

BOARD OF ADJUSTMENT AND APPEALS

Tuesday - April 26, 1966 - 8:00 A.M.

CONFERENCE ROOM - CITY HALL

Members Present: Warren Turner, chairman, Anthony Mastrovich,
Rudolph Susman, E. H. Settle, Cecil Hobbs,
John Frazier

Others Present: John Carson, Don Warner

I. MINUTES APPROVED

Mr. Frazier moved to approve the minutes of the April 19 meeting. Mr. Settle seconded. Motion carried.

II. REQUEST FOR A VARIANCE ON SIDE LOT REQUIREMENT FOR THE ADDITION OF A ROOM LOCATED ON BLOCK 3 LOT 9, WILCOX BIXBY SUBDIVISION DENIED. (2225 Texas Avenue)

The 3-foot side yard variance with a 2-foot overhang asked by Mr. Carson would be an extension of the non-conforming condition with its 1-foot side yard clearance already in existence. In the past a 3-foot side yard minimum was allowed. Present Zoning Ordinance and regulations require 5-foot side yards with no part of structure being built less than 3 feet from the property line.

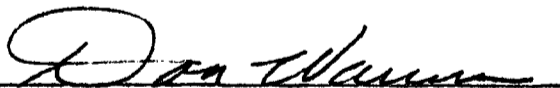
Mr. Carson rejected a proposal to build to the 3-foot minimum with no overhang because of roof alignment.

It was suggested that Mr. Carson consider asking the property owner to the east to sell 2 feet. The additional footage would bring Mr. Carson's property into conformity and would give Mr. Carson the necessary clearance to build the desired room.

Mr. Settle made a motion to deny the request for the side lot variance. Mr. Susman seconded. Motion carried.

III. ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned.



Don Warner
Development Director