

Board of Adjustment

The Board of Adjustment met Wednesday, August 1, 2012 at 6:30 p.m. in the City Council Chambers, 1311 Chestnut Street, Bastrop, Texas.

1. Call to order.

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

2. Oath of office for new Board Alternate, Herb Goldsmith.

Herb Goldsmith was introduced and welcomed to the Board of Adjustment as an alternate member and it was discussed Mr. Goldsmith may sit on the dais but would not vote on this evening's meeting items. This was to give him a feel for this Board's procedures. Mr. Goldsmith was then sworn in with the Oath of Office given by Melissa McCollum.

3. Roll call.

Blas Coy	- present
Michael Gibbons	- present
Dan Hays-Clark	- present
Debra Thorne-Francis	- present
Clifford Wright	- present
Drew Pickle	- present
Herb Goldsmith	- present

4. Consideration and approval of the June 14, 2012 meeting minutes.

A motion was made by Debra Thorne-Francis to approve the meeting minutes of June 14, 2012. Seconded by Clifford Wright and the motion passed unanimously.

5. Consideration, discussion and possible action concerning Ordinance No. 2012-13, membership, terms and filling of vacancies on various City boards and commissions.

Melissa McCollum explained Ordinance No. 2012-13 and the request from Council for all Boards and Commissions to draw term lots. The Board of Adjustment members did such. The results of the drawing will be given to the City Secretary, Teresa Valdez, and the information will be given and approved by council. Updated membership information will be given to all members.

6. Public Hearing. Case BOAV12:05: The Board of Adjustment will Convene a Public Hearing on a variance request as follows:

Variance to Zoning Ordinance Section 40.7.A.3 to allow an exterior side street yard setback of 8 ½ feet where 25 feet is required for a carport/garage structure. The subject property consists of +/- 0.348 acres within Building Block, Block 31 East of Water Street commonly known as 1107 Hill Street an area zoned SF7, Single Family Residential in the city limits of Bastrop, Texas

Melissa McCollum addressed the Board stating the applicant is requesting a variance to the exterior side street yard setback on Farm Street of eight and a half feet where twenty-five feet is required to construct a carport. Mrs. McCollum referenced photographs on the projection screen stating the current lot is constructed with a home, facing Hill Street and an existing garage that the applicant would like to remove. She stated this variance request is to allow a carport to be built over existing asphalt driveway to be within the front side street setback of eight and a half (8.5') feet. The carport would encroach sixteen and a half (16.5') feet into the setback area and the proposed carport would align with the side setback of the existing house. She stated the driveway access is to the rear of the home.

Mrs. McCollum stated 14 adjacent property owner notifications were mailed and one public comment had been received in support of the variance request, and that staff has recommended approval of this variance. She stated the applicant has also provided a letter and documentation supporting his request included in the Board's packets.

Michael Gibbons asked if after the garage demolition, would they be leaving the carport and it was confirmed it would be left.

Dan Hays-Clark inquired if the current driveway in relation to backing out on Farm Street would change in any way and if was confirmed it would be the same as it is today. He asked if the home was designated as a historic home and Melissa stated it may have a significant status but would have to check.

Ronald Holan addressed the Board stating he believes the home may be on the National Register and he thinks it was built around 1910 but he was not certain. He did state the home is on the Bird's Eye View Map. Mr. Holan stated the garage is falling down and he does intend to use similar materials for the carport that match the existing home and states it will only improve the property. Mr. Holan states it will free up soil for landscaping and the existing Elm tree will be able to get more water as well as make the yard more functional and overall improve the appearance of the lot.

Several discussions were held between staff, Mr. Holan and the Board members regarding impervious cover, design, electrical overhead, existing trees and fencing. All questions were answered satisfactorily.

Dan Hays-Clark closed the public hearing.

Clifford Wright made a motion to approve the variance in accordance with staff's findings. Seconded by Michael Gibbons and the motion passed unanimously with all in favor.

7. Public Hearing. Case BOAV12:03: The Board of Adjustment will Convene a Public Hearing on a variance request as follows:

Variance to Zoning Ordinance Sections 40.7.A.1, 40.7.A.2, 17.4.B.1 and 17.4.B.2. Section 40.7.A.1, to allow a detached accessory building in front of the main building. 40.7.A.2 and 17.4.B.2 to allow an interior side yard setback of 6 feet, where 10 feet is required. 17.4.B.1, to allow a front setback of 17 feet where 25 feet is required. The subject property consists of +/- 0.466 acres on a Farm Lot, Block 18, West of Main Street commonly known as 1316 Wilson Street an area zoned SF7, Single Family Residential in the city limits of Bastrop, Texas

This item was pulled from the agenda at the request of the property owner at 4:45 p.m. today. The owner is requesting this to be heard at the October BOA meeting.

8. Director's Report

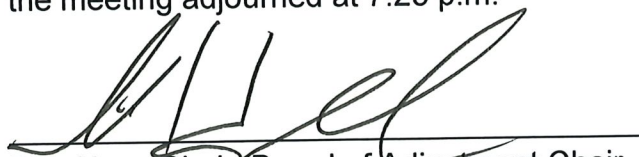
Melissa McCollum addressed the Board with an update that the Planning and Zoning Commission denied the request to revise the decomposed granite driveway ordinance and that this is still pending with Council.

Dan Hays-Clark inquired about future training and Melissa stated this is going to be scheduled for all Boards and Commissions.

Melissa stated to the new Board alternates the requirement to complete the Open Meetings and Public Information Training and the link to the website will be emailed to them both.

9. Adjourn.

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



Dan Hays-Clark, Board of Adjustment Chair