



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

MINUTES

MEMBERS PRESENT

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

Staff Present: Wendy Withers, Town Administrator; Amber Schuler, Municipal Court Administrator; Katie Klein, Community Relations Admin; Jim Shepherd, Town Attorney

1. CALL TO ORDER

Mayor Aughinbaugh called the meeting to order at 5:30 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 approve of the minutes of the Zoning Board of Adjustment meeting minutes from November 7 2022.

A motion was made by Mayor Pro Tem (3), Tom Newell, seconded by Alderman Place 1 Jeff Belton; to approve of the minutes of the Zoning Board of Adjustment from November 7 2022. The motion carried.

Yes: 5 - Charles Grimes, Tom Newell, Jeff Belton, Bill Emsoff
No: 0 - None

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.

- A) Mayor Aughinbaugh opened the public hearing at 5:33 pm.
- B) Those in favor of the request - Mr. Terrance Jarog, 104 Brown Terrace #2 spoke in favor of the request, stating that the lot in question is one of the smallest lots in Keating Kove.
- C) Those opposed to the request- Paxton Ellis, 286 Eagle Mountain Drive Lake Dallas, TX 75065-2956 stated that he was in opposition to the proposal, he is building a home next to the property in question and owns lots on either side. Mr. Ellis was opposed to the fact that the original deed restrictions were being used to determine the setback lines.
- D) The Applicant was not present
- E) Mayor Aughinbaugh closed the public hearing at 5:37 pm.

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'.
Mayor Aughinbaugh expressed concerns about the parking for this lot. Mayor Aughinbaugh stated she was concerned because the road was already quite small and even with the 20' setback for a garage and driveway space for a minimum of 2 it really wouldn't resolve the issue when the property owner had guests.

Councilmember Charles Grimes stated that he did not feel that this was a hardship as the house was too big for the lot and stated that he felt the applicant should come up with a plan that would fit the size of the lot.

A motion was made by Alderman Place 5 Charles Grimes, seconded by Alderman Place 1 Jeff Belton to deny the request made by Rudy Susantio for a variance to the front yard setback from 20' to 10'. The motion carried.

Yes: 4 - Grimes, Belton, Emsoff, Newell

No: 0 - None

6. ADJOURN

The meeting was adjourned at 5.41 pm.

Passed and approved this the 11 day of November, 2024.

APPROVED:

Cindy Aughinbaugh
Cindy Aughinbaugh, Mayor

ATTEST:



Wendy Withers
Wendy Withers, Town Administrator/Secretary