

Building, Planning and Code Enforcement Department 201 NE Vernon Street, PO Box 1949, Glen Rose, Texas 76043

(254) 897-2272 Fax: (254) 897-7989

October 17, 2024

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 12, 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:1049. 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:	
Signature	Date

Building and Planning / Code Enforcement

Staff use only

Date Received:

Fee: \$ 156 Paid on:



Board of Adjustments (BOA)
City of Glen Rose, Texas 7604

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

Request for Board of Adjustment (BOA) Hearing

Address of property: _	311 E	Elm Street, Glen Rose Ta	76043		
Applicant's Name:	Shelby Jun	ge	Date: _8/19/2024		
	Property	Owner/Applicant Info	ormation		
Full Name: Sh	elby Junge	- Somervell Capital LLC			
Address: P.O. Box	x 2592, Glen	Rose Tx 76043			
Telephone No: 254.48	5.1101	Email: shel	by@somervellcapital.com		
Present zoning at site: _	R-1		40		
I am requesting this hea	ring for the	following reason(s):			
[] Setback variance for [] side yard [] rear yard [] front yard					
[X] Lot size variance		[] Lot coverage varian	ce		
[] Lot frontage width v	ariance	[X] Lot depth variance	[] Building height variance		
			r [] Building 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 preliminary lot-split to follow. Goal is to					
provide at least (2) houses on this lot with proper setbacks and plenty of parking.					
Attempted this before with the idea of (3) lots but it's too crowded.					
All future construction of course will be in accordance with the City's requirements and					
specifications for R-1-zoning.					
I hereby certify that all t knowledge. Applicant's Signature:	he informat	ion provided is true and	correct to the best of my		
Shelby Junge		Date:	8/19/2024		
BOA Hearing Request May	2015				

2012 E. Handol Mill Rd. Suite 213 Alington, Texas 76011 (817) 946-2667 2) THIS EXHIBIT IS BASED ON CHARRERSHIP AND EASEMENT INFORMATION PROVIDED YOU LIBRY, SINCHONG DID NOT ABSTRACT SIBJECT TRACT AND THERE MAY BE EASEMENT OR OTHER ENCUMBRANCES THAT AFFECT THE SUBJECT TRACT THAT ARE NOT SHOWN HEREON. 1.) THIS IS A PRELIMINARY SKETCH FOR DESIGN AND CONCEPT PURPOSES, IT DOES NOT REFEREISENT NO. WHE GROUND SURVEY AND SHALL BE RELIED UPON FOR ILLUSTRATION ONLY. 4.) SUBJECT TRACT LIES WITHIN FLOOD ZONE Y OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY SCHOOL RISHINGNE ETER MAYS ACCIRCING TO MAY WHIRER MAZGOODGE EFFECTIVE ON GAGS1955. PRELIMINARY LOT LAYOUT SKETCH FOR A 2 RESIDENTIAL LOT SUBDIVISION 311 E. ELM ST, GLEN ROSE, TEXAS 76043 3.) ADDRESS OF SUBJECT PARCEL: 311 E ELM ST, OLEN ROSE, TX 78043 30 SCALE: 1" = 30" PREPARED FOR MR. SHELBY JUNGE 0 5.) CURRENT ZONING: R-1 SINGLE FAMILY 15 THIS IS A PRELIMINARY SURVEY, NOT OFFICIAL, IT'S PROVIDED TO SHARE PRELIMINARY AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE FINAL SURVEY DOCUMENT SETBACKS / SPECS IN LINE WITH THE CITY'S ZONING AND BUILDING SINGLE FAMILY HOUSE(S) WITH ADEQUATE PARKING AND PROPER THE "IDEA" OF WHAT IS PLANNED FOR THIS PROPERTY. THE ABILITY TO HAVE (2) PROPERTIES INSTEAD OF ONE. GRAND AVE. S 32°00'00" W 100.00" S 32°00'00" W 100.00° S REQUIREMENTS. S 60°00'00" E 100.00" S 60°00'00" E 100.00" N 60°00'00" W 100.00" 7.B.L. 25'81 ELM ST. N 35°00'00" E 100.00" N 35°00'00" E 100.00" COUNTY TEXAS RELL COUNTY TEXAS PROPOSED LOT LINES PROPOSED EXSENENT. ASIBILITY EASEMENT MUNY EASEMENT DEED RECORDS BUILDING LINE UE VE PRSCT DRSCT GPRSCT B.L.