

City of Sachse, Texas
Board of Adjustments

Minutes of the Regular Meeting of June 18, 2015
Time: 7:00 p.m. Place: Sachse City Hall

Members Present:

Kevin Quinn
Jeremy Staab
Jeremy Hallock
David Darr
Dave Zukosky, Alternate

Members Absent:

Steve Oliver

Others Present:

Michael Spencer, Interim -Community Development
Director
Charlotte Youngblood, Secretary

Kevin Quinn opened the regular meeting of the Zoning Board of Adjustment at 7:01 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 May 21, 2015 Zoning Board of Adjustments meeting.

Jeremy Staab made a motion to approve the minutes. Davis Darr seconded the motion. The motion passed 5-1 with Dave Zukosky abstaining.

3. Conduct a public hearing and consider the application of Chuaprasert Nompone requesting a variance to the Code of Ordinances, Chapter 11, Article 4, Section 12.2 (f) to permit the use of metal as an exterior building material in the construction of an accessory building for a property located at 1706 Bonanza Drive.

Mr. Spencer, Interim – Community Development Director introduced the item. He stated that the property is zoned Residential 2 (R-2) District and is currently developed with a single-family home. He stated that the applicant is requesting a variance to construct the exterior of the building out of metal. He said that the site plan provided by the applicant shows the location of the accessory building meeting all required setbacks from the side and rear yard property lines. He explained that the Zoning Ordinance requires all accessory buildings over 400 square feet be constructed out of building materials that are similar in type and composition as the exterior building materials of the primary structure.

Chuaprasert Nompone, Applicant, stated that he wishes to build the new accessory building out of metal and remove an older building in disrepair from the his lot for safety reasons. He stated that he was impressed with the Board's professionalism and wanted to thank them for their time.

Kevin Quinn opened the public hearing at 7:13 p.m.

With no one else speaking, Dave Zukosky 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 7:14 p.m.

After discussion, David Darr made a motion to approve the variance as requested. Jeremy Hallock seconded the motion. The motion passed 4-1 with Alternate Dave Zukosky voting no.

4. Conduct a public hearing and consider the application of Allen and Lanise Hefner requesting a variance to the Code of Ordinances, Chapter 11, Article 4, Sections 12.2 (c) and 12.2 (f) to allow a reduction of the side yard setback from 10 feet to 4 feet and to allow the use of metal as an exterior building material in the construction of an accessory building for a property located at 5206 Jefferson Drive.

Mr. Spencer, Interim Building Official, introduced the item. He stated that the property is zoned Residential 2 (R-2) District and is currently developed with a single family home. He stated that the applicants are requesting a variance to construct an 864 square foot accessory building on the northern portion of the lot out of metal building materials within 4 feet of the side yard property line. The Zoning Ordinance requires all accessory structures over 400 square feet be constructed of building materials that are similar in type and composition as the primary structure and have a side yard that is 10% of the lot width.

Mr. Hefner, Applicant, explained that prior to purchasing the property he had inquired about being able to build the type of accessory structure he is proposing to build on his lot and was told that he would be allowed to do that. He stated that after being in the house a couple of years he came to the city offices to obtain a building permit and was told it was no longer allowed because the ordinance had changed. He stated that what he is proposing to build was allowed by right just two years ago and he would like to be able to build his metal building.

Kevin Quinn opened the public hearing at 7:27 p.m.

With no one else speaking, Jeremy Staab made a motion to close the public hearing. David Zukosky seconded the motion. The motion passed with all voting in favor. The public hearing was closed at 7:28 p.m.

After discussion, Jeremy Staab made a motion to approve the variance to allow the use of metal building materials and allow the reduction of the side yard setback from 10 feet to 4 feet. Jeremy Hallock seconded the motion. The motion passed 4-1 with Alternate Dave Zukosky voting no.

There being no further business the meeting was adjourned by Kevin Quinn at 7:30 p.m.

ATTEST:


SECRETARY

APPROVED:


CHAIRMAN