

CITY OF SANTA FE
ZONING BOARD OF ADJUSTMENTS
BUILDING STANDARDS COMMISSION
OCTOBER 6, 2014

CITY OF SANTA FE COUNCIL CHAMBERS HIGHWAY 6, SANTA FE, TEXAS

MINUTES

1. Call to Order:

The meeting was called to order at 7:02 p.m.

2. Roll Call:

Present: Jason Tabor, Johnny Morris, Robert Watts, Scott Eckenrode, Wayne Bacot
Community Services Director Diana Steelquist, Community Services Assistant Stacey
Baker, Absent : Mark Mazoch

3. Invocation and Pledge of Allegiance:

The Invocation was led by Scott Eckenrode and Pledge was led by Jason Tabor.

4. Approval of the Minutes of the Zoning Board of Adjustments for September 15, 2014.

A motion was made by Robert Watts to approve the minutes as presented. The motion
was seconded by Jason Tabor and passed unanimously.

5. Public Hearing, Consideration and Possible Action regarding BOA 14-02 Glidden, for 0.762 acres located at 12305 Allen Drive, Santa Fe, TX; requesting a variance to the Santa Fe City Code Chapter 3, Section 18 Supplementary Regulations to the Building Code, C. Foundation Elevation and Location; requesting Lowest Floor Elevation Less than eighteen inches.

Diana Steelquist advised William Glidden is requesting a variance on the 18 inch rule. He had never had an issue with flooding but feels that when he builds a garage it will then flood if the new building is built higher than the rest. She feels that there is another area that he can build this structure on his lot therefore it is not a hardship.

Johnny Morris stated that he visited the site and knows that the entire neighborhood was built prior to the rule and that this new structure would be out of proportion to the rest of the area.

Robert Watts stated that he also was aware of the area.

Scott Eckenrode also stated that ordinances are set in place to protect those around them and feels that a variance will not harm the area.

Wayne Bacot stated that he understands that since this new structure is not going to be lived in it should not affect anything and should be the same height as the other structures.

Diana Steelquist read a portion of the code regarding variances.

The public hearing opened at 7:12 p.m.

Kelly Burnham, builder, stated that they would rather match the existing house for appearance. He also stated that flooding has not occurred in the area in all directions. He shot grades from the road and feels that if it is built 18 inches then this might cause flooding to some neighbors.

William Glidden stated that he wanted to build it in a specific location and not move it.

The public hearing closed at 7:23 p.m.

Robert Watts asked why the 18 inch rule was in effect. Diana Steelquist advised that the 18 inch rule is a measure to protect homeowners. Robert Watts stated that if the building was built 18 inches then the driveway to the garage will need to also be raised to accommodate the slope of the entrance to the new structure. Wayne Bacot agreed.

William Glidden advised that there will be a trailer parked in the new structure and electricity will be ran to the structure and the structure will be used for storage.

A motion was made by Johnny Morris to grant the variance as requested. The motion was seconded by Jason Tabor and passed unanimously.

6. Update on substandard structure cases.

Stacey Baker advised the progress of the substandard structures and advised that she will be producing a new list of substandard structures. The Commission decided to start back on substandard structures after the new year. She advised that she had to file charges against George Wood for not following through with the orders provided to him from the Commission.

7. Adjournment

A motion was made by Scott Eckenrode to adjourn at 7:38 p.m. The motion was seconded by Robert Watts and passed unanimously.

Scott Eckenrode, Chairperson

Diana Steelquist, Community Services Director