

AGENDA
CITY OF RICHARDSON – ZONING BOARD OF ADJUSTMENT
APRIL 20, 2011
6:30 P.M.

CIVIC CENTER/COUNCIL CHAMBERS
411 W. ARAPAHO ROAD

STUDY SESSION: 6:00 P.M. Prior to the business meeting, the Zoning Board of Adjustment will conduct a Study Session in the **Large Conference Room** located on the 2nd floor, Room 206 to receive a briefing on agenda items and other topics.

- 1. APPROVAL OF MINUTES OF THE REGULAR MEETING OF FEBRUARY 16, 2011.**

- 2. PUBLIC HEARING ON ZBA FILE V 11-02:** A request by James N. Garner for the following variance to the City of Richardson Comprehensive Zoning Ordinance:
 - 1) Article IV, Sec. 4, for a 5-foot, 3-inch variance to include a 2-foot roof overhang to the 25-foot required rear setback, located at 606 Shadywood Lane.

- 3. RECESS**

- 4. ADJOURN**

City Hall is wheelchair accessible. Any requests for sign interpretive services must be made 48 hours ahead of the meeting. To make arrangements, call (972) 744-4000, or (TDD) 1-800-735-2989.

I hereby certify that the above agenda was posted on the bulletin board at City Hall on or before 5:30 p.m., Friday, April 8, 2011.

Cynthia G. Wilson, Administrative Secretary

**MINUTES
ZONING BOARD OF ADJUSTMENT
CITY OF RICHARDSON, TEXAS
FEBRUARY 16, 2011**

The Zoning Board of Adjustment met in session at 6:30 p.m. on Wednesday, February 16, 2011 in the Council Chambers, at the City Hall, 411 West Arapaho Road, Richardson, Texas.

MEMBERS PRESENT:

Randy Roland, Chair
Mike Walker, Vice Chair
Will Kidd, Member
Chip Pratt, Member
Eron Linn, Alternate

MEMBERS ABSENT:

Larry Menke, Member
John Veatch, Alternate

CITY STAFF PRESENT:

Chris Shacklett, Planner
Cindy Wilson, Secretary
Kevin B. Laughlin, Nichols, Jackson,
Dillard, Hager & Smith, 1800 Lincoln Plaza,
500 N. Akard Street, Dallas, Texas 75201

Randy Roland, Chairman, introduced Chris Shacklett, Planner, and Cindy Wilson, Secretary explaining that the City staff serves in an advisory capacity and does not influence any decisions the Board might make. Roland summarized the function, rules, and appeal procedure of the Zoning Board of Adjustment. Roland added 4 of the 5 members present must vote in favor for a request to be approved.

Kevin B. Laughlin, Nichols, Jackson, Dillard, Hager & Smith, 1800 Lincoln Plaza, 500 N. Akard Street, Dallas, Texas 75201 made the following comments to the Board. Laughlin stated that the Board has factual points to decide. Laughlin added that he did not believe the case cited by the applicant of case V 11-01 addressed a similar situation.

1. MINUTES:

The Zoning Board of Adjustment minutes of the November 17, 2010 meeting were approved as presented on a motion by Walker. The motion was seconded by Pratt and passed with a unanimous vote.

2. PUBLIC HEARING ON ZBA FILE V 11-01:

A request by Thomas M. Whelan for the following variance to the City of Richardson Comprehensive Zoning Ordinance: 1) Article IV, Sec. 4, for a 6-foot variance to the 7-foot side setback.

Shacklett stated that the applicant is requesting a 6-foot variance to the 7-foot side setback along two (2) property lines located near the rear of the property for the purpose of constructing an 8'x16' workshop. Shacklett added that the 6-foot variance would be limited to the area shown on the attached site plan within the narrow area of land that extends to the alley. Shacklett explained that it appears the lot was platted in this manner to allow alley access for the property. Shacklett added there are three (3) other lots in the subdivision with a similar lot configuration. Shacklett continued that these lots, including the subject property do not appear to utilize the narrow section of their property for alley access, but rather use garage access off of a side street. Shacklett stated the proposed structure will be located within one (1) foot of the property line on the east side of the building; the west side of the proposed structure, however, may not be located one (1) foot. This requested variance would allow either side to be within one (1) foot of the property line. Shacklett noted that the applicant states both sides of the structure would be screened from the adjacent properties by a 6-foot fence and an 8-foot hedge adjacent to Lot 6 and a 20-foot hedge adjacent to Lot 4. Shacklett explained that construction of the proposed structure had already started when the applicant was informed he would need a building permit.

Shacklett referred to the applicant's statement that a hardship exists because the property is narrow and irregularly shaped; there is no developable area once the setbacks are applied. Shacklett added that the applicant also stated the other locations on the property that would not require a variance are less suitable than the proposed location because the structure would be visible from the streets or would preclude the future construction of pool or use of the backyard for other recreational purposes. Shacklett added the applicant desires to place the structure in its proposed location to screen the structure from the streets and adjacent properties while not encroaching on their backyard area. Shacklett reported there has been one (1) letter in favor of this case from the property owners at 702 Shadywood Lane.

Shacklett delivered the staff technical recommendation in case V 11-01 by stating that based on the information presented and applicable codes and ordinances, it is staff's opinion that a property hardship does not exist.

Pratt asked Shacklett if there are any fire safety problems with the structure so close to the fence and the next door neighbor's property.

Shacklett stated there may be some extra fire protection measures required and working through Building Inspection those can be addressed.

Thomas M. Whelan, 700 Shadywood Lane, Richardson, Texas came forward to present his case. Whelan stated that a combination of circumstances and a uniquely shaped lot are his hardships.

Roland asked the applicant why he wanted the building located where it is.

Whelan made the following points:

1. The place of right for installing the workshop looks over the neighbors front yard and is not desirable for the neighborhood.
2. The chosen location fits right between landscaping on both sides.

Walker asked the applicant why he did not get a permit prior to beginning the project.

Whelan stated that he did not think about it. Whelan added that when approached he did cease building as requested.

Shacklett stated that any structure over 40 square feet has to have a Building Permit.

Roland asked who was constructing the building.

Whelan said this is a personal project that he is building himself.

Pratt asked if there were any fire concerns based on the placement of the workshop.

Whelan stated that he will be working with the Building Inspection Department to use a suitable material.

There being no one to speak in favor or in opposition to the case, Chairman Roland closed the public hearing.

Linn asked Shacklett if anything put in that area would have to have a variance.

Shacklett stated that because of the setbacks this is correct.

Kidd asked if the size of the workshop, 128 sq. ft., means there are no masonry requirements.

Shacklett stated that this is correct.

Laughlin made the following comments in response to information provided by the applicant. Laughlin stated that the fact that something can be located somewhere else by right does not mean a hardship. Laughlin stated that the case cited by the applicant had to do with placing a pool on a portion of the property that had 8-foot high masonry walls and 60-foot precipitous edges surrounding the

property. Laughlin added that nothing contradictory was presented to that Zoning Board of Adjustment. Laughlin concluded that this particular case was presented based on a wholly separate set of facts.

Roland stated that:

1. The Board cannot place restrictions on where this structure can be placed.
2. The location being requested by the applicant is the best place for the structure to be placed.
3. The lot is odd shaped.

Walker stated that the Board has seen a number of unusual lots and tonight's presentation is about the best he has seen in argument for a case.

Pratt made a motion to approve V 11-01, limited to those specifics the applicant presented in the case. The motion was seconded by Walker and passed with a 4 to 1 vote. Kidd voted in opposition.

3. PUBLIC HEARING ON ZBA FILE SE 11-01:

A request by Mike Knox, representing Inarose Bogen for the following variance to the City of Richardson Code of Ordinances, Chapter 6, Article IV: 1) To appeal the decision of the Chief Building Official to allow bamboo as an allowed fence material.

Shacklett stated the City of Richardson Fence Ordinance allows wood, concrete, masonry, chain link, wrought iron, metal tubing, vinyl, fiberglass composite or other materials approved by the building official for exterior exposure fence material. Shacklett added that the applicant desires to use bamboo as a fencing material at 810 Edgefield Drive for the following reasons:

1. They prefer the material over conventional wood fencing
2. Cured bamboo is termite resistant
3. Cured bamboo possesses the qualities of today's lumber without utilizing chemicals
4. Bamboo is naturally renewable and can regenerate to its full mass much quicker than traditional wood fencing sources.
5. Modern installation techniques along with knowledge of the product can satisfy standard building codes for strength, durability and longevity.

Shacklett explained that in 2006, the applicant made a similar appeal for the property at 395 Sandhill Drive in Richardson and the appeal was granted. Shacklett added the applicant has provided a list of area locations where this type of fence has been constructed. Shacklett continued that the applicant has stated that he no longer constructs the type of fence found at 395 Sandhill, and he is proposing a picture frame type fence. Shacklett further explained the applicant

also stated since the 395 Sandhill fence, there have been changes in how their bamboo fences are constructed; including treating every fence with a stain and sealer and using a maximum post spacing of six (6) feet on 8-foot tall fences.

Shacklett stated the proposed fence would be located along the entire rear lot line adjacent to the alley as well as either side of the extension from the side wall of the house to the side property line. Shacklett added the applicant provided a sample of the bamboo material for the Board members to see.

Shacklett stated that based on the information presented and the applicable codes and ordinances, the Board may choose to allow or disallow bamboo as a fencing material at this location.

Mike Knox, Bamboo Builders' Supply, 802 S. Wildwood Drive, Irving, Texas came forward to present the case. Knox stated that this is a proposal for a 6-foot fence. Knox discussed a picture of a bamboo fence that was built in Richardson in 2006 indicating that this first fence was not stained or sealed. Knox continued that now the fence has been cleaned, stained and sealed, it looks as good as new and no structural damage or decay was found. Knox added that all bamboo fences built by his company are now stained and sealed.

Linn asked if there is an overriding theme related to building a bamboo fence such as building benefits, the owner wants an Asian theme, cost, strength.

Knox stated that each situation is different and depends on the customer. Knox added that some customers want something different and others reason if a fence is going to be costly, they want a fence they really like and don't want to settle. Knox closed saying that bamboo fences are also trendy and popular.

Roland asked the applicant to compare a board on board fence to a bamboo fence.

Knox stated that specifically a western red cedar fence was comparable in cost to a bamboo fence.

There being no one to speak in favor or in opposition to the case, Chairman Roland closed the public hearing.

Linn asked to confirm that an earlier appeal of this nature was approved.

Shacklett confirmed that an earlier appeal was approved.

Kidd stated that the similar case previously brought before the Board was approved and he sees no evidence tonight that indicates anything to the contrary.

Pratt made a motion to approve SE 11-01, limited to those specifics the applicant presented in the case. The motion was seconded by Kidd and passed with a 4 to 1 vote. Walker voted in opposition.

There being no further business, the meeting was adjourned at 7:36 p.m.

William R. Roland, Chair

ZONING VARIANCE FILE 11-02

Attachments:

1. Notice of Public Hearing
2. Notification List
3. Staff Report
4. Aerial Map
5. Oblique Aerial Looking North
6. Site Plan
7. Site Photos
8. Application
9. Applicant's Statement



Notice of Public Hearing

Zoning Board of Adjustment • Richardson, Texas

An application has been received by the City of Richardson for a:

VARIANCE REQUEST

File No. V 11-02
Property Owner: James N. Garner
Applicant: James N. Garner
Location: 606 Shadywood Lane
Current Zoning: R-1500-M Residential
Request: A request by James N. Garner for the following variance to the City of Richardson Comprehensive Zoning Ordinance:

1) Article IV, Sec. 4, for a 5-foot, 3-inch variance to include a 2-foot roof overhang to the 25-foot required rear setback.

The Zoning Board of Adjustment will consider this request at a public hearing on:

WEDNESDAY, APRIL 20, 2011
6:30 p.m.
City Council Chambers
Richardson City Hall, 411 W. Arapaho Road
Richardson, Texas

This notice has been sent to all owners of real property within 200 feet of the request; as such ownership appears on the last approved city tax roll.

Process for Public Input: A maximum of 15 minutes will be allocated to the applicant and to those in favor of the request for purposes of addressing the Zoning Board of Adjustment. A maximum of 15 minutes will also be allocated to those in opposition to the request. Time required to respond to questions by the Zoning Board of Adjustment is excluded from each 15 minute period.

Persons who are unable to attend, but would like their views to be made a part of the public record, may send signed, written comments, referencing the file number above, prior to the date of the hearing to: Dept. of Development Services, PO Box 830309, Richardson, TX 75083.

Agenda: The Zoning Board of Adjustment agenda for this meeting will be posted on the City of Richardson website the Saturday before the public hearing. For a copy of the agenda, please go to: <http://www.cor.net/DevelopmentServices.aspx?id=12596>

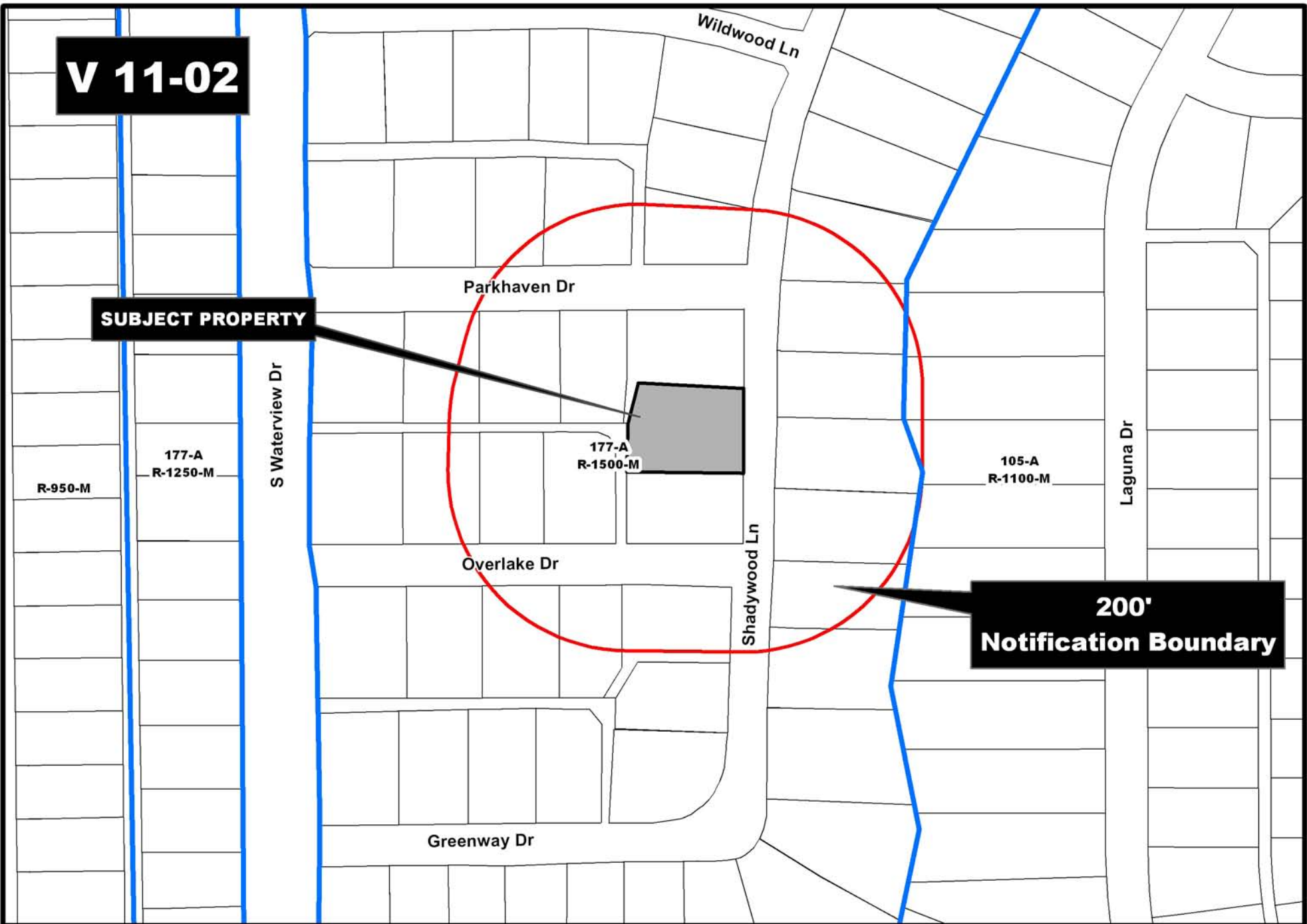
For additional information, please contact the Dept. of Development Services at 972-744-4240 and reference Variance number V 11-02

Date Posted and Mailed: April 8, 2011

V 11-02

SUBJECT PROPERTY

**200'
Notification Boundary**



V 11-02 Notification Map

606 Shadywood Ln

Updated By: shacklett, Update Date: April 4, 2011
File: DSI\mapping\Cases\ZV\2011\ZV 1102\ZV 1102 notification.mxd



SCHLENSKER JOHN A
1120 PARKHAVEN DR
RICHARDSON, TX 75080-6939

WILSON JEFFREY B & BRENDA R
1118 PARKHAVEN DR
RICHARDSON, TX 75080-6939

WALKER JIM A & KERRY A
603 SHADYWOOD LN
RICHARDSON, TX 75080-6906

BLAIR KEVIN M & BETHANI E
602 SHADYWOOD LN
RICHARDSON, TX 75080-6905

BOMMARITO CLEMENT
605 SHADYWOOD LN
RICHARDSON, TX 75080-6906

TURNER JEFF K &
CHARLOTTE S RENWICK
606 LAGUNA DR
RICHARDSON, TX 75080-6928

SMITH DEHN & CYNTHIA K
604 SHADYWOOD LN
RICHARDSON, TX 75080-6956

MCCARTY WENDELL MELTON
1119 PARKHAVEN DR
RICHARDSON, TX 75080-6940

WENTZ JAMES T &
CHRISTINA M
1121 PARKHAVEN DR
RICHARDSON, TX 75080-6940

SKURLA IRENE G TR
1123 PARKHAVEN DR
RICHARDSON, TX 75080-6940

THOMPSON MARVIN FAMILY
LIVING TR
607 SHADYWOOD LN
RICHARDSON, TX 75080-6906

ANGEL FRANK & CYNTHIA
608 LAGUNA DR
RICHARDSON, TX 75080-6928

GARNER JAMES N
606 SHADYWOOD LN
RICHARDSON, TX 75080-6956

CRAIG J W
700 LAGUNA DR
RICHARDSON, TX 75080-6930

ARMSTRONG CYNTHIA
609 SHADYWOOD LN
RICHARDSON, TX 75080-6906

JABER FOUAD & LAUREL MORAN
1120 OVERLAKE DR
RICHARDSON, TX 75080-6937

SCHWALM BOBBY W
1122 OVERLAKE DR
RICHARDSON, TX 75080-6937

DANER FRANCINE J
1118 OVERLAKE DR
RICHARDSON, TX 75080-6937

HAWKINS ANGELA B
611 SHADYWOOD LN
RICHARDSON, TX 75080-6906

CATRON MARY ANN
608 SHADYWOOD LN
RICHARDSON, TX 75080-6956

WIELAND MAX
702 LAGUNA DR
RICHARDSON, TX 75080-6930

ESTES CATHERINE C
C/O DANAL ESTES
10241 BIG HORN TRL
FRISCO, TX 75035-6621

WHELAN THOMAS MATTHEW &
KAREN ANN
700 SHADYWOOD LN
RICHARDSON, TX 75080-6907

PETERSON ROBERT T & KAYE
1119 OVERLAKE DR
RICHARDSON, TX 75080-6938

YOUNG MARY ANN
1121 OVERLAKE DR
RICHARDSON, TX 75080-6938

YOUNGBLOOD JOAN
LIFE ESTATES
703 SHADYWOOD LN
RICHARDSON, TX 75080-6908

V 11-02 Notification List



Staff Report

ZBA Meeting Date: April 20, 2011

TO: Zoning Board of Adjustment
FROM: Chris Shacklett, Planner CS
DATE: April 11, 2010
RE: V 11-02
APPLICANT: James N. Garner
LOCATION: 606 Shadywood Lane

REQUESTED VARIANCE:

(1) 5-foot, 3-inch variance to include a 2-foot roof overhang to the 25-foot required rear setback (Article IV, Sec. 4)

EXISTING ZONING:

R-1500-M Residential

EXISTING LAND USE:

Residential

SURROUNDING LAND USE:

Residential

STAFF COMMENTS:

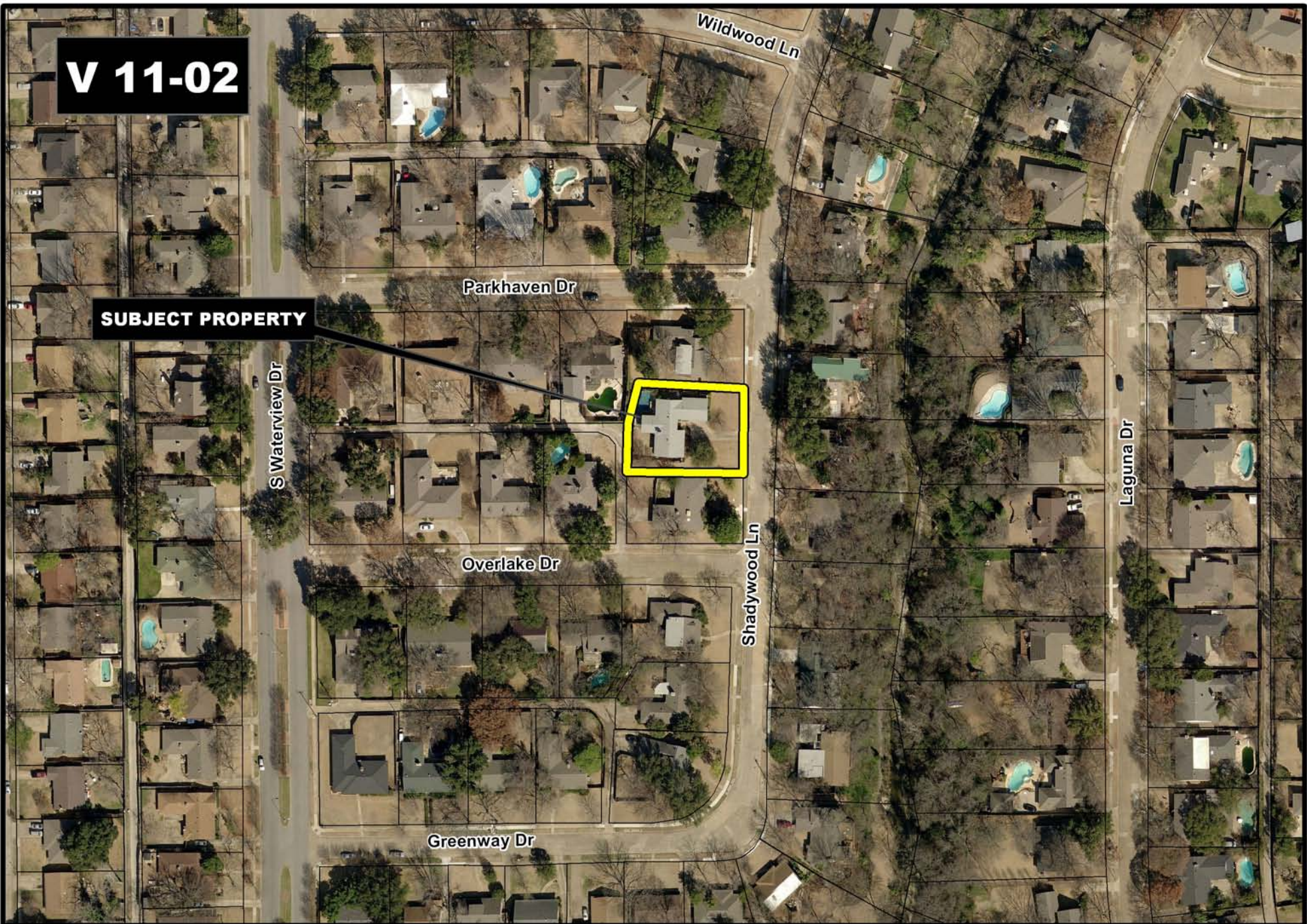
The applicant is requesting a 5-foot, 3-inch variance to the 25-foot required rear setback for the purpose of reconstructing both the master and guest bathroom. The proposed wall extends approximately 3-feet, 3-inches into the rear setback and the roof would overhang an additional two (2) feet into the setback which is the reason for the 5-foot, 3-inch variance request. The City's regulations typically allow a maximum 2-foot roof

overhang into the required rear setback. The variance would be limited to the area shown on the attached site plan. The applicant states that the current bathrooms and master bedroom closets would be used to enlarge the guest bathroom, while the new master bathroom would be constructed on the southwest side of the house where the proposed addition to the building footprint is shown (See attached site plan). The addition will be in keeping with the existing house aesthetics including brick, design style and roofline. The applicant has placed stones in the yard to depict where the proposed wall would extend to as seen in photos #3 and #4.

The applicant has stated they understand their situation does not exemplify a typical property hardship, but they feel their hardship is based on the fact that the existing living room area and attached patio cover are built into the required rear setback stating the original owner confirmed the living room and attached patio cover, which encroach into the required rear setback, were part of the original construction of the home in 1963. The applicant feels that the original construction was allowed to be built in the required rear setback sets a precedent to allow future construction to encroach to the same extent as the original construction. The City does not have any records showing that a variance was ever granted which would have allowed the encroachment.

TECHNICAL RECOMMENDATION:

Based on the information presented and applicable codes and ordinances, it is staff's opinion that a property hardship does not exist.



V 11-02

SUBJECT PROPERTY

V 11-02 Aerial Map
606 Shadywood Ln

Updated By: shacklett, Update Date: April 4, 2011
File: DSI\mapping\Cases\ZV\2011\ZV 1102\ZV 1102 ortho.mxd



Parkhaven Dr

Shadywood Ln

Overlake Dr



Proposed Addition

25' Setback

LOT 8, BLOCK 4 OF
PARKVIEW ESTATES
ADDITION NO. 3,

LOT 4, BLOCK 4 OF
PARKVIEW ESTATES
ADDITION NO. 3,

ALLEY

N2°40'13"E
45.96'

N8°57'51"E
39.29'

PROPOSED
ADDITION

8.8'

OPEN
AIR
ARBOR

3.2'

4.0'

25' B.L.

25' B.L.

606 SHADYWOOD DRIVE
LOT 6, BLOCK 4 OF
PARKVIEW ESTATES
ADDITION NO. 3,
VOL. 46, PAGE 63,
M.R.D.C.T

S87°30'00"E
123.63'

10' B.L.

10.2'

LOT 5, BLOCK 4 OF
PARKVIEW ESTATES
ADDITION NO. 3,

LOT 7, BLOCK 4 OF
PARKVIEW ESTATES
ADDITION NO. 3,

N87°30'00"W
128.19'

FOUND
IRON
ROD 1/2"

FOUND
IRON
ROD 1/2"

10.4'

0.6'

39.3'

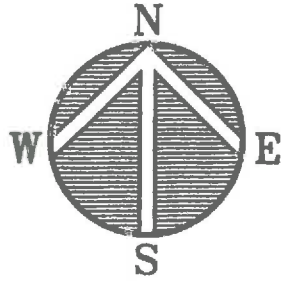
0.4'

39.5'

40' B.L.

S2°30'00"W
85.00'

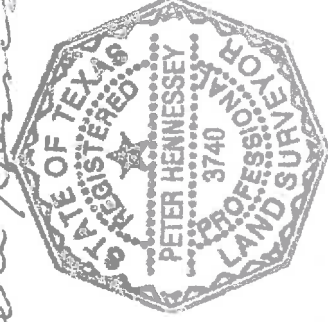
SHADYWOOD DRIVE
(50' R.O.W.)



SCALE IN FEET

1"=20'

Peter Hennessey



3-16-2011

THIS SURVEY FOR THE PROPERTY OWNER ONLY AND
SHALL NOT BE USED FOR RECORDING OR
CONVEYANCE OF PROPERTY.

Mar 09, 2011 - 4:22pm H:\DRAWINGS\2010\J1008_016\J1008_016.dwg

**HENNESSEY
ENGINEERING, INC.**

1417 W. MAIN STREET, CARROLLTON, TX 75006
PH: (972)245-9478 / FAX: (972)245-7087

606 SHADYWOOD DRIVE
RICHARDSON, TEXAS

SHEET NO.:

1

FILE NO.: 1008.016 OF

1



606 Shadywood Lane - March 2011





606 Shadywood Lane - March 2011



For Department Use Only

Date Received: _____ Fee Paid: _____ Accepted by: _____



**Board of Adjustment
Variance or Appeal
Application
City of Richardson, Texas**

Development Services Department
411 W. Arapaho Road
Richardson, Texas 75080
Phone 972-744-4260
Fax 972-744-5804

Note: Pre-submittal meeting required with staff before application can be submitted.

Please answer the following pre-qualifying questions:

1. Have you filed an appeal or variance on this property within the last six (6) months?
(If yes, six (6) month waiting period required on same variance for the property.) Yes No
2. Have you applied for a building permit (applicable to residential property only)?
(If no, please speak with the Building Inspection Department prior to submitting the variance request.) Yes No

Applicant Information

Owner Information

<i>James N. Garner</i>	Signature	<i>James N. Garner</i>
JAMES N. GARNER	Printed Name	JAMES N. GARNER
	Company Name	
606 SHADYWOOD LANE	Mailing Address	606 SHADYWOOD LANE
RICHARDSON TX 75080	City, State, ZIP	RICHARDSON TX 75080
214-557-1147	Telephone Number	214-557-1147
214-361-3560	Fax Number	214-361-3560
JAMES.GARNERTX@YAHOO.COM	E-Mail Address	JAMES.GARNERTX@YAHOO.COM

Subject Site Information

Address of Subject Property: 606 SHADYWOOD Ln. RICHARDSON TX 75080

Legal Description: LOT 6 BLOCK 4 OF PARKVIEW ESTATES ADDITION NO. 3

Existing Zoning and Ordinance: R-1500-M / ORD. 177-A

Submittal Requirements

- ▶ Completed Application Form **REQ VAR.: 5'3" VAR. TO 25' REAR SETBACK TO INCLUDE 2' ROOF OVERHANG**
- ▶ Completed Board of Adjustment Variance Checklist
- ▶ Building Permit Denial Letter
- ▶ Applicant's Statement (Completely describe the variance you are requesting and give the reason for the hardship and justification for the variance.)
- ▶ Twelve (12) copies of reproducible plans to support the application (fold if 24" x 36").
- ▶ Filing fee = \$250.00

Board of Adjustment Variance Checklist

City of Richardson, Texas

Does a hardship exist? If so, explain below.

Yes No

Will literal enforcement of the ordinance result in an unnecessary hardship? If so, explain below.

Yes No

Is the condition unique to the property requesting the variance and not common to other properties in the area? If so, explain below.

Yes No

BECAUSE ORIGINAL STRUCTURE WAS BUILT OUTSIDE OF CURRENT SETBACKS

Is the need for the variance created by the applicant? If so, explain below.

Yes No

VARIANCE IS REQUESTED TO ADD A NEW MASTER BATH

Is the hardship only financial? If so, explain below.

Yes No

Will granting of the variance be contrary to the public's interests and will it impact the public health, safety, and welfare? If so, explain below.

Yes No

RECEIVED
MAY 18 2011
CITY OF RICHARDSON

From: James N. Garner

RE: Bathroom Addition – 606 Shadywood Lane

Objective

To improve the functionality of 606 Shadywood Lane, while maintaining the integrity and aesthetics of the style/architecture and the neighborhood

Situation

- Having purchased the house in 2002; I take great pride in being a homeowner in the area
- Key draws of the area:
 - Established neighborhood (i.e., mature, large trees)
 - Original homes, original charm (i.e., not cookie-cutter)
- Major improvements/investments in home since 2002:
 - New flooring throughout (teak, cork, slate)
 - Updated kitchen (complete gut)
 - Added heated salt-water pool with extensive flagstone patio
 - New HVAC system
 - Added privacy fence around back yard
 - New roof
- All improvements done with style/architecture of the house in mind

Complication

- The home has two bathrooms that present unique challenges:
 - Master: awkward layout; no room for a separate shower and tub
 - Guest: very tiny and dark, with no windows; heavily used
- Per architect consultation, remodeling within the current footprint poses challenges:
 - To improve the layout of the master bath and increase the size of the guest bath means getting rid of the two closets in the master bedroom
 - To add new closet space in the current footprint of the master bedroom results in a smaller bedroom
 - To extend to the front (east) would require loss of driveway and an existing 40+ year old live oak tree (plus this would ruin the aesthetics of the house)
- Additionally, no access from bathroom to the backyard pool area currently exists; the only way to get from one to the other is to walk through the house

Resolution

- Use the footprint of the current bathrooms/closets to create a larger guest bathroom with backyard pool access and a wall of closets in the master bedroom
- Add a new master bathroom on the back (west) of house that also provides access to backyard pool area while retaining the footprint of the master bedroom

Final Notes

- These changes will be made with the aesthetics of the house and neighborhood in mind:
 - The same brick and design style will be used
 - The roofline will mimic the current roofline of living room
 - The addition will appear seamless and original
 - The addition will extend no further than the living room
- Existing hardship:
 - I understand this request for variance does not exemplify the typical hardship required, but the issue at hand is that the house was built in 1963 outside the parameters of the existing building code.
 - Now 48 years later, we feel we are being restricted based on something that is beyond our control - the formal living room, part of the original construction in 1963, sets the stage and extends beyond the allowed build line.

To: City of Richardson

03/24/11

From: James N. Garner

RE: Bathroom Addition – 606 Shadywood Lane

Summation

I love my house, neighborhood, and living in the City of Richardson. I plan on retiring in this house. I feel very strongly that I am being penalized for something a builder and the City of Richardson allowed to happen 40+ years ago. This was one of the very first homes built on this street. Possibly things were a little more relaxed back then. I am only asking to be able to build to match my homes current rear setback. I appreciate your time and effort on this matter. I believe the total distance we are asking for is 3.2 feet with a 2 foot roof overhang.

Sincerely,

James Garner