

**NOTICE OF PUBLIC HEARING
CITY OF TOMBALL
BOARD OF ADJUSTMENTS**



JULY 21, 2011

Notice is Hereby Given that a Public Hearing will be held by the Board of Adjustments of the City of Tomball on **Thursday, July 21, 2011, at 6:30 P.M.** at a Special Meeting, in the City Council Chambers of the City of Tomball at City Hall, 401 Market Street, Tomball, Texas. On such date, the Board of Adjustments will consider the following:

BOA Case P11-336: Request by Philip O’Sullivan, on behalf of Rose Land Ventures LLC, for five variances from the terms of the City of Tomball Code of Ordinances related to the proposed construction of two duplexes. Variances requested include (1) a 15 foot front yard setback along Mechanic Street where a 20 foot front yard setback is required by Section 34.4.B.4, (2) a 15 foot front yard setback along Timkin Road where a 20 foot front yard setback is required by Section 34.4.B.4, (3) a 0 foot front yard setback at the southern terminus of Ash Street where a 20 foot front yard setback is required by Section 34.4.B.4, (4) a 0 foot side yard setback along Ash Street where a 10 foot side yard setback is required by Section 34.4.B.6, and (5) a minimum lot depth of 0 feet for two proposed lots where a minimum lot depth of 100 feet is required by Section 34.4.A.3. The project site is legally described as Lot 25, Block 82, Kana Industrial Park and a 7,827.73 square foot portion of abandoned Ash Street right-of-way. The site is generally located between Mechanic Street and Timkin Road, west of Ash Street within the Old Town & Mixed Use District.

At the public hearing before the Board of Adjustments, parties in interest and citizens will have the opportunity to be heard. All citizens of the City of Tomball, and any other interested parties, are invited to attend. Further information may be obtained and reviewed by contacting the Assistant City Planner at 281-290-1410, 501 James Street, Tomball, TX 77375.

All decisions of the Board of Adjustments are final and binding and may not be appealed to the City Council. However, any person aggrieved by a decision of the Board of Adjustments may present a verified petition to a court of appropriate jurisdiction that states that the decision of the Board is illegal, in whole or in part, and specifying the grounds of the illegality. Such petition must be presented within ten (10) calendar days after the date the Board’s decision is filed in the office of the Secretary to the Board. Subject to the provisions of Chapter 211.011 of the Texas Local Government Code, only a court appropriate jurisdiction may reverse, affirm or modify a decision of the Board of Adjustments.

CERTIFICATION

I hereby certify that the above notice of meeting was posted on the bulletin board of City Hall; City of Tomball, Texas, a place readily accessible to the general public at all times, on the 18th day of July 2011 by 5:00 p.m., and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Brandy Pate

Brandy Pate
Senior Administrative Assistant
Secretary of the Board

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please feel free to contact the City Secretary's office at (281) 290-1002 or FAX (281) 351-6256 for further information. AGENDAS MAY ALSO BE VIEWED ONLINE AT www.ci.tomball.tx.us.