



MINUTES OF A REGULAR MEETING OF THE  
**BOARD OF ADJUSTMENT**  
OF THE CITY OF SUNSET VALLEY, TEXAS  
WEDNESDAY, APRIL 9, 2014  
7:00 P.M.

**MEMBERS PRESENT**

Tom Cedel  
Steve Borochoff  
Marshall McHone  
Richard Hayes  
Randy Rosengarten

**STAFF PRESENT**

Clay Collins, City Administrator  
Sara Wilson, Assistant City Administrator

**A-1: Call to Order.**

Tom Cedel called the meeting to order at 7:05 P.M.

**A-2: Election of Board Chair and Vice Chair**

A motion was made by Randy Rosengarten that Tom Cedel serve as Chair of the Board. Richard Hayes seconded the motion. The motion was approved by a vote of 4-0 with Commissioner Cedel abstaining.

A motion was made by Richard Hayes that Randy Rosengarten serve as Vice-Chair of the Board. Marshall McHone seconded the motion and all voted in favor and the motion carried by a vote of 5-0.

**A-3: Approval of minutes from March 12, 2014 meeting.**

After reviewing the minutes a motion was made by Marshall McHone and seconded by Steve Borochoff to approve the minutes for the March 12, 2014 meeting. All voted in favor and the motion carried by a vote of 5-0.

**A-4: Public Hearing on an application submitted by Stephen and Ericka Nowicki for a variance at 26 Lovegrass Lane from Section 2.604 to locate pool equipment within the 20 foot side yard setback.**

The Public Hearing was opened for item A-4. A brief presentation was made by Clay Collins showing the location of the proposed improvements. Pool equipment and a screening wall are proposed to be located 14 feet, 10 inches from the property line, which would be an encroachment of 5 feet, 2 inches into the side yard setback. No written objections were received.

Shirley Nowicki appeared in support of the request, representing her son and daughter-in-law who own the property but could not attend. Ms. Nowicki indicated that the adjacent property also has pool equipment on this side of the house and that the neighbors did not object to the request.

There being no other persons wishing to speak, the Public Hearing was closed at 7:15 P.M.

**A-5: Consideration and possible approval of an application submitted by Stephen and Ericka Nowicki for a variance at 26 Lovegrass Lane from Section 2.604 to locate pool equipment within the 20 foot side yard setback.**

The Board asked questions of staff and following a discussion among the members; a motion was made by Randy Rosengarten and seconded by Marshall McHone to grant the variance to allow the pool equipment to be located within the 20 foot side yard setback based on the drawings of the proposed improvements in the setback and that the applicant met the required findings for approval of the variance. The motion carried by a 5-0 vote.

There being no other business coming before the Board, the meeting was adjourned at 7:20 P.M.

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Tom Cedel, Chair

There is a recorded copy of this meeting.