



Town Of Double Oak
Zoning Board of Adjustments
Double Oak Town Hall
March 21, 2024 7:00 PM

Call to order

Roll Call

Establish a quorum.

Opening announcements and comments – a quorum of council members may be present at this meeting.

2. Citizens Comments
3. Consideration and action on the minutes of September 26, 2023
4. Swearing in of Board of Adjustment Members
5. Consideration and action on selection of a Chairperson for the Board of Adjustment
6. Consideration and action on selection of a Vice Chairperson for the Board of Adjustment
7. Public hearing on a request from Pete Buniva for a variance from the Code of Ordinances Ranch Estate District 11-2(1), on an attached garage not allowing a front entry to a private garage door unless the door opens into an enclosed courtyard separated from the front yard of the main residence by another garage or similar building or by a masonry wall of 6 feet in height constructed of the same material as the main residential structure at a lot located at 124 Chapel Hill Drive in the The Hills of Chinn Chapel.
 - i. Open Public Hearing
 - ii. Close Public Hearing
8. Consideration and action on a request from Pete Buniva for a variance from the Code of Ordinances Ranch Estate District 11-2(1), on an attached garage not allowing a front entry to a private garage door unless the door opens into an enclosed courtyard separated from the front yard of the main residence by another garage or similar building or by a masonry wall of 6 feet in height constructed of the same material as the main residential structure at a lot located at 124 Chapel Hill Drive in the The Hills of Chinn Chapel.

9. Comments

10. Adjourn

As authorized by section 551.071 of the Texas Government Code, 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 18 day of March 2024 at 10:00 a.m.

Lynn Jones

Lynn Jones, Assistant Town Secretary

PUBLIC PARTICIPATION If you wish to address the Board of Adjustments, please sign the sign in sheet before the meeting begins. Citizens wishing to address the Board of Adjustment 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 address the Board of Adjustment during the Citizen Comments portion of the meeting or when the item is considered by the Board of Adjustment.

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodation 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.

STATE OF TEXAS
COUNTY OF DENTON
TOWN OF DOUBLE OAK

The Double Oak Zoning Board of Adjustments met at 7:00 p.m. September 26, 2023, at the Double Oak Town Hall, located at 320 Waketon Road with the following members present to-wit:

| | |
|------------------|------------------------|
| Phyllis Meyerson | Chairperson |
| Candy Lamel | Board Member |
| Karen Smith | Board Member |
| Richard Ulrich | Alternate Board Member |
| Sam Rogers | Alternate Board Member |

constituting a quorum. Board Members Dirk Meilinger and Marty Robbins were absent. Assistant Town Secretary Lynn Jones was also present.

Chairperson Meyerson called the meeting to order at 7:01 p.m.

2. Citizen Comments

There were no comments.

3. Consideration and action on the minutes of February 16, 2023.

Ulrich motioned to approve the minutes of February 16, 2023. Smith seconded.

Aye: Ulrich, Meyerson, Smith, Lamel and Rogers.

Nay: None

Abstain: None

Motion Carried

4. Swearing in of Board of Adjustment members

Assistant Town Secretary Lynn Jones gave the Oath of Office to Sam Rogers.

5. Consideration and action on selection of a Chairperson for the Board of Adjustment

Lamel nominated Meyerson to be the Chairperson for the Board of Adjustment
Smith seconded the motion.

Aye: Ulrich, Smith, Lamel and Rogers

Nay: None

Abstain: Meyerson

Motion Carried

6. Consideration and action on selection of a Vice Chairperson for the Board of Adjustment.

Smith nominated Robbins to be the Vice Chairperson for the Board of Adjustment.
Rogers seconded the motion.

Aye: Meyerson, Smith, Lamel and Rogers.
Nay: None
Abstain: Ulrich

Motion Carried

7. Public hearing on a request from Ashley Hart for a variance from the Code of Ordinances Ranch Estate District 11-2(1), not allowing a front entry to a private garage door unless the door opens into an enclosed courtyard separated from the front yard of the main residence by another garage or similar building or by a masonry wall of 6 feet in height constructed of the same material as the main residential structure at a lot located in the Self Addition, Lot 14.

Ashley Hart spoke.

Meyerson opened the public hearing at 7:15 pm

| | |
|---------------|-----------------------|
| Carol Wright | 6108 Pepperport Lane |
| Jason Hart | 6206 Pepperport Lane |
| Donna Gilliam | 221 Waketon Extension |
| Mike Donnelly | 302 E. Carruth Lane |

Meyerson closed the public hearing at 7:28 pm

8. Consideration and action on a request from Ashley Hart for a variance from the Code of Ordinances Ranch Estate District 11-2(1), not allowing a front entry to a private garage door unless the door opens into an enclosed courtyard separated from the front yard of the main residence by another garage or similar building or by a masonry wall of 6 feet in height constructed of the same material as the main residential structure at a lot located in the Self Addition, Lot 14.

Rogers motioned to approve the hardship. Lamel seconded.

Aye: Rogers
Nay: Ulrich, Smith, Lamel and Meyerson
Abstain: None

Motion Failed

9. Comments

There were no comments.

10. Adjourn

Lamel made the motion to adjourn the meeting.

Smith seconded the motion.

With no further business to come before the Zoning Board of Adjustment, the meeting was adjourned at 8:15 p.m.

Lynn Jones, Assistant Town Secretary

Phyllis Meyerson Chairperson



ZONING BOARD OF ADJUSTMENT MEETING

March 21, 2024

7:00 P.M.

AGENDA ITEM: Consideration and action on a request from Pete Buniva for a variance from the Code of Ordinances Ranch Estate District 11-2(1), on an attached garage not allowing a front entry to an a private garage door unless the door opens into an enclosed courtyard separated from the front yard of the main residence by another garage or similar building or by a masonry wall of 6 feet in height constructed of the same material as the main residential structure at a lot located at 124 Chapel Hill Drive in the The Hills of Chinn Chapel.

STAFF CONTACT: Lynn

DESCRIPTION: Mr. Buniva has a permit to put an attached garage on his property that has a side facing garage door.

Mr. Buniva would like to have a front facing garage door so he is requesting a variance to change the side facing garage door to a front facing garage door.

ATTACHMENTS:

- Application for Variance
- Map of location
- Current Permit for a side facing garage door
- Regulations on attached garages front facing garage door
- Site Plan showing proposed location of accessory building
- Photo of residences around 124 Chapel Hill Drive with front facing garage doors
- Drawing of the proposed front facing garage door



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

**Building Permit Application
 Request for Variance**

PERMIT # 2023576

DATE: ~~1/1~~
 11/30/2023

Type of Application (check the appropriate box)

- Zoning Sign Subdivision Other

Property Owner and Authorization (sign and notarize)

O Homes LLC (Company Name) portohomes@gmail.com (Email)
405 plantation dr (Physical Address) Coppell (City) TX (State) 75019 (Zip Code)
" (Mailing Address) " (City) " (State) " (Zip Code)
Pete Buciva (Property Owner Name) 281-660-5019 (Phone) (Fax)

General Description/Reason of Request (complete the following)

I have been approved to build a garage and would like to have the door face the front like many of my neighbors. I have attached photos of other garages on my street as reference

Subject Property Information: (complete the following)

124 Chapel Hill dr (General location, street address if known; if not known, provide name of street fronting property and name and distance to nearest cross street)
The Hills of Double Oak (Subdivision Name) 20 (Lot #) (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. (digital versions shall be sent to permits@doubleoak.texas.gov)
- 2) Submit Application Fee (\$150.00)

**Engineering fees will be billed separate from the application fee.
 Applicant or their designated representative will be responsible for all engineering fees.**

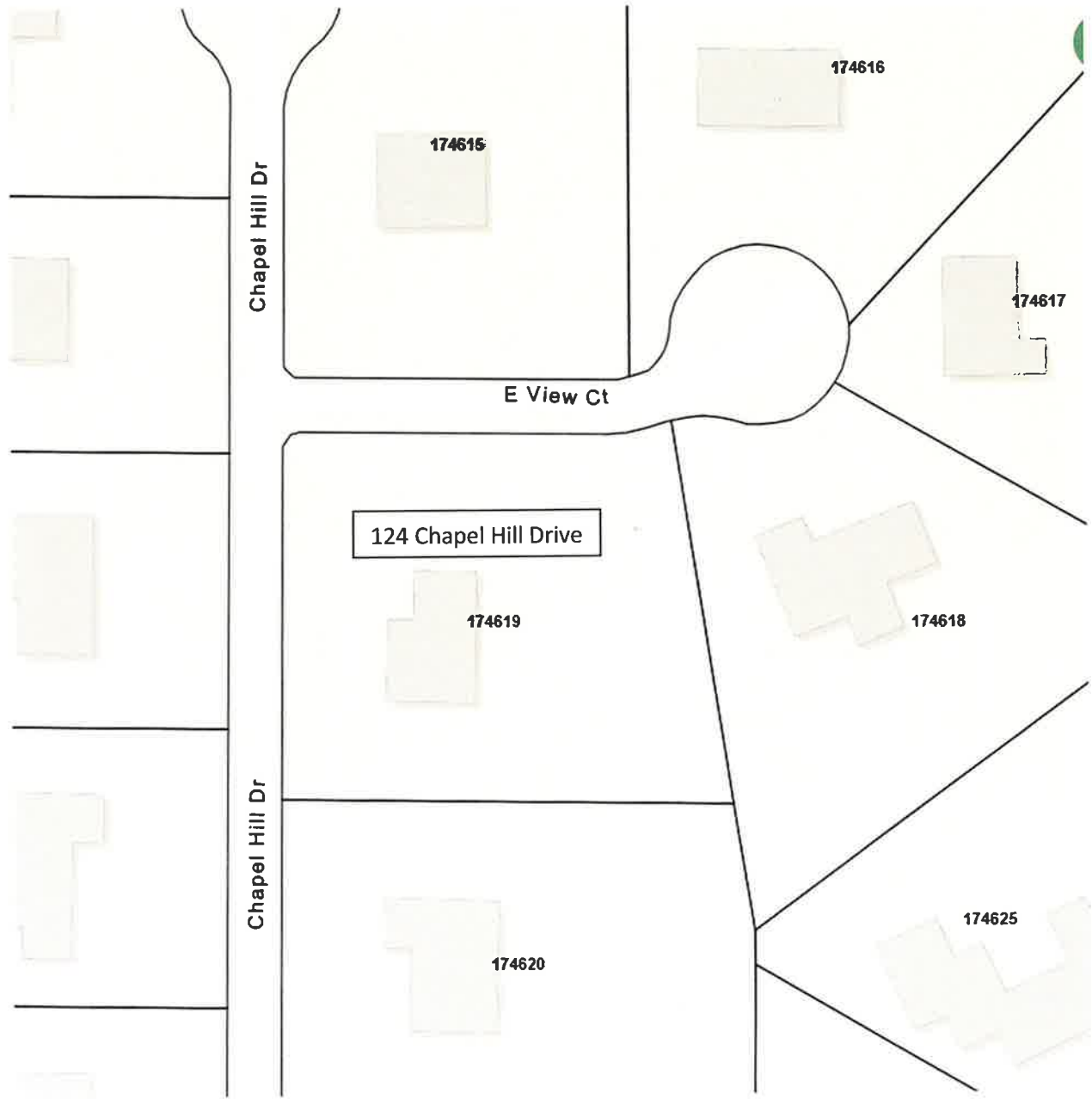
I certify that I am the legal owner or record of the property or that I have secured the property owner's permission as shown on the attached affidavit and that the information concerning this request for variance is true and correct.

Pete Buciva
 APPLICANT'S SIGNATURE
[Signature]
 RECEIVED BY

1/28/24 DATE
1/31/2024 DATE RECEIVED

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

Paid: \$ 150.00 Receipt #: Date:
 Application Complete: (Y)N
 Date to appear before: P&Z: TC: BOA: 3/21/24 7pm





DOUBLE OAK

THIS CERTIFIES THAT THIS

BUILDING PERMIT

WITH PERMIT # 2023576 HAS BEEN ISSUED TO
 SITE ADDRESS 124 CHAPEL HL
 SUBDIVISION THE HILLS OF CHINN CHAPEL
 LOT 20 BLOCK

In compliance with the requirements of the Ordinances of **THE TOWN OF DOUBLE OAK** for

PROJECT Addition or Remodel

DATED 01/08/2024 Randall Anglin
Services Director/Building Inspector

This placard is placed in a conspicuous place on the premises.

*Current Application Permit
Side facing garage door*



Double Oak Permit Application

Date: 11/30/2023

Location / Description

| | | | |
|----------------|--------------------------|------------------|-------------------|
| Work Location: | | Homeowner: | Pete Buniva |
| Subdivision: | the hills of Chin Chapel | Phone: | 2816605019 |
| Lot: | 20 | Email: | pbuniva@gmail.com |
| Block: | | Payment Removed: | |

Work Description: Garage addition

Parcel Information

| | | | |
|--------------|---------------------------|------------|-------------------------|
| Location: | 124 CHAPEL HL | Homeowner: | BUNIVA, SABRINA & PETER |
| Subdivision: | THE HILLS OF CHINN CHAPEL | Phone: | |
| Lot: | 20 | Email: | |
| Block: | | | |

Contractor Info

| Name | Address | Phone | Email |
|------|---------|-------|-------|
|------|---------|-------|-------|

Contractors If Not Found

| | | | |
|-------------------|---------------------|-------------------|------|
| General: | Ohomes llc | Plumbing: | none |
| Address: | 405 P;antation Dr. | Address: | |
| City, State, Zip: | Coppell, Tx. 75019 | City, State, Zip: | |
| Contact: | Mike Gwartney | Contact: | |
| Phone: | 2147387303 | Phone: | |
| Fax: | | Fax: | |
| Email: | patohomes@gmail.com | Email: | |
| License #: | | License #: | |
| Electrical: | none | Mechanical: | none |
| Address: | | Address: | |
| City, State, Zip: | | City, State, Zip: | |
| Contact: | | Contact: | |
| Phone: | | Phone: | |
| Fax: | | Fax: | |
| Email: | | Email: | |
| License #: | | License #: | |

Project Information

| | | |
|--------------------|-------------------|-----------------|
| Build Size: | | Material Above: |
| Project Size: | Under 1200 Sq. Ft | Material Below: |
| Build Type: | | Fuel Type: |
| Square Feet: | 280 | # of Signs: |
| Exterior Material: | | Work Type: |
| Roofing Material: | | Sign Type: |
| Permanent: | | Illuminated: |
| Utilities: | None | Sign Size: |
| Disconnect: | | Dimensions: |
| System Type: | | Irrigation: |
| Fence Type: | | # of Heads: |
| Fence Material: | | Estimated GPM: |
| Post Materials: | | Backflow Type: |
| Dimensions: | | System Type: |
| Above Grade: | | UV Value: |
| Type: | | R Value: |
| Area: | | |
| Size: | | |

Work Description:

I do hereby certify that the information contained herein is true and correct.

Peter M. Buniva

11/30/2023

Name

Date

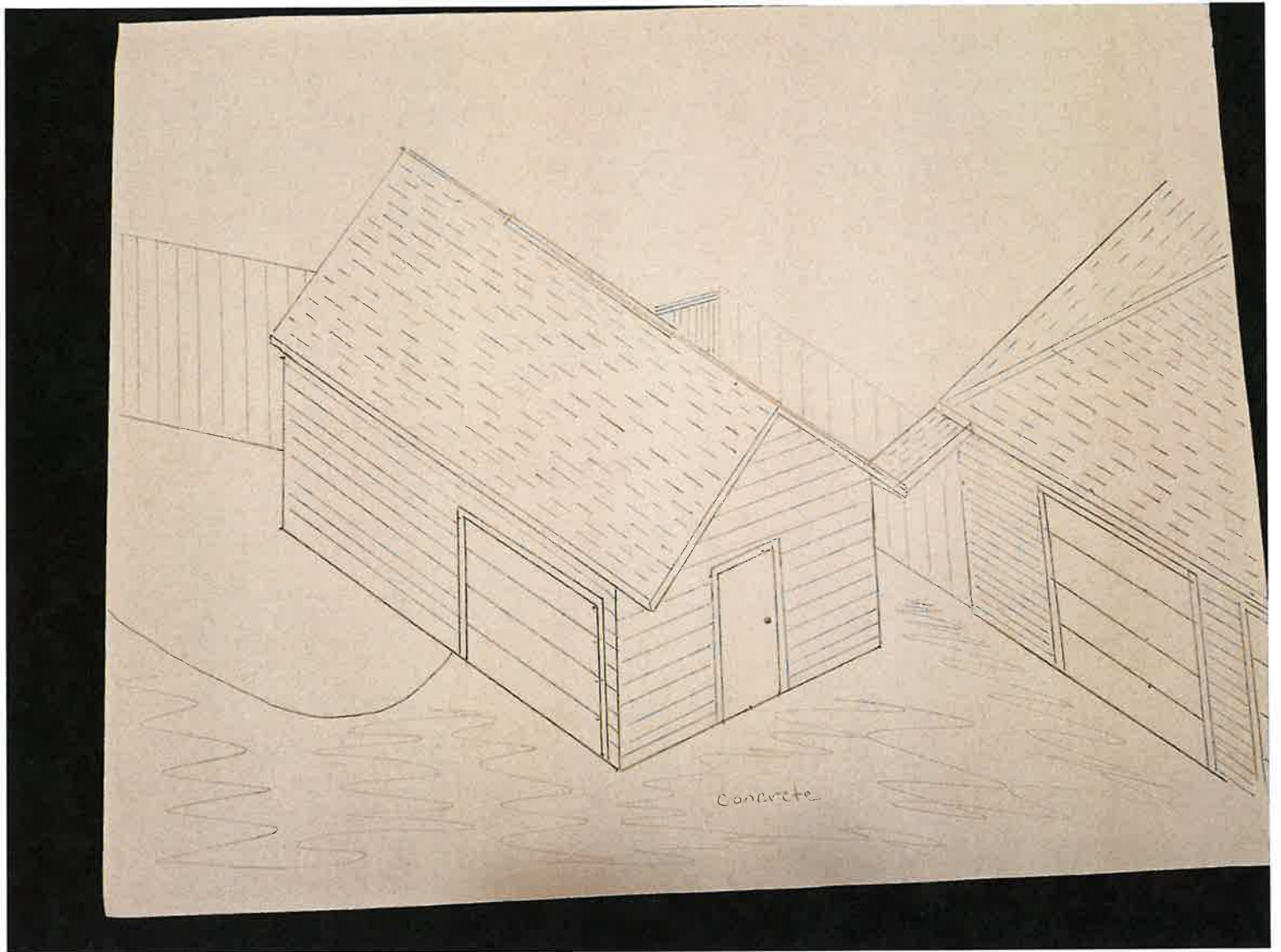


DOUBLE OAK

Permit #: 2023576
Permit Type: Addition or Remodel
Address: 124 CHAPEL HL
City: DOUBLE OAK
State: TX
Zip: 75077-8436
Applicant: Pete Buniva
Applicant Address: 124 Chapel Hill Dr.
Applicant City, State, Zip: Double Oak, Texas 75077
Applicant Phone: 2816605019
Applicant Email: pbuniva@gmail.com
Receipt #: 913
Date: 12/12/2023
Paid By: SABRINA BUNIVA
Description: 763904
Payment Type: IBX CC
Payment Type Description:
Accepted By:

Fees Paid

| Fee Name | Description | Factor | Total Fee Amount | Amount Paid |
|--------------------------|--------------------|--------|------------------|-----------------|
| Plan Review Fee | | 0.00 | 55.00 | 55.00 |
| Residential - Foundation | \$85.00 | 0.00 | 85.00 | 85.00 |
| Septic Plan Review | Septic Plan Review | 0.00 | 100.00 | 100.00 |
| | | | Total: | \$240.00 |

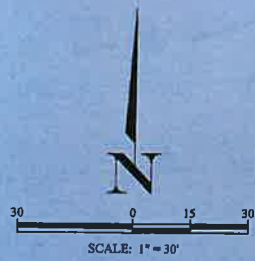
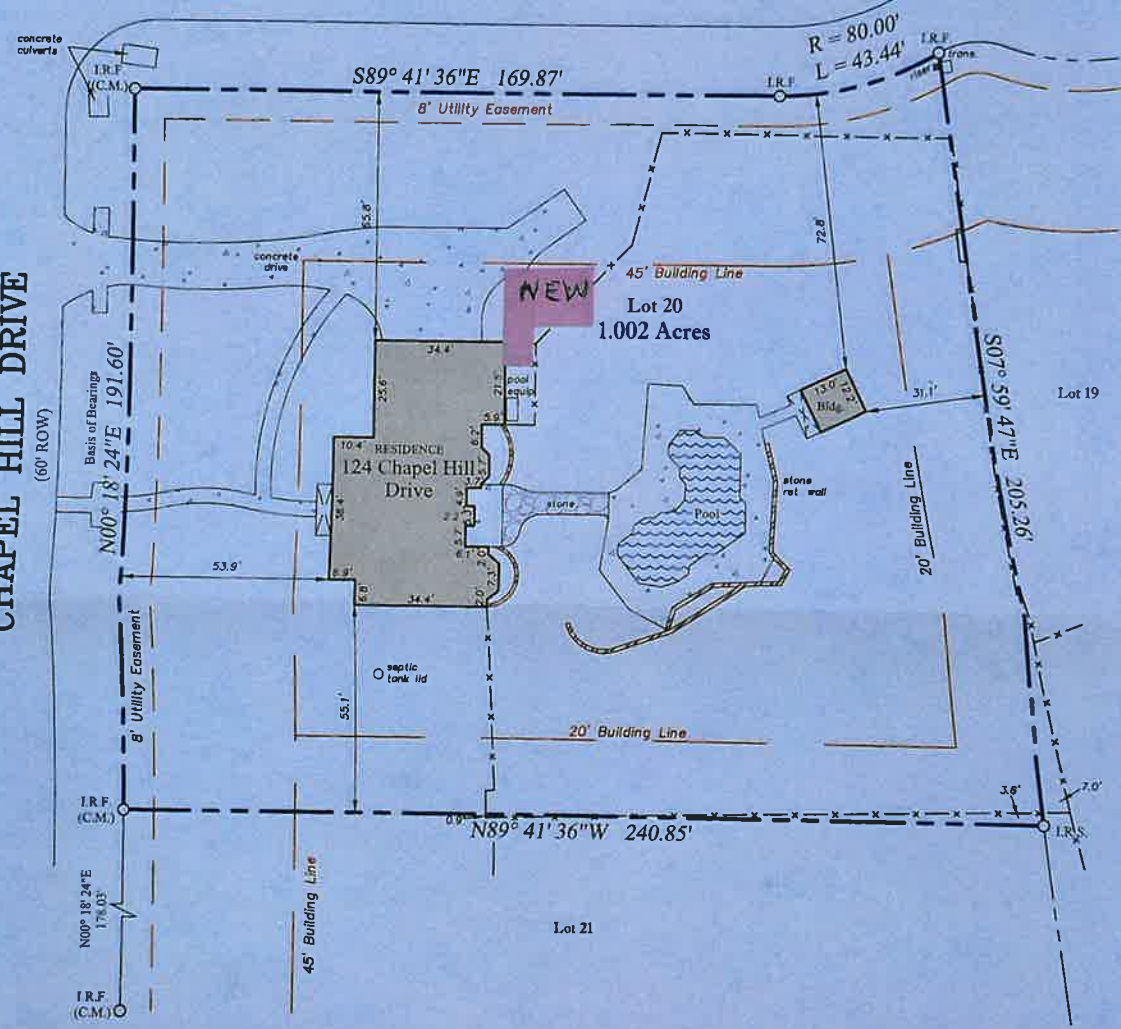


Current Permit - Side facing garage door

The Town of Double Oak Code of Ordinances Chapter 14 Zoning, Section 11 “RE” Ranch Estates District 11-2(1) Use Regulation states: ““Single-family Dwelling” with an Attached Garage (2 car minimum). An *“Attached Garage”* is a Side Entry or Rear Entry private garage that is a physical part of the dwelling or one having a substantial physical connection with or under the roof line of the Single-family Dwelling. Front entry private garages shall be permitted only if the door opens into an enclosed courtyard separated from the front yard of the main residence by another garage or similar building or by a masonry wall of six (6) feet in height constructed of the same material as the main residential structure. Such additional garage, building or wall must also comply with all pertinent setback provisions. For corner lots, the garage door may face the side street without an enclosed courtyard.”

EAST VIEW COURT (60' ROW)

CHAPEL HILL DRIVE (60' ROW)



FLOOD NOTE: It is my opinion that the property described herein is not within the 100-year flood zone area according to the Federal Emergency Management

Notes

- Blanket Easement recorded in Volume 401, Page 343 includes this lot.

LEGEND:

--- Boundary C.M.



124 Chapel Hill Drive.

SURVEYORS CERTIFICATION:

The undersigned does hereby certify that this survey was this day made in the ground of the property legally described herein and is correct and to the best of my knowledge there are no claims, encroachments, conflicts, obstructions in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights of way that I have been advised of except as shown herein. Use of this document is solely intended for the transaction indicated by this Q.P. Number referenced herein. Any other use is prohibited and at users risk.





Residences around 124 Chapel Hill Drive

