Planning and Zoning Case Check List

P & Z Case # <u>H2009-00 \$</u>	P&Z Date CC Date				
Approved/Denied ARB Date_	HPAB Date Park Board				
Zoning Application	□ Copy of Ordinance (Ord: #)				
☐ Specific Use Permit ☐ Zoning Change	☐ Application ☐ Receipt				
☐ PD Concept Plan					
☐ PD Development Plan	☐ Newspaper Public Notice				
Site Plan Application	☐ 200 ft Buffer Public Notice				
☐ Site Plan	☐ Project Review				
☐ Treescape	☑ Staff Report				
☐ Landscape	☐ City Council Report				
☐ Building Elevations	☐ Approval/Denial Letter				
☐ Photometric/Lighting Plan	□ Correspondence				
☐ Material Samples	☑ Copy – All Plans Required				
☐ Color Rendering	☐ Copy – Mark-ups☐ City Council Minutes - Laserfiche				
Platting Application	☐ Minutes - Laserfiche				
☐ Master Plat					
☐ Preliminary Plat	□ Plat Filed Date				
☐ Final Plat	Cabinet#				
☐ Replat	Slide#				
☐ Administrative/Minor Plat	Notes COF/T REQUEST				
☐ Vacation Plat					
☐ Landscape Plan					
☐ Treescape Plan	Zoning Map Updated				

- EXHIBIT (2) -

OLD TOWN ROCKWALL HISTORIC DISTRICT - Certificate of Appropriateness - Application
Please complete the following table. In addition, it is requested that photographs of the property be submitted.
Please submit a sufficient number of photographs of the property to adequately represent the character of the subject property. If additional space is needed, please continue on additional sheets.

Address of Proper	ty:						
Street Address		(address or legal	dress or legal description)				
Rockwall	Texas		75087	Rockwall			
City	State		Zip Code	County			
Name of Property, If Ap	plicable: N/A		(n	(name of Structure or Addition name)			
Has the building been moved? No X Yes If yes, when was the property moved? (mm/dd/yr -if known, otherwise, the year moved is sufficient)							
Name of Historic District: OLD TOWN ROCKWALL HISTORIC DISTRICT National Register DistrictCertified State or Local DistrictProposed Historic District If listed individually in the National Register of Historic Places, Please give date of listing(mm/dd/yy) N/A							
Property Owner: Mike & Janis Pittman Street Address: 401 S. Clark							
Rockwall	TX 7508	Rockwa	11 972 771-4	1836			
City	State Zip	Coun		one Number			
Authorized Contact: See Above Street Address:							
City	State Zip	Coun	ty Teleph	one Number			
Description of Property Construction, Renovation and Repair (attach photographs, plans, elevations, etc.): Addition of an accessory building at the rear northeast corner of the property. See attached information.							
Owner's Signature			City of Rockwall Use Only:	H2008 - 004			
				Project Number			



Tity of Rockwall

Building Inspection 385 S. Goliad St. Rockwall, TX 75087 (972) 771-7709 ection Request Line #(972) 771-7760

Permit # B102009-073/

		1 CITIII II		100-10101		
CONSTRUCTION ADDRESS 401 S. CLARL	TYPE OF PERMIT					
SUBDIVISION	ZONING	LOT	BLOCK			
BUILDING OWNER MAIL ADDRESS CT	TY, STATE, ZIP	PHONE #				
MIKE PATMAN 401 S. CLARK DO	CKWPU TX	9	72 771	.4836		
CONTACT PERSON E-MAIL ADDRESS	•	PHONE #	1-869	5324		
GENERAL CONTRACTOR MAIL ADDRESS CIT	Y, STATE, ZIP	PHONE #	384-0			
ELECTRICAL CONTRACTOR MAIL ADDRESS CITY	Y, STATE, ZIP	PHONE #				
PLUMBING CONTRACTOR MAIL ADDRESS CIT	Y, STATE ZIP	PHONE #				
MECHANICAL CONTRACTOR MAIL ADDRESS CIT	Y, STATE ZIP	PHONE #				
BUILDING I	NFORMATION	1				
1 st floor SF: 2 nd floor SF Garage Covered Porch: Cover	ed Patio: Total SF	Height	Lot Size	Plan #:		
PERMIT DESCRIPTION: POUND						
PERMIT DESCRIPTION: 224 SF ACCISES OF	4 BUILDI	4 f-				
CITY REMARKS/DESC:	,					
NOTICE TO APPLICANT: THIS PERMIT IS ISSUED ON THE BASIS OF INFORMATION FURNISHED. AND REQUIREMENTS OF THE CITY OF ROCKWALL CODE OF ORDINANCES AND ANY OTHER APPLICATION OF A BUILDING OR STRUCTURE CONFORMING TO THE CODES AND ORDINANCE.	LICABLE ORDINANCE. THIS PERM	MIT IS ISSUED ON	VLY FOR THE PUR	POSE OF ALLOWING		
SCOPE OF PERMIT. FOR NEW BUILDINGS AND FOR ADDITIONS TO EXISTING BUILDINGS, THIS PERMIT AUTHORIZES ALL STRUCTURAL, PLUMBING, ELECTRICAL, MECHANICAL, WORK TO BE PERFORMED IN THE CONSTRUCTION OF THE BUILDING OR STRUCTURE AT THIS ADDRESS, IF DONE AT THE SAME TIME OF INITIAL CONSTRUCTION. NO SEPARATE SUBCONTRACTOR PERMITS ARE NEEDED FOR THOSE TRADES. HOWEVER, THE PERMIT HOLDER IS REQUIRED TO USE ONLY SUBCONTRACTORS LICENSES, REGISTERED, OR BONDED BY THE CITY OF ROCKWALL WHERE SUCH REQUIREMENT IS APPLICABLE.						
I HEREBY ACCEPT ALL CONDITIONS HEREIN ABOVE MENTIONED AND CERTIFY THAT ALL STATEMENTS HEREIN RECORDED BY ME	ESTIMATED VALUE:	#5	,000			
ARE TRUE: DECEIVED	Building Permit	\$_				
AGENT OR APPLICANT JUL 0 5 2009	Water Meter Deposit		\$			
	Meter Installation		\$			
(DATE) BY:	Sewer Service					
Subject property is or is not within the flood hazard area. Required lowest floor elevation is	Water Impact Fees					
	Sewer Impact Fees					
CITY APPROVAL	Siren Fee					
	Contractor Registration					
(DATE)	Certificate of Occupancy					
	Total Fees	\$_				
Shared/inspections/forms/construction permit						

CITY OF ROCKWALL Historic Preservation Advisory Board Memo

AGENDA DATE: 8/20/2009

APPLICANT: Mike Pittman, Jr.

AGENDA ITEM: H2009-004; 401 S. Clark (Pittman)

Hold a public hearing and consider a request by Janis Pittman & Mike Pittman, Jr. for approval of a Certificate of Appropriateness to allow for a 225 square foot accessory building, on their property known as Block 105A-1, B F Boydston Addition and located at 401 S. Clark Street, being approximately 0.74-acre zoned (SF-7) Single Family Residential district located within the Old Town Rockwall Historic District, identified as a "Low Contributing Property", and take any action necessary.

BACKGROUND INFORMATION:

The existing accessory building was constructed in late 2008 without an approved Building Permit from the City of Rockwall. The applicant has been working with the City of Rockwall Code Enforcement department to mitigate several Code violations on the subject site. The existing building is 314-sf in area, less than 15-ft in height and has a 100% cementious exterior cladding. The accessory building is located in the rear yard of the subject site and adjacent to the north property line.

The applicant has turned in the C of A application in an effort to come into compliance with the Unified Development Code standards for accessory buildings. Currently the existing accessory building exceeds the maximum allowable size in the SF-7 zoning district (225-sf) without a Specific Use Permit. As part of the C of A application the property owner is proposing to reduce the area of the accessory building to 224-sf. In addition to the reducing the area of the existing accessory building the applicant is proposing to incorporate stone into the exterior cladding and reducing the percentage of cementious material.

The existing house is comprised of lap wood siding and has a composition shingle roof.

The accessory building was constructed with channel iron and five gallon buckets. The construction of the accessory building was not inspected and does not appear to meet the International Residential Code.

The "Old Town Rockwall" Historic District Guidelines address the construction and location of accessory building as follows:

III. Building Standards

F. Rear Yards

- 2. Garages, storage buildings and out buildings are allowed in the rear yard to the extent permitted by City of Rockwall Zoning Ordinances. These structures should reflect the character of the existing residence and be compatible in terms of scale, height, size, roof shape, materials and detailing.
- 3. Consideration should be given to the historic precedence for previous site configuration. Outbuildings such as garages and storage buildings are historically set upon the lot line in this Historic District. This configuration is proper for new additions, alterations, infill and new infill construction. The location of these buildings should be sensitive to the character, site and environment of any adjacent contributing structures, especially when the rear yard is on a corner lot visible from street public rights-of-way.

Historically, accessory buildings in the "Old Town Rockwall" Historic District and throughout Rockwall County have not matched the primary residence in design/style or exterior materials. The main reason is that many accessory buildings were constructed with whatever the property owner(s) had on hand at the time the building was needed. It is staff's understanding after talking with the applicant that the present location of the accessory building was at one time a sheep pen/corral. This is one of the primary reasons the applicant gave for the accessory building's current rotunda shape/design.

Staff does feel that some weight should be given to the precedence of the mismatch nature of accessory buildings historically found in the "Old Town Rockwall" Historic District and Rockwall County as well as the agricultural lineage of the building's current location.

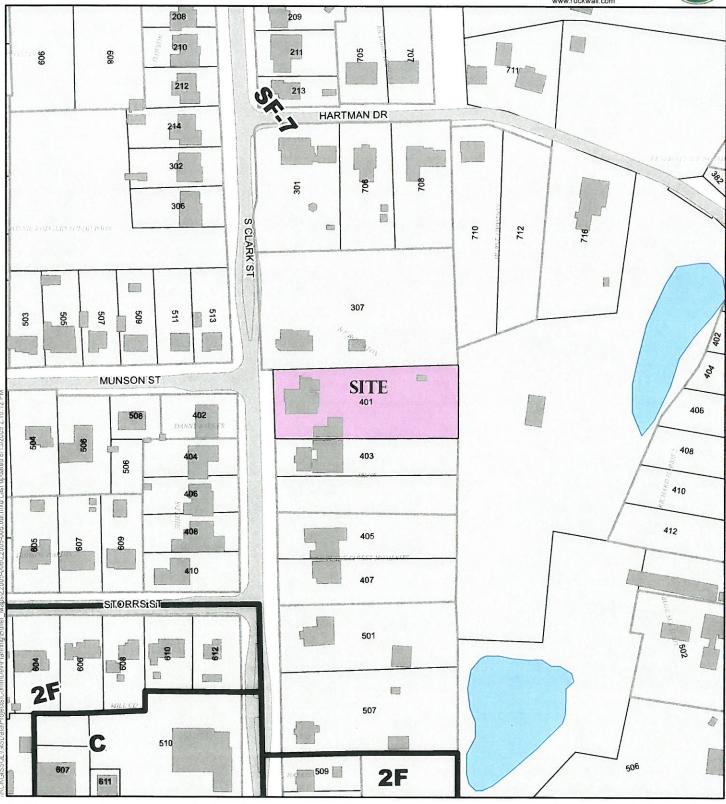
RECOMMENDATIONS:

Staff feels that this is a judgment call for the Historic Preservation Advisory Board.

Legend

Subject Property





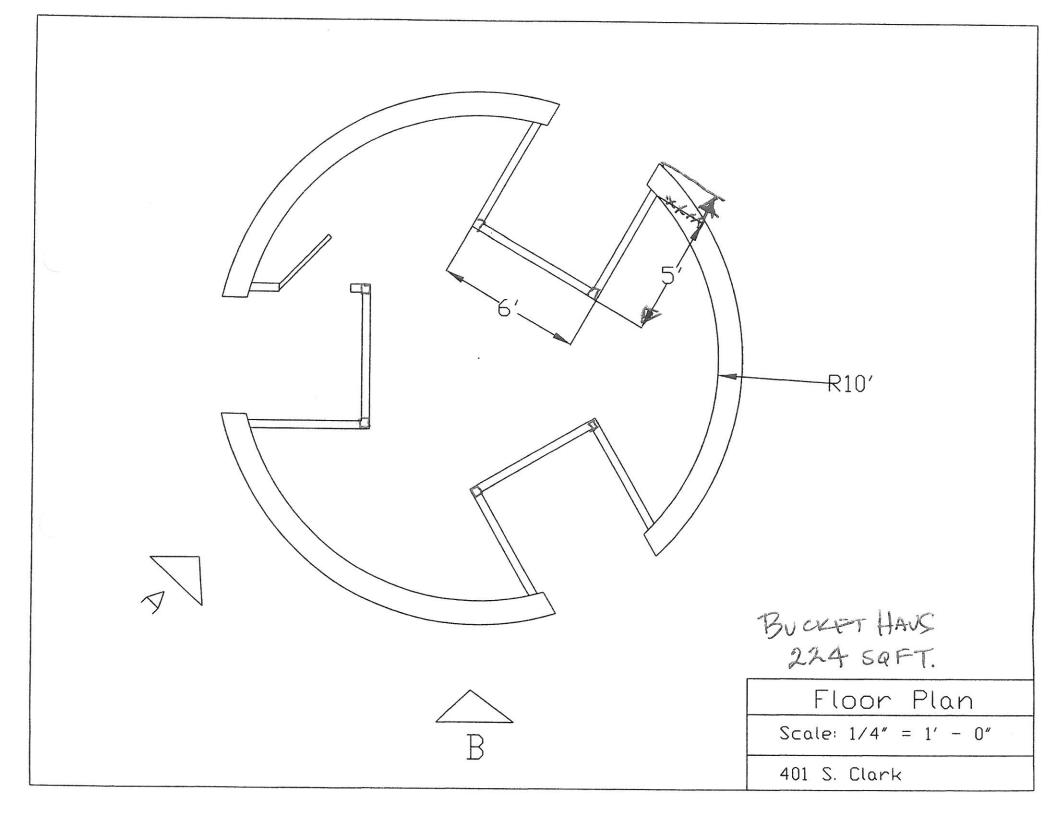


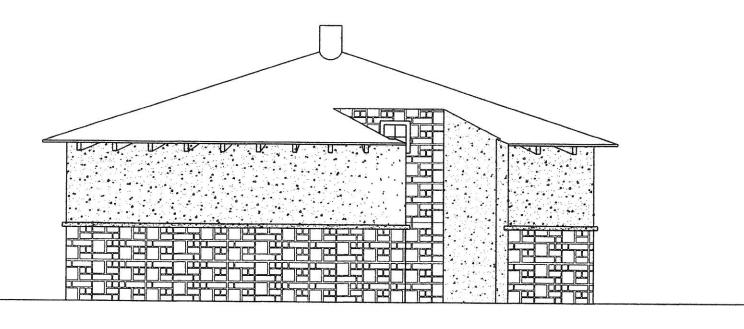
H2009-004 401 S Clark St. CofA



CITY OF ROCKWALL DEPARTMENT OF PLANNING AND ZONING

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

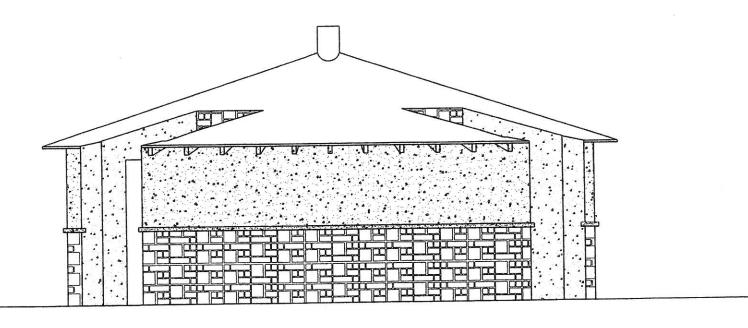




Elevation B

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

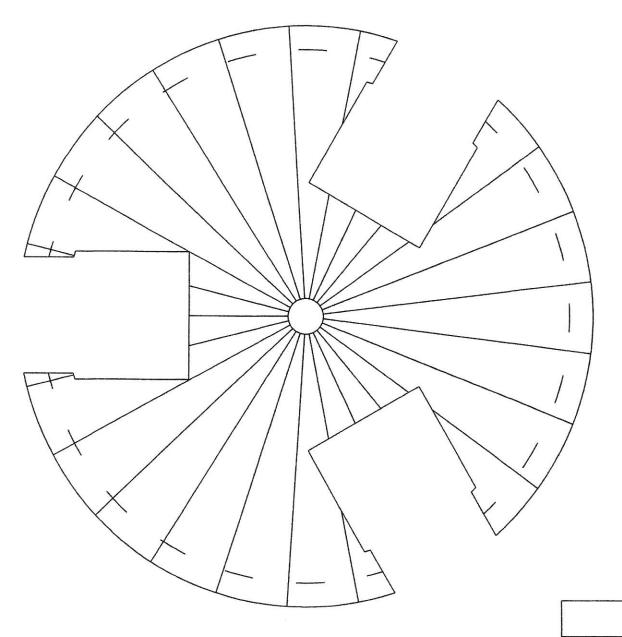
401 S. Clark



Elevation A

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

401 S. Clark



Roof Plan

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

401 S. Clark

10L. 363, PG. 209 K.C.P.A The sale of the best file. depth is the noise closest in and neor cellars, distant K 88 55 42 E 296.90 BEGINNING O. 7 A ACRES EEF 108 36.2 PART OF EARLY BENNETT SHAP TO MARTHA ANN MYERS VOL. 250. PG. 252 D.R.R.C.T C W ςς ³⁶ RESIDENCE 30. R.O. 401 CLARK STREET SHOP GARAGE \$ 86 55 32 1 29/ 01 2" IRESPHALT DRIVE RESIDUE OF EARLY BENNETT SHAR SITE PLAN - Subject to field inspection HARTHA ANN NYERS per approved drainage gradients. Retaining VOL. 250, PG. 252 valls and a final grade survey may be a surrouncing required, prior to receiving a final inspection. metal base housemets a street DESCRIPTION dentification good store All that certain lot, tract or parcel of land situated in the B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14, City of Rockwall, Rockwall County, Texas, and being a part of that tract of land as described in a Warranty deed from Early Bennett Shaw and write. Golden Scott Shaw to Martha Ann Myers and Earl Bennett Shaw as recorded in Volume 250, Page 302 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the East right-of-way line of Clark Street (50" R.O.W.), at the Northwest corner of said Myers and Shaw tract, said point being at the Southwest corner of B.L. Cade tract as recorded in Volume 363, page 209 of the Deed Records of Rockwall County, Texas;

THENCE N 88 deg. 55 min. 42 sec. E., along the South line of said Cade tract, a distance of 296.99 feet to a $1/2^{\circ}$ iron rod found for corner.

THENCE SOUTH (Controlling bearing line) along the East line of said Myers and Shaw tract, a distance of 108.78 feet to a 1/2" iron rod found for corner; THENCE S. 88 deg. 55 min. 32 sec. W. a distance of 294.01 feet to a 1/2" iron rod found for corner in the East right-of-way line of Clark Street,

THENCE N. 01 deg. 34 min. 04 sec. W. along said right-of-way line, a distance of 106.78 feet to the POINT OF BEGINNING and containing 0.74 acres of land

NT Plan I the Grant Life mentality her approximate black of a first and interwells and that pish so second on arming the weeks as british the

> hences currounding pools must have horizontal merabate located on pool side

CITY OF ROCKWALL APPROVED FOR CONSTRUCTION

SUBJECT TO FIELD INSPECTION AND CODE COMPLIANCE

5-21-09

Mentional stope of at 10 3 in

ARPROMED FOR CONSTRUCTION

SUBJECT OF BELDINGEROOM ANT CODE COME TO BE

er grantareacte are figs with naviousitinal designation of the CAROL wantre Fedrica Carle and loca amendation

NOTES

1) According to F.E.M.A. Flood Insurance Rate Map. Con-Sept 17, 1980, this property lies in Zone X. This pro-

JEFF SIMPSON

al No. 480543 0040 B dated " lie within a 100-year

5034 "

2) BEARING SOURCE: RECORDED PLAT

3) ALL 1/2" IRS ARE CAPPED WITH YELLOW

SURVEYOR

, Harold D. Fetty, III, Registered Professional plat of the property surveyed for MARTHA AND ROCKWALL COUNTY, TEXAS, is the result. to me and my opinion is based on the facts requirements of the Minimum Standards of professional Land Surveying, effective Septens surveyed under my supervision on the

v certify that the above ROCKWALL, ridence available survey meets the by the Texas Board of e visions, and the same etember 1999.

Keel or my Sec Al Al Troop

SULVEY BATE SEPT 28. 1999 SCALE - 20 FILE + 991680-2

ROCKWALL SURVEYING COMPANY, NO

DALL 771-7760 FOR HISPECTION

Harold D. Fetty III. R.P.L.S. No. 5034

306 E. WASHINGTON, SUITE C ROCKWALL. TEXAS 75387 PHONE (972) 772-5434 FAX (972) 772-5442



8/21/2009

Mike Pittman, Jr. P.O. Box 8 Rockwall, TX 75087

RE: H2009-004

401 S. Clark (Pittman)

Project Type: HISTORIC (C OF A)

Dear Applicant:

This letter serves to notify you that the above referenced case that you (or the organization that you represent) submitted before the City of Rockwall was approved by the Historic Preservation Advisory Board on 08/20/2009. The following is a record of all recommendations, voting records and conditions of approval:

Staff feels that this is a judgment call for the Historic Preservation Advisory Board.

On August 20, 2009, the Historic Preservation Advisory Board approved the C of A for a 224 s.f. Accessory Building by a vote of 3-0 (Pittman Abstained).

Please contact the City of Rockwall Community Development Staff at (972) 771-7745, or at the address listed below, with any questions or concerns regarding this matter.

Sincerely yours,

Chris Spencer Planning and Zoning City of Rockwall

-AFFIDAVIT-

CONFLICT OF INTEREST

I, Sherry on this date 8/20/09 do Hereby State that I
HAVE A SUBSTANTIAL INTEREST AS DEFINED IN Article 9836 VTCS, with the following
business or real property: 401/403 S. Clark and must abstain from participating in
any planning and zoning action regarding agenda item; # 2009 - 604
The nature and extent of the interest is as follows; (Check one and provide any additional information or clarification)
Ownership of 10% or more of voting stock or shares of the business, or ownership of \$2,500.00 or more of the fair market value of the business
I have received funds from the business in excess of 10% of my gross annual income for last year.
I have an equitable or legal ownership in real property with a fair market value of \$2,500.00
A relative in the first or second degree by either affinity or consanguinity has a substantial interest as defined above.
Other – Explanation Below Additional clarification or extended nature of interest:
Son & Daughter-in-haw own property
Murry (ithma) Signature 8/30/09 Date