

AGENDA

CITY OF TAYLOR, TEXAS

ZONING BOARD OF ADJUSTMENTS AND APPEALS

Taylor City Hall, 400 Porter Street

City Hall Council Chamber

August 5, 2014, 6:00 P.M.

CALL TO ORDER AND DECLARE A QUORUM

CITIZENS COMMUNICATION

CONSENT AGENDA

(The Consent Agenda includes non-controversial and routine items that the Board may act on with one single vote. The Chairman or a Board member may pull any item from the Consent Agenda in order to discuss and act upon it individually as part of the Regular agenda.)

1. Review and consider the minutes from April 1, 2014.

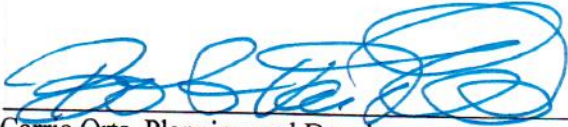
REGULAR AGENDA – REVIEW/DISCUSS & CONSIDER/ACTION:

2. **Conduct Hearing: ZBA 14-04** on a request submitted by Debbie Kenkel for an address located at 1706 Davis for a front yard setback variance from 25 feet to ten feet as required by section 2.7 of the Taylor Zoning Ordinance, to build a car port.
3. **Action Item: ZBA 14-04** on a request submitted by Debbie Kenkel for an address located at 1706 Davis for a front yard setback variance from 25 feet to ten feet as required by section 2.7 of the Taylor Zoning Ordinance, to build a car port.

ADJOURN

Next Scheduled Meeting Date: September 2, 2014.

The Board may vote and/or act upon each of the items listed in this Agenda. The Board reserves the right to retire into executive session concerning any of the items listed on this Agenda, whenever it is considered necessary and legally justified under the Open Meetings Act. I certify that the notice of meeting was posted in the Taylor City Hall Lobby before 6:00 pm on **August 1, 2014** and remained posted for at least 72 continuous hours before the scheduled time of said meeting. I further certify that the following news media was notified of this meeting: Taylor Daily Press.

Posted By: 
Carrie Orts, Planning and Development
Administrative Assistant

Date: on 29 July '14

City of Taylor

ZONING ORDINANCE VARIANCE APPLICATION

Date 7/21/14

Zoning Variance Application Fee of \$150.00 is non- refundable

APPLICANTPROPERTY OWNER

Name

Debbie + ~~Debbie~~ KentkelSulema
Nabarrette

Mailing Address

1908 Rutherford Dr
Leander, Tx 78641

Email

debbie.kentkel@yahoo.com

Daytime Phone

512 698-7807

PROPERTY DESCRIPTION:

Street

Attached DAVIS

Address No.

1706

Legal Description (if platted)

LOT 5 Block 1 LAKEVIEW 2ND ADDN

Acres

0.22

Zoning Classification

R1

Existing use and improvements on subject property, including type of buildings, floor area, number of off-street parking spaces, etc., as applicable.

open carport for residential use

APPLICATION FOR CITY OF TAYLOR ZONING VARIANCE

REQUESTED ZONING VARIANCE:

Variance to Chapter 2.7, Section 2.7.3(7) of the Zoning Ordinance which requires.....

Front yard set back - 25 feet from property line

Description of proposed use, building and site improvements, seating capacity, and number of off-street parking spaces, etc., as applicable to the proposed dimension quantity, or other feature for which the variance is requested.

I wish to build an open carport (have it built) to protect our vehicles from extreme weather conditions

Dimensions will be 18'x20' open carport
Concrete driveway is already there

SUBMITTAL REQUIREMENTS:

Answer the 7 questions on the following pages, as evidence that this request complies with the conditions required for approval of a zoning variance (extra pages and supplemental illustrations or photographs may be used if needed or desired).

Site Plan or Drawing, preferably submitted on paper no larger than 11" X 17", showing dimensions of property, location of site with respect to streets and adjacent properties, and location and dimensions of buildings, parking areas, and other features of the site which are applicable to the requested variance.

I hereby affirm that if I am the property owner of record, or if the applicant is an organization or business entity, I have been authorized to represent the owner, organization, or business in this application. I certify the proceeding information is complete and accurate, and it is understood that I or another representative should be present at all meetings concerning this application.

Further, I understand that in accordance with Texas Local Government Code, Section 211.011, a person aggrieved by a decision of the Zoning Board of Adjustment may present to a district or county court, within ten (10) days after the date the decision is filed in the Board's office, a verified petition stating that the decision of the Board is illegal in whole or in part, and specifying the grounds of the illegality.

Signature: Debbie Kenkel

Date 7/21/14

Printed Name: Debbie Kenkel

To be completed by Staff:

Meeting Date: Aug 5, 2014

Application Deadline: 7-21-14

Accepted By: WA

Date 7-21-14

APPLICATION FOR CITY OF TAYLOR ZONING VARIANCE

1. What particular physical conditions or characteristics make the property unique compared to others in the same neighborhood or zoning district?

Other homes in neighborhood have carports/garages that extend the same or similar distance from set backs

2. Were the conditions or characteristics listed in Question #1 caused by the property owner or applicant?

NO

3. If the conditions or characteristics were caused by the owner or applicant, could the use of the property be enjoyed in the current zoning district without the requested variance?

Yes

APPLICATION FOR CITY OF TAYLOR ZONING VARIANCE

4. What difficulty or unnecessary hardship would result (not just an inconvenience) if the variance were not granted?

Our vehicles would be subject to the weather elements such as hail, strong storms, extreme hot sun etc.

5. Is the amount of variance requested the minimum necessary to meet the needs of the applicant or property owner?

yes

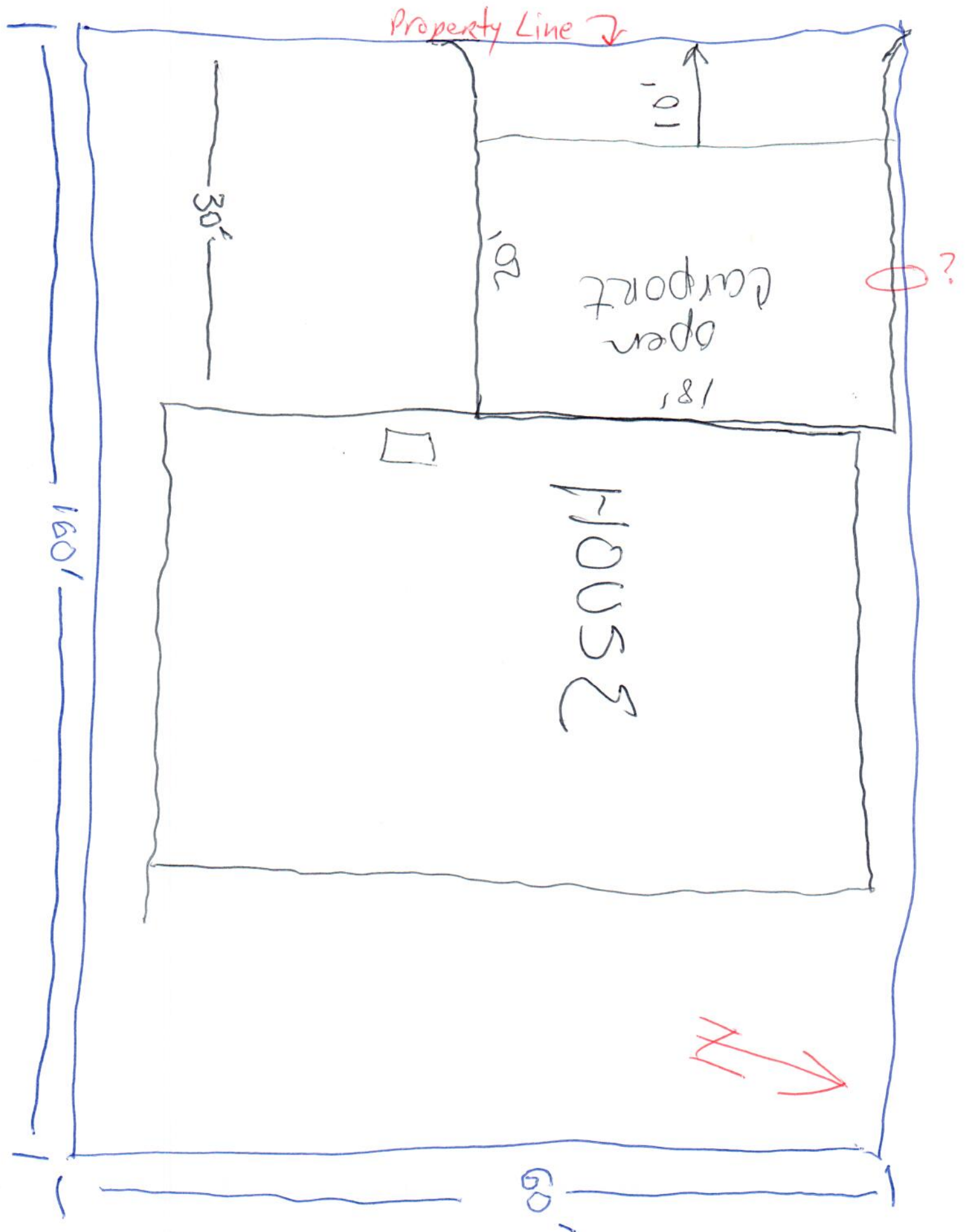
6. To what extent is the request for a variance based upon a desire of the owner, occupant, or applicant for increased financial gain from the property, or to reduce an existing financial hardship?

none

7. What affect, if any, would the variance have on the rights of owners or occupants of surrounding property, on the supply of light or air to adjacent property, on traffic or parking congestion in the public streets, on public safety, and on property values within the neighborhood?

none

1706 DAVIS





TAYLOR
THE ZEST OF TEXAS

July 22, 2014

**NOTICE OF HEARING FOR
ZBA CASE #14-04 ON
AUGUST 5, 2014
6 P.M.**

Dear Property Owner:

You received this notice because you own property within 200 feet of 1706 Davis Street. The future owner of this property, Debbie Kenkel, requested a variance from the Taylor Zoning Ordinance to build a car port 10 feet from the front property line. The Zoning ordinance requires all improvements to be built a minimum of 25 feet from the front property line.

The City of Taylor is required to notify property owners within a 200 foot radius of 1706 Davis a minimum of ten calendar days prior to the hearing date. This notice serves as formal notice that the Taylor Zoning Board of Adjustment will hold a hearing on this request on:

**August 5, 2014
6 p.m.
400 Porter Street
Taylor Texas 76574**

For more information, please contact the City of Taylor at 512-365-3863 or email Bob van Til, Director of Planning and Development, at bob.vantil@taylortx.gov

MEMORANDUM

TO: Taylor Zoning Board of Adjustment

FROM: Bob van Til, AICP, CEcD
Director, Planning and Development Department

RE: Request for a Variance from the front setback requirements to place a carport at
1706 Davis Street.

DATE: July 25, 2014

Hearing Date

August 5, 2014

Applicant/Property Owner

Applicant: Debbie Kenkel (purchasing the property)

Property owner: Sulema Nabarette

Location/Address

1706 Davis Street

Development Objective

Variances for new Carport

Subdivision Legal Description & Size of the Lot

Lakeview 2nd Addition, Block 1, Lot 5

0.22 acres (approx.)

Variance Request:

Request for a variance from the front yard setback allowing the carport to be built 10 ft. from the property line as opposed to 25 feet.

Code Sections

Zoning Ordinance, Section 2.7

Reason for Variance

See Application

Current Zoning

R1 - residential

Zoning of Surrounding Property:

North: R1

South: R1

West: R1

East: R1

Current Land use

Single Family

Land Use of Surrounding Property

North: single family residential

South: single family residential

West: single family residential

East: single family residential

Physical conditions or characteristics that make this property unique compared to others in the same neighborhood or in the same zoning.

N/A

Future Land Use Map Shows

Single Family

Platting Information

All improvements are located on a single lot.

Right of Way Width

Davis Street has 50 feet of right of way.

Future right of way

The City's Future Thoroughfare shows that David Street will eventually be expanded to a 60 to 70 foot collector. Additional ROW may need to be obtained to implement this plan.

Utilities

Water: in Davis Street

Sewer: in Davis Street as well as in the rear of the property

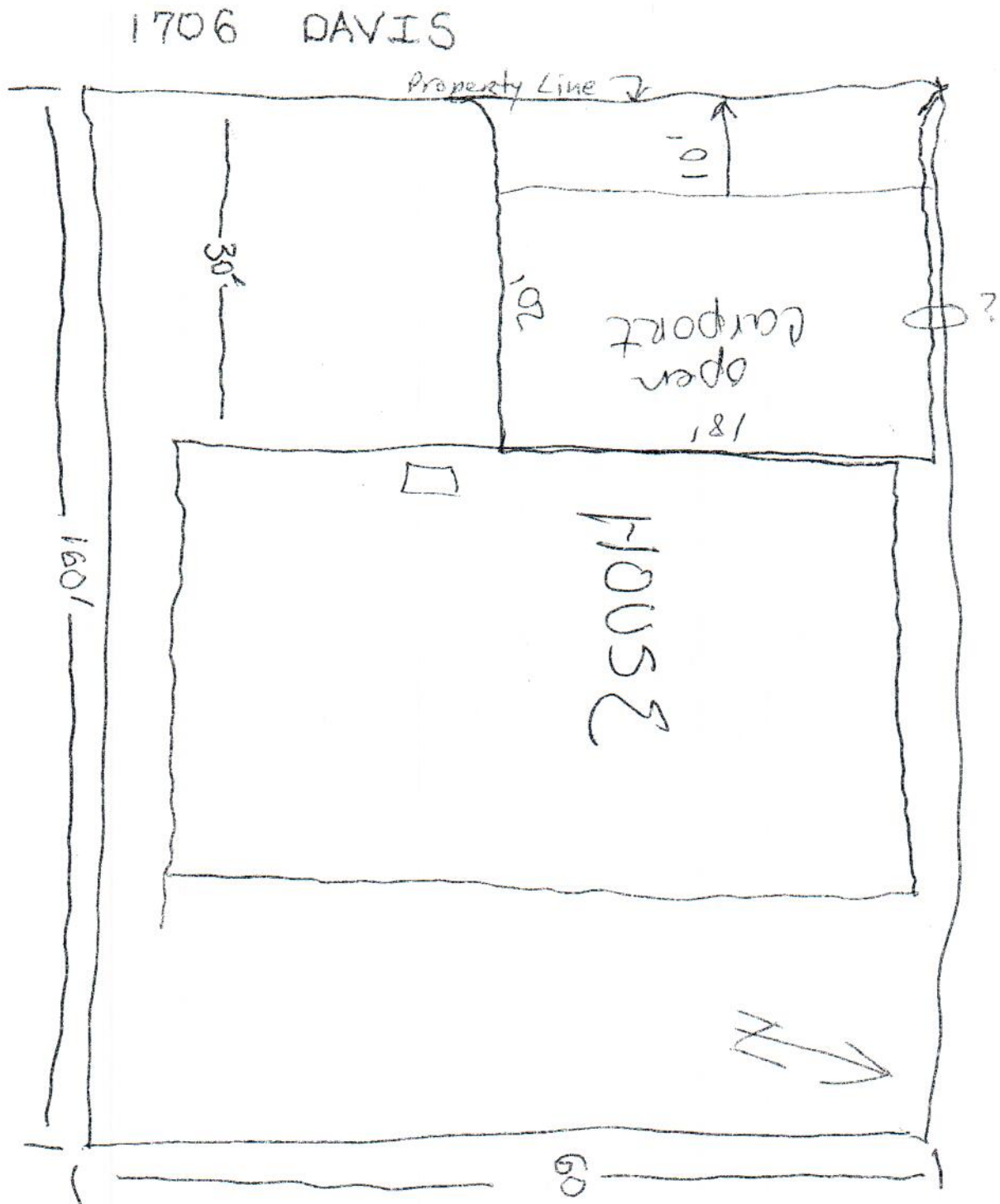
Electrical: Overhead in Davis Street

Gas: Available

Photos of Site:



Site Plan:



None as of the writing of this memo.

Staff's recommendation is denial of this application. Not granting the variance would not prevent the owner from any reasonable use the property.

The Board shall have the power to authorize upon appeal in specific cases such variance from the terms of this Ordinance where a literal enforcement of the provisions of this Ordinance will result in unnecessary hardship, not solely for financial gain, including the following:

Permit a variance in the setback requirements of any district where there are unusual and practical difficulties or unnecessary hardships in the carrying out of these provisions due to an irregular shape of the lot, topographical or other

conditions, provided such variance will not seriously affect any adjoining property or the general welfare.

7.4.3.2.

Authorize upon appeal, whenever a property owner can show that a strict application of the terms of this Ordinance relating to the use, construction or alterations of buildings or structures or the use of land will impose upon him unusual and practical difficulties or particular hardship, such variances from the strict application of the terms of this Ordinance as are in harmony with its general purpose and intent, but only when the Board is satisfied that a granting of such variation will not merely serve as a convenience to the applicant, but will alleviate some demonstrable and unusual hardship or difficulty.