



Board of Adjustment Report

April 22, 2025

TO: Board of Adjustment

FROM: Jessica Rees, City Planner

SUBJECT: BOA 25-003: Applicant Park Cities Baptist Church requesting a Special Exception to section 5.4 of the zoning ordinance to allow for the installation of a temporary construction fence for material storage while the church undergoes a renovation project for the sanctuary. The address is 3929 Villanova Street and is zoned Single Family-2.

BACKGROUND:

The property located at 3929 Villanova is zoned Single Family and is owned by the Park Cities Baptist Church. While the Church is undergoing some renovations to add a fire suppression system to the Sanctuary, they are requesting to use the residential lot as a building material storage area during construction. The front yard of the lot will have a 6' tall construction fence with a wind screen in place to conceal the building materials, see attached pictures. The proposed timing for the fence and building material to be on the residential lot is May – September.

Section 5.4 of the zoning ordinance allows the community development director to approve temporary uses and structures but also authorizes to refer temporary use approval requests to the board of adjustment through the special exception procedures.

NOTIFICATION:

A public notice was published in the Daily Commercial Record on April 9, 2025, and notices were mailed to owners of real property within two hundred (200) feet of the subject tract. At the time of this report no responses have been received. Staff will provide an update on responses at the meeting.

RECOMMENDATION:

Staff recommends that the Board of Adjustment approve this temporary use and structure.

ATTACHMENTS:

BOA Application/pictures