



## **Board of Adjustment Staff Report**

**DATE:** August 25, 2015

**TO:** Board of Adjustment

**FROM:** Harry N. Persaud, MRTPI, AICP, Chief Planning Official

**RE:** B.O.A. 15-007: Alex Eskenasy representing property owner at 3601 Purdue, City of University Park requesting two separate variances (1) under Section 21-100 (3) (a) to construct a single family home with vertical wall surfaces exceeding 12 feet 6 inches in height located within 20 feet of the rear property line, where the minimum requirement is 40 feet to the rear property line and (2) under Section 21-100 (4) (c) to provide a side yard setback of 10 feet on the west property line, where a minimum required setback of 18.75 feet is required. The subject property is zoned Single Family "SF-4" zoning district classification in accordance with the comprehensive zoning ordinance.

### **GENERAL INFORMATION**

**APPLICANT:** Alex Eskenasy, representing property owner at 3601 Purdue, City of University Park

**LOCATION:** 3601 Purdue, City of University Park

**REQUEST:** Requesting two separate variances (1) under Section 21-100 (3) (a) to construct a single family home with vertical wall surfaces exceeding 12 feet 6 inches in height located within 20 feet of the rear property line, where the minimum requirement is 40 feet to the rear property line and (2) under Section 21-100 (4) (c) to provide a side yard setback of 10 feet on the west property line, where a minimum required setback of 18.75 feet is required.

**ZONING:** Single Family, SF-4

**SURROUNDING  
LAND USE:**

North – Single Family, SF-4  
South – Single Family, SF-4

East – Single Family, SF-4  
West – Single Family, SF-4

**STAFF COMMENTS:**

The subject property is a vacant lot (old address 7305 Turtle Creek) with approx. 19,338 sq. ft. in area and located south of Purdue, west of Thackery and north of Turtle Creek Boulevard. The lot has an odd shape where the lot depth on the west side measures 140 feet and the lot depth on the east side abutting Thackery measures 76 feet. The property owner is requesting two variances as follows to allow for the construction of a single family home on the subject lot.

Section 21-100 (3) (a) (i) provides that “vertical wall surfaces exceeding twelve feet six inches (12'6”) in height shall not be closer than forty feet (40') to the rear property line. In this section, “vertical wall surface” shall be the measurement of the wall from the top of the foundation to the roof eave or soffit. In view of this requirement, the buildable area on the lot is restricted to 7.5 feet in width along Thackery at the required side yard setback. The request is to reduce the second story setback of 40 feet to 20 feet to the rear property line.

Since the buildable site is located on the west side of the lot where the lot depth is 140 feet, the second request is to reduce the side yard setback on the west property line from 18.75 feet to a minimum of 10 feet.

The property owner will present the requests and respond to questions at the meeting. Please see application submittal and pictures attached.

**NOTIFICATION:** Notices were mailed to all property owners within 200 feet of the subject tract and a public hearing notice was published in the Park Cities News on August 13, 2015. Staff will provide an update with regard to property owner responses at the meeting.

**ATTACHMENTS:**

1. BOA application and supporting information