

**City of Rockwall
BOA Minutes
January 8, 2015
6:00 P.M.**

I. Call to Order

Chairman White called the meeting to order at 6:01 p.m. In attendance were: Chairman Todd White, Stephen Geiger, David Smith, Martin Musser. Absent was Clifford Linsey. Staff present was John Ankrum and Brenda Crane from Building Inspections.

II. Approval of Minutes for December 11, 2014

Geiger made a motion to approve the minutes for December 11, 2014, and Smith seconded. The vote passed with a vote of 4 ayes and 0 nays.

III. Public Hearings / Action Items

Case # BOA-2015-1-V

Discuss and consider a request from Mr. Jonathan Brown for a variance from the zoning to reduce the front setback from 20-feet to 15 –feet on Block 3 Lot B, F & M, City of Rockwall, Texas located at 601 Kernodle St

Staff recommendations:

Mr. Ankrum outlined the case stating that staff is neutral regarding this request, that proper notifications were mailed out, with one coming back in favor of the request and none against.

IV. Open the Public Meeting at 6:03 pm

White opened the Public Meeting at 6:03 pm.

Johnathan Brown, 7814 Killarney Ln., Rowlett, TX 75089

Mr. Brown stood before the board stating that he and his wife are seeking a variance to modify the minimum front yard setback on Margaret Street from 20' to 15' in order to help move the proposed house footprint from beneath the drip line of an existing legacy tree, in order to preserve and protect the tree. Mr. Brown also stated that the distance from the street curb to the property lines vary greatly between Margaret Street and Kernodle Street and so the proposed setback would be within the average setback of the existing homes in the neighborhood.

White closed the Public Meeting at 6:10 pm

VIII. Discussion Items – Discussion between Board Members.


Chairman White wanted to approve the request stating the tree would have to be saved. Mr. Ankrum explained to Mr. White that the variance goes with the property and could not be contingent on saving the tree.

Geiger had concerns with the tree being considered the hardship and felt the tree could be saved without granting the variance.

Smith made a motion to approve the variance and Musser second the request. The variance passed with a vote of 4 ayes and 0 nays.

VIII. Adjournment

With no other business, Chairman White adjourned the meeting at 6:15 pm.


Chair, Board of Adjustment

ATTEST:


Secretary, Board of Adjust