

**MINUTES OF THE REGULAR MEETING
OF THE BOARD OF ADJUSTMENT OF THE CITY OF ROWLETT, TEXAS
HELD IN THE ROWLETT MUNICIPAL CENTER,
4000 MAIN STREET, ROWLETT, TEXAS
March 2, 2015**

PRESENT: Chairman Raymond Moyer, Vice-Chair Wanda Hoff, Members Chris Kizziar, James Vessels, Harris Brown, Alternate Member Robert Vickers

ABSENT: Alternate Members Kellie McKee, Tony Brown

STAFF PRESENT: Principal Planner Garrett Langford, Development Services Technician Lorie Strickland

1. Call to Order

Chairman Raymond Moyer called The Board of Adjustment Regular Meeting to order at 7:00 p.m.

2. Consider approval of the minutes of the Regular Meeting of The Board of Adjustment from December 1, 2014.

Alternate Member Robert Vickers made a motion to approve the minutes. Member Chris Kizziar seconded the motion. The item passed 5-0.

3. Conduct a public hearing and take action on a request for a variance to allow an attached patio cover to encroach eleven feet into the 20-foot setback from the rear property line and to exceed the maximum lot coverage of 45%. The subject property is located at 8214 Columbia Drive, further described as being Lot 61, Block 9 of the Spinnaker Cove, an addition to the City of Rowlett, Dallas County, Texas.

Mr. Langford gave a presentation, read the proposal, showed slides of property, gave background information, and code requirements. Mr. Langford stated that 18 notices were mailed out and two were returned in favor of granting the variance. Mr. Langford stated that staff recommends denial.

The Board Members discussed setbacks and other properties in the area.

Chairman Raymond Moyer opened the public hearing.

The following speakers came forward:

**Richard Dietlin
8214 Columbia
Rowlett, TX 75089
Homeowner**

Mr. Dietlin stated the old deck had a lot of erosion and needed to be redone.

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Robert Garza
317 Hillside Ct.
Garland, TX 75043
Builder

Mr. Garza stated there was problems with erosion. He said the new patio cover would include gutters.

No questions were asked.

Chairman Raymond Moyer closed the public hearing at 7:15 p.m.

Alternate Member Robert Vickers made a motion to approve the request. Member Harrison Brown seconded the motion. The item passed 5-0.

4. Adjournment.

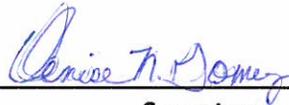
The meeting was adjourned at 7:17 p.m.



Chairman- Raymond Moyer



Date



Secretary