

# **ACTION AGENDA**

## **CITY OF RICHARDSON ZONING BOARD OF ADJUSTMENT**

**6:30 P.M.**

**COUNCIL CHAMBERS**

**July 17, 2019**

<b>1.</b>	<b>APPROVED 5-0</b>	<b>APPROVAL OF MINUTES OF REGULAR MEETING OF APRIL 17, 2019.</b>
<b>2.</b>	<b>APPROVED 4-0</b>	<b>PUBLIC HEARING ON ZBA SE 19-03:</b> : A request by Steven and Andrea Hills of a special exception from Chapter 6 (Buildings and Building Regulations), Article IV (Fences), Sec 6-209(3) of the City of Richardson’s Code of Ordinances to allow an 8-foot board-on-board wooden fence in lieu of the maximum height of three (3) feet allowed for a fence located between the front property line and the front wall of a residential structure.  The property is located at 1200 Richland Park Drive and zoned R-1500-M Residential.
<b>3.</b>	<b>APPROVED 5-0</b>	<b>PUBLIC HEARING ON ZBA VAR 19-11:</b> A request by Waterview Church of Christ for the following variances from Appendix A (Comprehensive Zoning Ordinance) of the City of Richardson’s Code of Ordinances: Article IV, Sec. 4 (b) to allow a 68-foot lot width in lieu of the required 72-foot lot width required for a residential lot and Article IV, Sec. 4 (f) to allow a 6-foot side yard setback in lieu of the required minimum 7-foot side yard setback.  The property is located at 1409 N. Waterview Drive and zoned R-1500-M Residential.
<b>4.</b>	<b>APPROVED 5-0</b>	<b>PUBLIC HEARING ON ZBA VAR 19-12:</b> A request by Martha Canuteson for the following variances from Appendix A (Comprehensive Zoning Ordinance) of the City of Richardson’s Code of Ordinances: Article VII, Sec. 4 (f) to allow an 11-foot side yard setback in lieu of the required 20-foot side yard setback on a corner lot adjacent to a side street and Article VII, Sec. 4 (f) to allow a 5-foot setback from the required minimum 10-foot side yard setback.  The property is located at 502 Highland Boulevard and zoned R-1100-M Residential.

<p><b>5.</b></p>	<p><b>APPROVED</b></p> <p><b>5-0</b></p>	<p><b>PUBLIC HEARING ON ZBA VAR 19-13:</b> A request by Steven Sykora for a variance from Appendix A (Comprehensive Zoning Ordinance) of the City of Richardson Code of Ordinances: Article IV, Section 4 (b) to allow a 68-foot lot width in lieu of the required 72-foot lot width for a residential lot and Article IV, Section 4 (e) to allow a 34’ -9” front setback in lieu of the required 35-foot setback for the northwest corner of the existing home.</p> <p>The property is located 1001 Cedar Lane and zoned R-1500-M Residential.</p>
<p><b>6.</b></p>	<p><b>APPROVED</b></p> <p><b>5-0</b></p>	<p><b>PUBLIC HEARING ON ZBA VAR 19-14:</b> A request by Chad and Zhuoxian Ross for the following variances from Appendix A (Comprehensive Zoning Ordinance) of the City of Richardson’s Code of Ordinances: Article VII, Sec. 4 (d) to allow a 36.1% lot coverage in lieu of the required maximum lot coverage of 35%; Article VII, Sec. 4 (f) to allow a 2-foot side yard setback in lieu of the required 3-foot side yard setback for a detached garage, Article VII, Sec. 4 (e) to allow a front setback of 26-feet for the existing front wall of the building in lieu of the platted 40-foot front setback and Article VII, Sec. 4 (h) to allow a driveway that does not provide the required minimum paved area of 24’ depth and 18’ width measured perpendicular to the entry of the garage.</p> <p>The property is located at 1204 Northlake Drive and zoned R-1100-M Residential.</p>
<p><b>7.</b></p>	<p><b>APPROVED</b></p> <p><b>5-0</b></p>	<p><b>PUBLIC HEARING ON ZBA VAR 19-15:</b> A request by Amy Loehr for the following variances from Appendix A (Comprehensive Zoning Ordinance) of the City of Richardson’s Code of Ordinances: Article VI, Sec. 4 (d) to allow a lot coverage of 35.2% in lieu of allowable maximum of 32% and Article VI, Sec. 4 (g) to allow an 8-foot setback from the required minimum 25-foot side yard setback for an attached patio cover.</p> <p>The property is located at 200 Long Canyon Court and zoned R-1250-M Residential.</p>
<p><b>8.</b></p>	<p><b>8:13</b></p>	<p><b>ADJOURN</b></p>