

**City of Richardson
Zoning Board of Adjustment
Agenda Packet
November 15, 2017**

To advance to the background material for each item in the agenda, click on the item title in the agenda or click on Bookmarks in the tool bar on the left side of your screen.

AGENDA
CITY OF RICHARDSON – ZONING BOARD OF ADJUSTMENT
WEDNESDAY, NOVEMBER 15, 2017
6:30 P.M.
CIVIC CENTER/COUNCIL CHAMBERS
411 W. ARAPAHO ROAD

BRIEFING SESSION: 6:00 P.M. Prior to the business meeting, the Zoning Board of Adjustment will meet with staff in the **Large Conference Room** located on the 2nd floor, Room 206 to receive a briefing on:

A. Discussion of Regular Agenda Items

- 1. APPROVAL OF MINUTES OF REGULAR MEETING OF SEPTEMBER 20, 2017.**
- 2. PUBLIC HEARING ON ZBA FILE SE 17-03**, A request by Doug Willingham, Frances Way MBP, LLC, for approval of the following special exception to the City of Richardson Fence Ordinance:
 - 1) Chapter 6, Article IV, Sec. 6-209(3), to allow a 7-foot high screening fence in lieu of the allowable maximum height of 3-feet for a fence located between the front property line and the front wall of the building along Frances Way.

The property is located at 900 Frances Way.
- 3. PUBLIC HEARING ON ZBA FILE V 17-11**, A request by William Phemister for approval of the following variances to the City of Richardson Comprehensive Zoning Ordinance:
 - 1) Article IV, Sec. 4(d)(1), for a 2% variance to the 40% maximum allowable lot coverage;
 - 2) Article IV, Sec. 4(f)(3), for a 4' variance to the required 7' side setback for a portion of a proposed carport, and;
 - 3) Article IV, Sec. 4(g)(3), for an 18' variance to the required 25' rear setback to allow attached pergolas.

The property is located at 2907 Wren Lane.
- 4. PUBLIC HEARING ON ZBA FILE V 17-12**, A request by Nicolas L. Box for approval of the following variances to the City of Richardson Comprehensive Zoning Ordinance:
 - 1) Article VI, Sec. 4(f)(1)(a), to allow a 4-foot variance to the required 7-foot side setback to accommodate an existing home.

The property is located at 405 Arborcrest Drive.
- 5. RECESS**
- 6. ADJOURN**

ACCOMMODATION REQUESTS FOR PERSONS WITH DISABILITIES SHOULD BE MADE AT LEAST 48 HOURS PRIOR TO THE MEETING BY CONTACTING TAYLOR LOUGH, ADA COORDINATOR, VIA PHONE AT 972 744-4208, VIA EMAIL AT ADACoordinator@COR.GOV, OR BY APPOINTMENT AT 411 W. ARAPAHO ROAD, RICHARDSON, TEXAS 75080.

PURSUANT TO SECTION 30.06 PENAL CODE (TRESPASS BY HOLDER WITH A CONCEALED HANDGUN), A PERSON LICENSED UNDER SUBCHAPTER H, CHAPTER 411, GOVERNMENT CODE (HANDGUN LICENSING LAW), MAY NOT ENTER THIS PROPERTY WITH A CONCEALED HANDGUN.

PURSUANT TO SECTION 30.07 PENAL CODE (TRESPASS BY HOLDER WITH AN OPENLY CARRIED HANDGUN), A PERSON LICENSED UNDER SUBCHAPTER H, CHAPTER 411, GOVERNMENT CODE (HANDGUN LICENSING LAW), MAY NOT ENTER THIS PROPERTY WITH A HANDGUN THAT IS CARRIED OPENLY.

I HEREBY CERTIFY THAT THE ABOVE AGENDA WAS POSTED ON THE BULLETIN BOARD AT CITY HALL ON OR BEFORE 5:30 P.M., FRIDAY, OCTOBER 13, 2017

CONNIE ELLWOOD, ADMINISTRATIVE SECRETARY I

Agenda

Item 1

**Approval of the minutes of the September 20, 2017
Zoning Board of Adjustment Meeting**

**MINUTES
ZONING BOARD OF ADJUSTMENT
CITY OF RICHARDSON, TEXAS
SEPTEMBER 20, 2017**

The Zoning Board of Adjustment met in session at 6:30 p.m. on Wednesday, September 20, 2017, in the Council Chambers, at the City Hall, 411 West Arapaho Road, Richardson, Texas.

MEMBERS PRESENT: James L. Menke, Chairman
John Veatch, Vice Chair
Brian Shuey, Member
Shamsul Arefin, Member
Marsha Mayo, Alternate

MEMBERS ABSENT: Jason Lemons, Alternate

CITY STAFF PRESENT: Sam Chavez, Assistant Director of Development Services
Connie Ellwood, Administrative Secretary

BRIEFING SESSION

Prior to the start of the regular business meeting, members of the Zoning Board of Adjustment met with staff to receive a briefing on agenda items. No action was taken.

REGULAR BUSINESS MEETING

Opening comments: Chairman Menke introduced City staff and explained the staff serves in an advisory capacity and does not influence any decisions the Board might make. Chairman Menke summarized the function, rules, and appeal procedures of the Zoning Board of Adjustment.

1. APPROVAL OF MINUTES FROM AUGUST 16, 2017.

Motion: Mr. Arefin made a motion to approve the minutes as presented; second by Mr. Shuey. Motion approved 5-0.

2. PUBLIC HEARING ON ZBA FILE V 17-09: A request by Jay Peskuski, Peskuski Home Design for approval of the following variances to the City of Richardson Comprehensive Zoning Ordinance:

- 1) Article VII, Sec. 4(h)(1), to allow an attached carport in lieu of a required enclosed garage structure.
- 2) Article VII, Sec. 4(h)(2) a., to allow an eight (8) foot width variance from the required eighteen (18) foot width requirement for a driveway.

Site location: 719 Downing Drive, Richardson, Texas

Mr. Chavez presented two variance requests regarding case V 17-09 – 719 Downing Drive, the first to allow an attached carport in lieu of the required enclosed garage structure and the second request is to allow for an eight foot (8) width variance from the required 18-foot width requirement for a driveway. The subject property is zoned for the R-1100-M Residential zoning district as well as the surrounding properties. The owner proposes to build a new attached carport to replace a previously converted garage. In addition, the proposed driveway will be reduced to ten feet in width to avoid an existing AT&T box.

Mr. Chavez concluded his presentation stating that based on staff's review, the property did not have a property hardship.

Chairman Menke asked if the applicant had any concerns regarding hitting the AT&T box because of the close proximity to the driveway.

Mr. Chavez responded there was some separation from the AT&T box which was approximately 18" above ground.

With no further questions for staff, Chairman Menke opened the public hearing.

Mr. Jay Peskuski, 719 Downing Drive, the architect for the project and a representative for the homeowner, stated the goal was to install a carport since the attached garage had been converted to living space and add a driveway while preserving the current backyard.

Chairman Menke asked if there was any concern regarding the location of the AT&T box based on the way the proposed driveway was designed.

Mr. Peskuski said he had no concerns because of the proposed entry to the rear of the property as well as the turning radius.

Mr. Steve Baxter, 719 Downing Drive, owner of the property clarified that he purchased the property with the intent to update, install a carport, a driveway, and a fence with controlled access from the alley. He said he met with AT&T to discuss the box located behind the property and confirmed that the box services approximately five (5) streets in the surrounding neighborhood and AT&T could install concrete bollards around the box for protection. In addition AT&T advised the above ground box structure was a cover and the actual equipment was located underground.

Ms. Mayo and Mr. Shuey inquired about other alternatives to provide more room to maneuver within the driveway space, as well as the option to add more concrete to the east side of the proposed driveway for a wider approach.

Mr. Peskuski responded that the owner would be open to additional concrete to the east side of the driveway and the goal was to preserve as much of the backyard as possible.

Mr. Shuey noted his concern about the location of the AT&T box in close proximity to the narrow driveway. He proposed having the driveway swing further east with a wider approach.

Chairman Menke asked a question about the proposed materials being used for the carport.

Mr. Peskuski stated the carport would be a wood frame structure with cedar posts and a composition shingle roof with the same pitch as the subject home. It will appear to be part of the original structure.

No other comments in favor or opposed were received and Chairman Menke closed the public hearing.

Mr. Chavez explained that if the board was going in the direction of approving the applicant's request, approving part of it and denying the other – as a single motion, they could recommend approval of one variance and denial of the other under a single motion.

In addition he reviewed some of the options discussed during the briefing session: reorienting the opening to the carport so that it is now a 'J' swing but it takes much of the backyard and widening the entry portion of the driveway to provide the 18' of width required. He added that if this was the direction of the board choose to go into, then that should be part of the motion; approve the variance to allow the attached carport, but deny the request for the reduction in the width of the driveway. In order for the applicant to get a permit, the driveway would have to be at least 18' feet wide in the entry area.

Mr. Shuey posed a question to staff regarding the carport and how it would tie into the roof line of the house.

Mr. Peskuski responded that the carport would tie into the second story which would make the second story addition stand out less and look more like part of the original structure.

Mr. Shuey stated that he would like to see a more comprehensive plan for the carport. He further explained that he would be more in favor of the driveway being over eight (8) feet in width for the approach.

Mr. Arefin said he felt installing a carport in the rear of the home inside the fenced area would not be a nuisance and would be safer for the residents as well as increase the value of the property.

Mr. Shuey concurred with Mr. Arefin's comments and stated the request was a text-book example of a case being handled and managed properly by engaging the neighborhood.

Motion: Mr. Arefin made motion to grant the request listed in Variance 17-09 Variance (1) as presented, and deny Variance (2); motion second by Ms. Mayo. Motion Approved 5-0.

3. **PUBLIC HEARING ON ZBA FILE V 17-10:** A request by Faye Willis for approval of the following variances to the City of Richardson Comprehensive Zoning Ordinance:

- 1) Article IV, Sec 4(e)(3), for a 5.5' variance to the required 35' platted front setback to allow for an expansion of an existing residential home, including its roof eave.

The property is located at 425 Fall Creek Drive

Mr. Chavez presented regarding case V 17-10 – 425 Fall Creek Drive, to allow for a 5-½-foot variance to the platted 35-foot front setback to accommodate an expansion of an existing residential home to include the roof eaves. The applicant was proposing to increase the size of the current home by constructing an additional 120 square feet of living space and an enclosed front porch on the north side of the home. The applicants stated the hardship was unique in that the lot was encumbered with either flood plain or utility easements. A 7-½-foot utility easement was located along the entire length of the east property line and a 42 foot wide floodway utility easement was located on the southern portion of the lot. He added that based on the circumstances the only side of the lot that could support an addition to the structure would be along the west side, which encroached into the side yard setback.

Mr. Chavez stated that it was staff's opinion that a hardship did exist on the property.

With no further questions for staff, Chairman Menke opened the public hearing.

Ms. Faye Willis, 425 Fall Creek Drive, owner of property explained that the intent was to expand the home to build a larger dining area for the family and they were asking for a variance of 5'5", which included the overhang of the roof. She added the drainage of the roof had been problematic over the years and the goal was to have all drainage go onto the driveway by extending the roof eave with the proposed addition.

No other comments in favor or opposed were received and Chairman Menke closed the public hearing

Mr. Shuey made note that the city staff did find hardship for this property.

Mr. Arefin felt that this was a genuine request allowing additional room for the homeowner and should be approved.

Mr. Veatch stated that these types of requests are ones that the board enjoys receiving.

Motion: Mr. Shuey made motion to grant the request listed in Variance 17-10; Second by Mr. Veatch. Motion Approved 5-0.

Motion: Mr. Veatch made motion to adjourn the regular business meeting; second by Mr. Shuey. Motion Approved 5-0

There being no further business, the meeting was adjourned at 6:43 p.m.

James L. Menke, Chairman
Zoning Board of Adjustment

Agenda Item 2

**Special Exception 17-03:
900 Frances Way**

ZBA File SE 17-03

Attachments:

1. Staff Report
2. Aerial Map
3. Site Plan (Entire Property)
4. Site Plan (Subject Area of Property)
5. Site Photos
6. Application
7. Applicant's Statement
8. Notice of Public Hearing and Map
9. Notification List



Staff Report

ZBA Meeting Date: November 15, 2017

TO: Zoning Board of Adjustment
FROM: Sam Chavez, Assist. Director of Development Services SC
DATE: November 9, 2017
RE: SE 17-03
APPLICANT: Doug Willingham, Frances Way MBP, LLC
OWNER: Michael B. Phillips, Frances Way MBP, LLC
LOCATION: 900 Frances Way

REQUESTED SPECIAL EXCEPTION:

- 1) Allow a 7-foot high fence to be located between the front property line and the front wall of the building along Frances Way. (Chapter 6, Article IV – Fences, Sec. 6-209(3)).

EXISTING ZONING:

A-950-M Apartments

EXISTING LAND USE:

Apartments

SURROUNDING LAND USES:

Residential to the south, east and west.
Non-Residential to the north

STAFF COMMENTS:

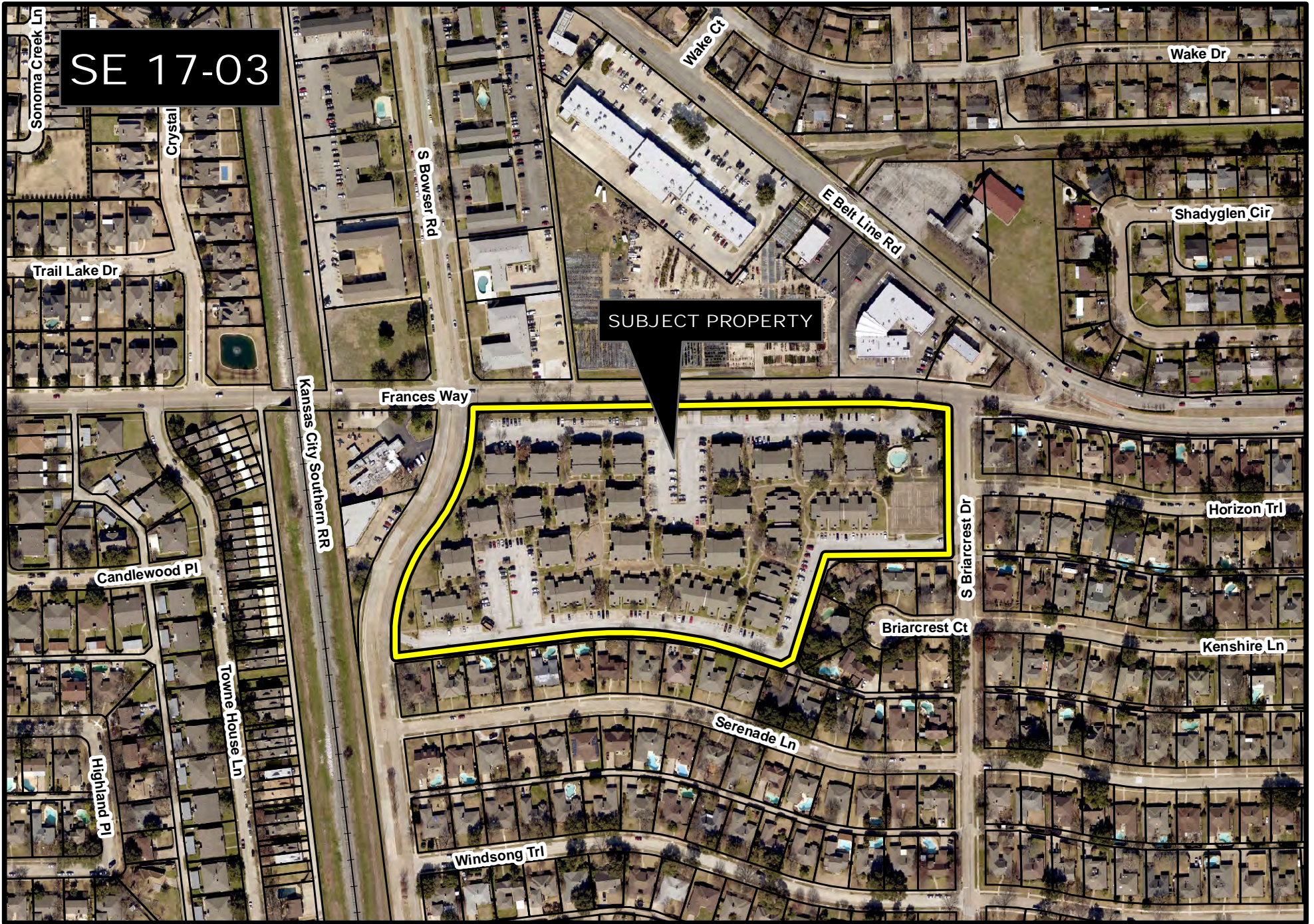
The subject fence; which was constructed sometime in 2017 without a fence permit, was discovered during an inspection of the property. The subject seven (7) foot tall fence serves to screen wall mounted utilities on the north face of the building. The applicant is requesting to retain the subject fence as its serves as a screen and aesthetic element for the property.

Although the Fence Ordinance prohibits fences to be constructed between the front property line and the front wall of a building, it does allow a fence to be located with the front yard area if it is part of the landscaping or a decorative screen, but restricts its height to a maximum of three (3) feet. The subject fence exceeds the allowable fence height by four (4) feet. No setback or visibility issues are related to the location of the fence.

The subject fence is a two-sided, horizontal slatted cedar fence which screens the existing wall mounted utilities from Frances Way and is located four (4) feet from the face of the building for serviceability of the meters. As stated by the applicant, the subject fence is compatible with the existing apartment patios and balconies, and adds to the aesthetics of the property.

TECHNICAL RECOMMENDATION:

Special Exception Request: Based on the information provided by the applicant, and applicable codes and ordinances, it is staff's opinion that a unique situation exists as the wall mounted utilities are located on the street side of the building as opposed to the rear or side of the building.



SE 17-03

SUBJECT PROPERTY

SE 17-03 Aerial Map
900 Frances Way

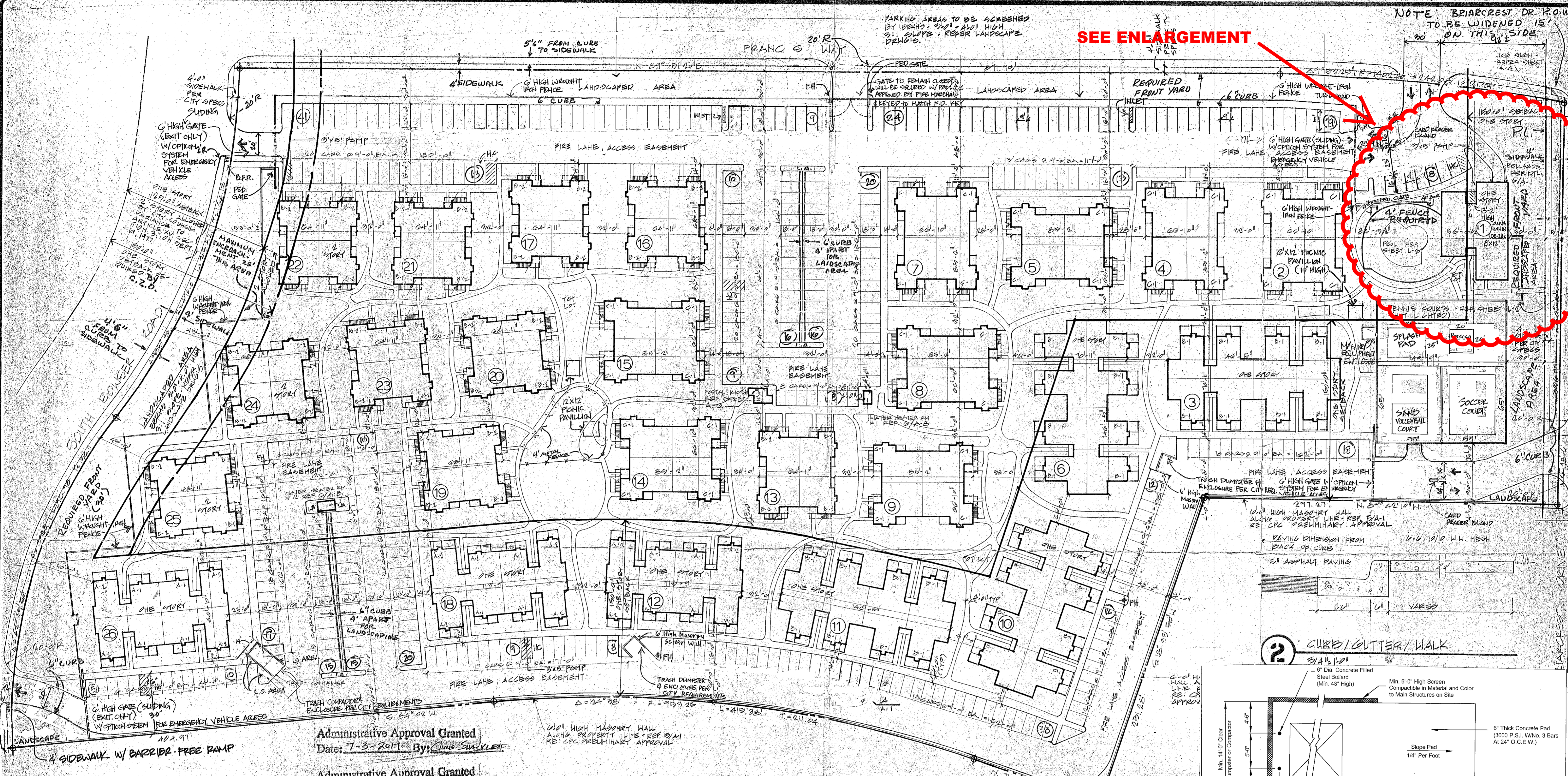
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.





DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 REVISIONS:

PROJECT NO. 174
 DATE: 9/11/17
 SHEET NO. A-1 OF 45



SEE ENLARGEMENT

NOTE: BIRACREST DR. R.O.W. TO BE WIDENED 15' ON THIS SIDE

Administrative Approval Granted
 Date: 7-3-2017 By: [Signature]

Administrative Approval Granted
 Date: 8-10-16 By: M. BIREIMA

Administrative Approval Granted
 Date: 7-19-16 By: M. BIREIMA

PROJECT DATA

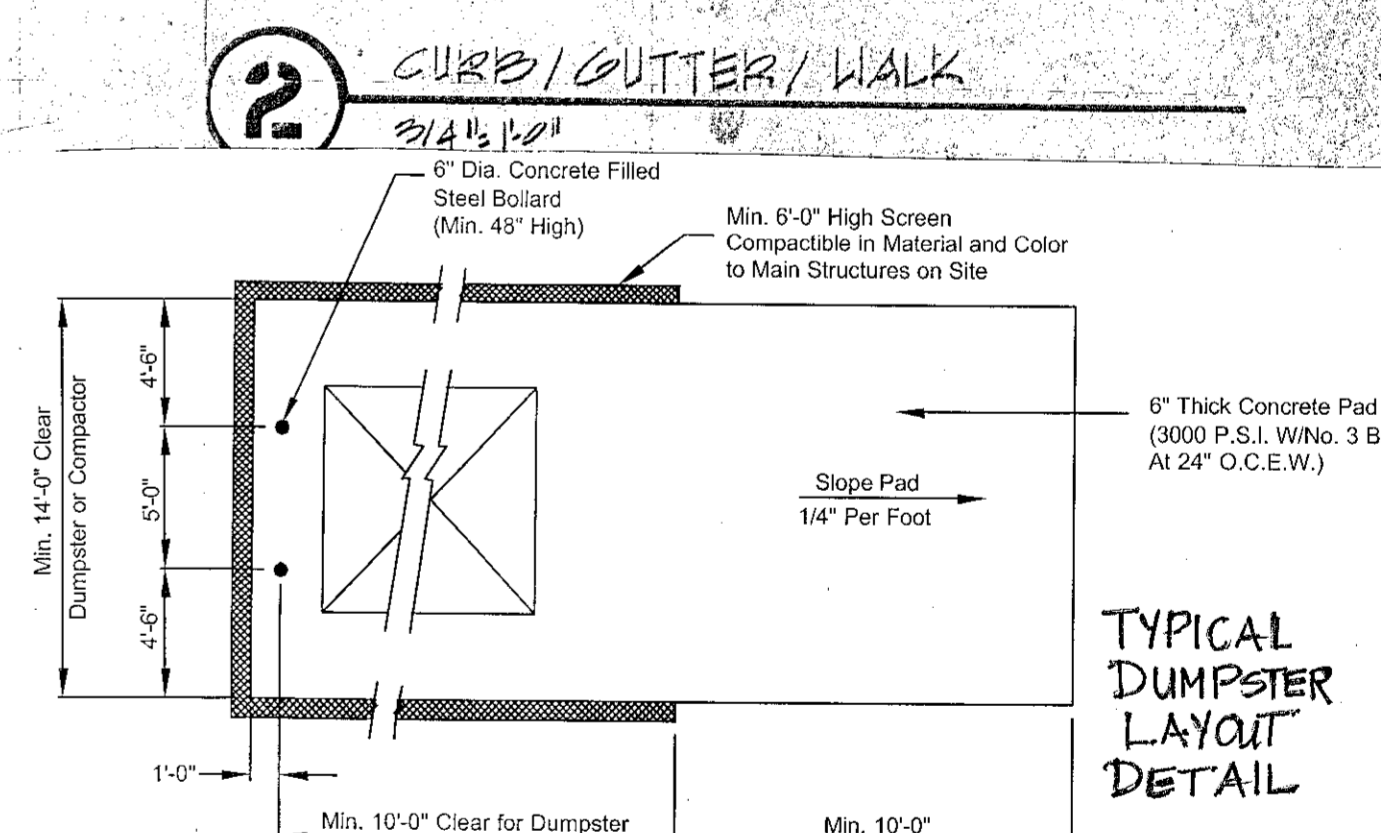
UNIT NO.	DESCRIPTION	STORIES	GROSS FLOOR AREA	TOTAL	NET LIVING AREA	TOTAL
A-1	12 ONE BEDROOM, ONE BATH	1	100 SF	8,000 SF	6,700 SF	5,200 SF
A-2	12 ONE BEDROOM, ONE BATH	1	75 SF	8,800 SF	6,700 SF	5,210 SF
B-1	20 TWO BEDROOM, TWO BATH	1	94 SF	30,300 SF	24,110 SF	20,112 SF
B-2	20 TWO BEDROOM, TWO BATH	2	124 SF	16,320 SF	13,000 SF	17,100 SF
C-1	04 THREE BEDROOM, TWO BATH	2	123 SF	10,870 SF	11,400 SF	7,240 SF
300	TOTAL APARTMENTS			104,890 SF	NET RENT RESIDENTIAL	192,012 SF
	RECREATION			1,320 SF		
	LAUNDRY			921 SF	NET RENT COMMERCIAL	824 SF
	MAINTENANCE			102 SF		
	MANAGEMENT			210 SF		
TOTAL	GROSS FLOOR AREA		209,030 SF		COVERAGE OF SITE	21.7%
	SITE AREA		13,000 SF		13,000 SF	
	GROSS DENSITY				14.70 UNITS/ACRE	
	OFF STREET PARKING				400 SPACES	
	ZONING				A 950-M (ORD 783-A)	

Administrative Approval Granted
 Date: [Signature] By: [Signature]

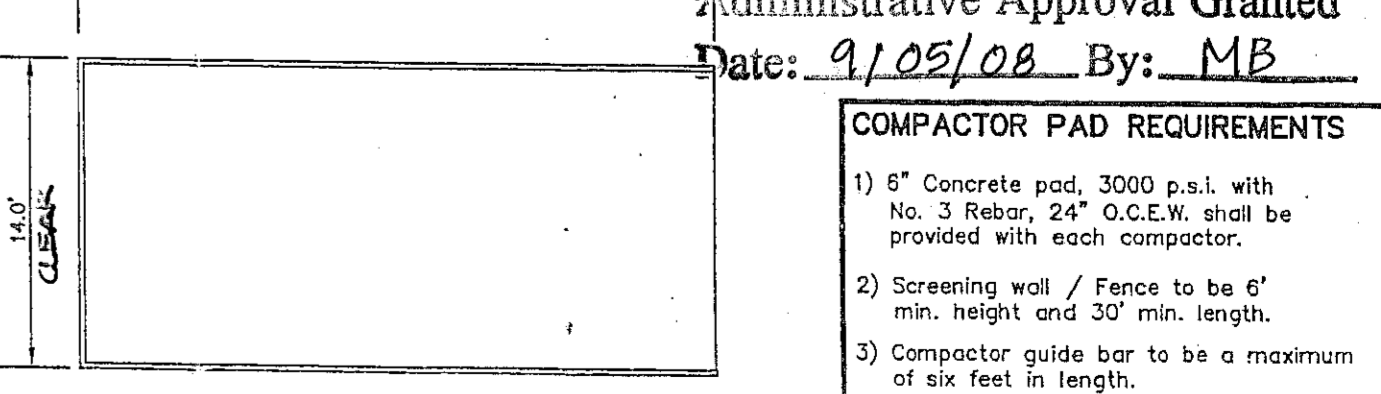
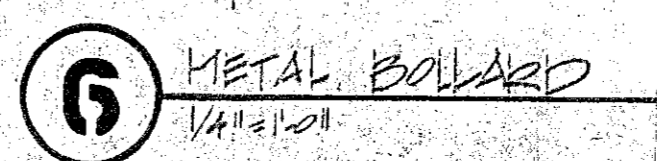
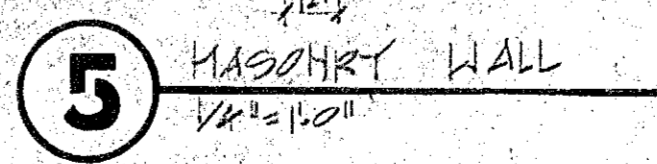
1 SITE PLAN
 1" = 40.0'
 900 FRANCES WAY

- GENERAL NOTES
- SITE PLAN DIMENSIONS TO FACE OF SLAB.
 - SIDEWALK LOCATIONS ARE SCHEMATIC ONLY REFER TO CIVIL DRAWINGS FOR EXACT LOCATIONS.
 - REFER TO CIVIL DRAWINGS FOR LIGHTS, LOCATIONS, & FINISH GRADES, FOR WALKS, CURBS & BUDO SLABS, ETC.
 - TERMINATE ALL EDGEBELTS WITH SPLASH BLOCKS & FINISH GRADE.
 - WALK & HEAD IN PARKING SHALL BE 6" WIDE FROM FACE OF CURB. PRIMARY SHALL BE 4" WIDE; ALL OTHER WALKS SHALL BE 2" WIDE.

ZONING A-950-M
 ORD 783-A



TYPICAL DUMPSTER PAD DETAIL



TYPICAL COMPACTOR PAD DETAIL
 900 FRANCES WAY

APPROVED BY: [Signature]
 SUBJECT TO REQUIREMENTS OF BUILDING CODE AND OTHER CITY CODES AND ORDINANCES.
 CITY PLAN COMMISSION
 DATE: 10-4-17
 BY: [Signature]
 ALL UTILITIES, INCLUDING ELECTRICAL & TELEPHONE, ARE REQUIRED UNDER AND A DETAILED LANDSCAPE PLAN IS TO BE SUBMITTED TO THE CITY.

FRANCES WAY

JOB SIGN - REFER SHEET A-A



7 FT. TALL WOODEN SCREENING FENCE

150'-0" SETBACK
ONE STORY
P.L. →

CARD READER ISLAND
2x15 PUMP

4' SIDEWALK
EOLLARDS
REF. PL. 6/A-1

ONE STORY
E-2"

WALL MOUNTED SERVICE UTILITIES

4' FENCE REQUIRED

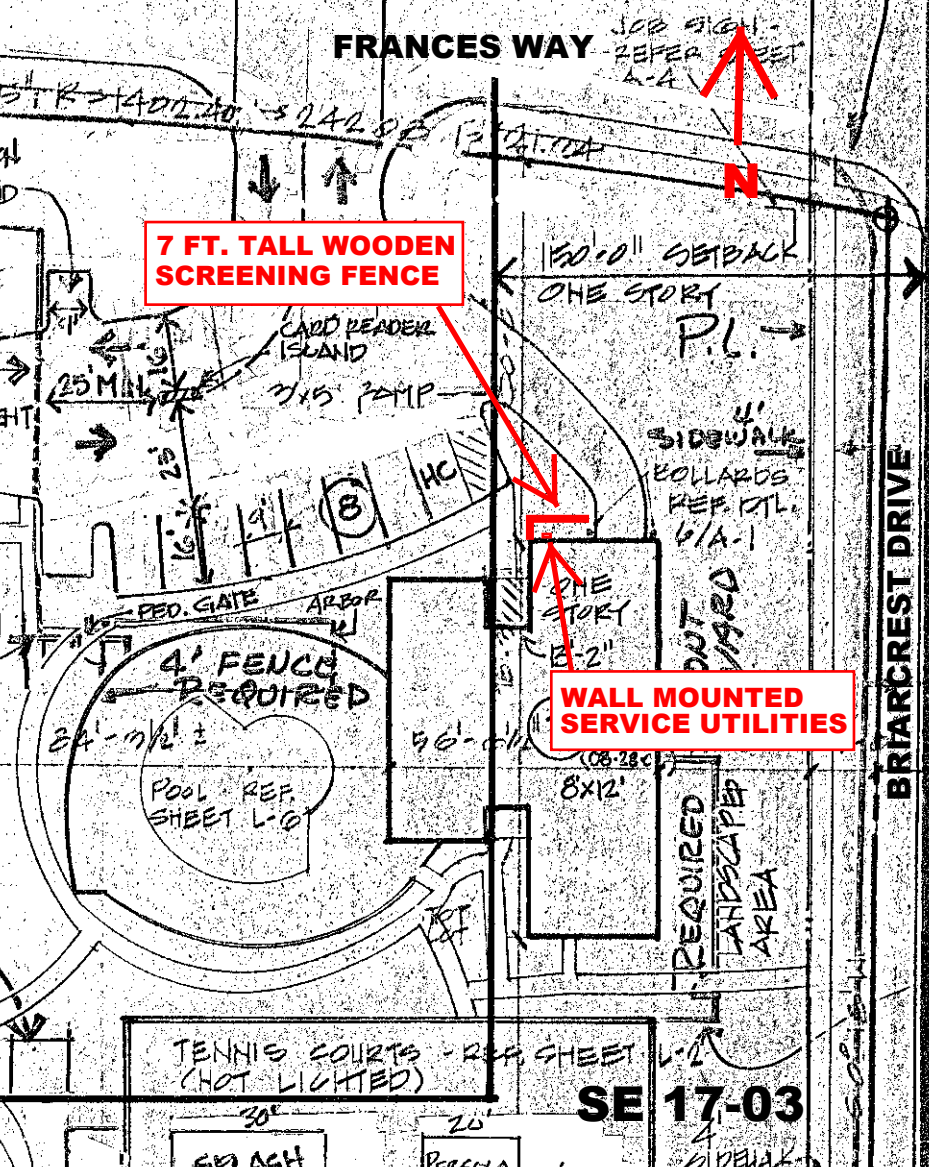
POOL - REF. SHEET L-6

REQUIRED LANDSCAPED AREA

TENNIS COURTS - REF. SHEET L-2
(HOT LIGHTED)

SE 17-03

BRIARCREST DRIVE





EXISTING SCREENING FENCE



CLOSE UP VIEW OF SCREENING FENCE

For Department Use Only

Date Received: 10/3/17 Fee Paid: 250.00 Accepted by: [Signature]



**Board of Adjustment
Variance or Appeal
Application**

City of Richardson, Texas

Development Services Department
411 W. Arapaho Road, Suite 204
Richardson, Texas 75080
Phone: 972-744-4240
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.)
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.)

Applicant		Property Owner
	Signature	
Doug Willingham	Printed Name	Micheal B. Phillips
Frances Way MBP, LLC	Company Name	Frances Way MBP, LLC
2727 LBJ Fwy, Suite 324	Mailing Address	2727 LBJ Fwy, Suite 324
Dallas, Texas 75234	City, State, ZIP	Dallas, Texas 75234
214-307-5881	Telephone Number	303 536 1300
doug@catalystmultifamily.com	Email Address	mike@mbpcapital.com

Property Information

Address of Subject Property 900 FRANCES WAY

Legal Description THE HABITAT APARTMENTS

Existing Zoning and Ordinance A-950-M (# 783-A)

Requested ~~Variance~~ SPECIAL EXCEPTION:

Submittal Requirements

- Completed Application Form
- 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: Residential = \$250.00, Non-residential = \$325.00

Frances Way MBP, LLC
2727 LBJ Freeway
Suite 324
Dallas, Texas 75234

Sam Chavez, AVICP
Assistant Director of Development Services
City of Richardson
411 W Arapaho Rd, Richardson, TX 75080

RE: 900 Frances Way Application for Special Exception for Screening Fence

We are formally requesting to keep a previously installed screening fence that is installed at 900 Frances Way, Richardson, Texas 75081. This screening fence screens an electric meter, and AT&T service equipment from public view. The electric meter and AT&T equipment is located abnormally on the front fascia of the office building. Normally, electric meters and other utility equipment are located on the rear of most buildings, and do not devalue the aesthetics of a building

We ask for a special exception to allow a 7-foot fence in the front yard instead of the maximum height requirement of 4 feet. Our current fence is currently set back approximately 74 feet from the property line and 4 feet away from the building to allow ample room for future service to the electrical meter. This fence is not a traditional front yard fence that wraps an entire front yard.

The design of the installed screening fence is a horizontal cedar slat with 1.5-inch-wide boards and with the cap board on top. This design is congruent with apartment patios and balconies throughout the remainder of the property. The screen fence is currently 7 feet long and 14 feet long.

Sincerely,



Doug Willingham
Project Manager
Catalyst Multifamily / MBP Capital



Notice of Public Hearing

Zoning Board of Adjustment • Richardson, Texas

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

SPECIAL EXCEPTION REQUEST

File No. SE 17-03
Property Owner: Michael B Phillips, Frances Way MBP, LLC
Applicant: Doug Willingham, Frances Way MBP, LLC
Location: 900 Frances Way
Current Zoning: A-950-M Apartment
Request: A request by Doug Willingham for approval of the following special exception to the City of Richardson Fence Ordinance:
1) Chapter 6, Article IV, Sec. 6-209(3), to allow a 7-foot high fence to be located between the front property line and the front wall of the building along Frances Way.

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

WEDNESDAY, NOVEMBER 15, 2017
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.

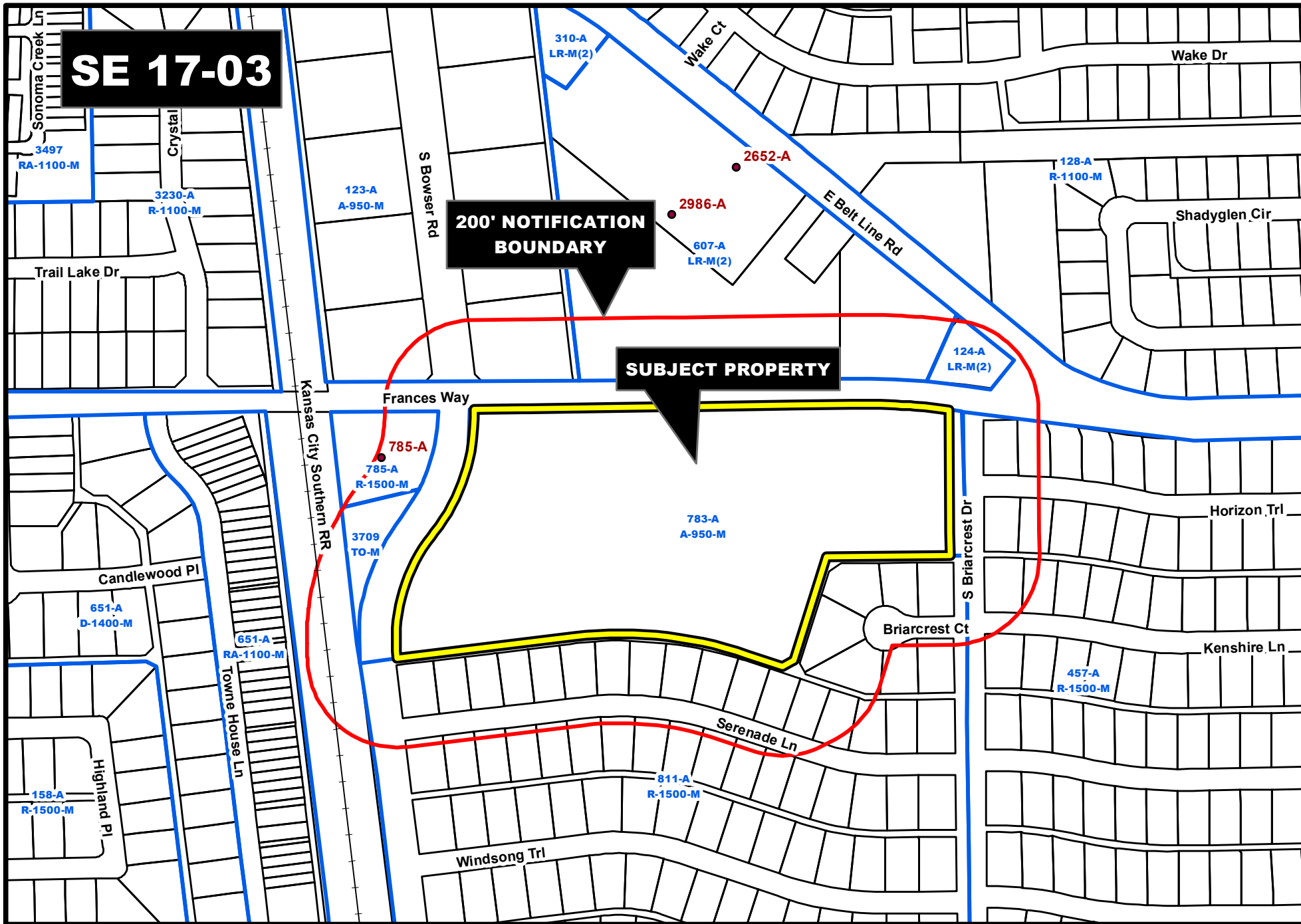
Process for Public Input: A maximum of 15 minutes will be allocated to the applicant and to those in favor of the request for purposes of addressing the Zoning Board of Adjustment. A maximum of 15 minutes will also be allocated to those in opposition to the request. Time required to respond to questions 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/index.aspx?page=1332>

For additional information, please contact the Dept. of Development Services at 972-744-4240 and reference Variance number SE 17-03.

Date Posted and Mailed: November 3, 2017



SE 17-03 Notification Map
900 Frances Way

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



RICHARDSON EAST TRIANGLE SH
4717 40TH ST N
ARLINGTON, VA 222072916

RICHARDSON CITY OF
TAX DEPT SUITE 101
411 W ARAPAHO RD STE 101
RICHARDSON, TX 750804543

GAN SHUNFU & LIJIA
1101 HORIZON TRL
RICHARDSON, TX 750814358

SMITH CHARLES A
1103 KENSHIRE LN
RICHARDSON, TX 750814363

BEARFIELD JONATHAN M
1101 KENSHIRE LN
RICHARDSON, TX 750814363

GILBOW JAMES L SR
901 SERENADE LN
RICHARDSON, TX 750814428

CHANG CARTLON W & SHIRLEY
809 SERENADE LN
RICHARDSON, TX 750814426

BLEDSON TULLY CHANDLER
2 BRIARCREST CT
RICHARDSON, TX 750814336

AYELE YEZENA BERHANU
3004 SILVER SPRINGS LN
RICHARDSON, TX 750823444

ALLEN ALICE CLYDE FAMILY
LIVING TRUST THE
909 SERENADE LN
RICHARDSON, TX 750814428

RICHARDSON EAST TRIANGLE SH
4717 40TH ST N
ARLINGTON, VA 222072916

BALLSOUT 5 LLC
1039 AUDREY WAY
ALLEN, TX 750136416

LIAO HSIANG JONG
1102 HORIZON TRL
RICHARDSON, TX 750814357

HACKER RICHARD
4725 BOUGAINVILLE DR # 151
HONOLULU, HI 968183179

TERRELL BRIAN P & NANCY L
7 BRIARCREST CT
RICHARDSON, TX 750814336

SPENCE ELLEANOR M
903 SERENADE LN
RICHARDSON, TX 750814428

NAVALTA MAURITO G
905 SERENADE LN
RICHARDSON, TX 750814428

WATERS LACRETA BALKMAN
807 SERENADE LN
RICHARDSON, TX 750814426

NOJOURIAN CARON YIN
803 SERENADE LN
RICHARDSON, TX 750814426

OLSON CRAIG A &
BRIGITTE H
911 SERENADE LN
RICHARDSON, TX 750814428

VILLA D ESTE TRUST
% PAUL FUNARO TRUSTEE
5427 DELIA WAY
LIVERMORE, CA 945502322
RUIZ RODOLFO
1103 HORIZON TRL
RICHARDSON, TX 750814358

DUNCAN DEBORAH S
1100 HORIZON TRL
RICHARDSON, TX 750814357

PRITCHETT VERNON &
HELEN
5 BRIARCREST CT
RICHARDSON, TX 750814336
MALDONADO THOMAS & FARRAH
4 BRIARCREST CT
RICHARDSON, TX 750814336

SIFFERD LORI ANN &
SIFFERD DANIEL W II
811 SERENADE LN
RICHARDSON, TX 750814426
CASIMIR JONATHAN & KIRA B
3 BRIARCREST CT
RICHARDSON, TX 750814336

SALINAS RENE M
805 SERENADE LN
RICHARDSON, TX 750814426

FRANCES WAY MBP LLC
2460 W 26TH AVE STE 355C
DENVER, CO 802115334

KNOX JEFFREY & TIFFANY
1001 SERENADE LN
RICHARDSON, TX 750814430

OLSON CRAIG A &
BRIGITTE H
911 SERENADE LN
RICHARDSON, TX 750814428

PARKER WINFRED DON &
PAMELA PARHAM
1 BRIARCREST CT
RICHARDSON, TX 750814336

STEPP JOHNNIE R
7810 SE 30TH ST APT 307
MERCER ISLAND, WA 980402988

SILER CASEY CHANG
1993 NOTTINGHAM LN
WHEATON, IL 601898520

VAUGHN GARY F & LINDA W
806 SERENADE LN
RICHARDSON, TX 750814425

BENOIT AMBER E
906 SERENADE LN
RICHARDSON, TX 750814427

ABDULLAH MARZUKI &
NAHRAWI AINI B
800 SERENADE LN
RICHARDSON, TX 750814425
PHARMCO INTERNATIONAL INC
302 S BOWSER RD
RICHARDSON, TX 750814401

KNOX JEFFREY & TIFFANY
1001 SERENADE LN
RICHARDSON, TX 750814430

NASER HAYDER S
1003 SERENADE LN
RICHARDSON, TX 750814430

BLAZO DIANNE M &
STEPHEN L JR
900 SERENADE LN
RICHARDSON, TX 750814427

JOHNSON OLIVER J III
808 SERENADE LN
RICHARDSON, TX 750814425

JALLAD MUNEEF K
207 TRELIS PL
RICHARDSON, TX 750814738

DEARMAN RONALD H
908 SERENADE LN
RICHARDSON, TX 750814427

AARUSHI REAL ESTATE INVESTM
9400 OLD VERANDA RD
PLANO, TX 750247086

ROCHETTI RICARDO &
MELINDA METZ
1100 KENSHIRE LN
RICHARDSON, TX 750814362
HOME PARTERS GA 2015 LLC
180 N STETSON AVE STE#3650
CHICAGO, IL 606016710

BOAZ DAVID W
902 SERENADE LN
RICHARDSON, TX 750814427

LAMKA REBECCA S
904 SERENADE LN
RICHARDSON, TX 750814427

HAMILTON TIMNA J&
OWEN CHARLES
802 SERENADE LN
RICHARDSON, TX 750814425
BUTTERFIELD JOHN JR & SHANN
910 SERENADE LN
RICHARDSON, TX 750814427

KANSAS CITY SOUTHERN RR
PO BOX 219335
KANSAS CITY, MO 641219335

Agenda

Item 3

**Zoning Variance 17-11:
2907 Wren Lane**

ZBA File V 17-11

Attachments:

1. Staff Report
2. Aerial Map
3. Whitechapel Phase II-B Addition (plat)
4. Proposed Survey Plan
5. Proposed Elevations
6. Oblique Photo
7. Application
8. Applicant's Statement
9. Applicant's Petition
10. Neighborhood Architectural Review Committee Approval
11. Notice of Public Hearing
12. Notification List



Staff Report

ZBA Meeting Date: November 15, 2017

TO: Zoning Board of Adjustment
FROM: Sam Chavez, Assistant Director of Development Services *SC*
DATE: November 9, 2017
RE: V 17-11
APPLICANT: William Phemister and Charisse Phemister
LOCATION: 2907 Wren Lane

REQUESTED VARIANCES:

- 1) Article IV, Sec. 4(d)(1), for a 2% variance to the 40% maximum allowable lot coverage.
- 2) Article IV, Sec. 4(f)(3), for a 4' variance to the required 7' side setback for a portion of a proposed carport.
- 3) Article IV, Sec. 4(g)(3), for an 18' variance to the required 25' rear setback to allow attached pergolas.

EXISTING ZONING:

R-1500-M Residential

EXISTING and SURROUND LAND USE(S):

Residential

STAFF COMMENTS:

The subject residential structure, with a two-car attached garage, was constructed in 1988. The applicant intends to maintain the attached garage and construct an attached two-car carport and attached pergolas to the existing residential structure.

As proposed, the lot exceeds the maximum allowable lot coverage by 2.5%, a portion of the attached carport encroaches into the required side yard setback by four (4) feet and the proposed triangular pergola encroaches into the rear yard setback by eighteen (18) feet.

Allowable Lot Coverage

With the exception of the lots located at cul-de-sac or along roadway curvatures, the majority of the lots in the Whitechapel Phase II-B subdivision were designed and developed as 72'x 125' lots (see Whitechapel Phase II-B subdivision map).

The maximum lot coverage in the R-1500-M Residential District is 40%. The current lot coverage is approximately 35% (3,137 S.F.- residential unit / 9,000 S.F.-lot area).

As a result of the addition of the proposed attached carport (688 sq. ft.), the maximum lot coverage is exceeded by 2.5% yielding a lot coverage of 42.5% (3,137 S.F. + 688 S.F. = 3,825 S.F. / 9,000 S.F.-lot area). The western most 8.75 feet of the proposed carport (highlighted on plan) represents the portion of the carport which exceeds the allowable lot coverage. In addition, the carport's roof overhang is located 1.5 feet from the rear property line.

To conform with the maximum allowable lot coverage, the depth of the carport could be reduced by 8.75 feet for a total depth of 17.5 feet, however, it would not provide for a typical parking space depth of eighteen (18) feet; however, it would bring the lot coverage to approximately 39.9%.

Side Yard Setback

The required side yard setback is seven (7) feet. The northeastern most portion of the proposed attached carport (highlighted on the attached plan) encroaches four (4) feet into the required setback beyond the rear twenty-five (25) foot rear yard setback.

The encroachment is a result of the carport's design (driveway width). The required driveway maneuvering depth for a twenty-four (24) foot wide driveway is eighteen (18) feet, which the applicant meets with the proposal. If the carport width was reduced to approximately 21.5 feet wide, which aligns with the north face of the structure, the maneuvering depth would be a minimum of twenty-four (24) feet. Reducing the width of the carport would eliminate the need for the side yard setback variance, but the allowable lot coverage would still be exceeded.

Option to Eliminate Need for Side Yard and Lot Coverage Variances

The proposed carport could be reduced both in width and depth as previously discussed to achieve a 21.5 foot x 21.5 foot carport, thus eliminating the need for the subject variances (the side yard and maximum lot coverage variance). The lot coverage would be 40% (3,137 S.F. + 462.25 S.F. = 3,599.25 S.F. / 9,000 S.F.-lot area) and the northeastern portion of the carport would not be necessary, since the carport now aligns with north face of the structure.

Rear Yard Setback

The required rear yard setback is twenty-five (25) feet. The proposed pergola encroaches 17.5 feet into the rear yard setback, or more specifically, the eastern most attached pergola (highlighted on the attached plan).

The attached triangular shaped pergola has no support columns and would appear to be an extension of the roof.

Applicant's Statement

Please refer to the applicant's statement for an explanation of the proposed project and perceived hardship(s).

TECHNICAL RECOMMENDATION:

Variance Requests: Based on the information provided by the applicant, and applicable codes and ordinances, it is staff's opinion that a physical property hardship does not exist.



V 17-11 Aerial Map
2907 Wren Lane

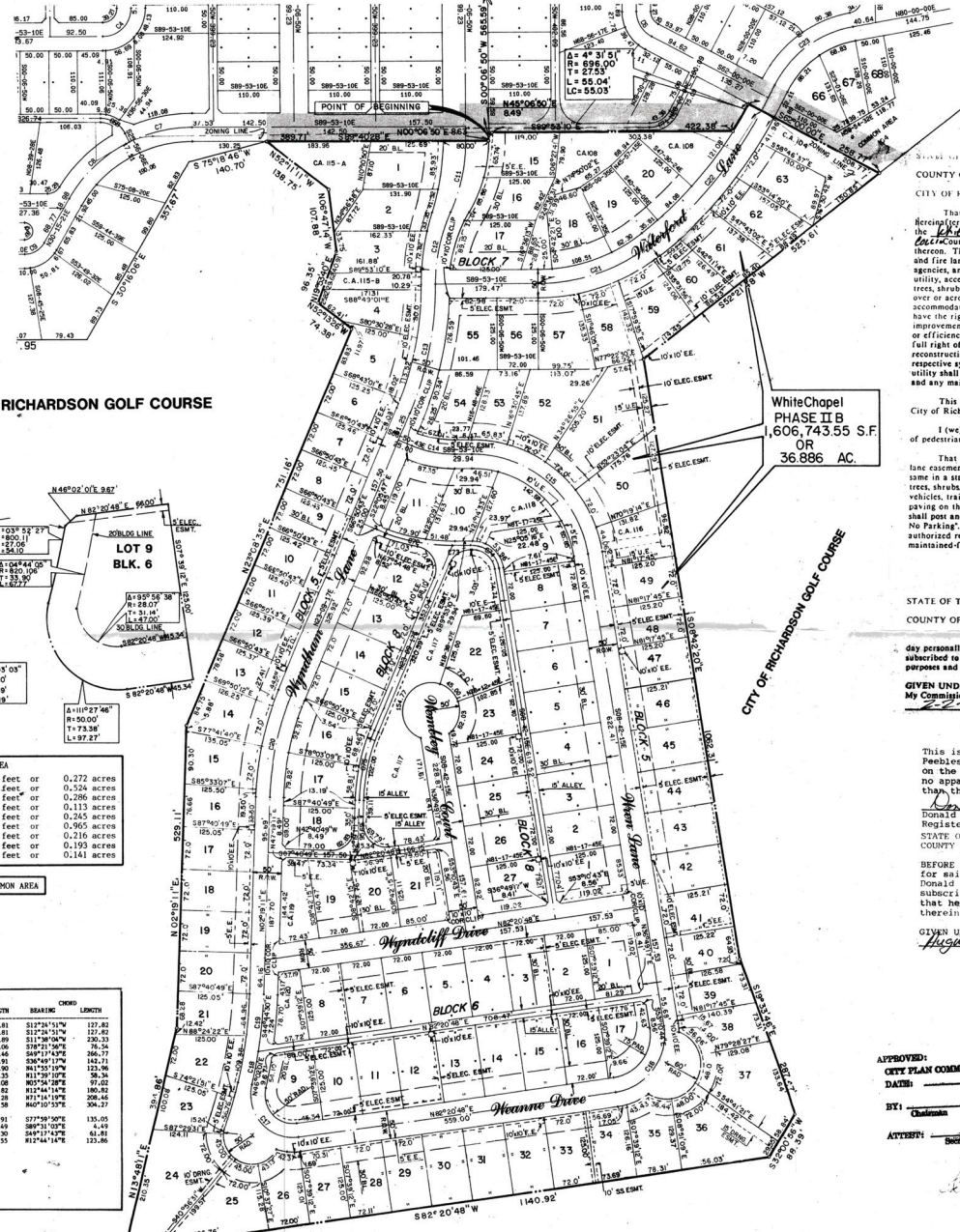
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



SEP 11 PM 2:40
 MISSISSIPPI COUNTY RECORDS
 BY: _____

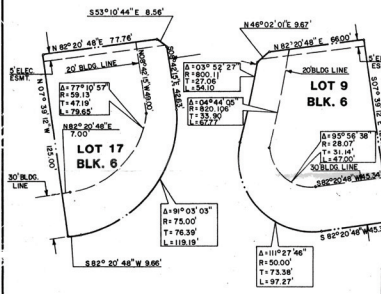
F-262

SOUTH R.O.W. OF RENNER ROAD (100' R.O.W.) N 89° 55' 10" W 1900.45'
 POINT OF COMMENCING



CITY OF RICHARDSON GOLF COURSE

White Chapel PHASE IIB
 606,743.55 S.F.
 OR
 36,886 AC.



COMMON AREA

C.A. No. 104	11,832.50 square feet	or	0.272 acres
C.A. No. 108	22,902.01 square feet	or	0.526 acres
C.A. No. 115-A	12,476.52 square feet	or	0.286 acres
C.A. No. 115-B	4,913.99 square feet	or	0.113 acres
C.A. No. 116	10,665.30 square feet	or	0.243 acres
C.A. No. 117	42,043.60 square feet	or	0.965 acres
C.A. No. 118	9,422.39 square feet	or	0.216 acres
C.A. No. 119	8,412.98 square feet	or	0.193 acres
C.A. No. 120	6,129.62 square feet	or	0.141 acres

NOTE: C.A. = COMMON AREA

CURVE NUMBER	DELTA	RADIUS	TANGENT LENGTH	ARC LENGTH	BEARING	CHORD LENGTH
C11	24°34'00"	300.00	65.41	138.81	S17°21'51"W	137.82
C12	24°34'00"	300.00	65.41	138.81	S17°21'51"W	137.82
C13	23°02'28"	376.64	117.23	231.99	S17°38'06"W	230.33
C14	23°02'27"	101.63	39.06	75.01	S38°49'17"W	142.71
C15	81°10'53"	205.00	175.65	290.46	S89°13'47"E	386.77
C16	81°10'53"	205.00	175.65	290.46	S89°13'47"E	386.77
C17	111°27'46"	75.00	103.08	145.90	N81°53'57"W	132.96
C18	81°10'53"	205.00	175.65	290.46	S89°13'47"E	386.77
C19	91°10'53"	75.00	103.08	145.90	N81°53'57"W	132.96
C20	81°10'53"	205.00	175.65	290.46	S89°13'47"E	386.77
C21	24°21'43"	721.00	155.64	306.58	N60°10'57"E	307.32
C22	24°21'43"	721.00	155.64	306.58	N60°10'57"E	307.32
C23	22°18'44"	346.13	68.83	134.91	S27°58'50"E	135.05
C24	00°04'13"	346.13	7.33	4.49	S88°51'30"E	4.49
C25	81°10'53"	42.50	40.70	67.30	S84°17'47"E	61.83
C26	20°50'56"	342.50	62.97	124.55	S12°14'47"E	123.86

CITY OF RICHARDSON GOLF COURSE

That I (we), MANUELL, being the owner of the hereinafter described property, do hereby adopt this plat designating the herein described property as White Chapel PHASE IIB Subdivision, an addition to the City of Richardson, Collin County, Texas. I (we) do hereby dedicate to the public use forever the streets and alleys shown thereon. The easements shown thereon are hereby reserved for purposes as indicated. The utility access and fire line easements shall be open to the public. Fire and police utility, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility, access and fire line easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed, or replaced upon over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use the same. All, and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on the easement, and all public utilities shall at all times have the full right of ingress and egress to and from said easements for the purpose of constructing, reconstructing, inspecting, paroling, maintaining, and adding to or removing all or parts of its respective system without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property of the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility.

This plat approved subject to all planning ordinances, rules, regulations, and resolutions of the City of Richardson, Texas.
 I (we) do hereby dedicate the mutual access easements shown, for use by the public as a means of pedestrian and vehicle access to the property shown thereon and to the adjacent property thereon.
 That the undersigned do hereby covenant and agree that he (they) shall construct upon the fire line easements, as dedicated and shown hereon, a hard surface and that he (they) shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstructions, including but not limited to the parking of motor vehicles, trailers, boats, or other impediments to the access of fire apparatus. The maintenance of paving on the utility, access and fire line easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lines, stating "Fire Lane No Parking". The Chief of Fire or his duly authorized representative or the Chief of Police or his duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and public utility use.

EXECUTED THIS 25th day of August, 1985
Donald S. Peebles
 Notary Public in and for Collin County, Texas

STATE OF TEXAS)
 COUNTY OF)
 BEFORE ME, the undersigned, a Notary Public in and for said County, State of Texas, this day personally appeared Donald S. Peebles, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

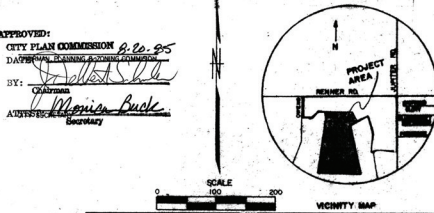
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 25th DAY OF August, 1985
Donald S. Peebles
 Notary Public in and for Collin County, Texas

DRAINAGE (ARTICLE I) (PART)
 This is to certify that under my direction, I, Donald S. Peebles, have caused a careful and accurate survey to be made on the ground of the above described property. There are no apparent easements, encroachments, or protrusions other than those shown on the plat.
Donald S. Peebles DATE 8/25/85
 Registered Public Surveyor No. 2437
 STATE OF TEXAS)
 COUNTY OF TARRANT)
 BEFORE ME, THE UNDERSIGNED AUTHORITY, a Notary Public in and for said County and State, on this day personally appeared Donald S. Peebles, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 25th DAY OF August, 1985
Donald S. Peebles
 Notary Public in and for Collin County, Texas

This plat is approved by the City Planning Commission of the City of Richardson and accepted by the Owner, subject to the following conditions which shall be binding upon the Owner, his heirs, grantees, successors and assigns:
 The existing creek, creeks, or drainage channels traversing along or across all the common areas within the limits of this addition, will remain as an open channel at all times. The City of Richardson will not be responsible for any damage to private property or person that results from the flow of water along said creek or for the control of erosion.
 No obstruction to the natural flow of storm water run-off shall be permitted by filling or by construction of any type of dam, building, fence, bridge, levee or any other artificial structure which may impede the drainage channel approved by the City of Richardson. Provided, however, it is understood that in the event it becomes necessary for the City of Richardson to erect any type of drainage that may be occasioned by the streets and alleys in or adjacent to the subdivision, check in such event, the City shall have the right to enter upon the floodway easement at any point, or points to erect, construct, maintain any drainage facility deemed necessary for drainage purposes.
 The Homeowners' Association shall keep the natural drainage channels and/or drainage and floodway easement traversing or adjacent to his property clean and free of debris, silt, and any other substance which would result in unsanitary conditions and the City of Richardson shall have the right of ingress and egress for the purposes of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur.

BOUNDARY DESCRIPTION
 Being a 36,886 acre tract of land and being a portion of a 97,943.55 acre tract of land in the Thomas Vance Survey, Abstract No. 940, City of Richardson, Collin County, Texas conveyed to ManueLL by deed as recorded in Volume 2043, Page 976, Deed Records, Dallas County, Texas and being more particularly described as follows:

- COMMENCING at a 1/2 inch iron rod found for corner at the point of intersection of the southern right-of-way line of Renner Road (100 foot R.O.W.) with the westerly right-of-way line of Jupiter Road (100 foot R.O.W.), said intersection point also being the northeastern corner of the said 97,943.55 acre tract;
 - THENCE S 89°53'10" W along the north right-of-way line of Renner Road for a distance of 1900.45 feet to a 1/2 inch iron rod set for corner; said point being on the east right-of-way line of Wyndham Lane (80 foot R.O.W.);
 - THENCE S 00°06'50" W along the east end line of said Wyndham Lane for a distance of 565.59 feet to a 1/2 inch iron rod set for corner, said point being the POINT OF BEGINNING;
 - THENCE N 45°06'50" E for a distance of 8.49 feet to a 1/2 inch iron rod set for corner;
 - THENCE S 89°53'10" E for a distance of 422.38 feet to a 1/2 inch iron rod set for corner; said point being the point of curvature of a non-tangent curve to the left whose center bears N 57°28'09" W, having a central angle of 04°31'51", a radius of 696.00 feet, and a tangent of 27.53 feet;
 - THENCE along said curve for a distance of 55.04 feet to a 1/2 inch iron rod set for corner;
 - THENCE S 62°00'00" E for a distance of 258.77 feet to a 1/2 inch iron rod set for corner; said point being on the northeast property line of the Richardson Golf Course;
 - THENCE S 52°21'48" W continuing along the property line of the City of Richardson Golf Course for a distance of 525.61 feet to a 1/2 inch iron rod found in concrete for corner;
 - THENCE S 08°42'20" E continuing along the property line of the City of Richardson Golf Course for a distance of 1062.31 feet to a 1/2 inch iron rod found in concrete for corner;
 - THENCE S 19°33'46" E continuing along said Golf Course for a distance of 287.47 feet to a 1/2 inch iron rod found in concrete for corner;
 - THENCE S 32°00'56" W continuing along said Golf Course for a distance of 86.39 feet to a 1/2 inch iron rod found in concrete for corner;
 - THENCE S 82°20'48" W continuing along said Golf Course for a distance of 1140.92 feet to a 1/2 inch iron rod found in concrete for corner;
 - THENCE N 13°48'11" E continuing along said Golf Course for a distance of 394.86 feet to a 1/2 inch iron rod found in concrete for corner;
 - THENCE N 02°10'11" E continuing along said Golf Course for a distance of 529.11 feet to a 1/2 inch iron rod found in concrete for corner;
 - THENCE N 23°08'33" E continuing along said Golf Course for a distance of 791.16 feet to a 1/2 inch iron rod found in concrete for corner;
 - THENCE N 52°13'26" W continuing along said Golf Course for a distance of 74.36 feet to a 1/2 inch iron rod found in concrete for corner;
 - THENCE N 19°53'40" E continuing along said Golf Course for a distance of 96.55 feet to a 1/2 inch iron rod found in concrete for corner;
 - THENCE N 06°47'14" W continuing along said Golf Course for a distance of 107.88 feet to a 1/2 inch iron rod found in concrete for corner;
 - THENCE N 52°11'11" W continuing along said Golf Course for a distance of 138.75 feet to a 1/2 inch iron rod found in concrete for corner;
 - THENCE S 89°40'28" E leaving said Golf Course for a distance of 389.71 feet to a 1/2 inch iron rod set for corner;
 - THENCE N 00°06'50" E for a distance of 8.64 feet to a 1/2 inch iron rod set for corner; said point being the POINT OF BEGINNING;
- CONTAINING 1,606,743.55 square feet or 36,886 acres of land.



FINAL PLAT
White Chapel PHASE IIB
 THOMAS VANCE SURVEY, ABST. No. 940
 CITY OF RICHARDSON, COLLIN COUNTY, TEXAS

WARWICK
 1607 MAIN STREET, SUITE 1205
 DALLAS, TEXAS 75201 (214) 747-0175

P.R. ENGINEERING, INCORPORATED
 CONSULTING ENGINEERS AND PLANNERS
 530 BEDFORD RD SUITE 150 BEDFORD, TEXAS 76022
 (817) 268-5111

DRAWN BY: JR. MULKEY PROJECT NO. SHEET
 DATE: APRIL 85 FILE NO. 900-1000 1 OF 22

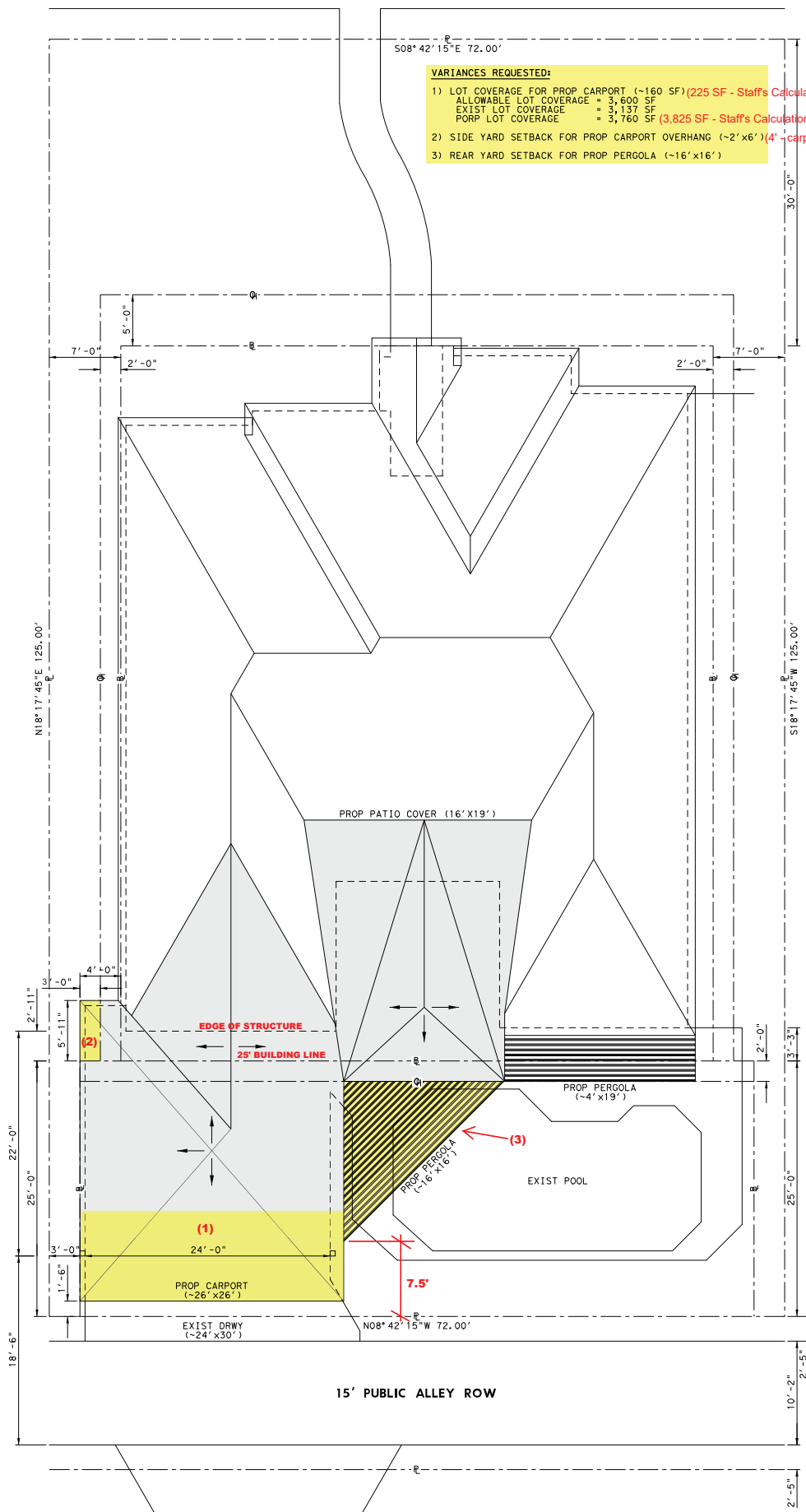
NO.	REVISION	BY	DATE
0	INITIAL SUBMITTAL	WTP	06/28/17
1	UPDATED DIMENSION ADDED VARIANCE NOTES	WTP	08/28/17
2	ADDED LOT COVERAGE AREAS	WTP	09/14/17
3	HIGHLIGHTED VARIANCES	WTP	09/15/17

2907 WREN LANE
50' PUBLIC STREET ROW



0' 2.5' 5' 10'
SCALE IN FEET

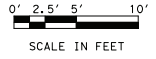
PRELIMINARY
This document is released for the purpose of interim review only. It is not to be used for construction or bidding purposes.



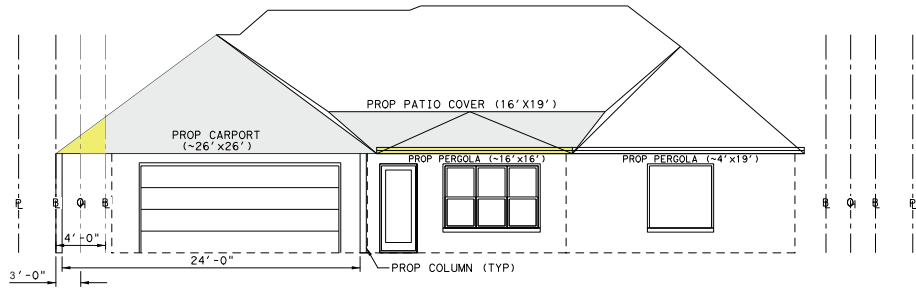
VARIANCES REQUESTED:

- 1) LOT COVERAGE FOR PROP CARPORT (~160 SF) (225 SF - Staff's Calculation)
ALLOWABLE LOT COVERAGE = 3,600 SF
EXIST LOT COVERAGE = 3,137 SF
PROP LOT COVERAGE = 3,760 SF (3,825 SF - Staff's Calculation)
- 2) SIDE YARD SETBACK FOR PROP CARPORT OVERHANG (~2' x 6') (4' - carport roof overhang)
- 3) REAR YARD SETBACK FOR PROP PERGOLA (~16' x 16')

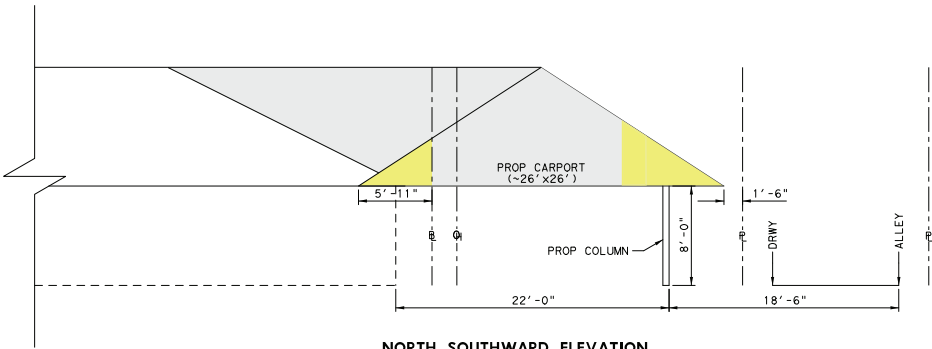
NO.	REVISION	BY	DATE
0	INITIAL SUBMITTAL	WTP	09/14/17
1	HIGHLIGHTED VARIANCES	WTP	09/15/17



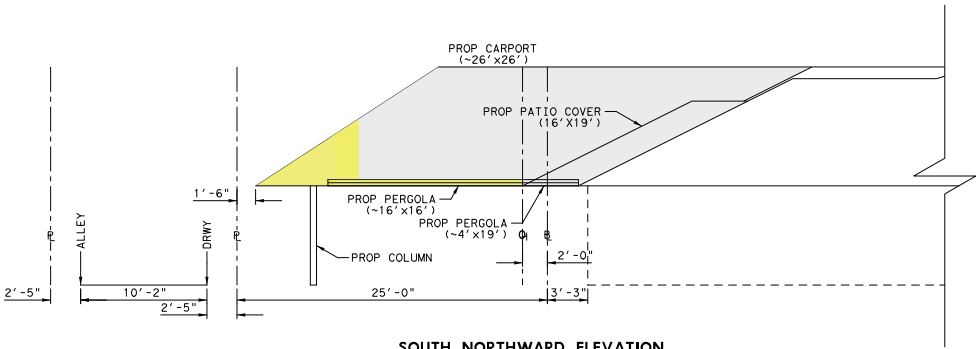
PRELIMINARY
 This document is released for the purpose of Interim review only. It is not to be used for construction or bidding purposes.



WEST EASTWARD ELEVATION



NORTH SOUTHWARD ELEVATION



SOUTH NORTHWARD ELEVATION

- VARIANCES REQUESTED:**
- 1) LOT COVERAGE FOR PROP CARPORT (~160 SF) (225 SF - Staff's Calculation)
 ALLOWABLE LOT COVERAGE = 3,600 SF
 EXIST LOT COVERAGE = 3,137 SF
 PROP LOT COVERAGE = 3,760 SF (3,825 SF - Staff's Calculation)
 - 2) SIDE YARD SETBACK FOR PROP CARPORT OVERHANG (~2' x 6') (4' - carport roof overhang)
 - 3) REAR YARD SETBACK FOR PROP PERGOLA (~16' x 16')



map: Auto (Oblique) Dates: 2016 image 5 of 15 01/13/2016

OBLIQUE AERIAL

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, Suite 204
Richardson, Texas 75080
Phone: 972-744-4240
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.)
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.)

Applicant		Property Owner	
	Signature		
William Phemister	Printed Name	William & Charisse Phemister	
	Company Name		
2907 Wren Lane	Mailing Address	2907 Wren Lane	
Richardson, TX 75082	City, State, ZIP	Richardson, TX 75082	
214-403-5276	Telephone Number	214-403-5276	
Travis.Phemister@kcitx.com	Email Address	Travis.Phemister@kcitx.com	

Property Information	
Address of Subject Property	2907 Wren Lane
Legal Description	Whitechapel Phase II B, Blk 8, Lot 4
Existing Zoning and Ordinance	R-1500-M
Requested Variance	1) Lot Coverage 2) Side Yard Setback 3) Rear Yard Setback

Submittal Requirements

- Completed Application Form
- 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: Residential = \$250.00, Non-residential = \$325.00

Board of Adjustment Variance Checklist

Does a hardship exist? If so, explain below.

Yes No

On street parking is unsafe; passage with two parked cars is difficult and dangerous. There are two front entry driveways across from our house. One neighbor has difficulty backing out of their driveway. On one occasion, a vehicle backing out of their driveway backed into one of our vehicles parked on the street in front of our house. Lack of covered parking and play space creates excessive and unsafe exposure to sun, heat, and the elements for our family.

Will literal enforcement of the ordinance result in an unnecessary hardship?

If so, explain below.

Yes No

Our family is growing and needs additional covered parking and shaded play space to protect our vehicles and family from excessive sun, heat exposure, and the elements.

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

These hardships exist due to the existing topography of our lot. Our lot is small for a single-story house of this size. Most of the homes in the neighborhood are two-story houses with less lot coverage which allows for additional covered parking and outdoor living space without violating the lot coverage, rear setback, and side setback ordinances.

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

Yes No

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

September 24, 2017

City of Richardson
Zoning Board of Adjustment
411 W. Arapaho Road
Suite 204
Richardson, TX 75080

Dear Board:

We respectfully request your consideration for the following variances to eliminate our existing health, safety, and welfare hardships:

- 1) Allowable lot coverage for our proposed carport. Our proposed project will exceed the allowable lot coverage by ~160 SF or < 5%.
- 2) Side yard setback for our proposed carport. 6-ft of our proposed carport will overhang the 7-ft side yard setback by 4-ft, exceeding the 2-ft overhang by an additional 2-ft.
- 3) Rear yard setback for our proposed pergola. Our proposed pergola is a 16-ft by 16-ft triangle that will be wholly contained within the 25-ft rear setback.

These hardships exist due to the existing topography of our lot. Most of the houses in the neighborhood are two-story house with less lot coverage which allows for additional covered parking and outdoor living space without violating the lot coverage, rear setback, and side setback ordinances. Our lot is small for a single-story house of this size, and we have a very small back yard. Maximizing the rear covered parking and pergola will provide additional shaded living and recreational area for our family without excessive exposure to the sun, which has proven to be a need during the past summer month for our family.

We believe excessive parking on the street is unsightly and unsafe. Our mandatory HOA previously prohibited parking on the street but found it to be unenforceable, however, we supported the intent behind the rule. The streets in our subdivision are narrow and do not properly accommodate on street parking. When two cars are parked on the street, across from each other, passage becomes very difficult and extremely hazardous. We also have two front entry driveways across the street from our house. One of the opposing neighbors has difficulty backing out of their driveway, and on one occasion, a vehicle leaving this neighbor's driveway backed into a vehicle we had parked on the street in front of our house. Our street, which is often driven on with excessive speed, has a good amount of street parking already, and not further perpetuating the problem by adding more cars parked on the street will increase the safety of our neighbors as well as our guests.

Currently we have three vehicles at the house and often have family visitors and visitors from our church. Maximizing rear covered parking will allow us to accommodate up to three additional vehicles in the driveway itself which will keep them off the street and protect them from excessive sun exposure and severe weather. We had two vehicles totaled from the March 2013 hail storm and see this as a

reasonable preventative measure. As our family grows and our children become of driving age, providing adequate covered parking will increase safety by keeping cars off the street as well as reducing vehicle exposure to sun, heat, and elements.

The proposed improvements have been professionally designed to create a unique architectural look for our backyard. If these improvements were detached from our house no variances would be required. However, in a costly effort to maintain the harmony and high end look of our subdivision as well as an original construction appearance, we would like to keep the structures attached to our house. The entire roof is to be replaced so all structures will integrate seamlessly with no columns required to support the pergola and patio cover, creating the appearance of a floating patio. The only exterior columns will be at the end of the carport which will better utilize the limited space. In a subsequent project, we will remove the fence along the driveway and install a sliding motorized gate along the alley. The new fence combined with the floating patio cover will provide a unique open feel that will greatly enhance the aesthetics and value of our home as well as the subdivision.

Although there are some aesthetic and long term value in these improvements, the driving need for the requested variances is to eliminate the above described hardships caused by the topography of our lot. Granting these variances will allow our proposed project to proceed and will have a positive impact on our family's and guests' health, safety, and welfare.

Sincerely,

Handwritten signatures of William and Charisse Phemister in blue ink.

William and Charisse Phemister
2907 Wren Lane
Richardson, TX 75082

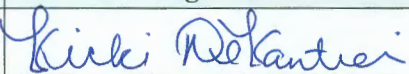
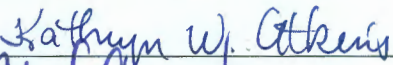
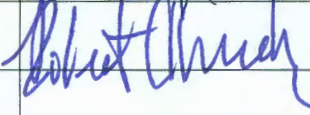
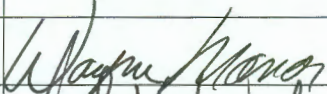
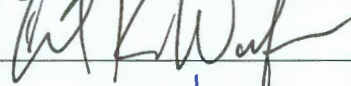


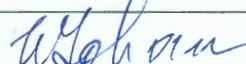



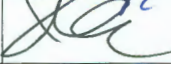
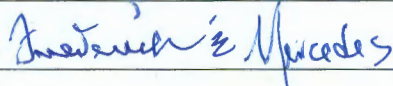
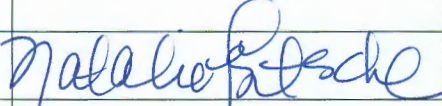
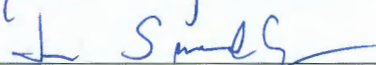
Enclosures: 5

Board of Adjustment Variance Application
Board of Adjustment Checklist
Building Permit Denial Letter
Site Plan
Site Elevation

Petition for 2907 Wren Ln

Petition for Proposed Variances	<ol style="list-style-type: none"> 1) Allowable lot coverage for our proposed carport. Our proposed project will exceed the allowable lot coverage by ~160 SF or < 5%. 2) Side yard setback for our proposed carport. 6-ft of our proposed carport will overhang the 7-ft side yard setback by 4-ft, exceeding the 2-ft overhang by an additional 2-ft. 3) Rear yard setback for our proposed pergola. Our proposed pergola is a 16-ft by 16-ft triangle that will be wholly contained within the 25-ft rear setback.
--	---

I, the owner of the below address, have no objections to the proposed variances for 2907 Wren Ln, Richardson

Address		Printed Name	Signature	Date
2902	Wembley Ct	Vicki DeVantier		10-7-17
2904	Wembley Ct	Patrick & Kim Hayes		
2906	Wembley Ct	Chris & Kathryn Atkins		10/7/2017
2908	Wembley Ct	Robert Chuvarsky & JoAnn Houston		10/10/2017
2910	Wembley Ct	Carl & Fran Bradley		
2912	Wembley Ct	Bob & Mary Jane Broadfoot		
2901	Wren Ln	Wayne & Sylvia Manor		10/10/2017
2903	Wren Ln	Derwood & Betty Winfree		10/11/2017
2904	Wren Ln	Jason Xue & Macy Lin	- vacant -	-
2905	Wren Ln	Tom Chawana & Betty Churchwell		10/6/17
2906	Wren Ln	Ala & Tahani Abu-Anbar		10/5/17
2908	Wren Ln	Hans & Antonina Johansson		10/7/17
2909	Wren Ln	Ron & Barbara Senter		10/1/17
2910	Wren Ln	Kirit & Smruti Mehta		
3001	Wren Ln	Michel & Sheila Kissi		10/11/17
3002	Wren Ln	Tony & Cheryl Wanat		10/11/17
3003	Wren Ln	Jim Cole		10/9/17
3004	Wren Ln	Fred & Mercedes Hotz		10.9.17
3006	Wren Ln	Catherine Segura		
1807	Wyndcliffe Dr.	John & Natalie Fritsche		10/7/17
3002	Wyndham Ln	Dave & June Smedley		10/9/17
3004	Wyndham Ln	Dan & Cindy Balmer		

Phemister, Travis

From: Fairways of Sherrill Park <no-reply@smartwebs365.com>
Sent: Tuesday, October 10, 2017 8:26 PM
To: Phemister, Travis
Subject: STATUS UPDATE: Your Exterior Improvements project request has been reviewed.

Importance: High

Fairways of Sherill Park Homeowners Association, Inc.

c/o Neighborhood Management Inc.

PO Box 1567

Allen TX 75013

972-359-1548

www.neighborhoodmanagement.com

Date: 10/10/2017 8:20:49 PM

Architectural Modification Review Notice

William Phemister

2907 Wren Ln

Richardson TX 75082

Re: 2907 Wren Ln-Exterior Improvements

Dear William Phemister:

Your submittal has been received and reviewed by the Fairways of Sherrill Park Architectural Control Committee (ACC). Submissions are reviewed by the committee and decisions are made based on the Third Amended and Restated Declaration of Covenants, Easements, and Restrictions, and the harmony and conformity of the requested modification with the current aesthetic that has been set in the community.

The ACC takes no exception to the proposed improvements and requested variances.

Please keep this letter for your records.

Sincerely,

Teena Solomon

Community Association Manager

tsolomon@nmitx.com

Fairways of Sherrill Park ACC

This message, including any attachments, is for the sole use of the intended recipient (s) and may contain information that is confidential, proprietary, legally privileged, or otherwise protected by law from disclosure. Any unauthorized review, use, copying, disclosure, or distribution is prohibited. If you are not the intended recipient, or the person responsible for delivering this to an addressee, you should notify the sender immediately by telephone or by reply e-mail, and destroy all copies of the original message



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 17-11
Property Owner/Applicant: William and Charisse Phemister
Location: 2907 Wren Lane
Current Zoning: R-1500-M Residential

Request by William Phemister for approval of the following variances to the City of Richardson Comprehensive Zoning Ordinance:

- 1) Article IV, Sec. 4(d)(1), for a 2% variance to the 40% maximum allowable lot coverage.
- 2) Article IV, Sec. 4(f)(3), for a 4' variance to the required 7' side setback for a portion of a proposed carport.
- 3) Article IV, Sec. 4(g)(3), for an 18' variance to the required 25' rear setback to allow attached pergolas.

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

WEDNESDAY, NOVEMBER 15, 2017
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.

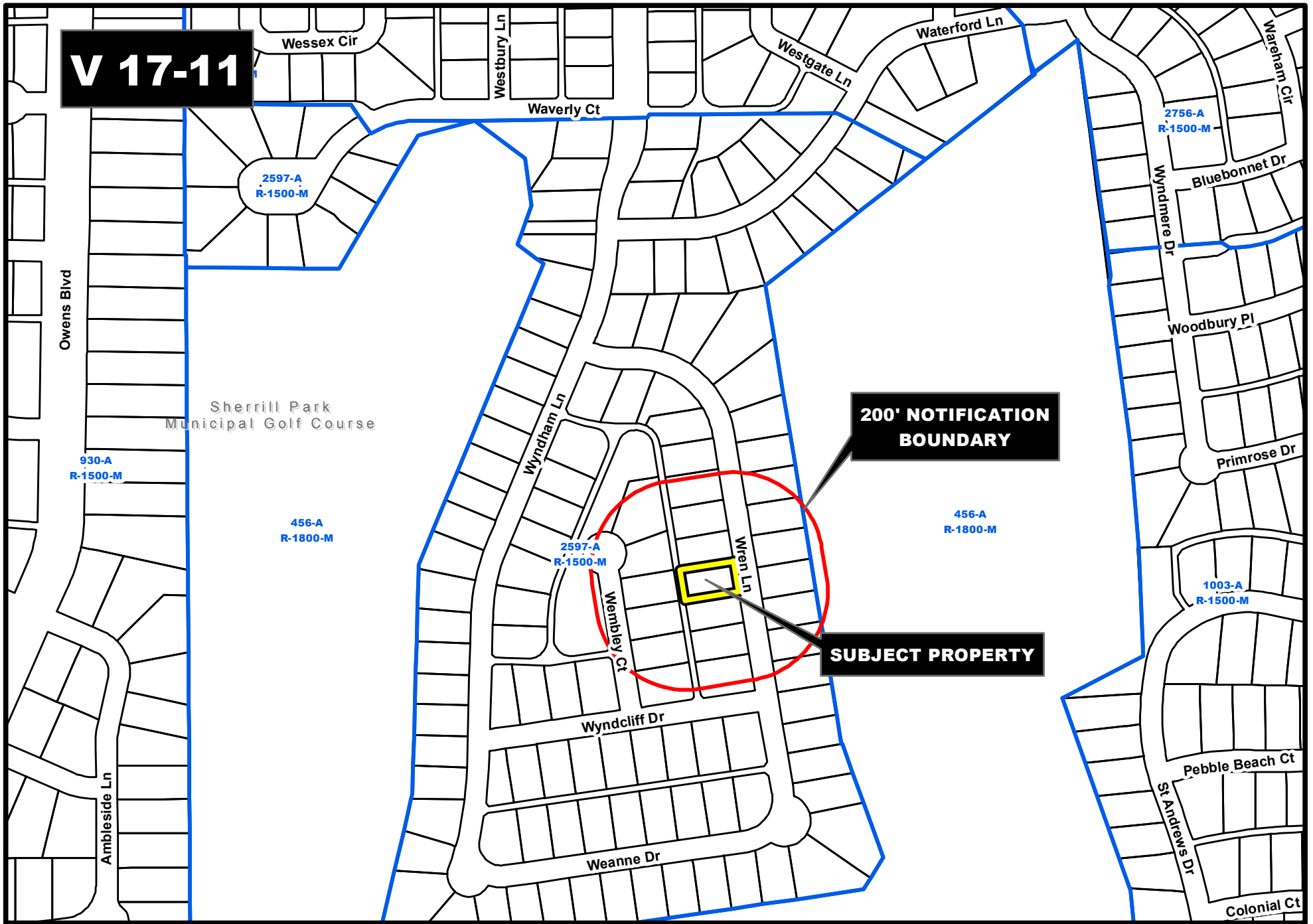
Process for Public Input: A maximum of 15 minutes will be allocated to the applicant and to those in favor of the request for purposes of addressing the Zoning Board of Adjustment. A maximum of 15 minutes will also be allocated to those in opposition to the request. Time required to respond to questions 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/index.aspx?page=1332>

For additional information, please contact the Dept. of Development Services at 972-744-4240 and reference Variance number V 17-11.

Date Posted and Mailed: November 3, 2017



V 17-11

200' NOTIFICATION BOUNDARY

SUBJECT PROPERTY

V 17-11 Notification Map
2907 Wren Lane

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



FAIRWAYS OF SHERRILL PARK HOME
PO BOX 830341
RICHARDSON, TX 750830341

SEGURA CATHERINE
3006 WREN LN
RICHARDSON, TX 750823124

HOTZ FREDERICK D & MERCEDES
3004 WREN LN
RICHARDSON, TX 750823124

COLE JAMES
3003 WREN LN
RICHARDSON, TX 750823123

BROADFOOT ROBERT E ETUX M
2912 WEMBLEY CT
RICHARDSON, TX 750823107

WANAT ANTHONY J & CHERYL A
3002 WREN LN
RICHARDSON, TX 750823124

NAHAR JINENDRA K & ROOPA
751 STALLION DR
MCKINNEY, TX 750698718

MEHTA REVOCABLE TRUST THE
2910 WREN LN
RICHARDSON, TX 750823122

SENER RONALD H ETUX
2909 WREN LN
RICHARDSON, TX 750823121

WATTS REBECCA LEE
2910 WEMBLEY CT
RICHARDSON, TX 750823107

JOHANSSON HANS & ANTONINA
2908 WREN LN
RICHARDSON, TX 750823122

PHEMISTER WILLIAM TRAVIS &
CHARISSE J PHEMISTER
2907 WREN LN
RICHARDSON, TX 750823121

HOUSTON JOANN MOTZ &
ROBERT E CHUVARSKY
PO BOX 941252
PLANO, TX 750941252

ABU-ANBAR ALA
2906 WREN LN
RICHARDSON, TX 750823122

CHAWANA TOM
2905 WREN LN
RICHARDSON, TX 750823121

ATKINS CHRISTOPHER D & KATHRYN
2906 WEMBLEY CT
RICHARDSON, TX 750823107

LIN WEI H & XUE CHUN
2904 WREN LN
RICHARDSON, TX 750823122

WINFREE DERWOOD K & BETTY S
2903 WREN LN
RICHARDSON, TX 750823121

HAYES PATRICK L & KIMBERLY R
2904 WEMBLEY CT
RICHARDSON, TX 750823107

HWONG PING-CHEI & FU-CHEN
1506 JENNIFER ST
RICHARDSON, TX 750824734

MANOR WAYNE A & SYLVIA
2901 WREN LN
RICHARDSON, TX 750823121

DEVANTIER VICKI INES BURNS
2902 WEMBLEY CT
RICHARDSON, TX 750823107

RICHARDSON CITY OF
411 W ARAPAHO RD STE 101
RICHARDSON, TX 750804543

Agenda

Item 4

**Zoning Variance 17-12:
405 Arborcrest Drive**

ZBA File V 17-12

Attachments:

1. Staff Report
2. Aerial Map
3. Site/Survey Plan
4. Proposed Improvement Plan
5. Proposed Floor Plan
6. Site Photo
7. Application
8. Applicant's Statement
9. Notice of Public Hearing
10. Notification List



Staff Report

ZBA Meeting Date: November 15, 2017

TO: Zoning Board of Adjustment

FROM: Sam Chavez, Assistant Director of Development Services *SC*

DATE: November 9, 2017

RE: V 17-12

APPLICANT: Nicolas L. Box

LOCATION: 405 Arborcrest Drive

REQUESTED VARIANCES:

- 1) Article VI, Sec. 4(f)(1)(a), for a 4' variance to the required 7' side setback to accommodate an existing home.

EXISTING ZONING:

R-1250-M Residential

EXISTING and SURROUND LAND USE(S):

Residential

STAFF COMMENTS:

The subject residential structure was constructed in 1969, and the current owners purchased the property in 2017. As indicated on the attached site plan, the southeast portion of the residential structure is located 3.1 feet from the east property line.

As a result of the applicant's plans for expansion of the structure, the permit application was denied due to the existing encroachment, and the applicant was informed he would need to either demolish a portion of the residential structure that was encroaching or request a variance. The applicant states there was no mention of the residential structure encroaching into the required side yard setback at the time of purchase.

Based on review of building permit records, no records were found indicating additions to the existing structure.

Required Side Yard Setback

The required side yard setback is seven (7) feet. The southeast portion of the existing residential structure encroaches 3.1 feet into the required setback; therefore, the applicant is requesting a four (4) foot side yard setback variance.

The applicant is proposing to reconstruct and enclose a portion of the front of the residential structure and to enclose a portion of the home located between the attached garage and the interior portion of the residential structure (please see attached Proposed Improvement Plan).

Although the proposed additions conform to the setback requirements of the Comprehensive Zoning Ordinance (CZO), the CZO does not allow non-conforming structures to be expanded; therefore, without a variance to the side yard setback requirement, no additions or expansions to the existing structure are allowed.

Applicant's Statement

Please refer to the applicant's statement for an explanation of the proposed project and perceived hardship(s).

TECHNICAL RECOMMENDATION:

Variance Requests: Based on the information provided by the applicant, and applicable codes and ordinances, it is staff's opinion that an unnecessary hardship exists because no additional or expansions can be permitted even if the additions conform to the all of the regulations in the Comprehensive Zoning Ordinance. Without a variance, the structure will remain non-conforming until such time the portion of the home that encroaches into the side yard setback is removed or the structure is demolished and reconstructed.



V 17-12 Aerial Map
405 Arborcrest Drive

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.





ISSUES

01	ISSUE FOR PERMIT
02	
03	

REVISIONS

BOX RENOVATION

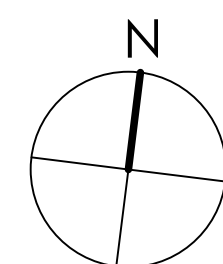
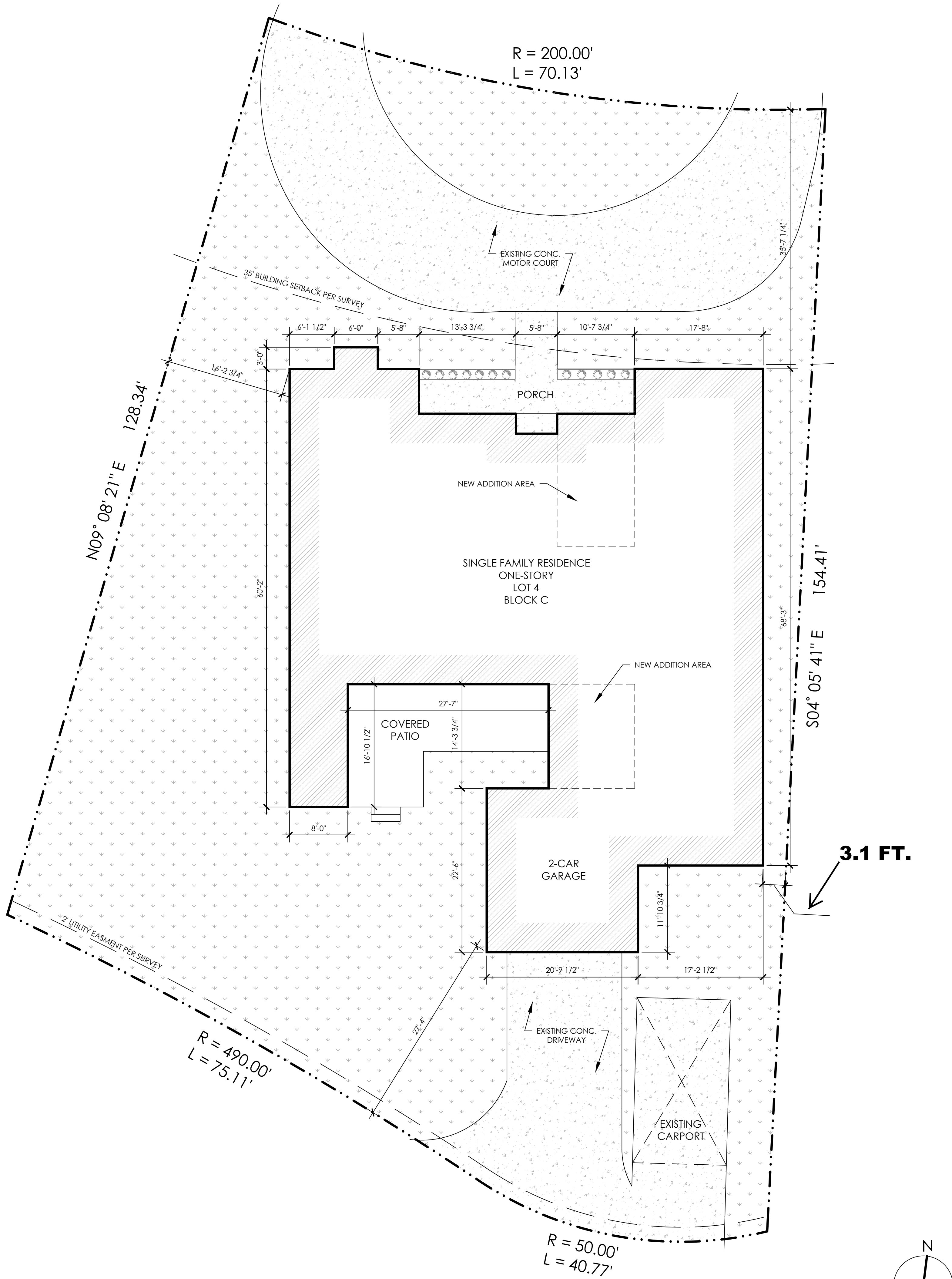
405 ARBORCREST DRIVE
RICHARDSON, TX 75080

SITE PLAN

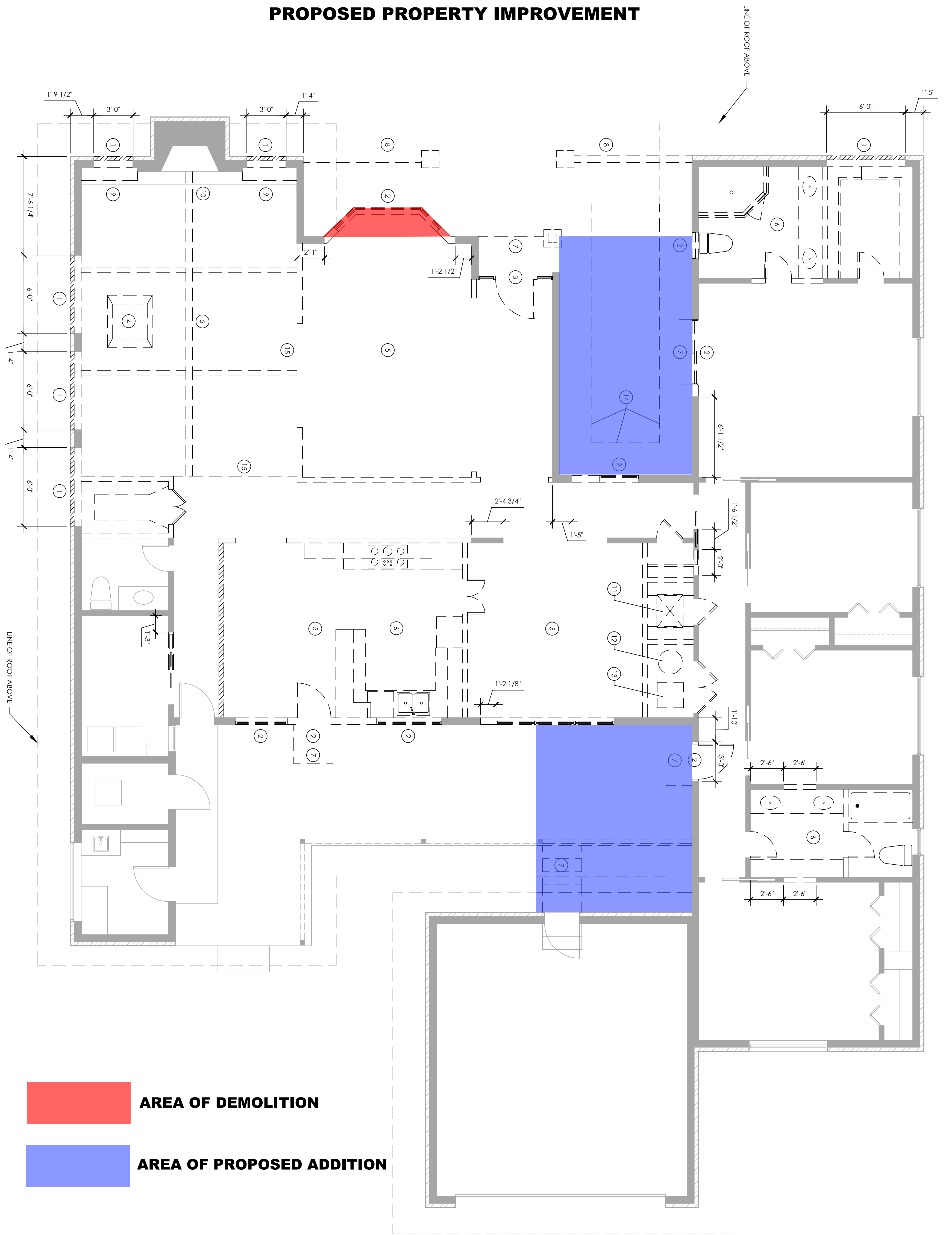
JOB: BOX RENO
DATE: 17 OCT 2017

SHEET:

A0



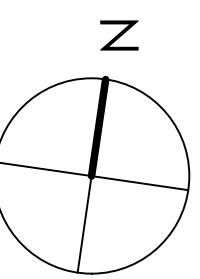
PROPOSED PROPERTY IMPROVEMENT



AREA OF DEMOLITION

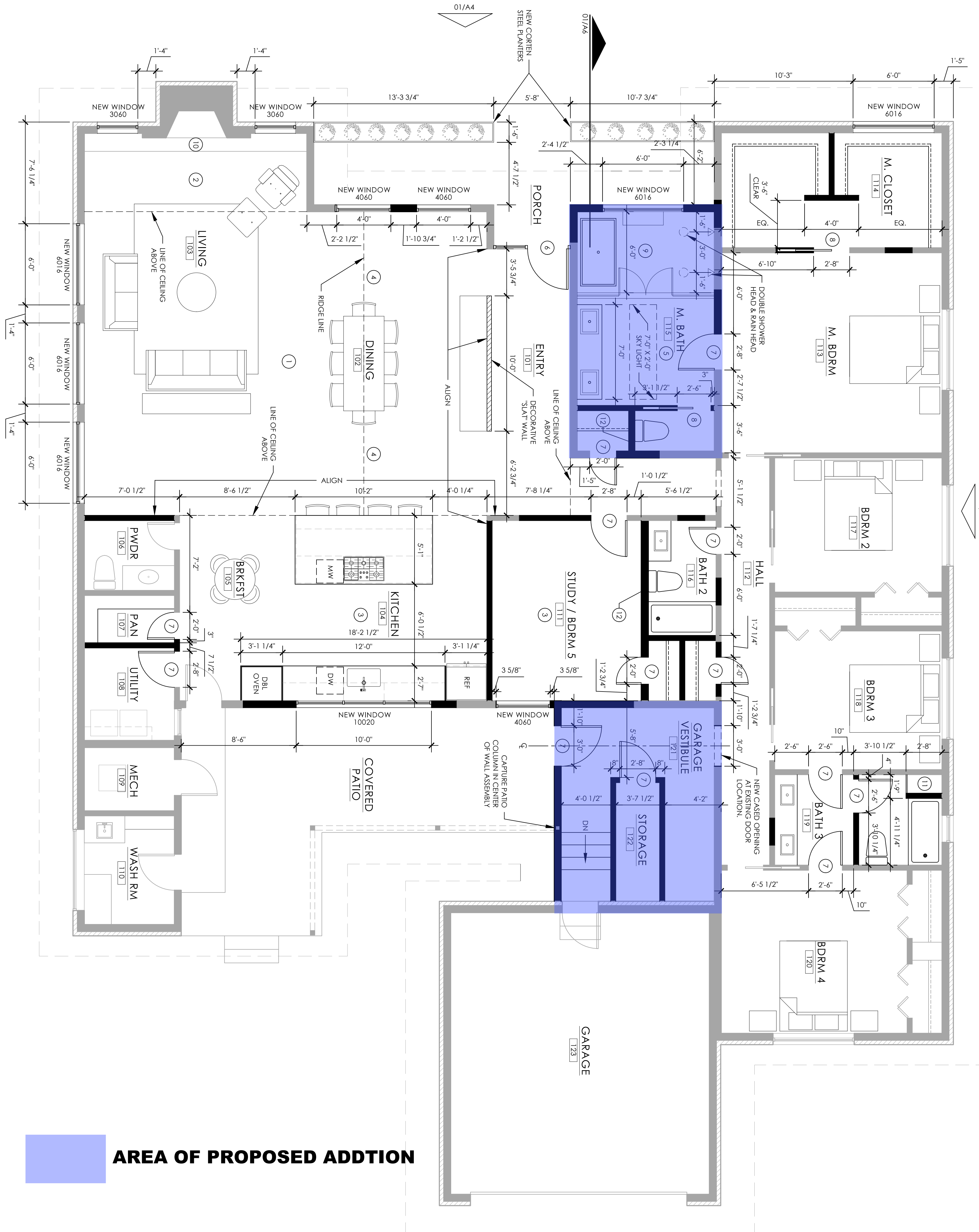


AREA OF PROPOSED ADDITION



← **ALLEY** →

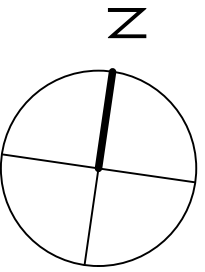
PROPOSED FLOOR PLAN



AREA OF PROPOSED ADDTION



FIRST FLOOR PLAN



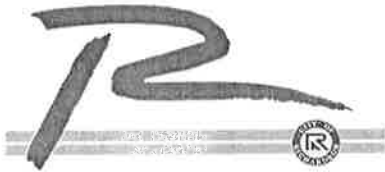


405

**APPROXIMATE LOCATION OF
EAST PROPERTY LINE**

For Department Use Only

Date Received: 10-30-2017 Fee Paid: \$250 Accepted by: Terri Biesch



**Board of Adjustment
Variance or Appeal
Application**


City of Richardson, Texas

Development Services Department
411 W. Arapaho Road, Suite 204
Richardson, Texas 75080
Phone: 972-744-4240
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.)
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.)

Applicant	Property Owner
	Signature
Nicholas L Box	Printed Name
	Company Name
405 Arborcrest Dr	Mailing Address
Richardson, TX 75080	City, State, ZIP
469-556-0628	Telephone Number
nickbx@yahoo.com	Email Address

Property Information	
Address of Subject Property	405 Arborcrest Dr, Richardson, TX 75080
Legal Description	Lot 4, Block "C" of Canyon Park Estates, Addition 1
Existing Zoning and Ordinance	R-1250-N, Ordinance #288-A
Requested Variance	Sidyard Setback Variance

- | Submittal Requirements |
|---|
| <ul style="list-style-type: none"> • Completed Application Form • 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: Residential = \$250.00, Non-residential = \$325.00 |

Board of Adjustment Variance Checklist

Does a hardship exist? If so, explain below.

Yes No

My wife and I purchased this house in 2017. We would like to enclose in the wood deck to create a master bathroom. We would also like to enclose the back patio to create interior entry and exit from the garage because we have an 18 month old baby and want to avoid the elements. We have been denied this option and labeled "non-conforming" by the city because the house, when it was built 50 years ago, was placed too close to the property line on the right. We had no control over the placement, nor were we informed of an issue at the time of purchase.

Will literal enforcement of the ordinance result in an unnecessary hardship?

If so, explain below.

Yes No

Literal enforcement of this ordinance would mean bulldozing half of the the house and/or indefinitely denying my family the ability to improve the structure. This creates unnecessary hardship.

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

The lot is on a curve in the road, so the shape is unusual. It is also unusual in that it was approved to be built in its location 50 years ago, but is now considered non-conforming. No one informed us of this restriction prior to purchase.

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

Yes No

As previously stated, we did not build the house in its original location. I cannot conceive of how this lack of conformity is considered our fault.

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

The placement of the house cannot be changed. The additions we intend to make do not further encroach on the side yard in question. There is nothing detrimental to the public's safety, health or welfare with regard to the placement of the house or proposed improvements/additions.

Nicholas Box



405 Arborcrest Dr • Richardson, TX 75080 • Phone: 469-556-0628
E-Mail: nickbx@yahoo.com

Date: 10/30/17

Board of Adjustment
City of Richardson, Texas

Dear Board of Adjustment:

My wife and I would like to request a side yard setback variance for our property on Arborcrest Drive. We purchased the house in late September of this year and began work on improvements shortly thereafter. Initially, our improvements were mostly cosmetic or repairative in nature. However, as a couple of weeks went by, we made adjustments which increased the scope of the project. The neighbors complained, and the City of Richardson informed the contractor that we needed a permit. Thus, we stopped work and I began going about the process of providing the city with the information they required.

As that process drew to a close, the city looked at our 2017 survey and informed us that our structure was non-conforming because the east side of the main structure came within 3.1' of the property line, rather than the required 7'. This came as a shock to us because the house was built 50 years ago and had no restrictions placed on it at the time. We were also not informed of any such restriction prior to purchasing the property. The city then informed us we would be denied the ability to continue work until we received a variance because we were changing the existing building envelope. We found this surprising as well because the nature of our improvements do not further encroach on the side yard in any way. We hired an excellent designer, and everything we are doing will improve the look and functionality of this home.

Our proposed work will have two phases. In the first phase, the only work that we would like to do that would change the existing building envelope is closing in the wood deck in the front and using that squarefootage to create a master bathroom. The other addition would be closing in a section of the back patio to allow interior entry and exit from the garage. This would allow us to get our baby in and out of the car without dragging her and her stroller through the elements on cold or rainy days. The second phase would be building directly over the garage and part of the newly enclosed patio to create a studio/apartment area. I am a composer and would like a space that is separate from the family to work.

We hope that we have demonstrated that our work will not further encroach on any property line or create any issues that would preclude granting us a variance. Thank you for your time and consideration.

Sincerely,

Nicholas L Box



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 17-12
Applicant/Property Owner: Nicolas L. Box
Location: 405 Arborcrest Drive
Current Zoning: R-1250-M Residential District

A request by Nicolas Box, for approval of the following variance to the City of Richardson Comprehensive Zoning Ordinance:

- 1) Article VI, Sec. 4(f)(1)(a), to allow a 4-foot variance to the required 7-foot side setback to accommodate an existing home.

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

WEDNESDAY, NOVEMBER 15, 2017
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.

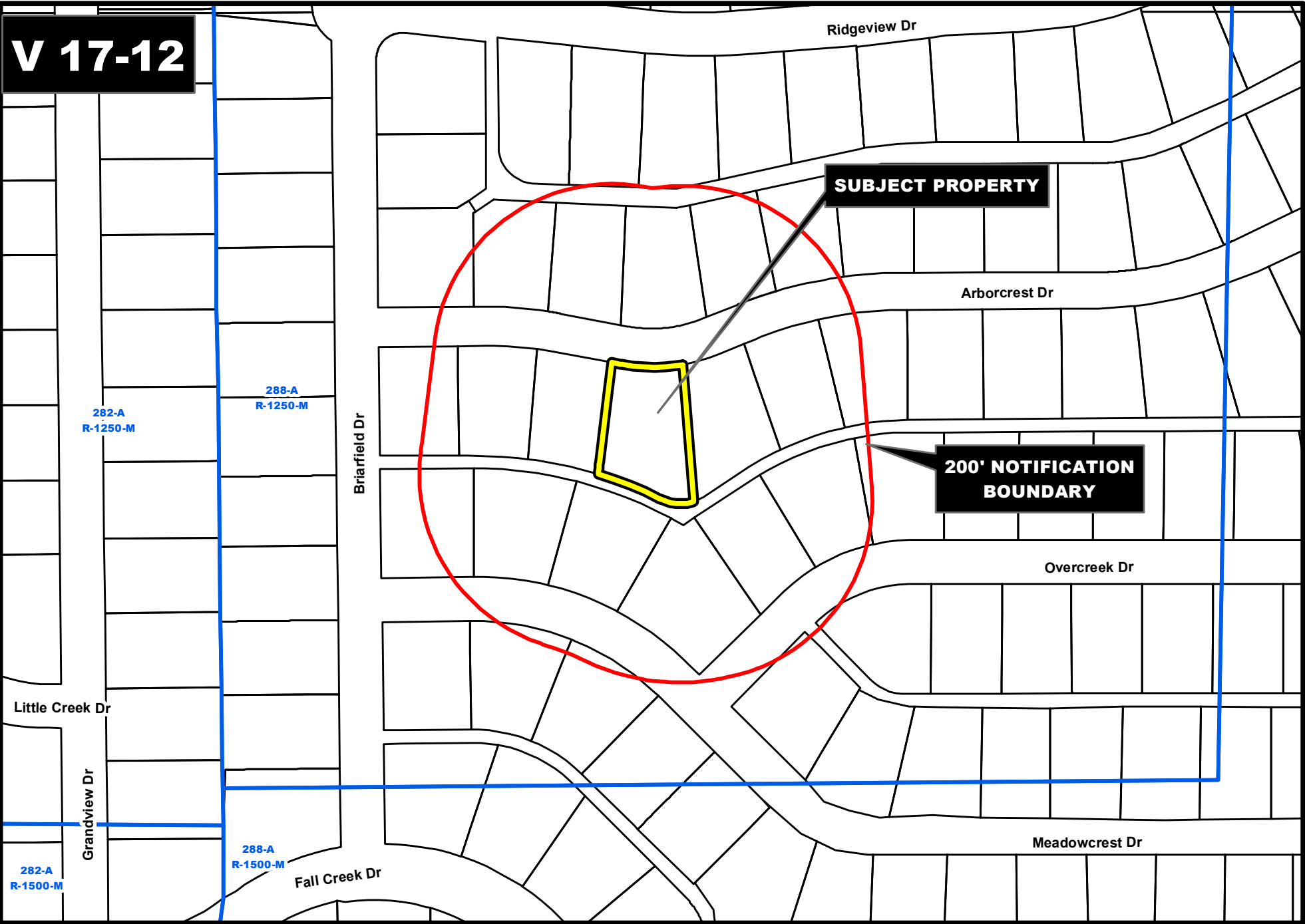
Persons who are unable to attend, but would like their views to be made a part of the public record, may send signed, written comments, referencing the file number above, prior to the date of the hearing to: Dept. of Development Services, PO Box 830309, Richardson, TX 75083.

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/index.aspx?page=1332>

For additional information, please contact the Dept. of Development Services at 972-744-4240 and reference Variance number V 17-12.

Date Posted and Mailed: **November 3, 2017**

V 17-12



SUBJECT PROPERTY

200' NOTIFICATION BOUNDARY

V 17-12 Notification Map
405 Arborcrest Drive

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



WILLIAMS JOHN FELTON JR
407 RIDGEVIEW DR
RICHARDSON, TX 750801822

BURKERT DOUG J &
MARY L BURKERT
401 ARBORCREST DR
RICHARDSON, TX 750802607

BURBRIDGE WALLACE F JR &
HELEN PATRICIA LIV TRUST
403 ARBORCREST DR
RICHARDSON, TX 750802607

PEKAR DUANE & MELISSA
FLYNN MELISSA
411 ARBORCREST DR
RICHARDSON, TX 750802607

BUCHANAN TIMOTHY R &
VO LIEN T
322 OVERCREEK DR
RICHARDSON, TX 750802617

ZUTAVERN ZACHARY SCOTT & LA
406 MEADOWCREST DR
RICHARDSON, TX 750802615

VIVERO CARLOS R &
MUNOZ VIVERO VICTORIA E
327 OVERCREEK DR
RICHARDSON, TX 750802618

FITZGERALD JOHN R
408 ARBORCREST DR
RICHARDSON, TX 750802606

WALLACE ELI M & KAREN M
404 ARBORCREST DR
RICHARDSON, TX 750802606

WUERMSER EDWARD &
ELIZABETH
405 RIDGEVIEW DR
RICHARDSON, TX 750801822

DARAKHSHAN DUSTIN & KATIE
409 ARBORCREST DR
RICHARDSON, TX 750802607

BOX NICHOLAS L & KATHLEEN
405 ARBORCREST DR
RICHARDSON, TX 750802607

TARRANT DONALD & VALERIE
320 OVERCREEK DR
RICHARDSON, TX 750802617

ULRICH CHRISTOPHER J &
VICKI R
402 MEADOWCREST DR
RICHARDSON, TX 750802615

ROBERTS WILFRED A
405 MEADOWCREST DR
RICHARDSON, TX 750802616

MASSENBURG MICHAEL
403 MEADOWCREST DR
RICHARDSON, TX 750802616

CASS THOMAS L & LANA J T
402 ARBORCREST DR
RICHARDSON, TX 750802606

LOZITO MEGAN KRISTIN
410 ARBORCREST DR
RICHARDSON, TX 750802606

BUIE SCOTT E & JOLIE M
321 ARBORCREST DR
RICHARDSON, TX 750802605

COLE DAVID C & JENNIFER K
407 ARBORCREST DR
RICHARDSON, TX 750802607

PIERCE REVOCABLE TRUST
318 OVERCREEK DR
RICHARDSON, TX 750802617

MAXHAM KENNETH YOST &
PENNY LEA
404 MEADOWCREST DR
RICHARDSON, TX 750802615

RAY RICHARD A
400 MEADOWCREST DR
RICHARDSON, TX 750802615

BAERGEN JOHN & KARA
320 MEADOWCREST DR
RICHARDSON, TX 750802613

CASS MATTHEW R & DOMINIQUE
400 ARBORCREST DR
RICHARDSON, TX 750802606

MCLENDON JAMES R
406 ARBORCREST DR
RICHARDSON, TX 750802606

V 17-12