



MINUTES OF A REGULAR MEETING OF THE  
BOARD OF ADJUSTMENT  
OF THE CITY OF SUNSET VALLEY, TEXAS  
WEDNESDAY, SEPTEMBER 14, 2016  
7:00 P.M. AT CITY HALL, 3205 JONES ROAD

Members Present

Randall Rosengarten, Chair  
Susan Durso  
Robert Browning  
Jennifer Fadal  
Richard Hayes

Staff Present

Clay Collins, City Administrator

1. **Call to order.** Randall Rosengarten called the meeting to order at 7:00 P.M. and called the roll of members in attendance and noted a quorum of the Board was present.
2. **Approval of minutes from the August 10, 2016 meeting.** Robert Browning made a motion to approve the minutes, as presented, seconded by Jennifer Fadal. All voted in favor of the motion, except Susan Durso, who abstained because she was not in attendance at the August 10<sup>th</sup> meeting. The motion passed and the minutes were approved with a 4-0 vote.
3. **Public Hearing on an application submitted by Cindy Brouillette, for variances at 26 Pillow Road:**
  - a. **From Section 2.604 to remodel the existing garage and construct a new attached garage in the 20 foot side yard setback. The existing garage is 13 feet from the side property line and proposed new garage will also be 13 feet from the property line, or 7 feet into the setback.**
  - b. **From Section 2.1306(b) to enlarge an existing house which does not comply with the 51% masonry requirement.**

Following a review of procedural instructions to the Board, staff and audience, Randall Rosengarten opened the public hearing at 7:05 P.M.

Clay Collins presented an overview of the request. This is an older frame home which was built before the current setback and masonry requirements. The request is to enclose the existing garage and build a new garage in front of the existing garage, which would be in line with the current driveway and within the setback. The new addition would have the same siding as the house, rather than only have masonry on the addition.

Cindy Brouillette, property owner, appeared and presented the request to the Board. She referenced a letter and drawings that had been provided to the Board and explained that her parents had recently moved into the house and that the improvements were needed for their use of the property.

Ms. Brouillette responded to questions from the Board.

Randall Rosengarten noted that a comment card in favor of the request had been sent in by Susie Huber and Charles Burton at 40 Pillow Road.

No one else appeared to speak for or against approval of the request.

Hearing no to calls for further testimony, Randall Rosengarten closed the public hearing at 7:16 P.M.

**4. Consideration and possible approval of an application submitted by Cindy Brouillette, for variances at 26 Pillow Road:**

- a. From Section 2.604 to remodel the existing garage and construct a new attached garage in the 20 foot side yard setback. The existing garage is 13 feet from the side property line and proposed new garage will also be 13 feet from the property line, or 7 feet into the setback.**
- b. From Section 2.1306(b) to enlarge an existing house which does not comply with the 51% masonry requirement.**

Board members discussed the information provided, as well as the how the application demonstrated that the required findings for a variance were met. Following a lengthy discussion, a motion was made by Susan Durso to approve the two requested variances, having found the criteria found in Section 2.307 had been met, by the written and verbal testimony of the applicant, along with the drawings and information submitted to the Board.

The motion was seconded by Jennifer Fadal. All members voted in favor, except Robert Browning, who abstained, and the motion passed 4-0.

With no items remaining on the agenda, Jennifer Fadal motioned to adjourn the meeting. The motion was seconded by Richard Hayes. All voted and the motion passed 5-0. The meeting adjourned at 7:45 P.M.

---

Randall Rosengarten, Chair

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