

Zoning Board of Adjustment Agenda Packet July 18, 2018

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, JULY 18, 2018
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 JUNE 20, 2018.

2. PUBLIC HEARING ON ZBA FILE SE 18-03, A request by Curtis Dorian, Dorian Development, for approval of the following special exception to the City of Richardson Code of Ordinances:

Chapter 6, Article IV, Sec 6-209(3), to allow a 7'-2" tall decorative screen (fence) in lieu of the maximum height of three (3) feet allowed for a fence located between the front property line and the front wall of a residential structure.

The property is located on 602 Thompson Drive.

3. PUBLIC HEARING ON ZBA FILE V 18-03: A request by Ryan Bullock, for approval of the following variance to the City of Richardson Code of Ordinances:

Article IV, Sec. 4(f) (1) to allow for a proposed storage shed to be located 3.5 feet in lieu of 20 feet as required from the side lot line.

The property is located on 2117 Columbia Drive.

4. PUBLIC HEARING ON ZBA FILE V 18-04: A request by Brian Campion, for approval of the following variance to the City of Richardson Code of Ordinances:

Article IV, Sec. 4(h)(2) a., to allow a five (5) foot width variance from the required eighteen (18) foot width requirement for a driveway.

The property is located on 1229 Ottawa Drive.

5. 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, JULY 6, 2018

TIFFANY HERRON, ADMINISTRATIVE SECRETARY I

Agenda Item 1

Approval of the minutes of the June 20, 2018
Zoning Board of Adjustment Meeting

**MINUTES
ZONING BOARD OF ADJUSTMENT
CITY OF RICHARDSON, TEXAS
JUNE 20, 2018**

The Zoning Board of Adjustment met in session at 6:30 p.m. on Wednesday, June 20, 2018, in the Council Chambers, at the City Hall, 411 West Arapaho Road, Richardson, Texas.

MEMBERS PRESENT: Jason Lemons, Chairman
Jordan Everhart, Member
Brian Shuey, Member
Scott Rooker, Alternate
Marsha Mayo, Alternate

MEMBERS ABSENT: Shamsul Arefin, Member

CITY STAFF PRESENT: Sam Chavez, Assistant Director of Development Services
Daniel Harper, Planner
Tiffany Herron, Administrative Secretary I
Amber Hogg, Administrative Clerk

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

1. APPROVAL OF MINUTES FROM MARCH 21, 2018.

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

2. PUBLIC HEARING ON ZBA FILE SE 18-02: A request by Mohammad Azam, for approval of the following special exception to the City of Richardson Code of Ordinances:

- 1) Chapter 6, Article IV, Sec. 6-209(4), to allow a 6-foot high metal fence and gate in lieu of the maximum height of 4-feet allowed for a fence located within an area measuring 15 feet along the rear property line and 25 feet measured along the side property line adjacent to the street.

Site location: 3928 Medina Drive.

Staff Comments

Mr. Harper presented regarding Special Exception 18-02. Mr. Harper stated the 6-foot fence currently extended into the 15 by 25-foot corner clip. The current condition of the fence was in violation of the ordinance. Mr. Harper advised there were three items received in correspondence for this case; all were for approval and one was from the Home Owner's Association (HOA). Mr. Harper concluded his presentation and stated the reason for the 6-foot fence was for a gate installation and to reduce the size to 4-feet would prevent the gate from being installed onto the fence.

Board Discussion

With no questions for staff, Chairman Lemons opened the public hearing

Public Comments

Mr. Mohammad Azam, 3928 Medina Drive, stated when he received instructions from the City regarding the violation, they immediately stopped construction of the fence. Mr. Azam advised the height request is for security purposes within the neighborhood, not necessarily for visual appeal.

Member Everhart asked the applicant if they explored the option of a 4-foot high gate.

Mr. Azam replied that due to the slope of the drive-way, a 4-foot gate would not provide the security he desired.

Member Mayo asked the applicant if the gate would be electric or manual, and if there would be enough room to maneuver a car with an electric gate.

Mr. Azam stated it would be electric if approved, and it would be a sliding gate to provide ample room.

Member Shuey asked the applicant if the top sections of the rail posts would be cut off.

Mr. Azam confirmed they would be cut off and would be no higher than 6-feet.

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

Board Action

Member Shuey clarified with Mr. Harper there were no letters received in opposition, and spoke in favor of approval.

Chairman Lemons stated he is not worried about further nonconforming fences in the area, and spoke in favor of approval.

Motion: Member Everhart made a motion to grant the request listed in Special Exception 18-02 as presented; second by Member Mayo. Motion Approved 5-0.

Adjournment

Motion: Chairman Lemons called for a motion to adjourn the regular business meeting. Member Mayo made a motion to adjourn the regular business meeting; second by Member Rooker. Motion Approved 5-0.

There being no further business, the meeting was adjourned at 6:45 p.m.

Jason P. Lemons, Chair
Zoning Board of Adjustment

DRAFT

Agenda Item 2

Special Exception 18-03:
602 Thompson Drive

ZBA File SE-18-03

Attachments:

1. Staff Report
2. Aerial Map
3. Site Photos
4. Application
5. Applicant's Statement
6. Notice of Public Hearing and Map
7. Notification List
8. DMN Public Hearing Notice



TO: Zoning Board of Adjustment
FROM: Daniel Harper, Planner **DH**
DATE: July 18, 2018
RE: **SE 18-03:** 602 Thompson Drive

REQUESTED SPECIAL EXCEPTION

Allow a 7'-2" tall decorative screen (fence) in lieu of the maximum height of 3 feet allowed for a fence located between the front property line and the front wall of a residential structure. (Chapter 6, Article IV, Sec 6-209(3)).

APPLICANT/PROPERTY OWNER

Curtis Dorian, Dorian Development / Michelle Trahan

EXISTING ZONING

R-1100-M Residential

SURROUNDING LAND USE

Residential

STAFF COMMENTS

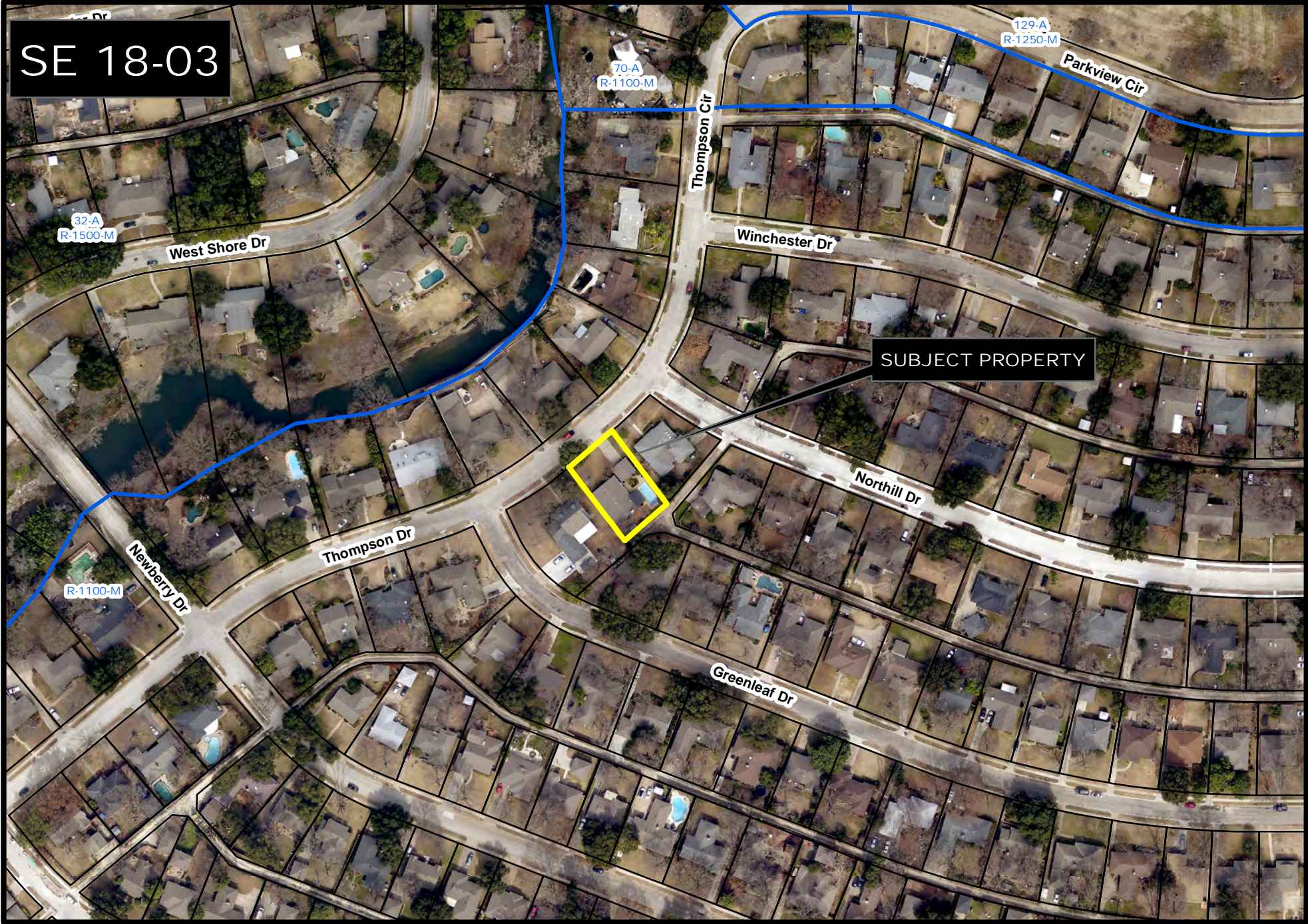
The home is located in the Richardson Heights neighborhood and was originally constructed in 1957. The subject property is currently undergoing a residential remodel including an exterior update.

As part of this exterior update, the applicant is requesting an exception to Chapter 6, Article IV, Sec. 6-209 (3) of the Richardson Code of Ordinances. This ordinance requires that no fence shall be permitted between the front property line and the front wall of the building that exceeds 3 feet in height and does not create a traffic hazard.

The applicant is requesting a special exception for the construction of a 7'-2" tall free-standing decorative screening fence located approximately one and half (1'-6") feet from the front wall of the home. The decorative screening fence is constructed of concrete block and concrete V-board with decorative tile and cedar posts.

TECHNICAL RECOMMENDATION

Special Exceptions Request: Based on the information provided by the applicant, and applicable codes and ordinances, it is staff's opinion that the applicant's request does not appear to be contrary to public safety.



SE 18-03

SUBJECT PROPERTY

SE 18-03 Aerial Map

602 Thompson Drive

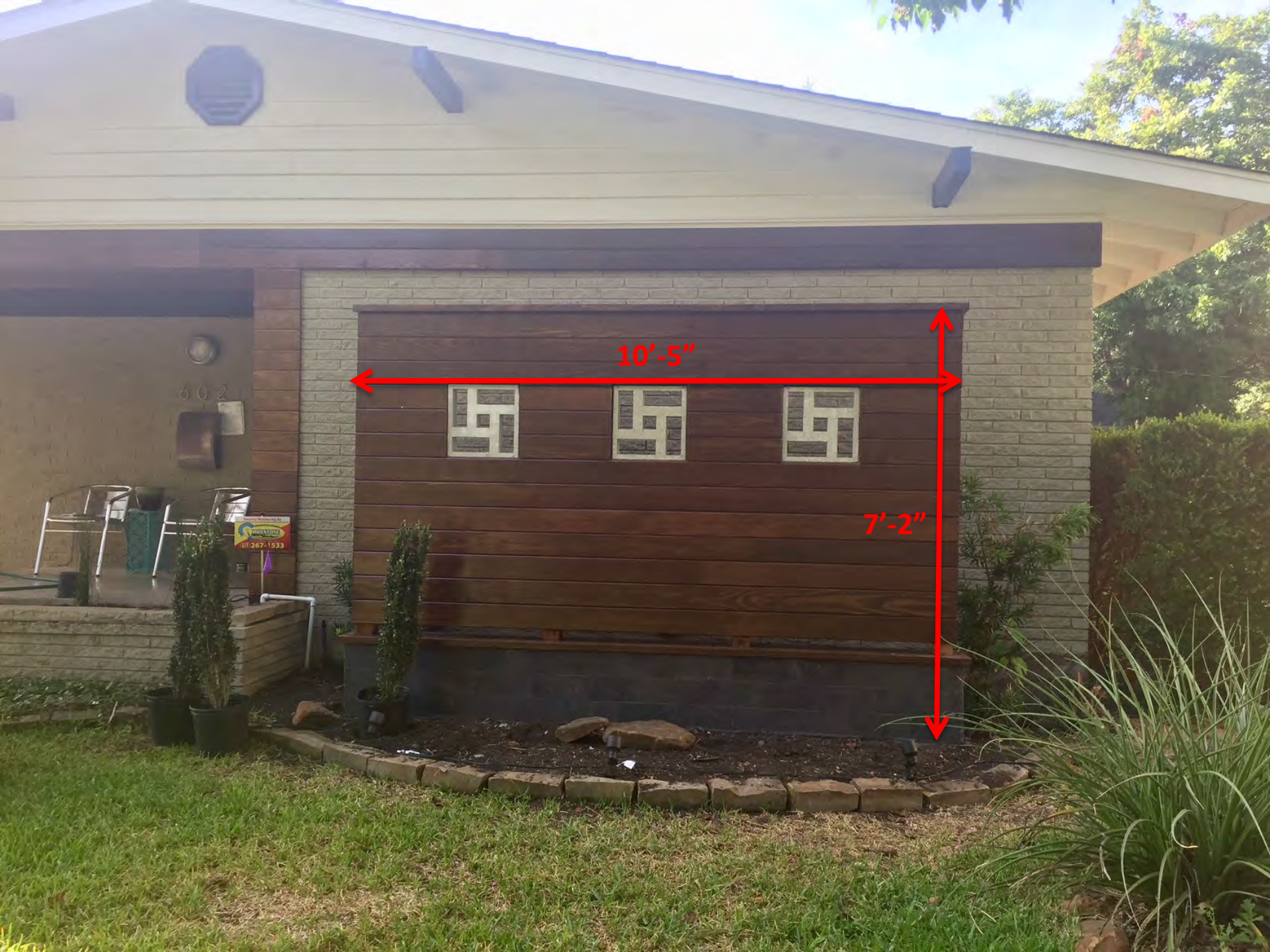
Updated By: HarperD, Update Date: 06/28/2018
File: D:\Mapping\Cases\ZBA-12018\SE1803\SE1803 notification map.mxd

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.



Subject Fence





10'-5"

7'-2"

602

TRAVELERS LODGE
818-267-1533



7'-2"

1'-6"

For Department Use Only

Date Received: 11/25/18 Fee Paid: 250 Accepted by: Amber



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		Signature
<u>CURTIS DORIAN</u>	Printed Name	<u>MICHELLE TRAHAN</u>	Printed Name
<u>DORIAN DEVELOPMENT</u>	Company Name		Company Name
<u>909 BUSINESS PARKWAY</u>	Mailing Address	<u>602 THOMPSON DR</u>	Mailing Address
<u>RICHARDSON TEXAS 75081</u>	City, State, ZIP	<u>RICHARDSON TEXAS 75080</u>	City, State, ZIP
<u>214 698 9936</u>	Telephone Number		Telephone Number
<u>CURTIS@DORIANBATH.COM</u>	Email Address		Email Address

Property Information			
Address of Subject Property	<u>602 THOMPSON DR</u>		
Legal Description			
Existing Zoning and Ordinance			
Requested Variance			

- ### 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

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

THE FEATURE WALL IS A PART OF THE
OVERALL DESIGN AND TRANSFORMATION
OF THE EXTERIOR FROM MID-CENTURY
~~FAINT~~ COLONEL TO MID-CENTURY MODERN
ITS BASICALLY AN ART PIECE / FENCE

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

Yes No

CLIENT REQUESTED A ART-LIKE FENCE/
FEATURE WALL AS PART OF THE
OVERALL DESIGN AND ALIGN FEATURE EXTENDED
WIND WALL WITH WATERFALL LEFT SIDE OF CARPORT/OPTIONAL

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



Notice of Public Hearing

Zoning Board of Adjustments – Richardson, TX

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

SPECIAL EXCEPTION REQUEST

File No./Name: SE 18-03
Property Owner: Michelle Trahan
Applicant: Curtis Dorian, Dorian Development
Location: 602 Thompson Drive
Current Zoning: R-1100-M Residential
Request: A request by Curtis Dorian, Dorian Development, for approval of the following special exception to the City of Richardson Code of Ordinances:

Chapter 6, Article IV, Sec 6-209(3), to allow a 7'-2" tall decorative screen (fence) in lieu of the maximum height of three (3) feet allowed for a fence located between the front property line and the front wall of a residential structure.

The City Plan Commission will consider this request at a public hearing on:

WEDNESDAY, JULY 18, 2018
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.

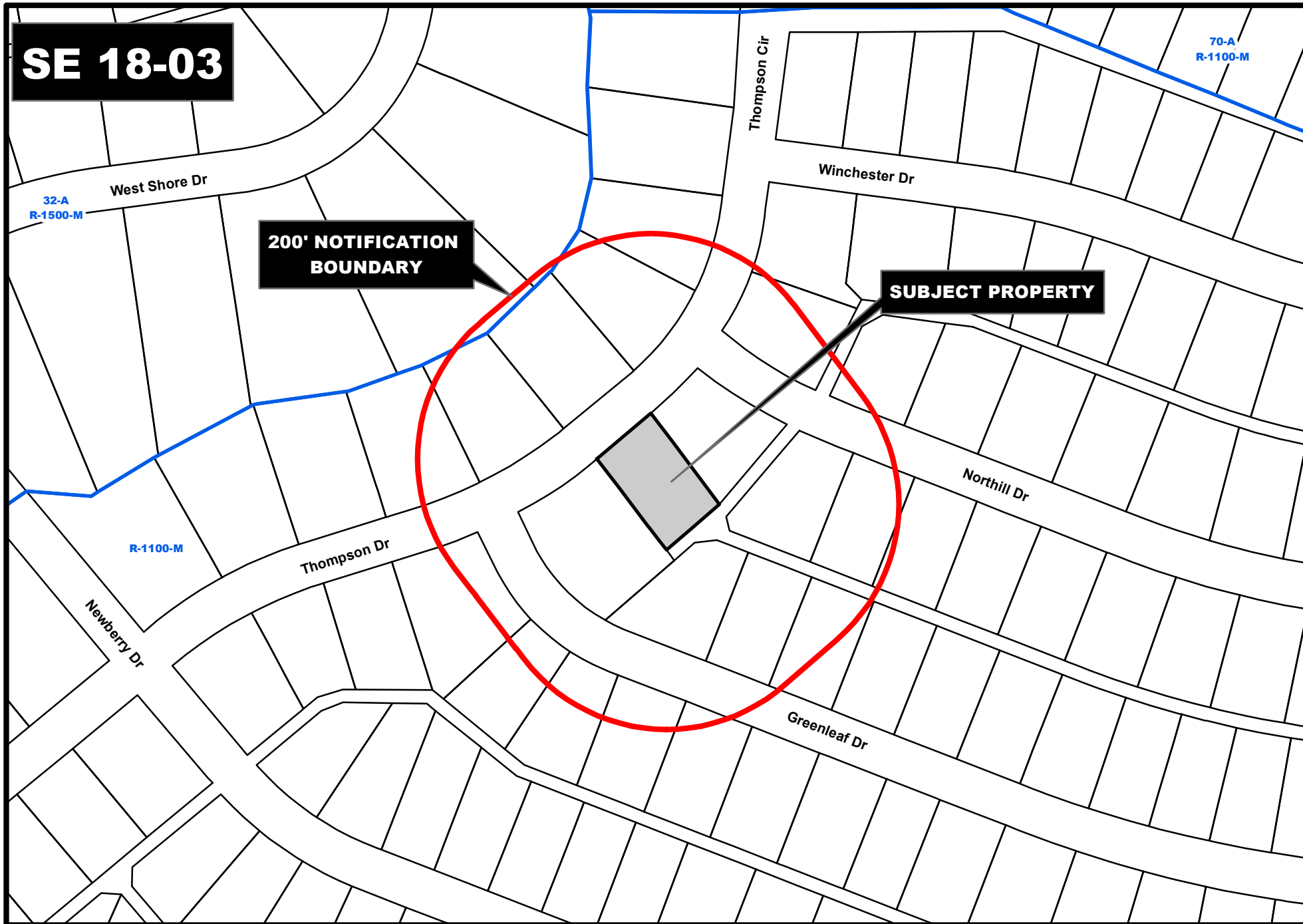
Persons who are unable to attend, but would like their views to be made a part of the public record, may send signed, written comments, referencing the file number above, prior to the date of the hearing to: Dept. of Development Services, PO Box 830309, Richardson, TX 75083.

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 18-03.

Date Posted and Mailed: **July 6, 2018**

SE 18-03



SE 18-03 Notification Map
602 Thompson Drive

Updated By: HarperD, Update Date: 06/28/2018
File: D:\Mapping\Cases\ZBA-12018\SE1803\SE1803 notification map.mxd

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.



NEEDHAM RANDY
510 W SHORE DR
RICHARDSON, TX 750805007

HORAN DAVID LAWRENCE & LE
701 THOMPSON DR
RICHARDSON, TX 750805025

ANDERSON STEFFAN A & KARA
700 THOMPSON DR
RICHARDSON, TX 750805024

SHIPLEY CHRISTOPHER B &
ERYNN B
507 THOMPSON DR
RICHARDSON, TX 750805021

LITTLE DON C
719 NORTHILL DR
RICHARDSON, TX 750805018

KEISER JOHN S &
ANGELA C
726 GREENLEAF DR
RICHARDSON, TX 750805015

WILLIAMSON MARK JAMES
722 GREENLEAF DR
RICHARDSON, TX 750805015

MITCHELL ROSE EST OF
733 GREENLEAF DR
RICHARDSON, TX 750805016

PESSETTO JOHN R & LAURIE B
508 W SHORE DR
RICHARDSON, TX 750805007

DANIEL JAMES J &
SUSAN E
605 THOMPSON DR
RICHARDSON, TX 750805023

SIMMONS JORDAN &
SCHRAUT LAUREN
716 NORTHILL DR
RICHARDSON, TX 750805017

FOWLER EUGENE F JR
721 NORTHILL DR
RICHARDSON, TX 750805018

CRAWFORD BRIAN LEE &
BASKIN NATALIE
717 NORTHILL DR
RICHARDSON, TX 750805018

SANDIDGE JENNIFER H &
JOHN MANNING
600 THOMPSON DR
RICHARDSON, TX 750805022

MAYO MARSHA W
506 THOMPSON DR
RICHARDSON, TX 750805020

SAVANT MARY G TR LIFE ESTAT
731 GREENLEAF DR
RICHARDSON, TX 750805016

YORK GARY LEE
702 THOMPSON DR
RICHARDSON, TX 750805024

SIMMONS ROY W & JUDITH
603 THOMPSON DR
RICHARDSON, TX 750805023

RAMSEY LEWIS SCOTT &
CASSANDRA ANN
601 THOMPSON DR
RICHARDSON, TX 750805023

TRAHAN MICHELLE
602 THOMPSON DR
RICHARDSON, TX 750805022

NGHIEM NHU
604 THOMPSON DR
RICHARDSON, TX 750805022

PATTERSON SOLANGE D
724 GREENLEAF DR
RICHARDSON, TX 750805015

WILSON DREW LAWRENCE &
AUPING ALICIA CONTRERAS
735 GREENLEAF DR
RICHARDSON, TX 750805016

FELSTED JEAN G
729 GREENLEAF DR
RICHARDSON, TX 750805016



Remit Payments (with Acct Number) to:
The Dallas Morning News, P.O. BOX 660040, DALLAS, TX 75266-0040

Order Confirmation

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NOTICE OF PUBLIC HEARING

The Richardson Zoning Board of Adjustment will hold a public hearing in the Council Chambers on July 18, 2018 at 6:30 p.m. at City Hall, 411 W. Arapaho Road, Richardson, Texas to consider:

SE 18-03, A request by Curtis Dorian, Dorian Development, for approval of the following special exception to the City of Richardson Code of Ordinances: Chapter 6, Article IV, Sec 6-209(3), to allow a 7'-2" tall decorative screen (fence) in lieu of the maximum height of three (3) feet allowed for a fence located between the front property line and the front wall of a residential structure located at 602 Thompson Drive.

For more information, call 972-744-4240.

CPN 8025 Pub. 07/06/2018

Run Dates		Product	Placement/Classification - Position
Publish Date:	07/06/2018	Dallas Morning News	Legals Bids Notices - LN Legal Notices
Stop Date:	07/06/2018		
Publish Date:	07/06/2018	DallasNews.com	Legals Bids Notices - LN Legal Notices
Stop Date:	07/12/2018		

Agenda Item 3

Variance 18-03:
2117 Columbia Drive

ZBA File V 18-03

Attachments:

1. Staff Report
2. Aerial Map
3. Site Photos
4. Application
5. Applicant's Statement
6. Notice of Public Hearing and Map
7. Notification List
8. DMN Public Hearing Notice



TO: Zoning Board of Adjustment
FROM: Daniel Harper, Planner **DH**
DATE: July 18, 2018
RE: **V 18-03:** 2117 Columbia Drive

REQUESTED VARIANCE

Allow for a proposed storage shed to be located 3.5 feet, in lieu of 20 feet as required, from the side lot line. Article IV, Sec. 4(f) (1).

APPLICANT/PROPERTY OWNER

Ryan Bullock

EXISTING ZONING

R-1500-M Residential (Ordinance 640-A)

SURROUNDING LAND USE

Residential

STAFF COMMENTS

The home is located in the University Estates neighborhood and was originally constructed in 1972. The applicant is proposing to construct an 8'x12' accessory building located in the eastern side yard.

The applicant is requesting a variance to Article IV, Sec. 4 (f)(1) of the Richardson Code of Ordinances. This ordinance requires that there shall be a side setback of no less than 20 feet for corner lots. The side setback of the lot as provided shall be without projections or appendages.

The applicant is requesting to complete construction of a 96 square foot accessory building to be used as a garden shed to be located approximately 3'-6" feet from the east side lot line. The accessory building will be mostly screened from view by an existing 8 foot tall privacy fence located along the lot line.

TECHNICAL RECOMMENDATION

Variance Request: 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 18-03

Tulane Dr

SUBJECT PROPERTY

640-A
R-1500-M

Columbia Dr

Jupiter Pkwy

N Jupiter Rd

V 18-03 Aerial Map

2117 Columbia Drive

Updated By: HarperD, Update Date:06/28/2018
File: DSVMapping\Cases\ZBA-12018\V1803\V1803 notification map.mxd

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.



Subject facing south from N. Jupiter Road



Subject facing south



Subject facing northwest



For Department Use Only

Date Received: 6-25-2018 Fee Paid: \$250 Accepted by: Tom Blage



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? No
(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)? Yes
(If no, please speak with the Building Inspection Department prior to submitting the variance request.)

Applicant Property Owner

	Signature	
Ryan Bullock	Printed Name	Ryan Bullock
	Company Name	
2117 Columbia Dr	Mailing Address	2117 Columbia Dr
Richardson, TX 75081	City, State, ZIP	Richardson, TX 75081
903-258-0830	Telephone Number	903-258-0830
bullockrm@gmail.com	Email Address	bullockrm@gmail.com

Property Information

Address of Subject Property	2117 Columbia Dr, Richardson, TX 75081
Legal Description	University Estates 4 Block 9 Lot 10
Existing Zoning and Ordinance	
Requested Variance	16.5' variance to existing 20' setback for accessory building on corner lot

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

An accessory building cannot be built in the secondary yard due to a pool located in that yard.

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

If so, explain below.

Yes No

Without the addition of an accessory building there are no designated areas to store lawn equipment, large tools, seasonal items, etc. Currently these are being stored on the patio and in the garage and prevent the ability to park both vehicles inside the garage. Since we are adjacent to Jupiter Road, we prefer to park the cars in the garage to reduce the possibility of unnecessary crime. We have also recently become parents and would like to store these items away from access by our 8 month old daughter.

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 does not allow for another location to place an accessory building other than the east side yard. The placement of the pool, driveway, and shape of the lot require the only possible location for an accessory building to be in the east yard.

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

Yes No

The pool in the west yard was completed in 1973.

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

Yes No

The unnecessary hardship exists in the inability to create a designated storage area that keeps the garage, patio, and yard areas neat and clean and allows for the full use of those areas and organized storage of lawn equipment, tools, etc.

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 accessory building I am working on is a well thought out and researched structure that will match the house appearance. The color will be identical to the house trim and siding and identical shingles will be used to roof the building. The structure will be permanently screened by an 8' privacy fence on all sides.

To whom it may concern,

Thank you very much for your consideration of this variance request. My wife Lauren and I have lived in Richardson for 5 years now and hope to remain here for a long time. We love the city, community, abundance of outdoor spaces, and great entertainment value. We bought the home at 2117 Columbia Drive three years ago and have been making it our own from the moment we stepped in. From interior work like painting and new flooring to an almost complete redesign of landscaping, we have strived to create a place we want to call home as long as possible.

I have been in the process of building an 8'x12' accessory building on the east side of the home for about a month now and am getting very close to the completion of the project. I received an inspection/stop work notice on June 13 and immediately applied for a permit. I was previously unaware that a permit was required for a building of this purpose and size with no utilities connected to it. The permit was then promptly denied due to the 20' setback requirement for a corner lot on the east side of the home.

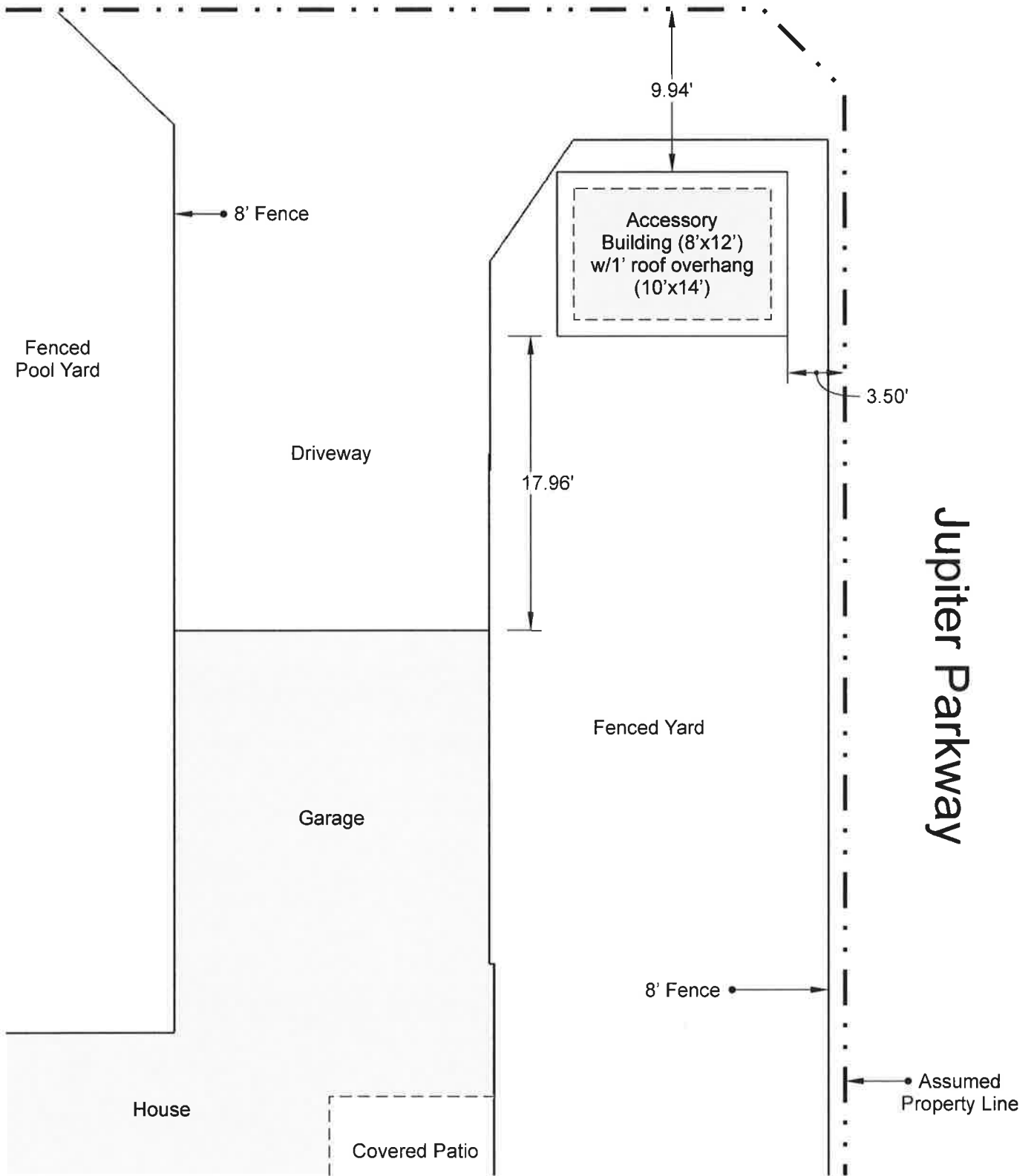
The variance I am seeking is for a 16.5' reduction to the current 20' required setback. Due to the location of a pool and its equipment and size of the surrounding decking/patio, an accessory building cannot be placed in the west yard. The accessory building was planned in order to eliminate the need to store lawn equipment, tools, and other seasonal items in the garage and on the side covered patio and overall improve the aesthetics of the property. In addition, we have recently become parents and would like to store these items away from access by our 8 month old daughter. As you can see from the attached plans, the accessory building I am working on is a well thought out and researched structure that will match the house appearance. The color will be identical to the house trim and siding and identical shingles will be used to roof the building. The structure will be permanently screened by an 8' privacy fence on all sides. Landscaping in the east yard has also been redesigned and a decomposed granite patio and pathway were created. The pathway is planned to continue around the accessory building and new grass will be planted to continue the standard of St. Augustine throughout the property.

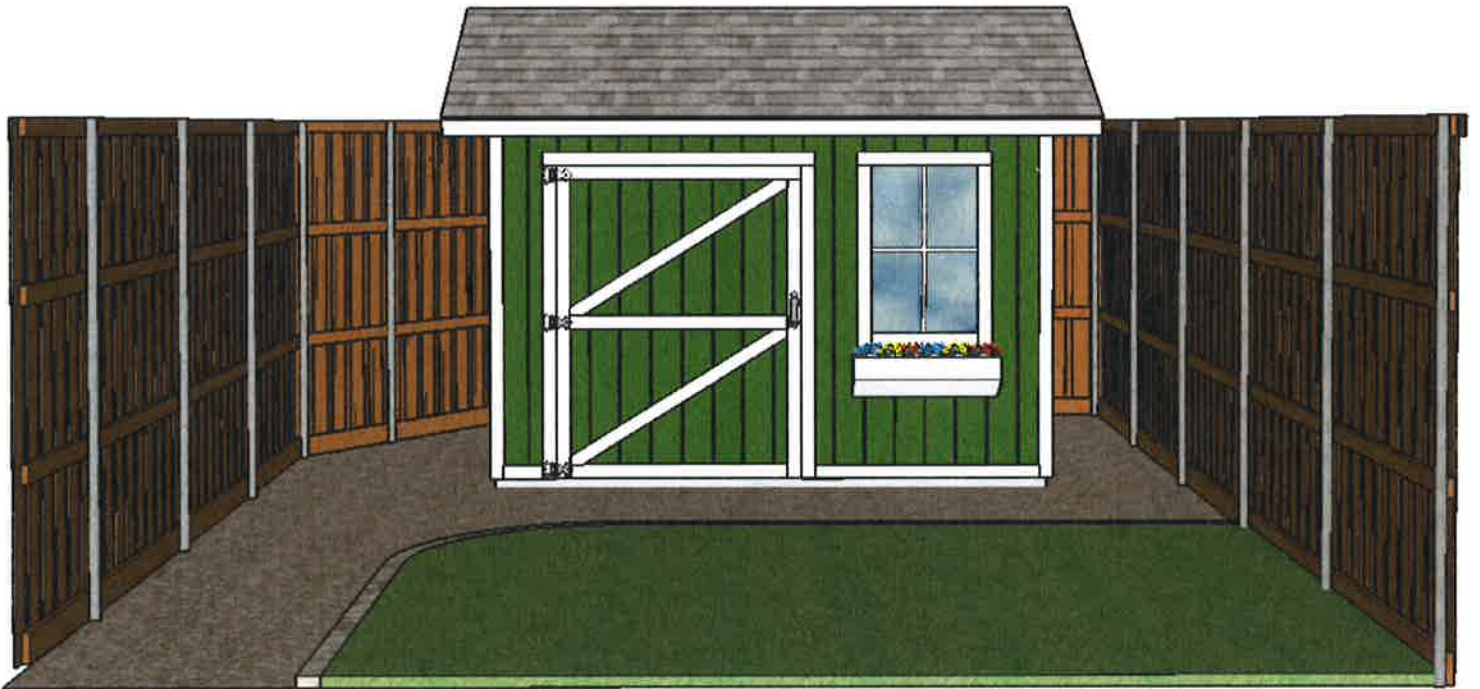
Lauren and I take a lot of pride in our home and request that you consider this variance application as we move forward in our journey to improve its functionality and aesthetics and make it our own.

Thank you!

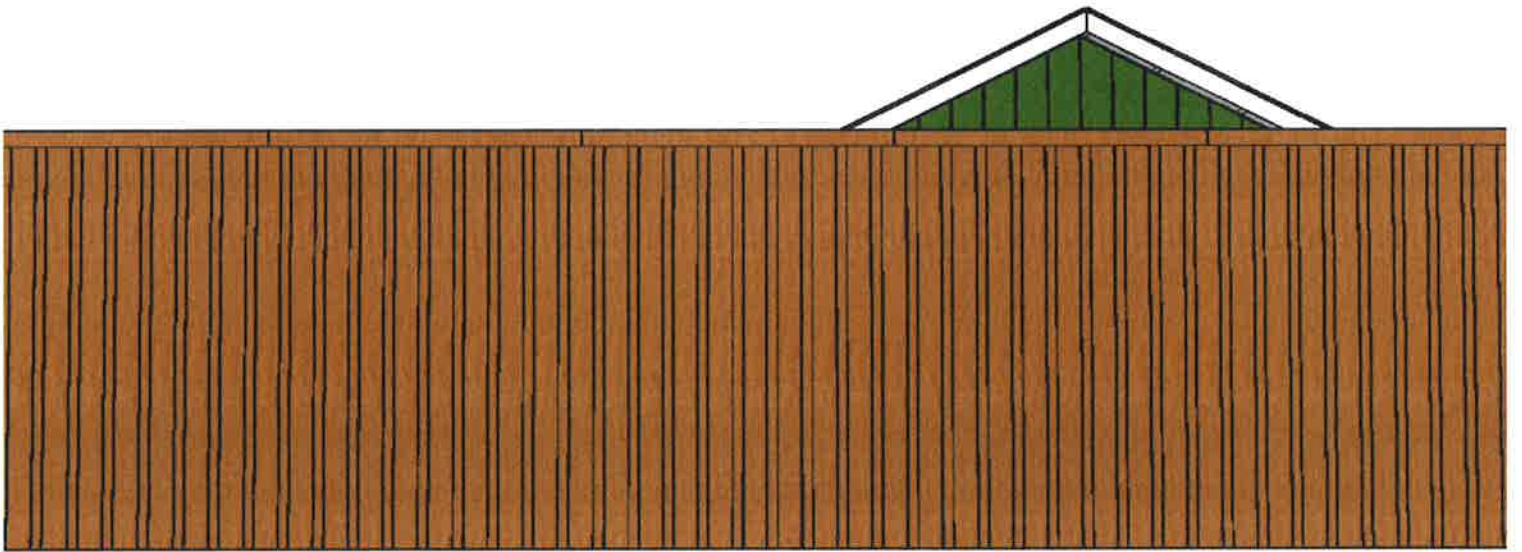
Ryan and Lauren Bullock
2117 Columbia Drive

Alley





View from Yard



View from Jupiter



View from Alley

Petition for Support of 2117 Columbia Drive Variance Request

As a neighbor of Ryan and Lauren Bullock at 2117 Columbia Drive, I support their application for a variance to the required 20' setback on the east side of the lot to allow for the completion of an accessory building and do not feel this would have a negative impact on our neighborhood.

Name: Tim Carter

Address: 2115 Columbia

Name: Amber Atkey

Address: 2110 Columbia

Name: MOHAMMAD RAUJANI

Address: 2114 COLUMBIA DR,

Name: Kawah Wong

Address: 2116 Tulane Dr

Name: George Snyder

Address: 2114 Tulane Dr.

Name: Mica Nix

Address: 2102 Tulane DR.



Notice of Public Hearing

Zoning Board of Adjustments – Richardson, TX

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

VARIANCE REQUEST

File No./Name: V 18-03
Property Owner: Ryan Bullock
Applicant: Ryan Bullock
Location: 2117 Columbia Drive
Current Zoning: R-1500-M Residential (Ordinance 640-A)
Request: A request by Ryan Bullock, for approval of the following variance to the City of Richardson Code of Ordinances:

- 1) Article IV, Sec. 4(f) (1) to allow for a proposed storage shed to be located 3.5 feet in lieu of 20 feet as required from the side lot line.

The City Plan Commission will consider this request at a public hearing on:

WEDNESDAY, JULY 18, 2018
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.

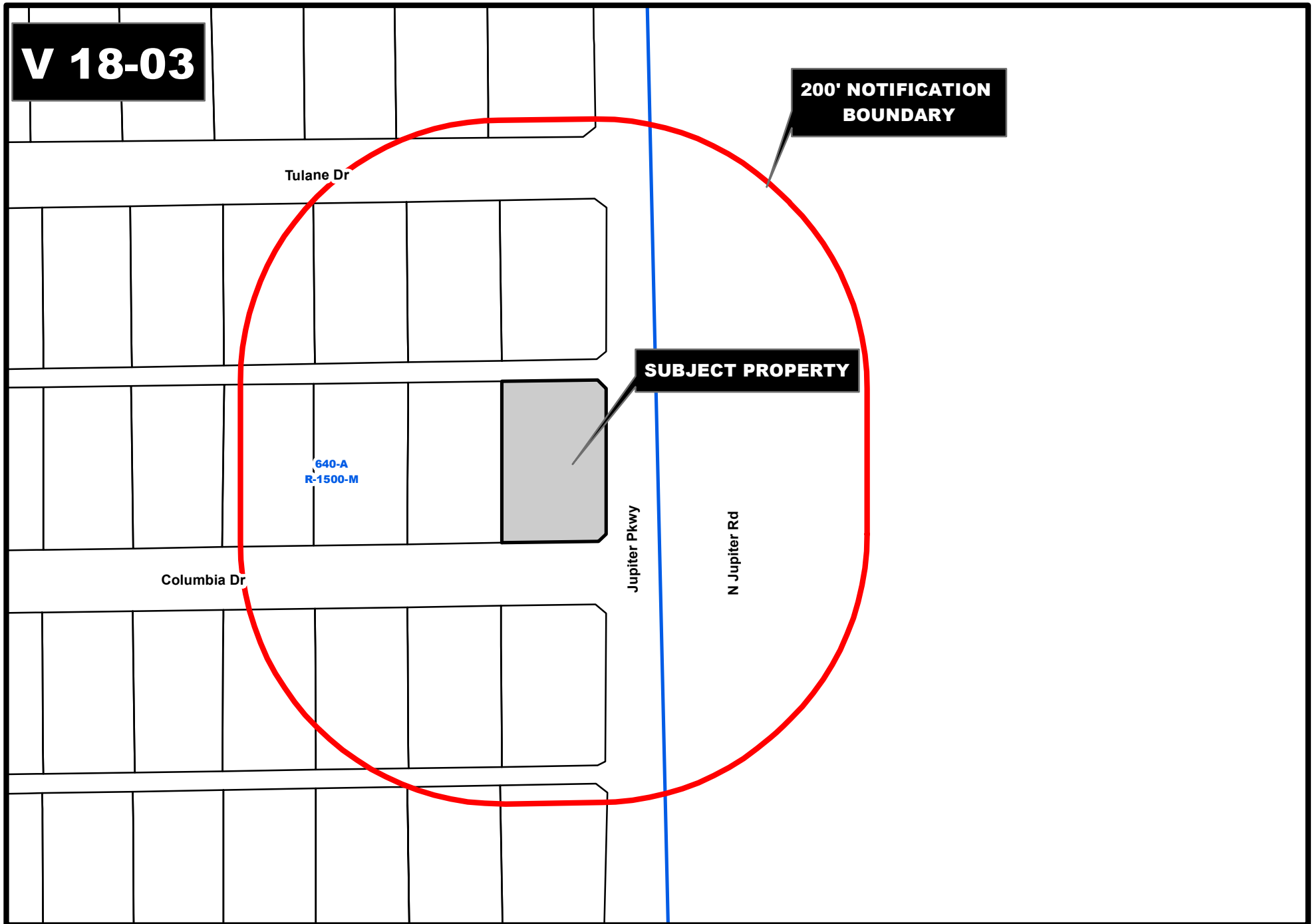
Persons who are unable to attend, but would like their views to be made a part of the public record, may send signed, written comments, referencing the file number above, prior to the date of the hearing to: Dept. of Development Services, PO Box 830309, Richardson, TX 75083.

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 18-03.

Date Posted and Mailed: **July 6, 2018**

V 18-03



V 18-03 Notification Map
2117 Columbia Drive

Updated By: HarperD, Update Date:06/28/2018
File: D:\Mapping\Cases\ZBA-12018\V1803\V1803 notification map.mxd

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 DEBORAH H
2115 TULANE DR
RICHARDSON, TX 750813220

BROWN STEVEN C &
YVONNE D BROWN
2112 TULANE DR
RICHARDSON, TX 750813219

CARTER TIMOTHY W & LISA
2115 COLUMBIA DR
RICHARDSON, TX 750813208

BULLOCK RYAN & LAUREN
2117 COLUMBIA DR
RICHARDSON, TX 750813208

AUTERY DUSTIN R & AMBER N
2110 COLUMBIA DR
RICHARDSON, TX 750813207

BARBER ARTISE &
MCCORMICK BEVERLY
2117 DRAKE DR
RICHARDSON, TX 750813239

SOTO MARCO ANTONIO
2117 TULANE DR
RICHARDSON, TX 750813220

UNKENHOLZ PATRICK M &
LEIGH ANN
2110 TULANE DR
RICHARDSON, TX 750813219

KREICK PHILIP J ETUX
PO BOX 850453
RICHARDSON, TX 750850453

RAVIANI MOHAMMAD &
YVONNE LEE
2114 COLUMBIA DR
RICHARDSON, TX 750813207

COSTILOW OPHELIA A
2116 COLUMBIA DR
RICHARDSON, TX 750813207

SNYDER GEORGE W &
GERALDINE R
2114 TULANE DR
RICHARDSON, TX 750813219

WONG KAWAH &
COVINGTON AUBREY R
2116 TULANE DR
RICHARDSON, TX 750813219

VICKERY TORRI RENEE
2111 COLUMBIA DR
RICHARDSON, TX 750813208

HOOD CHARLES & SHARON
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RICHARDSON, TX 750813207

SUMMERS CHRISTOPHER S
2115 DRAKE DR
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NOTICE OF PUBLIC HEARING

The Richardson Zoning Board of Adjustment will hold a public hearing in the Council Chambers on July 18, 2018 at 6:30 p.m. at City Hall, 411 W. Arapaho Road, Richardson, Texas to consider:

V 18-03, a request by Ryan Bullock, for approval of the following variance to the City of Richardson Code of Ordinances: Article IV, Sec. 4(f) (1) to allow for a proposed storage shed to be located 3.5 feet in lieu of 20 feet as required from the side lot line located at 2117 Columbia Drive.

For more information, call 972-744-4240.

CPN 8024 Pub. 07/06/2018

Run Dates		Product	Placement/Classification - Position
Publish Date: 07/06/2018	Stop Date: 07/06/2018	Dallas Morning News	Legals Bids Notices - LN Legal Notices
Publish Date: 07/06/2018	Stop Date: 07/12/2018	DallasNews.com	Legals Bids Notices - LN Legal Notices

Agenda Item 4

Variance 18-04:
1229 Ottawa Drive

ZBA File V 18-04

Attachments:

1. Staff Report
2. Aerial Map
3. Site Photos
4. Application
5. Applicant's Statement
6. Notice of Public Hearing and Map
7. Notification List
8. DMN Public Hearing Notice



TO: Zoning Board of Adjustment
FROM: Daniel Harper, Planner **DH**
DATE: July 18, 2018
RE: **V 18-04:** 1229 Ottawa Drive

REQUESTED VARIANCE

To allow a 5 foot width variance from the required 18 foot width requirement for a driveway as required in Article IV, Sec. 4(h)(2) in the Richardson Code of Ordinances.

APPLICANT/PROPERTY OWNER

Brian Campion

EXISTING ZONING

R-1500-M Residential (Ordinance 255-A)

SURROUNDING LAND USE

Residential

STAFF COMMENTS

The home is located in the Richardson Heights Estates neighborhood and was originally constructed in 1999. The home is currently going through a complete renovation.

As part of this remodel, the applicant is requesting a variance to Chapter 6, Article IV, Sec. 4 (h)(2) a. of the Richardson Code of Ordinances. This ordinance requires that an adequate paved area must be provided for maneuvering of vehicles into enclosed garage structures. It later defines that an adequate area for maneuvering shall be a minimum 18 feet in width and 24 feet in length, measured perpendicular to the entry opening of a garage.

The applicant is requesting to allow a 5 foot variance from the 18 foot width requirement in order to preserve a large, 14" caliper Live oak tree that is located slightly in front of the new two-car garage. This design would reduce the driveway to approximately 13 feet wide at its narrowest. The applicant will be building a circular driveway in the front yard and has suggested that the new garage will only be used to shelter one car. The new two-car garage replaces the previous two-car garage which faced the rear alleyway before the remodel.

TECHNICAL RECOMMENDATION

Variance Request: 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 18-04

Seminole Dr

Cheyenne Dr

255-A
R-1500-M

163-A
R-1500-M

Pawnee Dr

SUBJECT PROPERTY

Ottawa Dr

N Cheyenne Dr

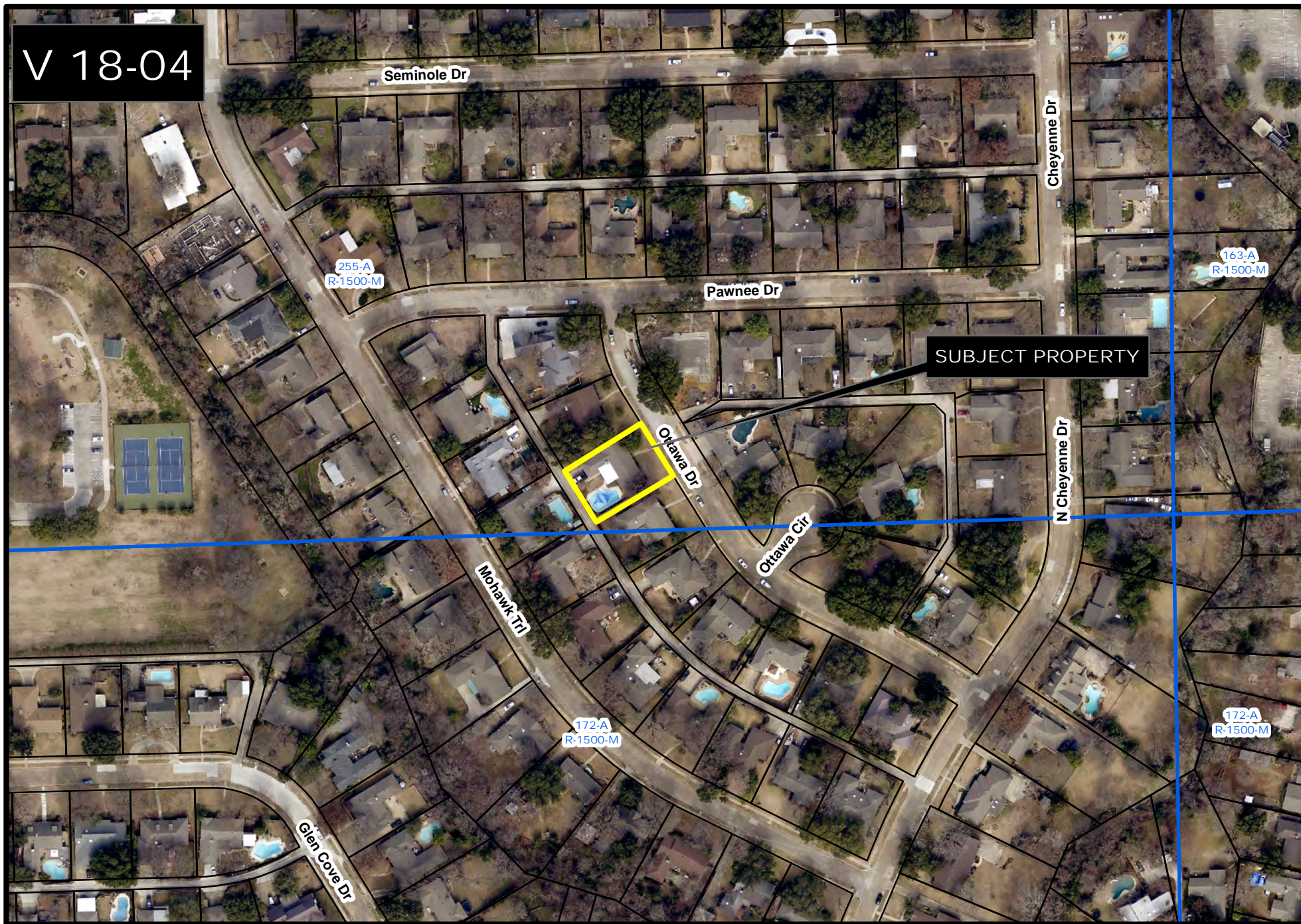
Ottawa Cir

Mo hawk Trl

172-A
R-1500-M

172-A
R-1500-M

Glen Cove Dr



V 18-04 Aerial Map
1229 Ottawa Drive

Updated By: HarperD, Update Date:07/02/2018
File: DSMMapping\Cases\ZBA-2018\V1804\V1804 notification map.mxd

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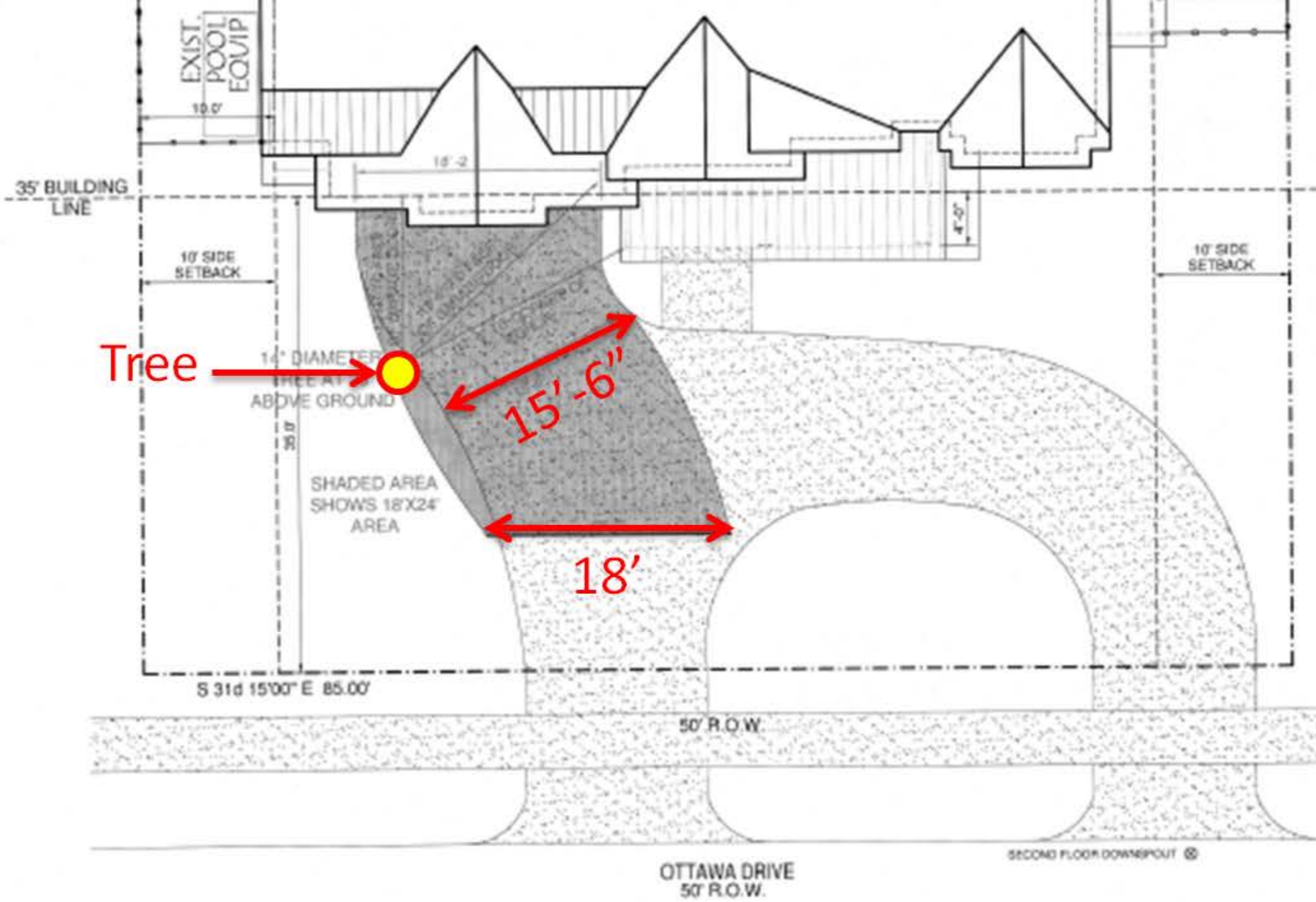


Subject from Ottawa Drive





Subject Tree



GITE PLAN
1/8" = 1'-0"
NORTH

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	
Brian Campion	Printed Name	Brian Campion
Tekton LLC	Company Name	
1119 Grassmere Drive	Mailing Address	1229 Ottawa Drive
Richardson, TX 75080	City, State, ZIP	Richardson, TX 75080
214.500.6244	Telephone Number	214.500.6244
tektonremodeling@gmail.com	Email Address	tektonremodeling@gmail.com

Property Information	
Address of Subject Property	1229 Ottawa Drive
Legal Description	RICHARDSON HEIGHTS ESTATES NORTH4 BLK 178 LOT 14
Existing Zoning and Ordinance	18' x 24' pavement maneuverability requirement
Requested Variance	Reduce required width in order to preserve mature tree on property.

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

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

Yes No

From a conservation and aesthetic standpoint...

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

I have far less mature trees on the lot (none were removed for building purposes and in fact have preserved all trees on the lot regardless of age/size) compared to surrounding houses.

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

Yes No

Yes, it is desired by the applicant, but is also strongly desired by the neighbors.

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

Definitely not. Public interest is to keep the tree. No health or safety implications.

Zoning Board – 1229 Ottawa Drive – Variance Request

Current zoning/code requires 18' x 24' pavement for maneuverability in and out of a garage. I am requesting a variance on the width at a bottleneck point in my yard. There is a mature Live Oak tree that is creating this bottleneck approximately 13' behind the face of my garage door and 17 ½' away from the closest portion of my house. The concrete portion of my driveway would reduce down to approximately 13' wide at the tree (I would like to stay 3-4' away from the base of the tree to preserve the ongoing health of the tree and 6" off my porch) but would be 18' at the garage door opening and much wider beyond the tree as it would be connecting to a circular driveway. Given the fact that most single car garage doors are only 8' wide, this 13' of driveway and 17 ½' of unobstructed space should be adequate to maintain safety of the vehicles and the tree. This tree is one of two mature trees on my lot. I have not removed any trees throughout my build and have preserved all trees (even the little ones on the side and front) to maintain the aesthetics of the overall lot/house. This tree provides essential shade and we will only be parking one car in our garage (since we have the circular driveway we have plenty of parking spaces). For preservation and aesthetics, I am requesting this variance.

Thank you,
Brian Campion
1229 Ottawa Drive



Notice of Public Hearing

Zoning Board of Adjustments – Richardson, TX

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

VARIANCE REQUEST

File No./Name: V 18-04
Property Owner: Brian Campion
Applicant: Brian Campion
Location: 1229 Ottawa Drive
Current Zoning: R-1500-M Residential (Ordinance 255-A)
Request: A request by Brian Campion, for approval of the following variance to the City of Richardson Code of Ordinances:

- 1) Article IV, Sec. 4(h)(2) a., to allow a five (5) foot width variance from the required eighteen (18) foot width requirement for a driveway.

The City Plan Commission will consider this request at a public hearing on:

WEDNESDAY, JULY 18, 2018
6:30 p.m.
City Council Chambers
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Richardson, Texas

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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 18-04.

Date Posted and Mailed: **July 6, 2018**

V 18-04

Seminole Dr

**200' NOTIFICATION
BOUNDARY**

Cheyenne Dr

255-A
R-1500-M

163-A
R-1500-M

Pawnee Dr

SUBJECT PROPERTY

Ottawa Dr

N Cheyenne Dr

Ottawa Cir

Mohawk Trl

172-A
R-1500-M

172-A
R-1500-M

Glen Cove Dr

V 18-04 Notification Map
1229 Ottawa Drive

Updated By: HarperD, Update Date:07/02/2018
File: DSI\Mapping\Cases\ZBA-12018\V1804\V1804 notification map.mxd

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WALTER WILLIAM M &
JANET J
1110 PAWNEE DR
RICHARDSON, TX 750803927

FLANERY MICHAEL Z & HEATHER
1109 PAWNEE DR
RICHARDSON, TX 750803928

CLARK BRADLEY
1233 OTTAWA DR
RICHARDSON, TX 750803926

TIBBETS ADAM
JODI TIBBETS
1234 MOHAWK TRL
RICHARDSON, TX 750803923

TERRY JEANNE S & JOSEPH
1230 MOHAWK TRL
RICHARDSON, TX 750803923

HAYWARD MATTHEW & AMANDA
1231 MOHAWK TRL
RICHARDSON, TX 750803924

MCNEELEY ASHLEY ELSEY
1223 OTTAWA DR
RICHARDSON, TX 750803926

SCOTT ZESIMOS V
1224 MOHAWK TRL
RICHARDSON, TX 750803923

WOODS PAUL M & DIANE C
1200 PAWNEE DR
RICHARDSON, TX 750803929

BOYULS MALACHI & SHELBY
1111 PAWNEE DR
RICHARDSON, TX 750803928

DEES MAX M JR & NANCY L
1231 OTTAWA DR
RICHARDSON, TX 750803926

DAVIS DARYL W & AMANDA C
1232 MOHAWK TRL
RICHARDSON, TX 750803923

SMITH JENNIFER
1233 MOHAWK TRL
RICHARDSON, TX 750803924

WEST WILLIAM & MARY CATHERI
1228 MOHAWK TRL
RICHARDSON, TX 750803923

ESQUIVEL WENCESLAO
1226 MOHAWK TRL
RICHARDSON, TX 750803923

SCHROEDER HAROLD I TR
1227 MOHAWK TRL
RICHARDSON, TX 750803924

CONDER FRANK MARO JR &
RITA M
1107 PAWNEE DR
RICHARDSON, TX 750803928

COUCH NANCY
1224 OTTAWA CIR
RICHARDSON, TX 750803925

WILSON NELSON K
1236 MOHAWK TRL
RICHARDSON, TX 750803923

CAMPION BRIAN & CYNTHIA
1229 OTTAWA DR
RICHARDSON, TX 750803926

MUGNO TERECE
1227 OTTAWA DR
RICHARDSON, TX 750803926

GLIVINSKI JOYCE B CE
1206 CHEYENNE DR
RICHARDSON, TX 750803909

STEIN SOLOMON & DIANA R
1229 MOHAWK TRL
RICHARDSON, TX 750803924

GILLIAM JEFFREY B &
KELLY M GILLIAM
1226 OTTAWA CIR
RICHARDSON, TX 750803925



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For more information, call 972-744-4240.

CPN 8023 Pub. 07/06/2018

Run Dates	Product	Placement/Classification - Position
Publish Date: 07/06/2018 Stop Date: 07/06/2018	Dallas Morning News	Legals Bids Notices - LN Legal Notices
Publish Date: 07/06/2018 Stop Date: 07/12/2018	DallasNews.com	Legals Bids Notices - LN Legal Notices