

Carol Richtsmeier, PL1
Jamie Hilburn, PL2
Barbara Betik, Chair, PL3
Stephanie Albright, PL4



Richard Ware, Jr. Vice Chair, PL5
ALT- Jeanne Ham, PL6
ALT- Sandra Cawley, PL7
Mike Dooley, Code Enforcement

AGENDA

Zoning Board of Adjustment Meeting

105 S. Cockrell Hill Road, Ovilla, Texas 75154

January 19, 2016

PURSUANT TO SECTION 30.06, PENAL CODE (TRESPASS BY HOLDER OF LICENSE TO CARRY A CONCEALED HANDGUN), A PERSON LICENSED UNDER SUBCHAPTER H, CHAPTER 411, GOVERNMENT CODE (CONCEALED HANDGUN LAW), MAY NOT ENTER THIS PROPERTY WITH A CONCEALED HANDGUN

"De conformidad con lo establecido en el artículo 30.06 del Código Penal (entrar sin autorización en una propiedad por parte de un titular de un permiso para portar armas ocultas) una persona con licencia bajo el subcapítulo h, capítulo 411 del código de gobierno (ley de portación oculta de armas), no puede entrar en esta propiedad portando una arma oculta."

Pursuant to the provisions of Chapter 551 VTCA Government Code, notice is hereby given of a **Regular Meeting** of the Board of Adjustment to be held on **Tuesday, January 19, 2016 at 7:00 P.M. at 105 S. Cockrell Hill Road, Ovilla, Texas, 75154** for the purpose of considering the listed item(s). The Board of Adjustment of the City of Ovilla, Texas, reserves the right to meet in a closed session pursuant to authorization by Texas Government Code, Sections 551.071 (consultation with attorney), 551.072 (deliberations about real property), 551.073 (deliberations about gifts and donations).

Call to Order

Pledge of Allegiance

Comments, Presentations, Reports and/or Appointments

None

Consent Items

- Minutes of the November 16, 2015 BOA Meeting

The following item(s) may be acted upon in one motion. No separate discussion or action is necessary unless requested by a Board Member, in which event those items will be pulled from the consent agenda for individual consideration.

Individual Consideration

- ITEM 1. BOA201516.03 - Public Hearing and Discussion** of an appeal to the Ovilla Code of Ordinances, Chapter 14, Section 30.1 **GENERALLY**, filed by Mr. Ronald DeFord for a residential variance to construct a residential accessory building prior to the construction of the main dwelling, which is not allowed by Ordinance, on his property located at 800 Hosford Rd.
- DISCUSSION/ACTION** – Consideration of and action on requested **Variance** filed by Mr. Ronald DeFord.

ITEM 2. **BOA201516.04 - Public Hearing and Discussion** of an appeal to the Ovilla Code of Ordinances, Chapter 14, Section 30.6, Table 30.A, NUMBER AND SIZE OF ACCESSORY BUILDINGS filed by Mr. Ronald DeFord for a residential variance to construct an accessory building in excess of the maximum allowed amount per Ordinance, on his property located at 800 Hosford Rd.

DISCUSSION/ACTION – Consideration of and action on requested Variance filed by Mr. Ronald DeFord.

ITEM 3. **BOA201516.05 - Public Hearing and Discussion** of an appeal to the Ovilla Code of Ordinances, Chapter 14, Section 30.6, Table 30.A, NUMBER AND SIZE OF ACCESSORY BUILDINGS filed by Mr. Tom Foster for a residential variance to construct an accessory building in excess of the maximum allowed amount per Ordinance, on his property located at 1908 Duncanville Rd.


DISCUSSION/ACTION – Consideration of and action on requested Variance filed by Mr. Tom Foster.

Zoning Board of Adjustment Requests for Future Items

No action or in-depth discussion may occur during this item. It is intended to provide an opportunity for the Board to inform each other and the public about events and situations that are of general interest.

Adjournment

This is to certify that a copy of the Notice of the **Ovilla Board of Adjustment Meeting** scheduled for **January 19, 2016 @ 7:00 P.M.**, was posted on the bulletin board at City Hall, 105 S. Cockrell Hill Road, Ovilla, Texas, on this 15th day of January 15, 2016, prior to 7:00 p.m.



Glennell Miller
Board Secretary

DATE OF POSTING: January 15, 2016 **TIME:** 11:00 am/pm
DATE TAKEN DOWN: _____ **TIME:** _____ am/pm

IF YOU OR YOUR REPRESENTATIVE HAS A DISABILITY THAT REQUIRES SPECIAL ARRANGEMENTS AND YOU PLAN TO ATTEND THIS PUBLIC MEETING, PLEASE CONTACT THE CITY SECRETARY AT 972-617-7262 WITHIN 24 HOURS OF THE MEETING. REASONABLE ACCOMMODATIONS WILL BE MADE TO MEET YOUR NEEDS AT THE MEETING. **PLEASE SILENCE ALL PAGERS, CELL PHONES, AND OTHER ELECTRONIC EQUIPMENT WHILE THE ZONING BOARD OF ADJUSTMENT MEETING IS IN SESSION.**

CITY OF OVILLA MINUTES
Monday, November 16, 2015
Regular Board of Adjustment Meeting

Chair Barbara Betik called a Regular Meeting of the Ovilla Board of Adjustment to order at 7:00 p.m. with the following BOA members present, thus constituting a quorum:

Richard Ware	Vice Chair
Stephanie Albright	Board Member
Sandra Cawley	Board Member (Alternate)
Jeanne Ham	Board Member (Alternate)
Carol Richtsmeier	Board Member – (Arriving Late)

Absent: Jamie Hilburn Board Member

Code Enforcement Officer Mike Dooly was present.

Vice Chair Ware called the role, noting PL2 Hilburn and PL1 Richtsmeier were absent (PL1 did attend - late) and all other members present, thus declaring a quorum. The Pledge of Allegiance was led at this time.

Chair Betik outlined the evening's agenda and briefed those present on board procedures.

COMMENTS, PRESENTATIONS, REPORTS AND/OR APPOINTMENTS

None

CONSENT ITEMS

- Minutes of the September 21, 2015 BOA Meeting

PL4 Albright made the motion that the BOA approve the consent item as presented.

PL6 Ham seconded the motion.

VOTE: The motion carried 5-0.

PL2 Hilburn and PL1 Richtsmeier (at this time) were noted absent.

APPLICANTS FOR ITEM 1, #BOA201516.01 WERE NOT IN ATTENDANCE

****COMMISSIONERS HEARD BOA ITEM #2 AT THIS TIME****

PUBLIC HEARING

ITEM 2. BOA201516.02 - Public Hearing and Discussion of an appeal to the Ovilla Code of Ordinances, Chapter 14, Section 35.3 FENCES IN RESIDENTIAL DISTRICTS; filed by Mr. Ronald Kingsley for a residential special exception to construct fence on or beyond the building line, which is not allowed by Ordinance, on his property located at 211 Willow Creek Lane.

CITY OF OVILLA MINUTES
Monday, November 16, 2015
Regular Board of Adjustment Meeting

Chair Betik read aloud the captioned request and opened the Public Hearing at 7:08 p.m. (Testimony that followed was under proper oath; City Representative)

Code Enforcement Officer Mike Dooly shared a brief summary and explained that the applicant would like to replace existing fence and was on a corner lot, and corner lots fall under the Ordinance as a dual frontage property. Fence is 4 foot pipe and wire fence and there would be no changes in where it would be placed. Existing fence was placed on/beyond the building line prior, but placing the fence by Ordinance now would cut off much of his yard.

(Testimony that followed was under proper oath; Applicant)

Applicant, Ron Kingsley reiterated the placement and materials used. Applicant did bring in additional pictures of his property for the Commissioners to view.

(Chair Betik asked that those speaking in support of the request to please step to the podium:)

None

(Chair Betik asked that those speaking in opposition of the request to please step to the podium:)

None

(Rebuttal or Final Comments:)

None

Chair Betik closed the Public Hearings at 7:16 p.m.

INDIVIDUAL CONSIDERATION

DISCUSSION/ACTION – Consideration of requested *Special Exception* filed by Mr. Ron Kingsley

The Board reviewed the criterion and completed the *Findings-of-Fact* form resulting in a positive outcome.

PL6 Ham moved that the BOA approve the special exception to Ron Kingsley at 211 Willow Creek Lane for replacement of the fence on his property as presented in appeal BOA201516.02.

PL4 Albright seconded the motion.

Record vote was called:

Record Vote:

ALBRIGHT	<u>AYE</u>
BETIK	<u>AYE</u>

Carol Richtsmeler, BOA PL1
Chair Barbara Betik, BOA PL3
Vice Chair Richard Ware, BOA PL5
Sandra Cawley, BOA PL7 (Alternate)

Jamie Hilburn, BOA PL2
Stephanie Albright, BOA PL4
Jeanne Ham, BOA PL6 (Alternate)
Mike Dooly, Code Enforcement

CITY OF OVILLA MINUTES
Monday, November 16, 2015
Regular Board of Adjustment Meeting

HILBURN	<u>ABSENT</u>
WARE	<u>AYE</u>
HAM	<u>AYE</u>
CAWLEY	<u>AYE</u>
RICHTSMEIER	<u>ABSENT</u>

VOTE: The motion carried 5-0.

PL2 Hilburn and PL1 Richtsmeier (at this time) were noted absent.

****ITEM 1. BOA201516.01 - Public Hearing and Discussion** of an appeal to the Ovilla Code of Ordinances, Chapter 14, Section 35.3 FENCES IN RESIDENTIAL DISTRICTS; filed by Mr. & Mrs. Calhoun for a residential special exception to construct a fence on or beyond the building line, which is not allowed by Ordinance, on their property located at 101 Pebble Ridge Ct.

Chair Betik read aloud the captioned request and opened the Public Hearing at 7:20 p.m. (Testimony that followed was under proper oath; City Representative)

Code Enforcement Officer Mike Dooly shared a brief summary and explained that the applicant (who was not present at the meeting) would like to replace existing fence and is on a corner lot, and falls under the Ordinance as a dual frontage property. Placing the fence per Ordinance, and not where existing fence is located, would cut off approximately 2500 square feet of their backyard.

(Testimony that followed was under proper oath; Applicant)

None (not in attendance)

(Chair Betik asked that those speaking in support of the request to please step to the podium:)

None

(Chair Betik asked that those speaking in opposition of the request to please step to the podium:)

None

(Rebuttal or Final Comments:)

None

Chair Betik closed the Public Hearings at 7:24 p.m.

INDIVIDUAL CONSIDERATION

DISCUSSION/ACTION – Consideration of requested ***Special Exception*** filed by Mr. and Mrs. Calhoun

CITY OF OVILLA MINUTES
Monday, November 16, 2015
Regular Board of Adjustment Meeting

The Board reviewed the criterion and completed the *Findings-of-Fact* form resulting in a positive outcome.

PL6 Ham moved that the BOA approve the special exception to Mr. & Mrs. Calhoun at 101 Pebble Ridge Ct. as presented in BOA201516.01.

PL4 Albright seconded the motion.

Record vote was called:

Record Vote:

ALBRIGHT	<u>AYE</u>
BETIK	<u>AYE</u>
HILBURN	<u>ABSENT</u>
WARE	<u>AYE</u>
HAM	<u>AYE</u>
CAWLEY	<u>AYE</u>
RICHTSMEIER	<u>AYE</u>

VOTE: The motion carried 6-0.

Jamie Hilburn PL2 was noted absent.

Zoning Board of Adjustments Requests for Future Items

N/A

Adjournment There being no further business, Chair Barbara Betik adjourned the meeting at 7:26 p.m.

Barbara Betik, Chair

ATTEST:

Glennell Miller, Board Secretary

Attachment: Facts of Findings Form (2)

Approved on January 19, 2016

Carol Richtsmeier, BOA PL1
Chair Barbara Betik, BOA PL3
Vice Chair Richard Ware, BOA PL5
Sandra Cawley, BOA PL7 (Alternate)

4

Jamie Hilburn, BOA PL2
Stephanie Albright, BOA PL4
Jeanne Ham, BOA PL6 (Alternate)
Mike Dooly, Code Enforcement



City of OVILLA Board of Adjustment
Findings of Fact for SPECIAL EXCEPTION

Applicant: TIM/LISA CALHOUN
Address: 101 PEBBLE RIDGE CT.

Case Number: BOA201516.01

Upon giving public notice and conducting a public hearing on this **SPECIAL EXCEPTION** request in accordance with Chapter 14, Section 35.3 Fences in Residential Districts of the Zoning Ordinance, the Board of Adjustment adopts these specific, written findings as follows:

	YES	NO
1. That the use is specifically permitted under the ordinance and the requirements for such use are met; and	✓	
2. That the location of proposed activities and improvements are clearly defined on the site plan filed by the applicant(s); and	✓	
3. That the exception, if granted, will be wholly compatible with the use and permitted development of adjacent properties.	✓	

All findings must be determined in the affirmative for the special exception to be granted.

BOA Members present, and upon a record vote of:

FOR AGAINST ABSTAIN

Member Jamie Hilburn	ABSENT		
Chair Barbara Betik	AYE		
Member Stephanie Albright	AYE		
Member Carol Richtsmeier	AYE		
Vice Chair Richard Ware	AYE		
Alt. Member Sandra Cawley	AYE		
Alt. Member Jeanne Ham	AYE		

TOTALS:

6
0
—

**FOR
AGAINST
ABSTAIN**

The special exception is hereby:

✓
_____ **granted**

_____ **denied**

Barbara Betik
Presiding Officer of BOA

11-16-15
DATE

Attest:

G. Miller
Board Secretary

11-16-2015
DATE



City of OVILLA Board of Adjustment **Findings of Fact for SPECIAL EXCEPTION**

Applicant: RONALD KINGSLEY
Address: 211 WILLOW CREEK LANE

Case Number: BOA201516.02

Upon giving public notice and conducting a public hearing on this **SPECIAL EXCEPTION** request in accordance with Chapter 14, Section 35.3 Fences in Residential Districts of the Zoning Ordinance, the Board of Adjustment adopts these specific, written findings as follows:

	YES	NO
1. That the use is specifically permitted under the ordinance and the requirements for such use are met; and	✓	
2. That the location of proposed activities and improvements are clearly defined on the site plan filed by the applicant(s); and	✓	
3. That the exception, if granted, will be wholly compatible with the use and permitted development of adjacent properties.	✓	

All findings must be determined in the affirmative for the special exception to be granted.

BOA Members present, and upon a record vote of:

FOR AGAINST ABSTAIN

Member Jamie Hilburn	ABSENT		
Chair Barbara Betik	A YE		
Member Stephanie Albright	A YE		
Member Carol Richtsmeier	ABSENT		
Vice Chair Richard Ware	A YE		
Alt. Member Sandra Cawley	A YE		
Alt. Member Jeanne Ham	A YE		

TOTALS:

5
0

**FOR
AGAINST
ABSTAIN**

The special exception is hereby:

✓ **granted**

 denied

Barbara Betik
Presiding Officer of BOA

11-16-15
DATE

Attest:

Guiller
Board Secretary

11-16-2015
DATE

BOARD OF ADJUSTMENT

AGENDA ITEM NO: 1

January 19, 2016

ITEM 1. **BOA201516.03 - Public Hearing and Discussion** of an appeal to the Ovilla Code of Ordinances, Chapter 14, Section 30.1 GENERALLY, filed by Mr. DeFord for a residential variance to construct a residential accessory building prior to the construction of the main dwelling, which is not allowed by Ordinance, on his property at 800 Hosford Rd.

DISCUSSION/ACTION – Consideration of requested **Variance** filed by Mr. Ronald DeFord.

APPLICANT: Ronald DeFord
LOCATION: 800 Hosford Rd.
ZONING: R22 Residential

NOTICES: One public notice listed in the Waxahachie Daily Light; 16 certified letters mailed. City office has received no opposition notices.

APPLICANT'S PROPOSAL:

Applicant requests to construct an accessory building before main dwelling is established.

**** Site Plan will be displayed at the Meeting ****

DISCUSSION:

The Ovilla Code of Ordinances, Chapter 14, Section 30.1, GENERALLY states:

No residential accessory building shall be permitted until a dwelling unit exists on the lot.

BOARD DISCUSSION: The Board is allowed to grant a **variance** based on the outcome of the *Findings of Fact* form.

STAFF RECOMMENDATION: N/A

SAMPLE MOTION:

"I MAKE A MOTION THAT THE BOA GRANTS & APPROVES/DENIES THE VARIANCE TO RONALD DEFORD AT 800 HOSFORD RD., TO BUILD AN ACCESSORY BUILDING BEFORE MAIN DWELLING IS ESTABLISHED ON HIS PROPERTY, AS PRESENTED IN BOA201516.03."

CHAPTER 14

ZONING



30.1 GENERALLY

No residential accessory building shall be permitted until a dwelling unit exists on the lot.

City of Ovilla

Phone: (972) 617-7262

Fax: (972) 515-3221

105 S. Cockrell Hill Rd.

Ovilla, Texas 75154

Residential Building Permit Application

Building Permit Number:	4913	Valuation:	\$149,850.00
		Valuation w/land:	\$514,850.00
Project Address:	800 HOSFORD RD		
Lot:	Block:	Subdivision:	SAMUEL CLARK SURVEY A-2012 HOSFORD RD 23.909 AC
Project Description:	NEW SFR <input checked="" type="checkbox"/>	SFR REMODEL/ADDITION <input type="checkbox"/>	SPECIFY OTHER: <input type="checkbox"/>
	PLUMBING/ELECTRICAL <input type="checkbox"/>	FLATWORK <input type="checkbox"/>	SPRINKLER <input type="checkbox"/>
	SWIMMING POOL <input type="checkbox"/>	ACCESSORY BUILDING <input type="checkbox"/>	FENCE <input type="checkbox"/>
Proposed Use:	NEW HOME - Accessory Building		
Description of Work:			
Area Square Feet:		Covered Porch:	
Living: 1257	Garage: 4737	Total: 5994	Number of stories:

Name:	DEFORD, RONALD	Contact Person:	
Address:			
Phone Number:	214-882-9668	Home Number:	Mobile Number:

General Contractor	Contact Person	Phone Number	Contractor License Number
RONALD DEFORD	SELF	214-882-9668	
Mechanical Contractor	Contact Person	Phone Number	Contractor License Number
Wolverton Air	Tommy Wolverton	972-296-2625	
Electrical Contractor	Contact Person	Phone Number	Contractor License Number
Deborde Electric	Harold Deborde	972-935-0303	
Plumber/Irrigator	Contact Person	Phone Number	Contractor License Number
Doug's Plumbing	Doug Walden	972-291-1407	

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

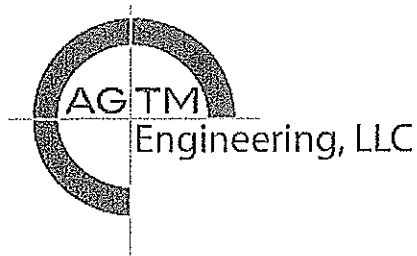
Signature of Applicant: Ronald A. Deford Date: 8/7/15

OFFICE USE ONLY:

Approved by:	<u>[Signature] BV</u>	Date approved:	<u>8-10-15</u>
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Plan Review Fee:	280.86	Receipt #		Total Fees:	3269.68
Building Permit Fee:	1404.30	Receipt #	005542	Issued Date:	8-28-15
Park Impact Fee:	334.52			Expires:	180 Days
Capital Recovery Fee:	1250.00			Issued By:	<u>gm</u>
Fire Meter:					
Water Meter Cost:					
Water Impact:					
Sewer Connection Fee:					
Sewer Impact:					
Fire Fee:					

BV Project # 2015-011981



401 S. CLAY STREET, ENNIS, TX 75119

July 20, 2015

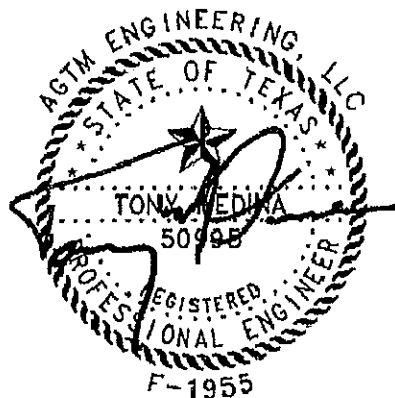
Ronnie DeFord

Subject: Foundation Design Compliance Letter for-
800 Hosford Rd, Ovilla, Ellis County, Texas

The foundation design for the subject residence is in accordance with the applicable provisions of the International Building Code 2009/2012, the International Residential Code 2009/2012, the standard Building code and accepted engineering practice. Soils data obtained from soils report by Hooper Group was utilized for the design. The design values used for Plasticity Index and Soil bearing capacity were 17 and 1750 psf respectively. A critical requirement for foundations in moderate expansive clays is adequate drainage. Please insure that the foundation level is such as to provide drainage as specified in the plan.

If you have any question, please call me at 972-878-3647.

Sincerely,



10/21/2013
Tony Medina
Registered Professional Engineer

CRF0615070



SINGLE FAMILY HOUSE ENERGY REPORT

Project Details for:

DeFord Residence

Builder: TBD
Builder Phone: 000-000-0000

Address: 800 Hosford Road

City: Ovilla

County: ELLIS

Zip: 75154

Date Issued: 8/3/2015

Certificate #: 930259

Emissions Reduction:

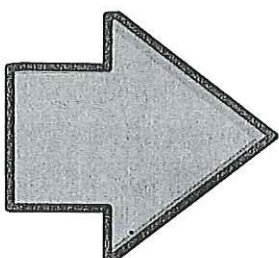
NOx: 0 lbs

SOx: 0 lbs

CO2: 58 lbs

Project Notes:

IC3 Compliance report generated by
Evans Service Company, LLC
972-351-9302



0%

Above Code

This single family residential project was found to be in compliance with the performance measures described in IECC 2009 using the v. 3.14.3 calculation tool developed by the Energy Systems Laboratory, a division of the Texas A&M Engineering Experiment Station.

CITY COPY



The values produced are generated by the DOE-2 building energy analysis program. These values do not constitute a guarantee of actual energy usage by ESL or TEES.

Project Information

General		Roof		Insulation and Mechanical	
Total Conditioned Area	1257 sqft	Roof Covering Material	Metal	Mechanical in Conditioned Space	Yes
Average Ceiling Height	9' 0"	Radiant Barrier	No	Blower Door Measurements	Not Tested
Number of Bedrooms	2	Sealed Attic	No	Duct Tightness Measurements	Not Tested
Orientation	North	Flat Roof Area	None	Wall Cavity Insulation	R-15
Foundation Type	Slab	Cathedral Ceiling Area	None	Insulated Wall Sheathing	R-0
Insulation	No Insulation	Attic Floor Area	1257 sqft	Exterior Wall Finish	Brick
Windows		Wall Area Next To Attic	None	Total Roof/Ceiling Insulation	R-22
Solar Heat Gain Coefficient	0.3	Heating, Cooling, & Water Heater			
U-Factor	0.35	Heating Type			
First Floor		Heating Efficiency			
Conditioned Floor Area	1257 sqft	A/C Efficiency			
Perimeter of Conditioned Area	184 ft	A/C Size			
Ceiling Height	9' 0"	Water Heater Type			
Front Window Area	36 sqft	Water Heater Energy Factor			
Right Window Area	40 sqft				
Back Window Area	45 sqft				
Left Window Area	150 sqft				
Front Horizontal Projections	0' 0"				
Right Horizontal Projections	0' 0"				
Back Horizontal Projections	0' 0"				
Left Horizontal Projections	0' 0"				

Estimated Annual Energy Usage

Energy Usage Category	Proposed Design		Standard Reference	
	Gas (therms)	Electric (kWh or kW)	Gas (therms)	Electric (kWh or kW)
Electric Demand (kW)	—	1.8	—	1.8
Area Lights	—	2550	—	2550
Code Compliance Energy				
Pumps and Miscellaneous	—	88	—	88
Fan Cooling	—	473	—	421
Fan Heating	—	227	—	246
Electric Space Cooling	—	1319	—	1172
Gas Space Heating	248	—	268	—
Gas Domestic Hot Water	98	—	98	—
Site Energy	346	2107	366	1927
Source Energy* (MMBtu)	60.8		61.0	

* Conversion factors:
 Site to source: 3.16 for electric or 1.1 for gas (IECC 2009 405.3)
 Unit: 1 MMBtu = 10 therms or 1 MMBtu = 293.1 kWh



INSTRUCTIONS FOR COMPLETING THE REQUEST FOR ZONING VARIANCE TO THE OVILLA BOARD OF ADJUSTMENT

Definition of Variance from the Ovilla Code of Ordinances adopted by Ordinance 2010.023

A variance is a relaxation by the Board of Adjustment of the dimensional regulations of the zoning ordinance where such variance will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of the actions of the situation of the applicant, a literal enforcement of the zoning ordinance would result in unnecessary and undue hardship.

Variance. To authorized upon appeal in specific cases such variance from the height, yard area, coverage, and parking regulations set forth in this ordinance as may be necessary to secure appropriate development of a parcel of land which differs from other parcels in the district by being of such restricted area, shape, or slope that is cannot be appropriately developed without such modifications.

This instruction page is provided for your information and assistance in filling out this variance request. It is not to be considered legal advice. City employees are not permitted to give legal advice in this matter.

Evidence of each of the following conditions must be found to exist by the Board of Adjustment in order for a variance request to be granted. They are:

1. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district; and
2. That literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this ordinance;
3. That the special conditions and circumstances do not result from the action of the applicant;
4. The board shall further make a finding that the reason set forth in the application justify the granting of the variance, and that the variance is the minimum variance that will make possible the reasonable use of the land, building or structure.
5. The Board of Adjustment shall further make a finding that the granting of the variance will be in harmony with the general purpose and intent of this ordinance, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.
6. Under no circumstances shall the board grant a variance to allow a use not permissible under the terms of this ordinance in the district involved, or any use expressly or by implication prohibited by the terms of this ordinance in said district.

Case No. BOA 201516.03



CONDITIONS NECESSARY FOR GRANTING A VARIANCE

Ordinance 2010.023

Please state in detail how the conditions necessary for the granting of a variance have been met in this case. Attach additional sheets if necessary.

TO BE EXPLAINED, DETAILED & COMPLETED BY APPLICANT

Condition 1: Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district.

I want to live in this property while main house is under construction.

Condition 2: That literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this ordinance.

Accessory buildings are allowed.

Condition 3: That the special conditions and circumstances do not result from the action of the applicant.

Secondary living quarters.

Condition 4: The board shall further make a finding that the reason set forth in the application justify the granting of the variance, and that the variance is the minimum variance that will make possible the reasonable use of the land, building or structure.

Yes



Condition 5: The Board of Adjustment shall further make a finding that the granting of the variance will be in harmony with the general purpose and intent of this ordinance, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

There are other secondary buildings in the area. My secondary structure will be constructed to the same standard of the main house.

Condition 6: Under no circumstances shall the board grant a variance to allow a use not permissible under the terms of this ordinance in the district involved, or any use expressly or by implication prohibited by the terms of this ordinance in said district.

Accessory buildings are allowed. Also secondary living quarters are allowed in this region.

The board shall further make a finding that the reason set forth in the application justify the granting of the variance, and that the variance is the minimum variance that will make possible the reasonable use of the land, building or structure.

The Board of Adjustment shall further make a finding that the granting of the variance will be in harmony with the general purpose and intent of this ordinance, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

Under no circumstances shall the board grant a variance to allow a use not permissible under the terms of this ordinance in the district involved, or any use expressly or by implication prohibited by the terms of this ordinance in said district.

The burden of showing these conditions is on the applicant. You will be expected at the Board of Adjustment hearing to submit evidence providing the conditions stated exist. Evidence can be presented by testimony and/or through documentation.

All conditions are required to be met in order for the board of adjustment to grant your variance. Failure to state how your variance request meets these conditions in your application will result in its return without being submitted to the board of adjustment.



Case No. BOA 201516.03

REQUEST FOR A VARIANCE

To the

OVILLA ZONING BOARD OF ADJUSTMENT

CITY OF OVILLA

§

COUNTY OF ELLIS

STATE OF TEXAS

§

TO THE HONORABLE BOARD OF ADJUSTMENT

Property description (Attach field notes if necessary):

Lot No. _____ Property Address _____

Block No. _____

Zoning _____

The Applicant, Ronald L. DeFord, of Ellis County, requested that the Ovilla Zoning Board of Adjustment grant the following variance to Article 14, Chapter 30.1, Section _____ of the Ovilla Zoning Ordinance. Please state in detail what type of variance you are seeking, attach additional sheets if necessary.

Chapter 14 30.1

no Residential Accessory Building shall be permitted until a dwelling unit exists on the lot.

Has a previously appeal been filed on this property?

YES NO

If YES, when was the previous appeal filed? _____



- Case No. BOA 201516 .03

I have completed the following requirements:

1. Paid the filing fee of \$200.00 (checks made payable to "City of Ovilla")
2. Submitted a scaled plot/site plan
3. Completed all sections of the application

I authorize _____ of _____,
(Applicant's agent) (Address)

_____, to represent me in this variance request before the Board of Adjustment.
(Telephone)

Respectfully submitted:

Applicant's Name Ronald L. Deford
Mailing Address 4209 Woodfin Dr.
Dallas, Tx 75220
Telephone (Hm) — (214) 882-9668
Telephone (Wk) (972) 298-7121
Email rdeford@defords.com

R. Deford
Applicant's signature

11/9/15
Date

NO APPLICATION MAY BE ACCEPTED BY MAIL, MESSENGER, OR FAX.

APPLICATIONS CAN ONLY BE ACCEPTED IN PERSON



DATE: _____

- Case No. BOA 201516.03

OFFICE USE ONLY

DATE RECEIVED: _____ HEARING DATE: _____

APPROVED: _____ DENIED: _____

BOA CHAIRMAN SIGNATURE: _____





City of OVILLA Board of Adjustment Findings of Fact for VARIANCE

Applicant: RONALD DEFORD **Case Number:** BOA201516.03
Address: 800 HOSFORD RD.

Upon giving public notice and conducting a public hearing on this **VARIANCE** request in accordance with Chapter 14 Section 30.1 of the Ovilla Code of Ordinances, the Board of Adjustment adopts these specific, written findings as follows:

	YES	NO
1. That special circumstances or conditions exist which are peculiar to the property, structure or building involved and which are not applicable to other lands, structures, or buildings in the same district.		
2. That literal interpretation of the Ordinance will deprive the applicant of rights commonly enjoyed by other properties in the same district under the Ordinance.		
3. That the special conditions and circumstances do not result from the action of the applicant.		
4. The Board of Adjustment shall further make a finding that the reasons set forth in the application justify the granting of the variance, and that the variance is the minimum variance that will make possible the reasonable use of the land, building or structure; and		
5. The BOA shall further make a finding that the granting of the variance will be in harmony with the general purpose and intent of this ordinance and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.		

All findings must be determined in the affirmative for the variance to be granted.

BOA Members present, and upon a record vote of:

	FOR	AGAINST	ABSTAIN
Member Jamie Hilburn			
Vice-Chair Barbara Betik			
Member Stephanie Albright			
Member Carol Richtsmeier			
Member Richard Ware			
Alt. Member Sandra Cawley			
Alt. Member Jeanne Ham			

TOTALS: FOR
 AGAINST
 ABSTAIN

The variance is hereby: granted denied

Presiding Officer of BOA

Date

City or Board Secretary

BOARD OF ADJUSTMENT

AGENDA ITEM NO: 2

January 19, 2016

ITEM 2. **BOA201516.04 - Public Hearing and Discussion** of an appeal to the Ovilla Code of Ordinances, Chapter 14, Section 30.6 NUMBER AND SIZE OF ACCESSORY BUILDING filed by Mr. DeFord for a residential variance to construct an accessory building in excess of the maximum allowed amount per Ordinance, on his property at 800 Hosford Rd.

DISCUSSION/ACTION – Consideration of requested **Variance** filed by Mr. Ronald DeFord.

APPLICANT: Ronald DeFord
LOCATION: 800 Hosford Rd.
ZONING: R22 Residential

NOTICES: One public notice listed in the Waxahachie Daily Light; 16 certified letters mailed. City office has received no opposition notices.

APPLICANT'S PROPOSAL:

Applicant requests to construct an accessory building over maximum allowed per lot.

*** Site Plan will be displayed at the meeting ***

DISCUSSION:

The Ovilla Code of Ordinances, Chapter 14, Section 30.6, Table 30.A NUMBER AND SIZE OF ACCESSORY BUILDINGS states:

If the property is at least 10.0 Acres, total square footage of all accessory buildings can be 1.5% of the lot size or 6,650 feet, whichever is larger, but with a total square footage combined not to exceed 8,000 feet with no single building greater than 4,000 square feet.

BOARD DISCUSSION: The Board is allowed to grant a **variance** based on the outcome of the *Findings of Fact* form.

STAFF RECOMMENDATION: N/A

SAMPLE MOTION:

"I MAKE A MOTION THAT THE BOA GRANTS & APPROVES/DENIES THE VARIANCE TO RONALD DEFORD AT 800 HOSFORD, TO BUILD A LARGE ACCESSORY BUILDING ON HIS PROPERTY, AS PRESENTED IN BOA201516.04."

Residential Building Permit Application

Building Permit Number: <u>4913</u>		Valuation: <u>\$149,850.00</u>	
		Valuation w/land: <u>\$514,850.00</u>	
Project Address: <u>800 HOSFORD RD</u>			
Lot: _____	Block: _____	Subdivision: <u>SAMUEL CLARK SURVEY A-2012 HOSFORD RD 23.909 AC</u>	
Project Description:			
<input checked="" type="checkbox"/> NEW SFR	<input type="checkbox"/> SFR REMODEL/ADDITION	<input type="checkbox"/> SPECIFY OTHER: _____	
<input type="checkbox"/> PLUMBING/ELECTRICAL	<input type="checkbox"/> FLATWORK	<input type="checkbox"/> SPRINKLER	
<input type="checkbox"/> SWIMMING POOL	<input type="checkbox"/> ACCESSORY BUILDING	<input type="checkbox"/> FENCE	
Proposed Use:		<u>NEW HOME - Accessory Building</u>	
Description of Work: _____			
Area Square Feet:			
Living: <u>1257</u>	Garage: <u>4737</u>	Covered Porch: _____	Total: <u>5994</u> Number of stories: _____

Name: <u>DEFORD, RONALD</u>	Contact Person: _____
Address: _____	
Phone Number: <u>214-882-9668</u>	Home Number: _____ Mobile Number: _____

General Contractor	Contact Person	Phone Number	Contractor License Number
<u>RONALD DEFORD</u>	<u>SELF</u>	<u>214-882-9668</u>	
Mechanical Contractor	Contact Person	Phone Number	Contractor License Number
<u>Wolverton Air</u>	<u>Tommy Wolverton</u>	<u>972-296-2665</u>	
Electrical Contractor	Contact Person	Phone Number	Contractor License Number
<u>Deborde Electric</u>	<u>Harold Deborde</u>	<u>972-935-0303</u>	
Plumber/Irrigator	Contact Person	Phone Number	Contractor License Number
<u>Doug's Plumbing</u>	<u>Doug Walden</u>	<u>972-291-407</u>	

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

Signature of Applicant: Ronald A. Deford **Date:** 8/7/15

OFFICE USE ONLY:

Approved by: <u>[Signature] BV</u>	Date approved: <u>8-10-15</u>
---	--------------------------------------

Plan Review Fee: <u>280.86</u>	Receipt #: _____	Total Fees: <u>3269.68</u>
Building Permit Fee: <u>1404.30</u>	Receipt #: <u>005542</u>	Issued Date: <u>8-28-15</u>
Park Impact Fee: <u>334.52</u>		Expires: <u>180 Days</u>
Capital Recovery Fee: <u>1250.00</u>		Issued By: <u>gm</u>
Fire Meter: _____		
Water Meter Cost: _____		
Water Impact: _____		
Sewer Connection Fee: _____		
Sewer Impact: _____		
Fire Fee: _____		

BV Project # 2015-011981

CHAPTER 14

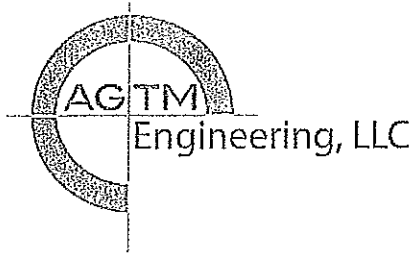
ZONING



30.6 NUMBER AND SIZE OF ACCESSORY BUILDINGS.

The maximum number of accessory buildings and total square footage of all residential accessory buildings permitted on a lot is shown in Table 30.A Number and Size of Accessory Buildings.

Table 30.A Number and Size of Accessory Buildings		
Lot Size	Number of Accessory Buildings Permitted	Total Square Footage of All Accessory Buildings
At least 10.0 Acres	6	1.5% of lot size or 6,650 feet, whichever is larger, but with a total square footage combined not to exceed 8,000 feet, with no single building greater than 4,000 feet.



401 S. CLAY STREET, ENNIS, TX 75119

July 20, 2015

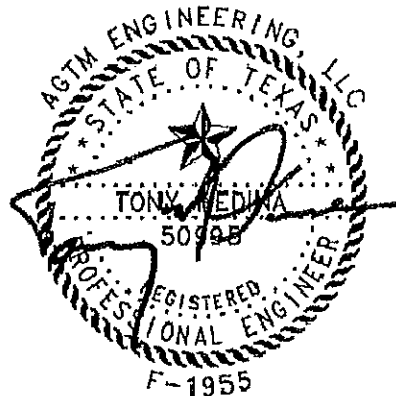
Ronnie DeFord

Subject: Foundation Design Compliance Letter for-
800 Hosford Rd, Ovilla, Ellis County, Texas

The foundation design for the subject residence is in accordance with the applicable provisions of the International Building Code 2009/2012, the International Residential Code 2009/2012, the standard Building code and accepted engineering practice. Soils data obtained from soils report by Hooper Group was utilized for the design. The design values used for Plasticity Index and Soil bearing capacity were 17 and 1750 psf respectively. A critical requirement for foundations in moderate expansive clays is adequate drainage. Please insure that the foundation level is such as to provide drainage as specified in the plan.

If you have any question, please call me at 972-878-3647.

Sincerely,



10/21/2013
Tony Medina
Registered Professional Engineer

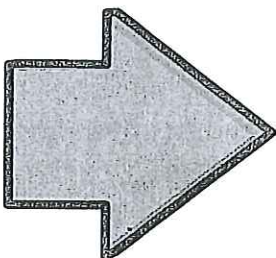
CRF0615070



SINGLE FAMILY HOUSE ENERGY REPORT

Project Details for: DeFord Residence

Builder: TBD
Builder Phone: 000-000-0000
Address: 800 Hosford Road
City: Ovilla
County: ELLIS
Zip: 75154
Date Issued: 8/3/2015
Certificate #: 930259
Emissions Reduction:
NOX: 0 lbs
SOX: 0 lbs
CO2: 58 lbs
Project Notes:
IC3 Compliance report generated by
Evans Service Company, LLC
972-351-9302



0%
Above Code

This single family residential project was found to be in compliance with the performance measures described in IECC 2009 using the v. 3.14.3 calculation tool developed by the Energy Systems Laboratory, a division of the Texas A&M Engineering Experiment Station.

CITY COPY



The values produced are generated by the DOE-2 building energy analysis program. These values do not constitute a guarantee of actual energy usage by ESL or TEES.

Project Information

General		Roof		Insulation and Mechanical	
Total Conditioned Area	1257 sqft	Roof Covering Material	Metal	Mechanical in Conditioned Space	Yes
Average Ceiling Height	9' 0"	Radiant Barrier	No	Blower Door Measurements	Not Tested
Number of Bedrooms	2	Sealed Attic	No	Duct Tightness Measurements	Not Tested
Orientation	North	Flat Roof Area	None	Wall Cavity Insulation	R-15
Foundation Type	Slab	Cathedral Ceiling Area	None	Insulated Wall Sheathing	R-0
Insulation	No Insulation	Attic Floor Area	1257 sqft	Exterior Wall Finish	Brick
Windows		Wall Area Next To Attic	None	Total Roof/Ceiling Insulation	R-22
Solar Heat Gain Coefficient	0.3	Heating, Cooling, & Water Heater			
U-Factor	0.35	First Floor			
First Floor		Conditioned Floor Area			
First Floor		1257 sqft			
First Floor		Perimeter of Conditioned Area			
First Floor		184 ft			
First Floor		Ceiling Height			
First Floor		9' 0"			
First Floor		Front Window Area			
First Floor		36 sqft			
First Floor		Right Window Area			
First Floor		40 sqft			
First Floor		Back Window Area			
First Floor		45 sqft			
First Floor		Left Window Area			
First Floor		150 sqft			
First Floor		Front Horizontal Projections			
First Floor		0' 0"			
First Floor		Right Horizontal Projections			
First Floor		0' 0"			
First Floor		Back Horizontal Projections			
First Floor		0' 0"			
First Floor		Left Horizontal Projections			
First Floor		0' 0"			
First Floor		Heating Type			
First Floor		Natural Gas			
First Floor		Heating Efficiency			
First Floor		0.78			
First Floor		A/C Efficiency			
First Floor		19 SEER			
First Floor		A/C Size			
First Floor		3 tons			
First Floor		Water Heater Type			
First Floor		Natural Gas			
First Floor		Water Heater Energy Factor			
First Floor		0.8			

Estimated Annual Energy Usage

Energy Usage Category	Proposed Design		Standard Reference	
	Gas (therms)	Electric (kWh or kW)	Gas (therms)	Electric (kWh or kW)
Electric Demand (kW)	—	1.8	—	1.8
Area Lights	—	2550	—	2550
Code Compliance Energy				
Pumps and Miscellaneous	—	88	—	88
Fan Cooling	—	473	—	421
Fan Heating	—	227	—	246
Electric Space Cooling	—	1319	—	1172
Gas Space Heating	248	—	268	—
Gas Domestic Hot Water	98	—	98	—
Site Energy	346	2107	366	1927
Source Energy* (MMBtu)	60.8		61.0	

* Conversion factors:
 Site to source: 3.16 for electric or 1.1 for gas (IECC 2009 405.3)
 Unit: 1 MMBtu = 10 therms or 1 MMBtu = 293.1 kWh



INSTRUCTIONS FOR COMPLETING THE REQUEST FOR ZONING VARIANCE TO THE OVILLA BOARD OF ADJUSTMENT

Definition of Variance from the Ovilla Code of Ordinances adopted by Ordinance 2010.023

A variance is a relaxation by the Board of Adjustment of the dimensional regulations of the zoning ordinance where such variance will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of the actions of the situation of the applicant, a literal enforcement of the zoning ordinance would result in unnecessary and undue hardship.

Variance. To authorized upon appeal in specific cases such variance from the height, yard area, coverage, and parking regulations set forth in this ordinance as may be necessary to secure appropriate development of a parcel of land which differs from other parcels in the district by being of such restricted area, shape, or slope that is cannot be appropriately developed without such modifications.

This instruction page is provided for your information and assistance in filling out this variance request. It is not to be considered legal advice. City employees are not permitted to give legal advice in this matter.

Evidence of each of the following conditions must be found to exist by the Board of Adjustment in order for a variance request to be granted. They are:

1. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district; and
2. That literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this ordinance;
3. That the special conditions and circumstances do not result from the action of the applicant;
4. The board shall further make a finding that the reason set forth in the application justify the granting of the variance, and that the variance is the minimum variance that will make possible the reasonable use of the land, building or structure.
5. The Board of Adjustment shall further make a finding that the granting of the variance will be in harmony with the general purpose and intent of this ordinance, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.
6. Under no circumstances shall the board grant a variance to allow a use not permissible under the terms of this ordinance in the district involved, or any use expressly or by implication prohibited by the terms of this ordinance in said district.

Case No. BOA 201516.04



CONDITIONS NECESSARY FOR GRANTING A VARIANCE

Ordinance 2010.023

Please state in detail how the conditions necessary for the granting of a variance have been met in this case. Attach additional sheets if necessary.

TO BE EXPLAINED, DETAILED & COMPLETED BY APPLICANT

Condition 1: Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district.

Combined living and storage area to occupy while main house is under construction.

Condition 2: That literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this ordinance.

THIS is an accessory building to occupy while main house is under construction.

Condition 3: That the special conditions and circumstances do not result from the action of the applicant.

THIS is only an accessory building to be occupied prior to completion of main house.

Condition 4: The board shall further make a finding that the reason set forth in the application justify the granting of the variance, and that the variance is the minimum variance that will make possible the reasonable use of the land, building or structure.

Yes



Condition 5: The Board of Adjustment shall further make a finding that the granting of the variance will be in harmony with the general purpose and intent of this ordinance, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

This structure will look good in the neighborhood. The structure is approximately 1000 feet from Westmoreland Road. Accessory buildings are allowed in this zoning.

Condition 6: Under no circumstances shall the board grant a variance to allow a use not permissible under the terms of this ordinance in the district involved, or any use expressly or by implication prohibited by the terms of this ordinance in said district.

Accessory buildings are allowed in this zoning.

The board shall further make a finding that the reason set forth in the application justify the granting of the variance, and that the variance is the minimum variance that will make possible the reasonable use of the land, building or structure.

The Board of Adjustment shall further make a finding that the granting of the variance will be in harmony with the general purpose and intent of this ordinance, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

Under no circumstances shall the board grant a variance to allow a use not permissible under the terms of this ordinance in the district involved, or any use expressly or by implication prohibited by the terms of this ordinance in said district.

The burden of showing these conditions is on the applicant. You will be expected at the Board of Adjustment hearing to submit evidence providing the conditions stated exist. Evidence can be presented by testimony and/or through documentation.

All conditions are required to be met in order for the board of adjustment to grant your variance. Failure to state how your variance request meets these conditions in your application will result in its return without being submitted to the board of adjustment.



Case No. BOA 201516.04

REQUEST FOR A VARIANCE

To the

OVILLA ZONING BOARD OF ADJUSTMENT

CITY OF OVILLA

§

COUNTY OF ELLIS

STATE OF TEXAS

§

TO THE HONORABLE BOARD OF ADJUSTMENT

Property description (Attach field notes if necessary):

Lot No. _____ Property Address _____

Block No. _____

Zoning _____

The Applicant, Ronald L. DeFord, of Ellis County, requested that the Ovilla Zoning Board of Adjustment grant the following variance to Article 30.7, Chapter _____, Section _____ of the Ovilla Zoning Ordinance. Please state in detail what type of variance you are seeking, attach additional sheets if necessary.

Chapter 14
30.7 Table 30.A
At least 10.0 Acres - size of property
1.5 % of lot size or 6650 feet whichever is
larger but with a total square footage
combined not to exceed 8000 feet with no single
Building greater than 4000 sq ft.

Has a previously appeal been filed on this property?

YES / NO

If YES, when was the previous appeal filed? _____



- Case No. BOA 201516.DA

I have completed the following requirements:

1. Paid the filing fee of \$200.00 (checks made payable to "City of Ovilla")
2. Submitted a scaled plot/site plan
3. Completed all sections of the application

I authorize _____ of _____,
(Applicant's agent) (Address)

_____, to represent me in this variance request before the Board of Adjustment.
(Telephone)

Respectfully submitted:

Applicant's Name Ronald L. DeFord
Mailing Address 4209 Woodfin Dr
Dallas, TX 75220
Telephone (Hm) (214) 882-9668
Telephone (Wk) (972) 298-7121
Email rdeford@defords.com

R. DeFord
Applicant's signature

11/11/15
Date

NO APPLICATION MAY BE ACCEPTED BY MAIL, MESSENGER, OR FAX.

APPLICATIONS CAN ONLY BE ACCEPTED IN PERSON



DATE: _____

- Case No. BOA 201516.04

OFFICE USE ONLY

DATE RECEIVED: Nov. 9, 2015 HEARING DATE: JAN 19, 2016

APPROVED: _____ DENIED: _____

BOA CHAIRMAN SIGNATURE: _____





City of OVILLA Board of Adjustment Findings of Fact for VARIANCE

Applicant: RONALD DEFORD **Case Number:** BOA201516.04
Address: 800 HOSFORD RD.

Upon giving public notice and conducting a public hearing on this **VARIANCE** request in accordance with Chapter 14 Section 30.6-TABLE 30.A of the Ovilla Code of Ordinances, the Board of Adjustment adopts these specific, written findings as follows:

	YES	NO
1. That special circumstances or conditions exist which are peculiar to the property, structure or building involved and which are not applicable to other lands, structures, or buildings in the same district.		
2. That literal interpretation of the Ordinance will deprive the applicant of rights commonly enjoyed by other properties in the same district under the Ordinance.		
3. That the special conditions and circumstances do not result from the action of the applicant.		
4. The Board of Adjustment shall further make a finding that the reasons set forth in the application justify the granting of the variance, and that the variance is the minimum variance that will make possible the reasonable use of the land, building or structure; and		
5. The BOA shall further make a finding that the granting of the variance will be in harmony with the general purpose and intent of this ordinance and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.		

All findings must be determined in the affirmative for the variance to be granted.

BOA Members present, and upon a record vote of:

	FOR	AGAINST	ABSTAIN
Member Jamie Hilburn			
Vice-Chair Barbara Betik			
Member Stephanie Albright			
Member Carol Richtsmeier			
Member Richard Ware			
Alt. Member Sandra Cawley			
Alt. Member Jeanne Ham			

TOTALS:

___ **FOR**
 ___ **AGAINST**
 ___ **ABSTAIN**

The variance is hereby: _____ granted _____ denied

Presiding Officer of BOA

Date

City or Board Secretary

BOARD OF ADJUSTMENT
AGENDA ITEM NO: 3
January 19, 2016

ITEM 3. **BOA201516.05 - Public Hearing and Discussion** of an appeal to the Ovilla Code of Ordinances, Chapter 14, Section 30.6, Table 30.A, **NUMBER AND SIZE OF ACCESSORY BUILDING** filed by Mr. Tom Foster for a residential variance to construct a large building on his property at 1908 Duncanville Rd.

DISCUSSION/ACTION – Consideration of requested **Variance** filed by Mr. Tom Foster.

APPLICANT: Tom Foster
LOCATION: 1908 Duncanville Rd
ZONING: RC Residential

NOTICES: One public notice listed in the Waxahachie Daily Light; 13 certified letters mailed. City office received one opposition notice.

APPLICANT'S PROPOSAL:

Applicant requests to construct an accessory building over maximum allowed per lot.

DISCUSSION:

The Ovilla Code of Ordinances, Chapter 14, Section 30.6, Table 30.A **NUMBER AND SIZE OF ACCESSORY BUILDINGS** states:

If the property is at least 5.0 Acres, but less than 10.0 Acres, total square footage of all accessory buildings can be 1.75% of the lot size or 3,850 feet, whichever is larger, but with a total square footage combined not to exceed 6,650 feet with no single building greater than 3,000 feet.

BOARD DISCUSSION: The Board is allowed to grant a **variance** based on the outcome of the *Findings of Fact* form.

STAFF RECOMMENDATION: N/A

SAMPLE MOTION:

"I MAKE A MOTION THAT THE BOA GRANTS & APPROVES/DENIES THE VARIANCE TO TOM FOSTER AT 1908 DUNCANVILLE TD, TO BUILD A LARGE ACCESSORY BUILDING ON HIS PROPERTY, AS PRESENTED IN BOA201516.05."

CHAPTER 14

ZONING



30.6 NUMBER AND SIZE OF ACCESSORY BUILDINGS.

The maximum number of accessory buildings and total square footage of all residential accessory buildings permitted on a lot is shown in Table 30.A Number and Size of Accessory Buildings.

Table 30.A Number and Size of Accessory Buildings		
Lot Size	Number of Accessory Buildings Permitted	Total Square Footage of All Accessory Buildings
At least 5.0 Acres, but less than 10.0 Acres	4	1.75% of lot size or 3,850 feet, whichever is larger, but with a total square footage combined not to exceed 6,650 feet, with no single building greater than 3,000 feet.

Residential Building Permit Application

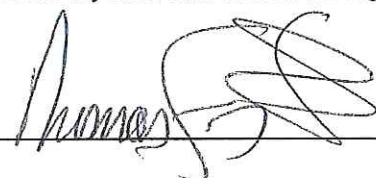
Building Permit Number: 4943		Valuation: \$15,000.00	
		Valuation w/land: _____	
Project Address: 1908 DUNCANVILLE RD			
Lot: _____	Block: _____	Subdivision: _____	
Project Description:			
NEW SFR <input type="checkbox"/>	SFR REMODEL/ADDITION <input type="checkbox"/>	SPECIFY OTHER: _____	
PLUMBING/ELECTRICAL <input type="checkbox"/>	FLATWORK <input type="checkbox"/>	SPRINKLER <input type="checkbox"/>	
SWIMMING POOL <input type="checkbox"/>	ACCESSORY BUILDING <input checked="" type="checkbox"/>	FENCE <input type="checkbox"/>	
Proposed Use: 40' X 60' METAL ACCESSORY BUILDING W/ ELECTRICAL AND PLUMBING			
Description of Work: _____			
Area Square Feet: _____			
Living: _____	Garage: _____	Covered Porch: _____	Total: _____ Number of stories: _____

Name: FOSTER, TOM	Contact Person: _____
Address: _____	
Phone Number: 214-668-4324	Home Number: _____ Mobile Number: _____

General Contractor	Contact Person	Phone Number	Contractor License Number
HUD ADAMS CONSTRUCTION	HUD ADAMS	214-289-2313	
Mechanical Contractor	Contact Person	Phone Number	Contractor License Number
Electrical Contractor	Contact Person	Phone Number	Contractor License Number
Plumber/Irrigator	Contact Person	Phone Number	Contractor License Number

COPY

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

Signature of Applicant:  Date: **8/21/15**

OFFICE USE ONLY:

Approved by: _____	Date approved: _____
--------------------	----------------------

Plan Review Fee: _____
Building Permit Fee: _____
Park Impact Fee: _____
Capital Recovery Fee: _____
Fire Meter: _____
Water Meter Cost: _____
Water Impact: _____
Sewer Connection Fee: _____
Sewer Impact: _____
Fire Fee: _____

Receipt # _____
Receipt # _____

Total Fees: _____
Issued Date: _____
Expires: 180 Days
Issued By: _____

Denied - Request Exceeds Square Footage Allowed by City Code. mow

BV Project # _____

BUILDING PERMIT

CITY OF OVILLA

P.O. BOX 5047, OVILLA, TEXAS 75154

Application No.
PERMIT NO.

No. 4943

Location 1908 DUNCANVILLE RD.

Description ACCESSORY BUILDING

Owner FOSTER

Date 9.21.2015

This Permit To Be Posted In Conspicuous Place On Site
City of Ovilla
Building Inspector 106 S. Cockrell Hill Rd. #2
Ovilla, TX 75154

COPY

CHECK AMOUNT TENDER 200.00

DATE DEPOSITED 9/21/15 200.00

BY Municipal Receiver BE

DATE 9/21/15 15:21 DEPOSITED 200.00

Thank You and Drive Safe!

CITY OF OVILLA
106 S. Cockrell Hill Rd.
Ovilla, TX 75154
(972) 417-7200



INSTRUCTIONS FOR COMPLETING THE REQUEST FOR ZONING VARIANCE TO THE OVILLA BOARD OF ADJUSTMENT

Definition of Variance from the Ovilla Code of Ordinances adopted by Ordinance 2010.023

A variance is a relaxation by the Board of Adjustment of the dimensional regulations of the zoning ordinance where such variance will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of the actions of the situation of the applicant, a literal enforcement of the zoning ordinance would result in unnecessary and undue hardship.

Variance. To authorized upon appeal in specific cases such variance from the height, yard area, coverage, and parking regulations set forth in this ordinance as may be necessary to secure appropriate development of a parcel of land which differs from other parcels in the district by being of such restricted area, shape, or slope that is cannot be appropriately developed without such modifications.

This instruction page is provided for your information and assistance in filling out this variance request. It is not to be considered legal advice. City employees are not permitted to give legal advice in this matter.

Evidence of each of the following conditions must be found to exist by the Board of Adjustment in order for a variance request to be granted. They are:

1. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district; and
2. That literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this ordinance;
3. That the special conditions and circumstances do not result from the action of the applicant;
4. The board shall further make a finding that the reason set forth in the application justify the granting of the variance, and that the variance is the minimum variance that will make possible the reasonable use of the land, building or structure.
5. The Board of Adjustment shall further make a finding that the granting of the variance will be in harmony with the general purpose and intent of this ordinance, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.
6. Under no circumstances shall the board grant a variance to allow a use not permissible under the terms of this ordinance in the district involved, or any use expressly or by implication prohibited by the terms of this ordinance in said district.

Case No. BDA 201516. 05



CONDITIONS NECESSARY FOR GRANTING A VARIANCE

Ordinance 2010.023

Please state in detail how the conditions necessary for the granting of a variance have been met in this case. Attach additional sheets if necessary.

TO BE EXPLAINED, DETAILED & COMPLETED BY APPLICANT

Condition 1: Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district.

A Covered arena was built last year. would like to have a barn for the horses - 5 stalls, 1 tack Rm, 1 feed Room & 1 wash Rack. Also Room for tractor, hay & horse shoeing

Condition 2: That literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this ordinance.

There are horse barns and shops in our neighborhood. across the street, the neighbors have 2 barns, next door there is a barn and a shop on the other side of us.

Condition 3: That the special conditions and circumstances do not result from the action of the applicant.

The other neighbors have had theirs long before we moved in. This is horse country. There is a very large horse barn just to the North of us. The City of Ovilla has their HO TANK almost in our back yard.

Condition 4: The board shall further make a finding that the reason set forth in the application justify the granting of the variance, and that the variance is the minimum variance that will make possible the reasonable use of the land, building or structure.

The barn will help in the care of our horses. We are on 10 acres and the City of Ovilla has 2 acres behind along side of our property w/ the large HO TANK & accessory house. The barn would not change the looks of the neighborhood



Condition 5: The Board of Adjustment shall further make a finding that the granting of the variance will be in harmony with the general purpose and intent of this ordinance, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

w/ the horses on the south side of us, Our horse pasture, the city of Ovilla w/ the H2O Tank Assessor, house, tractor, cars, building supplies, etc stored there - Our barn would not injure the neighborhood -

Condition 6: Under no circumstances shall the board grant a variance to allow a use not permissible under the terms of this ordinance in the district involved, or any use expressly or by implication prohibited by the terms of this ordinance in said district.

The land is being used for barns, shops, storage already around us - City of Ovilla H2O TANK, Assessor's house, storage for machinery and building supplies.

The board shall further make a finding that the reason set forth in the application justify the granting of the variance, and that the variance is the minimum variance that will make possible the reasonable use of the land, building or structure.

The Board of Adjustment shall further make a finding that the granting of the variance will be in harmony with the general purpose and intent of this ordinance, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

Under no circumstances shall the board grant a variance to allow a use not permissible under the terms of this ordinance in the district involved, or any use expressly or by implication prohibited by the terms of this ordinance in said district.

The burden of showing these conditions is on the applicant. You will be expected at the Board of Adjustment hearing to submit evidence providing the conditions stated exist. Evidence can be presented by testimony and/or through documentation.

All conditions are required to be met in order for the board of adjustment to grant your variance. Failure to state how your variance request meets these conditions in your application will result in its return without being submitted to the board of adjustment.



Case No. BOA 201516.04

REQUEST FOR A VARIANCE

To the

OVILLA ZONING BOARD OF ADJUSTMENT

CITY OF OVILLA

§

COUNTY OF ELLIS

STATE OF TEXAS

§

TO THE HONORABLE BOARD OF ADJUSTMENT

Property description (Attach field notes if necessary):

Lot No. Abs #135 PG 055

Property Address 1908 DUNCANVILLE RD

Block No. TR 27 ACS 1.00

OVILLA, TX 75154

Zoning _____

The Applicant, Thomas L. Foster, of DALLAS County, requested that the Ovilla Zoning Board of Adjustment grant the following variance to Article _____, Chapter 14, Section 30.07 of the Ovilla Zoning Ordinance. Please state in detail what type of variance you are seeking, attach additional sheets if necessary.

ADDITIONAL/ ACCESSORY BUILDING SQUARE FOOTAGE.
CITY CODE ALLOWS ONLY 3000 SQUARE FOOT.
SPACE IS NEEDED TO HOUSE AND CARE FOR HORSES.

Has a previously appeal been filed on this property?

YES / NO

If YES, when was the previous appeal filed? August 2014



- Case No. 201314-060 *approved*

I have completed the following requirements:

1. Paid the filing fee of \$200.00 (checks made payable to "City of Ovilla")
2. Submitted a scaled plot/site plan
3. Completed all sections of the application

I authorize John Marlin of 5397 TANY 24 Dallas 75236
(Applicant's agent) (Address)

972 897 2024
(Telephone)

Respectfully submitted:

Applicant's Name

Thomas L. Foster

Mailing Address

1908 DUNCANVILLE RD
OVILLA, TX 75154

Telephone (Hm)

214 668 4324

Telephone (Wk)

SAME

Email

tfoster@dallasfirstchurch.com

Applicant's signature

Thomas L. Foster

Date

8/21/15

NO APPLICATION MAY BE ACCEPTED BY MAIL, MESSENGER, OR FAX.

APPLICATIONS CAN ONLY BE ACCEPTED IN PERSON



DATE: 8.21.15

- Case No. BOA 2015/16.04

OFFICE USE ONLY

DATE RECEIVED: _____ HEARING DATE: _____

APPROVED: _____ DENIED: _____

BOA CHAIRMAN SIGNATURE: _____



Thomas Foster
1908 Duncanville Rd
Ovilla, TX 75154

August 19, 2015

To Whom It May Concern:

Thank you in advance for the review of my proposed plans to build a barn on my property. I have included the plans for the structure and would like to also, include the intended purpose. There will be 5-12x12 Horse Stalls, 1 -12x12 Tact Room, 1-12x12 Feed Room, 1 -12x12 Wash Rack, a 48x16 center aisle, an area in the back to store a tractor, hay and a horse shoeing area. We would also like to include a restroom with the addition of a septic system.

Thank you for your consideration in this matter.

Sincerely,
Thomas Foster

TLF/kl

BOA201415.08

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Standard Series

Mueller's Standard Series is the finest pre-designed steel building around. Built of heavy structural steel, these buildings set new benchmarks for quality, ease of assembly and flexibility. They make outstanding workshops, garages, barns and large storage spaces. Available in a variety of sizes, they can be assembled with bolts and screws, with no welding. You can pick them up at any Mueller branch or, for a small fee, have them delivered to your site.

Available Standard Series Sizes (IBC 12)

Workshop - 24' x 24' x 10'**Garage - 24' x 30' x 11'****Big Workshop - 30' x 40' x 12'****Small Barn - 30' x 50' x 12'****Big Barn - 40' x 50' x 14'****Big Barn XL - 40' x 60' x 16'**

Standard Series Warranty

MUELLER, INC. GENERAL PREFABRICATED BUILDING WARRANTY

Scope and Remedy. Products which have been fabricated by Mueller, Inc. shall be free of defects in material and workmanship for a period of one year after shipment. Mueller, Inc. sole responsibility for any such defects shall rest at Mueller, Inc.'s discretion to replacement of the defective material at the original point of delivery or reimbursement for the price paid by the customer for the defective material.

Notification. Buyer must notify Mueller, Inc. of defective material within 30 days of receipt of the material. Mueller, Inc. shall investigate and make a determination of coverage under this warranty. If materials are deemed defective per generally accepted industry standards, Mueller, Inc. will provide one of the aforementioned remedies within 90 days from the date notice of defect is provided to Mueller, Inc.

Exceptions. Specific written surface and coating warranties provided on roofing and wall panels. Materials sold without warranties such as rejects, secondary, #2 or bargain are excluded from this warranty.



Each Kit Includes:

- Bolt together frame
- Coldform end walls
- 26 gauge Galvalume roof with 20-year limited warranty
- 26 gauge Colored walls with 30-year limited warranty (White, Tan, Light Stone, Light Gray)
- Basic trim package
- Anchor Bolt plans, and erection drawings
- Framed opening centered in one end wall. (Door not included)
- Big Barn XL has a framed opening centered in both end walls

Color Options



Colors may vary by monitor settings. Please contact us to get the most accurate color representation. We will be glad to provide you with color samples. Galvalume has a protective top coat which may possibly

EXCEPTING THOSE WARRANTIES ISSUED IN WRITING AND CONTEMPORANEOUSLY WITH THIS WARRANTY, MUELLER, INC. MAKES NO OTHER WARRANTY, EXPRESSED OR IMPLIED, AND HEREBY DISCLAIMS ANY AND ALL IMPLIED WARRANTIES, INCLUDING, BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE; PROVIDED HOWEVER THAT ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, IF ANY, THAT BY LAW MIGHT ACCOMPANY THIS PRODUCT BY VIRTUE OF PERSONAL, FAMILY, OR HOUSEHOLD USE THEREOF, IS HEREBY EXPRESSLY LIMITED IN DURATION TO A PERIOD OF ONE YEAR FROM DATE OF DELIVERY.

change the color of the panels over a period of time, giving a slight brownish tint to the panels. Mueller, Inc. reserves the right to add or discontinue colors without notice.

Click [here](#) for information about our paint warranties.

Customer's acceptance of the material or products subject to this warranty represents acceptance of the terms and conditions of this warranty.

[Go to the Building Color Selector Tool](#)

Please check local building codes before ordering.

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Mueller, Inc. - Steel Buildings And Metal Roofing - Texas, New Mexico, Oklahoma, Louisiana

GENERAL NOTES

THE STRUCTURE UNDER THIS CONTRACT HAS BEEN DESIGNED AND TESTED FOR THE LOADS AND CONDITIONS SPECIFIED IN THE CONTRACT AND SHOWN ON THESE DRAWINGS. ANY ALTERATION TO THE STRUCTURAL SYSTEM OR REMOVAL OF ANY COMPONENT PARTS, OR THE ADDITION OF OTHER CONSTRUCTION MATERIALS OR LOADS MUST BE DONE UNDER THE CLOSE AND DIRECTION OF A REGISTERED ARCHITECT, CIVIL OR STRUCTURAL ENGINEER. THE BUILDING MANUFACTURER WILL ASSUME NO RESPONSIBILITY FOR ANY LOADS NOT INDICATED.

THIS METAL BUILDING IS DESIGNED WITH THE BUILDING MANUFACTURERS STANDARD PRACTICES WHICH ARE BASED ON PERMANENT INSTITUTE OF STEEL CONSTRUCTION SPECIFICATION FOR THE DESIGN, FABRICATION AND Erection OF STRUCTURAL STEEL FOR BUILDINGS.

2. AMERICAN IRON AND STEEL INSTITUTE, SPECIFICATION FOR THE DESIGN OF COOL FORMED STEEL STRUCTURAL MEMBERS.

3. AMERICAN INSTITUTE OF STEEL CONSTRUCTION, LOW RISE BUILDING SYSTEMS MANUAL.

4. INTERNATIONAL CODE COUNCIL, INTERNATIONAL BUILDING CODE.

5. INTERNATIONAL CODE COUNCIL, INTERNATIONAL BUILDING CODE.

ALL WELDING ELECTRODES SHALL BE A552 CLASS E-70 SERIES. MINIMUM WELDS ON PRIMARY STRUCTURAL MEMBERS SHALL BE 3/16" FILLET WELDS, UNLESS SHOWN OTHERWISE ON SHOP FABRICATION DRAWINGS. ALL MOMENT CONNECTIONS SHALL BE 3/4" FILLET WELDS ALL AROUND.

ALL STRUCTURAL STEEL SHALL BE SHOP FABRICATED UNLESS NOTED.

MATERIAL PROPERTIES OF STEEL PLATE AND SHEET USED IN THE FABRICATION OF PRIMARY RIGID FRAMES AND ALL OTHER STRUCTURAL MEMBERS SHALL BE AS FOLLOWS:

STEEL: A36 OR A572 GR 50, WITH A MINIMUM YIELD POINT OF 36,000 P.S.I. OR 50,000 P.S.I. AS REQUIRED BY DESIGN.

MATERIAL PROPERTIES OF COOL FORMED LIGHT GAUGE STEEL MEMBERS CONFORM TO THE REQUIREMENTS OF A.S.T.M. A792, GRADE 88, WITH A MINIMUM YIELD POINT OF 57,000 P.S.I.

ALL PIPE SHALL BE UNIFORM SCHEDULE 40 AND 36,000 P.S.I. UNLESS OTHERWISE NOTED.

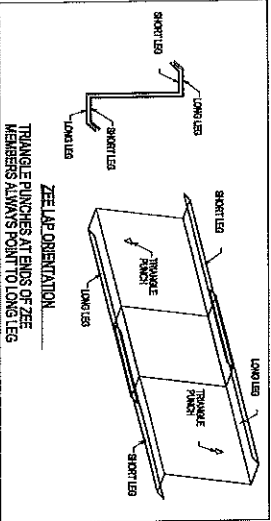
CABLE BRACING TO BE SPACE GRIP SYSTEM AS MANUFACTURED BY FLOBOX WIRE AND CABLE COMPANY. HIS CABLE OR EQUAL BRACING IN FLUSH GIRT STEEL WALLS REQUIRE THE FIELD CUTTING OF SLOTS SO THAT CABLE IS INSTALLED WITHIN GIRTS.

STRUCTURAL JOINTS WITH A.S.T.M. A325 HIGH STRENGTH BOLTS, WHERE INDICATED ON THE DRAWINGS, SHALL BE ASSEMBLED AND THE FASTENERS INSTALLED IN ACCORDANCE WITH STUDS, NUTS AND WASHERS AS DESCRIBED IN THE MANUFACTURERS INSTRUCTIONS. ALL JOINTS SHALL BE ASSEMBLED WITHOUT WASHERS UNLESS OTHERWISE NOTED.

ALL STEEL MEMBERS EXCEPT BOLTS AND FASTENERS SHALL RECEIVE ONE SHOP COAT OF IRON OXIDE CORROSION INHIBITIVE PRIMER.

SHOP AND FIELD INSPECTIONS AND ASSOCIATED FEES ARE THE RESPONSIBILITY OF THE CONTRACTOR.

ALL SCREWED DOWN ROOF AND WALL PANELS ARE TO BE INSTALLED USING A MINIMUM OF ONE SCREW PER FOOT AT EACH PANEL GIRT AND ONE STITCH SCREW EVERY 24" INCH ALONG THE PANEL LAYS AND ENDS AS DESCRIBED IN THE INSTALLATION MANUAL. SINCE BEARING FRAME EDWARDS STEEL ON OVERHANG STRENGTH TO PROVIDE LATERAL SUPPORT, THE NUMBER AND SIZE OF FIELD RIGID FRAMES IN THE OVERHANG SHALL BE SET BY THE FIELD RIGID FRAMES. DOUBLE WALL BRACING OR CANTILEVER TO RIGID FRAMES REPRESENTATIVE OF THE RIGID FRAME INFORMATION.



PRODUCT CERTIFICATIONS

THIS IS TO CERTIFY THE ABOVE REFERENCED BUILDING HAS BEEN DESIGNED IN ACCORDANCE WITH A.I.S.C. AND A.I.S.I. DESIGN PROCEDURES AND GOOD ENGINEERING PRACTICE AND FOR THE FOLLOWING LOADS. ALL WELDING IS PER THE A.I.S.I. D-1.1 CODE. LOADS ARE APPLIED IN ACCORDANCE WITH THE A.I.S.I. LOW RISE BUILDING SYSTEMS MANUAL, AND THE DESIGN SATISFIES THE REQUIREMENTS OF IBC-12.

DEAD LOAD: METAL BLDG STRUCTURE ONLY AS FURNISHED BY MUELLER, INC.

LIVE LOAD (ROOF): 20.00 PSF WIND LOAD: 115.0 MPH

LIVE LOAD REDUCED PER CODE? Yes WIND EXPOSURE: C

COLLATERAL LOAD: 0.000 PSF BLDG ENVELOPE: Fully Closed

SNOW LOAD: 10.00 PSF SEISMIC COEFFICIENT: 0.75

SNOW LOAD TYPE: GROUND SITE CLASS: D

OCCUPANCY CATEGORY: II

THIS LETTER OF CERTIFICATION APPLIES SOLELY TO THIS BUILDING AND ITS COMPONENT PARTS AS FURNISHED AND/OR FABRICATED BY MUELLER, INC. AND SPECIFICALLY EXCLUDES FOUNDATION, MASONRY OR GENERAL CONTRACT WORK INCLUDING ERECTION CERTIFICATION. THE DESIGN AND CERTIFICATION FOR THIS PROJECT IS IN ACCORDANCE WITH THE PROVISIONS AND LOADS SPECIFIED ON THE CONTRACT DOCUMENTS. THE CUSTOMER IS TO INSURE ALL LOADS ARE IN COMPLIANCE WITH LOCAL, RESIDENTIAL AUTHORITIES, ALL COMPONENTS AND PARTS MUST WITHSTAND THE WIND LOAD AND DESIGN SPECIFICATIONS MENTIONED ABOVE.

PANEL ACCESSORY INFORMATION

WALL SHEETS	PANEL TYPE	PANEL COLOR	TRIM COLOR
RPN 28 GA NO 1 GRADE-26	Light Stone	White	
ROOF SHEETS	RPN 28 GA NO 1 GRADE-26	Celestium	White

WARNING: IN NO CASE SHOULD GALVALUME STEEL PANELS BE USED IN CONTACT WITH LEAD OR COPPER. BOTH LEAD AND COPPER HAVE SEVERE CORROSION EFFECTS ON THE ALUMINUM ZINC ALLOY COATING WHEN THEY ARE USED IN CONTACT WITH GALVALUME STEEL PANELS. EVEN RUN-OFF FROM COPPER FLASHING, WIRING, OR TUBING ONTO GALVALUME SHOULD BE AVOIDED.

BUILDING DESCRIPTION				
WIDTH	LENGTH	HEIGHT	ROOF PITCH	
		BACK FRONT	BACK FRONT	
BLDG 1 SIZE	40' X 80' X 16'		1:12 1:12	

NOTE: THE UNDERSIGNED ENGINEER IS NOT THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE OR SIGNER OF RECORD FOR THE OVERALL PROJECT.

REV	DATE	DESCRIPTION
0	11/20/13	For Construction
MUELLER, INC. STEEL BUILDING SYSTEMS & COMPONENTS 1913 Hutchins Ave., Dallas, TX 75221 (800) 327-1087		
DESIGNER: GEORGE CHECKER: GEORGE DATE: 11/20/13 PROJECT: 0010BND E1		

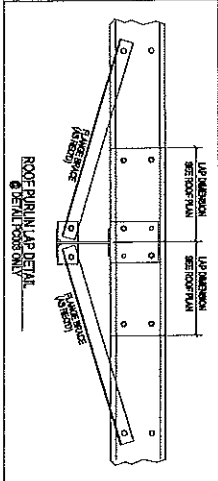
Legend

PART FOUR = Part 4

NOTE: THIS BUILDING IS DESIGNED AS AN ENCLOSED BUILDING. WINDOWS, VENTS, AND DOORS MUST BE RATED TO MEET THE SAME WIND CRITERIA AS THIS BUILDING.

NOTE: THIS BUILDING IS NOT DESIGNED TO CARRY ANY SNOW DRIFTING LOADS EXCEPT BY AN ENGINEER. ANY SNOW DRIFTING LOADS MUST BE WITHIN 20 FEET OF THIS BUILDING.

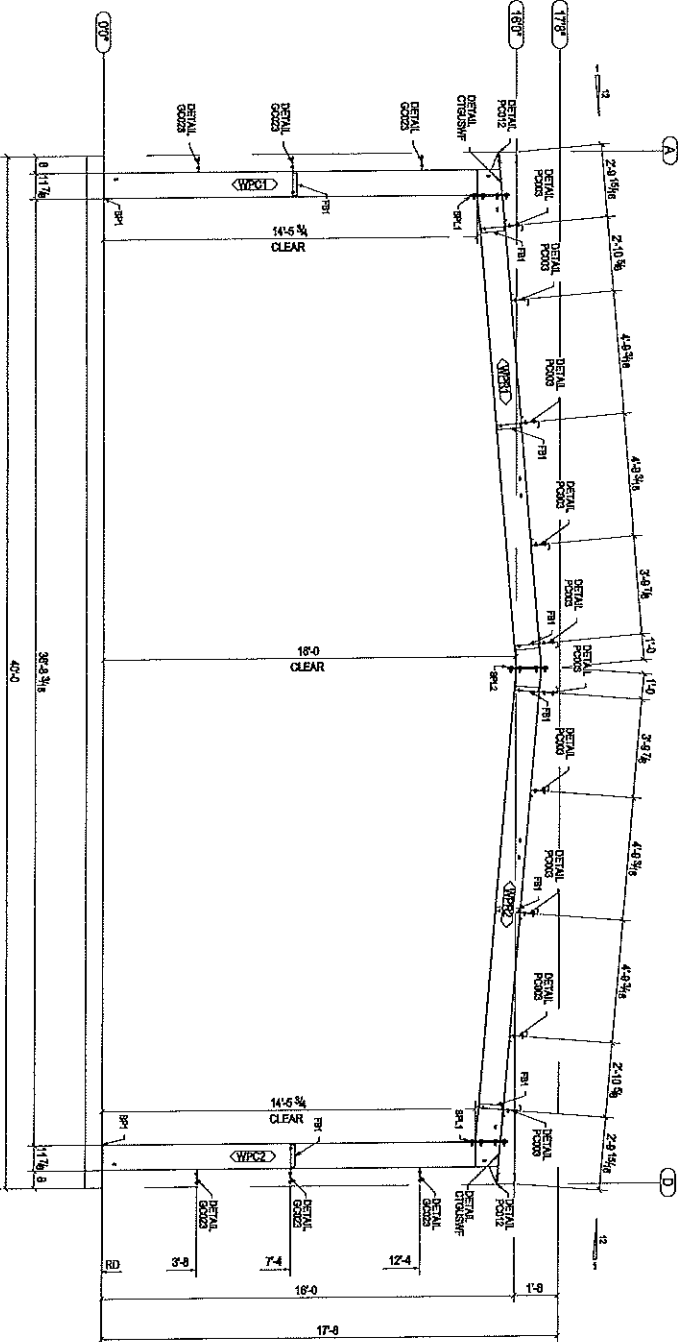
NOTE: THE CUSTOMER MUST INSURE THAT BUILDING IS NOT USED FOR ANY PURPOSES OTHER THAN THAT FOR WHICH IT WAS DESIGNED AND FABRICATED. THE CUSTOMER WILL BE RESPONSIBLE FOR ANY DAMAGE TO THE BUILDING OR TO THE LAND ON WHICH IT IS SITUATED.



0	1/10/213	For Construction
REV	DATE	DESCRIPTION
M UELLER, INC. STEEL BUILDING STRINGS & COMPONENTS 1913 Hutchinson Ave., Bolinger, TX 75621		
FOUND PLAN DRAWING DESCRIPTIONS		
DESIGN	DATE	REVISIONS
0000000000	4/20/81	1
0000000000	4/20/81	2
0000000000	4/20/81	3
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Connection Plates and Bolt Table			
Mark	Plate Profile	Bolt Description	
SP1	PL1/2"x 12"	8"	3/4" x 2 1/2" A325N
SP1.1	PL1/2"x 17 1/8"	8"	3/4" x 2 1/2" A325N
SP1.2	PL1/2"x 18 3/4"	8"	3/4" x 2 1/2" A325N

Bill of Materials			
Qty.	Mark No.	Profile	Length
1	WPC1	W12x14	15'-4 13/16"
1	WPC2	W12x14	15'-4 13/16"
1	WPC3	W12x14	15'-4 13/16"
1	WPC4	W12x14	15'-4 13/16"



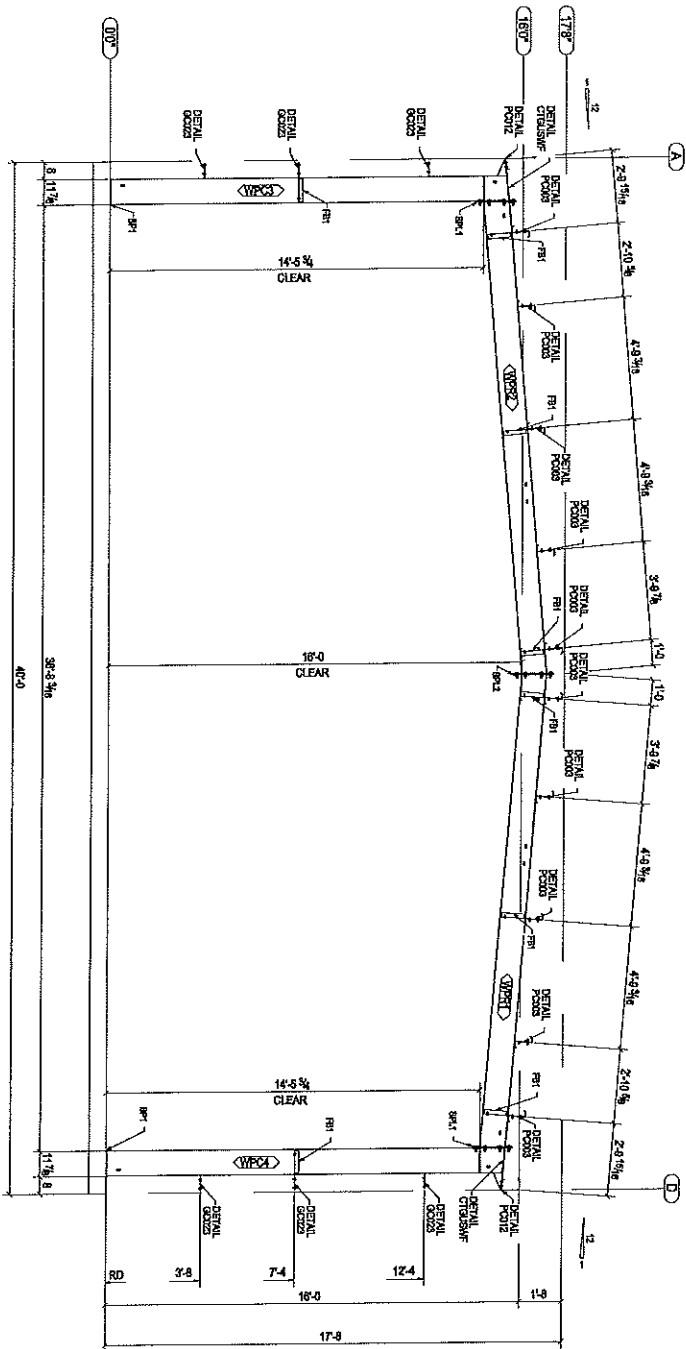
MF ELEVATION ON GRID 2

REV	DATE	DESCRIPTION
0	11/22/13	For Construction

M UELLER, INC. STEEL BUILDING SYSTEMS & COMPONENTS 1913 Hudson Ave. Building, TX 78021 (800) 527-1087	
PROJECT LOCATION 4010 X 18 247 LOCATION @ @ JOB NO	REVISIONS 12 NONE 0

Mark	Plate Profile	Bolt Description
SP-1	P.L. 1/2" x 12"	NA
SP-1	P.L. 1/2" x 17 1/8"	8-3/4" x 2 1/2" A325N
SP-2	P.L. 1/2" x 18 3/4"	8-3/4" x 2 1/2" A325N

Qty	Mark No.	Profile	Length
1	WFO3	W12X14	18'-4 1/8"
1	WFO4	W12X14	18'-4 1/8"
1	WFO5	W12X14	18'-4 1/8"
1	WFO6	W12X14	18'-4 1/8"

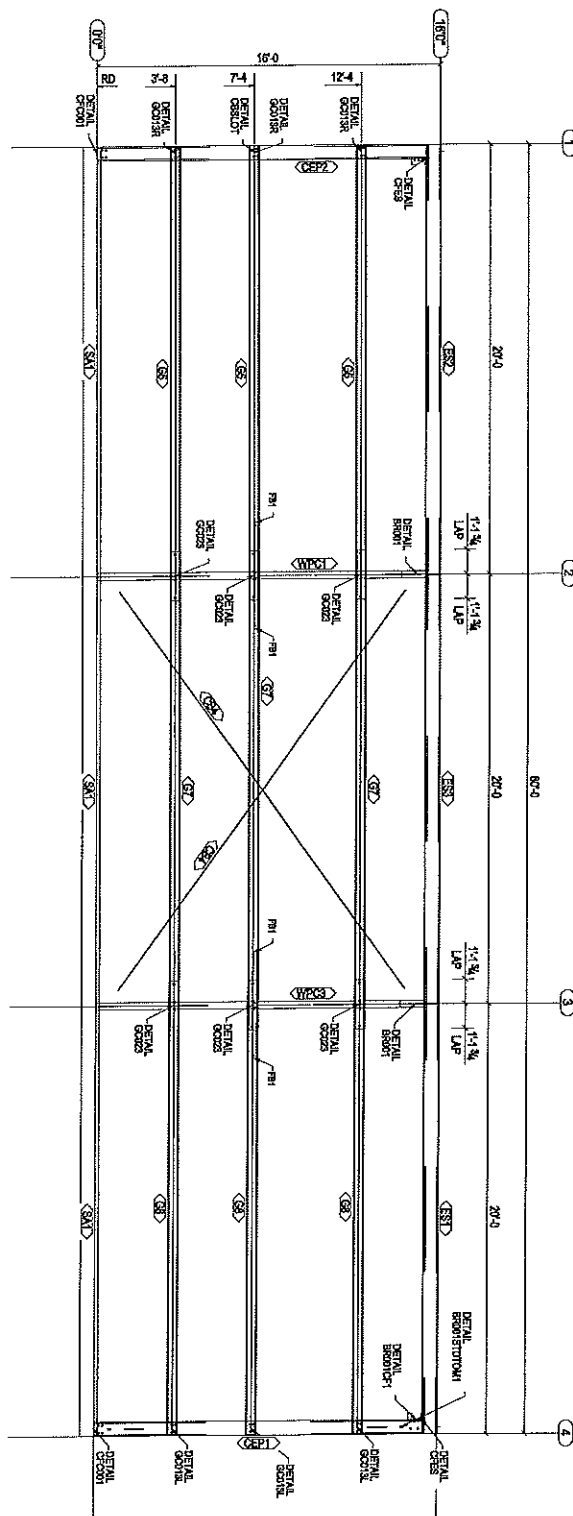


ME ELEVATION ON GRID 3

REV	DATE	DESCRIPTION
0	11/20/15	For Construction

MUELLER, INC. STEEL BUILDING SYSTEMS & COMPONENTS 1915 Hutchins Ave. Bellingham, TX 76821 (800) 527-1087		DRAWING NO. ME ELEVATION ON GRID 3 SCALE 1/4" = 1'-0" DATE 11/20/15 BY JD CHECKED JD APPROVED JD
---	--	---

Bill of Materials			
Qty	Mark No.	Profile	Length
1	601	CH100	17'-3 1/16"
1	602	CH100	17'-3 1/16"
2	603	CH100	22'-4 1/16"
1	604	CH100	18'-4 1/16"
1	605	CH100	18'-4 1/16"
1	606	CH100	18'-4 1/16"
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1	620	CH100	18'-4 1/16"
1	621	CH100	18'-4 1/16"
1	622	CH100	18'-4 1/16"
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1	651	CH100	18'-4 1/16"
1	652	CH100	18'-4 1/16"
1	653	CH100	18'-4 1/16"
1	654	CH100	18'-4 1/16"
1	655	CH100	18'-4 1/16"
1	656	CH100	18'-4 1/16"
1	657	CH100	18'-4 1/16"
1	658	CH100	18'-4 1/16"
1	659	CH100	18'-4 1/16"
1	660	CH100	18'-4 1/16"
1	661	CH100	18'-4 1/16"
1	662	CH100	18'-4 1/16"
1	663	CH100	18'-4 1/16"
1	664	CH100	18'-4 1/16"
1	665	CH100	18'-4 1/16"
1	666	CH100	18'-4 1/16"
1	667	CH100	18'-4 1/16"
1	668	CH100	18'-4 1/16"
1	669	CH100	18'-4 1/16"
1	670	CH100	18'-4 1/16"
1	671	CH100	18'-4 1/16"
1	672	CH100	18'-4 1/16"
1	673	CH100	18'-4 1/16"
1	674	CH100	18'-4 1/16"
1	675	CH100	18'-4 1/16"
1	676	CH100	18'-4 1/16"
1	677	CH100	18'-4 1/16"
1	678	CH100	18'-4 1/16"
1	679	CH100	18'-4 1/16"
1	680	CH100	18'-4 1/16"
1	681	CH100	18'-4 1/16"
1	682	CH100	18'-4 1/16"
1	683	CH100	18'-4 1/16"
1	684	CH100	18'-4 1/16"
1	685	CH100	18'-4 1/16"
1	686	CH100	18'-4 1/16"
1	687	CH100	18'-4 1/16"
1	688	CH100	18'-4 1/16"
1	689	CH100	18'-4 1/16"
1	690	CH100	18'-4 1/16"
1	691	CH100	18'-4 1/16"
1	692	CH100	18'-4 1/16"
1	693	CH100	18'-4 1/16"
1	694	CH100	18'-4 1/16"
1	695	CH100	18'-4 1/16"
1	696	CH100	18'-4 1/16"
1	697	CH100	18'-4 1/16"
1	698	CH100	18'-4 1/16"
1	699	CH100	18'-4 1/16"
1	700	CH100	18'-4 1/16"



ESW ELEVATION ON GRID A

NOTE: ONE (1) STANDARD SIZE PERSONNEL DOOR HAVE BEEN INSTALLED ON THIS SIDEWALL ATTACHED FROM THE CORNER.

GENERAL NOTES:

1. THE FOLLOWING WOODEN ADDITIONAL LINEAR FOOTAGE MEASURED FOR THE REMOVAL OF THE SIDEWALL PANELS.

2. THE REMOVAL OF THE SIDEWALL PANELS WILL AFFECTING THE DIAPHRAGM STIFFNESS.

3. FRONT SIDEWALL 4

REV	DATE	DESCRIPTION
0	11/20/15	For Construction

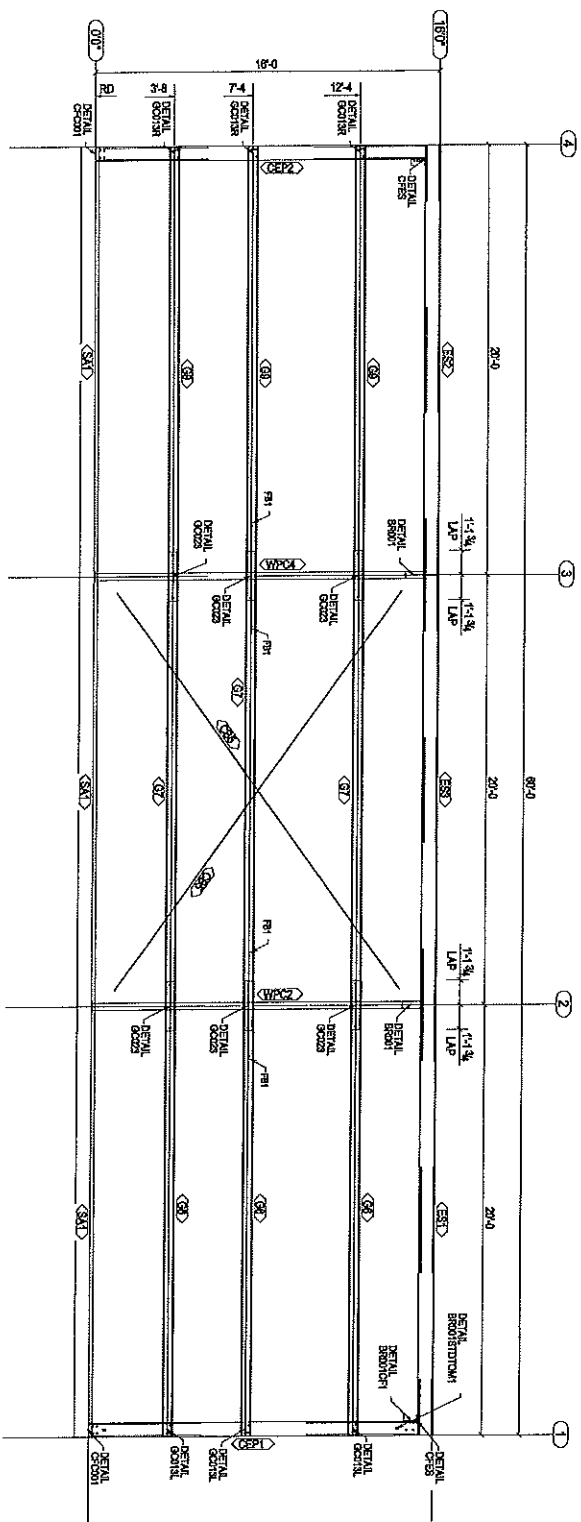
MUELLER, INC.
STEEL BUILDING SYSTEMS & COMPONENTS
1913 Hutchins Ave.
Bellingham, TX 76821

PROJECT: 1913 HUTCHINS AVE.
LOCATION: BELLINGHAM, TX
DATE: 11/20/15
BY: JAL
CHECKED: JAL
APPROVED: JAL

SCALE: 1/2" = 1'-0"

0

Bill of Materials			
Qty.	Mat. No.	Profile	Length
2	006	C310x40	22'-3 3/8"
1	006-1	006x314	15'-4 1/8"
1	006-2	006x314	15'-4 1/8"
1	006-3	006x314	15'-4 1/8"
1	006-4	006x314	15'-4 1/8"
1	006-5	006x314	15'-4 1/8"
1	006-6	006x314	15'-4 1/8"
1	006-7	006x314	15'-4 1/8"
1	006-8	006x314	15'-4 1/8"
1	006-9	006x314	15'-4 1/8"
1	006-10	006x314	15'-4 1/8"
1	006-11	006x314	15'-4 1/8"
1	006-12	006x314	15'-4 1/8"
1	006-13	006x314	15'-4 1/8"
1	006-14	006x314	15'-4 1/8"
1	006-15	006x314	15'-4 1/8"
1	006-16	006x314	15'-4 1/8"
1	006-17	006x314	15'-4 1/8"
1	006-18	006x314	15'-4 1/8"
1	006-19	006x314	15'-4 1/8"
1	006-20	006x314	15'-4 1/8"
1	006-21	006x314	15'-4 1/8"
1	006-22	006x314	15'-4 1/8"
1	006-23	006x314	15'-4 1/8"
1	006-24	006x314	15'-4 1/8"
1	006-25	006x314	15'-4 1/8"
1	006-26	006x314	15'-4 1/8"
1	006-27	006x314	15'-4 1/8"
1	006-28	006x314	15'-4 1/8"
1	006-29	006x314	15'-4 1/8"
1	006-30	006x314	15'-4 1/8"
1	006-31	006x314	15'-4 1/8"
1	006-32	006x314	15'-4 1/8"
1	006-33	006x314	15'-4 1/8"
1	006-34	006x314	15'-4 1/8"
1	006-35	006x314	15'-4 1/8"
1	006-36	006x314	15'-4 1/8"
1	006-37	006x314	15'-4 1/8"
1	006-38	006x314	15'-4 1/8"
1	006-39	006x314	15'-4 1/8"
1	006-40	006x314	15'-4 1/8"
1	006-41	006x314	15'-4 1/8"
1	006-42	006x314	15'-4 1/8"
1	006-43	006x314	15'-4 1/8"
1	006-44	006x314	15'-4 1/8"
1	006-45	006x314	15'-4 1/8"
1	006-46	006x314	15'-4 1/8"
1	006-47	006x314	15'-4 1/8"
1	006-48	006x314	15'-4 1/8"
1	006-49	006x314	15'-4 1/8"
1	006-50	006x314	15'-4 1/8"
1	006-51	006x314	15'-4 1/8"
1	006-52	006x314	15'-4 1/8"
1	006-53	006x314	15'-4 1/8"
1	006-54	006x314	15'-4 1/8"
1	006-55	006x314	15'-4 1/8"
1	006-56	006x314	15'-4 1/8"
1	006-57	006x314	15'-4 1/8"
1	006-58	006x314	15'-4 1/8"
1	006-59	006x314	15'-4 1/8"
1	006-60	006x314	15'-4 1/8"
1	006-61	006x314	15'-4 1/8"
1	006-62	006x314	15'-4 1/8"
1	006-63	006x314	15'-4 1/8"
1	006-64	006x314	15'-4 1/8"
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1	006-66	006x314	15'-4 1/8"
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1	006-68	006x314	15'-4 1/8"
1	006-69	006x314	15'-4 1/8"
1	006-70	006x314	15'-4 1/8"
1	006-71	006x314	15'-4 1/8"
1	006-72	006x314	15'-4 1/8"
1	006-73	006x314	15'-4 1/8"
1	006-74	006x314	15'-4 1/8"
1	006-75	006x314	15'-4 1/8"
1	006-76	006x314	15'-4 1/8"
1	006-77	006x314	15'-4 1/8"
1	006-78	006x314	15'-4 1/8"
1	006-79	006x314	15'-4 1/8"
1	006-80	006x314	15'-4 1/8"
1	006-81	006x314	15'-4 1/8"
1	006-82	006x314	15'-4 1/8"
1	006-83	006x314	15'-4 1/8"
1	006-84	006x314	15'-4 1/8"
1	006-85	006x314	15'-4 1/8"
1	006-86	006x314	15'-4 1/8"
1	006-87	006x314	15'-4 1/8"
1	006-88	006x314	15'-4 1/8"
1	006-89	006x314	15'-4 1/8"
1	006-90	006x314	15'-4 1/8"
1	006-91	006x314	15'-4 1/8"
1	006-92	006x314	15'-4 1/8"
1	006-93	006x314	15'-4 1/8"
1	006-94	006x314	15'-4 1/8"
1	006-95	006x314	15'-4 1/8"
1	006-96	006x314	15'-4 1/8"
1	006-97	006x314	15'-4 1/8"
1	006-98	006x314	15'-4 1/8"
1	006-99	006x314	15'-4 1/8"
1	006-100	006x314	15'-4 1/8"



BSW ELEVATION ON GRID D

NOTE:
ONE (1) STANDARD 3070 PERSONNEL DOOR MAY BE INSTALLED ON THIS ELEVATION FROM THE CORNER.

GENERAL NOTES:
-CAUTION-
THE FOLLOWING MAXIMUM ADDITIONAL LINEAR FOOTAGE MEASURED FROM THE CORNER OF THE ELEVATION SHALL BE ALLOWED FOR THE FOLLOWING MAXIMUM ADDITIONAL LINEAR FOOTAGE MEASURED FROM THE CORNER OF THE ELEVATION:
BACK SIDEWALL: 4'

REV	DATE	DESCRIPTION
0	11/20/13	For Construction

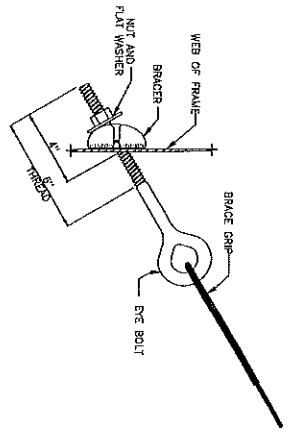
M UELLER, INC.
STEEL BUILDING SYSTEMS & COMPONENTS
1913 Hutchins Ave.
Bellingham, TX 78221
(900) 527-1087

BSW ELEVATION ON GRID D

40' X 50' X 16'
40' X 50' X 16'
40' X 50' X 16'

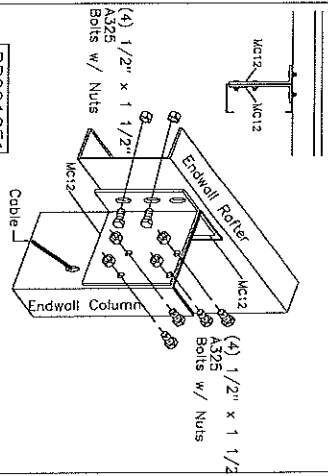
DATE: 11/20/13
BY: JIM
CHECKED BY: JIM
APPROVED BY: JIM

0



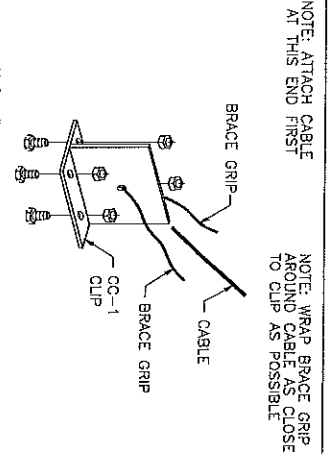
BR001

DIAGONAL CABLE, EYEBOLT END



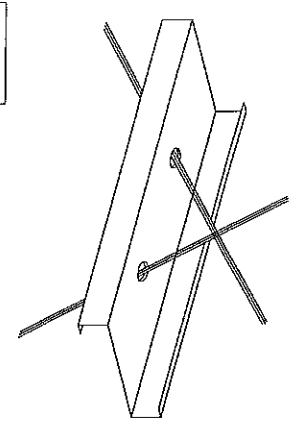
BR001CF1

ENDWALL RAFTER TO COLUMN X BRACE



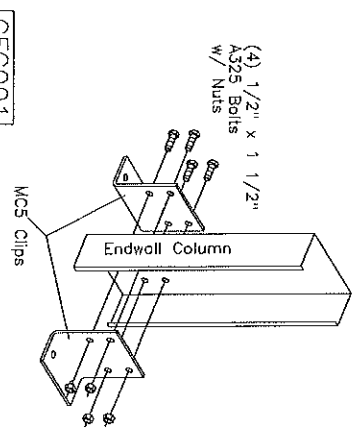
BR001STD1M1

DIAGONAL CABLE BRACE



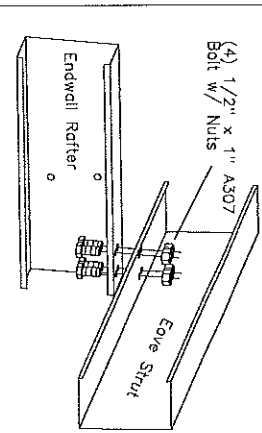
CBSLOT

SLOT IN GIRT FOR X BRACE



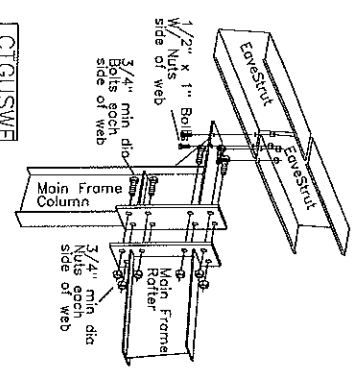
CFC001

BASE PLATE FOR ENDWALL COLUMN



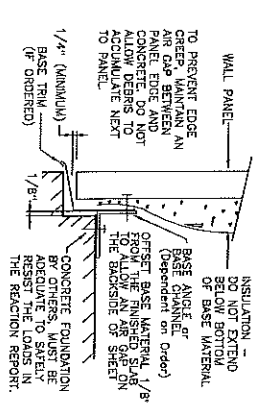
CFES

EAVE STRUT TO ENDWALL RAFTER



CTGUSWF

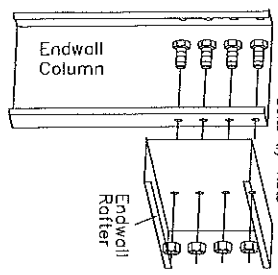
EAVE STRUT TO RIGID FRAME



CW001

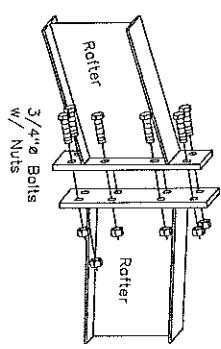
SECTION THRU WALL PANEL AND CONCRETE FOUNDATION

SHEETS ARE NOT TO TOUCH CONCRETE



EC001

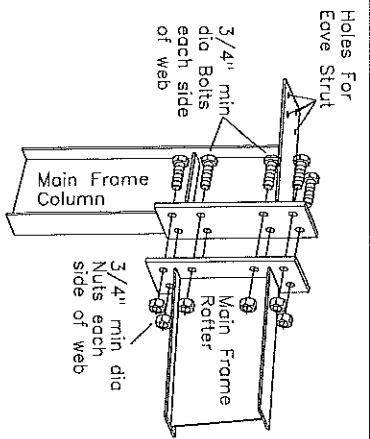
COLDFORM ENDWALL RAFTER TO COLUMN



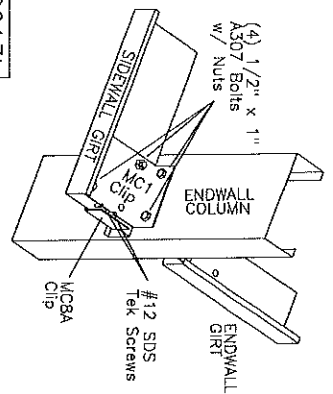
EC002

RAFTER SPLICE @ PEAK

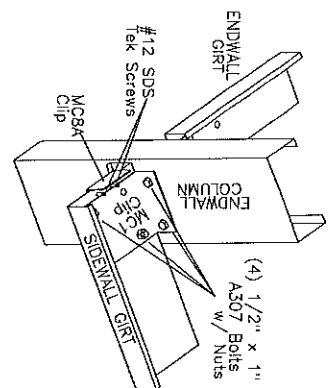
0	11/20/13	For Construction
REV	DATE	DESCRIPTION
<p>MULLER, INC. 1913 Hatching Ave. Dallas, TX 75221 (800) 527-1087</p>		
<p>SECTION DETAILS</p>		
DESIGNED BY	DATE	SCALE
CHECKED BY	DATE	SCALE
APPROVED BY	DATE	SCALE
PROJECT NO.	001010	0



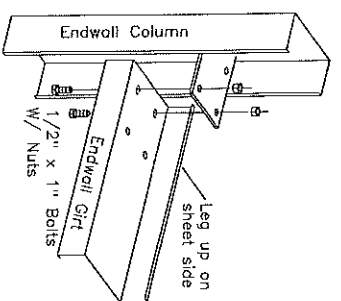
EC004
BYPASS COLUMN TO
MAINFRAME RAFTER



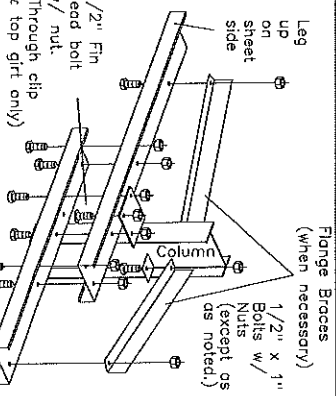
GC013L
CORNER COLUMN TO WALL GIRT



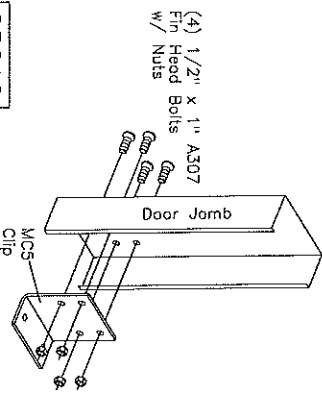
GC013R
CORNER COLUMN TO WALL GIRT



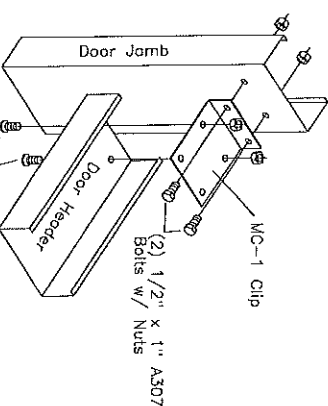
GC019CFSGL
ENDWALL COLUMN TO WALL GIRT



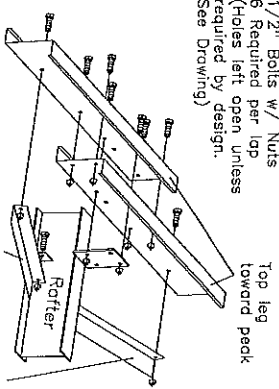
GC023
LAPPED WALL GIRT TO
FRAME COLUMN



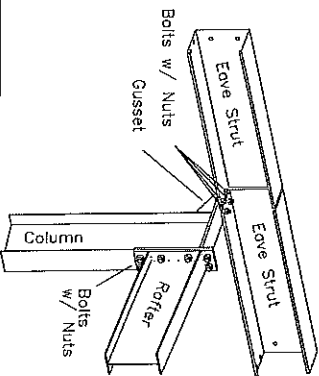
OP010
BASE PLATE FOR DOOR JAMB



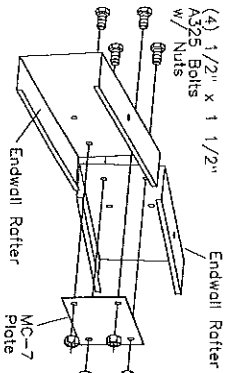
OP012
DOOR HEADER TO DOOR JAMB



PC003
ROOF PURLIN TO
INTERIOR FRAME RAFTER

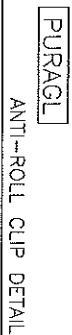


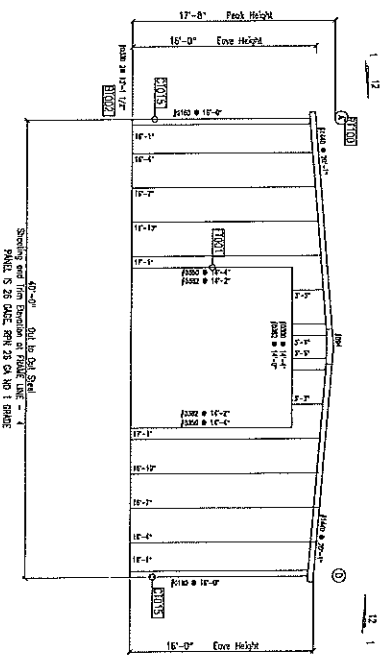
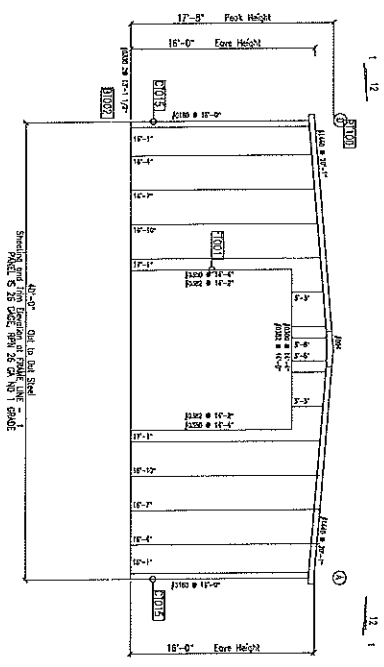
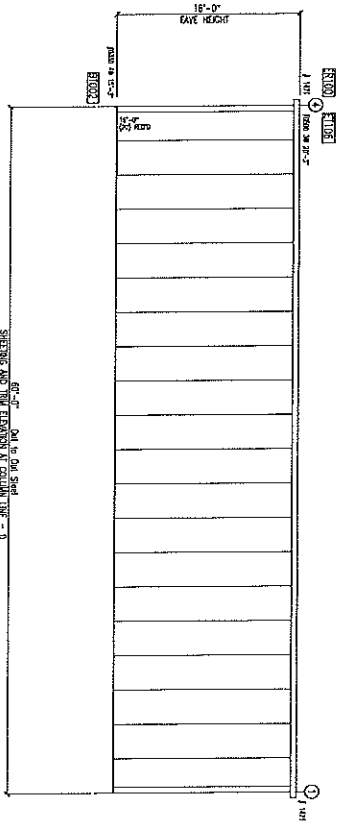
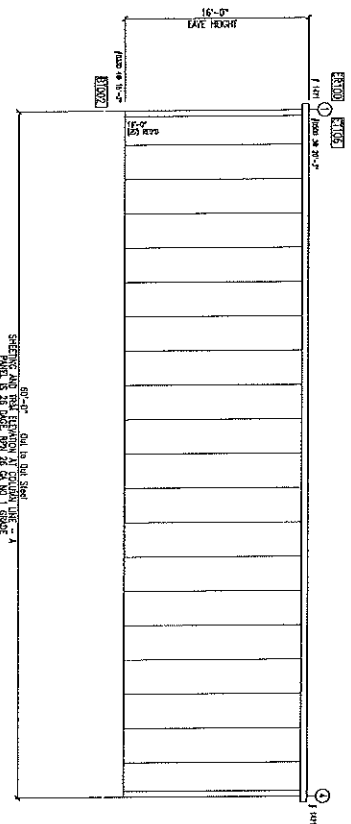
PC012
EAVE STRUT TO RIGID FRAME



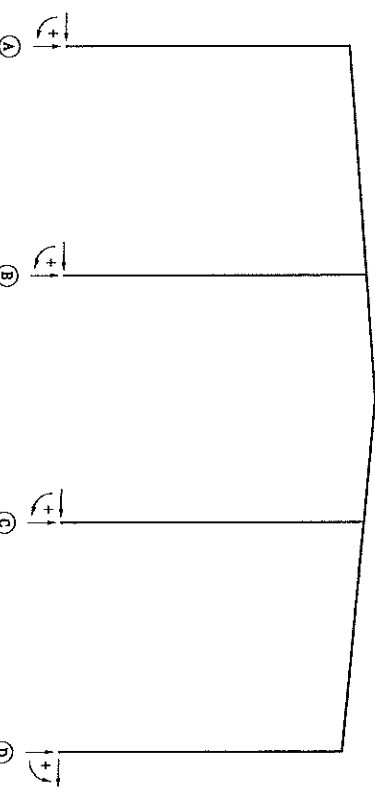
PCNC
RAFTER SPLICE AT PEAK

REV	DATE	DESCRIPTION
0	11/20/13	For Construction
M. UELLER, INC. STEEL BUILDING SYSTEMS & COMPONENTS 1913 Hutchins Ave. Dallas, TX 75221 (800) 527-1067		
DRAWING INFORMATION PROJECT NO. 150118 DRAWING NO. 112 SCALE 1/2" = 1'-0" DATE 11/20/13 DRAWN BY E102 CHECKED BY 0		

[illegible]



REV	DATE	DESCRIPTION
0	11/18/2013	For Construction
M. UELLER, INC. STEEL BUILDING SYSTEMS & COMPONENTS 1913 Hudson Ave. Boilinger, TX 76621 (800) 527-1087		
ORDER INFORMATION ORDER NUMBER: 410 X 60 X 16 @SKTYPE ORDER DATE: 11/17 ORDER LOCATION: @@JOBNO ORDER PRICE: \$101 ORDER STATUS: 0		



ENDWALL PLATE THICKNESS				
LOAD DESCRIPTION	COLUMN XMOV	HORIZ (K_{H})	VERT (K_{V})	MOMENT ($K \cdot \text{IN}$)
DL + LL	B	0.00	3.52	0.00
DL + LL	C	0.00	3.52	0.00
DL + LL	D	0.00	1.09	0.00
DL + LL + 0.6WTL	A	0.75	-0.56	0.00
0.6DL + 0.6WTL	B	1.57	-1.91	0.00
0.6DL + 0.6WTL	C	1.57	-1.91	0.00
0.6DL + 0.6WTL	D	0.75	-0.56	0.00

[illegible]



City of OVILLA Board of Adjustment Findings of Fact for VARIANCE

Applicant: TOM FOSTER **Case Number:** BOA201516.05
Address: 1908 DUNCANVILLE RD.

Upon giving public notice and conducting a public hearing on this **VARIANCE** request in accordance with Chapter 14 Section 30.6 -TABLE 30.A of the Ovilla Code of Ordinances, the Board of Adjustment adopts these specific, written findings as follows:

	YES	NO
1. That special circumstances or conditions exist which are peculiar to the property, structure or building involved and which are not applicable to other lands, structures, or buildings in the same district.		
2. That literal interpretation of the Ordinance will deprive the applicant of rights commonly enjoyed by other properties in the same district under the Ordinance.		
3. That the special conditions and circumstances do not result from the action of the applicant.		
4. The Board of Adjustment shall further make a finding that the reasons set forth in the application justify the granting of the variance, and that the variance is the minimum variance that will make possible the reasonable use of the land, building or structure; and		
5. The BOA shall further make a finding that the granting of the variance will be in harmony with the general purpose and intent of this ordinance and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.		

All findings must be determined in the affirmative for the variance to be granted.

BOA Members present, and upon a record vote of:

	FOR	AGAINST	ABSTAIN
Member Jamie Hilburn			
Vice-Chair Barbara Betik			
Member Stephanie Albright			
Member Carol Richtsmeier			
Member Richard Ware			
Alt. Member Sandra Cawley			
Alt. Member Jeanne Ham			

TOTALS: **FOR**
 AGAINST
 ABSTAIN

The variance is hereby: granted denied

Presiding Officer of BOA

Date

City or Board Secretary