



## **Board of Adjustment Report**

January 24, 2017

To: Board of Adjustment

From: Jessica Rees, Planner

Case Number: BOA 17-001

### **GENERAL INFORMATION:**

#### **APPLICANT:**

Nancy Esparza-Rodriguez

#### **LOCATION:**

7034 Turtle Creek Blvd., City of University Park

#### **REQUEST:**

Nancy Esparza-Rodriguez, representing property owner Michael Nadeau, requests an **appeal** under Section 18-101 of the comprehensive zoning ordinance, to install a sculpture in the required front yard measuring 112 cubic feet, where a maximum of 20 cubic feet structure is allowed.

#### **EXISTING ZONING:**

The subject tract is currently zoned Single Family District 1 (SF-1) zoning district classification.

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

North: Single Family "SF-2", residential  
South: Single Family "SF-1", residential  
East: Single Family "SF-2", residential  
West: Single Family "SF-1", residential

**BACKGROUND:**

Nancy Esparza-Rodriguez applied for a permit to install a sculpture in the required front yard. The permit application was denied due to the sculpture being 112 cubic feet when the maximum allowed by the Zoning Ordinance is 20 cubic feet.

Staff measures this by drawing a box around the sculpture getting the overall dimensions of the item. The architect was measuring it by pulling the sculpture apart, taking the length and width of the metal piece that is twisted to make the sculpture and calculating it that way.

**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 January 12, 2017. 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 deny this appeal since the permissible dimensions/volume is a finite number and no interpretation was required.

**ATTACHMENTS:**

1. BOA Application
2. Denied permit application
3. Site plan