

CITY OF OLMOS PARK
BOARD OF ADJUSTMENT
MINUTES OF PUBLIC HEARING
HELD OCTOBER 11, 2011

The Board of Adjustment for the City of Olmos Park, Texas held a public hearing at 4:30 p.m. on October 11, 2011 at City Hall. Members present were Kim Gilbert, Melissa Phillips, Lee Sandoloski, Sandra Hornberger and Ann McMullan. Administrative Staff present were Michael W. Simpson, City Manager; Celia M. DeLeon, City Secretary and Jim Raby, Building Official. Also present were Shannon Gunn, 209 Stanford Drive; Kenneth Farrimond, 210 Parklane Drive and Gayle Girdley, 847 Contour Drive.

Chairman Kim Gilbert called the meeting to order at 4:30 p.m. and announced a quorum was present.

Approve minutes of meeting held September 14, 2011

Lee Sandoloski made a motion to approve minutes as amended for the meeting held September 14, 2011. Sandra Hornberger seconded his motion and the vote in favor was unanimous.

Consider request from Shannon Gunn, 209 Stanford Drive, a.k.a. CB 5700 BLK 5 LOT W 50 FT of 21 & E 40 FT of 22, for a variance from City Code Chapter 31, Sections 403.1 Rear Yard setback which states the rear yard shall be twenty percent (20%) of the depth of the lot, but not exceed thirty-five (35) feet and City Code Chapter 31, Section 403.2 Side Yard setback which states on lots more than seventy-five (75) feet in width, there shall be a side yard on each side of a main building of not less than ten (10) feet; take possible action

Shannon Gunn, 209 Stanford stated her home has a detached garage structure with a staircase in middle of the garage leading to a loft upstairs. She said the staircase is "load bearing" and therefore can't remove the staircase. She said she is requesting a variance to build a canopy structure on the side of her home and in front of the garage.

Jim Raby, Building Official explained the placement of the new structure as proposed will, by ordinance, require that the existing garage structure as well as the proposed structure must meet the same side, front, and rear requirements as the main structure.

Chairman Gilbert stated the Board received two letters from neighbors that do not object to the variance request.

Kenneth Farrimond, 210 Parklane Drive was present at the meeting and said he supported the variance request.

The Board informed Mrs. Gunn if she built the proposed structure 10' from the house and 3' from the side yard setback, she would be in compliance of the City Code.

Melissa Phillips made a motion to grant the variance request based on a past interpretation by the Board of Adjustment that has allowed temporary fabric cover to not be interpreted as part of the outbuilding and actually considered as a temporary structure and the fact that the neighbors do not consider it to be something they dislike. Sandra Hornberger seconded her motion. The vote in favor of the motion was:

AYES: Phillips, Hornberger
NAYES: Sandoloski, McMullan, Gilbert

The motion in favor of granting the variance request failed.

There was no other business and the meeting adjourned at 5:06 p.m.

Kimberly Gilbert
Chairman

ATTEST:

Celia M. DeLeon
City Secretary