

Helen Ward, Commissioner
Larry Granados, Vice Chairman



Lewis Rice, Chairman

Abigail Mayer, Commissioner
Frank Lagrassa, Vice Chairman

**ROANOKE ZONING BOARD OF
ADJUSTMENT MINUTES
APRIL 15, 2021
7:00 P.M.**

**ROANOKE CITY HALL
500 S. OAK STREET
ROANOKE, TEXAS 76262**

Present: Chairman Lewis Rice; Vice Chairman Frank LaGrassa; Commissioners: Larry Granados, Abigail Mayer, and Helen Ward, City Planner Kelly Carlson and Secretary Sherry Gragg.

A. CALL TO ORDER

Meeting called to order at 7:00 p.m.

B. PUBLIC INPUT

No one wished to speak.

C. APPROVAL OF THE MINUTES

1. Motion made by Frank LaGrassa second by Larry Granados to approve the minutes from the Regular Zoning Board of Adjustment meeting held on September 17, 2020.

Motion carried unanimously.

C. NEW BUSINESS

1. Public hearing to consider a Variance Request (V-2021-01) from Aaron Brown, seeking relief from City's Code of Ordinances Section 12.601 (2).a. Table 1 and Section 12.263 (a)(1)(2), regarding side yard setback requirements and lot size requirements for the Old Town Roanoke Neighborhood Design Overlay District, for Lots 1,2,3,4,5, and 6, Block 15, OT Roanoke Addition, and having a property address of 210. N. Pine Street.

Public hearing started at 7:02 p.m.

Applicant Aaron Brown, 1216 Worthington Street, Grapevine, stated his goal is to build houses that will complement and honor the downtown area. Mr. Brown further stated that the reason for his request is to change the lots to make them bigger.



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Ruth Campbell, 213 Walnut, Roanoke stated that Old Town is what makes Roanoke unique. Ms. Campbell further stated that erecting larger houses on lots smaller than 7200 square feet, with only 5 feet side yards and no back yard, destroys the integrity of Old Town, that has taken almost 200 years to establish. Ms. Campbell explained, "the current requirements of a minimum 7200 square foot lot, with a minimum of a 7 ½ foot side yard were put into place to maintain an environment where house becomes homes, that are simply just not houses stacked on top of each other." Ms. Campbell stated that she strongly favor of the restrictions and regulations that are in place now, continue to stand.

Merilee Gunderson, N. Pine Street, resident of 40 years, stated this area has been called Old Town for a long time and would like to see the charm and integrity of Old Town remain for as long as possible. Ms. Gunderson further explained that zoning has been put in place to keep it "Old Town." However, with continued granting of variances of this type, Old Town will start to resemble a "subdivision" look. Ms. Gunderson stated she is opposed to this variance.

Letus Copeland, Main Street, stated that he lives in the downtown area and he is in favor of granting this request and does not see an issue with it.

Local realtor Marianne Izzarelli, 122 Seminole Drive, Trophy Club, stated that there has always been a lot of diversity of the lots in downtown. Ms. Izzarelli further stated that some of the old homes in downtown have been saved, while others could not, due to disrepair. Ms. Izzarelli stated this will be a beautiful addition to the downtown area.

Public hearing ended at 7:09 p.m.

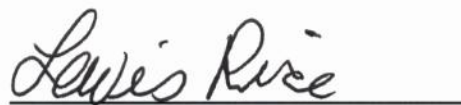
2. Motion made by Frank LaGrassa second by Abigail Mayer to approve Variance Request (V-2021-01) from Aaron Brown, seeking relief from City's Code of Ordinances Section 12.601 (2).a. Table 1 and Section 12.263 (a)(1)(2), regarding side yard setback requirements and lot size requirements for the Old Town Roanoke Neighborhood Design Overlay District, for Lots 1,2,3,4,5, and 6, Block 15, OT Roanoke Addition, and having a property address of 210. N. Pine Street.
Motion carried unanimously.

D. ADJOURNMENT

Motion made by Helen Ward second by Larry Granados to adjourn the meeting at 7:19 p.m.

Motion carried unanimously.


Sherry Gragg, Secretary


Lewis Rice, Chairman