



Wylie Zoning Board of Adjustments

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: 1

Subject

Hold a Public Hearing to consider and act upon a request by Samantha Molina for a variance to Section 2.02(n) of Planned Development 1998-15 to allow for 1' rear setbacks in lieu of the required rear setback of 10'. Property located at 2214 Fair Parke Lane. **ZBA 2023-01**

Recommendation

Motion to **approve, deny.**

Discussion

OWNER: Samantha Molina

APPLICANT: Samantha Molina

The applicant is requesting a variance to Section 2.02(n) of the Woodbridge Planned Development (PD 1998-15) to allow for 1' rear setbacks in lieu of the required 10' for the construction of a detached patio cover that measures 17X24' (408sf). The property is located at 2214 Fair Parke Lane.

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

- City Council adopted a Zoning Ordinance amendment in January of 2021 allowing for a 3' side and rear setback for accessory structures in December of 2020. Variances are still required for individual Planned Developments that are more restrictive.
- The proposed structure has a minimal impact to the adjacent property to the west due to it being the location of the 100 year floodplain and a Golf Course.
- The proposed structure has a minimal impact to the southern adjacent property as the structure will be approximately 17' from the residence.
- The Woodbridge Homeowners Association Architectural Committee has approved the applicant's request contingent on city approvals.

Public comment forms were mailed to seventeen (17) property owners within 200 feet of this request, as required by State Law. At the time of posting one comment form was 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.