



NOTICE OF A PUBLIC MEETING

AN AGENDA OF A REGULAR MEETING OF THE
ZONING BOARD OF ADJUSTMENT
FOR THE CITY OF SAN ANGELO, TEXAS
Monday, July 11th of 2016, at 1:30 p.m.
MCNEASE CONVENTION CENTER
IN COUNCIL CHAMBERS
(SOUTH MEETING ROOM)
501 RIO CONCHO DRIVE

ALL MATTERS LISTED ON THE AGENDA ARE SUBJECT TO INDIVIDUAL DISCUSSION AND ACTION BY THE ZONING BOARD OF ADJUSTMENT.

- I. **Call to order and establish that a quorum is present.**

- II. **Review and take any action related to minute record of the regular meeting held on Monday, June 6, 2016.**

III. **ZBA16-08: Darnell Construction** **SMD #1 – Bill Richardson**

A request for a Variance from Section 509.B.3.a of the Zoning Ordinance to allow for a 6-foot-high privacy fence to extend into the required front yard of a property in lieu of the maximum 4 feet for property located within the General Commercial (CG) Zoning District.

IV. **ZBA 16-09: DeLaRosa** **SMD #4 – Lucy Gonzales**

Requests for the following: (a) a Variance from Section 501.A of the Zoning Ordinance to allow for a 13-foot rear yard setback along the east property line in lieu of 25 feet to support an existing building addition and (b) a Variance from Section 501.A of the Zoning Ordinance to allow for an 18-foot rear yard setback along the east property line in lieu of 25 feet to support a proposed covered porch for property located within the Single-family Residential (RS-1) Zoning District.

V. **ZBA16-10: Backus** **SMD #5 – Elizabeth Grindstaff**

A request for a Variance from Section 501.A of the Zoning Ordinance to allow for a 2-foot side yard setback along the north property line in lieu of five (5) feet for property located within the Single-family Residential (RS-1) Zoning District.

VI. **ZBA16-11: Netz** **SMD #2 – Marty Self**

A request for approval of a Variance from Section 501.A of the Zoning Ordinance to allow a 5-foot side yard setback in lieu of 15 feet to build a carport to the rear of the house for property located within the Ranch & Estate (R&E) Zoning District.

VII. **ZBA16-12: Meeks** **SMD #1 – Bill Richardson**

A request to delete Condition of Approval #1 from the Zoning Board of Adjustment's January 4, 2016, meeting for Case ZBA15-26, in the name of Chad Meeks, which reads: "If the nonconforming structure (single family residence) is destroyed or damaged by 50% or more, the nonconforming structure shall be rebuilt with the required 25-foot front yard setback as dictated by the Zoning Ordinance, Chapter 12, Section 501."

VIII. **ZBA16-13: Elkins** **SMD #1 – Bill Richardson**

Requests for the following: (a) a Variance to amend Condition #2 of Case ZBA04-43, as approved on September 13, 2004, to read as follows: "That any portion of the proposed carport situated closer than 25 feet from the front property line, except for where said carport may be attached to the porch, shall have a minimum of 7-1/2 feet from the finished floor level which is open or unencumbered by any walls, screening or glazing of any kind," and (b) a Variance from Section 501.A of the Zoning Ordinance to allow for a 14-foot front yard setback in lieu of 25 feet for an existing porch for property located within the Single-family Residential (RS-1) Zoning District.

IX. **Director's Report**

X. **Next Meeting Agenda**

The next regular meeting of the Zoning Board of Adjustment is scheduled to begin at 1:30 p.m. on **Monday, August 1, 2016**, in the McNease Convention Center.

XI. Adjournment

This notice of meeting was posted on the bulletin board at the City of San Angelo's City Hall before 1:30 p.m. on the 8th day of June 2016, in accordance with Chapter 551 in the Government Code of the State of Texas.



Rebeca A. Guerra, AICP, LEED-AP, CPD
Secretary to the Zoning Board of Adjustment

THE MCNEASE CONVENTION CENTER IS ACCESSIBLE TO PERSONS WITH DISABILITIES. ACCESSIBLE ENTRIES AND SPECIALLY MARKED PARKING SPACES ARE AVAILABLE AT BOTH MAIN ENTRANCES ON SURBER DRIVE AND RIO CONCHO DRIVE. IF ADDITIONAL ASSISTANCE IS NEEDED TO OBSERVE OR COMMENT, PLEASE NOTIFY THE PLANNING DIVISION OFFICE AT (325) 657-4210 OR IN SAN ANGELO'S COMMUNITY DEVELOPMENT BUILDING AT 52 WEST COLLEGE AVENUE, AT LEAST 24 HOURS PRIOR TO THE MEETING.