

## **NOTICE OF MEETING**

**NOTICE IS HEREBY GIVEN THAT THE BOARD OF ADJUSTMENT WILL MEET IN A REGULAR SESSION IN THE SENATOR FLORENCE SHAPIRO COUNCIL CHAMBERS LOCATED AT 1520 K AVENUE, PLANO, TEXAS AT 3:00 P.M. TUESDAY, DECEMBER 10, 2019.**

---

The Board of Adjustment may convene into Executive Session pursuant to Section 551.071 of the Texas Government Code to consult with its attorney regarding posted items in the regular meeting.

### **PUBLIC COMMENTS:**

1. The Board of Adjustment will hear comments of public interest. Time constraints may be directed by the Chair of the Board of Adjustment. Specific factual information, explanation of current policy, or clarification of Board of Adjustment authority may be made in response to an inquiry. Any other discussion or decision must be limited to a proposal to place the item on a future agenda.

### **APPROVAL OF MINUTES:**

2. November 12, 2019 meeting.

### **ZONING VARIANCE REQUEST:**

#### **3. Variance #19-21Z 1716 17<sup>TH</sup> St.:**

A request to vary from Subsection 9.600 (.3) of Division 2, Article 9, Zoning Ordinance No. 2015-5-2 as amended, for an encroachment for a home built prior to May, 1987. The applicant is requesting a variance of 3 feet 8 inches from the required 25 foot minimum front yard, resulting in a setback of 21 feet 4 inches from the front property line. Variance is requested by homeowner Jeff Croson.

#### **4. Variance #19-22Z 5609 Banister Ct.:**

A request to vary from Subsection 20.200 (.1) of Division 4, Article 20, Zoning Ordinance No. 2015-5-2 as amended, to allow a fence in the required front yard to exceed the allowed overall height of 40 inches by 44 inches for a total height of 84 inches (7 feet). Variance is requested by homeowner Joe K West.

#### **5. Variance #19-23Z 3508 Steven Dr.:**

A. A request to vary from Subsection 9.600 (.3) of Division 2, Article 9, Zoning Ordinance No. 2015-5-2 as amended to:

- i. Allow an existing garage, in the backyard, a variance of 5.9 feet to the required 10 foot minimum rear yard, resulting in a setback of 4.1 feet from the rear property line.
- ii. Allow an encroachment for a home built prior to May, 1987. The applicant is requesting a variance of 2.2 feet from the required 30 foot minimum front yard resulting in a setback of 27.8 feet from the front property line.

B. A request to vary from Subsection 13.900 (B.)(iii.) of Division 2, Article 13, Zoning Ordinance No. 2015-5-2 as amended to, allow an existing arbor in the backyard a variance of .7 feet to the required 3 foot minimum setback resulting in a setback of 2.3 feet from the rear property line.

C. A request to vary from Subsection 13.900 (B.) (.3) (A.) of Division 2, Article 13, Zoning Ordinance No. 2015-5-2 as amended to, allow a carport to exceed the allowed 24 feet on its longest dimension by 6 feet for an overall length of 30 feet. Variances requested by homeowner Brian Hutson.

**SIGN VARIANCE REQUEST:**

**6. Variance #19-24S 3960 Legacy Dr.:**

- A. A request to vary from Subsection 22.300 (.2) (E) of Division 4, Article 22, Zoning Ordinance No. 2015-5-2 as amended to:
  - a. Allow an institution sign a variance of 7.83 feet to the required 8 foot setback from the front property line (or any property line adjacent to a street) resulting in an overall setback of .17 feet.
  - b. Allow an onsite directional sign a variance of 6.08' to the required 8 foot setback from the front property line (or any property line adjacent to a street) resulting in an overall setback of 1.92 feet.
- B. A request to vary from Subsection 22.300 (.2) (I) (ii.) of Division 4, Article 22, Zoning Ordinance No. 2015-5-2 as amended to:
  - a. Allow an onsite directional sign a variance of 6.42 feet to the required 30 foot separation distance from any other signs, including other directional sign and other signs resulting in a separation distance of 23.58 feet. Variance requested by property owner, Gorgee, LLC. DBA Medco ER LLC. Represented by Amy McMahon with Turner Sign Systems.

**OTHER:**

- 7. Items for future Agenda.

**Council Liaisons: Mayor Pro Tem Rick Smith and Lily Bao.**

Municipal Center is wheelchair accessible. A sloped curb entry is available at the main entrance facing Municipal/L Ave., with specially marked parking spaces nearby. Access and special parking are also available on the north side of the building. The Senator Florence Shapiro Council Chambers are located on the first floor. Requests for sign interpreters or special services must be received forty-eight (48) hours prior to the meeting time by calling the Building Inspection Department at 972-941-7140.