



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

Staff use only
Date Received: 9/15/23
Fee: \$150 Paid on: 9/18/23

Request for Board of Adjustment (BOA) Hearing

Address of property: 311 E Elm Street, Glen Rose Tx 76043

Applicant's Name: Shelby Junge Date: 9/15/2023

Property Owner/Applicant Information

Full Name: Shelby Junge - Somervell Capital LLC

Address: P.O. Box 2592, Glen Rose Tx 76043

Telephone No: _____ Email: _____

Present zoning at site: R-1

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).

Seeking a variance from the Board of Adjustments for the required R-1 minimum lot depth of 110 feet to allow a lot depth of 100 feet. Replat lot-split to follow.

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

Applicant's Signature:

Shelby Junge Date: 9/14/2023



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

November 1, 2023

Public hearing by the Board of Adjustment at the request of Somervell Capital, LLC – Shelby Junge, owner, for a variance for the item listed below, in order to allow for dividing the lot and replating in the R-1 (Single Family District) located on Acres 0.453, Tract F9-11 & 11-1, Abst A136, A136 MILAM CO SCH LD, TRACT F9-11 & 11-1, ACRES .4526; also known as 311 E Elm.

RE:

- **Variance request from the minimum 110ft lot depth to 100ft lot depth**

Dear Property Owner:

This letter is to inform you of a variance request in the area of your property ownership near 311 E Elm. The purpose of the variance is to allow for dividing the lot and replating. 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 November 14, 2023 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

Public hearing by the Board of Adjustment at the request of Shelby Junge for Somervell Capital, LLC, owner, for a variance for the item listed below, in order to allow for dividing the lot and replating in the R-1 (Single Family District) located on Acres 0.453, Tract F9-11 & 11-1, Abst A136, A136 MILAM CO SCH LD, TRACT F9-11 & 11-1, ACRES .4526; also known as 311 E Elm.

RE:

- **Variance request from the minimum 110ft lot depth to 100ft lot depth**

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: _____

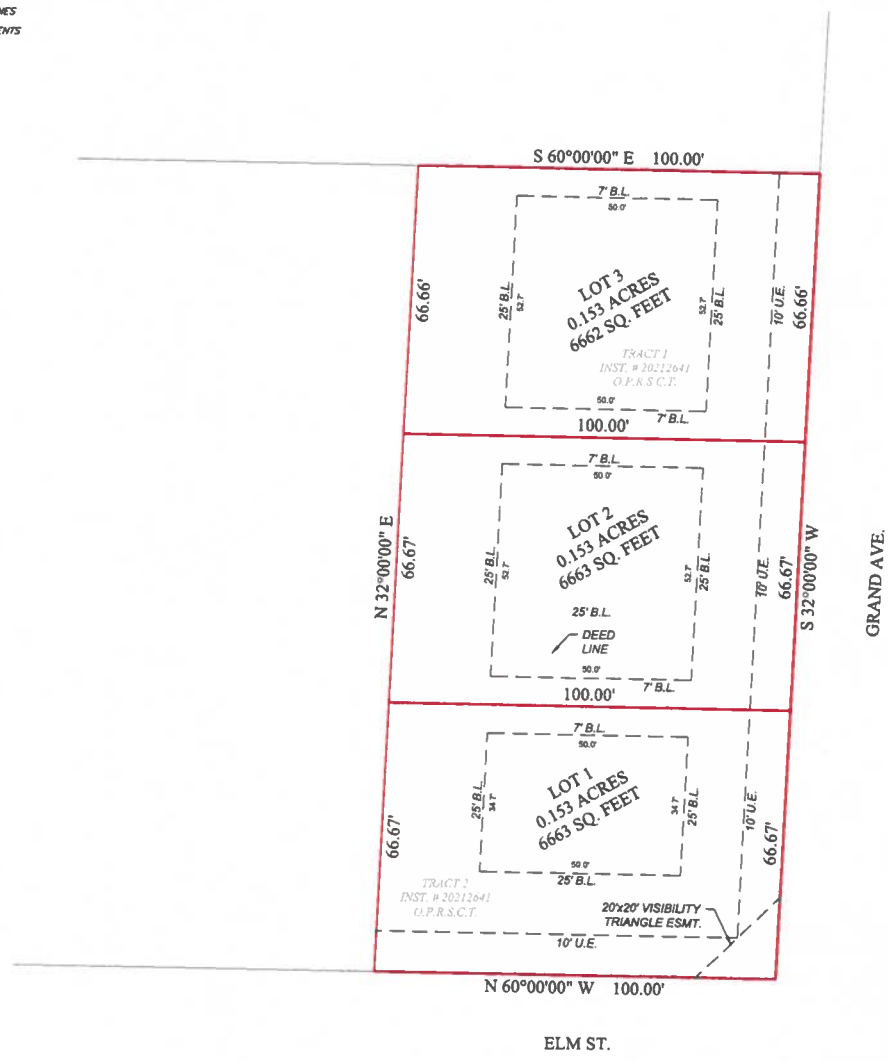
ADDRESS: _____

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

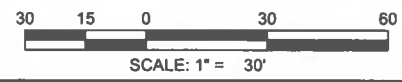
Reasons/Comments:

Building and Planning / Code Enforcement

- LEGEND**
- PROPOSED LOT LINES
 - - - - - PROPOSED EASEMENTS
 - B.L. BUILDING LINE
 - U.E. UTILITY EASEMENT



- NOTES:**
- 1.) THIS IS A PRELIMINARY SKETCH FOR DESIGN AND CONCEPT PURPOSES, IT DOES NOT REPRESENT AN ON THE GROUND SURVEY AND SHALL BE RELIED UPON FOR ILLUSTRATION ONLY.
 - 2.) THIS EXHIBIT IS BASED ON OWNERSHIP AND EASEMENT INFORMATION PROVIDED BY CLIENT, SURVEYOR DID NOT ABSTRACT SUBJECT TRACT AND THERE MAY BE EASEMENTS OR OTHER ENCUMBRANCES THAT AFFECT THE SUBJECT TRACT THAT ARE NOT SHOWN HEREON.
 - 3.) ADDRESS OF SUBJECT PARCEL: 311 E ELM ST, GLEN ROSE, TX 76043
 - 4.) SUBJECT TRACT LIES WITHIN FLOOD ZONE X OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS ACCORDING TO MAP NUMBER 48425C0040C EFFECTIVE ON 04/03/1995.
 - 5.) CURRENT ZONING: R-1 SINGLE FAMILY



PRELIMINARY

THIS DOCUMENT SHALL NOT BE
RECORDED FOR ANY PURPOSE
AND SHALL NOT BE USED OR
VIEWED OR RELIED UPON AS A
FINAL SURVEY DOCUMENT

PROJECT NO. -

AMERICAN MERIDIAN, LLC
SURVEYING • 3D MODELING

TBPELS FIRM# 10194663
2012 E. Randol Mill Rd, Suite 213
Arlington, Texas 76011
(817) 948-2667
info@americanmeridianllc.com

PREPARED FOR
MR. SHELBY JUNGE

PRELIMINARY LOT LAYOUT SKETCH
FOR A 2 RESIDENTIAL LOT SUBDIVISION
311 E. ELM ST, GLEN ROSE, TEXAS 76043

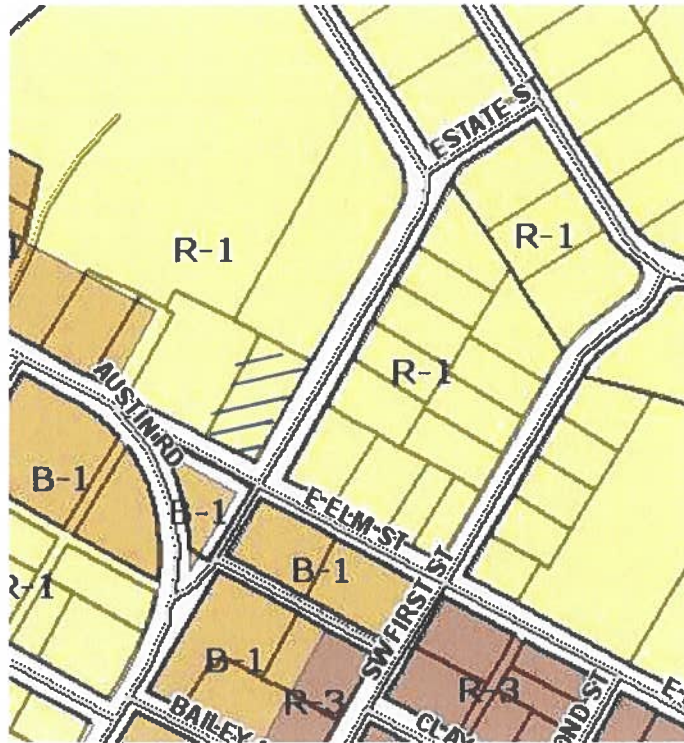
R-1 Area Regulations

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

311 E Elm Street


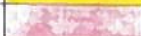








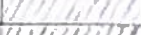
Current Zoning



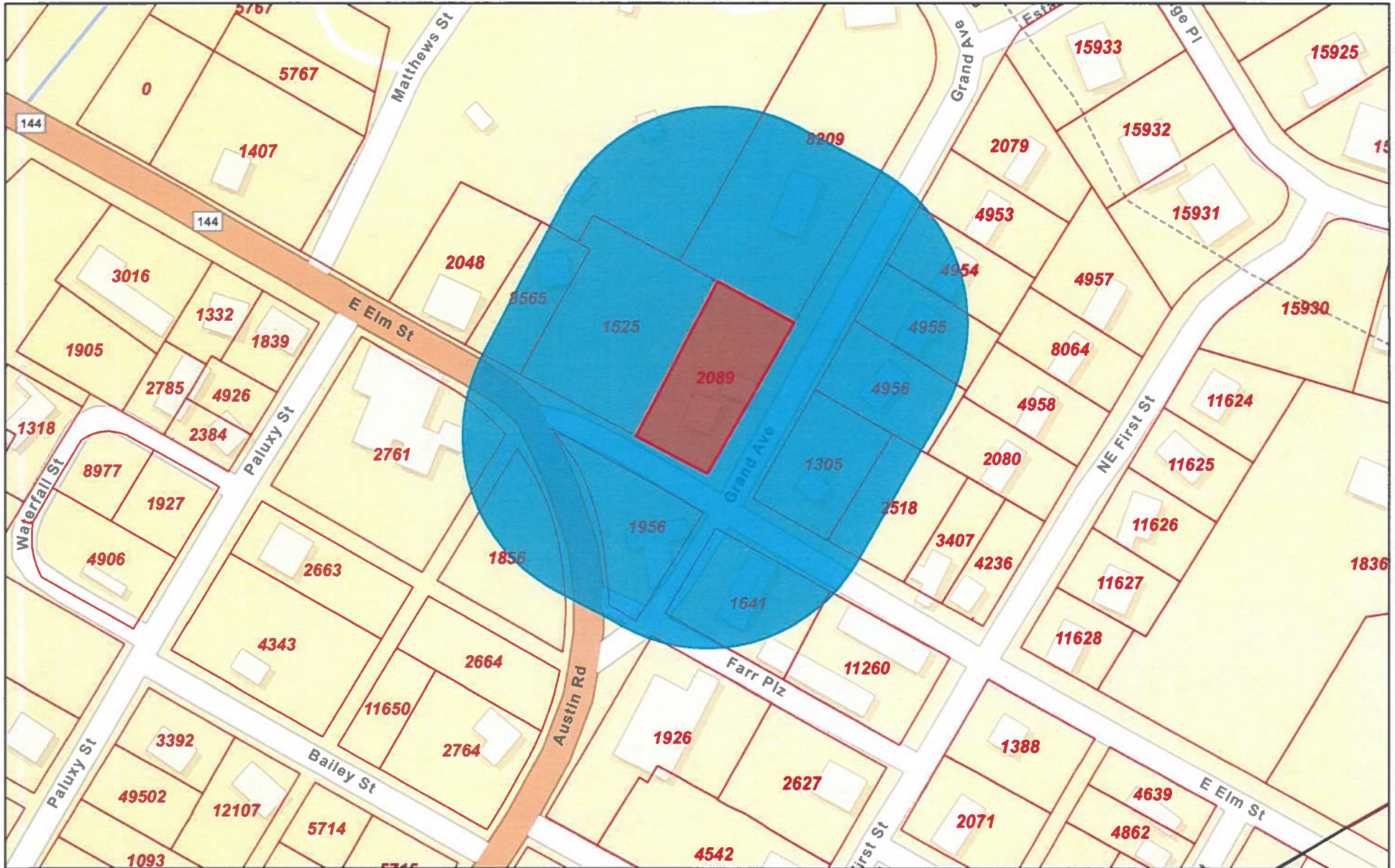
Future Zoning



LEGEND

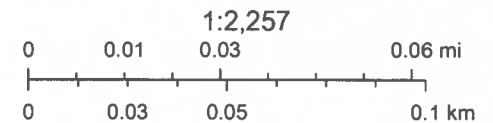
Zone	Map Section/Area	Color	Color Name
R-1	Single Family		Golden Yellow
R-2M	Single Family/Duplex/Cabin		Pink
R-3	Single/Two-Four/MH		Tan
R-4	Multi-Family		Gray
B-1	Restricted Commercial		Orange
B-2	General Commercial		Aqua Green
I	Industrial		Brown
OSP	Open Space Parks		Yellow Green
PD	Planned Development		Mahogany Overlay
PF	Public Facilities		Violet Purple Overlay
H	Historic District		Black Overlay

311 E Elm St - Variance Request



9/26/2023, 11:29:12 AM

Abstracts Override 1 Parcels



Esri Community Maps Contributors, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, CONANP, Esri, HERE, Garmin, SafeGraph,

Somervell County Appraisal District, BIS Consulting - www.bisconsulting.com

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.

311 E Elm

200 Ft Radius

1. (Owner)
Somervell Capital LLC
PO Box 2592
Glen Rose, TX 76043

2. Donnie M Olson
238 CR 2650
Walnut Springs, TX 76690

3. Gartrell Rental Properties LP
100 Dove Meadow
Glen Rose, TX 76043

4. City of Glen Rose
PO Box 1949
Glen Rose, TX 76043-0087
R8565, R11260 & R1641

5. Somervell County
PO Box 804
Glen Rose, TX 76043-0804

6. David E Sr et ux Rosie Mimms
PO Box 3237
Glen Rose, TX 76043

7. Rosie Mimms
PO Box 3237
Glen Rose, TX 76043

8. Nancy Elizabeth Stafford
259 W Greenland St
Walnut Springs, TX 76690

9. Sam Freas Est
PO Box 1362
Glen Rose, TX 76043-1362

10. Delaine Booker
4267 CR 411
Glen Rose, TX 76043

11. Priscilla, Harvey D and Martin Martha C Johnson
401 E Elm St
Glen Rose, TX 76043

12. Beverly Wallace and Randy Stokes
102 Grand Ave
Glen Rose, TX 76043

13. Patricia Garcia
104 Grand Ave
Glen Rose, TX 76043

14. Alessander and Elizabeth Russian
PO Box 1474
Granbury, TX 76048

15. Darcor Properties, LLC
607 E Elm St
Glen Rose, TX 76043