

STATE OF TEXAS
COUNTY OF TARRANT
CITY OF GRAPEVINE

The Board of Zoning Adjustment for the City of Grapevine, Texas, met on Monday evening, October 1, 2018, at 6:00 P.M. in the Planning and Zoning Conference Room, 2nd Floor, 200 South Main Street, Grapevine, Texas, for a Briefing Session with the following members present to wit:

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|------------------|---------------|
| George Dalton | Chairman |
| Tracey Dierolf | Vice-Chairman |
| John Sheppard | Secretary |
| Ben Johnson | Member |
| Doug Anderson | Member |
| D. Todd Parrish | Alternate |
| Jonathan Gaspard | Alternate |

constituting a quorum. Also present was City Council Representative Sharron Rogers and the following City Staff:

| | |
|-----------------|---|
| Ron Stombaugh | Development Services Assistant Director |
| Albert Triplett | Planner II |
| Connie Cook | Development Services Assistant |

CALL TO ORDER

Chairman George Dalton called the Briefing Session of the Board of Zoning Adjustment to order at approximately 6:00 P.M.

NEW BUSINESS

Mr. Stombaugh briefed the Board of Zoning Adjustment regarding the item scheduled to be heard in the regular public hearing.

ADJOURNMENT

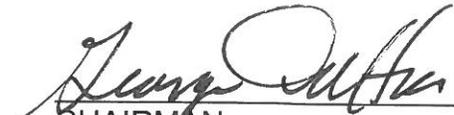
With no further discussion, Tracey Dierolf made a motion to adjourn. John Sheppard seconded the motion which prevailed by the following vote:

Ayes: Dalton, Dierolf, Sheppard, Johnson, Anderson, Parrish, Gaspard
Nays: None
Absent: None

The Briefing Session was adjourned at approximately 6:15 P.M.

PASSED AND APPROVED BY THE BOARD OF ZONING ADJUSTMENT OF THE CITY OF GRAPEVINE, TEXAS, ON THE 7TH DAY OF JANUARY 2019.

APPROVED:


CHAIRMAN


SECRETARY

STATE OF TEXAS
COUNTY OF TARRANT
CITY OF GRAPEVINE

The Board of Zoning Adjustment for the City of Grapevine, Texas, met in regular session, Monday evening, October 1, 2018 at 6:15 P.M., in the Council Chambers, 2nd Floor, 200 South Main Street, Grapevine, Texas with the following members present:

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|----------------|---------------|
| George Dalton | Chairman |
| Tracey Dierolf | Vice-Chairman |
| John Sheppard | Secretary |
| Ben Johnson | Member |
| Doug Anderson | Member |

constituting a quorum. Also present was City Council Representative Sharron Rogers and the following City Staff:

| | |
|-----------------|---|
| Ron Stombaugh | Development Services Assistant Director |
| Albert Triplett | Planner II |
| Connie Cook | Development Services Assistant |

CALL TO ORDER

Chairman George Dalton called the Public Hearing Session of the Board of Zoning Adjustment to order at approximately 6:15 P.M.

PUBLIC HEARING

BOARD OF ZONING ADJUSTMENT CASE BZA18-08, JOSH ARCHER, 314 EAST FRANKLIN STREET

The first item for the Board of Zoning Adjustment to consider was BZA18-08 submitted by Josh Archer for property located at 314 East Franklin Street, platted as the east 70.16 feet of Lot 2, plus 12 feet of an abandoned alley, Block 30, City of Grapevine Addition.

Section 43.E.3, Nonconforming Uses and Structures allows the Board of Zoning Adjustment to approve the remodeling and/or enlargement of a nonconforming use. The applicant requested a special exception allowing the replacement of the existing residential structure with a new structure along with a new detached garage as shown on the site plan.

Mr. Stombaugh explained that Staff found a special condition existed for the requested special exception. Specifically, the existing dwelling was built in 1940 predating the City's first zoning ordinance adopted in 1955. Currently and as proposed the site was noncompliant with the current zoning ordinance (82-73) relative to the front yard setback and the rear yard setback for a proposed detached garage.

Mr. Stombaugh stated that the plot plan depicted existing and proposed conditions. The existing dwelling encroached five-feet (5') into the required thirty-foot (30') front yard setback and would be demolished. The existing detached accessory structure would be decreased and would meet the setback requirement of three-feet (3') from the rear property line.

The new dwelling as proposed encroached four-feet (4') into the required thirty-foot (30') front yard setback but did not exacerbate the existing condition. The detached garage proposed, encroached three-feet (3') into the required side and rear yard setback of six-feet (6) but continued to maintain the rear yard established by the existing accessory structure immediately to the east.

With no questions for Mr. Stombaugh, Josh Archer of M.J. Wright and Associates, 8223 Mid Cities Blvd #A, North Richland Hills, Texas, representing property owner Allan Paxton, took the Oath of Truth: he gave a brief presentation to the Board and requested favorable consideration of his request and offered to answer any questions of the Board.

Vice-Chairman Dierolf asked Mr. Archer why the structure had not been designed to be conforming since it was new construction. Mr. Archer stated that the lot had been very challenging with a long history with HPC regarding an existing historic accessory structure as well as maintaining a rear yard. Vice-Chairman Dierolf asked why the driveway was for one car and the detached garage had been designed for two cars. Mr. Archer stated that a single driveway maintained a larger rear yard.

John Sheppard asked Mr. Archer if a smaller structure had been considered or an addition of a second story might accomplish the larger rear yard that was wanted. Mr. Archer stated that a second story was frowned upon by HPC. The couple had retired and a two-story structure would be more home than needed.

Vice-Chairman Dierolf announced that one (1) letter of opposition had been received.

With no questions for Mr. Archer and no additional speakers, Jerrold Sklar made a motion to close the public hearing. Tracey Dierolf seconded the motion which prevailed by the following vote:

Ayes: Dalton, Dierolf, Sheppard, Johnson, Anderson
Nays: None
Absent: None

Jerrold Sklar made a motion that a special condition existed for the requested special exception. Specifically, the existing dwelling was built in 1940 predating the City's first zoning ordinance adopted in 1955. Currently and as proposed the site was noncompliant with the current zoning ordinance (82-73) relative to the front yard setback and the rear yard setback for a proposed detached garage. Tracey Dierolf seconded the motion which prevailed by the following vote:

Ayes: Dalton, Dierolf, Sheppard, Johnson, Anderson
Nays: None
Absent: None

Jerrold Sklar then made a motion to grant the following special exception with regard to Section 43.E.3, Nonconforming Uses and Structures allowing the existing residential structure be replaced with a new residential structure along with a new detached garage as shown on the plot plan. Ben Johnson seconded the motion which prevailed by the following vote:

Ayes: Dalton, Dierolf, Sheppard, Johnson, Anderson
Nays: None
Absent: None

MINUTES

Next the Board of Zoning Adjustment considered the minutes of the August 6, 2018, Briefing Session and Public Hearing.

John Sheppard made a motion to accept the minutes with the correction to the Public Hearing minutes to reflect "Chairman Dalton called the Public Hearing Session of the Board of Zoning Adjustment to order. Tracey Dierolf seconded the motion which prevailed by the following vote:

Ayes: Dalton, Dierolf, Sheppard, Johnson, Anderson
Nays: None
Absent: None

ADJOURNMENT

With no further discussion, Doug Anderson made a motion to adjourn. Tracey Dierolf seconded the motion, which prevailed by the following vote:

Ayes: Dalton, Dierolf, Sheppard, Johnson, Anderson
Nays: None
Absent: None

The meeting was adjourned at approximately 6:35 P.M.

PASSED AND APPROVED BY THE BOARD OF ZONING ADJUSTMENT OF THE CITY OF GRAPEVINE, TEXAS, ON THE 7TH DAY OF JANUARY 2019.

APPROVED:


CHAIRMAN


SECRETARY