

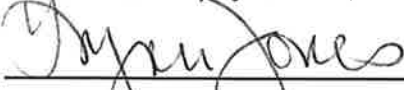
Public Notice
Town of Double Oak
Zoning Board of Adjustments
June 9, 2020
6:30 p.m.

1. Call to order
Roll Call
Establish a quorum
Opening announcements and comments
2. Consideration and action on the minutes of September 26, 2018.
3. Citizen comments.
4. Consideration and action on selection of a Chairperson for the Board of Adjustments.
5. Consideration and action on selection of a Vice Chairperson for the Board of Adjustments.
6. Consideration and action on a variance request from Kenneth Dague, located at 315 East Carruth Lane, being Lot 8, Block B, Carruth Estates on *Code of Ordinances Section 11-5 (2) Location*, allowing a major accessory building to be located on the side of the residential dwelling instead of the rear of the residential dwelling as required by ordinance and within 11 feet of an existing structure instead of 15 feet as required by ordinance.
7. Consideration and action on a variance request from Kenneth Dague, located at 315 East Carruth Lane, being Lot 8, Block B Carruth Estates on *Code of Ordinances Section 11-5 (2) Door*, allowing for a 18 foot garage door instead of a 16 foot garage door on a major accessory building as required by ordinance.

Adjournment.

As authorized by section 551.071 of the Texas Government Code (Consultation with Attorney), this meeting may be convened into closed executive session for the purpose of seeking confidential legal advice from the town attorney on any agenda item listed herein.

Posted this 1st day of June, 2020.



Lynn Jones, Assistant Town Secretary

PUBLIC PARTICIPATION

If you wish to address the Zoning Board of Adjustments please sign the sign in sheet before the meeting begins. Pursuant to Section 551.007 of the Texas Government Code, citizens wishing to address the Zoning Board of Adjustments for items listed as public hearings will be recognized when the public hearing is opened. For citizens wishing to speak on a non-public hearing item, they may either address the Zoning Board of Adjustment during the Citizen Comments portion of the meeting or when the item is considered by the Zoning Board of Adjustments.

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior meeting. Please contact the town secretary's office at 972.539.9464 or fax 972.539.9613 for additional information.

UNAPPROVED-NOT FOR
PUBLICATION

STATE OF TEXAS
COUNTY OF DENTON
TOWN OF DOUBLE OAK

The Board of Adjustment met in regular session on September 26, 2018, at 7:00 p.m. at Double Oak Town Hall located at 320 Waketon Road.

Chairman Phyllis Meyerson called the meeting to order at 7:00 p.m. The following members were present to-wit:

Phyllis Meyerson	Chairman
Von Beougher	Co-Chairman
Art Fleming	Board Member
Marty Robbins	Alternate Board Member
Karen Smith	Alternate Board Member
Marian Crivello	Alternate Board Member
Jo Ann Jenkins	Alternate Board Member

constituting a quorum. Board Members Candy Lamel, Joe Rodriguez and Alternate Board Member Gary Don Brittain were absent. Also in attendance were Lynn Jones, Court Clerk.

2. CONSIDERATION AND ACTION ON THE MINUTES OF FEBRUARY 28, 2018

Motion Fleming, second Robbins to approve the minutes as written.

AYE: Meyerson, Fleming, Crivello and Robbins
NAY: None
ABSTENSION: Beougher

MOTION CARRIED

3. CONSIDERATION AND ACTION ON THE MINUTES OF JULY 24, 2018

Motion Robbins, second Fleming to approve the minutes as written.

AYE: Meyerson, Fleming, Crivello and Robbins
NAY: None
ABSTENSION: Beougher

MOTION CARRIED

4. CONSIDERATION AND ACTION ON A ZONING VARIANCE REQUEST FROM DARAL EDWARDS, 105 KYLE COURT, TO CONSTRUCT AN ACCESSORY BUILDING THAT IS CLOSER TO THE PROPERTY LINE THAN ALLOWED IN ORDINANCE SECTION 10 "SF" SINGLE FAMILY RESIDENTIAL DISTRICT, CHAPTER 10-5 ACCESSORY BUILDING (DETACHED).

Chairman Meyerson read aloud the comprehensive zoning ordinance regarding major accessory buildings, maximum size and height.

Board Member Joe Rodriguez came into the meeting at 7:19 p.m.

Motion Beougher, second Rodriguez to approve the Edwards request.

AYE: Meyerson, Beougher, Fleming, Rodriguez, Robbins and Crivello
NAY: None

MOTION CARRIED UNANIMOUSLY

6. COMMENTS

None

7. ADJOURN

With no further business to come before the Board, motion Beougher second Fleming, the meeting adjourned at 7:27 p.m.

Court Clerk

Chairman



ZONING BOARD OF ADJUSTMENT MEETING
JUNE 9, 2020
6:30 P.M.
AGENDA ITEM 6

AGENDA ITEM: Consideration and action on a variance request from Kenneth Dague, located at 315 East Carruth Lane, being Lot 8, Block B, Carruth Estates on *Code of Ordinances Section 11-5 (2) Location*, allowing a major accessory building to be located on the side of the residential dwelling instead of the rear of the residential dwelling as required by ordinance and within 11 feet of an existing structure instead of 15 feet as required by ordinance.

STAFF CONTACT: Lynn

DESCRIPTION: Mr. Dague would like to locate his accessory building on the side of his residential dwelling instead of in the rear and he would like it to be 11 foot from the residential dwelling instead of the required 15 feet.

ATTACHMENTS: Application for Variance
Letter from applicant
Site Plan showing proposed location of accessory building
Ranch Estates Regulations



TOWN OF DOUBLE OAK
320 Waketon Road
Double Oak, Texas 75077
P: 972-539-9464 F: 972-539-9613
permits@doubleoak.texas.gov

Request for Variance

Type of Application (check the appropriate box)

☐ Zoning ☐ Sign ☐ Subdivision ☐ Other

Property Owner and Authorization (sign and notarize)

(Company Name)

(Email)

(Physical Address)

(City)

(State)

(Zip Code)

(Mailing Address)

(City)

(State)

(Zip Code)

(Property Owner Name)

(Phone)

(Fax)

General Description of Request (complete the following)

CONSTRUCTION OF AN ACCESSORY BUILDING (TWO CAR GARAGE). OVERALL
 SIZE TO BE 22' WIDE BY 24' DEEP WITH AN 18' GARAGE DOOR.
 LOCATION TO BE 11' FROM AN EXISTING STRUCTURE AND 17 1/2' FORWARD
 OF THE NEAREST BACK CORNER OF THE RESIDENTIAL DWELLING.

Subject Property Information: (complete the following)

315 E. CARROTH LN, DOUBLE OAK, TEXAS 75077

(General location, street address if known; if not known, provide name of street fronting property and name and distance to nearest cross street)

CARROTH ESTATES

(Subdivision Name)

EIGHT

(Lot #)

B

(Block #)

Items Required with Submittal (please check the boxes to indicate items submitted with the application)

- ☐ 1) Attach a site plan, maps, designs or any other documents deemed necessary.
 (Please include 10 copies of any information that is submitted, any digital versions can be sent to permits@doubleoak.texas.gov)
- ☐ 2) Submit Application Fee (\$150)

Engineering fees will be billed separate from the application fee.

Applicant or their designated representative will be responsible for all engineering fees.

I certify that I am the legal owner or record of the property or that I have secured the property owner's permission as shown on the attached affidavit and that the information concerning this request for variance is true and correct.

APPLICANT'S SIGNATURE

DATE

RECEIVED BY

DATE RECEIVED

***** For Office Use Only *****

Paid: \$ 150.00

Receipt #:

Date: 4/30/2020

Application Complete: Y/N

Date to appear before:

P&Z:

TC:

BOA:

6/9/2020

PLEASE COMPLETE THE INFORMATION REQUIRED FOR THE PERMIT REQUESTED

Visit <http://www.double-oak.com> for ordinance information.

CANNOT NOTARIZE WITHOUT NOTARY SECTION

315 E Carruth Lane
Double Oak, Texas 75077

April 13, 2020

Double Oak Town Hall
Variance Committee
320 Waketon Road
Double Oak, Texas 75077

Dear Mrs. Lynn Jones,

Thank you for the letter dated March 24, 2020..

My thoughts for the addition of an accessory building are as follows. 315 East Carruth Lane is the only residence that has an 88' stone water shed retaining wall in Carruth Estates. All water shed on East Carruth flowing north to south and south to north is directed to the north east corner of 315 East Carruth Lane and then runs down a flume the entire length of 315 East Carruth Lane property boundary. There is also some run off from West Carruth Lane directed to East Carruth which further compounds the need for the stone retaining wall in my yard.

Ask anyone familiar with East Carruth Lane and they can tell you of a river when we receive any heavy rainfall.

Therefore I am requesting the positioning of the accessory building to minimize further encroachment into the 500 year flood plain.

Addressing the 16' verses an 18' garage door. The 16' is simply outdated. It was designed when gas was north of \$4.00 per gallon and people were buying smart cars. I believe one would be challenged to try parking a 6'5" tall pick up and a full size auto through a 16' opening.

I look forward to your response.

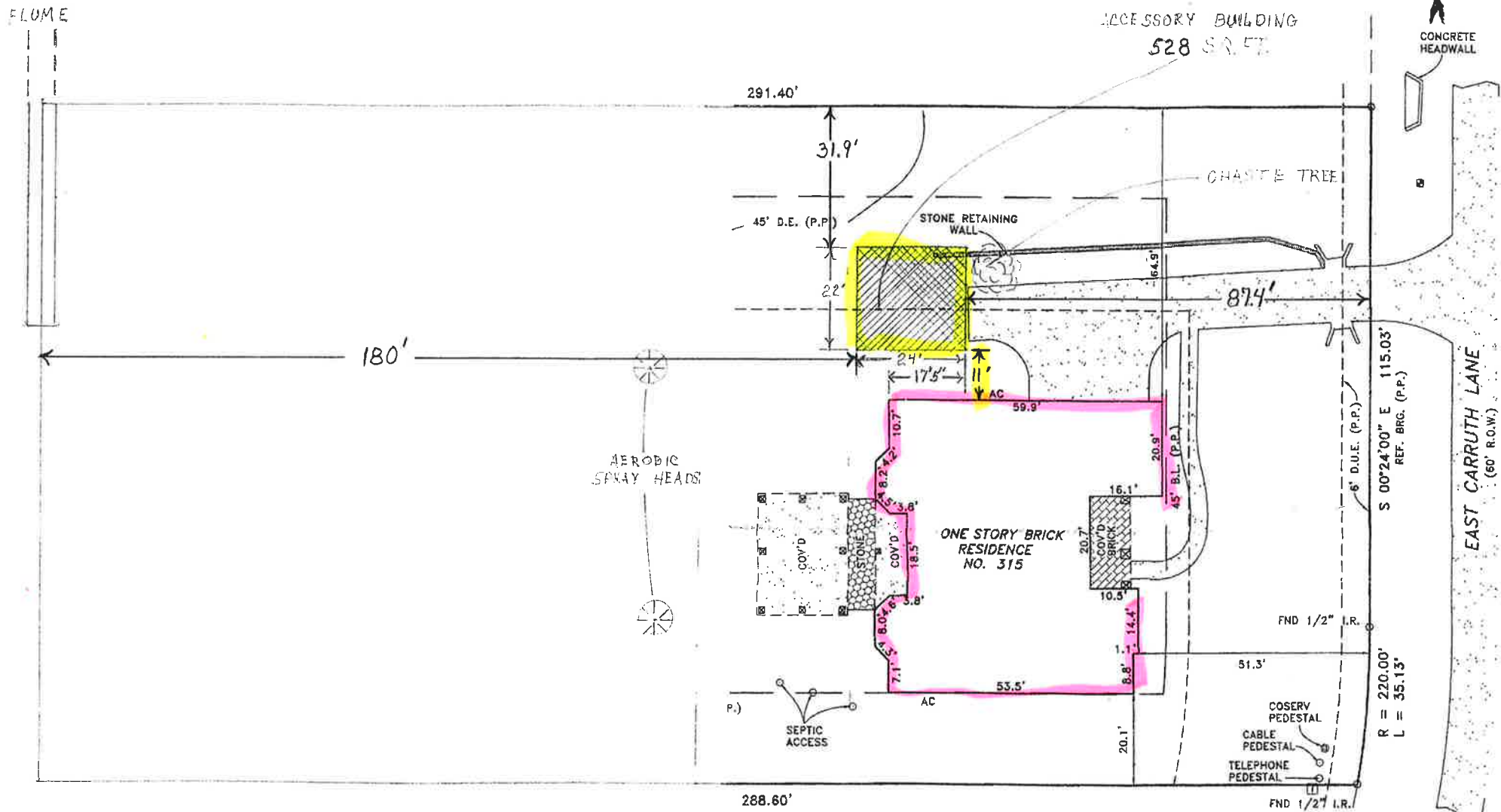
Best regards,


Kenneth C. Dague

SURVEY

TO THE TOWN OF DOUBLE OAK, DENTON COUNTY, TEXAS,
JDE 179, PLAT RECORDS, DENTON COUNTY, TEXAS.

SCALE 1/4" = 8'



LEGEND	
---	WOOD FENCE
- - -	CHAIN LINK FENCE
---	WIRE FENCE
---	WROUGHT IRON FENCE
---	BRICK COLUMN
---	POWER POLE
---	WATER METER
---	POWERLINE
---	OVERHEAD SERVICE LINE
---	TRANSFORMER AND PAD
---	ASPHALT SURFACE
---	CONCRETE

I, JASON L. MORGAN, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A "LAND TITLE SURVEY" AND THAT THE PLAT HEREON IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE SUBJECT PROPERTY AS DETERMINED BY AN ON THE GROUND SURVEY UNDER MY SUPERVISION. THE LINES AND DIMENSIONS OF SAID PROPERTY BEING INDICATED BY THE PLAT, THE IMPROVEMENTS ARE WITHIN THE BOUNDARIES OF THE PROPERTY AT THE DISTANCES INDICATED AND THERE ARE NO VISIBLE AND APPARENT EASEMENTS, ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN ON THE ABOVE PLAT.

Jason L. Morgan
JASON L. MORGAN
R.L.S. NO. 5587



THIS SURVEY WAS PERFORMED FOR:

FIDELITY NATIONAL TITLE

USE OF THIS SURVEY BY ANY OTHER PARTY SHALL BE AT THEIR OWN RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM. THIS SURVEY IS NOT VALID WITHOUT A RED SEAL AND SIGNATURE.

NAME: RYAN
JOB NO.: 05-03-047
DATE: 03/10/05
GF#: 1800801-X-0018
TECH: BM
DRN. BY: BM



Global Land Surveying, Inc.
Registered Professional Land Surveyors

1715 Avenue K, Ste. 203
Plano, Texas 75074
Phone (972) 881-1700
Fax (972) 423-1083
email: info@glis-inc.com

SECTION 11
"RE" RANCH ESTATES DISTRICT

(2) Major Accessory Building:

Type: Shop or recreation building, swimming pool cabana, boat storage, detached garage for boat, recreational vehicle and motor vehicle storage, home office, or stable. Major accessory buildings shall not be used as rental property, guest houses or servant's quarters. If toilet and/or shower facilities are provided, adequate wastewater disposal must be provided and approved by the appropriate Town representative. Major accessory buildings may not be used for commercial purposes and may not be used as rental property.

Location: Must be located behind the rear line determined by the nearest back corner of the residential dwelling closest to the street, and at least 15 feet from any existing structure. For privacy, no second story window or door can face a neighboring property that is within 25 feet of the accessory building.(Ordinance 18-03 adopted 7/16/18)

Door: A door may be of any size up to a maximum width of 16 feet wide and a maximum height of 14 feet tall. On the front facing side, only one garage door is permitted. For safety, a minimum of two (2) openings is required one of which may not exceed 48" in width.
(Ordinance 18-03 adopted 7/16/18)



ZONING BOARD OF ADJUSTMENT MEETING
JUNE 9, 2020
6:30 P.M.
AGENDA ITEM 7

AGENDA ITEM: Consideration and action on a variance request from Kenneth Dague, located at 315 East Carruth Lane, being Lot 8, Block B Carruth Estates on *Code of Ordinances Section 11-5 (2) Door*, allowing for a 18 foot garage door instead of a 16 foot garage door on a major accessory building as required by ordinance.

STAFF CONTACT: Lynn

DESCRIPTION: Mr. Dague would like to put an 18 foot door on his accessory building instead of the 16 foot regulated door size.