



MINUTES OF A REGULAR MEETING OF THE
BOARD OF ADJUSTMENT
OF THE CITY OF SUNSET VALLEY, TEXAS
WEDNESDAY, NOVEMBER 12, 2014
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

1: Call to Order.

Chairman Tom Cedel was absent, so Vice-Chairman Randy Rosengarten called the meeting to order at 7:00 P.M.

2: Approval of minutes from October 8, 2014 meeting.

There was a motion by Jennifer Fadal and seconded by Randy Rosengarten to approve the minutes for the October 8, 2014 meeting. All voted in favor and the motion carried by a vote of 5-0.

3: Public Hearing on an application submitted by Robb Buchanan, for variances at 4604 Stearns Lane

- a. **From Section 2.604 to extend a carport in front of an existing detached garage located within the 20 foot side yard setback.**
- b. **From Section 2.1306(b) to enlarge an existing house which does not comply with the 51% masonry requirement.**

The Public Hearing was opened. A presentation was given by Clay Collins giving an overview of the two requests. Mr. Buchanan is proposing an expansion and improvements to the existing house. There is an existing garage that sits almost on the property line with the strip of land that connects the rear tract to Stearns Lane. Most likely this situation was created when the two tracts were separated.

In 2005, the old garage was demolished and a variance was granted to rebuild the garage on the existing slab. As a part of the overall project, a new carport is being proposed in front of the existing garage. This will be located in the 20 foot side yard setback and requires a variance. There is a requirement that this construction be architecturally compatible with the garage and house, and Mr. Buchanan has indicated that the carport will have an asphalt shingle roof with comparable roof angles to the existing garage structure, with hardi-trim edges and the shingles will match the color of the existing asphalt shingle roof. Anticipated support poles for the carport will be treated 4"x4" cedar posts mounted to concrete blocks.

Even though the existing garage and proposed new carport are located on the property line, the strip of land that provides access to the 2 acre tract at the rear of the property serves as a buffer for the next property to the north (4500 Stearns Lane).

The house pre-dates the city's current masonry requirements, and even though the current house is approximately 5% masonry, the addition will increase the total amount of masonry to 17%.

A letter was received from Terry Cowan, the adjoining property owner, supporting the requests.

Mr. Buchannan gave a brief overview of the project and answered questions from the Board. No one else appeared and the Public Hearing was closed at 7:15 P.M

4: Consideration and possible approval of an application submitted by Robb Buchanan, for variances at 4604 Stearns Lane

- a. From Section 2.604 to extend a carport in front of an existing detached garage located within the 20 foot side yard setback.**
- b. From Section 2.1306(b) to enlarge an existing house which does not comply with the 51% masonry requirement.**

The Board members discussed the variance request and Marshall McHone noted that the applicant had met the findings required for a variance and that the neighbor was in support of the request so he made a motion for approval of the variance based on the drawings and representations that had been provided. The motion was seconded by Jennifer Fadal. All voted in favor and the motion was approved on a vote of 5-0.

5: Public Hearing on an application submitted by Tom Lednický at 15 Reese Drive:

From Section 2.604 to install a 5,000 gallon rainwater harvesting tank within the 20 foot side yard setback. The proposed location is 17 feet from the property line.

The Public Hearing was opened. Clay Collins gave an overview of the request. The variance request is to install a new 5,000 gallon rainwater harvesting system on the south side of the house at 15 Reese. The footings for the new tank will be 17 feet from the property line, so a variance is needed for the 3 foot encroachment into the setback.

Comments were received from two neighbors in support of the request. There were no comments opposing the request.

Tom and Brigid Lednicky appeared to present the proposed project and to answer questions from Board members.

There were no other public comments and the hearing was closed at 7:25 P.M.

6: Consideration and possible approval of an an application submitted by Tom Lednicky at 15 Reese Drive:

From Section 2.604 to install a 5,000 gallon rainwater harvesting tank within the 20 foot side yard setback. The proposed location is 17 feet from the property line.

A motion was made by Richard Hayes and seconded by Marshall McHone to approve the variance request based on the applicant having met the required findings, that there were no objections, and based on the plans that had been provided to the Board. All members voted in favor of the motion and the variance was approved on a vote of 5-0.

A motion was made by Jennifer Fadal and seconded by Marshall McHone to adjourn the meeting. All members voted in favor and the meeting was adjourned at 7:29 P.M.

Randy Rosengarten, Vice Chair

There is a recorded copy of this meeting.