



## **Board of Adjustment Report**

September 27, 2016

To: Planning and Zoning Commission

From: Jessica Steele, Planner

Case Number: BOA 16-004

### **GENERAL INFORMATION:**

#### **APPLICANT:**

Thomas Collins

#### **LOCATION:**

3320 Lovers Lane, City of University Park

#### **REQUEST:**

Thomas Collins, property owner, requesting a variance under Section 28-105 of the comprehensive zoning ordinance, to install a three foot tall decorative metal fence to and along the front property line where it is only allowed to extend six feet (6') into the front yard. Property is situated at 3320 Lovers Lane, City of University Park. The subject property is zoned single family, SF-4 zoning district classification in accordance with the comprehensive zoning ordinance.

#### **EXISTING ZONING:**

The subject tract is currently zoned Single Family District 4 "SF-4" zoning district classification.

#### **SURROUNDING LAND USE:**

North: Single Family "SF-4", residential

South: Single Family "SF-4", residential

East: Single Family "SF-4", residential

West: Single Family "SF-4", residential

**BACKGROUND:**

Thomas Collins is the property owner at 3320 Lovers lane. The house was built in 1926 and Mr. Collins has restored it as close to original has possible. The decorative metal fence that he would like to have in his front yard, is from the same time period. Per the Zoning Ordinance, a decorative fence is allowed to extend only six (6) feet into the required front yard. Mr. Collins would like to put the fence along his front property line.

**NOTIFICATION:**

Notices were mailed to property owners within 200 feet of the subject site and a public hearing notice was published in the Park Cities News on September 15, 2016. At the time of this report, staff has not received any responses. Staff will provide an update at the meeting.

**RECOMMENDATION:**

Staff recommends that the Board of Adjustment

**ATTACHMENTS:**

1. BOA Application
2. Site plan with location of fence
3. Pictures of the property and fence
4. Minutes from the August 23, 2016 BOA meeting