

**AGENDA
BOARD OF ADJUSTMENT
FEBRUARY 4, 2009**

**Council Chambers
151 West Church Street
Lewisville, Texas
6:30 P.M.**

1. CALL TO ORDER AND ANNOUNCE THAT A QUORUM IS PRESENT.

2. APPROVE MINUTES OF THE APRIL 2, 2008, MEETING.

3. PUBLIC HEARINGS:

- A.** Consideration of a variance request to allow an encroachment into the required 100 foot front, side and rear yard setbacks, by allowing the following encroachments for the existing residence and new addition and the existing garage, located at 417 E Jones St; further identified as Tract 3 of the Waggoner Survey, Abstract 1399, Zoned Agricultural Open Space (AO). The request is being made by Eliu Platas, the property owner. (Case No. BA20090201)

For the existing residence and the new addition to the rear of the house, to allow for the following encroachments:

- Front - approx. 42 ft
- West Side - approx. 68 ft
- East Side - approx. 77 ft
- Rear - approx. 46 ft

For the existing garage, to allow for the following encroachments:

- West Side - approx. 87 ft
- East Side - approx. 13 ft
- Rear - approx. 84 ft

- B.** Consideration of a variance request to allow an encroachment of approximately 35 feet into the 50 foot rear yard setback for a portion of an existing building and a proposed expansion, and approximately 18 feet into the 25 foot front yard setback along Maple Dr. for the existing building, and to allow two parking spaces in the front yard setback on Cowan St. for the property located at 741 N. Cowan St.; further identified as Tract 30 of the R. Craft Survey, Abstract 255. The request is being made by Greg Romney the current property owner. (Case No. BA20090202)

4. ADJOURNMENT

NOTICE OF ASSISTANCE AT THE PUBLIC MEETINGS

The Lewisville City Hall and Council Chambers are wheelchair accessible. Access to the building is available at the primary south (front) entrance facing Church Street. Special parking spaces are available at either the southeast or southwest parking lot areas. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers, or large print, are requested to contact the Planning & Community Services Division Manager's office at (972) 219-3456 or by FAX at (972) 219-3698 at least two (2) working days prior to the meeting so that appropriate arrangements can be made.