

City of Sachse, Texas
Board of Adjustments

Minutes of the Regular Meeting of September 18, 2014
Time: 7:00 p.m. Place: Sachse City Hall

Members Present:

Steve Oliver, Chairman
Corey Hill
Kevin Quinn
Jeremy Hallock, Alternate
David Landis, Alternate

Members Absent:

David Darr

Others Present:

Michael Spencer, Building Official
Charlotte Youngblood, Secretary

Steve Oliver opened the regular meeting of the Zoning Board of Adjustment at 7:00 p.m.

1. Invocation and Pledge of the Allegiance to the U.S. and Texas Flags

The invocation was offered by Steve Oliver and he also led the pledges.

Agenda Items:

2. Consider approval of the minutes from the June 19, 2014 Zoning Board of Adjustments meeting.

Kevin Quinn made a motion to approve the minutes with corrections noted. Jeremy Hallock seconded the motion. The motion passed with all voting in favor.

3. Conduct a public hearing and consider the application of Charles Brister requesting a variance to the Code of Ordinances, Chapter 11, Article 3, Section 2.4 (b) and (c) to reduce the required side yard setback from 8.9 feet to 5.05 feet and to also reduce the required rear yard setback from 25 feet to 7 feet for the construction of a new room addition to the existing single-family dwelling located at 6202 Coral Lane.

Mr. Spencer, Building Official, introduced the item. He explained that the applicant wants to construct a 613 square foot room addition and a 227 square foot covered patio that would encroach into the required rear yard setback by 18 feet and side yard setback by 3.9 feet. He stated the site plan provided by the applicant shows the location where the proposed room addition and covered patio is to be built and the encroachment into the required rear and side yard. The applicant is requesting approval of variance to reduce the rear yard requirement from 25 feet to 7 feet and side yard from 8.9 feet to 5.05 feet in order to build a room addition. He stated that with the proposed construction the lot coverage will still be within the maximum allowed by ordinance. He stated that the rear portion of the lot backs up to a creek bed and natural floodplain area and also contains a 30 foot drainage easement. He explained that the closest structure would be 190 feet away. He stated that the applicant would be required to obtain a building permit and the Zoning Ordinance requires that all exterior walls be masonry construction.

David Landis made a motion to open the public hearing. Corey Hill seconded the motion. The motion was approved with all voting in favor. The public hearing was opened at 7:15 p.m.

With no one speaking, Corey Hill made a motion to close the public hearing. David Landis seconded the motion. The public hearing was closed at 7:16 p.m. with all voting in favor.

Charles Brister, 6202 Coral Lane, said since his father's death three years ago his mother has had a difficult time and explained that the variance would allow his mother to live out the rest of her life in comfort without worrying about property maintenance. He said he is trying to support his mother in her golden years.

Steve Oliver asked if the structure would be attached to the existing home and if it would it be constructed out of similar materials. Mr. Spencer stated that it would be attached to the existing structure and be constructed out of like materials.

After discussion, Kevin Quinn made a motion to approve the variance to reduce the rear and side yard setbacks. Jeremy Hallock seconded the motion. The motion passed 5-0 with all voting in favor.

4. Conduct a public hearing and consider the application of John Reeves requesting a variance to the Code of Ordinances, Chapter 11, Article 3, Section 2.4 and Article 4, Section 12.2 (c) to reduce the required side yard setback from 13 feet to 8 feet for the construction on an accessory building located at 5119 Heritage Circle.

Mr. Spencer introduced the item. He stated the applicant is requesting a variance to reduce the required side yard setback from 13 feet to 8 feet for the construction of an accessory building. He said the owner proposes to construct a 763 square foot accessory building that would encroach into the required side yard by 5 feet. The applicant has indicated that the accessory building will be used to house a boat on the property. He explained that the planning and design of the project occurred in 2012 before the Accessory Building Ordinance was changed impacting the side yard requirement.

Chairman Oliver asked if it was against city ordinance to park a boat in your driveway. Mr. Spencer said it was not.

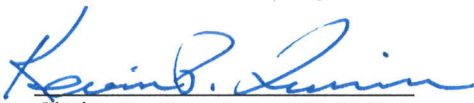
John Reeves, 5119 Heritage Circle, stated that he is requesting the variance in order for him to park his boat in the garage with a straight shot. He also stated that the building would be brick and constructed of the same materials to match existing home.

Chairman Oliver opened the public hearing at 7:35 p.m.

With no one speaking, Kevin Quinn made a motion to close the public hearing. David Landis seconded the motion. The motion passed with all voting in favor. The public hearing was closed at 7:35 p.m.

After discussion, Kevin Quinn made a motion to approve the variance as requested. David Landis seconded the motion. The motion passed 5-0 with all voting in favor.

There being no further business, Corey Hill made a motion to adjourn and Kevin Quinn seconded the motion with all voting in favor. The meeting was adjourned at 7:47 p.m.


Chairperson