

Helen Ward, Commissioner
Larry Granados, Commissioner



Lewis Rice, Commissioner
Lauren Turner, Vice Chairman

**ROANOKE ZONING BOARD OF ADJUSTMENT AGENDA
JULY 20, 2023
7:00 PM**

**ROANOKE CITY HALL
CITY COUNCIL CHAMBERS – 2ND FLOOR
500 S. OAK STREET
ROANOKE, TEXAS 76262**

A. CALL TO ORDER

B. PUBLIC INPUT

This item is available for citizens to address the Zoning Board of Adjustment on any issues that are not the subject of a public hearing. No action by law may be taken on the topic. The presiding officer reserves the right to impose a time limit on this portion of the agenda. In order to provide the highest quality audio, all speakers need to speak at the podium.

C. APPROVAL OF THE MINUTES

1. Consideration and action on approval of the minutes from the regular Zoning Board of Adjustment meeting held on June 15, 2023.

D. NEW BUSINESS

1. Public hearing to consider a Special Exception Request (SEP 2023-03) from Lance and Mistelle Oakley, seeking relief from the City's Code of Ordinances Section 12.601.d.(3).a&b regarding lot coverage and 2nd story regulations for a property located at 321 Travis St , Lot 1 Block 23, Old Town Roanoke Addition.
2. Consideration and action on a Special Exception Request (SEP 2023-03) from Lance and Mistelle Oakley, seeking relief from the City's Code of Ordinances Section 12.601.d.(3).a&b regarding lot coverage and 2nd story regulations for a property located at 321 Travis St , Lot 1 Block 23, Old Town Roanoke Addition.



**AGENDA FOR THE ROANOKE
ZONING BOARD OF ADJUSTMENT**

**July 20, 2023
Page 2 of 2**

3. Public hearing to consider a Variance (V 2023-03) request from Lance and Mistelle Oakley, seeking relief from the City's Code of Ordinances Section 12.601.d.(2).a. Table 1 regarding primary building setbacks for a property located at 321 Travis St , Lot 1 Block 23, Old Town Roanoke Addition.
4. Consideration and action on a Variance (V 2023-03) request from Lance and Mistelle Oakley, seeking relief from the City's Code of Ordinances Section 12.601.d.(2).a. Table 1 regarding primary building setbacks for a property located at 321 Travis St , Lot 1 Block 23, Old Town Roanoke Addition.

The Zoning Board of Adjustment reserves the right to adjourn into Executive Session during the course of this meeting to discuss any item on the posted agenda as authorized by Chapter 551 of the Texas Government Code.

E. ADJOURNMENT

CERTIFICATION

I certify that the above notice was posted at City Hall, 500 South Oak Street, Roanoke, Texas, on Thursday, July 13, 2023, by 5:00 pm, in accordance with Chapter 551, Texas Government Code.

April S. Hill, City Secretary

*Any person planning to attend this meeting that may require auxiliary aids or services should request accommodations two (2) days prior to the meeting by calling (817) 491-8152. **BRILLE IS NOT AVAILABLE.**

A public wireless network is now available in the Council Chambers for use during meetings. It is available from 7am to 11pm Monday thru Friday. The name of the network is: City Hall Guests



AGENDA ITEM

TO: ZBA Board Members

SUBJECT: 06/15/2023 - ZBA Minutes

MEETING DATE: July 20, 2023

DEPARTMENT: City Secretary

ITEM SUMMARY:

Consideration and action on approval of the minutes from the regular Zoning Board of Adjustment meeting held on June 15, 2023.

INFORMATION:

STAFF RECOMMENDATION:

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. ZBAMin 06-15-2023



Helen Ward, Commissioner
Larry Granados, Commissioner

Lewis Rice, Chairman

Abigail Mayer, Commissioner
Lauren Turner, Vice Chairman

**ROANOKE ZONING BOARD OF
ADJUSTMENT REGULAR MEETING
MINUTES
JUNE 15, 2023
7:00 P.M.**

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

Present: Chairman Lewis Rice; Vice Chairman Lauren Turner; Commissioners: Helen Ward, and Abigail Mayer; City Planner Kelly Carlson and Secretary Sherry Gragg.

Absent: Commissioner Larry Granados.

A. CALL TO ORDER

Meeting called to order at 7:01 p.m.

B. PUBLIC INPUT

No one wished to speak.

C. APPROVAL OF THE MINUTES

1. Motion made by Helen Ward second by Abigail Mayer to approve the minutes from the Zoning Board of Adjustment meeting held on January 19, 2023.
Motion carried unanimously.

C. NEW BUSINESS

1. Motion made by Helen Ward second by Lauren Turner to nominate and elect Abigail Mayer as Chairman.
Motion carried unanimously.
2. Motion made by Helen Ward second by Lewis Rice to nominate and elect Lauren Turner as Vice Chairman.
Motion carried unanimously.
3. Public hearing to consider a Variance Request (V-2023-01) from Willow Creek Signs seeking relief from the City's Code of Ordinances regarding roof signs,



**MINUTES FOR THE ZONING BOARD OF
ADJUSTMENT MEETING**

**June 15, 2023
Page 2 of 3**

Section 12.862.(3) Prohibited Signs, for a property located at 400 N Hwy 377, O T Roanoke Lots 33, 38, and 39, 8.900 Acres.

Public hearing started at 7:05 p.m.

David Flory, Willow Creek Signs, representing the applicant, stated there was already a sign on the roof of their building. The existing sign was damaged and the applicant is asking to replace the sign.

Mark Evans, stated a street level sign is not visible due to the multiple trains/tracks located in front of the property.

Public hearing ended at 7:08 p.m.

4. Motion made by Helen Ward second by Lauren Turner to approve a variance request (V 2023-01) from Willow Creek Signs seeking relief from the city's code of ordinances regarding roof signs, Section 12.862.(3) Prohibited Signs for a property located at 400 N Hwy 377, O T Roanoke lots 33, 38 & 39, 8.900 acres . Motion carried unanimously.
5. Public hearing to consider a Variance Request (V-2023-02) from Gary Panno seeking relief from the City's Code of Ordinances regarding side yard setbacks, Section 12.601.(D).(2).A-Table 1, for property located at 307 Travis Street, OT Roanoke, Block 23, Lot 2. (It was confirmed the Fire Marshall reassigned the address on this block. The new address for this property is 317)

Public hearing started at 7:14 p.m.

Gary Panno, owner of the property, explained the need for his request, due to the small size of the lot.

Kerry Warden, Roanoke resident asked when the lot was originally platted.

City Planner Kelly Carlson stated there are no plans available on Denton County Central Appraisal District, but believes they were platted prior to the adoption of the Overlay District.

Ms. Warden stated the Overlay District was created in June 2016. Ms. Warden further stated that the owners knew the size of the lot when they purchased it, and feels that the Overlay was created to maintain a certain standard in Old Town Roanoke, and the owner knew this when he purchased the property.

Public hearing ended at 7:22 p.m.

6. Motion made by Lewis Rice second by Lauren Turner to approve a variance request (V 2023-02) from Gary Panno seeking relief from the city's code of



**MINUTES FOR THE ZONING BOARD OF
ADJUSTMENT MEETING**

**June 15, 2023
Page 3 of 3**

ordinances regarding side yard setbacks, Section 12.601.(d).(2).a.-Table 1 for a property located at 317 Travis Street (previously 307 Travis St.), O T Roanoke Block 23 Lot 2.

Motion failed 2-2-0. Chairman Abigail Mayer and Commissioner Helen Ward were opposed.

D. ADJOURNMENT

Motion made by Lauren Turner second by Helen Ward to adjourn the meeting at 7:33 p.m.

Motion carried unanimously.

Abigail Mayer, Chairman

Sherry Gragg, City Secretary



AGENDA ITEM

TO: ZBA Board Members

SUBJECT: PH Notice SEP 2023-03 - 321 Travis Street

MEETING DATE: July 20, 2023

DEPARTMENT: City Secretary

ITEM SUMMARY:

Public hearing to consider a Special Exception Request (SEP 2023-03) from Lance and Mistelle Oakley, seeking relief from the City's Code of Ordinances Section 12.601.d.(3).a&b regarding lot coverage and 2nd story regulations for a property located at 321 Travis St , Lot 1 Block 23, Old Town Roanoke Addition.

INFORMATION:

STAFF RECOMMENDATION:

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. PH Notice - SEP-2023-03 - 321 Travis Street - Lot Coverage & 2nd Story



City of Roanoke Notice of Public Hearing Special Exception

NOTICE OF PUBLIC HEARING CITY OF ROANOKE SEP-2023-03

Roanoke Zoning Board of Adjustment

THE ROANOKE ZONING BOARD OF ADJUSTMENT WILL HOLD A PUBLIC HEARING ON THURSDAY, JULY 20, 2023, TO CONSIDER A SPECIAL EXCEPTION REQUEST FROM LANCE AND MISTELLE OAKLEY, SEEKING RELIEF FROM THE CITY'S CODE OF ORDINANCES SECTION 12.601.d.(3).a&b REGARDING LOT COVERAGE AND 2 ND STORY REGULATIONS FOR A PROPERTY LOCATED AT 321 TRAVIS ST , LOT 1 BLOCK 23, OLD TOWN ROANOKE ADDITION. THE PUBLIC HEARING WILL BE HELD AT 7:00 P.M. IN THE CITY COUNCIL CHAMBERS LOCATED AT 500 S OAK STREET, ROANOKE, TEXAS.

CERTIFICATION

I certify that the above notice was posted at City Hall, 500 South Oak Street, Roanoke, Texas, on Thursday, June 29, 2023 by 5:00 p.m.

April S. Hill, City Secretary

*Any person planning to attend this meeting that may require auxiliary aids or services should request accommodations two (2) days prior to the meeting by calling (817) 491-8152. **BRILLE IS NOT AVAILABLE.**

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AGENDA ITEM

TO: ZBA Board Members

SUBJECT: Special Exception (SEP 2023-03) 321 Travis Street

MEETING DATE: July 20, 2023

DEPARTMENT: Planning

ITEM SUMMARY:

Consideration and action on a Special Exception Request (SEP 2023-03) from Lance and Mistelle Oakley, seeking relief from the City's Code of Ordinances Section 12.601.d.(3).a&b regarding lot coverage and 2nd story regulations for a property located at 321 Travis St , Lot 1 Block 23, Old Town Roanoke Addition.

INFORMATION:

The Old Town Roanoke Neighborhood Design Overlay was adopted on July 12, 2016.

This lot was platted prior to the adoption of the overlay. The area of the lot is 50'x140', 7,000 sf.

The current zoning requires a minimum lot size of 60'x120', 7,200 sf.

The special exceptions being requested are as follows:

Sec.12.601 - Old Town Roanoke Neighborhood Design Overlay.

Item #1. The plans reflect the lot coverage at 29.4%.

Table 2: Lot Coverage Standards by Lot Size

<u>Lot Size (sf)</u>	<u>Lot Coverage (maximum)</u>
10,000 sf and under	25%

Item #2. A portion of the second floor is offset by more than 7.5', but not all portions of the second floor meet the required 7.5 ft. offset.

a.Height. Building height shall be a maximum of two (2) stories (not to exceed thirty feet (30')). All second floors shall be set back from the side property lines by an additional seven and one-half (7.5) feet.

Item #3. The second floor is more than 50% of the square footage of the first floor.

b.Lot coverage and massing. Second floor square footage shall be limited to a maximum of fifty percent (50%) of the first floor square footage.



AGENDA ITEM

(3)*Minor modifications.* Any modifications or appeals to any overlay standard shall be reviewed and considered for approval by a Special Exception Permit Application submitted to the Zoning Board of Adjustment.

STAFF RECOMMENDATION:

Staff recommends approval of the Special Exception request for the three items because similar exceptions have been previously approved.

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. SEP-2023-03 - 321 Travis Street
2. OAKLEY-SITE 6-20-23
3. OAKLEY-PLANS 6-20-23
4. OAKLEY-2 ELE 6-20-23
5. OAKLEY 1 ELEV 6-20-23 (1)
6. OAKLEY-ROOF 6-20-23



CITY OF ROANOKE
500 S. OAK STREET
ROANOKE, TEXAS 76262
(817) 491-2411

Zoning Board of Adjustment Application

Variance

Special Exception

Zoning Board Appeal

Name of Applicant	Address of Applicant	E-Mail
		Phone
		Mobile Phone
Name of Business		Type of Business
Property Address		Lot / Block / Subdivision

Explanation of
request:

For Variance please
state hardship:

Fees: Variance-\$200.00, Special Exception-\$200.00, Zoning Board Appeal-\$100.00. Fees are non-refundable. The Zoning Board of Adjustment meets on the 3rd Thursday of the month, at 7:00 p.m. in the City Hall Council Chamber located at 500 S. Oak Street. You will be notified by e-mail of the date the request will be presented before the ZBA. For a Variance or Special Exception, property owners located within 200 feet will be notified by mail. Electronic drawings and any additional information that needs to be reviewed prior to the meeting must be received with the application.

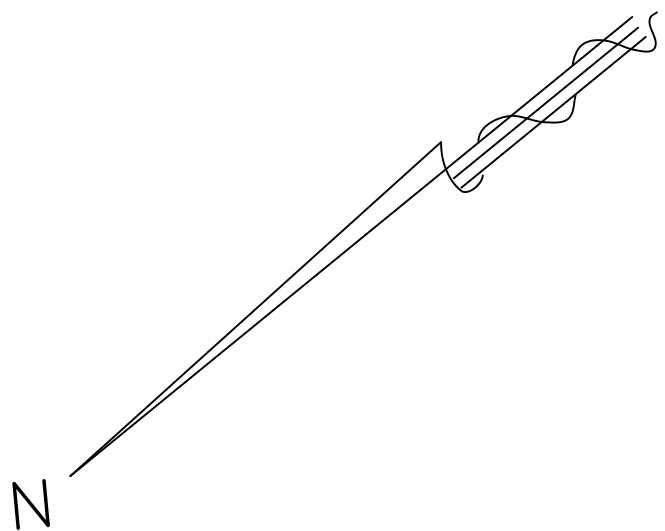
FOR OFFICE USE ONLY

Date Payment Received Paid 6/13/2023	Date of Meeting 07/20/2023	Date Notified 07/06/2023	Item No. _____ - _____
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RESIDENCE

SHEET TITLE:
SITE PLAN

SHEET NO. :
ST-1
OF 1 SHEETS

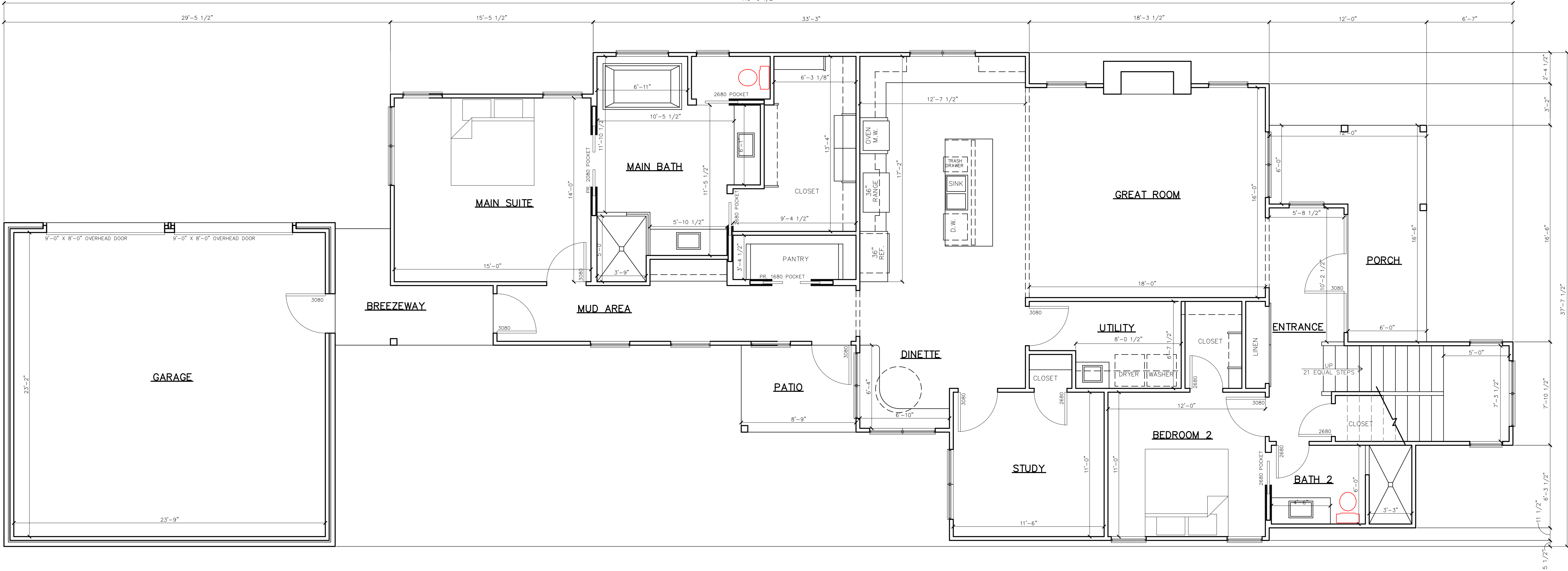


LOT SQUARE FOOTAGE
RESIDENCE SQUARE FOOTAGE (A/C)
PERCENTAGE OF LOT COVERAGE

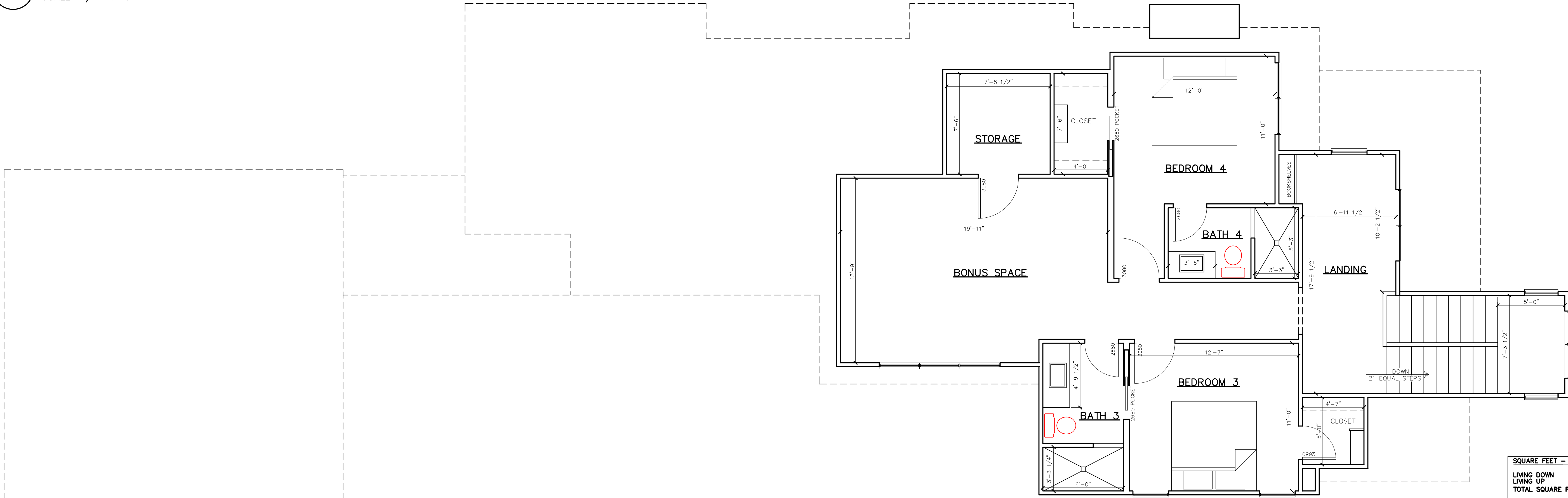
7,000 SQUARE FOOT
2,058 SQUARE FOOT
29.4% COVERAGE

<u>SQUARE FEET -- HOUSE</u>	
LIVING DOWN	2058 square feet
LIVING UP	1160 square feet
TOTAL SQUARE FEET	<u>3218 square feet</u>
COVERED PORCH	135 square feet
COVERED PATIO	58 square feet
BEEZEWAY	82 square feet
GARAGE	623 square feet
SLAB	2956 square feet
UNDER ROOF	4116 square feet

WARNING: These construction plans (the "Plans") whether in electronic or paper form, are the sole property of T.A.D. Designs. You must obtain the written permission of T.A.D. Designs prior to any use, reproduction or alteration of these Plans. Absent such written permission, the use, reproduction or alteration of these Plans by any means is strictly prohibited. All rights are reserved. Any Plans without a "red" T. A. D. Designs stamp affixed thereon means that such T.A.D. Designs has not authorized the use of the Plans, and, Accordingly, any use, reproduction or alteration so such Plans may result in civil liability and/or criminal prosecution to the user thereof.



1 GROUND LEVEL PRELIMINARY PLAN
SCALE: 1/4"=1'-0"



2 SECOND LEVEL PRELIMINARY PLAN
SCALE: 1/4"=1'-0"

SQUARE FEET - HOUSE	
LIVING DOWN	2058 square feet
LIVING UP	1160 square feet
TOTAL SQUARE FEET	3218 square feet
COVERED PORCH	135 square feet
COVERED PATIO	58 square feet
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A RESIDENCE FOR
MISTELLE and LANCE OAKLEY
TRAVIS STREET
ROANOKE, TEXAS

RESIDENCE

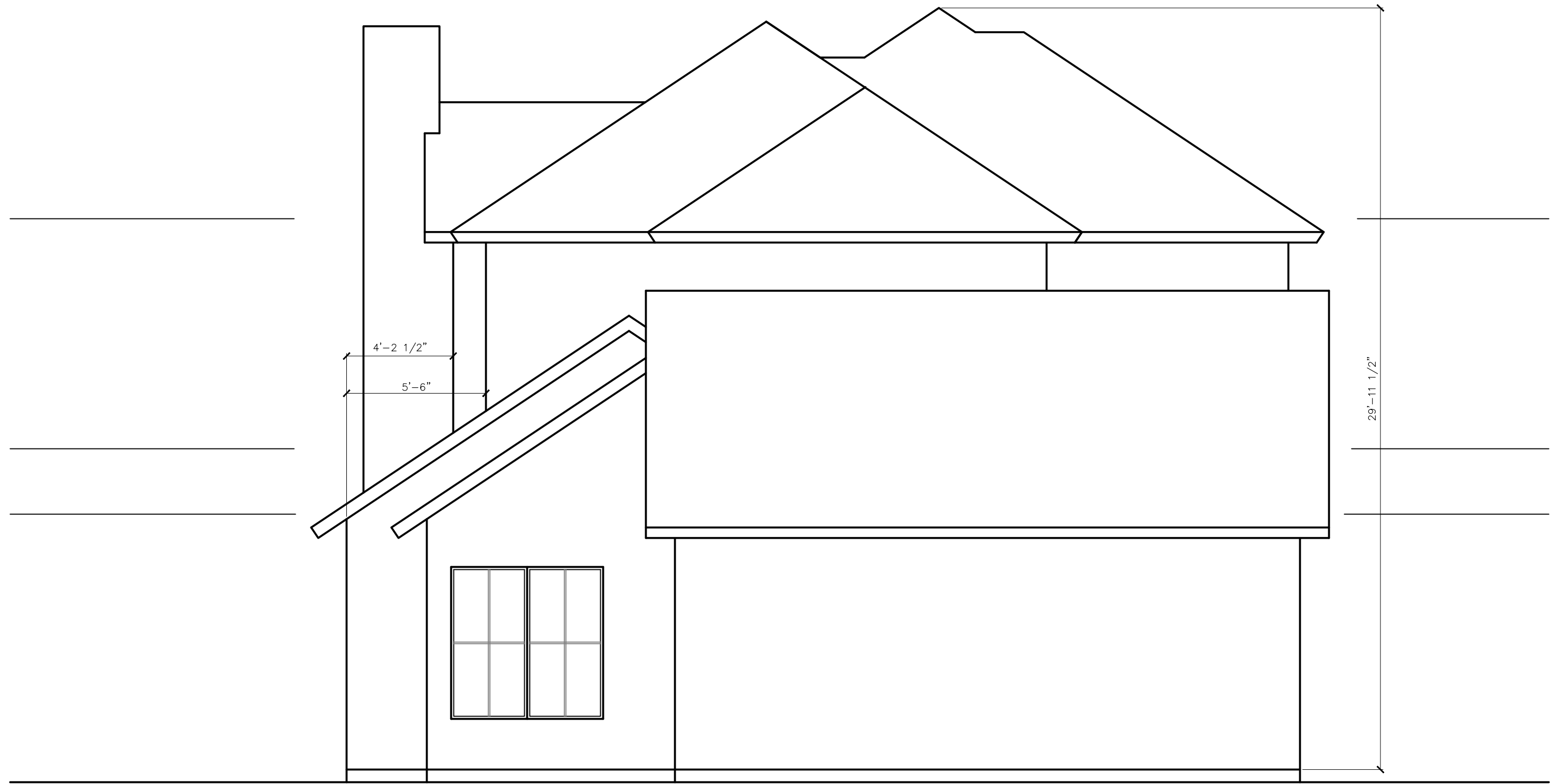
PROJECT NO. :

DATE:
MAY 10, 2023

REVISIONS:
MAY 26, 2023
JUNE 16, 2023
JUNE 20, 2023

SHEET TITLE:
FLOOR PLANS

SHEET NO. :
A-1
OF 1 SHEETS.



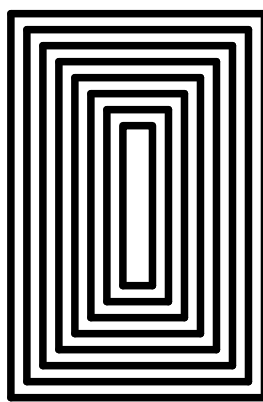
1 REAR ELEVATION
SCALE: 1/4"=1'-0"



2 LEFT ELEVATION
SCALE: 1/4"=1'-0"

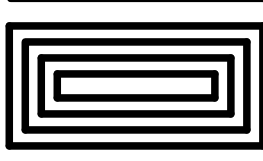
SQUARE FEET - HOUSE	
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A RESIDENCE FOR
MISTELLE and LANCE OAKLEY
TRAVIS STREET
ROANOKE, TEXAS

RESIDENCE



PROJECT NO. :

DATE:
MAY 10, 2023

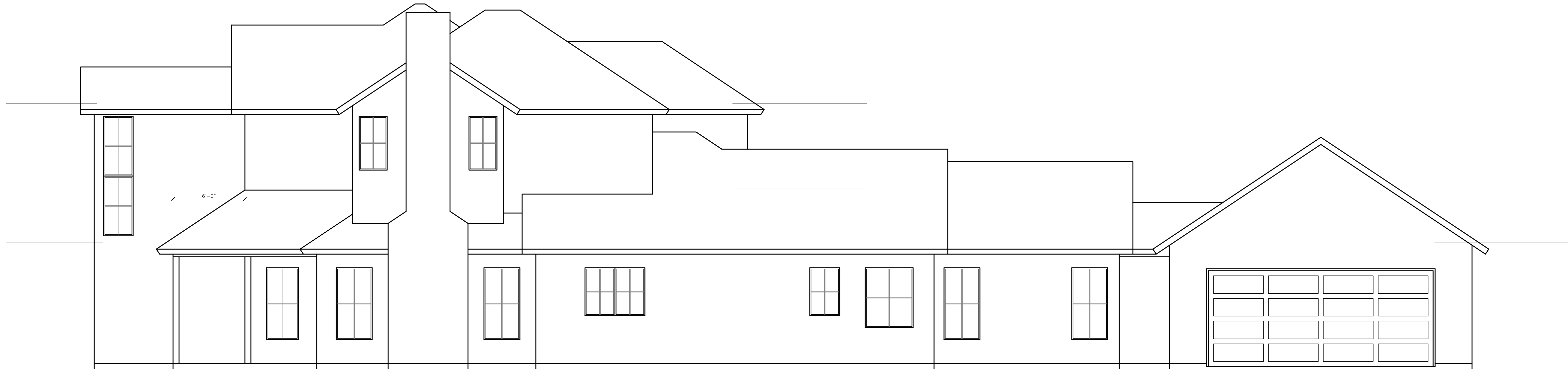
REVISIONS:
MAY 26, 2023
JUNE 16, 2023
JUNE 20, 2023

SHEET TITLE:
ELEVATIONS

SHEET NO. :
A-3
OF 4 SHEETS.



1 FRONT ELEVATION – TRAVIS STREET
SCALE: 1/4"=1'-0"



2 RIGHT ELEVATION – N. WALNUT STREET
SCALE: 1/4"=1'-0"

SQUARE FEET – HOUSE	
LIVING DOWN	2058 square feet
LIVING UP	1160 square feet
TOTAL SQUARE FEET	3218 square feet
COVERED PORCH	135 square feet
COVERED PATIO	58 square feet
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A RESIDENCE FOR

MISTELLE and LANCE OAKLEY

TRAVIS STREET
ROANOKE, TEXAS

RESIDENCE

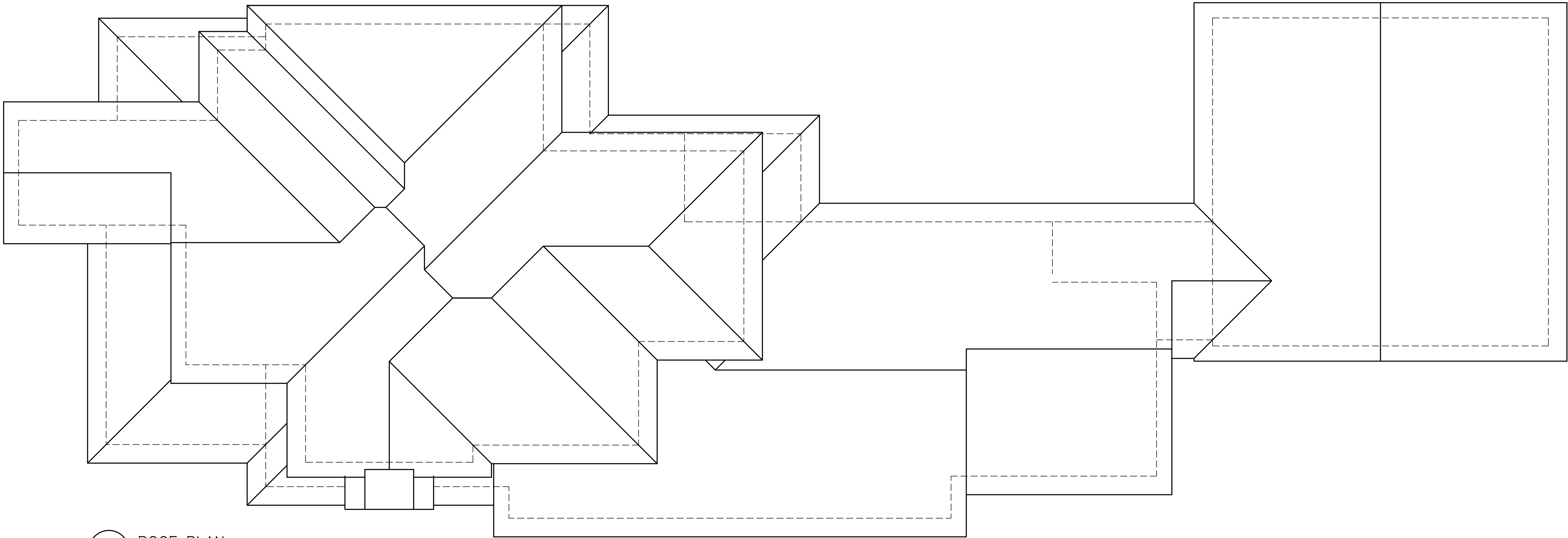
PROJECT NO. :

DATE:
MAY 10, 2023

REVISIONS:
MAY 26, 2023
JUNE 16, 2023
JUNE 20, 2023

SHEET TITLE:
ELEVATIONS

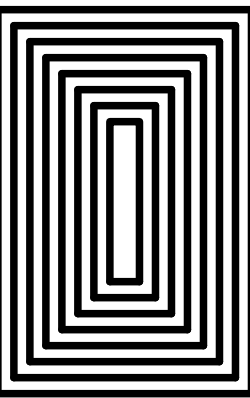
SHEET NO. :
A-2
OF
4 SHEETS.



1 ROOF PLAN
SCALE: 1/4"=1'-0"

SQUARE FEET – HOUSE	
LIVING DOWN	2058 square feet
LIVING UP	1160 square feet
TOTAL SQUARE FEET	3218 square feet
COVERED PORCH	135 square feet
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A RESIDENCE FOR
MISTELLE and LANCE OAKLEY
TRAVIS STREET
ROANOKE, TEXAS

PROJECT NO. :

DATE:
MAY 10, 2023

REVISIONS:
MAY 26, 2023
JUNE 16, 2023
JUNE 20, 2023

SHEET TITLE:
ROOF PLAN

SHEET NO. :
A-4
OF 4 SHEETS.



AGENDA ITEM

TO: ZBA Board Members

SUBJECT: PH Notice - V 2023-03 - 321 Travis Street

MEETING DATE: July 20, 2023

DEPARTMENT: City Secretary

ITEM SUMMARY:

Public hearing to consider a Variance (V 2023-03) request from Lance and Mistelle Oakley, seeking relief from the City's Code of Ordinances Section 12.601.d.(2).a. Table 1 regarding primary building setbacks for a property located at 321 Travis St , Lot 1 Block 23, Old Town Roanoke Addition.

INFORMATION:

STAFF RECOMMENDATION:

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. PH Notice - V-2023-03 - 321 Travis Street - Primary Building Setbacks



City of Roanoke Notice of Public Hearing Variance Request

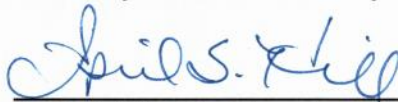
NOTICE OF PUBLIC HEARING CITY OF ROANOKE V-2023-03

Roanoke Zoning Board of Adjustment

THE ROANOKE ZONING BOARD OF ADJUSTMENT WILL HOLD A PUBLIC HEARING ON THURSDAY, JULY 20, 2023, TO CONSIDER A VARIANCE REQUEST FROM LANCE AND MISTELLE OAKLEY, SEEKING RELIEF FROM THE CITY'S CODE OF ORDINANCES SECTION 12.601.d.(2).a. TABLE 1 REGARDING PRIMARY BUILDING SETBACKS FOR A PROPERTY LOCATED AT 321 TRAVIS ST, LOT 1 BLOCK 23, OLD TOWN ROANOKE ADDITION. THE PUBLIC HEARING WILL BE HELD AT 7:00 P.M. IN THE CITY COUNCIL CHAMBERS LOCATED AT 500 S OAK STREET, ROANOKE, TEXAS.

CERTIFICATION

I certify that the above notice was posted at City Hall, 500 South Oak Street, Roanoke, Texas, on Thursday, June 29, 2023, by 5:00 p.m.



April S. Hill, City Secretary

****Persons with disabilities who plan to attend this meeting, who may need auxiliary aids or services are requested to contact April S. Hill, City Secretary, at City Hall, (817) 491-2411 two (2) days prior to the meeting so that appropriate arrangements can be made. BRAILLE IS NOT AVAILABLE.**

-  A public wireless network is now available in the Council Chambers for use during meetings. It is available from 7am to 11pm Monday thru Friday. The name of the network is: City Hall Guests



AGENDA ITEM

TO: ZBA Board Members

SUBJECT: Variance (2023-03) 321 Travis Street (Side Yards)

MEETING DATE: July 20, 2023

DEPARTMENT: Planning

ITEM SUMMARY:

Consideration and action on a Variance (V 2023-03) request from Lance and Mistelle Oakley, seeking relief from the City's Code of Ordinances Section 12.601.d.(2).a. Table 1 regarding primary building setbacks for a property located at 321 Travis St , Lot 1 Block 23, Old Town Roanoke Addition.

INFORMATION:

The applicant is requesting 5' sideyard on the interior side, and 7' on the street side. This lot was platted prior to the adoption of the overlay and similar variances have been approved for lots platted prior to the overlay.

****The application does not request a rear yard set back. The site plan shows an attached garage five (5) feet from the rear property line. Detached garages are permitted to be five (5) feet from the property line and attached must meet the setback of the primary building.**

Table 1 Primary Building Setbacks

Corner Lot					
Front (Primary Street)		Front (Secondary Street)		Side (min.)	Rear (min.)
Minimum	Maximum	Minimum	Maximum		
20 feet	30 feet	15 feet	30 feet	7.5 feet	20 feet

(3) Findings of Undue Hardship.

(A) In order to grant a variance, the Board must make findings that an undue hardship exists, using the following criteria:

- (i) That literal enforcement of the controls will create an unnecessary hardship or practical difficulty in the development of the affected property;
- (ii) That the situation causing the hardship or difficulty is neither self-imposed nor generally affecting all or most properties in the same zoning district;
- (iii) That the relief sought will not injure the permitted use of adjacent conforming property; and



AGENDA ITEM

(iv) That the granting of a variance will be in harmony with the spirit and purpose of the [Section].

(2) *Conditions Required for Variance.* No variance shall be granted without providing public notice and holding a public hearing on the variance request in accordance with [Section 12.99](#) of this chapter and the Board shall make findings:

(A) That there are special circumstances or conditions affecting the land involved such that the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of his/her land;

(B) The circumstances or conditions are not economic hardships created by the property owner;

(C) That the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant;

(D) That the granting of the variance will not be detrimental to the public health, safety or welfare, or injurious to other property within the area; and

(E) That the granting of the variance will not have an adverse effect on surrounding properties, preventing the use and enjoyment of other land within the area in accordance with the provisions of this chapter. Such findings of the Board, together with the specific facts upon which such findings are based, shall be incorporated into the official minutes of the Board meeting at which such variance is granted. Variances may be granted only when in harmony with the general purpose and intent of this chapter so that the public health, safety and welfare may be secured and that substantial justice may be done.

STAFF RECOMMENDATION:

Staff recommends approval of the variance for the side yards only. This request does not include a rear yard setback.

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. V-2023-03 - 321 Travis Street
2. OAKLEY-SITE 6-20-23



CITY OF ROANOKE
500 S. OAK STREET
ROANOKE, TEXAS 76262
(817) 491-2411

Zoning Board of Adjustment Application

Variance

Special Exception

Zoning Board Appeal

Name of Applicant	Address of Applicant	E-Mail
		Phone
		Mobile Phone
Name of Business		Type of Business
Property Address		Lot / Block / Subdivision

Explanation of
request:

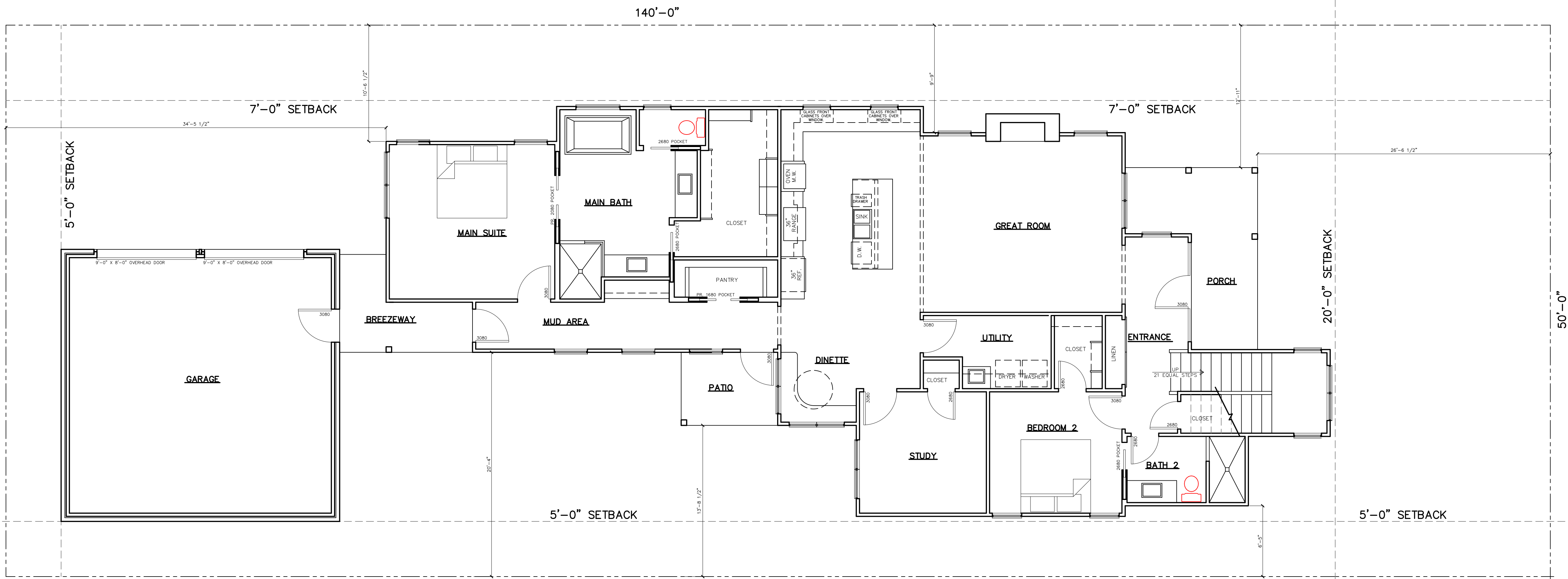
For Variance please
state hardship:

Fees: Variance-\$200.00, Special Exception-\$200.00, Zoning Board Appeal-\$100.00. Fees are non-refundable. The Zoning Board of Adjustment meets on the 3rd Thursday of the month, at 7:00 p.m. in the City Hall Council Chamber located at 500 S. Oak Street. You will be notified by e-mail of the date the request will be presented before the ZBA. For a Variance or Special Exception, property owners located within 200 feet will be notified by mail. Electronic drawings and any additional information that needs to be reviewed prior to the meeting must be received with the application.

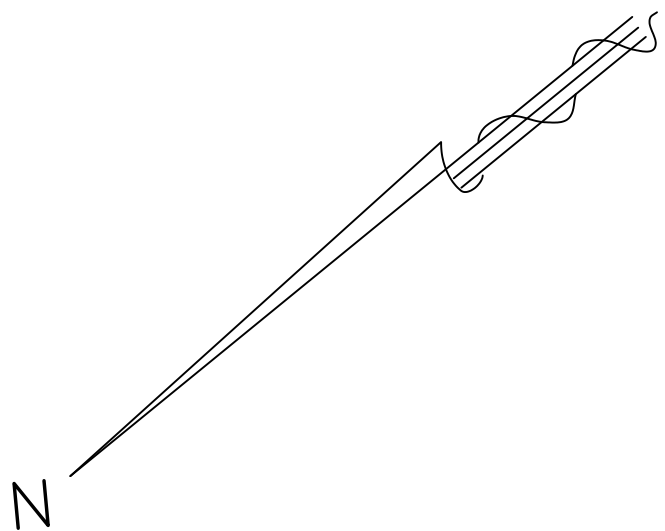
FOR OFFICE USE ONLY

Date Payment Received Paid 6/13/2023	Date of Meeting 07/20/2023	Date Notified 07/06/2023	Item No. _____ - _____
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WALNUT STREET



TRAVIS STREET



1 PROPOSED SITE PLAN
SCALE: 3/16"=1'-0"

LOT SQUARE FOOTAGE 7,000 SQUARE FOOT
RESIDENCE SQUARE FOOTAGE (A/C) 2,058 SQUARE FOOT
PERCENTAGE OF LOT COVERAGE 29.4% COVERAGE

SQUARE FEET - HOUSE	
LIVING DOWN	2058 square feet
LIVING UP	1160 square feet
TOTAL SQUARE FEET	3218 square feet
COVERED PORCH	135 square feet
COVERED PATIO	58 square feet
BREEZEWAY	82 square feet
GARAGE	623 square feet
SLAB	2956 square feet
UNDER ROOF	4116 square feet

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A RESIDENCE FOR
MISTELLE and LANCE OAKLEY
TRAVIS STREET
ROANOKE, TEXAS

RESIDENCE

PROJECT NO. :

DATE:
MAY 10, 2023

REVISIONS:
MAY 26, 2023
JUNE 16, 2023
JUNE 20, 2023

SHEET TITLE:
SITE PLAN

SHEET NO. :
ST-1
OF 1 SHEETS: