



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

Staff use only
Date Received: _____
Fee : \$100.00 Paid on: _____

Request for Board of Adjustment (BOA) Hearing

Address of property: 404 Lakeview Drive (Back side of Old Higginbotham Yard)

Applicant's Name: Jeff Finn Date: 7/30/21

Property Owner/Applicant Information

Full Name: Jeff Finn

Address: [REDACTED]

Telephone No: [REDACTED] Email: [REDACTED]

Present zoning at site: B2

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).

I am requesting a 4 ft variance to the rear yard requirement. (From the required 110' to 106'). The lot is an existing non conforming lot at 106' deep and was platted prior to the zoning ordinance being adopted. Constraints due the distance between 144 and Lakeview drive make this a hardship and impossible to meet the requirements of the ordinance The overall square footage of the lot(s) will exceed the minimum requirements per the zoning ordinance for R2-M and the lot frontage will exceed the minimum requirements per the zoning ordinance.

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

Applicant's Signature:

[Signature]

Date: 7/30/21



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

NOTIFICATION

September 9, 2021

NOTICE OF PUBLIC HEARING ON 404 LAKEVIEW STREET

Public hearings will be held at 5:30 p.m. at City Hall (201 NE Vernon Street, Glen Rose, Texas) on September 28, 2021 before the Board of Adjustment regarding a variance request by owner, Gene Bass, and owner's representative, Jeff Finn, to allow a shorter lot depth for the property at 404 Lakeview Street, part of [Tract C6-27-1, C6-27, C6-16, Abst A136, A136 MILAM CO SCH LD, TRACT C6-27-1, C6-27, C6-16]

Dear Property Owner:

You are receiving this notice because our records indicate you own property within 200' of the property at 404 Lakeview Street that is the subject of these hearings. Included with this letter is a Property Owner Response Form, the application for Board of Adjustment hearing, which is under consideration, and a map showing all the properties within 200' of 404 Lakeview Street. If you would like to register your opinion in favor or in opposition to granting the variance request, please complete the form and either mail or email it to us, or deposit it in one of the drop boxes at City Hall.

If the owners of 20% or more of the land within 200' of 404 Lakeview Street provide written notice of their objection to the issuance of the variance request, instead of a simple majority it will require a vote of $\frac{3}{4}$ of the board members present to approve the request.

You are welcome to attend and participate in the Public Hearing. If you are unable to attend, but would like to listen to the hearing, generally, the proceedings are broadcast via Zoom. Instructions for accessing this broadcast is available in the "Latest Events" section at the bottom of the City's website at www.glenrosetexas.org.

Should you have any questions, please contact us at code.enforcement@glenrosetexas.org or at (254)897-2272 ext. 109.

Sincerely,

Building, Planning, and Code Compliance Department



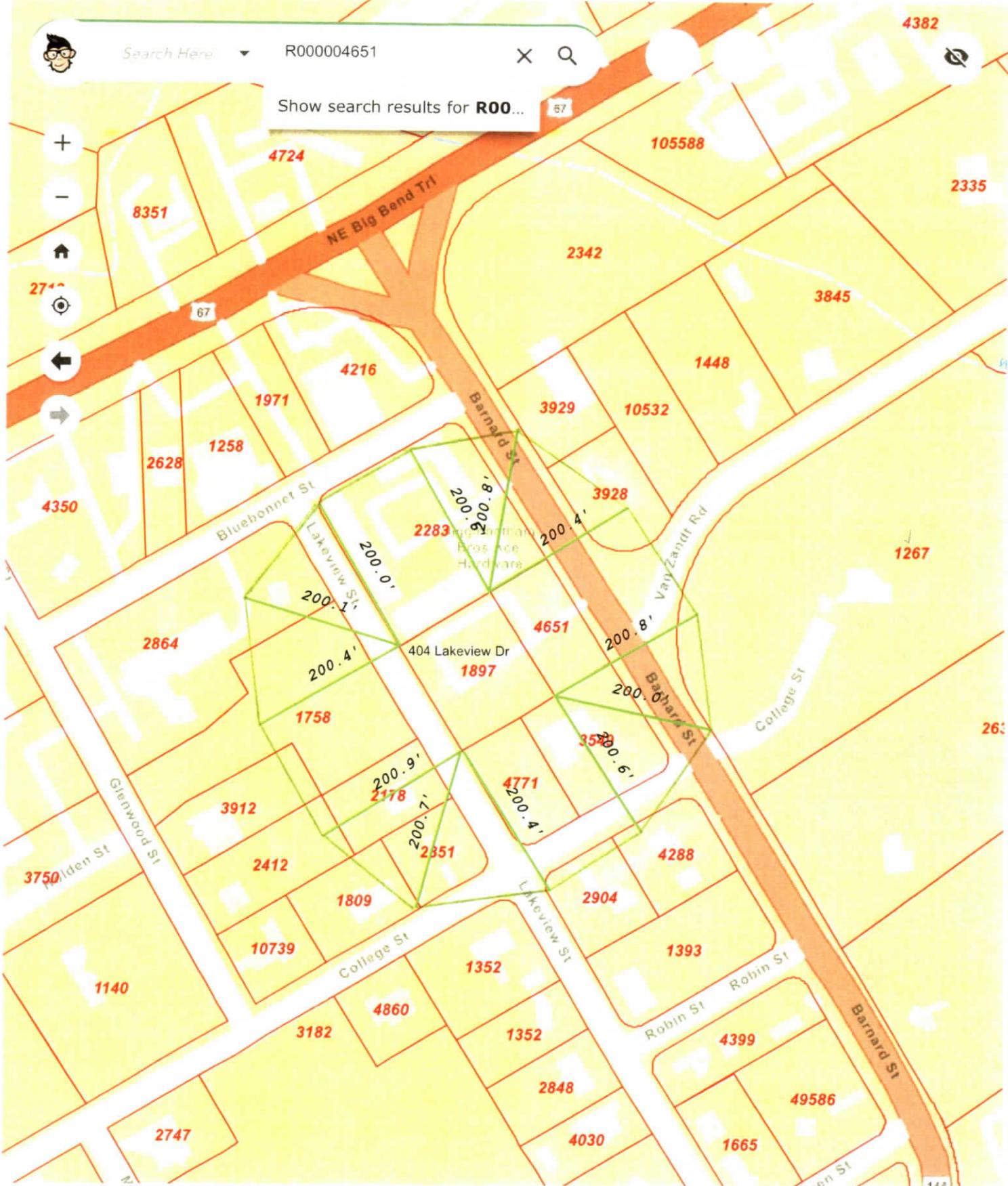
Search Here

R00004651



Show search results for R00...

67



PROPERTY OWNER RESPONSE FORM



City of Glen Rose, Texas
Building, Planning, Code Enforcement Department
P.O. Box 1949, Glen Rose, TX 76043

Phone: (254) 897-2272

Email: code.enforcement@glenrosetexas.org

Return for Property ID#: 3929

Re: Request for variance to allow a shorter lot depth for 404 Lakeview Street.

This form may be deposited in one of the drop boxes at City Hall at 210 NE Vernon Street, emailed to code.enforcement@glenrosetexas.org, or mailed to:

City Hall
Building & Planning Department
PO Box 1949
Glen Rose, TX 76043

NAME: William B. Green

ADDRESS: [REDACTED]

SIGNATURE: W.B. Green

I AM IN FAVOR IN OPPOSITION TO THIS REQUEST.

Reasons/Comments:

PROPERTY OWNER RESPONSE FORM



City of Glen Rose, Texas
Building, Planning, Code Enforcement Department
P.O. Box 1949, Glen Rose, TX 76043

Phone: (254) 897-2272
Email: code.enforcement@glenrosetexas.org

Return for Property ID#: 4651

Re: Request for variance to allow a shorter lot depth for 404 Lakeview Street.

This form may be deposited in one of the drop boxes at City Hall at 210 NE Vernon Street, emailed to code.enforcement@glenrosetexas.org, or mailed to:

City Hall
Building & Planning Department
PO Box 1949
Glen Rose, TX 76043

NAME:

Gene Bass

ADDRESS:

[Redacted Address]

SIGNATURE:

Gene Bass

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

Reasons/Comments:

PROPERTY OWNER RESPONSE FORM



City of Glen Rose, Texas
Building, Planning, Code Enforcement Department
P.O. Box 1949, Glen Rose, TX 76043

Phone: (254) 897-2272
Email: code.enforcement@glenrosetexas.org

Return for Property ID#: 1897

Re: Request for variance to allow a shorter lot depth for 404 Lakeview Street.

This form may be deposited in one of the drop boxes at City Hall at 210 NE Vernon Street, emailed to code.enforcement@glenrosetexas.org, or mailed to:

City Hall
Building & Planning Department
PO Box 1949
Glen Rose, TX 76043

NAME: Gene Bass

ADDRESS: [REDACTED]

SIGNATURE: Gene Bass

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

Reasons/Comments:
