



City of Colleyville Zoning Board of Adjustment Agenda

City Hall
100 Main Street
Colleyville, Texas 76034
817. 503.1000
www.colleyville.com

Wednesday, August 14, 2013

City Council Chambers

**7:00 PM
CITY COUNCIL CHAMBERS
THIRD FLOOR
CALL TO ORDER
PLEDGE OF ALLEGIANCE**

1. SWEARING IN OF NEWLY APPOINTED MEMBER

Mike Patino, Alternate 2

2. APPROVAL OF MINUTES

May 15, 2013

3. PUBLIC HEARING AGENDA ITEMS

3a Consideration of a variance to the rear yard setback requirements of the Land Development Code regarding swimming pools on Lot 15, Block B, of the Cambridge Place Addition, located at 717 Creekview Lane, Case VC13-009.

3b Consideration of a variance to the fence requirements in Section 3.26 in the Land Development Code on Lot 1, Block 1, of the Toth Addition, located at 5001 Montclair Drive, Case VC13-010.

4. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards August 9, 2013 by 5:00 p.m.

Taci Wrisley
Planning and Zoning Assistant

A quorum of the Colleyville City Council may be in attendance at this meeting.

Any matter on this agenda may, at the discretion of the governing body, be opened for public comment and discussion.

If you plan to attend this public meeting and have a disability that requires special accommodations, please advise the City Secretary at least 48 hours in advance at 817.503.1133, and reasonable accommodations will be made to assist you.



City of Colleyville Zoning Board of Adjustment Minutes

City Hall
100 Main Street
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817. 503.1000
www.colleyville.com

Wednesday, May 15, 2013

City Council Chambers

Call to Order

The Zoning Board of Adjustment meeting of the City of Colleyville was called to order by Board member McNosky on May 15, 2013 at 7:00 p.m.

Roll Call

Present: Board members Piers Chance, Jason Elms, Mark Collier, Larry Kainer (Alternate 2), and Dee McNosky

Absent: Board members Mike Leathers, and Judson Orlando (Alternate 1)

Staff Present: Ron Ruthven, Darren Cain, and Taci Wrisley

1. APPROVAL OF MINUTES

Board member Kainer moved to approve the April 9, 2013 meeting minutes as written. Board member Chance seconded.

The motion to approve carried by the following vote:

Aye: 5 – Chance, Elms, Collier, Kainer, and McNosky

2. PUBLIC HEARING AGENDA ITEMS

2a Consideration for a variance to the rear yard setbacks of the Land Development Code on Lot 5, Block 6, of the Bridlewood Estates Addition, located at 405 Bridlewood South, Case VC13-007

Darren Cain presented the case and briefed the Board.

Travis Motley, the applicant, came forward and briefed the Board.

The public hearing was opened at 7:07 p.m.

Leonard Loria, 304 Del Mar Court, came forward and spoke in opposition to this variance with regard to aesthetics and resale value of his property.

Roger De Sarno, 302 Del Mar Court, came forward and spoke in opposition to this variance with regard to the variance not following the City's adopted ordinances.

Board member Collier questioned staff regarding the setback for MF-Multi Family Zoning. Darren Cain replied 20 feet.

Board member Elms questioned staff regarding what the standard setbacks for these size lots would be. Ron Ruthven replied there would be a 25 foot rear setback.

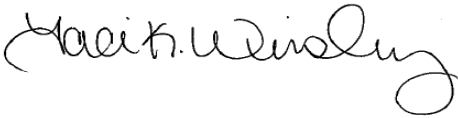
Board member Elms questioned staff regarding the setbacks would be different if the structure was detached. Darren Cain replied because the structure is attached the setbacks are determined by the zoning.

Board member Kainer questioned Mr. Motley regarding whether or not he had contacted the utility companies to request a variance.

3. ADJOURNMENT

The meeting was adjourned at 7:18 p.m.

Minutes were written and prepared by:



Taci Wrisley
Planning and Zoning Assistant

The meeting minutes were approved on August 14, 2013 by a vote of _____.



City of Colleyville Zoning Board of Adjustment Agenda Briefing

City Hall
100 Main Street
Colleyville, Texas 76034
www.colleyville.com

Agenda Number 3a	Agenda Date 08/14/2013	Number
Type Public Hearing Agenda Items		
Department Community Development		

Title

Consideration of a variance to the rear yard setback requirements of the Land Development Code regarding swimming pools on Lot 15, Block B, of the Cambridge Place Addition, located at 717 Creekview Lane, Case VC13-009.

Explanation

Debra Winstead, the applicant and homeowner, is requesting a variance to construct an a swimming pool within the required five foot setback for swimming pools in the Land Development Code at 717 Creekview Lane.

Variance Request. The applicant is proposing to construct a swimming pool in the back yard of the home. The proposed pool edge would encroach into the five foot rear setback by three feet, four inches leaving only one foot, eight inches between the edge of the pool and the rear property line. The Land Development does not restrict paving within the required setbacks. However, swimming pools must be setback a minimum of five feet from any side or rear property line. The water line is considered the edge of the pool for the purposes of enforcing the ordinance.

Land Development Code Requirement. In all residential zoning districts, the Land Development Code states, "pools may be located in a required side or rear yard, but not within a required front yard, and shall not be located closer than five feet to any side or rear property line". The purpose of the five foot setback is to provide a minimum safe separation between the water's edge and the property line. The property immediately behind the subject property and closest to the proposed pool is owned by the Cambridge Place Homeowner's Association (HOA) and is utilized as open space for the development. The open space lot is approximately 15 feet in width where it is located behind the subject property and is currently undeveloped with no amenities.

The size of the subject property is 5,520 square feet and the home is 2,411 square feet in size. The home sits approximately 18 feet from the rear property line. According to the plans submitted by the applicant, the proposed pool will be located approximately seven feet from the house. The applicant states that, given the small lot size, there is simply nowhere else to place the pool and not leave enough room between the home and the pool.

Public Notification. Staff mailed notices to 15 property owners within 200 feet of the

subject property. Notice was published in the Fort Worth Star Telegram as required by state law and the Land Development Code. Staff has received no correspondence regarding this request.

Summary. The situation involved with this variance is unique. Therefore, staff recognizes a hardship with regard to the case given the extremely small size of the subject property. Additionally, the location of the HOA lot behind the subject property provides an undeveloped 15 foot wide buffer between the subject property and the property to the south effectively meeting the intent of the setback restrictions in the Land Development Code.

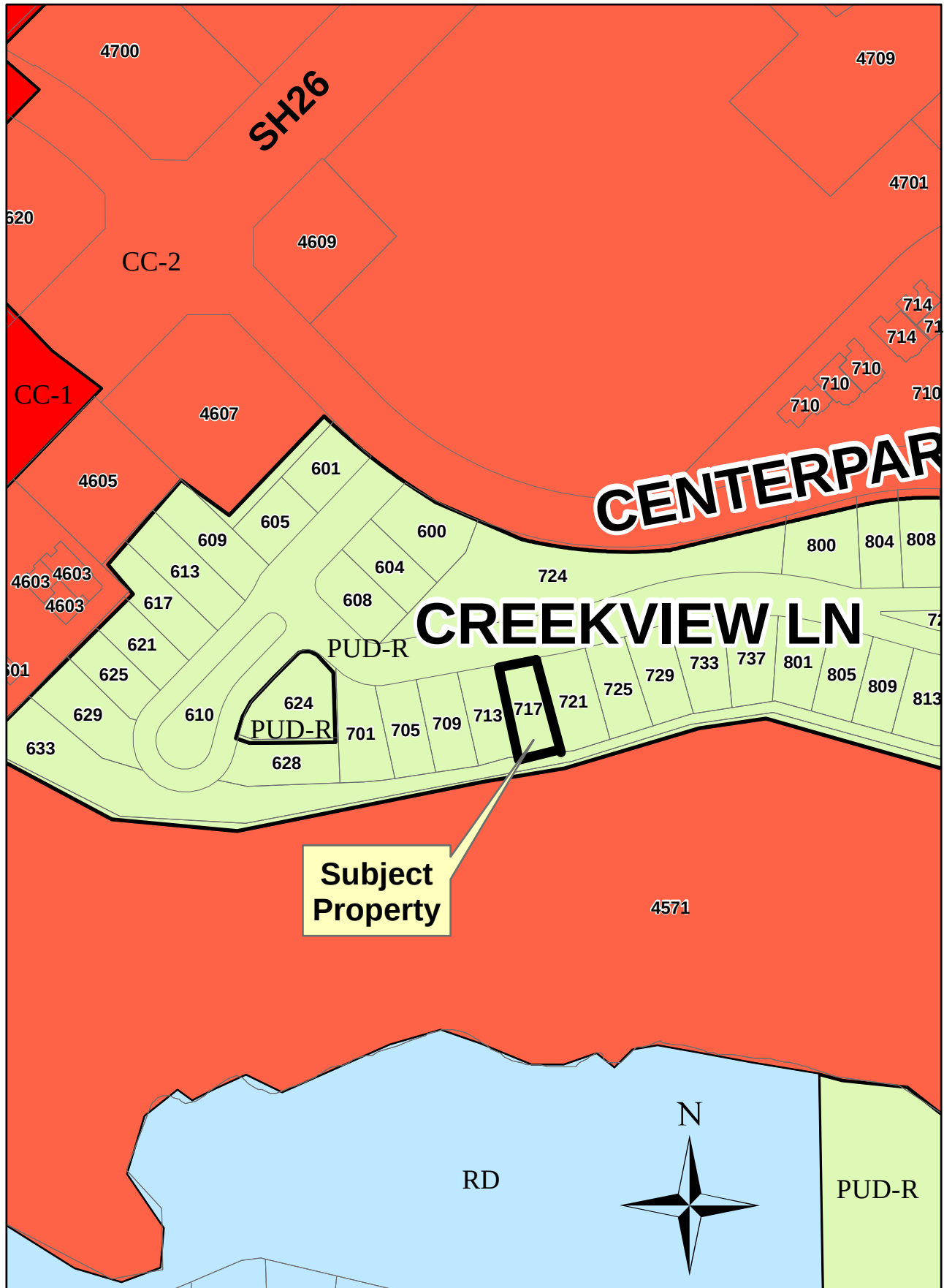
Recommendation

Approve

Attachments

1. Location and Zoning Map
2. Aerial
3. Buffer Map
4. Notification List
5. Application
6. Variance Request Exhibit
7. Conceptual Plans
8. Photos Submitted by the Applicant

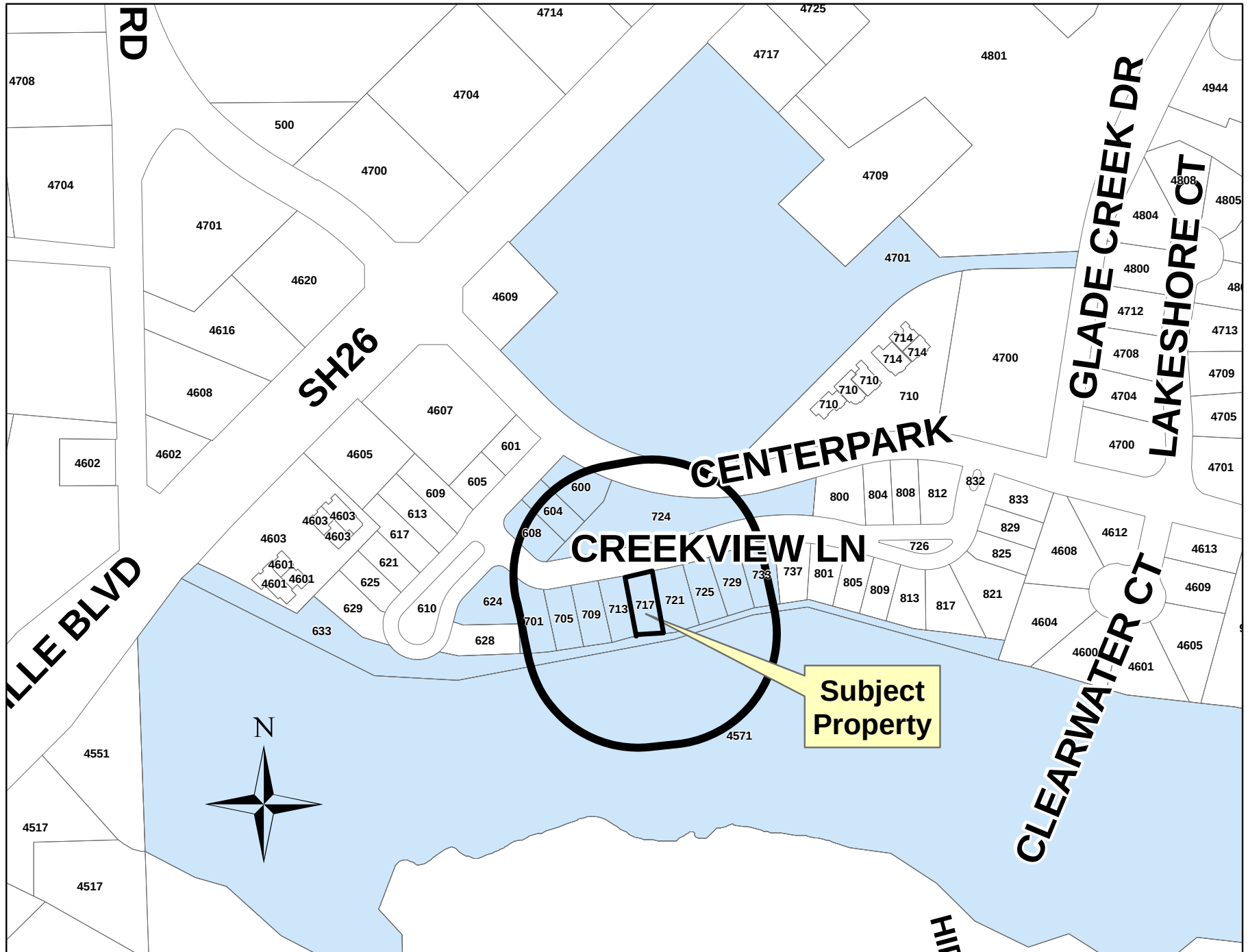
Location and Zoning Map



Aerial



Buffer Map



Notification List

Owner Name	Owner Address	Owner City	Owner State	Owner Zip	Situs Address
Ac Village Park Partners Llc	8235 Douglas Ave Ste 655	Dallas	Texas	75225	4701 Colleyville Blvd
Chandler, Raman	PO Box 611	Colleyville	Texas	76034	4501 COLLEYVILLE BLVD
Hoa Of Cambridge Place Inc	3500 Maple Ave Ste 1165	Dallas	Texas	75219	724 Creekview Ln
Hardin, Jo Dora	600 Creekview Ln	Colleyville	Texas	76034	600 Creekview Ln
Moyer, Cecilia C	604 Creekview Ln	Colleyville	Texas	76034	604 Creekview Ln
Johnson, Yvonne F	608 Creekview Ln	Colleyville	Texas	76034	608 Creekview Ln
Tadlock, Larry & Karen	624 Creekview Ln	Colleyville	Texas	76034	624 Creekview Ln
Stalford, Elizabeth R Tr	701 Creekview Ln	Colleyville	Texas	76034	701 Creekview Ln
Drennan, Billy Etux Frances	705 Creekview Ln	Colleyville	Texas	76034	705 Creekview Ln
Yellock, Johnnie Etux Reagan	709 Creekview Ln	Colleyville	Texas	76034	709 Creekview Ln
Crumpler, John K Etux Kandis L	725 Creekview Ln	Colleyville	Texas	76034	725 Creekview Ln
Sorlie, Victor A Etux Linda	729 Creekview Ln	Colleyville	Texas	76034	729 Creekview Ln
Teague, Mary P Etvir Daniel	733 Creekview Ln	Colleyville	Texas	76034	733 Creekview Ln
Hardin, Carl W Tr	223 N Guadalupe St Unit 559	Santa Fe	Texas	87501	713 Creekview Ln
Ross, Peter M Etux Mickey K	721 Creekview Ln	Colleyville	Texas	76034	721 Creekview Ln
Winstead, Debra A, Applicant	717 Creekview Ln	Colleyville	Texas	76034	717 Creekview Ln

Public Hearing notices were mailed
Friday, July 26th by Taci Wrisley

Application

	Community Development Services Application	City of Colleyville 100 Main Street Colleyville TX 76034 817.503.1050
APPLICATION TYPE		
PLEASE CHECK THE APPROPRIATE BOX(ES).		

- | | | |
|---|---|---|
| ☐ Zoning Change | ☐ Preliminary Plat | ☒ Zoning Variance (ZBA) |
| ☐ Special Use Permit | ☐ Final Plat | ☐ Sign Variance (SBA) |
| ☐ Planned Unit Development | ☐ Minor Plat | ☐ Sidewalk / General Walver |
| ☐ Site & Landscape Plan | ☐ Amended Plat | ☐ Interpretation Appeal |

PROPERTY INFORMATION

Project Name: Backyard Pool/Landscape

Project Address (Location): 717 Creekview Lane

Legal Description: Lot 15, Block B, Cambridge Place

Proposed Number of Lots: 1 Gross Acres: _____ Neighborhood District: _____

Existing Zoning: _____ Proposed Zoning: _____

Existing Use: _____ Proposed Use: _____

Application Requirements: The applicant is required to submit sufficient information that describes and justifies the proposal. See appropriate checklist and fee schedule for minimum requirements. Incomplete applications will not be processed.

APPLICANT - OWNER INFORMATION

Applicant: _____ Company: _____

Address: _____ Tel: _____ Fax: _____

City: _____ State: _____ ZIP: _____ Email: _____

Applicant's Status: (check one) ☒ Owner ☐ Representative ☐ Tenant ☐ Prospective Buyer

Property Owner: Same as above Company: _____

Address: _____ Tel: _____ Fax: _____

City: _____ State: _____ ZIP: _____ Email: _____

Ownership Status: (check one) ☐ Individual ☐ Trust ☐ Partnership ☐ Corporation

SIGNATURE OF APPLICANT (SIGN AND PRINT OR TYPE NAME)	For Departmental Use Only Case #: <u>VC13-009</u> Total Fee(s): _____ Receipt #: _____ Date Submitted: _____ Accepted By: <u>T. Worsley</u> Public Hearing Date: _____
SIGNATURE: <u>[Signature]</u> Date: _____	
SIGNATURE OF PROPERTY OWNER (SIGN AND PRINT OR TYPE NAME)	
SIGNATURE: _____ (Letter of authorization required if signature is other than property owner)	
The property owner must sign the application or submit a notarized letter of authorization.	

Rev: 5/10

Application

	VARIANCE OR APPEAL APPLICATION	City of Colleyville 100 Main Street Colleyville TX 76034 817.503.1050
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REQUEST INFORMATION

Please answer the following questions as completely as possible. Failure to outline fully the situation by answering these questions could cause unnecessary delay in evaluating your appeal. Additional pages may be attached if necessary.

Have you applied for a building permit? ☐ Yes

☒ No

Have you filed an appeal or petition on this property before? ☒ No ☐ Yes

1. Completely describe the variance you are requesting. Variance^① for 5 ft. from back fence (would like to use up to fence.)
Variance^②

2. Do similar conditions exist in the area? Explain. See attached rendering.
Yes, several homes have structures closer than 5 ft. of back fence & not within specified ft. See pictures.

3. Describe how the unique conditions or circumstances do not result from your actions.

* Please see all photos included to show Greenbelt behind home.

4. Is there any way to do what you want without this request?

No, I'm enhancing the property. A patio home lot is unique & in order to accomplish this enhancement, need the variances.

Acknowledgments

I certify that the above information is correct and complete to the best of my knowledge and ability and that I am now or will be fully prepared to present the above proposal at the Zoning Board of Adjustment hearing.

I understand that in the event that I am not present or represented at the public hearing, the Board shall have the power to dismiss this proposal either at the call of the case or after the hearing, and that such dismissal shall constitute a denial.

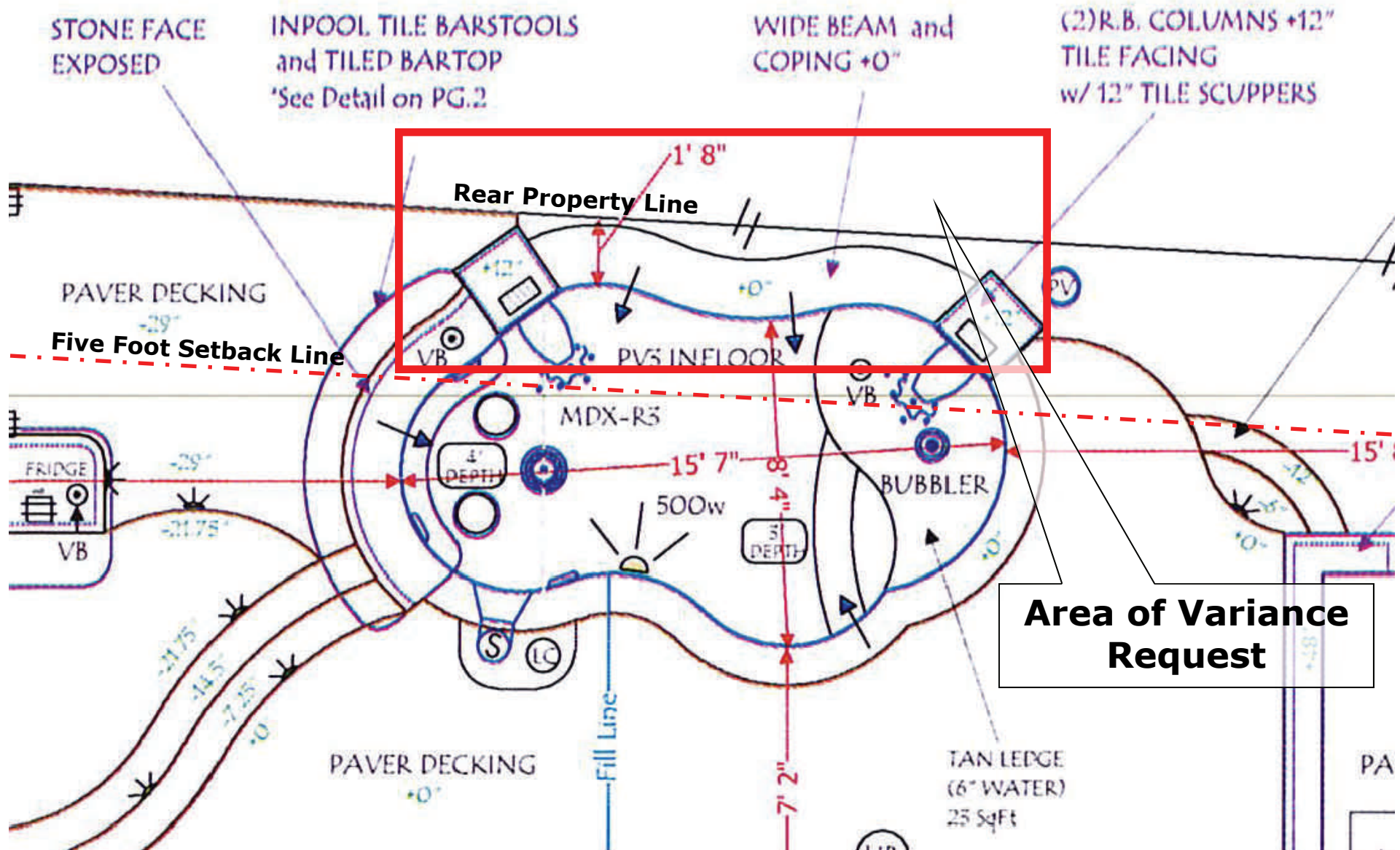
I reserve the right to withdraw this proposal at any time upon written request filed with the Community Development Department, and such withdrawal shall immediately stop all proceedings. I understand the filing fee is not refundable upon withdrawal of the proposal after public notice.

I understand that if the request is approved, I must obtain a building permit from the City before any work is started on the property, and that the Board's action does not constitute the approval of a building permit.

Applicant's Initials _____

Date _____

Variance Request Exhibit

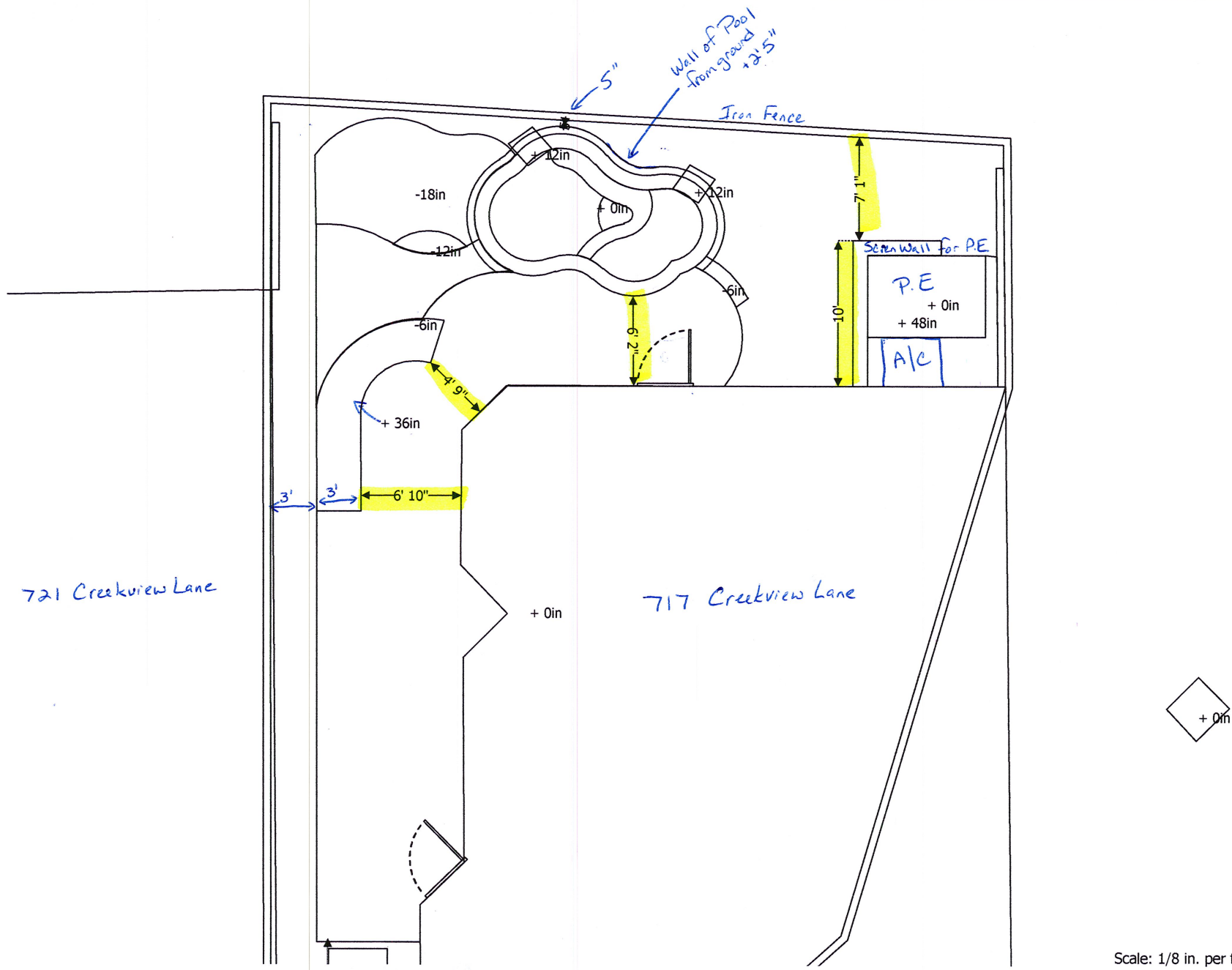


Conceptual Plan

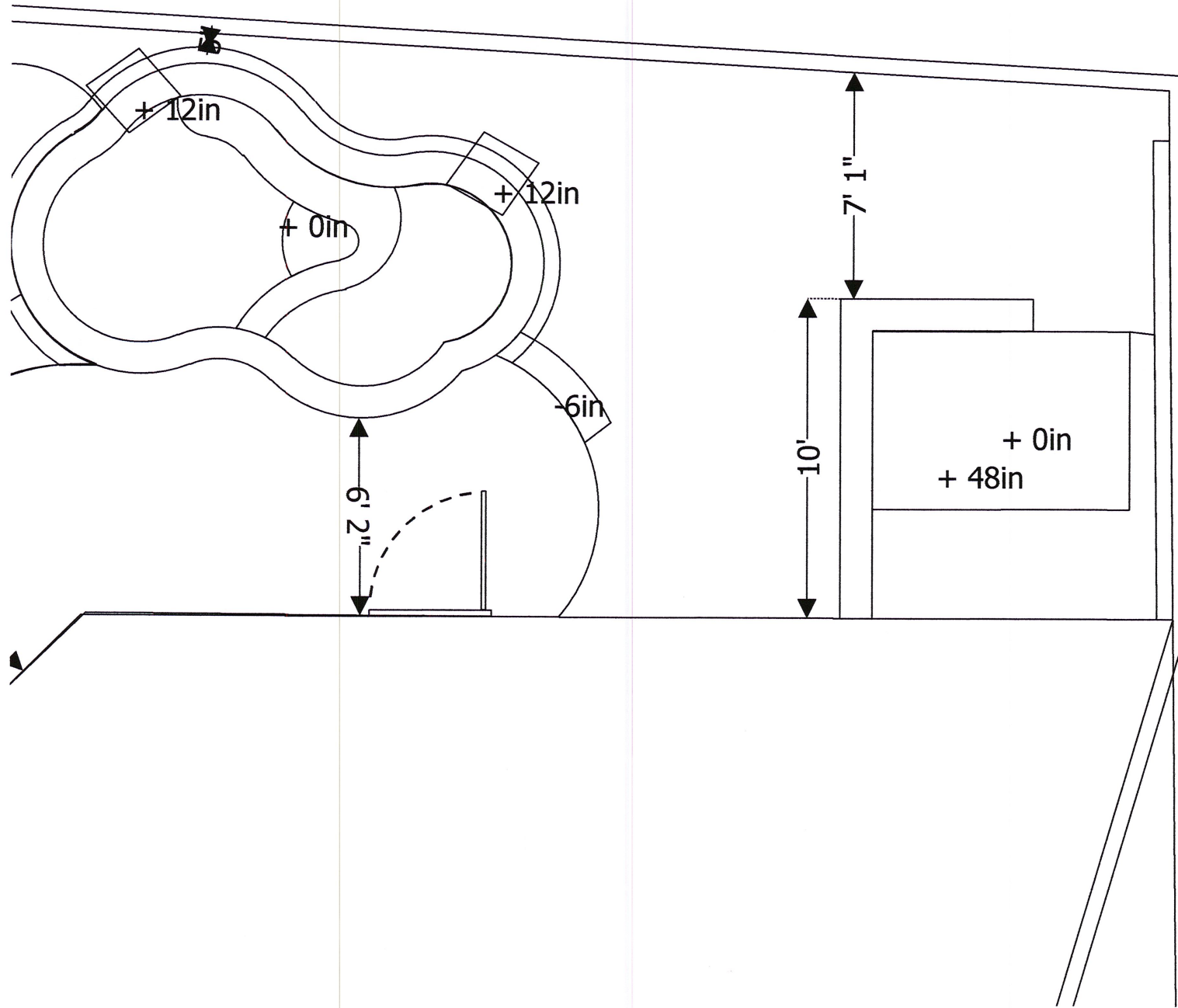
CLIENT INFORMATION		POOL BENCHMARK	WINSTEAD PAGE 1 OF 2
LAST NAME: <u>WINSTEAD</u> ADDRESS: <u>717 CREEKVIEW LANE</u> CITY/ZIP: <u>Colleyville 76034</u> PHONE #1: <u>817-808-1100</u> PHONE #2: _____ DESIGNER: <u>Tamatha Ulrich</u> SUPER: _____	BOND BEAM: _____ FINISH: _____ ⚓ Designates Benchmark Location STEEL SCHEDULE BOND BEAM: <u>4 Rows @ #4 (1/2")</u> POOL SHELL: <u>#4 (1/2") @ 10" O.C.E.W.</u> EXCAVATION and GUNITE NOTE POOL WALLS: <u>8"</u> POOL FLOORS: <u>10"</u> ALL ELAVATED/EXPOSED WALLS to be 12" THICK	SCALE 1/8" = 1' RECEIVED JUL 23 2013 CITY OF COLLEYVILLE BY BUILDING DEPARTMENT	
+57.25' (Above Lower Deck) STONE KITCHEN with GRANITE TOP GAS STUB by COPY GFCI OUTLET 3' above Deck on Fence STONE FACE EXPOSED INPOOL TILE BARSTOOLS and TILED BARTOP See Detail on PG.2 WIDE BEAM and COPING +0" CTR. B. COLUMNS +12" TILE FACING w/ 12" TILE SCUPPERS STEPS - PAVER RISERS EQUIPMENT PAD 7'-6" x 4'-0" R.W. -12" STONE FACING TRAVERTINE CAP 16" OVERHANG R.W. +0" STONE FACING TRAVERTINE CAP STEPS - PAVER RISERS KITCHEN EQ. - SINK - Refrigerator - Access Door - 4 Total Electric Outlets (2) in Face of Kitchen, (1) Behind Fridge, (1) on Fence - Trash Bin - Gas and Water Hook Up by COPY Appliances Supplied by BUYER ALL SUBMERGED Suction Outlets are EQUIPPED with TUBAL DRAIN COVERS - "AMIE/ANW/ATZ/KAPE" - VCB-ACT COMPLIANT CONTRACT NOTE: REMOVE 20 sqft of CONCRETE CONTRACT NOTE: IRRIGATION REPAIR and SOD REPLACEMENT INCLUDED CONTRACT NOTE: REMOVE 20 sqft of CONCRETE CONTRACT NOTE: (3) V8 Slopes Location to be Verified at layout PECK DRAINAGE: POOL OVERFLOW to Site: 100' of 4" Drainsline with (12) Heads, Plus (3) Downspout Connections are Included Route TBD by SUPER and PECK CREW?			
POOL SPECS PERIMETER: <u>41'</u> AREA: <u>104 sqft</u> DIMENSIONS: <u>15'-6" x 8'-4"</u> GALLONS: <u>2,058</u> TURNOVER: <u>0.29 hrs @ 120 GPM</u> PLUMBING SKIMMER A LINE: <u>27'</u> SPA LINE: <u>N/A</u> FEATURE A: <u>17' (bubbler)</u> FEATURE B: <u>54' (2 Scuppers)</u> FEATURE C: <u>N/A</u> ELEC - METER TO EQ: <u>120'</u> GAS - VALVE TO EQUIP: <u>95' (Grill)</u> DECK SPECS DECK A TYPE: <u>PAVER DECKING</u> DECK A AREA: <u>945 sqft</u> DECK B TYPE: <u>KITCHEN FOOTER</u> DECK B AREA: <u>50 sqft</u> TOP EXISTING TYPE: <u>N/A</u> TOP EXISTING AREA: <u>N/A</u> OTHER: <u>N/A</u>			
EQUIPMENT CIRC PUMP: <u>Intelliduo VS-3050</u> PUMP #2: <u>Whisperflo 1.5 HP</u> PUMP #5: <u>N/A</u> FILTER: <u>Cartridge CCP 420</u> CLEANER: <u>Paramount PVS Infloor</u> POOL LIGHTS: <u>(1) 500W</u> SPA LIGHTS: <u>N/A</u> CONTROL PANEL: <u>EasyTouch P-R</u> REMOTE: <u>Wireless R</u> SANITIZER: <u>INLINE • TRIDENT UV</u> HEATER: <u>N/A</u> BLOWER: <u>N/A</u> OTHER: <u>MANUAL FILL LINE</u> OTHER: <u>(10) STEP LIGHTS</u>		DEPTH PROFILE NOT TO SCALE *See Inflow Plan to Verify TYPE Ø - DIVING NOT PERMITTED APPROVAL I (OWNER/S) HAVE REVIEWED AND APPROVE THIS PLAN AS CORRECT WITHIN REASONABLE TOLERANCE. I UNDERSTAND THAT ANY CHANGES TO THE SHAPE OR LOCATION MAY RESULT IN DELAY OF THE PROJECT AND ADDITIONAL COST X _____ Customer X _____ Date	

Cody Pools

Conceptual Plan

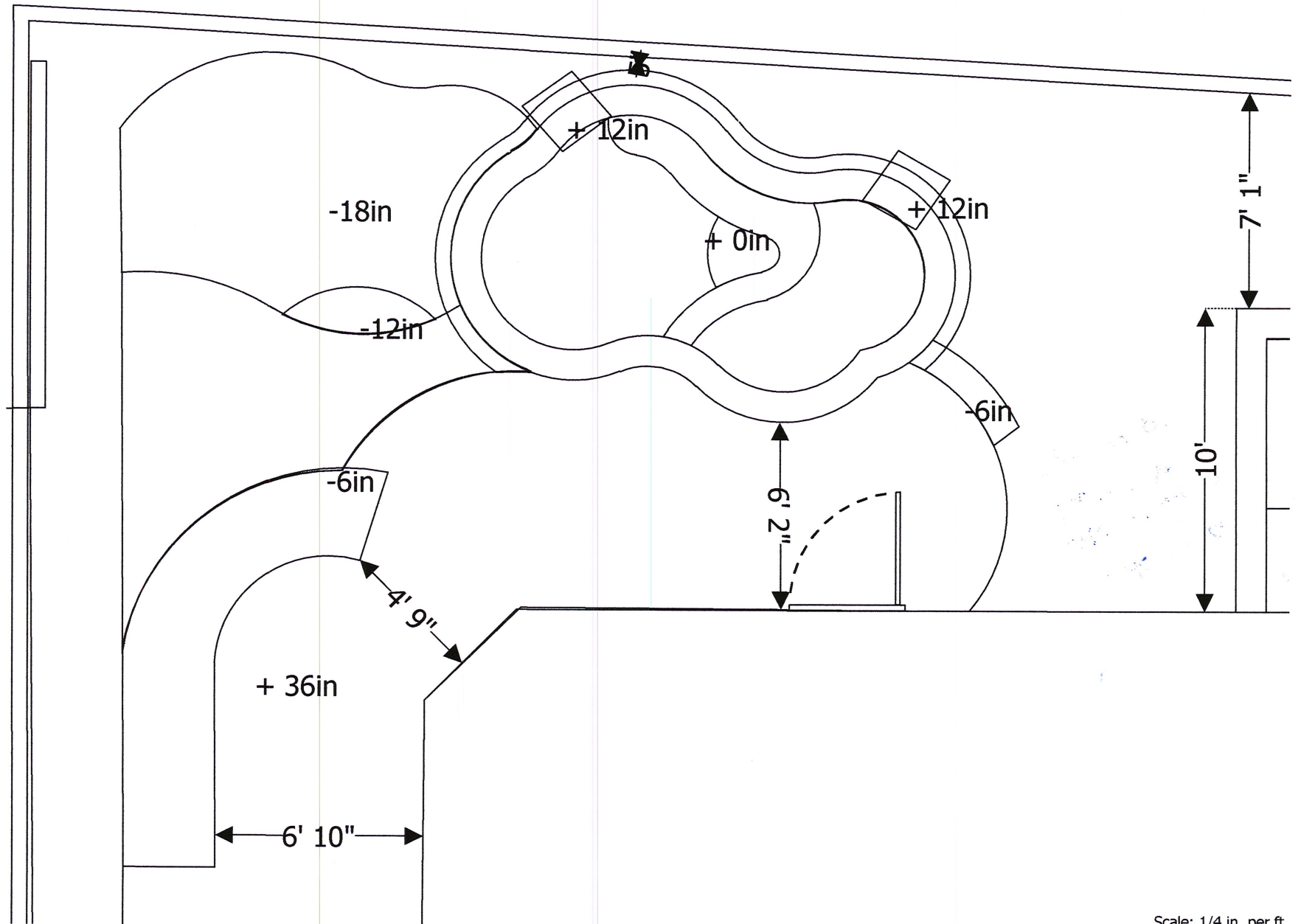


Conceptual Plan



Scale: 1/4 in. per ft.

Conceptual Plan



Conceptual Plan

ARTISTIC CONCEPTION



Conceptual Plan

ARTISTIC CONCEPTION



Photos Submitted by the Applicant



Photos Submitted by the Applicant



Photos Submitted by the Applicant



Photos Submitted by the Applicant



Photos Submitted by the Applicant



Photos Submitted by the Applicant



Photos Submitted by the Applicant



Photos Submitted by the Applicant





City of Colleyville Zoning Board of Adjustment Agenda Briefing

City Hall
100 Main Street
Colleyville, Texas 76034
www.colleyville.com

Agenda Number 3b	Agenda Date 08/14/2013	Number
Type Public Hearing Agenda Items		
Department Community Development		

Title

Consideration of a variance to the fence requirements in Section 3.26 in the Land Development Code on Lot 1, Block 1, of the Toth Addition, located at 5001 Montclair Drive, Case VC13-010.

Explanation

Steven Gumm, the applicant and homeowner, is requesting a variance to the fence requirements found in Section 3.26 of the Land Development Code for property located at 5001 Montclair Drive (Northeast corner of Glade Road and Montclair Drive).

Variance Request. The variance request involves an existing fence that was built without a permit in conjunction with the new home on the property. Upon an inspection of the property, staff notified the applicant that the fence was built without a permit and does not meet code.

The following are the specific variances requested by the applicant:

- Section 3.26(E)1(d) – *"Lots containing a minimum of 40,000 square feet, and subdivisions, shall be allowed to construct a perimeter fence within the front yard setback. Said fencing shall be no greater than eight (8) feet in height and shall have no greater than twenty-five (25) percent solid construction within the front yard. Allowed construction materials shall be the same as paragraph "1.a" above. This exception shall not apply to properties zoned as a PUD district."*

The property contains 66,407 square feet and is, therefore, allowed to have a maximum eight (8) foot high fence within the front yard setback. However the fence does not meet the 25% solid construction maximum. As the attached exhibit shows, the existing fence contains a three foot masonry wall base with a five foot wrought iron top along the front property line adjacent to Montclair Drive. In order to meet the 25% requirement, the masonry wall must be no more than two feet in height.

Additionally, the fence contains eight feet of solid masonry in the front yard where it is adjacent to Glade Road, again in violation of the 25% solid construction minimum.

- Section 3.26(D)5 – *"Twenty-Five (25) Foot Visibility Triangle Required: No fence, screen, wall or visual barrier shall be located or placed where it obstructs the vision of motor vehicle drivers approaching any street intersection. At all street intersections,*

clear vision shall be maintained across the lot for a distance of twenty-five (25) feet back from the property corner along both streets."

The fence was built at eight feet in height to the property corner of Glade Road and Montclair Drive in violation of this section. Attached is an exhibit from the Land Development Code illustrating this requirement.

Public Notification. Staff mailed notices to 11 property owners within 200 feet of the subject property. Notice was published in the Fort Worth Star Telegram as required by state law and the Land Development Code. Staff has received one letter of support regarding this request.

Summary. The fence was built without a permit in violation of two Land Development Code provisions. Staff does not recognize a hardship with regard to this request. If the request is denied, the applicant will be required to modify the existing fence such that the non-conforming sections are removed.

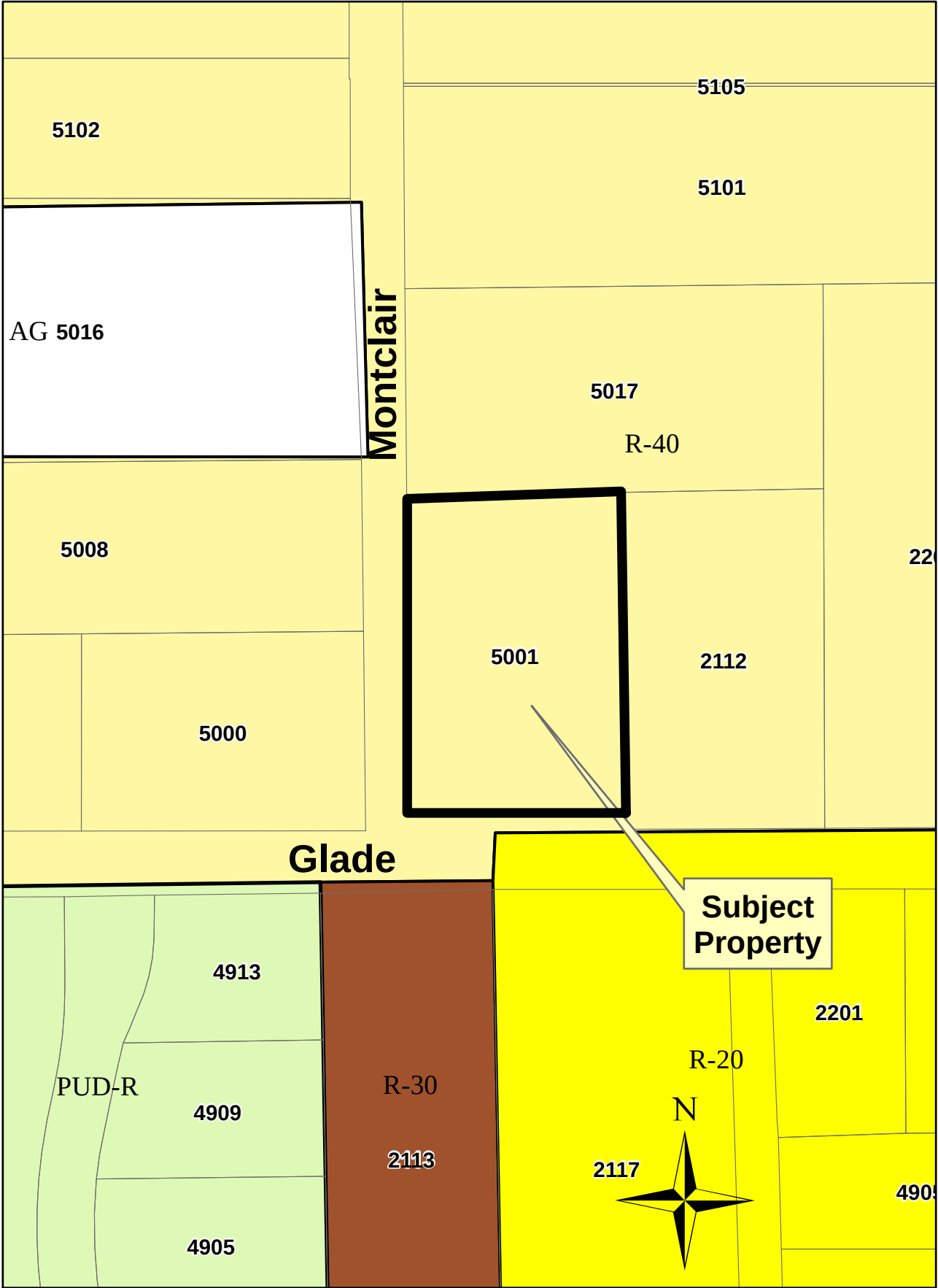
Recommendation

Denial

Attachments

1. Location and Zoning Map
2. Aerial
3. Buffer Map
4. Notification List
5. Letter of Support
6. Application
7. Site Plan
8. Photo Exhibits
9. Fence Variance Exhibit
10. Visibility Triangle Exhibit

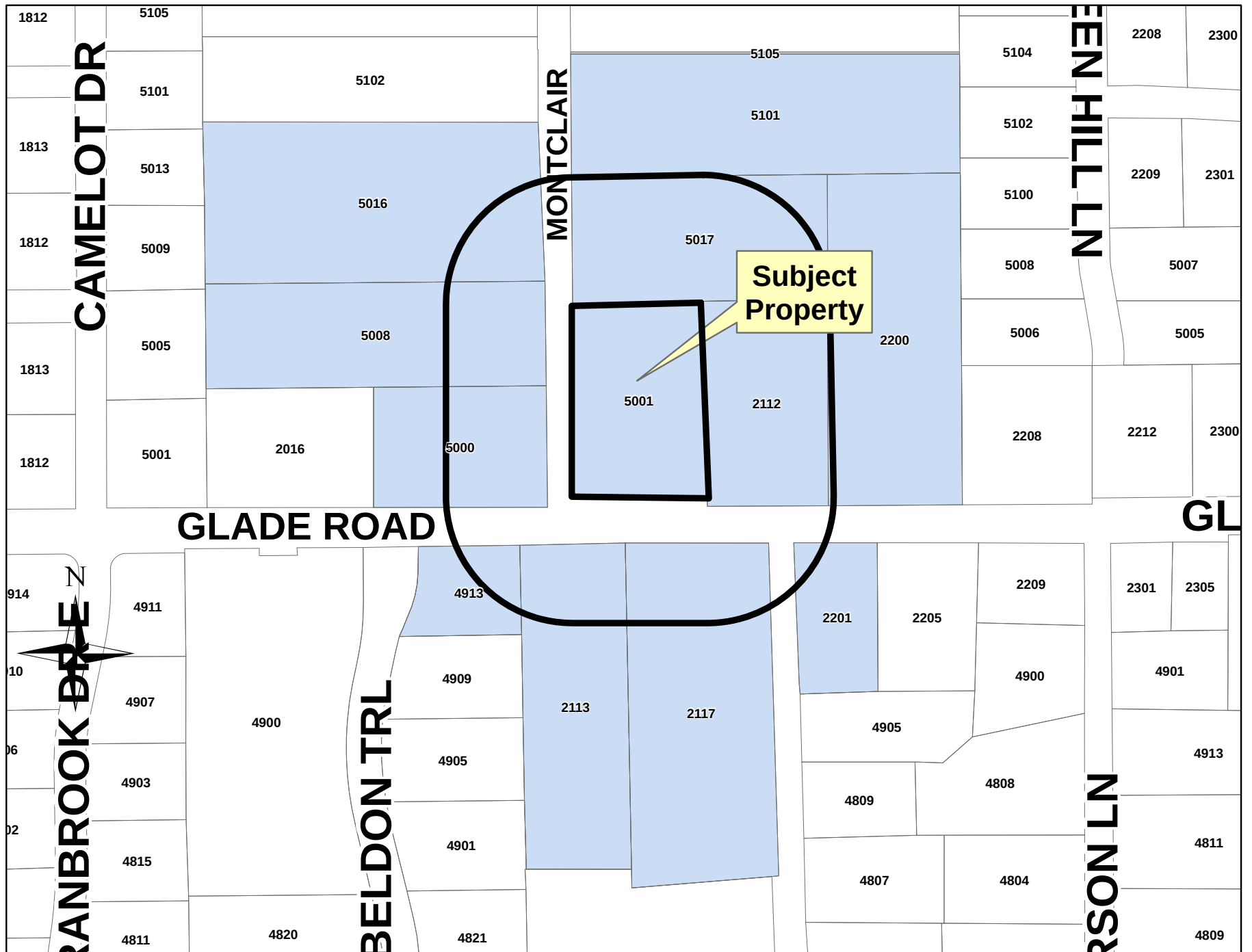
Location and Zoning Map



Aerial



Buffer Map



Notification List

Owner Name	Owner Addr	Owner City	Owner State	Owner Zip	Situs Address
Cantrell, Gary L Etux Cheryl	4913 Beldon Trl	Colleyville	Texas	76034	4913 Beldon Tr
Matthews, Sharon K & D Maass	1113 Crestview Dr	Bedford	Texas	76021	2113 Glade Rd
Porter, Stanley J Est	2112 Glade Rd	Colleyville	Texas	76034	2112 Glade Rd
Dortch, Jack	PO Box 29	Colleyville	Texas	76034	5016 Montclair Dr
Reck, Norma L	2200 Glade Rd	Colleyville	Texas	76034	2200 Glade Rd
Carpenter, James Etux Lanette	2201 Glade Rd	Colleyville	Texas	76034	2201 Glade Rd
Seris, Anthony F Etux Jane N	5000 Montclair Dr	Colleyville	Texas	76034	5000 Montclair Dr
Snyder, William A Etux Anita L	5008 Montclair Dr	Colleyville	Texas	76034	5008 Montclair Dr
Shanklin, Caroll J	PO Box 598	Colleyville	Texas	76034	2117 Glade Rd
Deupree, Joe M	5101 Montclair Dr	Colleyville	Texas	76034	5101 Montclair Dr
Thompson, John E Etux Nelda E	5017 Montclair Dr	Colleyville	Texas	76034	5017 Montclair Dr
Gumm, Steve Etux Kaye, Applicant	1206 Lourdes Dr	Southlake	Texas	76092	Applicant

Public Hearing notices were mailed
Friday, July 26th by Taci Wrisley

Letter of Support

July 30, 2013

John & Nelda Thompson
5017 Montclair Dr.
Colleyville, TX. 76034

Attn: Zoning Board of Adjustment:

In regards to your letter concerning Case No. VC13-010, we would like to say that the variance to the fence requirements, is agreeable with us.

Our only concerns about the property, is that the drainage is adequate, for the solid brick wall, on the East side of property in question. In case of heavy rain, would the drainage be able to handle the flow of water to the north and south? Has a drainage study been made by the City, for this particular area?

Also, I have noticed that trees on the south side of this property, facing Glade Rd, block some visibility when turning East, off of Montclair Dr. Some lower branches need to be trimmed.

Regards,

John and Nelda Thompson

Application

Community Development Services Application

City of Colleyville
100 Main Street
Colleyville TX 76034
817.503.1050

APPLICATION TYPE

PLEASE CHECK THE APPROPRIATE BOX BELOW.

- | | | |
|---|---|--|
| ☐ Zoning Change | ☐ Preliminary Plat | ☐ Zoning Variance (ZBA) |
| ☐ Special Use Permit | ☐ Final Plat | ☐ Sign Variance (SBA) |
| ☐ Planned Unit Development | ☐ Minor Plat | ☐ Sidewalk / General Waiver |
| ☒ Site & Landscape Plan | ☐ Amended Plat | ☐ Interpretation Appeal |

PROPERTY INFORMATION

Project Name: RESIDENCE

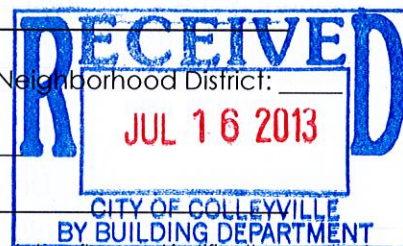
Project Address (Location): 5001 MONTCLAIR RD

Legal Description: RESIDENCE 5001 MONTCLAIR

Proposed Number of Lots: 1 Gross Acres: 1.6 Neighborhood District: _____

Existing Zoning: _____ Proposed Zoning: _____

Existing Use: _____ Proposed Use: _____



Application Requirements: The applicant is required to submit sufficient information that describes and justifies the proposal. See appropriate checklist and fee schedule for minimum requirements. Incomplete applications will not be processed.

APPLICANT - OWNER INFORMATION

Applicant: STEVEN GUMMI Company: SELF

Address: 5001 MONTCLAIR Tel: 214-213-3766 Fax: _____

City: COLLEYVILLE State: TX ZIP: 76034 Email: GUMMI@TI.COM

Applicant's Status: (check one) ☒ Owner ☐ Representative ☐ Tenant ☐ Prospective Buyer

Property Owner: SAME AS ABOVE Company: _____

Address: _____ Tel: _____ Fax: _____

City: _____ State: _____ ZIP: _____ Email: _____

Ownership Status: (check one) ☒ Individual ☐ Trust ☐ Partnership ☐ Corporation

SIGNATURE OF APPLICANT (SIGN AND PRINT OR TYPE NAME)

SIGNATURE: [Signature] Date: 7/15/2013

STEVEN GUMMI

SIGNATURE OF PROPERTY OWNER (SIGN AND PRINT OR TYPE NAME)

SIGNATURE: [Signature]

(Letter of authorization required if signature is other than property owner)

The property owner must sign the application or submit a notarized letter of authorization.

For Departmental Use Only

Case #: VC13-010

Total Fee(s): 125⁰⁰

Receipt #: R14475

Date Submitted: 7/16/13

Accepted By: [Signature]

Public Hearing Date: _____

Rev: 5/10

Application

VARIANCE OR APPEAL APPLICATION

City of Colleyville
100 Main Street
Colleyville TX 76034
817.503.1050

REQUEST INFORMATION

Please answer the following questions as completely as possible. Failure to outline fully the situation by answering these questions could cause unnecessary delay in evaluating your appeal. Additional pages may be attached if necessary.

Have you applied for a building permit? ☒ Yes ☐ No

Have you filed an appeal or petition on this property before? ☒ No ☐ Yes

1. Completely describe the variance you are requesting. 1) LAND USE SECTION 3.26 FENCES SECTION(E) FRONT YARDS VARIANCE TO 30" MAX HEIGHT. MY PROPOSED FENCE IS 36" BRICK IN FRONT OF RESIDENCE WITH 36" OF WRAUWIT FROM 2) 25' VISIBILITY TRIANGLE. VARIANCE REQUESTED 22' VISIBILITY TRIANGLE.
2. Do similar conditions exist in the area? Explain. YES. 30" MAX HEIGHT EXCEED'D IN RESIDENCE ALONG MONTCLAIR SEE photo.
3. Describe how the unique conditions or circumstances do not result from your actions. INTENT IS MET ON VISIBILITY TRIANGLE WITH MINIMAL / UNDETECTABLE DIFFERENCE.
4. Is there any way to do what you want without this request? EXISTING NO.

Acknowledgments

I certify that the above information is correct and complete to the best of my knowledge and ability and that I am now or will be fully prepared to present the above proposal at the Zoning Board of Adjustment hearing.

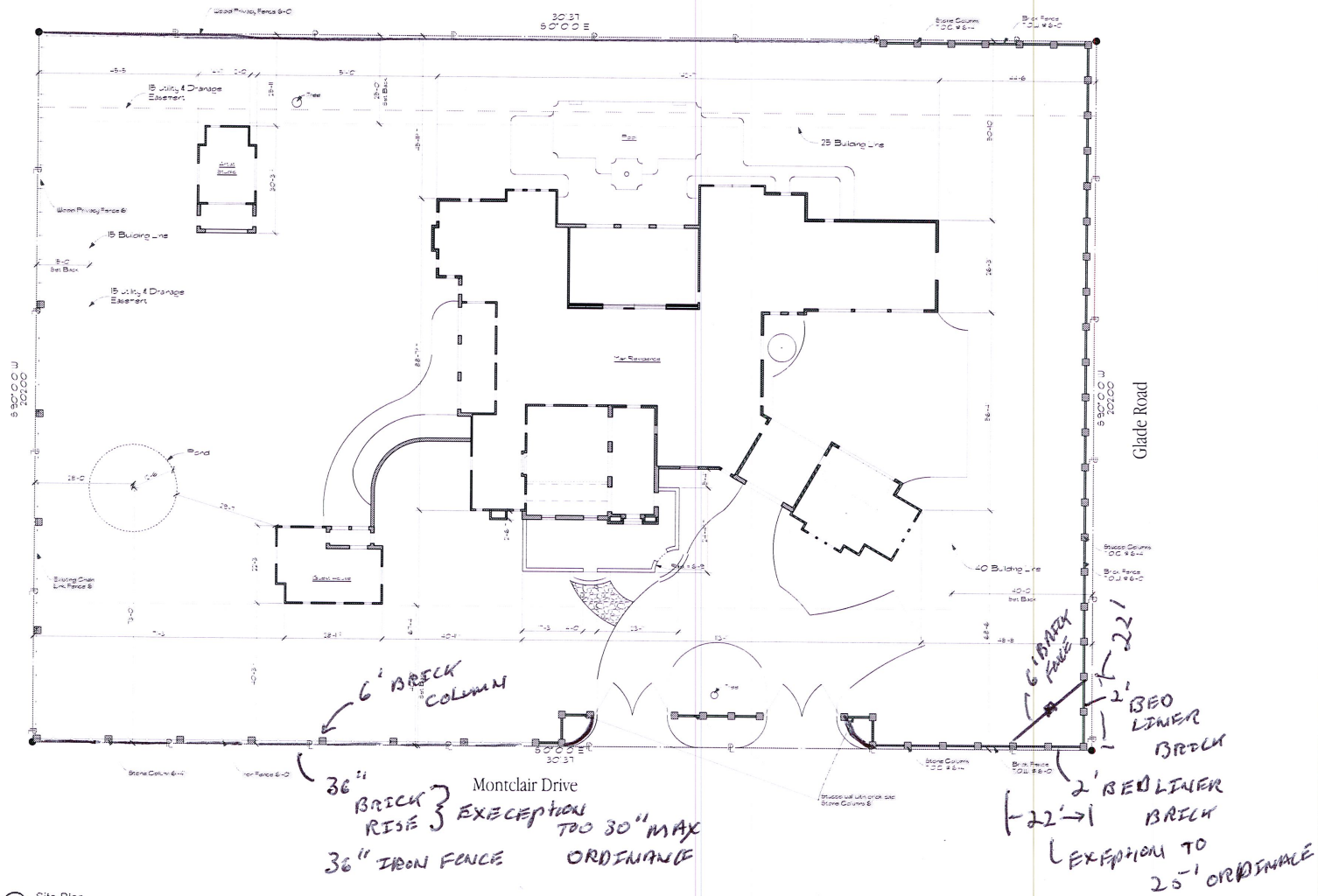
I understand that in the event that I am not present or represented at the public hearing, the Board shall have the power to dismiss this proposal either at the call of the case or after the hearing, and that such dismissal shall constitute a denial.

I reserve the right to withdraw this proposal at any time upon written request filed with the Community Development Department, and such withdrawal shall immediately stop all proceedings. I understand the filing fee is not refundable upon withdrawal of the proposal after public notice.

I understand that if the request is approved, I must obtain a building permit from the City before any work is started on the property, and that the Board's action does not constitute the approval of a building permit.

Applicant's Initials SLG Date 7/16/2013

Site Plan



1 Site Plan

PROPOSED
22: VIGILANCE
TRAILER

Heritage
DESIGN STUDIO



395 W. Northwest Hwy.
Suite 100
Southlake, Texas 76092
(817) 488-0900 (Office)
(817) 581-9889 (Fax)
www.heritage-studio.com
(817) 488-0900 (Cell)

Gumm Residence
5001 Monarch Drive
Project 1105
Collegeville, Texas
Preliminary

DATES:	
Original Design Date:	10-16-2007
Final Date:	01-15-2011

SHEET INFORMATION:

File Name: PROBAT 1005

Designed by: Cristian Lucu la Haiduc

This Drawing Checked By: _____

This file last opened on: 14.11.2022 AM

Sheet Number: _____

A1-02

Photo Exhibits



Fence Looking Southeast from
Montclair Drive

Photo Exhibits



Fence looking east from Montclair Drive

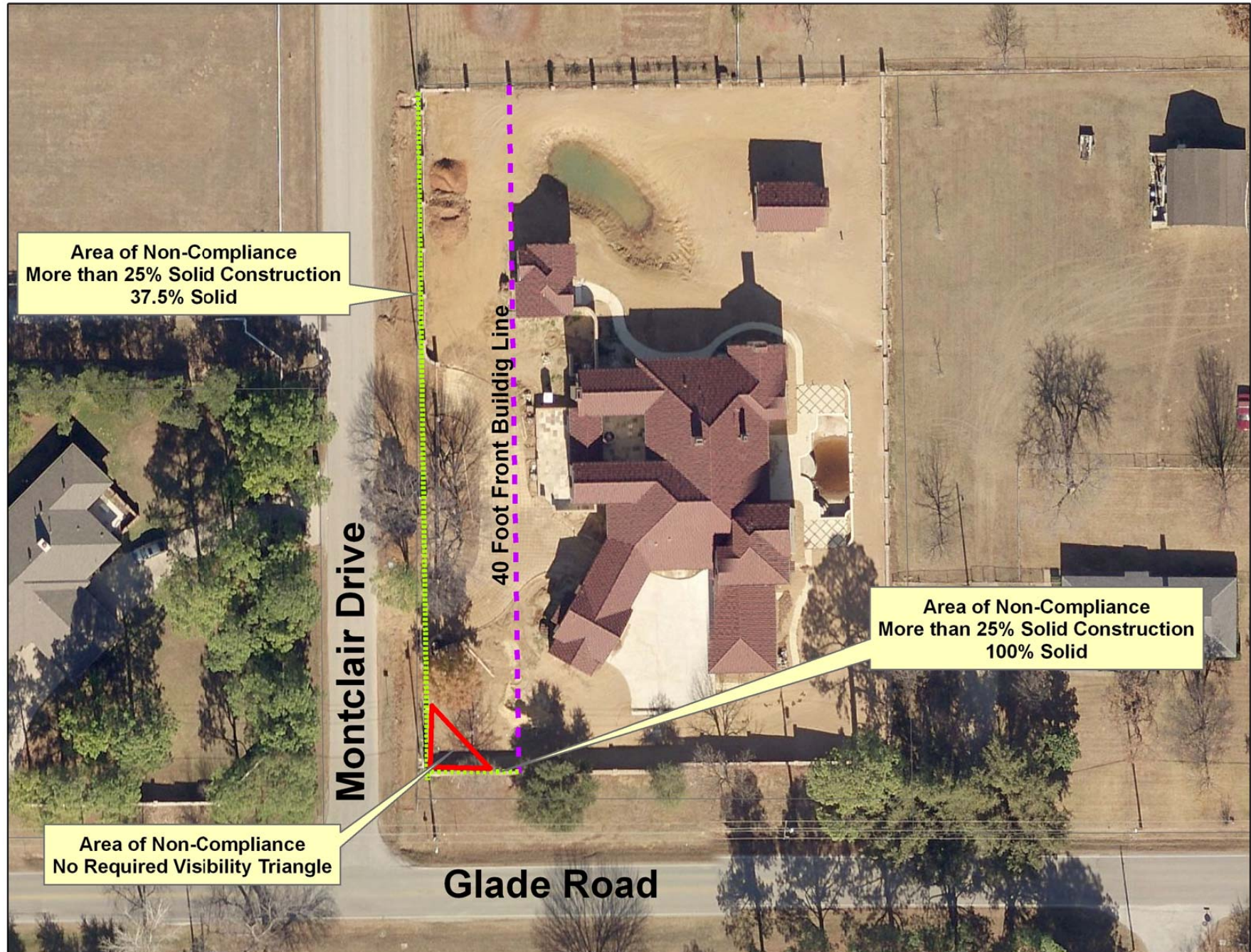
Photo Exhibits



Glade Road

Fence corner looking east from the intersection
of Montclair Drive and Glade Road

Fence Variance Exhibit



Section 3.26(D)5—Land Development Code Visibility Triangle

5. *Twenty-Five (25) Foot Visibility Triangle Required:* No fence, screen, wall or visual barrier shall be located or placed where it obstructs the vision of motor vehicle drivers approaching any street intersection. At all street intersections, clear vision shall be maintained across the lot for a distance of twenty-five (25) feet back from the property corner along both streets. See Exhibit "3-2".

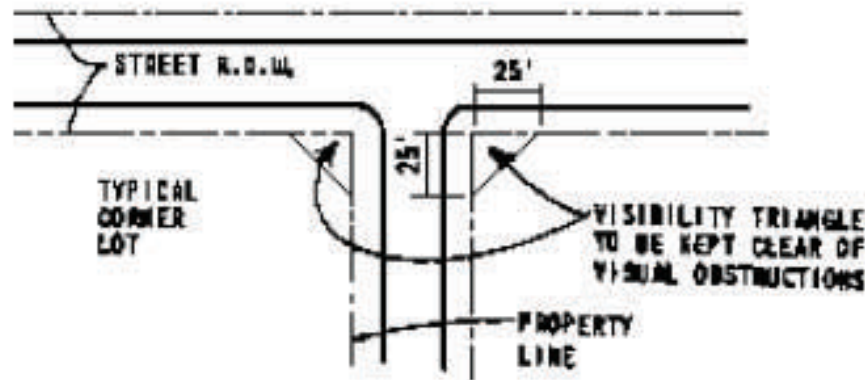


Exhibit "3-2"
Visibility Triangle