



## **Board of Adjustment Report**

April 25, 2017

To: Board of Adjustment

From: Jessica Rees, City Planner

Case Number: BOA 17-006

### **GENERAL INFORMATION:**

#### **APPLICANT:**

Les Owens

#### **LOCATION:**

3923 Hanover Street, City of University Park

#### **REQUEST:**

Requesting an appeal of a determination made by the Community Development Director with regards to Section 21-100(4)(a)(iii) of the comprehensive zoning ordinance which requires all new single family residential dwellings to be constructed with the average front yard setback of the block.

#### **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:**

Mr. Owens, property owner and builder, is requesting to build the new house at the front yard setback that the prior house had instead of building it with the average front yard setback. The average front yard setback was put into place to have all new construction to be in line along the street.

**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 deny this appeal since the permissible setback is a finite number and no interpretation was required.

**ATTACHMENTS:**

1. BOA Application
2. Denied permit application
3. Site plan
4. Minutes of the January 24, 2017 meeting