



**TOWN OF SHADY SHORES
ZONING BOARD OF ADJUSTMENTS
SPECIAL CALLED SESSION
DECEMBER 16, 2024; 6:00 PM
SHADY SHORES COMMUNITY CENTER
101 S. SHADY SHORES ROAD
SHADY SHORES, TX 76208**

AGENDA

1. CALL TO ORDER
2. ROLL CALL
 Establish a quorum
3. MINUTES:
 1. Consider and act on approval of the minutes of the November 11, 2024, Zoning Board of Adjustment Meeting.
4. PUBLIC HEARINGS
 1. PUBLIC HEARING 117 Cielo Lane Conduct a public hearing relative to a request made by GUZMAN, MICHAELINE PEREZ & VALERIE KIM TRANG for a variance to the Town of Shady Shores Zoning Ordinance relative to the number of allowed structures per property.
 - A. Open Public Hearing
 - B. Applicant
 - C. Those in Favor
 - D. Those Opposed
 - E. Rebuttal
 - F. Close Public Hearing
 2. Public Hearing 124 S Hidden Valley Airpark- Conduct a public hearing relative to a request made by Stuart Stevenson for a variance to the Subdivision Ordinance allowing the driveway to be constructed less than 75' from the intersection.
 - A. Open Public Hearing
 - B. Applicant
 - C. Those in Favor

- D. Those opposed
- E. Rebuttal
- F. Close Public Hearing

5. REGULAR AGENDA

- 1. VARIANCE REQUEST 117 CIELO LANE-Consider and act on approval of a variance to the number of structures allowed per property for 117 Cielo Lane
- 2. VARIANCE REQUEST 124 S. HIDDEN VALLEY AIRPARK- Consider and act on approval of a request made by Stuart Stevenson for a variance to the Subdivision Ordinance allowing the driveway to be constructed less than 75' from the intersection.

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 12th Day of December, 2025, at 9:30 A.M.

Wendy Withers
Wendy Withers, Town Secretary



SHADY SHORES ZONING BOARD OF ADJUSTMENTS
NOVEMBER 11, 2024; 5:30 PM
SHADY SHORES COMMUNITY CENTER
101 S. SHADY SHORES ROAD
SHADY SHORES, TX 76208

MINUTES

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.

MEMBERS PRESENT

Councilmember, Place 5 Charles Grimes, Mayor Pro Tem (3) Tom Newell, Councilmember, Place 2 Mike Nowels, Councilmember, Place 1 Jeff Belton (councilmember Belton arrived at 5:53 pm)

MEMBERS ABSENT: Councilmember Place 4, Josh Juve

STAFF PRESENT:

Wendy Withers, Town Administrator; Katie Klein, Community Relations Admin, Amber Schuler, Deputy Town Secretary; Jim Shepherd, Town Attorney

3. MINUTES:

1. Minutes- Consider and act on approval of the minutes of the May 8, 2023 Zoning Board of Adjustments Meeting.

A motion was made by Mayor Pro Tem (3) Tom Newell, seconded by Councilmember, Place 2 Mike Nowels; to approve the minutes of the May 8, 2023 Zoning Board of Adjustments meeting. The motion carried.

Yes: 3- Charles Grimes, Tom Newell, Mike Nowels

No: 0 - None

Recused: 0 - None

4. PUBLIC HEARINGS

1. PUBLIC HEARING – Conduct a public hearing relative to a request made by Mike and Katherine Boliver for the property more legally known as 322 Oakwood Circle for a variance to the Town of Shady Shores Code of Ordinances Chapter 14, Article 2.1 (K) (vii) which states: Lot size determines the type and size of

accessory structures.

A. Open Public Hearing

Mayor Aughinbaugh opened the public hearing at 5:40 pm.

B. Applicant

Mike and Katherine Bolliver were present and stated they would like to build an additional building on their lot. However, their original permit had been denied because they had exceeded the maximum number of accessory structures allowed. The previous structures were constructed prior to the passage of the current Ordinance.

C. Those in Favor

Margaret Henderson submitted a letter in support of the project. Exhibit A

D. Those Opposed

No one spoke in opposition to the request.

E. Rebuttal

None

F. Close Public Hearing

Mayor Aughinbaugh closed the public hearing at 5:39 pm.

5. REGULAR AGENDA

1. ACTION REGARDING PUBLIC HEARING- Consider and take appropriate action relative to the request made by Mike and Katherine Boliver for a variance to the Zoning Ordinance regarding Accessory Structures.

Mayor Pro Tem Tom Newell asked about the height of the proposed new structure. The board took a short recess at 5:50 pm. The board reconvened at 5:55 pm. (Councilmember Jeff Belton joined the meeting.)

A motion was made by Councilmember, Place 2 Mike Nowels, seconded by Councilmember, Place 5 Charles Grimes; to approve the request for a building not to exceed 23x37x12 with only 13'X27'X12'. The motion carried.

Yes: 4 - Charles Grimes, Tom Newell, Mike Nowels, Jeff Belton

No: 0 - None

Recused: 0 - None

6. ADJOURN

The meeting was adjourned at 6:03 pm.

PASSED AND APPROVED THIS THE _____ DAY OF _____, 2024

APPROVED:

Cindy Aughinbaugh, Mayor

ATTEST:

Wendy Withers, Town Administrator/Secretary



AGENDA MEMORANDUM

DATE: December 16, 2024
TO: Zoning Board of Adjustment
FROM: Wendy withers, Town Administrator
SUBJECT: **PUBLIC HEARING 117 Cielo Lane Conduct a public hearing relative to a request made by GUZMAN, MICHAELINE PEREZ & VALERIE KIM TRANG for a variance to the Town of Shady Shores Zoning Ordinance relative to the number of allowed structures per property.**

BACKGROUND/INFORMATION:

FINANCIAL IMPLICATIONS:

RECOMMENDATION/ACTION DESIRED:

The applicant applied for a permit for a pickleball court with a cover. Based on the current ordinance, she would have more than the allowed number of structures on her property per the Ordinance which currently states:

Type 1 Size of Structure

Lot Size	Building Type	Total Square Footage	Building Type	Total Square Footage	Note
1 to less than 2 acres	Type 1 or Type 2	Not to exceed 2000	Type 3	Not to exceed 300	Must have Ag. exemption
2 to less than 5 acres	Type 1 or Type 2	Not to exceed 4500	Type 3	Not to exceed 300	Must have Ag. exemption
5 or more acres	Type 1 or Type 2 (four total)	*not to exceed 10% of the lot size	Type 3	Not to exceed 300	

The applicant's property is 2.28 acres; according to DCAD has the following structures located on the property-

- Residential Structure
- Detached Living Quarters
- Detached Garage
- Carport
- Thera Pool/Spa
- Swimming Pool

The current lot coverage without the pickle ball court is 10%.

ATTACHMENTS/SUPPORTING DOCUMENTATION:

1. 117 Cielo Lane Aerial Photo
2. 117 Cielo Lane - inspector notes
3. Pickleball-Building_Full-Set-Preliminary
4. 117 Cielo Lane survey 2024-09-05 08-0570816
5. Variance Application 117 Cielo Lane_Redacted

REVIEWED BY:

now reference projects and can be managed in the Layers panel



Reporting System

Permit Application #A24-0743 Location:117 CIELO LN

Routing Details

✓ **Department: Initial Application Review - Approved: November 18, 2024 - Status: Approved**

Permit Application #A24-0743 Location:117 CIELO LN - by Joan Davis - Permit Tech at October 15, 2024 02:58PM
Status: In Progress
Activity Type: Application Sent

Joan Davis
Town of Shady Shores
Permit Tech
development.permits@shady-shores.com
9404980044

Permit Application #A24-0743 Location:117 CIELO LN - by Joan Davis - Permit Tech at November 15, 2024 11:55AM
Status: In Progress
Activity Type: Application Sent

Scott - this is a new permit application for a cover on the pickleball court by a new contractor. This is ready for your review.

Joan Davis
Town of Shady Shores
Permit Tech
development.permits@shady-shores.com
9404980044

Permit Application #A24-0743 Location:117 CIELO LN - by Joan Davis - Permit Tech at November 18, 2024 09:44AM
Status: Approved
Activity Type: Application Sent

Joan Davis
Town of Shady Shores
Permit Tech
development.permits@shady-shores.com
9404980044

✗ **Department: Inspector Review - Status: Rejected**

Permit Application #A24-0743 Location:117 CIELO LN - by Scott Leavelle - Building Inspector at November 19, 2024 02:40PM
Status: Rejected
Activity Type: Plan Approval

1. Plans are Denied due to additional structures already exist on the property. The Pickle ball cover is prohibited.
2. All steel structures over 120 sq ft. and less than 2,000 sq ft. shall be signed sealed and designed by a licensed engineer to meet the 2021 live loads, dead loads, and wind loads of 105 mph.

Engineers inspection not required for structures under 2,000 sq. ft.

Scott Leavelle
Town of Shady Shores
Building Inspector
ScottBigBearTX@gmail.com
817-244-2327



Reporting System

Department: Engineering Review - Status: In Progress

Department: Final Approval - Status: In Progress



Reporting System

Record Actions

New Permit Application #A24-0743 Location: 117 CIELO LN

By Joan Davis - Permit Tech at October 15, 2024 08:42AM

Hello,

A new permit application has been submitted for review. Please login to your CIVICGov Web Application account and visit the link below to view the permit details.

https://www.civicgov4.com/tx_shadyshores/permits/details/10684

If you cannot click on the link above, please copy and paste the entire link in the browser address bar.

Sincerely,
CIVICGov Team.

PICKLE BALL COVER

FOR PRIME COURTS

117 CIELD LANE, SHADY SHORES, TX 76208

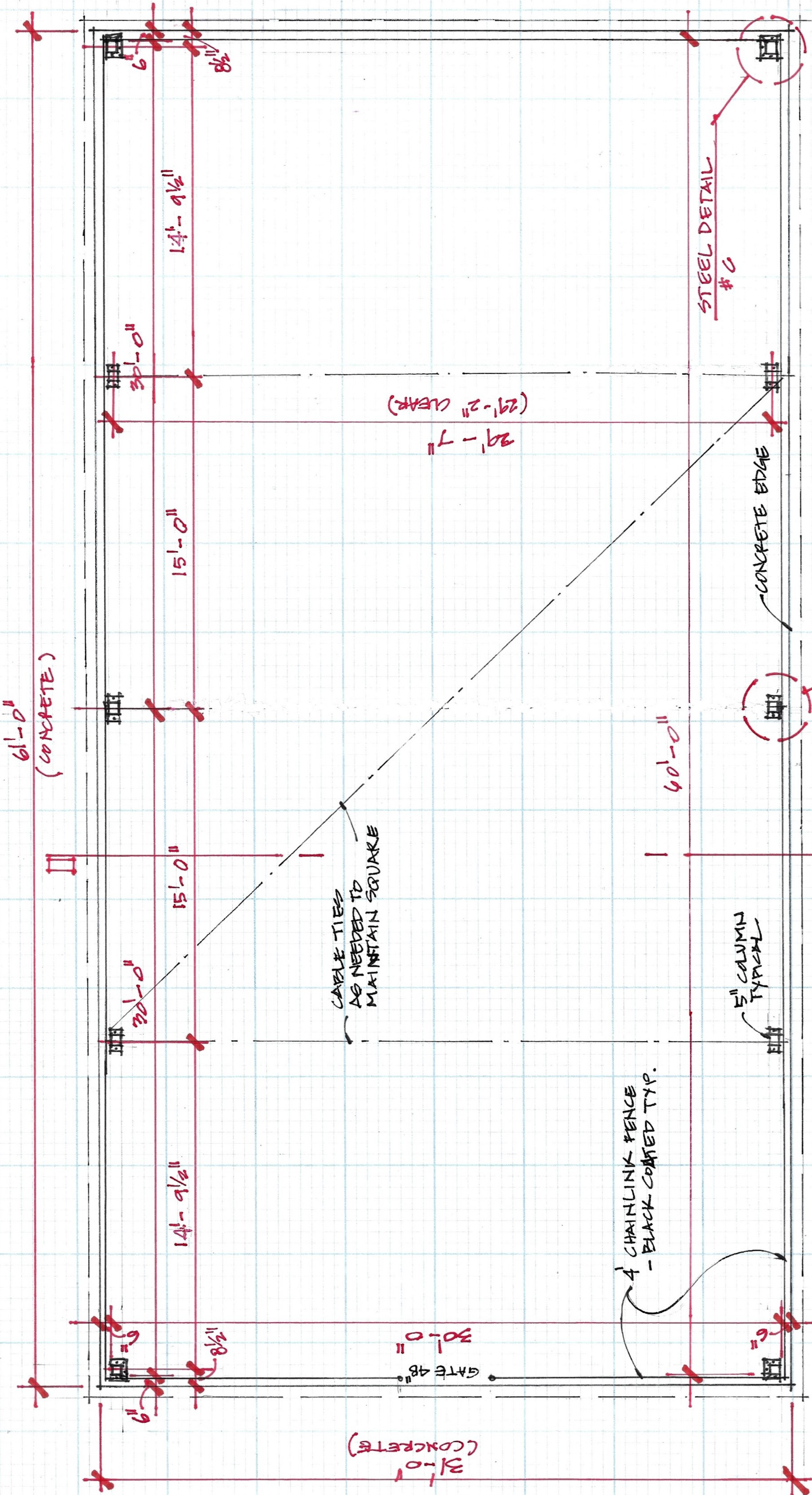
PRELIMINARY PLANS

NOT FOR CONSTRUCTION

PROJECT: 24-0044 rr

PROJECT DATE: 09/30/24 - CFOREST

COVER

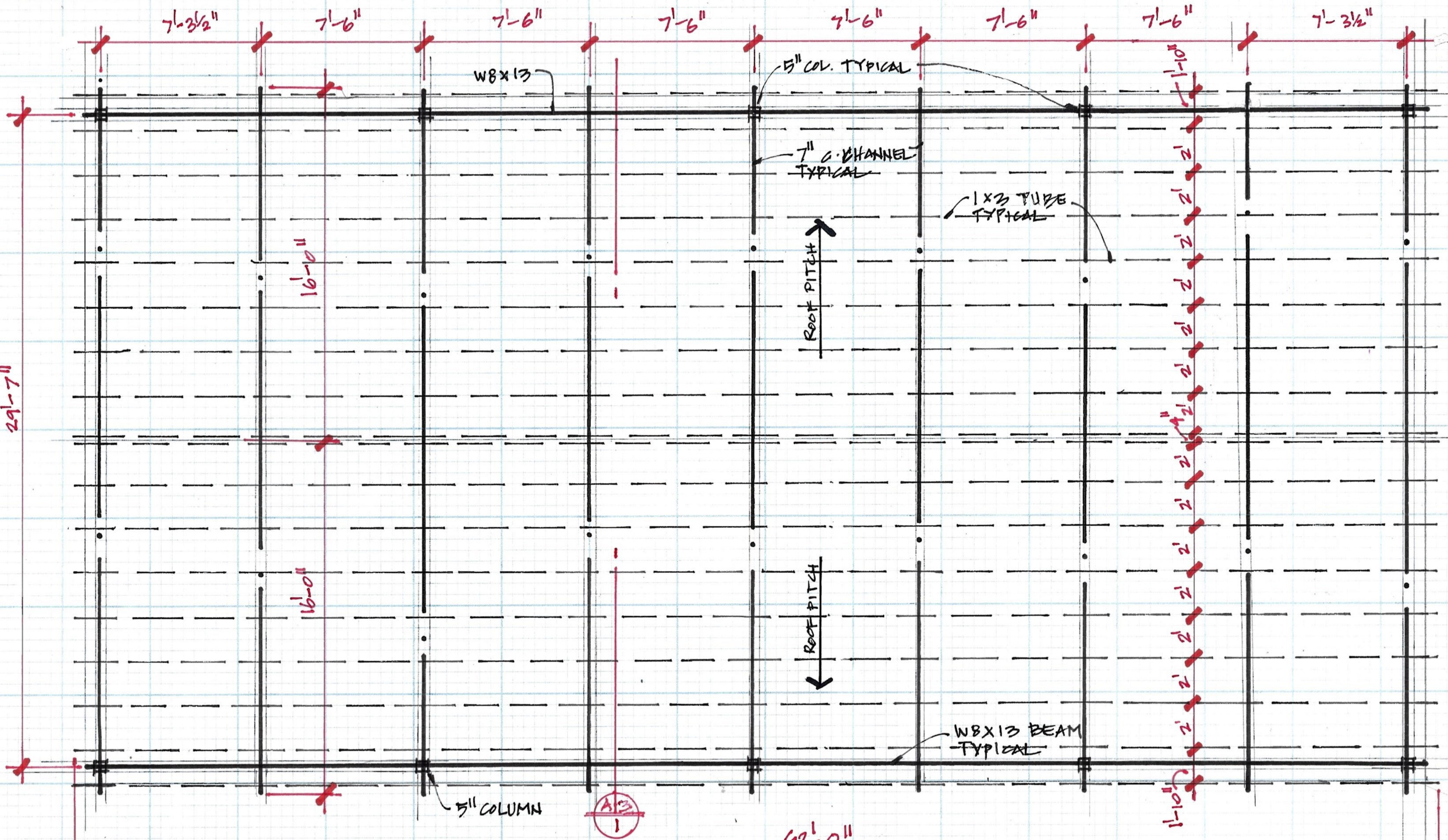


FLOOR PLAN
SK-1

STEEL DETAILS
A & B

FLOOR PLAN

DESIGNS BY:
2300 OLYMPIA DRIVE
UNIT #210263
FLOWER MOUND, TX 75027
(912) 544-9860



DESIGNS BY:
 2300 OLYMPIA DRIVE
 UNIT #210269
 FLOWER MOUND, TX 75027
 (972) 544-9860

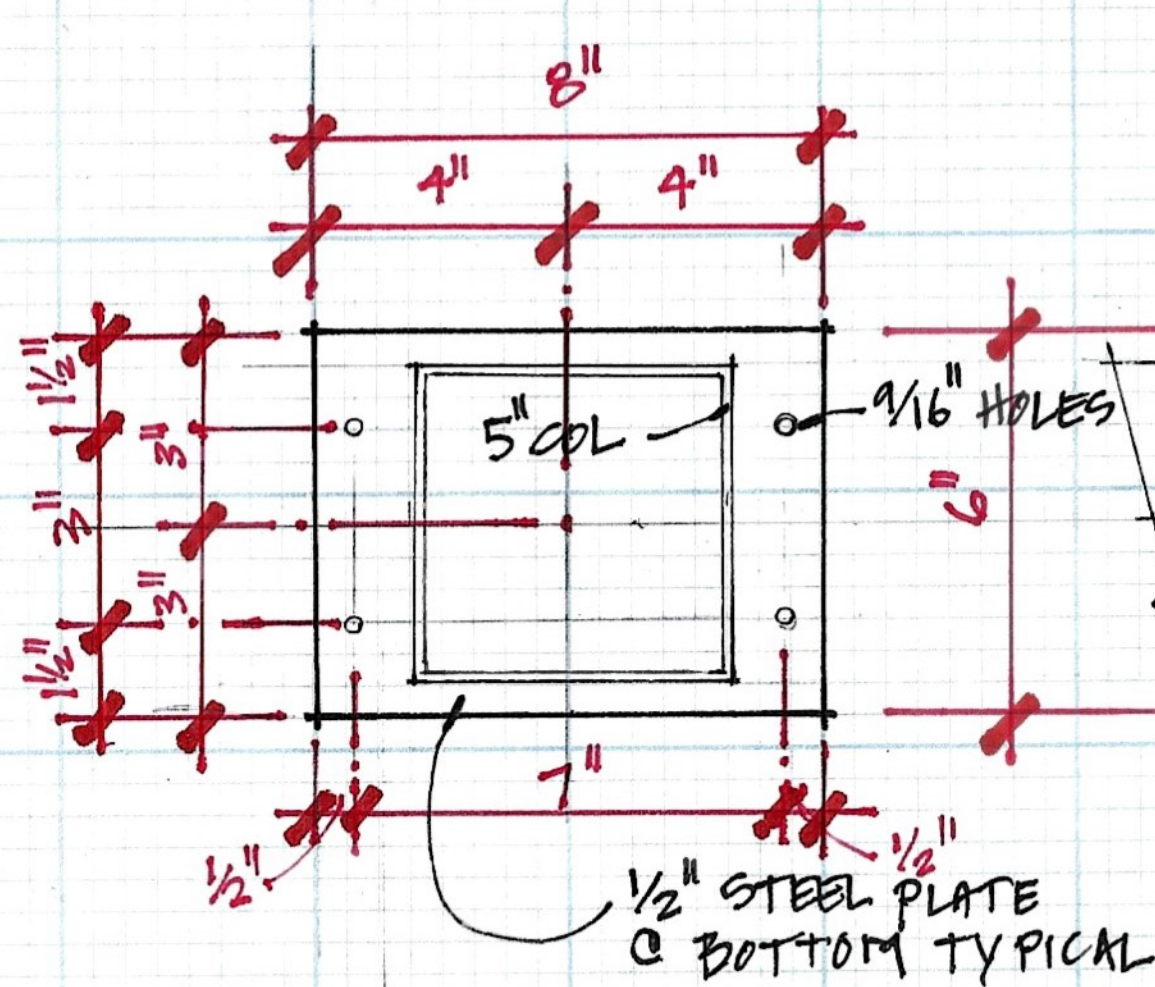
FRAMING PLAN

SCALE:

1/4" = 1'-0"

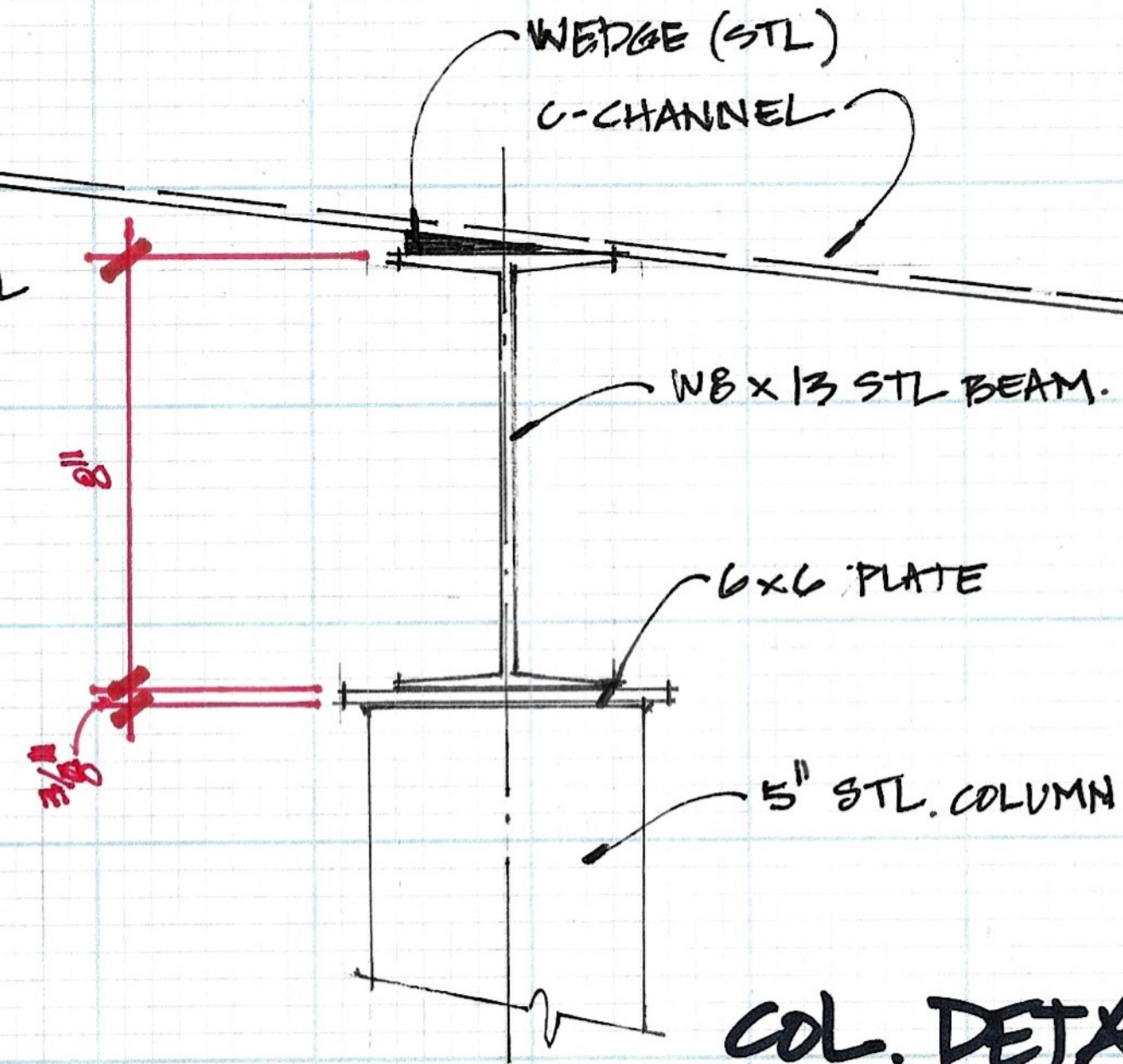
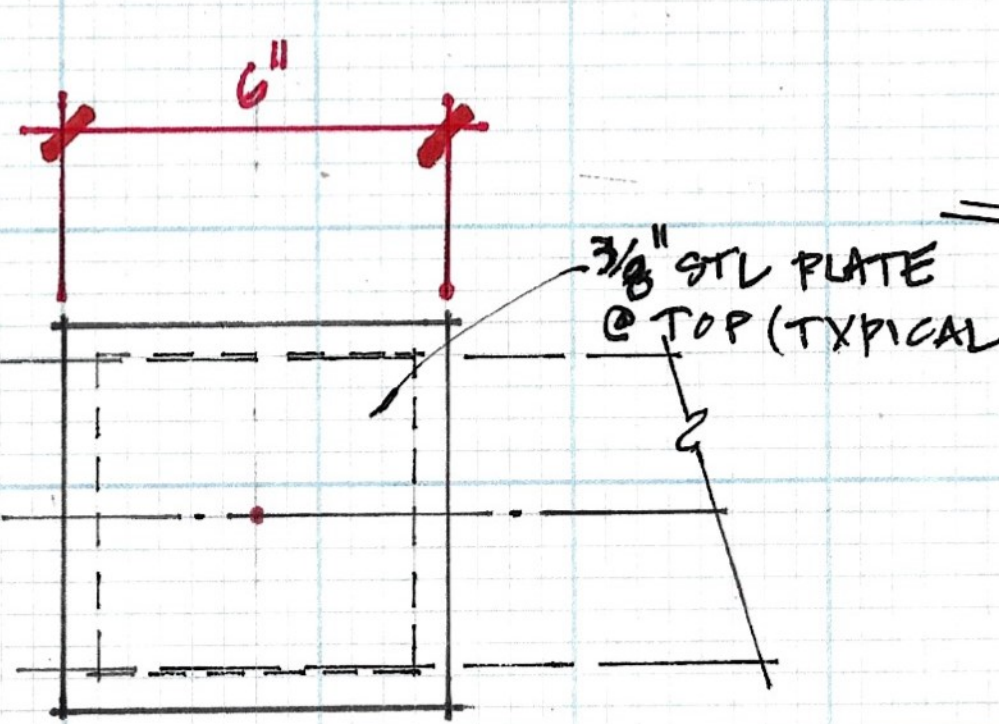
FRAMING PLAN

SK-2

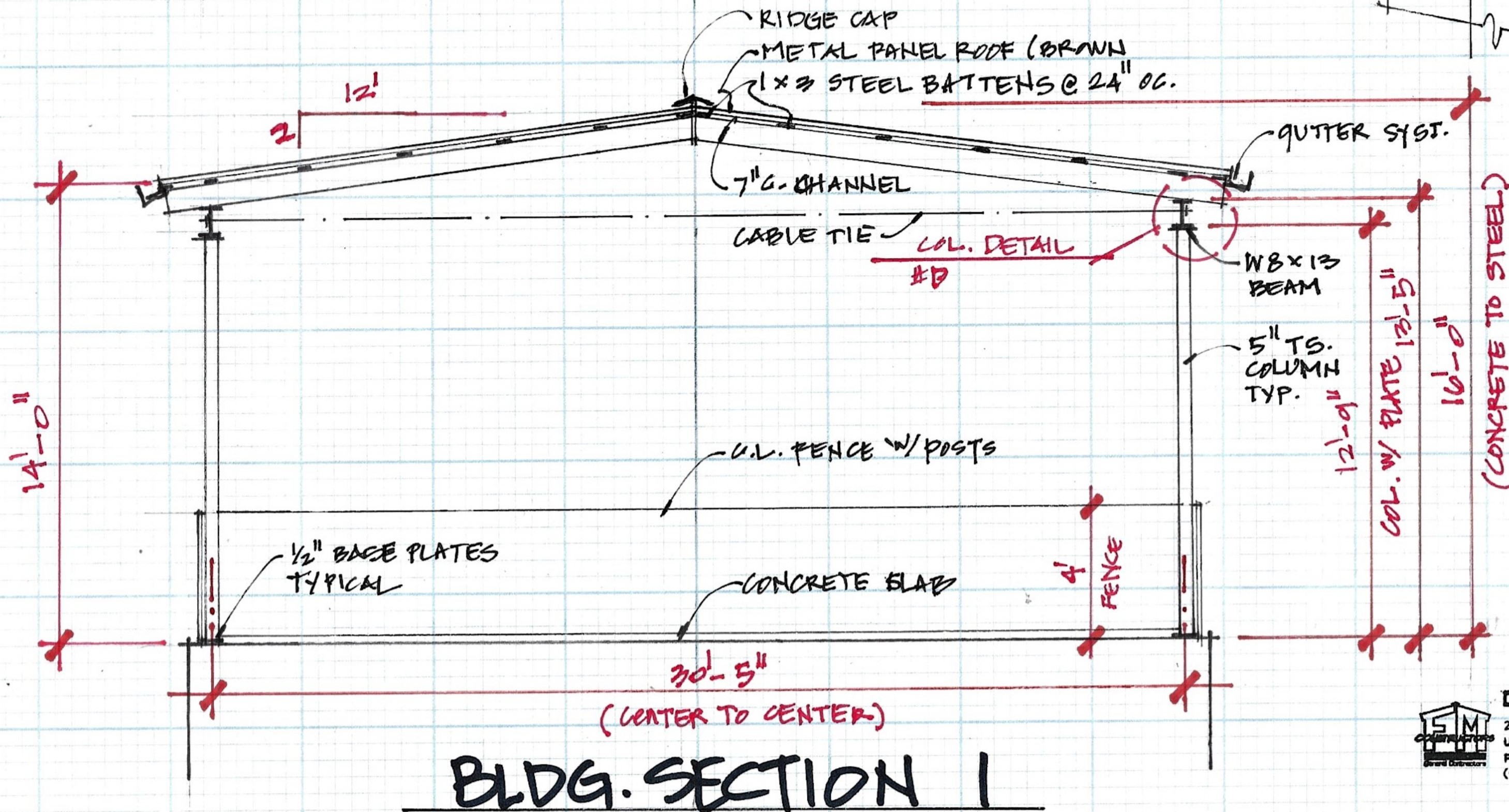


BASE PLATE A

TOP PLATE B



COL. DETAIL D



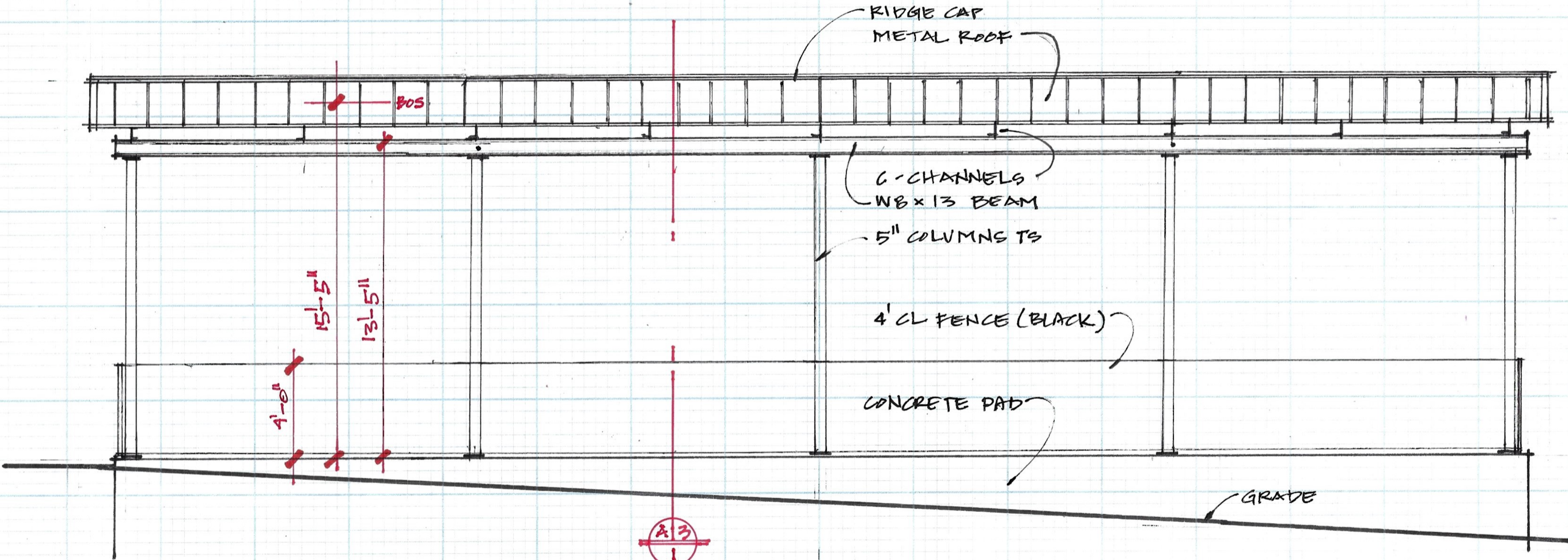
BLDG. SECTION I

BASE PLATE C



DESIGNS BY:
2300 OLYMPIA DRIVE
UNIT #210269
FLOWER MOUND, TX 75021
(972) 544-9860

SECTIONS/DETAILS
SK.3



ELEVATION (EAST)
 SCALE: $\frac{1}{4}" = 1'-0"$


DESIGNS BY:
 2300 OLYMPIA DRIVE
 UNIT #210269
 FLOWER MOUND, TX 75021
 (972) 544-9860

ELEVATIONS
SK-4

7509 PENNEDGE CIRCLE
HOWLETT, TX 75088

SURVEY PLAT



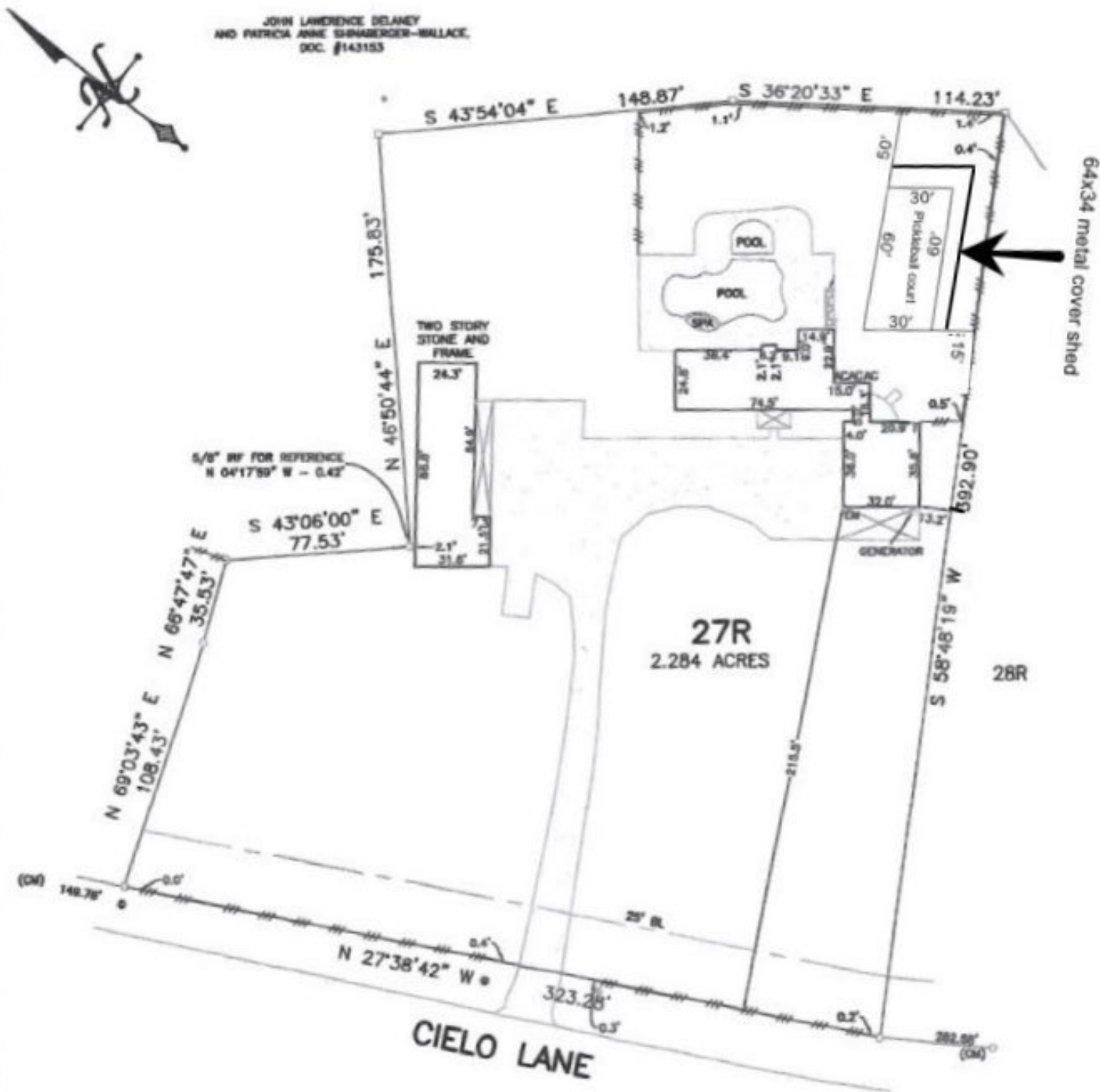
FIRM REGISTRATION NO. 10194366

BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 117 CIELO LANE, in the city of SHADY SHORES, Texas.

Being Lot 27R, of A RePlat Of Part of Lots 27, 28, 29, in Rockaway Beach Addition, an Addition to the Town of Shady Shores, Denton County, Texas, according to the Plat thereof recorded in Cabinet L, Page 113, Plat Records of Denton County, Texas.

JOHN LAWRENCE DELANEY
AND PATRICIA ANNE SHINBERGER-MALLACE
DOC. #143153



CM'S SHOWN HEREON ARE BASIS
FOR DIRECTIONAL CONTROL

EASEMENTS RECORDED IN
THE FOLLOWING VOLUME &
PAGES TO THE BEST OF
MY KNOWLEDGE AND BELIEF
DO NOT AFFECT THE ABOVE
DESCRIBED PROPERTY.
VOL. 432, PG. 289

ACCEPTED BY:

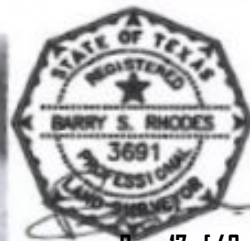
The plat herein is true, correct, and accurate representation of the property as determined by survey, the line and dimensions of said property being as determined by the plat; the size, location and type of building improvements are as shown, all improvements being within the boundaries of the property, set back from property line the distance indicated, or visible and approved easements.

TITLE AND ABSTRACTING WORK FURNISHED BY INDEPENDENCE TITLE

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 50' USE OF THIS SURVEY FOR ANY OTHER PURPOSE
OR OTHER PARTIES SHALL BE AT THEIR RISK AND
UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR
Date: 06/28/21 ANY LOSS RESULTING THEREFROM.
G. F. No.: 213007-APP THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR
Job no.: 202106255 INDEPENDENCE TITLE

Drawn by _____

[illegible]

TOWN OF SHADY SHORES

ZONING VARIANCE REQUEST PACKET

(UPDATED APRIL 29, 2014)



Application Checklist

- ☒ 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: _____

ZONING VARIANCE APPLICATION

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

I/WE, the undersigned owner(s) (Print) MICHAELINE PEREZ-GUZMAN & VALERIE TRANG
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:

Per Ordinance only one additional structure is
allowed. The Pickleball cover would be a third structure

The said property is located at: (Address) 117 CIELO LANE

Legal description: Survey BACKLAWAY BEACH LOT 27R Abstract _____

Lot 27R Block _____ Total Acreage 1.284

Said property is currently zoned: RESIDENTIAL

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

THEY WERE ALREADY SUBMITTED

Explanation of hardship:

I CURRENTLY SUFFER FROM MELASMA SKIN CONDITION.
AS A RESULT, I CAN NOT EXERCISE IN THE SUN. THE COURT COVER
WILL ALLOW ME TO EXERCISE OUTDOORS

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)

10/24/2024

[Signature]
E-MAIL ADDRESS

[Signature]
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: 10/24/2024
Receipt #: 24-4313
Check #: 1028 (\$500)
Received by: Amber Schuler

Property ID 179765

What is a zoning variance?

A zoning variance is permission granted by the Board of Adjustment to waive or alter a requirement of the zoning ordinance. The Board of Adjustment can adjust the standards of the zoning ordinance where exceptional and extraordinary circumstances apply to a property. This exceptional and extraordinary circumstance is known as a *hardship*. The Board can vary the strict application of height, area, setback, yard, parking, or density requirements of the zoning ordinance.

When could a variance be granted?

A variance is granted when a hardship associated with a property is preventing the property from meeting the requirements of the zoning ordinance. Zoning regulations are intended to preserve and protect property uses and values, and to promote health and general welfare. Therefore, provisions of the zoning ordinance should be universally applied. However, sometimes there are extraordinary conditions at a particular property. Due to this peculiar circumstance, carrying out the strict letter of the zoning ordinance would render the property useless. A variance can be granted after an analysis focused on particular conditions and circumstances of a specific property.

What is a hardship?

There are special conditions attached to the property that do not generally apply to other properties in the area. Special conditions can involve the size, shape, topography or general location. There is a physical constraint which is unique to a property. Special circumstances are not interpreted to be something intangible, such as lack of knowledge of the code or misinformation at the time of purchase or construction. A hardship is a characteristic of the property, not the person.

A literal enforcement of the provisions of the zoning ordinance will result in an unnecessary hardship. For example, it must be demonstrated that a strict enforcement of the ordinance would prohibit the development of the property or no reasonable use of the property can be made. It is not sufficient that the requirement would make the property less profitable or marketable.

The variance request is necessary for the preservation of a property right of the applicant that is substantially the same as that possessed by owners of other property in the same zoning district. For example, it must be demonstrated to the Board that you are seeking a property right that is generally enjoyed by other property owners in the same zoning district, not some additional privilege not generally enjoyed by others in the area.

The spirit of the zoning ordinance is observed and substantial justice is done. For example, variances cannot be granted which would be contrary to the public interest or that would pose a threat to the public health and safety such as fire safety, structural stability, clearance, preservation of air, light or open space, and visual or aesthetic concerns.

What is not a hardship?

Economic hardships. For example, adding more units to a building than allowed can generate more income and make the project more economically feasible.

Self-Created hardships. Conditions that are created as a result of action by the applicant or owner and not as a result of the land.

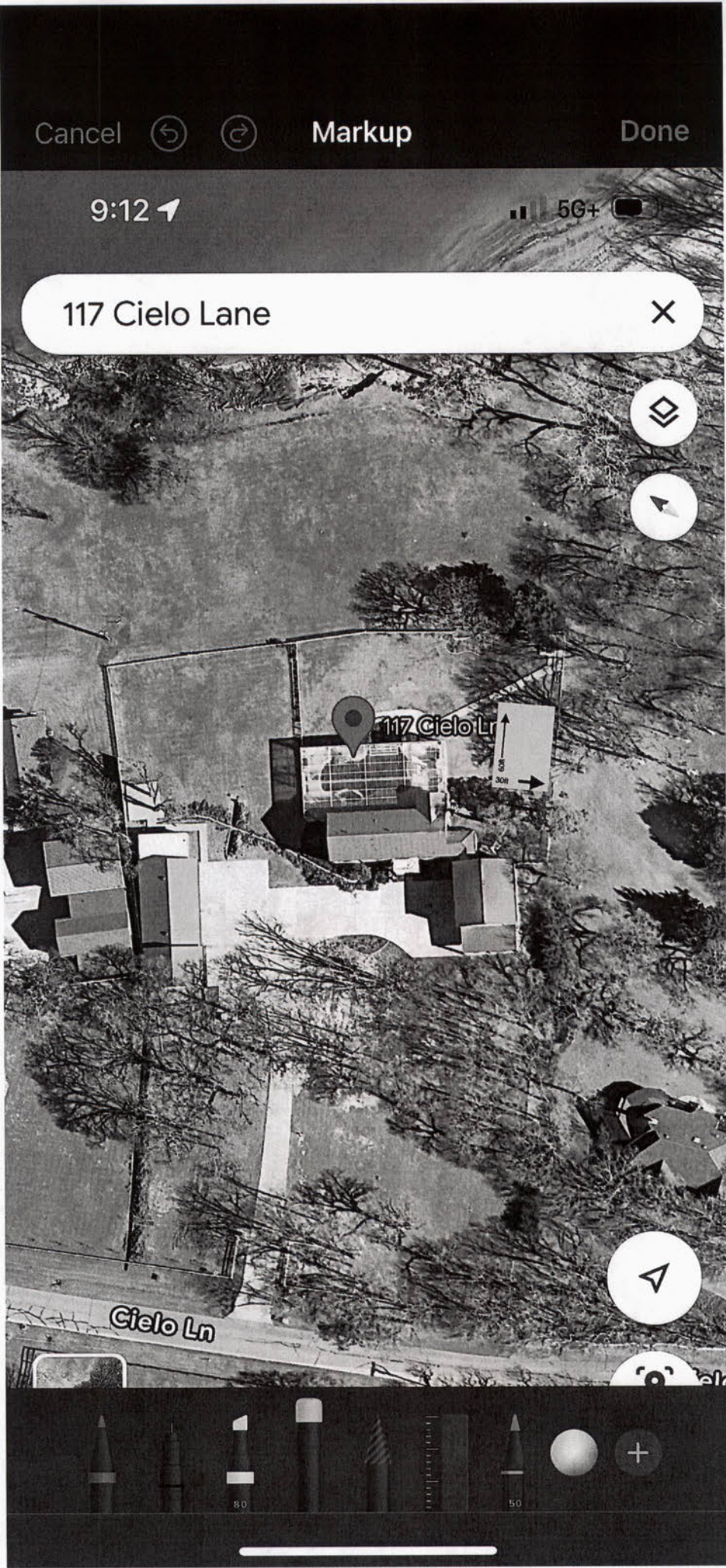
Personal hardships. Conditions personal to the owner of the land (ie. person's health, age, family conditions, desires, or other personal needs), not conditions especially affecting the lot in question.

ZONING VARIANCE PROCESS FLOWCHART

(process in its entirety can be found in Zoning Ordinance 256, Article 3.7 Board of Adjustment)

Following a decision of the Zoning Board of Adjustment, the applicant has 180 days in which to apply for and receive a building permit for the development plans for which a variance was granted.

An applicant may not submit a request for the same variance for a minimum period of 6-months, unless the conditions of the property substantially change within that 6-month period.



10 feet from
the side
property line



AGENDA MEMORANDUM

DATE: December 16, 2024
TO: Zoning Board of Adjustment
FROM: Wendy withers, Town Administrator
SUBJECT: Public Hearing 124 S Hidden Valley Airpark

BACKGROUND/INFORMATION:

FINANCIAL IMPLICATIONS:

RECOMMENDATION/ACTION DESIRED:

Conduct a public hearing relative to a request made by Stuart Stevenson for the construction of a driveway located at 124 S. Hidden Valley Airpark. The proposed driveway would be less than 75' from the intersection, which is in violation of the Town of Shady Shores Ordinances. The Hidden Valley Airpark Architectural Committee has approved this change. However, due to the fact that it violates the Town Ordinance, a variance would be required. It should be noted that there was a similar situation with the property at 135 S. Hidden Valley Airpark, but the property owner opted to relocate the driveway rather than apply for a variance. The Current Ordinance Reads as follows:

No driveway shall be located within seventy-five feet (75') of a street intersection unless no other point of access can be provided. Likewise, driveways shall be located a minimum of seventy-five feet (75') from any median opening unless the median opening directly serves the driveways. The minimum separation between driveways shall be seventy-five feet (75') unless for low density residential access onto a local street. Deviation from these standards shall be allowed only upon approval of the Town Engineer. Driveways should be located directly opposite each other to minimize the potential points of conflict. The use of common driveways for adjacent property shall be encouraged.

ATTACHMENTS/SUPPORTING DOCUMENTATION:

1. Variance Application 124 S. Hidden Valley_Redacted

REVIEWED BY:

TOWN OF SHADY SHORES

ZONING VARIANCE REQUEST PACKET

(UPDATED APRIL 29, 2014)



Application Checklist

- ☐ 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: to have the driveway less than the 75' minimum from street intersection

287525

ZONING VARIANCE APPLICATION

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

I/WE, the undersigned owner(s) (Print) Stuart & Linda Stevenson
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 minimum distance from driveway to street intersection to be less than 75' as measured from the pavement edge
of the driveway/ street.

The said property is located at: (Address) 124 Hidden Valley Airpark

Legal description: Survey Hidden Valley Airpark Abstract _____

Lot 124S Block A Total Acreage 52,919 sf

Said property is currently zoned: _____

**Letter from HVAA BoD approving the variance

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

Site Plan

Architectural Plans

Drainage Plans with Town Engineers Comments

Hide Valley Phase V Errosion Control Plans To give a bigger view of the streets and driveway approach

Aerial View

Explanation of hardship:

It would be irrational to have two right angle turns required to reach the hangar. This would add unnecessary costs,

impair safety in taxing an aircraft, and would require removal of trees that could otherwise be saved.

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.

subt Linda Stevenson
SIGNATURE(S)

November 18, 2024
DATE

E-MAIL ADDRESS

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: _____

What is a zoning variance?

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When could a variance be granted?

A variance is granted when a hardship associated with a property is preventing the property from meeting the requirements of the zoning ordinance. Zoning regulations are intended to preserve and protect property uses and values, and to promote health and general welfare. Therefore, provisions of the zoning ordinance should be universally applied. However, sometimes there are extraordinary conditions at a particular property. Due to this peculiar circumstance, carrying out the strict letter of the zoning ordinance would render the property useless. A variance can be granted after an analysis focused on particular conditions and circumstances of a specific property.

What is a hardship?

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A literal enforcement of the provisions of the zoning ordinance will result in an unnecessary hardship. For example, it must be demonstrated that a strict enforcement of the ordinance would prohibit the development of the property or no reasonable use of the property can be made. It is not sufficient that the requirement would make the property less profitable or marketable.

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The spirit of the zoning ordinance is observed and substantial justice is done. For example, variances cannot be granted which would be contrary to the public interest or that would pose a threat to the public health and safety such as fire safety, structural stability, clearance, preservation of air, light or open space, and visual or aesthetic concerns.

What is not a hardship?

Economic hardships. For example, adding more units to a building than allowed can generate more income and make the project more economically feasible.

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ZONING VARIANCE PROCESS FLOWCHART

(process in its entirety can be found in Zoning Ordinance 256, Article 3.7 Board of Adjustment)

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An applicant may not submit a request for the same variance for a minimum period of 6-months, unless the conditions of the property substantially change within that 6-month period.

HIDDEN VALLEY AIRPARK ASSOCIATION, INC.



November 14th, 2024

Town Of Shady Shores
101 S. Shady Shores Road
Shady Shores, TX 76208

To Whom it May Concern:

The Hidden Valley Airpark Board of Directors has reviewed the construction plans for lot 124, owned by the Stevensons. We are in agreement that the driveway can be safely constructed as the plans indicate and are in support of their request for a variance from the town. If you have any questions or concerns, please reach out to me at the number listed below. Thank you.

Sincerely,
Linda A Eggers
President, HVAA Board of Directors



MECHANICAL NOTES

1. PLUMBING AND HVAC SYSTEMS

1.1. DESIGNED BY CONTRACTORS PLUMBING AND MECHANICAL ENGINEERING FIRM

1.2. PROPOSED LOCATIONS OF HVAC AND WATER HEATERS DETERMINED BY CONTRACTORS PLUMBING AND MECHANICAL ENGINEERING FIRM AND SUBMITTED TO OWNER AND ARCHITECT FOR APPROVAL

1.3. PROPOSED LOCATIONS OF HVAC VENTS AND RETURN AIR GRILLS DETERMINED BY CONTRACTORS PLUMBING AND MECHANICAL ENGINEERING FIRM AND SUBMITTED TO OWNER AND ARCHITECT FOR APPROVAL

2. ALL VENTILATION SYSTEMS SHALL BE DESIGNED TO MEET REQUIREMENTS AND DESIGNED BY CONTRACTORS PLUMBING AND MECHANICAL ENGINEERING FIRM

MECHANICAL SYMBOLS

+

W

COLD WATER TAP FOR REFRIGERATOR OR ICE MAKER

+

GAS

GAS SUPPLY

+

GAS

SWITCHED GAS KEY

+

W

FIRST FLOOR KEY

+

W

FIRST FLOOR KEY

GENERAL NOTES

1. CONTRACTOR SHALL COMPLY WITH APPLICABLE CODES AND REGULATIONS

2. THESE DRAWINGS DO NOT CONTAIN COMPLETE SPECIFICATIONS, DETAILS OR FULL INFORMATION. CONTRACTOR SHALL OBTAIN ALL NECESSARY INFORMATION FROM THE ARCHITECT AND PROVIDE ADDITIONAL INFORMATION AS REQUIRED BY THE ARCHITECT

3. NOTIFY ARCHITECT AND OWNER OF ANY ERRORS, OMISSIONS, AND DISCREPANCIES IN THESE DRAWINGS OR IN THE CONTRACT DOCUMENTS AND ACTUAL SITE CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES

5. THE CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AT THE SITE AND BE RESPONSIBLE FOR THE ACCURACY AND CORRECTNESS OF SAME

6. VERIFY TYPE AND LOCATION OF UTILITIES SERVING SITE

7. PROVIDE ALL NECESSARY MATERIALS AND EQUIPMENT

8. VERIFY SIZES, INCLUDING HEATHY EXTENSIONS REQUIRED BY CODE

9. PROVIDE OUTSIDE MAKE-UP AIR INLET AND SCREENED VENT CLOTHES DRYER TO OUTSIDE

10. REFER TO ELEVATIONS FOR ROOFS TO BE OBTAINED. SUBMIT ELEVATIONS TO ARCHITECT FOR REVIEW AND APPROVAL

11. ALL FLOOR FINISH HEIGHTS TO MATCH FLOOR ELEVATIONS AT EXISTING CONDITIONS

12. INSTALL STUDS AT CLOSET SIDE WALL LOCATIONS, MEASURED 10" FROM BACK WALL

13. EXTERIOR MATERIALS AND FINISHES ARE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS AND DETAILS

14. FIRE SPRINKLER SYSTEMS REFER TO LOCAL JURISDICTION FOR REQUIREMENTS

15. SHOP DRAWINGS SHALL BE SUBMITTED TO OWNER AND ARCHITECT FOR APPROVAL PRIOR TO ORDERING AND INSTALLING ANY EQUIPMENT, I.E. WINDOWS, STEEL, ETC.

16. THE CONTRACTOR SHALL PAY ALL FINES, GIVE ALL NOTICES, FILE ALL NECESSARY DRAWINGS, AND OBTAIN ALL PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES

17. ALL WORK SHALL BE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS

FOR REMOVAL PURPOSES

1. DO NOT SCALE DRAWINGS

2. VERIFY DIMENSIONS

3. NOTIFY ARCHITECT OF ANY DISCREPANCIES

4. VERIFY DIMENSIONS: 2x4'S @ 16" O.C. TO A MAXIMUM HEIGHT OF 10'-0" SUPPORTING ONE FLOOR, ROOF, AND CEILING. UNSUPPORTED WALL HEIGHTS EXCEEDING 10'-0" AND 3 STORY CONDITIONS REQUIRE STRUCTURAL ANALYSIS TO DETERMINE CONDITIONS AND REQUIREMENTS

5. EXTERIOR WOOD STUD/MASSORY ASSEMBLIES: 8" x 2x4'S, 11" x 2x6'S, 13" x 2x6'S

6. INTERIOR WOOD STUDS DIMENSIONED TO CENTERLINE OF WALL. EXTERIOR WOOD STUDS DIMENSIONED TO FACE OF WALL. THICK STUD WALLS DIMENSIONED OUT-TO-OUT

7. WALL PLATE HEIGHTS: CROSS REFERENCE EXTERIOR ELEVATIONS, WALL SECTIONS, AND FASCIA DETAILS TO EXISTING CONDITIONS

8. WINDOWS AND DOORS

9. VERIFY ROUGH OPENINGS WITH SELECTED MANUFACTURER

10. VERIFY ROUGH OPENINGS WITH SELECTED MANUFACTURER

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100. VERIFY ROUGH OPENINGS WITH SELECTED MANUFACTURER

SHEET INDEX

A0.00

COVER SHEET

A1.00

SITE PLAN

A1.01

FOUNDATION SILHOUETTE

A2.01

FLOOR PLAN

A3.01

FRONT & REAR ELEVATIONS

A3.02

LEFT & RIGHT SIDE ELEVATIONS

A4.01

ROOF PLAN

E2.01

ELECTRICAL PLAN

E2.02

UNDER CABINET LIGHT DETAIL ELECTRICAL PLAN

STEVENSON RESIDENCE

LOT 1245, BLOCK A

CITY OF SHADY SHORES, DENTON, TEXAS

Noble

Classic Homes

COVER SHEET

DATE: 07/12/2024

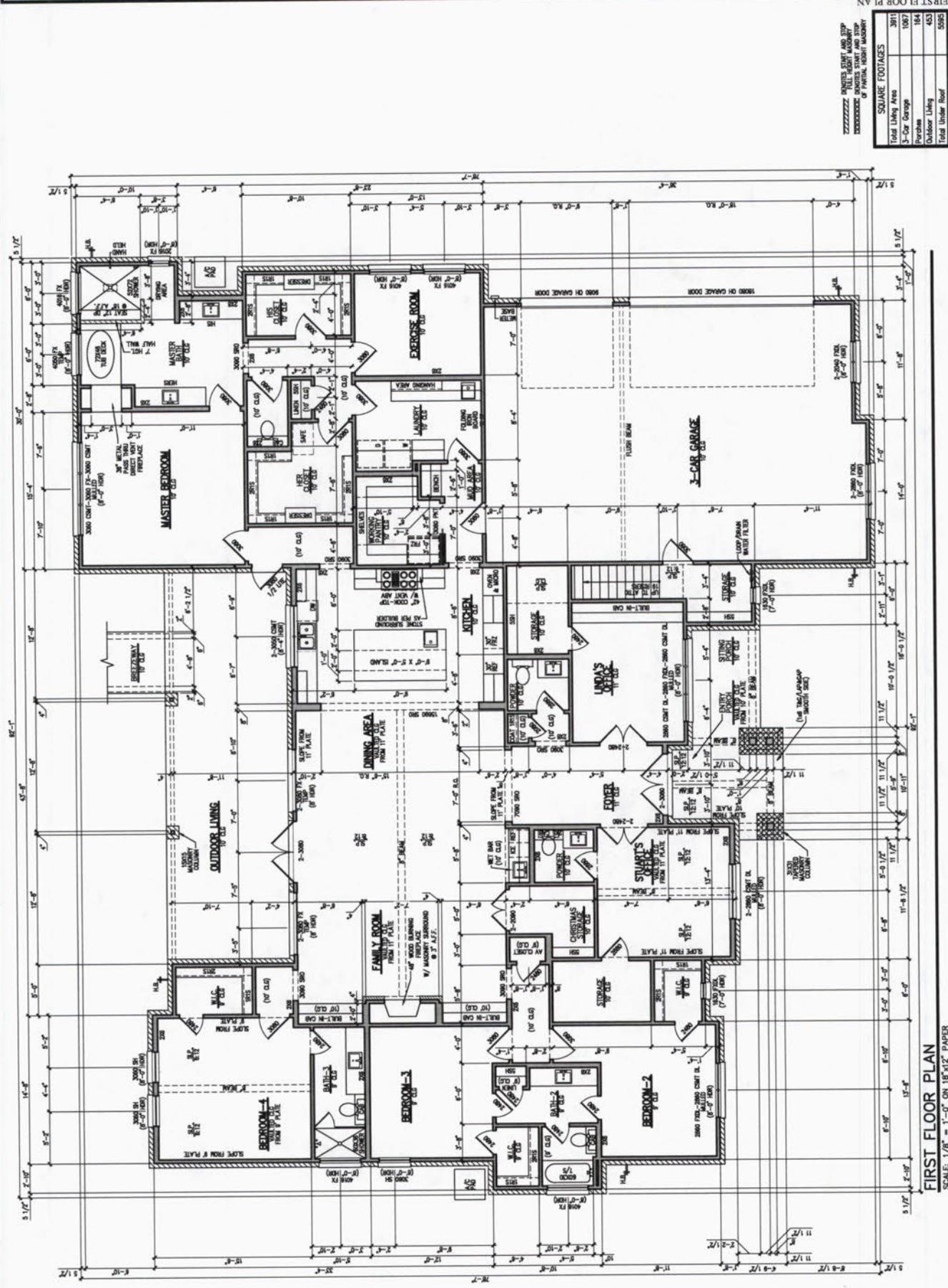
SCALE: 1/4" = 1'-0"

SHEET: A0.00

REVISION TABLE

DATE

CHANGES MADE

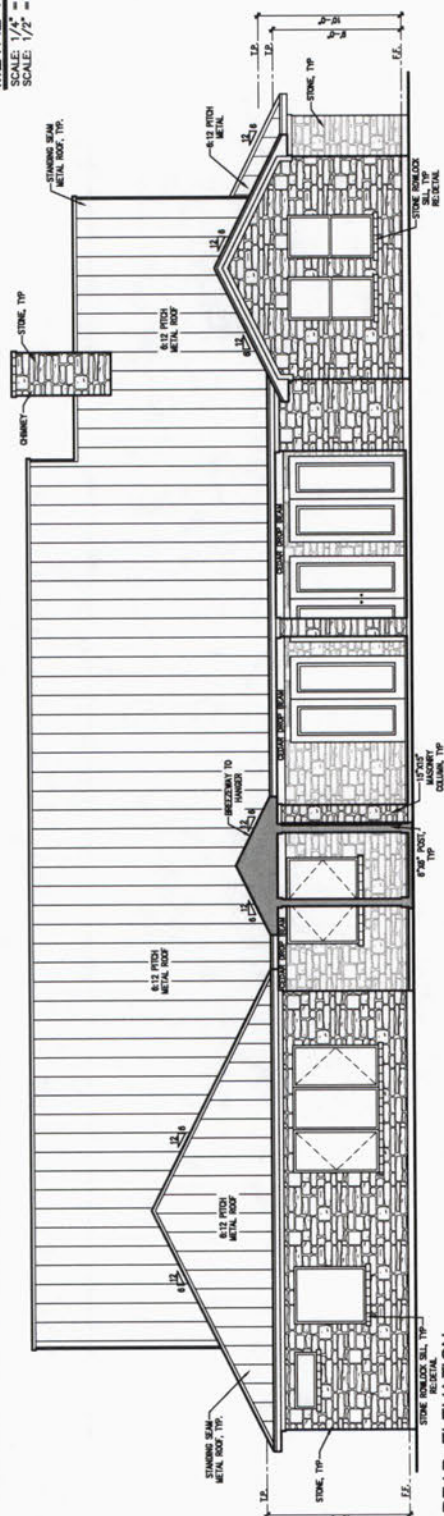


===== SQUARE FOOTAGE AND STEP-TO-STEP DISTANCES =====
 TOTAL SQUARE FOOTAGE: 3811
 TOTAL GARAGE: 1067
 PORCHES: 164
 OUTDOOR LIVING: 453
 TOTAL UNDER ROOF: 5595

FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0" ON 18" X 24" PAPER
 SCALE: 1/4" = 1'-0" ON 36" X 24" PAPER

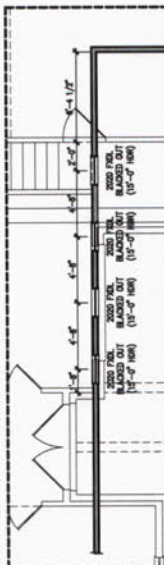
CEDAR
HEADER DETAIL

METAL AWNING DETAIL
SCALE: 1/4" = 1'-0" ON 18"x12" PAPER
SCALE: 1/2" = 1'-0" ON 36"x24" PAPER



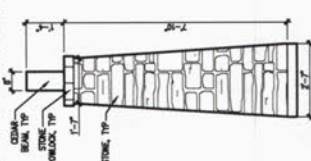
REAR ELEVATION

SCALE: 1/8" = 1'-0" ON 18"x12" PAPER
SCALE: 1/4" = 1'-0" ON 36"x24" PAPER



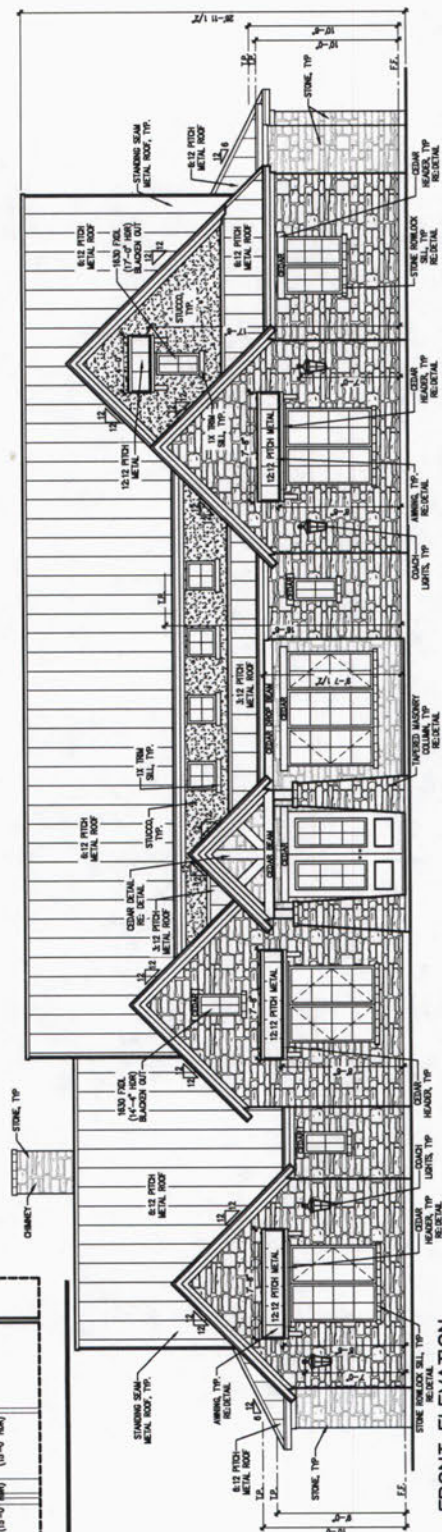
FRONT WINDOW DETAIL

SCALE: 1/8" = 1'-0" ON 18"x12" PAPER
SCALE: 1/4" = 1'-0" ON 36"x24" PAPER



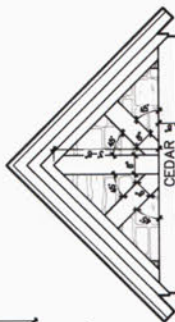
TAPERED MASONRY COLUMN DETAIL

SCALE: 1/4" = 1'-0" ON 18"x12" PAPER
SCALE: 1/2" = 1'-0" ON 36"x24" PAPER



RE DETAIL
FRONT ELEVATION

SCALE: 1/8" = 1'-0" ON 18"x12" PAPER
SCALE: 1/4" = 1'-0" ON 36"x24" PAPER



CEDAR DETAIL @ GABLE

SCALE: 1/4" = 1'-0" ON 18"x12" PAPER
SCALE: 1/2" = 1'-0" ON 36"x24" PAPER