

NOTICE OF A REGULAR BOARD OF ADJUSTMENT
VIA TELEPHONE/VIDEO CONFERENCE



**City of Willow Park
Board of Adjustment
Regular Meeting Agenda
Municipal Complex
516 Ranch House Rd, Willow Park, TX 76087
Thursday, July 30, 2020 at 6:30 p.m.**

NOTICE IS HEREBY GIVEN in accordance with order of the Office of the Governor issued March 16, 2020, the Board of Adjustment Commission of the City of Willow Park will conduct, Regular Meeting scheduled for 6:30 pm, such meeting to be conducted Virtual meeting via video conference, hosted through ZOOM ONLY, on July 30, 2020, in order to advance the public health goal of limiting face-to-face meetings (also called “social distancing”) to slow the spread of the Coronavirus (COVID-19). There will be no public access to the location described above.

This Notice and Meeting Agenda, and the Agenda Packet, are posted online at WillowPark.org

The public dial-in number and meeting information to participate in the telephonic/video meeting is hosted through ZOOM, is as follows:

Join Zoom Meeting

<https://us02web.zoom.us/j/84387451823>

Meeting ID: 843 8745 1823

One tap mobile

+19292056099,,84387451823# US (New York)

+13126266799,,84387451823# US (Chicago)

Dial by your location

+1 929 205 6099 US (New York)

+1 312 626 6799 US (Chicago)

+1 301 715 8592 US (Germantown)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

Meeting ID: 843 8745 1823

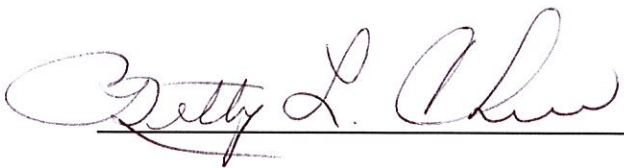
Find your local number: <https://us02web.zoom.us/j/kcFSjW3kha>

The public will be permitted to offer public comments telephonically on any agenda item and as permitted by the presiding officer during the meeting.

A recording of the telephone/video meeting will be made and will be available to the public in accordance with the Open Meetings Act within 24 hours, after the end of the meeting.

- I. Call meeting to order
- II. Determination of Quorum
- III. PUBLIC HEARING to consider a request for a variance to Sec. 14.06.005 (b)(6) to construct a covered porch in the front yard building setback on Lot 1, Block B, Squaw Creek Estates West Addition, City of Willow Park, Parker County, Texas, located at 3004 Old Ford Road.
- IV. Adjourn

I CERTIFY THAT NOTICE OF THIS MEETING WAS POSTED ON THE BULLENTIN BOARD OF THE MUNICIPAL BUILDING OF THE CITY OF WILLOW PARK ON THURSDAY, JULY 23rd, 2020 AT 5:00 P.M.

A handwritten signature in dark ink, appearing to read "Betty L. Chew", is written over a horizontal line.

Betty Chew
Director of Development Services

If you plan to attend this public meeting and you have a disability that requires special arrangements at this meeting, please contact Betty Chew, at (817) 441-7108 (ext 104) or by fax (817) 441-6900 at least two (2) working days prior to the meeting so that appropriate arrangements can be made.



City of Willow Park
City Hall 516 Ranch House Rd
Willow Park, TX 76087
(817) 441-7108

MEMORANDUM

June 4, 2020

To: Board of Adjustment
From: Betty Chew

RE: 3004 Old Ford Road – BOA – 2020-06-01

The applicant is requesting a variance to the 25' front building setback (per plat) on Old Ford Road. The applicants request is to extend the covered porch 10' to the front of the property. This is the only house in this block on this side of the street fronting on Old Ford Road. The proposed porch will not cause a site restriction.

CHAPTER 14 – ZONING REGULATIONS
Sec. 14.06.005 R-1 SINGLE FAMILY DISTRICT
(B)(6) – Front yard setback: Thirty (30) feet.

This request will require a variance to allow the covered porch to be constructed two (2) feet from the front property line.



City of Willow Park
516 Ranch House Road
Willow Park, Texas 76087
Phone: (817) 441-7108 · Fax: (817) 441-6900

CITY OF WILLOW PARK - BOARD OF ADJUSTMENTS
REQUEST FOR A VARIANCE

Request No. 2020-0691

Andrew
Telephone: (817) 692-1279

Name of Applicant: Frankie Manley

Email address: frankieandrew6@gmail.com

Address of Applicant: 3004 Old Ford Rd Willow Park TX 76087
Street City State Zip

Owner of Property: same

Telephone: ()

Email address: same

Address of Owner: same
Street City State Zip

Property location for variance: 3004 Old Ford Rd, Willow Park TX

Briefly explain why this variance is being requested: see Attached

Please explain (each item below should be fully explained on a separate sheet of paper providing as much detail as possible):

(a) Is the request for a variance owing to special condition inherent in the property itself?

(b) Is the condition one unique to the property requesting the variance?

(c) Is the condition self-imposed or self-created?

(d) Will a literal enforcement of the zoning ordinance result in an unnecessary hardship?

Frankie Manley 01-31-20
Signature of Applicant Date of Application

\$150.00
Filing Fee

02/25/2020

City Use

Ordinance involved: ZONING ORDINANCE SEC. 14.06.005(b)(4)

Why Referred to BOA: EXTENSION OF FRONT PORCH INTO BUILDING SETBACK.

Resolution: _____

Date: _____

01-30-2020

Description of request for variance at 3004 Old Ford Road, Willow Park, TX 76087

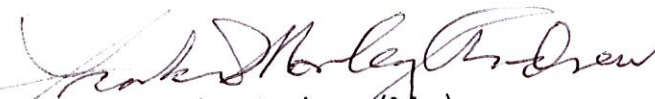
(1) In order to make my home wheelchair accessible, I am requesting approval for widening my porch and slanting the porch downward (I am 80 years old). The update would not change the distance from my home to the street. The porch would be slanted toward my driveway. There is currently a sidewalk that the porch would cover. *Please note there is a very high step from the sidewalk to the current porch and front door.

(2) I am requesting that a small upside down V be added to the roof to enhance the attractiveness of my home. (Drawing included with the application) The current roof is quite flat. I have hired a contractor who will do the work should you give me your approval.

(3) The home was built in 1972 and the survey shows it is a little closer to the street than some homes in the neighborhood. I purchased the home March 6, 2019. I was not informed of this until I was at the closing table. I am just trying to update the exterior and widen and slant the porch to make it wheelchair accessible.

I would appreciate your consideration of changes that would enhance the attractiveness of the neighborhood and make my home wheelchair accessible.

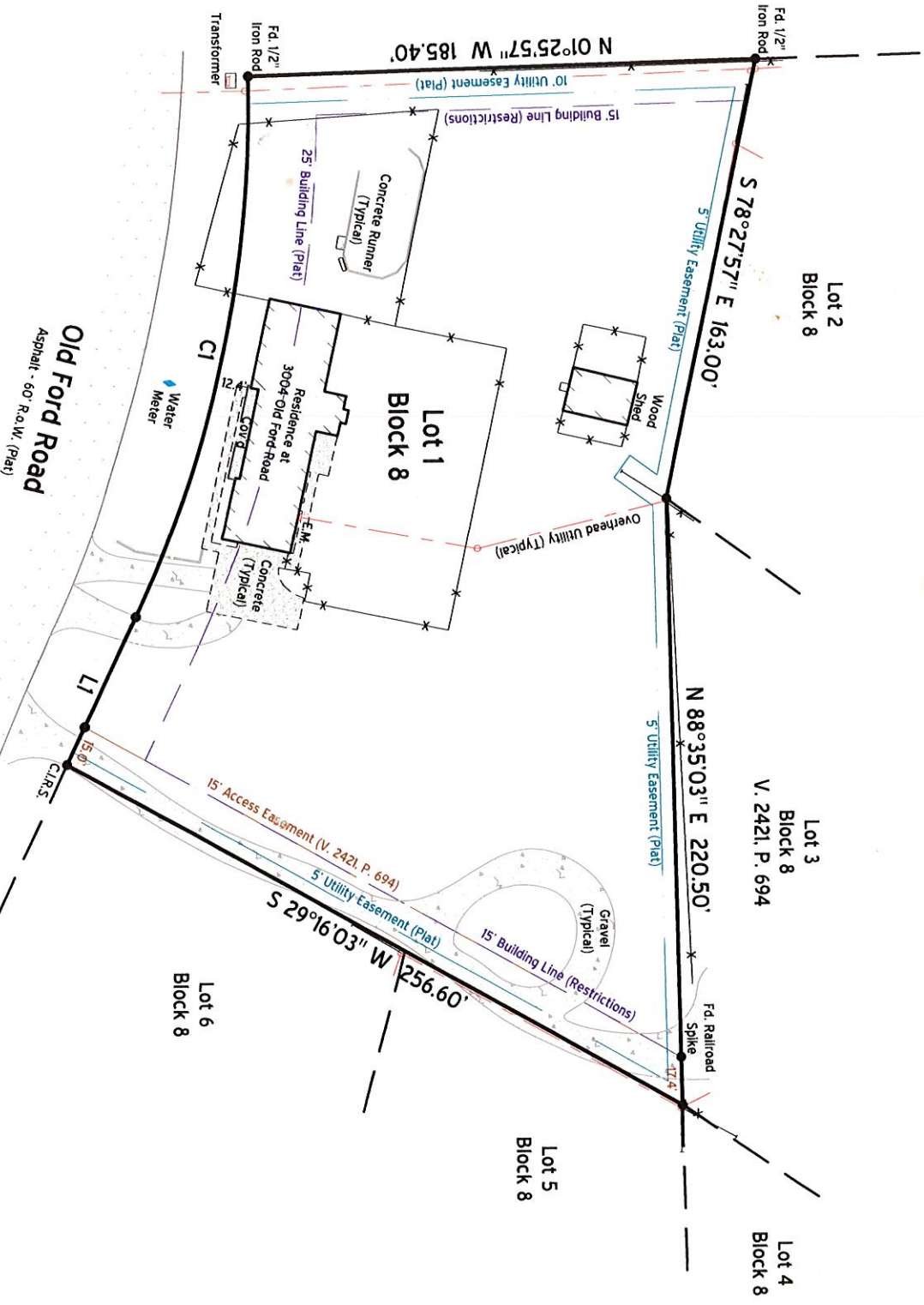
Sincerely,


Frankie Manley Andrew (Ms.)
3004 Old Ford Road
817-692-1479

NY

Line 1 - L1 Bearing: N 65°07'57" W Distance: 59.00'	Curve 1 - C1 Radius: 440.91' Arc Length: 202.50' Chord: N 78°15'43" W 200.73'
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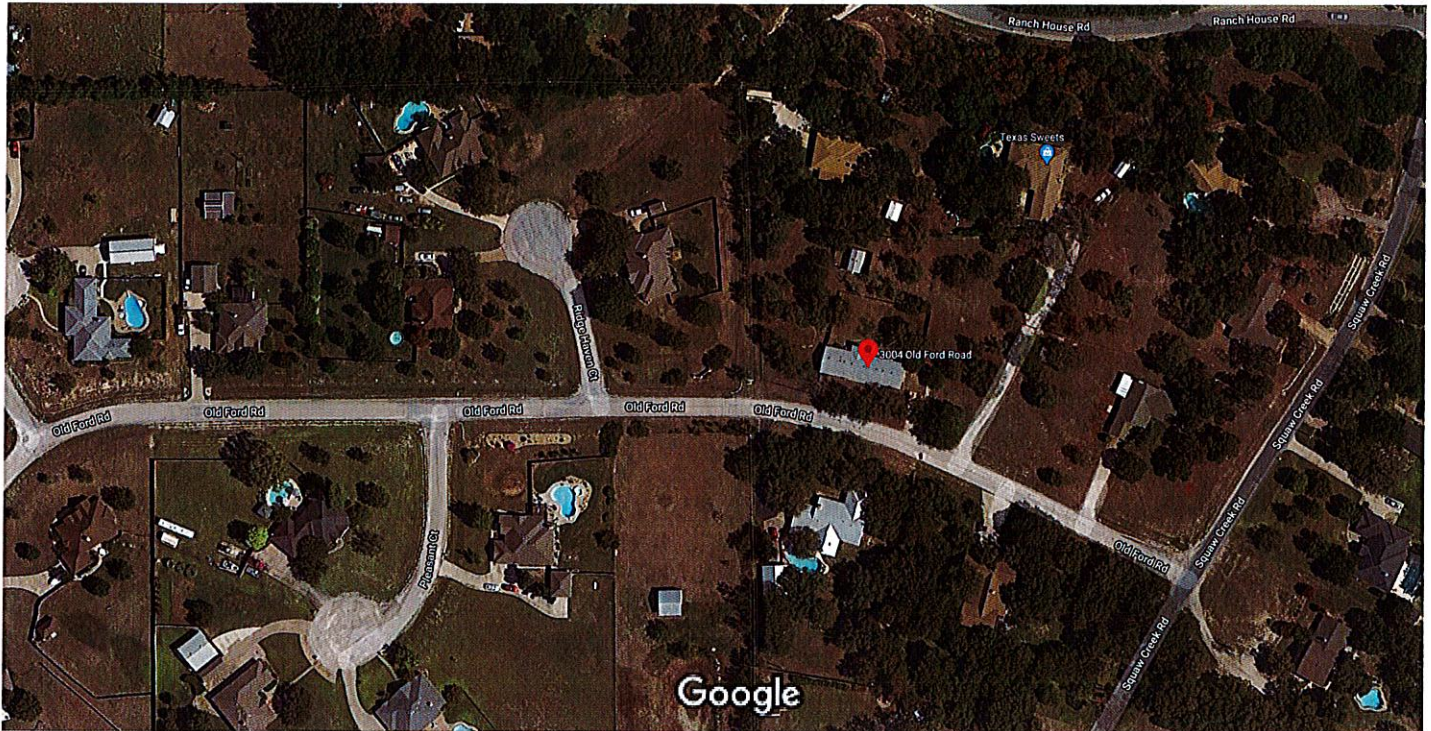
Lot 1
Block 1
RIDGE CREST ESTATES
PHASE 1
P.C. B. Sl. 135



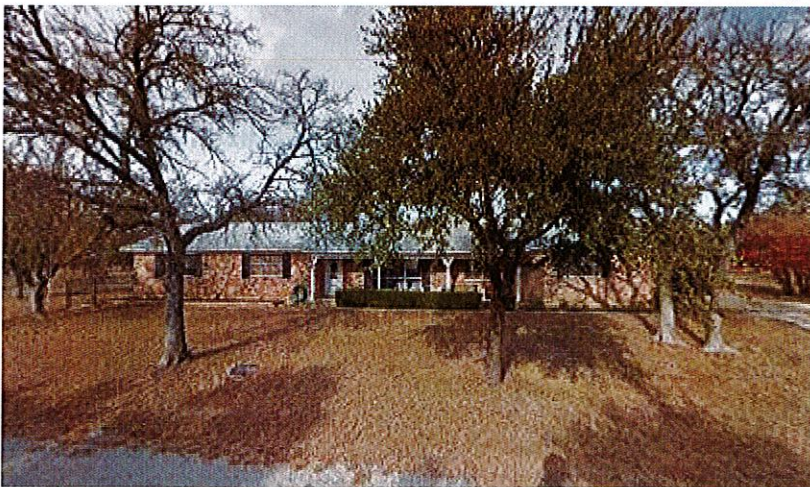
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BOA 2020-06-01

Google Maps 3004 Old Ford Rd



Imagery ©2020 Maxar Technologies, Map data ©2020 50 ft



3004 Old Ford Rd

Willow Park, TX 76087



Directions



Save



Nearby



Send to your
phone



Share

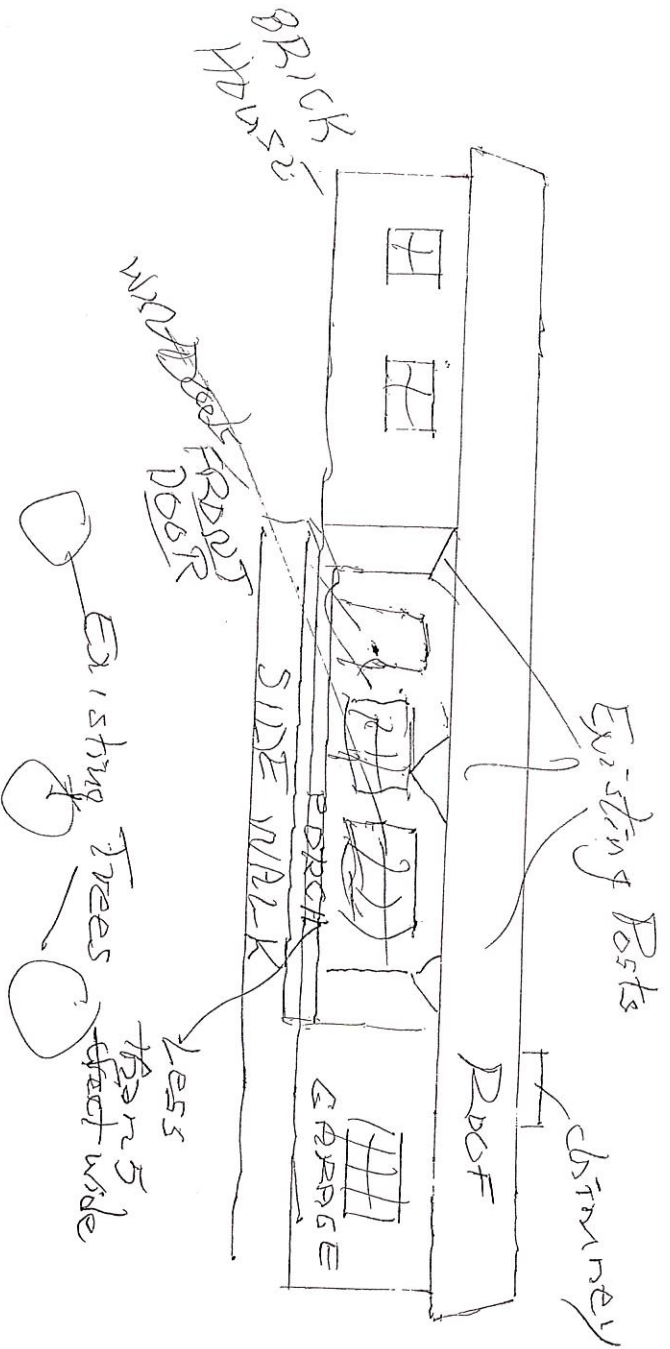
Photos

BOA 2020-06-01



NOW

3004 Old Ford Road
 Willow Park, CO 80877

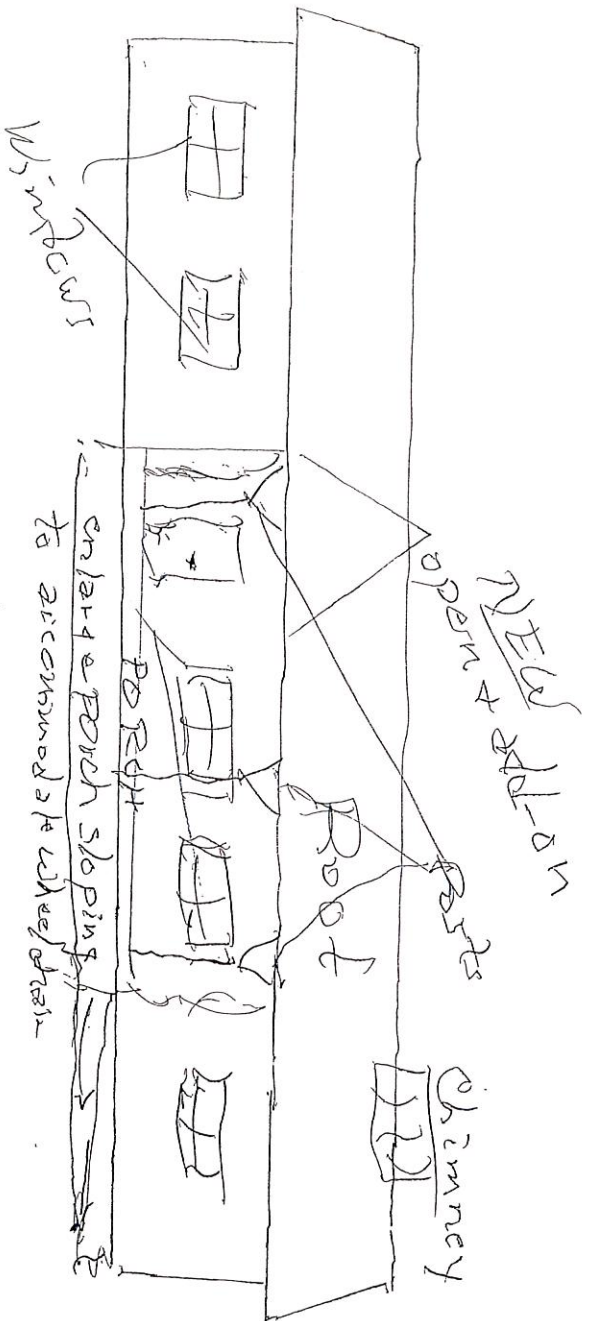


* House on 1.4 acres
 * Step-down from Porch = 6" from porch to ground
 * Floor = 6"

NOW

Nest Wheelchair Accessible

BNA 2020-06-01



enlarge
windows

enlarge with of porch from 5 to 10 ft.

~~10 ft~~

* Total step down of 1' would be flattened with alteration to porch

VARIANCE REQUEST
LOT 1, BLOCK, 8, SQUAW CREEK WEST
3004 OLD FORD ROAD

RYAN L & CAROL ARNOLD
3009 RANCH HOUSE RD
WILLOW PARK, TX 76087

CORY SMITH
100 RIDGE HAVEN CT
WILLOW PARK, TX 76087

JERRY D & CYNTHIA HALL
3005 RANCH HOUSE RD
WILLOW PARK, TX 76087

LORI HOLDER
103 RIDGE HAVEN CT
WILLOW PARK, TX 76087

ANGELA CASTLEBERRY
3001 RANCH HOUSE RD
WILLOW PARK, TX 76087

BILLY & ANGIE OWEN
101 RIDGE HAVEN CT
WILLOW PARK, TX 76087

PAMELA H MARCUM
835 ROBLE DR
MORGAN HILL, CA 95037

CURTIS & KRISTA HAWLEY
812 KINGSGATE RD
WILLOW PARK, TX 76087

JAMES & ELLEN LEGVOLD
3013 OLD FORD RD
WILLOW PARK, TX 76087

PAUL DANIEL STALLING
200 SQUAW CREEK RD
WILLOW PARK, TX 76087

Mailed 06/03/2020
Mailed 07/09/2020