

HEWITT TEXAS

BOARD OF ADJUSTMENTS

Jim Winton – Chairman

Douglas Bergen

Royce “Rusty” Smith

Scott Hedges

Bradley T. Turner

Charles “Chuck” Howard

R. Don Vardeman

CITY STAFF

Bo Thomas – City Manager

Miles Whitney – City Engineer

Tracy Lankford – Community Development Director

Brittney Cantu – Zoning Secretary

Board of Adjustment meetings are held as needed on the third Thursday of each month at 6PM in the City of Hewitt Council Chambers located at 200 Patriot Court, Hewitt, Texas 76643.

HEWITT TEXAS

NOTICE OF MEETING OF THE BOARD OF ADJUSTMENT

Notice is given that a **Regular** meeting will be held before the Board of Adjustment of the City of Hewitt, on **Thursday, July 23, 2020 at 6:00PM in the City Council Chambers at Hewitt City Hall, 200 Patriot Court, Hewitt, Texas** at which time the following subjects will be discussed:

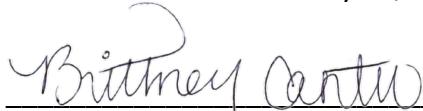
In accordance with social distancing guidelines, the Board of Adjustment meeting will not be open to the public.

There will be an opportunity for the public to submit written comments on items listed on the agenda. Complete a Public Comment form available online and submit via email to the City Secretary. Comments must be received no later than noon on the date of the meeting.

Call Board of Adjustment Meeting to order.

1. Consider approval of minutes for the May 21, 2020 Board of Adjustment regular meeting.
2. **Public Hearing:** Consider a variance by John Morris, for Block 1 Lot 10, Sunflower Ridge Addition, also known as 209 Rosetree Court, Hewitt TX. The variance request is to minimum rear yard setback. This variance will allow for this structure to have a kitchen nook and patio extension in the required rear yard.
3. Adjourn.

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the Board of Adjustment of the City of Hewitt, Texas was posted on a Public Notice Board located in front of City Hall before 5:00PM on July 17, 2020.



Brittney Cantu, City of Hewitt Zoning Secretary

Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers, large print Braille, are requested to contact the Zoning Secretary at (254) 666-6173 at least 24 hours prior to the meeting, so that appropriate arrangements can be made.

HEWITT TEXAS

MINUTES OF THE BOARD OF ADJUSTMENT

May 21st, 2020 – 6:00PM

Members Present: Chairman Jim Winton, Doug Bergen, Scott Hedges, Rusty Smith, Brad Turner, Don Vardeman

Members Absent: Chuck Howard

Staff Present: Tracy Lankford, Community Development Director
Brittney Cantu, Zoning Secretary

1. **Call of Board of Adjustments Meeting to Order.** *Chairman Jim Winton called the meeting to order at 6:02PM.*
2. **Consider approval of minutes for the September 19, 2019 Board of Adjustment regular meeting.** *A motion was made by Brad Turner, seconded by Doug Bergen, to approve the minutes as submitted but allow for corrections. All six in favor, motion passed.*
3. **Public Hearing: Consider a request for a variance to Section 6.101 by Larry Green on Lot 7 Block 9 Original City of Hewitt Addition also known as 216 S. 3rd St., Hewitt, TX. The variance request is to the minimum front yard setback encroachment for the R-1 zoning district.** *Public Hearing opened 6:03PM. Speaking in favor: Larry Green, property owner of 216 S 3rd Street, residing at 205 Cross Country. Mr. Green is wanting to add a front porch to this property to be more esthetically pleasing, there will be a four-foot encroachment into building setbacks. Melanie Green, residing at 205 Cross Country, also spoke stating that this property is an old property they have acquired and would like to make it look nicer. Mrs. Green stated they have talked to neighbors, specifically mentioning a neighbor Mr. Henson, and all neighbors are for the variance to be passed. Tracy Lankford, Community Development Director spoke that the City staff is not opposed to improvement. Public Hearing closed 6:08PM.*
4. **Discussion and possible action: Consider a request for a variance to Section 6.101 by Larry Green on Lot 7 Block 9 Original City of Hewitt Addition also known as 216 S. 3rd St., Hewitt, TX. The variance request is to the minimum front yard setback**

encroachment for the R-1 zoning district. *All six members of the board agree this will be a great improvement to the property. Rusty Smith noticed a gas meter on the plans presented and asked if this was still in active use. Mr. Green said it is currently not there, they will need to have it set by the gas company. With this in mind, all members want to make sure the gas meter is relocated to not be too close to the house. A motion was made by Scott Hedges, seconded by Don Vardeman, to approve the requested variance, contingent upon gas meter being relocated to be in compliance. All six in favor, motion passed.*

5. **Adjourn.** *A motion was made by Scott Hedges, seconded by Don Vardeman to adjourn the meeting at 6:12PM. All six in favor, motion passed.*

Chairman

Date Approved

Brittney Cantu, Zoning Secretary

\$300

HEWITT TEXAS

Board of Adjustment Application of Variance

Legal Description of Property: Lot 10, blk 1 Sunflower Subdivision

Describe the location of the property as submitted by this application. This may be in the form of a street address, general description, or nearest intersection.

209 Rosetree Court Hewitt Tx 76643

Number of Lots: 1 Number of Acres: _____ Flood Zone: X

Zoning Classification: _____

Existing Building(s) on Property: NONE

Total Square footage of all buildings on Property: NONE

I, the undersigned property owner or applicant of the following described real property located in the City of Hewitt, Texas hereby make this application by variance, by requesting approval for the following project: (Include how the project plans vary from the Zoning Ordinance): _____

Kitchen Nook and back patio to extend out 1' 11" into the 25' setback

Indicated the number and give a brief description of the Section of the Zoning Ordinance for which the variance is being requested. _____

Appendix A Part 1 Section 6.101 Minimum rear yard setback

Please provide the following recording information and a copy of the document(s) listed below with this application:

Ownership (deed): Doc. #/MCC No.: _____

Please provide the proposed meeting date for this application to be considered (See Meeting Schedule): July 21st 2020

July 16, 2020

The Variance application must be completed along with the following information:

1. A notarized letter from the property owner authorizing applicant to present the request, if the property owner will not be presenting the request and stating reasons for request.
2. Submit one (1) copy of survey and one (1) copy of building plans.
3. Non-refundable application fee (see fee schedule).
4. Application, fee, documents, etc., in completed form must be submitted to the Planning Department before or no later than 12:00 noon on the deadline date (see schedule).

I attest that the above information is true and correct to the best of my knowledge and I am now or will be fully prepared to present the above proposal at the Board of Adjustment hearing. I understand that if any of the above information is found to be wrong or inaccurate that my application may be removed from consideration prior to the time the application is voted upon by the governing body of the City.

I, understand that in the event the undersigned is not present or represented at the public hearing, the Board of Adjustment shall have the power to dismiss this proposal either at the call of the case or after hearing and such dismissal shall constitute a denial by both the Board of Adjustment and the City Council.

I reserve the right to withdraw this proposal. However, written withdrawals filed at any time after the giving of notice to the Board of Adjustment shall constitute a denial by the Commission and City Council. I understand that the filing fee is not refundable upon withdrawal of proposal.

Name of Property Owner: John Morris

Telephone Number: 254-709-9687

Mailing Address: 920 Stoneridge, Houston

Email Address: John.Morris@Saylor.edu

Signature of Property Owner: John S. Morris

Date: 06/22/2020

Name of Applicant/Representative: _____

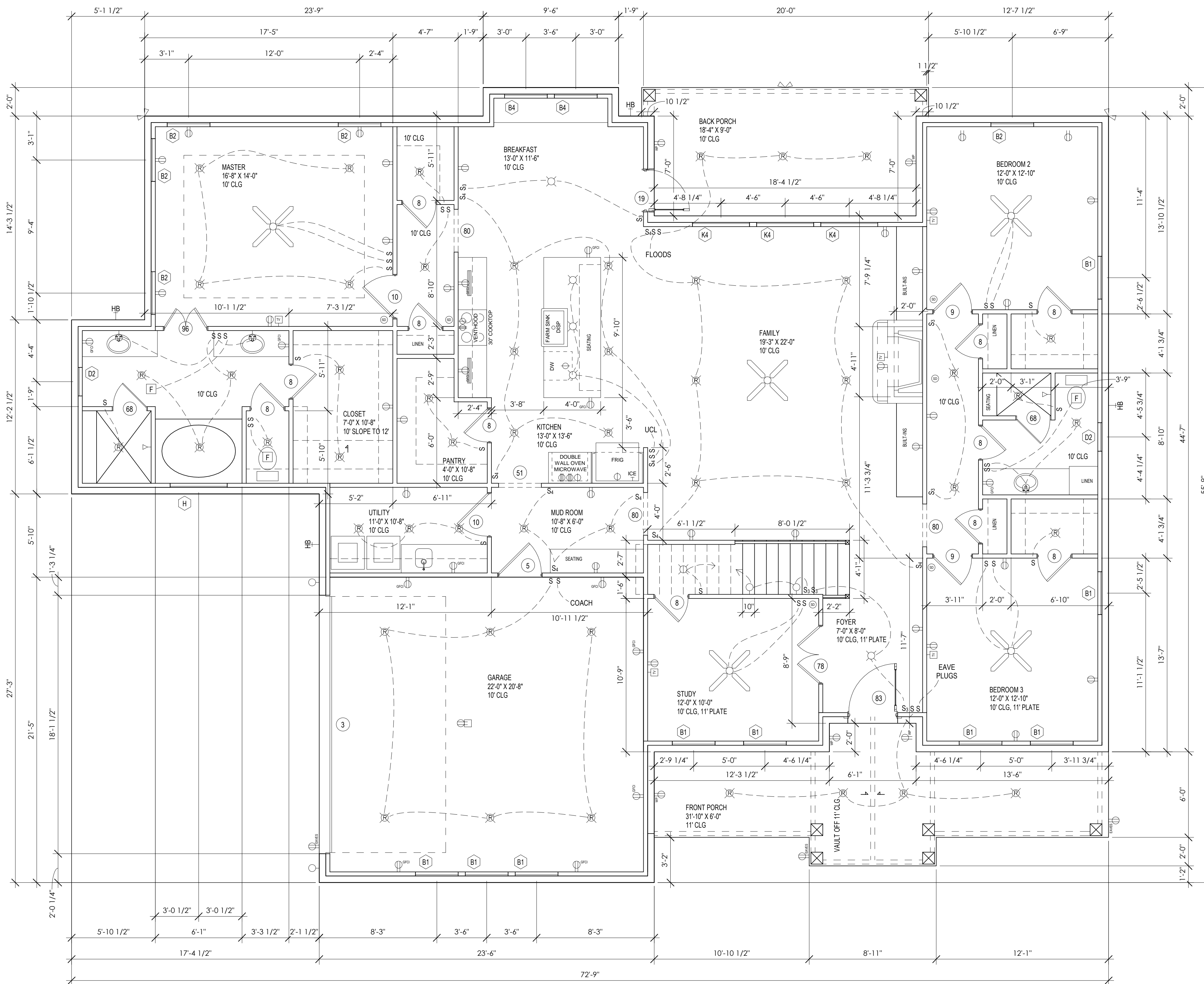
Telephone Number: _____

Mailing Address: _____

Email Address: _____

Signature of Applicant/Representative: _____

Date: _____



SYMBOLS

⊖	120V DUPLEX RECEPTACLE	○	WALL MOUNT LIGHT FIXTURE
⊖	120V / 20A SINGLE RECEPTACLE	⊗	RECESSED LIGHT FIXTURE
⊖	240V / 15A RECEPTACLE	⊗	LIGHT FIXTURE
⊖	120V GFCI DUPLEX RECEPTACLE	⊗	FLOOD LIGHT
⊖	120V GFCI SINGLE RECEPTACLE	⊗	FLUORESCENT LIGHT FIXTURE
⊖	120V GFCI WEATHER PROOF RECEPTACLE	☎	TELEPHONE
⊖	SINGLE SWITCH	☎	TELEVISION
⊖	3-WAY SWITCH	F	FAN VENTED OUTSIDE
⊖	4-WAY SWITCH	⊗	SPEAKER
⊖	120V FLOOR RECEPTACLE	⊗	SMOKE DETECTOR
⊖	HOSE BIB	⊗	CARBON MONOXIDE DETECTOR

DOOR SCHEDULE

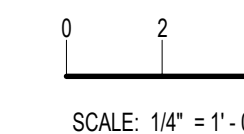
Type Mark	DESCRIPTION
3	18'-0" X 8'-0" METAL GARAGE DOOR
5	3'-0" X 6'-8" SOLID FIRE PROOF
8	2'-4" X 6'-8" HOLLOW CORE
9	2'-8" X 6'-8" HOLLOW CORE
10	3'-0" X 6'-8" HOLLOW CORE
19	3'-0" X 8'-0" EXTERIOR FULL LITE
22	2'-4" X 6'-8" POCKET DOOR
51	3'-0" X 8'-0" OPENING
68	2'-4" X 6'-8" TEMPERED GLASS SHOWER DOOR 2
78	(2) 2'-0" X 6'-8" HOLLOW CORE
80	3'-0" X 8'-0" CASED OPENING
83	3'-6" X 8'-0" EXTERIOR
96	(2) 1'-6" X 6'-8" HOLLOW CORE

WINDOW SCHEDULE

Type Mark	WIDTH	HEIGHT	SILL HEIGHT	Operation	Unit	Type
A3	3'-0"	5'-0"	2'-0"	FIXED	SINGLE	DIVIDED LITE
B1	3'-0"	6'-0"	2'-0"	SINGLE HUNG	SINGLE	DIVIDED LITE
B2	3'-0"	6'-0"	2'-0"	SINGLE HUNG	SINGLE	1 LITE
B4	3'-0"	6'-0"	2'-0"	FIXED	SINGLE	1 LITE
D2	2'-0"	4'-0"	4'-0"	SINGLE HUNG	SINGLE	1 LITE
H	4'-0"	4'-0"	4'-0"	FIXED	SINGLE	1 LITE
K4	4'-0"	6'-0"	2'-0"	FIXED	SINGLE	1 LITE
P	2'-4"	4'-6"	2'-0"	SINGLE HUNG	SINGLE	DIVIDED LITE
V2	3'-0"	2'-0"	5'-0"	FIXED	SINGLE	1 LITE

AREAS

GARAGE: 490 SQ. FT.
 FRONT PORCH: 221 SQ. FT.
 BACK PORCH: 169 SQ. FT.
 1ST FLOOR LIVING: 2,456 SQ. FT.
 2ND FLOOR LIVING: 480 SQ. FT.
 TOTAL LIVING: 2,936 SQ. FT.
 TOTAL SLAB: 3,336 SQ. FT.



GENERAL NOTES:

- A.C. VENTS IN MASTER CLOSET.
- ALL SMOKE DETECTORS SHALL BE HARDWIRED.
- ALL WORK SHALL BE IN STRICT ACCORDANCE WITH CITY OR COUNTY BUILDING CODES AND ORDINANCES.
- GENERAL & SUBCONTRACTORS SHALL VERIFY DIMENSIONS AND EXISTING SITE CONDITIONS. STARTING OF WORK SHALL MEAN ACCEPTANCE OF SUCH CONDITIONS.
- LOCATION OF STORM SEWAGE, DRAINAGE, EASEMENTS, AND BUILDING SETBACKS VERIFIED AT JOB SITE PRIOR TO CONSTRUCTION.
- ALL DIMENSIONS ON EXTERIOR WALLS ARE FROM OUTSIDE OF FOUNDATION TO FACE OF STUD OR FACE OF MASONRY TO FACE OF STUD.
- ALL DIMENSIONS ON INTERIOR WALLS ARE FROM FACE OF STUD TO FACE OF STUD.
- ALL DIMENSIONS TO OPENINGS ARE FROM FOUNDATION TO CENTER OF OPENING.
- ALL EXHAUST FANS IN WET AREAS SHALL BE VENTED OUTSIDE THE HOUSE.
- ALL WORK TO CONFORM TO DEED RESTRICTIONS IF APPLICABLE. PLANS TO BE REVIEWED BY ARCHITECTURAL CONTROL COMMITTEE.
- IF A/C IS IN ATTIC, A 3/4" PLYWOOD CATWALK SHALL GO FROM ACCESS HOLE TO UNIT, AND UNIT MUST BE WITHIN 20'
- GENERAL AND SUBCONTRACTORS SHALL VERIFY ENGINEERED DRAWINGS AND ARCHITECTURAL DRAWINGS DO NOT HAVE DISCREPANCIES.
- LOCATION OF STORM DRAINAGE, EASEMENTS, AND BUILDING SETBACKS SHALL BE VERIFIED AT JOB SITE PRIOR TO CONSTRUCTION.
- ALL WINDOWS WITHIN 24" OF AN EXTERIOR OR INTERIOR DOOR TO BE TEMPERED GLASS.
- GENERAL AND SUBCONTRACTORS TO VERIFY ALL WINDOWS MEET EGRESS CODES IN APPLICABLE LOCATIONS.
- GENERAL AND SUBCONTRACTORS TO VERIFY SIZING AND LOCATIONS OF ALL APPLIANCES AND COMPONENTS.





1 FRONT
1/4" = 1'-0"



2 BACK
1/4" = 1'-0"



3 LEFT
1/4" = 1'-0"



4 RIGHT
1/4" = 1'-0"

ROOFING AS SEL OVER 15# OR 30# FELT OVER 7/16 MIN
DECKING NO TEARS OR MISSING PATCHES IN FELT WILL
BE ALLOWED PLACE DECKING CLIPS BETWEEN EACH
RAFTER ACROSS TOP AND BOTTOM OF DECKING

RAFTERS @ 24" O.C.
CLG JOISTS @ 16" O.C.
REF INTERNATIONAL BUILDING CODES
FOR BRACING (PURLINS AND STRONGBACKS, ETC)
REF SPAN TABLE CHARTS IN SAID CODES
TO DETERMINE SIZE OF RAFTERS AND JOIST

INSULATION IN ATTIC

DOUBLE TOP PLATE AVOID NAILING
TOGETHER BETWEEN STUDS FASTEN
CORNERS WITH 5 16d NAILS

METAL DRIP EDGING

1 X 2 TRIM OVER 1 X 6 OR 1 X 8 FASCIA
OVER 2 X 6 OR 2 X 8 SUBFASCIA

WHEN I HR RATING IS REQ'D INSERT 5/8"
FIRE RATED GYP BD BEHIND 1/4" HARDIE
SOFFIT & INSTALL 3/4" HARDIE FASCIA

2 X 4 OUTRIGGERS @ 24" O.C.

SOFFIT VENTS IF NOT FOAM INSULATION

1 X 4 FRIEZE BOARD

SIDING AS SEL

2 X 4 STUDS @ 16" O.C.
OR 2 X 6 STUDS @ 24" O.C.
REF FLOOR PLAN FOR THICKNESS

INSULATION
R13 IN 2 X 4 WALLS
R19 2 X 6 WALLS

EXTERIOR GRADE SHEATHING
(7/16" THICKNESS MIN.)
CAULK JOINTS, OR INSTALL
BUILDING WRAP IF FOIL FACED,
TAPE JOINTS WITH FOIL TAPE

MASONRY VENEER AS SEL

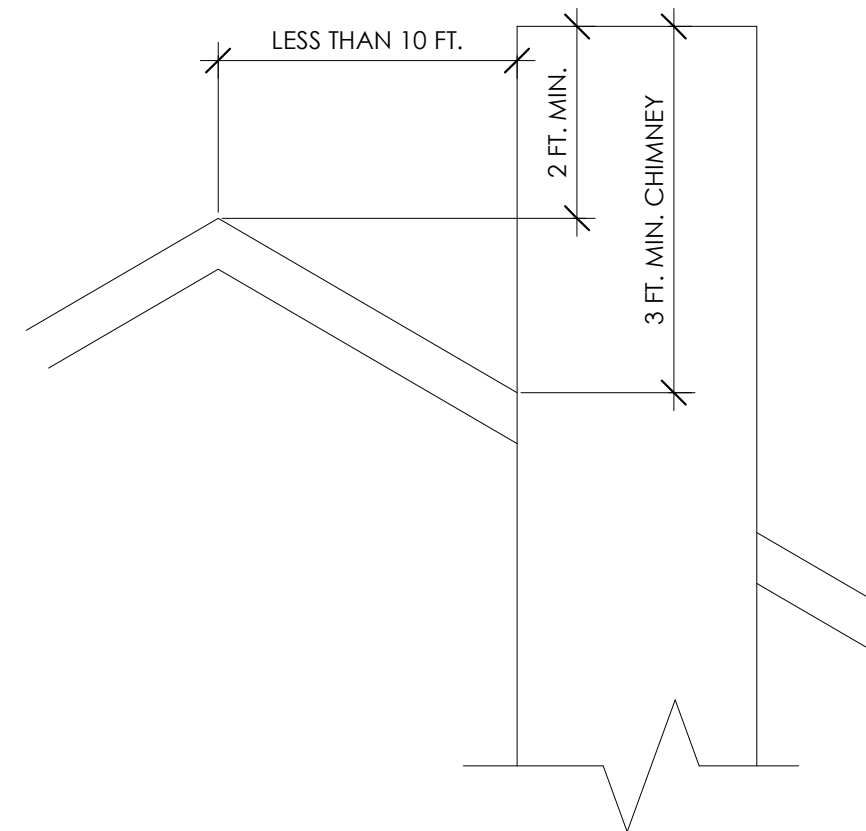
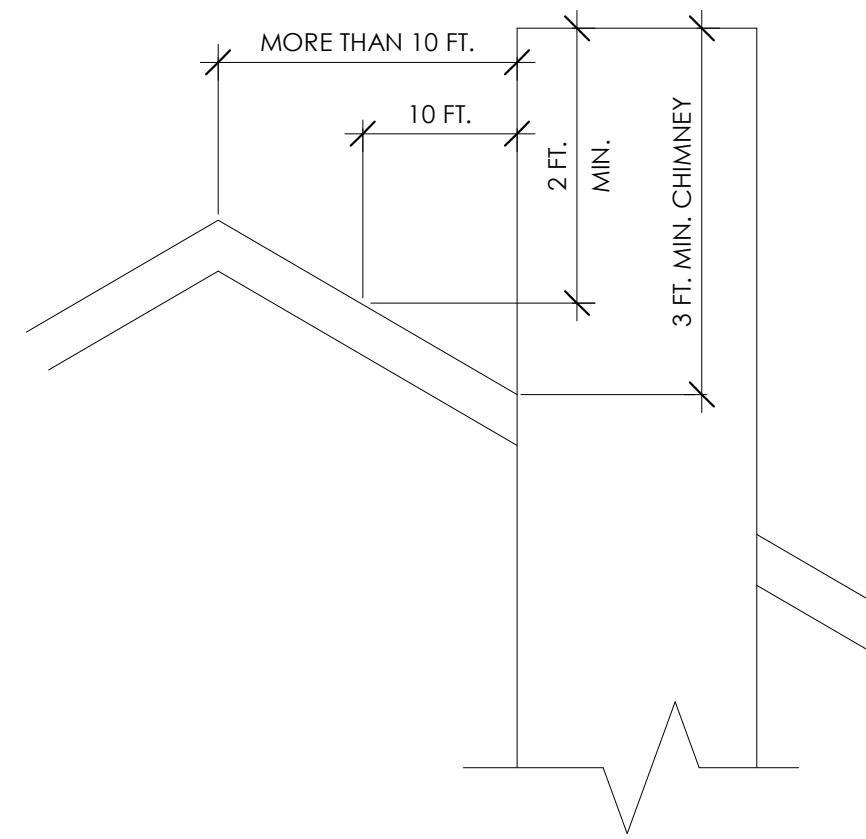
MOISTURE RESISTANT BASE PLATE
FASTEN STUDS WITH 3 16d NAILS

MEMBRANE FLASHING

WEEPS @ 40" O.C.

WALL - WOOD FRAMING WITH MASONRY & SIDING
1" = 1'-0"



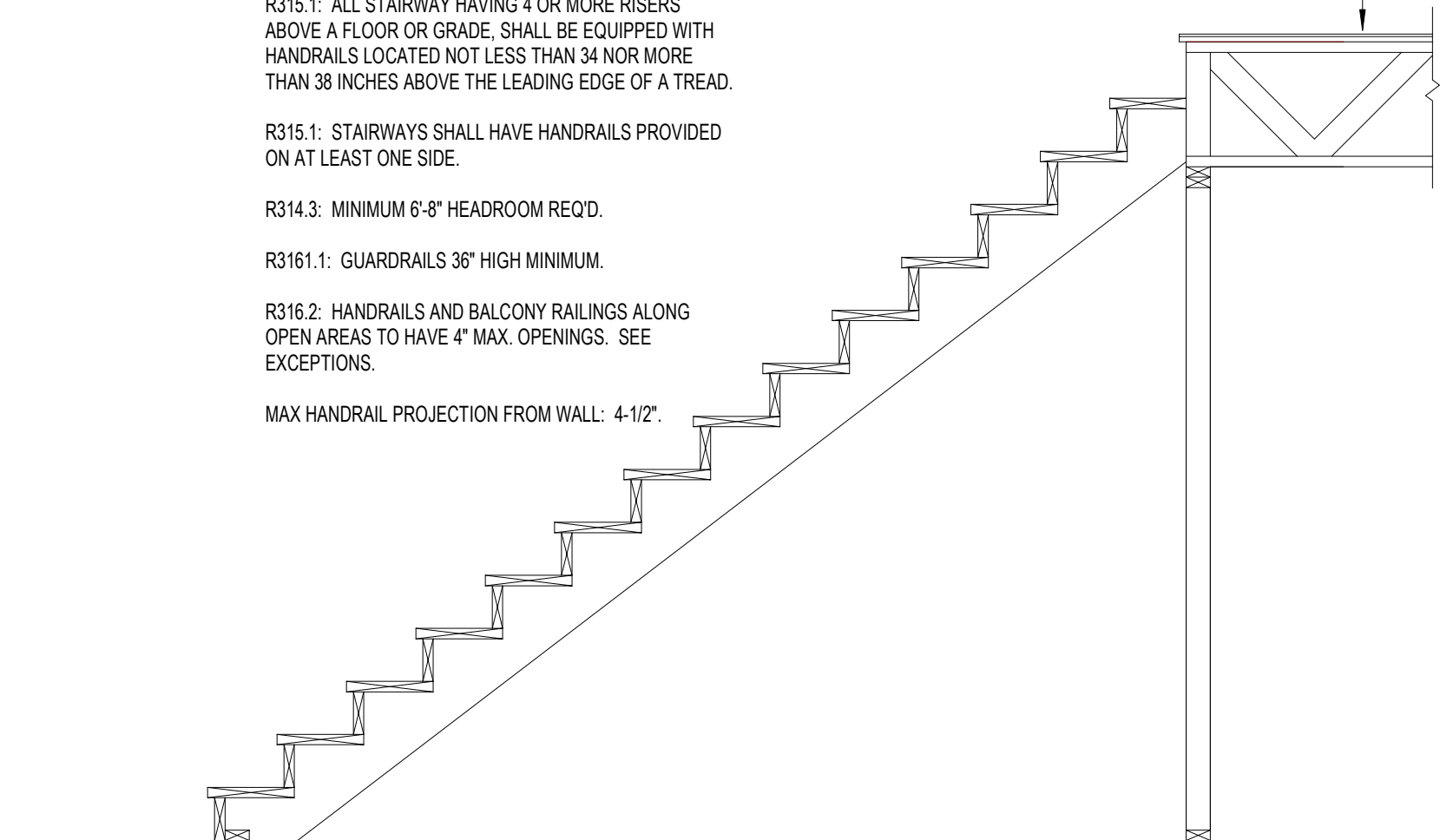


○ CHIMNEY REQUIREMENTS
1/2" = 1'-0"

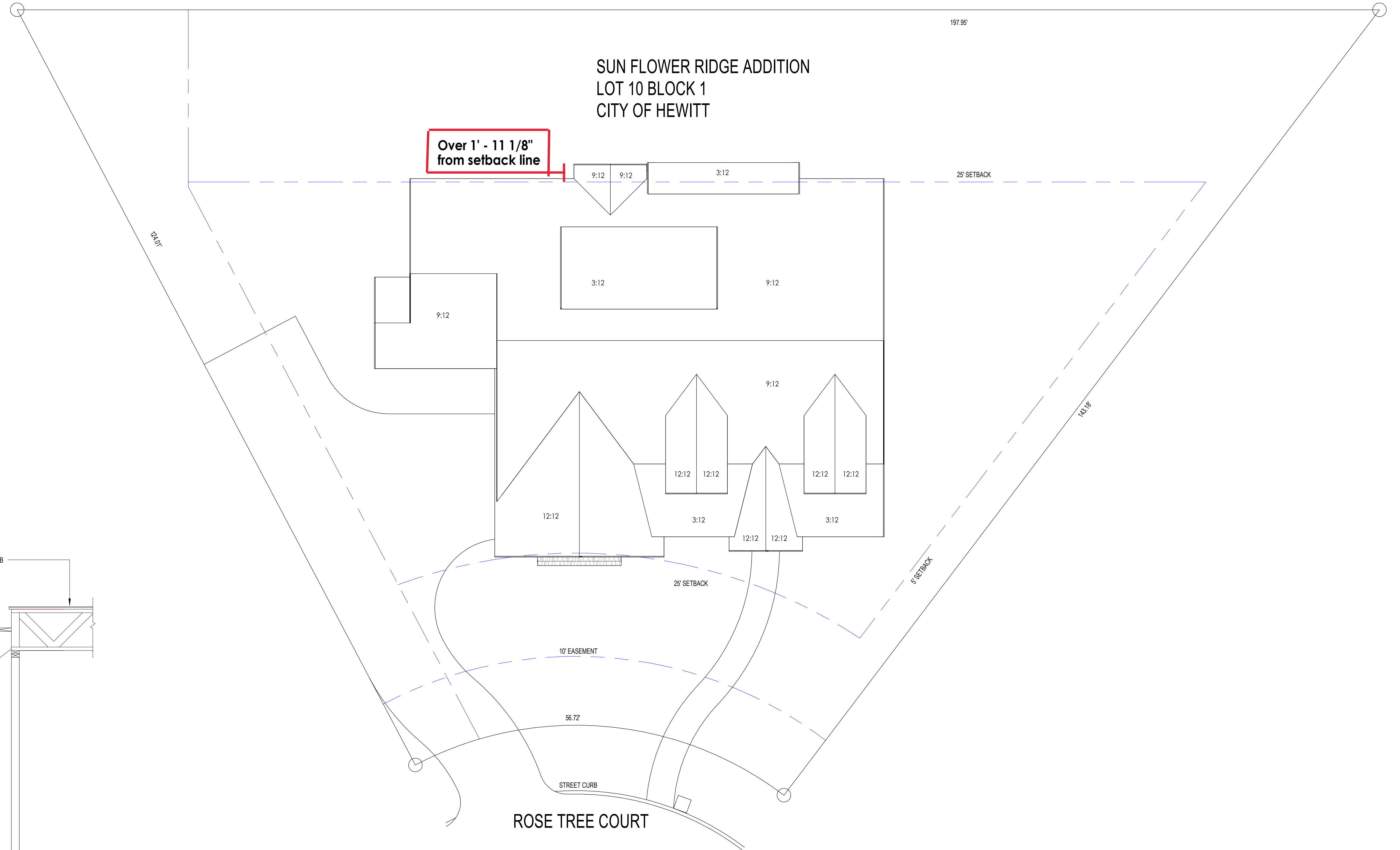
NOTE:
CONTRACTOR AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS THE DRAFTSMAN FOR ANY PROBLEMS THAT MAY ARISE BEFORE, DURING, OR AFTER THE CONSTRUCTION OF THIS RESIDENCE, AND SHALL ASSUME FULL RESPONSIBILITY FOR ALL ENGINEERING AND CITY CODE CONSTRUCTION PARAMETERS. CONTRACTOR SHALL VERIFY AND ASSUME FULL RESPONSIBILITY FOR ALL DIMENSIONS AND SPECIFICATIONS ON THESE PLANS. START OF WORK SHALL MEAN FULL ACCEPTANCE OF THESE TERMS.

- NOTES:
- R314.2: TREAD WIDTH 10" MIN. WITH A 1" NOSING. RISER HEIGHT 7-3/4" MAX. TREADS AND RISERS SHALL BE UNIFORM.
 - R312.2: LENGTH AND WIDTH OF LANDING NOT LESS THAN THE WIDTH OF THE STAIRWAY.
 - R314.1: STAIR WIDTH 36" MIN.
 - R315.1: ALL STAIRWAY HAVING 4 OR MORE RISERS ABOVE A FLOOR OR GRADE, SHALL BE EQUIPPED WITH HANDRAILS LOCATED NOT LESS THAN 34 NOR MORE THAN 38 INCHES ABOVE THE LEADING EDGE OF A TREAD.
 - R315.1: STAIRWAYS SHALL HAVE HANDRAILS PROVIDED ON AT LEAST ONE SIDE.
 - R314.3: MINIMUM 6'-8" HEADROOM REQ'D.
 - R3161.1: GUARDRAILS 36" HIGH MINIMUM.
 - R316.2: HANDRAILS AND BALCONY RAILINGS ALONG OPEN AREAS TO HAVE 4" MAX. OPENINGS. SEE EXCEPTIONS.
 - MAX HANDRAIL PROJECTION FROM WALL: 4-1/2".

3/4" & 3/8" PLYWOOD FLOORING
OVER ENGINEERED 18" OPEN WEB
FLOOR JOISTS



○ STAIR DETAILS
1/2" = 1'-0"



① SITE PLAN
1/8" = 1'-0"





② 3D FRONT RIGHT



① 3D BACK LEFT



APPLICATION REVIEW

BOA-2020-2

HEARING DATE: July 23, 2020

1. **CASE #** BOA-2020-2
PROPERTY ADDRESS: 209 Rosetree Court
LEGAL DESCRIPTION: Lots 10 Block 1 Sunflower Ridge Addition

2. **APPLICANT:** John Morris
MAILING ADDRESS: 920 Stoneridge, Hewitt, TX. 76643

3. **REQUEST:**

John Morris has requested a variance to the rear yard minimum setback to allow for a kitchen nook and patio that will be 1 foot 11 inches into the required rear yard. See attached plan

PLANNING SERVICES REVIEW

NEIGHBORHOOD CHARACTER:

This property is located within an area of residential uses. The large majority of the surrounding area is residential in nature.

PLANNING SERVICES RECOMMENDATION:

Staff recommends **approval** of this request as presented. Due to this lot being in a cul-de-sac with irregular side lot lines the lot has a decreased depth to allow for a normal house size to fit.

Notices: 10 mailed; 0 returned,

ENGINEERING SERVICES DATA

1. Street condition: Good X Acceptable___ Needs Reconstruction___

2. Street width: Existing: ROW 50' Pavement 30'

Required: ROW__ Pavement

3. Curb and Gutter:

Needs to be installed_____ Exists X Needs Reconstruction_____

4. Offsite Drainage facilities are adequate to meet additional runoff resulting from development.

5. Water is available to the property.

6. Sewer is available to the property.

Engineering Department comments and recommendations:

No Comments

INSPECTION SERVICES REVIEW

Comments

No objections.

FIRE DEPARTMENT REVIEW:

ANTICIPATED FIRE RESPONSE TIME:

IS THE FIRE RESPONSE TIME ADEQUATE?: Y (Y) YES (N) NO

Fire Department Comments and Recommendations:

No Comments

CASE NO. BOA-2020-1

HEALTH DEPARTMENT REVIEW

INSPECTION/PERMIT REQUIRED N (Y) YES (N) NO

DATE OF INSPECTION: To be determined

Health Department Comments and Recommendations: None

POLICE DEPARTMENT REVIEW

No Comments