

STATE OF TEXAS
COUNTY OF DENTON
TOWN OF DOUBLE OAK

The Double Oak Zoning Board of Adjustments met at 7:00 p.m. February 23, 2021 at the Double Oak Town Hall, located at 320 Waketon Road with the following members present to-wit:

Phyllis Meyerson	Chairperson
Candy Lamel	Co-Chairperson
Marty Robbins	Board Member
Art Fleming	Board Member
Karen Smith	Board Member
Jeff Hardgrave	Alternate Board Member
Jeff Graves	Alternate Board Member
Dirk Meilinger	Alternate Board Member

constituting a quorum. Alternate Board Members Curtis Glover, Richard Ulrich and Devin Gorman were absent. Assistant Town Secretary Lynn Jones was also present and town attorney David Berman was present via telephone.

Chairperson Meyerson called the meeting to order at 7:00 p.m.

2. Consideration and action on the minutes of June 9, 2020.

Fleming said that he was not at the June 9, 2020 meeting.

Smith motioned to approve the minutes of June 9, 2020 with a change to reflect Mr. Flemings absense at the meeting, Robbins seconded.

Aye: Meyerson, Smith, Lamel, Fleming and Robbins.

Abstain: None

Nay: None

Motion Carried

3. Citizen Comments.

There were no comments.

4. Consideration and action on a zoning variance request from Katie Saldivar, 250 Whispering Oaks Drive, to construct a detached structure from the house that will be living quarters.

Miguel and Katie Saldivar 250 Whispering Oaks spoke.

Mr. Saldivar said they moved his parents into their home. The hardship they want to present is their house is single story but has step ups and they would like to provide a ADA friendly structure. We are proposing minimal disruption of landscape to add a building at 1,000 square feet. Where the property allows a structure to be built they would be looking at a 60-70 foot breezeway to attach it to the house.

Mrs. Saldivar stated there is no other practical spot on the property to do it. With our house being multi-tiered it does have its challenges. We would need to move the entire driveway to attach the structure to the house.

Fleming stated that town ordinances say that accessory buildings cannot be used as servants quarters or guest houses. It would need to be directly attached to the house. We look at hardship to the property not the owners.

Lamel said that moving the driveway is a hardship to the owner but not to the property.

Mrs. Saldivar said that there is no practical way to add to the house because the plumbing and electrical all run through the original house.

Robbins stated that the Board is required to look at the town ordinances and they specifically say shall not be living quarters the burden is for you to tell us how you have a hardship.

Mrs. Saldivar said the her in laws cannot live in their property as it is.

Mr. Berman stated that the request is not a classic variance. Two single family structures on one lot. There are no special conditions with the property. This is not a true hardship of the real estate.

Robbins motioned to approve the variance request from Katie Saldivar for 250 Whispering Oaks Drive, Lamel seconded.

Aye: None

Abstain: None

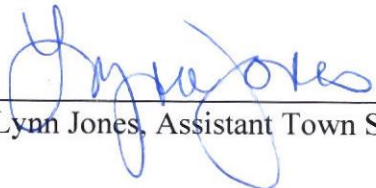
Nay: Lamel, Meyerson, Robbins, Smith and Fleming

Motion Failed

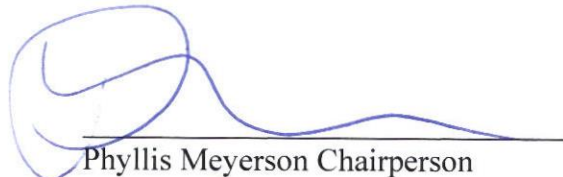
5. Adjourn

Fleming motioned to adjourn the meeting, Robbins seconded.

With no further business to come before the Zoning Board of Adjustment, the meeting was adjourned at 7:34 p.m.



Lynn Jones, Assistant Town Secretary



Phyllis Meyerson Chairperson