



Board of Adjustment Report

May 23, 2017

To: Board of Adjustment

From: Jessica Rees, City Planner

Case Number: BOA 17-007

GENERAL INFORMATION:

APPLICANT:

Les Owens

LOCATION:

3923 Hanover Street, City of University Park

REQUEST:

Requesting variance 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 future new construction to be inline along the street.

Mr. Owens presented this case to the Board of Adjustment on April 25, 2017 as an appeal of the Community Development Director. The Board of Adjustment affirmed the decision made by the Community Development Director and suggested that Mr. Owens return to the Board of Adjustment to request a variance.

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 May 11, 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 variance since there is no evidence of a property hardship.

ATTACHMENTS:

1. BOA Application
2. Site plan/property pictures
3. Minutes of the April 25, 2017 meeting