



Building Official, Planning Services, Code Enforcement Office  
201 NE Vernon Street, PO Box 1949, Glen Rose, Texas 76043

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**RE: Variance for New Fire station**

**Building Official comments on variance request: Per ordinance Chapter 14, section 14.02.055 the proposed fire station is located in a Public Facilities Overlay District The underlying property is zoned as R-1 and a fire station is an allowed use in a R-1 district Appendix - Schedule of Uses.**

**Set back variance are as follows:**

- **20 ft. variance from required 25 ft. front yard setback to allow proposed fire station to 5 ft from the front property line.**
- **20 ft. variance from required 25 ft. rear yard setback to allow proposed fire station to be 5 ft from the rear property line**
- **1 ft. variance from the required 7 ft. side yard setback to allow proposed fire station to be 6 ft. from side yard property line.**

**Supporting ordinance sections:**

**4.02.055 PF Public Facilities Overlay District**

- a) Purpose. This overlay zone is intended only to identify publicly owned facilities. This includes City, County, Water District, Fire Department, Hospital District and School District property.
- b) District confines. This is an overlay zone identified by hash marks over the property.
- c) Permitted uses. The permitted uses for each property are those uses allowed by the underlying zoning for that property.
- d) Area, yard, height, lot coverage, lot dimensions, fences, walls, building size, temporary buildings, and signs. The requirements for these items are found in the zoning ordinance according to the underlying zoning district.
- e) Parking requirements. Parking requirements are in accordance with the underlying zoning district found in the zoning ordinance.

### Schedule of District Regulations

Area Regulations	R-1
Minimum lot area (sq. ft.)	6,600
Minimum lot width (ft.)	60
Minimum lot depth (ft.)	110
Minimum front yard setback (ft.)	25
Minimum front yard setback - Major street (ft.)	35
Minimum side yard setback (ft.)	7
Minimum side yard setback - Corner lot	25
Minimum rear yard setback (ft.)	25
Maximum height (stories)	2.5
Height of structure (ft.)	35
Maximum lot coverage	40%
Minimum Living Area- Excluding Garage	1,000

#### **14.02.153 Board Of Adjustment**

(e) Jurisdiction of board. When, in its judgment, the public convenience and welfare will be substantially served and the appropriate use of the neighboring property will not be substantially or permanently injured, the board may, in specific cases, after public notice and public hearing and subject to appropriate conditions and safeguards, authorize the following variances to the regulations herein established and take action relative to the continuance and discontinuance of a nonconforming use:

(9) Permit a variance such as the front yard, side yard, rear yard, lot width, lot depth, coverage, minimum setback standards, off-street parking, off-street loading regulations, lot area, maximum height, or building, where the literal enforcement of the provisions of this article would result in an unnecessary hardship, or where the variance is necessary to permit development on a specific parcel of land which differs from other parcels of land in the same district by being of an area, shape or slope that it cannot be developed in a manner commensurate with the development permitted upon other parcels of land in the same district.

The variances are recommended to improve the Fire Department Facilities.

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Larry Allen, Building Official