

**MINUTES OF THE BOARD OF ADJUSTMENTS  
VARIANCE REQUESTS FOR 2260 FM 1378 #104 AND 1803 PARKER RD.  
DECEMBER 13, 2010 - 7:00 P.M.  
ST. PAUL TOWN HALL**

The meeting was called to order at 7:00 p.m. There was a quorum. Board Chair Walter led the Pledge of Allegiance.

Public Hearing: Board Chair Walter read the notice of public hearing to receive public comments for or against a variance requested by Mr. Cosgrove requesting that only one bathroom be required for a proposed sandwich shop in suite 104 of Lakeway Business Park (CSP), Lot 1, .978 Acres, 2260 Country Club.

Mr. Cosgrove explained that the space he wants to rent has only 1 bathroom that can be shared and that his full sized restaurant has two restrooms that will be available. Board members asked questions about the specific location, use and planned number of customers and noted the confusing format/wording of the variance request.

Mayor Walter closed the public hearing at 7:06.

Discussion/Action on Variance Requested by Mr. Cosgrove: Board member Scanlan motioned to approve the variance with a second motion by Board member Kellow. All members voted aye.

Public Hearing: Board Chair Walter read the notice of public hearing to receive public comments for or against a variance requested by Mr. Philips to allow less than the required 20' between their home and garage at: KERILAN RANCHES (CSP), LOT 6B 7, 1.0 ACRES, 1803 Parker Rd.

Mr. Thoreson, representing the Philips explained that the house was placed further from the road to account for Parker road widening which cut into the distance between the structures. Based upon the historic value of the home the Town's recommended solution to connect the buildings would impact this. Board members asked questions about the Ordinance's requirement, detail on the owners design plans, and noted the variance application's request was again confusing. Building Inspector Olk responded to the Board's questions.

Board Chair Walter closed the public hearing at 7:25.

Discussion/Action on Variance Requested by Mr. Philip: Board member Simmons made a motion to reword the variance request to match the stated public hearing notice and approve the request as stated in item 5 of the public hearing's agenda. Board Chair Walter noted that although there was confusion between the application and public hearing notice, a function of the meeting was for clarification of the request. Board members asked what hardship this variance would cause. Mr. Thoreson noted excessive expense and deviation from historic value. Board member Scanlan motioned to second the motion. All members voted aye.

Adjournment: The meeting was adjourned at 7:25.