

**MINUTES
ZONING BOARD OF ADJUSTMENT
CITY OF RICHARDSON, TEXAS
SEPTEMBER 19, 2018**

The Zoning Board of Adjustment met in session at 6:00 p.m. on Wednesday, September 19, 2018, in the Council Chambers, at the City Hall, 411 West Arapaho Road, Richardson, Texas.

MEMBERS PRESENT: Brian Shuey, Member
Shamsul Arefin, Member
Marsha Mayo, Alternate
Scott Rooker, Alternate

MEMBERS ABSENT: Jason Lemons, Chairman
Jordan Everhart, 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: Member Shuey introduced City staff and explained that the staff serves in an advisory capacity and does not influence any decisions the Board might make. Member Shuey summarized the function, rules, and appeal procedures of the Zoning Board of Adjustment.

1. APPROVAL OF MINUTES FROM AUGUST 15, 2018.

Motion: Member Arefin made a motion to approve the minutes as presented; second by Member Mayo. Motion approved 4-0.

2. PUBLIC HEARING ON ZBA FILE V 18-08: A request by Alexandra Box, for approval of the following variance to the City of Richardson Code of Ordinances:

- 1) Article VIII, Sec. 2(b) (2) to allow 100% cementitious fiber siding in lieu of 35% masonry as an exterior material for a proposed detached garage.
- 2) Article VIII, Sec. 4(h) (2) a. to allow a maneuvering length of 21 feet in lieu of the required 24-foot length of perpendicular pavement to the entry opening of a proposed detached garage.

Site location: 636 Northhill Drive.

Staff Comments

Mr. Harper presented regarding Variance 18-08. He stated the subject property was a 1300-square foot home located in the Richardson Heights Neighborhood and was constructed in 1955. He noted there were two different requests for this variance proposal. The first request was regarding masonry materials for the detached garage, and the second request was to allow for a 21-foot driveway instead of the required 24-foot driveway. Mr. Harper noted if the applicant was required to meet the 24-foot driveway, she would have to take down her fence. Mr. Harper concluded his presentation and stated based on the information provided by the applicant and the applicable Codes of Ordinances, it was of staff's opinion that a physical hardship did not exist.

Board Discussion

With no questions for staff, Member Shuey opened the public hearing.

Public Comments

Alexandra Box, 636 Northhill Drive, approached to speak in favor of her application and made herself available for questions. She stated she did not want to destroy the driveway simply to rebuild the garage. She would like to make the siding more aesthetically pleasing and match the 50-year old antique brick.

Member Arefin asked what type of bricks were on the house.

Ms. Box stated there were 7 bricks per square foot, smaller and pink.

With no further comments, Member Shuey closed the public hearing.

Board Action

Member Mayo stated it was reasonable to maintain the driveway as opposed to tearing it up, and she stated the plans looked professional with regards to the brick choices.

Member Arefin spoke in favor of the case and believed this would add value to the property.

Motion: Member Mayo made a motion to grant the request listed in Variance 18-08 as presented; second by Member Rooker. Motion Approved 4-0.

3. **PUBLIC HEARING ON ZBA FILE V 18-09:** A request by Bill Barnard for approval of the following variance to the City of Richardson Code of Ordinances:

- 3) Article IV, Sec. 4(g) to allow a 20-foot rear yard setback for the expansion of an existing residential structure in lieu of the required 25-foot rear yard setback.

Site location: 1209 Kenshire Lane.

Staff Comments

Mr. Harper presented regarding Variance 18-09. He stated the property was in the College Park East Neighborhood and constructed in 1978. Mr. Harper stated the proposed expansion included a second story living area over the garage, and the proposed 5-foot expansion would reestablish the original depth of the garage. Mr. Harper concluded his presentation and stated based on the information provided by the applicant and the applicable Codes of Ordinances, it was of staff's opinion that a physical hardship did not exist.

Board Discussion

With no questions for staff, Member Shuey opened the public hearing.

Public Comments

Bill Barnard, 1209 Kenshire Lane, approached to speak in favor of his application and made himself available for any questions. He stated he lived in the house since the mid 1980's and had completed a significant amount of remodeling. He stated they faced the prospect that his father-in-law would have to live with them, which created the need for more living space, along with a daughter and grandchildren. He did not want to move and to address these needs they considered adding space above the garage for this purpose.

Member Arefin asked if they would add any restrooms.

Mr. Barnard confirmed a bathroom upstairs would be added.

Member Arefin confirmed with the applicant they were limiting 20 feet from the alley to the garage.

Mr. Barnard confirmed he was aware of this.

Barry Hand, 1710 Laguna Drive, approached to speak in favor of the case. He stated this was exactly the type of capital investment they wanted in their neighborhood. He is aware the applicant likes the neighborhood and wanted to stay, the house simply needed an update. He stated the proposed driveway depth was more than apt to park cars, and they wanted their cars in the garage not in the driveway.

Member Arefin asked if they considered an option without extending by 5 feet.

Mr. Hand stated coming in for a variance was not their first choice. They would either compromise the laundry room or breakfast nook for the stairs. The best way to do this and not interrupt the fabric was to tuck into the garage and push out by 5 feet and maintain the highest property value on this home.

Mag Harris, 1211 Kenshire Lane, approached to speak in favor of the case. She stated she lived next to the Barnard's and they were exceptional neighbors and felt lucky to have them as neighbors.

Member Arefin asked if they had spoken to the owner of the neighbor with the pool.

Mr. Barnard stated they had not, but the effect would be minimal.

Member Shuey confirmed with Mr. Harper that all neighbors within 200 feet were notified and there were no letters in correspondence received.

No other comments in favor or opposed were received. Member Shuey closed the public hearing.

Board Action

Member Mayo spoke in favor of the variance and understood that placing the stairs on the inside was a logical choice for this development.

Member Arefin spoke in favor of this case and looked forward to seeing this in Richardson.

Motion: Member Arefin made a motion to grant the request listed in Variance 18-09 as presented; second by Member Rooker. Motion Approved 4-0.

Adjournment

Motion: Member Shuey called for a motion to adjourn the regular business meeting. Member Mayo made a motion to adjourn the regular business meeting; second by Member Arefin. Motion Approved 4-0.

There being no further business, the meeting was adjourned at 7:10 p.m.

Jason Lemons, Chairman
Zoning Board of Adjustment