



Wylie Zoning Board of Adjustments

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: 2

Subject

Hold a Public Hearing to consider and act upon a request by Sean Wroble for a variance to Section 3-4 of the Zoning Ordinance to allow for a front setback of 17'8" in lieu of 25' for an attached carport. Property located at 1103 Cedar Lake Ct. (ZBA 2025-18).

Recommendation

Motion to approve or deny.

Discussion

OWNER: Sean Wroble

APPLICANT: Sean Wroble

The applicant is requesting a variance to Section 3-4 of the Zoning Ordinance to allow for front setbacks of 17'8" in lieu of 25'. The property is located at 1103 Cedar Lake Court and the purpose for the request is to allow for the construction of an attached unenclosed carport that measures approximately 420 sq.ft.

The purpose of the Zoning Ordinance restricting front setback requirements is to provide separation from the roadway and allow for sufficient parking area for driveways. In addition, setbacks exist for accessory type structures to protect property values.

The applicant believes the variance request has merit for the following reasons:

- There will be a minimal impact to the surrounding properties and roadway as the carport is unenclosed and the property is located on dead end street on a cul-de-sac with minimal traffic flow.
- The carport is to be constructed as an architectural addition to the main home with a matching roof line which is consistent with the character of the surrounding neighborhood.
- A unique physical condition exists on the property as a portion of the street frontage is located on a curvature of the cul-de-sac which further reduces the front yard of the property.

Public comment forms were mailed to twenty (20) property owners within 200 feet of this request, as required by State Law. At the time of posting four comment forms were returned in favor and one in opposition 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.