

Board of Adjustments Meeting

March 12, 2009

I. Call to Order

Chairman Ted Sansom called the meeting to order at 6:00 p.m... Present were Chairman Ted Sansom, Mike Heffler, Rick Mase, Glenn Carr, and Jennifer Willis. Absent were C.F. Pratt, and Trenton Comehl.

II. Approval of Minutes for August 14, 2008

Glenn Carr made a motion to approve the August 14, 2008 minutes. Rick Mase seconded the motion. Vote passed of a vote 4 aye, 0 naye, 1 abstained (Willis).

III. Public Hearings/Action Items

Case # BOA-2009-1-V

Hold a public hearing to consider approval of a request from Thomas Ross, for a variance from the Unified Development Code to reduce the side setback requirement from 6-feet to 5-feet on Lot 12, Block A, Caruth Lakes, Phase 1, City of Rockwall, Texas located at 1045 Midnight Pass.

Staff Recommendations:

John Ankrum outlined the request stating that Mr. Ross initially applied for a permit for a new residence at 1045 Midnight Pass. Upon initial review, Mr. Ross realized that the side setbacks on the property did not meet the Unified Development Code. Mr. Ross does have a 50' Atmos easement running through the rear of his property. In order to maximize his space for his residence he applied to the Board of Adjustment for a 5' setback instead of the 6'. Mr. Ankrum stated that staff had no objections.

Discussion from Board Members

Chairman Ted Sansom opened the Public Hearing at 6:05pm and the following persons appeared before the Board:

Thomas and Dee Ross: 518 Meadowlark, Heath, TX 75032

Mrs. Ross stood before the board in favor of this request. Mrs. Ross stated why she feels that building this house would be a compliment to the neighborhood but had concerns about the gas line running through their property.

Rob Whittle,, Rockwall, TX

Mr. Whittle spoke in favor of this request.

Mr. Conrad Urive, 1053 Midnight Pass

Mr. Conrad spoke of concerns of how close the proposed house would be to his house and if building this house would interfere with a tree that he and his wife has planted between these two properties. He also wanted to know if building this house would devalue his property.

Royse Zatopek, 1059 Midnight Pass, Rockwall, TX

Mr. Zatopek stood before the board to ask questions concerning the closeness of the proposed house and how this would affect the adjoining property.

With no one the address the board, Ted Sansom closes the public hearing at 6:22 p.m.

Discussion between the Board members and the public
Board Members asked questions to the public to get some clarification.
Once the questions have been answered, Rick Mase made a motion to approve the variance as requested, Glenn Carr second the motion. The variance was approved with 4 ayes, 0 naves, and 1 abstained(Heffler). The variance was approved as requested.

With no other further business, Ted Sansom closes the meeting at 7:00 p.m.

ATTEST:

Chairman, Board of Adjustments

Secretary, Board of Adjustments

Board of Adjustments Meeting October 8, 2009

IV. Call to Order

Chairman Ted Sansom called the meeting to order at 6:10 pm. Present were Chairman Ted Sansom, C F Pratt, Mike Heffler, Rick Mase, Larry Ewing, Jennifer Willis and Trenton Comehl

V. Approval of Minutes for March 12, 2009

Rick Mase made a motion to approve the March 12, 2009 minutes. Trenton Comehl seconded the motion. Vote passed of unanimously.

VI. Public Hearings/Action Items

Case # BOA-2009-2-V

Hold a public hearing to consider approval of a request from Kevin Turpin, for a variance from the Unified Development Code and Final Plat to reduce the 20' build line requirement on the north side of the lot from 20 – feet to 18- feet on Lot 31, Block G. Lakeview Summit, Phase 3, City of Rockwall, Texas located at 1374 Petaluma.

Staff Recommendations:

Mr. Sherer outlined the request stating that the plat is a 20' setback and Mr. Turpin is asking for 18' setback due to the size of the house. Mr. Sherer stated that notifications have been sent out to the surrounding neighbors and there has not been any one to call back stated for or against this request. Mr. Sherer stated that he would recommend that the Board approve the variance request for the main structure only. Any accessory structures would need to meet the regular setbacks.

Chairman Ted Sansom opened the Public Hearing at 6:15 pm and the following persons appeared before the Board:

Kevin Turpin, 1368 Petaluma, Rockwall, TX

Mr. Turpin stood before the Board in favor of this request. Mr. Turpin stated that he is a sales representative of Pulte Homes. Mr. Turpin also stated that the home that they are planning on building at 1374 Petaluma is a bigger lot than the ones the other lots that are available in the subdivision of Lakeview Summit. He also stated that there is already a family that has purchased this lot and they have 7 children. Mr. Turpin stated that this house that would be built is the biggest model that they have.

With no one to address the board, Ted Sansom closes the public hearing at 6:18 p.m.

Discussion between the Board members and the public

Mike Heffler made a motion to approve the variance for the house only. Any other accessory buildings will need to meet the subdivision setbacks. Larry Ewing 2nd the motion. The variance passed unanimously.
With no other further business, Ted Sansom closes the meeting at 6:20 pm

ATTEST:

Chairman, Board of Adjustments

Secretary, Board of Adjustments

**Board of Adjustments Meeting
November 12, 2009**

VII. Call to Order

Chairman Ted Sansom called the meeting to order at 6:00 pm. Present were Chairman Ted Sansom, C F Pratt, Mike Heffler, Rick Mase, Larry Ewing, and Trenton Comehl.

VIII. Approval of Minutes for October 8, 2009

Larry Ewing made a motion to approve the October 8, 2009 minutes. Rick Mase seconded the motion. Vote passed of unanimously.

IX. Public Hearings/Action Items

Case # BOA-2009-4-V

Hold a public hearing to consider approval of a request from Janice Conover, for a variance from the Unified Development Code allowing for a reduction in the minimum lot yard frontage on a public street from 150ft to 135ft in the (SF-E/2.0) Single Family Estate district, Which is the proposed zoning on a 5.62-acre property zoned (Ag) Agricultural district and located at 421 Wallace Lane and currently described as Tract 8-6, Abstract 80, W. W. Ford Survey.

Staff Recommendations:

Chris Spencer with the Planning and Zoning Department explained the Zoning for Janice Conover's property and the surrounding properties. He states that the Board of Adjustments is being asked to approve the variance, so that Janice Conover can move forward with her plans to split the property, if the Planning and Zoning Commission and the City Council approve the Zoning Change.

Chairman Ted Sansom opened the Public Hearing at 6:15 pm and the following persons appeared before the Board:

Janice Conover, 421 Wallace Lane, Rockwall, TX
Mrs. Conover stood before the Board asking for the frontage variance so that a family member could move onto the property to help maintain the 5.62 acres. Mrs. Conover has is unable to properly maintain the property by herself.

With no one else coming forward to address the board, Ted Sansom closes the public hearing at 6:18 p.m.

Discussion between the Board members and the public

C. F. Pratt made a motion to approve the frontage variance. Trenton Comehl seconded the motion. The variance passed unanimously.

Case # BOA-2009-3-V

Hold a public hearing to consider approval of a request from Mahmoud Homayoun, for a variance from the Unified Development Code to reduce the rear setback from 10-feet to 0-feet and increase the maximum allowable lot coverage from 60% to 65% on Lot 2, Block B, Chandlers Landing, Phase 14, City of Rockwall, Texas located at 5503 Ranger Drive.

Staff Recommendations:

John Ankrum states that Staff has no objection to this variance but notes that Chandlers Landing HOA has tabled the project at this time. John states that Staff has not received any call for or against this variance request.

Chairman Ted Sansom opened the Public Hearing at 6:23 pm and the following persons appeared before the Board:

Mahmoud Homayoun stood before the board stating that they needed the variance for a carport. Mahmoud stated that with position of the house and wall it is too tight of a space to get both vehicles in the garage and wants to build a carport to protect the vehicle that remains outside.

With no one else coming forward to address the board, Ted Sansom closes the public hearing at 6:31p.m.

Discussion between the Board members and the public

Larry Ewing made a motion to approve the variance with the stipulation that Mahmoud Homayoun provides the City with an approved replat showing that the utility easement has been abandoned before a permit is issued. Rick Mase seconded the motion. The variance passed unanimously.

With no other further business, Ted Sansom closes the meeting at 6:33 pm

ATTEST:

Chairman, Board of Adjustments

Secretary, Board of Adjustments