

**Minutes**  
**Board of Adjustments and Appeals**  
**Meeting of Tuesday, November 6, 2018**

The Board of Adjustments of the City of Cedar Hill, Texas met on Tuesday, November 6, 2018 at 1:00 p.m. in the T.W. "Turk" Cannady-Cedar Hill Room on the 1<sup>st</sup> floor of the Government Center, City of Cedar Hill, Texas.

Present: Michael Craig, Ray Stroh, Douglass Hibbs, Rod Tyler and Charles Lee  
Staff Present: Jeanette Cosme, Permit Tech, Stacey Graves, Neighborhood & Code Services Director and Gail Lux, Building Official.

**I. Call the meeting to order.**

Michael Craig calls meeting to order at 1:00pm. He explained to the audience that the board must have four votes in favor for the variance to be approved.

**II. Approve meeting minutes of meeting for Tuesday, October 2, 2018.**

Doug Hibbs **made** a motion to approve the minutes from October 2, 2018 and Ray Stroh seconded the motion.

The motion was approved unanimously.

**III. Conduct a public hearing and consider a request by Josh Rogers for an exception to the Cedar Hill Zoning Ordinance #2001-64, Section 3.3.3.B Minimum Side Yard (Interior) to allow a side yard of 18 feet, 4 inches, at Lot 1911, 1.002 Acs, Lake Ridge Sec 22, Ph A, more commonly known as 2523 Pikes Peak.**

Josh Rogers, the contractor, is present for the meeting. Josh explains that the homeowner would like the addition to go with the flow of the home. It would encroach under 2 feet, closer to 1 ½ feet over the build line. The homeowner has checked with neighbors to see if any of them have a problem with that and nobody is against it.

Gail explained that this property is located in the Lake Ridge subdivision and that they have an HOA. An application to the HOA was submitted for a variance to encroach into the side yard setback and was granted by the HOA Board. Currently there is not a home in the lot next to it. It is currently

vacant land. Charles asks if there are any other options for the addition. Mr. Rogers explains that this lot has very steep hills which makes it very difficult to do the addition any other way. Rod Tyler asks Mr. Rogers if there is anything else with the lot that makes it unique. Rod Tyler asks if this lot is configured in such a way which creates a hardship, making it impossible to build the addition at a different location. He believes there is not one. It can be done elsewhere but does not flow with the current floorplan of the existing home.

Michael Craig asked what the use of the room will be, and Mr. Rogers explains that it will be a sunroom. Mr. Craig asked if the sunroom could be built on the other side and Mr. Rogers explains that it cannot because the other side is a patio. Mr. Rogers explains that the homeowners have maximized the space that they have due to the cliff and escarpment area. Gail explains that the escarpment comes up to  $\frac{3}{4}$  of the lot and it has dramatic elevation changes to the left and back. There is currently a retaining wall at the upper crest of the escarpment. If the addition is approved the retaining wall would be relocated. Mr. Craig asks if the retaining wall would have to meet the same set backs and Gail said that it does not.

Mr. Craig asks if any of the members have any questions regarding the request and if they do not, could some motion either for or against. Doug Hibbs motions to approve and Michael Craig seconds the motion. Members vote 3 to 2 and request is denied.

**IV. Conduct a public hearing and consider request by Phillip Deal for an exception to the Cedar Hill Zoning Ordinance #2001-64, Section 5.1.2.B Parking Surfaces to allow decomposed granite to be used for additional parking pad at Lot 3, Shady Brook Farm Sec A, more commonly known as 408 Robin Road.**

Phillip Deal is present for the meeting. Phillip explains that the parking surface on the property currently has composed granite and not concrete. They chose this because concrete would cause an erosion problem. The granite parking pad would allow water to drain better that comes from the roof. Aesthetically the shop is very antique looking, and the granite looks much better with it. The concrete makes it look more industrial which is not the look they are going for.

Charles Lee asks Mr. Deal if he is the original owner of the house. Mr. Deal is not the original owner but has lived there for 9 years. Mr. Lee also asked if the shop was permitted and it was permitted, and all inspections were done and passed.

Rod Tyler asked how visible the shop is from the street and Mr. Deal said that it is not very visible, and the current granite has been there for a little over 2

years. The neighbors have never complained about it and Mr. Deal knows that he may need to add more granite as time passes and he is fine with that. In the drawings submitted there is a small patch of grass in between the existing granite and where he is wanting to add granite. Rod Tyler would like to see the grass eliminated and the granite extended throughout that area for it to look better. Mr. Deal agrees to cover the entire area in the granite to have it look better.

Mr. Craig asks the members if any of them have any questions or if they are ready to vote. Rod Tyler motions to approve the request and Charles Lee seconds the motion. All members vote in favor of the variance.

- V. Review and approve the meeting dates for 2019.
- VI. Doug Hibbs motions to adjourn the meeting. Charles Lee seconds the motion. Meeting Adjourned.

*Jeanette Cosme*

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Jeanette Cosme/Permit Tech-Executive Assistant