

City of Rollingwood Board of Adjustment Finding of Fact for Special Exception

| Applicant: Western Hills Athletic Club Case Number: | | | |
|--|-----------------------|-----------------------------------|---------|
| Address/Lot/Tract: 4801 Rollingwood Drive | | | |
| Description of Special Exception: Special Exception under | Section 10 | 7-491(a)(2) to | |
| Date and method of public hearing notice: mail: 12-10-2022 | ionconformi | ing tanniscourts | |
| Date and method of public hearing notice: Mail: 12-10-2022 | yard sign | 15: 12-22-2022 | |
| Date of public hearing and BOA Meeting: 01 - 11 - 2023 | | | |
| After giving notice and conducting a public hearing on this special exception request in accordance with the City of Rollingwood Code of Ordinances, the Board of Adjustment adopts these specific, written findings as follows: | | | |
| | Yes | No | |
| The Board of Adjustment it is empowered under Chapter 107 of the City's Code of Ordinances to grant the special exception | ne V | | |
| The public convenience and welfare will not be substantially or permanently injured in the granting of the special exception | V | | |
| The granting of the special exception will not adversely affect the public health, convenience, safety or general welfare | / | | |
| All findings must be determined in the affirmative for the special Additional Comments including any conditions prescribed by the BOA (if an | ny): <u>(1) the</u> f | final permitted | |
| could layout must follow the proposed court | s with Cal | lifornia corners. | 28 |
| layed out on page 27 of this meeting's agend | apacket | also known as | |
| Court layout must follow the proposed court layed out on page 27 of this meeting! S agend. With 5 members present, and upon a vote of 4 for, 1 against, exception is hereby: | and <u>Ø</u> abstain | Continued on p.2 ing, the special | \cdot |
| granted | d | denied | |
| 1600/1/12/ | 123 | | |
| Presiding Officer of BOA D | ate | | |



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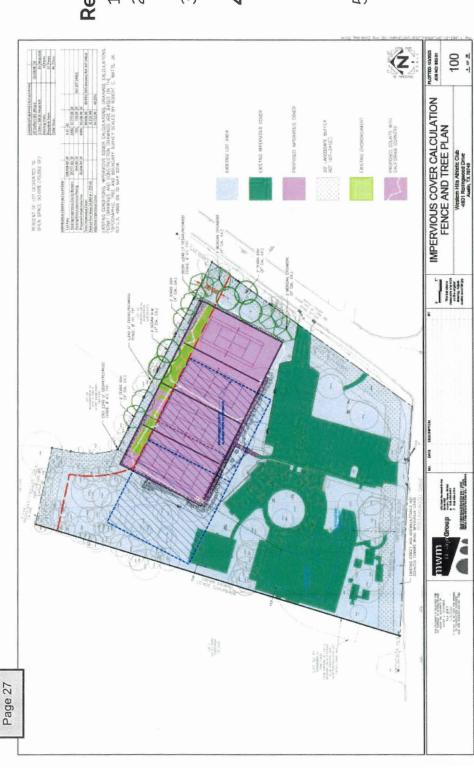
Impenious Cover Calculation Fence and Tree plan, drawn by mwm Design Group.

(2) Proposed site stormwater runoff must be reduced by 5% of its current existing as built conditions.

Chair Brad O'Donnell moved to approve the special exception as presented under regular agenda item number 3 after having found that:

- 1) The Board of Adjustment is empowered under Chapter 107 of the City's Code of Ordinances to grant the special exception, also that
- 2) The public convenience and welfare will not be substantially or permanently injured in the granting of the special exception, and
- 3) The granting of the special exception will not adversely affect the public health, convenience, safety or general welfare,

with the added stipulations that the final permitted court layout must follow the proposed courts with California corners as layed out on page 27 of this meeting's agenda packet, also known as Impervious Cover Calculation Fence and Tree plan, drawn by MWM design group. Further, proposed site stormwater runoff must be reduced by 5% of its current existing as built conditions. Robert Turner seconded the motion.



Revised Proposal (white)

- Adds California corners
 Repositions courts over
 - Repositions courts over existing courts
- Offsets additional courts out of setback
- 4. Reduces encroachment into the setback compared to existing plan by 416 sqft (approximately 20%)
 - 5. Proposal **decreases** WHAC nonconformity