



AGENDA
BOARD OF ADJUSTMENT-SPECIAL MEETING
WEDNESDAY, AUGUST 21, 2024
1371 WEST FM 550 - MCLENDON-CHISHOLM, TEXAS 75032
6:30 PM

Page

- 1. CALL TO ORDER**
- 2. INVOCATION AND PLEDGE OF ALLEGIANCE TO U.S. AND TEXAS FLAGS**
- 3. RULES OF DECORUM**
- 4. CITIZEN COMMENTS**
- 5. ITEMS FOR CONSIDERATION AND ACTION**
 - 5.1. Applicant is requesting approval of a reduction in the required side yard setback from 25 feet to 10 feet for the addition of a single car garage located at 720 Kensington Dr. McLendon-Chisholm, Texas 75032
[BOA Staff Report Sparacio FINAL](#)
[BOA Application Sparacio](#)
- 6. ADJOURN**

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I, Angela Jennings, do hereby certify that the above Notice of Meeting of the City Council of McLendon-Chisholm, Texas was posted or before 5:00 p.m., August 16, 2024, on the outside bulletin board at City Hall, a place convenient and readily accessible to the public at all times.



BOARD OF ADJUSTMENT – CITY OF MCLENDON-CHISHOLM, TEXAS

DATE: August 15, 2024

Applicant: Ruthann Sparacio
720 Kensington Dr.
Rockwall, Texas 75032

Representative: Ruthann Sparacio

Property owner: Ruthann Sparacio
720 Kensington Dr.
Rockwall, Texas 75032

Location: The property, located at 720 Kensington Dr, McLendon-Chisholm, Texas 75032, is a 1.12-acre tract of land located in the Kensington Park subdivision, with frontage on Kensington Drive. Lot 6, Block D, Kensington Park Phase 1 contains 1.12 acres of land. The Rockwall CAD property identification number is 85856.

BOARD OF ADJUSTMENT MEETING DATE: August 21, 2024

REQUEST:

The applicant is requesting approval of a reduction in the required side yard setback from 25 feet to 10 feet for the addition of a single car garage.

[Powers and Duties of the Board of Adjustment]

The board of adjustment shall have the power and exercise the duties of a board in accordance with Texas Local Government Code Chapter 211.009(a). Board members are representatives of the city and may:

1.

Hear and decide an appeal that alleges error in an order, requirement, decision, or determination made by a mayor or his/her designee in the enforcement of this ordinance;

2.

Hear and decide special exceptions to the terms of the zoning ordinance; in this regard the board may grant only special exceptions that are authorized by the express terms of the ordinance;

3.

Authorize in specific cases a variance from the terms of the zoning ordinance if the variance is not contrary to the public interest and, due to special conditions, a literal enforcement of the ordinance would result in unnecessary hardship, and so that the spirit of the ordinance is observed and substantial justice is done;

4.

Hear and decide other matters authorized by the council;

5.

To consider, decide, and make provisions for the amortization of an owner's investment in nonconforming uses or structures when specifically requested by the city council; and

6.

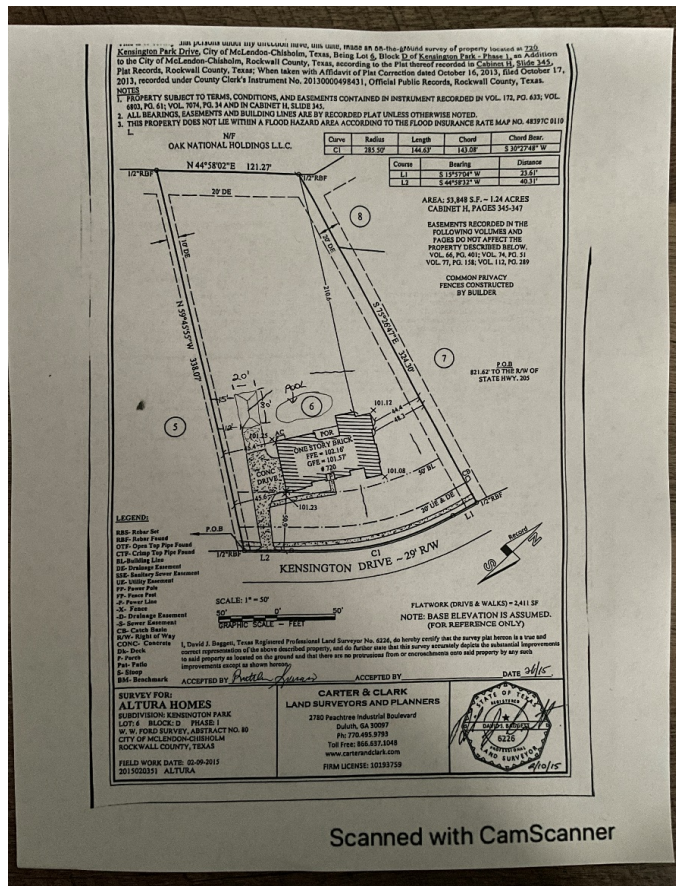
To subpoena witnesses, administer oaths and require the production of documents.

Background Information:

The required side yard setback is 25 feet, however there is a swimming pool present, and the applicant believes the proposed single-car garage would be too close to the pool. The current zoning for this development (Kensington Park) is a PD – Planned Development that follows the City of McLendon-Chisholm's Single Family (SF) 1.5 zoning district regulations with minor modifications.

Based upon the site plan provided by the applicant, the minimum distance from the side property line to the edge of the concrete adjacent to the pool area is 50 feet.

Requested Site Plan



Scanned with CamScanner

Aerial view of subject property





APPLICATION TO REQUEST A HEARING
BEFORE THE CITY OF MCLENDON-CHISHOLM
BOARD OF ADJUSTMENT

DATE OF APPLICATION 7-10-2024 CASE # _____

NAME OF APPLICANT RUZHANW SPARAKIO

ADDRESS 720 KENSINGTON PHONE NO. 214-244-7240

ROCKWALL TX BUSINESS PHONE NO. 902-782-1770

DESCRIPTION OF PROPERTY LOT NUMBER _____ BLOCK NUMBER _____

LEGAL DESCRIPTION OF PROPERTY: SINGLE FAMILY RESIDENCE

ADDRESS OF PROPERTY: 720 KENSINGTON DR. ROCKWALL TX

REASON FOR REQUEST: WANT ADD SINGLE CAR GARAGE
AT 25' SETBACK, BUILDING WOULD BE TOO CLOSE TO
POOL, REQUESTING 10' SETBACK.

SIGNATURE OF APPLICANT Ruzhanw Sparakio

Applicant must provide a survey or plat showing location of proposed improvements and existing structures as related to all boundary lines, pictures and descriptions of project, materials descriptions and list of property owners and address within 200'.

FEE \$400.00 and All Consulting Fees DATE/AMOUNT PAID: _____
RECEIPT #: _____

FOR CITY USE ONLY
DATE AND TIME OF MEETING SCHEDULED _____

REQUEST FOR VARIANCE GRANTED/DENIED.
IF DENIED, REASON. _____