

**This is not a transcript of the meeting. A video of this meeting is on file in the office of the City Secretary and is made a part of the official minutes of this meeting.**



MINUTES OF A REGULAR MEETING OF THE  
**BOARD OF ADJUSTMENT**  
OF THE CITY OF SUNSET VALLEY, TEXAS  
WEDNESDAY, JUNE 17, 2015  
7:00 P.M.

**MEMBERS PRESENT**

Randy Rosengarten, Vice Chair  
Marshall McHone  
Steve Borochoff  
Richard Hayes  
Jennifer Fadal

**STAFF PRESENT**

Clay Collins, City Administrator  
Sara Wilson, Assistant City Administrator  
Josh Ronson, Operations Manager  
Doug Young, City Attorney

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

Vice Chair Randy Rosengarten called the meeting to order at 7:06 P.M.

**A-2: Approval of minutes from May 13, 2015 meeting.**

There was a motion by Richard Hayes and seconded by Marshall McHone to approve the minutes from the May 13, 2015 meeting with two corrections as noted. All members voted in favor and the motion carried by a vote of 5-0.

**A-3: Public Hearing on an application submitted by Robert and Katherine Johnson for a variance at 1 Reese Drive, from Section 2.604 to construct a carport within the 20 foot side yard setback.**

The Public Hearing was opened at 7:10 P.M. A presentation was given by Clay Collins, City Administrator, noting the subject property is located at the corner of Jones Road and Reese Drive and the home has a Reese address, but faces Jones Road. The entry drive and the location of the proposed carport is off Reese Drive and the encroachment into the side yard setback is not between neighboring properties, but to the road.

Catherine Johnson, owner 1 Reese Drive, gave a presentation outlining factors for the request to construct the carport in the side yard setback which included tree protection, alignment with the home and reduction of impervious cover (less driveway).

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Two comments read into record by Randy Rosengarten:

- Sharon Drinkwine, 5 Reese Drive, wrote in favor of the variance
- Mark Wells, 6 Sunset Trail, wrote in in favor of the variance

No one else appeared and the Public Hearing was closed at 7:20 P.M

**A-4: Consideration and possible approval of an application submitted by Robert and Katherine Johnson for a variance at 1 Reese Drive, from Section 2.604 to construct a carport within the 20 foot side yard setback.**

The Board members posed several questions to staff and home owners regarding other accessory buildings on the property, critical root zone of the large pecan tree and elm trees in the back yard, and after discussion and review of the plans determined that the property has approximately 15 foot right of way from the street and the proposed development would encroach 8 feet into the side yard setback.

Jennifer Fadal motioned for approval of the application submitted for 1 Reese Drive, from Section 2.604 to construct a carport within the 20 foot side yard setback, with the findings met and according to the plans submitted to the City. The motion was seconded by Marshall McHone. All members voted in favor and the motion carried by a vote of 5-0.

**A-5: Public Hearing on an application submitted by Robb Buchanan for variances at 4604 Stearns Lane:**

- a. From Section 2.604 to expand an existing detached garage located within the 20 foot side yard setback (a variance was previously granted on November 12, 2014 to construct a carport in front of this structure).**
- b. From Section 2.506(a)(6) to enlarge the existing detached garage to be larger than 1,000 square feet (the existing detached garage is 413 square feet). The approved, attached carport will be 430 square feet. The proposed garage addition would be 440 square feet, for a total of 1,283 square feet.**

The Public Hearing was opened at 7:27 P.M. A presentation was given by Clay Collins, City Administrator, covering the evolution of this application to include previous variance approval for the structure in the side yard setback and the request for a new garage extension.

Robb Buchanan, property owner of 4604 Stearns, discussed the project, the lot configuration with the adjacent property and the existing garage that lies on the property line that resulted when the property was subdivided in the 70's. The property owners plan to renovate both the home and the detached garage built in 1952. No other accessory structures are on the property.

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Comments read into record by Randy Rosengarten:

- Terrance R. Cowan, 4500 Stearns Lane, wrote in favor of the variance
- Mark Wells, 6 Sunset Trail, wrote in favor of the variance

No one else appeared and the Public Hearing was closed at 7:37 P.M

**A-6:** Consideration and possible approval of an application submitted by Robb Buchanan for variances at 4604 Stearns Lane:

- a. From Section 2.604 to expand an existing detached garage located within the 20 foot side yard setback (a variance was previously granted on November 12, 2014 to construct a carport in front of this structure).
- b. From Section 2.506(a)(6) to enlarge the existing detached garage to be larger than 1,000 square feet (the existing detached garage is 413 square feet). The approved, attached carport will be 430 square feet. The proposed garage addition would be 440 square feet, for a total of 1,283 square feet.

The Board members opened discussion with questions to staff regarding Board participation in the previous variance and the determination that the garage is detached with a covered but not conditioned space between the home and the garage. The Board also questioned the home owner to determine if there is garage space above that could be converted to living space and the configuration of the adjacent flag property also owned by the applicant.

Marshall McHone motioned for approval of the application submitted for 4604 Stearns Lane, for variances from Section 2.604 to expand the existing detached garage located within the 20 foot side yard setback and from Section 2.506(a)(6) to enlarge the existing detached garage to be larger than 1,000 square feet with the combined structures to be 1,283 square feet, with the findings met and based on the plans submitted to the City. The motion was seconded by Richard Hayes. All members voted and the motion carried by a vote of 5-0.

Having no further items on the agenda, a motion was made by Jennifer Fadal, seconded by Randy Rosengarten, to adjourn the meeting. All voted in favor and the meeting was adjourned at 7:50 P.M.

  
Randy Rosengarten, Vice Chair

**There is a recorded copy of this meeting.**