

**THE VILLAGE OF SAN LEANNA**  
**AGENDA**  
**PUBLIC HEARING OF THE ZONING COMMITTEE**  
**Thursday, February 18, 2021**  
**6:00 pm – Video Conference Call**

**MEETING PARTICIPATION DETAILS:**

Topic: Public Hearing – Zoning Committee– February 2021  
Time: February 18, 2021 6:00 PM Central Time

**<https://zoom.us/join>**

**Meeting number (access code): 569 550 2741**

**Meeting password: 022021**

**Dial in by phone: 1-346-248-7799**

**Meeting number (access code): 569 550 2741**

**Meeting password: 022021**

**A. MEETING CALLED TO ORDER**

Roll call

**B. PUBLIC HEARING**

1. Consideration of request for a variance to Zoning Ordinance No. 13-001 allowing the placement of a permanent accessory structure in front of the main residence at 512 River Oaks Dr.
2. Consideration of request for a variance to Zoning Ordinance No. 13-001 allowing the placement of a permanent accessory structure less than 30' of the property line at 512 River Oaks Dr.
3. Consideration of request for a variance to Zoning Ordinance No. 13-001 allowing the placement of a portable storage pod at 512 River Oaks Dr for longer than 30 days.
4. Citizen Comments.

**C. VOTE ON RECOMMENDATION**

**D. ADJOURNMENT**

Posted \_\_\_\_\_ Monday, February 15, 2021

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Rebecca Howe  
Village Administrator

*Location Variance Request, 512 River Oaks Drive*

To: Linda Barrett, Village of San Leanna Zoning Administrator  
Delivered via email to [mlinbarrett@yahoo.com](mailto:mlinbarrett@yahoo.com)

February 12, 2021

***Re: Location Variance Request, 512 River Oaks Drive***

To Whom It May Concern:

We are requesting a location variance on our property. Included with this letter are the required supporting documents for our location variance request:

1. Reason for location variance request
2. Complete description of the project
3. Plot plan of our property, with project noted
4. Photos of area, with project noted
5. Architectural schematics of proposed structure
6. Signed notes from adjoining neighbors regarding this location variance request

If you would like us to deliver the originals of any of these supporting documents, please let us know and we'd be happy to do so. Also please don't hesitate to reach out if you need further documentation, or if you have any questions.

Thank you in advance for your consideration!

Kindly,

A handwritten signature in blue ink, appearing to read "Scott Paxton & Makenna Hatter-Paxton". The signature is written in a cursive style with a large loop at the end.

Scott Paxton & Makenna Hatter-Paxton  
Homeowners 512 River Oaks Drive

*Location Variance Request, 512 River Oaks Drive*

1. Reason for Location Variance Request

2. Complete Description of the Project

3. Plot Plan of Property

*Please let us know if you'd like the Plot Plan to be sent to you via email as a PDF*

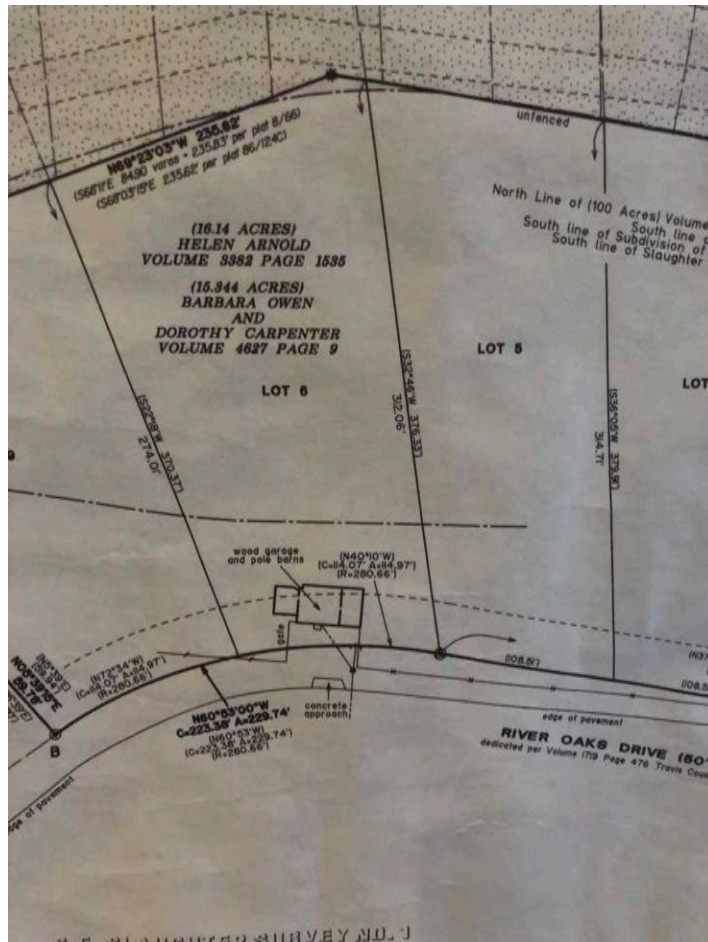
4. Photos of Area, With Project Noted

5. Architectural Schematics of Proposed Structure

6. Signed Notes From Adjoining Neighbors Re: Location Variance Proposal

Location Variance Request, 512 River Oaks Drive

1. Reason for Variance. The current building is located less than 30 feet from the road. Owner is requesting permission to put a new building with the front edge of the building in the same location.
2. The new building will be narrower but longer. Current building is 50 feet wide x 20 feet deep. New build will be smaller but different dimension 30 feet wide x 26 feet deep to accommodate a longer vehicle.
3. Survey showing current structure location. Dashed line is 30' from road.



*Location Variance Request, 512 River Oaks Drive*

4. Front view from road



4. Back view parallel to road

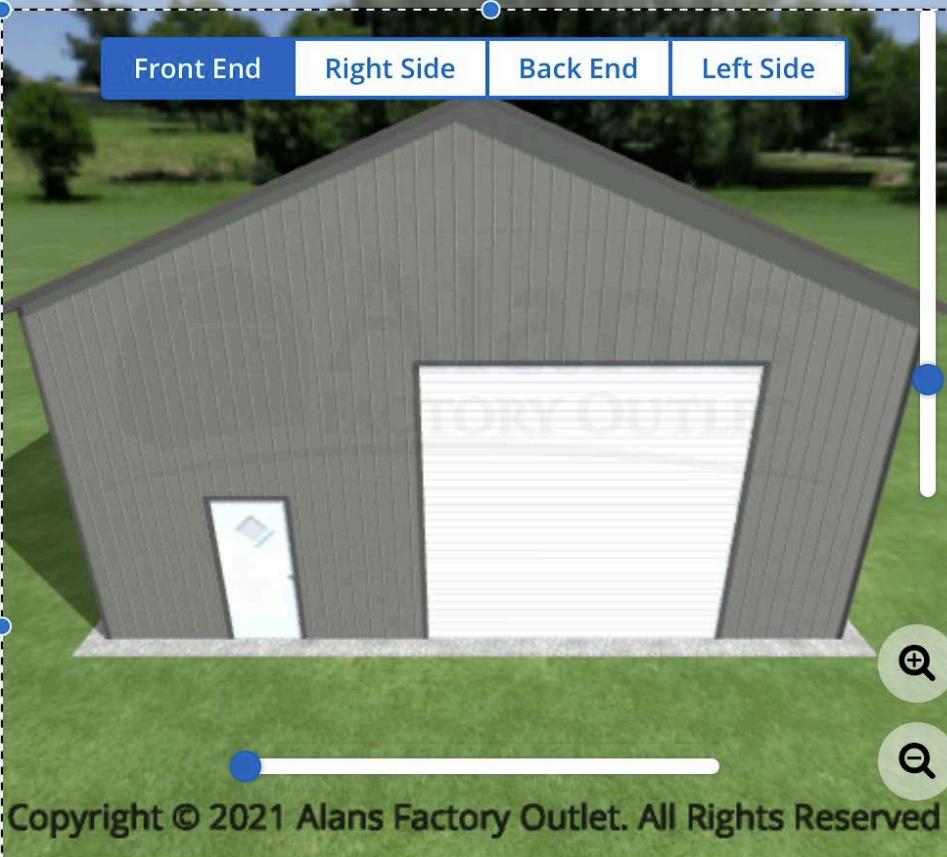


4. View of back toward road



4. View of "lean to"

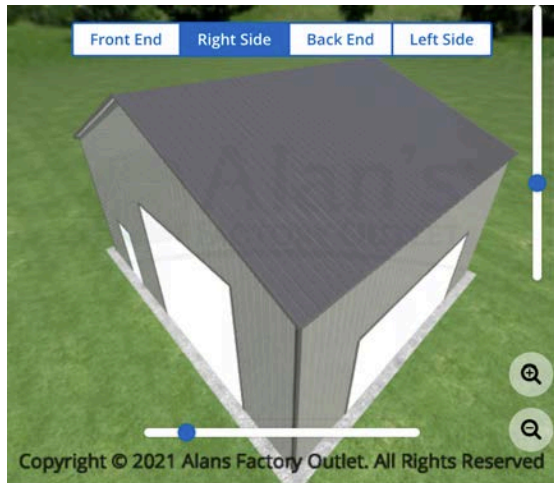
5. Replacement building



The image shows a 3D architectural rendering of a replacement building. The building is a gable-roofed structure with vertical siding. It features a large white garage door on the right side and a smaller white walk-in door on the left side. The roof is a dark gray color. The building is set on a green lawn with trees in the background. The rendering is framed by a dashed border. At the top, there are four navigation tabs: "Front End", "Right Side", "Back End", and "Left Side". The "Front End" tab is currently selected. On the right side, there is a vertical scroll bar. At the bottom right, there are two circular icons with magnifying glasses, likely for zooming in and out. At the bottom center, there is a horizontal scroll bar. Below the rendering, there is a copyright notice: "Copyright © 2021 Alans Factory Outlet. All Rights Reserved".

Roof Style:	Vertical	Width:	30'
Roof Color:	Q. Gray	Length:	26'
Trim Color:	Q. Gray	Height:	14'
Sides Color:	P. Gray	Garage Doors:	2
Garage Door Color:	White	Walk-In Doors:	1
Zipcode:	78748	Windows:	0

Location Variance Request, 512 River Oaks Drive



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*Location Variance Request, 512 River Oaks Drive*

Name	Address	Approve replacement building same distance from road as current building



(B) Location: A permanent accessory structure must be located:

- (1) on the same lot as the main residence;
- (2) in the backyard or behind the main residence;
- (3) at least ten (10) feet or more from any side or rear lot line and shall be no taller than sixteen (16) feet in height; and
- (4) at least thirty (30) feet or more from the side lot line in the case of a corner lot.

(N) PORTABLE STORAGE CONTAINERS (PODS):

- (1) A portable storage container is a box-like container transported by truck to a desired location for drop off, commonly called PODS, an acronym for portable on-demand storage.
- (2) A portable storage container may not be placed on any Village street or ROW. It must be located a minimum of five (5) feet from the front, side, or rear property lines.
- (3) The maximum allowable portable storage container size is one hundred thirty (130) square feet with a maximum length of sixteen (16) feet and a maximum height of eight and one-half (8½) feet.
- (4) A portable storage container may be utilized for a period not to exceed thirty (30) days. If a dwelling has suffered casualty damage, a written request must be submitted for an extension exceeding thirty (30) days.
- (5) A portable storage container must have a sign, clearly visible from the Village ROW, displaying the container provider contact information.

## SECTION 19. VARIANCES

(A) The Board, upon receiving a recommendation from the Zoning Commission, may in a specific case authorize a variance to the requirements in this Ordinance by:

- (1) permitting the reconstruction of a structure which was being used in nonconformance with this Ordinance at the time of its passage; or
- (2) permitting the extension of a non-conforming use of a structure upon the lot occupied by the structure at the time of the passage of this Ordinance; or

(3) authorizing in special cases variances from the requirements of this Ordinance that:

(a) will not be contrary to the public interest; and

(b) due to special conditions, literal enforcement of requirements of this Ordinance will result in unnecessary hardship; and

(c) the spirit of this Ordinance shall be observed and substantial justice done.

(B) The Board may not grant a variance authorizing a use other than those permitted in the district for which the variance is sought. The Board is not authorized to grant use variances other than those required for specific compliance with applicable state law.

(C) The Board will not authorize a variance unless there is:

(1) public notice posted on the three bulletin boards designated by the Village and a hearing with the Zoning Commission who recommend a course of action at the next regularly scheduled meeting of the Board of Aldermen, who make the final decision; and

(2) all adjacent neighbors have the opportunity to voice their opinion, if possible, in writing to the Zoning Commission; and

(3) appropriate conditions and safeguards; and

(4) in the Board's judgment, no substantial or permanent injury to the public convenience, safety and welfare.

(D) A request for a variance must be submitted by the property owner in writing, and the Board's approval or rejection of a variance must be in writing.