

CITY OF OLMOS PARK
BOARD OF ADJUSTMENT
MINUTES OF PUBLIC HEARING
HELD JULY 11, 2012

The Board of Adjustment for the City of Olmos Park, Texas held a public hearing at 4:30 p.m. on July 11, 2012, 2011 at City Hall. Members present were Melissa Phillips, Dr. Carl Raba, Sandra Hornberger, Walter Jay Buzzini, Richard Specia, Lee Sandoloski and Ann McMullan. Administrative Staff present were Michael W. Simpson, City Manager and Celia M. DeLeon, City Secretary. Also present was Stephanie Eugster, 204 Belvidere.

Vice Chairman Melissa Phillips called the meeting to order at 4:31 p.m. and announced a quorum was present.

Administer Oaths of Office to re-appointed Board Members Carl Raba and Richard Specia and newly appointed Jay Buzzini.

Oaths of Office were administered prior to meeting.

Elect Chairman and Vice-Chairman.

Sandra Hornberger nominated Melissa Phillips to serve as Chairman of the Board of Adjustment. Richard Specia seconded the nomination. The vote in favor of the nomination was unanimous.

Ann McMullan nominated Richard Specia to serve as Vice-Chairman of the Board of Adjustment. Lee Sandoloski seconded the nomination. The vote in favor of the nomination was unanimous.

Select two members to serve as alternates

The Board selected Dr. Carl Raba and Ann McMullan to serve as alternates.

Set time and day for regular meetings.

The Board agreed to meet every second Wednesday at 4:30 p.m., as needed.

Approve minutes of meeting held May 9, 2012

Sandra Hornberger moved to approve the minutes for May 9, 2012, as amended. Lee Sandoloski seconded the motion. The vote in favor was unanimous.

Ann McMullan left the meeting at 4:35 p.m., as her presence was not necessary for a quorum.

Consider and take possible action on a request Cristopher and Stephanie Eugster, 204 Belvidere, aka CB 5700 BLK 2 LOT 3 is requesting a variance from City Code, Chapter 31, Section 403.2 Side Yards, on interior lots seventy-five (75) feet or under in width, there shall be a side yard on each side of a main building of not less than six (6) feet. The proposed second story addition will encroach into the Side Yard setback by one-foot three inches.

Mike Simpson, City Manager stated the residents propose to build a second story onto an existing home that was laid out in accordance with the set-backs using the instruments available at the time the home was built. With more precise instruments we have determined the building encroaches on the set back by an average of 1.25'. Therefore, the building permit was denied. He stated the City does not object to a variance because we believe the encroachment was a result from improved surveying technology.

Melissa Phillips stated the unnecessary hardship is that the residents should not be penalized for a 90 year old survey error.

Richard Specia moved to grant the variance based on the hardship being the existing conditions and the prior surveying techniques. Sandra Hornberger seconded the motion. The vote in favor was unanimous by all Board members present.

There was no other business and the meeting adjourned at 5:20 p.m.

Dr. Carl Raba presence was not required for a quorum and abstained from discussion and voting on the request.

Melissa Phillips
Chairman

ATTEST:

Celia M. DeLeon
City Secretary