

Zoning Board of Adjustment Agenda Packet November 18, 2020

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



AGENDA

**CITY OF RICHARDSON – ZONING BOARD OF ADJUSTMENT
WEDNESDAY, OCTOBER 18, 2020 AT 6:30 P.M.
CIVIC CENTER/CITY COUNCIL CHAMBERS
411 W. ARAPAHO ROAD**

BRIEFING SESSION: 6:00 P.M. Prior to the business meeting, the Zoning Board of Adjustment will meet with staff in the City Council Chambers to receive a briefing on:

A. Briefing of Regular Agenda Items

REGULAR BUSINESS MEETING: 6:30 P.M. – CITY COUNCIL CHAMBERS

MINUTES

1. **Approval of minutes of the regular business meeting of October 21, 2020.**

PUBLIC HEARING

2. **V 20-14**, a request for the following variances from Appendix A (Comprehensive Zoning Ordinance) of the City of Richardson’s Code of Ordinances: Article VII, Sec. 4 (f)(1)(a) to allow a side setback of five feet (5’-0”) in lieu of the required side setback of seven feet (7’-0”) and Article VII, Sec. 4 (g) to allow a rear setback of eighteen feet (18’-0”) in lieu of the required rear setback of twenty-five feet (25’-0”) The property is located at 533 Shirley Court and zoned R-1100-M Residential.
3. **V 20-15**, a request for the following variance from Appendix A (Comprehensive Zoning Ordinance) of the City of Richardson’s Code of Ordinances: Article VII, Sec. 4 (e)(1) to allow a front setback of eighteen feet and three inches (18’-3”) in lieu of the required front setback of thirty feet (30’-0”) for an enclosed addition and covered porch and 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 four foot (4’-0”) tall decorative concrete wall to be located between the front property line and the front wall of the building. The property is located at 417 Worcester Way and zoned R-1100-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, NOVEMBER 13, 2020.

AMBER HOGG, ADMINISTRATIVE 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 October 21, 2020
Zoning Board of Adjustment Meeting

**CITY OF RICHARDSON
ZONING BOARD OF ADJUSTMENT MINUTES
OCTOBER 21, 2020**

The Zoning Board of Adjustment met on Wednesday, October 21, 2020 at 6:30 p.m. Chairman Lemons convened the Board into Regular Session. A quorum was present.

MEMBERS PRESENT: Jason Lemons, Chairman
Brent Sturman, Member
Sebrena Bohnsack, Member
Shamsul Arefin, Member
Nick Robison, Alternate

MEMBERS ABSENT: Scott Rooker, Vice Chairman
Marsha Mayo, 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 held at the Charles. W. Eisemann, Bank of America Theatre at 5:45 p.m. No action was taken.

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 SEPTEMBER 16, 2020.

Motion: Member Arefin made a motion to approve the minutes as presented; Member Bohnsack seconded the motion. Motion passed 5-0.

Prior to the start of the public hearing items, Board Member Arefin recused himself from any discussion and consideration of V 20-09 due to a conflict of interest.

2. PUBLIC HEARING ON ZBA V 20-09: a request for the following variances from Appendix A (Comprehensive Zoning Ordinance) of the City of Richardson's Code of Ordinances: Article VII, Sec. 4 (f) to allow for a side yard setback of eight (8') feet in lieu of the required side yard setback of twenty (20') feet and Article VII, Sec. 4 (g) to allow a rear yard setback of twenty (20') feet in lieu of the required rear yard setback of twenty-five (25') feet. The property is located at 402 Maple Street and zoned R-1100-M Residential.

Staff Comments

Daniel Harper presented on the case. He stated that the applicant is requesting the following variance from the Richardson Code of Ordinances: Article VII, Section 4 (f) to allow a side yard setback of eight feet (8') in lieu of the required twenty-foot (20') side yard setback. A twenty-foot (20') side yard setback is required for corner lots adjacent to a side street in the R-1100-M Residential District and a variance to Article VII, Sec. 4 (g) to allow a rear yard setback of twenty (20') feet in lieu of the required rear yard setback of twenty-five (25') feet.

The applicant requested these setbacks to accommodate the construction of a new 5,946 square foot home on the property. The property in question is typical of other lots in the neighborhood with seventy feet (7') of width and one-hundred and forty feet (140') of depth.

The proposed footprint of the home does not meet the required zoning setbacks resulting in the requested variances, and therefore does not constitute physical property hardship.

Mr. Harper stated that 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

The applicant, Farid Wahabzada, 407 Grace Drive, stated the side setback should be 4-feet and not 8-feet. He stated the requested 20-foot rear setback for the rear bedroom was needed to meet the proposed home square footage and accommodate his family and aesthetic view to the area. He stated that the lot was purchased as is and he had no knowledge of requirements that needed to be approved when he presented the proposed building plans to the City. He stated that the distance of the property lot from Abrams Road is approximately 18-feet with a distance required at 20-feet and his variance request is 4-feet from the 20-foot side setback required. He stated that the rear setback request is 5-feet from the City's required 25-foot setback.

Member Sturman asked applicant to clarify his variance request for 8-feet or 18- feet setback.

Mr. Wahabzada stated that he was asking for 18 feet.

Mr. Harper stated that there was a misunderstanding and clarified that the 20-foot setback is required from the property line and not from Abrams Road and applicant had been made aware of that. He stated that the lot was approximately 19 to 20 feet away from Abrams Road but that was not the established property line by the plat.

Chairman Lemons asked the applicant if he had any alternatives if the variance was denied.

Mr. Wahabzada stated that if the variance was denied there were no other alternatives.

Beverly Racer, 402 Grace Drive, spoke in opposition of the case and stated the aesthetic view of the construction would diminish the neighborhood.

Mohammad Jetpuri, 404 Grace Drive, he stated that he was neutral in the case but agreed with Mrs. Racer's objections.

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

Board Action

Member Bohnsack asked staff if there was an HOA.

Mr. Harper stated that there was, but it was a voluntary HOA.

Member Sturman asked staff are there any safety concerns for traffic from Maple Street

Mr. Harper stated that there would be approximately 20-feet from the street to the home and there would not be any conflict; however, the setback measurement is from the property line and not from the street curb.

Chairman Lemons asked staff to clarify if the Board deemed one variance acceptable to grant could the variances be split in the case.

Mr. Chavez stated that was possible; however, property hardships must be considered.

Motion: Member Bohnsack made a motion to deny V 20-09; Member Sturman seconded the motion. Motion passed 4-0.

Following the conclusion of V 20-09, Board Member Arefin rejoined the Board for consideration of V 20-13.

- 3. PUBLIC HEARING ON ZBA V 20-13:** a request for the following variance from Appendix A (Comprehensive Zoning Ordinance) of the City of Richardson's Code of Ordinances: Article VI, Sec. 4 (g) to allow a rear yard setback of twenty-three feet and four inches (23'-4") in lieu of the required rear yard setback of twenty-five feet (25'). The property is located at 2518 Little Creek Drive and zoned R-1250-M Residential.

Staff Comments

Daniel Harper presented on the case. He stated that the applicant's request is to construct a second story addition above the existing garage of the home. He stated that the existing wall of the home was originally constructed at 23 feet and 4 inches from the rear property line and that a building permit cannot be issued by the Building Inspections Department until the non-conformity is corrected.

Mr. Harper stated that the proposed exterior wall would not encroach over the existing wall structure and thus would not increase the non-conformity.

Mr. Harper stated that the applicant had an option to not construct the addition, demolish the existing portion of the home until it no longer encroaches onto the 25-foot rear yard setback or seek the variance process.

Mr. Harper stated that based on the information provided by the applicant, and the applicable codes and ordinances, it is staff's opinion that a physical hardship does not exist; however the request represents an existing condition which was not created by the current property owner and should therefore be approved.

Board Discussion

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

Public Comments

Tim Wilton, 2518 Little Creek Drive, stated that he viewed all options presented to him by City staff and concluded that in order to maintain and limit the structural impact of the home, his best option was to request the variance. He stated that the existing walls were important to the structural integrity for the second story and displacement of the load bearing wall inside the home would create an undue hardship. Mr. Wilton stated that he received positive correspondence from his neighbors.

John Zipco, 2520 Little Creek Drive, spoke in favor of the case and commended the applicant on the improvements to their home.

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

Board Action

Member Bohnsack asked Staff if this variance request would bring the applicant's home into conformance.

Mr. Harper stated that it generally would bring the home to conformance and clarified that the Building Inspection Department cannot issue a permit for an existing non-conforming structure.

Motion: Member Arefin made a motion to approve V 20-13; Member Robison seconded the motion. Motion passed 5-0.

4. Adjournment:

There being no further business, the meeting was adjourned at 7:24 p.m.

Jason Lemons, Chairman
Zoning Board of Adjustment

Agenda Item 2

Variance 20-14:
533 Shirley Court

ZBA File V 20-14

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: November 18, 2020
RE: **V 20-14: 533 Shirley Court**

REQUESTED VARIANCES

A request for the following variances from Appendix A (Comprehensive Zoning Ordinance) of the City of Richardson's Code of Ordinances: Article VII, Sec. 4 (f)(1)(a) to allow a side setback of five feet (5'-0") in lieu of the required side setback of seven feet (7'-0") and Article VII, Sec. 4 (g) to allow a rear setback of eighteen feet (18'-0") in lieu of the required rear setback of twenty-five feet (25'-0") The property is located at 533 Shirley Court and zoned R-1100-M Residential.

APPLICANT/PROPERTY OWNER

Matthew Everett / Lana M. Marker

EXISTING ZONING

R-1100-M Residential

SURROUNDING LAND USE

Residential

STAFF COMMENTS

The property is located in the Azalea Park subdivision. The applicant is requesting the following variance from the Richardson Code of Ordinances: Article VII, Sec. 4 (f)(1)(a) to allow a side setback of five feet (5'-0") in lieu of the required side setback of seven feet (7'-0") and Article VII, Sec. 4 (g) to allow a rear setback of eighteen feet (18'-0") in lieu of the required rear setback of twenty-five feet (25'-0")

The applicant is requesting the two-foot (2'-0") encroachment in the side setback and seven foot (7'-0") encroachment in the rear setback to accommodate a six-hundred and forty-four (644) square foot addition that would be utilized as a master suite.

The subject lot is rectangular in shape with the exception of a corner clip at the northeast corner of the property to accommodate the alley intersections. The corner clip does not impact the required rear or side yard setbacks. No easements are located on the property and there are no topography related issues that reduce the amount of development area. Based on the above, a physical property hardship does not exist thus the request is self-created and should be denied.

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 20-14



SUBJECT PROPERTY

Martha Manor

Shirley Ct

V 20-14 Aerial Map

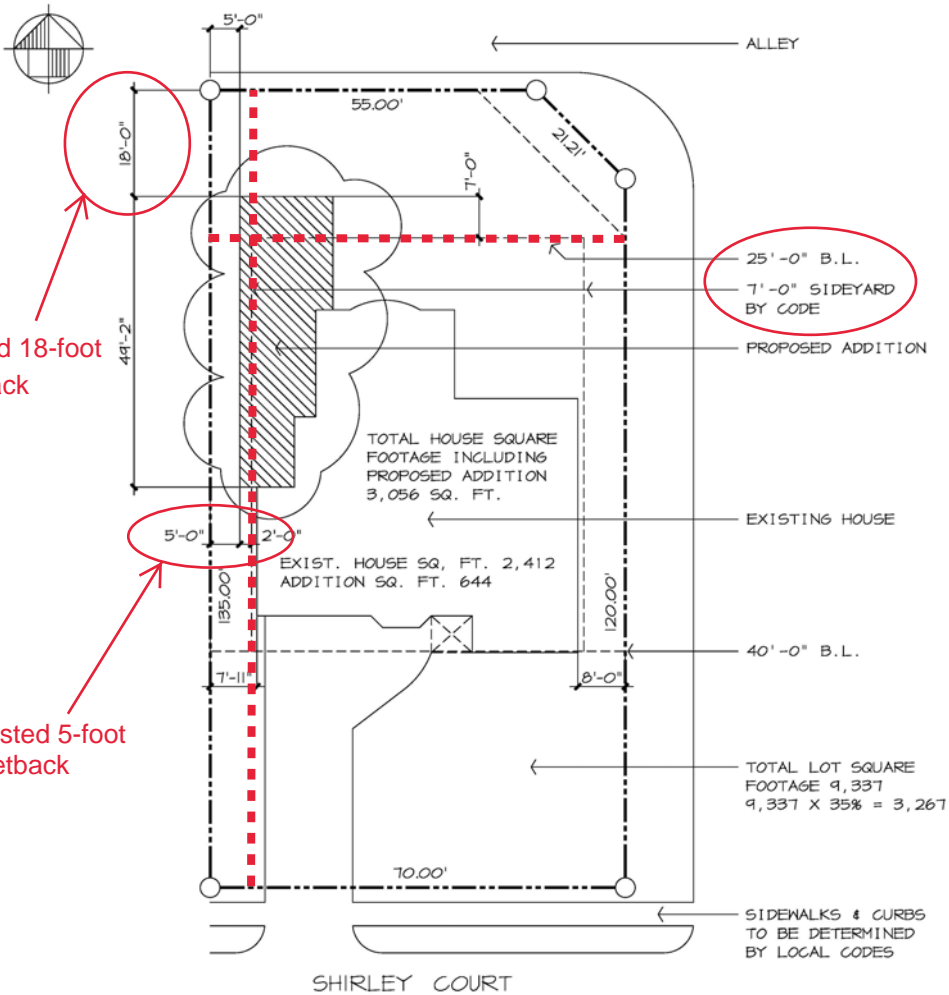
533 Shirley Court

Updated By: HarperD, Update Date: 11/02/2020

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 20-14 Exhibit



Requested 18-foot rear setback

Requested 5-foot side setback

SHIRLEY COURT

PLOT PLAN

SCALE: 1" = 20'-0"

BUILDER

BUILDER CLIENT
MARKER RES.

LOT 10 BLOCK 9
AZALEA PARK ADDITION
533 SHIRLEY COURT
RICHARDSON TEXAS

SWINTECH
CUSTOM DESIGNS

DATE AUG. 1, 2020
REVISION DATE
JOB NO.
COMP. JOB NO. 20119
SHEET NO. 1

DESIGNER * PLANNER * SHEET NO. *
2425 EMBERWOOD DRIVE * GARLAND TEXAS * 214-406-8052

For Department Use Only

Date Received: 10-19-2020 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	
Matthew Everett	Printed Name	Lana M. Marker
	Company Name	
2931 Ridge Road, Suite 101	Mailing Address	533 Shirley Ct.
Rockwall, TX 75032	City, State, ZIP	Richardson, TX 75081
972-689-0465	Telephone Number	214-437-1627
matthewtoddeverett@gmail.com	Email Address	lmarker@sbcglobal.net

Property Information	
Address of Subject Property	533 Shirley Ct., Richardson, TX 75081
Legal Description	Lot 10 Block 9; Azalea Park
Existing Zoning and Ordinance	Single family dwelling
Requested Variance	Encroaching building lines/lot coverage

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

Desire for addition to existing home is limited by existing windows and rear yard access points. Only viable option to add a master suite to the home is by encroaching into the rear and side yards.

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

If so, explain below.

Yes No

A design based on a literal interpretation would remove bay window on family room and limit the amount of natural light into that room.

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 existing family room is a previously performed addition that "pushed" the building, not only into the rear yard but also split the rear yard due to its placement.

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

Yes No

Only due to the applicant/owner desiring an addition of a master suite more in keeping with today's lifestyles and the increased value of the home and subdivision.

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

No - the architectural design of the addition will be complimentary to the existing home and match other homes in the area. The encroachment over the building lines will not be visible from the street or alley.

From: Stephen Papania Stephen.Papania@cor.gov
Subject: RE: 533 Shirley Revised Plot Plan
Date: Oct 16, 2020 at 08:59:32
To: Matthew Everett matthewtoddeverett@gmail.com
Cc: Lana Marker lmarker@sbcglobal.net, Daniel Harper
Daniel.Harper@cor.gov

Matthew,

Thank you. Proposed addition would not exceed maximum allowable lot coverage based upon the site plan and the survey provided. Please see revised denial below.

Please provide the following to continue your proposed project at 533 Shirley Ct. The plan will be placed on hold/rejected until all required plans have been submitted and approved.

1. **Variations Required** – Per your previous conversation with Jennifer, please see the variance process described below.
 - a. **Setbacks** –
 - I. Proposed addition encroaches into the minimum 25' rear yard setback.
 - II. Proposed addition encroaches into the minimum 7' side yard setback.
2. **Site Plan** – Please provide a to-scale copy of the site plan, plot plan, or survey of the lot. Include proposed addition with setbacks to property lines.
3. **Foundation Plan** - "To scale" foundation plan for the proposed addition. Note the type of existing foundation. New foundations must match the existing foundation or be appropriately engineered. Additions to existing post tension foundations, use of an existing foundation or an addition in excess of 500 sq.ft. will require the new portion of the addition to be engineered by a State of Texas Professional Engineer.
4. **Floor Plan** - A dimensioned floor plan of the proposed addition. Include the following information: The immediate adjacent rooms with individual room uses labeled, egress sizes (windows/doors for bedrooms) and a written scope of work.
5. A typical wall section detail.
6. **Roof Framing Plan** - . A complete "to scale" roof framing plan; include all framing member sizing, spacing, clear spans & species. All conventional framing must demonstrate compliance with the 2015 International Residential Code or be appropriately engineered.
7. **2nd Floor Framing Plan (if applicable)** - Provide a "to scale" second floor framing plan; include all framing member sizing, spacing, clear spans & species. All conventional framing must demonstrate compliance with the 2015 International Residential Code or be appropriately engineered. Pre-engineered floor systems (LPI, TJI, etc.): Submit the plan provided by the lumber company; include manufacturer's installation specifications (two sets).
8. **Elevations** or exterior side views of the structure. Label all exterior materials; must maintain minimum masonry requirements. Masonry and siding percentages may be required.
9. **Energy Report** - Provide a computer generated compliance report demonstrating

compliance with the 2015 International Energy Conservation Code.

10. **Home Improvement Incentive Program** - On the application you did not check on the box regarding being informed of the Home Improvement Incentive Program. Please be sure to ask staff about this program when you pick up your permit and acknowledge this on your application. Please refer to our website for more information and contact Stephanie Pennington at 972-744-4197 to see if you qualify or if you have any questions. HIIP: <http://www.cor.net/departments/community-services/community-programs/home-improvement-incentive-program>.

Variance Process:

In order to receive a variance an applicant must demonstrate to the Zoning Board of Adjustment (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. To discuss the potential for a variance, contact Daniel Harper in Development Services at 972-744-4252.

Plans which accompany a variance request are submitted to the Building Inspection Division, prior to submittal of your ZBA application to the Planning Department. This review will enable verification of all potential zoning variances you may need to apply for. After review of the permit submittal, a formal denial letter will be issued. This letter is presented to the Planning Department at an initial meeting to discuss potential of your variance request.

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

This application will expire 45 days from the date of this letter unless the applicant provides the documents or necessary information requested.

Respectfully,

Steve Papania
Building Inspector
City of Richardson
972-744-4164

When replying to this email, if for any reason I do not respond within a 24 hour period, please do not hesitate to contact Senior Building Inspector, Jennifer Patrick at [972-744-4195](tel:972-744-4195) or jennifer.patrick@cor.gov for additional assistance.

From: Matthew Everett <matthewtoddeverett@gmail.com>
Sent: Wednesday, October 14, 2020 5:45 PM
To: Stephen Papania <Stephen.Papania@cor.gov>
Cc: Lana Marker <lmarker@sbcglobal.net>
Subject: 533 Shirley Revised Plot Plan

Stephen,

Attached is the revised plot plan per our conversation Monday. Please let me know if you need anything else to move this forward.

Thank you,
Matt
[972 689 0465](tel:972-689-0465)

Sent from my iPhone

To All Interested Parties:

Thank you for the opportunity to present our case for encroaching the building lines at 533 Shirley Court. Ms Marker has owned the home for one year, and still loves it as much today as the day she placed a purchase contract on it. However, in that year's time, certain inefficiencies have come to light and her lifestyle is being challenged because of these inefficiencies.

At the time the home was built (1967) master bedrooms were simply a place to rest. Today, they serve as sanctuaries for watching tv, reading a book, exercising or simply escaping other family members! The same can be said for the master bathroom and closet; that is why today, these rooms comprise what many people call a Master Suite. That is what we are hoping to accomplish with this variance.

Over the last several years real estate values have soared. In 2010 the value of 533 Shirley Court was \$147,440, today, it is over twice that amount. This means that the area around Shirley Court has gone from attracting first time buyers, to move up and even third time homebuyers. This is the case for Ms Marker, and with a change in owner profile comes a change in owner expectations. Placing the addition as desired satisfies this higher level of expectation.

I have attached photos showing issues beyond Ms Markers control as to why the addition needs to be built where requested. These photos also show (orange flags) the proposed site for the addition.

- a). The placement of the family room on the back of the home opens to rear yard view and would be eliminated totally by placing the addition across the back of this room. Also, placing the addition here would require demolition of the foundation under the bay window possibly compromising the integrity of the existing foundation.
- b). The existing patio doors will have to be moved to the opposite wall to provide egress into the backyard. The inside corner formed in the Northeast of the home is also backing to an existing bedroom so placing the addition there would impede egress from that bedroom window.
- c). The proposed location and requested encroachments are not visible from any street thus maintaining the appearance the City of Richardson is trying to accomplish by not building the homes too close to each other. Also, even with the addition, the overall lot coverage is within City of Richardson guidelines.
- d). The proposed location requires the removal of no trees, other than two ornamental crepe myrtles.

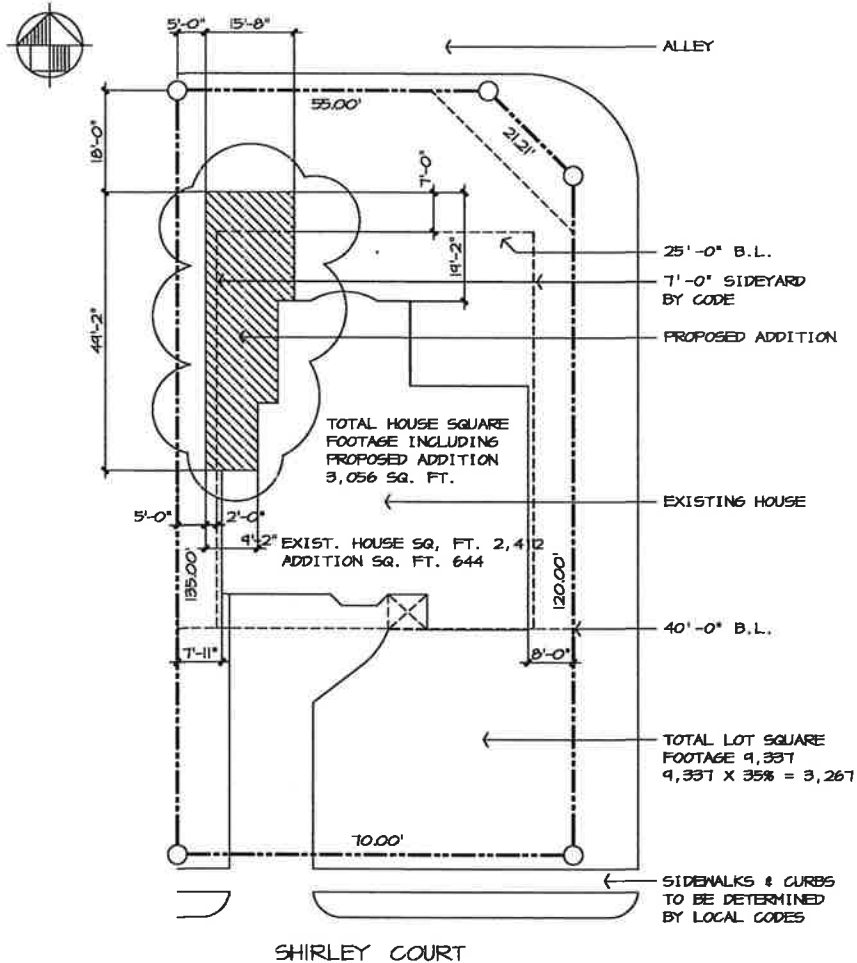
In closing, I understand the seriousness of maintaining the integrity of building codes for the protection of property values and density concerns. I believe you will agree that granting this variance not only offers the property and its owner the opportunity to enjoy her home to its highest and best use for years to come, but also adds value to the community. And while accomplishing this, offers little to no impact to surrounding homes.

Thank you for your consideration on this matter.









PLOT PLAN SCALE: 1" = 20'-0"

BUILDER	
BUILDER CLIENT	LOT 10 BLOCK 9 AZALEA PARK ADDITION
MARKER RES.	533 SHIRLEY COURT RICHARDSON TEXAS

SWINTECH CUSTOM DESIGNS	DATE	AUG. 1, 2020
	REVISION DATE	
	JOB NO.	
	COMP. JOB NO.	2019
	SHEET NO.	1
DESIGNER	PLANNER	
2125 EVERWOOD DRIVE	GARLAND TEXAS	214-406-8022



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 20-14
Property Owner: Lana M. Marker
Applicant: Matthew Everett
Location: (See map on reverse side)
Request: V 20-14, a request for the following variances from Appendix A (Comprehensive Zoning Ordinance) of the City of Richardson's Code of Ordinances: Article VII, Sec. 4 (f)(1)(a) to allow a side setback of five feet (5'-0") in lieu of the required side setback of seven feet (7'-0") and Article VII, Sec. 4 (g) to allow a rear setback of eighteen feet (18'-0") in lieu of the required rear setback of twenty-five feet (25'-0"). The property is located at 533 Shirley Court and zoned R-1100-M Residential.

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

WEDNESDAY, NOVEMBER 18, 2020

6:30 p.m.

City Council Chambers

**Richardson City Hall, 411 W. Arapaho Road
Richardson, Texas**

DUE TO SOCIAL DISTANCING, SEATING IN THE COUNCIL CHAMBERS WILL BE LIMITED. MEMBERS OF THE PUBLIC ARE ENCOURAGED TO WATCH CITY PLAN COMMISSION MEETINGS ONLINE OR ON CABLE.

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.

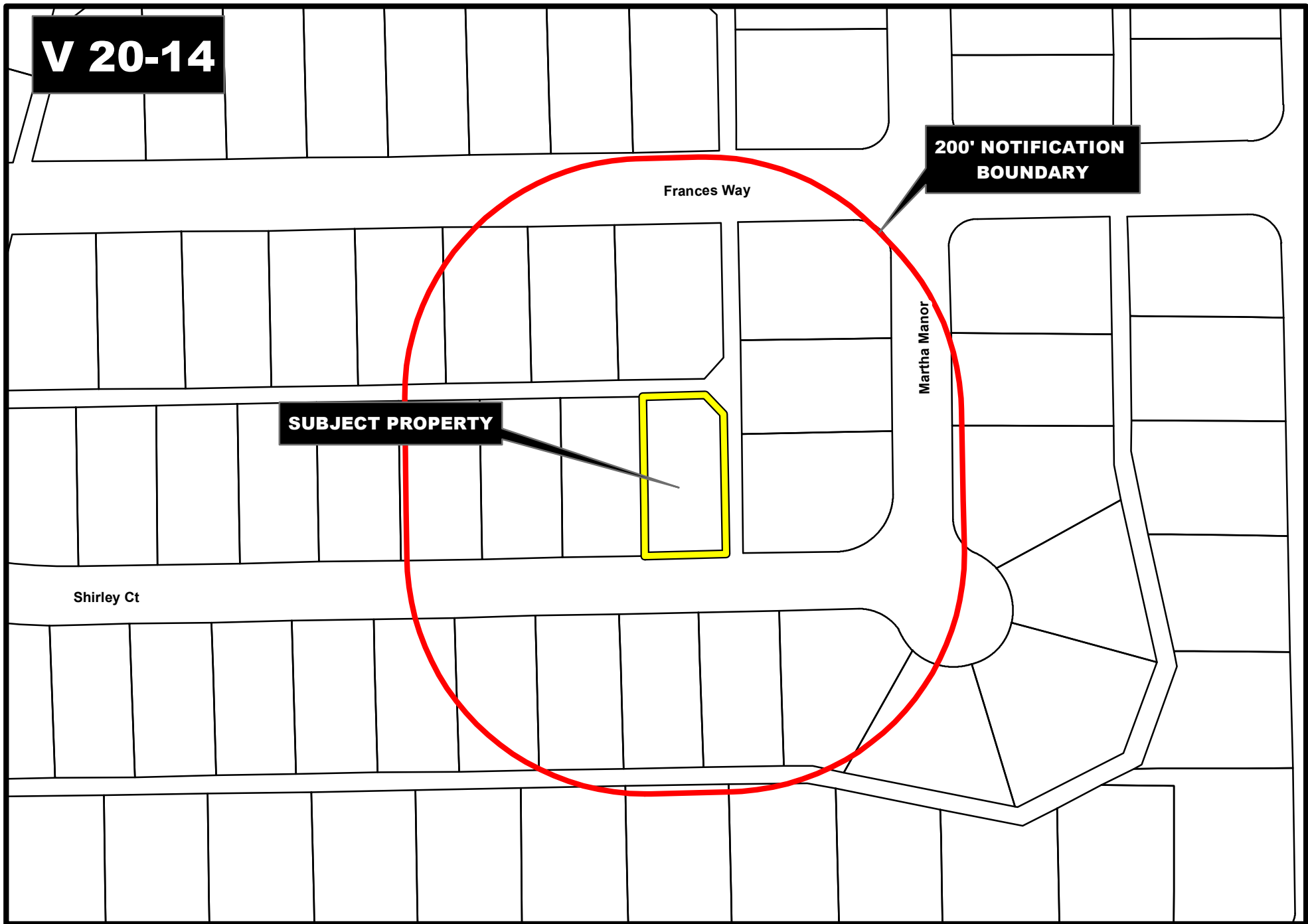
Persons who are unable to attend, but would like their views to be made a part of the public record, may send signed, written comments, referencing the file number above, prior to the date of the hearing to: Dept. of Development Services, PO Box 830309, Richardson, TX 75083.

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 Variance Number V 20-14.

Date Posted and Mailed: November 6, 2020

V 20-14



V 20-14 Notification Map

533 Shirley Court

Updated By: HarperD, Update Date: 11/02/2020

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.



TEPECIK KEREM
705 S FLOYD #100
RICHARDSON, TX 75080

TEMPLETON KIRK
309 NORTHVIEW DRIVE
RICHARDSON, TX 750801908

MARTINEZ KERRI
2221 SHAKEPEARE ST
CARROLLTON, TX 75010

RILLING JENNIFER W & JAMES
303 MARTHA MANOR
RICHARDSON, TX 75081

VOLKMAN JOHN RAY
302 MARTHA MNR
RICHARDSON, TX 75081

MESHILLE CAROL
304 MARTHA MNR
RICHARDSON, TX 75081

LUTZ BRYON N
530 FRANCES WAY
RICHARDSON, TX 75081

TAHA AHMED
418 FIELDWOOD DR
RICHARDSON, TX 75081

RUSSELL WILLIAM I & ROSIE
529 SHIRLEY CT
RICHARDSON, TX 75081

AVENUE F PROPERTIES LLC
1517 LEESE DR
FLOWER MOUND, TX 750283622

GATES KIRK S
305 MARTHA MNR
RICHARDSON, TX 75081

BRANUM BARBARA
306 MARTHA MNR
RICHARDSON, TX 75081

MARKER LANA M LC
533 SHIRLEY CT
RICHARDSON, TX 750814231

PETERSEN PHILIP P & VALERIE J
536 SHIRLEY CT
RICHARDSON, TX 75081

LANIER CHASE
534 SHIRLEY CT
RICHARDSON, TX 75081

WELCH PHILLIP DANDRIDGE & L
532 SHIRLEY CT
RICHARDSON, TX 75081

HAPKA MARK & AMBER
530 SHIRLEY CT
RICHARDSON, TX 75081

MORRISON SEAN J
528 SHIRLEY CT
RICHARDSON, TX 75081

HAMEED ALAN
900 SUNNINGDALE
RICHARDSON, TX 75081

COTHRAN ALEXANDER C & TRICI
540 SHIRLEY CT
RICHARDSON, TX 75081

RAINEY LEOTIS DARRELL & RAINEY
CHERYL
531 HIGHLAND BLVD
RICHARDSON, TX 75081

RAMIREZ ROBERTO MIGUEL
529 HIGHLAND BLVD
RICHARDSON, TX 75081

EVANS GERALD W & RHONDA K
533 HIGHLAND BLVD
RICHARDSON, TX 75081

V 20-14

533 Shirley Court

Agenda Item 3

Variance 20-15:
417 Worcester Way

ZBA File V 20-15

Attachments:

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



TO: Zoning Board of Adjustment
FROM: Daniel Harper, Senior Planner **DH**
DATE: November 18, 2020
RE: **V 20-15: 417 Worcester Way**

REQUESTED VARIANCES AND SPECIAL EXCEPTION

A request for the following variance from Appendix A (Comprehensive Zoning Ordinance) of the City of Richardson's Code of Ordinances: Article VII, Sec. 4 (e)(1) to allow a front setback of eighteen feet and three inches (18'-3") in lieu of the required front setback of thirty feet (30'-0") for an enclosed addition and covered porch and 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 four foot (4'-0") tall decorative concrete wall to be located between the front property line and the front wall of the building. The property is located at 417 Worcester Way and zoned R-1100-M Residential

APPLICANT/PROPERTY OWNER

Tabetha Leinweber

EXISTING ZONING

R-1100-M Residential

SURROUNDING LAND USE

Residential

STAFF COMMENTS

The property is located in the Northway Acres subdivision. The applicant is requesting the following variance from the Richardson Code of Ordinances: Article VII, Sec. 4 (e)(1) to allow a front setback of eighteen feet and three inches (18'-3") in lieu of the required front setback of thirty feet (30'-0") for an enclosed addition and covered porch and 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 four foot (4'-0") tall decorative concrete wall to be located between the front property line and the front wall of the building.

The applicants are applying for this variance and special exception in order to construct an addition to their residence that includes a front porch extension and a front patio area.

The front porch addition includes a new doorway and enclosed entrance that is approximately fifty-two (52) square feet and extends five feet and nine inches (5'-9") in front of the required thirty-foot (30'-0") setback. An unenclosed porch then extends an additional five feet (5'-0") from the new front door and entrance and is located approximately eighteen feet and three inches (18'-3") from the front property line. The R-1100-M Residential District allows unenclosed front porches to project into the required front setback for a distance not to exceed five feet (5'-0"). If the proposed enclosed entrance to the home was removed, the proposed unenclosed front porch would be allowed by right at the submitted dimensions as they would encroach five feet (5'-0") into the front setback.

The requested variance is a function of the original design of the home and not related to a property hardship and should therefore be denied.

The applicant is also requesting a special exception to allow for four feet (4'-0") tall decorative concrete walls to be constructed in their front yard as part of a proposed front patio addition. Decorative screens are allowed in front yards but shall not exceed three feet (3'-0") in height and shall not create a traffic hazard. The applicants have reported that they believe that the requested four (4) feet in height would provide the desired screening for their front patio and that it will not create a traffic hazard. City staff confirms that this will not create a traffic hazard.

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.

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.

V 20-15

Worcester Way

SUBJECT PROPERTY

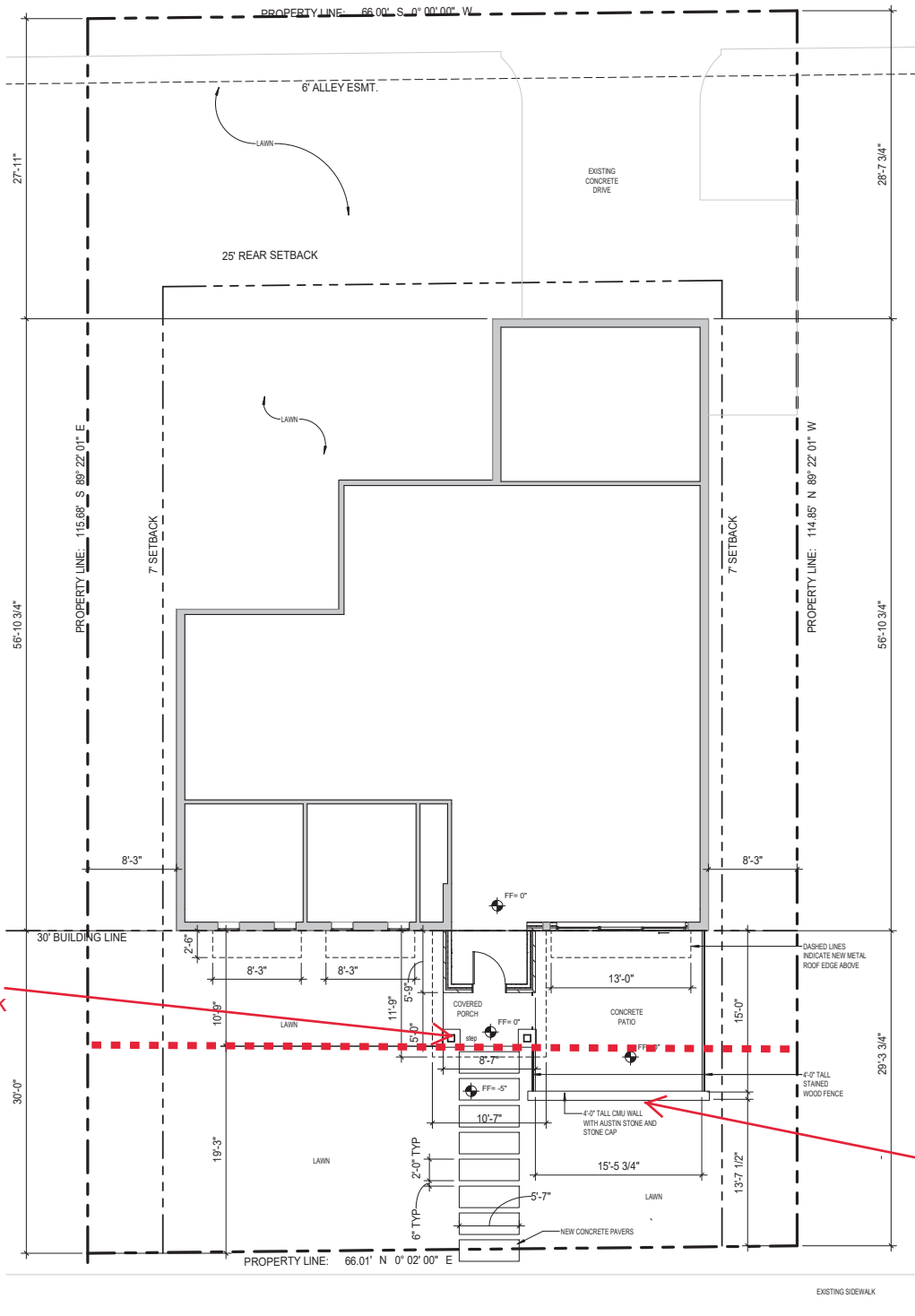


V 20-15 Aerial Map
417 Worcester Way
Updated By: HarperD, Update Date: 11/02/2020

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.



ALLEY

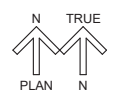


Covered Front Porch with 18'-3" front setback

Proposed 4-foot High Decorative Concrete Wall

WORCESTER WAY

V 20-15 Exhibit



For Department Use Only

Date Received: 10-19-2020 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	
Tabetha Leinweber	Printed Name	Tabetha Leinweber
	Company Name	
417 Worcester Way	Mailing Address	417 Worcester Way
Richardson, TX 75080	City, State, ZIP	Richardson, TX 75080
469-831-1028	Telephone Number	469-831-1028
taleinweber@hotmail.com	Email Address	taleinweber@hotmail.com

Property Information

Address of Subject Property	417 Worcester Way Richardson, TX 75080
Legal Description	Northway Acres 3rd Section Blk 3 Lot 8
Existing Zoning and Ordinance	Richardson Comprehensive Zoning Ordinance Fence & House R 1100M
Requested Variance	To build a covered porch and entryway and install a fence in front yard

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

Currently the entrance is narrow and makes it difficult for person(s) to enter/exit the house and is extremely hard for aging parents who use walkers to enter the home. Visitors who come to the house must wait off the small covered doorway so that the door can be opened and then they can enter. If the weather is bad visitors basically have to stand in the elements uncovered so the door can be opened and they must enter one at a time. If it is an aging person utilizing a walker they must also wait until the door is

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

If so, explain below.

Yes No

If an emergency should arise and requires exiting the home through the front door; extra time and assistance will be needed to help aging individuals exit the property quickly.

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

Unsure

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

Yes No

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

Yes No

Will granting of the variance be contrary to the public's interests and will it impact the public health, safety, and welfare? If so, explain below.

Yes No

October 19, 2020

Tabetha Leinweber
417 Worcester Way
Richardson, TX 75080

City of Richardson
Zoning Board Members
Daniel Harper, Senior Planner
411 West Arapaho Road
Richardson, TX 75080

To whom it may concern:

We currently reside at 417 Worcester Way and have called Richardson our home since 2004. We are seeking a Variance and a Special Exception Request for our property.

We are seeking a front setback variance to allow us to build a covered gabled porch to our entryway allowing visitors to our home easy access to the front door. Currently the front door entrance to our home is narrow and makes it difficult for aging parents using walkers to enter our home. This is especially difficult during bad weather as you need to stand away from the small, covered entrance pad so that the front door can be opened and then assist the visitor to maneuver their walker into the small entrance. In bad weather the visitor must wait uncovered in the rain and is soaked by the time they enter the house. By allowing us to build a covered gabled porch entryway our visitors have a place to stand outside while waiting to enter the house and can maneuver the entrance safe and dry. I have attached photos for reference.

We are also seeking a Special Exception Request to build a 4 ft fence in our front yard to enclose a front uncovered patio. The fence will be a combination of two materials: Austin white stone and wood. The Austin white stone portion of the fence will face the street and the sides will be wood installed horizontally. We (humans and doggies) would like to enjoy the outdoors and are fortunate that our front yard has two exceptionally large trees that are perfect to sit under and unwind after a busy day.

Thank you in advance for your time in reviewing our request and if you should have any questions or require additional information I can be reached via email or phone (to be provided under separate cover).

Sincerely,

Tabetha Leinweber





A Leinweber <taleinweber@gmail.com>

Variance Leinweber 417 Worcester Way

tabetha leinweber <taleinweber@hotmail.com>
To: "daniel.harper@cor.gov" <daniel.harper@cor.gov>

Mon, Oct 19, 2020 at 2:32 AM

Daniel,

Good morning. Attached you will find the requested items for a variance and special exception request for the Leinweber residence at 417 Worcester Way, Richardson TX 75080.

I will present our application and payment today in person as requested.

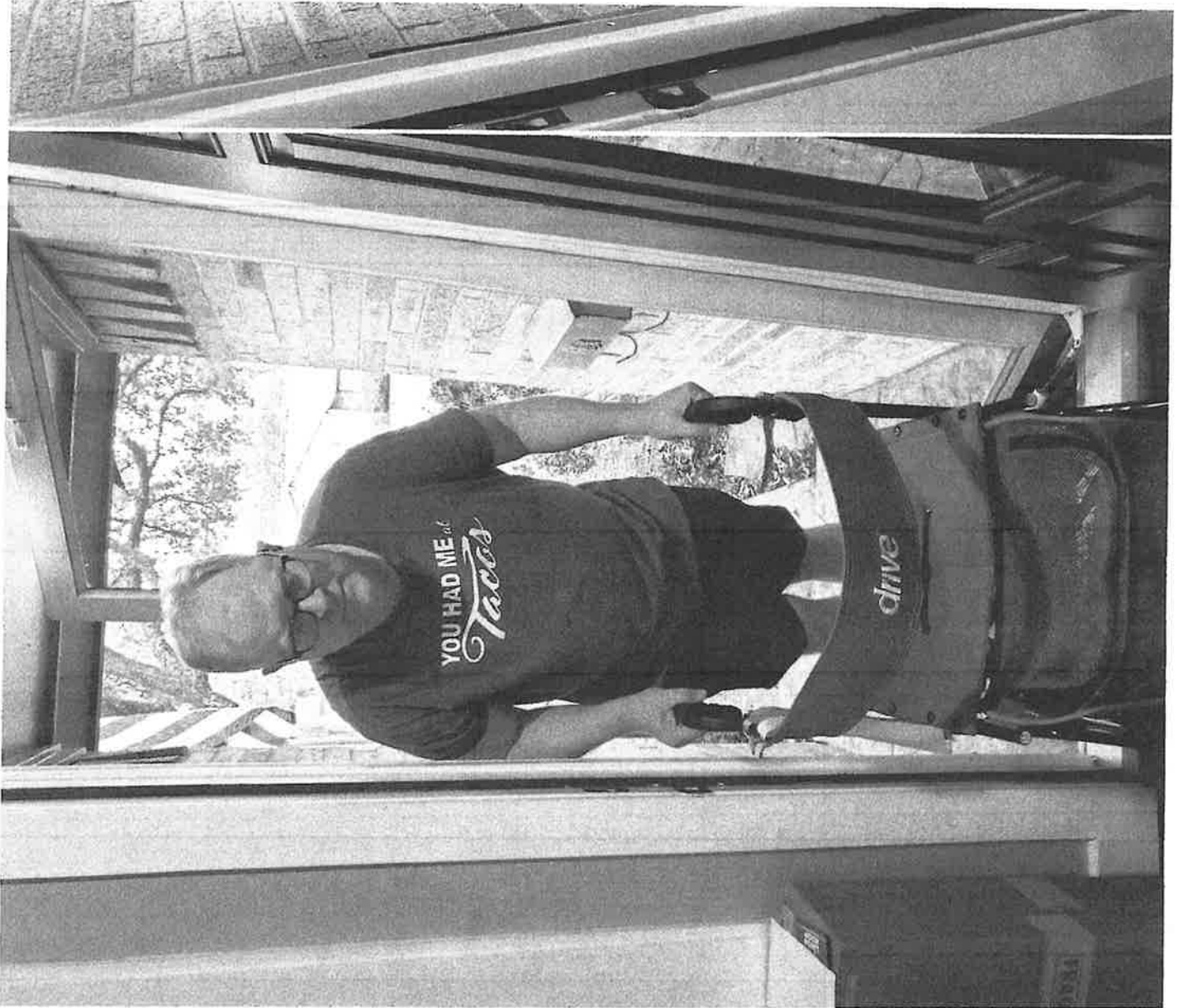
Should you require anything before I arrive today by 3pm please let me know. I can be reached via email or phone 469-831-1028.

Have a great day!




Best,
Tabetha Leinweber







3 attachments

-  **CORVarianceLeinweberStatement.docx**
14K
-  **Leinweber2020CORZBAApplication[6270].pdf**
215K
-  **417 worcester way variance exhibit 10172020[6276].pdf**
417K

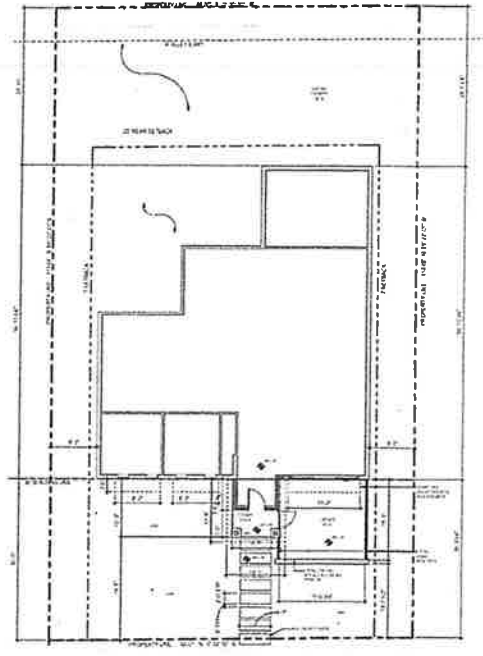
BUILDING AREA

Area of Building Area	1,000 sq. ft.
Area of Building Area	1,000 sq. ft.
Area of Building Area	1,000 sq. ft.
Area of Building Area	1,000 sq. ft.
Area of Building Area	1,000 sq. ft.
Area of Building Area	1,000 sq. ft.
Area of Building Area	1,000 sq. ft.
Area of Building Area	1,000 sq. ft.
Area of Building Area	1,000 sq. ft.
Area of Building Area	1,000 sq. ft.
Area of Building Area	1,000 sq. ft.

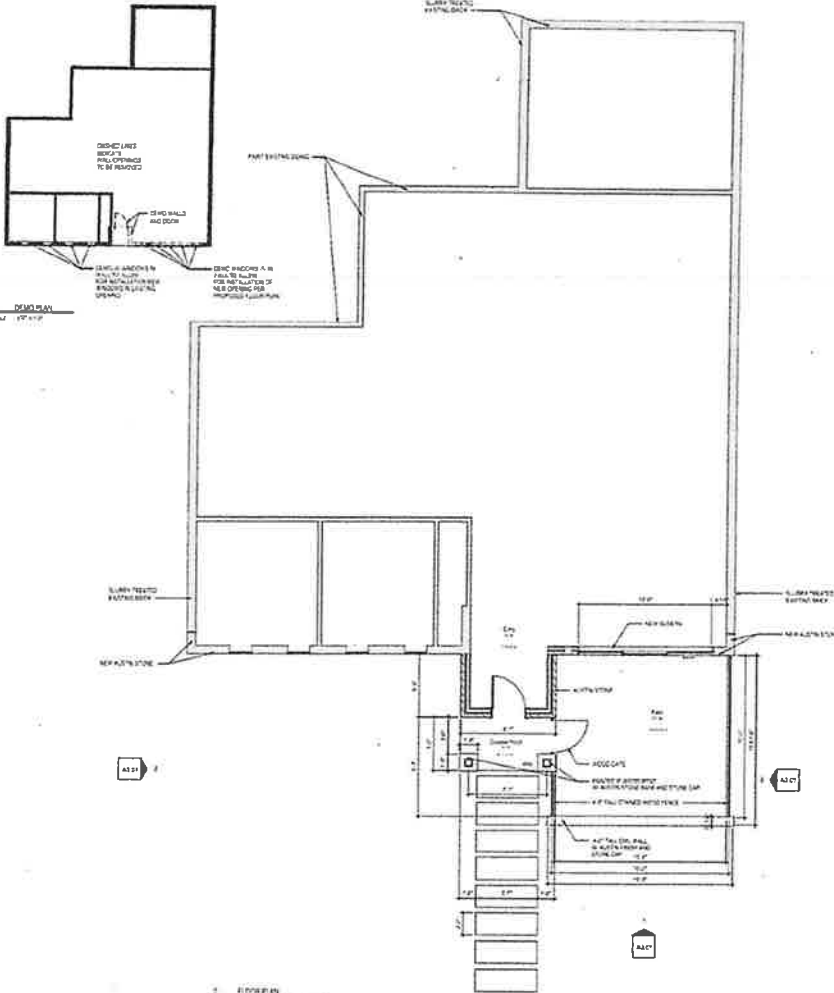


ALLEY

WORCESTER WAY

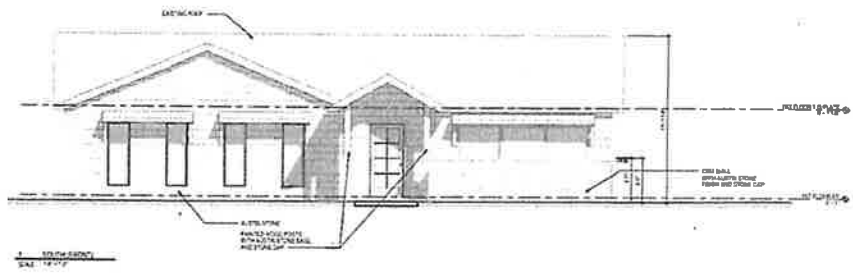
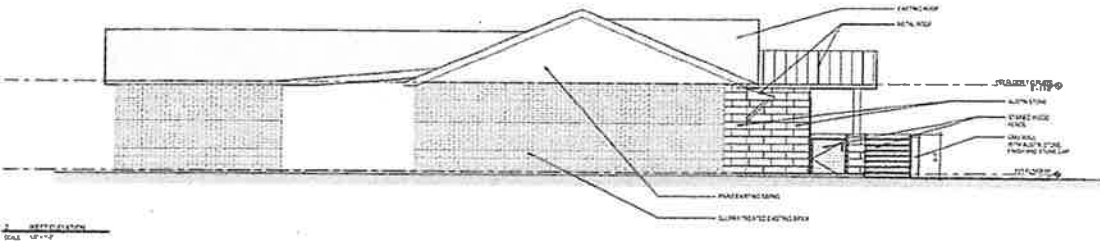
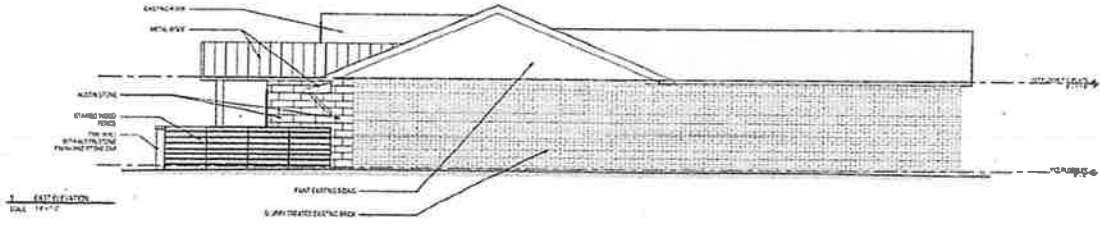


SITE PLAN
SCALE: 1/8" = 1'-0"



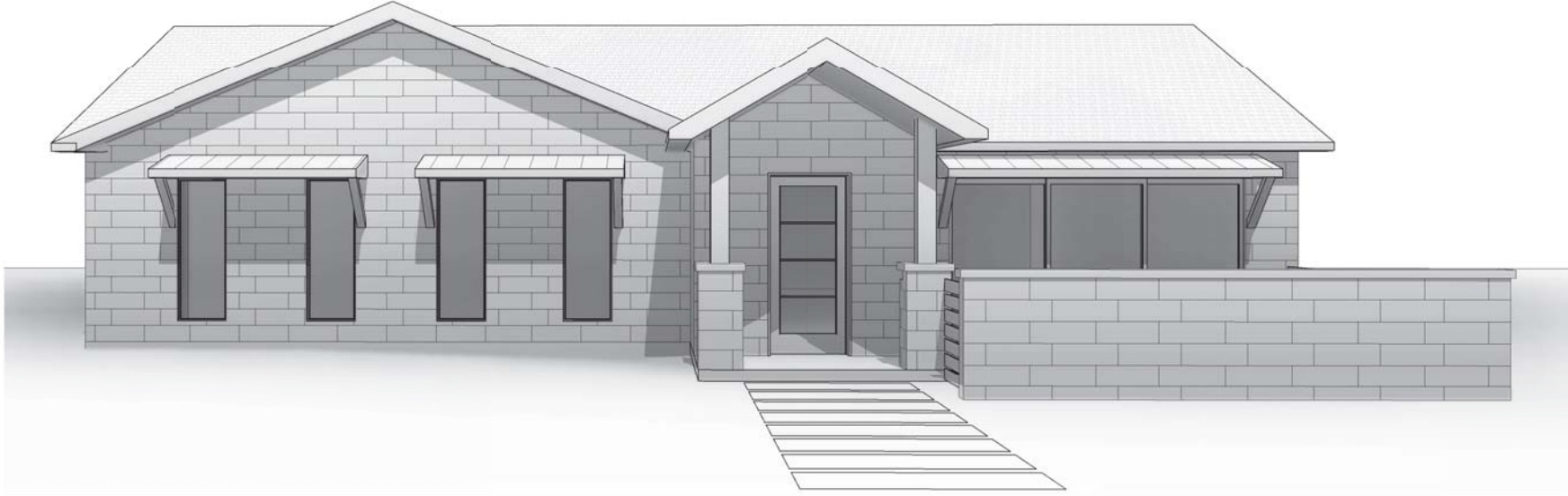
FLOOR PLAN
SCALE: 1/4" = 1'-0"

ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.



2024 01 15 10:53 AM

PROJECT: 1001121 - 1001121 - 1001121 - 1001121
 DRAWING: 1001121 - 1001121 - 1001121 - 1001121
 DATE: 2024 01 15 10:53 AM
 SCALE: 1/8" = 1'-0"



A1.02

VARIANCE EXHIBIT | LEINWEBER RESIDENCE REMODEL AND ADDITION - 417
WORCHESTER WAY RICHARDSON TX | 10/29/20 | sh | | 3D VIEW

for review only;
not for
construction,
bidding, or
approval



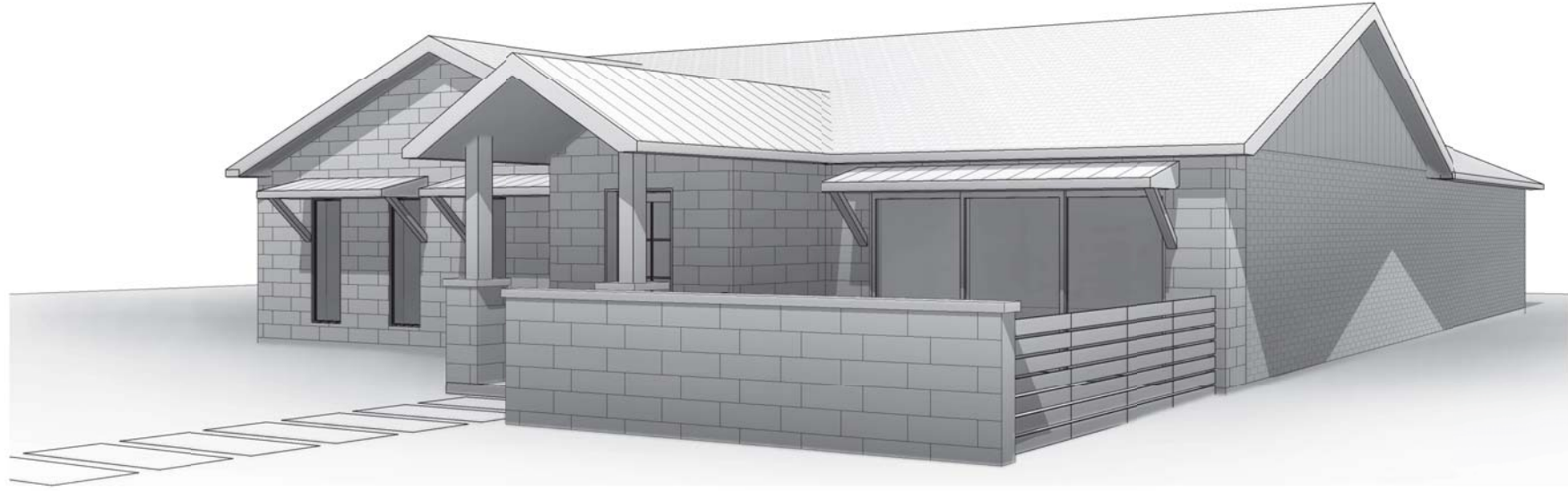


A1.03

VARIANCE EXHIBIT | LEINWEBER RESIDENCE REMODEL AND ADDITION - 417
WORCHESTER WAY RICHARDSON TX | 10/29/20 | sh | | 3D VIEW

for review only;
not for
construction,
bidding, or
approval





A1.04

VARIANCE EXHIBIT | LEINWEBER RESIDENCE REMODEL AND ADDITION - 417
WORCHESTER WAY RICHARDSON TX | 10/29/20 | sh | | 3D VIEW





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 20-15
Property Owner: Tabatha Leinweber
Applicant: Tabatha Leinweber
Location: (See map on reverse side)
Request: V 20-15, a request for the following variance from Appendix A (Comprehensive Zoning Ordinance) of the City of Richardson's Code of Ordinances: Article VII, Sec. 4 (e)(1) to allow a front setback of eighteen feet and three inches (18'-3") in lieu of the required front setback of thirty feet (30'-0") for an enclosed addition and covered porch and 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 four foot (4'-0") tall decorative concrete wall to be located between the front property line and the front wall of the building. The property is located at 417 Worcester Way and zoned R-1100-M Residential.

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

WEDNESDAY, NOVEMBER 18, 2020

6:30 p.m.

City Council Chambers

Richardson City Hall, 411 W. Arapaho Road

Richardson, Texas

DUE TO SOCIAL DISTANCING, SEATING IN THE COUNCIL CHAMBERS WILL BE LIMITED. MEMBERS OF THE PUBLIC ARE ENCOURAGED TO WATCH CITY PLAN COMMISSION MEETINGS ONLINE OR ON CABLE.

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 Variance Number V 20-15.

Date Posted and Mailed: November 6, 2020

V 20-15

Cambridge Dr

**200' NOTIFICATION
BOUNDARY**

Worcester Way

SUBJECT PROPERTY

Lexington Ln

Custer Rd

V 20-15 Notification Map
417 Worcester Way

Updated By: HarperD, Update Date: 11/02/2020

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.



RAVEN CREEK FAMILY TRUST 413 CAMBRIDGE DR RICHARDSON, TX 75080	RAHMANI HENRY H 2411 LAUREL VALLEY CT ARLINGTON, TX 76006	MAO LEEVIN 417 CAMBRIDGE DR RICHARDSON, TX 75080
MCKAY JOYCE ELIZABETH 419 CAMBRIDGE DR RICHARDSON, TX 75080	SCZEPANIL ERIC A P O BOX 833639 RICHARDSON, TX 75083	POPE WILLIAM TERRY & DEBORAH M 410 WORCESTER WAY RICHARDSON, TX 750803433
ALMETER MATTHEW J 412 WORCESTER WAY RICHARDSON, TX 75080	WINTERS DOUGLAS E JR & CARO 7505 TWIN OAKS CT GARLAND, TX 75044	BURNS MICHELE DENISE 416 WORCESTER WAY RICHARDSON, TX 750803433
LEBAHAR PIERRE 10323 LENNOX LN DALLAS, TX 75229	TRENHAILE JOAN EST OF 420 WORCESTER WAY RICHARDSON, TX 750803433	TOLIVER MICAH K & MARY KIM 422 WORCESTER WAY RICHARDSON, TX 75080
BUIE MARK D 424 WORCESTER WAY RICHARDSON, TX 75080	PURL CARINE O 409 WORCESTER WAY RICHARDSON, TX 75080	CMAP VENTURES LLC 301 DEPOT DR WACO, TX 76712
ALMETER MATTHEW JOHN 4529 BENTLEY DR PLANO, TX 75093	PROUGH EDDIE L & CHARLENE M REV LIV TR THE 415 WORCESTER WAY RICHARDSON, TX 75080	LEINWEBER FREDERICK A & TABETHA 417 WORCESTER WAY RICHARDSON, TX 75080
PREWITT BRIAN W 419 WORCESTER WAY RICHARDSON, TX 75080	IVEY NATHAN & EMILY 421 WORCESTER WAY RICHARDSON, TX 75080	HARRIS MICHAEL M 423 WORCESTER WAY RICHARDSON, TX 75080
HARRIS HEIDI ANNETTE 425 WORCESTER WAY RICHARDSON, TX 75080	GREEN JANE 420 LEXINGTON LN RICHARDSON, TX 75080	LOSOYA ABEL JR & DEANA H 422 LEXINGTON LN RICHARDSON, TX 75080
KOLMES JENNIFER 424 LEXINGTON LN RICHARDSON, TX 75080	HANNA R JANETT 426 LEXINGTON LN RICHARDSON, TX 75080	JOHNSON KAROLYN 428 LEXINGTON LN RICHARDSON, TX 75080
CAMERON KEVIN D 430 LEXINGTON LN RICHARDSON, TX 75080	MCCLAIN MARION L 432 LEXINGTON LN RICHARDSON, TX 750803429	PEARCE WARREN S 434 LEXINGTON LN RICHARDSON, TX 75080

JONES STEVEN R
423 LEXINGTON LN
RICHARDSON, TX 75080

WILLIS CASEY
429 LEXINGTON LN
RICHARDSON, TX 75080

SNYDER BRENDA ROBIN
425 LEXINGTON LN
RICHARDSON, TX 75080

CANNON ANTHONY PATRICK
431 LEXINGTON LN
RICHARDSON, TX 75080

DELGADO ILDEFONSO & ELADIA C
SANCHEZ
427 LEXINGTON LN
RICHARDSON, TX 75080

V 20-15
417 Worcester Way

Order Confirmation

Customer:	CITY OF RICHARDSON	Customer Account:	100010162
Ad Order #:	0001779527	PO Number:	CPN 9039
Sales Rep:	Max (Mert) Tezkol	Order Taker:	Max (Mert) Tezkol

Net Amount:	\$206.33	Tax Amount:	\$0.00	Total Amount:	\$206.33
Payment Method:	Check/Money Order	Payment Amount:	\$0.00	Amount Due:	\$206.33

Ad Order #: 0001779527

Ad Number: 0001779527-01

Color: **Ad Size:** 3 X 27.00 Li

Ad Content

NOTICE OF PUBLIC HEARING
 The Richardson Zoning Board of Adjustment will hold a public hearing on Wednesday, November 18, 2020 at 6:30 p.m. This Zoning Board of Adjustment Meeting will be held in City Council Chambers, Richardson City Hall, 411 W. Arapaho Road, Richardson TX consider:
 V 20-14, a request for the following variances from Appendix A (Comprehensive Zoning Ordinance) of the City of Richardson's Code of Ordinances: Article VII, Sec. 4 (f)(1)(a) to allow a side setback of five feet (5'-0") in lieu of the required side setback of seven feet (7'-0") and Article VII, Sec. 4 (g) to allow a rear setback of eighteen feet (18'-0") in lieu of the required rear setback of twenty-five feet (25'-0"). The property is located at 533 Shirley Court and zoned R-1100-M Residential.

V 20-15, a request for the following variance from Appendix A (Comprehensive Zoning Ordinance) of the City of Richardson's Code of Ordinances: Article VII, Sec. 4 (e)(1) to allow a front setback of eighteen feet and three inches (18'-3") in lieu of the required front setback of thirty feet (30'-0") for an enclosed addition and covered porch and 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 four foot (4'-0") tall decorative concrete wall to be located between the front property line and the front wall of the building. The property is located at 417 Worcester Way and zoned R-1100-M Residential.

For more information, call 972-744-4240.

Run Dates		Product	Placement/Classification - Position
Publish Date: 11/06/2020	Stop Date: 11/06/2020	Dallas Morning News	Legals Bids Notices - LN Legal Notices
Publish Date: 11/06/2020	Stop Date: 11/12/2020	DallasNews.com	Legals Bids Notices - LN Legal Notices