

**NOTICE OF BOARD OF ADJUSTMENTS MEETING  
JULY 1ST, 2013 7:00 PM  
SHADY SHORES COMMUNITY CENTER  
101 S. SHADY SHORES ROAD  
SHADY SHORES, TX 76208**

**AGENDA**

**1. CALL TO ORDER – The meeting was called to order at 7:00 PM.**

**2. PUBLIC HEARING-** Conduct a public hearing relative to a request made by Morris Whitener of 100 Cove Rd., for a variance to the Zoning Ordinance, more specifically a variance to the rear yard setback requirements at the property known as 100 Cove Dr.

a. Open Public Hearing

**Patty Durkin made the motion to open the public hearing. Cindy Aughinbaugh seconded. Motion carried.**

b. Property Owner Comments

**The homeowners explained that they need a variance on the rear setback. The lot is a parallelogram and the house exceeds the setback on the back left corner by 3’5” at the largest distance. They cannot find another way to put the house on the lot. The property owners also explained that the house is less than 2,000 square feet. The property owners explained they are grandfathered in as the lot was plotted before the current Zoning Ordinance.**

c. Public Comments

**A resident asked about the address. Mayor Spencer said that the original address was 100 Cove, but since it was split, we are going to assign it 102 Cove Dr., as 100 Cove is already taken by another house.**

d. Rebuttal, if desired

**104 Cove Dr.**

**This resident asked where on the lot the property is being located and the council explained.**

e. Close Public Hearing

**The Council wanted further clarification on the conditions of granting the variance as well as if the house size is grandfathered in. Paula Woolworth made a motion to close the public hearing. Matthew Haines seconded. Motion carried.**

**3. ACTION REGARDING PUBLIC HEARING-** Consider and take action relative to variance request made by Mr. Whitener for a variance to the rear yard setback lines for his property at 100 Cove Dr.

**Patty Durkin made a motion to table the request until the July 17<sup>th</sup> meeting. Paula Woolworth seconded. Motion carried.**

As authorized by section 551.071(2) of the Texas Government Code, this meeting may be convened into closed executive session for the purpose of seeking confidential legal advice from the town attorney on any agenda item listed herein.

**4. ADJOURN**

**Patty Durkin made a motion to adjourn. Matthew Haines seconded. Motion carried.**

PASSED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013

\_\_\_\_\_ Cindy Spencer, Mayor