



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

Staff use only  
Date Received: \_\_\_\_\_  
Fee: \$ ~~0~~ Paid on: ~~0~~

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

Address of property: Lilly Street.

Applicant's Name: Brian Jones Date: 01/31/24

**Property Owner/Applicant Information**

Full Name: Somervell County Fire Dept. (Brian Jones)

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

Telephone No: 254-897-2135 Email: firechief@co.somervell.tx.us

Present zoning at site: residential

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).

Requesting setback variance for <sup>construction of</sup> new fire station living quarters.

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

Applicant's Signature: \_\_\_\_\_

Date: 01/31/24



**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 Brian Jones, Fire Chief of Somervell County Fire Department, for a variance for the items listed below, in order to construct a new fire station at 204 Lilly St.**

**RE:**

- **Variance request from the 25ft minimum front and rear yard setbacks to 5ft from the property lines.**
- **Variance request from the 7ft minimum side yard setback to 1ft from the property line.**

Dear Property Owner:

This letter is to inform you of a setback variance request in the area of your property ownership near 204 Lilly St. The purpose of the variance is to allow for the construction of a new fire station. 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 Brian Jones, Fire Chief of Somervell County Fire Department, for a variance for the items listed below, in order to construct a new fire station for the property located at 204 Lilly St, Glen Rose, TX 76043.

**RE:**

- **Variance request from the 25ft minimum front and rear yard setbacks to 5ft from the property lines.**
- **Variance request from the 7ft minimum side yard setback to 1ft from the property line.**

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:**

---

---

---

---

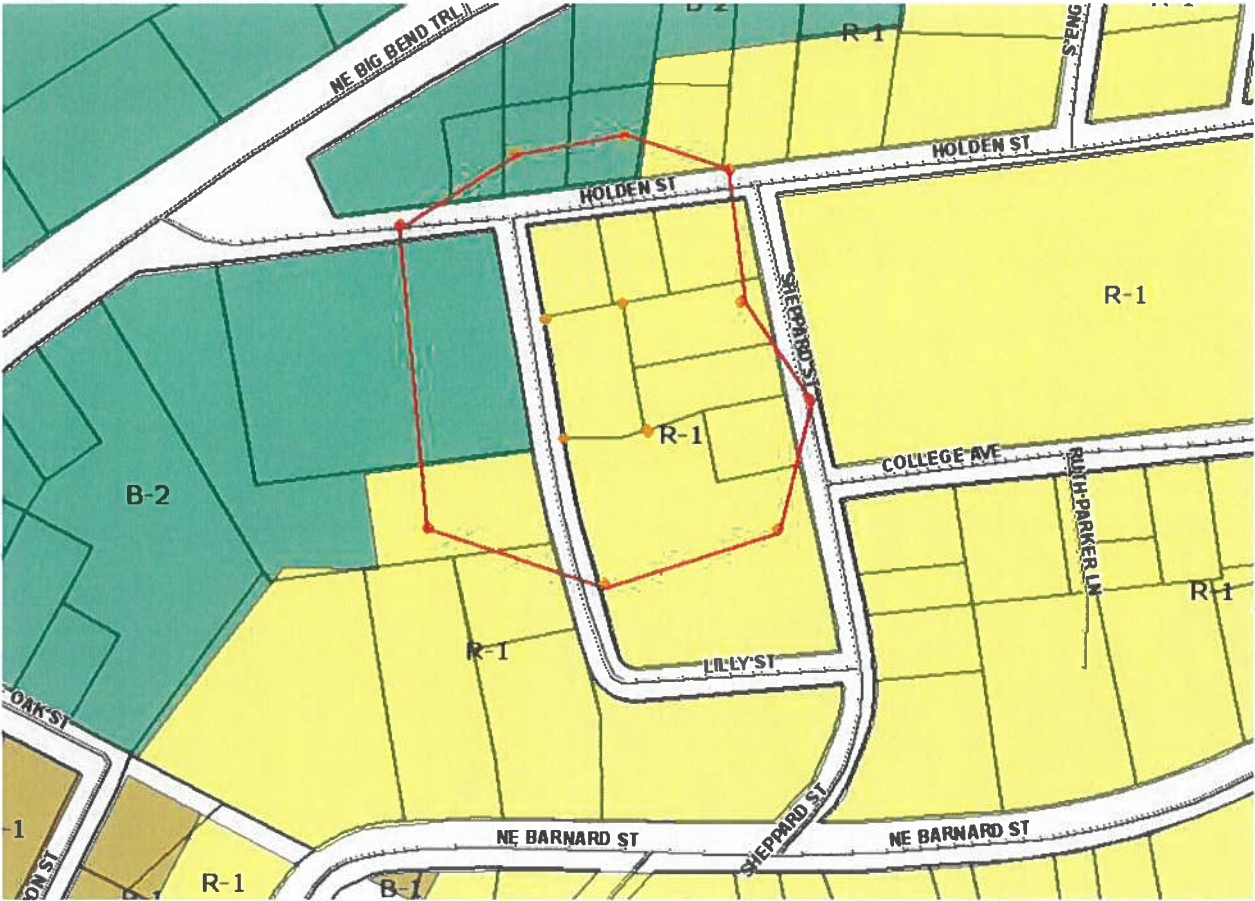
---

---

---

**Building and Planning / Code Enforcement**

# 204 Lilly St Variance Request



## R-1 Single-Family Residential District

1. Purpose. The R-1 Single-Family Residential District is established to allow for single-family dwellings.
2. Permitted uses. The uses permitted in the R-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.
3. 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 those 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.
4. 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.
5. 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. Parking for at least 2 motor vehicles shall be provided by an enclosed garage or carport for any single-family dwelling constructed after the date of adoption of this article.
6. Sales displays prohibited.
  1. Garage sales shall be permitted in accordance with this Code of Ordinances.
  2. It shall be unlawful for any person to display or allow to be displayed for sale or lease at one time on any lot any motor vehicle; boat or vessel subject to registration under Texas Parks & Wildlife Code chapter 31; or camper shell designed for use on a motor vehicle unless such vehicle is owned by the actual occupant of the premises. However, no person or persons shall be permitted to display more than 2, or combination thereof, of the following: motor vehicles; boats or other similar vessels subject to registration under Texas Parks and Wildlife Code chapter 31; or camper shells per lot at any time.

*Glen Rose: A welcoming and unique family-oriented community committed to preserving our natural beauty and historic small-town charm.*

**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

*Glen Rose: A welcoming and unique family-oriented community committed to preserving our natural beauty and historic small-town charm.*