

**MINUTES
ZONING BOARD OF ADJUSTMENT
CITY OF RICHARDSON, TEXAS
FEBRUARY 20, 2019**

The Zoning Board of Adjustment met in session at 6:30 p.m. on Wednesday, February 20, 2019, in the Council Chambers, at the City Hall, 411 West Arapaho Road, Richardson, Texas.

MEMBERS PRESENT: Jason Lemons, Chairman
Scott Rooker, Vice Chairman
Marsha Mayo, Alternate
Jordan Everhart, Member

MEMBERS ABSENT: Brian Shuey, Member
Shamsul Arefin, Member

CITY STAFF PRESENT: Sam Chavez, Assistant Director of Development Services
Daniel Harper, Planner
Amber Hogg, Administrative Secretary I

BRIEFING SESSION

Prior to the start of the regular business meeting, members of the Zoning Board of Adjustment met with staff to receive a briefing on agenda items. No action was taken.

REGULAR BUSINESS MEETING

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

1. APPROVAL OF MINUTES FROM JANUARY 16, 2019.

Motion: Member Mayo made a motion to approve the minutes as presented; second by Vice Chairman Rooker. Motion approved 4-0.

- 2. PUBLIC HEARING ON ZBA FILE VARIANCE 19-07:** A request by Andy Speer, for approval of the following variances to the City of Richardson Code of Ordinances: Article VI, Sec. 4 (g) to allow a 8-foot variance for residential building addition to be located from the 25-foot rear setback and Article VI, Sec.4 (e) to allow a 8'-6" variance for a concrete porch expansion to a residential building from the 35-foot front setback as required by the established subdivision plat and to allow a 10-inch variance for an existing residential structure from the 35-foot front setback as required by the established subdivision plat. The property is located at 401 Canyon Creek.

Staff Comments

Daniel Harper presented on the case. The first variance request presented was for a proposed covered concrete patio addition needing an 8-foot variance from the 25-foot rear setback line leaving 17 feet of space between the back-rear property line and the porch.

The second request was to allow for a covered front porch. He stated that the front concrete porch steps are 26 ½ feet from the front property line and the applicant is requesting an 8 feet 6 inches variance from the zoning ordinance. Along with the front porch proposal, Mr. Harper stated that the existing structure does not meet the front setback requirements. Mr. Harper stated that based on the information by the applicant and the applicable code of the ordinances it was staff's opinion that a physical property hardship did not exist except for the 10-inch variance request for the existing residential structure as it represents an existing condition which was not created by the current property owner. Mr. Harper made himself available for questions

Board Discussion

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

Public Comments

The applicant, Andy Speer of 2411 Grand View Drive, stated that in the regulations you can extend 5 feet over a 35 feet setback. The porch only comes out to about 4 feet, so it is within allowed extension. Mr. Speer presented documentation to support the request showing the unique lot configuration which prompted the balance of the variances requested.

Chad Stansell, 407 Ridgehaven Place, spoke in favor of the project.

No further comments in favor or opposed were received, Chairman Lemons closed the public hearing.

Board Action

Members Mayo, Everhart and Chairman Lemons spoke in favor of the case.

Motion: Member Mayo made a motion to grant the requests listed in Variance 19-07 as presented; second by Member Everhart. Motion Approved 4-0.

Adjournment

Motion: Chairman Lemons called for motion to adjourn the regular business meeting. Member Everhart made a motion to adjourn the regular business meeting; second by Member Rooker. Motion Approved 4-0.

There being no further business, the meeting was adjourned at 6:51 p.m.

Jason Lemons, Chairman
Zoning Board of Adjustment

APPROVED