



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

Staff use only
Date Received: 4/16/24
200.00
Fee: ~~\$100.00~~ Paid on: 4/16/24

Request for Board of Adjustment (BOA) Hearing

Address of property: 401 Sam Houston St.

Applicant's Name: Scott Knapp Date: 4/16/24

Property Owner/Applicant Information

Full Name: Scott Knapp

Address: _____

Telephone No: _____ Email: _____

Present zoning at site: B-1

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

- Setback variance for side yard rear yard front yard parking
- 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).

Between our property line and 1st street is a 10 FT
Right of way, with our off street parking but was approved
required each parking spot to be 18 feet deep by 9 FT wide.
By concreting or paving from the street our parking spots
are going to be 28 feet deep. This gives me only 5' 2"
from my parking lot to my building (duplex) I'm seeking a
5 FT variance to make my parking spots 23 FT deep which
would give the duplexes a much nicer look

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

Applicant's Signature:

Scott Knapp Date: 4/16/24



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

May 3, 2024

Public hearing, discussion and possible action by the Board of Adjustment at the request of Scott Knapp on behalf of Knappers Brew LLC, owner, for a variance for the item listed below, in order to allow for consistent landscape and sidewalk adjacent to building at 401 Sam Houston.

RE:

- **Variance request for 5ft from the 18ft parking space length required for off street parking.**

Dear Property Owner:

This letter is to inform you of a setback variance request in the area of your property ownership near 401 Sam Houston. The purpose of the variance is to allow for consistent landscape and sidewalk adjacent to building. 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 14, 2024 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 Larry Allen, (254)-897-2272, ext:104. 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, discussion and possible action by the Board of Adjustment at the request of Scott Knapp, for a variance for the item listed below, in order to allow for consistent landscape and sidewalk adjacent to building located at 401 Sam Houston St, Glen Rose, TX 76043.

RE:

- **Variance request for 5ft from the 18ft parking space length required for off street parking.**

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: _____

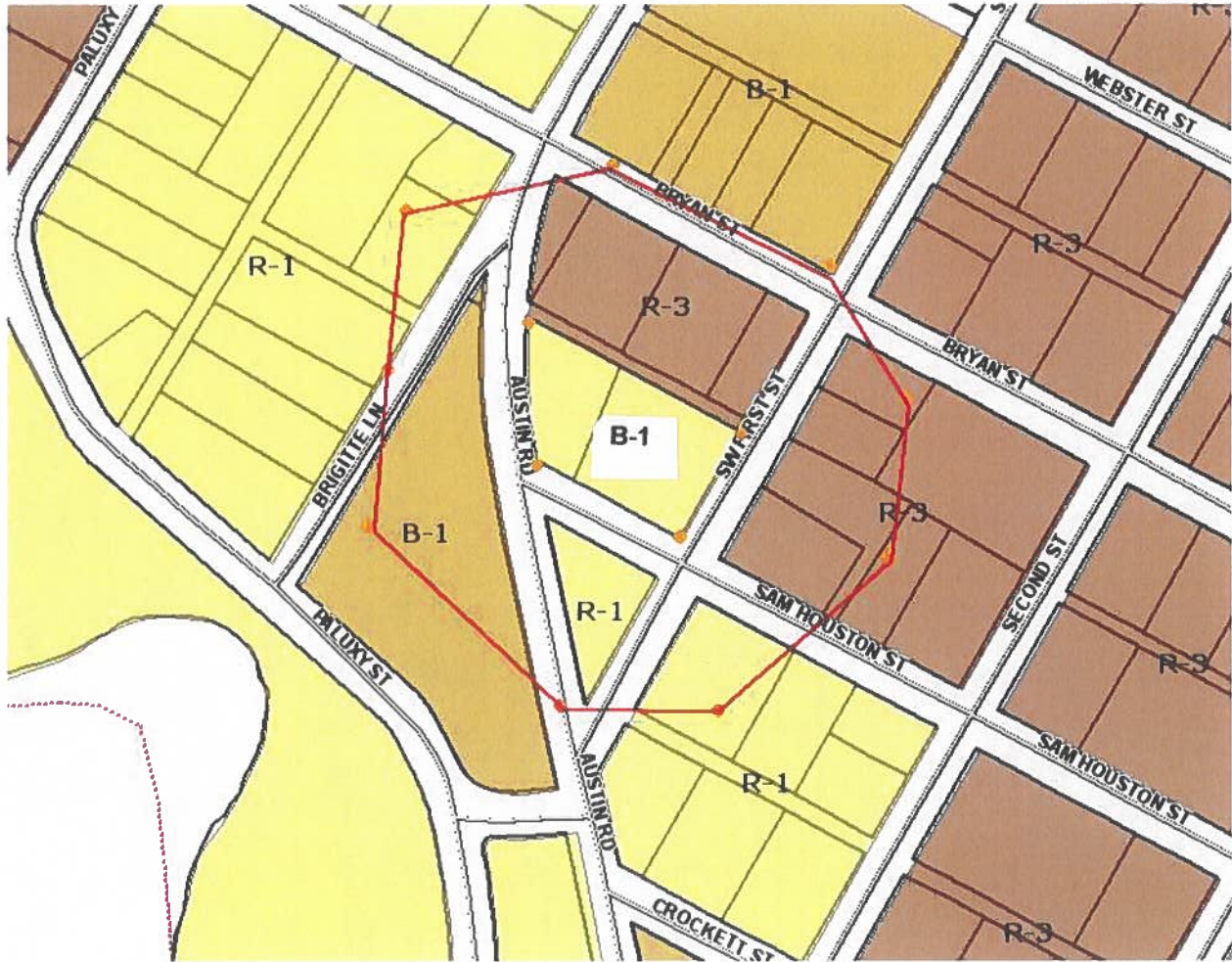
ADDRESS: _____

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

Reasons/Comments:

Building and Planning / Code Enforcement

401 Sam Houston Variance Request



14.02.047 B-1 Restricted Commercial District

- (a) Purpose. The B-1 Restricted Commercial District has been established to limit commercial uses and operations within enclosed buildings and prohibiting the outside storage and display of goods, materials, vehicles and equipment. This district is intended to accommodate the basic shopping and service needs of residents and to provide retail and office space for merchants and financial, administrative, government and business services.
- (b) Permitted uses. The uses permitted in the B-1 district include those listed in the schedule of uses found in appendix A of this article. Any use not expressly authorized and permitted herein is expressly prohibited in this district, unless otherwise allowed in conformance with section 14.02.107 dealing with new and unlisted uses.
- (c) Specific use permit. In order to allow for certain uses which, because of their nature or unusual character, cannot be unconditionally permitted in this district, yet would or could be an appropriate or compatible use under certain controlled circumstances and locations, the planning and zoning commission shall forward its recommendations of action to the city council, after public hearing thereon. The city council shall hold a public hearing and may authorize and grant the issuance of a specific use permit for such uses allowed in the schedule of uses in appendix A of this article. The issuance of the permit by the city council shall be contingent upon reasonable and appropriate conditions and safeguards, including the length of time, so as to properly protect any adjacent property, use or neighborhood character, as well as ensure the appropriate conduct of the conditional use of the land and buildings granted.
- (d) Area, yard, height, lot coverage and building size. The requirements regulating the minimum lot size, minimum yard sizes (front, side and rear), maximum building height, maximum percentage of lot coverage by buildings and the minimum size of buildings, as pertains to this district, shall conform with the provisions of the schedule of district regulations found in section 14.02.041 and any other applicable regulations as herein provided.
- (e) Parking requirements. Off-street parking space requirements shall be in accordance with the parking schedule found in appendix A of this article and section 14.02.104. No enclosed or covered parking is specifically required.
- (f) All commercial operations and sales to be enclosed; exception. All commercial uses, operations and sales, except for off-street parking and off-street loading facilities, shall be conducted within completely enclosed buildings. However, the city council may grant a permit to businesses for sidewalk sales for a period up to 30 days.

(Ordinance 240 adopted 3/15/94; 2007 Code, sec. 155.21)

B-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