

MINUTES OF THE SPECIAL MEETING
OF THE BOARD OF ADJUSTMENT OF THE
CITY OF TAYLOR LAKE VILLAGE, TEXAS, HELD ON
TUESDAY AUGUST 1, 2023 AT 6:35 PM

On Tuesday, August 1, 2023 at 6:30 P.M., the Board of Adjustment for the City of Taylor Lake Village met in Special session in the Council Chambers at Taylor Lake Village City Hall at 500 Kirby Rd., Taylor Lake Village, Texas 77586, and took action with respect to the following:

1.0 CALL TO ORDER AT 6:35 P.M. AND ROLL CALL

JANICE HALL	CHAIR
BLAKE BOYD (absent)	REGULAR MEMBER
TOM DAVIDSON	REGULAR MEMBER
GAYLA DELLY	REGULAR MEMBER
TERRY STOOPS	SECRETARY
MIKE WIDMER	REGULAR MEMBER
JIM MURAS	REGULAR MEMBER

2.0 APPROVAL OF MINUTES

2.1. Consideration and possible action on the approval of the Minutes of April 17, 2023

Motion to approve the minutes of April 17, 2023- Widmer

Seconded- Davidson

All in Favor

3.0 APPEALS AND VARIANCES

3.1 Consideration and possible action relating to the request of Gary and Melissa Bielat, 219 Lakeshore, for a variance from a decision of the City's zoning official denying a permit for the construction of a storage addition for pool floats, cushions and other outdoor items:

"Appendix A Zoning

ARTICLE II. - DISTRICT REGULATIONS

Sec. 28. - District R-2 single-family residential district, waterfront.

(c) Lot dimension regulations in the R-2 district.

c. Side yard. There shall be two side yards on each lot, neither of which said side yard shall be less than ten feet in width; provided, however, a side yard adjacent to a side street shall have a width of not less than 25 feet, and a side yard adjacent to the waterfront shall have a width of not less than 50 feet. Provided further, where a garage opening faces a side street, the building line for such garage shall be a minimum of 30 feet from the side lot line adjacent to the side street. Notwithstanding the foregoing, any main building or accessory structure lawfully existing on the effective date of this ordinance may be enlarged within a required side yard so long as such enlargement is not constructed any closer to the side lot line than the existing main building or accessory structure being enlarged.

1. Mechanical and pool equipment may be placed in a side yard, provided the equipment is not closer than five feet from the side lot line.

2. Building eaves may overhang the required side yard, provided the overhang is not more than three feet and the eaves are not closer than seven feet from the side lot line.

3. Building eaves may overhand the required front and/or rear yard, provided the overhand is not more than three feet.

ARTICLE I. - ENACTMENT AND DEFINITIONS

Sec. 3. - Definitions.

Structure. Anything constructed or erected which requires permanent location on the ground or is attached to something having a permanent location on the ground including, but not limited to, signs, billboards, poster panels, flatwork, decks, driveways, and concrete.

Yard. An open space at grade between a building and the adjoining lot lines, unoccupied and unobstructed by any portion of a structure from the ground upward, except as otherwise permitted herein. In measuring a yard for the purpose of determining the width of a side yard, the depth of a front yard, or the depth of a rear yard, the minimum horizontal distance between the lot line and the main building or any accessory building shall be used. Permitted exceptions for front, rear, and side yard include sidewalks and driveways.

Yard, side. A yard between the main building and the adjacent side line of the lot and extending from the required front yard to the required rear yard, and being the minimum horizontal distance between an adjacent side lot line and the side of the main building or any projections thereof."

Attendees: Susan Young (221 Lakeshore), Paul Coats (neighbor)

Mr. Bielat presented his case and evidence and the board discussed. Asking to attach to the existing outdoor kitchen per the documents.

Motion to deny the variance for construction of a storage building in the 10 side yard setback- **Widmer**
Seconded- **Davidson**
See Decision Form for votes

4.0 ADJOURNMENT

Motion to adjourn 6:50- Widmer
Seconded- Davidson
All in Favor

BOARD OF ADJUSTMENT

Janice Hall, Chairman

ATTEST

Stacey Fields, City Secretary