

**CANTON BOARD OF ADJUSTMENT**  
**1:30 P.M., TUESDAY, MAY 18, 1999**  
**CITY HALL, 290 E. TYLER STREET**  
**CANTON, TEXAS**

The Canton Board of Adjustment met at the above-named time and date in the City Hall Council Chambers. Members present were Larry Roe, Harry Minton, Alton Smith, Walter Clemments, and Ed Morzak.

1. CALL MEETING TO ORDER AND DECLARE QUORUM – Chairman Larry Roe called the meeting to order at 1:30 p.m. and declared that a quorum was present.
2. APPROVAL OF MINUTES OF NOVEMBER 24, 1998 MEETING OF THE BOARD OF ADJUSTMENT – There being no additions or corrections to the Minutes of the November 24, 1998 meeting, Alton Smith moved that the Minutes be approved as distributed. Walter Clemments seconded, and all were in favor.
3. DISCUSS AND CONSIDER REQUEST FROM RALPH FINCHER FOR VARIANCE ON FRONT SETBACK AT 1519 SHADY LANE, CANTON, TEXAS – After the Board's review of the plat of the subject property, Walter Clemments moved that the variance be approved as requested. Harry Minton seconded and all voted in favor.
4. DISCUSS AND CONSIDER REQUEST FROM JEARL CUNNINGHAM FOR VARIANCE ON SIDE SETBACK AT 527 GOSHEN STREET, CANTON, TEXAS – The Board reviewed the responses received from adjacent property owners. Harry Minton moved that the variance be granted as requested. Ed Morzak seconded, and all members of the Board voted in favor of the motion.
5. DISCUSS AND CONSIDER REQUEST FROM EARL CURRY FOR VARIANCE ON FRONT/SIDE SETBACK AT BLOCK 2, LARGE LOT 36, TYLER STREET, CANTON, TEXAS – Walter Clemments moved that the variance be granted as requested. Alton Smith seconded, and all were in favor.
6. ADJOURN - There being no further items to come before the Board, Harry Minton moved that the meeting be adjourned. Walter Clemments seconded, and all were in favor.

  
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Larry Roe, Chairman

ATTEST:

  
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Rhita Koches, City Secretary

## CANTON BOARD OF ADJUSTMENT

1:30 P.M., THURSDAY, JULY 15, 1999  
CITY HALL, 290 E. TYLER STREET  
CANTON, TEXAS

The Canton Board of Adjustment met at the above-named time and date in the City Hall Council Chambers. Members present were Larry Roe, Harry Minton, Walter Clemments, and Ed Morzak. Alton Smith was absent.

1. CALL MEETING TO ORDER AND DECLARE QUORUM – Chairman Larry Roe called the meeting to order at 1:30 p.m. and declared that a quorum was present.
2. APPROVAL OF MINUTES OF MAY 18, 1999 MEETING OF THE BOARD OF ADJUSTMENT - There being no additions or corrections to the Minutes of the May 18, 1999 meeting, Walter Clemments moved that the Minutes be approved as distributed. Harry Minton seconded, and all were in favor.
3. DISCUSS AND CONSIDER REQUEST FROM LUKE AVARY FOR VARIANCE ON BACK AND SIDE SETBACK AT 2137 LISA CIRCLE, CANTON, TEXAS – City Secretary Rhita Koches reported to the Board that only one response had been received, and it was in favor of the request. Walter Clemments moved that the request to reduce the back setback from 8 feet to 2 feet and the side setback from 8 feet to 3 feet be granted for the placement of a portable storage building. Ed Morzak seconded, and all voted in favor.
4. DISCUSS AND CONSIDER REQUEST FROM LONNIE BROWNING FOR VARIANCE ON SIDE SETBACK AT 290 E. DALLAS, CANTON, TEXAS – City Secretary Rhita Koches reported to the Board that only one response had been received, and it was in opposition from Benny Mitchell. The Board discussed the proposed improvements to the property which will be between existing extensions on the building. Ed Morzak moved that the request to reduce the side setback from 15 feet to 1 foot be granted. Walter Clemments seconded, and all voted in favor.
5. DISCUSS AND CONSIDER REQUEST FROM LLOYD SHINN FOR VARIANCE OF SIGN ORDINANCE TO ALLOW CONSTRUCTION OF A SECOND SIGN AT THE NORTHEAST CORNER OF THE INTERSECTION OF HIGHWAYS 19 AND 64 – Building Inspector Rick Malone reported that Mr. Shinn has requested authority to construct a second on-premise sign. The existing sign is 32 feet tall and will be reduced to 30 feet. The second sign will also be 30 feet tall. City Secretary Rhita Koches reported to the Board that only one response had been received, and it was in opposition from Benny Mitchell. The Board discussed the provisions of the City's sign ordinance relating to the height and number of signs. Harry Minton moved that the request for two 30 foot signs be granted. Walter Clemments seconded, and all were in favor.

NOTICE OF CALLED MEETING

**CANTON BOARD OF ADJUSTMENT**  
**1:30 P.M., THURSDAY, AUGUST 12, 1999**  
CITY HALL, 290 E. TYLER STREET  
CANTON, TEXAS

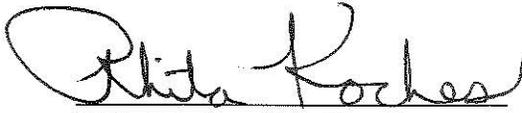
NOTICE IS HEREBY GIVEN THE CANTON BOARD OF ADJUSTMENT WILL HOLD A CALLED MEETING AT THE ABOVE NAMED TIME, DATE, AND LOCATION FOR THE PURPOSE OF TRANSACTING OFFICIAL BUSINESS AS FOLLOWS:

A G E N D A

1. CALL MEETING TO ORDER AND DECLARE QUORUM
2. APPROVAL OF MINUTES OF JULY 15, 1999 MEETING OF THE BOARD OF ADJUSTMENT
3. ELECTION OF CHAIRMAN
4. DISCUSS AND CONSIDER REQUEST FROM TODD GROVES FOR VARIANCE ON SIDE SETBACK AT CORNER OF HIGHWAY 64 AND HIGHWAY 19, CANTON, TEXAS
5. DISCUSS AND CONSIDER REQUEST FROM RON ADDIS FOR VARIANCE ON FRONT AND BACK SETBACKS AT TRACT 3, MITCHELL ADDITION (GRANADA SQUARE), CANTON, TEXAS
6. ADJOURN

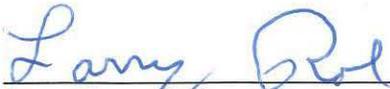
**Persons with disabilities who plan to attend this meeting and who may need assistance should contact the City Secretary at (903) 567-2826 two working days prior to the meeting so that appropriate arrangements can be made.**

Posted on City Hall window Monday, August 9, 1999, at 10:45 a.m.

  
Rhita Koches, City Secretary

Walter Clemments moved that the request be denied. Alton Smith seconded the motion. Harry Minton abstained and all other members of the Board voted in favor. The motion carried, and the request was denied.

ADJOURN - There being no further items to come before the Board, Walter Clemments moved that the meeting be adjourned. Harry Minton seconded, and all were in favor.

  
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Larry Roe, Chairman

ATTEST:

  
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Rhita Koches, City Secretary

**CANTON BOARD OF ADJUSTMENT**  
**1:30 P.M., TUESDAY, SEPTEMBER 28, 1999**  
**CITY HALL, 290 E. TYLER STREET**  
**CANTON, TEXAS**

The Canton Board of Adjustment met at the above-named time and date in the City Hall Council Chambers. Members present were Harry Minton, Walter Clemments, Ed Morzak, and Larry Roe. Alton Smith was absent.

**CALL MEETING TO ORDER AND DECLARE QUORUM** – Chairman Larry Roe called the meeting to order at 1:30 p.m. and declared that a quorum was present.

**APPROVAL OF MINUTES OF AUGUST 12, 1999 MEETING OF THE BOARD OF ADJUSTMENT** - There being no additions or corrections to the Minutes of the August 12, 1999 meeting, Walter Clemments moved that the Minutes be approved as distributed. Ed Morzak seconded, and all were in favor.

**DISCUSS AND CONSIDER REQUEST FROM MARSHALL WESSON FOR VARIANCE ON SIDE STREET SETBACK AT 1103/1105 WEST COLLEGE, CANTON, TEXAS** – City Secretary Rhita Koches reported that two responses in favor of the request had been received, and no objections had been filed. Building Inspector Rick Malone explained the events leading up to the request, including the preliminary platting of the proposed subdivision, the recent dedication of the adjacent street, and the difference between the property deeded as the street and the street as actually constructed. Walter Clemments moved that a variance be granted to decrease the side street setback from 15 feet to 13 feet. Harry Minton seconded, and all voted in favor.

**ADJOURN** - There being no further items to come before the Board, Walter Clemments moved that the meeting be adjourned. Harry Minton seconded, and all were in favor.

  
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Larry Roe, Chairman

ATTEST:

  
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Rhita Koches, City Secretary

**CANTON BOARD OF ADJUSTMENT**  
**1:30 P.M., THURSDAY, NOVEMBER 11, 1999**  
CITY HALL, 290 E. TYLER STREET  
CANTON, TEXAS

The Canton Board of Adjustment met at the above-named time and date in the City Hall Council Chambers. Members present were Alton Smith, Walter Clemments, Ed Morzak, and Larry Roe. Harry Minton was absent.

CALL MEETING TO ORDER AND DECLARE QUORUM – Chairman Larry Roe called the meeting to order at 1:30 p.m. and declared that a quorum was present.

APPROVAL OF MINUTES OF SEPTEMBER 28, 1999 MEETING OF THE BOARD OF ADJUSTMENT - There being no additions or corrections to the Minutes of the September 28, 1999 meeting, Walter Clemments moved that the Minutes be approved as distributed. Alton Smith seconded, and all were in favor.

DISCUSS AND CONSIDER REQUEST FROM DENNIS CLARKSON FOR VARIANCE ON FRONT SETBACK ON 0.298 ACRE TRACT LOCATED ON BIG ROCK STREET SOUTH OF HWY. 243 (BETWEEN 495 HWY. 243 AND 1385 SOUTH BUFFALO) – City Secretary Rhita Koches reported to the Board that no objections to the request had been received. Ed Morzak told the Board that he was the listing real estate broker on the adjacent property, and that property owner had no objection. Mr. Morzak also told the Board that he would abstain from voting due to his vested interest in the adjacent property. Dennis Clarkson presented a plat and sketch of the proposed building on the site. Mr. Clarkson explained that he needed a reduction of the 25 foot front setback to 20 feet to allow for a covered porch on the front of his building. City Building Inspector Rick Malone told the Board that he had physically inspected the site and the proposed plans and had no objections. Walter Clemments moved that the variance be granted by reducing the 25 foot front setback to 20 feet. Alton Smith seconded the motion. Mr. Roe, Mr. Clemments, and Mr. Smith voted in favor. Mr. Morzak abstained from voting. The motion carried, and the requested variance was granted.

DISCUSS AND CONSIDER REQUEST FROM LONNIE BROWNING FOR VARIANCE ON REAR STREET SETBACK AT 210 EAST DALLAS, CANTON, TEXAS – City Secretary Rhita Koches reported to the Board that an objection to the request had been received from Mr. Benny C. Mitchell. After reviewing Mr. Browning's application, Ed Morzak moved that the request to reduce the back street setback from 15 feet to 0 feet be granted. Alton Smith seconded the motion. All voted in favor, and the requested variance was granted.

ADJOURN - There being no further items to come before the Board, Walter Clemments moved that the meeting be adjourned. Alton Smith seconded, and all were in favor.

  
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Larry Roe, Chairman

ATTEST:

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Rhita Koches, City Secretary

**CANTON BOARD OF ADJUSTMENT**  
**1:30 P.M., THURSDAY, DECEMBER 2, 1999**  
**CITY HALL, 290 E. TYLER STREET**  
**CANTON, TEXAS**

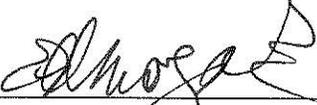
The Canton Board of Adjustment met at the above-named time and date in the City Hall Council Chambers. Members present were Walter Clemments, Ed Morzak, and Harry Minton. Larry Roe and Alton Smith were absent.

**CALL MEETING TO ORDER AND DECLARE QUORUM** – Acting Chairman Ed Morzak called the meeting to order at 1:30 p.m. and declared that a quorum was present.

**APPROVAL OF MINUTES OF NOVEMBER 11, 1999 MEETING OF THE BOARD OF ADJUSTMENT** - There being no additions or corrections to the Minutes of the November 11, 1999 meeting, Walter Clemments moved that the Minutes be approved as distributed. Harry Minton seconded, and all were in favor.

**DISCUSS AND CONSIDER REQUEST FROM MITCHELL'S CANTON MOBIL FOR VARIANCE ON FRONT SETBACK AT 302 EAST DALLAS, CANTON, TEXAS** – City Secretary Rhita Koches informed the Board that one response in favor of the request had been received. Maston Mitchell explained to the Board that he will be replacing his current twin-leg pole with a smaller, single pole sign. He is requesting a variance from the sign ordinance requirement that the sign be five feet inside the right-of-way/property line to allow him to place the sign on the property line, or a variance from five feet to zero feet. He explained that the ordinance would require the placement of his sign in the lane of traffic for his gas pumps. Walter Clemments moved that the request for a variance from five feet to zero feet be granted. Harry Minton seconded, and all voted in favor.

**ADJOURN** - There being no further items to come before the Board, Walter Clemments moved that the meeting be adjourned. Harry Minton seconded, and all were in favor.

  
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Ed Morzak, Acting Chairman

ATTEST:

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Rhita Koches, City Secretary

**CANTON BOARD OF ADJUSTMENT**  
**1:30 P.M., WEDNESDAY, DECEMBER 15, 1999**  
**CITY HALL, 290 E. TYLER STREET**  
**CANTON, TEXAS**

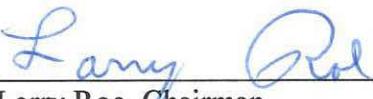
The Canton Board of Adjustment met at the above-named time and date in the City Hall Council Chambers. Members present were Larry Roe and Alton Smith, and Harry Minton. Walter Clemments and Ed Morzak were absent.

**CALL MEETING TO ORDER AND DECLARE QUORUM** – Chairman Larry Roe called the meeting to order at 1:30 p.m. and declared that a quorum was present.

**APPROVAL OF MINUTES OF DECEMBER 2, 1999 MEETING OF THE BOARD OF ADJUSTMENT** - There being no additions or corrections to the Minutes of the December 2, 1999 meeting, Harry Minton moved that the Minutes be approved as distributed. Alton Smith seconded, and all were in favor.

**DISCUSS AND CONSIDER REQUEST FROM LLOYD SHINN FOR VARIANCE ON SQUARE FOOTAGE AND GROUND CLEARANCE FOR ON-PREMISE SIGN 170 HIGHWAY 19 NORTH (INTERSECTION OF HIGHWAYS 19 AND 64), CANTON, TEXAS** – Building Inspector Rick Malone reported that Mr. Shinn is requesting a variance to permit additional square footage to his signs so that he can add a bottom section to the sign. The addition will also need a variance as to the ground clearance. The Board reviewed the proposed plans for the construction of the sign. Alton Smith moved that the variance be granted to allow the construction of the sign according to the plan presented. Harry Minton seconded, and all voted in favor.

**ADJOURN** - There being no further items to come before the Board, Alton Smith moved that the meeting be adjourned. Harry Minton seconded, and all were in favor.

  
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Larry Roe, Chairman

ATTEST:

  
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Rhita Koches, City Secretary