



Board of Adjustments (BOA)  
City of Glen Rose, Texas 76043 Tel: (254) 897-9373 Fax: (254) 897-7989

Staff use only  
Date Received: 4/14/20  
Fee: \$ 150.00 Paid on: 4/14/20

**Request for Board of Adjustment (BOA) Hearing**

Address of property: 113 Lilly St.

Applicant's Name: Larry Kitchens Date: 4/14/20

**Property Owner/Applicant Information**

Full Name: Larry Kitchens

Address: \_\_\_\_\_

Telephone No: \_\_\_\_\_ Email: \_\_\_\_\_

Present zoning at site: R1

I am requesting this hearing for the following reason(s):

- Setback variance for  side yard  rear yard  front yard
- Lot size variance  Lot coverage variance
- Lot frontage width variance  Lot depth variance  Building height variance

- Challenging the decision of the  Zoning Administrator  Building Official
- Other City Official

Explain, in detail, the reason for appearing before the BOA: (Use a separate page if necessary. Attach all photos, maps, drawings, etc).

We are proposing an addition to the existing structure at 113 Lilly St. In order for the addition to function properly and maintain a cohesive appearance with the current building, a variance from the required rear yard setback is necessary from 25' to 6'. This will allow the new construction to align with and match the existing build profile.

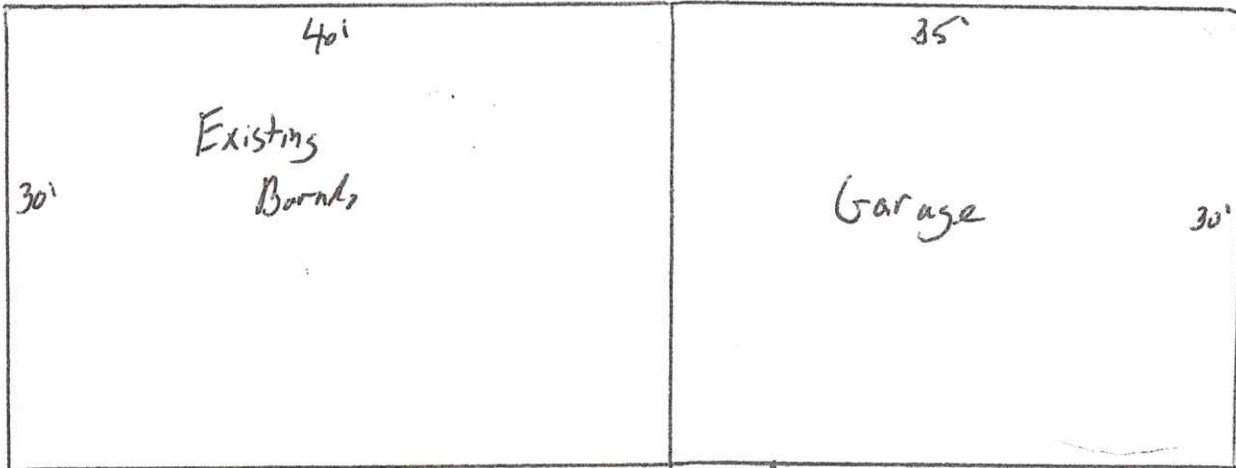
I hereby certify that all the information provided is true and correct to the best of my knowledge.

Applicant's Signature: [Signature]

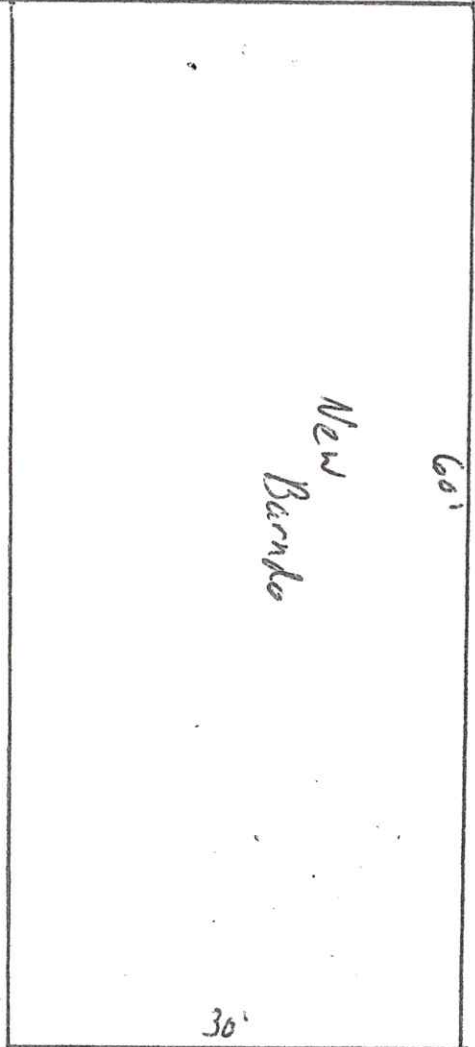
Date: 4/14/20

Fence line / Property line

6.5' ↓



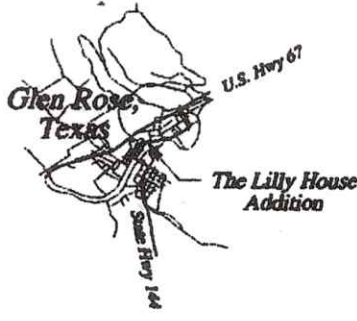
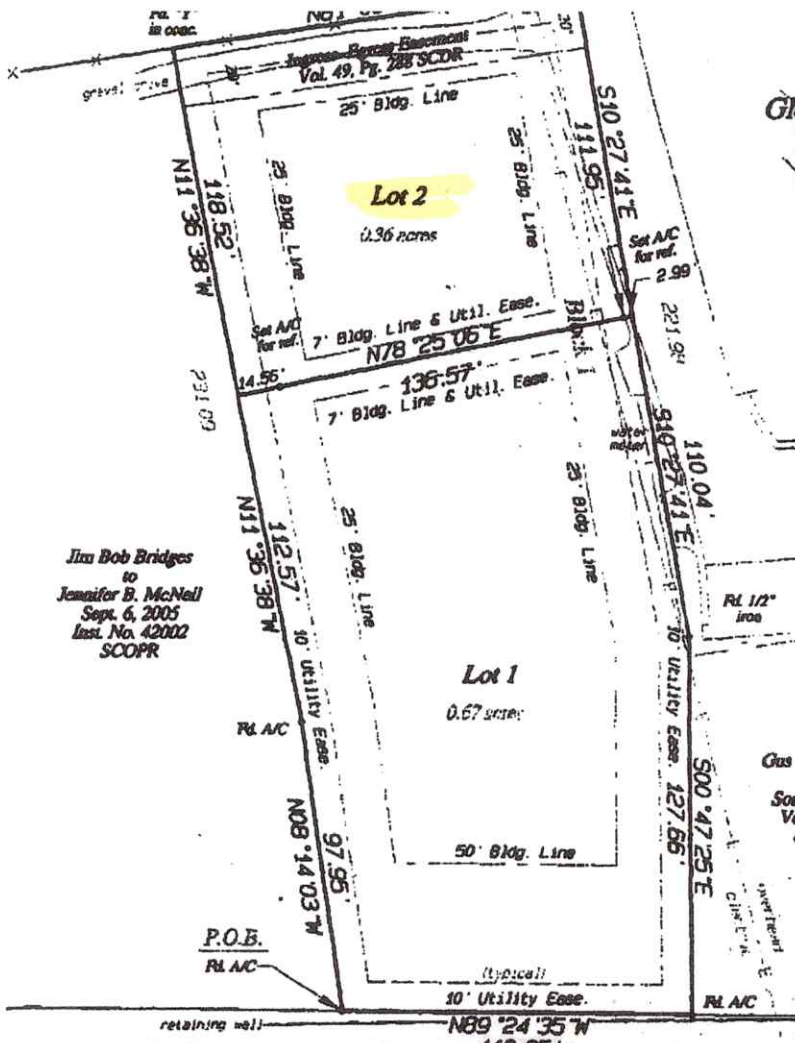
↑  
gravel  
road  
↓



← 32' →  
FENCE LINE / PROPERTY LINE

Killy St  
↓

↑ 26' ↓



Bearings are based on the Texas Coordinate System, North Central Zone, 1993 Datum.

Note: "A/C" denotes a 5/8" iron with an Aluminum Cap marked "Vaughn Surveyor No. 1807".

Approved by the City of Glen Rose, Texas

on this the 7<sup>th</sup> day of April, 2020.

Thomas Heape  
Building Official, City of Glen Rose  
Pam Miller  
Mayor, City of Glen Rose  
Andrew Richel  
Attest, Secretary, City of Glen Rose

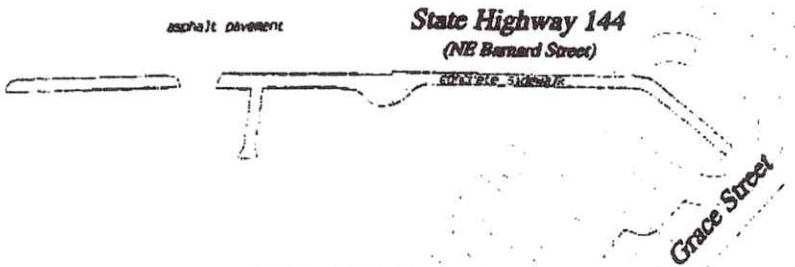
Jim Bob Bridges to Jennifer B. McNeil Sept. 6, 2005 Inst. No. 42002 SCOPR

Gus A. Snyder, et ux to Somervell County Vol. 35, Pg. 189 Oct. 8, 1940 SCDR

State of Texas: County of Somervell:

The owner of the land shown on this plat, whose name is subscribed hereto, in person or through duly authorized agent, hereby dedicates to the public forever, all streets, alleys, parks, watercourses, drains, easements and public places herein shown for the consideration and purposes expressed.

L. Kitchen, Agent 4-7-20 Date  
Somervell County, property owner



State of Texas: County of Somervell: Certificate of Record

I, Michelle Reynolds, County Clerk of Somervell County, do hereby certify that the foregoing plat, with certificate of authentication was filed for record in my office on the 22 day of April, 2020, at 2:50 o'clock PM, in the Deed Records of Somervell County, Texas and in Plat Cabinet 510, Slide No. 230

In testimony whereof, witness my hand and seal of office, this the 22 day of April, 2020.

Michelle Reynolds  
Michelle Reynolds  
County Clerk  
Somervell County, Texas  
By: Ann Baker, Deputy

State of Texas: County of Somervell:

Before me, the undersigned authority, on this 7<sup>th</sup> day of April, 2020, appeared

L. Kitchen, Agent  
known to me to be the person whose names are subscribed on the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal on this, the 7<sup>th</sup> day of April, 2020.

W. L. Vaughn  
Notary Public - Somervell County, Texas

Plat Of:

The Lilly House Addition, a subdivision in the Milam County School Land Survey, Abstract No. 136, in the City of Glen Rose, Somervell County, Texas, being all of the same tract described in a deed from Cindy L. Newsome to Bob L. Carpenter, et ux, dated July 5, 1995, recorded in Volume 38, Page 485 of the Somervell County Real Property Records.

Note: There are existing structures on these lots that are across newly designed building lines.

Surveyed on the ground in March of 2020.

FILED AND RECORDED OFFICIAL PUBLIC RECORDS

W. L. Vaughn  
W. L. Vaughn



VAUGHN SURVEYING, LLC  
P.O. Box 1244  
Glen Rose, Texas 76043  
(254) 897-4868

Michelle Reynolds



**Building, Planning and Code Enforcement Department**  
201 NE Vernon Street, PO Box 1949, Glen Rose, Texas 76043  
(254) 897-2272 Fax: (254) 897-7989

April 27, 2026

**Public hearing by the Board of Adjustment at the request of Larry Kitchens, on behalf of owner K2 Inc, for a variance for the item listed below, in order to allow for an addition to the existing structure in an R-1 (Single Family) District located on Tract: 2, Abst: A136, A136 MILAM CO SCH LD, LILLY HOUSE ADDITION TRACT 2, ACRES .36 also known as 113 Lilly St.**

**RE:**

- **Variance request from the minimum rear yard setback from 25' to 6'**

Dear Property Owner:

This letter is to inform you of a variance request in the area of your property ownership near 113 Lilly St. The purpose of the variance is to allow for an addition to the existing structure. State law requires the City to notify all property owners (most recent tax rolls) within 200' of the proposed request. The Board of Adjustment will hold a public hearing on May 12, 2026 at 5:30 p.m. in the City Council Chambers of City Hall, 201 NE Vernon Street, Glen Rose, Texas, 76043 to hear public comment on this request for variance. Immediately following the public hearing, the Board of Adjustment will take action to approve or deny the request.

It is important that you submit your opinion in writing to the Building and Planning Office for consideration by the Board. A form is included with this letter which you may mail or return to one of the drop boxes located at City Hall.

Questions regarding the variance request or this letter may be directed to Jodi Holthe, (254)-897-2272, ext:109. Thank you.

Sincerely,

Building and Planning / Code Enforcement

# NOTICE OF PUBLIC HEARING



**City of Glen Rose, Texas**  
**Building, Planning, Code Enforcement Department**  
**P.O. Box 1949, Glen Rose, TX 76043**  
**Ph: (254) 897-2272 Fax: (254) 897-7989**

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**RE:**

- **Variance request from the minimum rear yard setback from 25' to 6'**

This letter may be deposited in either of the two drop boxes located at City Hall, 201 NE Vernon Street, Glen Rose, Texas or mailed to City Hall, Attention: Planning and Zoning Department, PO Box 1949, Glen Rose, Texas 76043.

**NAME:** \_\_\_\_\_

**ADDRESS:** \_\_\_\_\_

**SIGNATURE:** \_\_\_\_\_

**I AM ( ) IN FAVOR ( ) IN OPPOSITION TO THIS REQUEST.**

**Reasons/Comments:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Date**

**Building and Planning / Code Enforcement**

(d) Schedule of district regulations

(1) Regulations. The following table of district regulations is hereby adopted and shall be considered as part of each applicable zoning district regulation as hereafter described in this article

**Schedule of District Regulations**

Area Regulations	R-1	R-2	R-2m	R-3	R-4	MH	B-1	B-2	B-3	I	P&R
Minimum lot area (sq. ft.)	6,600	(A)	(A)	(B)	(B)	(C)	3,000	N/A	N/A	N/A	N/A
Minimum lot width (ft.)	60	60	60	60	50	40* 60**	25	25	N/A	N/A	25
Minimum lot depth (ft.)	110	110	110	110	120	75* 100**	120	N/A	N/A	N/A	N/A
Minimum front yard setback (ft.)	25	25	25	25	25	25* 25**	(D)	(D)	N/A	20	(D)
Minimum front yard setback - Major street (ft.)	35	35	35	35	35	25* 25**	(D)	(D)	N/A	N/A	(D)
Minimum side yard setback (ft.)	7	7	7	7	7	6* 6**	(E)	(E)	N/A	(E)	(E)
Minimum side yard setback - Corner lot	25	25	25	25	25	25* 25**	20	20	N/A	20	20
Minimum rear yard setback (ft.)	25	25	25	25	25	20* 25**	(F)	(F)	N/A	(F)	(F)
Maximum height (stories)	2.5	2.5	2.5	2.5	3	1.5	3	8	8	8	2.5
Height of structure (ft.)	35	35	35	35	45	25	45	100	100	100	35
Maximum lot coverage	40%	40%	40%	40%	40%	50%	N/A	N/A	N/A	50%	N/A
Minimum Living Area- Excluding Garage	1,000	800	550	550	550	N/A* 450**	550	N/A	N/A	N/A	N/A

# 113 Lilly St – 200 ft Radius

