

# Board of Adjustment

## STAFF REPORT



**SUBJECT:** Case No.: V2020-006

Applicant Sheri Nichols is requesting a Variance from Section 154.05.3.D.8.b of the Stephenville Zoning Ordinance, for property located at 102 Byron, being Lot 2, Block 2, of the Spring Branch Addition to the City of Stephenville, Erath County, Texas.

**MEETING:** Board of Adjustment - 12 November 2020

**DEPARTMENT:** Board of Adjustment

**STAFF CONTACT:** Karen Wilkerson

### BACKGROUND:

Applicant Sheri Nichols is purchasing the property and is requesting a variance of an approximate 200 square foot reduction. The adjacent property, built in 1985, has a main area of 1,183 square feet. 107 Byron, built in 1987, has a main area of 1,602 square feet. 109 Byron, built in 1987, has a main area of 1,180 square feet.

### CURRENT ZONING:

(R-1) Single-Family Residential District

### FUTURE LAND USE:

(R-1) Single-Family Residential District

### WATER:

The property is served by a 16" city water main.

### SEWER:

The property is served by a 6" sanitary sewer main.

### HEIGHT, AREA, YARD AND LOT COVERAGE REQUIREMENTS:

1. **Maximum density:** One dwelling unit per lot
2. **Minimum lot area:** 7,500 sq. ft.
3. **Minimum lot width and lot frontage:** 75 feet
4. **Minimum lot depth:** 100 feet
5. **Minimum depth of front setback:** 25 feet
6. **Minimum depth of rear setback:** 25 feet
7. **Minimum width of side setback:**
  - a. **Internal lot:** (7) seven feet
  - b. **Corner lot:** 25 feet from intersecting side street
8. **Building size:**
  - a. **Maximum main building coverage as a percentage of lot area:** 40%
  - b. **Minimum area of main building:** 1,500 sq. ft.
9. **Accessory buildings:**
  - a. **Maximum accessory buildings coverage of rear yard:** 30%
  - b. **Maximum number of accessory buildings:** two (2)

- c. **Minimum depth of side setback:** five (5) feet
  - d. **Minimum depth of rear setback:** five (5) feet
  - e. **Minimum depth from the edge of the main building:** 12 feet
10. **Maximum height of structure:** 35 feet

**VARIANCE:**

Section 154.21.1.I

1. A variance from the literal enforcement of the Zoning Ordinance in order to achieve a reasonable development of the property. Whenever owing to exceptional and extraordinary conditions, the literal enforcement of the zoning regulations will result in unnecessary hardship in the development of the property, an appeal for a variance may be filed with the Board of Adjustment.

2. When a property owner can show that a strict application of the terms of this ordinance relating to the use, construction or alteration of buildings or structures or the use of land will impose upon him or her practical difficulties or particular hardship, the Board may consider and allow variations of the strict application of the terms of this ordinance if the variation are in harmony with the general purpose and intent of this ordinance, and the Board is satisfied, under the evidence heard by it, that a granting of the variation will not merely serve as a convenience to the applicant, but will alleviate some demonstrable hardship or difficulty so great as to warrant a variation from the Zoning Regulations.

3. The Board may authorize a variance where by reason of exceptional narrowness, shallowness, or shape of specific piece of property of record at the time of the adoption of this ordinance, or by reason of exceptional situation or condition of a specific piece of property, the strict application of a provision of this ordinance would result in peculiar and exceptional practical difficulties and particular hardship upon the owner of the property and amount to a practical confiscation of the property as distinguished from a mere inconvenience to the owner, provided the variation can be granted without substantial detriment to the public good, and without substantially impairing the general purpose and intent of the comprehensive plan as established by the regulations and provisions contained in this ordinance.

(a) Papers required. An appeal for a variance shall include:

1. A site plan, drawn to scale, showing the location and dimension of the lot and of all existing and proposed improvements:

a. When an appeal is based upon hardship resulting from sharp changes in topography or unusual terrain features, the site plan shall

include topographic information related to known base points of surveys, and profiles of the particular problem involved, including relationship to topographic features of adjoining properties.

b. When an appeal is submitted for variance of side yard or rear yard requirements, the applicant shall provide the same information for

the properties adjoining the common lot line as may be applicable to the appealed requirements.

c. When an appeal is submitted for a variance from front yard setback, or for side yard setback on aside street, the applicant shall furnish a strip map showing the setback of main walls of all buildings on the same side of the street within a distance of 200 feet of the applicant's property.

2. A statement of facts and reasons why the Zoning Regulations should not be applied to the property in question and how the standards governing the Board's action would be satisfied; and

3. A statement by the Enforcing Officer citing the reasons for refusing to issue a permit under the plans submitted.

(b) Basis for action.

(1) Before acting on an appeal for variance the Board shall consider:

a. The facts filed with the application;

- b. The testimony presented at the public hearing on the appeal;
- c. The City Staff's technical report on the appeal; and d. The Board's findings in its field inspection of the property.

(2) The Board may grant an appeal, subject to such terms and conditions as it may fix, provided

#### **ALTERNATIVES:**

1. Recommend approval of Variance Request to city council
2. Recommend approval of Variance Request with modification to city council
3. Recommend denial of Variance Request to city council

#### **ATTACHMENTS:**