



Wylie Zoning Board of Adjustment

AGENDA REPORT

Meeting Date:	<u>July 19, 2021</u>	Item Number:	<u>4</u>
Department:	<u>Planning</u>	Case Number:	<u>2021-08</u>
Prepared By:	<u>Kevin Molina</u>	Project Location:	<u>2924 Montague Trail</u>
Date Prepared:	<u>May 27, 2021</u>	Subdivision Name:	<u>Cimarron Estates</u>
		Exhibits:	<u>Locator Map, Survey, Elevation, Notification Map, Comments</u>

Subject

Hold a Public Hearing to consider and act upon a request by Devin Runwicz for a variance to Section 2.5 of the Zoning Ordinance to allow for reduced rear setbacks, reduced roof slope, an increased maximum height, and increased lot coverage of an accessory structure. Property located at 2924 Montague Trail. **ZBA 2021-08**

Discussion

Applicant: Devin Runewicz

Owner: Devin Runewicz

The subject property is located at 2924 Montague Trail and is currently zoned Single Family 10/24 (SF 10/24).

The applicant is requesting variances to allow for the placement of a 750 sq.ft. detached garage with reduced rear setbacks of 5' in lieu of 10', an increased maximum height allowance of 18' in lieu of 15', a minimum roof slope of 2:12 in lieu of 3:12 and an increased lot coverage of 9% in lieu of 5%.

Lot coverage, setbacks, and height limits on accessory structures are requirements designed to allow for household storage while protecting open space and neighborhood aesthetics.

The applicant is planning on installing a lift in the garage for the storage of classic cars.

Public comment forms were mailed to twenty-seven (27) property owners within 200 feet of this request, as required by State Law. At the time of posting two comment forms were returned in opposition and none in favor of the request.

The Board shall not grant a variance to the development code which:

- (1) Permits a land use not allowed in the zoning district in which the property is located; or
- (2) Is in the public right-of-way or on public property; or
- (3) Alters any definition of the development code; or
- (4) Is other than the minimum variance that will afford relief with the least modification possible to the requirements of the development code; or
- (5) Is based on physical conditions or circumstances of the property so general or recurring in nature as to reasonably make practicable the formulation of a general regulation to be adopted as an amendment to the development code; or
- (6) Is based exclusively on findings of personal or financial hardship.

In order to grant a variance to the development code the Board shall find that all the following have been satisfied:

- (1) That there are unique physical circumstances or conditions of the lot, or other exceptional physical condition particular to the affected property;
- (2) That because of these unique physical circumstances or conditions, the property cannot be reasonably developed or used in compliance with the provisions of the development code;
- (3) That due to such unique physical circumstances or conditions, the strict application of the development code would create a demonstrated hardship;
- (4) That the demonstrable hardship is not self-imposed;
- (5) That the variance if granted will not adversely affect the proposed development or use of adjacent property or neighborhood;
- (6) That the variance, if granted will not change the character of the zoning district in which the property is located;
- (7) That the variance, if granted is in keeping with the intent of the development code; and
- (8) That the variance, if granted, will not adversely affect the health, safety or welfare of the citizens of Wylie.

Approved By

Department Director

Initial

JH

Date

June 3, 2021