

**MINUTES**  
**ZONING BOARD OF ADJUSTMENT**  
**CITY OF RICHARDSON, TEXAS**  
**JANUARY 20, 2016**

The Zoning Board of Adjustment met in session at 6:30 p.m. on Wednesday, January 20, 2016, in the Council Chambers, at the City Hall, 411 West Arapaho Road, Richardson, Texas.

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

**MEMBERS ABSENT:** Brian Shuey, Member

**CITY STAFF PRESENT:** Mohamed Bireima, Planner  
Sam Chavez, Asst. Dir., Development Services  
Dana Slechta, Administrative Secretary  
Kathy Welp, Executive Secretary

Opening comments: Chairman Walker introduced City staff and explained the staff serves in an advisory capacity and does not influence any decisions the Board might make. Mr. Walker summarized the function, rules, and appeal procedure of the Zoning Board of Adjustment.

**1. MINUTES: OCTOBER 21, 2015**

Motion: Mr. Menke made a motion to approve the minutes from October 21, 2015 as presented; second by Mr. Lemons. Motion approved 5-0.

**2. PUBLIC HEARING ON ZBA FILE V 16-01:** A request by Larry Moore for approval of the following variance to the City of Richardson Comprehensive Zoning Ordinance: Article IV, Sec. 2(b)(2), to allow the use of 100 percent Hardie Cementitious siding in lieu of 35 percent masonry for a proposed detached garage. The property is located at 704 Greenleaf Drive.

Mr. Bireima stated Variance Case 16-01 was a request by Larry Moore to allow the use of 100 percent Hardie Cementitious siding in lieu of the minimum of 35 percent masonry construction required for a detached accessory structure. The subject property is located at 704 Greenleaf Drive, is zoned residential and is surrounded by residential homes from all four sides. Mr. Bireima added legal notification along with the map of the property was sent to property owners located within 200 feet of the subject property and at this time staff has not received any correspondence regarding the request.

Mr. Bireima stated that the applicant would demolish the existing 480 square foot garage located in the rear of the home and construct a new 672 square foot detached garage and storage area to the east side of the existing garage location.

Mr. Bireima stated the applicant intent was to build a larger garage and to have better circulation in an out of the garage.

Mr. Bireima explained the comprehensive zoning ordinance requires detached accessory buildings in excess of 150 square feet, including, but not limited to detached garages or servants' quarters, to be constructed of a minimum of 35 percent masonry construction, and detached structures are required to match the exterior building material of the principal building as determined by the chief building official or designee.

Mr. Bireima noted the applicant wanted to build an addition that is consistent with building material of the home. However, bricks matching the applicant's home were not available after consulting with four (4) local brick suppliers since the home was built in 1957.

Mr. Bireima stated that the applicant felt that using Hardie Cementitious siding on all four (4) sides was appropriate, considering that the majority of the garages along the same street are built with 100 percent siding. He added the proposed garage would be located in the rear of the home which would be less visible from the public street. Mr. Bireima concluded that the applicant felt that granting this variance was appropriate, considering that a matching brick was not available for the garage.

Based on the information provided by the applicant, it was staff's opinion that a physical property hardship did not exist as it relates to the 35 percent masonry construction. Although the proposed addition is required to be architecturally compatible with the principle building, a matching brick is not available. At that time, Mr. Bireima asked if there were any questions of staff.

With there being none, Mr. Walker opened the Public Hearing.

Mr. Larry Moore, 704 Greenleaf Dr., Richardson, TX, the applicant, stated the existing garage was falling down, the slab has cracks in it and the structure needs to be torn down. Mr. Moore wanted to rebuild the garage in its current location but ran into some issues with the space. Mr. Moore stated that all issues were resolved.

Mr. Walker asked the board if they had any questions for Mr. Moore.

Mr. Walker complimented Mr. Moore for presenting thorough information in his case and he confirmed with Mr. Moore that he contacted three (3) to four (4) brick companies.

Mr. Moore stated that he was instructed by staff that he would need to consult with several brick companies to show that he was not able to match the brick on his current home in order to be able to request the use of siding since the home was built in 1957.

Mr. Arefin asked Mr. Moore if he had any intention of using the alley way.

Mr. Moore said that he added additional concrete to give him room to maneuver and that he did not think that he could use the alley way because of the location of a gas meter.

Mr. Pratt stated that it does not appear that anyone in the neighborhood uses the alley way for access to their garage or their driveway. It appears that the whole neighborhood is front access even though there is an alley way.

Mr. Moore stated that several of the neighbors have driveways that access from the street or alley way, but his driveway is front access only from the street with the rear of the property backing up to the alley way.

Mr. Veatch asked Mr. Moore how long he has lived in the house.

Mr. Moore said that he has been in the house for 15 years.

Mr. Walker asked if there was anyone else in attendance that would like to speak in favor or opposition of the variance and no one came forward, therefore the Public hearing was closed.

Mr. Pratt stated that the applicant presented a thorough case and did not see any harm to the public. He also felt that Mr. Moore has done an exceptional job to comply with City Code and making the changes of the design to fit into a tight area.

Mr. Menke stated that Mr. Moore has done an excellent job going out of his way to meet all the City requirements and worked with the city on his request. He also thought the new garage would be a good improvement to the property and for the neighborhood.

**Motion:** Mr. Pratt made a motion to grant the request on V 16-01 as presented, limited to those specifics the applicant presented in the case; second by Mr. Arefin. The motion was approved 5-0

There being no further business, the meeting was adjourned at 6:47 p.m.

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Mike Walker, Chairman  
Zoning Board of Adjustment