

REGULAR MEETING OF THE BOARD OF ADJUSTMENT

516 RANCH HOUSE RD, WILLOW PARK, TX 76087

THURSDAY NOVEMBER 16TH, 2017 7:00 P.M.

AGENDA

- I. Call meeting to order
- II. Determination of Quorum
- III. Consider for Approval Minutes of September 14, 2017 meeting.
- IV. Public Hearing:
 - 1. Request from Bart and Dianna Snow for a variance to SEC. 14.06.005 "R-1" Single Family District to construct a 1,250 square foot accessory use on Lot 2 Block 4, Squaw Creek West Addition, City of Willow Park, Parker County, Texas, located at 3025 Mesa Rd.
 - A. Open Public Hearing
 - B. Close Public Hearing
 - C. Make Decision
- V. Adjourn

**MEETING OF THE BOARD OF ADJUSTMENT
516 RANCH HOUSE RD, WILLOW PARK, TEXAS 76087
THURSDAY, SEPTEMBER 14, 2017 AT 7:00 PM**

MINUTES

I. Call Meeting to Order @ 7:00 pm

II. Quorum Determination

Present: Chairwoman Lea Young, James Doss, Mike Barron, Cindi Neverdousky and Jay Atwood

III. Public Hearing

A. Discussion/Action:

Request from Randall Doran for a variance to Sec. 14.07.009 of the Zoning Ordinance to permit a 70 square foot off premise monument sign on a 9.911 acre tract in the B.B.B. & C.R. R. Co. Survey, Abstract 147, Parker County, City of Willow Park, Texas, located at 1701 Ranch House Road.

Board Member Barron declared a conflict of interest and did not participate in the discussion and vote.

Discussion on variance request:

Ted Shaw, - Squaw Creek Golf Club

Chairperson Young closed the discussion

Voting by Board

a. Is the request for a variance owing to special conditions inherent in the property itself?

Yea: 4

Nay: 0

Vote: 4-0

b. Is the condition unique to the property requesting the variance?

Yea: 4

Nay: 0

Vote: 4-0

c. Is the condition self-imposed or self-created?

Yea: 0

Nay: 4

Vote: 0-4

d. Will a literal enforcement of the Zoning Ordinance result in an unnecessary hardship?

Yea: 4

Nay: 0

Vote: 4-0

- e. Will the hardship prevent any reasonable use whatsoever?

Yea: 4

Nay votes: 0

Vote: 4-0

- f. Would the grant of the variance be contrary to the public interest?

Yea: 0

Nay: 4

Vote: 0-4

- g. Is the request within the spirit of the ordinance and does it further substantiate justice?

Yea: 4

Nay: 0

Vote: 4-0

Variance was granted.

B. Discussion/Action:

Request from Bart and Dianna Snow for a variance to Sec. 14.06.005 "R-1" Single – Family District to construct a 2,400 square for accessory building on Lot 2, Block 4, Squaw Creek West Addition.

Discussion on variance request:
Dianna Snow applicant.

Chairperson Young closed the discussion.

Voting by Board

- a. Is the request for a variance owing to special conditions inherent in the property itself?

Yea: 5

Nay: 0

Vote: 5-0

- b. Is the condition unique to the property requesting the variance?

Yea: 5

Nay: 0

Vote: 5-0

- c. Is the condition self-imposed or self-created?

Yea: 0

Nay: 5

Vote: 0-5

- d. Will a literal enforcement of the Zoning Ordinance result in an unnecessary hardship?

Yea: 5

Nay: 0

Vote: 5-0

- e. Will the hardship prevent any reasonable use whatsoever?

Yea: 5

Nay: 0

Vote: 5-0

- f. Would the grant of the variance be contrary to the public interest?

Yea: 0

Nay: 5

Vote: 0-5

- g. Is the request within the spirit of the ordinance and does it further substantiate justice?

Yea: 5

Nay: 0

Vote: 5-0

The variance was granted.

C. Discussion/Action:

Request from Christ Chapel Bible Church for a variance to Sec. 14.07.007 of the Zoning Ordinance for the maximum area for a freestanding on-premise sign in the C/I-20 Overlay District being a 22.077 acre tract in the J.C. Rider Survey, Abstract 2503, Parker County, City of Willow Park, Texas located at 3910 W. I-20 Service Road.

Discussion on variance request:

Rick Neaves - Christ Chapel

Chairperson Young closed the Discussion.

Voting by Board

- a. Is the request for a variance owing to special conditions inherent in the property itself?

Yea: 5

Nay: 0

Vote: 5-0

- b. Is the condition unique to the property requesting the variance?

Yea: 5

Nay: 0

Vote: 5-0

- c. Is the condition self-imposed or self-created?

Yea: 0

Nay: 5

Vote: 0-5

- d. Will a literal enforcement of the Zoning Ordinance result in an unnecessary hardship?

Yea: 5

Nay: 0

Vote: 5-0

- e. Will the hardship prevent any reasonable use whatsoever?

Yea: 5

Nay: 0

Vote: 5-0

- f. Would the grant of the variance be contrary to the public interest?

Yea: 0

Nay: 5

Vote: 0-5

- g. Is the request within the spirit of the ordinance and does it further substantiate justice?

Yea: 5

Nay: 0

Vote: 5-0

The variance was granted.

IV. ADJOURN @ 8:00 p.m.

With no further business the meeting adjourned at 8:00 p.m



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. 2017-11-01

Name of Applicant: Bart & Dianna Snow Telephone: (817) 269-3853

Email address: snowpeople9@hotmail.com

Address of Applicant: 3025 Mesa Rd Willow Park Texas 76087
Street City State Zip

Owner of Property: Bart & Dianna Snow Telephone: (817) 269-3853

Email address: snowpeople9@hotmail.com

Address of Owner: 3025 Mesa Rd Willow Park Texas 76087
Street City State Zip

Property location for variance: 3025 Mesa Rd Willow Park Texas 76087

Briefly explain why this variance is being requested: Travel Trailer Cover approx 25X50 (apprx 1,250sq ft)

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? Yes

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

(c) Is the condition self-imposed or self-created? No

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

Dianna Snow
Signature of Applicant

10-17-17
Date of Application

\$150.00
Filing Fee

City Use

Ordinance involved: accessory building sq footage

Why Referred to BOA: exceeds sq ft for property

Resolution: _____

Date: _____



City of Willow Park
516 Ranch House Rd., Willow Park, TX 76087
Phone: (817)441-7108 Fax: (817)441-6900

Memorandum

November 7, 2017

To: Board of Adjustment

From: Betty Chew

RE: 3025 Mesa Road – BOA2017-11-01

The applicant requests a variance to the maximum area allowed for accessory uses in the R-1 "Single Family District". The applicants want to construct a (25' X 50') 1,250 square foot carport for their travel trailer at their residence at 3025 Mesa Road.

CHAPTER 14 – ZONING REGULATIONS

ARTICLE 14.03 – ESTABLISHMENT OF REGULATIONS AND RESTRICTIONS

Sec. 14.03.007 - ACCESSORY BUILDING AND USE REGULATIONS

R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT (40,000 sq/ft or larger):

- A. The combined area of all accessory buildings on a lot shall be no greater than fifty percent (50%) of the residence. Gutters and downspouts are required on all accessory buildings larger than two hundred (200) square feet.

The Snow's residence is 3,326 square feet. The Accessory Building and Use Regulations will permit a 1,663 square foot accessory building and use.

The Snow's requested and were granted, by the Board of Adjustment, on September 14, 2017, a variance of 737 square feet, to construct a (40' X 60') accessory building.

This request will require a variance for an additional structure and a variance of 1,250 square feet area.

Due to circumstances we were not able to discuss our intent to build a cover over our Toyhauler RV at the September 14, 2017 BOV meeting.

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

Our plans when moving to Willow Park 10 years ago were to build an accessory building, to widen our driveway and to add a cover for a RV trailer which we planned to purchase closer to retirement.

(the trailer was purchased in September of 2016) As this cover would be situated to the side and back of the widened drive, it would not be as noticeable as it would be in the middle of the driveway with a big brown bag covering it. Thereby having a more aesthetically pleasing look for the neighborhood and protecting our neighbors interest and the surrounding properties as well.

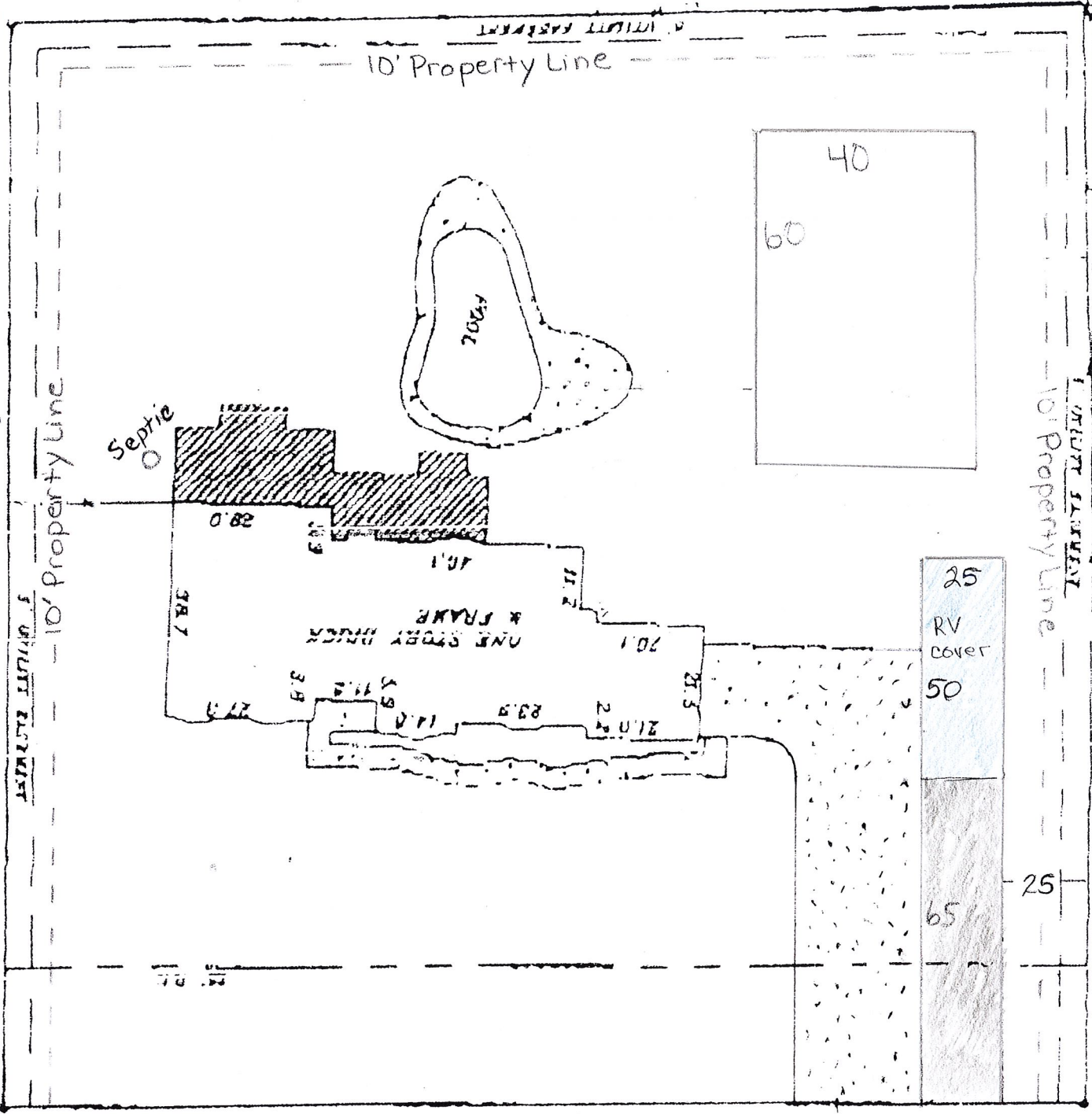
(B) Is the condition one unique to the property requesting the variance? Yes

Our property is within an established neighborhood and approximately one acre. By widening the drive and putting a cover over the back portion of it, the trailer could be stored to the side and back of our property and would not be quite as noticeable thereby protecting our neighbors interest as well as our own. We have spoken with our neighbors about the cover and obtained approval signatures of said neighbors. (These are copies of the original signatures when requesting the accessory building)

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

We purchased this house and property because of the location and the knowledge at that time that we would be able to build an accessory building and after widening our drive put a cover over an RV. We have done extensive work on the house & landscaping at great expense in preparing for retirement. Should we not be able to do all of these things we would we would need to move and as my husband is now retired, this would prove a difficult and financial burden. We truly like our neighbors and the community and don't wish to move.

FRONT CORNER



3025 MESA ROAD

- RV covered Drive
- Add drive

BDA-2017-11-01



08.01.2017

As witnessed by our signatures below, we the surrounding neighbors of Bart & Dianna Snow, whom live at 3025 Mesa Rd, Willow Park, Texas, after having explained their plans, do not have any objections to their building an accessory building and RV covered drive on their property.

	<u>Name</u>	<u>Address</u>
1.	THOMAS LUBISOHER	3017 MESA RD WILLOW PARK 76087
2.	JEANIE JENNINGS	3017 MESA RD WILLOW PARK TX 76087
3.	Robert Walker	3020 Mesa Rd Willow Park
4.	Brandi Walker	3020 Mesa Rd, Willow Park 76087
5.	James Lloyd Jr	3024 Mesa Rd Willow Park
6.	Suzanne Lloyd	3024 Mesa Rd Willow Park 76087
7.	John Peterson	412 Verde Rd Willow Park, TX 76087
8.	Teri J. Peterson	412 Verde RD. Willow Park TX 76087
9.	Cathy Guinn	3032 Yucca Rd Willow Park
10.	Aimee Suzow	3028 YUCCA RD WILLOW PARK TX
11.	Eric Suzow	3028 Yucca Rd Willow Park TX
12.	JANICE BURNS (15 Ft min from PROPERTY LINE)	3036 YUCCA RD WILLOW PARK TX
13.	Vianey Alvarado	3021 Mesa Rd. Willow Park TX
14.	Enrique Alvarado	3021 Mesa Rd Willow Park TX 76087

As Witnessed by our signatures below, we the surrounding neighbors of Bart and Dianna Snow, whom live at 3025 Mesa Rd, Willow Park Tx, after having explained their plans, do not have any objections to their building an accessory building and RV covered drive on their property.

	<u>Name</u>	<u>Address</u>
15.	Chris & Peggy Farley Chris & Peggy Farley	3016 Mesa Willow Park
16.		
17.		
18.		
19.		
20.		
21.		
22.		
23.		
24.		
25.		