

# Zoning Board of Adjustment Agenda Packet August 19, 2020

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# AGENDA

## **CITY OF RICHARDSON – ZONING BOARD OF ADJUSTMENT WEDNESDAY, AUGUST 19, 2020 AT 6:30 P.M.**

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**BRIEFING SESSION: Briefing Session has been cancelled.**

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This Zoning Board of Adjustment Meeting will be held via videoconference, with the Zoning Board of Adjustment, supporting staff, and the public participating remotely. Members of the public are entitled to participate in the conversation remotely. To participate remotely, please call (214) 997-0297.

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**REGULAR BUSINESS MEETING: 6:30 P.M.**

### MINUTES

1. **Approval of minutes of the regular business meeting of July 15, 2020.**

### PUBLIC HEARING

2. **SE 20-02**, a request for a special exception to Chapter 6, Article IV of the City of Richardson's Code of Ordinances: Article IV, Sec. 6-209 (2) to allow for a ten (10) foot section of a wooden fence/privacy screen to be ten (10) feet tall in lieu of the maximum eight (8) feet of allowable height in a side yard. The property is located at 2492 Cathedral Drive and zoned Palisades PD Planned Development District (Urban Neighborhood Sub-District).
3. **SE 20-03**, a request for a special exception to Chapter 6, Article IV of the City of Richardson's Code of Ordinances: Sec. 6-209 (3) to allow a 6-foot wooden fence to be located between the front property line and front wall of a building along N. Waterview Drive. The property is located at 1001 Meadowview Circle and zoned R-1500-M Residential.
4. **V 20-08**, a request for the following variance from Appendix A (Comprehensive Zoning Ordinance) of the City of Richardson's Code of Ordinances: Article IV, Sec. 4 (h)(4) to allow head-in or dead-end parking spaces in the front yard after the conversion/relocation of the existing garage. The property is located at 604 West Shore Drive and zoned R-1500-M Residential.
5. **V 20-10**, a request for the following variance from Appendix A (Comprehensive Zoning Ordinance) of the City of Richardson's Code of Ordinances: Article IX, Sec 4 (h)(1) to allow for the conversion of an existing one car garage to living space and not provide an enclosed garage structure that accommodates two motor vehicles and Article IX, Sec. 4 (h)(4) to allow head-in or dead-end parking spaces in the front yard. The property is located at 306 Dover Drive and zoned R-950-M Residential.

### ADJOURN

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 14, 2020.

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CONNIE ELLWOOD, EXECUTIVE SECRETARY

ACCOMMODATION REQUESTS FOR PERSONS WITH DISABILITIES SHOULD BE MADE AT LEAST 48 HOURS PRIOR TO THE MEETING BY CONTACTING LINDSAY TURMAN, ADA COORDINATOR, VIA PHONE AT 972 744-0908, 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.

# Agenda Item 1

Approval of the minutes of the July 15, 2020  
Zoning Board of Adjustment Meeting



**CITY OF RICHARDSON  
ZONING BOARD OF ADJUSTMENT MINUTES  
JULY 15, 2020**

The Zoning Board of Adjustment met on Wednesday, July 15, 2020 at 6:30 p.m. Chairman Lemons convened the Board into Regular Session via videoconference. A quorum was present.

**MEMBERS PRESENT:** Jason Lemons, Chairman  
Scott Rooker, Vice Chairman  
Brent Sturman, Member  
Marsha Mayo, Alternate  
Sebrena Bohnsack, Member

**MEMBERS ABSENT:** Shamsul Arefin, Member  
Nick Robison, Alternate

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

**BRIEFING SESSION**

The Briefing Session was cancelled.

**REGULAR BUSINESS MEETING**

**Opening comments:** Chairman Lemons introduced City staff and explained that 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 MAY 20, 2020.**

**Motion:** Alternate Mayo made a motion to approve the minutes as presented; Alternate Bohnsack seconded the motion. Motion passed 5-0.

**2. PUBLIC HEARING ON ZBA V 20-06:** A request for the following variance from Appendix A (Comprehensive Zoning Ordinance) of the City of Richardson's Code of Ordinances: Article IV, Sec. 4 (f)(1) to allow a side yard setback of 11'-6" for the side yard on Willow Crest Drive in lieu of the required 20-foot side yard setback on corner lots adjacent to a side street. The property is located at 1501 Fair Oaks Drive and zoned FP-R-1500-M Residential.

**Staff Comments**

Daniel Harper presented on the case. He stated that the applicant is requesting an 8-foot ,6-inch encroachment on the western side property line in order to accommodate the approximate 670 square foot additional to their home. The proposed addition includes a bedroom, closet, bathroom and sitting area to accommodate the accessibility needs of a family member.

Mr. Harper stated that he had not received any correspondence.

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 and should therefore be denied.

### **Board Discussion**

With no further comments of staff, Chairman Lemons opened the public hearing.

### **Public Comments**

Maria Harris, 913 18<sup>th</sup> Street, Plano TX, representing the homeowner Abel and Karen Vasquez. Ms. Harris stated that the proposed design addition is a 16'-4" by 40' foot addition. The design will encroach the 20-foot building setback on the west side by 8'-6" leaving an 11'-6" setback.

Ms. Harris stated that the 8-foot, 6-inch addition will not be an eye sore and that they met with neighbors and received 6 signatures in favor of the project.

Ms. Harris made herself available for questions.

With no further comments of staff, Chairman Lemons closed the public hearing.

### **Board Action**

Alternate Mayo, Bohnsack and Chairman Lemons spoke in favor of the case.

**Motion:** Member Mayo made a motion for approval; Member Sturman seconded the motion. Motion passed 5-0.

- 3. PUBLIC HEARING ON ZBA V 20-07:** Appeal of the Building Official's interpretation of a land use classification resulting in the subsequent denial of a certificate of occupancy for a plasma donation center as an office use on property located at 300 S. Plano Road, south of E. Belt Line Road, on the west side of S. Plano Road.

### **Staff Comments**

Daniel Harper presented on the case. Mr. Harper stated that the applicant is appealing a determination by the City Building Official that a plasma center is not an office use and, as such an unlisted use and thus requires approval of a special permit. He stated that the applicant maintains that a plasma center should be considered an office use like other medical and dental offices and therefore be allowed in any zoning district that allows office uses.

Mr. Harper stated that the board would decide whether City Staff correctly interpreted the definition of an office use as presented in the City Comprehensive Zoning Ordinance.

Mr. Harper stated that Article XXII-A of the Comprehensive Zoning Ordinance provides that any use that is not listed as an allowed use in the Comprehensive Zoning Ordinance should be deemed a use that requires a special permit in any zoning district. He stated special permits require that the City Planning Commission hold a public hearing to consider the appropriateness of the use and to provide a recommendation to City Council. The recommendation is then forwarded to the City Council. He stated that the City Council is then required to hold a public hearing and make a final determination in order to approve or deny the special permit request.

Mr. Harper presented a timeline detailing the business between the City of Richardson and BioLife Plasma.

- March 2019: Biolife Plasma applied for a special use permit for a plasma collection center to be located at 1425 E Beltline Road.
- April 16, 2019: The City Planning Commission recommended a denial of the special permit.
- April 22, 2019: BioLife withdrew their application for a special permit precluding the need for City Council action.
- May 7, 2020: Biolife applied for a special use permit for the property located at 300 South Plano Road. The building permit application related to the remodel of a lease space as a plasma collection center.
- May 20, 2020: The issuance of a building permit for the property located at 300 South Plano Road was denied because a plasma center is not listed as a use in the Comprehensive Zoning Ordinance and first required approval by the City Council.

Mr. Harper stated that the Comprehensive Zoning Ordinance defines office as a room, studio suite, or group thereof for administrative use executive and management functions or for the conduct and transaction of a business, profession, service industry occupation or government, provided no goods are offered for sale on the premises except for the incidental sale of medical or optical goods in a medical or dental office. He stated that an office does not include or involve the manufacture, fabrication, production, processing, assembly, cleaning, testing or storage of material goods and products.

Mr. Harper stated that on BioLife website; plasma is collected through a process called plasmapheresis when donating plasma. The whole blood is withdrawn from the body and the blood is then separated into plasma. The plasma is retained and the other parts of the whole blood including red and white blood cells are then returned to the donor through the plasmapheresis process.

Plasma collection centers are involved in the processing of the whole blood to collect plasma to sell to pharmaceutical companies and other research organizations. The production of materials, goods or products for sell in this case plasma is contrary to the City's definition of an office use.

Mr. Harper stated that medical offices (medical clinics, dialysis clinics, medical testing facilities, dental clinics and optical clinic) have historically been classified as office uses as they provide services where no goods are for sale on the premises except for the incidental sale of medical or optical goods in a medical or dental office. In addition, services provided by medical offices are associated with the diagnosis or treatment of a patient's medical condition. These types of services are found in medical clinics, wellness and prevention clinics, dialysis clinics, medical testing facilities (lab testing, MRI/CT facilities and rehabilitation facilities).

While some biological material may be collected on-site, this material collection is provided as a service to patients; it is not collected for further re-sale. The process conducted by BioLife and other plasma centers collect biological material for eventual resale.

Mr. Harper stated that a plasma collection center differs in design of an office use and is not consistent with the definition of "Office" as established in the CZO; and as an unlisted use, requires City Council approval of a Special Permit.

Mr. Harper stated that he had received 9 pieces of correspondence in favor and 273 pieces of correspondence in opposition to the request.

Mr. Harper stated that should the Zoning Board of Adjustment conclude that a plasma collection center is an office use, plasma collection centers or similar types of businesses will be allowed by right in all non-residential zoning districts that allow offices uses and should the board uphold the City of Richardson determination that a plasma center is not an office use the approval of a special use permit will continue to be required as an unlisted use in the Comprehensive Zoning Ordinance. Mr. Harper made himself available for questions.

### **Board Discussion**

Member Mayo asked if the board would only determine if the center is classified as an office use.

Daniel Harper clarified that the Board would determine if the City interpreted the definition of an office use correctly.

With no further comments of staff, Chairman Lemons opened the public hearing.

### **Public Comments**

Maxwell Fisher, 2201 Main Street, Dallas TX, stated that he was representing BioLife. He stated that this center met the guidelines of an office use definition and therefore should be allowed like many other medical office facilities.

Jason Harder, 2451 Oakdale Drive, Coralville, Iowa, representing Build to Suit, presented a power point slide detailing information about BioLife. Mr. Harder stated that plasma collection is an industry that provides materials for autoimmune disease treatments and that this proposal should be considered a medical office. He stated they do not sell, manufacture or process anything at a BioLife facility.

He stated that plasma is collected and frozen and that the same technology that is used in dialysis centers is used to remove plasma. He stated that their waste is hauled away by a licensed medical waste hauler. He made himself available for questions.

Harold Rosee, 1009 Rainbow Drive, Richardson, Texas, asked if the facility would store plasma and how long would those samples be stored.

Renee Hassel 1103 Green Meadow Drive, Richardson, Texas, asked if the employees were licensed or certified as medical professional.

Mr. Harder stated that plasma is typically frozen and stored on the site for a week. He stated that all the medical staff such as the doctors, licensed nurse and phlebotomist are certified. Mr. Harder could not verify if the remainder of the staff in the facility is licensed.

Carmen Herndon, 1500 Creekside Drive, Richardson, Texas, spoke in opposition of the case.

Mr. Harder clarified that they do not have storage space for sale.

With no further comments of staff, Chairman Lemons closed the public hearing.

### **Board Action**

Member Mayo asked for clarification from staff on the documents that the applicant submitted.

Mr. Chavez stated that he would clarify how staff determines if a use falls within a definition.

He stated that based on the information received from the applicant, city staff will begin asking questions regarding the types of uses and procedures that will take place on the site. If there is not a clear determination that the use classifies as a defined use, staff then determines that the use is unlisted, and it will require a special permit.

He stated that when looking at a medical office, staff looks at the interaction with the patient and the service provided to them by medical personnel. He stated that at a plasma donation center, participants are not patients because they are paid for their product. Mr. Chavez stated that although plasma is not being processed on site, the process of extracting plasma from blood is the process.

He clarified to the Board that staff never stated that the plasma center was not a medical office, but it was determined that it did not fall in the guidelines of an office use as defined. Mr. Chavez clarified that there is not a definition for every use that comes into the city; therefore, staff looks at the definition as a basis to decide.

**Motion:** Member Sturman made a motion to deny applicant's request and sustain staff's determination; Member Bohnsack seconded the motion. Motion passed 5-0.

**Adjournment:**

There being no further business, the meeting was adjourned at 8:00 p.m.

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Jason Lemons, Chairman  
Zoning Board of Adjustment

DRAFT

# Agenda Item 2

Special Exception 20-02:  
2492 Cathedral Drive

## **ZBA File SE 20-02**

### **Attachments:**

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





**TO:** Zoning Board of Adjustment  
**FROM:** Daniel Harper, Senior Planner **DH**  
**DATE:** August 19, 2020  
**RE:** **SE 20-02:** 2492 Cathedral Drive

### REQUESTED SPECIAL EXCEPTION

A request for a special exception to Chapter 6, Article IV of the City of Richardson's Code of Ordinances: Article IV, Sec. 6-209 (2) to allow for a ten (10) foot section of a wooden fence/privacy screen to be ten (10) feet tall in lieu of the maximum eight (8) feet of allowable height in a side yard. The property is located at 2492 Cathedral Drive and zoned Palisades PD Planned Development District (Urban Neighborhood Sub-District).

### APPLICANT/PROPERTY OWNER

David Vanderslice

### EXISTING ZONING

PD Planned Development (Urban Neighborhood Sub-District)

### SURROUNDING LAND USE

Residential

### STAFF COMMENTS

The home is located in the Palisades Town Central subdivision and is currently under construction.

The applicant is requesting an exception to Chapter 6, Article IV, Sec. 6-209 (2) (the Fence Ordinance) of the Richardson Code of Ordinances which requires fences; if constructed, not to exceed a height of eight (8) feet.

The applicant was granted a special exception for the subject property on January 15, 2020 to allow a six (6) foot wooden screening fence in combination with a six (6) foot iron fence with ninety (90) percent through vision in lieu of the required 15' x 25' corner clip with a fence at four (4) feet in height with a minimum fifty (50) percent through vision.

The applicant constructed the fence granted by the special exception request but increased the height of a ten (10) section of the fence to ten (10) feet in height to act a privacy screen along the east property line adjacent to an existing pergola. The applicant believes that the ten (10) tall portion of the fence provides better privacy for their patio area and from the front door of their neighbors with whom they share the east property line. The maximum allowable fence height is eight (8) feet.

The subject lot's and the adjacent lot's orientation are unique in that the front yards also function as the "backyards" due to the rear of the homes being setback a maximum of 1 foot from the alley right-of-way line, thus providing no true backyard.

## TECHNICAL RECOMMENDATION

Special Exception 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 20-02**



**SE 20-02 Aerial Map**  
**2492 Cathedral Drive**

Updated By: HarperD, Update Date:07/28/2020

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.







**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


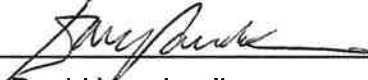
**Note: Pre-submittal meeting required with staff before application can be submitted.**

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.) *No*
2. Have you applied for a building permit (applicable to residential property only)?  
(If no, please speak with the Building Inspection Department prior to submitting the variance request.) *YES*

**Applicant**

**Property Owner**

|   |                  |  |
|---|------------------|--|
|  | Signature        |  |
| David Vanderslice   | Printed Name     | David Vanderslice  |
|   | Company Name     |  |
| 2492 Cathedral Drive  | Mailing Address  | 2492 Cathedral Drive   |
| Richardson, TX 75080  | City, State, ZIP | Richardson, TX 75080   |
| 214-325-9782  | Telephone Number | 214-325-9782   |
| davidcvanderslice@gmail.com   | Email Address    | davidcvanderslice@gmail.com  |

**Property Information**

|                               |                      |
|-------------------------------|----------------------|
| Address of Subject Property   | 2492 Cathedral Drive |
| Legal Description             | Lot 1 / Block G      |
| Existing Zoning and Ordinance | PD Palisades         |
| Requested Variance            | Fence Height         |

**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

Our home at 2492 Cathedral is a unique lot because our patio/back yard is adjacent to the front door/front porch of our neighbors at 2496 Cathedral. Their front door and porch is on the side closest to our patio (instead of the center of the house) and their lot is about 2.5' higher than our lot. To help give us both adequate privacy, our pergola was built with a taller "screen" instead of a 6' fence. We, and our neighbors, believe the screen built into the pergola gives much better privacy between our patio and their front door. ■

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

If so, explain below.

Yes  No

We believe that the low height of the fence and the mismatch of the stain colors is a hardship. The loss of privacy and the less appealing appearance of the fence would lower the value of both homes.

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 it is unique. We have the only lot in the community with this configuration where our private yard space is contiguous with our neighbor's front yard, front door, and front porch.

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

Yes  No

In the Board of Adjustment meeting held on January 15, 2020, I requested a 5' variance to the "view corner clip" on this lot (from 15'x25' to 10'x25'). On the plot plan I submitted for that request, I noted that a 6' wood fence would be installed on that side of the lot (after the 10' iron fence requirement was met). That note was my mistake as I did not realize that I should have specified something other than a 6' wood fence to give more privacy for both homes. My focus for the variance request in January was on the view. ■

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

## Applicant's Statement

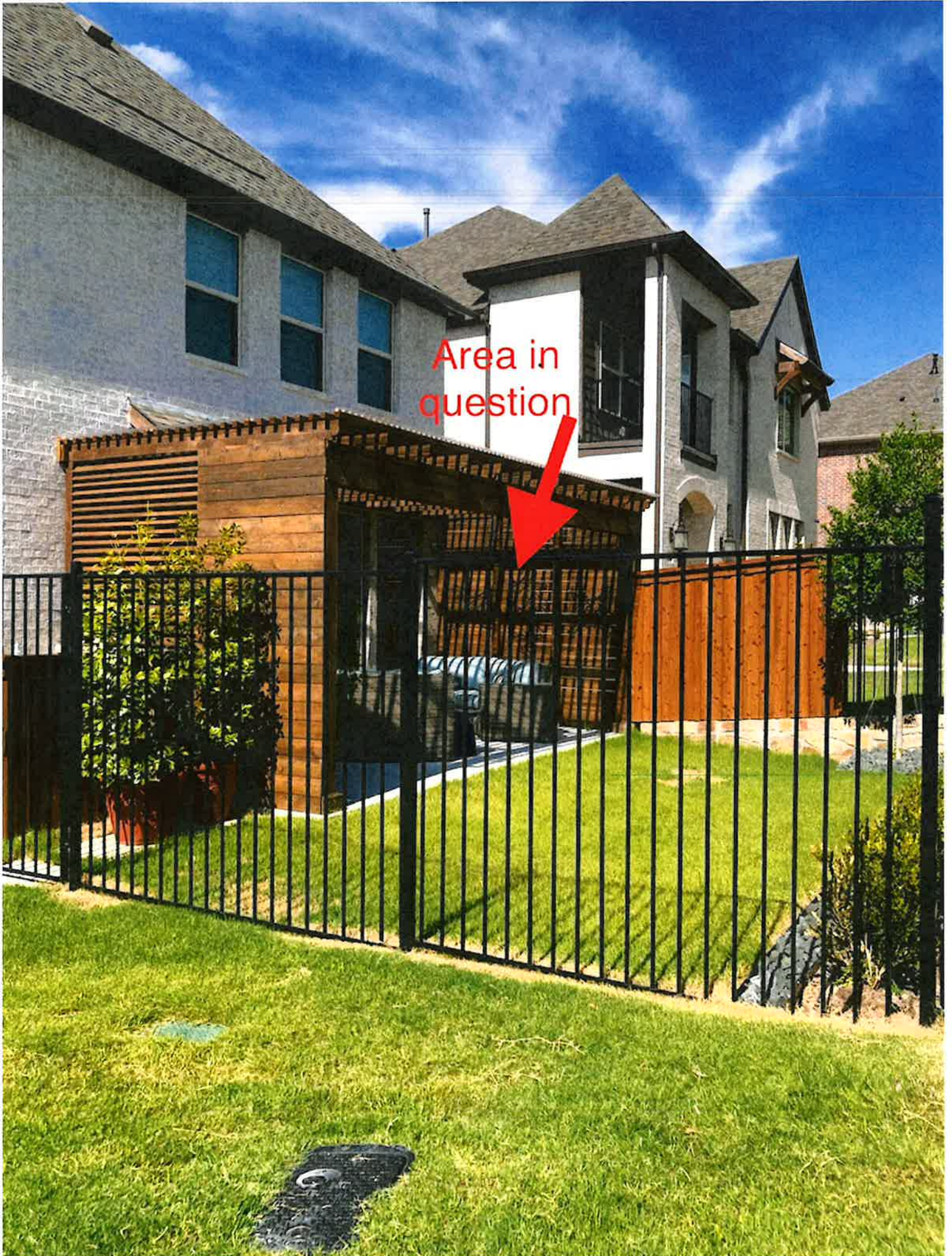
2492 Cathedral Drive

Our home at 2492 Cathedral Drive has a unique lot orientation in Palisades in that our patio/back yard is directly adjacent to our neighbor's front porch/front yard (2496 Cathedral). For our patio and their front porch to have privacy, our pergola was installed, at the time home was originally built, with a privacy screen built into it. The lot for 2496 Cathedral is approximately 2.5' higher than our lot so that contributes to the loss of privacy between their front door and our patio. To remove the screen we have now and install a 6' fence would not allow either home adequate privacy nor would it look as aesthetically pleasing. The appearance would be degraded because the fence stain color required by the HOA is different than the pergola color, the fence would not match the screen we have on the opposite (west) side of the pergola, and the 6' fence height would be out of proportion to the pergola height. We, and our neighbors at 2496, believe that the screen maximizes the privacy, aesthetics, and home value of both homes. The screen was approved by the Palisades HOA.

Thank you,

David Vanderslice





Area in question







# Notice of Public Hearing

## Zoning Board of Adjustment – Richardson, TX

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

### SPECIAL EXCEPTION

**File No.** SE 20-02  
**Property Owner:** K Hovnanian Homes  
**Applicant:** David Vanderslice – K Hovnanian Homes  
**Location:** 2492 Cathedral Drive  
**Request:** SE 20-02, a request for a special exception to Chapter 6, Article IV of the City of Richardson's Code of Ordinances: Article IV, Sec. 6-209 (2) to allow for a ten (10) foot section of a wooden fence/privacy screen to be ten (10) feet tall in lieu of the maximum eight (8) feet of allowable height in a side yard. The property is located at 2492 Cathedral Drive and zoned Palisades PD Planned Development District (Urban Neighborhood Sub-District).

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

**WEDNESDAY, AUGUST 19, 2020**  
**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 5 minutes will be allocated to each person in favor of the request for purposes of addressing the Zoning Board of Adjustment. A maximum of 5 minutes will also be allocated to each person in opposition to the request. Time required to respond to questions by the Zoning Board of Adjustment is excluded from each 5-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>

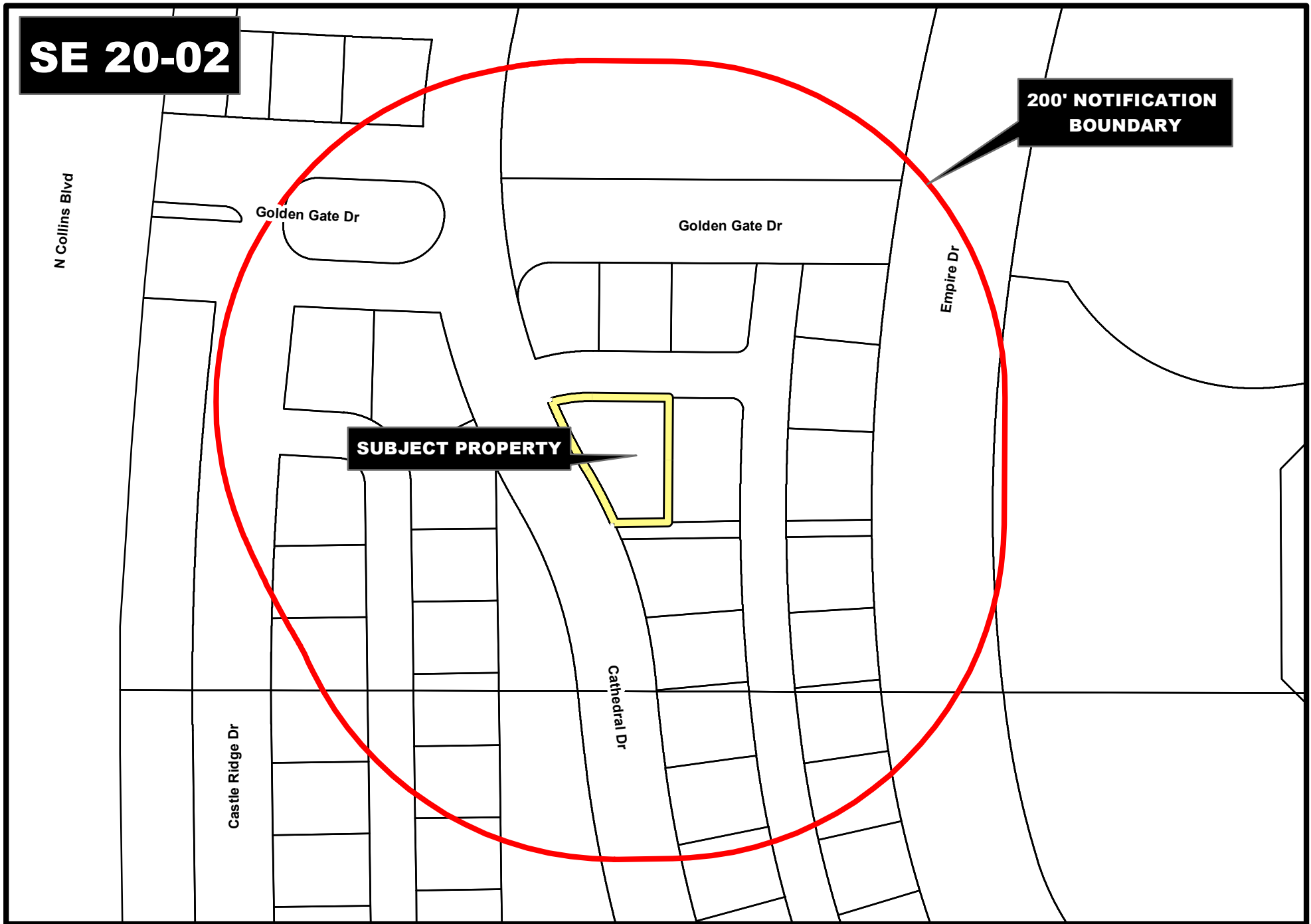
For additional information, please contact the Dept. of Development Services at 972-744-4240 and reference Special Exception Number SE 20-02.

Date Posted and Mailed: August 7, 2020

**SE 20-02**

**200' NOTIFICATION  
BOUNDARY**

**SUBJECT PROPERTY**



**SE 20-02 Notifcation Map**  
**2492 Cathedral Drive**

Updated By: HarperD, Update Date:07/28/2020

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.



|   |  |  |
|---|--|--|
| DRP TX 1 LLC<br>ATTN MARC VALDES<br>590 MADISON AVE FL 9<br>NEW YORK, NY 10022                              | PALISADES CENTRAL OWNERS ASSOC<br>% SOONER NATIONAL PPTY MGT<br>12770 COIT RD STE 1050<br>DALLAS, TX 75251 | DRP TX 1 LLC<br>ATTN MARC VALDES<br>590 MADISON AVE FL 9<br>NEW YORK, NY 10022           |
| K HOVNANIAN DFW PALISADES LLC<br>C/O K HOVNANIAN HOMES - DFW LL<br>5808 W PLANO PKWY<br>PLANO, TX 750934636 | K HOVNANIAN DFW PALISADES LLC<br>5808 W PLANO PKWY<br>PLANO, TX 750934636                                  | K HOVNANIAN DFW PALISADES LLC<br>5808 W PLANO PKWY<br>PLANO, TX 750934636                |
| ZHANG YUEHUA<br>2483 CATHEDRAL DR<br>RICHARDSON, TX 75080   | BECKMAN EDWARD THOMAS &<br>MICHAEL RAY PARRA<br>2479 CATHEDRAL DR<br>RICHARDSON, TX 75080                  | YOUNG ANGEL<br>2475 CATHEDRAL DR<br>RICHARDSON, TX 75080                                 |
| YOUNG ANGEL<br>2476 CATHEDRAL DR<br>RICHARDSON, TX 75080  | KIM MITCHELL &<br>BLANCA ERIKA PENA<br>2471 CATHEDRAL DR<br>RICHARDSON, TX 75080                           | GUO LIHONG<br>2467 CATHEDRAL DR<br>RICHARDSON, TX 75080                                  |
| PALISADES RESIDENTIAL HOM<br>ASSN INC<br>5808 W PLANO PKWY<br>PLANO, TX 750934636                           | EGAN MICHAEL SCOTT<br>2480 CASTLE RIDGE DR<br>RICHARDSON, TX 75080   | HCA MODEL FUND 2018-15 TEXAS L<br>17950 PRESTON RD STE 330<br>DALLAS, TX 752525775       |
| K HOVNANIAN DFW PALISADES LLC<br>C/O K HOVNANIAN HOMES - DFW LL<br>5808 W PLANO PKWY<br>PLANO, TX 750934636 | JOHNSTONE BRETT<br>2476 CASTLE RIDGE DR<br>RICHARDSON, TX 75080  | ARETAS LIVING TRUST<br>PO BOX 830429<br>RICHARDSON, TX 750830429                         |
| RUMMER KEATON ALAN<br>2476 CATHEDRAL DR<br>RICHARDSON, TX 75080   | WANG JOWIN & KAYTEE<br>2468 CATHEDRAL DR<br>RICHARDSON, TX 75080   | AVERACK KYLE NEIL &<br>TRUJILLOPALOMARES DIANA<br>2471 EMPIRE DR<br>RICHARDSON, TX 75080 |
| HINDMAN THOMAS ELTON<br>2475 EMPIRE DR<br>RICHARDSON, TX 75080  | DRP TX 1 LLC<br>ATTN MARC VALDES<br>590 MADISON AVE FL 9<br>NEW YORK, NY 10022                             | K HOVNANIAN DFW PALISADES LLC<br>5808 W PLANO PKWY<br>PLANO, TX 750934636                |
| K HOVNANIAN DFW PALISADES LLC<br>5808 W PLANO PKWY<br>PLANO, TX 750934636                                   | K HOVNANIAN DFW PALISADES LLC<br>5808 W PLANO PKWY<br>PLANO, TX 750934636                                  | RONE DENNIS LEE & BEBE JEAN FO<br>2479 EMPIRE DR<br>RICHARDSON, TX 75080                 |
| PHAM AMY THUY &<br>VICTORIA KHANH NGUYEN<br>2495 EMPIRE DR<br>RICHARDSON, TX 75080                          | MAMANE BHAVANA<br>2491 EMPIRE DR<br>RICHARDSON, TX 75080   | NGUYEN JENNY<br>2487 EMPIRE DR<br>RICHARDSON, TX 75080                                   |

|  |   |   |
|--|---|---|
| DRP TX 1 LLC<br>ATTN MARC VALDES<br>590 MADISON AVE FL 9<br>NEW YORK, NY 10022                                 | DETTL JAMES NORBERT & LUCILLA<br>2483 EMPIRE DR<br>RICHARDSON, TX 75080                                   | K HOVNIANIAN DFW PALISADES LLC<br>5808 W PLANO PKWY<br>PLANO, TX 750934636                        |
| K HOVNIANIAN DFW PALISADES LLC<br>5808 W PLANO PKWY<br>PLANO, TX 750934636                                     | NGUYEN AN HAI & HUONG THI THU<br>2480 CATHEDRAL DR<br>RICHARDSON, TX 75080                                | ITANI OMAR RASLAN & NOHAM LAMA<br>2484 CATHEDRAL DR<br>RICHARDSON, TX 75080                       |
| DRP TX 1 LLC<br>ATTN MARC VALDES<br>590 MADISON AVE FL 9<br>NEW YORK, NY 10022                                 | DRP TX 1 LLC<br>ATTN MARC VALDES<br>590 MADISON AVE FL 9<br>NEW YORK, NY 10022                            | K HOVNIANIAN DFW PALISADES LLC<br>5808 W PLANO PKWY<br>PLANO, TX 750934636                        |
| PALISADES CENTRAL OWNERS ASSOC<br>C/O SOONER NATIONAL PROPERTY M<br>12770 COIT RD STE 1050<br>DALLAS, TX 75251 | STEADFAST LOFTS LLC<br>C/O STEDFAST ASSET HOLDINGS IN<br>18100 VON KARMAN AVE STE 500<br>IRVINE, CA 92612 | JP-PALISADES III LLC<br>2425 N CENTRAL EXPY STE 150<br>RICHARDSON, TX 750802795                   |
| DRP TX 1 LLC<br>% DW PTNRS, MARC VALDES<br>590 MADISON AVE 9TH FL<br>NEW YORK, NY 10022                        | GALVAN RICHARD KEVIN & JENNIFE<br>2476 CATHEDRAL DR<br>RICHARDSON, TX 75080                               | HINDMAN THOMAS ELTON<br>2475 EMPIRE DR<br>RICHARDSON, TX 75080                                    |
| Opegbemi Oluwaseyi David & Tiera Quechae<br>Vann<br>2496 Cathedral Drive<br>Richardson, TX 75080               | WILLEY MICHAEL JOHN<br>261 GOLDEN GATE DR<br>RICHARDSON, TX 75080   | SELVARAJ KABILA CHRISTY<br>265 GOLDEN GATE DR<br>RICHARDSON, TX 75080                             |
| TUOHUTI MAIDINA & AMUTI SUBI<br>269 GOLDEN GATE DRIVE<br>RICHARDSON, TX 75080                                  | ACREE WARREN LANE & MARY ELIZABETH<br>281 GOLDEN GATE DRIVE<br>RICHARDSON, TX 75080                       | MCCARTHY WILLIAM INGRAM & TAYLOR<br>RAYE GOSSETT<br>285 GOLDEN GATE DRIVE<br>RICHARDSON, TX 75080 |
| VOHRA VIKRAM & JULIA<br>2488 CASTLE RIDGE DR<br>RICHARDSON, TX 75080   | BROCKMAN PIERCE & CAROLL<br>2484 CASTLE RIDGE DRIVE<br>RICHARDSON, TX 75080                               | ONG DANIEL STEVEN GAN<br>2487 CATHEDRAL DRIVE<br>RICHARDSON, TX 75080                             |
| RANJAN RAVI & SHILPI SINGH<br>2472 CASTLE RIDGE DRIVE<br>RICHARDSON, TX 75080                                  | GUO LIHONG<br>2467 CATHEDRAL DRIVE<br>RICHARDSON, TX 75080  |   |

## Daniel Harper

---

**From:** Omar Itani <oitani@gmail.com>  
**Sent:** Saturday, July 25, 2020 10:10 PM  
**To:** Daniel Harper  
**Cc:** davidcvanderslice@gmail.com  
**Subject:** Privacy Screen - 2492 Cathedral Dr.  
**Attachments:** image001.png

Good evening Mr. Harper,

I hope all is well and that you and your family are staying healthy.

I live at 2484 Cathedral Dr., next door to David Vanderslice at 2492 Cathedral Dr., and approve of the privacy screen as it is currently built into the pergola in lieu of the 6' fence. The privacy screen does not bother my family and I, and seems to fit aesthetically with the surrounding area.

I have attached a picture of the privacy screen in question as a visual aid. Please feel free to reach out if you have any questions or concerns.

Thank you,  
Omar Itani

## Daniel Harper

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**From:** Seyi-David Opegbemi <davidopegbemi@gmail.com>  
**Sent:** Sunday, July 26, 2020 6:21 PM  
**To:** Daniel Harper  
**Cc:** davidcvanderslice@gmail.com  
**Subject:** 2492 Cathedral Dr. Privacy Screen

Hello Daniel,

I hope this message finds you well. We live at [2496 Cathedral Drive](#) in Palisades and we approve of the privacy screen as it is currently built into the pergola at 2492 Cathedral. We prefer this over a 6' fence as it helps the privacy of both our homes since our front door and the patio at 2492 Cathedral are adjacent to each other.

If you have any questions please let me know.

Thanks,

David O.





# Agenda Item 3

Special Exception 20-03:  
1001 Meadowview Drive

## **ZBA File SE 20-03**

### **Attachments:**

1. Staff Report
2. Aerial Map
3. Variance Exhibit
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, Senior Planner **DH**  
**DATE:** August 19, 2020  
**RE:** **SE 20-03:** 1001 Meadowview Circle

### REQUESTED SPECIAL EXCEPTION

A request for a special exception to Chapter 6, Article IV of the City of Richardson's Code of Ordinances: Sec. 6-209 (3) to allow a 6-foot wooden fence to be located between the front property line and front wall of a building along N. Waterview Drive. The property is located at 1001 Meadowview Circle and zoned R-1500-M Residential

### APPLICANT/PROPERTY OWNER

Mitchell Herman

### EXISTING ZONING

R-1500-M Residential

### SURROUNDING LAND USE

Residential

### STAFF COMMENTS

The home is located at the southwest corner of Meadowview Circle and N. Waterview Drive in the Greenwood Hills subdivision.

The applicant is requesting an exception to Chapter 6, Article IV, Sec. 6-209 (3) (the Fence Ordinance) of the Richardson Code of Ordinances which prohibits fences between the front property line and the front wall of the building unless it's part of the landscaping or decorative screen and does not exceed three (3) feet in height and does not create a traffic hazard.

The applicant is requesting a special exception for the construction of a six (6) foot tall board-on-board wooden fence that would be located along the front property line and front wall of the building along N. Waterview Drive.

The applicant's desire is to build the fence for the purpose of enclosing the front yard space along the side of the house in order to be utilized the area as a private side yard that is contiguous with the existing backyard. The front yard of the property is designated along both N. Waterview Drive and Meadowview Circle by a platted by a 40-foot front building setback located.

Because the setbacks are platted along both streets, both sides are deemed front property lines and the 40-foot front yard setback applies; therefore, a fence is not allowed to be placed between the property line and wall of the building. If the setback was not platted along N. Waterview Drive, the building setback would be twenty (20) feet for a corner lot and a fence would be allowed to extend out to the property line as long as the 15-foot by 25-foot corner clip was provided.

The applicant is requesting to construct the fence eighteen (18) feet from the property line and thus the 15-foot by 25-foot corner clip would not be necessary to provide a sight line triangle.

## TECHNICAL RECOMMENDATION

Special Exception 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; however, the developed condition of the subject property and surrounding neighboring property is commonly found throughout residential subdivisions and does not represent a unique situation in this specific case



**SE 20-03**



**SUBJECT PROPERTY**

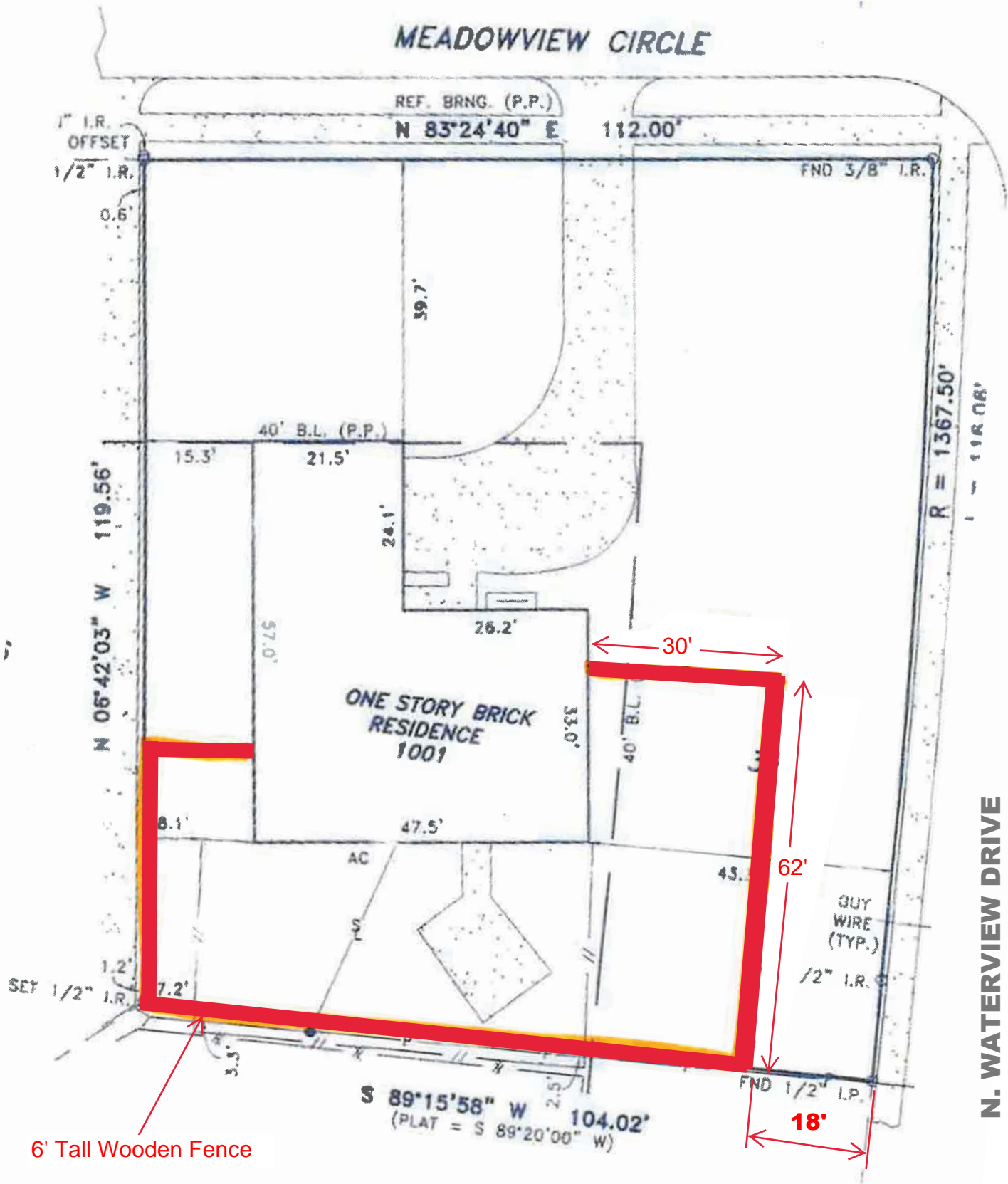
**SE 20-03 Aerial Map**  
**1001 Meadowview Circle**

Updated By: HarperD, Update Date:07/28/2020

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.







**SE 20-03  
 EXHIBIT**

For Department Use Only

Date Received: JULY 27 2020 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

Mitchell Herman

Printed Name

Mitchell Herman

Company Name

1001 Meadow View Cr.

Mailing Address

Same

Richardson, TX 75080

City, State, ZIP

Same

214-578-5954

Telephone Number

Email Address

## Property Information

Address of Subject Property

1001 Meadowview Cr

Legal Description

Greenwood Hills 3 Blk 24 Lt 37 VOL2004

Existing Zoning and Ordinance

Single family

Requested Variance

move fence line

## Submittal Requirements

- ✓ Completed Application Form
- Completed Board of Adjustment Variance Checklist
- ✓ Building Permit Denial Letter - email
- ✓ 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. - Please attached <sup>explanation</sup>  Yes  No

The hardship is significant portion of the property cannot be fully utilized by homeowner

Will literal enforcement of the ordinance result in an unnecessary hardship? If so, explain below.  Yes  No

Evening shade is all on that side of the house and summer evenings in TX require shade to enjoy outside.

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

other properties in the area have fence lines that come to the sidewalk on Water view

Is the need for the variance created by the applicant? If so, explain below.  Yes  No

This will be my primary home and I want to add a patio on the shady part of my yard. Plus the Green Hills pool is behind me so side yard is quarter

Is the hardship only financial? If so, explain below.  Yes  No

no, but I am paying taxes on the full lot and not able to utilize it

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

It will not impact public health or safety



Application for Fence Variance  
1001 Meadow View Circle  
Richardson, TX  
75080

My name is Mitchell Herman and I just purchased the property at 1001 Meadow View Circle. This home has been a rental property for many years and will be my primary home. We have been working to update the home and make it a beautiful part of the community in Richardson.

There are several reasons that I would like to extend the fence line to include the portion of my lot that is on the Waterview side.

1. I have a large dog and the large lot was one of the things that drew me to this home. The current fence line makes the backyard very small.
2. The evening sun is not shaded in the backyard until late but the side yard is completely shaded. In the heat of the Texas summer being able to have a side patio that is shaded will increase my ability to be outdoors with my friends and dog.
3. When driving down Waterview I see many homes that have extended their fence lines to the sidewalk along the street and I am not asking to go all the way to the sidewalk.
4. The community pool backs up to my property which is not a problem but having the side yard would also allow me to have a quieter space to hang out when needed due to activities at the pool.
5. A significant portion of my property is on the side of the house and I cannot utilize it with any privacy from the busy road.
6. I am gladly paying the taxes that are associated with a lot that is .29 of an acre and would like to have more private access to the property and make this property into something that I can love and enjoy as much as possible.

I want my property to look beautiful and would not do anything that would do otherwise. I just want to utilize my full property as much as possible. I see that many homes have fences that come out towards the road and do not end at the house line and I am asking for the same consideration.

I would like to put a 6 foot board on board cedar fence and would like it to extend 30 feet beyond the left edge of my home. This would still leave the fence at least 10-15 feet from the sidewalk and would not restrict vision for traffic.

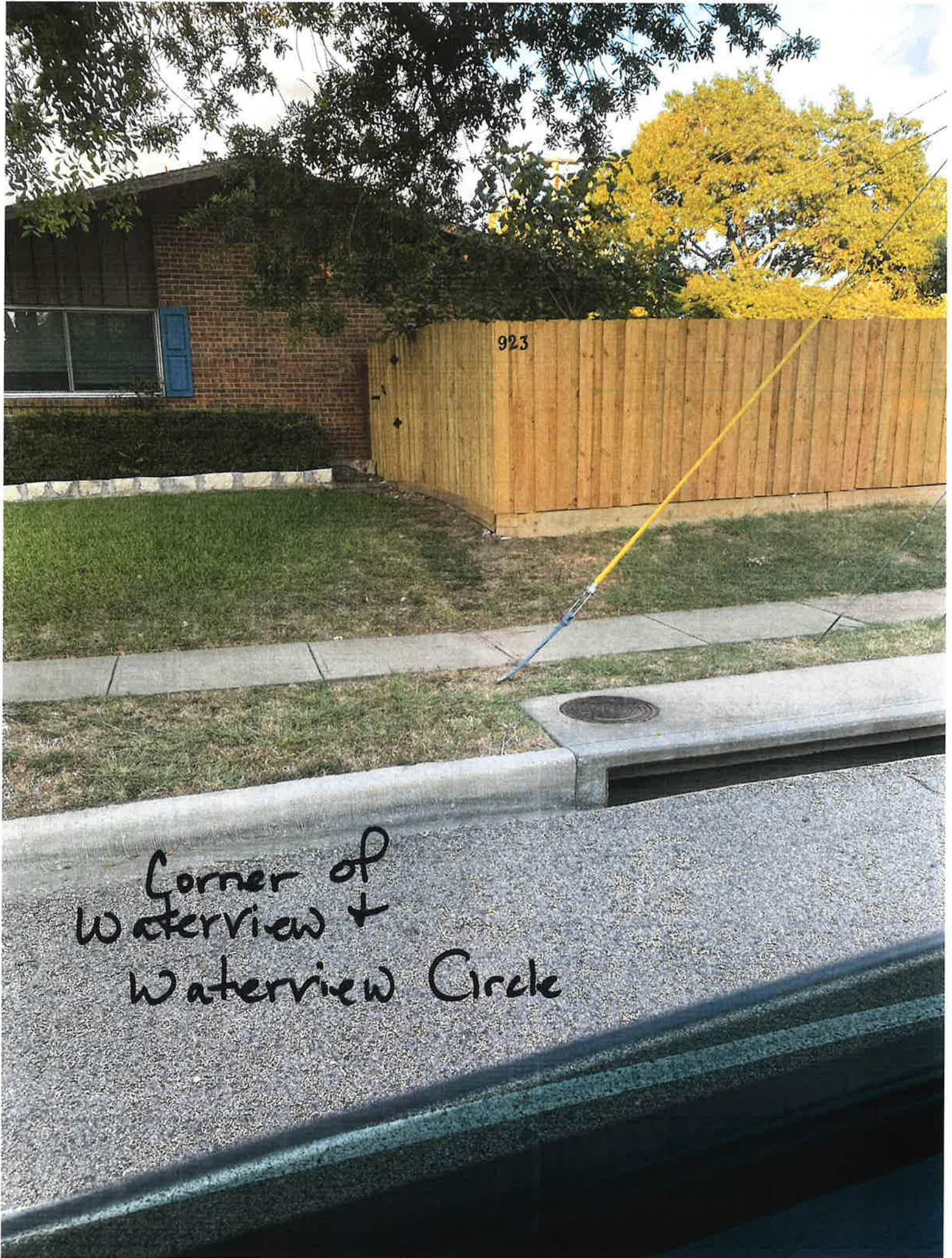
I am including my survey with the lines drawn for the fence and what we are proposing along with a few photos from other homes in the area who have extended fence lines and an example of what we are wanting to do.

Thank you,  
Mitchell Herman



Across the street on opposite  
corner of Meadowview + Waterview





923

Corner of  
Waterview +  
Waterview Circle



11430 Nantucket











Example of fence  
we want to put up

---

**Fwd: 1001 Meadowview Cir - \*\*\*Application Denied\*\*\***

2 messages

---

**Mike Reynolds** <mreynolds5966@yahoo.com>  
To: Gregg Herman <gregg.herman@craneae.com>  
Cc: Shelley Herman <shelleyherman@kw.com>

Tue, Jul 14, 2020 at 3:14 PM

Hey Gregg/ Shelly,  
Please read city's reply on Fence Below,  
That may be why it is installed like it is now.  
However you can contact the person below and go for a variance just let me know what you want to do sir.  
Sorry,

Mike Reynolds

Begin forwarded message:

**From:** Scott Miller <scott@acefences.com>  
**Date:** July 14, 2020 at 1:57:50 PM CDT  
**To:** "Mike Reynolds (mreynolds5966@yahoo.com)" <mreynolds5966@yahoo.com>  
**Subject:** FW: 1001 Meadowview Cir - \*\*\*Application Denied\*\*\*

Here is your answer. Get with customer and redraw so I can send back in. Thanks

---

**From:** Stephanie Jackson-Veach <Stephanie.Jackson@cor.gov>  
**Sent:** Tuesday, July 14, 2020 1:38 PM  
**To:** Scott Miller <scott@acefences.com>  
**Subject:** 1001 Meadowview Cir - \*\*\*Application Denied\*\*\*

Scott,

We have received a fence application for 1001 Meadowview Cir. The application has been denied because property has two – platted front yards. The yard along the Waterview is also considered a front yard so the fence cannot be taller than 3 feet and must be decorative in nature and must be approved by the Building Official. Typically, a fence no taller than 2.5 feet in height is approved.

Options:

1. Revised the fence location to not extend past the building wall along Waterview.
2. Seek a variance to allow the fence to be taller than 3 feet in the front yard along Waterview. You can contact Daniel Harper in Development Services about the variance process. He can be reached at Daniel.Harper@cor.gov.

Let me know how you would like to proceed with the application.

Thank you,

Stephanie Jackson-Veach  
Building Inspection Manager  
City of Richardson  
972-744-4174



---

**Shelley Herman** <shelleyherman@kw.com>  
To: Gregg Herman <gherman@craneae.com>

Tue, Jul 14, 2020 at 4:21 PM

Well we tried! I'll work on the forbearance application tomorrow

Sent from my iPhone

Begin forwarded message:

**From:** Mike Reynolds <mreynolds5966@yahoo.com>  
**Date:** July 14, 2020 at 3:14:27 PM CDT  
**To:** Gregg Herman <gregg.herman@craneae.com>  
**Cc:** Shelley Herman <shelleyherman@kw.com>  
**Subject:** Fwd: 1001 Meadowview Cir - \*\*\*Application Denied\*\*\*

[Quoted text hidden]



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## Special Exception Application

1 message

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**Daniel Harper** <Daniel.Harper@cor.gov>  
To: Shelley Herman <shelleyherman@kw.com>

Mon, Jun 8, 2020 at 3:01 PM

Shelley,

Please see attached application packet.

Thank you,

**Daniel Harper, AICP**

Senior Planner

Development Services - City of Richardson

411 W. Arapaho Road, Suite 204 – Richardson, TX 75080

972-744-4252



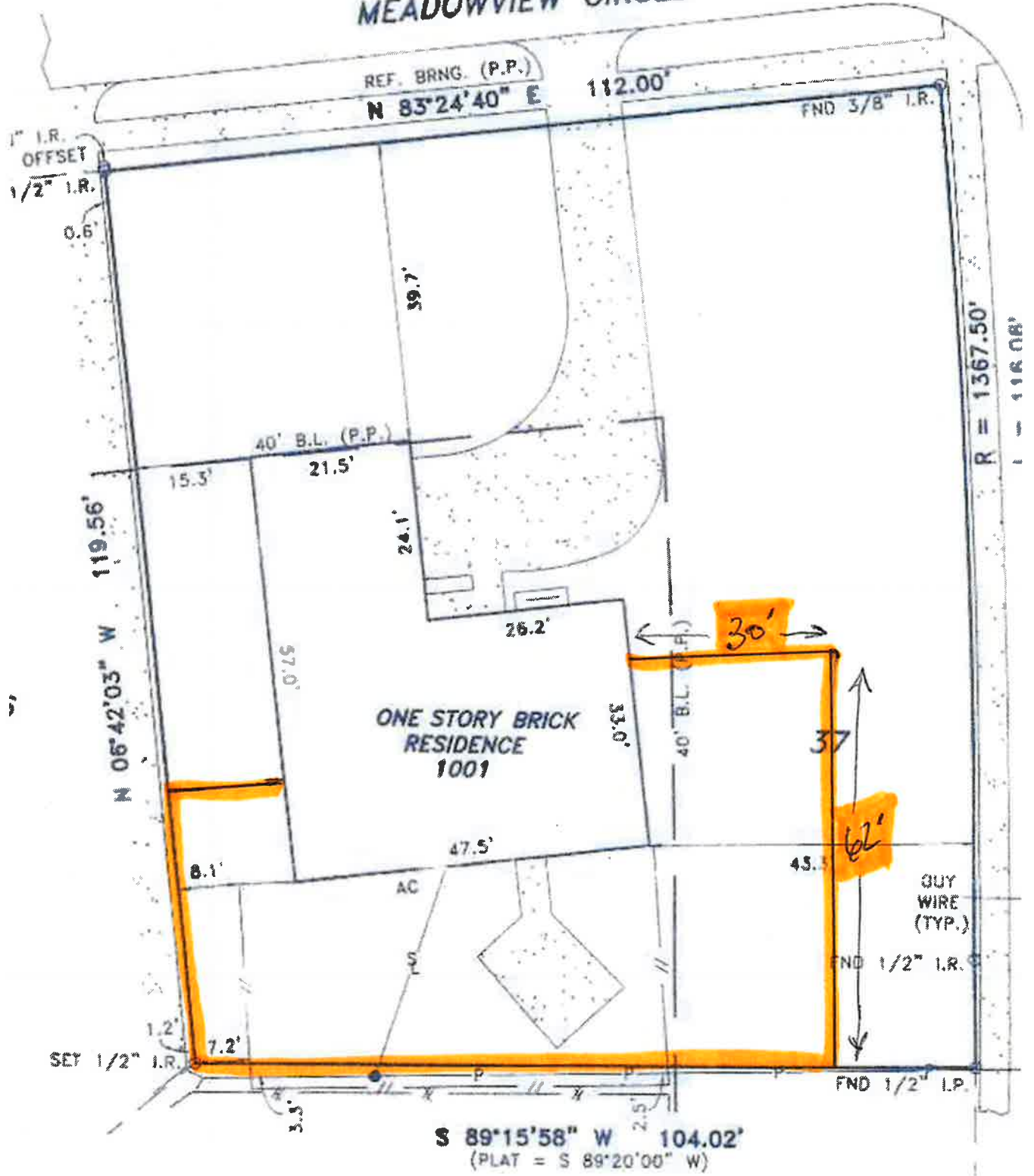
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### 2 attachments

 **ZBA Application Packet.pdf**  
199K

 **ZBA Calendar.pdf**  
169K

# MEADOWVIEW CIRCLE





# Notice of Public Hearing

## Zoning Board of Adjustment – Richardson, TX

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

### SPECIAL EXCEPTION

**File No.** SE 20-03  
**Property Owner:** Mitchell Herman  
**Applicant:** Mitchell Herman  
**Location:** 1001 Meadowview Circle  
**Request:** SE 20-03, a request for a special exception to Chapter 6, Article IV of the City of Richardson's Code of Ordinances: Sec. 6-209 (3) to allow a 6-foot wooden fence to be located between the front property line and front wall of a building along N. Waterview Drive. The property is located at 1001 Meadowview Circle and zoned R-1500-M Residential

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

**WEDNESDAY, AUGUST 19, 2020**  
**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:** This Zoning Board of Adjustment Meeting will be held via videoconference, with the Zoning Board of Adjustment, supporting staff, and the public participating remotely. Members of the public are entitled to participate in the conversation remotely. To participate remotely, please call (214) 997-0297. Due to a 30 second to 1-minute video broadcast delay it is recommended to listen on your phone and mute all other audio sources if you wish to speak.

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 Special Exception Number SE 20-03.

Date Posted and Mailed: August 7, 2020

**SE 20-03**

**200' NOTIFICATION  
BOUNDARY**

**SUBJECT PROPERTY**

Meadow View Cir

Meadow View Dr

N Waterview Dr

Cheyenne Dr

**SE 20-03 Notifcation Map**  
**1001 Meadowview Circle**

Updated By: HarperD, Update Date:07/28/2020

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.



ZHANG GENZHU &  
LI QING  
1004 MEADOW VIEW CIR  
RICHARDSON, TX 75080

TUVI HAYRE  
4016 SALT BURN DR  
PLANO, TX 75093

BEVAN LINDA B  
1006 MEADOW VIEW CIR  
RICHARDSON, TX 75080

MULLER MARY GURNAS &  
ET AL  
1007 MEADOW VIEW CIR  
RICHARDSON, TX 75080

WHITE CLARK E  
624 INDIAN CREEK DR  
ROANOKE, TX 76262

FLETCHER PAUL BRENT  
1508 N WATERVIEW DR  
RICHARDSON, TX 75080

JOHNSON MERICK E &  
JOHNSON ELIZABETH DIANE  
1515 N WATERVIEW DR  
RICHARDSON, TX 75080

TORRES JUAN E & MARIE M  
922 MEADOW VIEW DR  
RICHARDSON, TX 75080

ANDERSON MARIE M  
924 MEADOW VIEW DR  
RICHARDSON, TX 75080

MEDI TEMP INC  
1305 MELROSE  
RICHARDSON, TX 75080

STEVENS WILLIAM & SONIA  
4116 PINWOOD DR  
PLANO, TX 75093

SHIH WEI YAN  
2332 ELDGER DR  
PLANO, TX 750252145

TORRES GUADALUPE J  
1002 MEADOW VIEW CIR  
RICHARDSON, TX 75080

SHERRITT ADAM R & LINDSEY C  
1000 MEADOW VIEW CIR  
RICHARDSON, TX 75080

SUBURBAN RENEWAL LLC  
905 GREENBRIAR LN  
RICHARDSON, TX 75080

JOHNSON MARY E LEWIS &  
JAMES R JOHNSON  
1005 MEADOW VIEW CIR  
RICHARDSON, TX 75080

GREENWOOD HILLS COMMUNITY  
PO BOX 830624  
RICHARDSON, TX 75083

KUMMER MICHAEL CHAN  
3541 ROCKCREST DR  
GARLAND, TX 750446515

**SE 20-03**  
**1001 Meadow Circle**



# Agenda Item 4

Variance 20-08:  
604 West Shore Drive



## **ZBA File V 20-08**

### **Attachments:**

1. Staff Report
2. Aerial Map
3. Variance Exhibit
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, Senior Planner **DH**  
**DATE:** August 19, 2020  
**RE:** **V 20-08: 604 West Shore Drive**

### REQUESTED VARIANCES

A request for the following variance from Appendix A (Comprehensive Zoning Ordinance) of the City of Richardson's Code of Ordinances: Article IV, Sec. 4 (h)(4) to allow head-in or dead-end parking spaces in the front yard after the conversion/relocation of the existing garage. The property is located at 604 West Shore Drive and zoned R-1500-M Residential.

### APPLICANT/PROPERTY OWNER

Jason McCord

### EXISTING ZONING

R-1500-M Residential

### SURROUNDING LAND USE

Residential

### STAFF COMMENTS

The property is located at the T-intersection of Northlake Drive and West Shore Drive in the Richardson Heights Estates subdivision. The applicant is requesting the following variance from the Richardson Code of Ordinances Appendix A, Article VI, Section 4 (h) (4) to allow a head-in or dead-end driveway located in the front yard after the conversion/relocation of the existing garage.

The applicant remodeled the home which included converting the original garage space into additional living area. The remodel included a new two car swing entry garage that is served by a new driveway. The applicant desires to maintain the existing head-in, dead-in driveway that served the original garage entry for additional parking. Although front yard drives are allowed in residential zoning districts, front drives must not be dead-in in design. As proposed, this constitutes a dead-in driveway since it no longer serves as a driveway into the garage.

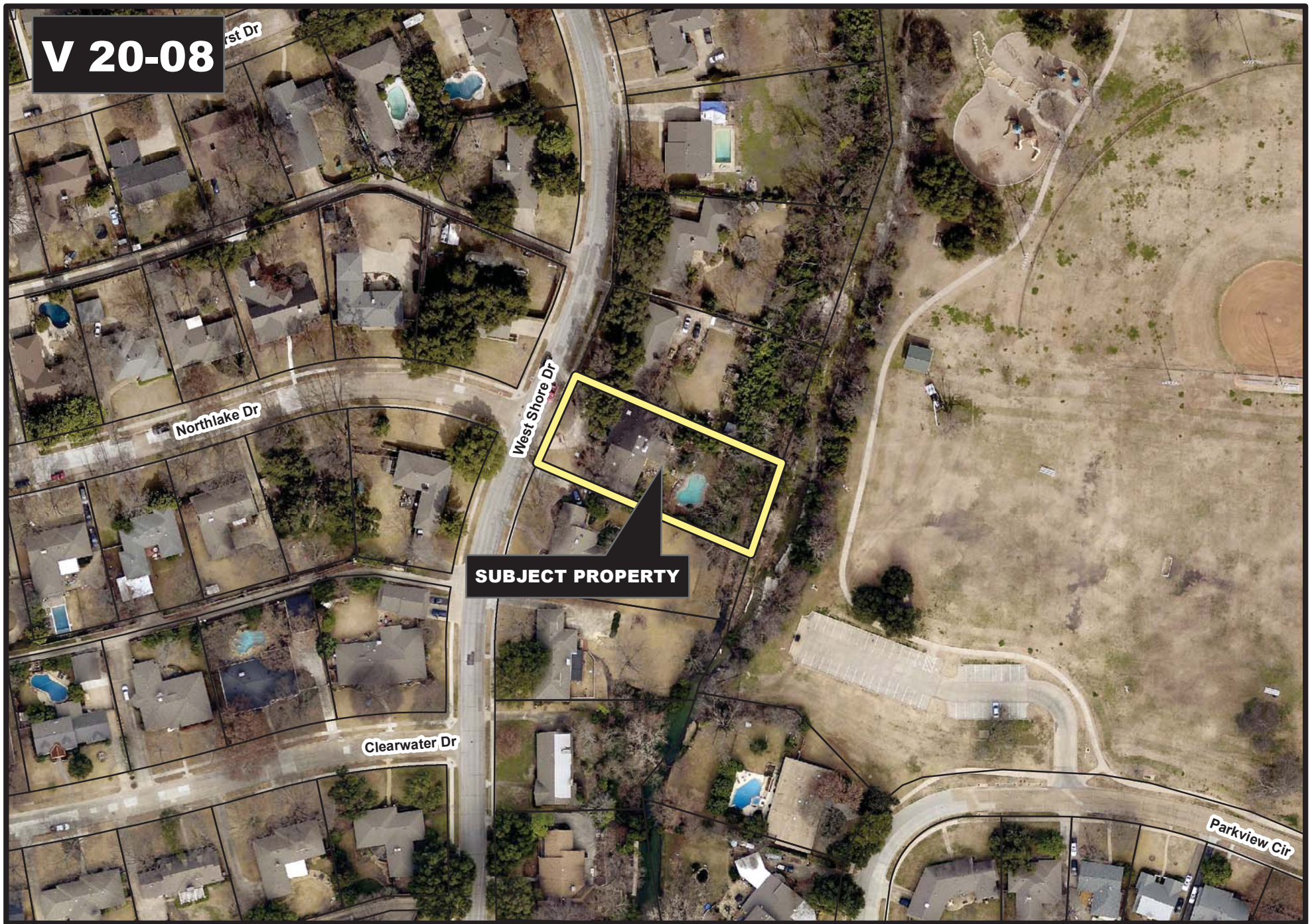
Article IX, Sec. 4 (h)(4) of the Comprehensive Zoning Ordinance was adopted in 2004 to address the numerous garage conversions that were occurring with little attention to the aesthetic character of the work and leaving homes with no garage spaces for the storage of vehicles or other items leading to unsightly conditions with the neighborhood. In addition to addressing the aesthetic character of the conversion, the ordinance required the driveway to be removed or reconfigured to provide access to a new garage.

As an option, the homeowner could connect the two driveways with a new drive aisle and eliminate the portion of the existing driveway leading towards the home. This option eliminates the dead-in portion of the driveway and provides additional parking. The homeowner would need to consult with Building Inspections to determine if this would be viable option from a permitting standpoint.

#### 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 and should therefore be denied.





V 20-08

SUBJECT PROPERTY

**V 20-08 Aerial Map**  
**604 West Shore Drive**

Updated By: HarperD, Update Date:07/28/2020

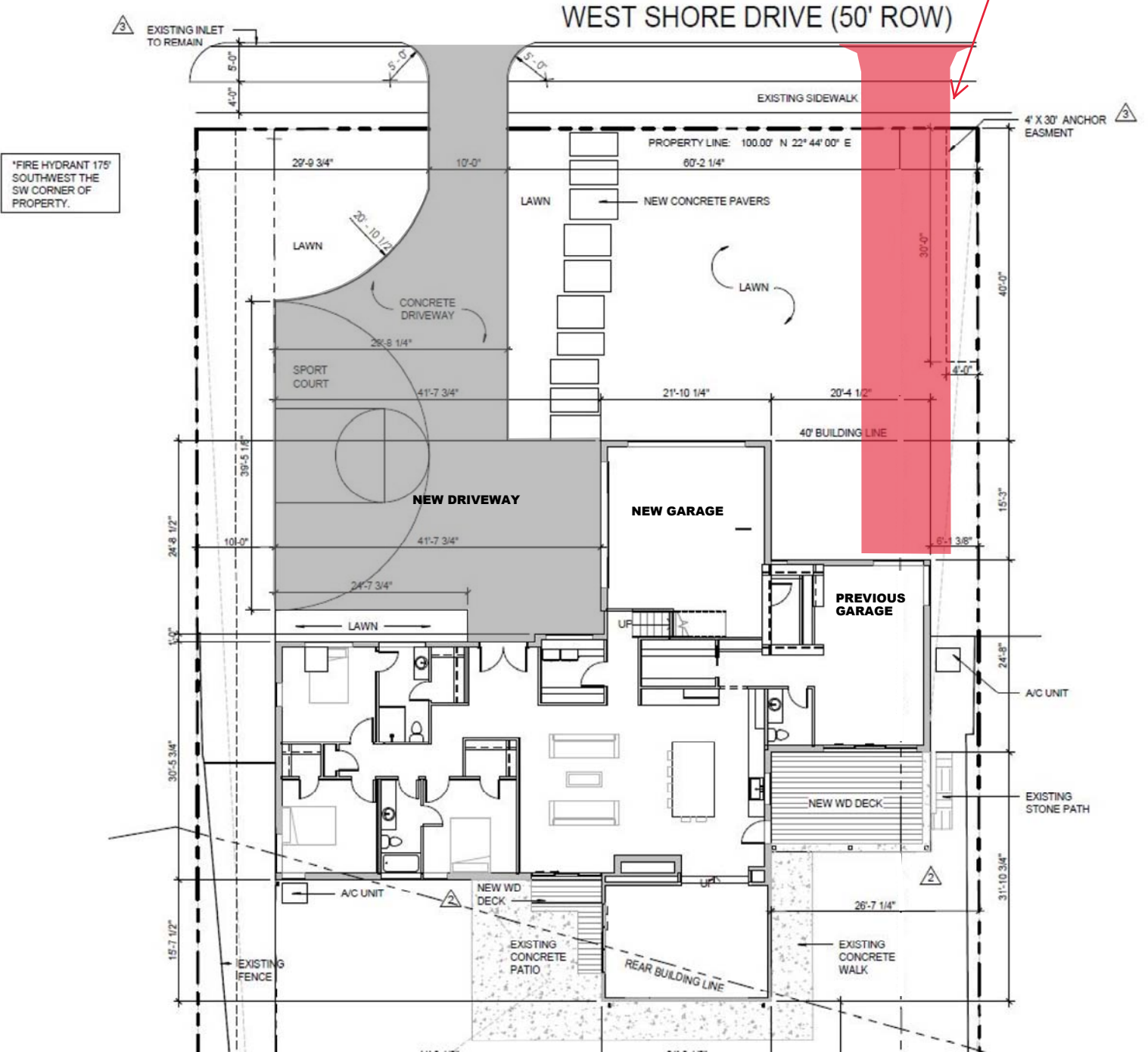
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.





# V 20-08 Exhibit

Existing Driveway - Requested Front Dead-in Drive-way



**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?  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

Jason McCord

Printed Name

Same

Brothers B and B Contracting, Inc.

Company Name

604 W. Shore

Mailing Address

Richardson, Tx. 75080

City, State, ZIP

469-446-4750

Telephone Number

jmccord@brothersbandb.com

Email Address

## Property Information

Address of Subject Property 604 W. Shore

Legal Description RICHARDSON HEIGHTS ESTATES 3 BLK 81 LOT 12

Existing Zoning and Ordinance R-1500-M, Article 4, Section 4, H-4

Requested Variance I would like to keep my pre-existing driveway for additional parking

## 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

We are about to have multiple drivers in our household, and we have parents and grandparents that are aging and may need to move in with us. Keeping the original driveway would enable us to park safely off of the street. Our home is 2 blocks south of Arapaho on W. Shore, which is a main thoroughfare for the neighborhood.

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

If so, explain below.

Yes  No

1- It will cause me to lose additional parking spaces for my children, family and guests and parking in a driveway is safer than parking in the street.

2- It will also give me a sidewalk to nowhere, as it now connects the 2 driveways.

3- It will cause me to have to spend \$2500-\$3000 more to remove the drive and replace it with sod.

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 original driveway was a circle drive, with a leg going to 2 single car garages. There is an oak tree that made it impossible to negotiate the turn to make it into the garages. We relocated the entrance to the opposite side of the garage and removed the circle drive, due to its disrepair. I opted to keep the leg of the drive that went to the old garage doors, not knowing about the ordinance the city has in place to prevent this.

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

Yes  No

It was partially created by me, due to my ignorance of the code and constructing a sidewalk connected the 2 driveways.

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

Yes  No

Please refer to my previous responses.

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

It will actually create safer parking conditions.

## Daniel Harper

---

**From:** jmccord brothersbandb.com <jmccord@brothersbandb.com>  
**Sent:** Tuesday, July 14, 2020 11:06 PM  
**To:** Brent Tignor; Daniel Harper  
**Cc:** Jennifer Patrick; Stephen Papania; Richard Daniel  
**Subject:** Re: 604 West Shore Dr.  
**Attachments:** ZBA Application Packet copy.pdf; 604 W. Shore Driveway.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello Brent and Daniel,

Please accept this e-mail as my statement for the variance for 604 W. Shore.

On 7/14, I was informed by Brent Tignor that my original driveway no longer met city code and that I would need to have it removed. As such, I am seeking a variance on R-1500-M, Article 4, Section 4, H-4.

We just completed our remodel of 604 W. Shore. The original driveway was a circle drive, with a leg going to 2 single car garages. Please see the attachment. There is an oak tree that made it impossible to negotiate the turn to make it into the garages. As such, we relocated the garage entrance to the opposite side of the garage and removed the circle drive, due to its disrepair. I opted to keep the leg of the drive that went to the old garage doors, not knowing about the ordinance the city has in place to prevent this.

We are about to have multiple drivers in our household, and we have parents and grandparents that are aging and may need to move in with us. Keeping the original driveway would enable us to park safely off of the street. Our home is 2 blocks south of Arapaho on W. Shore, which is a winding main thoroughfare for the neighborhood.

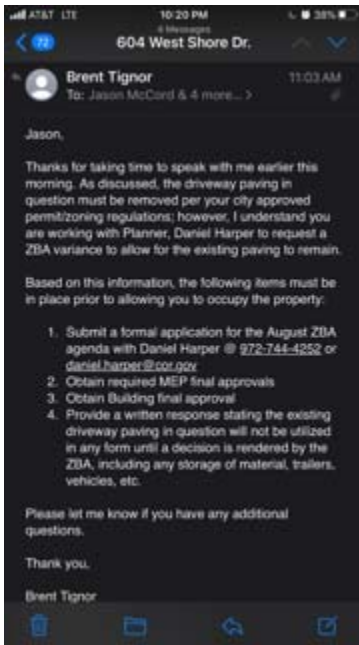
Enforcing this ordinance would cause my families hardship in 3 ways:

- 1- It will cause me to loose additional parking spaces for my children, family and guests. Parking in a driveway is safer than parking in the street.
- 2- It will also give me a sidewalk to nowhere, as the sidewalk now connects the 2 driveways.
- 3- It will cause me to have to spend \$2500-\$3000 or more to remove the drive and replace it with sod.

Please see my attached application for a variance of my driveway.

This attached e-mail should suffice as my building permit denial letter.





In lieu of providing 12 copies, I am including a PDF of existing conditions as well as a mark up of the original layout. This is assuming our future meeting will be a zoom meeting. Please let me know otherwise and I'll drop off the 12 copies tomorrow when I drop off a check.

On Jul 14, 2020, at 1:40 PM, Brent Tignor <[Brent.Tignor@cor.gov](mailto:Brent.Tignor@cor.gov)> wrote:

Jason,

Thank you for quick reply. Good luck with the close out of your project and the variance request. Please understand our expectation will be for you to remove the existing driveway immediately, if the ZBA does not vote in favor of your variance request.

Thanks again,

Brent Tignor  
Building Official  
Building Inspection Department  
City of Richardson  
972-744-4183

<image002.jpg>

---

**From:** jmccord [brothersbandb.com](mailto:jmccord@brothersbandb.com)<[jmccord@brothersbandb.com](mailto:jmccord@brothersbandb.com)>

**Sent:** Tuesday, July 14, 2020 1:36 PM

**To:** Brent Tignor <[Brent.Tignor@cor.gov](mailto:Brent.Tignor@cor.gov)>

**Cc:** Jennifer Patrick <[Jennifer.Patrick@cor.gov](mailto:Jennifer.Patrick@cor.gov)>; Stephen Papania <[Stephen.Papania@cor.gov](mailto:Stephen.Papania@cor.gov)>; Richard Daniel <[Richard.Daniel@cor.gov](mailto:Richard.Daniel@cor.gov)>; Daniel Harper <[Daniel.Harper@cor.gov](mailto:Daniel.Harper@cor.gov)>

**Subject:** Re: 604 West Shore Dr.

Brent,

Thank you for your time and effort. Here are my responses to the statements below:

- 1- I will have this submitted sometime today or this evening.
- 2- MEPs are complete
- 3- Working on final
- 4- I will not utilize the existing driveway for any purpose until I have approval from the ZBA to do so. If I do not receive their approval to keep the driveway, I will remove it and replace with an approved form of landscaping.

1. Submit a formal application for the August ZBA agenda with Daniel Harper @ 972-744-4252 or [daniel.harper@cor.gov](mailto:daniel.harper@cor.gov)
2. Obtain required MEP final approvals
3. Obtain Building final approval
4. Provide a written response stating the existing driveway paving in question will not be utilized in any form until a decision is rendered by the ZBA, including any storage of material, trailers, vehicles, etc.

Please let me know if you have any additional questions.

Thank you,

Brent Tignor  
Building Official  
Building Inspection Department  
City of Richardson  
972-744-4183

<image002.jpg>

Regards,

Jason McCord  
Brothers B and B Contracting, Inc.  
[jmccord@brothersbandb.com](mailto:jmccord@brothersbandb.com)  
C- 469-446-4750  
O- 972-264-1806  
605 E. Palace Pkwy., Ste. A3  
Grand Prairie, TX 75050

Regards,

Jason McCord  
Brothers B and B Contracting, Inc.  
[jmccord@brothersbandb.com](mailto:jmccord@brothersbandb.com)  
C- 469-446-4750



# Notice of Public Hearing

## Zoning Board of Adjustment – Richardson, TX

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

### VARIANCE REQUEST

**File No.** V 20-08  
**Property Owner:** Jason McCord  
**Applicant:** Jason McCord  
**Location:** (See map on reverse side)  
**Request:** V 20-08, a request for the following variance from Appendix A (Comprehensive Zoning Ordinance) of the City of Richardson's Code of Ordinances: Article IV, Sec. 4 (h)(4) to allow head-in or dead-end parking spaces in the front yard after the conversion/relocation of the existing garage. The property is located at 604 West Shore Drive and zoned R-1500-M Residential.

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

**WEDNESDAY, AUGUST 19, 2020**  
**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:** This Zoning Board of Adjustment Meeting will be held via videoconference, with the Zoning Board of Adjustment, supporting staff, and the public participating remotely. Members of the public are entitled to participate in the conversation remotely. To participate remotely, please call (214) 997-0297. Due to a 30 second to 1-minute video broadcast delay it is recommended to listen on your phone and mute all other audio sources if you wish to speak.

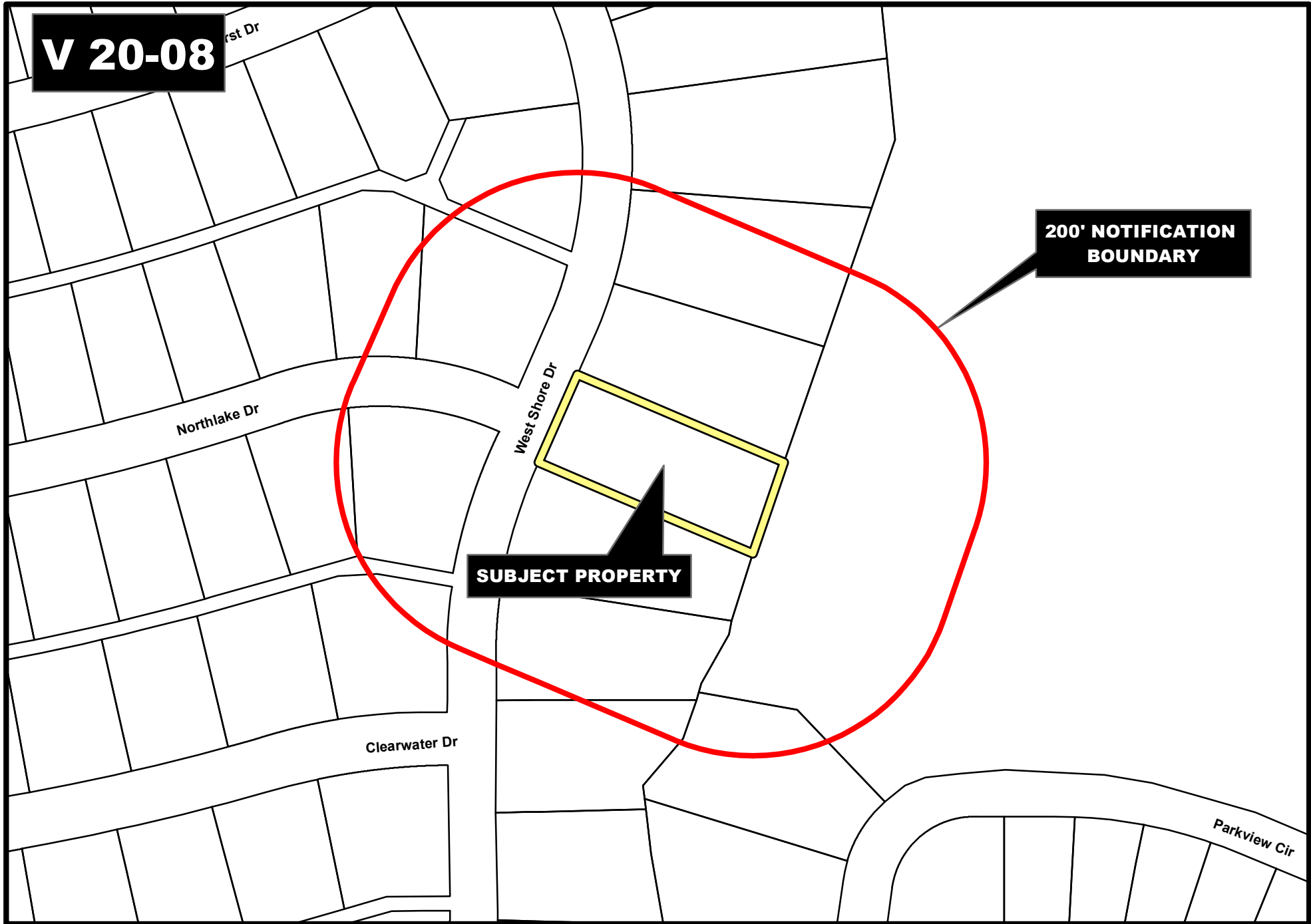
Persons who are unable to attend, but would like their views to be made a part of the public record, may send signed, written comments, referencing the file number above, prior to the date of the hearing to: Dept. of Development Services, PO Box 830309, Richardson, TX 75083.

**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 20-08.

Date Posted and Mailed: August 7, 2020

**V 20-08**



**V 20-08 Notification Map**  
**604 West Shore Drive**

Updated By: HarperD, Update Date:07/28/2020

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.





SWANNIE JENNIFER S  
704 W SHORE DR  
RICHARDSON, TX 75080

SUMMERS JOSEPH A & KRISTIN  
705 WEST SHORE DR  
RICHARDSON, TX 75080

CONFIDENTIAL OWNER  
802 NORTHLAKE DR  
RICHARDSON, TX 75080

LANZ ALEXANDER &  
ELIZABETH B  
702 WEST SHORE DR  
RICHARDSON, TX 75080

SCHALL JOANNE  
700 WEST SHORE DR  
RICHARDSON, TX 75080

WINTERS BRUCE A  
800 NORTHLAKE DR  
RICHARDSON, TX 75080

RIPLEY TRENT D & SHELBY REN  
803 NORTHLAKE DR  
RICHARDSON, TX 75080

MCCORD ROBERT J & TERESA  
604 WEST SHORE DR  
RICHARDSON, TX 750805009

PHILLIPS FAMILY TRUST THE  
602 WEST SHORE DR  
RICHARDSON, TX 75080

EGER STEFANO & HEATHER  
801 NORTHLAKE DR  
RICHARDSON, TX 75080

WILMORE LINDA J  
600 WEST SHORE DR  
RICHARDSON, TX 75080

BROWN STEPHEN C &  
MELANIE S  
709 THOMPSON DR  
RICHARDSON, TX 75080

FAIRVIEW CUSTOM HOMES LLC  
440 BROADWING  
MCKINNEY, TX 75069

SHINER JEFFREY C &  
AMANDA K P  
800 CLEARWATER DR  
RICHARDSON, TX 75080

RICHARDSON CITY OF  
TAX DEPT SUITE 101  
411 W ARAPAHO RD SUITE 101  
RICHARDSON, TX 75080

## **V 20-08**

### **604 West Shore**

## Order Confirmation

|                    |                    |                          |                   |
|--------------------|--------------------|--------------------------|-------------------|
| <b>Customer:</b>   | CITY OF RICHARDSON | <b>Customer Account:</b> | 100010162         |
| <b>Ad Order #:</b> | 0001771668         | <b>PO Number:</b>        | CPN 9018          |
| <b>Sales Rep:</b>  | Max (Mert) Tezkol  | <b>Order Taker:</b>      | Max (Mert) Tezkol |

|                        |                   |                        |        |                      |          |
|------------------------|-------------------|------------------------|--------|----------------------|----------|
| <b>Net Amount:</b>     | \$293.18          | <b>Tax Amount:</b>     | \$0.00 | <b>Total Amount:</b> | \$293.18 |
| <b>Payment Method:</b> | Check/Money Order | <b>Payment Amount:</b> | \$0.00 | <b>Amount Due:</b>   | \$293.18 |

**Ad Order #:** 0001771668

**Ad Number:** 0001771668-01

**Color:** **Ad Size:** 2 X 63.00 Li

### Ad Content

NOTICE OF PUBLIC HEARING

The Richardson Zoning Board of Adjustment will hold a public hearing on Wednesday, August 19, 2020 at 6:30 p.m. This Zoning Board of Adjustment Meeting will be held via videoconference, with the Zoning Board of Adjustment, supporting staff, and the public participating remotely. Members of the public are entitled to participate in the conversation remotely. To participate remotely, please call (214) 997-0297. to consider:

SE 20-02, a request for a special exception to Chapter 6, Article IV of the City of Richardson's Code of Ordinances: Article IV, Sec. 6-209 (2) to allow for a ten (10) foot section of a wooden fence/privacy screen to be ten (10) feet tall in lieu of the maximum eight (8) feet of allowable height in a side yard. The property is located at 2492 Cathedral Drive and zoned Palisades PD Planned Development District (Urban Neighborhood Sub-District).

SE 20-03, a request for a special exception to Chapter 6, Article IV of the City of Richardson's Code of Ordinances: Sec. 6-209 (3) to allow a 6-foot wooden fence to be located between the what is considered a front property line and front wall of a building along N. Waterview Drive. The property is located at 1001 Meadowview Drive and zoned R-1500-M Residential.

V 20-08, a request for the following variance from Appendix A (Comprehensive Zoning Ordinance) of the City of Richardson's Code of Ordinances: Article IV, Sec. 4 (h)(4) to allow head-in or dead-end parking spaces in the front yard after the conversion/relocation of the existing garage. The property is located at 604 West Shore Drive and zoned R-1500-M Residential.

V 20-10, a request for the following variance from Appendix A (Comprehensive Zoning Ordinance) of the City of Richardson's Code of Ordinances: Article IX, Sec 4 (h)(1) to allow for the conversion of an existing one car garage to living space and not provide an enclosed garage structure that accommodates two motor vehicles and Article IX, Sec. 4 (h)(4) to allow head-in or dead-end parking spaces in the front yard. The property is located at 306 Dover Drive and zoned R-950-M Residential.

For more information, call 972-744-4240.

CPN 9018 Pub. 8/7/2020

| Run Dates  | Product             | Placement/Classification - Position    |
|--|---------------------|--|
| Publish Date: 08/07/2020     Stop Date: 08/07/2020 | Dallas Morning News | Legals Bids Notices - LN Legal Notices |
| Publish Date: 08/07/2020     Stop Date: 08/13/2020 | DallasNews.com      | Legals Bids Notices - LN Legal Notices |

# Agenda Item 5

Variance 20-10:  
306 Dover Drive

## **ZBA File V 20-10**

### **Attachments:**

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





**TO:** Zoning Board of Adjustment  
**FROM:** Daniel Harper, Senior Planner **DH**  
**DATE:** August 19, 2020  
**RE:** **V 20-10: 306 Dover Drive**

### REQUESTED VARIANCES

A request for the following variance from Appendix A (Comprehensive Zoning Ordinance) of the City of Richardson's Code of Ordinances: Article IX, Sec 4 (h)(1) to allow for the conversion of an existing one car garage to living space and not provide an enclosed garage structure that accommodates two motor vehicles and Article IX, Sec. 4 (h)(4) to allow head-in or dead-end parking spaces in the front yard. The property is located at 306 Dover Drive and zoned R-950-M Residential.

### APPLICANT/PROPERTY OWNER

James Anderson

### EXISTING ZONING

R-950-M Residential

### SURROUNDING LAND USE

Residential

### STAFF COMMENTS

The property is located in the Richardson Heights subdivision. The applicant is requesting the following variance from the Richardson Code of Ordinances Appendix A, Article IX, Sec 4 (h)(1) to allow for the conversion of an existing one car garage to living space and not provide an enclosed garage structure that accommodates two motor vehicles and Article IX, Sec. 4 (h)(4) to allow head-in or dead-end parking spaces in the front yard.

The applicant intends to remodel the home that will include converting the original one car garage space into 225 square feet of additional living area. The proposed remodel does not replace the one-car garage with a new two-car garage as required by the Comprehensive Zoning Ordinance, thus creates a non-conforming situation for the property due to the lack of an enclosed parking garage.

The applicant also desires to maintain the existing head-in, dead-in driveway that served the original garage location as a front yard parking area. Although front yard drives are allowed in this residential zoning district, front drives must not be dead-in in design. As proposed, this constitutes a dead-in driveway since it no longer serves as a driveway into the garage.

Article IX, Sec. 4 (h)(4) of the Comprehensive Zoning Ordinance was adopted in 2004 to address the numerous garage conversions that were occurring with little attention to the aesthetic character of the work and leaving homes with no garage spaces for the storage of vehicles or other items leading to unsightly conditions with the neighborhood.

#### 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 and should therefore be denied.



**V 20-10**



**V 20-10 Aerial Map**

**306 Dover Drive**

Updated By: HarperD, Update Date:07/28/2020

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.





# CLS

## Cuzzo Land Surveying

664 N. Glenville Drive  
Richardson, Tx 75081  
Phone: 972-231-5534  
Fax: 972-234-2771



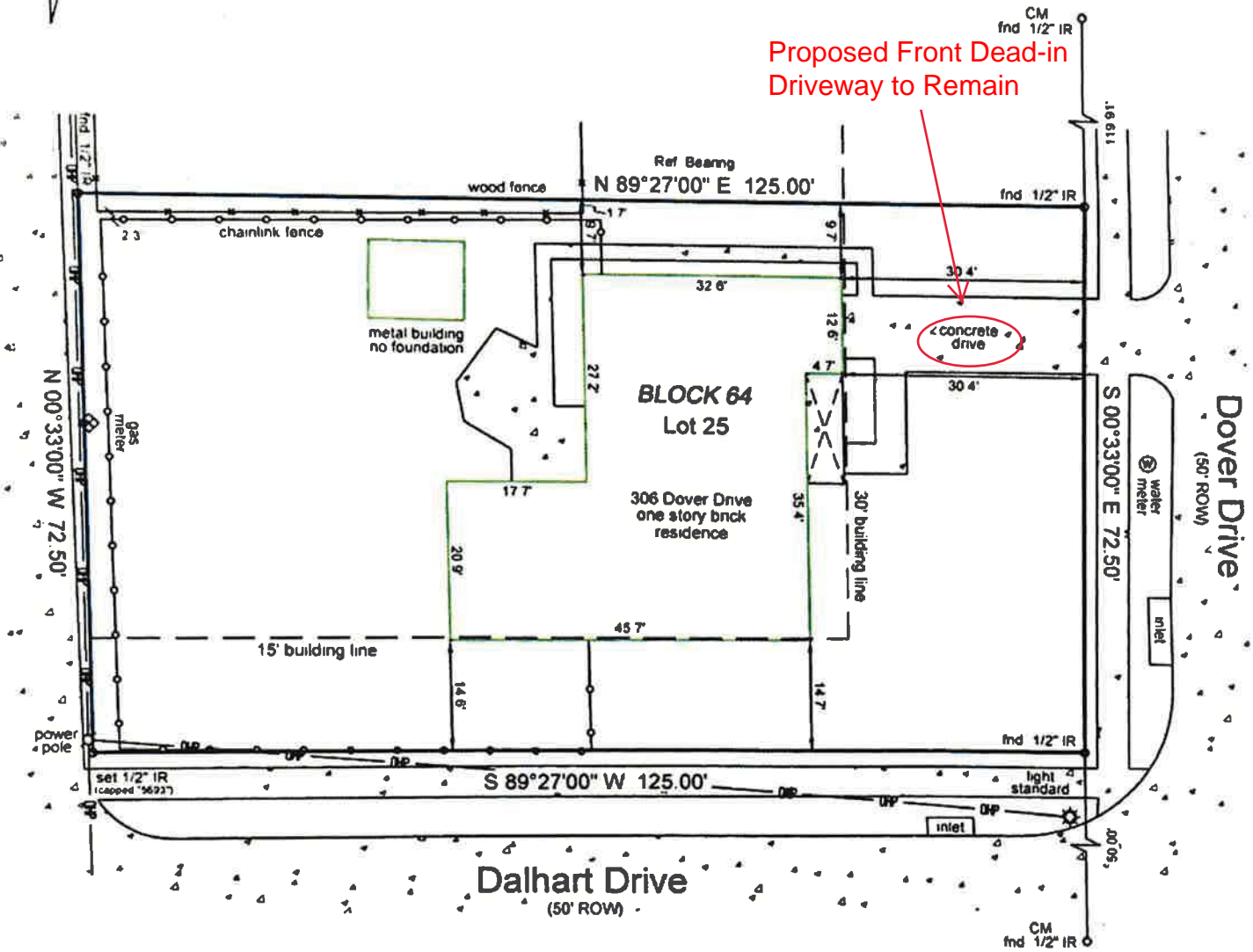
### PROPERTY DESCRIPTION

306 Dover Drive, Being Lot 25, Block 64 of Richardson Heights, Seventh Installment, an addition to the City of Richardson, Dallas County, Texas, according to the plat thereof recorded in Volume 30, Page 195 of the Map Records of Dallas County, Texas

## SURVEY PLAT V 20-10 Exhibit



Proposed Front Dead-in  
Driveway to Remain



NOTES (1) Reference bearing is based on the recorded plat unless otherwise noted. (2) (CM) = Controlling monument (3) Surveyor's signature will appear in red ink on original copies. (4) No part of the subject property lies within a Special Flood Hazard Area inundated by 100-year flood per Map Number 48113C0185 J of the F E M A





**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

James Anderson

Printed Name

James Anderson

Company Name

306 Dover Drive

Mailing Address

306 Dover Drive

Richardson, TX 75080

City, State, ZIP

Richardson, TX 75080

214-673-4444

Telephone Number

214-673-4444

JSADALLAS@REAGAN.COM

Email Address

JSADALLAS@REAGAN.COM

**Property Information**

Address of Subject Property 306 Dover Drive

Legal Description BLK 64 LOT 25

Existing Zoning and Ordinance R-1250-M

Requested Variance H1, H4

**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

Yes. I am attempting to increase the floor plan space by converting the 225 square feet of an attached 1 car garage space that is not being used for my full size truck. The Ordinance for converting an attached garage limits me in doing this. I have been parking my truck in the front driveway for 3 years.

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

Yes  No

Yes. This precludes me from the enjoyment of my day to day living as a smaller square foot home with 4 bedrooms puts people on top of one another, with only ONE living area.

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 because of how the ordinance is written; but, what I am proposing is very typical for the street and neighborhood. Dover drive is not a very long street and currently there are 20(twenty) properties with an attached garage that have been converted.

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

Yes  No

I have proposed converting a garage and have been denied. I would like to follow the example of at-least 20 neighbors who have converted their garage space. Please see the attached photographs and how the existing conversions blend with the neighborhood.

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

**RE: Variance process**

From: Daniel Harper <Daniel.Harper@cor.gov>  
Sent: Fri, Jul 17, 2020 at 2:29 pm  
To: jsadallas@reagan.com  
Cc: Jennifer Patrick

*Emails for Denial*

image002.jpg (2.2 KB) ZBA Calendar 2020.pdf (231.1 KB) ZBA Application Packet.pdf (272.2 KB) – **Download all**

Mr. James,

We are accepting applications for variances to be heard on our scheduled August 19 ZBA meeting. Applications must be submitted by the July 27<sup>th</sup> deadline. I have attached a copy of our application packet to this email for your reference. You will need to submit a complete application as well as an exhibit drawing demonstrating your property with the proposed variance. Other items you will need to include are a letter to our board explaining the rationale for approving your variance request, the completed checklist, building permit denial letter (this can be an email) and the application fee.

Applicants must demonstrate to the ZBA that there is a land-related/physical hardship associated with the property in question that prevents a proposed structure from meeting the requirements of the ordinance.

Examples might include topography or configuration of the lot or the presence of a flood plain or other type of easement that prohibits the location of a structure in accordance with the ordinance. In their consideration of a variance request, the ZBA must be satisfied that the granting of the variance would not be contrary to public interest and that the spirit and intent of the ordinance would be maintained if the variance were approved. Neither economic nor self-imposed hardship is justification for the granting of a variance.

If you have any questions, I am more than happy to help.

Thank you,

**Daniel Harper, AICP**

Senior Planner  
Development Services - City of Richardson  
411 W. Arapaho Road, Suite 204 – Richardson, TX 75080  
972-744-4252

**From:** jsadallas@reagan.com <jsadallas@reagan.com>  
**Sent:** Friday, July 17, 2020 1:50 PM  
**To:** Daniel Harper <Daniel.Harper@cor.gov>  
**Subject:** Variance process

Mr Harper,

My name is James Anderson, and I was advised to call you regarding the Variance process.

My cell is 214 673 4444 and this email address is good too.

Look forward to hearing from you.

Regards,  
James



**306 Dover - Information - Response Required - August 20, 2020 AM**

From: [Jennifer Patrick <Jennifer.Patrick@cor.gov>](mailto:Jennifer.Patrick@cor.gov)

Sent: Fri, Jul 17, 2020 at 9:41 am

To: [jsadallas@reagan.com](mailto:jsadallas@reagan.com)

---

image001.jpg (4.7 KB)

---

James,

Thank you for adhering to your designated timeline. Please contact Daniel as soon as possible to submit your official variance application along with any required information/fees, etc.

At this time, staff has identified two variances:

1. To allow enclosure of the existing 1 car garage without providing the required replacement 1 car garage.
2. To allow head in/dead in parking in the front yard.

Good luck with your variance request. Please understand our expectation will be for you to remove the construction immediately, if the ZBA does not vote in favor of your variance request.

Thanks again.

Jennifer Patrick  
Senior Building Inspector  
Building Inspection I City of Richardson  
(t) 972/744-4195  
(f) 972/744-5802

**From:** [jsadallas@reagan.com](mailto:jsadallas@reagan.com) <[jsadallas@reagan.com](mailto:jsadallas@reagan.com)>

**Sent:** Friday, July 17, 2020 8:51 AM

**To:** Jennifer Patrick <[Jennifer.Patrick@cor.gov](mailto:Jennifer.Patrick@cor.gov)>

**Subject:** RE: 306 Dover - Information - Response Required 7/16/2020 5PM

Jennifer,

I will go forward with the Variance process.

Please advise,

James

-----Original Message-----

From: "Jennifer Patrick" <[Jennifer.Patrick@cor.gov](mailto:Jennifer.Patrick@cor.gov)>

Sent: Wednesday, July 15, 2020 1:58pm

To: "[jsadallas@reagan.com](mailto:jsadallas@reagan.com)" <[jsadallas@reagan.com](mailto:jsadallas@reagan.com)>

Subject: RE: 306 Dover - Information - Response Required 7/16/2020 5PM

James,

Staff contact for the variance process is Daniel Harper, Sr. Planner. Daniel may be reached at 972-744-4252 or [Daniel.harper@cor.gov](mailto:Daniel.harper@cor.gov).

Please let me know how you would like to proceed no later than Friday, July 17 @ 9AM. The next ZBA application deadline is July 27, 2020.

Thanks,

Jennifer Patrick  
Senior Building Inspector  
Building Inspection I City of Richardson  
(t) 972/744-4195  
(f) 972/744-5802

**From:** [jsadallas@reagan.com](mailto:jsadallas@reagan.com) <[jsadallas@reagan.com](mailto:jsadallas@reagan.com)>  
**Sent:** Wednesday, July 15, 2020 12:47 PM  
**To:** Jennifer Patrick <[Jennifer.Patrick@cor.gov](mailto:Jennifer.Patrick@cor.gov)>  
**Subject:** RE: 306 Dover - Information - Response Required 7/16/2020 5PM

Jennifer,  
Can you respond to my request for some more time, and , who is Daniel, please?

James

-----Original Message-----

From: "Jennifer Patrick" <[Jennifer.Patrick@cor.gov](mailto:Jennifer.Patrick@cor.gov)>  
Sent: Wednesday, July 15, 2020 12:14pm  
To: "[jsadallas@reagan.com](mailto:jsadallas@reagan.com)" <[jsadallas@reagan.com](mailto:jsadallas@reagan.com)>  
Cc: "Brent Tignor" <[Brent.Tignor@cor.gov](mailto:Brent.Tignor@cor.gov)>, "Daniel Harper" <[Daniel.Harper@cor.gov](mailto:Daniel.Harper@cor.gov)>  
Subject: RE: 306 Dover - Information - Response Required 7/16/2020 5PM

James,

Please click on the below link for previous cases which would be similar to yours (not identical). I discussed your potential variance submittal with Daniel this morning - He did not recollect any previously approved variance request which effectively waived the replacement garage when converting an existing garage to habitable space.

<https://www.cor.net/our-city/search-results?q=ZBA%20variance%20headin%20deadin%20parking#!#0gNUNT78f6>

Please let me know if you have any questions or require any further information.

Thanks,

Jennifer Patrick  
Senior Building Inspector

Building Inspection | City of Richardson  
(t) 972/744-4195  
(f) 972/744-5802

**From:** [jsadallas@reagan.com](mailto:jsadallas@reagan.com) <[jsadallas@reagan.com](mailto:jsadallas@reagan.com)>  
**Sent:** Wednesday, July 15, 2020 12:02 PM  
**To:** Jennifer Patrick <[Jennifer.Patrick@cor.gov](mailto:Jennifer.Patrick@cor.gov)>  
**Subject:** RE: 306 Dover - Information - Response Required 7/16/2020 5PM

Jennifer,  
apparently I am having internet trouble, I sent you 2-3 emails asking for more information and more time to review the ordinance and meeting minutes etc before making a decision on my options.  
Did you get them by chance?  
I do not see them in my outgoing folder.  
Please advise,  
James

-----Original Message-----

**From:** [jsadallas@reagan.com](mailto:jsadallas@reagan.com)  
**Sent:** Tuesday, July 14, 2020 5:14pm  
**To:** "Jennifer Patrick" <[Jennifer.Patrick@cor.gov](mailto:Jennifer.Patrick@cor.gov)>  
**Subject:** RE: 306 Dover - Information - Response Required 7/16/2020 5PM

Jennifer,  
Can you send me all available minutes related to this cause (or point me to where they are, specifically the case you spoke of, or do I need to search the pdf for that case?) and the specific ordinance from 2003/04?  
James

-----Original Message-----

**From:** "Jennifer Patrick" <[Jennifer.Patrick@cor.gov](mailto:Jennifer.Patrick@cor.gov)>  
**Sent:** Tuesday, July 14, 2020 4:40pm  
**To:** "[jsadallas@reagan.com](mailto:jsadallas@reagan.com)" <[jsadallas@reagan.com](mailto:jsadallas@reagan.com)>  
**Cc:** "Brent Tignor" <[Brent.Tignor@cor.gov](mailto:Brent.Tignor@cor.gov)>, "Richard Daniel" <[Richard.Daniel@cor.gov](mailto:Richard.Daniel@cor.gov)>, "Stephen Papania" <[Stephen.Papania@cor.gov](mailto:Stephen.Papania@cor.gov)>, "Daniel Harper" <[Daniel.Harper@cor.gov](mailto:Daniel.Harper@cor.gov)>  
**Subject:** 306 Dover - Information - Response Required 7/16/2020 5PM

Mr. Anderson,

Thank you for contacting staff to discuss garage enclosure requirements within the city. I appreciate the opportunity to assist you. As we discussed:

Background: In 2004, an ordinance was approved which required all residential properties to provide/maintain/replace a 1-car or 2-car garage; when converting an existing garage to habitable space. A variance application would

need to be submitted and subsequently approved via the Zoning Board of Adjustment (ZBA).

To initiate the process, you would first submit a building permit with the appropriate plans to enable staff to verify all zoning variances you may need to apply for. After staff review of the permit submittal; a formal denial letter is issued. You would then schedule a meeting with a planner to review the formal denial and discuss the potential of your variance request. This would be followed by a formal ZBA application submittal and a public hearing.

Variance basis: Applicant's must demonstrate to the ZBA that there is a land-related/physical hardship associated with the property in question that prevents a proposed structure from meeting the requirements of the ordinance.

Examples might include topography or configuration of the lot or the presence of a flood plain or other type of easement that prohibits the location of a structure in accordance with the ordinance. In their consideration of a variance request, the ZBA must be satisfied that the granting of the variance would not be contrary to public interest and that the spirit and intent of the ordinance would be maintained if the variance were approved. Neither economic nor self-imposed hardship is justification for the granting of a variance. Staff contact for the variance process is Daniel Harper, Sr. Planner. Daniel may be reached at 972-744-4252 or [Daniel.harper@cor.gov](mailto:Daniel.harper@cor.gov).

Please respond to this email no later than 7/16/2020 by 5PM to let me know how you would like to proceed:

1. Submittal of a ZBA variance request
2. Restoration of the existing garage back to its original state (1-car garage with noncombustible surface with single car garage door).

<https://www.cor.net/departments/building-inspection/residential/permit-types>

<https://www.cor.net/departments/development-services/applications-and-forms/zoning-board-of-adjustment>

Failure to respond within the designated timeframe may result in citations. Please let me know if you have any additional questions or require any further information.

Thanks,

Jennifer Patrick  
Senior Building Inspector  
Building Inspection I City of Richardson  
(t) 972/744-4195  
(f) 972/744-5802

07/24/2020

To whom it may concern,

My name is James Anderson, and I am the owner of 306 Dover Drive in Richardson.

I am writing to you ladies and gentlemen because I have a 1-car attached garage that I would like to convert to living space. As I understand it, to be able to do this I would need a couple of Variances (H1 and H4) approved by the ZBA in lieu of having to apply for a permit to a) build another garage on the property and b) remove the driveway of the original garage.

A few things that are noteworthy to me in asking for the Variances:

Most importantly, the prospect of converting my garage to living space is not new or uncommon. It is in fact quite typical because Dover Drive has no less than 20 SFRs with garage conversions. Four of those are within 250' of my house: 2 to the north, 1 across the street, and one diagonally to the southeast, and, there are 2-3 more located a few houses down to the south. This does not include the many that are in the immediate subdivision, namely on the following streets: Dalhart, Delmont, Danville, and Donna. Indeed, converting a garage is quite typical for the street and neighborhood.

Secondly, these homes were built in the 50s. Life and people's needs have changed significantly since then. I own a very small 4 bedroom home with one narrow living area. We enjoy having the ability to have some of our own space in this house from time to time, and with one living area, this is difficult to accomplish. Having one more living space (the garage conversion) would allow for more much more enjoyment of my home.

Third, when you consider the fact that I have been parking on the driveway for 3 years and will continue to do so, and that I would like to convert my garage, absolutely nothing will change from me doing so. I am not adding any more vehicles to the street or front of the house (driveway). I have asked all my neighbors if they have a problem with me doing this and every one of them has said they do not have a problem with the conversion. Since the people who would be directly affected are supporting the conversion, I hope the variance application will be supported by the board.

Lastly, I drive a full size pickup truck. I have been here 3 years and I have parked on the driveway 99.9% of the time. The garage space is just large enough to house the truck, but then I cannot get out of it. Also, as you will note by looking at the street map, my property sits on the corner of Dover and Dalhart. This affords me extra parking on the side street which is less traveled than Dover.

Please accept my letter in good faith and with respect to the ZBA.

Sincerely,

  
James Anderson



# CLS

## Cuzzo Land Surveying

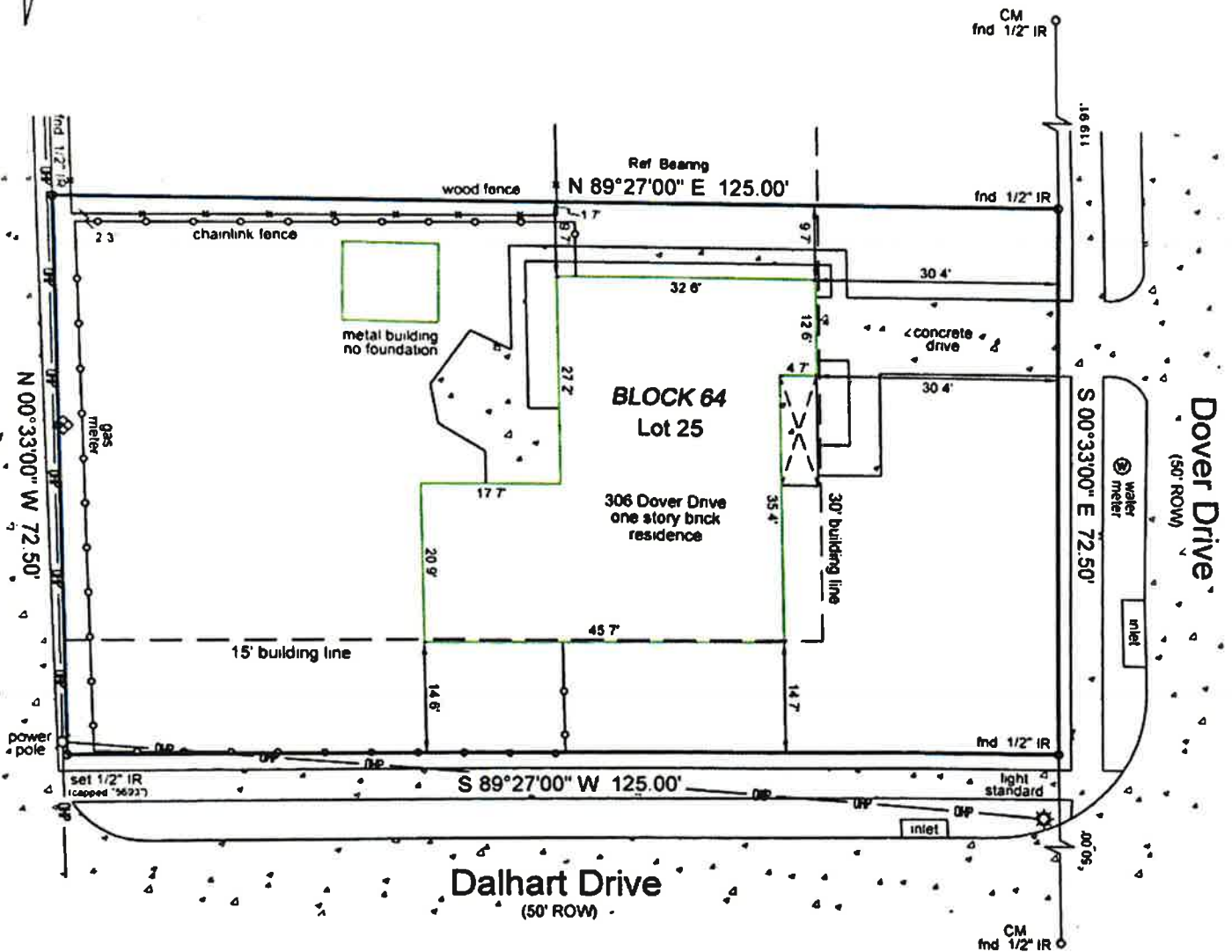
664 N. Glenville Drive  
Richardson, Tx 75081  
Phone: 972-231-5534  
Fax: 972-234-2771



### PROPERTY DESCRIPTION

306 Dover Drive, Being Lot 25, Block 64 of Richardson Heights, Seventh Installment, an addition to the City of Richardson, Dallas County, Texas, according to the plat thereof recorded in Volume 30, Page 195 of the Map Records of Dallas County, Texas

### SURVEY PLAT



NOTES (1) Reference bearing is based on the recorded plat unless otherwise noted. (2) (CM) = Controlling monument (3) Surveyor's signature will appear in red ink on original copies. (4) No part of the subject property lies within a Special Flood Hazard Area inundated by 100-year flood per Map Number 48113C0185 J of the F E M A





Subject



306 Dover

Subject House: 306 Dover Drive

The following 20 houses have apparent garage conversions on Dover Drive in the City of Richardson.

707 Dover Drive

405 Dover Drive

406 Dover Drive

407 Dover Drive

500 Dover Drive

607 Dover Drive

608 Dover Drive

507 Dover Drive

503 Dover Drive

301 Dover Drive

302 Dover Drive

304 Dover Drive

309 Dover Drive

403 Dover Drive

404 Dover Drive

102 Dover Drive

103 Dover Drive

107 Dover Drive

204 Dover Drive

209 Dover Drive





707 Dover





405 Dover





406 Dover





407 Dover





500 Dover





607 Dover





608

608 Dover





507 Dover





503 Dover





302 Dover





304 Dover





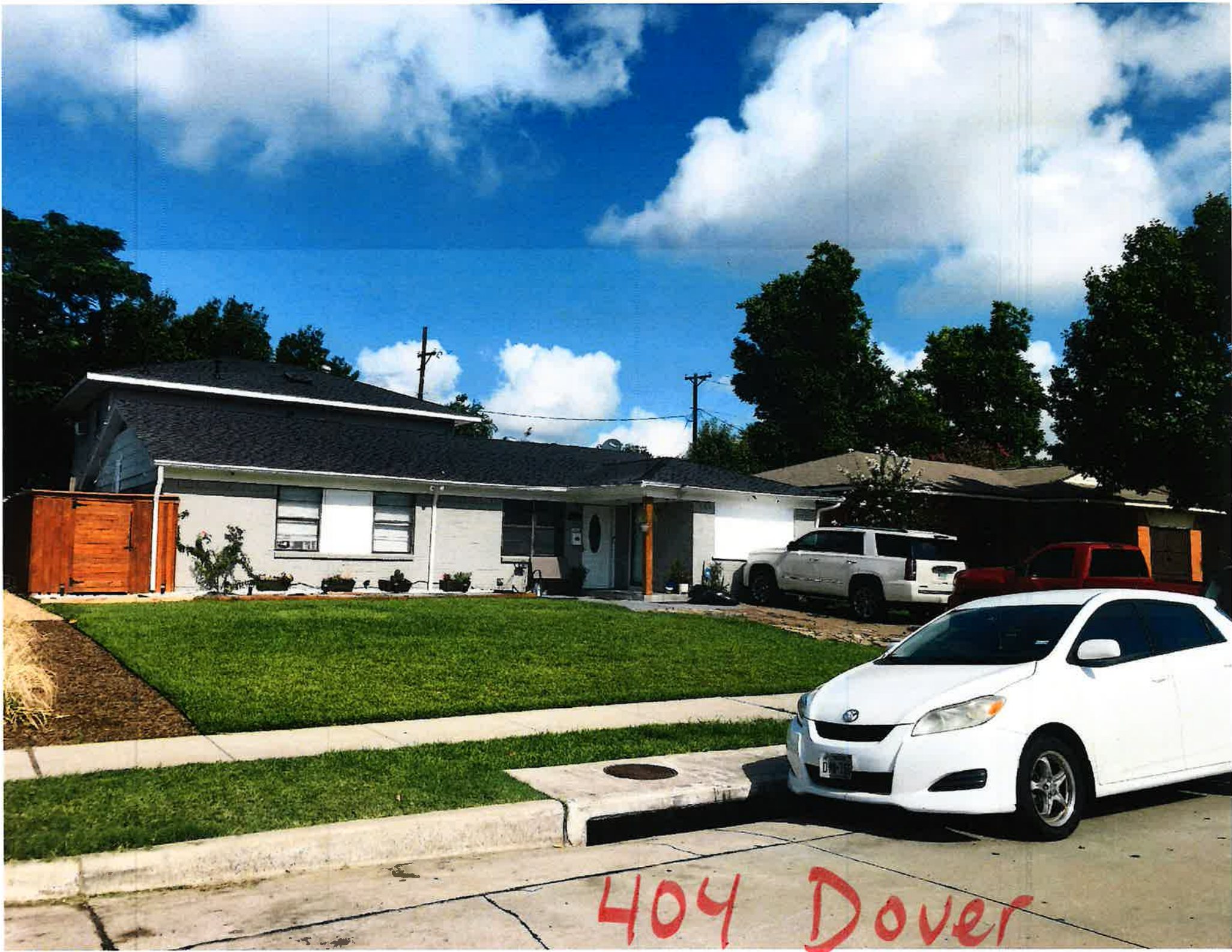
309 Dover





403 Dover





404 Dover





102 Dover









204 Dover ✓





209 Dover

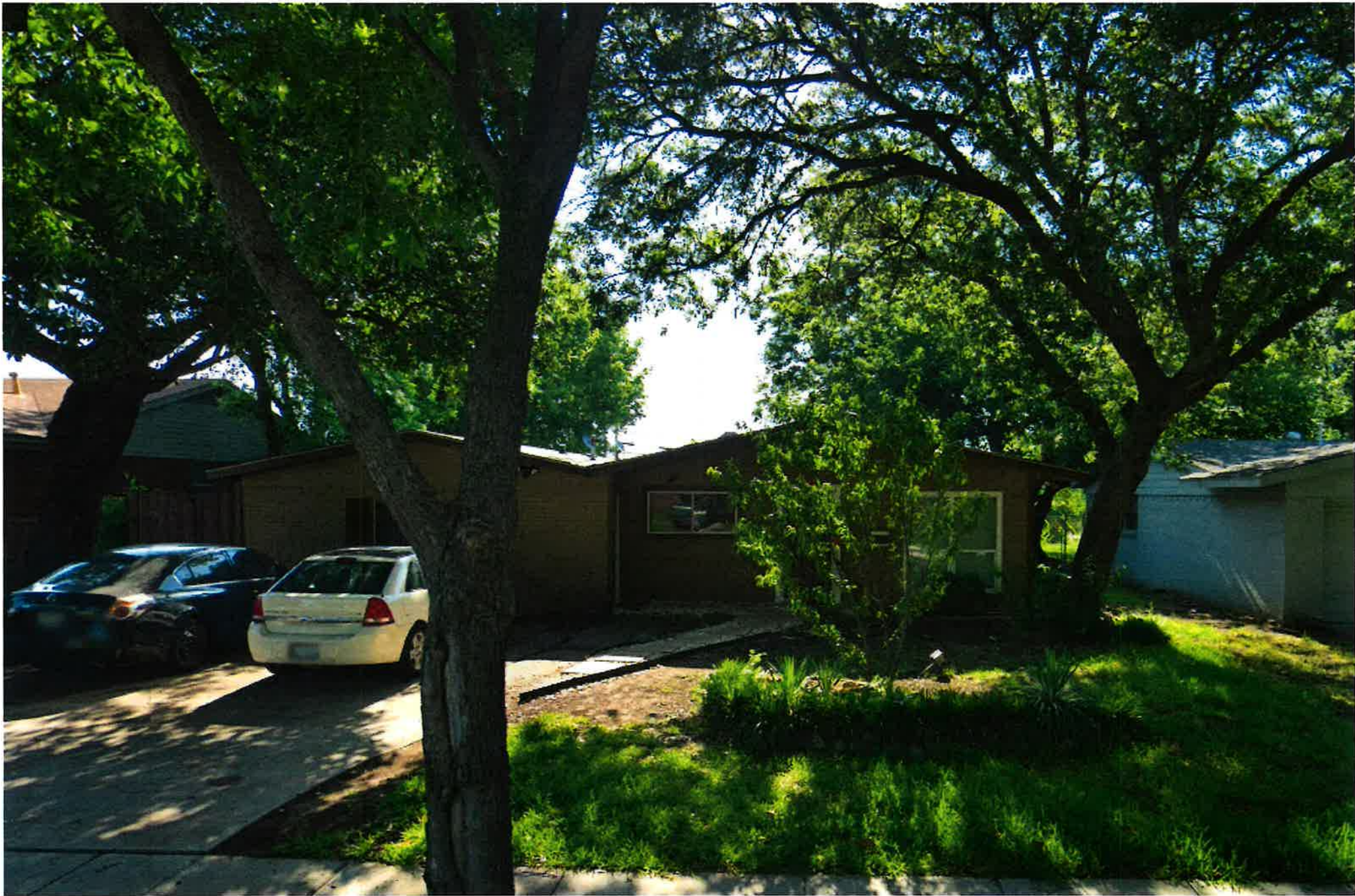




301 Dover

301





103 Dover





# Notice of Public Hearing

## Zoning Board of Adjustment – Richardson, TX

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

### VARIANCE REQUEST

**File No.** V 20-10  
**Property Owner:** James Anderson  
**Applicant:** James Anderson  
**Location:** (See map on reverse side)  
**Request:** V 20-10, a request for the following variance from Appendix A (Comprehensive Zoning Ordinance) of the City of Richardson's Code of Ordinances: Article IX, Sec 4 (h)(1) to allow for the conversion of an existing one car garage to living space and not provide an enclosed garage structure that accommodates two motor vehicles and Article IX, Sec. 4 (h)(4) to allow head-in or dead-end parking spaces in the front yard. The property is located at 306 Dover Drive and zoned R-950-M Residential.

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

**WEDNESDAY, AUGUST 19, 2020**  
**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:** This Zoning Board of Adjustment Meeting will be held via videoconference, with the Zoning Board of Adjustment, supporting staff, and the public participating remotely. Members of the public are entitled to participate in the conversation remotely. To participate remotely, please call (214) 997-0297. Due to a 30 second to 1-minute video broadcast delay it is recommended to listen on your phone and mute all other audio sources if you wish to speak.

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 20-10.

Date Posted and Mailed: August 7, 2020



**V 20-10**

Delmont Dr

**200' NOTIFICATION  
BOUNDARY**

**SUBJECT PROPERTY**

Dover Dr

Dalhart Dr

**V 20-10 Notification Map**

**306 Dover Drive**

Updated By: HarperD, Update Date:07/28/2020

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.



|  |  |   |
|--|--|---|
| ACEVEDO LUIS &<br>ESPERANZA MUNOZ<br>301 DOVER DR<br>RICHARDSON, TX 75080          | KRM PROPERTIES SERIES I LLC<br>1670 PELICAN DR<br>FRISCO, TX 75033 | WILDER NED J<br>1215 DELMONT DR<br>RICHARDSON, TX 75080                             |
| WEST RICHARDSON PPTIES LTD<br>PO BOX 837072<br>RICHARDSON, TX 75083                | ROWLEY BARTON<br>1217 DELMONT DR<br>RICHARDSON, TX 75080           | MURCHISON ELIZABETH<br>1219 DELMONT DR<br>RICHARDSON, TX 75080                      |
| MCGAUGHEY RETA<br>212 MURRAY LN<br>RICHARDSON, TX 75080                            | BRANSON JACALYN<br>300 DOVER DR<br>RICHARDSON, TX 75080            | HERNANDEZ EFRAIN R & JOSEFI<br>302 DOVER DR<br>RICHARDSON, TX 75080                 |
| FAYE KATIE & PATRICK<br>305 DOVER DR<br>RICHARDSON, TX 75080                       | PIERCE JEFFREY<br>1213 DELMONT DR<br>RICHARDSON, TX 75080          | ALFORD NANCY J<br>304 DOVER DR<br>RICHARDSON, TX 75080                              |
| WASHINGTON KAREN<br>PO BOX 837072<br>RICHARDSON, TX 75083                          | MILLER MARGERY E<br>214 MURRAY LN<br>RICHARDSON, TX 75080          | 1216 DALHART LLC<br>2948 SAN SIMEON WAY<br>PLANO, TX 75023                          |
| KING RONALD<br>1218 DALHART DR<br>RICHARDSON, TX 75080                             | ANDERSON JAMES<br>306 DOVER DR<br>RICHARDSON, TX 75080             | MURPHY LILA MORROW &<br>MORROW ELIZABETH<br>1220 DALHART DR<br>RICHARDSON, TX 75080 |
| FLEITES RANDOLF &<br>CARDENAS CELINA<br>400 S WATERVIEW DR<br>RICHARDSON, TX 75080 | HENDERSON GLORIA J<br>309 DOVER DR<br>RICHARDSON, TX 750805821     | PINA JOSE A<br>402 S WATERVIEW DR<br>RICHARDSON, TX 750805832                       |
| BOYD DIANA L<br>401 DOVER DR<br>RICHARDSON, TX 75080                               | JOHNSON MADISON HOPE<br>1214 DALHART DRIVE<br>RICHARDSON, TX 75080 | KIBITZER COMPANY LLC<br>1909 INDIAN TRAIL<br>ROWLETT, TX 75088                      |
| WATERVIEW MISSIONARY BAPTIS<br>408 S WATERVIEW DR<br>RICHARDSON, TX 75080          | 1215 DALHART LLC<br>2948 SAN SIMEON WAY<br>PLANO, TX 750233458     | FRIER WILLIAM B & ELLEN J<br>1217 DALHART DR<br>RICHARDSON, TX 75080                |
| GRAYS TANYA R L<br>405 DOVER DR<br>RICHARDSON, TX 75080                            | REESE MELODY KAY<br>400 DOVER DR<br>RICHARDSON, TX 75080           | PICKENS JANET P &<br>JEFFREY SCOTT<br>402 DOVER DR<br>RICHARDSON, TX 75080          |



LONESTAR INVESMENTS LLC

31 PECAN GROVE CIR  
ALLEN, TX 75002

FLOYD REAGAN M & JO ANN

407 DOVER DR  
RICHARDSON, TX 75080

PEREZ ROBERTO GUTIERREZ

404 DOVER DR  
RICHARDSON, TX 75080

JARAMILLO LUIS

1214 DUMONT DR  
RICHARDSON, TX 75080

**V 20-10**  
**306 Dover**

## Daniel Harper

---

**From:** Jill branson <jillbranson54@gmail.com>  
**Sent:** Thursday, July 23, 2020 9:17 AM  
**To:** Daniel Harper  
**Subject:** Jamie Anderson

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Mr. Harper

I am a neighbor of Jamie's at 300 Dover Dr. I just wanted to let you know that I have no problem with his garage conversion. I had no idea there was an ordinance in place due to the number of converted garages and I find it very hard to believe that all of them here in the D streets were done prior to 2004. There are so many. I also can't believe someone would report him for what he is doing on his own property within the footprint of the structure and I don't see how it hurts anyone. Jamie is a great neighbor. I hope there will be a way to allow his conversion to remain.

Thank you,  
Jacalyn Branson



## Daniel Harper

---

**From:** Madison Johnson <madisonhjohnson@gmail.com>  
**Sent:** Wednesday, July 22, 2020 5:01 PM  
**To:** Daniel Harper  
**Subject:** 306 Dover Drive

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Daniel,

My name is Madison Johnson and I live at 1214 Dalhart Dr which is just west of my neighbor James. I wanted to reach out to you because I know James is currently renovating his garage into additional living space and I wanted to let you know I have no problem with it and it does not affect me at all. He is a great neighbor so I just wanted to share.

Thank you!

Madison Johnson  
636-577-3141

## Daniel Harper

---

**From:** Melody Reese <melreese7@gmail.com>  
**Sent:** Monday, July 27, 2020 1:29 PM  
**To:** Daniel Harper  
**Subject:** Jamie 306 Dover Dr

Hi

My name is Melody Reese @ 400 Dover Dr. I'm writing to you on behalf of my neighbor, Jamie @ 306 Dover Dr. He is a great neighbor-respectful, clean & neighborly. I did notice that he converted his garage & I think it looks really good, in fact better than some of the others on our street. Thank you for your consideration,  
Melody Reese

Sent from my iPhone

## Daniel Harper

---

**From:** Thomas Nancy - Sunrise <Nancy.Thomas6@HealthTrustWS.com>  
**Sent:** Tuesday, July 21, 2020 12:43 PM  
**To:** Daniel Harper  
**Subject:** James Anderson 306 Dover Dr.

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Daniel,

My name is Nancy Alford Thomas and I am James' (aka Jamie) next-door neighbor at 304 Dover Dr. First off, I wish there were more neighbors like Jamie on our block, what a super nice guy!

We talk often and Jamie mentioned he wanted to convert his garage a while back and I was like why not. The garage in my home was converted before I bought the house and I love it especially the extra living space. Jamie's conversion did not affect me in any way, I often went and looked at the progress he was making and admired his attention to detail. Our next-door neighbor at 302 Dover had their garage converted, it was done by the previous owner Wendy Wright. In fact, several houses in the neighborhood have converted garages into extra living spaces and to me it only enhances our living experience. As you know, these houses in our neighborhood were built in the late 50's and spaces were much smaller back then, so now with families growing and the need for more space, why not create a living space conducive to your liking? I admire Jamie's visions; he was very meticulous in his planning and execution.

I honestly do not feel as though it changes anything for me, but certainly does for Jamie's house and for the beauty of our neighborhood. He has torn down some old rotten trees, planted some new ones and new shrubbery. It would be nice if the rest of our neighbors cared as much for their home as Jamie does for his own.

Should you have any questions please feel free to reach out I am happy to help in any way possible. My home # is 972.644.0642

Thank you,

**Nancy A. Thomas** | Program Manager, Antelope Valley Hospital MSP  
Healthtrust Workforce Solutions | 400 E Las Colinas Blvd Floor 3 | Irving, TX 75039  
O: 972.443.5543 | e: [Nancy.Thomas6@healthtrustws.com](mailto:Nancy.Thomas6@healthtrustws.com)  
[healthtrustjobs.com](http://healthtrustjobs.com) | [healthtrustpg.com/workforce](http://healthtrustpg.com/workforce)

Click here to [rate](#) your HealthTrust experience!



## Daniel Harper

---

**From:** randyt68@aol.com  
**Sent:** Friday, July 24, 2020 6:36 PM  
**To:** Daniel Harper  
**Subject:** Re Our neighbor

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello, Mr. Harper,

My name is Randy Thomas and I reside at 304 Dover Dr. My neighbor, James Anderson, is our next door neighbor. He recently converted his garage into a room. We have no problem with it. He never disturbed us when he was re-doing it. We think it looks nice and should be able to keep it. I hope you will reconsider and allow him to keep it. Please feel free to contact me if you have any questions.

Sincerely,

Randy Thomas

## Daniel Harper

---

**From:** Ronald Brooks <ronaldbrooks059@gmail.com>  
**Sent:** Friday, July 24, 2020 6:54 PM  
**To:** Daniel Harper  
**Subject:** Jamie at 306 Dover Dr Richardson, TX.75080

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I've known Jamie for 3 years he's a great neighbor and I don't have any problem he already mentioned to me that he wanted to convert her garage into a din I don't see it being a problem I told him it was a great idea.

## Order Confirmation

|                    |                    |                          |                   |
|--------------------|--------------------|--------------------------|-------------------|
| <b>Customer:</b>   | CITY OF RICHARDSON | <b>Customer Account:</b> | 100010162         |
| <b>Ad Order #:</b> | 0001771668         | <b>PO Number:</b>        | CPN 9018          |
| <b>Sales Rep:</b>  | Max (Mert) Tezkol  | <b>Order Taker:</b>      | Max (Mert) Tezkol |

|                        |                   |                        |        |                      |          |
|------------------------|-------------------|------------------------|--------|----------------------|----------|
| <b>Net Amount:</b>     | \$293.18          | <b>Tax Amount:</b>     | \$0.00 | <b>Total Amount:</b> | \$293.18 |
| <b>Payment Method:</b> | Check/Money Order | <b>Payment Amount:</b> | \$0.00 | <b>Amount Due:</b>   | \$293.18 |

**Ad Order #:** 0001771668

**Ad Number:** 0001771668-01

**Color:** **Ad Size:** 2 X 63.00 Li

### Ad Content

**NOTICE OF PUBLIC HEARING**

The Richardson Zoning Board of Adjustment will hold a public hearing on Wednesday, August 19, 2020 at 6:30 p.m. This Zoning Board of Adjustment Meeting will be held via videoconference, with the Zoning Board of Adjustment, supporting staff, and the public participating remotely. Members of the public are entitled to participate in the conversation remotely. To participate remotely, please call (214) 997-0297. to consider:

SE 20-02, a request for a special exception to Chapter 6, Article IV of the City of Richardson's Code of Ordinances: Article IV, Sec. 6-209 (2) to allow for a ten (10) foot section of a wooden fence/privacy screen to be ten (10) feet tall in lieu of the maximum eight (8) feet of allowable height in a side yard. The property is located at 2492 Cathedral Drive and zoned Palisades PD Planned Development District (Urban Neighborhood Sub-District).

SE 20-03, a request for a special exception to Chapter 6, Article IV of the City of Richardson's Code of Ordinances: Sec. 6-209 (3) to allow a 6-foot wooden fence to be located between the what is considered a front property line and front wall of a building along N. Waterview Drive. The property is located at 1001 Meadowview Drive and zoned R-1500-M Residential.

V 20-08, a request for the following variance from Appendix A (Comprehensive Zoning Ordinance) of the City of Richardson's Code of Ordinances: Article IV, Sec. 4 (h)(4) to allow head-in or dead-end parking spaces in the front yard after the conversion/relocation of the existing garage. The property is located at 604 West Shore Drive and zoned R-1500-M Residential.

V 20-10, a request for the following variance from Appendix A (Comprehensive Zoning Ordinance) of the City of Richardson's Code of Ordinances: Article IX, Sec 4 (h)(1) to allow for the conversion of an existing one car garage to living space and not provide an enclosed garage structure that accommodates two motor vehicles and Article IX, Sec. 4 (h)(4) to allow head-in or dead-end parking spaces in the front yard. The property is located at 306 Dover Drive and zoned R-950-M Residential.

For more information, call 972-744-4240.

CPN 9018 Pub. 8/7/2020

| Run Dates   | Product             | Placement/Classification - Position    |
|---|---------------------|--|
| Publish Date: 08/07/2020      Stop Date: 08/07/2020 | Dallas Morning News | Legals Bids Notices - LN Legal Notices |
| Publish Date: 08/07/2020      Stop Date: 08/13/2020 | DallasNews.com      | Legals Bids Notices - LN Legal Notices |