

**City of Richardson  
Zoning Board of Adjustment  
Agenda Packet  
October 16, 2013**

**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 16, 2013**  
**6:30 P.M.**  
**CIVIC CENTER/COUNCIL CHAMBERS**  
**411 W. ARAPAHO ROAD**

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**BRIEFING SESSION: 6:00 P.M.** Prior to the business meeting, the Zoning Board of Adjustment will meet with staff in the **Large Conference Room** located on the 2<sup>nd</sup> floor, Room 206 to receive a briefing on:

**A. Discussion of Regular Agenda Items**

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1. **APPROVAL OF MINUTES OF REGULAR MEETING OF SEPTEMBER 18, 2013.**
2. **PUBLIC HEARING ON ZBA FILE V 13-13**, a request by Jerry Parks, for approval of the following variance to the City of Richardson Comprehensive Zoning Ordinance: 1) Article IV-B, Sec. 4(f)(1), for a 9-foot variance to the 10-foot side setback for an existing deck at 3221 Tam O'Shanter Lane.
3. **PUBLIC HEARING ON ZBA FILE V 13-14**, a request by John Weidenfeller, for approval of the following variances to the City of Richardson Comprehensive Zoning Ordinance: 1) Article VII, Sec. 4(e)(1), for a 28-foot variance to the platted 40-foot front setback for an attached garage to include overhangs, and 2) Article VII, Sec. 4(f)(1), for a 2-foot variance to the 7-foot side setback for the existing structure at 619 Dumont Drive.
4. **RECESS**
5. **ADJOURN**

This building is wheel chair accessible. Any requests for sign interpretive services must be made 48 hours ahead of the meeting. To make arrangements, call (972) 744-4100 or 972-744-4001.

I hereby certify that the above agenda was posted on the bulletin board at City Hall on or before 5:30 p.m., Friday, October 4, 2013.

\_\_\_\_\_  
Cindy Wilson, Administrative Secretary

# Agenda

## Item 1

**Approval of the minutes of the September 18, 2013  
Zoning Board of Adjustment Meeting**

**MINUTES**  
**ZONING BOARD OF ADJUSTMENT**  
**CITY OF RICHARDSON, TEXAS**  
**SEPTEMBER 18, 2013**

The Zoning Board of Adjustment met in session at 6:30 p.m. on Wednesday, September 18, 2013 in the Council Chambers, at the City Hall, 411 West Arapaho Road, Richardson, Texas.

**MEMBERS PRESENT:** Mike Walker, Chair  
Larry Menke, Vice Chair  
John Veatch, Member  
Brian Shuey, Member  
Shamsul Arefin, Alternate  
Jason Lemons, Alternate

**MEMBERS ABSENT:** Chip Pratt, Member

**CITY STAFF PRESENT:** Chris Shacklett, Senior Planner  
Cindy Wilson, Administrative Secretary

Mike Walker, Chairman, introduced Chris Shacklett, Senior Planner; and Cindy Wilson, Administrative Secretary, explaining that the City staff serves in an advisory capacity and does not influence any decisions the Board might make. Walker summarized the function, rules, and appeal procedure of the Zoning Board of Adjustment. Walker noted that six members are present and voting will be conducted with Arefin voting in items 1 and 3 and Lemons voting in items 2. Walker added four (4) of the five (5) members present must vote in favor for a request to be approved.

**MINUTES:**

The Zoning Board of Adjustment minutes of the August 21, 2013 meeting were approved on a motion by Veatch; second by Arefin and a vote of 5-0.

**PUBLIC HEARING ON ZBA FILE V 13-11**, a request Gavin Essary for approval of the following variance to the City of Richardson Comprehensive Zoning Ordinance: 1) Article VII, Sec. 2(b)(2) for a variance to allow a 100% non-masonry accessory building in excess of 150 square feet at 747 Newberry Drive.

Shacklett commented that the home located on the subject property was constructed in 1957. Shacklett continued that the applicant purchased the home in 2011 and has been remodeling the home since that time. The applicant has stated that during the renovation phase of the project, approximately 110 square feet of additional living space was added to the home. Shacklett added that during the time of remodel, the applicant found out the original brick was no longer available. The applicant had the existing brick removed, cleaned and preserved for later use on the addition. Shacklett reported the applicant now desires to construct a detached woodworking shop at the rear of the property.

Shacklett referred to The Comprehensive Zoning Ordinance that requires accessory buildings in excess of 150 square feet to utilize a minimum of 35% masonry construction. Shacklett stated the applicant is proposing a workshop that is approximately 300 square feet. In addition to the enclosed workshop, an unenclosed, covered parking space will be created. A floor plan was provided for Board Members. Shacklett added that the applicant desires to construct a workshop that is 100% non-masonry for two (2) reasons. First, the proposed workshop, located at the rear of the property, is adjacent to the attached garage, which is currently clad with wood siding on the three (3) sides not adjoining the house. The applicant feels it would be more appropriate to construct a workshop that is aesthetically compatible with the existing structures on the lot. Since the brick used on the home is no longer available (applicant's statement provides brick manufacturer letters supporting this) and the adjacent garage is clad with wood siding, the applicant feels the most appropriate material to use on the workshop is siding.

Secondly, Shacklett continued, the applicant desires to use non-masonry materials due to the workshop's proximity to the rear property line. Shacklett explained that as proposed, the inside dimension is just under fifteen (15) feet which the applicant states is a minimum dimension necessary to adequately position a table saw. Shacklett reported that the applicant states the addition of masonry materials would increase the exterior dimension of the structure, thereby reducing the overall interior dimensions. Shacklett added that the applicant has also stated that if masonry materials were used, they would likely be located on the bottom third of the structure which would not be visible since the structure is located behind a 7-foot privacy fence.

Shacklett informed the Board the applicant has stated the hardship is related to the decreased interior dimension that would be created if 35% masonry construction were required. Further, the applicant feels the requirement for masonry materials would result in an accessory structure that is incompatible with the existing architectural character of the overall property. Shacklett further explained the applicant also states if the interior dimensions were preserved and masonry materials were added to the structure, a rear setback variance would be necessary.

Shacklett delivered the staff technical recommendation in case V 13-11 by stating that based on the information provided by the applicant, and applicable codes and ordinances, it is staff's opinion that a property hardship does not exist. Although the proposed accessory building is non-masonry, the applicant's proposal is in response to providing an architecturally compatible building with the existing adjacent structure.

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

Gavin Essary, 747 Newberry, Richardson, Texas 75080 came forward to present his case. Essary reported that 2.5 years ago he and his wife looked for a new home and found Richardson. Essary stated he and his wife have always wanted a workshop and talked with the City at that time about any restrictions to accessory buildings to be used for workshops. Essary continued that they purchased a home and began a three phase plan to renovate the

property. The first portion was the interior. The second part involved the exterior; outdoor living space, and landscaping. The final phase is the workshop and they hope to complete the project this fall.

Walker asked if the Essarys might turn their woodworking hobby into a home business.

Essary stated workworking is purely a hobby and he plans to keep it that way.

Shuey asked the applicant to provide information about the space above the parking pergola.

Essary stated that the pergola is cedar stained to go with their outdoor kitchen and in an attempt to tie everything together they chose to leave the space open. Essary continued that there will be no roof line, false ceiling or joist, just open space and no opportunity up there for storage.

Lemons asked the applicant about heating or air conditioning for the space.

Essary responded that their plan is to open windows and no other plans have been made at this time. Essary stated there is electricity for that area, but no plumbing and no heating or air conditioning has been requested.

No further comments were made in favor or in opposition and Walker closed the public hearing and invited comments from the Board Members.

Shuey questioned Shacklett about an approximately 1-foot encroachment into the front setback. Shuey stated he wanted to confirm that approving this request would not violate anything else.

Shacklett stated that approval of this request would not result in any violations and explained that this is a detached structure so it does not involve expanding a non-conforming structure.

Veatch expressed that the applicant made a very good case for the variance he is requesting and the request is aided by the fact that matching brick is no longer made. Veatch commended Essary on doing a lot of homework and working to see that his home is in conformance with the other properties in the area.

Veatch made a motion to grant item number V 13-11 as presented, limited to those specifics the applicant presented in the case. The motion was seconded by Menke and approved 5-0.

**PUBLIC HEARING ON ZBA FILE V 13-12**, a request by Louis T. Broughton for approval of the following variance to the City of Richardson Comprehensive Zoning Ordinance: 1) Article VII, Sec. 4(e)(1) for an 11-foot variance to the platted 30-foot front setback along Woodland Way for the existing structure at 831 Wisteria Way.

Shacklett informed the Board that the existing home was constructed in 1960 and is located at the southeast corner of Wisteria Way and Woodland Way. Shacklett explained that the existing home faces Wisteria Way, and the homes to the south of the subject property face west onto Woodland Way. Shacklett continued that the property was platted with a 30-foot setback along Woodland Way in lieu of a 20-foot setback, which is typical for corner lots, to create a uniform building line. On a close look, it appears the home was originally constructed with an approximate 11-foot encroachment into the 30-foot setback along Woodland Way.

Shacklett noted that the applicant is proposing to construct an addition on the back of the home that will conform to all setback requirements. Shacklett explained when the applicant's plans were submitted for review, the permit application was denied due to the existing 11-foot encroachment. Shacklett reported the City's Comprehensive Zoning Ordinance contains a Non-Conforming Uses section that does not allow a non-conforming structure to be expanded, and without a variance to the front setback requirement, no additions or expansions to the existing structure would be allowed. Shacklett advised the Board there was no correspondence in this case.

Shacklett delivered the staff technical recommendation in case V 13-12 by stating that based on the information provided by the applicant, and applicable codes and ordinances, it is staff's opinion that since the home was originally constructed with an 11-foot encroachment into the platted front setback, that a hardship exists because no additions or expansions can be permitted even if the addition or expansion conforms to all of the regulations in the Comprehensive Zoning Ordinance.

Shacklett continued that without a variance, the structure will remain non-conforming until such time as the portion of the home that encroaches into the front setback is removed or the structure is demolished and reconstructed.

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

Louis T. Broughton, 6237 Berwyn Lane, Dallas, Texas 75214, came forward to present the case. Broughton stated he sees this as an extreme hardship because no taxable square footage can be added to the property. Broughton added that the property appraisal could be devalued because of it would have to be sold with an encumbrance.

Arefin questioned Broughton as to when the property was purchased.

Broughton responded that the property was purchased in 2009. Broughton continued that the encroachment was not picked up by the surveyor involved. Broughton added that Mr. Albert purchased the property in 2009 thinking that it conformed.

Paul Albert, 831 Wisteria Way, Richardson, Texas 75080 came forward to speak in favor of the case. Albert stated that he wants to add on to the property to increase the size for a larger family. Albert added that he would like to stay in Richardson.

No further comments were made in favor or in opposition. Walker closed the public hearing and invited comments from the Board Members.

Menke commented that this appears to be a reasonable request and the situation is beyond the homeowner's control.

Shuey agreed the encroachment would have to be disclosed as it has been made known.

Lemons added that we do want to promote improvement.

Lemons made a motion to grant item number V 13-12 as presented, limited to those specifics the applicant presented in the case. The motion was seconded by Veatch and approved 5-0.

**PUBLIC HEARING ON ZBA FILE SE 13-01**, a request by Brian Gross for approval of the following special exception to the City of Richardson Code of Ordinances: 1) Chapter 6, Article IV, Sec. 6-209(3) to allow a 6-foot fence to be located between the front property line and front wall of a building at 420 Bedford Drive.

Shacklett reported that the applicant is requesting a special exception to the City's Fence Ordinance (Chapter 6 of the Code of Ordinances) to allow a fence greater than three (3) feet in height to be built in the front yard. Shacklett clarified the subject home along with several homes on Bedford Drive was constructed with 6-foot fences that extended past the front of the home (approximately four (4) feet for the subject home) and enclosed a patio on the front of the home that leads into a bedroom. Shacklett noted that prior to permit submittal, the applicant removed the fence and brick columns stating the columns had become unstable and were a safety hazard.

Shacklett stated the applicant would have been allowed to repair the fence/columns without having to request a special exception; however, to be classified as "repair", a maximum of 25% of the fence per year can be replaced. In addition, Shacklett noted the applicant is also requesting to extend the fence to the east property line which would require a special exception regardless of whether the existing portion of the fence were being "repaired" or "replaced".

Shacklett specified the applicant's request would not extend the fence any further into the front yard than it was previously located; however, an additional four (4) lineal feet of fence would be located in the front yard. Shacklett explained front setback regulations regarding this block allow for the projection of appendages five (5) feet into the front setback; however, appendages are typically limited to projections such as unenclosed porches, fireplaces or bay windows, but not fences. Shacklett indicated at the time of its



construction, the fence may have been deemed to have been an “appendage” due to its limited location. Shacklett noted that photos were provided that show the subject area prior to the fence removal and the current state where the patio and doors to the bedroom are unenclosed.

Shacklett delivered the staff technical recommendation in case SE 13-01 by stating that based on the information provided by the applicant, and applicable codes and ordinances, it is staff’s opinion that the request is not contrary to public convenience.

Shacklett informed Board Members that one letter of opposition was received in this case; however, it appears the letter is from a property owner with the same situation and his concern was not related to the real request.

Menke asked where this new addition would extend in relation to the previous structure.

Shacklett explained that the fence would be no closer to the front property line.

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

Brian Gross, 420 Bedford Drive, Richardson, Texas 75080 came forward to present his case. Gross explained he spoke with the Maples at 427 Bedford Drive. Gross reported that they thought he was going to enclose the entire front yard and they are not in opposition. Gross also noted he had spoken with the McMillians at 417 Bedford Drive and they do not oppose the request.

No further comments were made in favor or in opposition. Walker closed the public hearing and invited comments from the Board Members.

Veatch noted that it seemed the plan is to restore what had been and it is not out of line.

Menke asked if the motion should include a “foot limitation.”

Arefin remarked that it is good to specify our motions.

Arefin made a motion to grant item number SE 13-01 with a condition allowing the fence to extend no further than five (5) feet past the front of the house. The motion was seconded by Shuey and approved 5-0.

There being no further business, the meeting was adjourned at 7:25 p.m.

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Mike Walker, Chairman  
Zoning Board of Adjustment

# Agenda

## Item 2

**ZV 13-13:  
3221 Tam O'Shanter Lane**

## ZONING VARIANCE FILE 13-13

### Attachments:

1. Notice of Public Hearing
2. Notification List
3. Staff Report
4. Aerial Map
5. Oblique Aerial Looking South
6. Before Site Plan
7. After Site Plan
8. Site Photos
9. Application
10. Applicant's Statement
11. Oncor Easement Email



# Notice of Public Hearing

## Zoning Board of Adjustment • Richardson, Texas

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

### VARIANCE REQUEST

**File No.** V 13-13  
**Property Owner:** Jerry Parks  
**Applicant:** Jerry Parks  
**Location:** 3221 Tam O'Shanter Lane  
**Current Zoning:** R-1800-M Residential  
**Request:** A request by Jerry Parks, for approval of the following variance to the City of Richardson Comprehensive Zoning Ordinance:  
1) Article IV-B, Sec. 4(f)(1), for a 9-foot variance to the 10-foot side setback for an existing deck.

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

**WEDNESDAY, OCTOBER 16, 2013**  
**6:30 p.m.**  
**City Council Chambers**  
**Richardson City Hall, 411 W. Arapaho Road**  
**Richardson, Texas**

*This notice has been sent to all owners of real property within 200 feet of the request; as such ownership appears on the last approved city tax roll.*

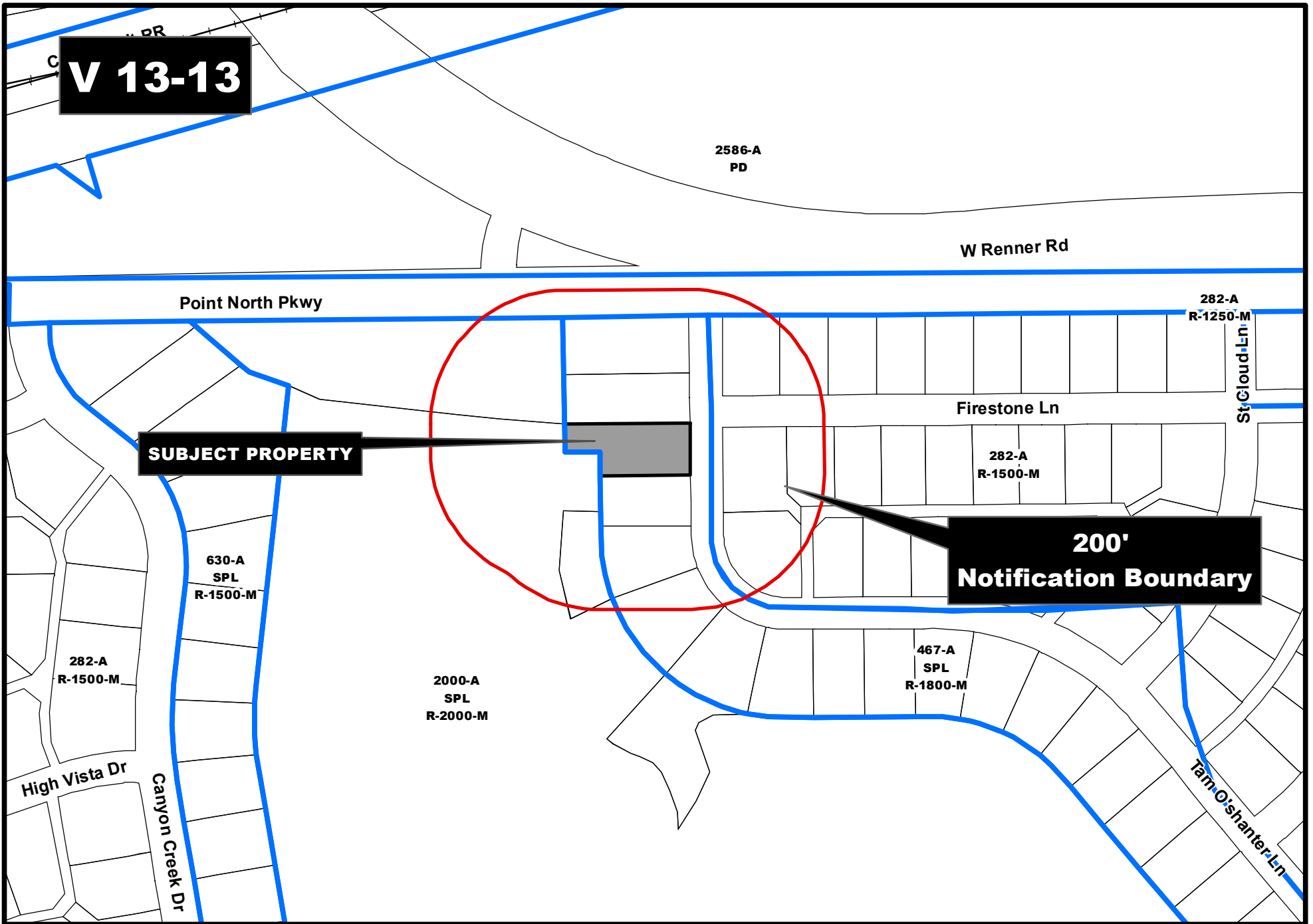
**Process for Public Input:** A maximum of 15 minutes will be allocated to the applicant and to those in favor of the request for purposes of addressing the Zoning Board of Adjustment. A maximum of 15 minutes will also be allocated to those in opposition to the request. Time required to respond to questions by the Zoning Board of Adjustment is excluded from each 15 minute period.

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

**Agenda:** The Zoning Board of Adjustment agenda for this meeting will be posted on the City of Richardson website the Saturday before the public hearing. For a copy of the agenda, please go to: <http://www.cor.net/index.aspx?page=1332>

For additional information, please contact the Dept. of Development Services at 972-744-4240 and reference Variance number V 13-13.

Date Posted and Mailed: October 4, 2013



**V 13-13 Notification Map**  
**3221 Tam O'Shanter Lane**

Updated By: shacklett, Update Date: October 3, 2013  
 File: DSI\mapping\Cases\ZV\2013\ZV 1313\ZV 1313 notification.mxd



FRY JASON D  
916 FIRESTONE LN  
RICHARDSON, TX 75080-1516

DOZIER LYNDA  
918 FIRESTONE LN  
RICHARDSON, TX 75080-1516

TIMMONS WILLIAM BLAKE  
SMITH MARY LONG  
3303 TAM O SHANTER LN  
RICHARDSON, TX 75080-1533

RICHARDSON ISD  
400 S GREENVILLE AVE  
RICHARDSON, TX 75081-4107

FIELDS RUSSELL & CHRISTI  
3301 TAM O SHANTER LN  
RICHARDSON, TX 75080-1533

RICHARDSON COUNTRY CLUB CORP  
PO BOX 4900  
SCOTTSDALE, AZ 85261-4900

TRADITIONAL SELECT HOMES INC  
2517 CUSTER PKWY  
RICHARDSON, TX 75080-2121

WORTHINGTON CHARLES D ETUX  
917 FIRESTONE LN  
RICHARDSON, TX 75080-1517

KOSAREK SHELLEY W &  
WEIR EDGAR V JR  
919 FIRESTONE LN  
RICHARDSON, TX 75080-1517

ALDERSON LARRY D ETUX  
3219 TAM O SHANTER LN  
RICHARDSON, TX 75080-1532

BELEW KATHERINE G  
3212 TAM O SHANTER LN  
RICHARDSON, TX 75080-1531

KUNKEL BLAKE A  
3217 TAM O SHANTER LN  
RICHARDSON, TX 75080-1532

FRALEY DANNY P & MARYANN  
3215 TAM O SHANTER LN  
RICHARDSON, TX 75080-1532

**JERRY PARKS**  
**TRADITIONAL SELECT HOMES, INC**  
**2517 CUSTER PARKWAY**  
**RICHARDSON, TX 75080**

**V 13-13**  
**Notification List**



# Staff Report

ZBA Meeting Date: October 16, 2013

**TO:** Zoning Board of Adjustment  
**FROM:** Chris Shacklett, Senior Planner CS  
**DATE:** October 8, 2013  
**RE:** V 13-13  
**APPLICANT:** Jerry Parks  
**OWNER:** Jerry Parks – Traditional Select Homes, Inc.  
**LOCATION:** 3221 Tam O’Shanter Lane

**REQUESTED VARIANCE:**

9-foot variance to the 10-foot side setback for an existing deck (Article IV-B, Sec. 4(f)(1))

**EXISTING ZONING:**

R-1800-M Residential

**EXISTING LAND USE:**

Residential

**SURROUNDING LAND USE:**

Residential and Golf Course

**STAFF COMMENTS:**

The applicant purchased the subject property earlier this year with the intention of demolishing the home and constructing a new home. Since that time, the existing home was demolished, and the new home is currently under construction. As part of the applicant’s preliminary plan review, staff noted several encroachments onto the adjacent property as well as into an Oncor utility easement to the south. Encroachments included a swimming pool, concrete deck, and the existing wooden deck that is the subject of the variance request. There were also two (2) accessory buildings on the north side of the property that encroached into the side setback. All encroachments have since been removed including the portion of the wooden deck that encroached onto the adjacent property (owned by Canyon Creek Country Club). The deck is now located within one

(1) foot of the property line. Although it is still located in the Oncor easement, the applicant has acquired approval from Oncor to allow the deck to remain in the easement.

The deck is located at the rear of the property and extends out toward the edge of the creek wall. The applicant states the deck has been in place for twenty (20) years. The deck is located approximately forty (40) feet above the creek and is subject to the side setback requirements of the R-1800-M zoning regulations. The applicant desires to allow the deck to remain to take advantage of the rear yard's adjacency to the creek and golf course. The applicant has stated that hardship exists because the deck has existed for twenty (20) years, and the existing encroachment onto the property to the south has been resolved. Furthermore, a significant portion of the deck has been removed, and the removal of an additional nine (9) feet of the deck would make the space less usable.

**TECHNICAL RECOMMENDATION:**

Based on the information provided by the applicant, and applicable codes and ordinances, it is staff's opinion that a property hardship does not exist.





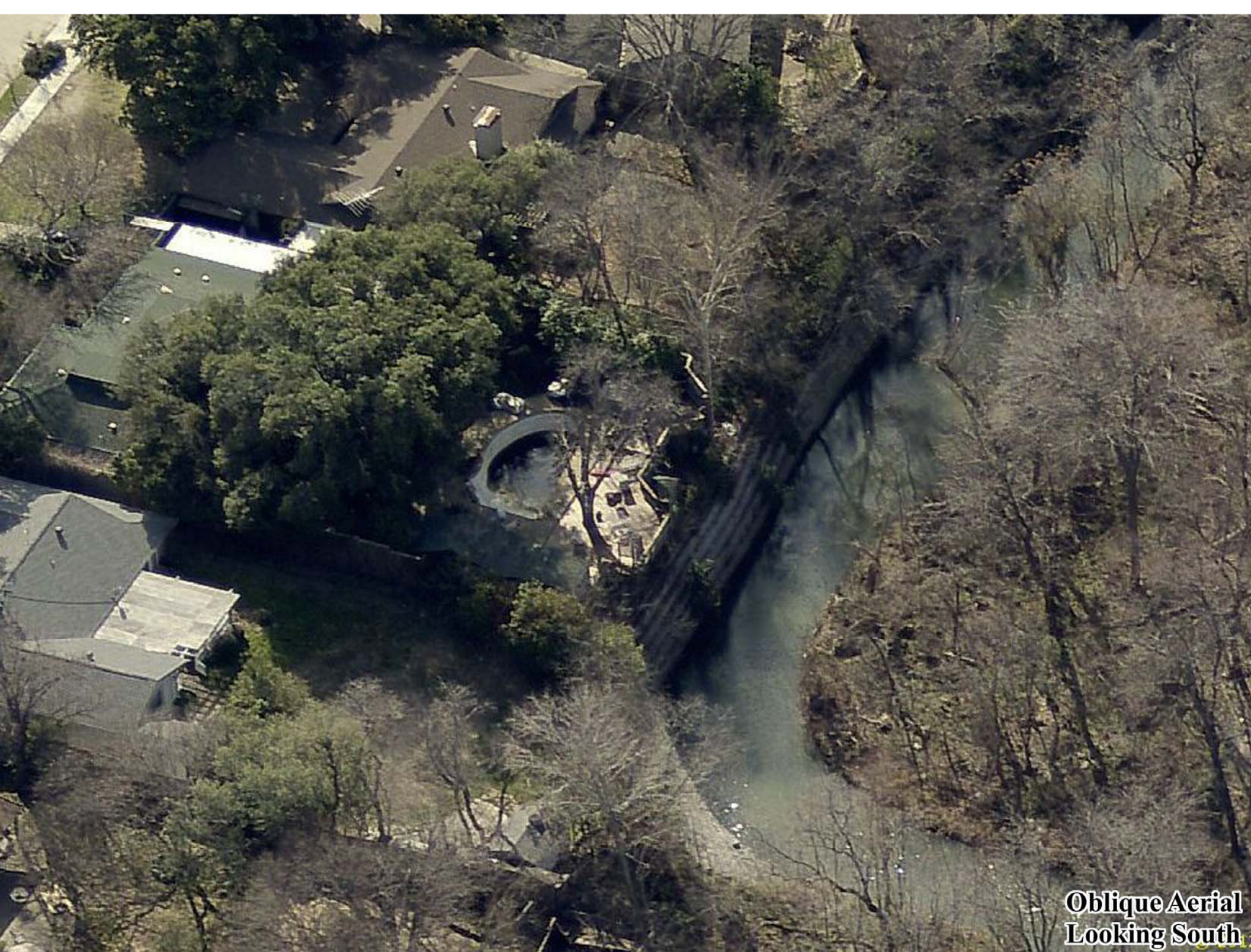
**V 13-13**

**SUBJECT PROPERTY**

**V 13-13 Aerial Map**  
**3221 Tam O'Shanter Lane**

Updated By: shacklett, Update Date: October 3, 2013  
File: DSI\Mapping\Cases\ZV\2013\ZV 1313\ZV 1313 ortho.mxd





**Oblique Aerial  
Looking South**

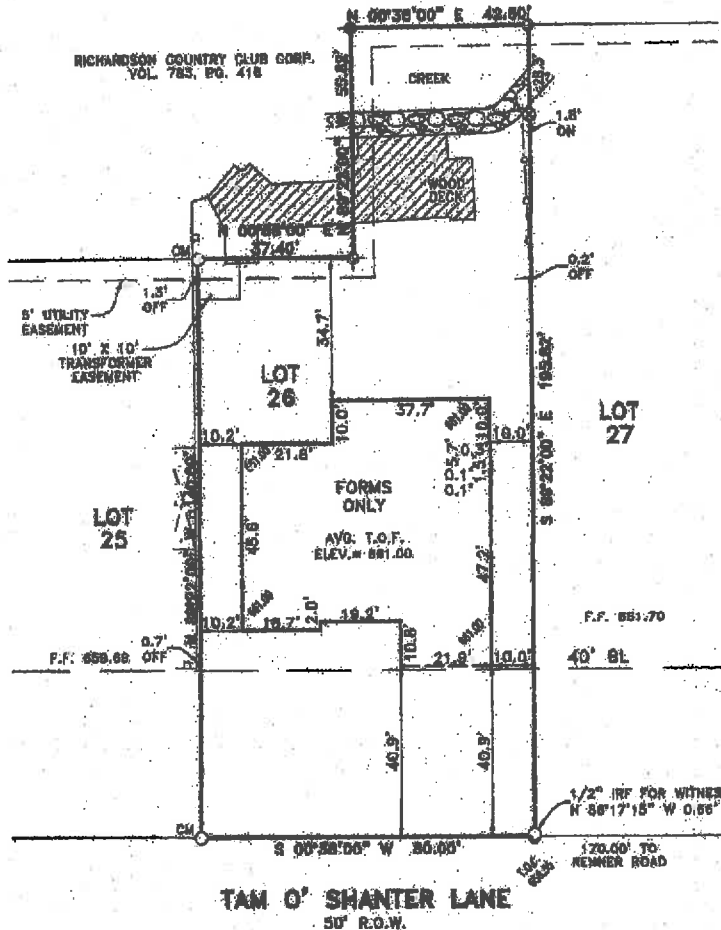


**3221 Tam O' Shanter Lane**  
 Being Lot 26, Block 57 of Canyon Creek Country Club No. 11, an addition to the City of Richardson, Collin County, Texas, according to the plat thereof recorded in Volume 8, Page 10, Map Records, Collin County, Texas, together with the Easement Estates created in permanent easement executed between Richardson Country Club Corporation, and Dennis J. and Regan B. Kennedy, dated March 23, 2001, and recorded under Clerk's File No. 2001-0034276, Land Records, Collin County, Texas.

*BokRE*

**LEGEND**

- 1/2" ROD FOUND
- ⊗ 1/2" ROD SET
- 1" PIPE FOUND
- ⊗ "X" FOUND/SET
- ✦ POINT FOR CORNER
- FENCE POST FOR CORNER
- CM CONTROLLING MONUMENT
- AC AIR CONDITIONER
- PC POOL EQUIPMENT
- T TRANSFORMER PAD
- COLLUMN
- POWER POLE UNDERGROUND
- ▲ ELECTRIC OVERHEAD
- OH— OVERHEAD ELECTRIC POWER
- OS— OVERHEAD ELECTRIC SERVICE
- CHAIN LINK
- WOOD FENCE 0.5' WIDE TYPICAL
- WOOD FENCE POST ONLY
- IR— IRON FENCE
- X— BANDED WIRE
- — EDGE OF ASPHALT
- — EDGE OF GRAVEL
- — CONCRETE
- — COVERED AREA
- — STONE



**EXCEPTIONS:**

NOTE: This survey is made in conjunction with the information provided by the client. C.B.G. Surveying, Inc. has not researched the land title records for the existence of easements, restrictive covenants or other encumbrances.

**NOTES:**

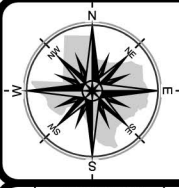
SEARCHES, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.  
 FLOOD NOTE: According to the F.I.R.M. No. \_\_\_\_\_ this property does lie in Zone \_\_\_\_\_ and \_\_\_\_\_ is within the 100-year flood zone.

This survey is made in conjunction with the information provided by Traditional Homes. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat herein is a correct and accurate representation of the property lines and dimensions as so indicated, location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or projections on the ground.

Date: \_\_\_\_\_  
 Accepted by: \_\_\_\_\_  
 Purchaser: \_\_\_\_\_

Drawn by: RR  
 Scale: 1" = 30'  
 Date: 5/27/13  
 GF No.: \_\_\_\_\_  
 Job No. 1300298-3

**C.B.G. Surveying, Inc.**  
 12025 Shiloh Road, Ste. \_\_\_\_\_  
 Dallas, TX 75228  
 P 214.349.9485  
 F 214.349.2216  
 www.cbgsurvey.com

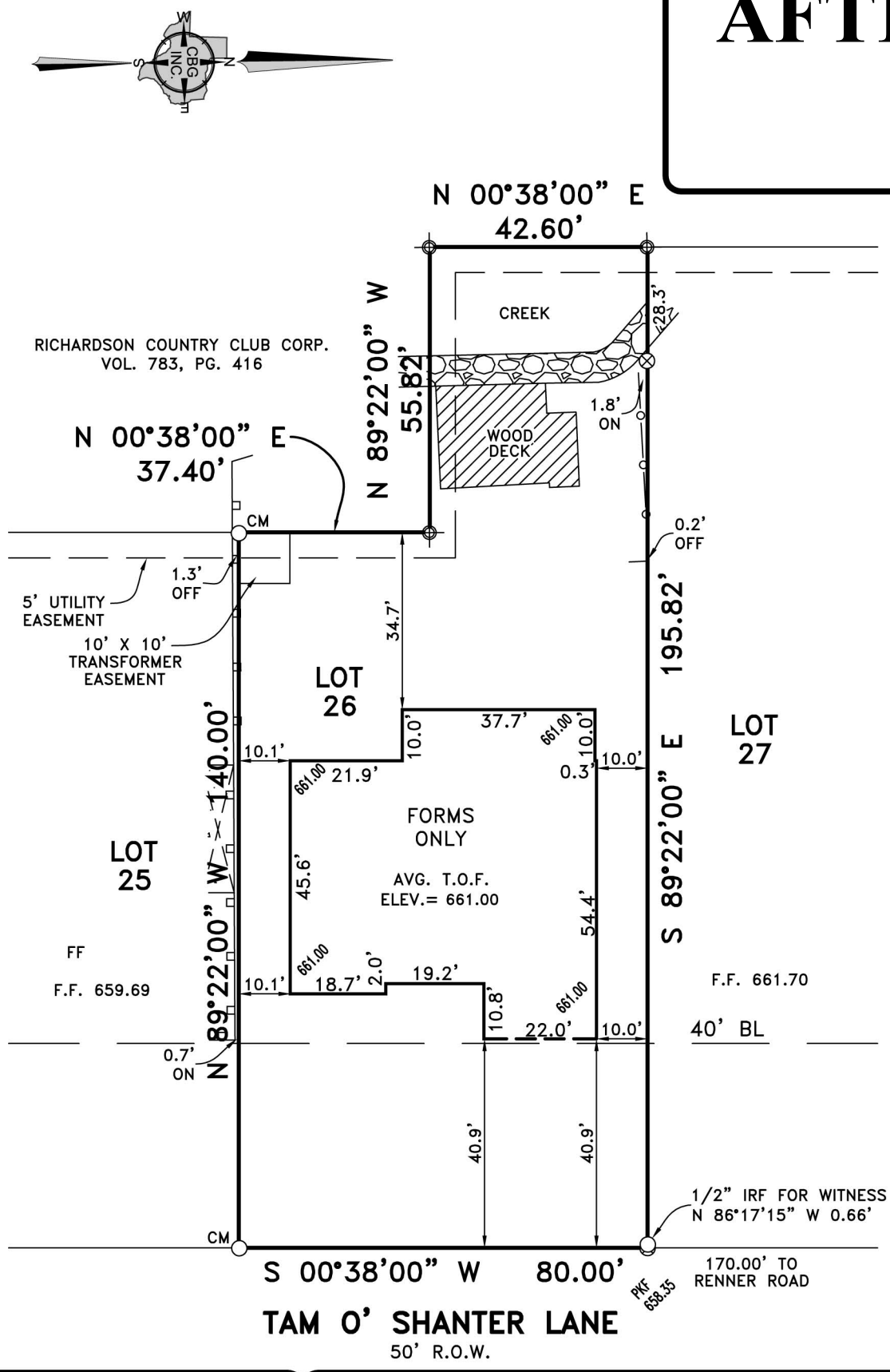


# 3221 Tam O' Shanter Lane

Being Lot 26, Block 57 of Canyon Creek Country Club No. 11, an addition to the City of Richardson, Collin County, Texas, according to the plat thereof recorded in Volume 6, Page 10, Map Records, Collin County, Texas, together with the Easement Estates created in permanent easement executed between Richardson Country Club Corporation, and Dennis J. and Regan B. Kennedy, dated March 23, 2001, and recorded under Clerk's File No. 2001-0034276, Land Records, Collin County, Texas.

# AFTER

- LEGEND**
- 1/2" ROD FOUND
  - ⊗ 1/2" ROD SET
  - 1" PIPE FOUND
  - ⊗ "X" FOUND/SET
  - ⊕ POINT FOR CORNER
  - FENCE POST FOR CORNER
  - CM CONTROLLING MONUMENT
  - AC AIR CONDITIONER
  - PE POOL EQUIPMENT
  - T TRANSFORMER PAD
  - BRICK COLUMN
  - POWER POLE
  - ▲ UNDERGROUND ELECTRIC
  - △ OVERHEAD ELECTRIC
  - OHP— OVERHEAD ELECTRIC POWER
  - OES— OVERHEAD ELECTRIC SERVICE
  - CHAIN LINK
  - WOOD FENCE 0.5' WIDE TYPICAL
  - WOOD FENCE POST ONLY
  - IRON FENCE
  - X— BARBED WIRE
  - EDGE OF ASPHALT
  - EDGE OF GRAVEL
  - CONCRETE
  - COVERED AREA
  - STONE



**EXCEPTIONS:**

NOTE: This survey is made in conjunction with the information provided by the client. CBG Surveying, Inc. has not researched the land title records for the existence of easements, restrictive covenants or other encumbrances.

Accepted by: \_\_\_\_\_  
Purchaser

Date: \_\_\_\_\_  
Purchaser

**NOTES:**

BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

FLOOD NOTE: According to the F.I.R.M. No. \_\_\_\_\_, this property does lie in Zone \_\_\_\_\_ and \_\_\_\_\_ lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by Traditional Homes. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions are as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Drawn By: WTH

Scale: 1" = 30'

Date: 06/18/13

GF No.:

Job No. 1300298-4

**C.B.G. Surveying, Inc**  
 12025 Shiloh Road, Ste. 230  
 Dallas, TX 75228  
 P 214.349.9485  
 F 214.349.2216  
[www.cbqdfw.com](http://www.cbqdfw.com)

*Bryan Connally*



(1)

Looking West at New Home



**Looking East at  
Rear of New Home**



**Looking East at Existing  
and Previous Deck Locations**



**Looking North at  
Adjacent Property/  
Previous Deck Location**

**(4)**



For Department Use Only

Print Form

Date Received: \_\_\_\_\_ Fee Paid: \_\_\_\_\_ Accepted by: \_\_\_\_\_



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

Development Services Department  
411 W. Arapaho Road  
Richardson, Texas 75080  
Phone 972-744-4260  
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?  Yes  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  No  
(If no, please speak with the Building Inspection Department prior to submitting the variance request.)

### Applicant Information

### Owner Information

Signature

SAME AS OWNER <sup>is</sup>

Printed Name

JERRY PARKS

Company Name

TRADITIONAL SELECT HOMES INC

Mailing Address

2517 CUSTER PARK

City, State, ZIP

RICHARDSON TX 75080

Telephone Number

214-244-7510

Fax Number

972-231-8308

E-Mail Address

JERRY.PARKS.BUILDER@YAHOO.COM

### Subject Site Information

Address of Subject Property: 3221 TAMBOURANTER

Legal Description: LOT 26 BLK 57 CANYON CREEK (COUNTY) CLUB #11

Existing Zoning and Ordinance:

Requested Variance: 9' VARIANCE TO THE REQUIREMENT 10' EXISTING DOLL

### 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 = \$250.00

# Board of Adjustment Variance Checklist

## City of Richardson, Texas

Does a hardship exist? If so, explain below.

Yes  No

The existing deck has been in place for 20 years and it would be to the highest and best use of the creek view to leave the deck in place as an out door living area.

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

Yes  No

It would be discrimination against me because the variance already exist on the street on other properties.

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

No, the condition is common and the variance has been granted in the past.

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

Yes  No

No, the deck has been in place for 20 years.

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

Yes  No

The deck is now in place.

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

## TRADITIONAL SELECT HOMES, INC.

2517 Custer Park Way  
Richardson, TX 75080  
Phone (214) 244-7510  
Fax (972) 231-8303  
Jenyparksbuilder@yahoo.com.

9/20/13

Property: 3221 Tamoshanter

RE: Board of adjustment Variance

I am asking that the existing wooden deck be left in place on the back of the lot. The deck is one to three feet from the south property line. The deck as it exist is nine feet too close to the Property line. The deck has been in place for the last twenty years and extends into the adjacent property. I have removed the portion of the deck that extended 38 feet off of my property. I have removed the swimming pool and concrete deck that extended into the utility easement and off of the property. I removed the two out buildings on the north side of the property that did not comply with the building codes. At the point of the deck, the ground Drops aprox. 40 feet into the creek. No one would be affected or harmed by leaving the deck in the same place that it has been for the last 20 years.

Traditional Select Homes Inc.

Jerry Parks



**To:** Chris Shacklett/CH/Cor@Cor,  
**Cc:**  
**Bcc:**  
**Subject:** Fw: 3221 Tamoshanter encroachment into easement - ONCOR966509N  
**From:** Jennifer Patrick/CH/Cor - Monday 09/30/2013 08:56 AM

---

History: This message has been replied to.

---

**From:** Jerry Parks <jerryparksbuilder@yahoo.com>  
**To:** "Jennifer.Patrick@cor.gov" <Jennifer.Patrick@cor.gov>,  
**Cc:** "jerryparksbuilder@yahoo.com" <jerryparksbuilder@yahoo.com>  
**Date:** 09/29/2013 11:33 AM  
**Subject:** Fw: 3221 Tamoshanter encroachment into easement - ONCOR966509N

---

Oncor had no objection to the deck being in their easement.

Jerry Parks

Traditional Select Homes, Inc.

<http://www.livingtexas.com/>

<http://www.thebuilderbook.net/>

Cell: 214-244-7510

Fax: 972-231-8308

[jerryparksbuilder@yahoo.com](mailto:jerryparksbuilder@yahoo.com)

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

**From:** "Lein, Margaret" <Margaret.Lein@oncor.com>  
**To:** "jerryparksbuilder@yahoo.com" <jerryparksbuilder@yahoo.com>  
**Cc:** Oncor Contact Center <Contact\_Center@oncor.com>; "Thomas, Jim" <Jimmy.Thomas3@oncor.com>  
**Sent:** Monday, September 23, 2013 10:49 AM  
**Subject:** FW: 3221 Tamoshanter encroachment into easement - ONCOR966509N

Dear Mr. Parks,

Oncor has reviewed your email below and attachments above concerning the encroachment of a deck and stone walkway at 3221 Tamoshanter. After review, it has been determined that Oncor Electric Delivery Company has no existing facilities located within the 5-foot platted utility easement. Oncor's facilities are located in the front of your property, therefore, Oncor has no objections to the encroachment as shown on the survey that you provided above.

Should you have any further questions or need additional information, please do not hesitate to contact me at 214-486-2206.

Sincerely,  
Margaret Lein

Senior Right of Way Agent  
Oncor Electric Delivery Company  
7309 Frankford Road  
Dallas, Texas 75252

**From:** Oncor Electric Delivery Customer Contact Center [mailto:contactcenter@oncor.com]  
**Sent:** Saturday, September 21, 2013 8:44 PM  
**To:** Loftis, Richard; Thomas, Jim; Lein, Margaret  
**Subject:** FW: 3221 Tamoshanter encroachment into easement - ONCOR966509N

Easement Department,

Please reference the customer email below and provide confirmation when this issue has been resolved.

Best Regards,

Jennifer M  
Oncor  
Contact Center Correspondence Team  
[contactcenter@oncor.com](mailto:contactcenter@oncor.com)

Delivering Excellence

---

From - [jerryparksbuilder@yahoo.com](mailto:jerryparksbuilder@yahoo.com)

Oncor,  
We would like for you to not have an objection to the existing deck being in the easement at 3221 Tamoshanter.

I have attached a formal letter and a survey.

Please send your response to me at [jerryparksbuilder@yahoo.com](mailto:jerryparksbuilder@yahoo.com)

If you have any questions, please call me at 214-244-7510.

Thanks for your consideration,

Jerry Parks

Traditional Select Homes, Inc.

<http://www.livingtexas.com/>

<http://www.thebuilderbook.net/>

Cell: 214-244-7510

Fax: 972-231-8308

[jerryparksbuilder@yahoo.com](mailto:jerryparksbuilder@yahoo.com)

Confidentiality Notice: This email message, including any attachments, contains or may contain confidential information intended only for the addressee. If you are not an intended recipient of this message, be advised that any reading, dissemination, forwarding, printing, copying or other use of this message or its attachments is strictly prohibited. If you have received this message in error, please notify the sender immediately by reply message and delete this email message and any attachments from your system.



3221 tamoshanter easement encroachment.docx



3221 Tamoshanter survey042.pdf

# Agenda

## Item 3

**ZV 13-14:  
619 Dumont Drive**

## ZONING VARIANCE FILE 13-14

### Attachments:

1. Notice of Public Hearing
2. Notification List
3. Staff Report
4. Aerial Map
5. Oblique Aerial Looking West
6. Site Plan
7. Garage Elevations
8. Site Photos
9. Application
10. Applicant's Statement





# Notice of Public Hearing

## Zoning Board of Adjustment • Richardson, Texas

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

### VARIANCE REQUEST

**File No.** V 13-14  
**Property Owner:** John Weidenfeller  
**Applicant:** John Weidenfeller  
**Location:** 619 Dumont Drive  
**Current Zoning:** R-1100-M Residential  
**Request:** A request by John Weidenfeller, for approval of the following variances to the City of Richardson Comprehensive Zoning Ordinance:  
1) Article VII, Sec. 4(e)(1), for a 28-foot variance to the platted 40-foot front setback for an attached garage to include overhangs, and  
2) Article VII, Sec. 4(f)(1), for a 2-foot variance to the 7-foot side setback for the existing structure.

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

**WEDNESDAY, OCTOBER 16, 2013**  
**6:30 p.m.**  
**City Council Chambers**  
**Richardson City Hall, 411 W. Arapaho Road**  
**Richardson, Texas**

*This notice has been sent to all owners of real property within 200 feet of the request; as such ownership appears on the last approved city tax roll.*

**Process for Public Input:** A maximum of 15 minutes will be allocated to the applicant and to those in favor of the request for purposes of addressing the Zoning Board of Adjustment. A maximum of 15 minutes will also be allocated to those in opposition to the request. Time required to respond to questions by the Zoning Board of Adjustment is excluded from each 15 minute period.

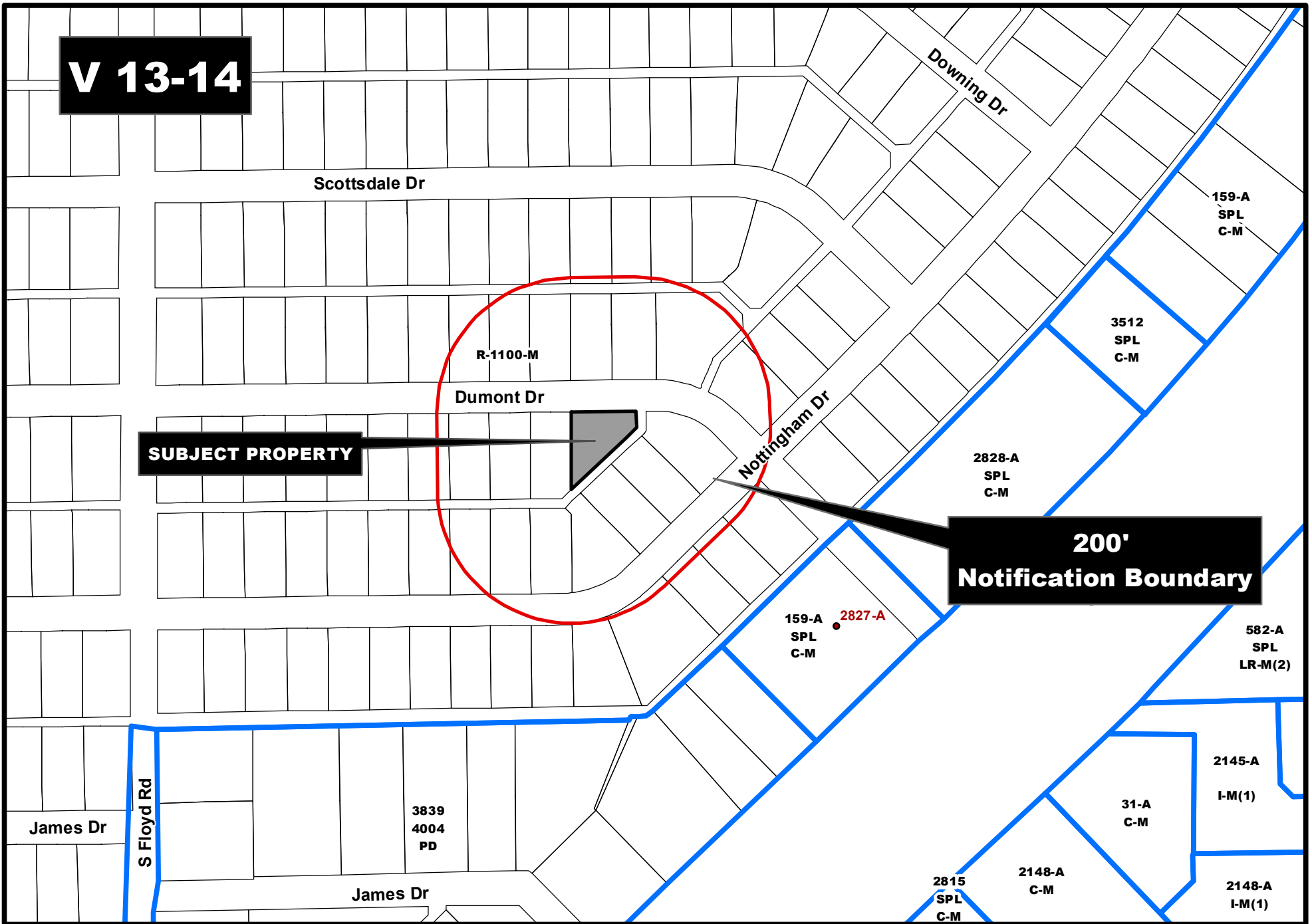
Persons who are unable to attend, but would like their views to be made a part of the public record, may send signed, written comments, referencing the file number above, prior to the date of the hearing to: Dept. of Development Services, PO Box 830309, Richardson, TX 75083.

**Agenda:** The Zoning Board of Adjustment agenda for this meeting will be posted on the City of Richardson website the Saturday before the public hearing. For a copy of the agenda, please go to: <http://www.cor.net/index.aspx?page=1332>

For additional information, please contact the Dept. of Development Services at 972-744-4240 and reference Variance number V 13-14.

Date Posted and Mailed: October 4, 2013

**V 13-14**



**V 13-14 Notification Map**  
**619 Dumont Drive**

Updated By: shacklett, Update Date: October 3, 2013  
File: DSI\Mapping\Cases\ZV\2013\ZV 1314\ZV 1314 notification.mxd



WOODS JOY B  
615 SCOTTSDALE DR  
RICHARDSON, TX 75080-6112

FARRY CHARLES P  
617 SCOTTSDALE DR  
RICHARDSON, TX 75080-6112

MOWERY GARY R  
619 SCOTTSDALE DR  
RICHARDSON, TX 75080-6112

LAMBERT TERESA L  
621 SCOTTSDALE DR  
RICHARDSON, TX 75080-6112

SHEA JOHNATHAN C & JUDITH K  
618 DUMONT DR  
RICHARDSON, TX 75080-6101

BATZING PETER CARL & CHERYL M  
620 DUMONT DR  
RICHARDSON, TX 75080-6101

MALONE JANICE  
622 DUMONT DR  
RICHARDSON, TX 75080-6101

BAKKEN ADELE MRS  
624 DUMONT DR  
RICHARDSON, TX 75080-6101

DORRIS MICHAEL A & MARTHA L  
626 DUMONT DR  
RICHARDSON, TX 75080-6101

COLEMAN JEFFREY T  
628 DUMONT DR  
RICHARDSON, TX 75080-6101

RIDDLESPURGER MICHAEL W  
504 NOTTINGHAM DR  
RICHARDSON, TX 75080-6107

OZAETA GREGORY  
616 DUMONT DR  
RICHARDSON, TX 75080-6101

RUTLEDGE MICHAEL & PATRICE  
506 NOTTINGHAM DR  
RICHARDSON, TX 75080-6107

LOPEZ ERIC J  
621 DUMONT DR  
RICHARDSON, TX 75080-6102

CASKEY JANICE INGRID TR &  
KELLY LYNN CASKEY TR  
10126 CHERRY TREE DR  
DALLAS, TX 75243-4808

ARELLANO EVER & GEORGINA  
625 DUMONT DR  
RICHARDSON, TX 75080-6102

HUGHES CATHERINE ELIZABETH  
629 DUMONT DR  
RICHARDSON, TX 75080-6102

DICARLO MICHAEL G ET UX  
602 NOTTINGHAM DR  
RICHARDSON, TX 75080-6109

**WEIDENFELLER JOHN P**  
**619 DUMONT DR**  
**RICHARDSON, TX 75080-6102**

ARENDR RESIDENTIAL RENTAL  
14902 PRESTON RD STE 406-806  
DALLAS, TX 75254-9191

ROBINSON JULIE &  
REID ROBINSON  
600 NOTTINGHAM DR  
RICHARDSON, TX 75080-6109

TURNER JENNIFER LEIGH  
606 NOTTINGHAM DR  
RICHARDSON, TX 75080-6109

VINES HEATHER MARIE  
622 NOTTINGHAM DR  
RICHARDSON, TX 75080-6109

KNOTT JAMIE A  
624 NOTTINGHAM DR  
RICHARDSON, TX 75080-6109

HUMPHREY GEORGE L & PAULA  
626 NOTTINGHAM DR  
RICHARDSON, TX 75080-6109

MORRISON CORY L  
628 NOTTINGHAM DR  
RICHARDSON, TX 75080-6109

KHOKHAR TARIQ J &  
FATIHA BENCHELLAL  
603 NOTTINGHAM DR  
RICHARDSON, TX 75080-6110

WILLIAMS DONNA  
601 NOTTINGHAM DR  
RICHARDSON, TX 75080-6110

EWTON WILLIAM MICHAEL JR  
5711 ABERDEEN DR  
RICHARDSON, TX 75082-2875

DODGE JOHN ROSS & MARICELA  
6905 TUDOR DR  
PLANO, TX 75023-1056

BASS ANDREA L  
13755 HUGHES LN  
DALLAS, TX 75240-3506

V 13-14  
Notification List



## Staff Report

ZBA Meeting Date: October 16, 2013

**TO:** Zoning Board of Adjustment  
**FROM:** Chris Shacklett, Senior Planner CS  
**DATE:** October 8, 2013  
**RE:** V 13-14  
**APPLICANT:** John Weidenfeller  
**OWNER:** John Weidenfeller  
**LOCATION:** 619 Dumont Drive

### REQUESTED VARIANCE:

- 1) 28-foot variance to the platted 40-foot front setback for an attached garage to include overhangs (Article VII, Sec. 4(e)(1))
- (2) 2-foot variance to the 7-foot side setback for an existing structure (Article VII, Sec. 4(f)(1))

### EXISTING ZONING:

R-1100-M Residential

### EXISTING LAND USE:

Residential

### SURROUNDING LAND USE:

Residential

### STAFF COMMENTS:

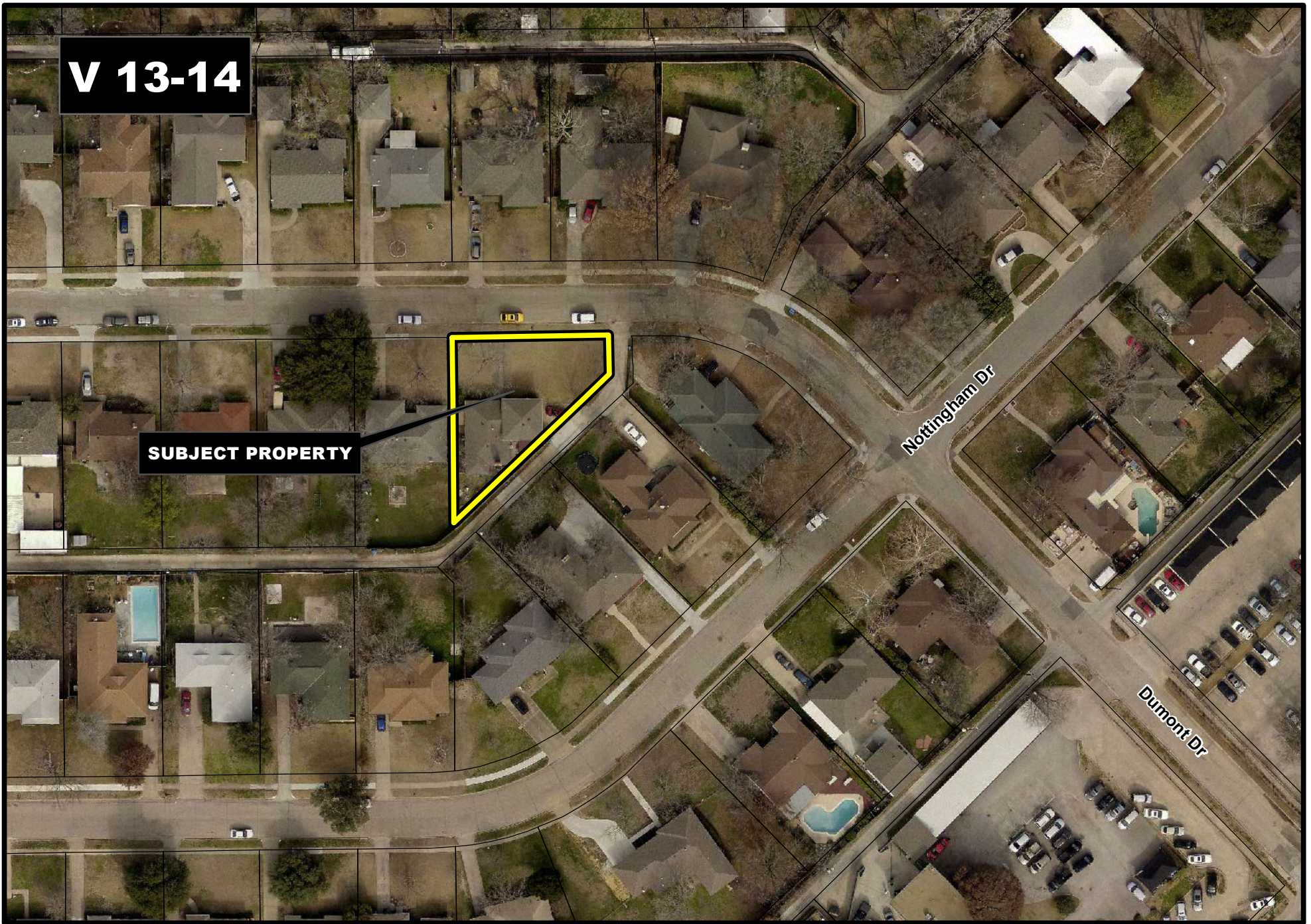
The home was constructed in the 1950's with a 1-car garage and a 1-car carport. The current property owner purchased the home in 1992. He stated that the carport area was enclosed and converted into office space soon after its initial construction. Prior to 1992, the 1-car garage was partially converted to create a laundry room as well as provide access to a third bedroom. The applicant stated that converting the existing garage back to a 1-car garage would cut off access to the third bedroom, and a variance to allow a 1-

car garage in lieu of a 2-car garage would still be required. The applicant's desire is to provide a 2-car garage that conforms to the City's requirement for two (2) enclosed parking spaces; however, the proposed location requires a front setback variance. The second variance request is required because a portion of the original home along the alley encroaches two (2) feet into the side setback along the alley. Without this variance, the existing structure cannot be expanded.

The applicant is proposing to locate the attached garage in the front setback. He has stated that due to the triangular shape of the lot, there is nowhere else on the lot in which to place the garage. He has stated a property hardship exists because the lot is unique in its shape, and that a large amount of the lot's area is located within the 40-foot front setback where nothing can be built. The applicant has also stated the placement of the garage will block his neighbors' view of the alley, which he states many of his neighbors support. Last, the applicant states that if the variance is granted, the property will be able to comply with the City's requirement for two (2) enclosed parking spaces.

**TECHNICAL RECOMMENDATION:**

Based on the information provided by the applicant, and applicable codes and ordinances, it is staff's opinion that a property hardship exists due to the unique shape and configuration of the property.



**V 13-14**

**SUBJECT PROPERTY**

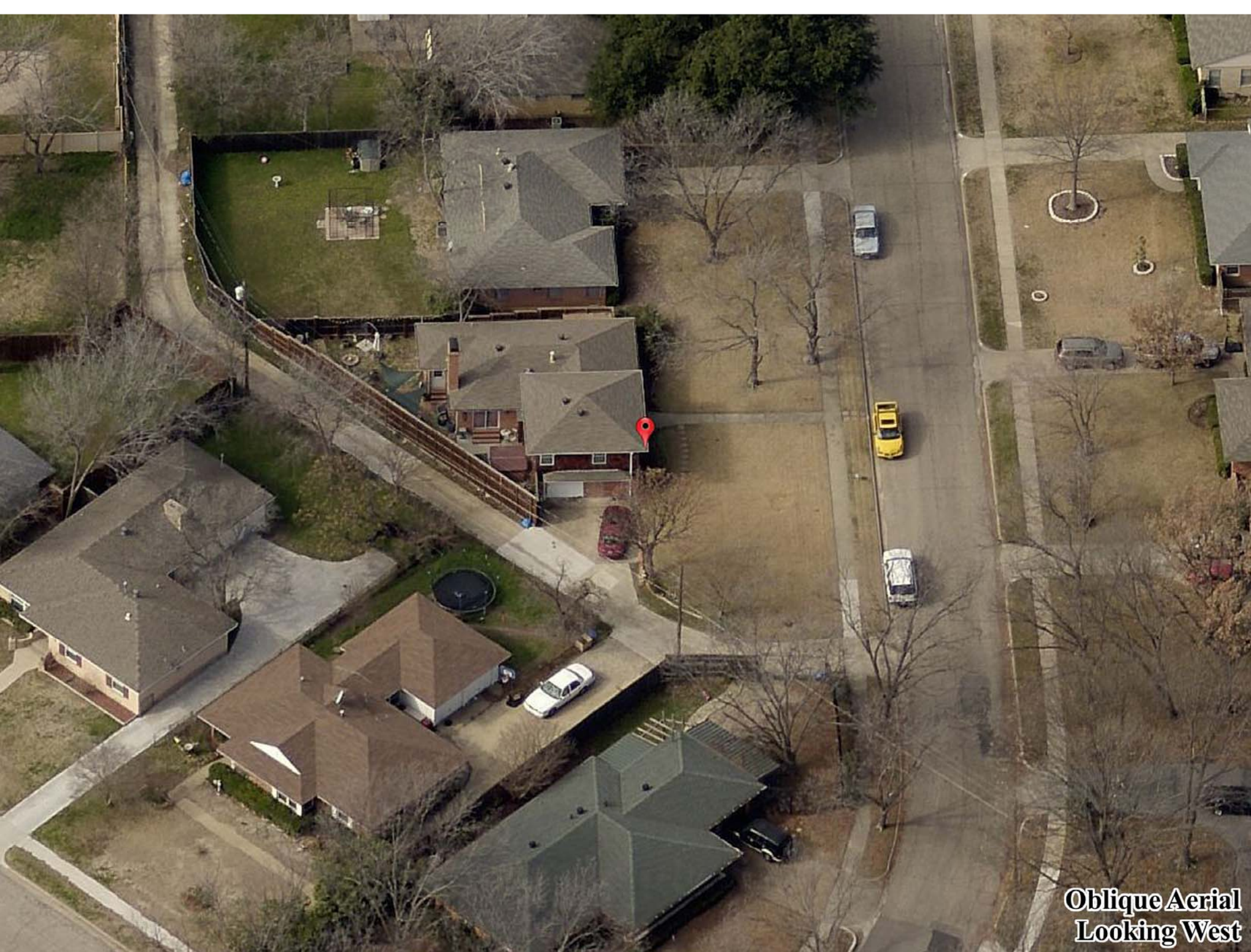
Nottingham Dr

Dumont Dr

**V 13-14 Aerial Map**  
**619 Dumont Drive**

Updated By: shacklett, Update Date: October 3, 2013  
File: DSI\mapping\Cases\ZV\2013\ZV 1314\ZV 1314 ortho.mxd



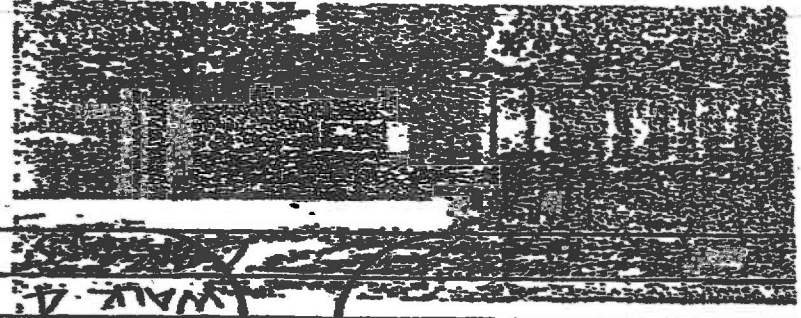


**Oblique Aerial  
Looking West**



SIDE ENTRY TO ALLEY  
17 FT DRIVE

FLAT  
1:20



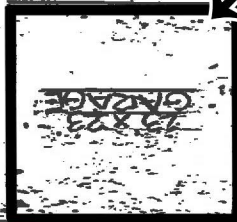
STREET

619 DUMONT DRIVE

100.0'

LOT  
11

Proposed  
Garage



BRICK & FRAME  
RESIDENCE

6-foot Brick Wall &  
Breezeway to Garage



IN ALLEY

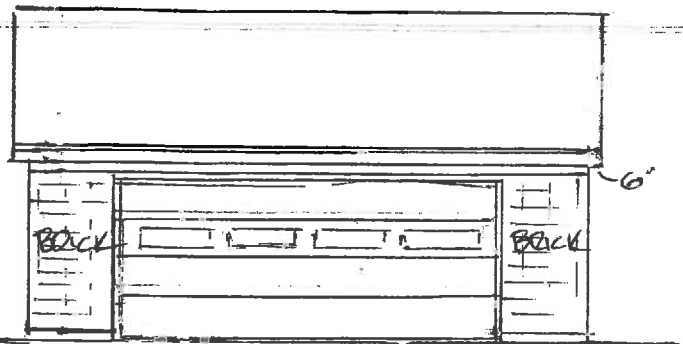
NOTE: FENCES OFF LINE  
AS SHOWN

DATED: 7-2-91

this property is not located in a 100yr Special Flood Hazard Area.



NORTH - 1/8" = 1'



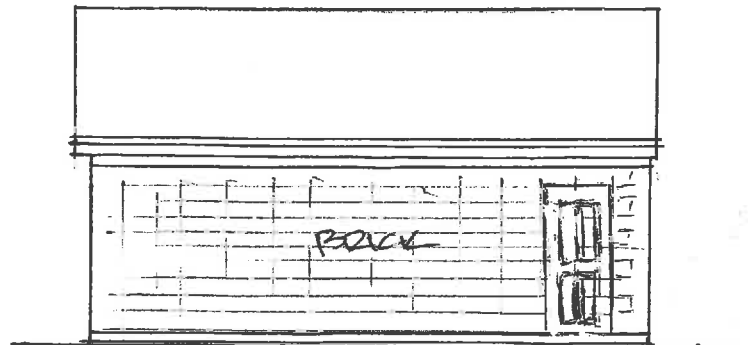
16'0" x 7'0" DOOR

EAST - 1/8" = 1'



7'8" x 6'8"

SOUTH - 1/8" = 1'



7'8" x 6'8"

WEST - 1/8" = 1'

PROPOSED GARAGE FOR 619 DUMONT DRIVE  
RICHARDSON, TEXAS

- 5/12 GABLE ROOF, 16" OVERHANGS ON EAVES,
- 6" OVERHANGS ON GABLES
- 8' CEILING WITH PULLDOWN FOR STORAGE
- ROOF PITCH IS OPTIONAL
- FOUNDATION IS SLAB PER RICHARDSON CODE



**Looking South at Subject Property  
and Proposed Garage Location**



**Looking West at Existing Home  
and Proposed Garage Location**



**Looking North at Proposed  
Garage Location from Alley**

**(3)**



**Looking East along  
Dumont Drive**

For Department Use Only

Print Form

Date Received: \_\_\_\_\_ Fee Paid: \_\_\_\_\_ Accepted by: \_\_\_\_\_



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

Development Services Department  
411 W. Arapaho Road  
Richardson, Texas 75080  
Phone 972-744-4260  
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?  Yes  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  No  
(If no, please speak with the Building Inspection Department prior to submitting the variance request.)

### Applicant Information

### Owner Information

	Signature	
John Weidenteller	Printed Name	John Weidenteller
	Company Name	
619 Dumont Dr	Mailing Address	619 Dumont Dr
Rich TX 75080	City, State, ZIP	Rich TX 75080
214-476-6677	Telephone Number	214-476-6677
	Fax Number	
Weid@Weid.org	E-Mail Address	Weid@Weid.org

### Subject Site Information

Address of Subject Property: 619 Dumont

Legal Description: \_\_\_\_\_

Existing Zoning and Ordinance: R-1100-M

Requested Variance: 128'-FOOT VAR. TO PLATTED 40' FRONT SETBACK FOR ATTACHED GARAGE

### Submittal Requirements

- ▶ Completed Application Form 22'-FOOT VAR. TO 7' SIDE SETBACK FOR THE EXISTING STRUCTURE
- ▶ 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"). PROPOSED RENDERINGS (DIGITAL ALSO)
- ▶ Filing fee = \$250.00

*To include GARAGE*

# Board of Adjustment Variance Checklist

## City of Richardson, Texas

Does a hardship exist? If so, explain below.

Yes  No

I have A SMALL BACKYARD AND A HUGE FRONT YARD. SEE ATTACHED IMAGES NO ROOMS FOR ADDITIONAL BLD IN BACK

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

Yes  No

I would NOT BE ABLE TO HAVE A GARAGE ON MY PROPERTY

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

NO ONE HAS A LOT SHAPED LIKE MINE

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

Yes  No

SHAP. OF LOT WONT ALLOW BLD ANYWHERE BUT FRONT HOUSE NEVER HAD 2 CAR GARAGE. BUILT IN 50'S WITH 1 CAR GARAGE WHICH WAS CONVERTED IN 50'S PER MY NEIGHBORS

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

Yes  No

NO SPACE TO BUILD

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

NEIGHBORS ARE HAPPY SINCE IT WILL BLOCK THE ALLOY VIEW THEY SEE TODAY



## 619 Dumont Garage addition.

I bought my house on 619 Dumont in 1992 and it was a 3 bedroom with a 1 car garage which had been cut in half where the part of the old garage that attaches to the house was used as a laundry room as well as access to the 3rd bedroom.

After buying my house I spent quite a bit of time with my neighbor ER who was an original owner of his house he told me that the guy who built a lot of the houses in the neighborhood bought the lot at 619 Dumont and built his house on the strange shaped lot.

He told me that the house was a 2 bedroom house with a 1 car car port as well as a 1 car garage. After the house was built soon after he converted the car port into an office so that was converted in the 1950's. Have no idea when the garage was cut in half.

I cannot convert my existing garage back into a 1 car garage since it would block off the access to my 3rd bedroom.

As you can see from the shape of my lot there is no way I can build a garage in my back yard and the only place its possible is in the space we show here.

As you can see from the attached images the current view my neighbors or drivers coming east on Dumont see is the alley and trash on trash days etc... this new addition will block that view of the alley for the neighbors and commuters on Dumont.