

**ZONING BOARD OF ADJUSTMENTS
MINUTES SPECIAL SESSION
JUNE 12, 2008**

The Zoning Board of Adjustments of the City of Cuero met in Regular Session, Thursday, June 12, 2008, at 4:00 p.m., Council Chambers, 201 E. Main, Cuero, Texas.

PRESENT: Chairman Alton Meyer, Jerome Dreyer, R. A. VanWormer, Raleigh Coppedge, Lee Tillman, Richard Hogue, Carl Krueger, City Secretary Lisa Moravitz and Building Inspector Perry Morris.

CALL TO ORDER. Chairman Alton Meyer called the meeting to order.

PUBLIC HEARING.

REQUEST FOR VARIANCE.

SQUARED E., INC. D/B/A SECURITY STORAGE REQUESTS VARIANCE ALLOWING THE APPROXIMATELY TEN FOOT SOLID METAL BUILDING WALL OF THE TO-BE CONSTRUCTED BUILDING TO SERVE THE SAME PRIVACY FUNCTION AS AN EIGHT FOOT WOODEN FENCE REQUIRED BY CODE.

No public input.

JESSE PEREZ, 112 MILLIGAN, LOTS TEN (10) AND ELEVEN (11), BLOCK THREE (3), COOK ADDITION NO. 2, REQUEST TO VARY WITH ZONING ORDINANCE SECTION 158.022, PLACING A SINGLE WIDE MOBILE HOME TO CONTINUE USE OF MOBILE HOME LOT RENTAL SPACE.

No public input.

EDWARD CARPENTER, 1001 E. MAIN, LOT TWO (2), BLOCK TWO (2), HILLCREST ADDITION, REQUEST TO VARY WITH ZONING ORDINANCE TO CONSTRUCT AN UNENCLOSED CARPORT ENCROACHING INTO THE FIVE FOOT (5') SETBACK REQUIREMENT.

No public input.

RODNEY FLESSNER, 208 E. THOMAS, LOTS 6-8, BLOCK 6, TAYLOR ADDITION, REQUESTS TO VARY WITH ZONING ORDINANCE TO CONSTRUCT AN ACCESSORY BUILDING TO BE USED AS STORAGE AND GARAGE AND TO ENCROACH INTO THE SIDE, FRONT AND BETWEEN BUILDING SETBACK REQUIREMENTS.

No public input.

NEW BUSINESS.

REQUEST FOR A VARIANCE.

SQUARED E., INC. D/B/A SECURITY STORAGE.

SQUARED E., INC. D/B/A SECURITY STORAGE REQUESTS VARIANCE ALLOWING THE APPROXIMATELY TEN FOOT SOLID METAL BUILDING WALL OF THE TO-BE CONSTRUCTED BUILDING TO SERVE THE SAME PRIVACY FUNCTION AS AN EIGHT FOOT WOODEN FENCE REQUIRED BY CODE.

ZONING BOARD OF ADJUSTMENTS
VARIANCE 2008-03

A VARIANCE OF THE CITY OF CUERO'S ZONING BOARD OF ADJUSTMENTS

WHEREAS, the City Council of the City of Cuero adopted a Zoning Ordinance applicable to the City of Cuero on December 1, 2005;

WHEREAS, Section 24 of said Zoning Ordinance requires the City Council to appoint a Zoning Board of Adjustments to hear and decide on matters which include granting or denying variances to the Zoning Ordinance;

WHEREAS, the Zoning Board of Adjustments has met and heard an application for a variance with the City Zoning Ordinance filed by SQUARED E, INC. D/B/A SECURITY STORAGE.

WHEREAS, applicant has requested to vary with the ordinance as follows:
AUTHORIZING SQUARED E., INC. D/B/A SECURITY STORAGE TO USE THE APPROXIMATE TEN FOOT (10') METAL BUILDING TO SERVE AS THE EIGHT FOOT (8') PRIVACY FENCE.

WHEREAS, after careful and prudent consideration and taking into account the evidence presented at a hearing on this matter, said variance is **APPROVED** OR NOT APPROVED

NOW THEREFORE IT ORDERED BY THE ZONING BOARD OF ADJUSTMENTS OF THE CITY OF CUERO, TEXAS:

That SQUARED E, INC. D/B/A SECURITY STORAGE BE ALLOWED to vary with ordinance No. 2005-27 Zoning Ordinance of the City of Cuero Code of Ordinances;

That SQUARED E., INC. D/B/A SECURITY STORAGE WILL BE ALLOWED TO VARY WITH SAID ZONING ORDINANCE TO USE THE APPROXIMATE TEN FOOT (10') METAL BUILDING TO SERVE AS THE EIGHT FOOT (8') PRIVACY FENCE.

UPON MOTION OF VANWORMER, SECONDED BY TILLMAN, TO GRANT THE VARIANCE TO USE THE METAL BUILDING TO SERVE AS THE EIGHT FOOT FENCE REQUIREMENT. AYES: 6 NAYES: 1 – DREYER MOTION CARRIED.

JESSE PEREZ, 112 MILLIGAN.
JESSE PEREZ, 112 MILLIGAN, LOTS TEN (10) AND ELEVEN (11), BLOCK THREE (3), COOK ADDITION NO. 2, REQUEST TO VARY WITH ZONING ORDINANCE SECTION 158.022, PLACING A SINGLE WIDE MOBILE HOME TO CONTINUE USE OF MOBILE HOME LOT RENTAL SPACE.

ZONING BOARD OF ADJUSTMENTS
VARIANCE 2008-04

A VARIANCE OF THE CITY OF CUERO'S ZONING BOARD OF ADJUSTMENTS

WHEREAS, the City Council of the City of Cuero adopted a Zoning Ordinance applicable to the City of Cuero on December 1, 2005;

WHEREAS, Section 24 of said Zoning Ordinance requires the City Council to appoint a Zoning Board of Adjustments to hear and decide on matters which include granting or denying variances to the Zoning Ordinance;

WHEREAS, the Zoning Board of Adjustments has met and heard an application for a variance with the City Zoning Ordinance filed by JESSE PEREZ, 112 MILLIGAN.

WHEREAS, applicant has requested to vary with the ordinance as follows:
AUTHORIZING JESSE PEREZ, 112 MILLIGAN TO CONTINUE USE OF MOBILE HOME RENTAL SPACE ON RENTAL PROPERTY ON LOTS TEN AND ELEVEN, BLOCK THREE, COOK ADDITION NO. 2.

WHEREAS, after careful and prudent consideration and taking into account the evidence presented at a hearing on this matter, said variance is **APPROVED** OR NOT APPROVED

NOW THEREFORE IT ORDERED BY THE ZONING BOARD OF ADJUSTMENTS OF THE CITY OF CUERO, TEXAS:

That JESSE PEREZ BE ALLOWED to vary with ordinance No. 2005-27 Zoning Ordinance of the City of Cuero Code of Ordinances;

That JESSE PEREZ WILL BE ALLOWED TO VARY WITH SAID ZONING ORDINANCE TO CONTINUE MOBILE HOME RENTAL SPACE ON PROPERTY TO PLACE A SINGLE WIDE MOBILE HOME ON LOTS TEN AND ELEVEN, BLOCK THREE, COOK ADDITION NO. 2 A/K/A 112 MILLIGAN.

UPON MOTION ON DREYER, SECONDED BY TILLMAN, TO GRANT THE VARIANCE TO PLACE THE SINGLE WIDE MOBILE HOME TO CONTINUE USE OF MOBILE HOME LOT RENTAL SPACE. AYES: 6 NAYES: 1 – DREYER MOTION CARRIED.

EDWARD CARPENTER, 1001 E. MAIN.

EDWARD CARPENTER, 1001 E. MAIN, LOT TWO (2), BLOCK TWO (2), HILLCREST ADDITION, REQUEST TO VARY WITH ZONING ORDINANCE TO CONSTRUCT AN UNENCLOSED CARPORT ENCROACHING INTO THE FIVE FOOT (5') SETBACK REQUIREMENT.

ZONING BOARD OF ADJUSTMENTS
VARIANCE 2008-05

A VARIANCE OF THE CITY OF CUERO'S ZONING BOARD OF ADJUSTMENTS

WHEREAS, the City Council of the City of Cuero adopted a Zoning Ordinance applicable to the City of Cuero on December 1, 2005;

WHEREAS, Section 24 of said Zoning Ordinance requires the City Council to appoint a Zoning Board of Adjustments to hear and decide on matters which include granting or denying variances to the Zoning Ordinance;

WHEREAS, the Zoning Board of Adjustments has met and heard an application for a variance with the City Zoning Ordinance filed by EDWARD CARPENTER, 1001 E. MAIN.

WHEREAS, applicant has requested to vary with the ordinance as follows:
TO VARY WITH ORDINANCE TO CONSTRUCT AN UNENCLOSED CARPORT ENCROACHING INTO THE FIVE FOOT (5') SETBACK REQUIREMENT.

WHEREAS, after careful and prudent consideration and taking into account the evidence presented at a hearing on this matter, said variance is APPROVED OR NOT APPROVED

NOWHEREFORE IT ORDERED BY THE ZONING BOARD OF ADJUSTMENTS OF THE CITY OF CUERO, TEXAS:

That EDWARD CARPENTER NOT BE ALLOWED to vary with ordinance No. 2005-27 Zoning Ordinance of the City of Cuero Code of Ordinances;

That EDWARD CARPENTER, 1001 E. MAIN, LOT TWO, BLOCK TWO, HILLCREST ADDITION NOT BE ALLOWED TO VARY WITH ORDINANCE TO CONSTRUCT AN UNENCLOSED CARPORT ENCROACHING INTO THE FIVE FOOT (5') SETBACK REQUIREMENT.

UPON MOTION OF TILLMAN, SECONDED BY DREYER, TO NOT GRANT THE VARIANCE TO CONSTRUCT AN UNENCLOSED CARPORT ENCROACHING INTO THE FIVE FOOT (5') SETBACK REQUIREMENT. AYES: 5 NAYES: 0.

RODNEY FLESSNER, 208 E. THOMAS.

RODNEY FLESSNER, 208 E. THOMAS, LOTS 6-8, BLOCK 6, TAYLOR ADDITION, REQUESTS TO VARY WITH ZONING ORDINANCE TO CONSTRUCT AN ACCESSORY BUILDING TO BE USED AS STORAGE AND GARAGE AND TO ENCROACH INTO THE SIDE, FRONT AND BETWEEN BUILDING SETBACK REQUIREMENTS.

ZONING BOARD OF ADJUSTMENTS
VARIANCE 2008-06

A VARIANCE OF THE CITY OF CUERO'S ZONING BOARD OF ADJUSTMENTS

WHEREAS, the City Council of the City of Cuero adopted a Zoning Ordinance applicable to the City of Cuero on December 1, 2005;

WHEREAS, Section 24 of said Zoning Ordinance requires the City Council to appoint a Zoning Board of Adjustments to hear and decide on matters which include granting or denying variances to the Zoning Ordinance;

WHEREAS, the Zoning Board of Adjustments has met and heard an application for a variance with the City Zoning Ordinance filed by RODNEY FLESSNER, 208 E. THOMAS.

WHEREAS, applicant has requested to vary with the ordinance as follows:
TO VARY WITH ORDINANCE TO CONSTRUCT AN ACCESSORY BUILDING TO BE USED AS STORAGE AND GARAGE AND TO ENCROACH INTO THE SIDE, FRONT AND BETWEEN BUILDING SETBACK REQUIREMENTS.

WHEREAS, after careful and prudent consideration and taking into account the evidence presented at a hearing on this matter, said variance is APPROVED OR NOT APPROVED

NOWHEREFORE IT ORDERED BY THE ZONING BOARD OF ADJUSTMENTS OF THE CITY OF CUERO, TEXAS:

That RODNEY FLESSNER BE ALLOWED to vary with ordinance No. 2005-27 Zoning Ordinance of the City of Cuero Code of Ordinances;

That RODNEY FLESSNER, 208 E. THOMAS, LOTS SIX THROUGH EIGHT (6-8), BLOCK SIX (6), TAYLOR ADDITION BE ALLOWED TO VARY WITH ORDINANCE TO CONSTRUCT AN ACCESSORY BUILDING TO BE USED AS STORAGE AND GARAGE AND TO ENCROACH INTO THE SIDE, FRONT, AND BETWEEN BUILDING SETBACK REQUIREMENTS.

UPON MOTION OF DREYER, SECONDED BY VANWORMER, TO GRANT THE VARIANCE TO CONSTRUCT AN ACCESSORY BUILDING TO BE USED AS STORAGE AND GARAGE AND TO ENCROACH INTO THE SIDE, FRONT, AND BETWEEN BUILDING SETBACK REQUIREMENTS. AYES: 5 NAYES: 2. DREYER AND VANWORMER

With no further business, the meeting was adjourned.

Alton Meyer
Chairman Zoning Board of Adjustment

ATTEST:

Lisa Moravitz
City Secretary