

**MINUTES
ZONING BOARD OF ADJUSTMENT
CITY OF RICHARDSON, TEXAS
APRIL 17, 2019**

The Zoning Board of Adjustment met in session at 6:30 p.m. on Wednesday, April 17, 2019, in the Council Chambers, at the City Hall, 411 West Arapaho Road, Richardson, Texas.

MEMBERS PRESENT: Jason Lemons, Chairman
Scott Rooker, Vice Chairman
Shamsul Arefin, Member
Jordan Everhart, Member

MEMBERS ABSENT: Brian Shuey, Member
Marsha Mayo, Alternate
Nick Robison, Alternate

CITY STAFF PRESENT: 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 MARCH 20, 2019.

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

- 2. PUBLIC HEARING ON ZBA V 19-09:** a request by Willie Thompson, for approval of the following variances to the City of Richardson Code of Ordinances: Article VI, Sec. 4 (e) to allow a 1-foot variance for an existing residential structure from the 35-foot front setback as required by the established subdivision plat and Article VI, Sec. 4 (g) to allow a 1-foot variance for an existing residential structure from the 25-foot rear setback. The property is located at 421 Ridge Crest Drive.

Staff Comments

Daniel Harper presented on the case. He stated that the applicant is looking to remodel the home and expand the home's footprint. Mr. Harper stated that the applicant is proposing to add an additional 2,814 square foot to the residential structure. The first floor is proposed to expand from 2,192 square feet to 2,609 square feet with an additional 2,397 square feet added to the second story. However, a building permit cannot be issued if the existing structure is in non-conformance to the city zoning ordinance. He presented a site plan of the applicant property showing the existing home in non-conformance at both the front and rear setbacks. Mr. Harper stated that applicant has requested a 1-foot variance for both the front and rear setbacks in case of any need for addition inches is required.

Mr. Harper stated that based on the information presented by the applicant and the applicable Code of Ordinances it is the staff's opinion that a physical property hardship does not exist. However, the request represents an existing condition that was not created but the current property owner and therefore should be approved. Mr. Harper made himself available for questions.

Member Arefin asked about the side setbacks of the property.

Mr. Harper stated that there is a 7-foot side setback and it presents no issues.

Board Discussion

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

Public Comments

Willie Thompson, 421 Ridge Crest Drive, stated that he would like to remodel the home located on the property and construct additional square footage.

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

Board Action

Chairman Lemons and Member Arefin spoke in favor of the case.

Motion: Vice Chairman Rooker made a motion to grant the requests listed in V 19-09 as presented; second by Member Arefin. Motion approved 4-0.

Adjournment

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

There being no further business, the meeting was adjourned at 6:44 p.m.

Jason Lemons, Chairman
Zoning Board of Adjustment

APPROVED