

**CANTON BOARD OF ADJUSTMENT**  
**1:30 P.M., THURSDAY, JANUARY 27, 2005**  
**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, Dan McLemore and Tina Ingram. One position was vacant.

**CALL MEETING TO ORDER AND DECLARE QUORUM** – Board Chairman Alton Smith called the meeting to order at 1:30 p.m. and announced a quorum present.

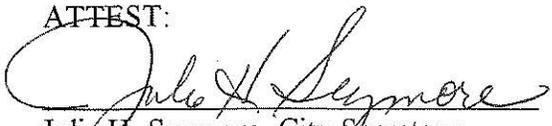
**DISCUSS AND CONSIDER APPROVAL OF MINUTES OF DECEMBER 16, 2004 BOARD OF ADJUSTMENT MEETING** – The minutes of the December 16, 2004 Board of Adjustment meeting were unanimously approved upon motion by Tina Ingram and second by Walter Clemments.

**DISCUSS AND CONSIDER REQUEST FROM HENRY LEWIS FOR FRONT AND SIDE SETBACK VARIANCES TO EXTEND ORIGINAL TRADE DAYS PAVILION I ON FIRST MONDAY GROUNDS, NORTH TRADE DAYS BLVD., CANTON, TEXAS** – Julie Jackson reported notifying four neighboring property owners and receiving one response, which was in favor of granting the request. The owner's representative, Mike Phillips, explained they were planning to add forty-feet to the east end (by Highway 19) of Original Trade Days Pavilion I. Mr. Malone interjected they were requesting a fifteen-foot variance to the front, reducing it to ten feet, and a fifteen-foot variance on the south side, reducing it to zero to one foot. He also noted the building would have to be angled a little because the property angled. Mr. Phillips agreed they would do whatever it took. Dan McLemore received confirmation it would not infringe on the state highway right-of-way, it would be ten foot back from it. Mr. Malone also noted it would not affect drainage. Mr. Phillips further explained it would be a roof structure on existing concrete to match the existing building with the same roof height and roof line, that water would be funneled to a large drain at the end, that the extension would contain seating and scooters for rent and food vendors would be on the north outside. Tina Ingram asked for a visual image the next time a request was made. Tina Ingram made the motion to grant the 15-foot front and south side variances for extension of Henry Lewis' Original Trade Days Pavilion I on North Trade Days Blvd. as long as the extension was open and the same height as the existing structure. Walter Clemments seconded, and all voted in favor.

**ADJOURN** – There being no further business to come before the Board, the meeting was adjourned at 1:55 p.m. upon motion by Walter Clemments and second by Dan McLemore.

  
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Alton Smith, Chairman

ATTEST:

  
Julie H. Seymore, City Secretary

**CANTON BOARD OF ADJUSTMENT  
1:30 P.M., THURSDAY, JUNE 16, 2005  
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, Dan McLemore and Tina Ingram. One position was vacant.

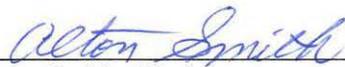
**CALL MEETING TO ORDER AND DECLARE QUORUM** – Board Chairman Alton Smith called the meeting to order at 1:30 p.m. and announced a quorum present.

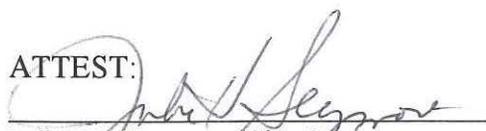
**DISCUSS AND CONSIDER APPROVAL OF MINUTES OF JANUARY 27, 2005 BOARD OF ADJUSTMENT MEETING** – The minutes of the January 27, 2005 Board of Adjustment meeting were unanimously approved upon motion by Dan McLemore and second by Tina Ingram.

**DISCUSS AND CONSIDER REQUEST FROM JERRY BURNS FOR FRONT SETBACK VARIANCE TO BUILD CARPORT AT 704 WEST ELM, CANTON, TEXAS** – Rick Malone reported with the variance, Mr. Burns' carport would not come out any further than his neighbors. Julie Seymore reported eight neighboring property owners had been notified, with two being returned—one in favor and the other in favor if it did not become a storage shed. After Mr. Burns' clarifying the carport would not be enclosed, Walter Clemments made the motion to grant a front setback variance from thirty feet to eleven feet at 704 West Elm. Dan McLemore seconded, and all voted in favor.

**DISCUSS AND CONSIDER REQUEST FOR VARIANCE TO SIGN ORDINANCE 97-03 TO ALLOW A SECOND POLE SIGN AT SHELL SERVICE STATION, 2325 NORTH TRADE DAYS BLVD., CANTON, TEXAS** – Rick Malone explained the property owner was requesting a variance for a second sign pole at the Shell Station at 2325 North Trade Days Blvd. Mr. Steve Newman explained they wanted something similar to what was located on the other corners at Exxon, Texaco and Chevron. He said they wanted to take the price and identification sign down and erect another pole sign twenty-six feet high parallel to Trade Days Blvd. Mr. Newman stated it would actually enhance the property since they would be erecting a custom sign which would provide a better view of the pricing. Mr. Malone added the higher sight line would raise the eyes above the clutter adding to safety. He explained the owner wanted the Subway identifier on the high rise between the poles. He said the owner had a right to place a reader board on the sign, but he was asking to replace the reader board with the company brand sign. The Board discussed minimum required distances between Subway shops with Dr. Ingram expressing concern about its proximity to an existing shop. Walter Clemments then made the motion to authorize the requested variance for a second pole sign and to replace the reader board with a brand sign. Tina Ingram seconded, and all voted in favor.

**ADJOURN** – There being no further business to come before the Board, the meeting was adjourned at 1:57 p.m. upon motion by Walter Clemments and second by Dan McLemore.

  
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Alton Smith, Chairman

ATTEST:  
  
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Julie H. Seymore, City Secretary

**CANTON BOARD OF ADJUSTMENT**  
**1:00 P.M., THURSDAY, OCTOBER 20, 2005**  
**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, Dan McLemore and Tina Ingram. One position was vacant.

**AGENDA**

1. CALL MEETING TO ORDER AND DECLARE QUORUM - Board Chairman Alton Smith called the meeting to order at 1:20 p.m. and announced a quorum present.
2. DISCUSS AND CONSIDER APPROVAL OF MINUTES OF JUNE 16, 2005 BOARD OF ADJUSTMENT MEETING - The minutes of the June 16, 2005, Board of Adjustment meeting were unanimously approved upon motion by Tina Ingram and second by Walter Clemments.
3. DISCUSS AND CONSIDER REQUEST FROM RICHARD AND CATHY HANSON FOR REAR SETBACK VARIANCE TO ADD ONTO THEIR RESIDENCE AT 1825 OAK SQUARE, CANTON, TEXAS. Julie Seymore reported fourteen property owners had been notified, with three responses being received—all in favor. Rick Malone confirmed to Mr. Hanson that the maximum fence height allowed was eight feet. Mr. Hanson stated the addition would be on the right-hand side of the house while looking from the front. Rick Malone explained the property line was used when determining which property owners were notified of a variance request. Walter Clemments made the motion to grant the three-foot rear setback variance at 1825 Oak Square. Dan McLemore seconded, and all voted in favor.
4. ADJOURN – There being no further business to come before the Board, the meeting was adjourned at 1:28 p.m. upon motion by Tina Ingram and second by Walter Clemments.

  
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Alton Smith, Chairman

ATTEST:

  
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Julie H. Seymore, City Secretary

**CANTON BOARD OF ADJUSTMENT  
12:30 P.M., THURSDAY, NOVEMBER 10, 2005  
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, Dan McLemore, Bob Moore and Tina Ingram.

**AGENDA**

**CALL MEETING TO ORDER AND DECLARE QUORUM** - Board Chairman Alton Smith called the meeting to order at 12:43 p.m. and announced a quorum present.

**DISCUSS AND CONSIDER APPROVAL OF MINUTES OF OCTOBER 20, 2005 BOARD OF ADJUSTMENT MEETING** - The minutes of the October 20, 2005, Board of Adjustment meeting were unanimously approved upon motion by Walter Clemments and second by Dan McClemore.

**DISCUSS AND CONSIDER REQUEST FROM PAUL ELLIOTT VARIANCES TO FRONT AND SIDE SETBACKS AND PARKING REQUIREMENTS AT LOT 1, BLOCK 2, OF THE ORIGINAL TOWN OF CANTON (VACANT LOT AT NORTHEAST CORNER OF DALLAS STREET AND BUFFALO STREET, CANTON, TEXAS)** - Debra Johnson reported thirty-four property owners had been notified, with five responses being received—all in favor. Rick Malone explained that the building on this property had collapsed in 1981 or 1982 and Mr. Elliott was requesting the variances in order to build on the property someday using the same footprint. If Mr. Elliott were held to the standards used currently, the new building would not fit with the surrounding buildings. Mr. Malone went on to say a new parking has been added to the downtown area which could be used for any parking for a new building at this location. Tina Ingram asked if any thought was given to making this space a parking lot. Rick Malone explained that was basically what the lot was being used for currently. Mr. Malone also reported that a new sidewalk would be installed in that area in five to six months. Walter Clemments made the motion to grant the request from Paul Elliott for the variances to the front and side setbacks and the parking requirements at Lot 1, Block 2, of the Original Town of Canton. Dan McLemore seconded, and all voted in favor.

**ADJOURN** - There being no further business to come before the Board, the meeting was adjourned at 12:52 p.m. upon motion by Walter Clemments and second by Tina Ingram.

  
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Alton Smith, Chairman

**ATTEST:**

  
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Debra Johnson, Assistant City Secretary

**CANTON BOARD OF ADJUSTMENT**

**12:30 P.M., THURSDAY, DECEMBER 8, 2005  
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, Dan McLemore, Walter Clemments, and Bob Moore. Tina Ingram was absent.

CALL MEETING TO ORDER AND DECLARE QUORUM - Board Chairman Alton Smith called the meeting to order at 12:45 p.m. and announced a quorum present.

DISCUSS AND CONSIDER APPROVAL OF MINUTES OF NOVEMBER 10, 2005 BOARD OF ADJUSTMENT MEETING - The minutes of the November 10, 2005, Board of Adjustment meeting were unanimously approved upon motion by Walter Clemments and second by Dan McLemore.

DISCUSS AND CONSIDER REQUEST FOR VARIANCE TO ORDINANCE 2003-03 REGULATING MINIMUM EXTERIOR STANDARDS FOR STRUCTURES INSIDE CITY LIMITS OF CITY OF CANTON AT 681 W. DALLAS BEHIND EXISTING ELLIOTT & WALDRON ABSTRACT AND TITLE OFFICE TO ALLOW USE OF STEEL RATHER THAN MASONRY IN CONSTRUCTION OF 80' X 40' ACCESSORY BUILDING ON PROPERTY OWNED BY IVAN ALEXANDER, JR. - Julie Seymore reported twelve property owners had been notified and only one was returned, in favor. Rick Malone stated he was in favor of the variance because the building would be almost completely hidden behind the existing building and could only briefly be seen from the road. Walter Clemments made the motion to grant the request for variance to Ordinance 2003-03 regulating the minimum exterior standards for structures inside the city limits of the City of Canton at 681 W. Dallas behind the existing Elliott & Waldron Abstract & Title office to allow the use of steel rather than masonry in the construction of the 80' x 40' accessory building on property owned by Ivan Alexander, Jr.

ADJOURN - There being no further business to come before the Board, the meeting was adjourned at 12:48 p.m. upon motion by Walter Clemments and second by Dan McLemore.

  
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Alton Smith, Chairman

ATTEST:

  
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Debra Johnson, Assistant City Secretary