

Zoning Board of Adjustment Agenda Packet August 15, 2018

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AGENDA
CITY OF RICHARDSON – ZONING BOARD OF ADJUSTMENT
WEDNESDAY, AUGUST 15, 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 JULY 18, 2018.

2. PUBLIC HEARING ON ZBA FILE V 18-05, A request by Chris B. Gescheidle, 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 2 feet in lieu of 20 feet as required from the side lot line.

The property is located on 3701 Copperwood Drive.

3. PUBLIC HEARING ON ZBA FILE V 18-06: A request by Herbert Hutson, for approval of the following variance to the City of Richardson Code of Ordinances:

Article IV-A, Sec. 4(f) (3) to allow for a proposed storage shed to be located 3 feet in lieu of 10 feet as required from the side lot line.

The property is located on 2428 Fairway Drive.

4. PUBLIC HEARING ON ZBA FILE V 18-07: A request by David C. Hang, 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 1 foot in lieu of 20 feet as required from the side lot line.

The property is located on 3700 Trailwood 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, AUGUST 3, 2018

TIFFANY HERRON, ADMINISTRATIVE SECRETARY I

Agenda Item 1

Approval of the minutes of the July 18, 2018
Zoning Board of Adjustment Meeting

**MINUTES
ZONING BOARD OF ADJUSTMENT
CITY OF RICHARDSON, TEXAS
JULY 18, 2018**

The Zoning Board of Adjustment met in session at 6:30 p.m. on Wednesday, July 18, 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
Shamsul Arefin, Member

MEMBERS ABSENT: Marsha Mayo, Alternate

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

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 JUNE 20, 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 18-03: A request by Curtis Dorian, Dorian Development, for approval of the following special exception to the City of Richardson Code of Ordinances:

- 1) 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.

Site location: 602 Thompson Drive.

Staff Comments

Mr. Harper presented regarding Special Exception 18-03. Mr. Harper stated the home was constructed in 1957 in the Richardson Heights neighborhood. He noted the fence appeared to be more of a decorative wall but was a screening fence. Mr. Harper concluded his presentation and stated that based on the information provided by the applicant it was the staff's opinion that the applicants request did not appear to be contrary to public safety.

Board Discussion

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

Public Comments

Curtis Dorian, 609 Stillmeadow Drive, Richardson, TX 75081 approached to speak in favor of the case. He stated their client asked for a redesign of the exterior of the home. It was taken from mid-century colonial to a mid-century modern. They attempted to clad the exterior and enclose the carport with mid-century modern materials, including screen blocks and pine cladding. Mr. Dorian created a waterfall effect with ground lighting and an architectural decorative wall. He believed it turned out to be a very nice project which enhanced the neighborhood. Mr. Dorian stated they received great reviews from the neighborhood.

Member Shuey clarified where the water feature was in relation to the screening wall.

Mr. Dorian stated it was not a built-in water feature, but rather a plug-in and a decorative, bird bath piece in the flower bed.

Member Arefin asked what type of construction material was used.

Mr. Dorian stated they used white pine on the under carriage of the porch and a yellow pine which was stained and sealed along with decorative details such as cedar posting, metal posting, and the decorative screen blocks. The bottom portion was concrete masonry with concrete poured 18 inches into the ground.

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

Board Action

Member Arefin spoke in favor of approval and believed this wall did not look unusual and stated the concrete blocks underneath would provide durability for the structure.

Chairman Lemons confirmed with Mr. Harper that all materials used were permissible under the Comprehensive Zoning Ordinance. He stated the project was aesthetically pleasing and spoke in favor of approval.

Motion: Member Arefin made a motion to grant the request listed in Special Exception 18-03 as presented; second by Member Rooker. Motion Approved 5-0.

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:
 - 2) 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.
Site location: 2117 Columbia Drive

Staff Comments

Mr. Harper presented regarding Variance 18-03. He stated the accessory building would be 8 feet by 12 feet and would be 3.5 feet from the property line. He noted the side street was N. Jupiter Parkway and presented images of the shed in its current state. Mr. Harper stated based on the information provided by the applicant, it was the staff's opinion that a physical hardship did not exist.

Board Discussion

Member Shuey asked at what point in the process of construction sequence the applicant had requested a permit.

Mr. Harper stated Code Enforcement saw the construction taking place and brought it to the attention of the City and property owner. He was unsure if a building permit was pulled originally or post construction.

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

Public Comments

Ryan Bullock, 2117 Columbia Drive, Richardson, TX 75081 approached to speak in favor of the case. He stated the primary reason for building this was to allow for both cars to be parked inside the garage, secondly to store large lawn equipment and finally to prevent those items from being accessed by their child and pets. He stated he received a stop work notice and immediately applied for the permit. The permit was denied due to the setback requirement and he subsequently applied for a Variance.

Member Shuey asked if the exterior of the shed would match the exterior of the home.

Mr. Bullock stated he would ensure it would match. He noted the roof would have identical shingles to the home.

Member Everhart asked how the applicant determined the size of the shed needed.

Mr. Bullock stated it was determined by the available space in that corner of the yard. He said it was not in use and also designed the shed himself.

Member Arefin asked what type of material was being used.

Mr. Bullock stated LP SmartSide was being used, which was a laminated exterior siding.

Chairman Lemons asked if there was any feedback received.

Mr. Bullock stated he received 6 signatures from neighbors which were in the packet showing approval.

Member Rooker asked if the applicant could speak to the fact this may be self-imposed.

Mr. Bullock replied he did not believe this was self-imposed as there were no other potential locations for placement of this unit. He noted there was a pre-existing pool in the west yard, leaving the east yard for this unit. He stated it would not impose an economic hardship.

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

Board Action

Member Everhart asked if any type of storage facility was allowed to be built on that side of the house.

Mr. Harper confirmed that according to the Ordinance no accessory building was allowed to be within that setback and stated this constituted an accessory building as it needed a building permit.

Member Arefin spoke in favor of approval and stated that while this was located at an alley corner lot, there did not seem to be an issue with visibility.

Member Shuey asked if the 8 foot fence was not present or if it was a chain link fence, would the Board's opinion be different.

Chairman Lemons replied that while it was not their job to determine aesthetics, due to the fact the materials were conformed to the house he did not see an issue with the unit.

Member Rooker asked at what size an accessory building did not need a permit.

Mr. Harper believed that was determined if the building required a particular amount of fabrication during its construction along with the square footage being between 90 and 100 square feet. This unit was 96 square feet.

Motion: Member Arefin made a motion to grant the request listed in Variance 18-03 as presented; second by Member Everhart. Motion Approved 5-0.

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:

- 3) 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.

Site location: 1229 Ottawa Drive.

Staff Comments

Mr. Harper presented regarding Variance 18-04. Mr. Harper stated the home was constructed in 1999 in the Richardson Heights Estates. He believed this was a full renovation, tear down and rebuild. Mr. Harper stated the reason for the Variance request was to protect the subject tree, a 14-inch caliper Live Oak tree. He stated the tree was currently in what would be the required 18 foot driveway width. The property owner and applicant estimated the distance required from the proposed driveway to keep the tree alive. Mr. Harper did receive one piece of correspondence in opposition, which was a request for denial. Mr. Harper concluded his presentation and stated that based on the information provided by the applicant, it was of the staff's opinion that a physical property hardship did not exist for this request.

Board Discussion

Member Arefin queried the type of tree as he was not confident it was a Live Oak tree.

Mr. Harper stated he included the description from the application which listed Live Oak.

Chairman Lemons asked if staff had any indication of the age of the tree or the likelihood of potential growth.

Mr. Harper stated unfortunately they were not aware of age or growth of the tree; however the applicant was present to answer further questions.

Member Shuey asked if the distance from the garage door to the tree was measured.

Mr. Harper believed it was between 9 feet and 10 feet.

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

Public Comments

Brian Champion, 1229 Ottawa Drive, Richardson, TX 75080 approached to speak in favor of the case. He stated he was the homeowner and builder of the house. Mr. Champion initially proposed the plans of the house with the tree and then discovered the Ordinance requirement. He then removed the tree from the second application. Mr. Champion stated his building inspector, Mr. Richard Daniels, suggested he apply for a Variance from this requirement to save the tree. He stated the tree was on the far left edge of the opening and confirmed a distance of 13 feet from the face of the garage to the tree. He also confirmed a distance of 17 feet 6 inches from the porch to the tree.

Mr. Champion stated he appreciated communication from Jennifer Patrick and the City's willingness to ensure he did not hit his own tree however he was confident in not colliding with the tree. He stated it was the only tree on the property and was shocked to find someone was in opposition. Ultimately Mr. Champion believed the tree added a lot to the street and house, and would love to keep the tree. Mr. Champion stated he was advised by Mr. Daniels that it was a Live Oak tree.

Member Arefin stated this Oak tree would grow very fast. He stated not only as a Board member but also as an engineer he believed this tree was in the wrong location. He stated

if the board denied this, they would be assisting the applicant as down the road it would be more expensive to rectify and cut down a larger tree and redo a driveway.

Mr. Champion stated he had owned this property for 4.5 years and had not seen a huge growth in the tree so that would not be a concern of his. He stated he did not plan on getting close to the tree, and most driveways were 8 feet wide for a single car garage. Mr. Champion noted he understood maneuverability was a factor and believed this driveway would not be restrictive or his only corridor.

Member Shuey asked the applicant would they see the tree as a safety hazard if the tree got to 22 caliper inches.

Mr. Champion stated he did not plan on getting close to that side of the driveway. He confirmed 13 feet of driveway and 17 feet and 6 inches of clear space was not a concern.

Member Rooker asked the applicant if he considered the tree when making the plans.

Mr. Champion stated when he designed the house with a pool, that forced him to put things in other places, and the tree was an afterthought.

Member Shuey confirmed with Mr. Harper the City did not require a tree study on residential lots.

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

Board Action

Member Shuey spoke in favor of approval and appreciated that the applicant had gone through the steps to come before the Board. He would give the applicant the benefit of the doubt with regards to not hitting the tree.

Member Everhart stated he believed the presence of trees affected the feel of the home and neighborhood. He stated he was for tree conservation and did not believe this would be a public safety issue. Mr. Everhart stated conserving the tree would maintain the integrity of the neighborhood. He was unsure if this would be a problem in the future but ultimately spoke in favor of approval.

Member Arefin stated while he did not believe it was a public safety issue it would become a personal issue. He ultimately spoke in favor of supporting the tree.

Chairman Lemons stated the distance from the garage to the tree helped with his decision. He was sympathetic to what Member Arefin had said and wanted to keep private safety in mind. Chairman Lemons stated it would be a prudent idea if the applicant would look into a root inhibitor, and believed the tree would fit the neighborhood aesthetic and was most in favor of preserving trees.

Motion: Member Shuey made a motion to grant the request listed in Variance 18-04 as presented; second by Member Everhart. Motion Approved 5-0.

Adjournment

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

There being no further business, the meeting was adjourned at 7:18 p.m.

Jason P. Lemons, Chair
Zoning Board of Adjustment

DRAFT

Agenda Item 2

Variance 18-05:
3701 Copperwood Drive

ZBA File V 18-05

Attachments:

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



TO: Zoning Board of Adjustment
FROM: Daniel Harper, Planner **DH**
DATE: August 8, 2018
RE: **V 18-05:** 3701 Copperwood Drive

REQUESTED VARIANCE

To allow an eighteen (18) foot setback variance from the required twenty (20) foot side yard setback for a storage shed as required in Article IV, Sec. 4(f)(1) in the Richardson Code of Ordinances.

APPLICANT/PROPERTY OWNER

Chris B Gescheidle

EXISTING ZONING

R-1500-M Residential (Ordinance 2944-A)

SURROUNDING LAND USE

Residential

STAFF COMMENTS

The home is located in the Woods of Springcreek neighborhood and was originally constructed in 1998.

The applicant is requesting a variance to Article IV, Sec. 4 (f)(1) of the Richardson Code of Ordinances, which requires a side setback of no less than 20 feet for corner lots to place an 8' x 10' (80 square feet) accessory building ("tuff shed") two (2) feet from the south property line. The proposed shed is 7'-10" tall and will be screened from view by an existing 8- foot tall privacy fence located along the perimeter of the lot.

Due to existing improvements located within the rear yard of the lot, and the applicant's desire to preserve aesthetic views from inside the home out towards the yard, the most logical area to place the proposed shed would be in the side yard area.

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 18-05

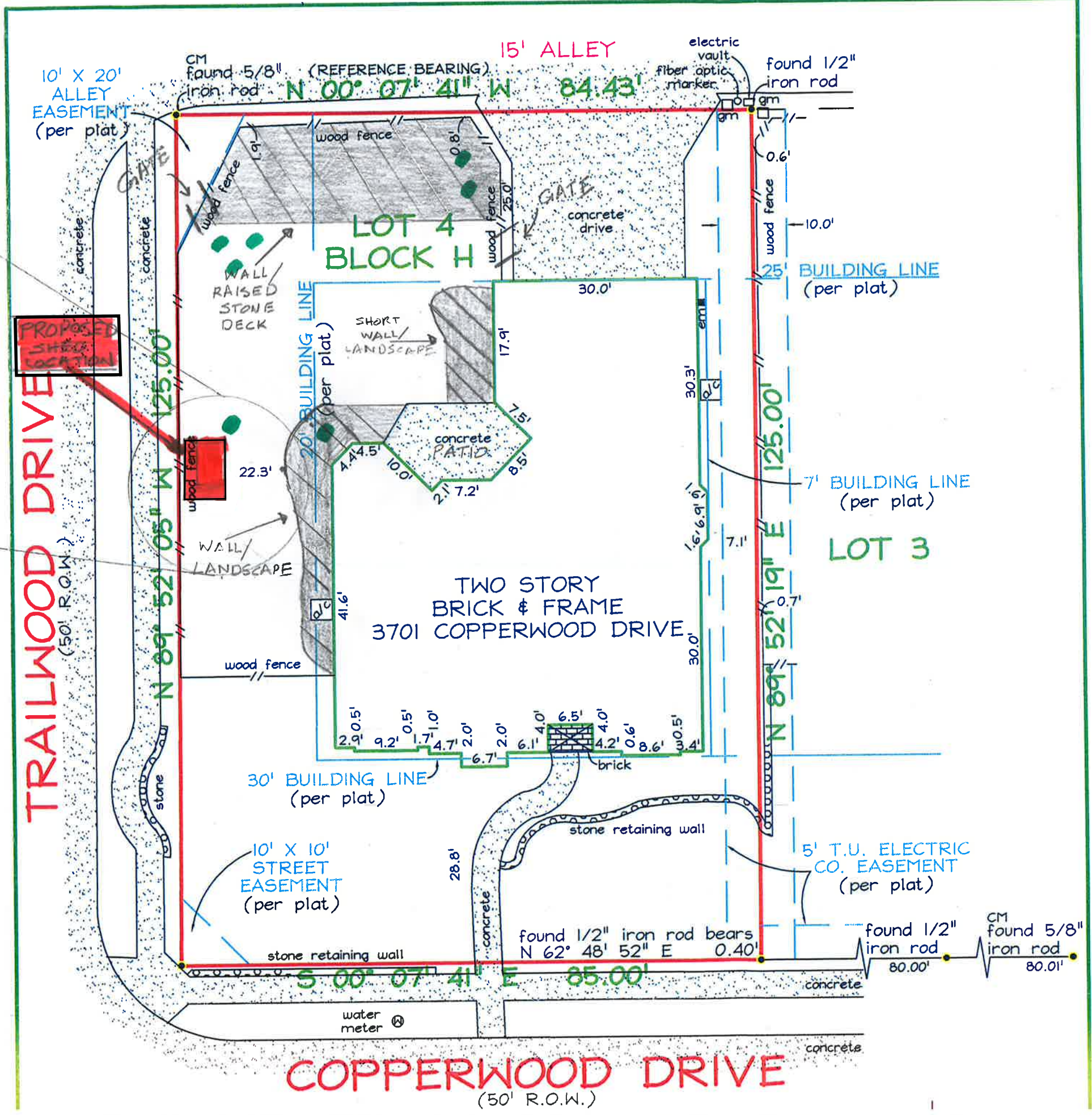
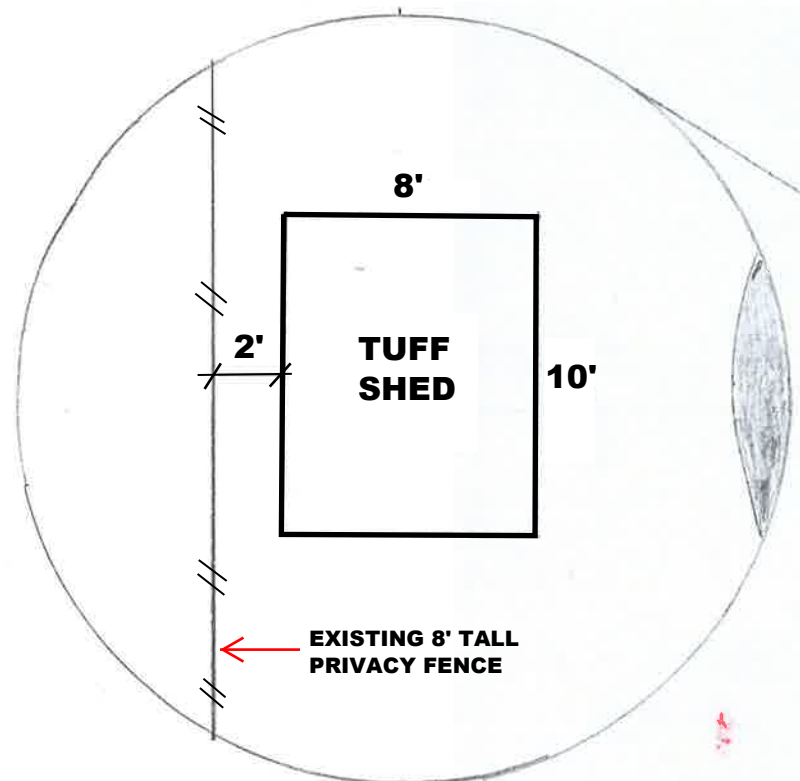


V 18-05 Aerial Map
3701 Copperwood Drive
Updated By: HarperD, Update Date:08/02/2018

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.



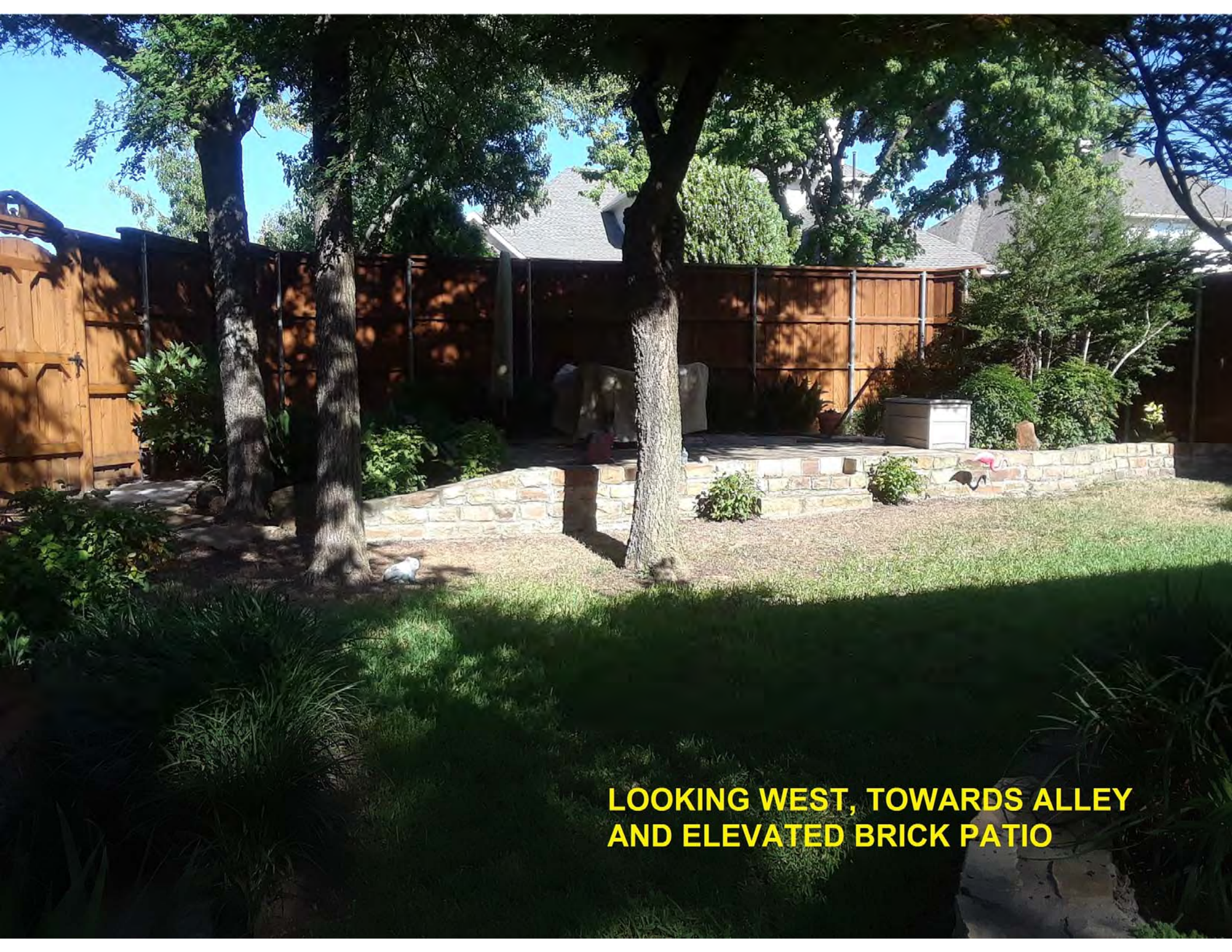
LARGER VIEW



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



EAST VIEW, ALONG EAST PROPERTY LINE



**LOOKING WEST, TOWARDS ALLEY
AND ELEVATED BRICK PATIO**

For Department Use Only

Date Received: 7/20/12

Fee Paid: Waived 250

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	
Chris B Gescheidle	Printed Name	Chris B Gescheidle
	Company Name	
37097 Copperwood Drive	Mailing Address	3701 Copperwood Drive
Richardson, TX 75082	City, State, ZIP	Richardson, TX 75082
972-231-3551	Telephone Number	972-231-3551
chris.gescheidle@gmail.com	Email Address	chris.gescheidle@gmail.com

Property Information	
Address of Subject Property	3701 Copperwood Drive
Legal Description	Woods of Springcreek, Section 4, Block H, Lot 4 Collin County
Existing Zoning and Ordinance	Required 20' setback from property line to building
Requested Variance	Requesting 1' to 3' (a variance of 17 to 19')

- ### 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

Because my house is located on a corner and the size of my back yard has more length than depth, very little space exists in which the 20' setback occurs. In fact - as you can see from the plat - the space located outside of the 20' setback is confined to literally the middle of the back yard.

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

Again, my house is located on a corner and the size of my back yard has more length than depth, very little space exists in which the 20' setback occurs. In this subdivision, The Woods of Spring Creek, very few houses exist that have this type of corner. Most lots are larger and almost all have unique property characteristics, not such a rectangle as mine.

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

Yes No

Although I am able to utilize my garage for the parking of cars (not storing "junk"), I am short on space in which to store and organize tools and recreational equipment.

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 shed will not be visible to anyone, as it will be located within the confines of the back yard and below the fence line

July 20, 2018

City of Richardson
Board of Adjustment
411 W Arapaho Road
Richardson, TX 75080

Dear Board of Adjustment,

First of all, thank you for the opportunity to present to you my case for a variance on my residential property. I realize that your time is valuable and there must be more prominent issues to tackle that one such as this, my utility shed.

I am seeking a variance to the 20' setback requirement for my Tuff Shed. I would like to place an 8' X 10' Tuff Shed within the confines of my backyard. Due to the small size of my backyard - and the fact that it sits on a corner - the setback requirement restricts me to placement which is not ideal for my property aesthetics and use.

As you can see from the plat, my backyard is an "L" shape. The "long arm" of the "L" runs along the side of the house where there is but one window towards the east end of the house. (This is the area in which the 20' setback requirement swallows most of it.) The "short arm" of the "L" is the area of the backyard where seven (7) windows and two (2) doors look out onto the back. Placing the Tuff Shed in this area means that my wife and I would always be looking at it, whether we are in the master bedroom or the living room. Even set further back, along the fence of this area, we would be see it. Furthermore, the extensive landscaping and stone deck of this area would just about prevent us from placing the Tuff Shed there.

As a multisport coach and avid cyclist, I have an extensive array of bikes and cycling equipment. Not just cycling equipment, but tools, garden tools and vehicle maintenance parts. Even though I've been able to park my vehicles into garage without clutter, I find myself now needing more space for storage without crowding the free space within the garage. I do not have lawn equipment, save for a few electric trimmers. I do not store gasoline or other combustibles on the property.

Finally, please know that the height of the Tuff Shed is 7'10" which would sit below the 8' fenceline. That means no one would be able to see the shed unless one entered the backyard.

Again, thank you for your consideration.



Chris B Gescheidle



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 18-05
Property Owner: Chris B. Gescheidle
Applicant: Chris B. Gescheidle
Location: 3701 Copperwood Drive
Current Zoning: R-1500-M Residential (Ordinance 2944-A)
Request: A request by Chris B. Gescheidle, 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 2 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, AUGUST 15, 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.

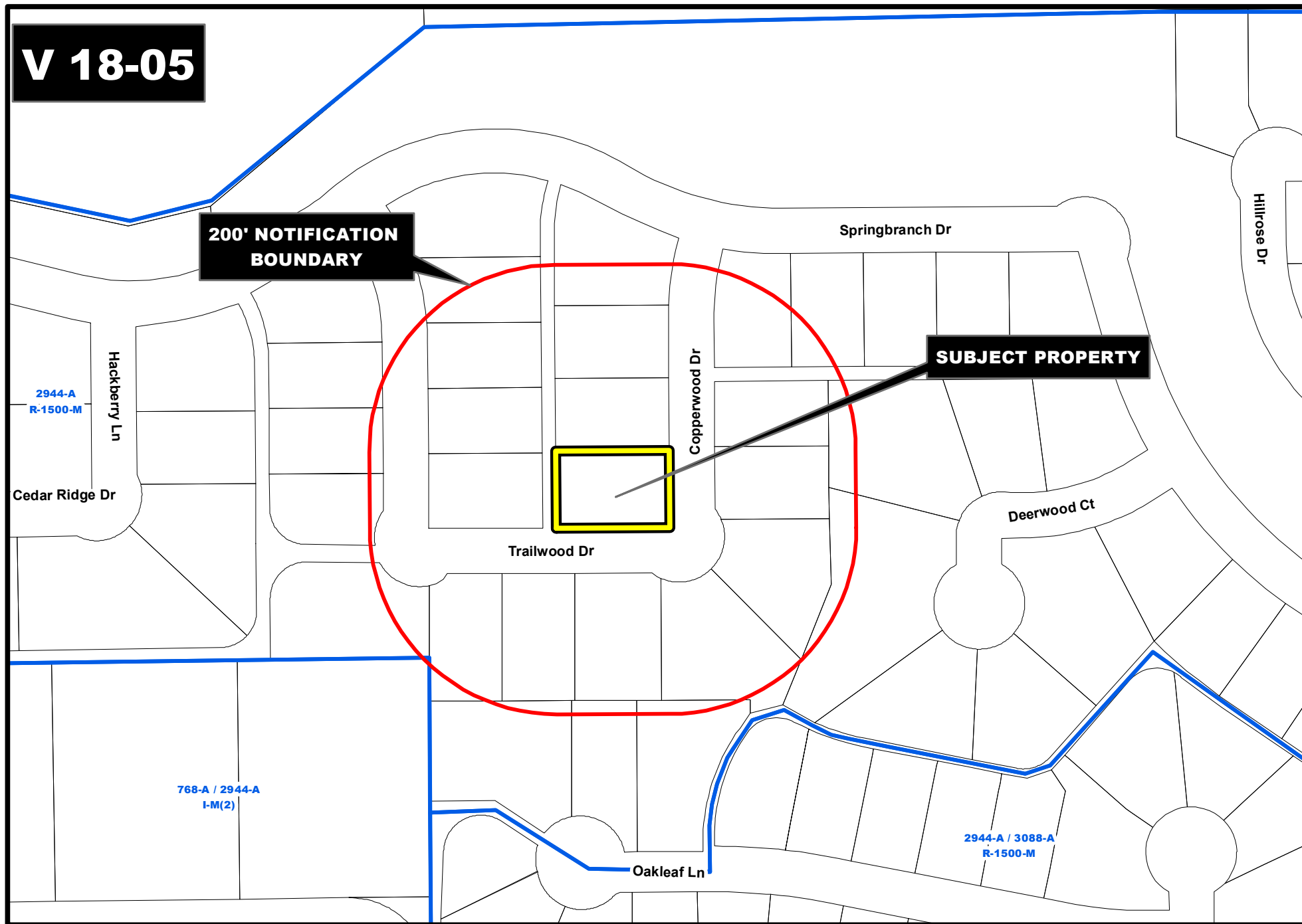
Persons who are unable to attend, but would like their views to be made a part of the public record, may send signed, written comments, referencing the file number above, prior to the date of the hearing to: Dept. of Development Services, PO Box 830309, Richardson, TX 75083.

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 18-05.

Date Posted and Mailed: **August 3, 2018**

V 18-05



V 18-05 Notification Map
3701 Copperwood Drive

Updated By: HarperD, Update Date:08/02/2018

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.



STROTHER THOMAS SEAY 3401 OAKLEAF LN RICHARDSON, TX 750822421	PARDINI ANTHONY BRIAN & MINDY 3403 OAKLEAF LN RICHARDSON, TX 750822421	LETO PAUL A & JUDITH L 3405 OAKLEAF LN RICHARDSON, TX 750822421
BURT RICHARD E & JANICE M 3705 TRAILWOOD DR RICHARDSON, TX 750822434	WENG TZUULIN J & LIMEI W 3703 TRAILWOOD DR RICHARDSON, TX 750822434	JOHNSON SCOTT B & TRACI 3701 TRAILWOOD DR RICHARDSON, TX 750822434
GRAHAM BRIAN DOUGLAS 3706 TRAILWOOD DR RICHARDSON, TX 750822433	FULGHAM PAT FOX & KITZI JANE 3707 COPPERWOOD DR RICHARDSON, TX 750822426	BAXTER IRVIN JR & JUDITH 3705 COPPERWOOD DR RICHARDSON, TX 750822426
MERRILL VINCENT 3704 TRAILWOOD DR RICHARDSON, TX 750822433	BRUZINA JOHN S & ANGELICA A 3703 COPPERWOOD DR RICHARDSON, TX 750822426	TRAILWOOD DRIVE LLC 4461 RED BARN RICHARDSON, TX 750822681
GESCHEIDLE CHRIS & DANA 3701 COPPERWOOD DR RICHARDSON, TX 750822426	HSIAO QUEEN-LING PETER & TRICY 3700 TRAILWOOD DR RICHARDSON, TX 750822433	NOBLE GARY D & KAREY 3603 TRAILWOOD DR RICHARDSON, TX 750822435
TREST JOHN GLENN & ADE KRISTEN DAWN 3605 TRAILWOOD DR RICHARDSON, TX 750822435	CORUM BRIAN 3607 TRAILWOOD DR RICHARDSON, TX 750822435	SCHROEDER RICHARD H & DORIS EI 3609 TRAILWOOD DR RICHARDSON, TX 750822435
BRATCHER SCOTT K & JEAN M BRATCHER 3507 DEERWOOD CT RICHARDSON, TX 750822652	MCPETERS JEFFERY L & JONI 3507 DEERWOOD CT RICHARDSON, TX 750822652	KUO TZE & PEARL 3402 SPRINGBRANCH DR RICHARDSON, TX 750822437
WYSE SAMUEL LAWRENCE III & SAMUEL & MARY JO WYSE LIVING T 3400 SPRINGBRANCH DR RICHARDSON, TX 750822437	ARCHER WILLIAM P & COLLEEN E 3704 COPPERWOOD DR RICHARDSON, TX 750822425	STRACENER FAMILY TRUST & ARTHUR MAXWELL STRACENER JR 3702 COPPERWOOD DR RICHARDSON, TX 750822425
BARTLETT JOHN M & DEBORAH E 3700 COPPERWOOD DR RICHARDSON, TX 750822425	RICKERT PETER JOSEPH & JEANNE LIVING 3601 TRAILWOOD DR RICHARDSON, TX 750822435	3321 ESSEX PARTNERS LLC 4450 SOJOURN DR STE 300 ADDISON, TX 75001



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

Order Confirmation

Customer: CITY OF RICHARDSON **Customer Account:** 100010162
Ad Order #: 0001695782 **PO Number:** CPN 8032
Sales Rep: Lynda Black **Order Taker:** Lynda Black

Net Amount:	\$95.80	Tax Amount:	\$0.00	Total Amount:	\$95.80
Payment Method:	Check/Money Order	Payment Amount:	\$0.00	Amount Due:	\$95.80

Ad Order #: 0001695782

Ad Number: 0001695782-01

Color: **Ad Size:** 1 X 32.00 Li

Ad Content

NOTICE OF PUBLIC HEARING

The Richardson Zoning Board of Adjustment will hold a public hearing in the Council Chambers on August 15, 2018 at 6:30 p.m. at City Hall, 411 W. Arapaho Road, Richardson, Texas to consider:

V 18-05, a request by Chris B. Gescheidle, 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 2 foot in lieu of 20 feet as required from the side lot line located at 3701 Copperwood Drive.

For more information, call 972-744-4240.

CPN 8032 Pub. 08/03/2018

Run Dates	Product	Placement/Classification - Position
Publish Date: 08/03/2018 Stop Date: 08/03/2018	Dallas Morning News	Legals Bids Notices - LN Legal Notices
Publish Date: 08/03/2018 Stop Date: 08/09/2018	DallasNews.com	Legals Bids Notices - LN Legal Notices

Agenda Item 3

Variance 18-06:
2428 Fairway Drive

ZBA File V 18-06

Attachments:

1. Staff Report
2. Aerial Map
3. Variance Exhibit
4. Site Photos
5. Application
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: August 8, 2018
RE: **V 18-06:** 2428 Fairway Drive

REQUESTED VARIANCE

To allow a seven (7) foot side yard setback variance from the required ten (10) foot side yard setback for an accessory structure (work shop) as required in Article IV-A, Sec. 4(f)(3) in the Richardson Code of Ordinances.

APPLICANT/PROPERTY OWNER

Herbert Hutson

EXISTING ZONING

R-2000-M Residential (Ordinance 282-A)

SURROUNDING LAND USE

Residential

STAFF COMMENTS

The home is in the Canyon Creek Country Club neighborhood and was originally constructed in 1966.

The applicant is requesting a variance to Article IV-A, Sec. 4 (f)(3) of the Richardson Code of Ordinances, which requires a side yard setback of no less than 10 feet from an interior lot line to construct a 10' x 16' (160 square feet) accessory structure (work shop) three (3) feet from the northwest property line. The proposed work shop will be partially screened from the adjacent property by an existing landscape hedge.

The applicant's desire is to preserve the aesthetic views of the golf course. Based on its preferred placement, the work shop will not obstruct the neighbors view of the golf course.

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 18-06



V 18-06 Aerial Map
2428 Fairway Drive

Updated By: HarperD, Update Date:08/02/2018

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.

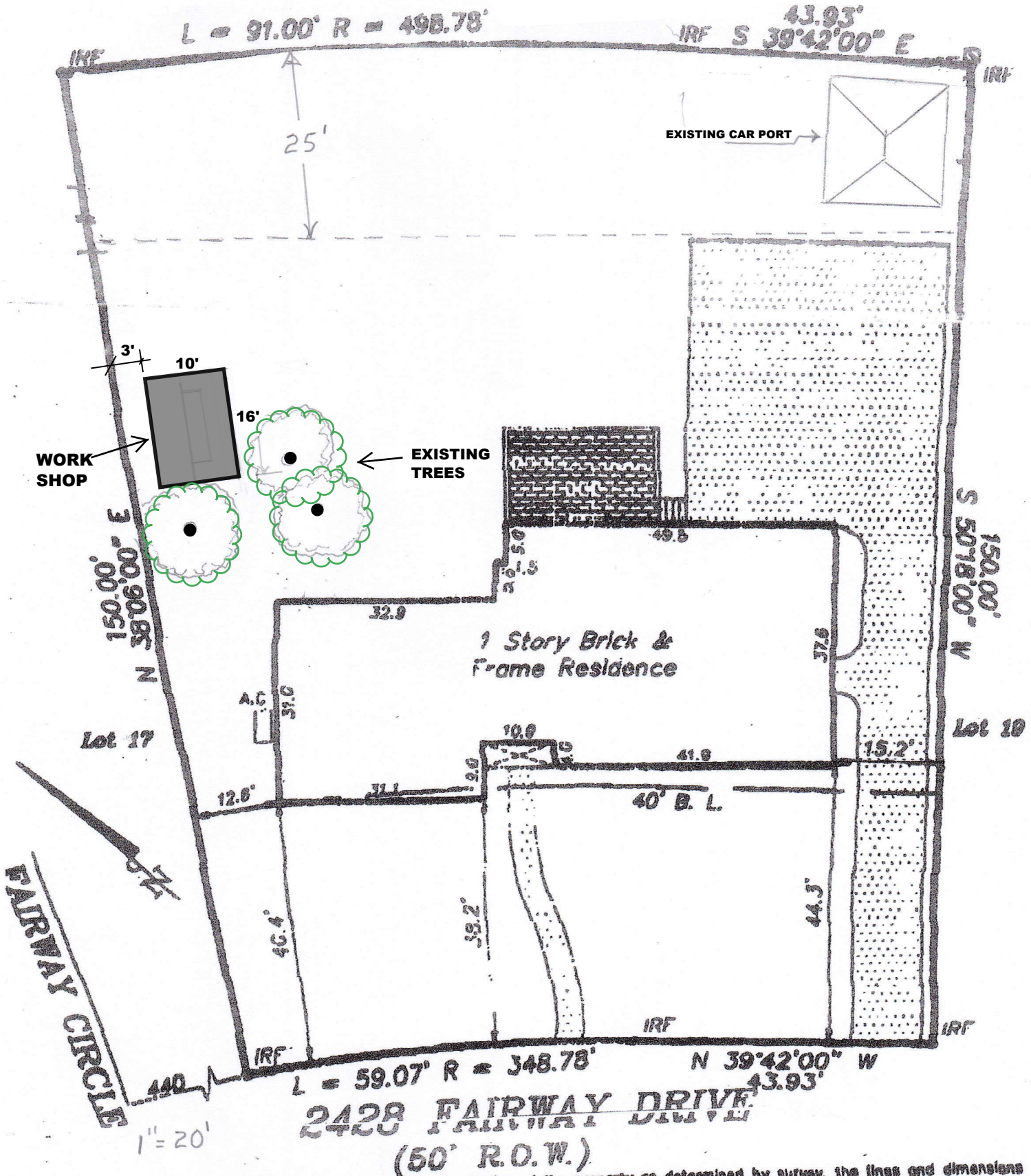


SURVEY PLAT

TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:

This is to certify that I have this date, made a careful and accurate survey on the ground of the property located at
2428 FAIRWAY DRIVE, in the City of **RICHARDSON**, Texas,
 Being Lot **18** Block No. **42** City Block **5**
 of **CANYON CREEK COUNTRY CLUB NO. 5**, an addition to the City of
RICHARDSON, Texas, according to the **MAP** recorded in Vol. **4**
 Page **49** of the **MAP** **COLLIN** County, Texas.

GOLF COURSE



2428 FAIRWAY DRIVE
(50' R.O.W.)

This is a true and accurate representation of the property as determined by survey. The lines and dimensions of buildings and improvements are shown, all improvements



PROPOSED WORK SHOP



APPROXIMATE LOCATION OF WORK SHOP



VIEW TOWARDS GOLF COURSE

For Department-Use Only

Date Received: 7/25/10 Fee Paid: 250 Accepted by: T. Mayhem



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	
Herbert Hutson	Printed Name	
	Company Name	
2428 Fairway Drive	Mailing Address	
Richardson, TX 75080	City, State, ZIP	
972-235-3976	Telephone Number	
hehutson@sbcglobal.net	Email Address	

Property Information

Address of Subject Property	2428 Fairway Dr. Richardson, TX 75080
Legal Description	Lot 18, Block 42, Canyon Creek Country Club
Existing Zoning and Ordinance	7 Ft. from side property line if structure is built outside of rear set back aer
Requested Variance	3 Ft. from side property line (4 Ft. 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

View of the golf course would be partially obstructed based on code requirements that requires that the structure be 7 ft. from the left (north) side of property line. I am requesting a 4 ft. variance from the property line which would give me a more open view of the golf course.(see pictures) Also, the material on the outside and inside of the wall adjacent to the property line (neighbors driveway) will be made of fire resistant material that's approved by The City of Richardson Building Inspection Department.

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

If so, explain below.

Yes No

I have been wanting to build a nice storage and work shop since we moved here 24 years ago. Now that I am 84 years old and my golfing days are getting less and less, a nice, shaded, work shop would help me continue to stay active and constructive.

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 property in back of my house is a beautiful golf course.(see pictures) and not an ally. if it was an ally in back, the position of the structure would not be important because the structure would only block the view of the ally. Also, because it is on the golf course and many golfers can view by back yard, I want the structure to be appealing (see pictures) and not just a storage "shed". (see pictures)

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

Yes No

Yes' however: my neighbor on the north side , would also prefer me building the structure where I am proposing because building it further towards the golf course, would block his view of the green and the golf course.

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:

VARIANCE REQUEST

File No./Name: V 18-06
Property Owner: Herbert Hutson
Applicant: Herbert Hutson
Location: 2428 Fairway Drive
Current Zoning: R-2000-M Residential (Ordinance 282-A)
Request: A request by Herbert Hutson, for approval of the following variance to the City of Richardson Code of Ordinances:

- 1) Article IV-A, Sec. 4(f) (3) to allow for a proposed storage shed to be located 3 feet in lieu of 10 feet as required from the side lot line.

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

WEDNESDAY, AUGUST 15, 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>

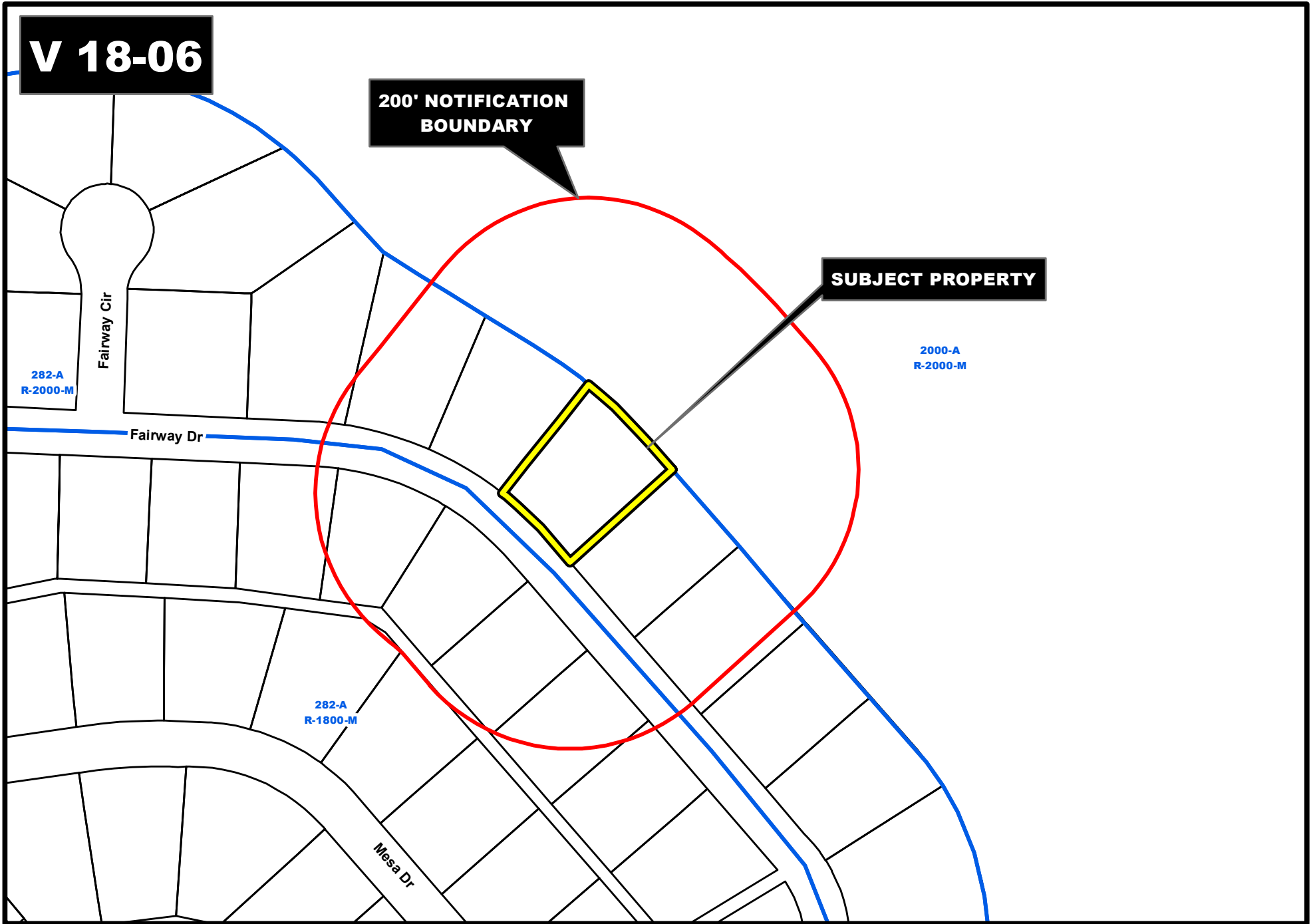
For additional information, please contact the Dept. of Development Services at 972-744-4240 and reference Variance Number V 18-06.

Date Posted and Mailed: **August 3, 2018**

V 18-06

**200' NOTIFICATION
BOUNDARY**

SUBJECT PROPERTY



V 18-06 Notification Map
2428 Fairway Drive

Updated By: HarperD, Update Date:08/02/2018

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.



CRUIKSHANK THOMAS G & GINGER L
2434 FAIRWAY DR
RICHARDSON, TX 750802110

HUTSON HERBERT E & ODELIA G
2428 FAIRWAY DR
RICHARDSON, TX 750802110

KRUEGER WILLIAM WAYNE III & KRUEGER
LYDIA SCOTT
2426 FAIRWAY DR
RICHARDSON, TX 750802110

FULLER CLAYTON T & ANNE E
2427 FAIRWAY DR
RICHARDSON, TX 750802109

ENSMINGER JOSEPH & SHARON
2408 MESA DR
RICHARDSON, TX 750802115

ACOSTA ANTHONY & AMY
2432 FAIRWAY DR
RICHARDSON, TX 750802110

THOMPSON ALAN D & KATHRYN G
2433 FAIRWAY DR
RICHARDSON, TX 750802109

PURIFOY SUZANNE
2429 FAIRWAY DR
RICHARDSON, TX 750802109

JESSEN CRAIG A & LYNNITA D
2410 MESA DR
RICHARDSON, TX 750802115

CUNNINGHAM BENJAMIN A & PATRICIA
GAIL CUNNINGHAM
2423 FAIRWAY DR
RICHARDSON, TX 750802109

COLLINS LARRY W & LYNN GARDNER
COLLINS
2430 FAIRWAY DR
RICHARDSON, TX 750802110

KASSEN DAVID & SUSAN
2431 FAIRWAY DR
RICHARDSON, TX 750802109

HOUSEL JOHN A & PATRICIA L
2424 FAIRWAY DR
RICHARDSON, TX 750802110

JENKS KATHLEEN & WILLIAM
2425 FAIRWAY DR
RICHARDSON, TX 750802109

RICHARDSON COUNTRY CLUB CORP
PO BOX 4900
SCOTTSDALE, AZ 852614900



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The Dallas Morning News, P.O. BOX 660040, DALLAS, TX 75266-0040

Order Confirmation

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Ad Order #:	0001695780	PO Number:	CPN 8030
Sales Rep:	Lynda Black	Order Taker:	Lynda Black

Net Amount:	\$95.80	Tax Amount:	\$0.00	Total Amount:	\$95.80
Payment Method:	Check/Money Order	Payment Amount:	\$0.00	Amount Due:	\$95.80

Ad Order #: 0001695780

Ad Number: 0001695780-01

Color: **Ad Size:** 1 X 32.00 Li

Ad Content

NOTICE OF PUBLIC HEARING

The Richardson Zoning Board of Adjustment will hold a public hearing in the Council Chambers on August 15, 2018 at 6:30 p.m. at City Hall, 411 W. Arapaho Road, Richardson, Texas to consider:

V 18-06, a request by Herbert Hutson, for approval of the following variance to the City of Richardson Code of Ordinances: Article IV-A, Sec. 4(f) (3) to allow for a proposed storage shed to be located 3 feet in lieu of 10 feet as required from the side lot line located at 2428 Fairway Drive.

For more information, call 972-744-4240.

CPN 8030 Pub. 08/03/2018

Run Dates	Product	Placement/Classification - Position
Publish Date: 08/03/2018 Stop Date: 08/03/2018	Dallas Morning News	Legals Bids Notices - LN Legal Notices
Publish Date: 08/03/2018 Stop Date: 08/09/2018	DallasNews.com	Legals Bids Notices - LN Legal Notices

Agenda Item 4

Variance 18-07:
3700 Trailwood Drive

ZBA File V 18-07

Attachments:

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



TO: Zoning Board of Adjustment
FROM: Daniel Harper, Planner **DH**
DATE: August 8, 2018
RE: **V 18-07:** 3700 Trailwood Drive

REQUESTED VARIANCE

To allow a nineteen (19) foot setback variance from the required twenty (20) foot side yard setback for a storage shed as required in Article IV, Sec. 4(f)(1) in the Richardson Code of Ordinances.

APPLICANT/PROPERTY OWNER

David C. Hang / Peter Queen Ling Hsaio

EXISTING ZONING

R-1500-M Residential (Ordinance 2944-A)

SURROUNDING LAND USE

Residential

STAFF COMMENTS

The home is located in the Woods of Springcreek neighborhood and was originally constructed in 1998.

The applicant is requesting a variance to Article IV, Sec. 4 (f)(1) of the Richardson Code of Ordinances, which requires a side setback of no less than 20 feet for corner lots to place an 8' x 10' (80 square feet) accessory building one (1) foot from the south property line. The proposed shed is 7' tall at its highest point and will be screened from view by an existing 6- foot tall privacy fence located along the perimeter of the lot.

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 18-07

4048
PD

Springbranch Dr

SUBJECT PROPERTY

Hackberry Ln

Copperwood Dr

2944-A
R-1500-M

Cedar Ridge Dr

Deerwood Ct

Trailwood Dr

768-A / 2944-A
I-M(2)

Essex Dr

2944-A / 3088-A
R-1500-M

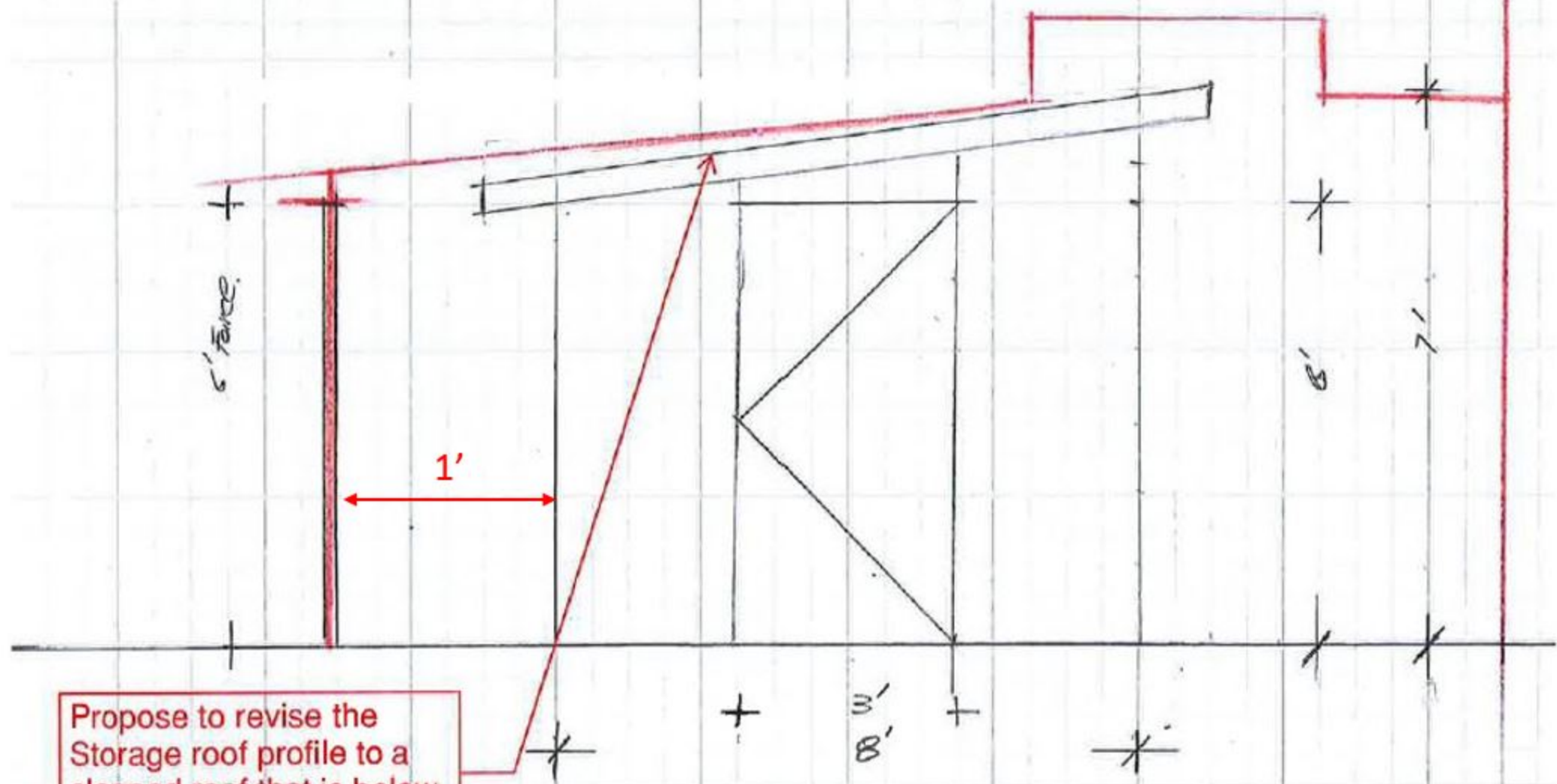
Oakleaf Ln

V 18-07 Aerial Map
3700 Trailwood Drive

Updated By: HarperD, Update Date:08/02/2018

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.





Propose to revise the Storage roof profile to a sloped roof that is below the existing fence line

PROPOSED CHANGED CONDITION

Subject facing north



Subject facing east



Subject facing West



For Department Use Only

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



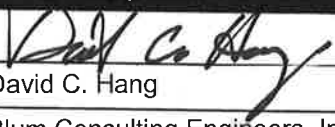
**Board of Adjustment
Variance or Appeal
Application**
City of Richardson, Texas

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		Signature
David C. Hang	Printed Name	Peter Queen Ling Hsiao	Printed Name
Blum Consulting Engineers, Inc.	Company Name		
3606 Blackwood Court	Mailing Address	3700 Trailwood Drive	Mailing Address
Richardson, TX 75082	City, State, ZIP	Richardson, TX 75082	City, State, ZIP
214-578-9027	Telephone Number	214-315-4823	Telephone Number
dhang1956@gmail.com	Email Address	petreqhsiao@yahoo.com.tw	Email Address

Property Information	
Address of Subject Property	3700 Trailwood Dr., Richardson, TX 75082
Legal Description	Two stories single family house.
Existing Zoning and Ordinance	
Requested Variance	To waive the requirement for 20-foot set back for the storage room that is on the side of the building to the public street.

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

July 30, 2018

Development Services Department
411 W. Arapaho Road, Suite 204
Richardson, TX 75082

RE: Variance Application for
3700 Trailwood Drive, Richardson, TX 75082

To Whom May Concern:

I would like to submit for a Variance and Appeal Application to the Board of Adjustment to reduce the minimum of 20-foot set back requirement to a replaced shade structure at side of the single family house. The set back for the new shade structure is at 18'-6" to the public street.

Following items are attached with this letter:

1. A copy of the Variance Application form from City of Richardson.
2. Exhibition 1 – a copy of the initial denial email to the building application from City of Richardson.
3. Exhibition 2 – a copy of an email from City of Richardson requesting for my action to the rejected building permit and my options to the denial.
4. Exhibition 3 – a copy of the application to HOA with a revised building section as a proposed solution to the new structure's appearance with respect to the existing fence. I have a verbal agreement from HOA's architectural review committee for their approval. Due the tight schedule for me to submit this application to meet the July 30th deadline for August hearing, I will bring a final approval letter from HOA to the hearing with me to presented to the committee.
5. (12) twelve copies of the set back dimension for the new shade structure.

Enclosed is a check for \$250.00 for the filing fee.

Your consideration for this variance application is greatly appreciated.

Respectfully yours,


Peter Queen-Ling Hsiao

Encl.

Board of Adjustment Variance Checklist

Does a hardship exist? If so, explain below.

Yes No

Yes, the hardship was already existed, because we replaced the new shade structure at same location as the old structure spot, the previous set back with the existing structure was at 18'-6" from the public street and now with the new structure, we are still at 18'-6" from the public street.

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

Yes No

Yes, if the city is to enforce this ordinance, then the new shade structure will have to be demolished because there is any more space at the side yard to move the structure away from the street. In addition, the new structure is not able to be moved due to its weight and the new building footing.

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

Yes, the condition is unique to the property because there was an existing old shade structure that was located at the same location for the last 20 years. During these years City of Richardson never give us a citation that the building was in violation. Due to the existing structure has deteriorated to an unsafe condition that we merely replaced it at the same spot, therefore we did not think it would become an issue and code violation with the city.

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

Yes No

Yes, the variance is created by the applicant is behalf of the property owner, Peter Queen Ling Hsiao to assist him to file the variance with City of Richardson at Development Services Department.

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

Yes No

The hardship is partially financially related, because the cost to build this new building is over \$2,500.00. Another hardship is the new shade due to the weight of the structure and how the building is attached to the new foundation cannot be picked up and moved to the back yard area as city has suggested on the denial map. In addition, we have worked out a resolution with HOA to lower the new shade's roof to be lowered below the existing fence line (please refer to 'Exhibition 3').

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

By granting the variance, we do not believe it will impact the public health, safety, and welfare, because we have replaced an existing storage shade that was over 20 years old and deteriorated to an unsafe condition that it could fall under a strong wind condition. The new shade building is located at the same place as the previous building location.

Exhibition 1

----- Forwarded Message -----

Subject:轉寄 : 3700 Trailwood Rd - ***Application Denial***

Date:Wed, 18 Jul 2018 03:48:07 +0000 (UTC)

From:Queen-ling Hsiao <peterqhsiao@yahoo.com.tw>

To:dhang@blumeng.com

傳自 iPhone 版的 Yahoo 奇摩電子信箱

H以下是轉寄的信件

於 星期一, 7月 16, 2018, 09:24, stephanie.jackson@cor.gov 寫道:

Peter,

We have received an application for an accessory structure application. The application has been denied because it cannot meet 20 foot setback from the side property line. Attached is a diagram that shows an example of the 20 foot setback.

Thank you,

Stephanie Jackson-Veach
Building Inspection Manager
Building Inspection Department
City of Richardson
[972-744-4174](tel:972-744-4174)

--Untitled



Exhibition 1

Google Maps

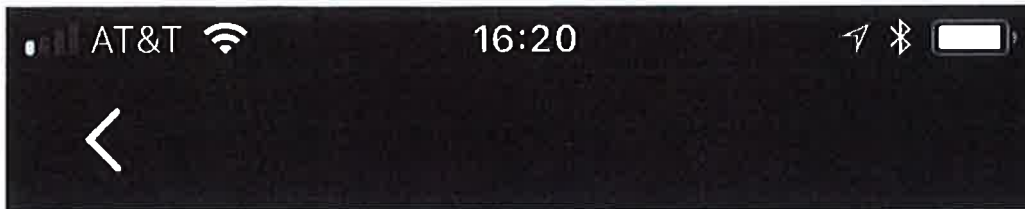
CITY OF RICHARDSON

JUL 16 2018

3700 Travelwood Dr.
18 9513



Must be a minimum of 20 feet from the side property line



**Re: Fw: 3700 Trailwood Rd -
Application Denial**



stephanie.jackson@...



收件者 peterqhsiao@ya...

今天 16:07

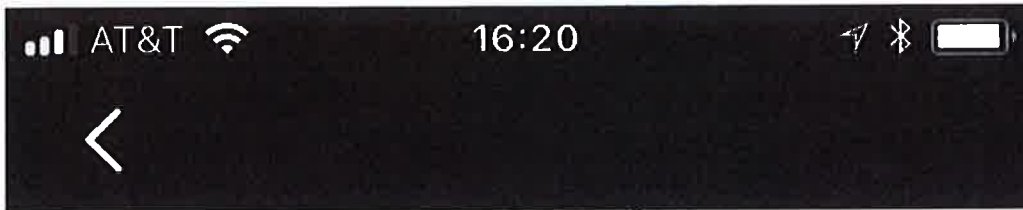
Peter,

To date we have not hear how you would like to handle your application for an accessory structure. The application was denied because the building does not meet setbacks.

Options:

1. Remove the accessory structure.
2. Relocate the accessory structure to





2. Relocate the accessory structure to an approved location at the property.

Please send us an updated site plan showing the revised location of the building.

3. Seek a variance to the required setback. If you would like to explore this option, please contact Daniel Harper with Development Services.

Daniel can be reached at 972-744-4252 or via email at Daniel.Harper@cor.gov.

Thank you,

Stephanie Jackson-Veach
Building Inspection Manager



**WOODS OF SPRINGCREEK 2
HOMEOWNERS ASSOCIATION, INC.**

ARCHITECTURAL ALTERATION/CHANGE REQUEST

ADDRESS: **3700 Trailwood , Richardson, TX 75082** TELEPHONE #: **214-315-9823**

E-MAIL ADDRESS: **peterqhsiao@yahoo.com.tw**

SUBMITTED BY: **Peter Queen-Ling Hsiao**

DESCRIPTION OF PROPOSED ALTERATION/CHANGE:

- 1. Lowering the new structure's roof to be even or below the existing fence height.**

POROPOSED LOCATION: **Side Yard (to the existing building spot)** PROPOSED GRADE: **N/A**

PROPOSED ELEVATION/SHAPE/DIMENSIONS/EXTERIOR COLOR PLANS:
New structure is 8'-0" in width, 10'-0" in length, the height of the building shall be below the existing fence height.

TYPE & COLOR OF MATERIAL USED: **Stained wood and matching roof material as the existing single family house.**

PLANS ATTACHED: YES NO

DATE SUBMITTED: **07/24/2018** DATE WORK TO BEGIN:

EST. COMPLETION TIME: **08/15/2018**

**SUBMIT THIS FORM TO:
1024 South Greenville Avenue, Suite 230
Allen, TX. 75002**

ARCHITECTURAL CONTROL COMMITTEE USE:

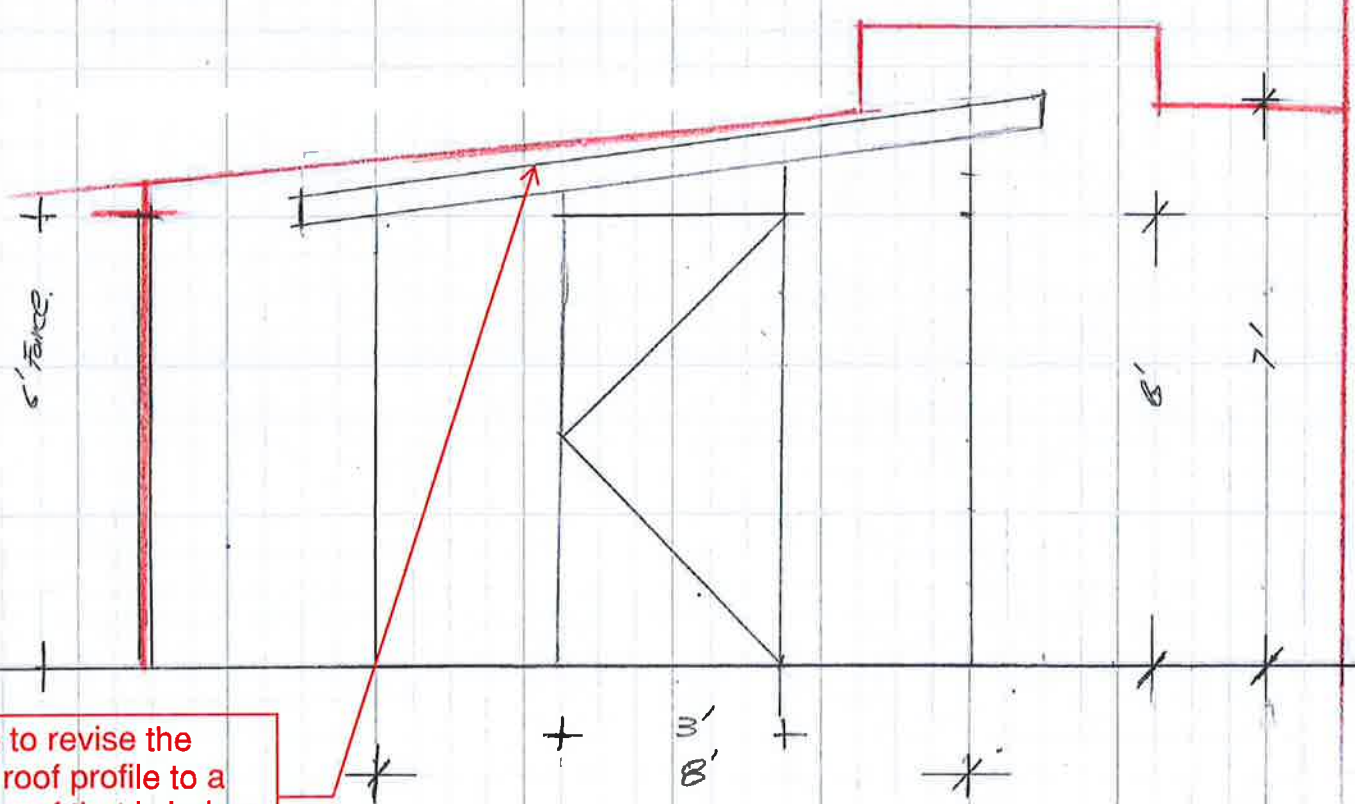
APPROVED: _____
APPROVED W/CONDITIONS: _____
DISAPPROVED: _____
NEED MORE INFO.: _____

AN OWNER MAY FILE AN APPEAL BY NOTIFYING THE MGMT. CO.
OR CHAIRMAN OF THE ACC IN WRITING WITHIN 30 DAYS RECEIPT
OF THIS RULING BY THE ACC.

COMMENTS: _____

BY: _____ DATE: _____

Exhibition 3



Propose to revise the Storage roof profile to a sloped roof that is below the existing fence line

PROPOSED CHANGED CONDITION

3700 Trailwood Drive
Richardson, TX 75082

<https://www.google.com/maps/@33.00186,-96.658925,61m/data=!3m1!1e3>



Current distance from the
side of the Storage to the
side of the public street

Site Plan

No Scale



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 18-07
Property Owner: Peter Queen Ling Hsiao
Applicant: David C. Hang
Location: 3700 Trailwood Drive
Current Zoning: R-1500-M Residential (Ordinance 2944-A)
Request: A request by David C. Hang, 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 1 foot 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, AUGUST 15, 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 18-05.

Date Posted and Mailed: **August 3, 2018**

V 18-07

4048
PD

**200' NOTIFICATION
BOUNDARY**

Springbranch Dr

2944-A
R-1500-M

Hackberry Ln

Cedar Ridge Dr

Copperwood Dr

SUBJECT PROPERTY

Deerwood Ct

Trailwood Dr

768-A / 2944-A
I-M(2)

2944-A / 3088-A
R-1500-M

Essex Dr

Oakleaf Ln

V 18-07 Notification Map
3700 Trailwood Drive

Updated By: HarperD, Update Date:08/02/2018

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.



STROTHER THOMAS SEAY
3401 OAKLEAF LN
RICHARDSON, TX 750822421

BURT RICHARD E & JANICE M
3705 TRAILWOOD DR
RICHARDSON, TX 750822434

GRAHAM BRIAN DOUGLAS
3706 TRAILWOOD DR
RICHARDSON, TX 750822433

MERRILL VINCENT
3704 TRAILWOOD DR
RICHARDSON, TX 750822433

GESCHEIDLE CHRIS & DANA
3701 COPPERWOOD DR
RICHARDSON, TX 750822426

TREST JOHN GLENN & WADE KRISTEN
DAWN
3605 TRAILWOOD DR
RICHARDSON, TX 750822435

YOUNG STEPHEN DOUGLAS & YOUNG
MELISSA CHRISTY
3704 HACKBERRY LN
RICHARDSON, TX 750822449

ARCHER WILLIAM P & COLLEEN E
3704 COPPERWOOD DR
RICHARDSON, TX 750822425

RICKERT PETER JOSEPH & JEANNE RICKERT
PETER & JEANNE LIVING
3601 TRAILWOOD DR
RICHARDSON, TX 750822435

PARDINI ANTHONY BRIAN & MINDY
3403 OAKLEAF LN
RICHARDSON, TX 750822421

WENG TZUULIN J & LIMEI W
3703 TRAILWOOD DR
RICHARDSON, TX 750822434

FULGHAM PAT FOX & KITZI JANE
3707 COPPERWOOD DR
RICHARDSON, TX 750822426

BRUZINA JOHN S & ANGELICA A
3703 COPPERWOOD DR
RICHARDSON, TX 750822426

HSIAO QUEEN-LING PETER & TRICY
3700 TRAILWOOD DR
RICHARDSON, TX 750822433

CORUM BRIAN
3607 TRAILWOOD DR
RICHARDSON, TX 750822435

SCHROEDER RICHARD H & DORIS EI
3609 TRAILWOOD DR
RICHARDSON, TX 750822435

STRACENER FAMILY TRUST ARTHUR
MAXWELL STRACENER JR &
3702 COPPERWOOD DR
RICHARDSON, TX 750822425

3321 ESSEX PARTNERS LLC
4450 SOJOURN DR STE 300
ADDISON, TX 75001

ANDERSON SHARON DARLENE
3707 TRAILWOOD DR
RICHARDSON, TX 750822434

JOHNSON SCOTT B & TRACI
3701 TRAILWOOD DR
RICHARDSON, TX 750822434

BAXTER IRVIN JR & JUDITH
3705 COPPERWOOD DR
RICHARDSON, TX 750822426

TRAILWOOD DRIVE LLC
4461 RED BARN
RICHARDSON, TX 750822681

NOBLE GARY D & KAREY
3603 TRAILWOOD DR
RICHARDSON, TX 750822435

BAGG HOWARD R & LAURA NICKELL
3708 HACKBERRY LN
RICHARDSON, TX 750822449

CHUKHMAN ZINOVY
3700 HACKBERRY LN
RICHARDSON, TX 750822449

BARTLETT JOHN M & DEBORAH E
3700 COPPERWOOD DR
RICHARDSON, TX 750822425



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NOTICE OF PUBLIC HEARING

The Richardson Zoning Board of Adjustment will hold a public hearing in the Council Chambers on August 15, 2018 at 6:30 p.m. at City Hall, 411 W. Arapaho Road, Richardson, Texas to consider:

V 18-07, a request by Peter Queen Ling Hsiao, 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 1 foot in lieu of 20 feet as required from the side lot line located at 3700 Trailwood Drive.

For more information, call 972-744-4240.

CPN 8031 Pub. 08/03/2018

Run Dates	Product	Placement/Classification - Position
Publish Date: 08/03/2018 Stop Date: 08/03/2018	Dallas Morning News	Legals Bids Notices - LN Legal Notices
Publish Date: 08/03/2018 Stop Date: 08/09/2018	DallasNews.com	Legals Bids Notices - LN Legal Notices