

Zoning Board of Adjustment Agenda Packet March 20, 2024

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AGENDA

**CITY OF RICHARDSON – ZONING BOARD OF ADJUSTMENT
WEDNESDAY, MARCH 20, 2024, AT 6:30 P.M.
RICHARDSON CITY HALL
2360 CAMPBELL CREEK BOULEVARD, SUITE 525
RICHARDSON, TX 75082**

BRIEFING SESSION: 6:00 P.M. Prior to the business meeting, the Zoning Board of Adjustment will meet with staff in Multipurpose Room #CH 157 to receive a briefing on:

A. Briefing of Regular Agenda Items

REGULAR BUSINESS MEETING: 6:30 P.M. – MULTIPURPOSE ROOM #CH 157

MINUTES

1. **Approval of minutes of the regular business meeting of February 21, 2024.**

PUBLIC HEARING

2. **V 24-02 (continued from February 21, 2024)**, 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)(c) to allow a 5-foot variance to the required 15-foot side setback, and 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(g) for a 10-foot variance to the required 25-foot rear setback to accommodate the construction of a new structure on the property located at 421 E. Spring Valley Road and zoned R-1500-M Residential.

ADJOURN

I HEREBY CERTIFY THAT THE ABOVE AGENDA WAS POSTED ON THE BULLETIN BOARD AT RICHARDSON CITY HALL ON OR BEFORE 5:30 P.M. FRIDAY, MARCH 15, 2024.

NORMA MENDOZA, ADMINISTRATIVE SECRETARY
DEVELOPMENT SERVICES

ACCOMMODATION REQUESTS FOR PERSONS WITH DISABILITIES SHOULD BE MADE AT LEAST 48 HOURS PRIOR TO THE MEETING BY CONTACTING THE ADA COORDINATOR, LOCATED AT 2360 CAMPBELL CREEK BLVD, SUITE 550, RICHARDSON, TX 75082, VIA PHONE AT (972) 744-4168 OR VIA EMAIL AT ADACCOORDINATOR@COR.GOV.

PURSUANT TO SECTION 46.03, PENAL CODE (PLACES WEAPONS PROHIBITED), A PERSON MAY NOT CARRY A FIREARM OR OTHER WEAPON ON THIS PROPERTY. *

FOR THE PURPOSE OF THIS NOTICE “PROPERTY” SHALL MEAN THE RICHARDSON ROOM AND/OR COUNCIL CHAMBERS OR ANY OTHER ROOM WHERE A MEETING SUBJECT TO AN OPEN MEETING UNDER GOVERNMENT CODE CHAPTER 551 OF THE RICHARDSON CITY PLAN COMMISSION IS HELD.

Agenda Item 1

Approval of the minutes of the February 21, 2024
Zoning Board of Adjustment Meeting

**CITY OF RICHARDSON
ZONING BOARD OF ADJUSTMENT MINUTES
FEBRUARY 21, 2024**

The Zoning Board of Adjustment met on Wednesday, February 21, 2024, at 6:30 p.m. Chairman Lemons convened the Board into Regular Session. A quorum was present.

MEMBERS PRESENT: Jason Lemons, Chairman
Scott Rooker, Vice Chairman
Lisa Kupfer, Alternate
Moosa Madha, Alternate

MEMBERS ABSENT: Brent Sturman, Member
Phil Thames, Member

CITY STAFF PRESENT: Sam Chavez, Director of Development Services
Derica Peters, Senior Planner
Anna Jo Castaneda, Executive Secretary

BRIEFING SESSION

Did not have quorum for a briefing session.

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 JANUARY 17, 2024.

Motion: Member Lisa Kupfer made a motion to approve the minutes as presented. Member Madha seconded the motion. Motion passed 4-0.

PUBLIC HEARING

2. V 24-01, 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 10-foot variance to the platted 40-foot front setback, and 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(g) for a 5-foot variance to the required 25-foot rear setback to accommodate the construction of a new structure on the property located at 410 E. Polk Street and zoned R-1100-M Residential.

Ms. Derica Peters began by stating that V24-01 is a request for a variance from the Comprehensive Zoning Ordinance to allow a ten 10-foot variance to the platted 40-foot front

setback and a request for a 5-foot variance to the required 25-foot rear setback to the property located at 401 E. Polk Street at the southeast corner of Vicky Drive and Polk Street.

Ms. Peters stated that this property previously had a single-story home until it was demolished in 2023 with the intent of building another single-story home. However, the applicant stated the building line and setbacks do not provide adequate room to build a home that meets their needs.

Ms. Peters stated that the setbacks included a platted front building line setback that is at 40-feet from Polk Street, 10-foot on the east side yard, a 20-foot side setback adjacent to Vicki Drive and a 25-foot rear setback.

Ms. Peters explained that the applicants have proposed to modify the front building line by 10-feet to now have a 30-foot setback. Existing homes fronting Polk were platted with a 40-foot setback but constructed to a 30-foot setback, so the applicant proposes to reconstruct to reconstruct at that same setback. The applicants are also proposing a 5-foot reduction to the 25-foot rear setback to allow for a 20-foot setback. The applicants did state their hardship is related to their mobility and living needs in the home.

Ms. Peters stated a public notice was posted and mailed, and seven (7) letters have been received of support from surrounding neighbors and property owners.

In conclusion Ms. Peters 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 the applicants' request should be denied. Ms. Peters stated she was available for any questions from the Board.

Chairman Lemons asked staff to confirm that the 30-foot setback would still be in conformance with the other houses on Polk Street.

Ms. Peters answered yes.

Vice Chairman Rooker asked if staff knew the square footage of the previous home.

Ms. Peters said the applicant would have to provide that information.

Chairman Lemon asked if there was an encroachment into the setback on Vicki Drive.

Ms. Peters answered no.

Member Kupfer asked what was the maximum building area per the applicants' request.

Ms. Peters stated for a single-story home it is 2,800 square feet.

With no further questions for staff, Chairman Lemons asked the applicant to come forward and present the request.

Ms. Sheena Patel, speaking on behalf of Ayyub Patel, 2202 Monarch Drive, Garland, TX. Ms. Patel stated that Mr. Patel has been a member of the community for over twenty years. He purchased the property ten (10) years ago with the intent to build Mr. Patel's dream house. He explained the property hardship is due to the irregular configuration of the lot.

Chairman Lemons asked what the size of the previous home was.

Ms. Patel replied it was approximately 1,400-1,500 square feet.

Chairman Lemons asked what the difference was in the property line between the west and east.

Ms. Patel stated it was 15-feet.

Chairman Lemons asked if there were any specific or unusual topography factors related to the lot.

Ms. Patel replied no, but since it is a corner lot there is deeper side setback compared to houses not on a corner lot.

Chairman Lemons asked if there was any slope to the lot.

Ms. Patel answered there was a slight slope.

Vice Chairman Rooker asked when the property was purchased and if there was a survey or owner's policy provided at that time.

Ms. Patel said he bought the property in 2009 and a survey was done but the meaning of it was unclear to him.

Vice Chairman Rooker asked the applicant how the plans may change if they did not grant the 5-foot rear setback variance.

Ms. Patel stated they made multiple attempts to work with the architect to re-configure the layout, but the rear property line becomes irregular and is not a straight line.

Member Madha asked the applicant if they would need to redesign the layout if the Board were to grant the variance in the front but deny the variance in the rear.

Ms. Patel replied yes and that it would involve a major change to the design.

Mr. Madha suggested this issue may be resolved if the rear setback variance was approved at 3-feet and the applicant were to reduce one of the rooms by 3-feet.

With no further questions for staff or applicant, Chairman Lemons invited those wishing to speak in favor or opposition to come forward.

Kelly Smith, 204 Betty Drive, Richardson, TX, stated if the same fence line is maintained then he would be in favor of the request.

Ms. Patel confirmed the same fence line will be maintained.

With no further speakers, Chairman Lemons closed the public hearing and asked the Board for further dialogue or a motion.

Vice Chairman Rooker asked for clarification from staff on the front setback on the presentation photo.

Mr. Sam Chavez stated the survey shows the previous home built at a 30-foot front setback. He explains some of the properties in the City's original neighborhoods were quickly sold off during development and as the streets widened they became non-conforming.

Member Madha stated that he was in favor of the front setback variance since it was in conformance with the neighborhood. He asked if it would be contrary to public safety for the rear setback to be reduced by three (3) feet.

Ms. Peters responded that staff was not aware of the proposal posing a threat to public safety, health, and welfare.

Chairman Lemons explained the Board has to be careful when making these decisions as they relate to the Comprehensive Zoning Ordinance, and they did not want to legislate from the bench. He questioned if the rear property line presented an anomaly in this case.

Vice Chairman Rooker asked how this proposal impacts lot coverage requirements.

Mr. Chavez stated that every single-family zoning district has a maximum lot coverage.

Member Kupfer questioned the self-imposed nature of the hardship. She commented that the proposed 30-foot front setback is compatible with the neighborhood, however the 5-foot rear setback variance was more of a preference by the applicant.

Chairman Lemons asked if anyone else had questions for staff or wished to make a motion.

Member Kupfer made a motion to approve the front setback variance request and to deny the rear setback request because it is a self-imposed hardship. There was no second to this motion so the motion failed.

Chairman Lemons made a motion to approve both requests as presented. Member Madha seconded the motion. The vote was 3-1 with Member Kupfer in opposition. The motion failed since quorum rules state there must a vote of approval from four (4) members of the Board.

Vice Chairman Rooker made a motion to continue the public hearing until the March 20, 2024, meeting. Member Kupfer seconded the motion. The vote was 3-1 with Member Madha in opposition and thus the motion failed.

Chairman Lemons advised that further discussion was needed regarding this case.

Member Kupfer asked staff for clarification on the self-imposed restrictions.

Mr. Chavez explained that the applicant has the right to come before the Board to seek relief from requirements depending on how the property was developed. However, the applicant desires a specific size of house, so the hardship is self-imposed.

Member Madha asked how the 25-foot rear setback is measured.

Mr. Chavez replied it is measured from each corner of the home to the property line. Although the shape is irregular it is not uncommon in this subdivision.

Chairman Lemons re-opened the public hearing so the applicant could make a further statement.

Ms. Patel stated that although it is a common shape for the subdivision, it is not possible to build a house that is irregularly shaped, so this is not a self-imposed condition.

Vice Chairman Rooker asked if the applicant is asking for a 5-foot setback for the entire back of the house

Ms. Patel replied that it was a 5-foot setback from the side closest to Vicky Drive and not whole back of house.

Vice Chairman Rooker asked if there was an architect's rendition of how the house will be built.

Ms. Patel said they had one but did not have the final drawing with them.

Chairman Lemons stated the case could be continued to the next meeting to see the plans because a decision cannot be made without seeing the final plan.

Member Madha asked if applicant had any contracts pending.

Ms. Patel answered yes.

Chairman Lemon stated the public hearing was still open.

Mr. Mohammed Gharbieh, 423 E. Spring Valley Road, Richardson, TX, spoke in favor stating the lot to the left of this lot only has a 15-foot setback and this proposal would provide more.

Member Kupfer asked when the final plan would be available.

Ms. Patel replied they had a final plan but not at the meeting and they did not want to reschedule until the next meeting.

Chairman Lemons stated that a continuance would be better than a denial.

Ms. Patel asked for the rear variance request be continued and the front variance request be approved.

Mr. Chavez suggested the Board approve the front variance request and deny the rear variance request.

Board Action

Motion: Member Madha made a motion to approve the front setback of 30-feet as presented and deny the second request of the rear setback of 5-feet. Member Kupfer seconded the motion. Motion passes 4-0.

3. **V 24-02**, 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)(c) to allow a 5-foot variance to the required 15-foot side setback, and 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(g) for a 10-foot variance to the required 25-foot rear setback to accommodate the construction of a new structure on the property located at 421 E. Spring Valley Road and zoned R-1500-M Residential.

Ms. Peters began by stating this is a request to allow a 5-foot variance to the required 15-foot side setback and request for a 10-foot variance to the required 25-foot rear setback.

Ms. Peters said the property is located at 421 E. Spring Valley Road and is zoned R-1500 residential and is approximately 0.58 acres. The property owner purchased the lot with the intent to replat the property into two (2) lots to build two (2) single-family homes. Ms. Peters showed the property subdivided into Lot 11A and Lot 11B. The applicant stated the hardship is due to this lot being a triangle-shape which inhibits the allowed buildable area. Ms. Peters continued by stating the proposed home on Lot 11A would conform with the Zoning Code, however Lot 11B would not.

Ms. Peters explained the exhibit provided by the applicant has been updated by staff to correctly show the front building line as shown on the plat. With this adjustment the house can be shifted by an additional five (5) feet southwest which allows the proposed home to meet the 15-foot side yard setback to the east. After this revision, they would still need a 10-foot variance to allow a 15-foot rear setback, in lieu of the original request for a 15-foot variance to allow 10-foot rear

setback. She explained there is a flood channel abutting the property but there is no floodplain on the property.

Ms. Peters concluded that based on the information provided by the applicant and the applicable codes and ordinances, it is staff's opinion that a physical property hardship does not exist, therefore the request should be denied. No correspondence has been received related to this case.

Chairman Lemons asked if there was concerns about the rear setback in relation to the flood channel.

Ms. Peters stated the Engineering and Capital Projects Department was consulted and there were no concerns with the proposal.

With no further questions for staff, Chairman Lemons asked the applicant to come forward and present the request.

Jamal Gharbieh, 423 E. Spring Valley Road, lives in the house to the east side of this property and he purchased this property with the intent of subdividing it. He explained that after working with an architect to develop plans, he found hardship due to the limitations of the setbacks.

Chairman Lemons asked if he was open to consider the alternative option presented by staff.

Mr. Gharbieh replied that he was open to the proposal.

Member Kupfer asked if they had considered any other option to make the space work for them.

Mr. Gharbieh replied a consultant was hired and attempted to find the most practicable layout.

Mr. Lemons asked if architectural plans had been produced.

Mr. Gharbieh stated no, not yet.

With no further questions of the applicant, Chairman Lemons asked if there was anyone else that wanted to speak in favor or opposition of the request.

Marcus Ray, 422 E. Spring Valley Road, lives across the street and spoke in opposition. He explained this is an established 1960's neighborhood, so building two houses on the lot would hurt the appeal of the neighborhood and resale value of his home. Mr. Ray stated the previous home on the lot was at least 2,300 square feet and other homes on this block are 1,600-1,800 square feet. He also stated he has seen water come over the flood channel, which could create problems if a home was built too close.

Mr. Madha asked if there were recently built homes and did they match the neighborhood.

Mr. Ray explained new houses have been build here and they did not match the neighborhood.

Member Kupfer asked staff if the the new lot sizes are standard when compared to the neighborhood.

Mr. Chavez stated that they did not look at other lots, but both the existing lot and proposed lots meet the minimum lot area for the zoning district.

Chairman Lemons asked if there was anyone else who wished to speak in favor or opposition of the request. Seeing none, Chairman Lemons closed the public hearing and opened the floor for discussion between the board.

Vice Chairman Rooker asked for clarification on staff's modified variance option.

Mr. Chavez stated staff found that the properties to the east were platted with a 40-foot building line, so they corrected the exhibit to show a 40' line instead of 45'. They could now slide the building over, which would eliminate encroachment into the side yard setback, however, the northwest corner would still encroach over the 25-foot rear building line.

Mr. Chavez commented that if the board were to grant the variance, it should be for a reduced rear yard setback of 13-feet to give some flexibility during construction.

Chairman Lemons asked the applicant if there was flexibility in his proposal for a 2,200-square foot house.

Mr. Gharbieh replied he was willing to compromise.

Chairman Lemons asked if there were any other comments or questions.

Vice Chairman Rooker remarked that if the variance was granted, there may be a greater chance of flooding and public safety should be considered.

Mr. Gharbieh stated that these lots are at a higher elevation and that he has not seen flooding in this area.

Vice Chairman Rooker asked how much area they would lose if they were to meet the required 25-foot rear building line.

Mr. Gharbieh replied 200 square feet.

Vice Chairman Rooker asked if the home was going to be a single-story or two stories.

Mr. Gharbieh replied two-story.

Chairman Lemons asked staff how to handle the motion if they were to only address the request for variance in rear setback.

Mr. Chavez stated if the motion were denied then all required setbacks will stay in place. He suggested the applicant and staff review the viability of incorporating the applicant's neighboring properties in the replat in order to modify the conditions and reduce encroachments.

Chairman Lemons suggested it may be appropriate to issue a denial at this meeting to allow the applicant to review these replatting options.

Vice Chairman Rooker asked who is the property owner to the east.

Mr. Gharbieh replied that he also owned that property.

Chairman Lemons stated that the rear setback line is hard to determine, therefore hard to tell if self-imposed. The lot is an unusual shape but choosing to subdivide it to build two (2) houses on the lot is not a hardship but rather an issue that is self-imposed.

Ms. Kupfer asked the applicant if he considered reducing the size of proposed Lot 11A.

Mr. Chavez stated that they could not make it any more narrow than it is now.

Member Madha asked staff to clarify that there would be no threat with the drainage channel.

Mr. Chavez stated that when combining the required rear setbacks for the subject lots and the width of the drainage channel, the separation between the two (2) homes would be 80-feet, but with the request, the separation between the two (2) homes would be 65-feet. As a point of comparison, the separation between two existing homes, platted back-to-back (without an alley) would be 50-feet and with an intervening alley, the separation would be 65-feet. He also explained that there would be a challenge making room for the 24-foot driveway.

Chairman Lemons explained he was considering a continuation of the request so the applicant could make revisions to the plans to prevent encroachment into setbacks.

BOARD ACTION

Motion: Member Madha made a motion to continue this case to the March 20, 2024 meeting. Member Kupfer seconded the motion. Motion passed 4-0.

With no further business, the meeting was adjourned at 7:59 p.m.

Jason Lemons, Chairman
Zoning Board of Adjustment

Agenda Item 2

Variance 24-02:
421 E. Spring Valley Road

ZBA File V 24-02

Attachments:

1. Staff Report
2. Aerial Map
3. Original Variance Exhibit “A”
4. Revised Variance Exhibit “B”
5. Site Photos
6. Application
7. DMN Public Hearing Notice
8. Notice of Public Hearing and Map
9. Notification List



TO: Zoning Board of Adjustment
FROM: Derica Peters, AICP, Senior Planner **DP**
DATE: March 20, 2024
RE: **V 24-02: 421 E. Spring Valley Rd.**

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(f)(1)(c) to allow a 5-foot variance to the required 15-foot side setback, and 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(g) for a 10-foot variance to the required 25-foot rear setback to accommodate the construction of a new structure on the property located at 421 E. Spring Valley Road and zoned R-1500-M Residential

APPLICANT/PROPERTY OWNERS

Jamal Gharbieh

EXISTING ZONING

R-1500-M Residential

SURROUNDING LAND USE

Residential

STAFF COMMENTS

UPDATE

This item was continued from the February 21, 2024, ZBA meeting to allow the applicant to reconsider the proposed size of the structure. The applicant has modified the proposed request, as shown on Exhibit “B”. The applicant revised the plans by adjusting the size of the proposed structure from 2,200 square feet to 1,800 square feet and its side yard setback from 10 feet to 15 feet; thereby complying with the required side yard setback and is no longer requesting a variance to the side yard setback.

The variance request is to allow a 5-foot variance to the required 25-foot rear setback. As proposed, the rear setback would be 20 feet in lieu of 25 feet. The subject lot abuts a 30-foot-wide drainage channel with the nearest residential lot located approximately 30 feet from the subject lot.

When combining the required rear setbacks for the subject lots and the width of the drainage channel, the separation between the two (2) homes would be 80 feet, with application of the proposed variance request, the separation between the two (2) homes would be 75 feet. As a point of comparison, the separation between two existing homes, platted back-to-back (without an alley) would be 50 feet and with an intervening alley, the separation would be 65 feet.

Original Request:

The applicant's intent is to replat the existing 25,638, triangle-shaped lot into two (2) individual lots (Lots 11A and 11B) as shown on the Exhibit (Exhibit "A") to construct a new single-family home on each lot. Lot 11A would be approximately 10,600 square feet in size, and Lot 11B would be approximately 15,000 square feet in size with both complying with the minimum lot area requirements and lot dimensions of the R-1500-M Residential zoning district.

No variances are requested for Lot 11A. The subject variances below only apply to Lot 11B.

Side Setback Variance Request

The first variance request is to allow a 5-foot encroachment into the required 15-foot side setback from the proposed new property line. As proposed, the setback would be 10 feet in lieu of 15 feet. When combining the required side setbacks for the subject lots, the separation between the two (2) homes would be 22 feet, with application of the proposed variance request, the separation between the two (2) homes would be 17 feet.

Rear Setback Variance Request

The second variance request is to allow a 15-foot variance to the required 25-foot rear setback. As proposed, the rear setback would be 10 feet in lieu of 25 feet. The subject lot abuts a 30-foot-wide drainage channel with the nearest residential lot located approximately 30 feet from the subject lot.

When combining the required rear setbacks for the subject lots and the width of the drainage channel, the separation between the two (2) homes would be 80 feet, with application of the proposed variance request, the separation between the two (2) homes would be 65 feet. As a point of comparison, the separation between two existing homes, platted back-to-back (without an alley) would be 50 feet and with an intervening alley, the separation would be 65 feet.

The applicant has stated the property hardship is related to the triangular shape of the property as it will present challenges to the design, construction, and functionality of the house. The applicant stated they purchased the property with the intention to divide the property into separate lots. However, at the time they did not know the shape of the land would present a challenge to build two homes.

The applicant has stated it would not be practical to construct a house in the allowable buildable area. They have stated the house would be odd looking, not practical to build and not functional. They have stated reducing the setbacks will allow to build a reasonable "L" shaped house that would look pleasing, functional, and would be easy to sell in the future.

TECHNICAL RECOMMENDATION

Variance Request: Based on the information provided by the applicant, applicable codes, and ordinances, it is staff's opinion that a physical property hardship does not exist as the need for the variance for proposed Lot 11B is self-created with the intent to subdivide the existing lot into two (2) lots and the request should therefore be denied.

V 24-02



SUBJECT PROPERTY

**V 24-02 Aerial Map
Variance
421 E. Spring Valley Rd.**

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.





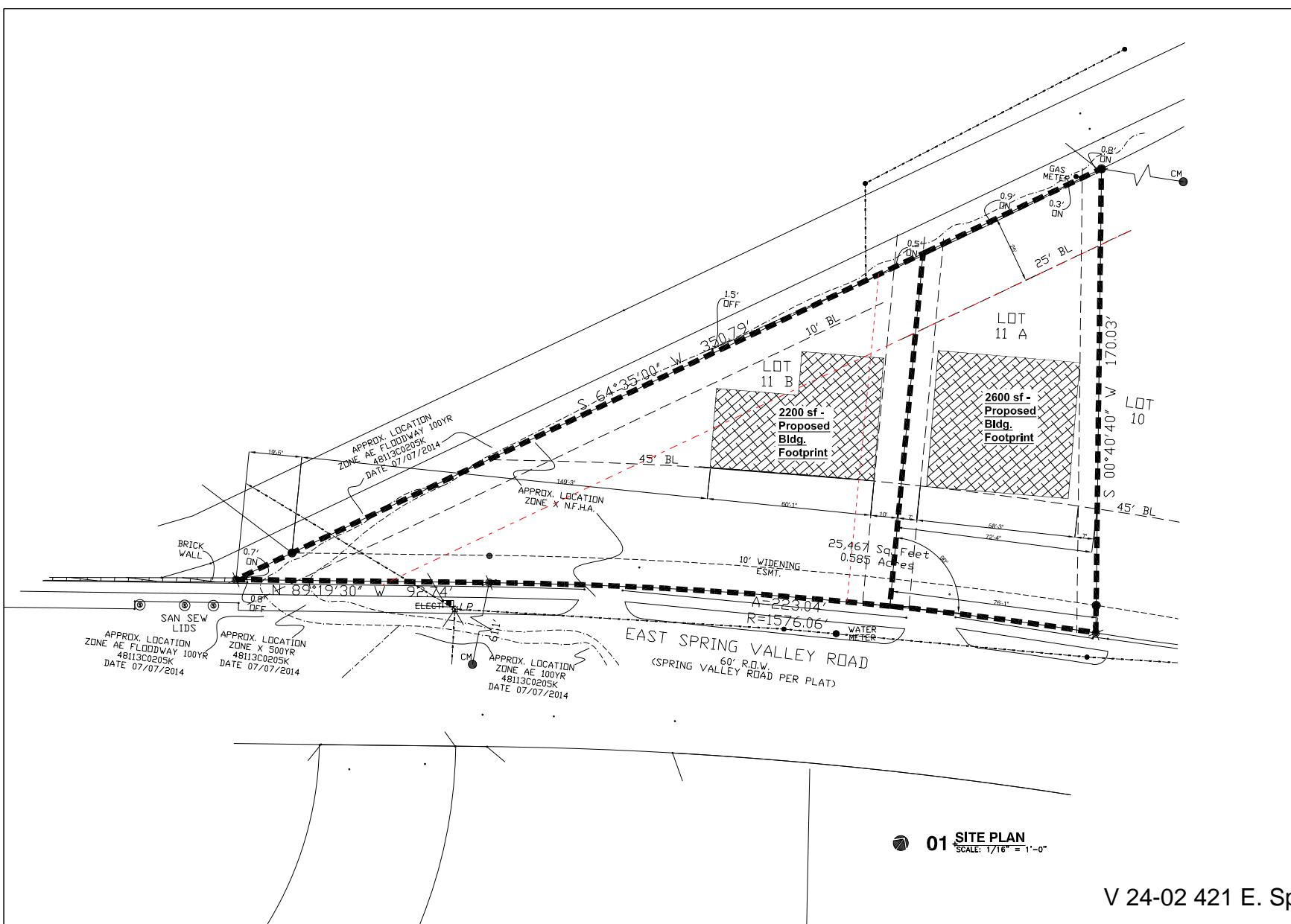
ARCHITECTURE • PLANNING • INTERIORS
SUSTAINABILITY • FACILITY ASSESSMENTS
14455 WEBB CHAPEL ROAD, SUITE 200
FARMERS BRANCH TX 75244
Tel: 214.336.1100
Fax: 214.336.1101

Consultant
Address
Phone
Fax
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LOT 11, HIGHLAND ESTATES
RICHARDSON, TEXAS 75081

No.	Revision	Date

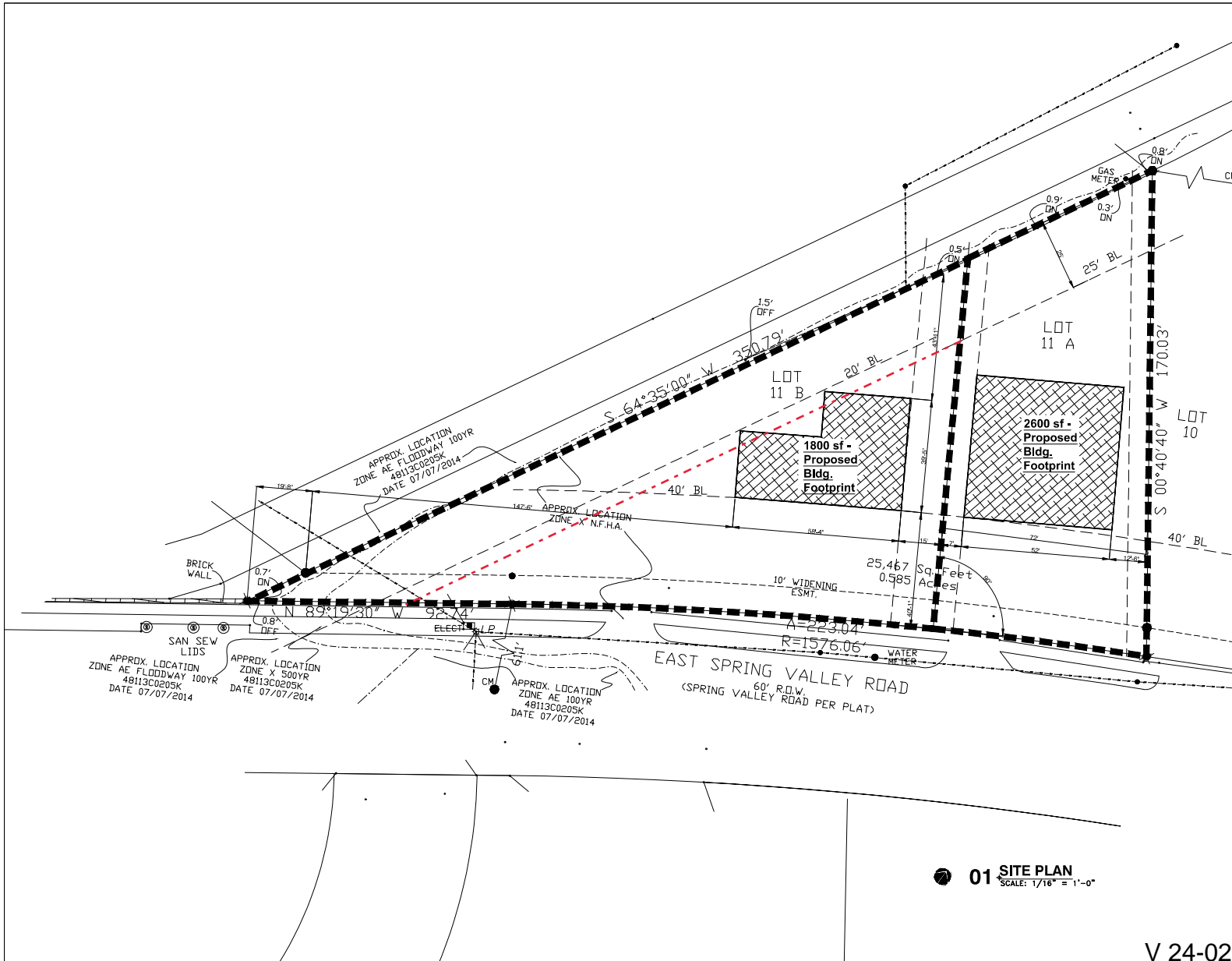
SITE PLAN
Project number 2023.XX
Date 06/23/23



01 SITE PLAN
SCALE: 1/16" = 1'-0"

V 24-02 421 E. Spring Valley Rd.

EXHIBIT A



01 SITE PLAN
SCALE: 1/16" = 1'-0"

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ARCHITECTURE
ARCHITECTURE • PLANNING • INTERIORS
SUSTAINABILITY • FACILITY ASSESSMENTS
14455 WEBB CHAPEL ROAD, SUITE 200
FARMERS BRANCH TX 75224
PH: 281.339.9299
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Consultant
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Phone
Fax
e-mail
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e-mail

LOT 11, HIGHLAND ESTATES
RICHARDSON, TEXAS 75081

No.	Revision	Date

SITE PLAN
Project number 2023.XX
Date 03-08-24
Drawn by DAVE

V 24-02 421 E. Spring Valley Rd.

EXHIBIT B

V 24-02 Site Photos

1-Looking north at subject site.



2-Looking east at subject site.



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

Printed Name

Company Name

Mailing Address

City, State, ZIP

Telephone Number

Email Address

Property Information

Address of Subject Property

Legal Description

Existing Zoning and Ordinance

Requested Variance

Submittal Requirements

- Completed Application Form
- Completed Board of Adjustment Variance Checklist
- Building Permit Denial Letter
- Applicant's Statement (Completely describe the variance you are requesting and give the reason for the hardship and justification for the variance.)
- Twelve (12) copies of reproducible plans to support the application (fold if 24" x 36").
- Filing fee: Residential = \$250.00, Non-residential = \$325.00

Board of Adjustment Variance Checklist

Does a hardship exist? If so, explain below.	Yes	No
Will literal enforcement of the ordinance result in an unnecessary hardship? If so, explain below.	Yes	No
Is the condition unique to the property requesting the variance and not common to other properties in the area? If so, explain below.	Yes	No
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



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 24-02
Property Owner/Applicant: Jamal Gharbieh
Location: (See map on reverse side)
Request: V 24-02, 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)(c) to allow a 5-foot variance to the required 15-foot side setback, and 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(g) for a 10-foot variance to the required 25-foot rear setback to accommodate the construction of a new structure on the property located at 421 E. Spring Valley Road and zoned R-1500-M Residential.

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

WEDNESDAY, FEBRUARY 21, 2024
6:30 p.m.
Richardson City Hall
2360 Campbell Creek Boulevard, Suite 525
Richardson, TX 75082

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: Individuals attending the meeting will be allocated a maximum of 3 minutes each to address the Board to express whether they are in favor or opposed to the request.

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>

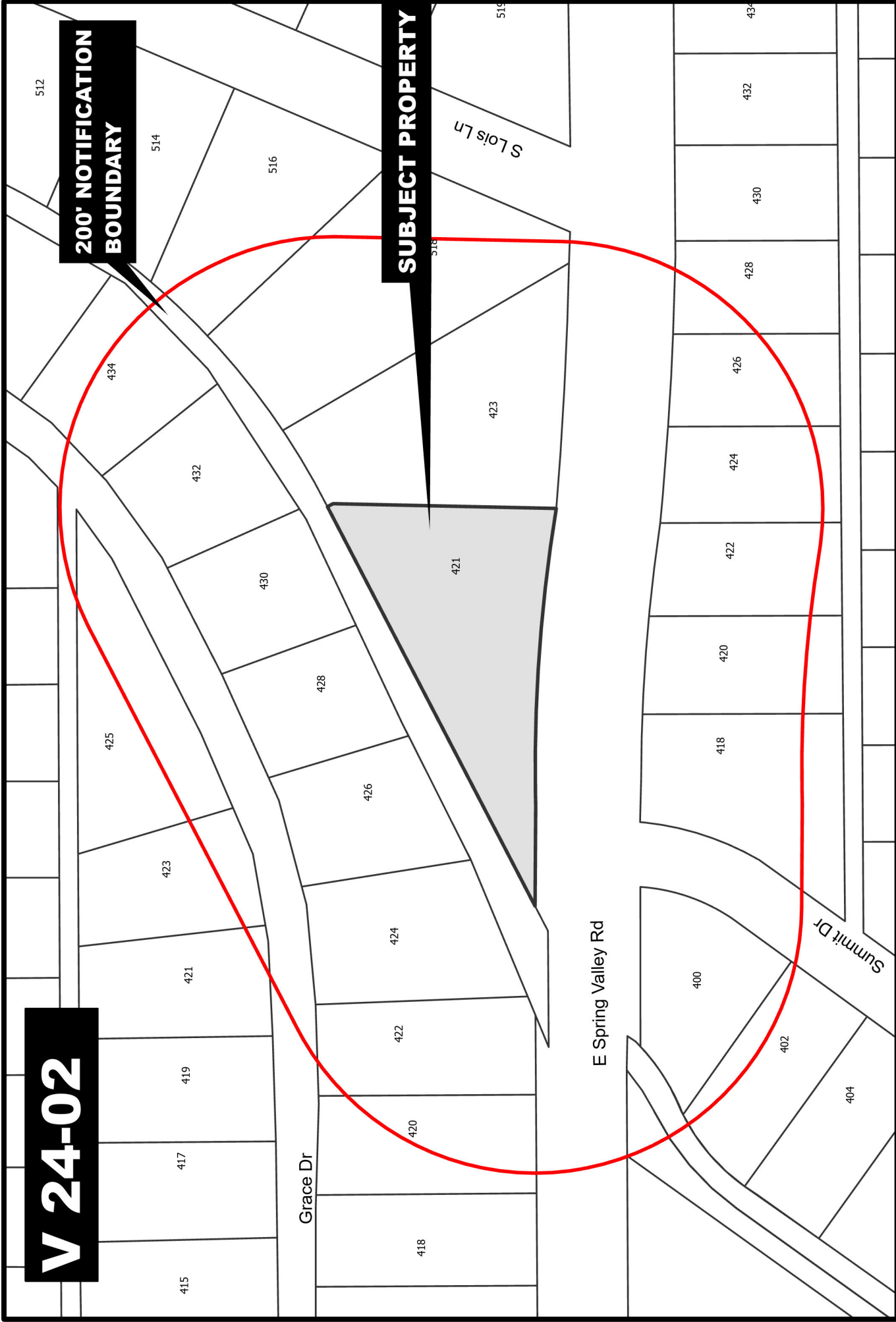
For additional information, please contact the Dept. of Development Services at 972-744-4240 and reference Variance Number V 24-02.

Date Posted and Mailed: February 9, 2024

V 24-02

**200' NOTIFICATION
BOUNDARY**

SUBJECT PROPERTY



V 24-02 Notification Map
Variance
421 E. Spring Valley Rd.

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.



TAM CHAN & JEANNIE TRAN
%JT BEAUTY STUDIO
400 N GREENVILLE AVE STE 10
RICHARDSON, TX 75081

IBARRA JOSE E & OLGA
423 GRACE DR
RICHARDSON, TX 75081

KNAPE CHRISTINA E
421 GRACE DRIVE
RICHARDSON, TX 75081

WEST JOHN L
434 GRACE DR
RICHARDSON, TX 75081

KUEHL ELIZABETH A &
STEPHEN KUEHL
432 GRACE DR
RICHARDSON, TX 75081

RYMS LLC
STE 200
210 S GREENVILLE AVE
RICHARDSON, TX 75081

LAU BILL CHILDRENS REVOCABLE
TRUST
901 RAINBOW DR
RICHARDSON, TX 75081

SOHAIL AZHAR I & NAZAN A
428 GRACE DR
RICHARDSON, TX 75081

MILLER JASON
10905 SHADOW BROOK LN
FRISCO, TX 75035

CHEN YING QIAN FAMILY TRU
13521 SILVER IVY LN
SAN DIEGO, CA 921294483

MCCONNELL JAMES S &
SANDRA L
418 GRACE DR
RICHARDSON, TX 75081

KERSH PAMELA
420 GRACE DR
RICHARDSON, TX 75081

GHARBIEH MOHAMMAD J &
ASHOUR NUR I
518 LOIS LN
RICHARDSON, TX 75081

CITY OF RICHARDSON
2360 Campbell Creek Blvd, Ste 525
RICHARDSON, TX 750815102

STATE OF TEXAS EDUCATION AG
REGION 10 EDUCATION SERV CT
400 E SPRING VALLEY RD
RICHARDSON, TX 75081

KAMIN ZAHEER S & BASRIGUL
400 SUMMIT DR
RICHARDSON, TX 750815118

HUGHES ANDW & KELSEY
418 E SPRING VALLEY RD
RICHARDSON, TX 750815132

IBARRA HUMBERTO &
MARIA ISABEL
420 E SPRING VALLEY RD
RICHARDSON, TX 75081

WRAY MARCUS BRADLEY &
WRAY JULIE ANN
422 E SPRING VALLEY RD
RICHARDSON, TX 75081

SERGEANT DAVID AARON & JESSICA
MARIE
424 E SPRING VALLEY RD
RICHARDSON, TX 75081

GILLIATT DEBORAH J
426 E SPRING VALLEY RD
RICHARDSON, TX 75081

CMD CAPITAL LLC
PO BOX 168
101 S COIT RD STE 36
RICHARDSON, TX 75080

ZAR TX PROPERTIES LLC
428 FALL CREEK DR
RICHARDSON, TX 75080

GHARBIEH JAMAL
423 E SPRING VALLEY RD
RICHARDSON, TX 75081

**GHARBIEH ZAKARIA
421 E SPRING VALLEY RD
RICHARDSON, TX 750815102**

V 24-02 421 E. Spring Valley Rd.