

City of Sachse, Texas
Board of Adjustments

Minutes of the Regular Meeting of April 16, 2015
Time: 7:00 p.m. Place: Sachse City Hall

Members Present:

Steve Oliver, Chairman
David Darr
Kevin Quinn
Jeremy Staab
Michelle Howarth, Alternate

Members Absent:

Jeremy Hallock

Others Present:

Dan McGinn, Community Development Director
Charlotte Youngblood, Secretary

Steve Oliver opened the regular meeting of the Zoning Board of Adjustment at 7:00 p.m.

1. Invocation and Pledge of the Allegiance to the U.S. and Texas Flags

The invocation was offered by Steve Oliver and he also led the pledges.

Agenda Items:

2. Consider approval of the minutes from the January 15, 2015 Zoning Board of Adjustments meeting.

Kevin Quinn made a motion to approve the minutes. David Darr seconded the motion. The motion passed with all voting in favor.

3. Conduct a public hearing and consider the application of Ronald and Tami Jo McLean requesting variances to the Code of Ordinances, Chapter 11, Article 4, Section 12.2 (f) and (c) to permit the use of metal as an exterior building material and allow for a reduction in the side setback to 5 feet for the construction of an accessory building for a property located at 1706 Blackburn Road.

Mr. McGinn introduced the item. He stated that the property is zoned Residential 2 (R-2) District and is currently developed with a single family home and a 192 square foot accessory building. He stated the owner proposes to construct a 1,200 square foot accessory building on the southwest portion of the lot. The applicant is requesting a variance to construct the exterior of the building out of metal with a five foot setback from the side property line. Mr. McGinn stated that the Zoning Ordinance requires that all accessory structures over 400 square feet be constructed of building materials that are similar in type and composition as the exterior building materials of the primary structures and maintain a side yard setback that would be ten percent of the lot width. The lot width for the subject property would require a 15 foot side yard setback. He stated that staff is recommending denial of the requested variances.

Ron McClean, 1706 Blackburn, stated that he had purchased the property in October. He stated that he has lived in Sachse for thirty years and has been a good citizen. He wants to be able to build a metal building because of the low maintenance and the cost associated with other materials.

Chairman Oliver opened the public hearing at 7:16 p.m.

With no one else speaking, Kevin Quinn made a motion to close the public hearing. Jeremy Staab seconded the motion. The motion passed with all voting in favor. The public hearing was closed at 7:17 p.m.

After discussion, Kevin Quinn made a motion to approve the variance as requested. David Darr seconded the motion. The motion passed 5-0 with all voting in favor.

There being no further business the meeting was adjourned by Steve Oliver at 7:18 p.m.

ATTEST:


SECRETARY

APPROVED:


CHARIMAN