

**MINUTES
ZONING BOARD OF ADJUSTMENT
CITY OF RICHARDSON, TEXAS
FEBRUARY 17, 2016**

The Zoning Board of Adjustment met in session at 6:45 p.m. on Wednesday, February 17, 2016, in the Council Chambers, at the City Hall, 411 West Arapaho Road, Richardson, Texas.

MEMBERS PRESENT: Mike Walker, Chair
Brian Shuey, Member
Chip Pratt, Member
John Veatch, Member
Shamsul Arefin, Alternate
Jason Lemons, Alternate

MEMBERS ABSENT: Larry Menke, Vice Chair

CITY STAFF PRESENT: Mohamed Bireima, Planner
Sam Chavez, Asst. Dir., Development Services
Dana Slechta, Administrative 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: JANUARY 20, 2016

Motion: Mr. Veatch made a motion to approve the minutes from January 20, 2016 as presented; second by Mr. Shuey. Motion approved 5-0.

2. PUBLIC HEARING ON ZBA FILE V 16-02: A request by Chris and Vickie Ulrich for approval of the following variance to the City of Richardson Comprehensive Zoning Ordinance: Article VI, Sec. 4(g), for a 6-foot variance to the 25-foot rear yard setback to allow the construction on an attached garage after conversion of an existing garage. The property is located at 402 Meadowcrest Drive.

Mr. Bireima stated Variance Case 16-02 was a request by Christopher and Vickie Ulrich for a six (6)-foot variance to the 25-foot rear yard setback to allow the construction of an attached garage after conversion of an existing garage. The subject property is located at 402 Meadowcrest Drive, zoned residential and surrounded by residential homes on all sides. The applicant proposes to convert the existing attached two-car garage into a workshop and to construct a new 454-square foot two-car garage that will be attached to the converted existing garage. The applicant indicated that the workshop will be used to restore classic cars as a hobby. The proposed garage encroaches approximately six (6)-feet on one side and three and half (3.5) feet on the other side into the 25-foot rear yard setback for a total encroachment area of 109-square feet.

The applicant indicated that they have explored a number of options to avoid requesting this variance, including the option of constructing a detached garage; however, their options were not feasible for a number of reasons including the limited space in the back of the home and the location of a 30 + year-old pecan tree.

The applicant also indicated that the neighbors were supportive of their request and the applicant submitted a signed petition in that regard. Based on information provided by the applicant an applicable codes and ordinances, it seems a hardship does not exist.

With no questions of staff, Mr. Walker opened the public meeting.

Mr. Christopher Ulrich at 402 Meadowcrest stated that the current garage is used as a workshop to restore older cars and primarily houses welding compressors and wood working equipment for home improvement projects. The current space is completely consumed by his hobbies and stated he is aware of occasional criminal activity in the area therefore; keeping their current cars locked and items out of the cars but would like to have an extra layer of security by keeping the cars inside.

Mr. Ulrich stated they explored other options and realized that the setback would be an issue. He worked with an architect and found that a detached option caused a problem by not allowing the current amount of parking behind the existing garage and the removal of a 30 + year old pecan tree, which they were not in favor of. The best possible compromise was to eliminate the amount of space by shorting the garage to minimize the amount of setback encroachment and still allow for an attached garage allowing for additional parking behind the structure.

Mr. Walker asked the board if they had any question for Mr. Ulrich.

Mr. Walker asked Mr. Ulrich how deep the garage was.

Mr. Ulrich stated the new garage is 19 feet deep. The current vehicles they have are approximately 16 feet long allowing for one (1)-foot in front and back of each vehicle.

Mr. Ulrich stated that they were putting a parking pad on the west side of the garage to park larger vehicles.

Mr. Pratt applauded Mr. Ulrich for the compromises that were made, not just to minimize the variance that was asked for, but to also have enough room to park behind the new garage. Mr. Pratt stated he felt that a parking pad would also add value to the home.

Mr. Shuey asked what the city requirements were for garage depths and widths in this zoning category.

Mr. Bireima stated the minimum dimensions for a garage was nine (9) feet by 18 feet for 1 car.

Mr. Walker asked if there was anyone in attendance that was in opposition of the request and there were none; therefore, the public hearing was closed.

Mr. Veatch remarked that the applicant presented a well thought out plan and came well prepared with documentation from the neighbors that were in agreement with this addition to the home.

Mr. Arefin felt that this was a good addition and will increase the home value.

Motion: Mr. Arefin made a motion to grant the request on V 16-02 as presented, limited to those specifics the applicant presented in the case; second by Mr. Shuey. The motion was approved 5-0

There being no further business, the meeting was adjourned at 7:04 p.m.

Mike Walker, Chairman
Zoning Board of Adjustment