

Board of Adjustment

The Board of Adjustment met Wednesday, March 5, 2014 at 6:30 p.m. in the City Council Chambers, 1311 Chestnut Street, Bastrop, Texas.

1. Call to Order: Open the regular meeting of the Board of Adjustment and welcome visitors.

Dan Hays-Clark called the meeting to order at 6:30 p.m.

2. Oath of office for new Board Alternate, Matthew Lassen.

Melissa McCollum introduced Dr. Matthew Lassen to the Board and administered the Oath of Office to Dr. Lassen.

3. Roll call and confirmation of a quorum of Board members.

Blas Coy	- present
Michael Gibbons	- present
Dan Hays-Clark	- present
Clifford Wright	- present
Herb Goldsmith	- present
Matthew Lassen	- present

4. Citizen comments.

(Persons may address the Board of Adjustment on any issue not otherwise listed on this Agenda. Please observe the time limit of three (3) minutes. In accordance with the State of Texas Open Meeting Act, the Board may not comment, deliberate or take action on such citizen comments/statements during this meeting, except as authorized by Section 551.042, Texas Government Code.)

5. Consideration and approval of the November 6, 2013, Board of Adjustment meeting minutes.

Clifford Wright made a motion to approve the meeting minutes of November 6, 2013 with corrections. Seconded by Michael Gibbons and the motion passed unanimously.

6. Public Hearing Case BOAV14:01: The Board of Adjustment will convene a public hearing on a variance request as follows:

Melissa McCollum addressed the Board members stating the Applicant is requesting a variance for an interior side yard setback of three feet and rear yard setback of four feet. Melissa stated the current lot has a main structure facing Hill Street with an existing 160 square foot storage building. The applicant put in a 640 square foot concrete slab in November, 2013 without a permit, but has since applied for the required permit. She stated the slab is behind the main structure and the storage building as shown on the photographs of the staff report. She states the Applicant is now requesting to build an enclosed garage on top of this slab that would allow him to use the now existing slab for a garage structure. Melissa stated staff has recommended approval in relation to the variance criteria for the Board's consideration.

Bruce Nicholson, agent for Georgia Nicholson, his mother, stated the carport/garage was needed to store vehicles and would in turn, clean up the yard and make it more appealing. He did give a brief history on the property.

Several discussions were held between the Board member, staff and the applicant in relation to permit requirements, how the slab was measured, the distance from the main structure and driveway access.

Dan Hays-Clark closed the public hearing.

Blas Coy made a motion to approve the variance adopting Staff's findings as written. Seconded by Michael Gibbons and the motion carried unanimously.

7. Public Hearing Case BOAV14:02: The Board of Adjustment will convene a public hearing on a variance request as follows:

Sections 17.4.B.2, 17.4.B.4 to allow an interior side yard setback of five feet (5') where ten feet (10') is required and rear yard setback of five feet (5') where fifteen feet (15') is required. The subject property consists of +/- 0.2260 acres within Building Block 27, East of Water Street commonly known as 803 Jefferson Street, an area zoned SF7, Single Family Residential in the city limits of Bastrop, Texas.

The Agent, Bruce Kana, acting on behalf of the Applicants, Ronald Parmalee and Bonnie Corbett, requested a postponement of this public hearing until the April 2nd Board of Adjustment meeting.

The request to postpone was granted.

8. Discussion, consideration and possible action regarding a Resolution of Support to update the City's Comprehensive Plan.

Melissa gave a brief overview of the Resolution of Support to update the City's Comprehensive Plan to the Board members, stating she would like to take this to the City Council Retreat on March 22nd this month.

Clifford Wright made a motion for this Board to pass this Resolution of Support to update the City's Comprehensive Plan. Seconded by Blas Coy and the motion carried unanimously.

9. Director's Report:

Melissa stated that terms will expire for Place 2, Dan Hays-Clark, and Place 4, Michael Gibbons in June of this year. She reminded them to send in their request for continuation on the Zoning Board of Adjustment/Municipal Sign Review Board.

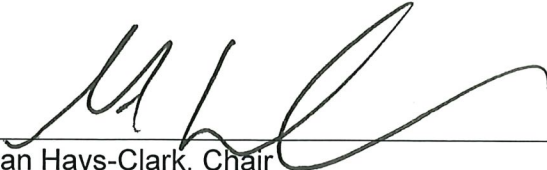
Melissa stated there will be a Form Based Code Task Force meeting tomorrow night and the Resolution of Support to update the City's Comprehensive Plan is on their agenda as well.

Michael Gibbons inquired about the Hoovers' driveway at their residence, 1316 Wilson, stating he was not familiar with the design. He was informed the Hoovers had installed concrete pavers where vehicles drive across to the garage.

Blas Coy requested at the next meeting, a status update from Staff on commercial businesses being able to use chain link fences.

10. Adjourn.

Blas Coy made a motion to adjourn the meeting. Seconded by Michael Gibbons and the meeting adjourned at 7:25 p.m.



Dan Hays-Clark, Chair