

CITY OF CASTLE HILLS
BOARD OF ADJUSTMENT HEARING
MINUTES OF OCTOBER 10, 2007

The Board of Adjustment of the City of Castle Hills held a public hearing on the 10th day of October, 2007, at 7:00 P.M. at the City of Castle Hills City Hall, 209 Lemonwood Drive, Castle Hills, Texas.

Those in attendance included Magdalena DeSalme, Bill Krupa, Walter Beuhler, Cindy Beuhler, Douglas Gregory, Brenda Del Rose, and Eric Del Rose.

I. OPENING - QUORUM

Present and composing a quorum of the Board of Adjustment was Chairman William Schluter, William Dooling, Ted Popp, Kathryn Safford, and Bob Jones.

Staff members present were Assistant City Manager Rita Hoyl and City Secretary Linda Gill.

II. OLD BUSINESS – None

III. NEW BUSINESS

Consider and act upon an application from Darrell Daniel and Mary Magdalena DeSalme of 216 Prinz Drive requesting a variance from Castle Hills Code of Ordinances, Section 31.404 Area Regulations, (7) Additions to house fronts: additions to residential structures, excluding steps, unenclosed balconies, porches and living areas, shall not protrude past the front house line.

Chairman Schluter read the agenda and asked the DeSalmes to come forward and explain their request. Mrs. DeSalme said they want to build a garage where the existing carport is and add a second story over the garage. She stated that the carport encroaches into the setback line, and the new design of the garage will be within the setback line. Mrs. DeSalme introduced Bill Krupa, who would be the contractor for the construction; and he estimated that construction would begin in about one and one-half months.

Mr. Popp remarked that there is no need for a variance to extend the living area. He said the garage should be completed in 180 days. Brother Dooling noted that there is room in the back of the house to build a garage. Mr. Krupa responded that he had not considered a garage in the back, that it would not be cost effective, and that there is already a carport in front.

Chairman Schluter read a letter from a neighboring resident who strongly endorsed the DeSalmes' plans. Mr. Beuhler indicated that he was not opposed to the carport or the garage, but he opposed the second story because the windows would be overlooking his back yard. Chairman Schluter pointed out that the Board has no control over the second story. That is up to the City

Manager. He said they can only approve a variance to replace the carport with a garage that extends beyond the front of the house, but not beyond the 40' encroachment.

Motion: Chairman Schluter moved to grant the variance to construct a garage, where the existing carport is, that will extend beyond the front of the house, but not beyond the 40' encroachment. Ms. Safford seconded the motion. Mr. Popp amended the motion to include allowing 225 days for completion of the construction and to specify a two-car garage in conformity with the drawings submitted. Ms. Safford seconded the amended motion. The motion carried with a vote of 4-1. Father Dooling opposed the motion.

IV. ADJOURNMENT

Chairman Schluter adjourned the meeting at 8:20 p.m.

Bill Schluter
Chairman

ATTEST:

Linda Gill, City Secretary