

## THE ZONING BOARD OF ADJUSTMENT MEETING

**REGULAR MEMBERS:** GLEN ROBERTSON (Chair), JOSE VALENCIANO (Vice Chair), ALICE CHAVEZ, DARRELL HILL, and MAGGIE TREJO

**ALTERNATES:** KEVIN BASS, BILLIE CAVIEL, RON McCLENDON, and ALLEN TEINERT

Notice is hereby given that the Zoning Board of Adjustment will hold a public hearing on **THURSDAY, OCTOBER 15, 2009** at 8:15 a.m., in Council Chambers located at 1625 13th Street, Lubbock, Texas, to consider applications for special exceptions, variances, appeals, all concerning property in Lubbock, Texas. All interested persons may speak, and then the Board will make a decision on each case. The Board may conduct a tour of some or all of the sites listed below on Wednesday, October 14, 2009 at 4:00 p.m., leaving from Room 107 at 1625 13th Street, Lubbock, Texas. The items to be considered appear on the agenda below.

City of Lubbock Zoning Board of Adjustment meetings are available to all persons regardless of disability. If you require special assistance, please contact the Planning Department at 775-3029 or write to us at Post Office Box 2000, Lubbock, Texas 79457 at least 48 hours in advance of the meeting.

### REGULAR AGENDA

- 1. ZBA CASE NO. E-2198:** Continued special exception request of Gary Meyerrose to allow in the R-1 district to permit as an accessory use to an owner occupied structure, the use of an accessory living unit which was converted to a secondary living unit prior to November 20, 1980, that is not eligible for registration as a legal nonconforming apartment on Lot 1 and the East 20 feet of Lot 2, Block 16C, Ellwood Place Addition (2801 22<sup>nd</sup> Street).
- 2. ZBA CASE NO. E-2199:** Special exception request of Janie Calvillo to allow outside sales of used merchandise as a temporary use on Lots 1-6 Block 39 Easley Addition (102 Avenue T).
- 3. ZBA CASE NO. V-3607:** Variance request of Ray Bonner to vary the front setback requirements for a carport on Lot 343 Alford Terrace Addition (5211 14<sup>th</sup> Street).
- 4. ZBA CASE NO. V-2885-A:** Variance request of Christine and Gilbert Rivas to vary the setback requirements for a carport on Lot 300 University Pines Addition (2902 96<sup>th</sup> Street).
- 5. ZBA CASE NO. V-3608:** Variance request of Jane Erwin Minter to vary the required side setback for an accessory building on Lot 54 Hillcrest South Addition (2516 Loyola Street).

6. **ZBA CASE NO. V-3609:** Variance request of Dwain and Linda Goodson to vary the front and side setback for a recreational vehicle on Lot 5 Farrar Del Norte Addition (5735 61<sup>st</sup> Street).
7. **ZBA CASE NO. V-3610:** Variance request of Richard Landin to vary the side setback requirements for a covered porch on Lot 1 Block 3 Lyndale Acres Addition (527 50<sup>th</sup> Street).
8. **ZBA CASE NO. V-3611:** Variance request of Ken Flagg to vary the side setback requirements on cul-de-sac lots adjacent to a side street on Lots 138 and 149 Orchard Park Addition (3801 and 3802 110<sup>th</sup> Street).
9. **ZBA CASE NO. V-3612:** Variance request of James Bone to vary the front and side setback requirements for a carport on Lot 30 Pink Parrish Addition (4305 43<sup>rd</sup> Street).
10. **ZBA CASE NO. V-3613:** Variance request of Manuela Saenz to vary for the setback requirements for an existing carport on Lot 10 Block 15 Martin Ameen Addition (712 81<sup>st</sup> Street).
11. **ZBA CASE NO. V-3614:** Variance request of Kenneth Hickey to vary the rear setback requirements for an accessory building on Lot 90 Pine Grove Estates Addition (6710 Santa Fe Drive).
12. **ZBA CASE NO. V-3615:** Variance request of Philip Fabiano to vary the setback requirements for a carport on the west 4' of Lot 252 and Lot 253 less the west 2' Richland Hills Addition (5204 46<sup>th</sup> Street).
13. **ZBA CASE NO. V-3616:** Variance request of Ken Carpenter to vary the side adjacent to a street and rear setback requirements for an addition to a residence (garage) on Lot 28 Block 5 Westover Heights Addition (4801 14<sup>th</sup> Street).
14. **ZBA CASE NO. E-2200:** Special exception request of Rhonda J Hamilton (for Smokehead Shop 5) to permit the sale of alcoholic beverages for off-premise consumption as an incidental use on the west 36.7' of Lot 374 and the east 51' of Lot 375 Benhall Manor Addition (1506 50<sup>th</sup> Street).
15. **ZBA CASE NO. E-2201:** Special exception request of Rhonda J Hamilton (for Smokehead Shop 4) to permit the sale of alcoholic beverages for off-premise consumption as an incidental use on Lot 3 Block 3 Knight Addition (1906 Avenue Q).
16. **ZBA CASE NO. E-1871-A:** Special exception request of Rhonda J Hamilton (for Smokehead Shop 2) to permit the sale of alcoholic beverages for off-premise consumption as an incidental use on Lot 27 Block 2 Hankins Addition (1619 University Avenue).
17. **ZBA CASE NO. E-2202:** Special exception request of Rhonda J Hamilton (for Smokehead Shop 3) to permit the sale of alcoholic beverages for off-premise consumption as an incidental use on Lot 9 and the west 22' of Lot 10 Block 2 Taylor Heights Addition (3546 34<sup>th</sup> Street).

- 18.ZBA CASE NO. E-2203:** Special exception request of Rhonda J Hamilton (for Smokehead Shop) to permit the sale of alcoholic beverages for off-premise consumption as an incidental use on north 104.42' of Lot 101 Buster Long Addition (5302 Suite A Slide Road).
- 19.ZBA CASE NO. V-941-A:** Variance request of Heroes and Legacies to allow business outside the building at a smoke shop (patio) on Lots 34-36 Block 2 Hankins Addition (1601 University Avenue).
- 20.ZBA CASE NO. V-3617:** Variance request of Garrison Bros. Signs (for O.L. Slaton Jr. High) to vary the sign requirements and allow a second freestanding sign on Lot 1 OL Slaton School Addition (1602 32<sup>nd</sup> Street).
- 21.ZBA CASE NO. V-3618:** Variance request of C.K. Bucy to vary the setback requirements to allow an accessory building (storage shed) in the front yard on Lot 643 Raintree addition (3715 94<sup>th</sup> Street).
- 22.ZBA CASE NO. V-3619:** Variance request of Dolores Brown to vary the front and side setback requirements for covered porches on legal non-conforming buildings on Lot 12 and the west half of Lot 11 Block 20 Overton Addition (1921 17<sup>th</sup>, 1701, 1703, 1705 Avenue T).
- 23.ZBA CASE NO. V-3620:** Variance request of Joe Gaitan to vary the setback requirements for an existing carport on Lot 9 Block 5 Lyndale Acres Addition (529 52<sup>nd</sup> Street).
- 24.ZBA CASE NO. V-3621:** Variance request of Mike Silvas to vary the setback requirements for an existing carport on the west 30' of Lot 8 and the east 45' of Lot 9 Block 14 Hulin Heights Addition (3115 48<sup>th</sup> Street).
- 25.ZBA CASE NO. V-3622:** Variance request of Jesse Sanchez to vary the front and side setback requirements for a carport on Lot 6 Block 5 McMillan Heights Addition (3211 Baylor Street).
- 26.ZBA CASE NO. V-3623:** Variance request of Wesley Richardson to vary the setback requirements for a carport on Lot 10 Block 11 Westover Heights Addition (4820 9<sup>th</sup> Street).
- 27.ZBA CASE NO. V-3624:** Variance request of Katrina Walker to vary the number of children allowed (from 6 to 12) as a permitted use (day nursery) in the R-1 District on Lot 126 Live Oak Addition (6803 Gary Avenue).
- 28.ZBA CASE NO. V-3625:** Variance request of Victoria Benavidez to vary the setback requirements for an existing carport of Lots 10 and 11 Block 14 Martin Ameen Addition (710 80<sup>th</sup> Street).
- 29.ZBA CASE NO. V-3626:** Variance request of Zhandra Manahan to vary the front and side setback requirements for a carport on Lot 2 Buenas Casas Addition (3418 East 15<sup>th</sup> Place).
- 30.ZBA CASE NO. V-2597-A:** Variance request of Kim Merimon (for Accessory Depot) to allow outside display and storage in the IHC district on Lot 1-A A&O Addition (7340 82<sup>nd</sup> Street).

**31.ZBA CASE NO. V-3627:** Variance request of Rick Sadler (for Daniel Armstrong) to vary the rear setback requirements for an apartment building and vary the landscaping requirements on Lots 5 and 6 Block 101 Overton Addition (2409 13<sup>th</sup> Street).

**32.ZBA CASE NO. V-3628:** Variance request of Lubbock North and East Commission to vary the requirements for a freestanding sign on Tract B Parkway Addition (1802 Parkway Drive).

### **OTHER BUSINESS**

**ITEM 1:** Two (2) year review request of **ZBA Case No. V-1030-B** for Savers to allow outside storage (two (2) overseas shipping containers) in the C-4 zoning district on Lot C-1 and the west 50 feet of Lot D, Briercroft Addition (2015 50<sup>th</sup> Street).

**ITEM 2:** Three (3) year review request of **ZBA Case No. E-2077** for Steve Lopez to allow a manufactured home as a temporary use in an IHC district on Lot 7, Block 3, Texas Avenue Addition (1113 29<sup>th</sup> Street).

**ITEM 3:** Two (2) year review request of **ZBA Case No. E-2150** for Linda Harriman to allow a commercial use as a temporary use (antique and collectable store) on .84 acres of unplatted land out of Block JS, Section 10 (7118 19<sup>th</sup> Street).

**ITEM 4:** Review and approval of the minutes of the September 17, 2009 Zoning Board of Adjustment meeting.

**NOTICE DULY POSTED THIS 9th DAY  
OF OCTOBER, 2009, AT 9:00 AM**

**BY:** \_\_\_\_\_  
**Lois Benedict**