

City of Sachse, Texas
Zoning Board of Adjustment

Minutes of the Regular Meeting of Thursday, April 17, 2008

Time: 7:00 PM

Place: Sachse City Hall

Members Present:

Steve Oliver, Chairman
Ken Danker
Kevin Quinn
Guenter Lehmann
Warren Becker - Alternate

Members Absent:

Terry Agnew
Tony Cashiola - Alternate

Staff Present:

Michael Spencer, Building Official

Others Present:

Frank Millsap - Alternate

Chairman Steve Oliver opened the regular meeting of the Board of Adjustments at 7:03 p.m. and a quorum was declared.

Consent Agenda

1. Minutes

Consider approval of the minutes for the February 21, 2008 regular meeting. Warren Becker made a motion to approve the minutes. Guenter Lehmann seconded the motion and it passed unanimously.

Regular Agenda

1. Conduct a vote for new Zoning Board of Adjustments Secretary.

Guenter Lehmann made a motion to nominate and elect Kevin Quinn as Secretary of the Zoning Board of Adjustments. Ken Danker seconded the motion and it passed unanimously.

2. Conduct a public hearing and consider the application of Jeffrey L. Slusher, requesting a variance to reduce the required side yard setback from 25 feet to 17 feet on property located at 6529 Industrial Drive (File BA 08-01).

Community Development Building Official Michael Spencer explained the details of this case. The applicant, Jeffrey L. Slusher, is requesting a variance to reduce the required side yard setback requirements on one side from 25-feet to 17-feet in order to bring the existing building into compliance with the City Ordinance.

Chairman Oliver asked for a motion to open the public hearing. Warren Becker made a motion to open the public hearing and Guenter Lehmann seconded the motion and it passed unanimously.

Mr. Slusher, who resides at 4527 Parkridge Circle, spoke on behalf of the variance application. He stated that he purchased the building in May 2007. He also stated that he had received grant

money from the Sachse Economic Development Corporation to make improvements on the building. Mr. Slusher said that he submitted plans and a permit application to add on to the existing building. Mr. Slusher said that he was informed by Mr. Spencer that the permit could not be issued as submitted because the new construction would not be in compliance of the 25-foot minimum side yard required by City Ordinance. Mr. Slusher stated that he wanted a variance so that the building would conform to the ordinance and that in the future he could add on to the building.

Keith Lagrone, who resides at 3324 Tina Street, made a statement concerning the variance request. Mr. Lagrone was concerned over the number of buildings that would be allowed to be constructed on the subject property and any addition to the existing building. Mr. Oliver stated that the location of the subject was not adjacent to Mr. Lagrone's neighborhood and therefore would not be affected.

Gary Woods, who resides at 5508 Pecan Grove Drive, spoke on behalf of the variance application. He stated that he was in favor of the request.

Chairman Oliver asked why the existing building was constructed in violation with the zoning ordinance in place at the time. Mr. Spencer replied, during the time of the construction of the existing building, the City of Sachse did not have a Building Inspection Department to provide inspections on new construction and probably utilized third party inspectors to provide building code inspections while zoning went unchecked.

There being no further public input on this matter, Chairman Oliver asked for a motion to close the public hearing. Ken Danker made a motion to close the public hearing and Guenter Lehmann seconded the motion and it passed unanimously. The public hearing was closed.

Ken Danker moved to approve the requested variance and Kevin Quinn seconded the motion. The motion passed unanimously.

There being no further business, Ken Danker made a motion to adjourn. Guenter Lehmann seconded the motion and it passed unanimously. The meeting was adjourned at 7:23 p.m.

Chairman