



**TOWN OF SHADY SHORES
ZONING BOARD OF ADJUSTMENTS
SPECIAL CALLED SESSION
MAY 8, 2023; 5:30 PM
SHADY SHORES COMMUNITY CENTER
101 S. SHADY SHORES ROAD
SHADY SHORES, TX 76208**

TO VIEW THE MEETING LIVE: <https://shadyshorestx.civicclerk.com/>

AGENDA

1. CALL TO ORDER
 2. ROLL CALL
Establish a quorum
 3. MINUTES:
 1. Consider and act on approve of the minutes of the Zoning Board of Adjustment meeting minutes from November 7 2022.
 4. PUBLIC HEARINGS
 1. Conduct a public hearing relative to a request made by Rudy Susantio for a variance to the 20' front yard building setback for the property known as 104 Brown Terrace #4.
 2. A) Open Public Hearing
B) Application
C) Those in favor of the request
D) Those opposed to the request
E) Rebuttal, if desired
F) Close Public Hearing.
 5. REGULAR AGENDA
 1. Action Regarding Public Hearing- Consider and act on approval or denial of the request made by Rudy Susantio for a variance to the front yard setback from 20' to 10'.
 6. ADJOURN
- I, Wendy Withers, Town Administrator of the Town of Shady Shores do hereby certify that the above notice of the Zoning Board of Adjustments was posted on the bulletin board at the Community Center, 101 S. Shady Shores Road, Shady Shores, Texas on 5th Day of May, 2023, at 4:07 P.M.

Wendy Withers
Wendy Withers, Town Secretary



**SHADY SHORES ZONING BOARD OF ADJUSTMENTS
NOVEMBER 7, 2022; 7:00 PM
SHADY SHORES COMMUNITY CENTER
101 S. SHADY SHORES ROAD
SHADY SHORES, TX 76208**

MINUTES

Cindy Aughinbaugh	Mayor	Present
Tom Newell	Mayor Pro Tem	Absent
Charles Grimes	Councilmember	Present
Jeff Belton	Councilmember	Present
Bill Emsoff	Councilmember	Present
Mike Nowels	Councilmember	Present

Staff Present: Wendy Withers, Town Administrator; Amber Schuler, Deputy Town Secretary; Katie Klein, Communications Admin

1. CALL TO ORDER

Mayor Aughinbaugh called the meeting to order at 7:15 pm.

2. ROLL CALL

Establish a quorum

Mayor Aughinbaugh called the roll and a quorum was established for the record.

3. MINUTES:

1. Consider and act on approval of the minutes of the March 21, 2022 Zoning Board of Adjustments Meeting.

Bill Emsoff made a motion to approve. Charles Grimes seconded the motion.

Discussion: None

Ayes: Grimes, Belton, Emsoff, Nowels

Nays: None

The motion passed unanimously.

4. PUBLIC HEARINGS

1. PUBLIC HEARING –Conduct a public hearing relative to a request made by Rudy Sustainio for a variance to the lot coverage and rear yard setbacks for the property known as 104 Brown Terrace #4 located in the Keatings Kove Subdivision.

A. Open Public Hearing

Mayor Aughinbaugh opened the public hearing at 7:12 PM

B. Applicant

C. Those in Favor

Deborah Milliken 104 Brown Terrace #23 signed up to speak and stated she was not opposed to the request however she was interested to hear what the owner was proposing for the property

Paxton Ellis 107 Brown Terrace, state that he didn't want to be difficult but felt that the area was already small and limited and that if the board granted this variance, it may not match what Shady Shores desires for buildings. Mr. Paxton further expressed that he felt like matching the setbacks on such a small lot would be difficult .The public hearing was closed at 7:14 pm.

D. Those Opposed

E. Rebuttal

F. Close Public Hearing

Mayor Aughinbaugh closed the public hearing at 7:14 pm.

5. REGULAR AGENDA

1. Action Regarding Public Hearing- Consider and act on a request for a variance made by Rudy Sustainio for a variance to the lot size coverage and the rear yard setbacks.

Bill Emsoff made a motion to table this agenda item pending further information from Mr. Sustainio regarding a building plan. Mike Nowels seconded the motion.

Discussion: None

Ayes: Grimes, Belton, Emsoff, Nowels

Nays: None

The motion passed unanimously.

6. ADJOURN

The meeting was adjourned at 7:40 pm.

Passed and approved this the _____ day of _____, 2023.

Attest:

Cindy Aughinbaugh, Mayor

ATTEST:

Wendy Withers, Town Administrator



AGENDA MEMORANDUM

DATE: May 8, 2023
TO: Zoning Board of Adjustment
FROM: Wendy withers, Town Administrator
SUBJECT: Conduct a public hearing relative to a request made by Rudy Susantio for a variance to the 20' front yard building setback for the property known as 104 Brown Terrace #4.

BACKGROUND/INFORMATION:

FINANCIAL IMPLICATIONS:

RECOMMENDATION/ACTION DESIRED:

Mr. Susantio applied for a variance to the lot size coverage earlier this year and was denied this request. After revising his plans Mr. Susantio is still seeking a variance to the front building line for a 10' set back as opposed to the required 20' set back set forth in the deed restrictions for Brown Terrace.

Conduct a public hearing relative to a request made by Rudy Susantio for a variance to the setbacks for the lot known as 104 Brown Terrace #4. The lot is approximately 6300 square feet. According to the original plat dedication for Keatings Kove subdivision, the following restrictions apply to the lot currently:

Minimum 400 square foot home
Front Yard Setback 20'
Side and Rear Yard setbacks of 5'.

Lot Area: On any lot held under separate distinct ownership from adjoining lots at the time of passage of this ordinance, such separately owned property being of record at the time, a single-family dwelling may be erected even though the lot e of less area than required by the regulations relating to lot area; provided, however, that in any event the combined area of the dwelling and accessory building shall not cover more than forty (40) percent of the total area of the lot.

If Mr. Susantio requested the Historic Zoning- he would need a variance to the side and rear setbacks.

Historic District Re-zoning requirements

Building Regulations:

Minimum Size: The minimum floor area of the main building shall be one thousand two hundred (1,200) square feet living area, which excludes porches, breezeways, attached garages and caretaker's quarters.

(c) Area Regulations:

(1) **Front Yards:** There shall be a front yard for every building having a depth of not less than ten (10) feet from the front property line to the face of the building.

- (2) Rear Yard: There shall be a rear yard for every building which shall have a depth of not less than ten (10) feet measured from the back of the building to the rear property line.
- (3) Side Yard: There shall be two (2) side yards for each building, one on each side of the building. No side yard shall be less than five (5) feet, measured from the side property line to the side of the building.
- (4) Corner Lots: The Town's standard corner lot regulations are set forth in the Zoning Ordinance and Subdivision Ordinances shall apply. The owners of existing developed areas designated in the Comprehensive Plan as available for rezoning to the H-1200-4300 zoning may, upon rezoning, have the front and side yard on the corner of not less than 10 feet each. Or, they may request alternative regulations for corner lots based on the limitations of the proposed development on the corner lot, and the available and acquired right-of-way. The City Engineer may review alternative plans, and refer the applicant to the Zoning Board of Adjustment with his recommendation.
- (5) Lot Area: The minimum lot area in the H-1200-4300 district shall be 4300 square feet, excluding Public Rights-of-Way, alleys, and Private streets.
- (6) Lot Width: The minimum lot width shall be fifty (50) feet.
- (7) Lot Depth: The minimum lot depth shall be thirty (30) feet.
- (8) Lot Coverage: The combined area of the main building and accessory buildings shall not cover more than forty (40) percent of the total area of any lot.
- (9) Parking: A minimum of two (2) off-street all-weather surfaced parking spaces shall be provided for each residential lot. A carport must be set back not less than ten (10) feet from the front property line. A garage must be set back not less than twenty (20) feet from the front property line.

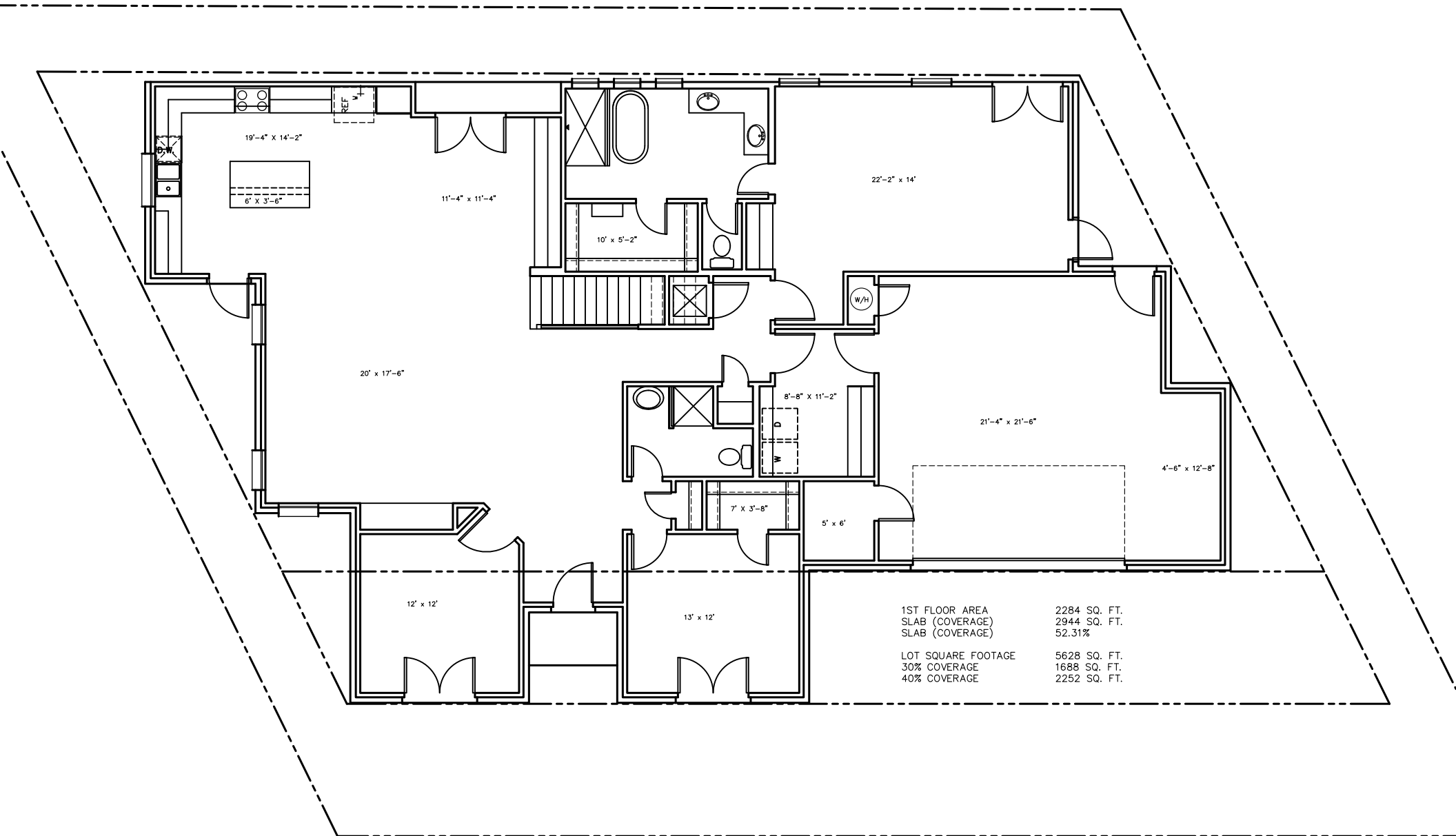
POSSIBLE DECISIONS:

Council could approve the request as presented grant a 10' front yard setback as opposed to a 20' Council could request that Mr. Susantio pursue the Historic District Zoning in order to clarify the issues. However, Mr. Susantio would still need a variance to the lot coverage if he chooses to build the house he desires. Council could deny the request.

ATTACHMENTS/SUPPORTING DOCUMENTATION:

1. 104 BROWN TERRACE-1-2 (2)
2. Brown Terrace Platting Requirements
3. V-BOUNDARY-KEATINGS KOVE_20220422 (1)
4. ZBA 11.07.2022 Minutes
5. Brown Terrace Variance to setbacks property owner notification
6. Variance REquest
7. 104 BROWN TERRACE-1-4

REVIEWED BY:



TO THE

DEDICATION AND PLAT OF KEATINGS KOVE ACRES

Pursuant to the provisions of sub-paragraph (h) of the Dedication and Plat of the KEATINGS KOVE ACRES, an Addition in Denton County, Texas, executed on March 26, 1954 and recorded in Volume 359, pages 139 to 143, of the Deed Records of Denton County, Texas, the undersigned, owner of a majority of the lots in said Addition, adopt the following amendments to said Dedication and Plat:

The right and use of all lots in such Addition, save and except Lot 39 as shown on said Plat which is not included in these covenants and restrictions, shall be restricted in accordance with the following terms and conditions:

- (a) Any house constructed on such lots shall be of masonry, stone, brick or wooden construction; and provided that any wooden structure shall be stained or painted (excluding the painting of shingles) or may be covered in sidings, such as Johns Mansville Asbestos Shingles, Bond Stone, and other similar construction.
- (b) No house shall be constructed on such lots of less interior floor space containing a minimum of 400 sq. ft. in any said house constructed on said lots. Porches, car ports, and garages shall not be included in computing the minimum floor space required herein.
- (c) The front building line of any house constructed herein shall be at least twenty (20) feet from any of said streets and at least five (5) feet from the boundary line of said lots, both on the sides and rear boundary lines of such lots.
- (d) No outside or dry pit toilets shall be permitted, and all of such houses shall be equipped with inside toilets and septic tanks.
- (e) No metal buildings, tents, trailers, buses, or streetcar type construction shall be permitted on any of said lots in such Addition.
- (f) The use of such lots shall be for residential use only.
- (g) These lots may be sold and resold only to persons of the Caucasian (white) race.
- (h) It is provided, understood and agreed that these restrictions and covenants are made for the mutual benefit and protection of all lot owners in such Addition, and that any owner of any lot in said Addition may enforce covenants and restrictions by injunction,

- (i) These covenants and restrictions shall be covenants running with the land inuring to the benefit of the owners of such lots, to their respective heirs, administrators and assigns, and shall continue in full force and effect unless amended as hereinafter provided for a period of twenty-five years from and after the filing of said plat and dedication.
- (j) It is further provided and agreed that these conditions and restrictions may be removed or amended in any manner hereinafter by the property owners in this Addition owning a majority of these lots, computed upon a front footage basis of said lots fronting upon the streets running in front of such lots and excluding any side lines abutting on streets. It will be sufficient for the amendment or revocation of these restrictions for such amendment to be executed by a majority of the property owners computed as hereinabove specified, and being specifically provided and understood that the owners of Lot 39 as shown on said plat, shall not be permitted to vote on any such amendments inasmuch as their respective lot is not in anywise controlled or governed by these restrictions and covenants.

EXECUTED this 7th day of October, 1963.

Richard V. Keating Sr.
Richard V. Keating

Anne Keating
ANNE Keating

JOINT ACKNOWLEDGMENT

THE STATE OF TEXAS §

COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared

Richard V. Keating and Anne Keating, his wife both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and the said Richard V. Keating, wife of the said Anne Keating having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Anne Keating acknowledged such instrument to be her act and deed and she declared that she had willingly signed same for the purposes and consideration expressed, and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, This 7th day of October, A.D. 1963.

(L.S.)

J. Jack Yarbrough
Notary Public in and for
Denton County, Texas

FILED FOR RECORD: 11 day of Oct A.D. 1963 at 9:50 o'clock AM.
RECORDED: 16 day of Oct A.D. 1963 at 1:55 o'clock PM.
By: _____ Deputy Theta Parker, Clerk County Court,
Denton County, Texas

GENERAL NOTES:

SHADY SHORES ACRES, SECTION TWO
CAB. 2, PG. 224
P.R.D.C.T.

WOOD DRIVE
SHADY SHORES ACRES
[SECTION ONE]
VOL. 2, PG. 212
P.R.D.C.T.

CALLED 2.108 ACRES
 RUSSELL WALLACE AND
 LAURA WALLACE
 DOC. NO. 2021-124200
 O.P.R.D.C.T.

LEWISVILLE LAKE
VOL. 411, PG. 194
D.R.D.C.T.

CALLED 3.00 ACRES
 PAXTON M. ELLIS AND
 SPOUSE, LEAH ELLIS
 DOC. NO. 2021-42167

KEATINGS KOVE ACRES
VOL. 395, PG. 139
D.R.D.C.T.

SURVEYOR'S CERTIFICATION:

BASELINE CORPORATION
TX-SURV F-10193033

THIS IS TO CERTIFY THAT BASELINE CORPORATION HAS, DURING THE MONTHS OF NOVEMBER AND DECEMBER, 2021, AT THE REQUEST OF BINKLEY & BARFIELD, INC. AS AGENT FOR THE TOWN OF SHADY SHORES, PERFORMED A RETRACEMENT SURVEY OF A PORTION OF A PUBLIC RIGHT OF WAY KNOWN AS BROWN TERRACE AND THE KEATINGS KOVE SUBDIVISION, BEING SITUATED IN THE BARTLET EAVES SURVEY, ABSTRACT 388, TOWN OF SHADY SHORES, DENTON COUNTY, TEXAS, AND THE RESULTS OF SAID SURVEY ARE SHOWN HEREON.

THIS SURVEY CONSISTS OF A NUMBERED SET OF SIX (6) SHEETS ISSUED CONCURRENTLY AND INDIVIDUAL SHEETS ARE NOT INTENDED TO STAND ALONE. SIGNIFICANT INFORMATION BEYOND THE DOBBS ROAD CORRIDOR IS SHOWN TO DOCUMENT THE CONNECTION BETWEEN RECORDED SUBDIVISIONS AND METES & BOUNDS DESCRIPTIONS BUT THIS IS NOT A CERTIFIED SURVEY OF SAID PARCELS. THIS SURVEY IS SUBJECT TO THE NOTES SHOWN HEREON.

ON THIS DAY, April 22, 2022

HEATHER WELCH-WESTFALL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6624



1. COORDINATES AND BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202). ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999852397861. COORDINATES ARE BASED UPON NORTH AMERICAN DATUM OF 1983 (NAD 83) CORS ADJUSTMENT BASED FROM REDUNDANT RTK GPS OBSERVATIONS.
2. SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. THERE MAY BE EASEMENTS OR ENCUMBRANCES OF RECORD WHICH ARE NOT SHOWN ON THE SURVEY.
3. SURVEYOR COORDINATED WITH THE TOWN OF SUNNYVALE IN RETRACING THE DEDICATED AND PRESCRIPTIVE RIGHT OF WAY.
4. SURVEY ABSTRACT LINES SHOWN HEREON ARE APPROXIMATE BASED ON PUBLIC RECORD.
5. SURVEYED ON THE GROUND IN OCTOBER AND NOVEMBER, 2021.

**IN THE
BARTLET EAVES SURVEY
ABSTRACT NO. 388,
TOWN OF SHADY SHORES
DENTON COUNTY, TEXAS**

DRAWN BY

CHECKED BY: HW

DRAWING SCALE

DATE _____

Job Number

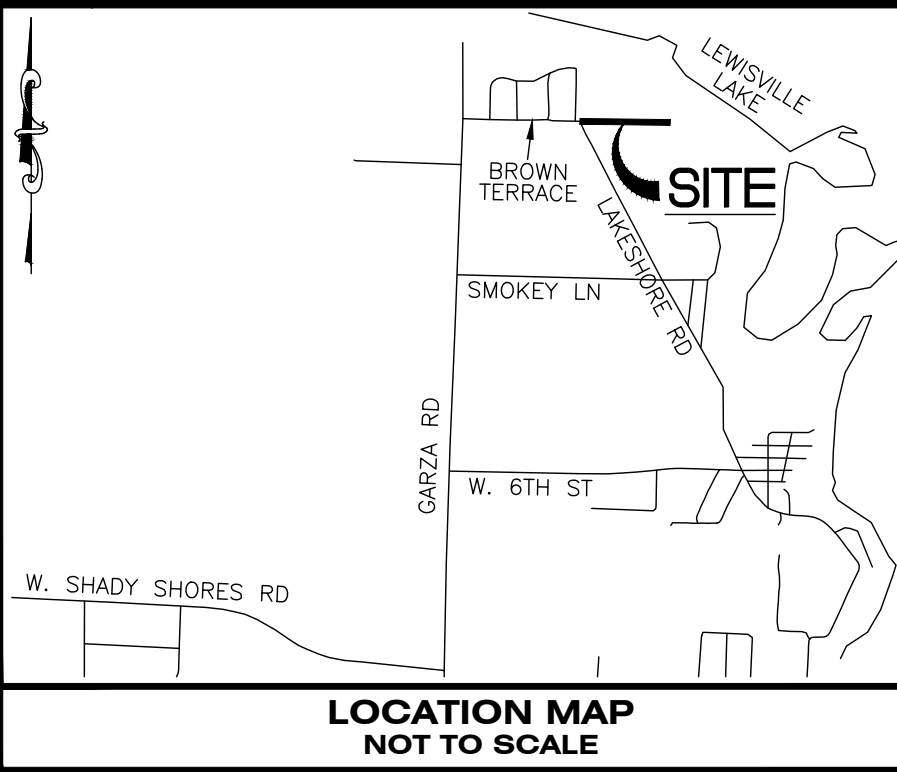
0160012012

Sheet Number

15

Plot

FOR


BASELINE
 BASELINE ASSOCIATION

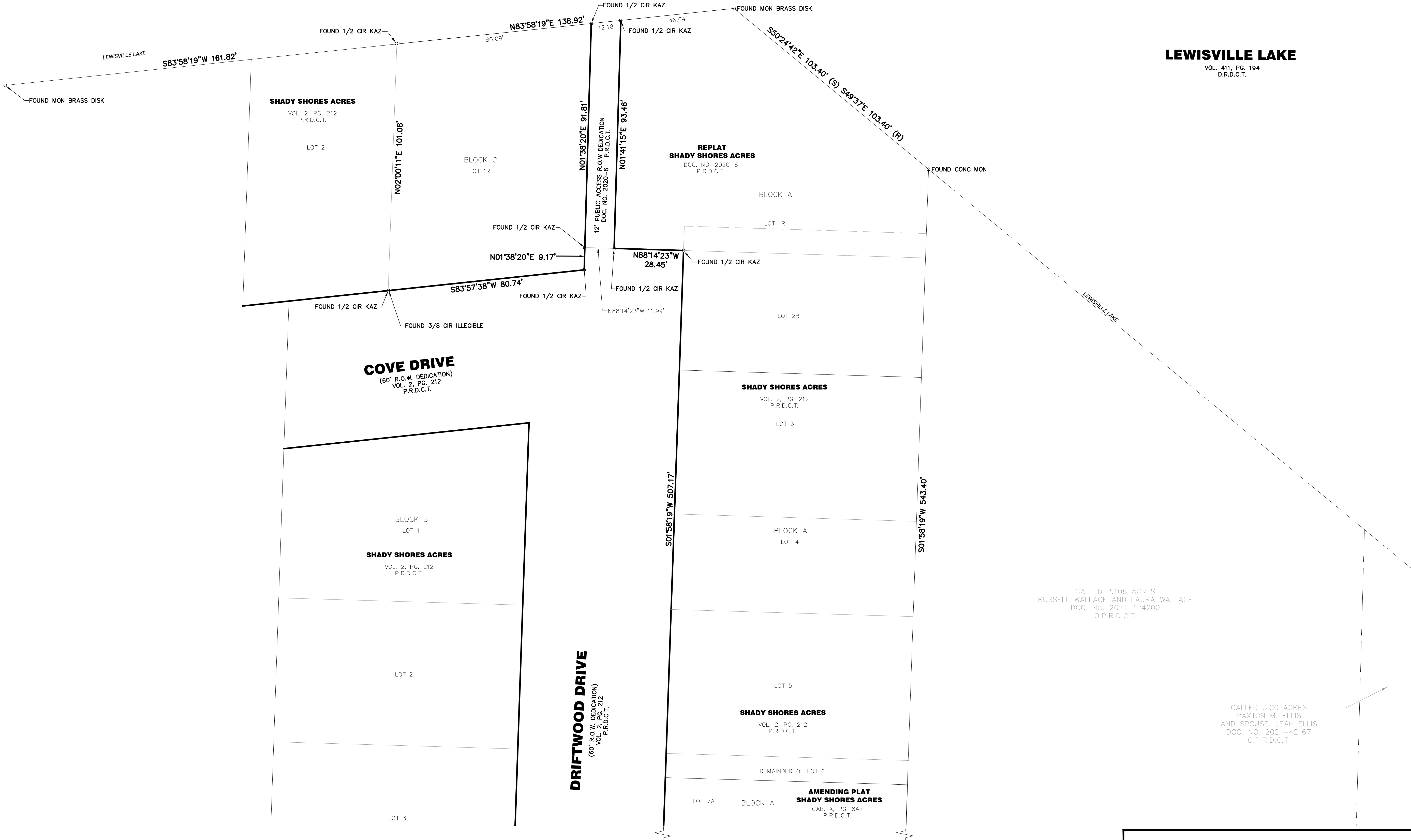
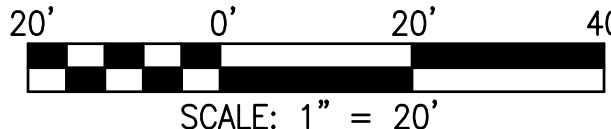
Baseline Corporation | TxSurv F-10193933
1801 Gateway Blvd, Ste 205, Richardson, TX 75080
972.535.6325 | BaselineSurveyors.net

DISCLAIMER: THIS SHEET IS PART OF A NUMBERED SET OF SHEETS AS INDICATED IN THE TITLE BLOCK. FOR A COMPLETE SET OF SHEETS, SEE THE LEGEND AND DATA. PLEASE REFER TO THE LAST PG. FOR LEGEND, CERTIFICATIONS, SEALS, AND SIGNATURES.

**BROWN TERRACE &
KEATING'S KOVE ACRES**

**TOWN OF SHADY SHORES
DENTON COUNTY, TEXAS**

BOUNDARY SURVEY



LEWISVILLE LAKE
VOL. 411, PG. 194
D.R.D.C.T.



BASELINE
 BASELINE CORPORATION
 Professional Survivors

Baseline Corporation | TxSurv F-10193933
1801 Gateway Blvd, Ste 205, Richardson, TX 75080
972.535.6325 | BaselineSurvivors.net

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**BROWN TERRACE &
KEATING'S KOVE ACRES**

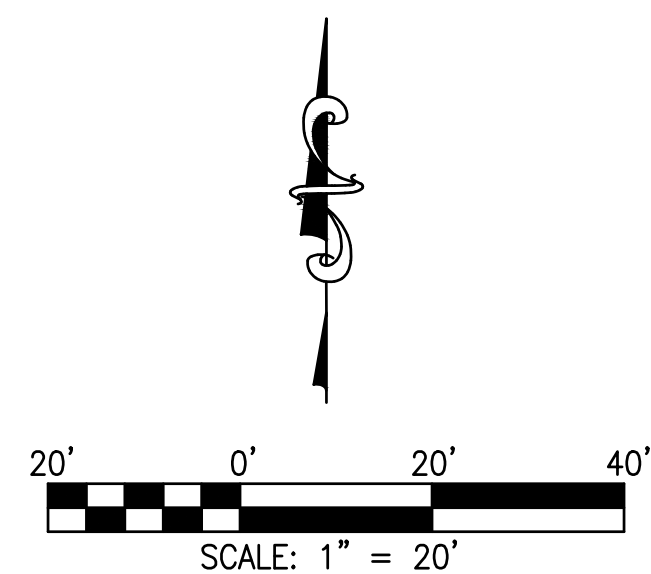
**TOWN OF SHADY SHORES
DENTON COUNTY, TEXAS**

BOUNDARY SURVEY

A SURVEY OF A PORTION OF
BROWN TERRACE AND
KEATINGS KOVE ACRES

IN THE
BARTLET EAVES SURVEY
ABSTRACT NO. 388,
TOWN OF SHADY SHORES
DENTON COUNTY, TEXAS

DRAWN BY	WJH
CHECKED BY	HWW
DRAWING SCALE	1" = 20'
DATE	12/17/2021
<i>Job Number</i>	
0160012012.007	
<i>Sheet Number</i>	
2 of 6	



DRAWN BY	WJH
CHECKED BY	HW
DRAWING SCALE	1" = 20'
DATE	12/17/2021
Job Number	
0160012012.007	
Sheet Number	
3 of 6	



BASELINE
BASELINE CORPORATION
Professional Surveyors

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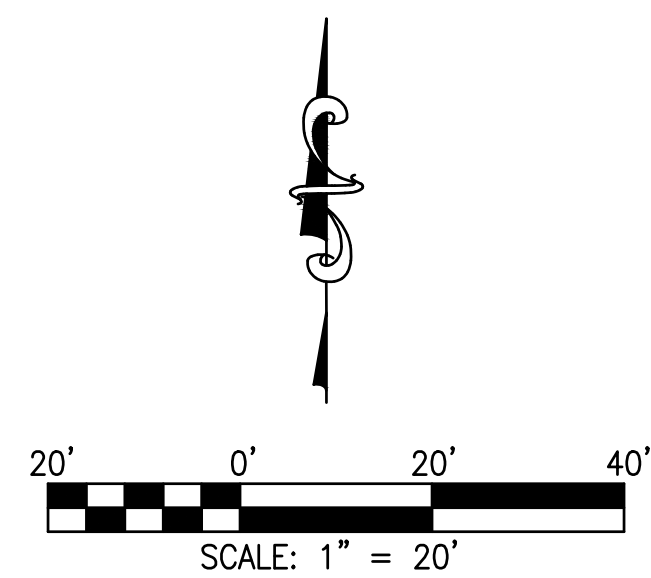
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THE REGISTERED PROFESSIONAL LAND SURVEYOR HEREBY DISCLAIMS ANY RESPONSIBILITY FOR OTHER PLANS, SPECIFICATIONS, ESTIMATES, REPORTS, OR OTHER DOCUMENTS RELATING TO OR INTENDED TO BE USED IN CONNECTION WITH THIS PROJECT OR SURVEY, OR ANY SUBSEQUENT ENGINEERING PROJECTS OR SURVEYS, EXCEPT AS SPECIFICALLY SIGNED AND SEALED BY SAID PROFESSIONAL. DIGITAL MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT.

**BROWN TERRACE &
KEATING'S KOVE ACRES**

TOWN OF SHADY SHORES
DENTON COUNTY, TEXAS

BOUNDARY SURVEY



VOL. 411, PG. 194
D.R.D.C.T.

VOL. 395, PG. 139
P.R.D.C.T.

LOT 4

LOT 2

LOT 1

FOUND 1 PIPE

○ FOUND US DEPT OF AGRICULTURE MONUMENT

[MIN. WIDTH = 26.06', MAX. WIDTH = 27.28']
(30' R.O.W. DEDICATION)
VOL. 395, PG. 139
D.R.D.C.T.

S89°45'50"E 90.68

S89°16'02"E 84.64

S89°35'24"E 00.01'

526.22, 46.4°E
30.08'

PIPE

VOL. 395, PG. 135
P.R.D.C.T.

LOT 1

DOC. NO. 2016-187
P.R.D.C.T.

LOT 8

[MIN. WIDTH = 25.63', MAX. WIDTH = 26.72']
/ (30' R.O.W. DEDICATION)
VOL. 395, PG. 139
D.R.D.C.T.

N89°50'46"W 90.00

N89°29'50"W 89.97'

N80°48'50"W 99.99'

44°50'00"N 70 30'

**IN THE
BARTLET EAVES SURVEY
ABSTRACT NO. 388,
TOWN OF SHADY SHORES
DENTON COUNTY, TEXAS**

DRAWN BY		WJH
CHECKED BY		HWW
DRAWING SCALE		1" = 20'
DATE		12/17/2021
Job Number		
0160012012.007		
Sheet Number		
4 of 6		



**LAKE SHORE DRIVE!
(UNNAMED ROAD)**
MIN. WIDTH = 39.95' MAX. WIDTH = 55.92'
(PUBLIC ROAD, PLS. 139
VOL. 383, P. 139
D.R.C.1.)

BLOCK A
LOT 38R2

(UNNAMED)
MIN. WIDTH = 33.58', MAX. WIDTH
(30' R.O.W. DEDICATION)
VOL. 395, PG. 139
D.R.D.C.T.

[MIN. WIDTH = 25.63', MAX. WIDTH = 26.72'
(30' R.O.W. DEDICATION)
VOL. 395, PG. 139
D.R.D.C.T.

VOL. 395, PG. 139
P.R.D.C.T.

[MIN. WIDTH = 28.82', MAX. WIDTH = 30.45']
(30' R.O.W. DEDICATION)
VOL. 395, PG. 139
D.R.D.C.T.

VOL. 395, PG. 139
P.R.D.C.T.

BROWN TERRACE AND KEATINGS KOVE ACRES

**BARTLET LEAVES SURVEY
ABSTRACT NO. 388,
TOWN OF SHADY SHORES
DENTON COUNTY, TEXAS**

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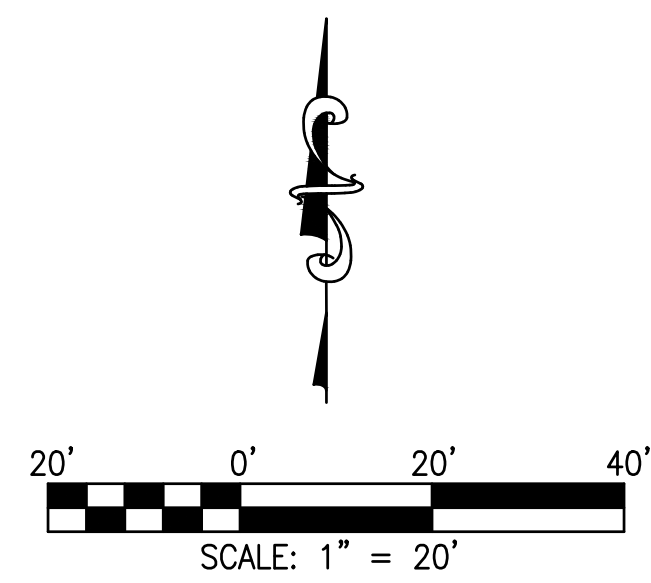
**BROWN TERRACE &
KEATING'S KOVE ACRES**

**TOWN OF SHADY SHORES
DENTON COUNTY, TEXAS**

BOUNDARY SURVEY

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5 of 6



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6 of 6	

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**BROWN TERRACE &
KEATING'S KOVE ACRES**

**TOWN OF SHADY SHORES
DENTON COUNTY, TEXAS**

BOUNDARY SURVEY



**SHADY SHORES ZONING BOARD OF ADJUSTMENTS
NOVEMBER 7, 2022; 7:00 PM
SHADY SHORES COMMUNITY CENTER
101 S. SHADY SHORES ROAD
SHADY SHORES, TX 76208**

MINUTES

Cindy Aughinbaugh	Mayor	Present
Tom Newell	Mayor Pro Tem	Absent
Charles Grimes	Councilmember	Present
Jeff Belton	Councilmember	Present
Bill Emsoff	Councilmember	Present
Mike Nowels	Councilmember	Present

Staff Present: Wendy Withers, Town Administrator; Amber Schuler, Deputy Town Secretary; Katie Klein, Communications Admin

1. CALL TO ORDER

Mayor Aughinbaugh called the meeting to order at 7:15 pm.

2. ROLL CALL

Establish a quorum

Mayor Aughinbaugh called the roll and a quorum was established for the record.

3. MINUTES:

1. Consider and act on approval of the minutes of the March 21, 2022 Zoning Board of Adjustments Meeting.

Bill Emsoff made a motion to approve. Charles Grimes seconded the motion.

Discussion: None

Ayes: Grimes, Belton, Emsoff, Nowels

Nays: None

The motion passed unanimously.

4. PUBLIC HEARINGS

1. PUBLIC HEARING –Conduct a public hearing relative to a request made by Rudy Sustainio for a variance to the lot coverage and rear yard setbacks for the property known as 104 Brown Terrace #4 located in the Keatings Kove Subdivision.

A. Open Public Hearing

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B. Applicant

C. Those in Favor

Deborah Milliken 104 Brown Terrace #23 signed up to speak and stated she was not opposed to the request however she was interested to hear what the owner was proposing for the property

Paxton Ellis 107 Brown Terrace, state that he didn't want to be difficult but felt that the area was already small and limited and that if the board granted this variance, it may not match what Shady Shores desires for buildings. Mr. Paxton further expressed that he felt like matching the setbacks on such a small lot would be difficult. The public hearing was closed at 7:14 pm.

D. Those Opposed

E. Rebuttal

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Mayor Aughinbaugh closed the public hearing at 7:14 pm.

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1. Action Regarding Public Hearing- Consider and act on a request for a variance made by Rudy Sustainio for a variance to the lot size coverage and the rear yard setbacks.

Bill Emsoff made a motion to table this agenda item pending further information from Mr. Sustainio regarding a building plan. Mike Nowels seconded the motion.

Discussion: None

Ayes: Grimes, Belton, Emsoff, Nowels

Nays: None

The motion passed unanimously.

6. ADJOURN

The meeting was adjourned at 7:40 pm.

Passed and approved this the _____ day of _____, 2023.

Attest:

Cindy Aughinbaugh, Mayor

ATTEST:

Wendy Withers, Town Administrator



April 24, 2023

Dear Property Owner:

The Town of Shady Shores Zoning Board of Adjustments will conduct a public hearing on May 8, 2023, at 5:30 pm. Mr. Rudy Susanto has requested a variance to the front yard setback from 20' to 10' for the property known as 104 Brown Terrace Lot 4. At this time all interested parties are encouraged to attend. The public hearing will be held on May 8, 2023, at 5:30 pm at the Shady Shores Community Center 101 S. Shady Shores Community Center. For more information, please contact wendy.withers@shady-shores.com.



Sincerely,

Wendy Withers, TRMC, CMC, CPM, MPA
Town Administrator

Town of Shady Shores
101 S. Shady Shores Road
Shady Shores, TX 76208
(940) 498-0044 phone
(940) 497-2597 fax
www.shady-shores.com

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TOWN OF SHADY SHORES

ZONING VARIANCE REQUEST PACKET

(UPDATED APRIL 29, 2014)



Application Checklist

- ☒ Application → *Return to original application*
- ☐ \$500 Application Fee
- ☐ Cost for Property Owner Mailings (\$1/Property - Minimum \$25)
- ☐ Property Detail from Denton Central Appraisal District Website
- ☐ Aerial Photograph or Plat
- ☐ Development Plans (if applicable)
- ☐ Received a minimum of 30-days prior to Board meeting

Variance Request Summary

- ☐ Main Structure Setback: _____
- ☐ Accessory Structure Setback: _____
- ☐ Lot Size: _____
- ☐ Residential Structure Size: _____
- ☒ Other: *Set back limit (new drawing reflects 40% lot coverage)*
Front 10ft on half of front side.

ZONING VARIANCE APPLICATION

TO THE HONORABLE ZONING BOARD OF ADJUSTMENTS OF THE
TOWN OF SHADY SHORES, TEXAS:

I/WE, the undersigned owner(s) (Print) Rudy Suxantio
of all property within described do hereby file this, my/our Application for a Zoning Variance under
the provisions of the Zoning Ordinance of the Town of Shady Shores, Texas on said property, so there
may be permitted on said property the following Zoning Variance:

The said property is located at: (Address) 104 Brown Terrace #F

Legal description: Survey _____ Abstract _____

Lot 4 Block Keating Cove Acres Total Acreage 0.1446

Said property is currently zoned: Residential

Proposed development plans are/are not submitted herewith, explanation if any.

Floor plan submitted to Wendy Withers

Explanation of hardship:

I/We REPRESENT AND CERTIFY that I/We own said property and have full authority to make and
file this application. I/We have read in full the attached Zoning Variance Request Packet and
acknowledge that the variance application fee is non-refundable.

[Signature]
SIGNATURE(S)

4/20/23
DATE

foody@gmail.com
E-MAIL ADDRESS

972.342.3774
PHONE NUMBER

OFFICE USE ONLY BELOW

- ☐ Letters sent to property owners within
200-foot of subject property 10-days
prior to meeting but no more than 20-
days prior
- ☐ Legal notice published in official
newspaper 10-days prior to meeting but
no more than 20-days prior

Date Received: _____
Receipt #: _____
Check #: _____
Received by: _____



AGENDA MEMORANDUM

DATE: May 8, 2023
TO: Zoning Board of Adjustment
FROM: Wendy withers, Town Administrator
SUBJECT: A) Open Public Hearing
B) Application
C) Those in favor of the request
D) Those opposed to the request
E) Rebuttal, if desired
F) Close Public Hearing.

BACKGROUND/INFORMATION:

FINANCIAL IMPLICATIONS:

RECOMMENDATION/ACTION DESIRED:

ATTACHMENTS/SUPPORTING DOCUMENTATION:

None

REVIEWED BY:



AGENDA MEMORANDUM

DATE: May 8, 2023
TO: Zoning Board of Adjustment
FROM: Wendy withers, Town Administrator
SUBJECT: Action Regarding Public Hearing- Consider and act on approval or denial of the request made by Rudy Susantio for a variance to the front yard setback from 20' to 10'.

BACKGROUND/INFORMATION:

FINANCIAL IMPLICATIONS:

RECOMMENDATION/ACTION DESIRED:

ATTACHMENTS/SUPPORTING DOCUMENTATION:

None

REVIEWED BY: