

**MINUTES – REGULAR MEETING
BOARD OF ADJUSTMENTS – CITY OF GLEN ROSE, TEXAS
September 30, 2015**

The Board of Adjustments (BOA) of the City of Glen Rose met at 6:30 p.m. on September 30, 2015, at the City Hall, located at 201 NE Vernon Street.

AGENDA

1. Call to order
2. Pledge of Allegiance
3. Roll Call.
4. Approval of minutes from the previous Board of Adjustments meeting on May 20, 2015.
5. Discussion and action on a request for a variance to side yard setbacks in order to extend the covered front porch roof to the corner of the building, a single family residence located at 105 NE Vine Street, Glen Rose, Texas. This property is a legal non-conforming property owned by Emmie Ferrara.
6. Adjournment.

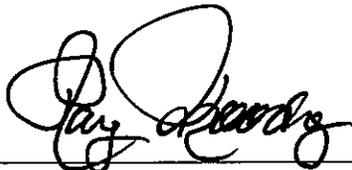
ACTION ON AGENDA ITEMS:

1. Chairperson Jennifer Miller called the meeting to order at 6:31 p.m.
2. Members and citizens recited the Pledge of Allegiance.
3. Roll call. Chairperson Miller called roll. Members that were present: Danielle Elliott, Burlene Moore, John Pruitt, and alternate Member Carmen Lewis. Member Johnetta Crane was out on an excused absence. Ray Moody, Code Enforcement Officer/BOA Staff Representative was also present.
4. Member Lewis made a motion to approve the minutes from the BOA meeting of May 20, 2015. Member Moore seconded the motion. The vote was 5/0 to approve the minutes.
5. Mrs. Ferrara, the property owner of 105 NE Vine Street asked that her husband speak for both of them. Mr. Ferrara briefed the Commission. He explained that they had extended the front concrete porch approximately three feet on each side. Their desire was to extend the porch roof on each side of the extended concrete porch, so that the entire porch was covered. Mr. Moody, Code Enforcement Officer and Building Official for the City briefed the Commission. Mr. Moody explained that the structure was a legal non-conforming structure and the City Ordinance did not allow any additions to this classification of structures. Mr. Moody explained to the Commission that it was the easterly side of the structure that was the legal

non-conforming issue on the property because it was too close to the side yard property line, which requires a 7 foot setback. Currently the building is approximately 4 1/2 feet from the side property line. He further explained that the BOA had the authority to authorize an addition up to 25% of the structure. A motion was made by Commissioner Pruitt to allow the extension of the porch roof with the restriction that the extended porch roof does not extend pass the sides of the structure. Commissioner Elliott seconded the motion. The Commission voted 5/0 to approve the extension with the restriction.

6. Being no further business before the Commission, Chairperson Miller adjourned the meeting at 6:38 pm.


Jennifer Miller, Chairperson


Ray Moody, BOA Staff Representative