

## CITY OF VAN ALSTYNE

### MINUTES

#### Zoning Board of Adjustment

Van Alstyne City Hall

152 N Main Drive

**February 11, 2020**

**6:30 P.M.**

Members present: Mayor Steve Riley, Ryan Neal, Marla Butler, Robert Jaska, Lee Thomas and Katrina Arsenault.

Staff present: Lane Jones, David Ritter, Jennifer Gould, Amy Mathews, Tim Barnes and Kayla Sweet.

#### AGENDA

1. Call to Order. *Mayor Riley called the meeting to order at 6:30pm.*
2. Invocation. *Recited by Robert Jaska.*
3. Pledges of Allegiance. *US and Texas.*

#### PUBLIC HEARINGS

4. Conduct a Public Hearing regarding a request by the owner/agent for variances to the Van Alstyne Code of Ordinances, Chapter 46, as follows: (1) a variance to Article II, Division 2, Section 46-97 Accessory building regulations, (a) Height and construction, to allow for a height of 23' being 3' above the maximum allowable height; and (2) a variance to Chapter 46, Appendix 1-A, Residential zoning districts and area regulations to reduce the side yard setback to 4' being 6' below the minimum allowable side yard setback. The subject property is situated in the City of Van Alstyne, County of Grayson, State of Texas, described as Divisions Van Alstyne, Block 3, Acres 0.24. The subject property is more commonly known as 240 W. Jefferson St. *The Public Hearing opened at 6:33pm. The property owner Rohn Mooneyham spoke to his request. There being no further comments, the hearing closed at 6:35pm.*

#### ITEMS FOR CONSIDERATION

5. Consider and take any action necessary regarding a request by the owner/agent for variances to the Van Alstyne Code of Ordinances, Chapter 46, as follows: (1) a variance to Article II, Division 2, Section 46-97 Accessory building regulations, (a) Height and construction, to allow for a height of 23' being 3' above the maximum allowable height; and (2) a variance to Chapter 46, Appendix 1-A, Residential zoning districts and area regulations to reduce the side yard setback to 4' being 6' below the minimum allowable side yard setback. The subject property is situated in the City of Van Alstyne, County of Grayson, State of Texas, described as Divisions Van Alstyne, Block 3, Acres 0.24. The subject property is more commonly known as 240 W. Jefferson St. *Lee Thomas expressed favor for the roof pitch but concern for the side yard encroachment of the proposed carport. Attorney David Ritter advised that approving the request does not set a binding precedent. Discussion was held regarding the subject property, neighboring properties and any hardship that may exist. Robert Jaska made a motion to approve the variances as requested. Marla Butler seconded the motion and the motion passed with Robert Jaska, Marla Butler, Ryan Neal and Lee Thomas in favor and Katrina Arsenault opposed.*
6. Adjournment. *Mayor Riley adjourned the meeting at 6:42pm.*

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Steve Riley, Mayor

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Jennifer Gould, City Clerk