



Town Of Double Oak
Zoning Board of Adjustments
Double Oak Town Hall
February 16, 2023 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 October 27, 2021
 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 Devin Gorman for a variance from the building setback requirements for an accessory building or addition to the main structure at 501 Cross Timbers Drive.
 - i. Opening of public hearing
 - ii. Closing of public hearing
 8. Consideration and action on a request from Devin Gorman for a variance from the building setback requirements for an accessory building or addition to the main structure at 501 Cross Timbers Drive.
 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 10th day of February 2023 at 4:00 p.m.

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 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.

STATE OF TEXAS
COUNTY OF DENTON
TOWN OF DOUBLE OAK

The Double Oak Zoning Board of Adjustments met at 7:00 p.m. October 27, 2021 at the Double Oak Town Hall, located at 320 Waketon Road with the following members present to-wit:

Phyllis Meyerson	Chairperson
Marty Robbins	Board Member
Karen Smith	Board Member
Jeff Hardgrave	Alternate Board Member

constituting a quorum. Board Member Candy Lamel and Alternate Board Members Jeff Graves, Curtis Glover, Dirk Meilinger, Richard Ulrich and Devin Gorman were absent. Assistant Town Secretary Lynn Jones was also present.

Chairperson Meyerson called the meeting to order at 7:06 p.m.

2. Consideration and action on the minutes of September 27, 2021.

Smith motioned to approve the minutes of September 27, 2021 as written. Hardgrave seconded.

Aye: Meyerson, Smith, Hardgrave and Robbins.

Abstain: None

Nay: None

Motion Carried

3. Citizen Comments.

There were no comments.

4. Swearing in of Board of Adjustment members

Assistant Town Secretary Lynn Jones swore in the Board of Adjustment members.

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

Robbins nominated Meyerson to be the chairperson for the Board of Adjustment

Smith seconded the motion

Aye: Meyerson, Smith, Hardgrave and Robbins.

Abstain: None

Nay: None

Motion Carried

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

Smith nominated Robbins to be the co-chairperson for the Board of Adjustment.
Hardgrave seconded the motion.

Aye: Meyerson, Smith, Hardgrave and Robbins.
Abstain: None
Nay: None

Motion Carried

7. Consider and act: on a zoning variance request from Morgan Sokolow, 440 Cross Timbers Drive, to allow two major accessory buildings on the property at 440 Cross Timbers, which would be a variance from sec. 11-5(2), Maximum Number which allows one major accessory building and one minor accessory building on a property.

Morgan Sokolow, 440 Cross Timbers spoke. The property was purchased in June and there was a loafing shed on the property. We have horses so we looked for a larger property so they would not have to be boarded. Because of the condition of the loafing shed we took it down. We would like to put a three stall enclosed building up to house our horses. We have 2.2 acres.

Smith made the motion to approve the zoning variance request for 440 Cross Timbers Drive to allow two major accessory buildings and one minor accessory building on the property where the second major accessory building will be to resurrect the damaged barn in the same location as to when the property was purchased three months ago.

Robbins seconded the motion.

Aye: Meyerson, Smith, Hardgrave and Robbins.
Abstain: None
Nay: None

Motion Carried

8. Adjourn

Hardgrave 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 7:46 p.m.

Lynn Jones, Assistant Town Secretary

Phyllis Meyerson Chairperson



**ZONING BOARD OF ADJUSTMENT
FEBRUARY 16, 2023**

AGENDA ITEM: Public hearing on a request from Devin Gorman for a variance from the building setback requirements for an accessory building or addition to the main structure at 501 Cross Timbers Drive.

Consideration and action on a request from Devin Gorman for a variance from the building setback requirements for an accessory building or addition to the main structure at 501 Cross Timbers Drive.

STAFF CONTACT: Lynn

DESCRIPTION: Devin Gorman, 501 Cross Timbers applied for an Addition permit to his home. He wanted to connect an existing accessory building to his residence and put an addition on the accessory building. This application was denied because the accessory building is 15 foot of of the property line which does not meet the requirements of a 20 foot setback for a residence.

ATTACHMENTS: Application for variance
Map showing location of property
Picture showing what applicant wanted to do, which was denied because of the setback on the accessory building
Ranch Estates side yard setback for residence
Public hearing notice
Letters to property owners within 200 feet of replat property



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

Board of Adjustments Application

Type of Application: (check the appropriate box)

- Variance Special Exception Appeal of an Administrative Other

Applicant Information

Devin & Stephanie Gorman (Resident Name) Dmgn1013@DSLExtreme.com (Email)

501 Cross Timbers Dr. (Physical Address) Double Oak (City) Tx (State) 75077 (Zip Code)

Same (Mailing Address) _____ (City) _____ (State) _____ (Zip Code)

Same (Email) 909-754-5434 (Phone) _____ (Fax)

Property Owner and Authorization (sign and notarize)

 (Company Name) _____ (Email)

 (Physical Address) _____ (City) _____ (State) _____ (Zip Code)

 (Mailing Address) _____ (City) _____ (State) _____ (Zip Code)

Devin & Stephanie Gorman (Property Owner Name) _____ (Phone) _____ (Fax)

Check one of the following and complete:

- I will represent the project myself; OR
 I hereby designate _____ (printed name of project representative) to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this request. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues relative to this request.

I hereby certify that I am the record owner of the property referenced in this application and further certify that the information provided on this application is true and correct.

Property Owner's Signature: [Signature] Date: 1-26-23

State of Texas
 County of: Denton

BEFORE ME, a Notary Public, on this day personally appeared Devin Allen Gorman (printed property owner's name) the above signed, who, under oath, state the following: "I hereby certify that I am the record owner of the property owner referenced in this application and further certify that all information submitted herein is true and correct."

SUBSCRIBED AND SWORN TO before me, this the 26th day of January



Notary Public in and for the State of Texas



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 320 Waketon Road
 Double Oak, Texas 75077
 P: 972-539-9464 F: 972-539-9613
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Board of Adjustments Application

Property Information: *(complete the following)*

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

Cross Timbers Estates 16 5
(Subdivision Name) (Lot #) (Block #)

(Existing Zoning) (Existing Area (Acres or Sq. Ft.)) (Proposed Zoning)

General Description of Request: *(complete the following)*

I would like to add on to the rear of the existing Detached Shop building. The addition will be ADA for my 77 year old Parents, as my mom is in a wheelchair from a stroke and my dad is her caregiver. They live out of State and I need to get them here to assist them. The Shop is only 15 ft off the property line and can't be moved over due to underground utilities & pool.

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

- 1. Completed application form
- 2. Written narrative/justification
- 3. Application fee: \$250.00
- 4. Documents, maps, photographs, plans, or other materials as evidence applicable to the request.

Important Notice for Applicants *(Please Read)*

Applicants bear the burden of proof in all cases considered by the Board of Adjustments (BOA). You are strongly advised to provide adequate evidence supporting any claim of an error, hardship, unique circumstance, or vested right related to your situation and to attend or have a representative available at any meeting of the BOA. The concurring vote of at least 75% of the membership is necessary to approve any request. The BOA is a quasi-judicial entity which can subpoena witnesses, administer oaths, compel the production of evidence and punish for contempt.

Note: Plans, sketches, photographs, documents and materials submitted for a Board of Adjustments application become a part of the public record and will be kept in accordance with retention requirements. Applicants are advised to submit copies of original documents for their application.

Applicants Signature: [Signature] Date: 1-26-23

All initial submittals for a plat, plan, or rezoning application must be submitted in-person by the applicant or their designated representative.

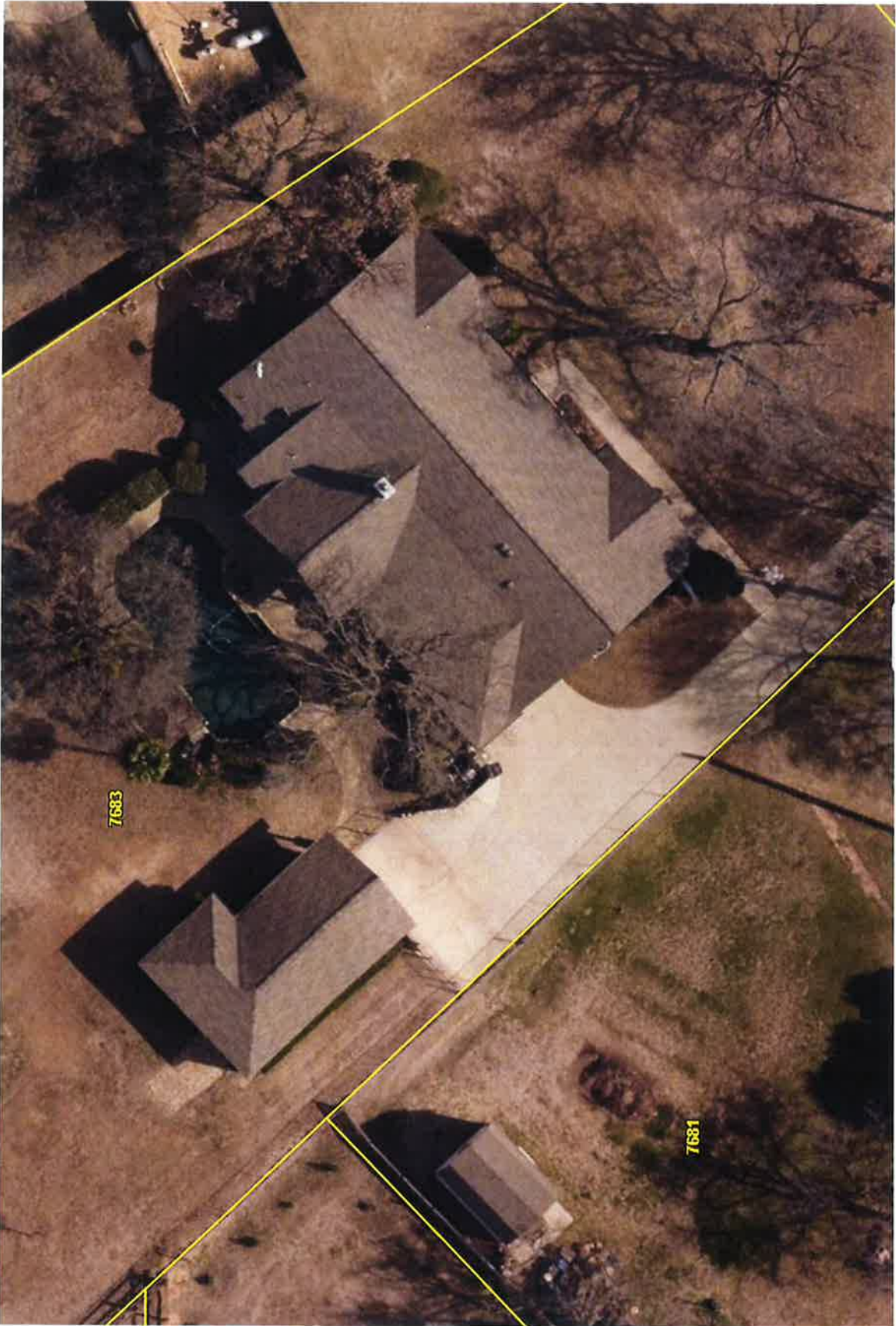
***** For Office Use Only *****

Paid: \$ 250.00 Receipt #: 632074 Date: 1/25/23 AK

Credit Card front Counter

501 Cross Timbers ↗





LOT 1

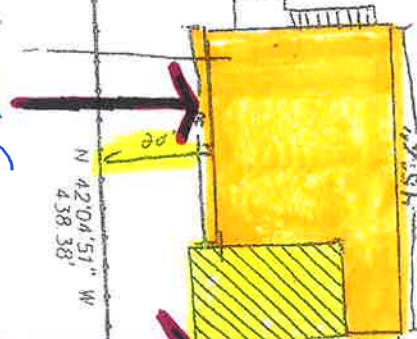
205'

3/8" IRF
POWER
PULL

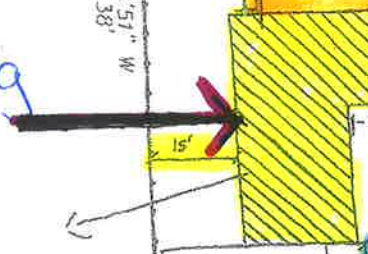
new
septic

26'6"

Proposed
Residential
Addition



Existing
Shop



Proposed
Covered
walk way



1" = 20'

Lot-16
Blk-5
Section I
Cross Timbers Estates



Septic Tanks

Driveway

22'8"

1 STORY BRICK &
FRAME RESIDENCE

BRICK WALL

BRICK WALL

LOT 15

LOT 17

S 32'15"57" E
297.99

Shop to property line
15 feet

WOOD FENCE

99.7'

ASPHALT

EASEMENTS REC
167, VOL. 339,
PG. 431 DO NO

LOT 15 SUBJEC
RECORDED IN

501 CROSS TIMBERS DRIVE
(50' ROW)

Ranch Estates District

Principal Building (Dwelling or Structure):

Minimum Building Size: 2,300 square feet, exclusive of garages, breezeways and porches.

Maximum Height: 30 feet or not more than two and one-half (2 1/2) stories.

Maximum Lot Coverage: Principal building not to exceed 20% of total lot area.

Exterior Construction: At least 70% percent of the exterior walls of the first floor of all structures, including all frame work surrounding all doors and windows, shall be of masonry construction exclusive of doors, windows, the area above top plate line, gables and roofs. The 70% masonry requirement shall also apply to all additions or modifications to the principal building and to all attached garages and attached accessory buildings.

Front Yard: Minimum depth from edge of road easement to front of Principal Building - 45 feet.

Side Yard: Setback of at least 20 feet from the property line or road easement, which ever is the closest.

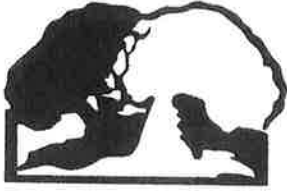
Rear Yard: Setback of at least 35 feet from the property line.

NOTICE OF PUBLIC HEARING

The Zoning Board of Adjustment of the Town of Double Oak, Texas, will hold a public hearing at 7:00 P.M., on Thursday the 16th day of February, 2023, upon a request from Devin Gorman, for a variance request from the building setback requirements for an accessory structure or addition to the main structure at 501 Cross Timbers Drive.

The public hearing will be held at the Double Oak Town Hall at 320 Waketon Road, Double Oak, Texas. All interested persons are invited to attend and participate.

Lynn Jones
Assistant Town Secretary
Town of Double Oak



Town of Double Oak

320 Waketon Road
Double Oak, Texas 75077
Phone: (972)539-9464

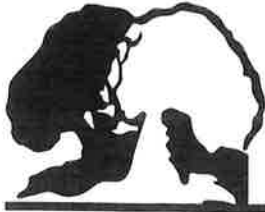


Devin Gorman
501 Cross Timbers Drive
Double Oak, TX 75077-8446

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320 Waketon Road
Double Oak, Texas 75077
972.539.9464

Kelly Murth
221 Cedar Crest
Double Oak, TX 75077-8446

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Robert Schmaholz
211 Cedar Crest
Double Oak, TX 75077-8446

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Don Blair
170 Forest Park Drive
Double Oak, TX 75077-8446

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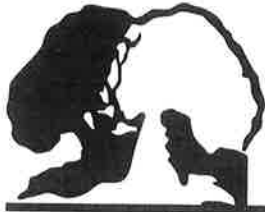
320 Waketon Road
Double Oak, Texas 75077
972.539.9464

Cory McDonough
511 Cross Timbers Dr
Double Oak, TX 75077-8446

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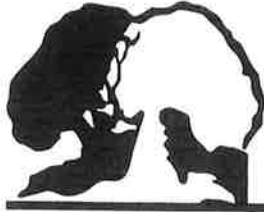
320 Waketon Road
Double Oak, Texas 75077
972.539.9464

Judith Carrico
510 Cross Timbers Dr
Double Oak, TX 75077-8446

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320 Waketon Road
Double Oak, Texas 75077
972.539.9464

Brian Cross
500 Cross Timbers Dr
Double Oak, TX 75077-8446

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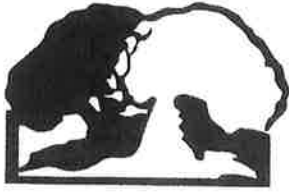
320 Waketon Road
Double Oak, Texas 75077
972.539.9464

Christopher May
471 Cross Timbers Dr
Double Oak, TX 75077-8446

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Rodney Conant
231 Cedar Crest
Double Oak, TX 75077-8446

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