

Board of Adjustments Meeting
March 11, 2010

I. Call to Order

Chairman Ted Sansom called the meeting to order at 6:01 pm. Present were Chairman Ted Sansom, C F Pratt, Mike Heffler, Rick Mase, and Larry Ewing. Alternates Trenton Cornehl and Jennifer Willis were absent

II. Approval of Minutes for November 12, 2009

Sansom made a motion to approve the November 12, 2009 minutes. Ewing seconded the motion. Vote passed of unanimously with a vote of 5 ayes and 0 naves.

III. Election of Board of Adjustment Chair and Vice Chair Position.

Sansom discussed new Chairman and Vice Chairman positions. Mase made a motion to nominate himself as Chairman and Sansom seconded the motion and the vote passes unanimously. Ewing made a motion to nominate himself as Vice-Chair and Heffler seconded the motion. The vote passed unanimously with a vote of 5 ayes and 0 naves.

IV. Public Hearings/Action Items

Case # BOA-2010-1-V

Hold a public hearing to consider approval from Gary and Debra Amerson, for a variance from the Unified Development Code to reduce the side setback from 10 – feet to 4- feet on Lot 1, Block A, Chandlers Landing, Phase 17, City of Rockwall, Texas located at 5502 Challenger Court.

Staff Recommendations:

Ankrum outlined the request stating that Gary and Debra Amerson are requesting a variance to the Unified Development Code to reduce the side setback from 10-feet to 4-feet. Zoning requires a 10-foot minimum side yard maintenance easement from the property line. In order to add the addition the Amerson's wishes to build a variance from the side yard setback of 20-feet to 4 feet will be required. The staff does recommend that the variance if approved only to the addition as submitted to the Board and any future additions or structures on the lot must adhere to the required 10' setback. Also per the building code Table 302.1 Exterior Walls, the addition and projections would need to be 1 hour fire rated construction because it is less than 5' from the property line. The surrounding property owners did receive proper notification and staff has not received any calls for or against this request.

Chairman Rick Mase opened the Public Hearing at 6:08 pm and the following persons appeared before the Board:

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49 **Gary Amerson, 5502 Challenger, Rockwall, TX 75087**

50 Mr. Amerson stood before the Board in favor of this request.
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52 **Kama Roux, 325 Summhill, Rockwall, TX 75032**

53 Ms. Roux stood before the Board in favor of this request. Ms. Roux stated that
54 she is a member of the Homeowners Association and there was an approval
55 letter from the Homeowners Association in the packet. She asked that the Board
56 would consider approving this request.
57

58 With no one else coming forward to address the Board, Rick Mases closes the
59 public hearing at 6:12 pm.
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61 **Discussion between the Board members.**
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63 Sansom made a motion to approve the variance. Ewing second the request with
64 the stipulations that if in the future any additions or structures on the lot must
65 adhere to the required 10' setback. Also per the building code Table 302.1
66 Exterior Walls, the additions and projections would need to be 1 hour fire rated
67 construction because it is less than 5' from the property line. The variance
68 passed unanimously with a vote of 5 ayes and 0 nays.
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70 **Case # BOA – 2010-2-V**

71 Hold a public hearing to consider approval of a request from Kenneth Wiles, for a
72 variance from the Unified Development Code to reduce the side setback from 6-
73 feet to 0-feet and to reduce the required building separation from 10-feet to 3-feet
74 on Lot 1 & 2, Block 1, Leonard & Adams, City of Rockwall, Texas located at 501
75 Nash.
76

77 **Staff Recommendations:**

78 Ankrum outlined the request stating that Kenneth Wiles is requesting a variance
79 to the Unified Development Code to reduce the side setback from 6 feet to 0 feet
80 and to reduce the required building separation from 10 feet to 3 feet on Lot 1, &
81 2, Block 1, Leonard and Adams, located at 501 Nash. Zoning requires a 6 foot
82 minimum side yard setback from the property line and the accessory building
83 ordinance requires a minimum 10 foot separation. In order to allow the garage
84 Kenneth Wiles wishes to build, a variance from the side yard setback of 6 feet to
85 0 feet would be required and a variance from the accessory building
86 requirements to reduce the separation requirements from 10 feet to 3 feet. The
87 surrounding property owners have received proper notifications. Staff has not
88 received any calls for or against this request. Staff does see some extenuating
89 circumstances, (the tree and the storm cellar) and has no objection to this
90 request. Staff does recommend that the variance if approved applies only to the
91 garage as submitted to the Board and any future additions or structures on the lot
92 must adhere to the required 6' setback. Also per the building code Table 302.1
93 Exterior Walls, the addition and projections would need to be 1 hour fire rated
94 construction, because it is less than 5' from the property line. P&Z also stated

that garage must be cementitious siding to match the house and must have a garage door.

Chairman Rick Mase opened the Public Hearing at 6:22 pm and the following persons appeared before the Board:

Ken Wiles, 501 Nash St, Rockwall, TX 75087

Mr. Wiles stood before the Board in favor of this request.

Discussion between the Board members and the public.

Ewing made a motion to approve the variance with the stipulation as staff had recommended. There will need to be a 1-hour fire wall and the material be made of cementitious siding to match the house and have a garage door. Pratt seconded the motion. The variance passed unanimously with a vote of 5 ayes and 0 nays.

With no other further business, Rick Mase closes the meeting at 6:35 pm.


Chairman Board of Adjustments

ATTEST:


Secretary, Board of Adjustment

Board of Adjustments Meeting
May 13, 2010

I. Call to Order

Chairman Rick Mase called the meeting to order at 6:01 pm. Present were Chairman Rick Mase, Vice-Chairman Larry Ewing, C. F. Pratt, Mike Heffler, Jennifer Willis, and Trenton Comehl. Ted Sansom was absent.

II. Approval of Minutes for April 8, 2010

Trenton Comehl made a motion to approve the April 8th, 2010 minutes. Larry Ewing seconded the motion. Vote passed of unanimously with a vote of 6 ayes and 0 naves.

III. Public Hearings/Action Items

Case # BOA-2010-4-V

Hold a public hearing to consider approval of a request from Monty and Marilyn Kroll, for a variance from the Final Plat to reduce the north side build-line along Lockhart drive from 15-feet to 8-feet on lot 19, Block N, LOFLAND FARMS PHASE 2, City of Rockwall, Texas located at 2140 Garrison Drive.

Staff Recommendations:

Staff outlined the request stating that Monty and Marilyn Kroll are requesting a variance from the Final Plat to reduce the north side build-line along Lockhart drive from 15-feet to 8-feet on lot 19, Block N, LOFLAND FARMS PHASE 2, City of Rockwall, Texas located at 2140 Garrison Drive.

In order for Monty and Marilyn Kroll to add a patio cover that will extend out over an existing stone/tile bar and patio, a variance from the north side build-line, from 15-feet to 8-feet would be required. The surrounding property owners received proper notification. Staff has not received any calls. Staff does not have any concerns.

Chairman Rick Mase opened the Public Hearing at 6:02 pm and the following person(s) appeared before the Board:

Monty and Marilyn Kroll, 2140 Garrison Drive, Rockwall, Texas 75087


Mr. Kroll stood before the Board in favor of this request.

With no one else coming forward to address the Board, Rick Mase closes the public hearing at 6:07 pm.

Discussion between the Board members.

47 Mike Heffler made a motion to approve the variance with the Variance. Larry
48 Ewing second the request. The variance passed unanimously with a vote of 6
49 ayes and 0 nays.
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52 With no other further business, Rick Mase closes the meeting at 6:10 pm.
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57 Chairman Board of Adjustments
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59 ATTEST:

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62 Secretary, Board of Adjustment
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