



**FARMERSVILLE CITY COUNCIL
SITTING AS THE
FARMERSVILLE ZONING BOARD OF ADJUSTMENT
August 13, 2019, 5:30 P.M.
Council Chambers, City Hall
205 S. Main Street**

I. PRELIMINARY MATTERS

Call to order, roll call

II. PUBLIC HEARING

- A. Public Hearing consider a request for a variance from the requirements of Section 3.12.4, "SF-2 – Single Family Dwelling - 2," of the Farmersville Zoning Ordinance that will reduce: (a) the minimum lot area from 7,200 square feet to approximately 4,028 square feet; (b) the minimum lot width from 60 feet to approximately 53 feet; (c) the minimum lot depth from 100 feet to approximately 76 feet; (d) the minimum front yard from 30 feet to 25 feet; and (e) the minimum rear yard from 10 feet to 6 feet to allow a residence to be built on an existing platted lot provided that all other requirements of the Farmersville Code are met. The property is generally located at 613 Maple Street, Farmersville, Texas 75442.

III. ADJOURNMENT

The City Council reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any matters listed on the agenda, as authorized by the Texas Government Code, including, but not limited to, Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices), 551.087 (Economic Development), 418.175-183 (Deliberations about Homeland Security Issues) and as authorized by the Texas Tax Code, including, but not limited to, Section 321.3022 (Sales Tax Information).

Persons with disabilities who plan to attend this meeting and who may need assistance should contact the City Secretary at 972-782-6151 or Fax 972-782-6604 at least two (2) working days prior to the meeting so that appropriate arrangements can be made. Handicap Parking is available in the front and rear parking lot of the building.

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted in the regular posting place of the City Hall building for Farmersville, Texas, in a place and manner convenient and readily accessible to the general public at all times, and said Notice was posted August 8, 2019 by 5:30 P.M. and remained so posted continuously at least 72 hours proceeding the scheduled time of said meeting.



Sandra Green, City Secretary





Board of Adjustment Application

Variance

Appeal

Today's Date: 06/13/19

****Contact Information****

Property Location: 613 Maple St.
(street address)

Subdivision: _____ Lot: _____ Block: _____

Property Owner: Chad Meniv
(Name) (Address) (City, State, & Zip Code)

Property Owner is giving Chad Meniv authority to represent him/her at meeting.
(Applicant Name)

Property Owner Printed Name: Chad Meniv Property Owner Signature: [Signature]

Applicant: Chad Meniv
(Name) (Address) (City, State, & Zip Code)

(Phone)

REQUEST

Please list types requested:

Description	Ordinance Requirements	Requested Dimensions	Variance from Ordinance
Lot Size	7200 sq. ft.	4028 sq. ft.	3172 sq. ft.
Lot Width	60 ft.	53 ft.	7 ft.
Lot Depth	100 ft.	76 ft.	24 ft.
Side Yard			
Side at Corner			
Front Yard	30 ft.	25 ft.	5 ft.
Rear Yard	10 ft.	10 ft.	4 ft.
Driveway			
Exterior Construction			
Other			

PLEASE DESCRIBE THE REASON(S) YOU ARE REQUESTING TO BE HEARD BY THE BOARD OF ADJUSTMENT. YOU ARE REQUIRED TO ATTACH INFORMATION TO SUPPORT YOUR REQUEST.

Build single family dwelling on lot smaller than 7200 ft. minimum.

Lined area for notes or additional information.

Items Submitted: Completed Application Exhibit showing plot plan, site, elevations, or other paperwork

I hereby certify that the above states are true and correct to the best of my knowledge.

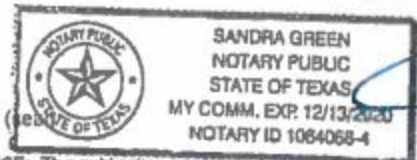
Property Owner Signature (if different from applicant)

Applicant's Signature

STATE OF TEXAS

COUNTY OF Texas

Subscribed and sworn to before me this 13th day of June, 2019



Notary Public Signature and My Commission expires: 12-13-20

NOTICE: This publication can be made available upon request in alternative formats, such as, Braille, large print, audiotape or computer disk. Requests can be made by calling 972-782-6151 (Voice) or email s.green@farmersville.tx.com. Please allow at least 48 hours for your request to be processed.

****OFFICE USE ONLY****

Seeking a variance from Farmersville Zoning Ordinance, Section No:

BOA Number:

Received stamp:





3L
Blue Line Design Co.

AREA TOTALS

LIVING AREA 1250

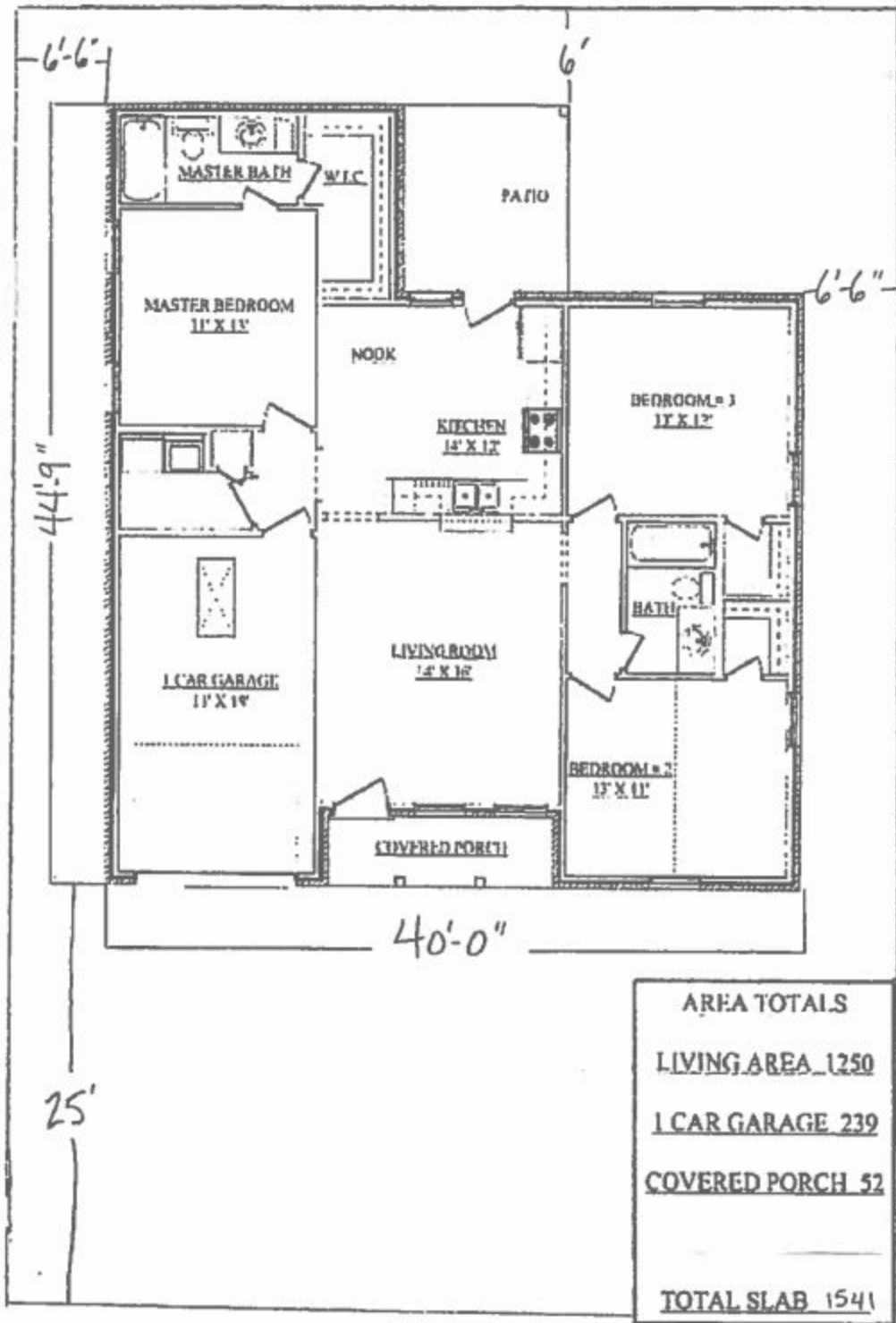
1 CAR GARAGE 239

COVERED PORCH 52

TOTAL SLAB 1541

PLAN I.D. 1250
Blue Line Design Co.
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○ FRONT ELEVATION



Baker St.

613 Maple St.

Original Grantee: F. B. WILLIAMS Assignee: F. B. WILLIAMS
 Pat. No.: 72-0072487 Volume No.: 4 Certificate No.: 72-0072487
 School District: FARMERSVILLE INDEPENDENT Road District: ROAD DIST. NO. 8 No. 100
 Scale: 1" = 100' Feet: 1 Inch: 0

GRAHAM ADDITION

