



AGENDA
ZONING BOARD OF ADJUSTMENT MEETING
TUESDAY, JUNE 20, 2023
CITY HALL COUNCIL CHAMBERS
209 S. WASHINGTON STREET
KAUFMAN, TEXAS 75142

PLEDGE OF ALLEGIANCE

INVOCATION

CALL MEETING TO ORDER Chairman calls the Meeting to order, states the date and time, states members present, and declares a quorum present.**

CITIZENS COMMENTS / REQUEST TO SPEAK ON AGENDA ITEMS (5 MINUTES) Comments about any of the agenda items may be taken into consideration at this time or during the agenda item. Comments are limited to five (5) minutes per individual unless additional time is otherwise required by law for translation. Speaking time is not transferable. Citizens may address the BOA on any subject but must first complete a Request to Speak Form so that the Chairman may call your name to speak at the appropriate time on the Agenda. Comments must be directed to the BOA as a whole. **When addressing the BOA, please step forward to the speaker's podium, state your name and address, and direct your comments to the Chairman and BOA.**

PUBLIC HEARING

1. Conduct a public hearing and consider a request from Noe Mondragon, for variances to Chapter 118, "Zoning" of the Code of Ordinances, specifically Section 17.4.A.2 Minimum Lot Width and Section 17.4.B.2 Minimum Side Yard Setback to allow a single family house. The property is zoned Single Family Residential – 6 (SF-6). The subject property is located at 1511 E. 1st North Street (PID 37740), being part of Block 10 of the Still Addition. (Case No. V-06-23)
2. Conduct a public hearing and consider a request from Johnny Torres, for variances to Chapter 118, "Zoning" of the Code of Ordinances, specifically Section 17.4.A.3 Minimum Lot Depth, Section 17.4.B.1 Minimum Front Yard Setback, Section 17.4.B.2 Minimum Side Yard Setback, Section 17.4.B.3 Minimum Rear Yard Setback and Section 17.4.C Minimum Lot Coverage to add a two car garage and storm shelter to the existing house. The property is zoned Single Family Residential – 6 (SF-6). The subject property is located at 301 E. 9th Street (PID 36688), being part of Block 159 of the Snow Second Addition. (Case No. V-07-23)

CONSENT AGENDA

3. Consider and take appropriate action on the Zoning Board of Adjustment minutes from the April 25, 2023 Regular Meeting.

DISCUSSION/ACTION ITEMS

ADJOURNMENT

I, JOY HENDERSON, PLANNING TECHNICIAN, DO HEREBY CERTIFY THAT THIS NOTICE OF MEETING WAS POSTED ON THE WINDOW AT KAUFMAN CITY HALL, 209 S. WASHINGTON, KAUFMAN, TEXAS, A PLACE CONVENIENT AND READILY ACCESSIBLE TO THE GENERAL PUBLIC AT ALL TIMES AND SAID NOTICE WAS POSTED AT THE KAUFMAN CITY HALL, 209 S. WASHINGTON, KAUFMAN, TEXAS AT 4:30 P.M. ON FRIDAY, JUNE 16, 2023 AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULE TIME OF SAID MEETING.



Joy Henderson
Planning Technician

THE ZONING BOARD OF ADJUSTMENTS RESERVES THE RIGHT TO ADJOURN INTO EXECUTIVE SESSION AT ANY TIME DURING THE COURSE OF THIS MEETING TO DISCUSS ANY OF THE MATTERS LISTED ABOVE, AS AUTHORIZED BY THE TEXAS GOVERNMENT CODE. SECTION 551.071 (CONSULTATION WITH ATTORNEY).

THE BUILDING IN WHICH THE ABOVE MEETING WILL BE CONDUCTED IS WHEELCHAIR ACCESSIBLE AND PARKING SPACES FOR THE MOBILITY IMPAIRED ARE AVAILABLE. PERSONS WITH DISABILITIES WHO PLAN TO ATTEND THIS MEETING AND WHO MAY NEED AUXILIARY AIDS OR SERVICES SUCH AS INTERPRETERS FOR PERSONS WHO ARE DEAF OR HEARING IMPAIRED, READERS, OR LARGE PRINT ARE REQUESTED TO CONTACT THE CITY SECRETARY'S OFFICE AT 972-932-2216 AT LEAST TWO (2) WORKING DAYS PRIOR TO THE TIME OF THE MEETING SO THAT APPROPRIATE ARRANGEMENTS CAN BE MADE.



Public Hearing Item #1
Case V-06-23

Zoning Board of Adjustment Public Hearing:

June 20, 2023

Applicant/Owner:

Noe Mondragon

Location:

1511 E. 1st North St.
Part of Block 11 of the Still Addition
City of Kaufman, Kaufman County, Texas (Parcel ID 37740)

BACKGROUND:

On May 23, 2023, Mr. Mondragon applied for a variance for the lot width and the side yard setback. The property, located at 1511 E. 1st North St. in the Still Addition, is zoned Single-Family Residential-6 ("SF-6") and is currently a non-conforming undeveloped lot. The existing lot contains 13,148 square feet and is 50 feet wide and 209 feet deep. This meets the minimum lot size and minimum lot depth for the "SF-6" zoning district, but does not meet the minimum lot width of 60 feet. There is no additional property available to increase the lot width since the surrounding lots are currently developed and occupied with single-family residences.

Mr. Mondragon is also requesting a variance of 1 foot on each side of the house, for a five-foot side yard setback. The house that he would like to build is the same floor plan as a house he built in Terrell.

The variances are necessary because the non-conforming lot does not meet the minimum lot width. The approval of the variance will make the lot a conforming lot, which will allow a building permit to be issued for the construction of a new house with the required two-car garage.

To give you an idea of what a house would look like on a small lot, you can look at the smaller lots and houses in the Georgetown at Kings Fort Addition (along the Highway 34 Bypass). A majority of those lots are between 5,000 and 6,000 sq. ft. and the house size averages 2,677 sq. ft., with an average home price of \$340,702.

REQUESTED VARIANCES:

The requested variances are to Chapter 118, "Zoning" of the Code of Ordinances, City of Kaufman Zoning Ordinance, O-02-07, for property addressed as 1511 E. 1st North Street (Parcel ID 37740):

1. Section 17.4.A.2 – Minimum Lot Width

- a. Required - Minimum 60 foot width
- b. Requested – 10 foot variance
- c. If approved - it would allow a minimum lot width of 50 feet

2. Section 17.4.B.2 – Minimum Side Yard Setback

- a. Required - Minimum 6 foot side yard setback
- b. Requested - 1 foot variance on each side
- c. If approved - it would allow a minimum side yard setback of 5 feet

UNDUE HARDSHIP FOR VARIANCES AND STAFF RECOMMENDATION:

Staff found an undue hardships exists, due to the following circumstances existing on the subject property:

1. The existing non-conforming undeveloped lot is limited to a maximum lot width of 50 feet because the surrounding lots are currently developed and occupied with single-family residences, and there is no additional land available to increase the lot width.
2. The house and required two-car garage will not fit on the lot without the 1 foot variance to the side yard setback on each side.
3. The proposed house is able to meet all of the other requirements of the SF-6 zoning district.

Staff therefore offers the following recommendations related to Case #V-06-23:

1. Staff recommends **approval** of the variance request to the **minimum lot width** to allow the property to have a minimum lot width of 50 feet.
2. Staff recommends **approval** of the variance request to the **minimum side yard setback** to allow the house to have a minimum side yard setback of 5 feet.

PROPERTY OWNER RESPONSES:

The City of Kaufman mailed out notification letters to 16 property owners within 200' of 1511 E. 1st North St. The results are as follows:

- Property owners returned letters in opposition of the request: 0
- Property owners returned the letter in agreement of the request: 0
- Property owners returned letters that could not be forwarded: 0
- Property owners who have not responded: 16

Attachments:

Location Map

Application

Applicants Request

Survey

Site Plan

Floor Plan

Property Owner Responses

Location Map



Application Page 1

Case Number: V- 06-2023

June 20th
BOA



BOARD OF ADJUSTMENT APPLICATION

1. Site Location:

Street Address: 1509 East 1st North St

Lot, Block, & Subdivision Name: Lot 11, Block 11, still I

2. Applicant:

Name: Noe Mondragon

Address: 206 water st

City/State: Seagoville TX Zip: 75159

Office #: _____ Cell #: (972) 206-7925 Fax #: _____

Email Address: Mondragonbuilder@gmail.com

3. Property Owner:

Name: Noe Mondragon

Address: 206 water st

City/State: Seagoville, TX Zip: 75159

Office #: _____ Cell #: (972) 206-7925 Fax #: _____

Email Address: Mondragonbuilder@gmail.com

4. List the requested variances. If necessary, use a separate sheet.

Section	Required	Variance Amount Needed
Sect. <u>17.4, A, 2</u>	<u>minimum lot width (60')</u>	<u>(10') 60' to 50'</u>
Sect. <u>17.4, B, 2</u>	<u>minimum side yard (6')</u>	<u>(2') 1 per side 6' + 5'</u>
Sect. _____	_____	_____
Sect. _____	_____	_____
Sect. _____	_____	_____
Sect. _____	_____	_____

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Application Page 2

5. List any hardships that exists for this property. If necessary, use a separate sheet.

17.4, A, 2 Our lot width came up 10' short of minimum required 60'. or lot measures 50' wide.

17.4, B, 2 We will need a foot of variance on each side of property. from 6' to 5' side yards.

- A. **Findings of Undue Hardship** - In order to grant a variance, the Board must make written findings that an undue hardship exists, using the following criteria:

1. That literal enforcement of the controls will create an unnecessary hardship or practical difficulty in the development of the affected property; and
2. That the situation causing the hardship or difficulty is neither self-imposed nor generally affecting all or most properties in the same zoning district; and
3. That the relief sought will not injure the permitted use of adjacent conforming property; and
4. That the granting of a variance will be in harmony with the spirit and purpose of these regulations.

- B. A variance shall not be granted to relieve a self-created or personal hardship, nor shall it be based upon economic gain or loss, nor shall it permit any person the privilege in developing a parcel of land not permitted by this Ordinance to other parcels of land in the particular zoning district. No variance may be granted which results in undue hardship upon another parcel of land.

- C. The applicant bears the burden of proof in establishing the facts justifying a variance.

I UNDERSTAND THAT IT IS NECESSARY FOR ME OR MY AGENT TO BE PRESENT AT THE BOARD OF ADJUSTMENT MEETING

I hereby authorize the undersigned applicant to act as my agent for the representation and/or presentation of the request.

Applicant Name (print or type): JOE Mondragon

✕ Applicant signature: [Signature]

Owner Name (print or type): JOE Mondragon

✕ Owner signature: [Signature]

Date Received _____ Date Paid _____ Receipt Number _____

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Applicants Variance Letter

Dear City of Kaufman,

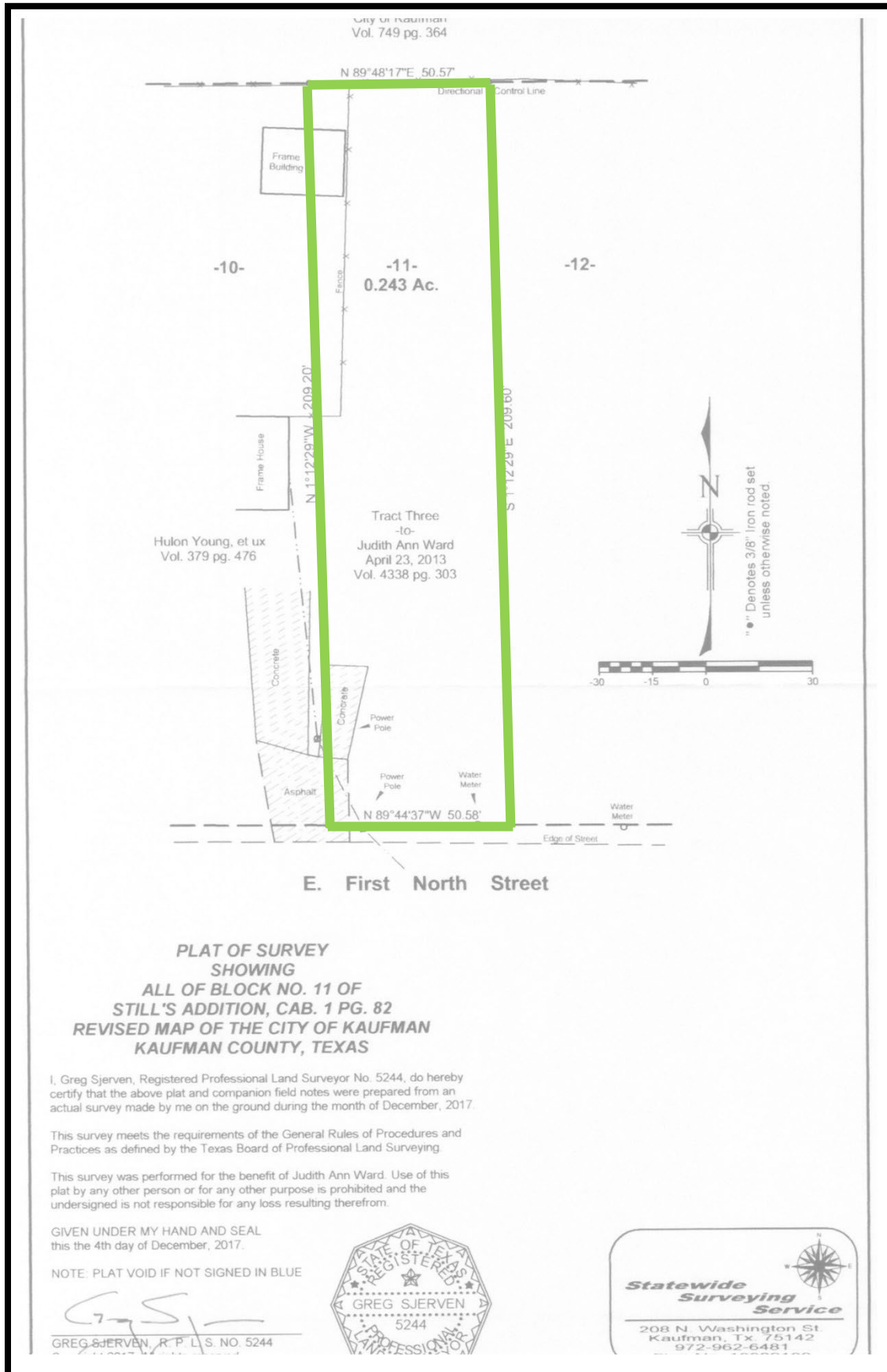
I come before you to ask for 2 variances for property address 1509 East 1st North St, Kaufman Texas.

I recently purchased this property and wanted to build a beautiful single-family home. However, I do not meet the current width and side yard criteria. Therefore, I ask for your help and understanding to be able to build this home and make the neighborhood look that much better. I want to motivate more people to move to the wonderful city of Kaufman. My property is currently located in zoning SF-6 which calls for a 60ft Minimum Lot Width and a 6ft Minimum Side Yard. The property maximum width is 50ft thus prompting me to ask for a 10ft variance and also ask for 1ft side yard variance so that I can properly fit a 2,471Sqft home. The home is 40ft in width and it only leaves me 10ft for the side yards, so I would split that for both side 5ft each. We have had great success building homes with this property size in the past, take for example 607 & 609 S Park St Terrell Texas. I will attach some documentation and details about this home in Terrell and down below is a picture of the home for a better visual representation.

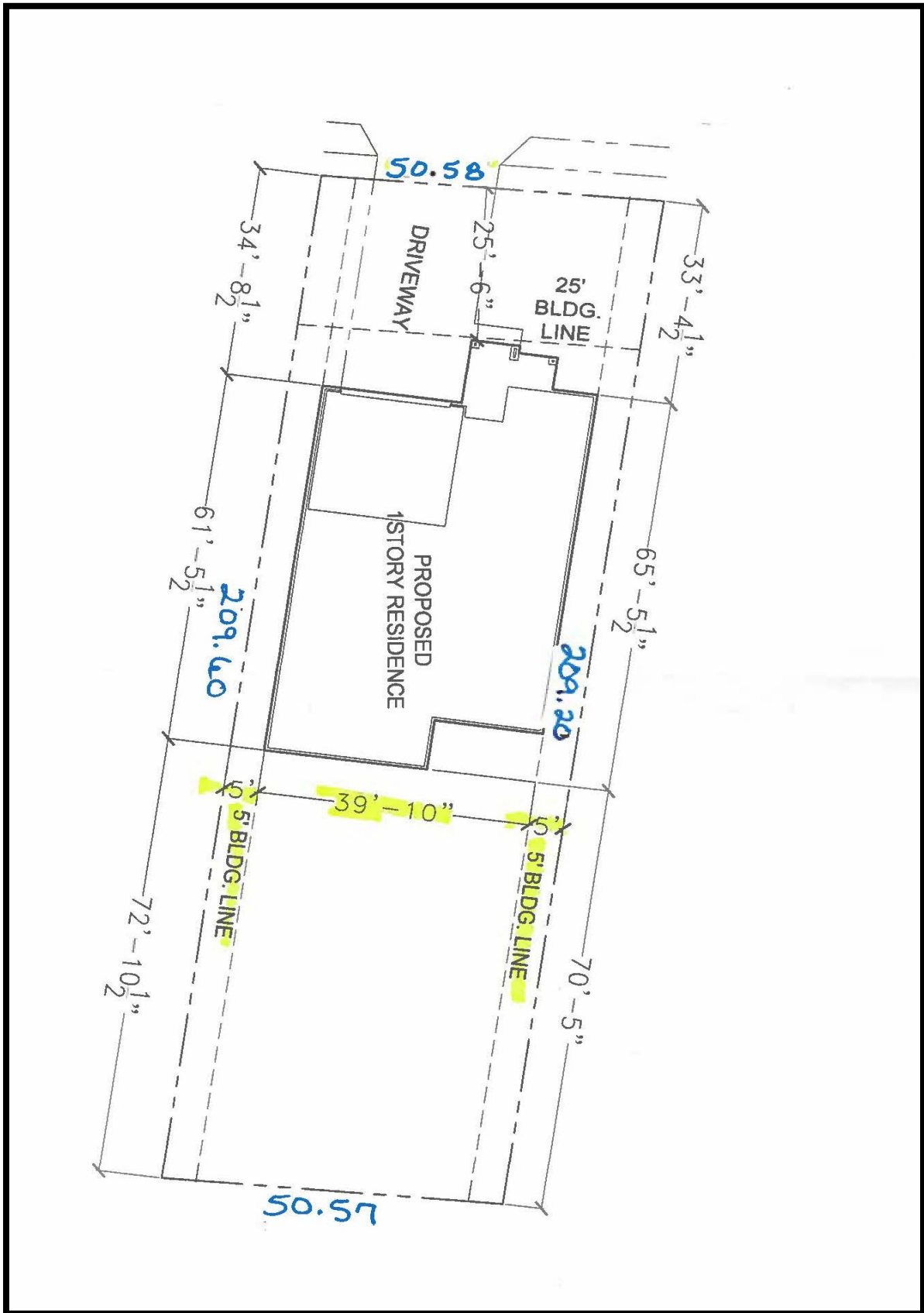
Thank you for your time and consideration sincerely,
Mondragon Home Builder & Sprinklers



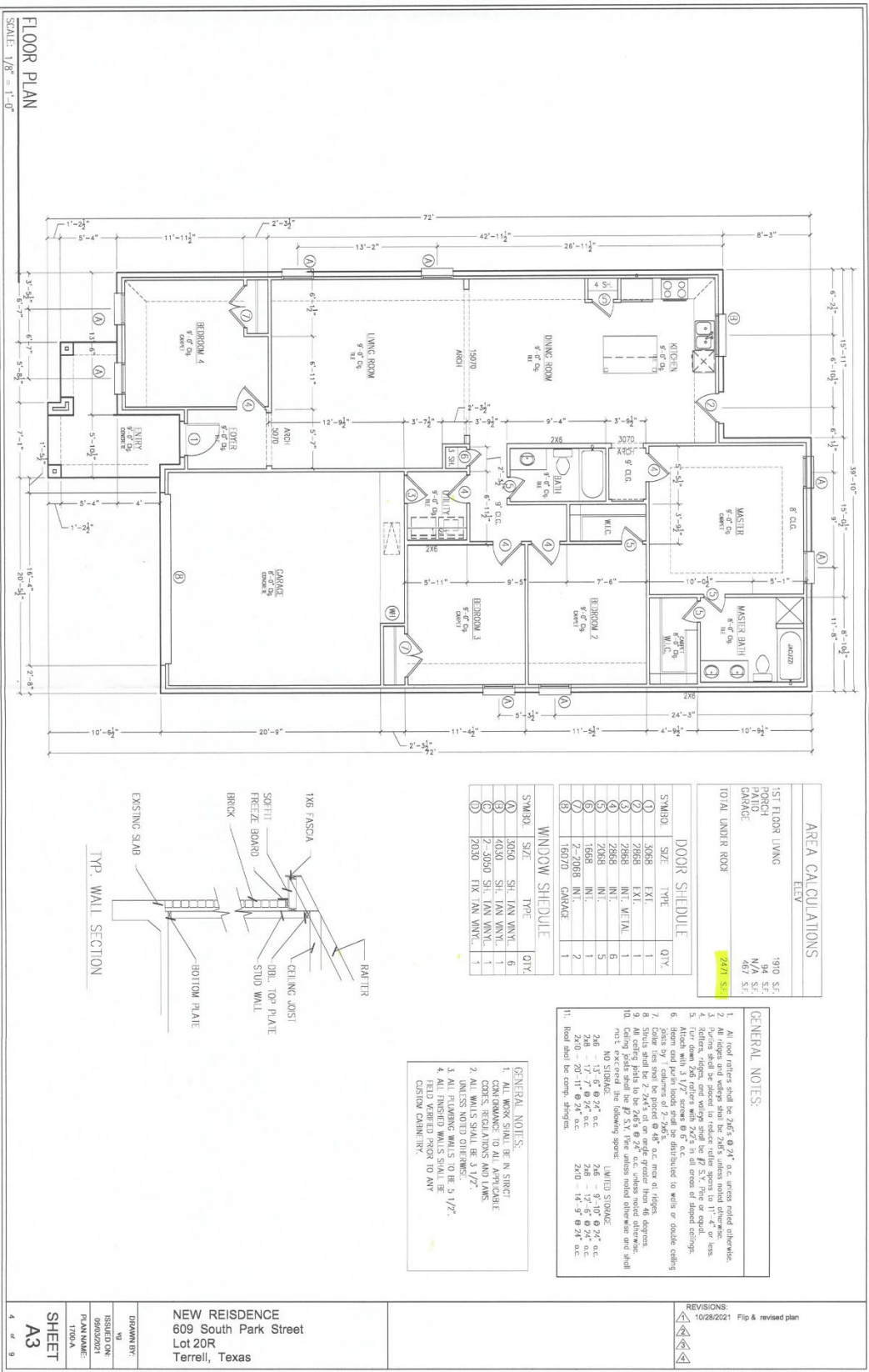
Survey



Site Plan



Floor Plan



Property Owner Responses

None



Public Hearing Item #1
Case V-07-23

Zoning Board of Adjustment Public Hearing:

June 20, 2023

Applicant/Owner:

Johnny Torres

Location:

301 East 9th St.

Part of Block 159 of the Snows Second Addition
City of Kaufman, Kaufman County, Texas (Parcel ID 36688)

BACKGROUND:

On May 23, 2023, Mr. Torres applied for a variance to build a two-car garage with an addition to the back of the garage for storage and a storm shelter. The property, located at 301 E. 9th St. in the Snows Second Addition, is zoned Single-Family Residential-6 ("SF-6") and is a non-conforming developed lot. The lot contains approximately 7,259 square feet and is 91 feet wide and 79.77 feet deep. This meets the minimum lot width and square footage, but it does not meet the minimum lot depth for the "SF-6" zoning district.

Mr. Torres is requesting multiple variances so he can finish enclosing his carport and add a two-car garage with an addition in the back that will house an 8'x8'x8' storm shelter.

Two of the requested variances are needed because the non-conforming lot does not meet the minimum lot depth requirements and because the existing house does not meet the front yard setback requirements. The approval of these variances will make the lot a conforming lot.

Three of the variances are self-created, but necessary, in order to accommodate the requested expansion. They are for the side yard setback, rear yard setback, and lot coverage. In order to meet these requirements, they would need to significantly reduce the size of the proposed garage and addition.

If the variances are approved, Mr. Torres will need to submit his construction plans for the garage enclosure, new garage and storage addition, and the concrete pad with the plumbing stubbed out.

On September 7, 2022, a code enforcement case was started for working without a permit. The garage was being enclosed without a permit and plumbing was extended from the new wall. The concrete located in the back was also not permitted and was already installed when the case was started.

Staff also notes that the fence is in disrepair and recommends that the fence be brought up to code along with the other requested improvements.

REQUESTED VARIANCES:

The requested variances are to Chapter 118, Zoning” of the Code of Ordinances, City of Kaufman Zoning Ordinance, O-02-07, for property addressed as 301 E. 9th St. (Parcel ID 36688):

1. **Section 17.4.A.3 – Minimum Lot Depth**
 - a. Required - Minimum 100 foot width
 - b. Requested – 21 foot variance
 - c. If approved - it would allow a minimum lot depth of 79 feet
2. **Section 17.4.B.1 – Minimum Front Yard Setback**
 - a. Required - Minimum 25 foot front yard setback
 - b. Requested - 6 foot variance
 - c. If approved - it would allow a minimum front yard setback of 19 feet
3. **Section 17.4.B.2 – Minimum Side Yard Setback**
 - a. Required - Minimum 6 foot side yard setback
 - b. Requested - 2 foot variance on the east side
 - c. If approved - it would allow a minimum side yard setback of 4 feet
4. **Section 17.4.B.2 – Minimum Rear Yard Setback**
 - a. Required - Minimum 25 foot rear yard setback
 - b. Requested - 9 foot variance
 - c. If approved - it would allow a minimum rear yard setback of 16 feet
5. **Section 17.4.C – Maximum Lot Coverage**
 - a. Required - Maximum 35 percent lot coverage
 - b. Requested – 6 percent variance
 - c. If approved - it would allow a maximum lot coverage of 41 percent

UNDUE HARDSHIP FOR VARIANCES AND STAFF RECOMMENDATION:

Staff found an undue hardship exists for the requested variances due to the following circumstances existing on the subject property:

1. The existing non-conforming lot is limited because the surrounding lots are currently developed and occupied with single-family residences, and there is no additional land available to increase the lot size or the lot depth.
2. The existing house does not meet the minimum front yard setback and it would likely be impossible to meet the front yard setback without tearing it down and rebuilding it. Many homes in this section of town are similarly non-conforming.
3. The shallow lot depth severely limits the development of the property and makes it difficult to meet the rear yard setback requirement.
4. The small size of the lot makes it difficult to make expansions to meet modern standards for residential homes and garages without needing variances to the lot coverage and rear yard setback requirements.
5. The house’s placement roughly in the center of the lot makes it difficult to build a new two-car garage on either side without needing at least a small variance to the side yard setback.

Staff therefore offers the following recommendations related to Case #V-07-23:

1. Staff recommends **approval** of the variance request to the **minimum lot depth** to allow the property to have a minimum lot depth of 79 feet.
2. Staff recommends **approval** of the variance request to the **minimum front yard setback** to allow the house and garage to have a minimum front yard setback of 19 feet.
3. Staff recommends **denial** of the variance request to the **minimum side yard setback** to allow the house, garage, and shelter to have a minimum side yard setback of 4 feet. Staff recommends a minimum side yard setback of at least 5 feet. The typical building separation requirement is at least 10 feet and adjusting the side yard setback to at least 5 feet would ensure that at least half of that requirement is met on this property without unduly burdening the property to the east.
4. Staff recommends **approval** of the variance request to the **minimum rear yard setback** to allow the house, garage, and shelter to have a minimum rear yard setback of 16 feet.
5. Staff recommends **approval** of the variance request to the **maximum lot coverage** to allow the house, garage, and shelter to have a maximum lot coverage of 41 percent.

PROPERTY OWNER RESPONSES:

The City of Kaufman mailed out notification letters to 25 property owners within 200' of 301 E. 9th Street. The results are as follows:

- Property owners returned letters in opposition of the request: 0
- Property owners returned the letter in agreement of the request: 0
- Property owners returned letters that could not be forwarded: 0
- Property owners who have not responded: 25

Attachments:

Location Map

Application

Survey

Site Plan

Property Owner Responses

Location Map



Application Page 1

Case Number: V- 07-2023



BOARD OF ADJUSTMENT APPLICATION

1. **Site Location:**
 Street Address: 301 E. 9th Street PID 36688
 Lot, Block, & Subdivision Name: Block No. 159
2. **Applicant:**
 Name: Johnny Torres
 Address: 301 E. 9th Street
 City/State: Kaufman, Texas Zip: 75142
 Office #: _____ Cell #: 214-774-7807 Fax #: _____
 Email Address: jbbknockknockfaralolo@gmail.com
3. **Property Owner:**
 Name: Johnny Torres
 Address: 301 E. 9th Street
 City/State: Kaufman, Texas Zip: 75142
 Office #: _____ Cell #: 214-774-7807 Fax #: _____
 Email Address: jbbknockknockfaralolo@gmail.com
4. **List the requested variances. If necessary, use a separate sheet.**

Section	Required	Variance Amount Needed
Sect. <u>17.4.A.3 Lot Depth</u>	<u>100'</u>	<u>21' (19.77')</u>
Sect. <u>17.4.B.1 Front</u>	<u>25'</u>	<u>6' (19.84')</u>
Sect. <u>17.4.B.2 Side</u>	<u>6'</u>	<u>2' (4')</u>
Sect. <u>17.4.B.3 Rear</u>	<u>25'</u>	<u>9' (16')</u>
Sect. <u>17.4.C. Lot Cover</u>	<u>35%</u>	<u>4% (39%)</u>
Sect.		
Sect.		

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Application Page 2

5. List any hardships that exists for this property. If necessary, use a separate sheet.

You have a wheel chair and they are trying
to make the house handicapped accessible.
The current garage will be used as a laundry room

A. **Findings of Undue Hardship** - In order to grant a variance, the Board must make written findings that an undue hardship exists, using the following criteria:

1. That literal enforcement of the controls will create an unnecessary hardship or practical difficulty in the development of the affected property; and
2. That the situation causing the hardship or difficulty is neither self-imposed nor generally affecting all or most properties in the same zoning district; and
3. That the relief sought will not injure the permitted use of adjacent conforming property; and
4. That the granting of a variance will be in harmony with the spirit and purpose of these regulations.

B. A variance shall not be granted to relieve a self-created or personal hardship, nor shall it be based upon economic gain or loss, nor shall it permit any person the privilege in developing a parcel of land not permitted by this Ordinance to other parcels of land in the particular zoning district. No variance may be granted which results in undue hardship upon another parcel of land.

C. The applicant bears the burden of proof in establishing the facts justifying a variance.

I UNDERSTAND THAT IT IS NECESSARY FOR ME OR MY AGENT TO BE PRESENT AT THE BOARD OF ADJUSTMENT MEETING

I hereby authorize the undersigned applicant to act as my agent for the representation and/or presentation of the request.

Applicant Name (print or type): Johnny Torres

Applicant signature: [Signature]

Owner Name (print or type): _____

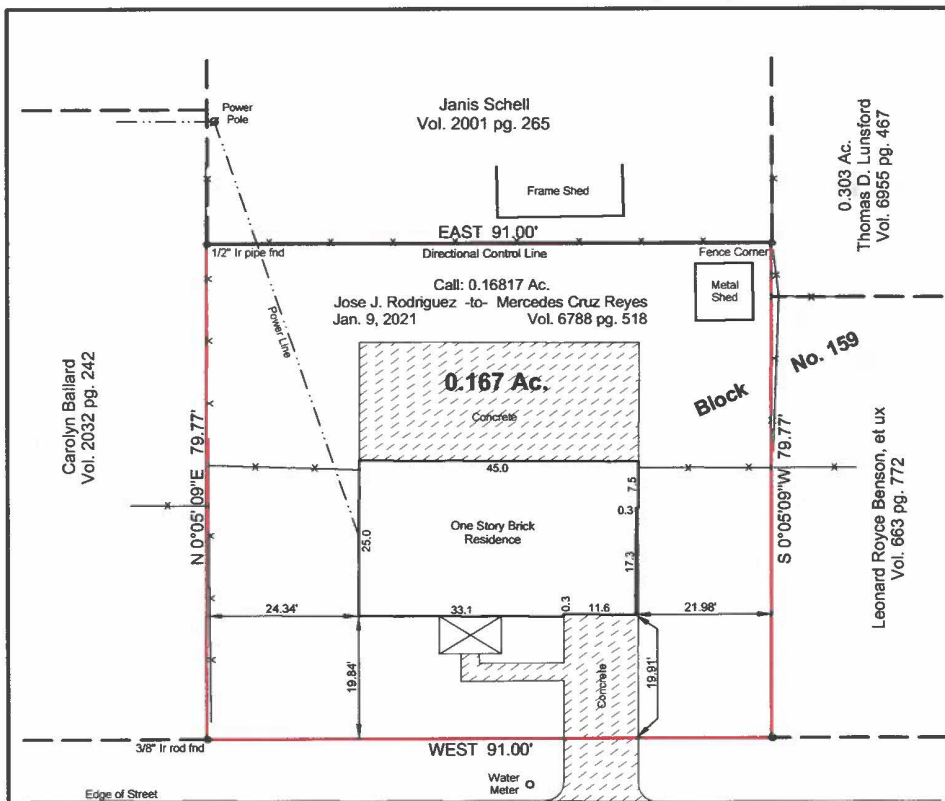
Owner signature: _____

Date Received _____ Date Paid _____ Receipt Number _____

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Survey



E. Ninth Street (50')

PLAT OF SURVEY SHOWING PART OF BLOCK NO. 159 SNOW'S SECOND ADDITION CITY OF KAUFMAN KAUFMAN COUNTY, TEXAS

I, Greg Sjerven, Registered Professional Land Surveyor No. 5244, do hereby certify that the above plat and companion field notes were prepared from an actual survey made by me on the ground during the month of September, 2022.

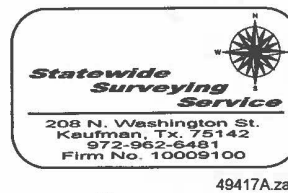
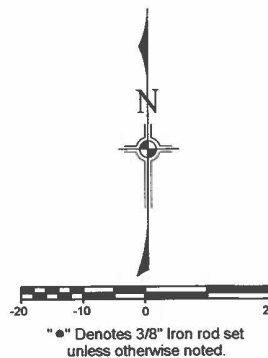
This survey meets the requirements of the General Rules of Procedures and Practices as defined by the Texas Board of Professional Engineers and Land Surveyors.

This survey was performed for the benefit of Mercedes Cruz Reyes. Use of this plat by any other person or for any other purpose is prohibited and the undersigned is not responsible for any loss resulting therefrom.

GIVEN UNDER MY HAND AND SEAL
this the 20th day of September, 2022.

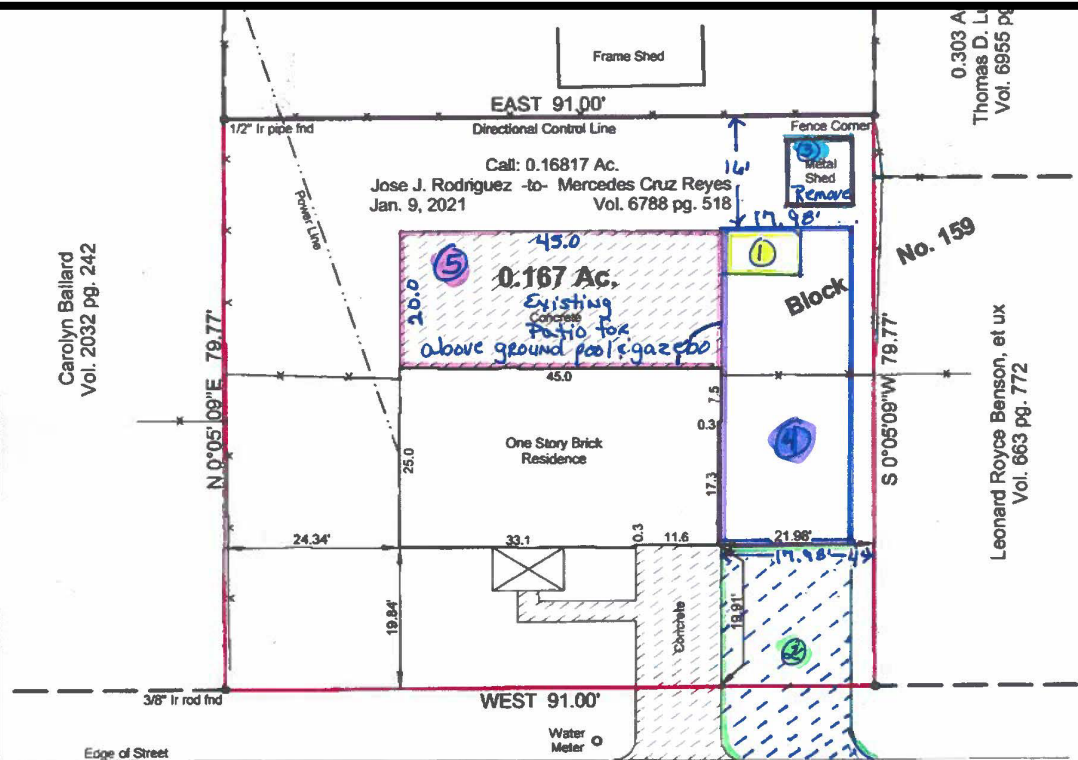
NOTE: PLAT VOID IF NOT SIGNED IN BLUE


GREG SJERVEN, R. P. L. S. NO. 5244
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Statewide Surveying Service



49417A.zak

Site Plan



301 E. Ninth Street (50')
0.147 acres / 7259 sf.

PLAT OF SURVEY SHOWING PART OF BLOCK NO. 159 SNOW'S SECOND ADDITION CITY OF KAUFMAN KAUFMAN COUNTY, TEXAS

⑤ Existing concrete slab for above ground pool and gazebo. This variance does not cover this and it can't be included into part of the house.

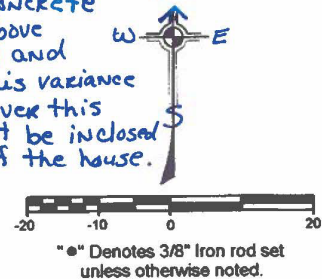
- ① 8'x8'x8' CONCRETE BUNKER
- ② 12'x30' driveway widened
- ③ Metal Storage building to be removed.
- ④ addition of 2 car garage and storage and bunker.

I, Greg Sjerven, Registered Professional Land Surveyor No. 5244, do hereby certify that the above plat and companion field notes were prepared from an actual survey made by me on the ground during the month of September, 2022.

This survey meets the requirements of the General Rules of Procedures and Practices as defined by the Texas Board of Professional Engineers and Land Surveyors.

This survey was performed for the benefit of Mercedes Cruz Reyes. Use of this plat by any other person or for any other purpose is prohibited and the undersigned is not responsible for any loss resulting therefrom.

GIVEN UNDER MY HAND AND SEAL
this the 20th day of September, 2022.



Property Owner Responses

None



MINUTES
ZONING BOARD OF ADJUSTMENT MEETING
TUESDAY, APRIL 25, 2023
CITY HALL COUNCIL CHAMBERS
209 S. WASHINGTON ST.
KAUFMAN, TEXAS 75142

PLEDGE OF ALLEGIANCE

INVOCATION

CALL MEETING TO ORDER Chairman calls the Meeting to order, states the date and time, states members present, and declares a quorum present.

Chairman Elzner called the meeting to order at 6:04 p.m. Tuesday, April 25, 2023. Board Members present were Chairman John Elzner, Vice-Chairman Jimmy Reed, Board Member Kathy Burt, Board Member David Hunt, and Board Member Patrick Thorpe. Director of Development Services Andrew Bogda and Planner I Joy Henderson were present. Present in the audience were Sanders Johnson and Tommy Dorsey.

CITIZENS COMMENTS / REQUEST TO SPEAK ON AGENDA ITEMS (5 MINUTES)

Comments about any of the agenda items may be taken into consideration at this time or during the agenda item. Comments are limited to five (5) minutes per individual unless additional time is otherwise required by law for translation. Speaking time is not transferable. Citizens may address the BOA on any subject but must first complete a Request to Speak Form so that the Chairman may call your name to speak at the appropriate time on the Agenda. Comments must be directed to the BOA as a whole. **When addressing the BOA, please step forward to the speaker's podium, state your name and address, and direct your comments to the Chairman and BOA.**

PUBLIC HEARING

1. Conduct a public hearing and consider a request from Sanders Johnston, for variances to Chapter 118, "Zoning" of the Code of Ordinances, specifically Section 15.4.B.1 Minimum Front Yard to allow a covered porch to encroach into the front yard setback of an existing single family house. The property is zoned Single Family Residential – 10 (SF-10). The subject property is located at 1605 South Houston Street (PID 36738), being part of Block 303 of the Snows Second Addition. (Case No. V-05-23)

- a. The Public Hearing was opened at 6:06 pm.

- b. Director of Development Services Andrew Bogda presented a report on the variance requests for 1605 South Houston Street (PID 36738). Details of the case can be found in report V-05-23 dated 04-25-2023.

Tommy Dorsey stated the porch addition will just improve the house.

- c. The Public Hearing was closed at 6:13 p.m.
- d. Board Discussion - None
- e. Board Member Hunt made a motion to approve the hardship. The motion was seconded by Board Member Burt. The motion carried by a vote of 5-0.
- f. Board Member Hunt made a motion to approve the variance for a porch in the front yard setback. The motion was seconded by Board Member Thorpe. The motion carried by a vote of 5-0.

CONSENT AGENDA

- 2. Consider and take appropriate action on the Zoning Board of Adjustment minutes from the February 28, 2023 Regular Meeting.

Board Member Burt made a motion to approve the Zoning Board of Adjustment Minutes with corrections from the February 28, 2023 Regular Meeting. The motion was seconded by Board Member Thorpe. The motion carried by a vote of 5-0.

DISCUSSION/ACTION ITEMS

No discussion items at this time.

ADJOURNMENT

Board Member Burt made a motion to adjourn at 6:16 p.m., seconded by Board Member Hunt. The motion carried by a vote of 5-0.

JOHN ELZNER
CHAIRMAN

JOY HENDERSON
PLANNER I