



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 107-491(a)(2) to permit the enlargement and expansion of the nonconforming tennis courts
Date and method of public hearing notice: mail: 12-10-2022, yard signs: 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 |
|---|-------------------------------------|--------------------------|
| 1. The Board of Adjustment it is empowered under Chapter 107 of the City's Code of Ordinances to grant the special exception | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. The public convenience and welfare will not be substantially or permanently injured in the granting of the special exception | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3. The granting of the special exception will not adversely affect the public health, convenience, safety or general welfare | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

All findings must be determined in the affirmative for the special exception to be granted.

Additional Comments including any conditions prescribed by the BOA (if any): (1) 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
(continued on p.2)
With 5 members present, and upon a vote of 4 for, 1 against, and 0 abstaining, the special exception is hereby:

☒ granted ☐ denied

K. D. Pell
Presiding Officer of BOA

1/12/23
Date



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

(2) Proposed site stormwater runoff may 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)

1. Adds California corners
2. Repositions courts over existing courts
3. 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

