

**City of Rockwall**  
**Board of Adjustments Minutes**  
**March 13, 2014**  
**6:00 pm**

**I. Call to Order**

Chairman Linsey called the meeting to order at 6:00 pm. In attendance were: Chairman Clifford, Linsey, Stephen Geiger, Todd White, and Martin Musser. Jennifer Willis was absent. The following staff members were present: John Ankrum and Brenda Crane from Building Inspections.

**II. Approval of Minutes for November 14, 2013**

Martin made a motion to approve the November 14, 2013 minutes. Geiger seconded the request. The motion passed unanimously.

**IV. Public Hearing / Action Items**

**Case # BOA 2014-01-V**

Hold a public hearing to consider approval of a request from Mrs Heather Faires for a variance from the plat to reduce the side build-line along Shores Blvd. from 20-feet to 18-feet on Lot 1, Block E, The Shores, City of Rockwall, TX located at 1300 Shores Cir.

**Chairman Linsey opened the Public Hearing at 6:02 pm and the following person(s) appeared before the Board.**

**Heather Faires - 1300 Shores Blvd.**

Ms. Faires stood before the board to explain that she is trying to sell her house at 1300 Shores Blvd. When the house was built, it was built with a 18 foot side setback and the plat requires a 20 foot side yard setback. The title company is requesting an approval from the City before they will close on her house.

With no one else wishing to come forward to address the Board, Lindsey closed the public hearing at 6:07 pm.

**Discussion between Board Members:**

Martin made a motion to approve the variance as requested. White seconds the motion and the motion passed unanimously.

48 Case # BOA 2014-2-V

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50 Hold a public hearing to consider approval of a request from Ed Cavendish  
51 for a variance from the zoning to reduce the side build-lines from 6 feet to 5  
52 feet on Lot 17, Block A, Harbor Landing, Phase 1, City of Rockwall, TX  
53 located at 206 Harbor Landing.  
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55 Chairman Linsey opened the Public Hearing at 6:08 pm and the following  
56 person(s) appeared before the Board.  
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58 Dale Calhoun - 208 Harbor Landing Dr., Rockwall, T

59 Mr. Calhoun stood before the Board in opposition of the request stating that he  
60 was concerned about the retaining wall that was built on his property.  
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62 Ed Cavendish - 806 Country Club, Heath, TX 75032

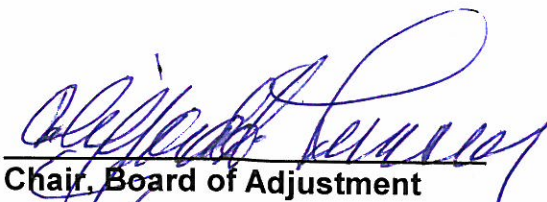
63 Mr. Cavendish stood before the board in favor of this request.  
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65 Discussion between Board Members.  
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67 With no one else to address the Board, Musser made a motion to pass the  
68 request, White seconds and the motion passed unanimously with a vote of 4  
69 ayes, and 0 naves.  
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71 Adjournment  
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73 With no other business to be addressed, Linsey closed the meeting at 6:30 pm.  
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Chair, Board of Adjustment

82 ATTEST:

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84 Secretary, Board of Adjustment  
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**City of Rockwall**  
**Board of Adjustments Minutes**  
**June 12, 2014**  
**6:00 pm**

**I. Call to Order**

Chairman Linsey called the meeting to order at 6:04 pm. In attendance were: Chairman Clifford Linsey, Todd White, Martin Musser and Jennifer Willis. Stephen Geiger was absent. The following staff members were present: John Ankrum and Brenda Crane from Building Inspections.

**II. Approval of Minutes for March 13, 2014**

White made a motion to approve the March 13, 2014 minutes. Musser seconded the request. The motion passed unanimously.

**IV. Public Hearing / Action Items**

**Case # BOA 2014-03-V**

Hold a public hearing to consider approval of a request from Mrs. Deborah Erickson for a variance from the zoning to reduce the rear setback from 7.5 feet to 0 feet and increase the maximum allowed lot coverage from 45% to 50% on Lot L108, Lakeside Village, #3, City of Rockwall, TX located at 3509 Augusta Trail.

**Staff Recommendations:**

Ankrum outlined the request stating that Ms. Erickson is requesting a variance from the zoning to reduce the rear setback from 7.5 feet to 0 feet and increase the maximum allowed lot coverage from 45 % to 50 % on Lot L108. Mr. Ankrum stated that staff has no concerns or objections to this request.

**Chairman Linsey opened the Public Hearing at 6:09 pm and the following person(s) appeared before the Board.**

**Debra Erickson, 3509 Augusta Trail, Rockwall, TX**

Ms. Erickson stood before the board in favor of this request.

With no one else wishing to come forward to address the Board, Linsey closed the public hearing at 6:11 pm.

**Discussion between Board Members.**

Martin made a motion to approve the variance as requested, Willis second the request and the vote passed by a vote of 4 ayes and 0 nays.

**Case # BOA 2014-4-V**

Hold a public hearing to consider approval of a request from Mr. Adam Buczek for a variance from the plat to reduce the side setback along Crestbrook Dr. from 15 feet to 10 feet on Lot 14, Lot L, Stone Creek, Phase IIA, City of Rockwall, Texas located at 302 Iris Dr.

**Staff Recommendations:**

Ankrum outlined the request stating that Mr. Buczek is requesting a variance from the plat to reduce the side setback at 302 Iris Dr. along Crestbrook from 15 foot to 10 foot. Mr. Ankrum stated that the plat requires a 15 foot side setback from the property line. Mr. Adam Buczek is requesting approval of a 10 foot side setback due to the lack of homes that can be built on this size lot.

**Chairman Linsey opened the Public Hearing at 6:13 pm and the following person(s) appeared before the Board.**

**Adam Buczek, 8214 Westchester Dr, Dallas, TX 75225**

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

Mr. White asked the applicant if his firm was the developer of the subdivision and platted the lots the size that they were. Mr. Buczek stated that he was and P&Z also looked at the lot. Mr. White stated that it appears to be a self imposed hardship.

**Discussion between Board Members.**


With no one else to address the Board, Willis made a motion to pass the request, Martin seconds the motion. The variance failed with a vote 3 to 1 vote with White against.

**Adjournment**

With no other business to be addressed, Linsey closed the meeting at 6:22 pm.

**ATTEST:**

  
Secretary, Board of Adjustment

  
Chair, Board of Adjustment

**City of Rockwall**  
**Board of Adjustments Minutes**  
**December 11, 2014**  
**6:00 pm**

**I. Call to Order**

Chairman Linsey called the meeting to order at 6:00 p.m. In attendance were: Chairman Clifford Linsey, Todd White, Martin Musser, Stephen Geiger, and David Smith. The following staff members were present: John Ankrum, Jeffrey Widmer, Brenda Crane in Building Inspection, and City Attorney, Ashley White.

**II. Election of Chairman and Vice-Chairman.**

Musser made a motion to nominate Todd White as the new chairman for the Board of Adjustment. Geiger seconded and the motion and the motion passed with a vote of 4 ayes and 0 nays.

Musser made a motion to nominate Stephen Geiger as Vice-Chairman for the Board of Adjustment. White seconded the motion and the vote passed with a vote of 4 ayes and 0 nays.

**III. Executive Session**

The Board recessed into executive session at 6:03 p.m.

Board Member Cliff Linsey left the meeting during executive Session at 6:10 p.m. and was not present for the remainder of the meeting.

**IV. Adjournment of the Executive Session ended at 6:15 p.m.**

Chairman White reconvened the Public Meeting at 6:30 p.m.

**V. Take any action as a result of Executive Session.**

No action was taken as a result of executive session.

**VI. Public Hearing / Action Items**

**1. Case # BOA 2014-06-V**

Hold a public hearing to discuss and consider a request from Mrs. Kellie Hohenshelt for a zoning variance to reduce the rear setback from 10-feet to 0-feet on a residential property located at Block C, Lot 6, Rainbow Lake Estates, City of Rockwall, Rockwall County, Texas and located at 716 Windsong Lane, and take any action necessary.

Staff outlined the request stating that Mrs. Hohenshelt is requesting a variance from the zoning to reduce the rear setback from 10-feet to 0-feet on Block C, Lot 6, Rainbow Lakes Estates located at 716 Windsong. The zoning requires a 10-foot minimum rear year setback from the property line. Mrs. Hohenshelt is requesting approval of a 0-foot setback due to the narrow back yard. There is a lake directly behind her home in which no structures will be build. Staff has looked over the case and doesn't have any concerns with this request.

**Chairman White opened the Public Hearing at 6:31 p.m.**

**Ms. Hohenshelt, 716 Windsong Ln., Rockwall, TX**

Mrs. Hohenshelt stood before the Board in favor of this request. She stated that she would like to build an outdoor patio with a structure the completely covers the patio at the rear of the house. She stated that the distance from the back of the house to the property line is approximately 20 feet. The 10 foot setback requirement would allow us only a 10 foot deep covered patio. The area to the rear of the house is a greenbelt owned by FEMA and she stated that she and her husband maintain it. Mrs. Hohenshelt stated that the covered patio would allow them to enjoy the lake.

Chairman White closed the Public Hearing at 6:35 pm.

**Discussion between Board Members.**

Musser made a motion to approve the variance as requested and Smith seconded and the motion passed with a vote of 4 aye and 0 naves.

**2. Case # SBR-2004-1-A**

Hold a public meeting to discuss and consider an appeal from BB Outdoor Advertising, regarding the City's determination that a billboard formally located at A0011 M J BARKSDALE, TRACT 17-02, ACRES .036 (PT OF .531 AC TR) and generally located within the 300 block of the east IH-30 south service road was destroyed and is not eligible for repair or replacement and take any action necessary.

Prior to the start of the meeting, the applicant on this case requested to withdraw his request for the appeal to be heard. Therefore, the board did not hear nor discuss details of this case, and no action was taken concerning this item.

**VII. Approval of the Minutes for August 14, 2014**

Musser made a motion to approve the minutes for August 14, 2014, and Geiger seconded. The vote passed with a vote of 4 ayes and 0 naves.

**Adjournment**

With no other business, Chairman White adjourned the meeting at 6:38 p.m.

**ATTEST:**

**Chair, Board of Adjustment**

**Secretary, Board of Adjustment**