City of Sachse, Texas
Board of Adjustments

Minutes of the Regular Meeting of December 15, 2011
Time: 7:00 p.m. Place: Sachse City Hall

Members Present:	**Members Absent:**
Kevin Quinn	Steve Oliver
Jordan Dean	Ken Danker
Corey Hill	
Stephen Klash, Alternate	
Donald Stockton, Alternate	

Kevin Quinn was acting Chairman in Steve Oliver's absence. Kevin Quinn opened the regular meeting of the Zoning Board of Adjustment at 7:02 p.m.

1. Invocation and Pledge of the Allegiance to the U.S. and Texas Flags
The invocation was offered by Kevin Quinn and he also led the pledges.

Agenda Items:

2. Consider approval of the minutes from the October 19, 2011 Board of Adjustments meeting.
A motion was made by Jordan Dean to approve the minutes. Stephen Klash seconded the motion. With all voting in favor the motion passed unanimously.

3. Conduct a public hearing and consider the application of Evaristo Jimenez requesting a variance to the Code of Ordinances, Chapter 11, Schedule 1, Permitted Uses, Parking Requirements to reduce the required parking from 43 spaces to 35 spaces for restaurant use in a Commercial 1 (C-1) District.
This request has been withdrawn.

4. Conduct a public hearing and consider the application of Grand Homes requesting a variance to Ordinance No. 1842, Section 2.08(g) to reduce the required side yard setback to a street from 15-feet to 13-feet on a single family lot located at 4104 Mane Drive.

Michael Spencer, Building Official, introduced the item. He stated the applicant is requesting a variance to reduce the required side yard setback adjacent to the street from 15-feet to 13-feet on a single family lot located at 4104 Mane Drive. Mr. Spencer said this is a similar request to the one the Board approved in October. He stated that the property is currently undeveloped. The owner proposes to construct a new single-family dwelling that would encroach two feet into the required side yard setback. The owner has no plan designs that are less than 40 feet in width. This unique circumstance prevents the home builder from constructing any of their homes designated for the neighborhood. He stated that staff recommends approval of the variance request. More discussion followed.

Kevin Quinn opened the public hearing at 7:12 p.m. No one spoke at the public hearing. Jordan Dean made a motion to close the public hearing. Stephen Klash seconded the motion. The motion passed with all voting in favor. The public hearing was closed at 7:12 p.m.

Jordan Dean made a motion to approve the variance to reduce the required side yard setback from 15 feet to 13 feet for 4104 Mane Drive. Donald Stockton seconded the motion. The motion passed with all voting in favor.

5. Conduct a public hearing and consider the application of Christopher P. Irek requesting a variance to the Code of Ordinances, Chapter 11, Article 3, Section 2.4 (c) to reduce the required rear yard setback from 21.9 feet to 7.2 feet on a single-family dwelling.
Mr. Spencer introduced the item. He said the applicant is requesting a variance to reduce the required side yard setback from 21.9 feet to 7.2 feet for the construction of a new room addition to the existing single-family dwelling. Mr. Spencer stated currently there is a portion of the existing residence, the southern most part, which currently extends 4.4 feet into the rear yard setback. He said that with approval of the request would make this portion compliant. He stated that the applicant is here and has a presentation for the Board and following the presentation they would hold the Public Hearing. Chris Irek, applicant, made a Power Point presentation. He stated because he is in a cul-de-sac and its unusual configuration it creates two rear yard setbacks. He said because of the configuration of the lot it actually makes for a higher percentage of his lot to actually be behind the rear yard setback and makes it impossible to make improvements to his property. He stated that adjoining neighbors' homes would still be a minimum of 50 feet away from the proposed addition.

Kevin Quinn opened the public hearing at 7:26 p.m. No one spoke at the public hearing. Jordan Dean made a motion to close the public hearing and Corey Hill seconded the motion. The motion passed with all voting in favor. The public hearing was closed at 7:26 p.m.

Corey Hill asked the applicant if he had talked to any of his neighbors and had any documentation from them saying they were in favor of the variance request. The applicant said he talked to one neighbor and he was okay with the addition but he could not reach the other neighbor but he did not have anything in writing. Jordan Dean asked if there is a neighborhood homeowners association. The applicant said no. More discussion followed. Jordan Dean made a motion to approve the variance to reduce the required side yard setback from 21.9 feet to 7.2 feet on a single-family lot at 1504 Sweetwater Circle. Stephen Klash seconded the motion. The motion passed 4 -1 with Corey Hill abstaining which is recorded as a no vote.

There being no further business, Corey Hill made a motion to adjourn. The meeting was adjourned at 7:44 p.m.

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Chairperson