



Board of Adjustment Report

April 25, 2017

To: Board of Adjustment

From: Jessica Rees, City Planner

Case Number: BOA 17-005

GENERAL INFORMATION:

APPLICANT:

Ben and Amanda Clark

LOCATION:

4417 Grassmere Lane, City of University Park

REQUEST:

Ben and Amanda Clark, requesting an appeal of a determination made by the Community Development Director with regards to Section 26-100 of the comprehensive zoning ordinance which requires all single family residential dwelling districts to provide two parking spaces in a garage.

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:

This is an existing house that does not currently have a garage. The homeowners would like to construct a garage but due to existing conditions, the required two car garage will not fit on this site. The homeowners are requesting that you appeal the decision made by the Community Development Direct to allow them to build a one car garage instead of a two car garage.

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 April 13, 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 approve this appeal since there is an existing condition that prohibits construction of a two car garage.

ATTACHMENTS:

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