

C of A

Planning and Zoning Case Check List

P & Z Case # H2012-001 ^{HPAB} ~~HPAB~~ Date 02/16/12 CC Date _____

Approved/Denied _____ ARB Date _____ HPAB Date 02/16/12 Park Board _____

Zoning Application
<input type="checkbox"/> Specific Use Permit
<input type="checkbox"/> Zoning Change
<input type="checkbox"/> PD Concept Plan
<input type="checkbox"/> PD Development Plan

Site Plan Application
<input type="checkbox"/> Site Plan
<input type="checkbox"/> Treescape
<input type="checkbox"/> Landscape
<input type="checkbox"/> Building Elevations
<input type="checkbox"/> Photometric/Lighting Plan
<input type="checkbox"/> Material Samples
<input type="checkbox"/> Color Rendering

Platting Application
<input type="checkbox"/> Master Plat
<input type="checkbox"/> Preliminary Plat
<input type="checkbox"/> Final Plat
<input type="checkbox"/> Replat
<input type="checkbox"/> Administrative/Minor Plat
<input type="checkbox"/> Vacation Plat
<input type="checkbox"/> Landscape Plan
<input type="checkbox"/> Treescape Plan

- Copy of ^{BDA order} ~~Ordinance~~ (Ord. # 2012-1-V)
- Application
- ~~Receipt~~
- Location/Buffer Map
- ~~Newspaper Public Notice~~
- 200 ft Buffer Public Notice
- ~~Project Review~~
- Staff Report
- ~~City Council Report~~
- Approval/Denial Letter
- Correspondence
- Copy - All Plans Required
- Copy - Mark-ups
- City Council Minutes - Laserfiche
- Minutes - Laserfiche

Plat Filed Date _____

 ▪ Cabinet# _____

 ▪ Slide# _____

Notes _____

Zoning Map Updated _____

**ORDER OF THE BOARD OF ADJUSTMENT
OF THE CITY OF ROCKWALL, TEXAS**

ORDER NO. BOA 2012-1-V

WHEREAS, the Board of Adjustment held a public hearing on the 23th day of January, 2012 to consider the application of Ashle Pereira, as owner for the tract of land described below, for a variance to the non-conforming use; and

WHEREAS, the applicant requested a variance from the non-conforming use for 402 Williams, further described as F&M, City of Rockwall; and

WHEREAS, after due consideration and discussion it appears that the granting of such a variance would not cause an adverse effect on the surrounding properties and would not be contrary to the public interest.

**NOW, THEREFORE BE IT ORDERED BY THE BOARD OF ADJUSTMENT
OF THE CITY OF ROCKWALL, TEXAS:**

Section 1. That all of the above premises are found and determined to be true and correct and are incorporated into the body of this order as if copied in their entirety.

Section 2. That the request from the applicant for this Board to grant a variance from the Non-conforming Requirement of the City of Rockwall, be and in the same is hereby granted so as to permit the construction on said lots.

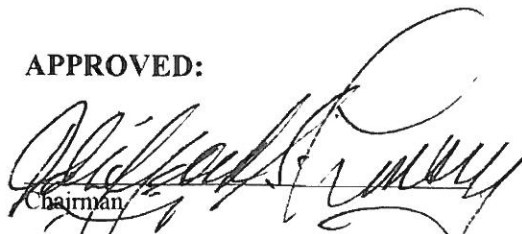
Section 3. That the Building Official of the City is hereby authorized and directed to issue the appropriate permits, if any, for the above described property under the terms and conditions of this Order.

Section 4. That this Order was passed by the concurring vote of at least four (4) members of the Board of Adjustment and is effective as of the 23th day of January, 2012.

ATTEST:


Secretary

APPROVED:


Chairman

OLD TOWN ROCKWALL HISTORIC DISTRICT REGISTRY 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 use the attached "continuation sheet".

Address of Property: _____ (address or legal description)				
<u>Street Address</u> Rockwall City	Texas State	75087 Zip Code	Rockwall County	
Name of Property, If Applicable: _____ (name of Structure or Addition name)				
Has the building been moved? No <input checked="" type="checkbox"/> Yes _____ If yes, when was the property moved? _____ (mm/dd/yr -if known, otherwise, the year moved is sufficient)				
Name of Historic District:				
____ National Register District ____ Certified State or Local District ____ Proposed Historic District				
If listed individually in the National Register of Historic Places, Please give date of listing _____ (mm/dd/yy)				
Property Owner: <u>Moacyr and Ashle Pereira</u> Street Address: <u>402 Williams Street</u>				
<u>Rockwall</u> City	<u>TX</u> State	<u>75087</u> Zip Code	<u>Rockwall</u> County	
Authorized Contact: <u>same</u> Street Address: <u>402 Williams Street</u>				
<small>(if different from Owner)</small>				
<u>Rockwall</u> City	<u>TX</u> State	<u>75087</u> Zip	<u>Rockwall</u> County	<u>469-247-2421</u> Telephone Number
Description of Property Appearance (architectural style, square footage,....etc.): <u>Neo Classical Folk Victorian style, approx 1300 sqft., 2 bed, 2 bath</u>				
Statement of Significance (year built, historical context,...etc.) <u>Possibly original portion built in 1890. Not much is known despite research.</u>				
Owner's Signature <u>Ashle Pereira</u>		City of Rockwall Use Only:		<u>H/2012-001</u>
Date: <u>1/30/2012</u>				

FILE COPY

2012 001

RECEIVED

JAN 31 2012

BY: _____

- 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 Property: <u>402 Williams Street</u> (address or legal description) Street Address			
<u>Rockwall</u> City	<u>Texas</u> State	<u>75087</u> Zip Code	<u>Rockwall</u> County
Name of Property, If Applicable: <u>Addition is a master bed and bath.</u> (name of Structure or Addition name)			
Has the building been moved? No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> If yes, when was the property moved? (mm/dd/yr -if known, otherwise, the year moved is sufficient)			
Name of Historic District: ____ National Register District ____ Certified State or Local District ____ Proposed Historic District If listed individually in the National Register of Historic Places, Please give date of listing _____ (mm/dd/yy)			
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<u>Rockwall</u> City	<u>TX</u> State	<u>75087</u> Zip	<u>Rockwall</u> County
		<u>409-247-2421</u> Telephone Number	
Authorized Contact: <u>same</u> (if different from Owner)		Street Address: <u>402 Williams Street</u>	
<u>Rockwall</u> City	<u>TX</u> State	<u>75087</u> Zip	<u>Rockwall</u> County
		<u>409-247-2421</u> Telephone Number	
Description of Property Construction, Renovation and Repair (attach photographs, plans, elevations, etc.):			
Owner's Signature <u>Ashle Pereira</u>		City of Rockwall Use Only:	
Date: <u>1/30/2012</u>		Project Number <u>H2012-001</u>	

FILE COPY

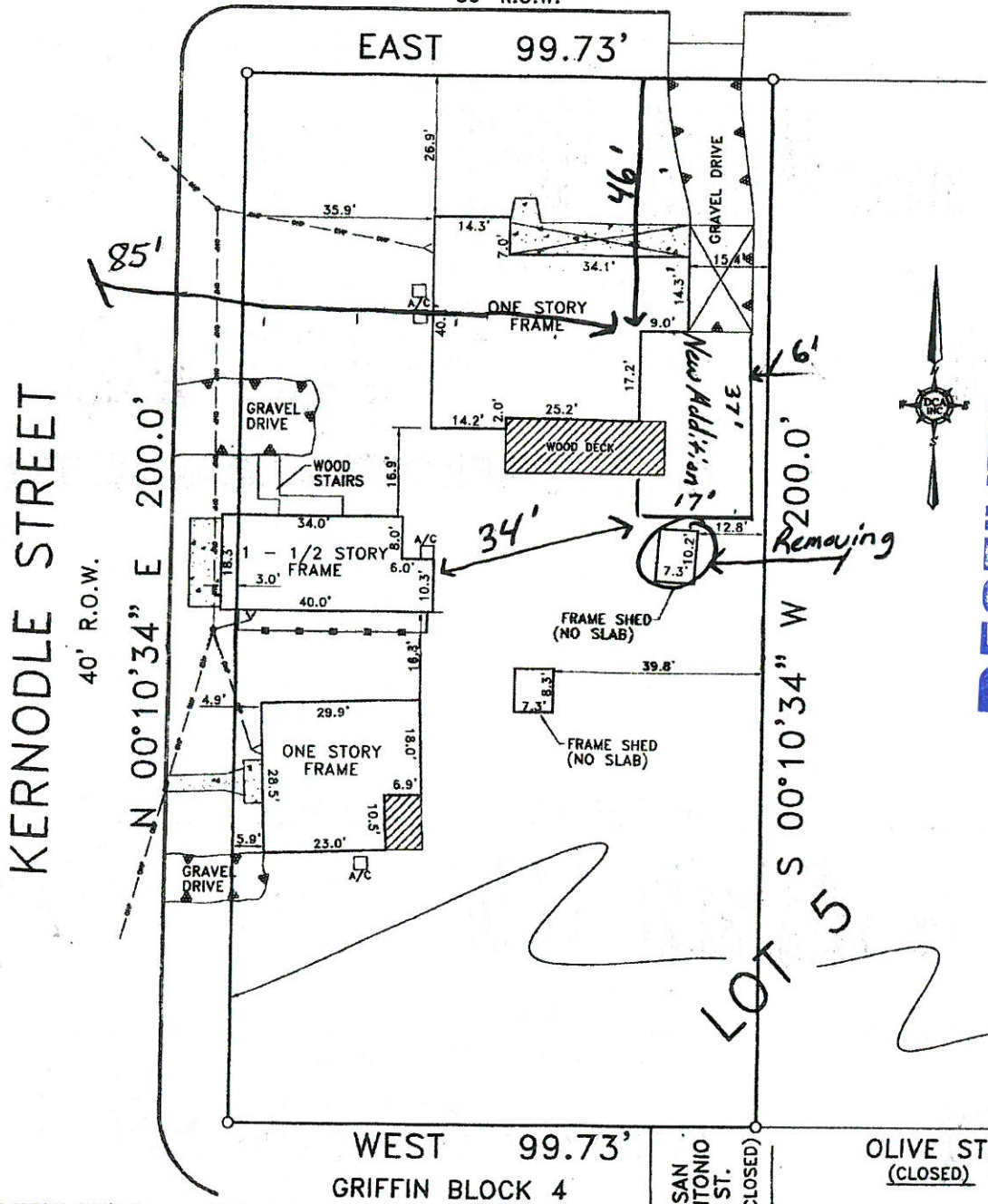
H 2012 001
RECEIVED
JAN 31 2012
BY: _____

SURVEY PLAT

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 402 WILLIAMS STREET, in the town of ROCKWALL, Texas,

Being THE WEST ONE-HALF (1/2) OF LOT 5, FARMERS AND MERCANTILE NATIONAL BANK ADDITION an addition to the Town of ROCKWALL, ROCKWALL COUNTY, Texas, according to the MAP OR PLAT THEREOF recorded in R/13 of the PLAT Records of ROCKWALL County, Texas.

WILLIAMS STREET
50' R.O.W.



NOTE: BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.
 NOTE: According to the F.I.R.M. No. 4903470005C, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.
 This survey is made in conjunction with the information provided by LANDAMERICA COMMONWEALTH Title Company in connection with the transaction described in G.F. 2212000433. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. The plat hereon is a correct and accurate representation of the property lines and dimensions as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

ACCEPTED BY: *[Signatures]* DATE: 2/10/06

Drawn By: AW
 Scale: 1" = 20'
 Date: 1/31/06
 Borrower: YOUNG
 Job No. 975956-2

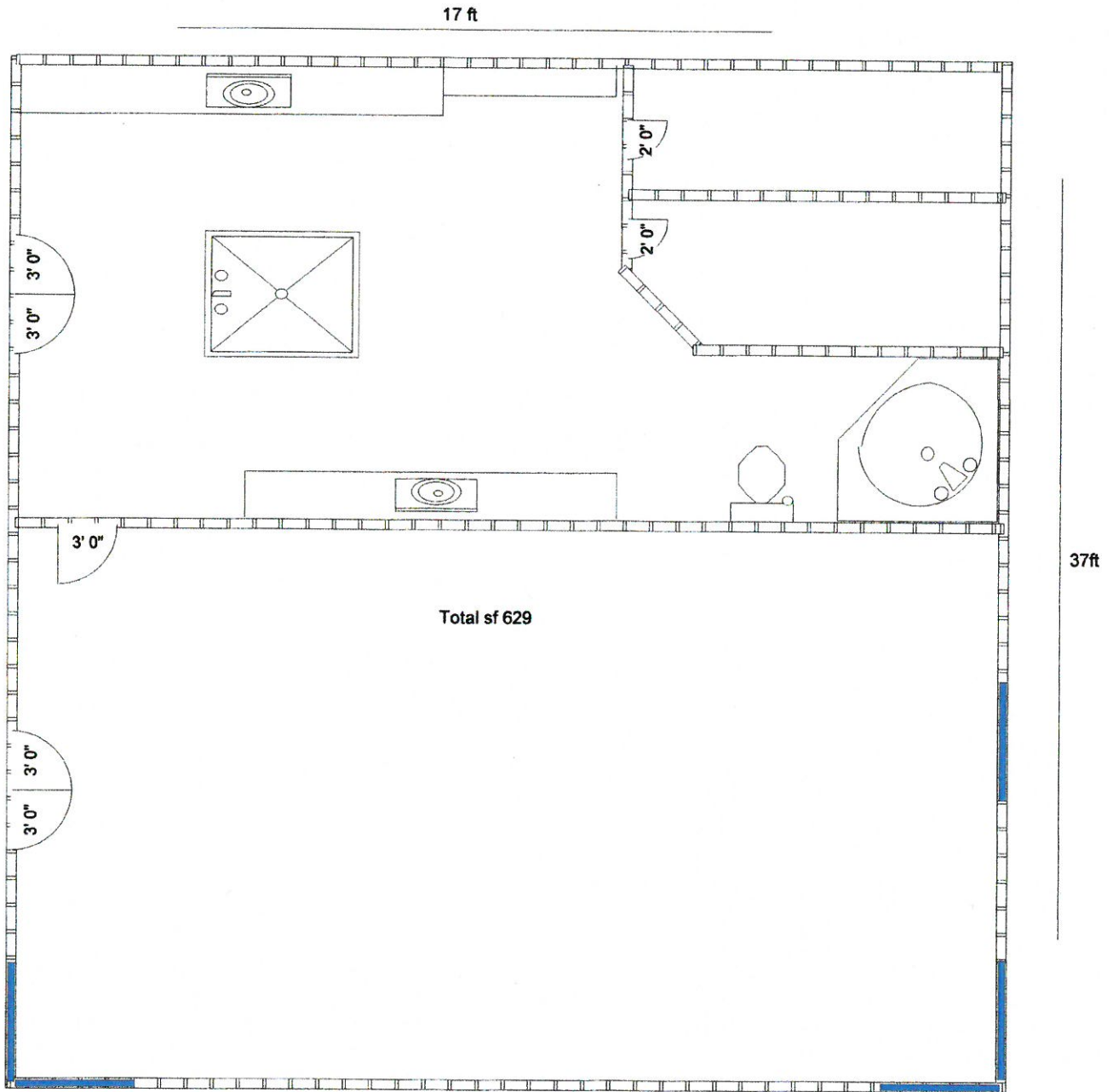
LEGEND	
○ 1/2" IRON ROD FOUND	● POWER POLE
⊙ 1/2" IRON ROD SET	■ BRICK COLUMN
□ 1" IRON PIPE FOUND	A/C - AIR CONDITIONING
⊠ FENCE POST CORNER	—//— COVERED PORCH, DECK OR CARPORT
⊠ "x" FOUND IN CONCRETE	— — OVERHEAD ELECTRIC SERVICE
⊠ UNDERGROUND ELECTRIC	— — OVERHEAD POWER LINE
⊠ OVERHEAD ELECTRIC	— — ASPHALT PAVING
⊠ ASPHALT PAVING	⊠ CONCRETE PAVING
⊠ GRAVEL/ROCK ROAD OR DRIVE	

DOUG CONNALLY & ASSOC., INC.
 11545 PAGEMILL RD., SUITE #200
 DALLAS, TEXAS 75243
 PHONE: (214) 340-8485
 FAX: (214) 340-2216
 www.dcoumvrw.com
Doug Connolly
 R.P.L.S. NO. 3035

FILE COPY

RECEIVED
 JAN 31 2012
 BY: _____

H 2012 001

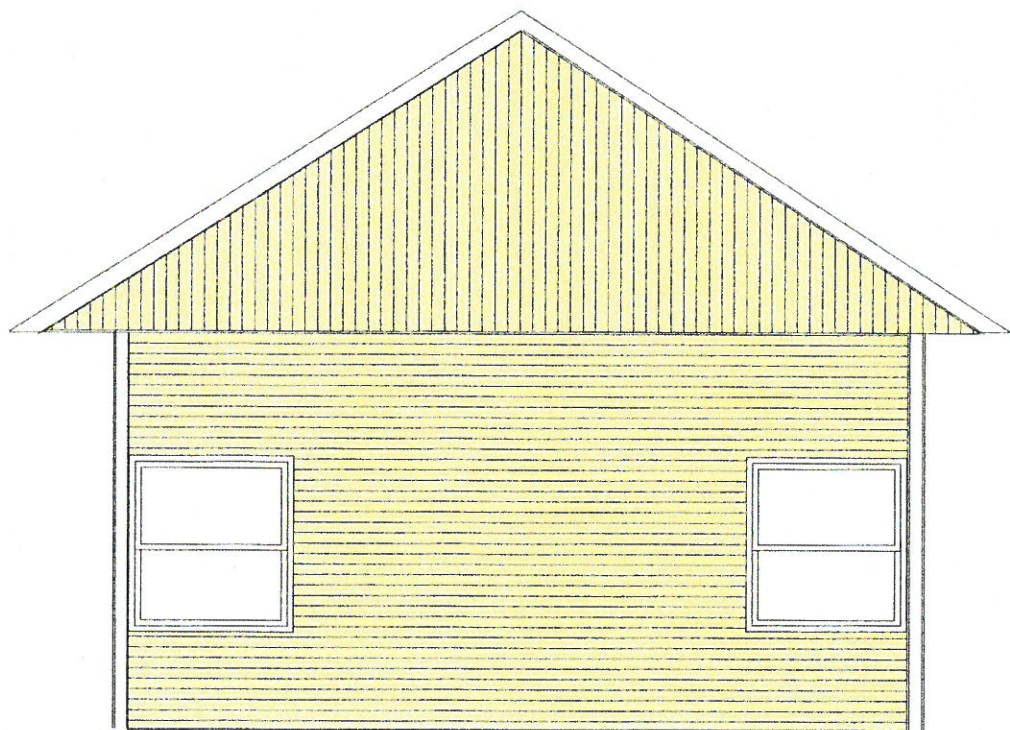


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H. 2012 001

RECEIVED
JAN 31 2012

BY: _____



(South Side)

Gable roof to match existing house

Shiplap siding to match existing house

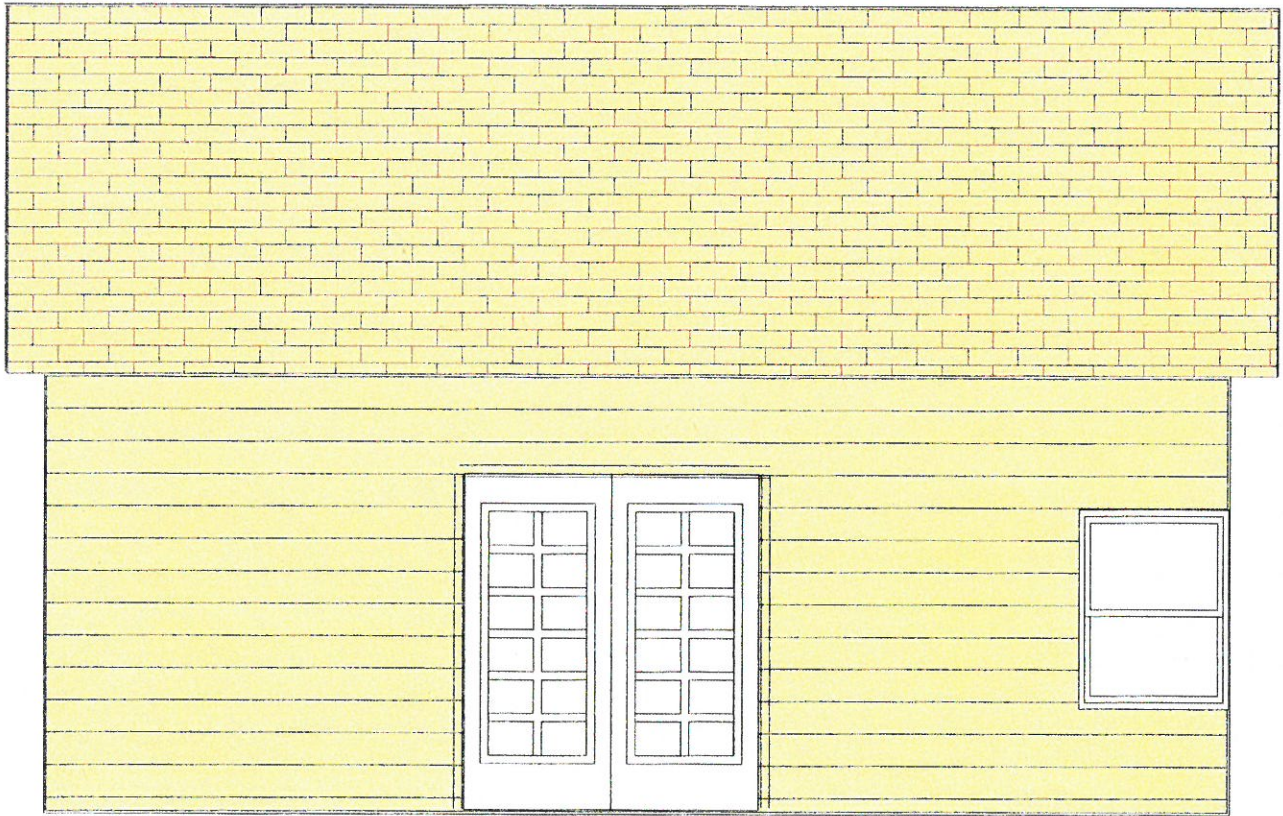
Windows at each side, vynal, low E no bars (72"x36"),

1x4 trim around each window

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JAN 31 2012
BY: _____

FILE COPY

H 2012 001



(West Side)

Gable roof to match existing house,

20 year shingle to match existing house

Shiplap siding to match existing house

French doors to patio, bars, tempered glass

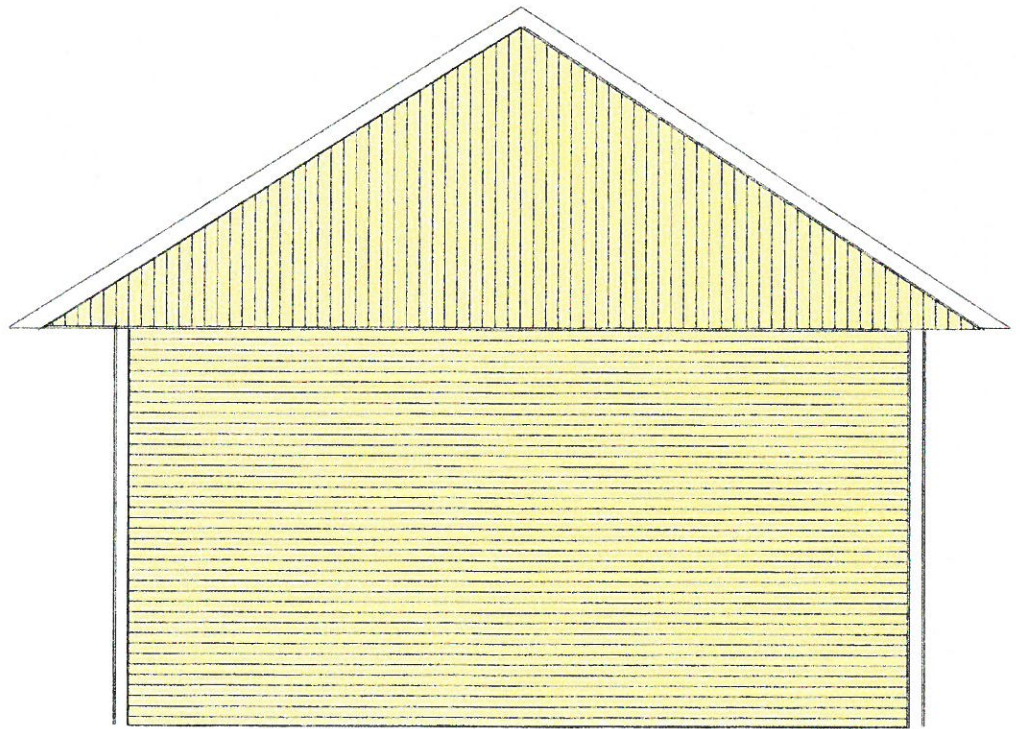
One window at right side, vynal, low e no bars (72"x36"),

1x4 trim around window

H 2012 001

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JAN 31 2012
BY: _____

FILE COPY



(North Side)

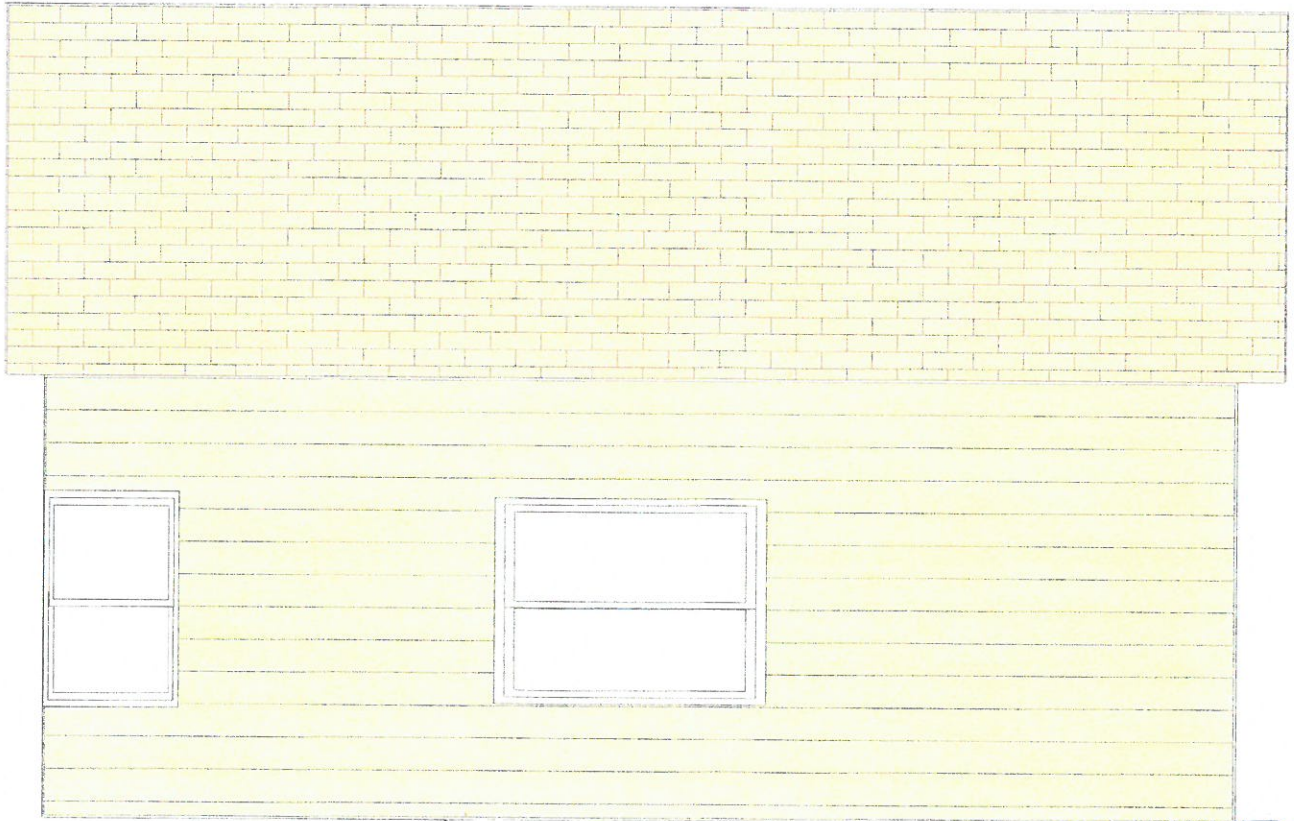
Gable roof to match existing house

Shiplap siding to match existing house

H 2012 001

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JAN 31 2012
BY: _____

FILE COPY



(East Side)

- Gable roof to match existing house,
- 20 year shingle to match existing house
- Shiplap siding to match existing house
- Two windows, one at left (72"x36") and one at right (72"x60")

RECEIVED

JAN 31 2012

BY: _____

H 2012 001

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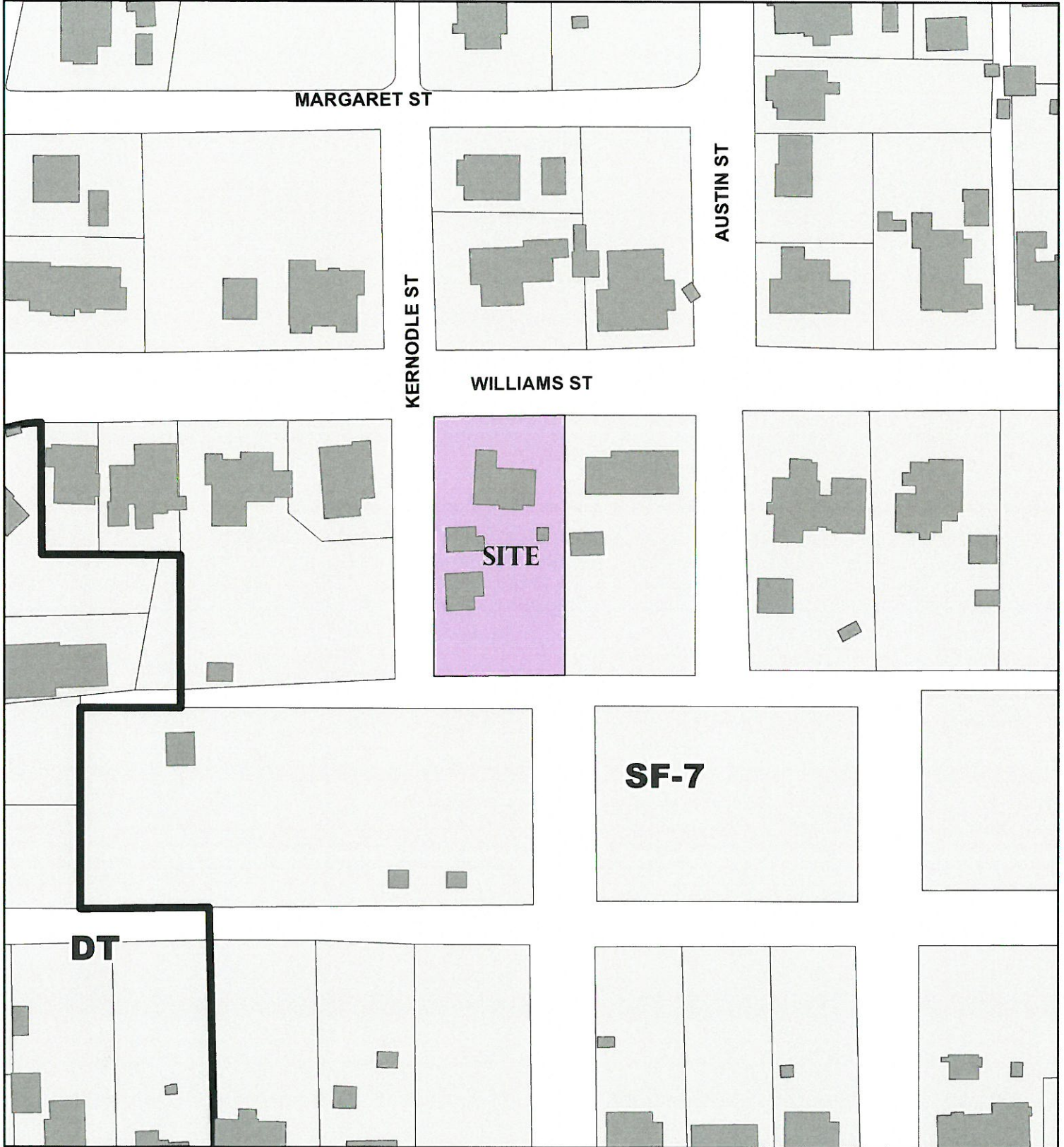




Legend

 Subject Property

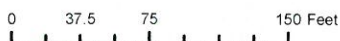
 200-ft buffer



H2012-001 - CofA
402 Williams St.
Rockwall, TX 75087

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.



February 2, 2012



City of Rockwall
The New Horizon

Public Notice

The City of Rockwall Historic Preservation Advisory Board (HPAB) will hold a public hearing on **Thursday, 2/16/2012 at 6:00 p.m.**, in the Council Chambers at Rockwall City Hall (Second Floor), 385 South Goliad, Rockwall, Texas to consider the following item(s):

H2012-001: Master Bed and Bath Addition - CofA

Hold a public hearing and consider a request for a Certificate of Appropriateness (CofA) from Moacyr and Ashle Pereira for the addition of a master bedroom and bathroom on the southeast corner of the main structure located at 402 Williams Street St (F & M, BLOCK 5, LOT A). The tract is zoned (SF-7) Single Family district, located within the "Old Town Rockwall" Historic District, and identified as a "Medium Contributing Property."

As an interested property owner, you are invited to attend these meetings and/or express your thoughts in writing by returning the form below. To ensure your comments are included in the information sent to the HPAB, please return the completed form below by **2/8/2012** to:

Chris Spencer
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087
(please return portion of form below the dotted line)

Email: planning@rockwall.com
Phone: (972) 771-7745
Fax: (972) 771-7748

Case number: H2012-001

Please place a check mark on the appropriate line below:

I am in favor of the request for the reasons listed below 15

I am opposed to the request for the reasons listed below

Your Name: _____

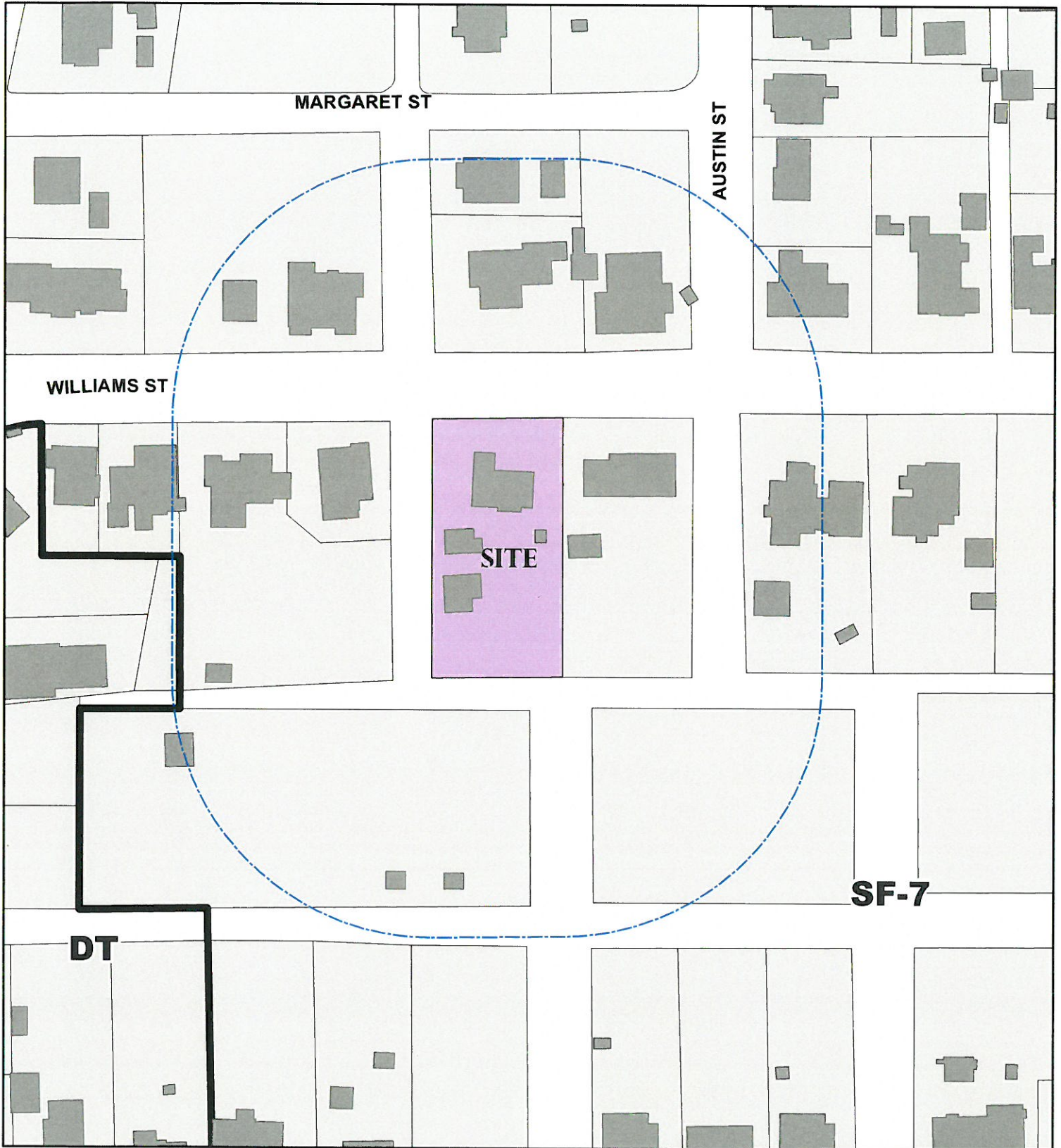
Rockwall Property Address: _____

- Please see Location Map of Subject Property on the back of this notice -

Legend

 Subject Property

 200-ft buffer



H2012-001 - CofA
402 Williams St.
Rockwall, TX 75087



0 37.5 75 150 Feet

February 2, 2012

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HARRIS RICHARD D & JUDY A
210 GLENN AVE
ROCKWALL, TX 75087

SUMBLIN ROYDEN MARIE
501 AUSTIN ST
ROCKWALL, TX 75087

ROAN DOUGLAS RAY
501 WILLIAMS ST
ROCKWALL, TX 75087

SMITH ALAN E & JUDY ROPER
SMITH
506 KERNODLE ST
ROCKWALL, TX 75087

WALDROP ANTONIA EMILIA
306 WILLIAMS ST
ROCKWALL, TX 75087

MAY PATRICIA A
308 WILLIAMS ST
ROCKWALL, TX 75087

PEREIRA MOACYR AND ASHLE
402 WILLIAMS ST
ROCKWALL, TX 75087

PLACE LISANNE
1531 ZAPATA DR
EL DORADO HILLS, CA 95762

WALDROP ANTONIA EMILIA
306 WILLIAMS ST
ROCKWALL, TX 75087

CHASTAIN CHARLES JR
502 WILLIAMS ST
ROCKWALL, TX 75087

CITY OF ROCKWALL
0

WINES DEBORAH C
310 WILLIAMS ST
ROCKWALL, TX 75087

BUTTGEN JAMES D
501 KERNODLE ST
ROCKWALL, TX 75087

BARRON JOSE FELIX & MARIA
MERCEDES
502 KERNODLE STREET
ROCKWALL, TX 75087

ROCKWALL ISD TR
FOR ROCKWALL TAXING ENTITIES
0

CROSS_REF	file_as_na	legal_desc	addr_line2	addr_city	addr_state	zip
3690-0012-0000-C0-0R	HARRIS RICHARD D & JUDY A	F & M, BLOCK PT OF 12	210 GLENN AVE	ROCKWALL	TX	75087
3690-0006-000B-00-0R	SUMBLIN ROYDEN MARIE	F & M, BLOCK E 1/2 6, LOT B	501 AUSTIN ST	ROCKWALL	TX	75087
3690-0012-0000-B0-0R	ROAN DOUGLAS RAY	F & M, BLOCK 12 & PT OF 12A, 501 WILLIAMS	501 WILLIAMS ST	ROCKWALL	TX	75087
3690-0006-0002-00-0R	SMITH ALAN E & JUDY ROPER SMITH	F & M, BLOCK 6, LOT 2, (REPLAT-2001)	506 KERNODLE ST	ROCKWALL	TX	75087
3140-032D-0000-00-0R	WALDROP ANTONIA EMILIA	B F BOYDSTON, BLOCK 32D, 306 WILLIAMS	306 WILLIAMS ST	ROCKWALL	TX	75087
4626-0001-0001-00-0R	MAY PATRICIA A	PATRICIA A MAY ADDITION, BLOCK 1, LOT 1, ACRES .61	308 WILLIAMS ST	ROCKWALL	TX	75087
3690-0005-000A-00-0R	PEREIRA MOACYR AND ASHLE	F & M, BLOCK 5, LOT A, 402 WILLIAMS ST	402 WILLIAMS ST	ROCKWALL	TX	75087
3690-0005-000B-00-0R	PLACE LISANNE	F & M, BLOCK 5, LOT B	1531 ZAPATA DR	EL DORADO HILLS	CA	95762
3690-0011-000A-00-0R	WALDROP ANTONIA EMILIA	F & M, BLOCK 1, LOT A	306 WILLIAMS ST	ROCKWALL	TX	75087
3780-0004-0001-00-0R	CHASTAIN CHARLES JR	F & M, BLOCK 1, LOT A	502 WILLIAMS ST	ROCKWALL	TX	75087
4626-0001-0002-00-0R	WINES DEBORAH C	GRIFFITH, BLOCK 4, LOT 1, EXEMPT	310 WILLIAMS ST	ROCKWALL	TX	75087
71-0002-0001-00-0R	BUTTGEN JAMES D	PATRICIA A MAY ADDITION, BLOCK 1, LOT 2, ACRES .16	501 KERNODLE ST	ROCKWALL	TX	75087
J-0006-000A-00-0R	BARRON JOSE FELIX & MARIA MERCEDES	BUTTGEN ADDITION, BLOCK 2, LOT 1-R, (REPLAT 2006)	502 KERNODLE STREET	ROCKWALL	TX	75087
3690-0017-0000-A0-0R	ROCKWALL ISD TR	F & M, BLOCK PT OF 17, EXEMPT	FOR ROCKWALL TAXING ENTITIES	ROCKWALL	TX	75087



City of Rockwall
The New Horizon

Public Notice

The City of Rockwall Historic Preservation Advisory Board (HPAB) will hold a public hearing on **Thursday, 2/16/2012 at 6:00 p.m.**, in the Council Chambers at Rockwall City Hall (Second Floor), 385 South Goliad, Rockwall, Texas to consider the following item(s):

H2012-001: Master Bed and Bath Addition - CofA

Hold a public hearing and consider a request for a Certificate of Appropriateness (CofA) from Moacyr and Ashle Pereira for the addition of a master bedroom and bathroom on the southeast corner of the main structure located at 402 Williams Street St (F & M, BLOCK 5, LOT A). The tract is zoned (SF-7) Single Family district, located within the "Old Town Rockwall" Historic District, and identified as a "Medium Contributing Property."

As an interested property owner, you are invited to attend these meetings and/or express your thoughts in writing by returning the form below. To ensure your comments are included in the information sent to the HPAB, please return the completed form below by **2/8/2012** to:

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(please return portion of form below the dotted line)

Email: planning@rockwall.com
Phone: (972) 771-7745
Fax: (972) 771-7748

Case number: H2012-001

Please place a check mark on the appropriate line below:

I am in favor of the request for the reasons listed below 15

I am opposed to the request for the reasons listed below

The Pereiras are a wonderful addition to our neighborhood. The house looks better than it's ever looked in the 35 yrs we've lived here. Please let them continue making improvements.

Your Name: Jim & Pal Butcher
Rockwall Property Address: 501 Kennode

- Please see Location Map of Subject Property on the back of this notice -

CITY OF ROCKWALL
Historic Preservation Advisory Board Memo

AGENDA DATE: 2/16/2012

APPLICANT: PEREIRA, MOACYR AND ASHLE

AGENDA ITEM: H2012-001; Master Bed and Bath Addition - CofA

Hold a public hearing and consider a request for a Certificate of Appropriateness (CofA) from Moacyr and Ashle Pereira for the addition of a master bedroom and bathroom on the southeast corner of the main structure located at 402 Williams Street St (F & M, BLOCK 5, LOT A). The tract is zoned (SF-7) Single Family district, located within the "Old Town Rockwall" Historic District, and identified as a "Medium Contributing Property."

BACKGROUND INFORMATION:

The applicants, Moacyr and Ashle Pereira, have submitted an application for a Certificate of Appropriateness (CofA) that would allow for the addition of a master bed and bath on the southeast side of the primary structure. The Folk Victorian styled home was built in 1890 and is considered to be a "Medium Contributing Property" within the historic district.

A site plan indicating the location of the proposed addition, floor plan, elevations and photos have been submitted with the application. The proposed 629 sq-ft addition will expand the 1461 sq-ft home by approximately 43% of its current size. The addition will incorporate 6" wood shiplap siding to match the existing home, a gabled roof element, vinyl low "E" window treatments (6 over 6 panes to match) and 1"X4" trim, proposed French doors (currently standard door with glass), and 20 year composition shingles to match the existing roof. The addition will not have an effect on the existing carport or deck, but will involve the removal of cedar trees that are located within the area of expansion.

The Pereira's have recently become licensed through the Texas Department of Family and Protective Services as foster and adoptive parents. The purpose of the expansion will provide an additional bedroom and much needed space for storage. This expansion will help facilitate the adoption and fostering of additional children into their home.

The Board of Adjustment met on January 23rd of this year and approved the expansion of the non-conforming use. A copy of the order has been provided for your review. However, from a historical perspective, the board should consider the following when rendering a decision:

1. The home has been expanded in the past.
2. The location of the expansion in regards to public view.
3. The exterior materials should be compatible to the style and period of the structure.

Fifteen (15) notices were mailed to property owners of record within 200-ft of the subject property. At the time of this report, staff has received one (1) notice "in favor of" the request.

RECOMMENDATIONS:

Should the request for the Certificate of Appropriateness be approved, staff would recommend the following conditions:

1. Submittal and approval of a building permit for the expansion.
2. Adherence to all building code standards.
3. Window panes for the new addition to match existing rear windows (6 over 6).

CITY OF ROCKWALL
Historic Preservation Advisory Board Memo

*1st - Johnson ✓
2nd - Stone
(Whitley, Tennant, Williams - w)*

AGENDA DATE: 2/16/2012
APPLICANT: PEREIRA, MOACYR AND ASHLE
AGENDA ITEM: H2012-001; Master Bed and Bath Addition - CofA

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
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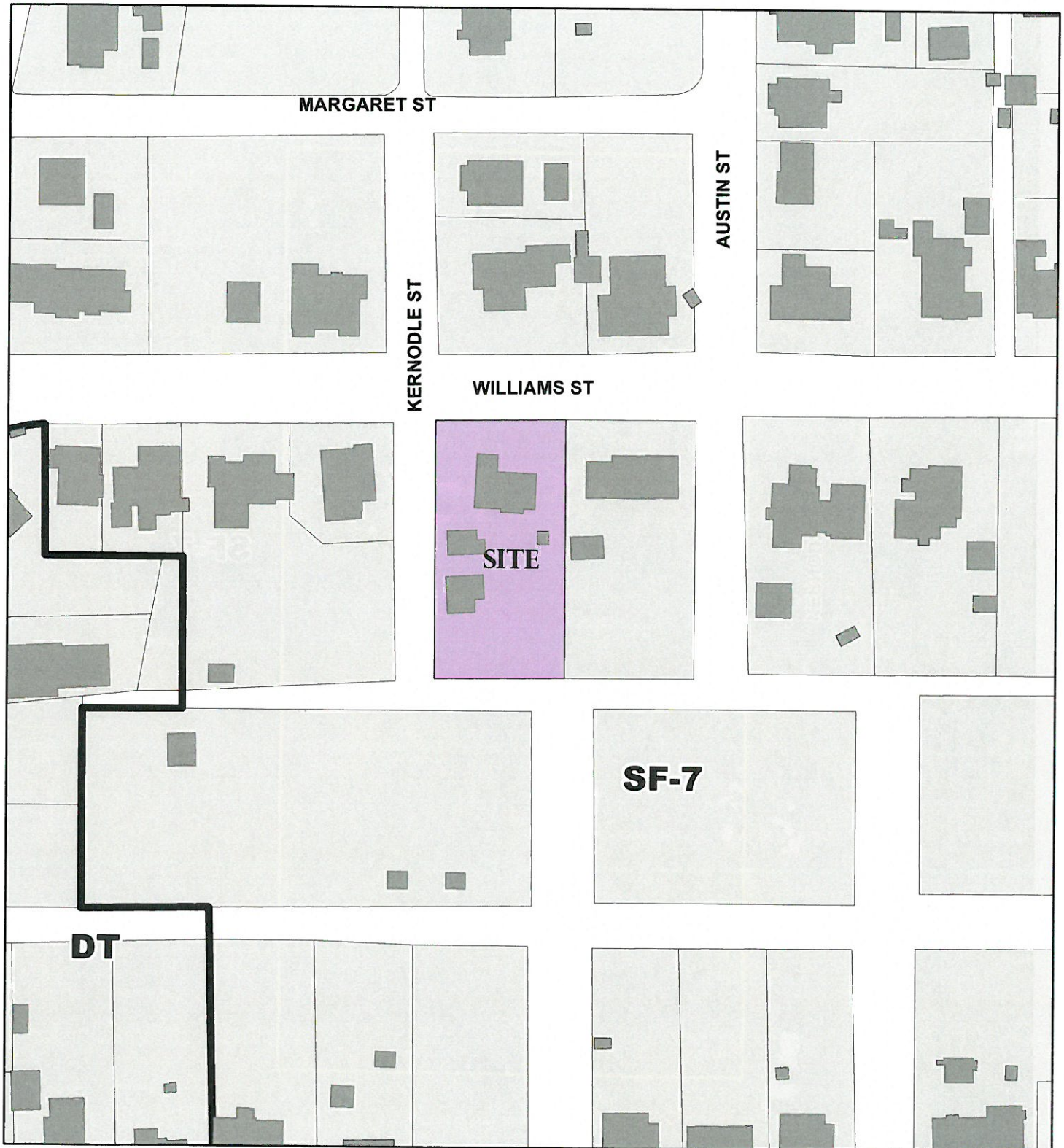
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Legend

 Subject Property

 200-ft buffer



H2012-001 - CofA
402 Williams St.
Rockwall, TX 75087



0 37.5 75 150 Feet


February 2, 2012

CITY OF ROCKWALL DEPARTMENT OF PLANNING AND ZONING

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OLD TOWN ROCKWALL HISTORIC DISTRICT REGISTRY APPLICATION

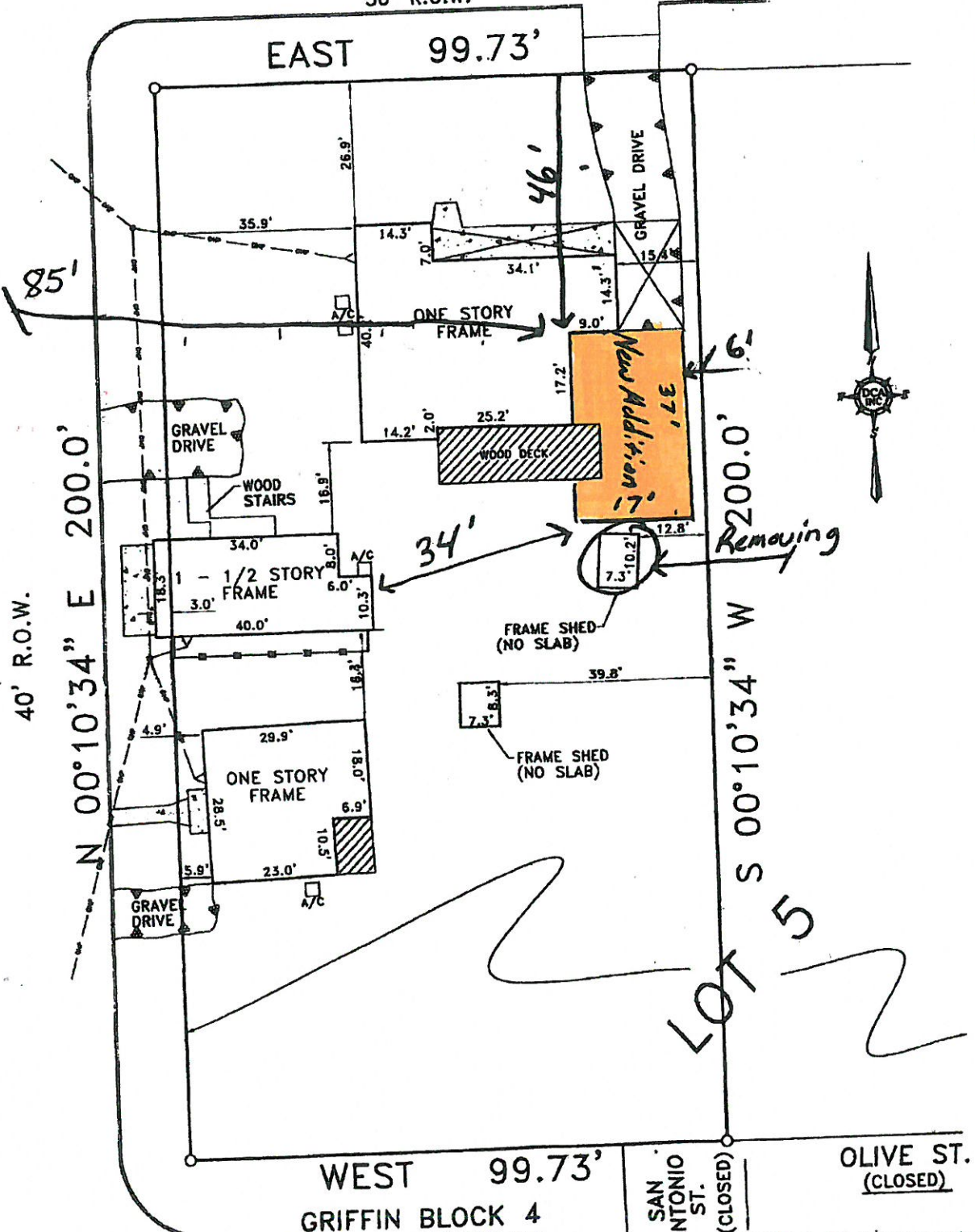
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<u>Street Address</u>			
<u>Rockwall</u>	<u>Texas</u>	<u>75087</u>	<u>Rockwall</u>
City	State	Zip Code	County
Name of Property, If Applicable: _____ (name of Structure or Addition name)			
Has the building been moved? No <input checked="" type="checkbox"/> Yes _____ If yes, when was the property moved? <small>(mm/dd/yr -if known, otherwise, the year moved is sufficient)</small>			
Name of Historic District:			
____ National Register District ____ Certified State or Local District ____ Proposed Historic District			
If listed individually in the National Register of Historic Places, Please give date of listing _____ (mm/dd/yy)			
<i>Moacyr and Ashle</i>			
Property Owner: <u>Pereira</u> Street Address: <u>402 Williams Street</u>			
<u>Rockwall</u>	<u>TX</u>	<u>75087</u>	<u>Rockwall</u>
City	State	Zip Code	County
Authorized Contact: <u>same</u> Street Address: <u>402 Williams Street</u>			
<small>(if different from Owner)</small>			
<u>Rockwall</u>	<u>TX</u>	<u>75087</u>	<u>Rockwall</u> <u>409-247-2421</u>
City	State	Zip	County Telephone Number
Description of Property Appearance (architectural style, square footage,...etc.): <u>Neo Classical Folk Victorian style, approx 1300 sqft., 2 bed, 2 bath</u>			
Statement of Significance (year built, historical context,...etc.) <u>Possibly original portion built in 1890. Not much is known despite research.</u>			
Owner's Signature  Date: <u>1/30/2012</u>	City of Rockwall Use Only:		

Being THE WEST ONE-HALF () OF LOT 5, FARMERS AND MERCANTILE NATIONAL BANK AT
 to the Town of ROCKWALL, ROCKWALL COUNTY, Texas, according to the MA PLAT THEREOF
 recorded in R/13 of the PLAT Records of ROCKWALL County, Texas.

WILLIAMS STREET
 50' R.O.W.

KERNODLE STREET
 40' R.O.W.



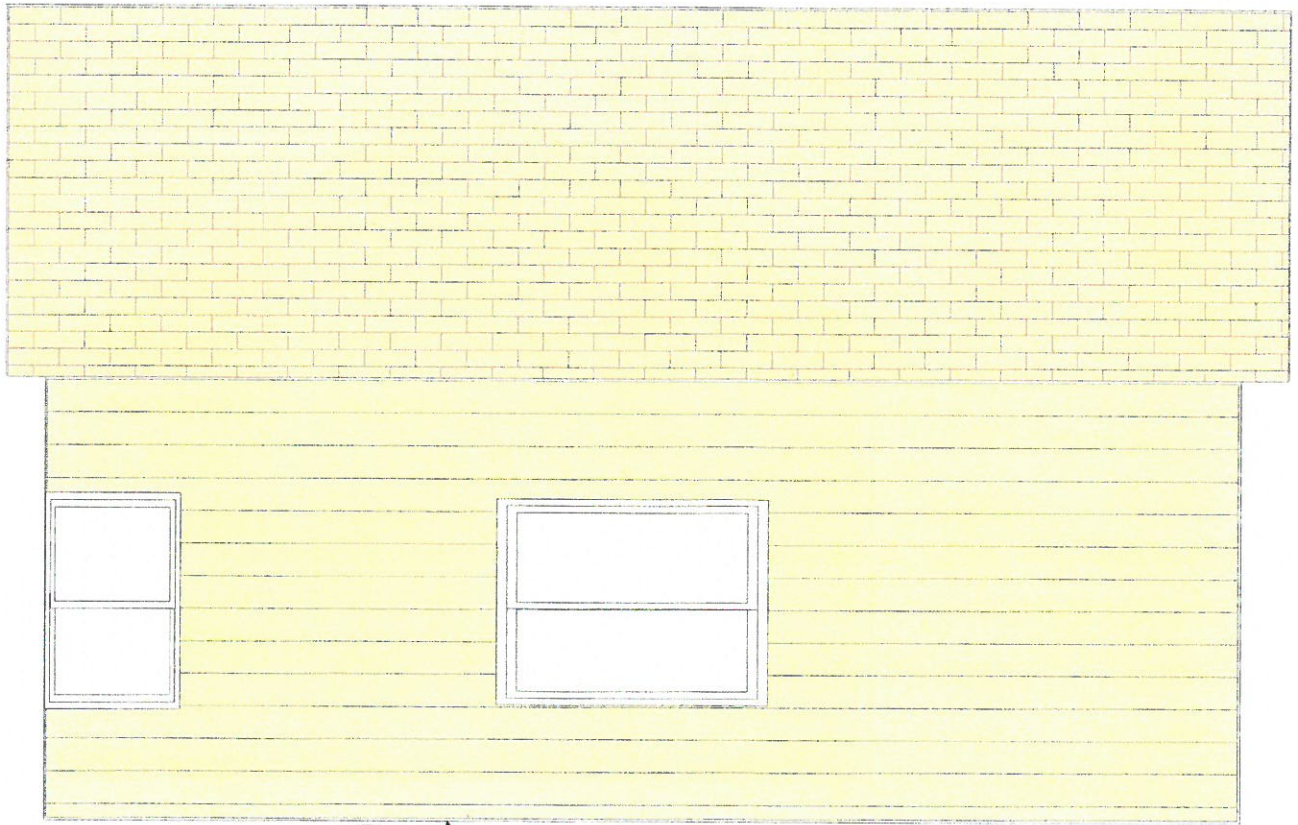
NOTE: BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.
 NOTE: According to the F.I.R.M. No. 4805470005C, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.
 This survey is made in conjunction with the information provided by LANDAMERICA COMMONWEALTH Title Company in connection with the transaction described in G.F. 2212000433. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. The plat hereon is a correct and accurate representation of the property lines and dimensions as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and proposed encroachments or protrusions on the ground.

ACCEPTED BY: *[Signature]* DATE: *[Signature]*

Drawn By: AW
 Scale: 1" = 20'

LEGEND	
○	1/2" IRON ROD FOUND
○	1/2" IRON ROD SET
○	1" IRON PIPE FOUND
□	FENCE POST CORNER
●	POWER POLE
■	BRICK COLUMN
A/C	AIR CONDITIONING
—○—	CHAIN LINK FENCE
—○—	WOOD FENCE
—○—	0.5" WIDE TYPICAL
—x—	BARRIED FENCE
— —	IRON FENCE
— —	PIPE FENCE
— —	COVERED PORCH, DECK OR CARPORT

DOUG CONNALLY & ASSOC., INC.
 11545 Pagemill Rd., Suite #200
 Dallas, Texas 75243
 Phone: (214) 348-9485
 Fax: (214) 348-2216
 www.dougconally.com



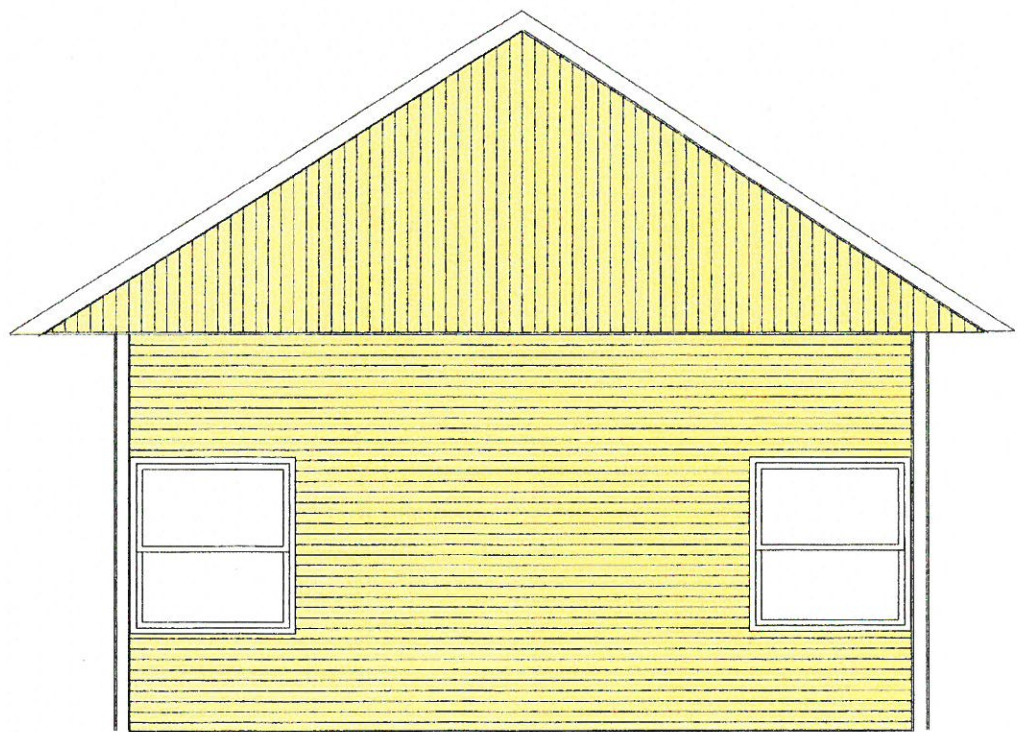
(East Side)

Gable roof to match existing house,

20 year shingle to match existing house

Shiplap siding to match existing house

Two windows, one at left (72"x36") and one at right (72"x60")



(South Side)

Gable roof to match existing house

Shiplap siding to match existing house

Windows at each side, vynal, low E no bars (72"x36"),

1x4 trim around each window



City of Rockwall
The New Horizon

Public Notice

The City of Rockwall Historic Preservation Advisory Board (HPAB) will hold a public hearing on **Thursday, 2/16/2012 at 6:00 p.m.**, in the Council Chambers at Rockwall City Hall (Second Floor), 385 South Goliad, Rockwall, Texas to consider the following item(s):

H2012-001: Master Bed and Bath Addition - CofA

Hold a public hearing and consider a request for a Certificate of Appropriateness (CofA) from Moacyr and Ashle Pereira for the addition of a master bedroom and bathroom on the southeast corner of the main structure located at 402 Williams Street St (F & M, BLOCK 5, LOT A). The tract is zoned (SF-7) Single Family district, located within the "Old Town Rockwall" Historic District, and identified as a "Medium Contributing Property."

As an interested property owner, you are invited to attend these meetings and/or express your thoughts in writing by returning the form below. To ensure your comments are included in the information sent to the HPAB, please return the completed form below by **2/8/2012** to:

Chris Spencer
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087
(please return portion of form below the dotted line)

Email: planning@rockwall.com
Phone: (972) 771-7745
Fax: (972) 771-7748

Case number: H2012-001

Please place a check mark on the appropriate line below:

I am in favor of the request for the reasons listed below 15

I am opposed to the request for the reasons listed below

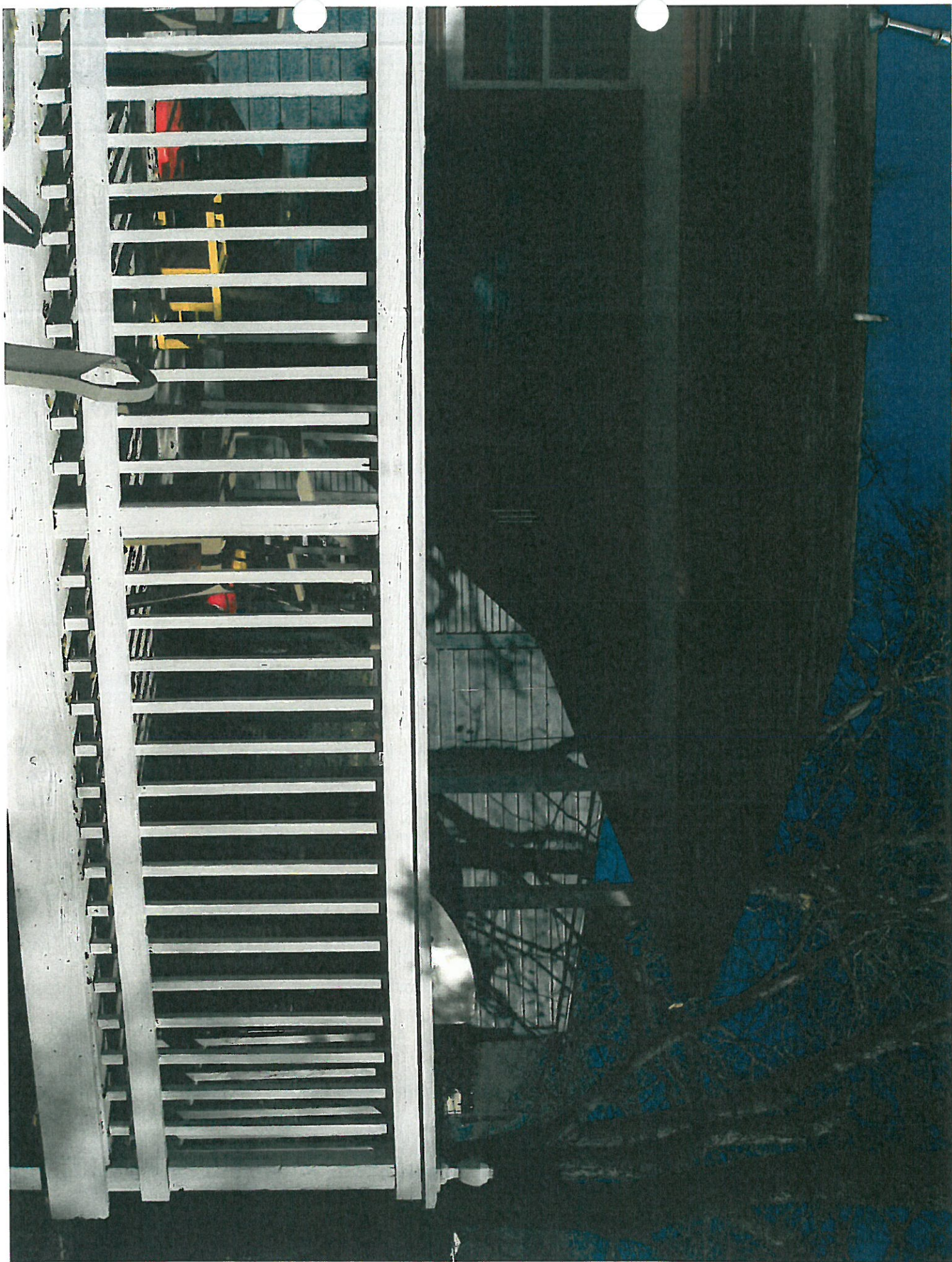
The Screens are a wonderful addition to our neighborhood. The house looks better than it's ever looked in the 35 yrs we've lived here. Please let them continue making

Your Name: *improvements*

Rockwall Property Address: *Jim & Pal Butcher 501 Kennel*

- Please see Location Map of Subject Property on the back of this notice -





**ORDER OF THE BOARD OF ADJUSTMENT
OF THE CITY OF ROCKWALL, TEXAS**

ORDER NO. BOA 2012-1-V

WHEREAS, the Board of Adjustment held a public hearing on the 23th day of January, 2012 to consider the application of Ashle Pereira, as owner for the tract of land described below, for a variance to the non-conforming use; and

WHEREAS, the applicant requested a variance from the non-conforming use for 402 Williams. further described as F&M, City of Rockwall: and

WHEREAS, after due consideration and discussion it appears that the granting of such a variance would not cause an adverse effect on the surrounding properties and would not be contrary to the public interest.

**NOW, THEREFORE BE IT ORDERED BY THE BOARD OF ADJUSTMENT
OF THE CITY OF ROCKWALL, TEXAS:**

Section 1. That all of the above premises are found and determined to be true and correct and are incorporated into the body of this order as if copied in their entirety.

Section 2. That the request from the applicant for this Board to grant a variance from the Non-conforming Requirement of the City of Rockwall, be and in the same is hereby granted so as to permit the construction on said lots.

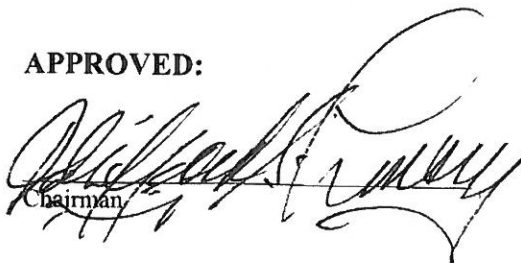
Section 3. That the Building Official of the City is hereby authorized and directed to issue the appropriate permits, if any, for the above described property under the terms and conditions of this Order.

Section 4. That this Order was passed by the concurring vote of at least four (4) members of the Board of Adjustment and is effective as of the 23th day of January, 2012.

ATTEST:


Secretary

APPROVED:


Chairman

Rockwall Appraisal and Tax Information

Property Search Results > 16529 PEREIRA MOACYR AND ASHLE for Year 2012

Property

Account

Property ID: 16529
 Geographic ID: 3690-0005-000A-00-0R
 Type: Real
 Property Use Code: B2
 Property Use Description: B2

Legal Description: F & M, BLOCK 5, LOT A, 402 WILLIAMS ST
 Agent Code:

Location

Address: 402 WILLIAMS ST
 Neighborhood: EPPSTEIN, F&M, FONDREN, FOREE, GRIFFITH, HIGHLAND
 Neighborhood CD: N3600

Mapsco:
 Map ID: 2-3

Owner

Name: PEREIRA MOACYR AND ASHLE
 Mailing Address: 402 WILLIAMS ST
 ROCKWALL, TX 75087-2615

Owner ID: 1050847
 % Ownership: 100.0000000000%

Exemptions:

Values

(+) Improvement Homesite Value:	+	N/A	
(+) Improvement Non-Homesite Value:	+	N/A	
(+) Land Homesite Value:	+	N/A	
(+) Land Non-Homesite Value:	+	N/A	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	N/A	N/A
(+) Timber Market Valuation:	+	N/A	N/A

(=) Market Value:	=	N/A	
(-) Ag or Timber Use Value Reduction:	-	N/A	

(=) Appraised Value:	=	N/A	
(-) HS Cap:	-	N/A	

(=) Assessed Value:	=	N/A	

Taxing Jurisdiction

Owner: PEREIRA MOACYR AND ASHLE
 % Ownership: 100.0000000000%
 Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	ROCKWALL CAD	N/A	N/A	N/A	N/A
CRW	CITY OF ROCKWALL	N/A	N/A	N/A	N/A
GRW	ROCKWALL COUNTY	N/A	N/A	N/A	N/A
SRW	ROCKWALL ISD	N/A	N/A	N/A	N/A
Total Tax Rate:		N/A			
Taxes w/Current Exemptions:					N/A
Taxes w/o Exemptions:					N/A

Improvement / Building

Improvement #1:	RESIDENTIAL	State Code:	B2	Living Area:	1461.0 sqft	Value:	N/A
Type	Description	Class CD	Exterior Wall	Year Built	SQFT		
MA	MAIN AREA	GW1M	36	1985	1461.0		
AC	ATTACHED CARPORT	GW1M		1985	252.0		

DE	DECK	GW1M	1985	272.0
CP	COVERED PORCH	GW1M	1985	238.0
CP	COVERED PORCH	GW1M	1985	153.0

Improvement #2: RESIDENTIAL State Code: B2 Living Area: 720.0 sqft Value: N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	AW4M	36	1955	720.0
AG	ATTACHED GARAGE	AW4M		1955	612.0
ST	STORAGE	AW4M		1955	108.0

Improvement #3: RESIDENTIAL State Code: B2 Living Area: 784.0 sqft Value: N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	FW1	36	1960	784.0
OP	OPEN PORCH	FW1		1960	66.0
DE	DECK	FW1		1960	100.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	B2	DUPLEX	0.3440	15000.00	100.00	150.00	N/A	N/A
2	B2	DUPLEX	0.1150	5000.00	100.00	50.00	N/A	N/A

Roll Value History


Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2012	N/A	N/A	N/A	N/A	N/A	N/A
2011	\$161,310	\$40,000	0	201,310	\$0	\$201,310
2010	\$163,360	\$40,000	0	203,360	\$0	\$203,360
2009	\$165,860	\$40,000	0	205,860	\$0	\$205,860
2008	\$163,840	\$40,000	0	203,840	\$0	\$203,840
2007	\$153,500	\$40,000	0	193,500	\$0	\$193,500
2006	\$151,000	\$40,000	0	191,000	\$0	\$191,000
2005	\$149,360	\$37,000	0	186,360	\$0	\$186,360
2004	\$143,980	\$37,000	0	180,980	\$0	\$180,980
2003	\$138,450	\$30,000	0	168,450	\$0	\$168,450
2002	\$47,220	\$30,000	0	77,220	\$0	\$77,220
2001	\$41,510	\$30,000	0	71,510	\$0	\$71,510
2000	\$35,930	\$30,000	0	65,930	\$0	\$65,930
1999	\$37,470	\$20,000	0	57,470	\$0	\$57,470
1998	\$46,750	\$20,000	0	66,750	\$0	\$66,750
1997	\$17,590	\$13,000	0	30,590	\$0	\$30,590

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	4/21/2010 12:00:00 AM	WD	WARRANTY DEED	YOUNG BRIAN & P.	PEREIRA MOACYR	6101	132	
2	2/16/2006 12:00:00 AM	WD	WARRANTY DEED	WALKER EDDIE	YOUNG BRIAN & P.	4437	183	
3	1/31/2002 12:00:00 AM	WD	WARRANTY DEED	DEL BOSQUE MAR	WALKER EDDIE	2409	190	0

Tax Due

Property Tax Information as of 02/09/2012

Amount Due if Paid on: 

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty &	Attorney Fees	Amount Due

						Interest		
2011	CITY OF ROCKWALL	\$201,310	\$1012.79	\$1012.79	\$0.00	\$0.00	\$0.00	\$0.00
2011	ROCKWALL ISD	\$201,310	\$2959.25	\$2959.25	\$0.00	\$0.00	\$0.00	\$0.00
2011 TOTAL:			\$3972.04	\$3972.04	\$0.00	\$0.00	\$0.00	\$0.00
2010	CITY OF ROCKWALL	\$203,360	\$1023.10	\$1023.10	\$0.00	\$0.00	\$0.00	\$0.00
2010	ROCKWALL ISD	\$203,360	\$2989.39	\$2989.39	\$0.00	\$0.00	\$0.00	\$0.00
2010 TOTAL:			\$4012.49	\$4012.49	\$0.00	\$0.00	\$0.00	\$0.00
PEREIRA MOACYR AND ASHLE TOTAL:			\$7984.53	\$7984.53	\$0.00	\$0.00	\$0.00	\$0.00
2009	CITY OF ROCKWALL	\$205,860	\$1035.68	\$1035.68	\$0.00	\$0.00	\$0.00	\$0.00
2009	ROCKWALL ISD	\$205,860	\$3026.14	\$3026.14	\$0.00	\$0.00	\$0.00	\$0.00
2009 TOTAL:			\$4061.82	\$4061.82	\$0.00	\$0.00	\$0.00	\$0.00
2008	CITY OF ROCKWALL	\$203,840	\$1025.52	\$1025.52	\$0.00	\$0.00	\$0.00	\$0.00
2008	ROCKWALL ISD	\$203,840	\$2996.45	\$2996.45	\$0.00	\$0.00	\$0.00	\$0.00
2008 TOTAL:			\$4021.97	\$4021.97	\$0.00	\$0.00	\$0.00	\$0.00
2007	CITY OF ROCKWALL	\$193,500	\$941.38	\$941.38	\$0.00	\$0.00	\$0.00	\$0.00
2007	ROCKWALL ISD	\$193,500	\$2844.45	\$2844.45	\$0.00	\$0.00	\$0.00	\$0.00
2007 TOTAL:			\$3785.83	\$3785.83	\$0.00	\$0.00	\$0.00	\$0.00
2006	CITY OF ROCKWALL	\$191,000	\$811.75	\$811.75	\$0.00	\$0.00	\$0.00	\$0.00
2006	ROCKWALL ISD	\$191,000	\$3266.10	\$3266.10	\$0.00	\$0.00	\$0.00	\$0.00
2006 TOTAL:			\$4077.85	\$4077.85	\$0.00	\$0.00	\$0.00	\$0.00
2005	CITY OF ROCKWALL	\$186,360	\$687.48	\$687.48	\$0.00	\$0.00	\$0.00	\$0.00
2005	ROCKWALL ISD	\$186,360	\$3503.57	\$3503.57	\$0.00	\$0.00	\$0.00	\$0.00
2005 TOTAL:			\$4191.05	\$4191.05	\$0.00	\$0.00	\$0.00	\$0.00
2004	CITY OF ROCKWALL	\$180,980	\$651.53	\$651.53	\$0.00	\$0.00	\$0.00	\$0.00
2004	ROCKWALL ISD	\$180,980	\$3402.42	\$3402.42	\$0.00	\$0.00	\$0.00	\$0.00
2004 TOTAL:			\$4053.95	\$4053.95	\$0.00	\$0.00	\$0.00	\$0.00
2003	CITY OF ROCKWALL	\$168,450	\$606.42	\$606.42	\$0.00	\$0.00	\$0.00	\$0.00
2003	ROCKWALL ISD	\$168,450	\$3166.86	\$3166.86	\$0.00	\$0.00	\$0.00	\$0.00
2003 TOTAL:			\$3773.28	\$3773.28	\$0.00	\$0.00	\$0.00	\$0.00
2002	CITY OF ROCKWALL	\$77,220	\$277.99	\$277.99	\$0.00	\$0.00	\$0.00	\$0.00
2002	ROCKWALL ISD	\$77,220	\$1418.69	\$1418.69	\$0.00	\$0.00	\$0.00	\$0.00
2002 TOTAL:			\$1696.68	\$1696.68	\$0.00	\$0.00	\$0.00	\$0.00
2001	CITY OF ROCKWALL	\$71,510	\$257.44	\$257.44	\$0.00	\$0.00	\$0.00	\$0.00
2001	ROCKWALL ISD	\$71,510	\$1315.78	\$1315.78	\$0.00	\$0.00	\$0.00	\$0.00
2001 TOTAL:			\$1573.22	\$1573.22	\$0.00	\$0.00	\$0.00	\$0.00
2000	CITY OF ROCKWALL	\$65,930	\$237.35	\$237.35	\$0.00	\$0.00	\$0.00	\$0.00
2000	ROCKWALL ISD	\$65,930	\$1040.71	\$1040.71	\$0.00	\$0.00	\$0.00	\$0.00
2000 TOTAL:			\$1278.06	\$1278.06	\$0.00	\$0.00	\$0.00	\$0.00
1999	CITY OF ROCKWALL	\$57,470	\$206.89	\$206.89	\$0.00	\$0.00	\$0.00	\$0.00
1999	ROCKWALL ISD	\$57,470	\$874.18	\$874.18	\$0.00	\$0.00	\$0.00	\$0.00
1999 TOTAL:			\$1081.07	\$1081.07	\$0.00	\$0.00	\$0.00	\$0.00
1998	CITY OF ROCKWALL	\$66,750	\$240.30	\$240.30	\$0.00	\$0.00	\$0.00	\$0.00
1998	ROCKWALL ISD	\$66,750	\$994.58	\$994.58	\$0.00	\$0.00	\$0.00	\$0.00
1998 TOTAL:			\$1234.88	\$1234.88	\$0.00	\$0.00	\$0.00	\$0.00
WALKER EDDIE TOTAL:			\$22960.04	\$22960.04	\$0.00	\$0.00	\$0.00	\$0.00
YOUNG BRIAN & PATTI TOTAL:			\$11869.62	\$11869.62	\$0.00	\$0.00	\$0.00	\$0.00
GRAND TOTAL (ALL OWNERS):			\$42814.19	\$42814.19	\$0.00	\$0.00	\$0.00	\$0.00

NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Questions Please Call (972) 771-2034

This year is not certified and ALL values will be represented with "N/A".

This site only supports Internet Explorer 6+, Netscape 7+ and Firefox 1.5+.



City of Rockwall
The New Horizon

2/17/2012

PEREIRA, MOACYR AND ASHLE
402 WILLIAMS ST
ROCKWALL, TX 75087

RE: H2012-001
Master Bed and Bath Addition - CofA
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 02/16/2012. The following is a record of all recommendations, voting records and conditions of approval:

Should the request for the Certificate of Appropriateness be approved, staff would recommend the following conditions:

- 1. Submittal and approval of a building permit for the expansion.*
- 2. Adherence to all building code standards.*
- 3. Window panes for the new addition to match existing rear windows (6 over 6).*

On February 16, 2012, the Historic Preservation Advisory Board approved the Certificate of Appropriateness with staff conditions by a vote of 4 to 0. (Whitley, Teinert, Williams - Absent)

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, Senior Planner
Planning and Zoning
City of Rockwall

Attention BOA Members and Alternates:

Call Brenda Crane with the City of Rockwall Building Inspections Department to confirm your attendance or absence at (972) 771-7709

Thank you.

AGENDA
Regular Meeting
City of Rockwall
Board of Adjustments
City of Rockwall City Hall – 385 S. Goliad
January 12, 2012 6:00 P.M.

- I. **Call To Order 6:00P.M. – Chairman Larry Ewing**
- II. **Election of Board of Adjustment Vice-Chair position.**
- III. **Approval of Minutes for October, 13 , 2011**
- IV. **Public Hearings / Action Items**

Case # BOA-2012-1-V

Hold a public hearing to consider approval of a request from Ashle Pereira for an expansion of a non-conforming use, Block A, Lot 5, F&M, City of Rockwall, Texas located at 402 Williams.

- V. **Discussion Items**
- VI. **Adjournment**

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 771-7700 or FAX (972) 771-7727 for further information.

B. Cessation of Nonconforming Use

For the purposes of this Subsection, a use shall be deemed to have ceased or been abandoned when it has been discontinued for 180 days during any three (3) year period whether with the intent to abandon the use or not.

C. Expansion of Nonconforming Use

No existing building or premises devoted to a use that is not permitted by this Ordinance in the district in which such building or premises is located shall be enlarged or altered in a way which increases its nonconformity, except when required to do so by law or order, unless the use is changed to a use that is permitted in the district in which the building or premises is located, and except as follows:

1. If no structural alterations are made, a nonconforming use of a building may be changed to another nonconforming use of a more restrictive classification when authorized by the Board of Adjustment; or it may be changed to a conforming use.
2. Whenever a nonconforming use has been changed to a conforming use, the use shall not thereafter be changed to a nonconforming use.

Non-Conformity
Article IV. Permissible Uses

3. When authorized by the Board of Adjustment, enlargement or completion of a building devoted to a nonconforming use may be made upon the lot occupied by the building, where the extension is necessary and incidental to the existing use of the building and does not exceed 25% of its original area of nonconformity.
4. When authorized by the Board of Adjustment, a nonconforming use may be extended throughout those parts of a building which were manifestly designed or arranged for such use prior to the date on which the use of the building became nonconforming, if no structural alterations except those required by law, are made.

8.4 NONCONFORMING BUILDING OR SITES

A. City-Created Non-conformity of Structures

In the event that the City takes an act or action which transforms a previously conforming structure for purposes of front, side and rear yard setback requirements into a non-conforming structure for the purposes of front, side and rear yard setbacks, then such structure shall be deemed to be in conformance with the required setback prescribed in this ordinance. (For Land Use non-conformity, see *Article IV Permissible Uses, Section 7.*)

B. Use of Nonconforming Buildings, Structures or Land

1. No building or structure which was originally designed for or used as a nonconforming use shall again be put to a nonconforming use, where such use has ceased for 180 days or more during any three (3) year period.
2. The use of land, structures, and/or buildings involving individual structures with a replacement cost of \$1,000 or less, which does not conform to the provisions of this ordinance shall be discontinued within six (6) months from the enactment of this Ordinance. The nonconforming use of land and/or buildings involving individual structures with a replacement cost of \$1,000 or less, which becomes nonconforming by reason of subsequent amendments to this ordinance shall be discontinued within six (6) months.

**City of Rockwall
Application for Board Of Adjustment
Sign Board of Review**

Date: 12/15/11

Fee: \$200.00

Address of Subject Property: 402 Williams St

Applicant Name: Justin Harrison Day Phone #: (214) 336-4031

Address: 603 Brittany Dr Mesquite Tx 75150

Owner of Property: Ashle Pereira Day Phone #: (469) 247-2421

Address: 402 Williams St Rockwall Tx 75087

Legal Description of Property (Description may be attached): _____

The West One-Half (1/2) of Lot 5, Farmers & Mercantile
National Bank Addition

Total Acreage: _____ Number of Lots: 1

Current Use of Property: _____

Proposed Use of Property: _____

Requirement or Regulation for which a Variance is Requested:

Reason For Variance Request: (Attach any necessary documents)

Red/Path Addition 300SF


Signature of Applicant

For City Use Only:

Date Received: 12-15-11 Received By: BCRaney Amount Paid: \$ \$200.00

Check #: _____ Case File #: _____ Current Zoning: _____

12/15/2011

To Whom It May Concern:

We are writing this letter to inform you of the extreme necessity for an addition to be built on our home located at 402 Williams Street Rockwall, Texas 75087.

The house is approximately 1400 square feet and has only two functional bedrooms. We are currently a family of three and have little room to grow as a family. The mother and father sleep in one bedroom and the baby sleeps in the other.

We were recently licensed in August to become foster and adoptive parents through The Texas Department of Family and Protective Services. The child we have now is our first placement and we want to have more in the very near future. Due to state law and Child Protective Services regulations, any children over the age of 5 years old cannot share a bedroom with another child of the opposite gender. Although the one bedroom we have now can safely and comfortably accommodate more than one child, this greatly restricts our ability to accept other foster and adoptive placements. Especially child(ren) in need of emergency foster placement. We are unable to continue to accept these children in need of a home if we do not add at least one bedroom to our house.

In addition to the bedroom space problem, throughout our entire existing house we have almost no closet space. We are in dire need of storage room for clothing for ourselves and child(ren). The closet space we do have is already full and spilling out into other areas of the home. We do not have an extreme amount of possessions and stay clutter free but still have this storage issue. We have built into our addition plans plenty of closet space that will solve this problem.

We can assure the Rockwall officials and our dear neighbors that this addition will be not only be esthetically pleasing but will no doubt add much value to our home. In adding value to our home, we greatly anticipate it will add value to our entire neighborhood. We greatly appreciate your help and flexibility in this very important request.

Warmest Regards,
The Pereira Family

Memo

To: Board of Adjustment Members
From: John Ankrum, Building Inspections
Date: January 5, 2012
Re: Variance request – Case # BOA -2012-1-V

Ashle Pereira is requesting a variance to expand a non-conforming use on Lot 5, Block A, F&M, City of Rockwall, Texas located at 402 Williams.

Zoning allows only one single family residence to be built on a lot, this property has 3 single family dwellings. In order to add the addition Ashle Pereira wishes to build, a variance to the non-conforming use is required.

We are providing you with an area map, a site plan of how the addition will sit on the property and photos of the property.

The surrounding property owners received proper notification.

Staff has received 1 written response in favor of the request and no phone calls.

Staff has no objection to this request.



City of Rockwall
The New Horizon

Public Notice

The City of Rockwall Board of Adjustments will hold a public hearing on **Thursday, January 12, 2012, at 6:00 p.m.**, in the Council Chambers at Rockwall City Hall (Second Floor), 385 South Goliad, Rockwall, Texas to consider the following item(s):

BOA-2012-1-V: Expanding a non-conforming use

Hold a public hearing to consider approval of a request from Ashle Pereira for an expansion of a non-conforming use, Block A, Lot 5, F&M, City of Rockwall, Texas located at 402 Williams.

As an interested property owner, you are invited to attend these meetings and/or express your thoughts in writing by returning the form below. To ensure that your comments are included in the information sent to the Board of Adjustments, please return the completed form below by **January 3, 2012, to:**

John Ankrum
Rockwall Building Inspection Dept.
385 S. Goliad Street
Rockwall, TX 75087

Email: jankrum@rockwall.com
Phone: (972) 772-6774
Fax: (972) 771-7748

(Please return portion of form below the dotted line)

Case number: BOA-2012-1-V

Please place a check mark on the appropriate line below:

I am in favor of the request for the reasons listed below

I am opposed to the request for the reasons listed below

Your Name: _____

Rockwall Property Address: _____

- Please see Location Map of Subject Property on the back of this notice -

PUBLIC NOTICE

The City of Rockwall Board of Adjustment will hold a public hearing on Thursday, January 12, 2012 at 6:00 P.M. at City Hall, 385 S. Goliad, Rockwall, Texas to consider the following items:

Case # BOA-2012-1-V

Hold a public hearing and consider approval of a request from Ashle Pereira for an expansion of a non-conforming use, located at 402 Williams, Lot 5, Block A, F&M, City of Rockwall, Texas.

For more information concerning this case, contact the Building Inspections Department at (972) 771-7709.

BDA-
2012-1-V

PUBLISHER'S AFFIDAVIT

**STATE OF TEXAS
COUNTY OF ROCKWALL**

Before me, the undersigned Notary Public for the State of Texas, on this day personally appeared Wesley W. Burnett, who after being duly sworn upon oath deposed and said:

I am the Publisher of the Rockwall County Newspaper a newspaper of Texas located in Rockwall County, Texas.

The accompanying printed matter represents a true and correct copy of notice(s) published in the Rockwall County News, a newspaper satisfying all the statutory requirements for publishing legal notices.

Such notice was published one time in said Texas newspaper on the date(s) indicated below:

Dec. 22, 2011.

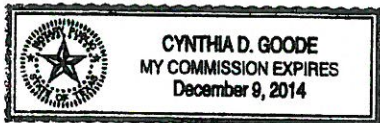
Tear sheets showing such publication of the notice accompany this affidavit.

I hereby swear or affirm that the above-mentioned newspaper meets all of the Texas statutory requirements for publishing required notices in Rockwall County, Texas.

I further swear or affirm that I have personal knowledge of all matters stated herein and the foregoing statements are true and correct.

Wesley W. Burnett
Publisher/Affiant signature

SWORN TO AND SUBSCRIBED, this 22nd day of December, 2011, to certify which witness my hand and seal of office.



Cynthia D. Goode
Notary Public in and for the State of Texas

Rockwall County News
 in (430 & 548)
 (Dallrock Rd & Hwy 66)
 wall, Texas 75087
 n Avenue
 jing@yahoo.com
 AX 972-722-2199
 sOnline.com

Rockwall High School Invitational
 Tuesday, Dec. 27 - Varsity boys' basketball: vs. Garland at Avery Air Invitational, Plano Senior High School, 6:30 p.m.
 Varsity girls' basketball: at Bryan-College Station Tournament Wednesday, Dec. 28 - Varsity boys' basketball: at Avery Air Invitational, Plano Senior High School
 Varsity girls' basketball: at Bryan-College Station Tournament

Rockwall Christian Academy
 Thursday, Dec. 29 - Varsity boys' basketball: at Avery Air Invitational
 Varsity girls' basketball: at Kaufman Holiday Tournament
 Friday, Dec. 30 - Varsity girls' basketball: at Kaufman Holiday Tournament
 Varsity boys' basketball: at Avery Air Invitational, Plano Senior High School
 Varsity girls' basketball: at Kaufman Holiday Tournament

Warriors win thriller for Boles tournament

by Larry Bump

Rockwall Christian Academy freshman Chris Stephens "doesn't realize how good he can be," according to boys' basketball head coach Ryan Hankins.
 Stephens was exceptionally good Saturday night, when he scored 32 points in RCA's 59-58 victory over Quinlan Boles to win the Boles Athletic Club 2nd Annual Holiday Tournament.

The 6-foot guard's all-around game was dominating. Unofficially, he led the Warriors (6-4) with 11 rebounds and three assists, and blocked a shot, in the fourth quarter.
 Stephens was 13-for-18 on field goal attempts and made 10-of-13 free throws. He was 13-for-18 on field goal attempts and made 10-of-13 free throws. He was 13-for-18 on field goal attempts and made 10-of-13 free throws.

Boles pressured RCA into five turnovers in the third quarter to turn a 41-33 deficit into a 48-48 tie. The smaller Warriors shot poorly (6-for-28, 21 per cent) throughout the second half, when the Hornets' 6-4 Jacob Isom moved out to make RCA try to shoot over him. However, the Warriors turned the ball over only once in the fourth quarter.
 In the semifinals, RCA shot 69 per cent (33-for-48) from the field. Stephens was 13-for-18 on field goal attempts and made 10-of-13 free throws. He was 13-for-18 on field goal attempts and made 10-of-13 free throws.

JACKSON SPEC
 Fuel Injection • F
 608 White Hills • F

Salon / Spa in Rockwall

Classified Advertising

Services
Terry the Painter
 30 Years Professional Experience.
 All residential remodels, faux finishes, paint, crack repairs, cabinets, floors and more!!
 FREE Estimates.
 Free Front Door Painted with Job! Discounts. • 972-636-9416 •

12/22/11 Puzzle Solution
 A 12x12 grid puzzle with words hidden in it.

Legal Notices

PUBLIC NOTICE
 The City of Rockwall Board of Adjustment will hold a public hearing on Thursday, January 12, 2012 at 6:00 P.M. at City Hall, 385 S. Goliad, Rockwall, Texas to consider the following items:
 Case # BOA-2012-1-V
 Hold a public hearing and consider approval of a request from Ashle Pereira for an expansion of a non-conforming use, located at 402 Williams, Lot 5, Block A, F&M, City of Rockwall, Texas.
 For more information concerning this case, contact the Building Inspections Department at (972) 771-7709.

Tree Work
 Do you need help with your tree work? Call 214-478-9269.

Personal Child Care
 Tired of having your children in Day Care? Professional Nanny Available. Come Home to a Clean House, Happy & Healthy Children with a Home Cooked Meal to finish your day! References available on request. Email me at supermannycass@gmail.com

Discounted Fire Wood
 972-636-2685.
 Joe Weider 3 station exerciser, \$200. 972-722-0664

Vehicles for Sale
Restored Classic Cars
 1962 F100, 1953 4 Door, 1952 Victoria. Call 214-356-8067.

2007 Dodge Durango SLT
 Beautiful, low mileage, clean, excellent condition, well cared for 2007

Fire Wood
 Split Seasoned East Texas Oak. \$230 cord, \$135 rick. Stacked and delivered.

Lease or Commission Salon / Spa in Rockwall

12/22/11

HARRIS RICHARD D & JUDY A
210 GLENN AVE
ROCKWALL, TX 75087

SUMBLIN ROYDEN MARIE
501 AUSTIN ST
ROCKWALL, TX 75087

ROAN DOUGLAS RAY
501 WILLIAMS ST
ROCKWALL, TX 75087

SMITH ALAN E & JUDY ROPER
SMITH
506 KERNODLE ST
ROCKWALL, TX 75087

WALDROP ANTONIA EMILIA
306 WILLIAMS ST
ROCKWALL, TX 75087

MAY PATRICIA A
308 WILLIAMS ST
ROCKWALL, TX 75087

PEREIRA MOACYR AND
ASHLE
402 WILLIAMS ST
ROCKWALL, TX 75087

PLACE LISANNE
1531 ZAPATA DR
EL DORADO HILLS, CA 95762

WALDROP ANTONIA EMILIA
306 WILLIAMS ST
ROCKWALL, TX 75087

CHASTAIN CHARLES JR
502 WILLIAMS ST
ROCKWALL, TX 75087

CITY OF ROCKWALL
00000

WINES DEBORAH C
310 WILLIAMS ST
ROCKWALL, TX 75087

BUTTGEN JAMES D
501 KERNODLE ST
ROCKWALL, TX 75087

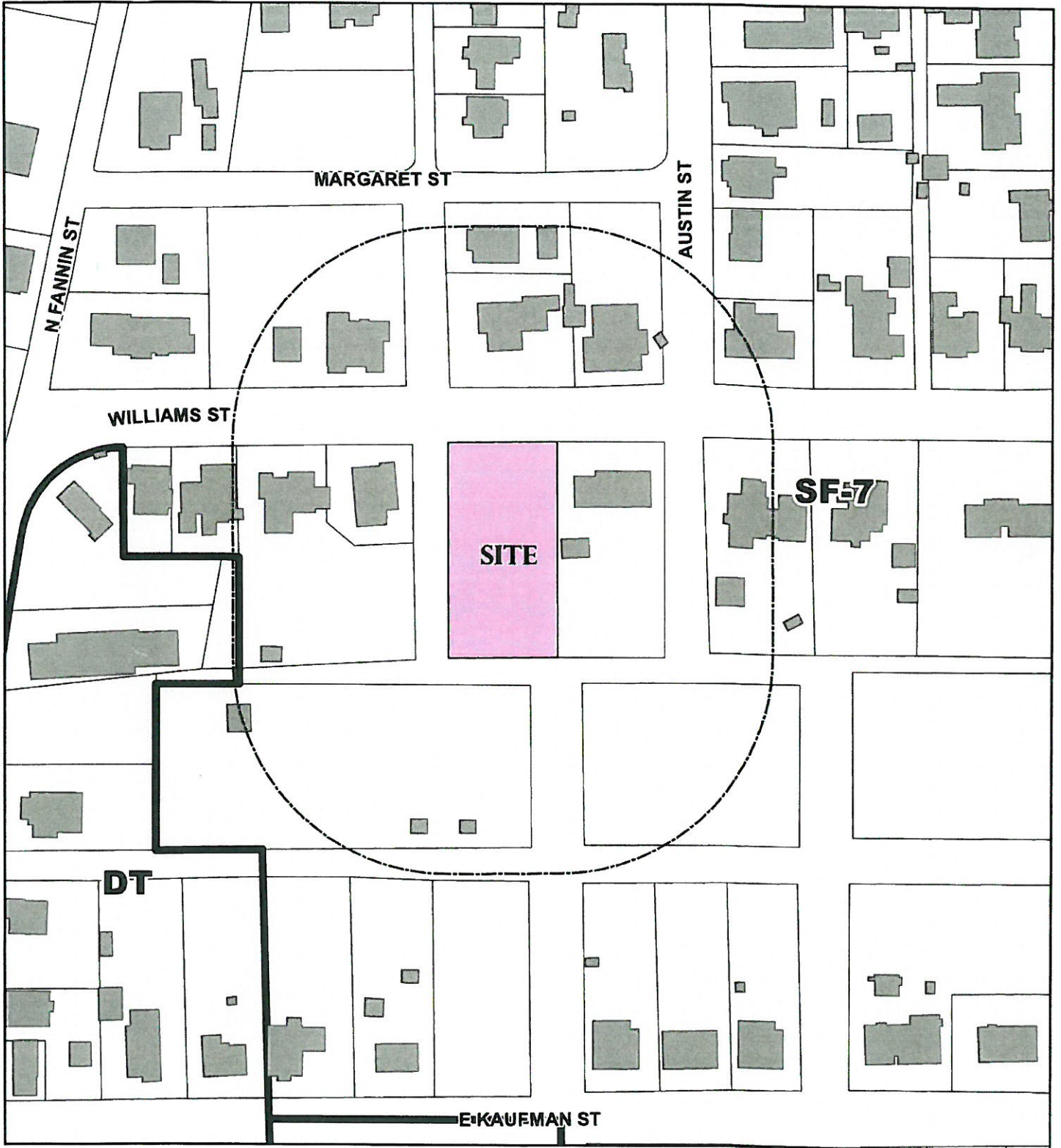
HOMETOWN HOUSING LLC
304 SOUTH COTTONWOOD
RICHARDSON, TX 75080

ROCKWALL ISD TR
FOR ROCKWALL TAXING
ENTITIES
00000

file_as_na	legal_desc	addr_line2	addr_city	addr_state	zip
HARRIS RICHARD D & JUDY A	F & M, BLOCK PT OF 12	210 GLENN AVE	ROCKWALL	TX	75087
SUMBLIN ROYDEN MARIE	F & M, BLOCK E 1/2 6, LOT B	501 AUSTIN ST	ROCKWALL	TX	75087
ROAN DOUGLAS RAY	F & M, BLOCK 12 & PT OF 12A, 501 WILLIAMS	501 WILLIAMS ST	ROCKWALL	TX	75087
SMITH ALAN E & JUDY ROPER SM	F & M, BLOCK 6, LOT 2, (REPLAT-2001)	506 KERNODLE ST	ROCKWALL	TX	75087
WALDROP ANTONIA EMILIA	B F BOYDSTON, BLOCK 32D, 306 WILLIAMS	306 WILLIAMS ST	ROCKWALL	TX	75087
MAY PATRICIA A	PATRICIA A MAY ADDITION, BLOCK 1, LOT 1, ACRES .61	308 WILLIAMS ST	ROCKWALL	TX	75087
PEREIRA MOACYR AND ASHLE	F & M, BLOCK 5, LOT A, 402 WILLIAMS ST	402 WILLIAMS ST	ROCKWALL	TX	75087
PLACE LISANNE	F & M, BLOCK 5, LOT B	1531 ZAPATA DR	EL DORADO HILL CA	95762	
WALDROP ANTONIA EMILIA	F & M, BLOCK 1, LOT A	306 WILLIAMS ST	ROCKWALL	TX	75087
CHASTAIN CHARLES JR	F & M, BLOCK PT OF 11, LOT A	502 WILLIAMS ST	ROCKWALL	TX	75087
CITY OF ROCKWALL	GRIFFITH, BLOCK 4, LOT 1, EXEMPT				00000
WINES DEBORAH C	PATRICIA A MAY ADDITION, BLOCK 1, LOT 2, ACRES .16	310 WILLIAMS ST	ROCKWALL	TX	75087
BUTTGEN JAMES D	BUTTGEN ADDITION, BLOCK 2, LOT 1-R, (REPLAT 2006)	501 KERNODLE ST	ROCKWALL	TX	75087
HOMETOWN HOUSING LLC	F & M, BLOCK 6, LOT 1, (REPLAT-2001)	304 SOUTH COTTONWOOD	RICHARDSON	TX	75080
ROCKWALL ISD TR	F & M, BLOCK PT OF 17, EXEMPT	FOR ROCKWALL TAXING ENTITIES			00000

Legend

 Subject Property



**2011 BOA Case
402 Williams St.
Rockwall, TX 75087**



0 45 90 180 Feet

December 15, 2011

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.

SURVEY PLAT

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 402 WILLIAMS STREET, in the town of ROCKWALL, Texas,

Being THE WEST ONE-HALF (1/2) OF LOT 5, FARMERS AND MERCANTILE NATIONAL BANK ADDITION an addition to the Town of ROCKWALL, ROCKWALL COUNTY, Texas, according to the MAP OR PLAT THEREOF recorded in R/13 of the PLAT Records of ROCKWALL County, Texas.

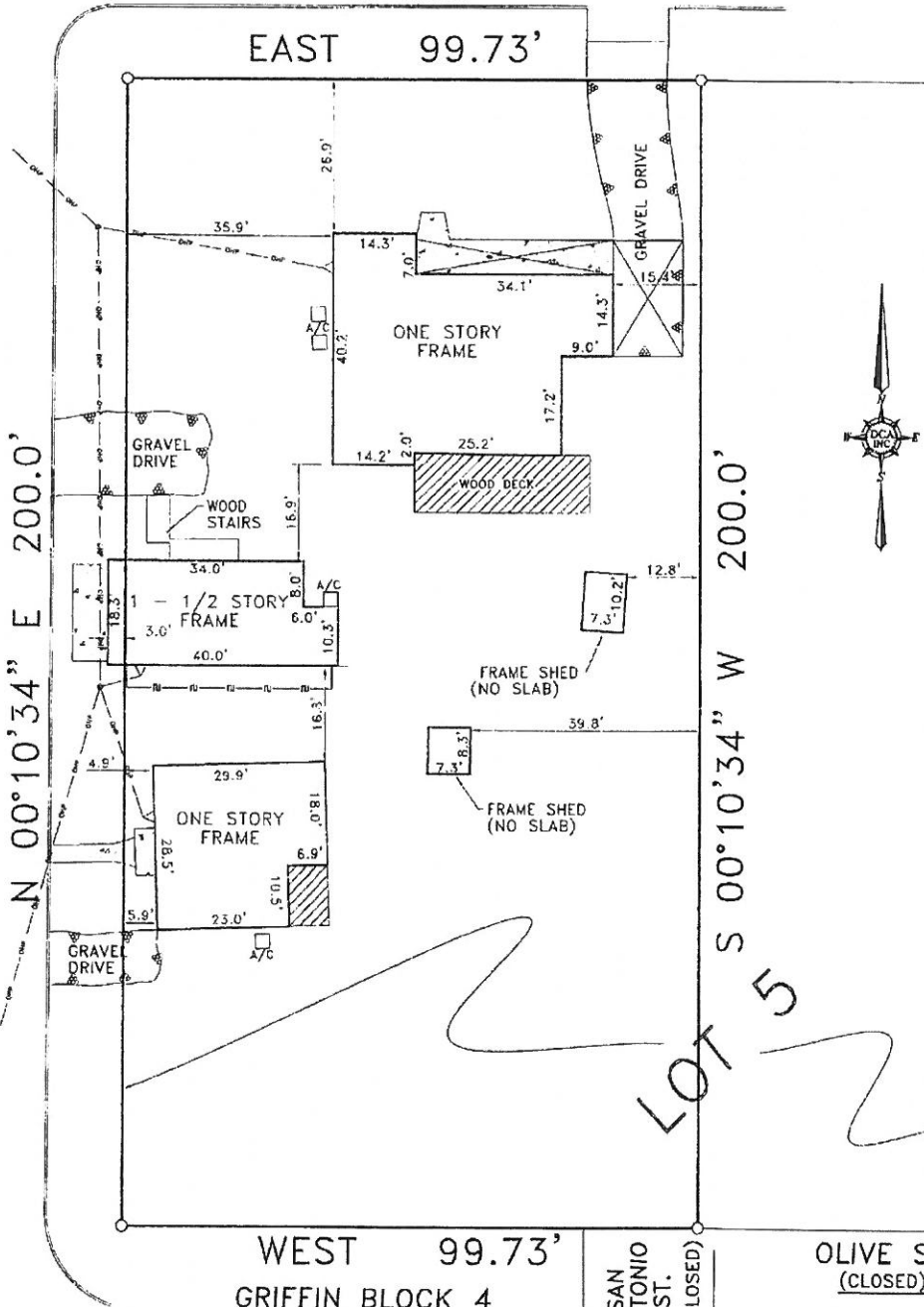
WILLIAMS STREET

50' R.O.W.

KERNODLE STREET

40' R.O.W.

N 00°10'34" E 200.0'



WEST 99.73'
GRIFFIN BLOCK 4

SAN ANTONIO ST. (CLOSED)

200.0' W

OLIVE ST. (CLOSED)

NOTE: BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.
 NOTE: According to the F.I.R.M. No. 4805470005C, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.
 This survey is made in conjunction with the information provided by LANDAMERICA COMMONWEALTH Title Company in connection with the transaction described in G.F. 2212000433. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. The plat hereon is a correct and accurate representation of the property lines and dimensions as indicated, location and type of buildings are as shown, and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

ACCEPTED BY: *[Signatures]* DATE: 2/16/06

Drawn By: AW
 Scale: 1" = 20'
 Date: 1/31/06
 Borrowed: YOUNG
 Job No. 975956-2

LEGEND	
○	1/2" IRON ROD FOUND
○	1/2" IRON ROD SET
○	1" IRON PIPE FOUND
□	FENCE POST CORNER
⊗	"X" FOUND IN CONCRETE
△	UNDERGROUND ELECTRIC
△	OVERHEAD ELECTRIC
▨	ASPHALT PAVING
▨	GRAVEL/ROCK ROAD OR DRIVE
⊕	POWER POLE
⊕	BRICK COLUMN
A/C	AIR CONDITIONING
—○—○—	CHAIN LINK FENCE
—○—	WOOD FENCE
—○—	6.25" WIDE TYPICAL
—x—x—	BARBED WIRE
— — —	IRON FENCE
— — —	PIPE FENCE
— — —	COVERED PORCH, DECK OR CARPORT
—○—○—	OVERHEAD ELECTRIC SERVICE
—○—○—	OVERHEAD POWER LINE
—○—○—	CONCRETE PAVING

DOUG CONNALLY & ASSOC., INC.
 11545 PAGMILL RD., SUITE #200
 DALLAS, TEXAS 75243
 PHONE: (214) 349-9485
 FAX: (214) 349-2216
 www.dcosurveying.com

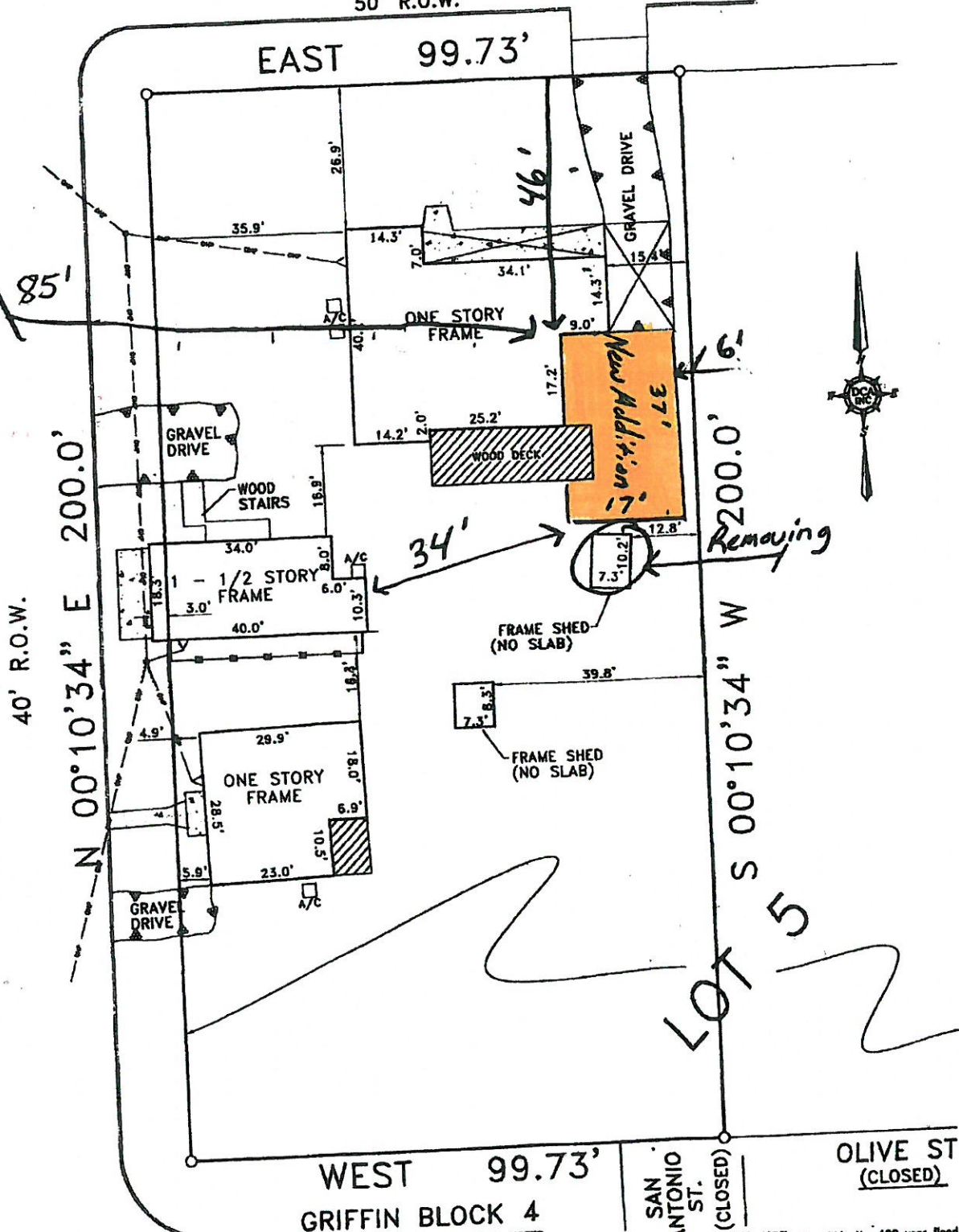
[Signature: Doug Connally]

R.P.L.S. NO. 3935

Being THE WEST ONE-HALF (1/2) OF LOT 5, FARMERS AND MERCANTILE NATIONAL BANK ADJUTIVE on ground...
 to the Town of ROCKWALL, ROCKWALL COUNTY, Texas, according to the MAP OR PLAT THEREOF
 recorded in 8/13 of the PLAT Records of ROCKWALL County, Texas.

WILLIAMS STREET
 50' R.O.W.

KERNODLE STREET
 40' R.O.W.



NOTE: BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.
 NOTE: According to the F.I.R.M. No. 4803470005C, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.
 This survey is made in conjunction with the information provided by LANDAMERICA COMMONWEALTH. This Company in connection with the transaction described in G.F. 2212000433. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. The plat hereon is a correct and accurate representation of the property lines and dimensions as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

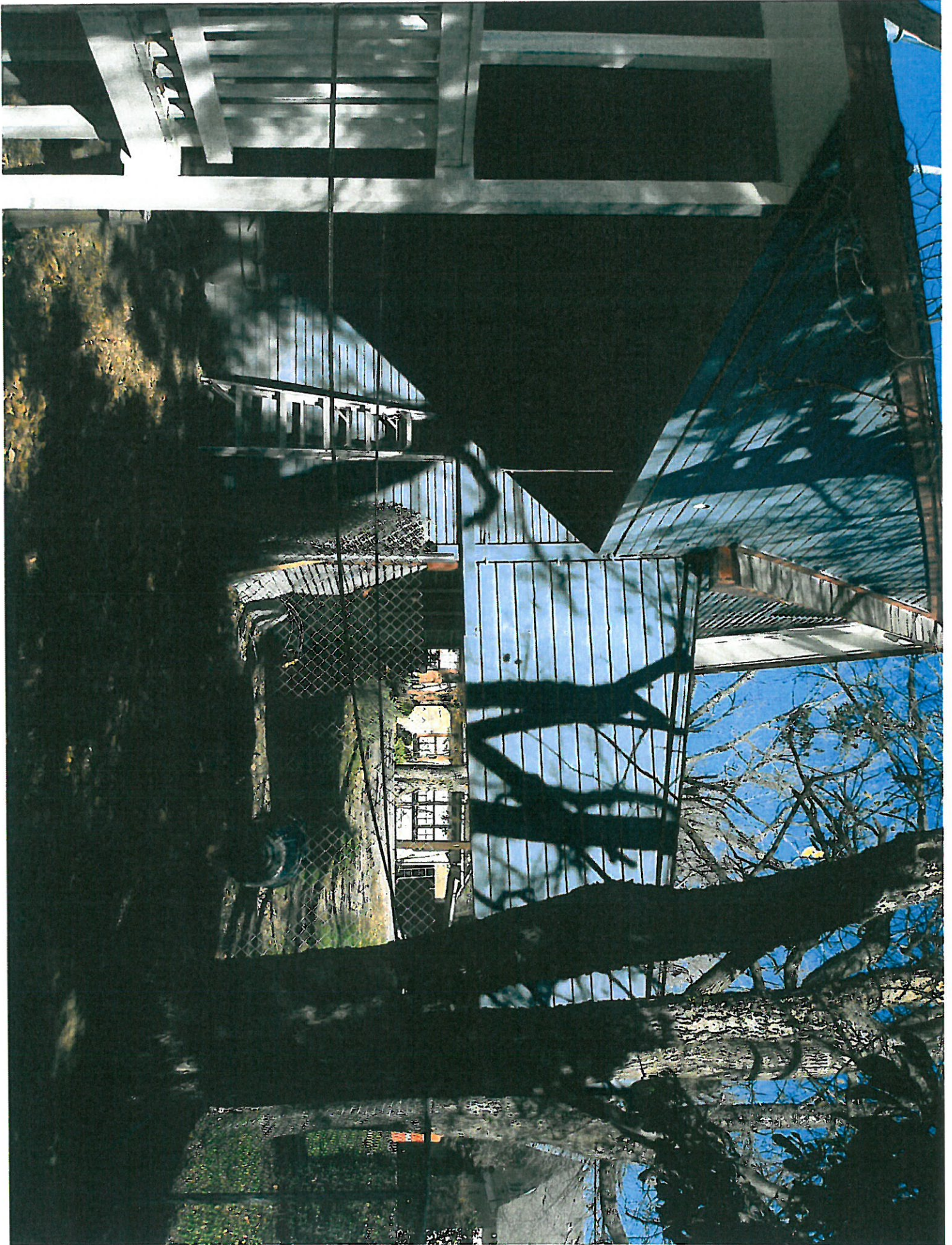
ACCEPTED BY: *[Signature]* *[Signature]*

Drawn By: AW
 Scale: 1" = 20'

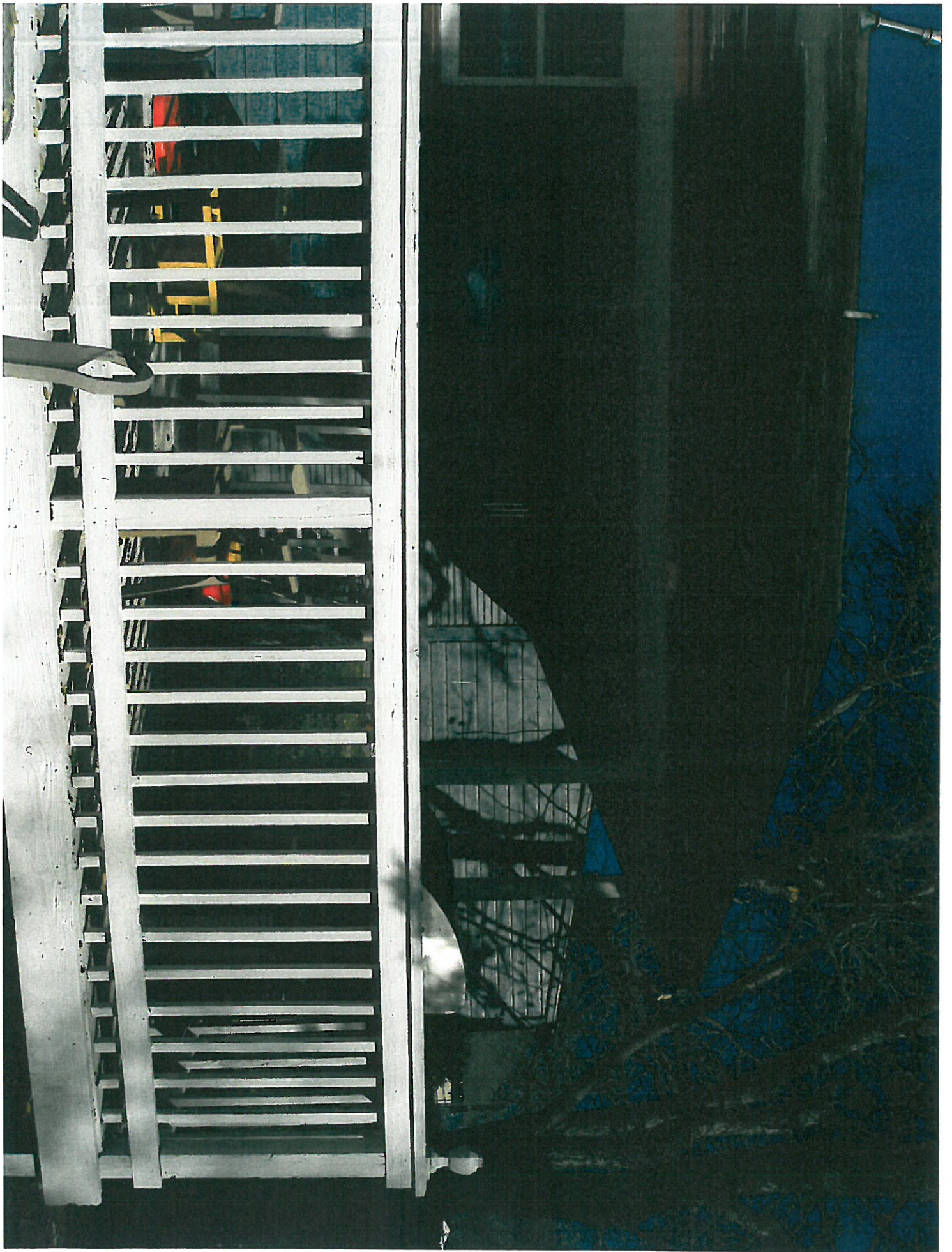
LEGEND	
○	1/2" IRON ROD FOUND
⊙	1/2" IRON ROD SET
□	1" IRON PIPE FOUND
□	FENCE POST CORNER
●	POWER POLE
■	BRICK COLUMN
A/C	AIR CONDITIONING
—○—	CHAIN LINK FENCE
—	WOOD FENCE
—	0.5" WIDE TYPICAL
—x—	BARRIED WIRE
— —	IRON FENCE
— —	PIPE FENCE
—	COVERED PORCH, DECK OR CARPORT

DOUG CONNALLY & ASSOC., INC.
 11545 Pagemill Rd., Suite #200
 Dallas, Texas 75243
 Phone: (214) 349-9485
 Fax: (214) 349-2216
 www.douglasconnally.com











3.6 SINGLE FAMILY RESIDENTIAL (SF-7) DISTRICT

A. Purpose

1. This district is considered to be the proper zoning classification for smaller lot developments for a single-family dwelling use. It is intended to be composed of single-family dwellings together with public, denominational and private schools, churches and public parks essential to create basic neighborhood units.
2. Areas that are zoned for this use shall have or provide for water, wastewater, drainage and transportation capacities based on single-family use required by the allowed density.
3. It is intended for areas that are properly buffered from non-residential uses, and protected from pollution and/or environmental hazards or from high volume of non-single family traffic.

B. Permitted Uses

In general, single-family dwellings together with public, denominational and private schools, churches and public parks essential to create basic neighborhood units, may be allowed. However, no building or land may be used, unless in accordance with the use tables and requirements in *Article IV Permissible Uses*.

C. Development Standards

1. Minimum lot area - 7,000 square feet
2. Maximum number of single-family detached dwellings units per lot - 1
3. Minimum square footage per dwelling unit - 1,100 sq. ft.
4. Minimum lot frontage on a public street - 60 feet
5. Minimum lot depth - 100 feet
6. Minimum depth of front yard setback - 20 feet
7. Minimum depth of rear yard setback - 10 feet
8. Minimum width of side yard setback (*Ord. No. 06-14, 04-17-06*)
 - a. Internal lot – 6 feet
9. Minimum distance between separate buildings on the same lot or parcel of land - 10 feet
10. Minimum length of driveway pavement from public right-of-way for rear and side yard - 20 feet
11. Maximum building coverage as a percentage of lot area - 45 percent
12. Maximum building height - 32 feet
13. Minimum number of paved off-street parking spaces required for
 - a. One single-family dwelling unit – 2. An enclosed garage shall not be considered in meeting the off-street parking requirements.
 - b. For all other uses see *Article VI Parking and Loading*.

Case number: BUA-2012-1-V

Please place a check mark on the appropriate line below:

I am in favor of the request for the reasons listed below

I am opposed to the request for the reasons listed below

IF CONSTRUCTION OF A BEDROOM IS WHAT IS INVOLVED - THAT IS GREAT.
THE EXPLANATION "EXPANDING A NON-CONFORMING USE" DOES NOT TELL
ANYONE A THING. THERE SHOULD HAVE BEEN MUCH MORE
DETAILED INFORMATION.

Your Name: JIM BOTGEN

Rockwall Property Address: 501 KERNODLE

- Please see Location Map of Subject Property on the back of this notice -

385 South Goliad ♦ Rockwall, Texas 75087 ♦ (972) 772-7709

1
2
3
Board of Adjustments Meeting
October 13, 2011

4 **I. Call to Order**

5
6 Chairman Larry Ewing called the meeting to order at 6:01pm. Present were
7 Chairman Larry Ewing, Vice Chairman C. F. Pratt, Trenton Cornehl, Ted
8 Sansom.
9

10 **II. Approval of Minutes for August 11, 2011**

11
12 Ted Sansom made a motion to approve the August 11, 2011 minutes. Trent
13 Cornehl seconded the motion. Vote passed unanimously with a vote of 4 ayes
14 and 0 nays.
15

16 **III. Public Hearings/Action Items**

17
18 **Case # BOA-2011-4-V**

19 Hold a public hearing to consider approval of a request from Megatel Homes for
20 a variance from the plat to reduce the side setback from 15-feet to 12-feet on Lot
21 1, Block N, Stone Creek Phase1, City of Rockwall, Texas located at 776 Miramar
22 Dr.
23

24 **Staff Recommendations:**

25
26 Staff outlined the request stating that Megatel Homes is requesting a variance
27 from the plat to reduce the side setback from 15-feet to 12-feet on Lot 1, Block N,
28 Stone Creek Phase1, City of Rockwall, Texas located at 776 Miramar Dr. The
29 surrounding property owners received proper notification. Staff has not received
30 any calls. Staff does not have any concerns.
31

32 **Chairman Larry Ewing opened the Public Hearing at 6:04 pm and the**
33 **following person(s) appeared before the Board:**
34

35 **Mr. Kevin Ellis 7608 Clearmeadow, Sachse, TX 75048, came forward**
36 **representing Megatel Homes, stating their need of the variance.**
37

38 With no one else coming forward to address the Board, Larry Ewing closes the
39 public hearing at 6:10pm.
40

41 **Discussion between the Board members.**

42
43 C.F. Pratt made a motion to approve the variance, Ted Sansom seconded the
44 motion. Vote passed with 4 ayes and 0 nays.
45

46
47 With no other further business, Larry Ewing closes the meeting at 6:12pm.
48

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Chairman Board of Adjustments

ATTEST:

Secretary, Board of Adjustment