



Board of Adjustment Report

February 27, 2018

TO: Board of Adjustment

FROM: Jessica Rees, City Planner

SUBJECT: BOA 18-002: Mark Domiteaux with Domiteaux and Baggett, representing property owner John Westbrook, requesting a variance with regards to Section 21-100(4)(a)(iii) of the zoning ordinance which states that a lot shall be assumed to have a setback equal to the average setback for that block. The subject property is located at 7401 Turtle Creek Boulevard and zoned single family SF-2.

BACKGROUND:

The property located at 7401 Turtle Creek has a front property line along Purdue Street and Turtle Creek Boulevard due to the curvature of the street. Even though there are homes that face Turtle Creek Boulevard, the City does not have any average front yard setbacks for the Turtle Creek Boulevard blocks. Therefore, the City would use the established average front yard setback for the 3500 block of Purdue for this property. When using the 38'7" Purdue setback, with the curvature of Turtle Creek, the property loses buildable area.

The applicant is requesting to use a combination of the two exiting setbacks of the adjacent properties, in order to establish the front yard setback for 7401 Turtle Creek Boulevard.

NOTIFICATION:

A public notice was published in the Park Cities News on February 15th 2018, and notices were mailed to owners of real property within 200 feet of the subject tract. At the time of this report no responses were received. Staff will provide an update on responses at the meeting.

RECOMMENDATION:

Staff recommends that the Board of Adjustment approve this variance request.

ATTACHMENTS:

BOA Application

Site Plan

Minutes from the January 23, 2018 meeting