

Minutes  
Board of Adjustment  
May 28, 2013 – 5:30 P.M.  
Commission Chambers – City Offices  
105 North Rose Avenue

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**Those Present:** Daryl Chisholm, Lance Adams, Michael Cox, Linda Harris, Andy McCuiston, City Manager; Malcolm Bufkin, Fire Chief; Heather Robertson, City Secretary; Robert Alexander, Brandy Taylor, Lesli Howk, Bobby Anderson.

**1. Call to Order.**

Daryl Chisholm at 5:46 P.M. a quorum was established

**2. Approval of Meeting Minutes**

Daryl Chisholm made a motion, seconded by Lance Adams to approve the minutes. When the motion was put to vote, it prevailed as follows: Ayes: Chisholm, Adams, Cox, Harris. Nays: None. Absent: Morse.

**3. Schedule Agenda Items:**

- a. BA 13-03 – Brandy Sirianna requests variance 22-12-204(j), 20' front yard setback to the north, and 9' side yard setback to the west to build a carport, 1333 W. 2<sup>nd</sup>, Mesquite Addition, Block 1, Lot 13, Breckenridge, Texas 76424**

Fire Chief Bufkin presented pictures of the property and informed where the carport would be at, this would not block visibility for oncoming traffic.

Linda Harris asked if the City had received any complaints on this request, Fire Chief Bufkin stated that no complaints have been received.

Lance Adams asked if the carport would block the stop sign to what Fire Chief Bufkin responded by saying that it would not block the sign.

Linda Harris made a motion, seconded by Michael Cox to approve Brandy Sirianna requests variance 22-12-204(j), 20' front yard setback to the north, and 9' side yard setback to the west to build a carport, 1333 W. 2<sup>nd</sup>, Mesquite Addition, Block 1, Lot 13, Breckenridge, Texas 76424. When the motion was put to vote, it prevailed as follows: Ayes: Chisholm, Adams, Cox, Harris. Nays: None. Absent: Morse.

- b. BA 13-02 – R.W. Anderson requests variance 22-12-204(j), 4' side yard setback to the south, and 14' rear yard setback to the west to the build garage, Lakeview Hills IV Addition, Block 1, Lot 5, Breckenridge, Texas 76424**

Fire Chief Bufkin presented pictures of the property, he stated that homes need to be 75% stone or rock and garages have to be built to match the home.

Lance Adams asked Mr. Anderson if the building was going to be made of metal. Mr. Anderson responded by saying that he was thinking of using metal.

Lance Adams stated that he thought that garages needed to be similar to the homes. Daryl Chisholm stated that he was not sure if that was the case for this garage since the property does not have a home.

Linda Harris asked Mr. Anderson if the garage was going to be behind his home to what Mr. Anderson responded by saying that it would. Fire Chief Bufkin stated that an alley would separate the garage and the home, since Mr. Anderson owns multiple lots.

Fire Chief Bufkin asked the Board of Adjustment members if they had read the restrictions, homes have to be at least 75% brick or stone and garages can hold no more than 3 vehicles. Daryl Chisholm read the restrictions, Fire Chief Bufkin stated that a residence is usually built first but in this case the garage is being build first which makes this case unique.

Linda Harris asked if a residence was going to be built on this property. Mr. Anderson stated that he does not have plans for that at this time.

Daryl Chisholm asked if the City had received any complaints on this request, City Secretary Robertson stated that no complaints have been received.

Lance Adams asked if the City has any objection, Fire Chief stated that this is not up to the City this is up to the Board of Adjustment

Lance Adams asked that since the garage has to match the home and this has to be 75% stone or rock does this mean that the garage should already be made out to meet these requirements. Mr. Anderson responded that there are a few other locations that have garages and these are not made out to meet the 75% stone or rock requirement o Lane.

Daryl Chisholm made a motion, seconded by Linda Harris to approve R.W. Anderson requests variance 22-12-204(j), 4' side yard setback to the south, and 14' rear yard setback to the west to the build garage, Lakeview Hills IV Addition, Block 1, Lot 5, Breckenridge, Texas 76424. When the motion was put to vote, it prevailed as follows: Ayes: Chisholm, Adams, Cox, Harris. Nays: None. Absent: Morse.

- c. **BA 13-04 – Lesli Howk requests variance 22-12-204(j), 10' side yard setback to the south to build carport, 108 Medina Court, Country Club Estates Additional, Block F, Lot 5, Breckenridge, Texas 76424**

Fire Chief Bufkin presented pictures of the property the car port will come out even to the privacy fence.

Daryl Chisholm asked if the City had received any complaints on this request, Fire Chief Bufkin stated that no complaints have been received.

Lance Adams asked if the carport was going to match the home, to what Lesli Howk stated that it would match the home.

Michael Cox made a motion, seconded by Lance Adams to approve Lesli Howk requests variance 22-12-204(j), 10' side yard setback to the south to build carport, 108 Medina Court, Country Club Estates Additional, Block F, Lot 5, Breckenridge, Texas 76424. When the motion was put to vote, it prevailed as follows: Ayes: Chisholm, Adams, Cox, Harris. Nays: None. Absent: Morse.

**4. Discussion Items**

None

**5. Citizens Presentation.**

None

**6. Adjourn**

Daryl Chisholm made a motion, seconded by Linda Harris to adjourn. When the motion was put to vote, it prevailed as follows: Ayes: Chisholm, Adams, Cox, Harris. Nays: None. Absent: Morse.

  
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Bob Sims

SEAL

  
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Heather Robertson, City Secretary

