



## **Board of Adjustment Report**

January 24, 2017

To: Board of Adjustment

From: Jessica Rees, Planner

Case Number: BOA 17-002

### **GENERAL INFORMATION:**

#### **APPLICANT:**

Kristin Brown

#### **LOCATION:**

4512 Stanhope Ave., City of University Park

#### **REQUEST:**

Kristin Brown, representing property owner Howard Watkins, requests an **appeal** under Section 18-101 of the comprehensive zoning ordinance, to install a circular driveway that does not meet the required dimensions that are stated in the zoning ordinance.

#### **EXISTING ZONING:**

The subject tract is currently zoned Single Family District 3 (SF-3) zoning district classification.

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

North: Single Family "SF-3", residential  
South: Single Family "SF-3", residential  
East: Single Family "SF-3", residential  
West: Single Family "SF-3", residential

**BACKGROUND:**

Kristin Brown applied for a concrete permit for a circular driveway on this property and her application was denied. The proposed driveway does not meet all of the required dimensions for a circular driveway. In order to construct a circular driveway, based on dimension requirements in the Zoning Ordinance, the property needs to be a minimum of 56 feet wide. The property located at 4512 Stanhope is only 53 feet wide.

Other options were reviewed with applicant at the time of applying.

**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 and drawing of driveway
4. Minutes from the August 23, 2016 BOA meeting