



# VAR Case 25-343

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PRESENTED TO ZBOA- 12.18.25

DEVELOPMENT SERVICES

# VAR – 725 Wyche

## Location:

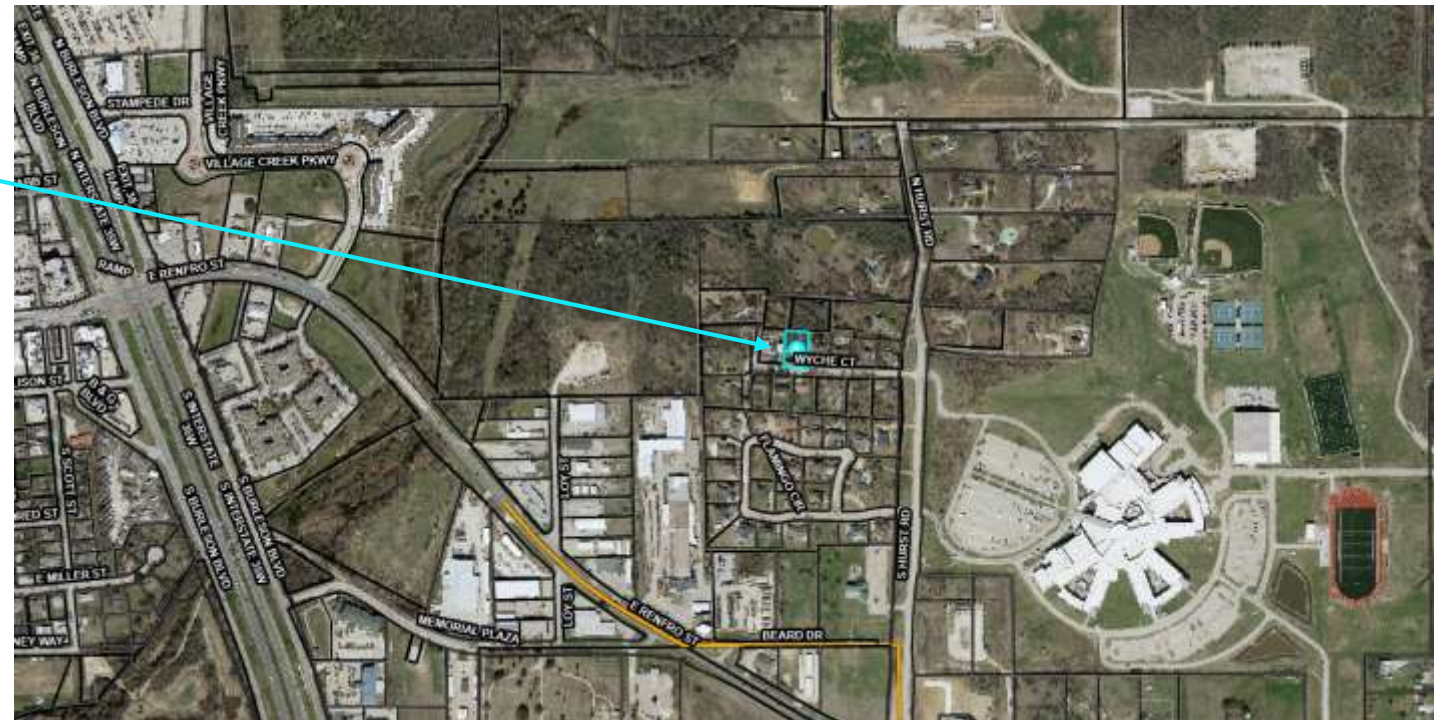
- 725 Wyche

## Applicant:

- Dana Hopson



## Item for consideration:

An appeal of staff's determination that an accessory structure permit for a carport cannot be issued as proposed by the applicant.



## Site History

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- October 6, 2025 – Application was submitted for an accessory structure for a carport that was built without a permit.
  - October 13, 2025 – Staff determined that the structure was non-conforming and a permit could not be issued.
  - November 24, 2025 – Applicant applied for a variance.
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- Existing permitted carport. 
  - Carport variance applied for. 

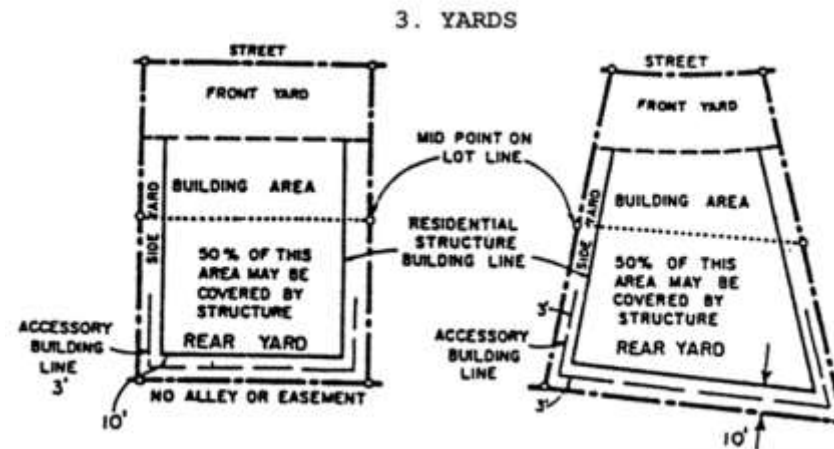
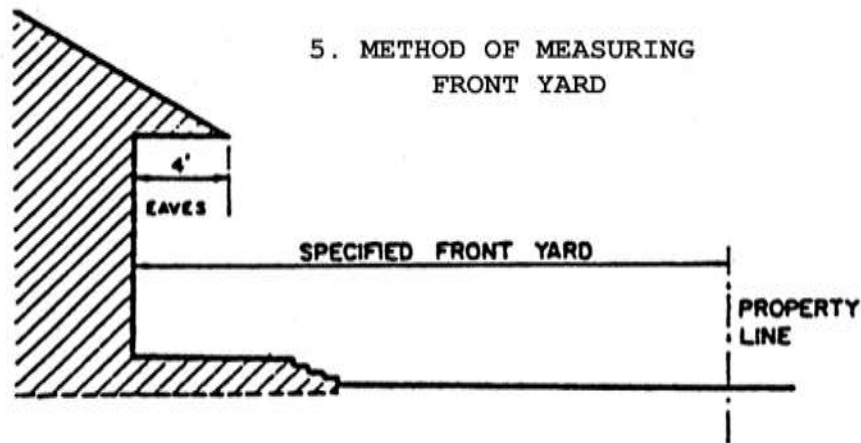




## Staff Findings

*Detached accessory buildings shall be located in the area defined as the rear yard of the lot. Sec 132-115(a), Appendix B, Code of Ordinances.*

*The location of the detached carport (shown in red) is within the front yard of the property as measured by Illustration 5 from Appendix 17-100, Code of Ordinances, and not the rear yard as shown in Illustration 3 from Appendix 17-100, Code of Ordinances.*



## Staff Findings

*A Font and Rear Yard are defined in Section 50-105, Appendix B, Code of Ordinances as:*

**Yard, Front.** *A yard adjoining a public street extending across the front of a lot between the side lot lines and from the main building to the front lot or street line with the minimum horizontal distance between the street line and the main building line as specified for the distance in which it is located.*

**Yard, Rear.** *A yard, extending across the rear of a lot between the side lot lines, having a depth between the building and the rear lot line as specified in the district in which the lot is situated.*

The SF10 zoning regulations, Section 56-120, Appendix B, Code of Ordinances requires the following:

- Depth of front yard: 25 feet minimum

The closet point of the detached carport to the property line is approximately 15 feet



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## Public Hearing Notice:

- Public notices were mailed to property owners (based on current JCAD records) within 200 feet of subject property.





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## Staff Recommendation:

Staff is unable to approve the applicant's request due to staff's interpretation that the accessory structure is non-conforming to Appendix B, Section 132-115(a)



Option  
1

Concur with staff's findings and interpretations, which would mean the building permit will not be issued.

Option  
2

Concur with staff's determination that the accessory structure is non-conforming, however authorize in specific cases a variance from the terms of a zoning ordinance if the variance is not contrary to the public interest and, due to special conditions, a literal enforcement of the ordinance would result in unnecessary hardship, and so that the spirit of the ordinance is observed and substantial justice is done.

Option  
3

Approval the request as proposed by the applicant and find that the structure is not nonconforming and that a permit could be issued as requested.



# Questions / Comments

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