



City of Colleyville Zoning Board of Adjustment Agenda

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

Wednesday, December 10, 2014

City Council Chambers

7:00 PM
CITY COUNCIL CHAMBERS
THIRD FLOOR

CALL TO ORDER

PLEDGE OF ALLEGIANCE

1. SWEARING IN OF NEWLY APPOINTED MEMBER

Dee Kamerman, Alternate 2

2. APPROVAL OF MINUTES

September 9, 2014

3. PUBLIC HEARING AGENDA ITEMS

3a Request for a variance to certain provisions of Chapter 4 Landscaping and Buffering of the Land Development Code, the building setback requirements of Chapter 3-Land Use of the Land Development Code and to certain provisions of Section 3.26 Fences, Free Standing Walls, and Screening Materials of the Land Development Code on Lot 1B, Block 2, of the Andy Felps Addition located at 120 Acuff Lane, Case VC14-011

3b Request for a variance to certain provisions of Section 3.26 Fences, Free Standing Walls, and Screening Materials of the Land Development Code on Lot 2, Block 1, of the Summerbrook Addition, located at 2212 Glade Road, Case VC14-012

4. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards December 5, 2014 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
Colleyville, Texas 76034
817. 503.1000
www.colleyville.com

Tuesday, September 9, 2014

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 September 9, 2014 at 7:00 p.m.

Roll Call

Present: Board members Mike Leathers, Mark Collier, Larry Kainer (Alternate 1), and Dee McNosky

Absent: Board member Mike Patino (Alternate 2), Judson Orlando, and Jason Elms

Staff Present: Ron Ruthven, Taci Wrisley, and Matt Butler, city attorney

1. APPROVAL OF MINUTES

Board member Leathers made a motion to approve the minutes as written. Board member Kainer seconded.

The motion to approve the minutes as written carried by the following vote:

Aye: 4 – Leathers, Collier, Kainer, and McNosky

2. PUBLIC HEARING AGENDA ITEMS

- 2a** Request for a variance to the side yard and rear yard setback requirements and lot coverage requirements of Chapter 3 – Land Use of the Land Development Code on Lot 10A, Block 1, of the Westcoat Place Addition, located at 6213 Westcoat Drive, Case VC14-008

Ron Ruthven presented the case and briefed the Board.

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

Mark Cameron, the property owner, came forward and briefed the Board.

Susie Fitzgerald, 205 White Drive, came forward and but did not speak in support or opposition of the case.

Board member Leathers questioned staff regarding whether the subject property could be rezoned to a smaller zoning district and what would the setbacks for that zoning district be. Ron Ruthven replied the property does not meet the minimum requirements for the smallest zoning residential zoning district. He then explained the setback requirements for the R-15 single family zoning district.

Board member Collier questioned staff regarding the reason behind the recommendation of denial for the reduced setback along the north side of the property. Ron Ruthven replied staff was recommending denial because there is an established front yard setback of 40 feet along White Drive.

Discussion continued regarding the requested variances.

Board member Collier questioned staff regarding the possibility of reducing the front yard setback. Ron Ruthven replied the applicant would need to come back before the Board with a new application so that the case could be re-noticed. He further explained it would require an analysis of the established front setbacks along Westcoat Drive as well.

Discussion continued regarding the possibility of a reduced front setback.

There being no one else wishing to speak, the public hearing was closed at 7:22 p.m.

Board member Leathers made a motion to approve the setback variances for Case VC14-008 with the following condition: the variance to the 15 foot side yard setback along White Drive is not granted. Board member Kainer seconded the motion.

The motion to approve Case VC14-008 with the following condition: the variance to the 15 foot side yard setback along White Drive is not granted carried by the following vote:

Aye: 4 – Leathers, Collier, Kainer, and McNosky

Board member Collier made a motion to approve the lot coverage variance for Case VC14-008. Board member Kainer seconded.

The motion to approve the lot coverage variance for Case VC14-008 carried by the following vote:

Aye: 4 – Leathers, Collier, Kainer, and McNosky

- 2b** Request for a variance to the lot coverage requirements of Chapter 3.24.G, Schedule of District Regulations of the Land Development Code on Lot 9, Block A, of the Somerset Manor Addition located at 7013 Benjamin Way, Case VC14-009

Ron Ruthven presented the case for Item 2b and Item 2c concurrently and briefed the Board.

Board member Kainer questioned staff regarding whether adjustments had been made by staff in order to prevent errors occurring in the future. Ron Ruthven replied yes.

The public hearing was opened at 7:20 p.m.

Art Anderson, on behalf of the applicant, came forward and briefed the Board.

Rob Davis, on behalf of the applicant, came forward to answer questions.

Board member McNosky questioned Mr. Davis regarding the status of completion on the subject properties. Mr. Davis replied the properties were approximately 70 percent complete.

Board member Leathers questioned Mr. Davis regarding the possibility of bringing the structure into compliance and what would that process entail. Mr. Davis replied they would have to demo the structure, the slab is already poured.

Board member Leathers questioned staff regarding when they were made aware of the error. Ron Ruthven replied it was brought to his attention approximately two (2) months prior to this hearing.

There being no one else wishing to speak, the public hearing was closed at 7:33 p.m.

Board member Kainer made a motion to approve Case VC14-009. Board member Collier seconded.

The motion to approve Case VC14-009 carried by the following vote:

Aye: 4 – Leathers, Collier, Kainer, and McNosky

- 2c** Request for a variance to the lot coverage requirements of Chapter 3.24.G, Schedule of District Regulations of the Land Development Code on Lot 12, Block B, of the Somerset Manor Addition located at 7024 Benjamin Way, Case VC14-010

Ron Ruthven presented the case for Item 2b and 2c concurrently in the previous item number.

The public hearing was held concurrently in the previous item number.

Board member Kainer made a motion to approve Case VC14-010. Board member Collier seconded.

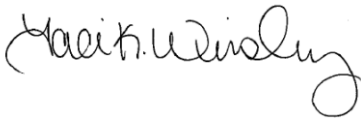
The motion to approve Case VC14-010 carried by the following vote:

Aye: 4 – Leathers, Collier, Kainer, and McNosky

3. ADJOURNMENT

The meeting adjourned at 7:35 p.m.

Minutes were written and prepared by:



Taci Wrisley
Planning and Zoning Assistant

The meeting minutes were approved on December 10, 2014 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 12/10/2014	Number
Type Public Hearing Agenda Items		
Department Community Development		

Title

Request for a variance to certain provisions of Chapter 4 Landscaping and Buffering of the Land Development Code, the building setback requirements of Chapter 3-Land Use of the Land Development Code and to certain provisions of Section 3.26 Fences, Free Standing Walls, and Screening Materials of the Land Development Code on Lot 1B, Block 2, of the Andy Felps Addition located at 120 Acuff Lane, Case VC14-011

Explanation

Eric Brooks, representing J.C. Sadler, is requesting several variances on Lot 1B, Block 2, of the Andy Felps Addition located at 120 Acuff Lane. The applicant is requesting a variance to landscape buffer requirements contained in Chapter 4-Landscaping and Buffering in the Land Development Code, and the screening and setback requirements for commercial properties located adjacent to residential properties found in Chapter 3-Land Use in the Land Development Code.

Existing Conditions and Zoning. The subject property is currently zoned CC3-Highway Commercial zoning district. The property is currently developed as a single family detached home with an accessory building located in the back yard. The single family use is currently considered a legal non-conforming use of the property.

Redevelopment of Subject Property. The applicant proposes to convert the single family home on the property into an office. Converting the property from a residential use to a commercial use triggers many code requirements including building codes as well as certain requirements found in the Land Development Code. Attached are a demolition plan and site plan that illustrate how the applicant proposes to redevelop the property.

Variance Requests. Given the proposed redevelopment of the property, the applicant is requesting several variances, all of which are related to required screening and buffering between residential and commercial uses. The adjacent property located on the east side of the subject property is zoned R-20-Single Family Residential and is developed as a single family home. Therefore the screening and buffering requirements relative to the redevelopment of the subject property pertain to the adjacent property to the east. The following is a breakdown of each variance request:

1. Section 4.6(3)j of Chapter 4-Landscaping and Buffering in the Land Development

Code, which states:

"Landscaping Adjacent to Residential Districts: For any development in "C-PO", "CN", "CC1", "CC2", "CC3", "ML", "PUD-C", "PUD-I" and institutional uses including, churches, schools, and governmental facilities which includes all zoning except residential districts and "AG" used for residential and pure agricultural uses, zoning districts which abut districts zoned residential or mobile home there shall be a minimum twenty (20) foot wide green belt of "live plant material of the evergreen variety" which is expected to grow to six (6) feet height in two (2) years, a minimum of three (3) feet in height at the time of installation and planted on six (6) foot centers, for the entire distance along which the development abuts the residential district. Where a fire lane is required, the green belt may be reduced to five (5) feet."

Therefore, a minimum 20 foot greenbelt containing evergreen landscaping planted a maximum of six (6) feet apart is required along the east property line adjacent to the single family property. The applicant requests a variance to this provision given that the new driveway would be paved to within six (6) feet of the east property line in order to access the parking lot to be located at the rear of the property.

2. Section 3.24(F)e of Chapter 3-Land Use in the Land Development Code, which states:

"Where abutting a lot zoned or used for residential purposes (RE through MH) there shall be a twenty-five (25') foot side yard ."

Although the driveway is exempt from this requirement, the existing accessory building located at the rear of the subject property is not considered exempt. According to the attached site plan, the accessory building is located approximately five (5) feet from the east property line. Therefore, a variance is required in order to allow the accessory building to remain in its current location.

3. Section 3.26 D(2)a of Chapter 3-Land Use in the Land Development Code, which states:

"Where a nonresidential use abuts a residential lot, use or district, the side and rear property lines abutting said residential lot, use or district shall be suitably screened, with a decorative masonry wall, by the nonresidential use so as to obscure the view from the residential lot, use or district to the nonresidential use to a height not less than eight (8) feet."

The applicant is requesting to waive this requirement in order to utilize the existing six (6) foot wood privacy fence located along the east property line. The applicant states that the adjacent property owner is in full support of the variance request. However, to date no correspondence has been received from the adjacent property owner.

Public Notification. Staff mailed notices to 17 property owners within 200 feet of the site. As of this writing, staff has received no correspondence.

Summary. This variance request involves three separate variances, all of which are related to the screening and buffering requirements contained in the Land Development Code relative to commercial properties located adjacent to residential properties given the proposed redevelopment of the subject property from a residential use to a commercial use. The lot width of the subject property is 50 feet below the minimum lot width required for lots in the CC3 zoning district (150 feet) thereby constraining the redevelopment potential of the property. However, given the importance placed upon screening and buffering commercial uses from residential uses in the Land Development Code and the 2004 Master Plan and, the fact that the buildings on the property, as part of the voluntary redevelopment of the property on the part of the applicant, could be altered, or demolished, such that the property could comply with the screening and buffering requirements of the Land Development Code, staff does not recognize a hardship with regard to any of the variance requests.

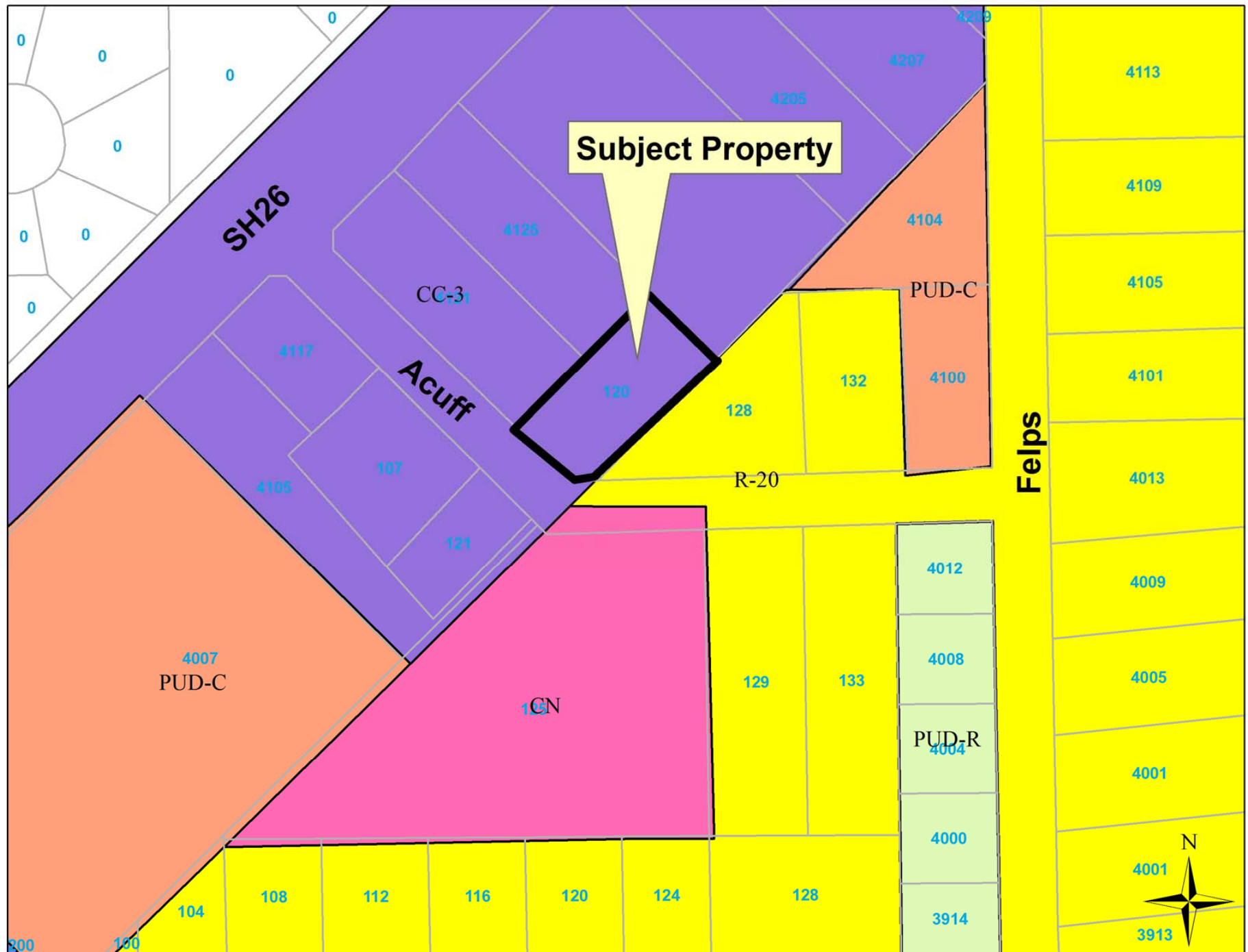
Recommendation

Denial

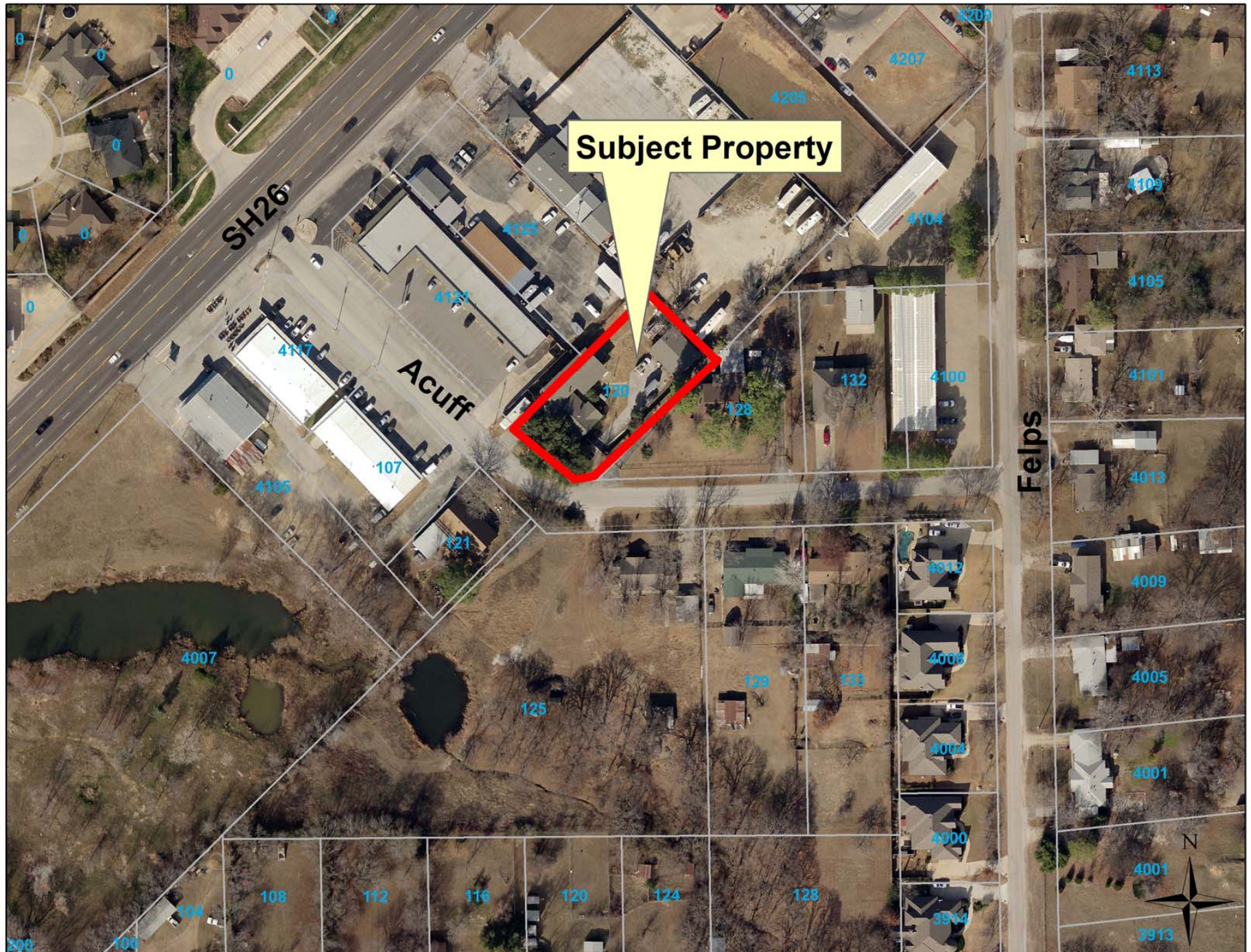
Attachments

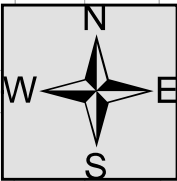
1. Location and Zoning Map
2. Aerial
3. Buffer Map
4. Application
5. Site Plan
6. Site Demolition Plan

Location and Zoning Map



Aerial





Case VC14-011

120 Acuff Lane

Legend



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: Sadler Office
Project Address (Location): 120 Acuff Lane
Legal Description: Volume 13880, Page 473
Proposed Number of Lots: 1 Gross Acres: 0.472 Neighborhood District: _____
Existing Zoning: CC3 Proposed Zoning: Same
Existing Use: Residence Proposed Use: Office

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: Eric Brooks Company: GSD Architects
Address: 7291 Glenview Dr. Tel: 817-589-1722 Fax: 817-595-2916
City: Fort Worth State: TX ZIP: 76180 Email: _____

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

Property Owner: JC Sadler Company: Elite Wireless
Address: 2201 Long Prairie Road, Ste 300 Tel: 817-734-1141 Fax: _____
City: Flower Mound State: TX ZIP: 75022 Email: _____
Ownership Status: (check one) ☐ Individual ☐ Trust ☐ Partnership ☐ Corporation

SIGNATURE OF APPLICANT (SIGN AND PRINT OR TYPE NAME)

SIGNATURE: Eric Brooks Date: 10-31-14

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.

Rev: 5/10

For Departmental Use Only

Case #: VC14-011

Total Fee(s): 175.00

Receipt #: 17781

Date Submitted: 11/6/14

Accepted By: T. Winsley

Public Hearing Date: _____

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.

We are requesting that the side yard landscaping requirement (Section 4.6.6.i) as well as the masonry screening wall requirement (Section 3.26.D.2.a) be waived to be able to maintain the side yard width (6 feet) and fencing as is currently existing. The adjacent residential neighbor is in full support of this variance request as well.

2. Do similar conditions exist in the area? Explain.

Yes. At 136 Acuff Lane, just a few houses down from our property, there is a property zoned PUD-C that is adjacent to the same A-20 zoning that does not have the required side yard landscaping nor a compliant masonry screening wall (they have a short wood fence).

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

The width of this property does not allow for a compliant side yard without reducing the usable width to a degree that makes it unusable.

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

No. We cannot remodel the current structure without removing a significant portion of it if the side yard landscaping requirement is enforced.

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.

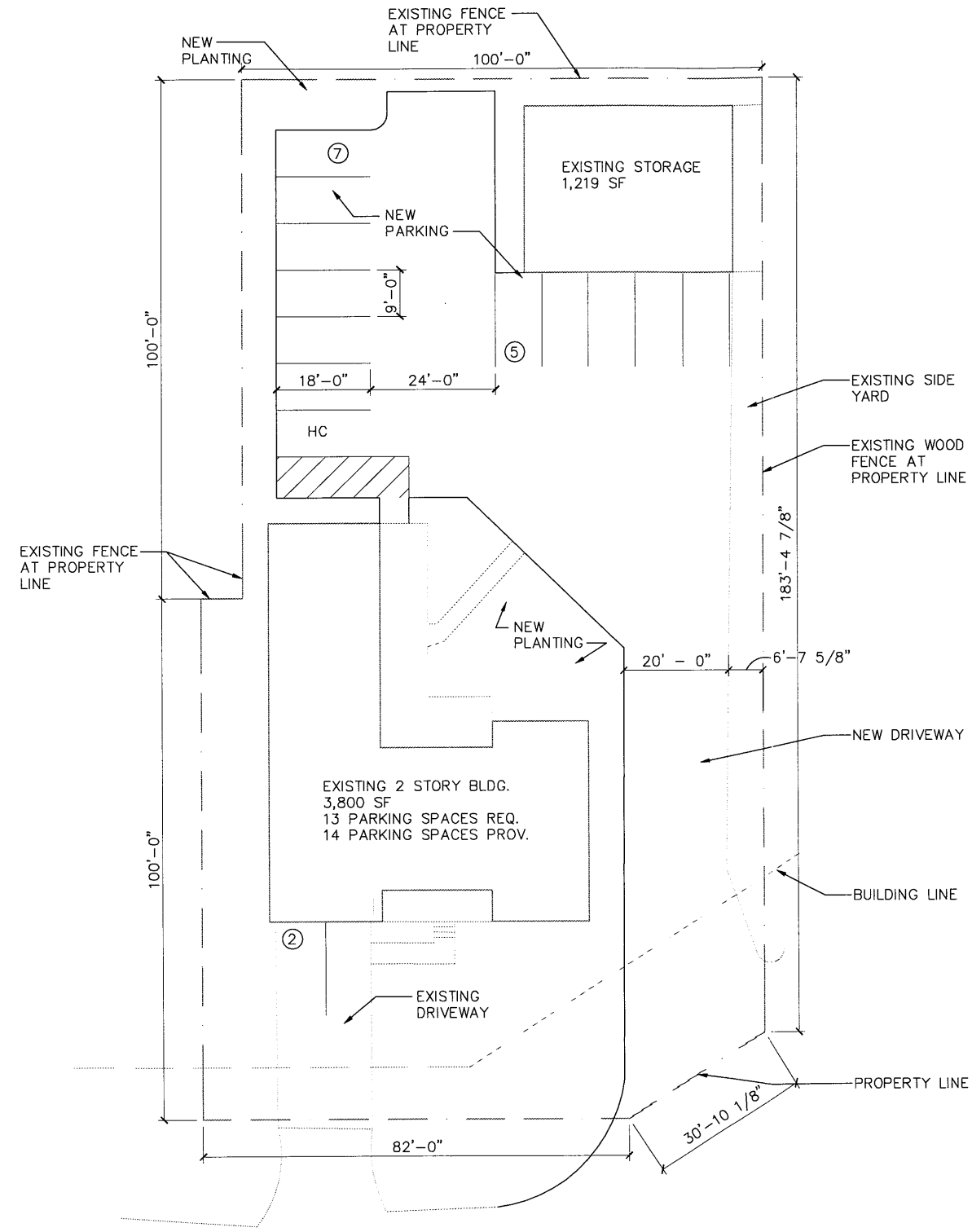
I understand that in the event that I am not present or represented at the public hearing, the Board shall have the power to dismiss this proposal either at the call of the case or after the hearing, and that such dismissal shall constitute a denial.

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 ED Date 11-3-14

Site Plan



11/05/14

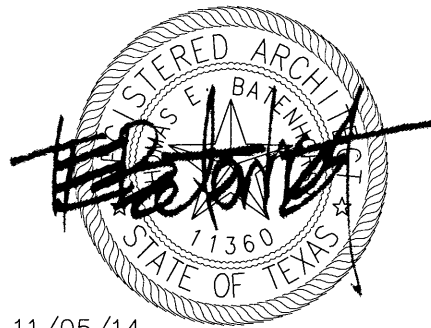
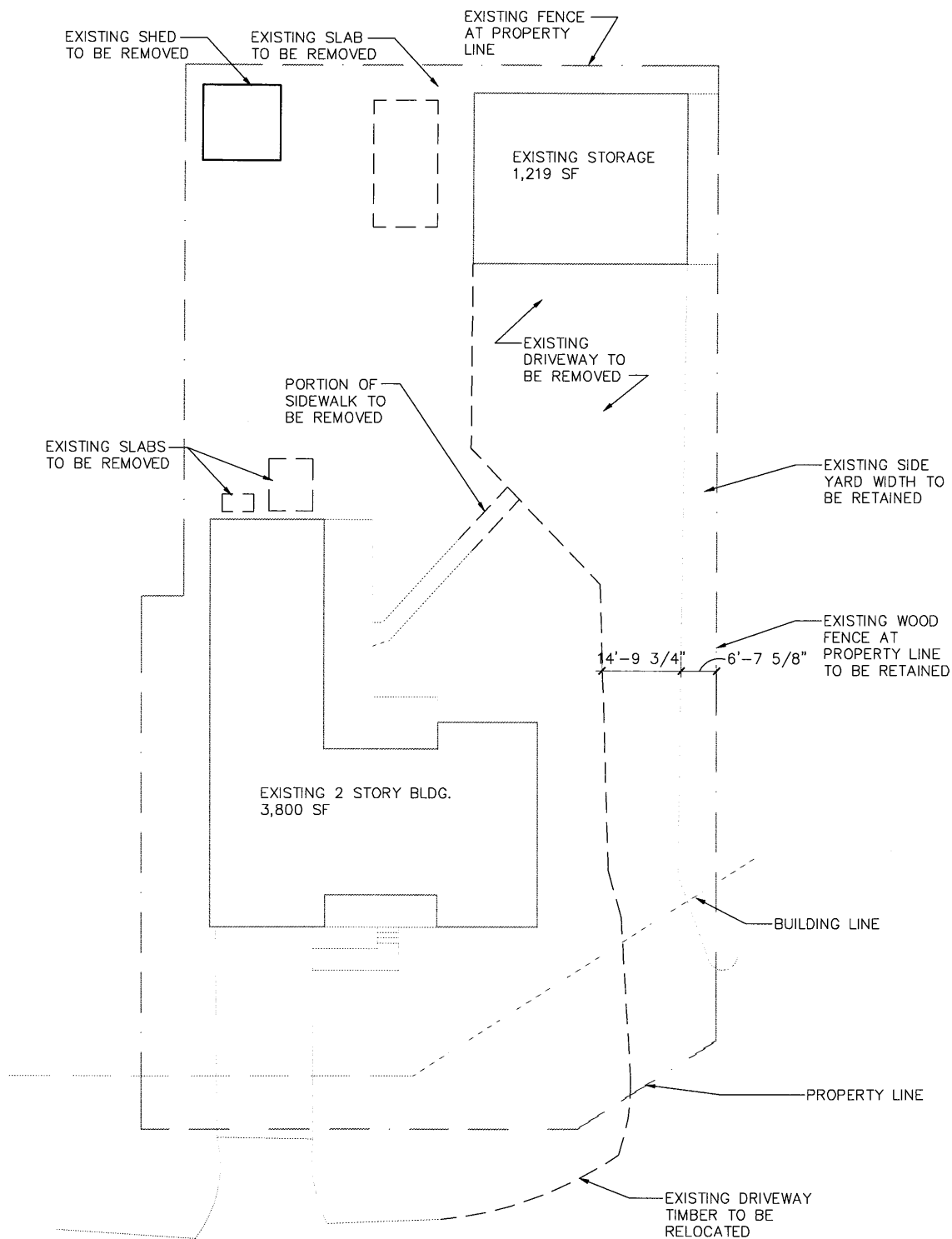
SIGNATURE DATE

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**NOT FOR REGULATORY APPROVAL,
PERMITTING, OR CONSTRUCTION.**



Site Demolition Plan



11/05/14

SIGNATURE DATE

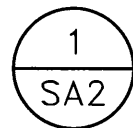
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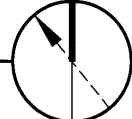
7291 GLENVIEW DRIVE
FORT WORTH, TX 76180
P 817.589.1722
F 817.595.2916
www.gsbsarchitects.com



SCHEMATIC SITE DEMO PLAN

30' = 1'

PLAN
NORTH



SA2

GSBS PROJECT NO.: 2014-094-00
ISSUED DATE: 11-05-14



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 12/10/2014	Number
Type Public Hearing Agenda Items		
Department Community Development		

Title

Request for a variance to certain provisions of Section 3.26 Fences, Free Standing Walls, and Screening Materials of the Land Development Code on Lot 2, Block 1, of the Summerbrook Addition, located at 2212 Glade Road, Case VC14-012

Explanation

Neil DiGiammatteo, representing Michael and Barbara Gunn, is requesting a variance on Lot 2, Block 1, of the Summerbrook Addition located at 2212 Glade Road. The applicant is requesting a variance to the fence requirements contained in Chapter 3- Land Use in the Land Development Code.

Existing Conditions and Zoning. The subject property is currently zoned R-30-Single Family Residential district. The property is currently developed as a single family detached home.

Variance Request. Per the attached request by the applicant, the applicant is requesting a variance to Section 3.26(E)1 in the Land Development Code in order to construct a seven (7) foot tall solid masonry (stucco) fence along 90 feet of the subject property's frontage with Glade Road to the southwest corner of the subject property, and then an additional 90 feet to the north along the west property line.

Section 3.26(E)1 states: "*Front Yards: No fence or free standing wall greater than thirty (30) inches in height and no greater than twenty-five (25) percent solid construction shall extend into the required yard on which the primary structure faces.*"

Section 3.26(E)1d allows exceptions to the height restriction noted above for lots that are larger than 40,000 square feet and lots that are contained within a single lot subdivision. However, the subject property does not meet these exceptions.

Therefore the non-compliant portion of the proposed fence would be the portion constructed along Glade Road and the southernmost 35 feet of the portion constructed along the west property within the 35 foot front building setback.

In the attached exhibit provided by the applicant, they state the reason for the request as follows:

"The reason for this request is to reduce the vehicular noise level being emitted from

the traffic on Glade Road. This home has three (3) existing covered patios on the front of the house which look out on a park like setting front yard, enhanced by the seven (7) large native trees that have been preserved since the home's construction in 2006. The noise emitted from Glade Road, through the ornamental iron panels, makes it almost impossible to occupy these patios and enjoy the park like front yard."

"In an attempt to solve this noise issue with a natural barrier, within a short time after the purchase of the home, the homeowners planted multiple large evergreen (6 ft. tall) Nellie R. Stevens shrubs behind the ornamental iron sections of the fence (west side only) to shield the property and the front patios from the Glade Road vehicular noise. During this almost 1 year ownership of the property, the vehicular noise level on Glade Road has increased and the natural barrier of plantings has not substantially reduced the vehicular noise level. It is the homeowner's opinion that only a solid screen wall will substantially reduce the emitted vehicular noise on Glade Road and allow the owners to fully enjoy the front yard patios and park like setting among the existing native trees."

Public Notification. Staff mailed notices to 14 property owners within 200 feet of the site. As of this writing, staff has received no correspondence.

Summary. The applicant is requesting to construct the seven (7) foot tall masonry fence within the 35 foot front setback along Glade Road and along the west property line. In their application, the applicant states that the reason for the variance is to better shield the patios along the front of the home from noise along Glade Road. The patios mentioned by the applicant are all setback at least 80 feet from Glade Road right-of-way, while the closest point of the home to the Glade Road right-of-way is 40 feet. At a minimum, this condition exists with most homes that have primary frontage and access along Glade Road. Therefore, this condition is not unique to the subject property and, therefore, does not constitute a hardship.

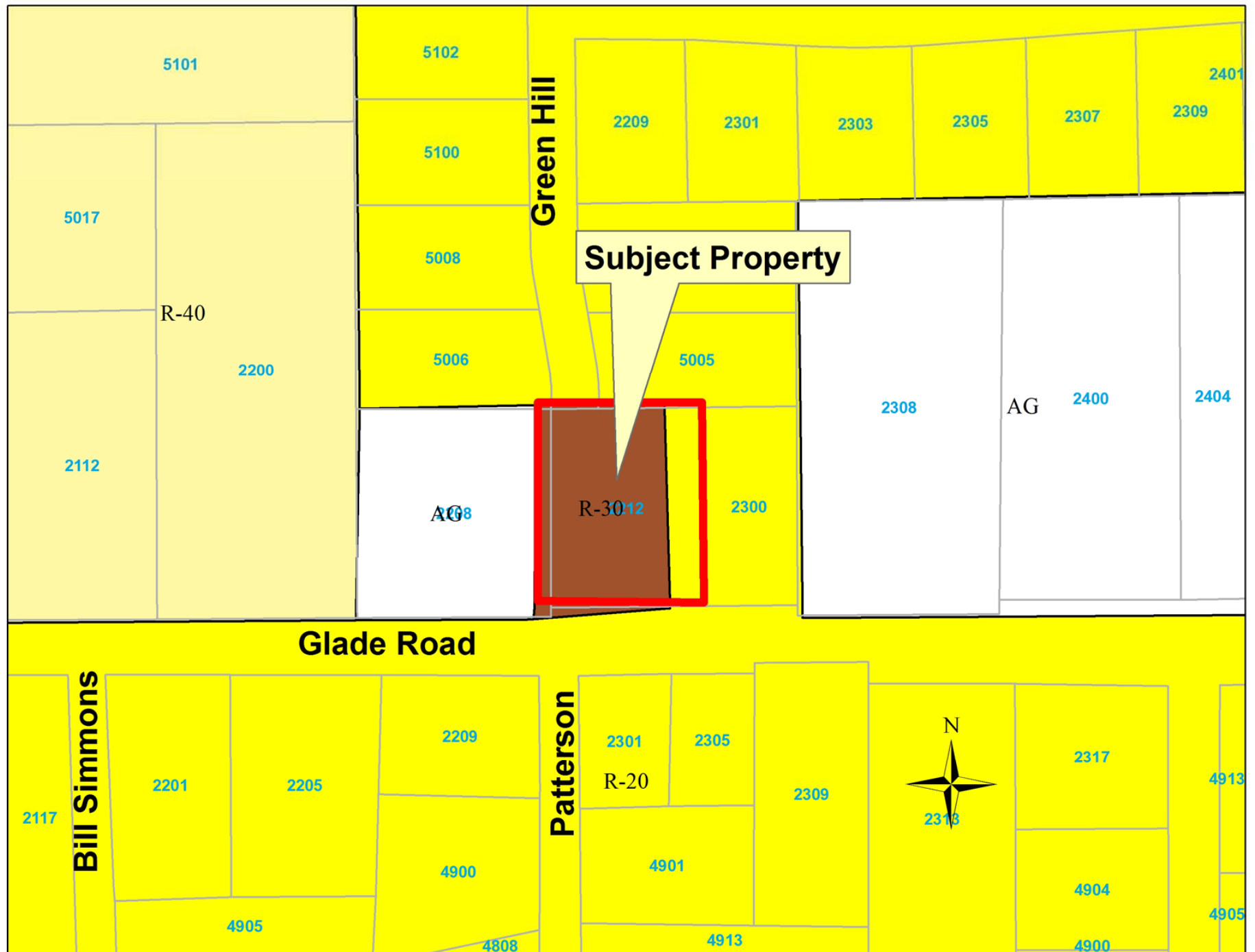
Recommendation

Denial

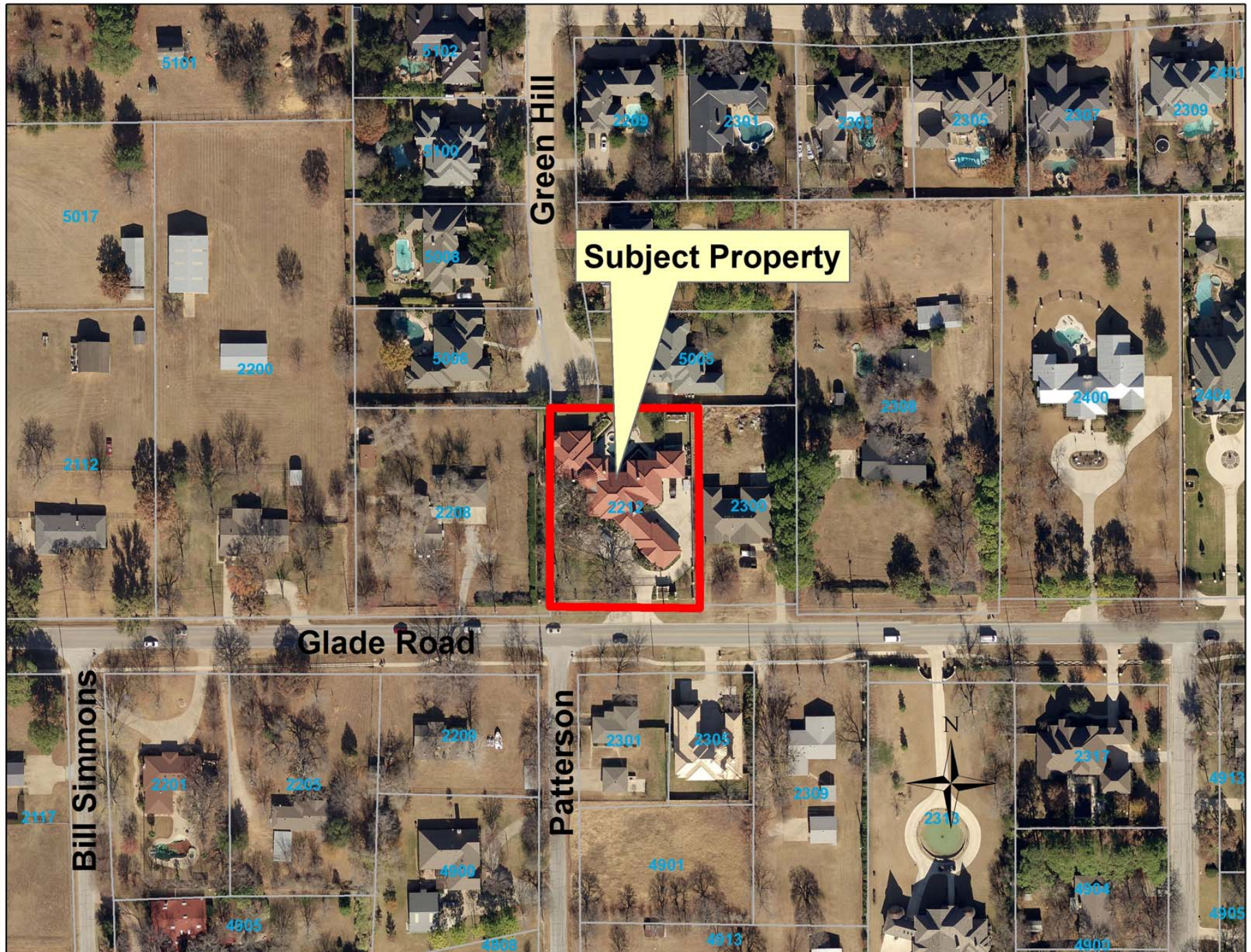
Attachments

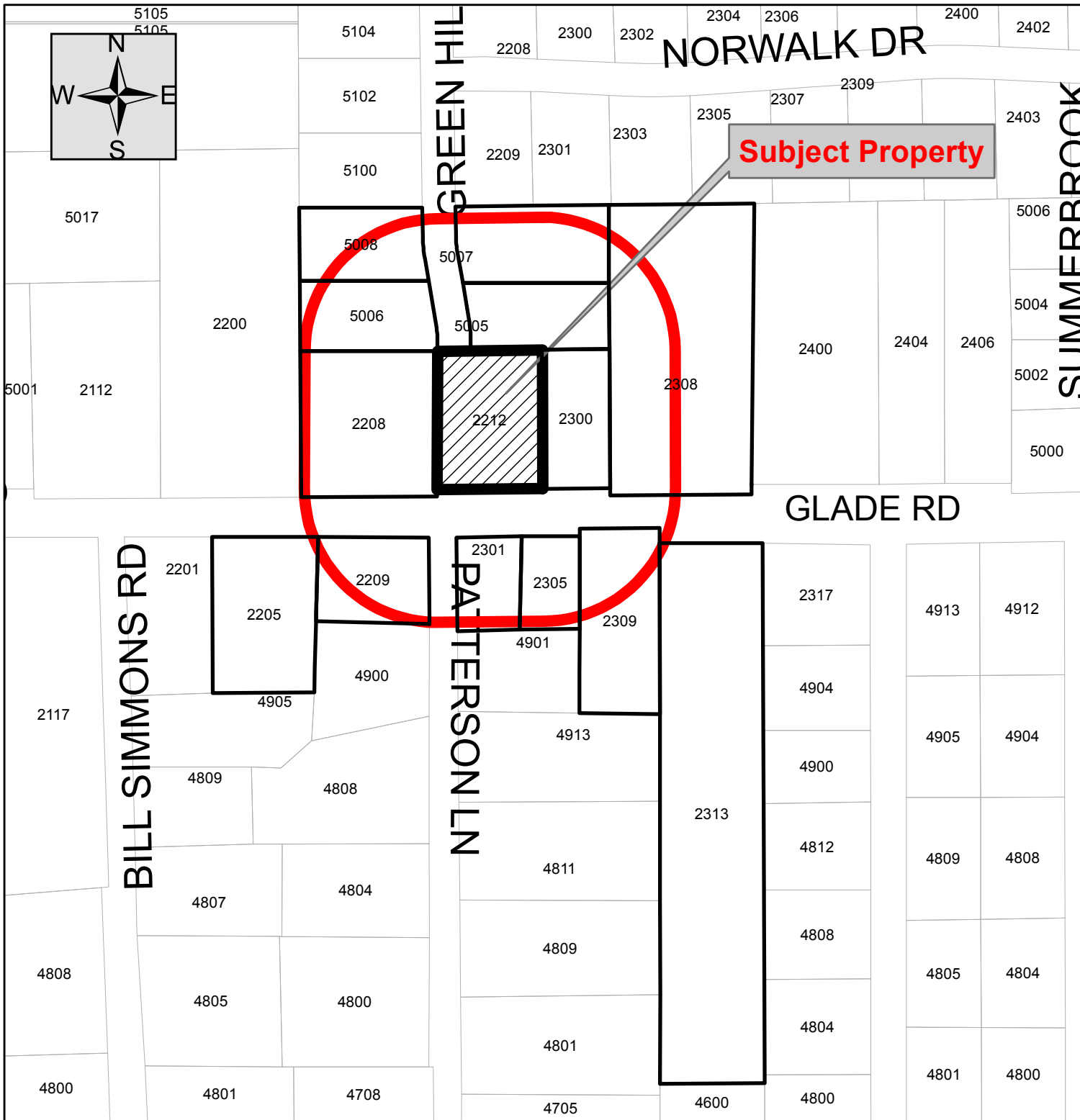
1. Location and Zoning Map
2. Aerial
3. Buffer Map
4. Applicant's Request

Location and Zoning Map



Aerial





Case VC14-012

2212 Glade Road

Legend

-  Subject Property
-  Properties within 200 feet
-  Parcels



Applicant's Request

	Community Development Services Application	City of Colleyville 100 Main Street Colleyville TX 76034 817.503.1050
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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: GUNN RESIDENCE
Project Address (Location): 2212 GLADE ROAD
Legal Description: LOT 2, BLK 1, SUMMERBROOK ADDITION
Proposed Number of Lots: 1 Gross Acres: .7756 Neighborhood District: _____
Existing Zoning: R-30 Proposed Zoning: SAME
Existing Use: SINGLE FAMILY Proposed Use: SAME

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: NEIL DIGIAMMATTEO Company: TEAM 3 HOMES
Address: P.O. BOX 93198 Tel: 817-421-3203 Fax: 817-421-2413
City: SOUTH LAKE State: TX ZIP: 76092 Email: _____
Applicant's Status: (check one) ☐ Owner ☒ Representative ☐ Tenant ☐ Prospective Buyer

Property Owner: MICHAEL & BARBARA GUNN Company: N/A
Address: 2212 GLADE RD Tel: 817-233-2442 Fax: _____
City: COLLEYVILLE State: TX ZIP: 76034 Email: _____
Ownership Status: (check one) ☐ Individual ☒ Trust ☐ Partnership ☐ Corporation

SIGNATURE OF APPLICANT (SIGN AND PRINT OR TYPE NAME)

SIGNATURE: Neil Digiammatteo Date: 11.6.2014
NEIL DIGIAMMATTEO

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

SIGNATURE: M. W. Gunn
(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

For Departmental Use Only

Case #: _____

Total Fee(s): _____

Receipt #: _____

Date Submitted: _____

Accepted By: _____

Public Hearing Date: _____

Applicant's Request

	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 ^{fence} ~~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.

SEE ATTACHED

2. Do similar conditions exist in the area? Explain.

SEE ATTACHED

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

SEE ATTACHED

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

SEE ATTACHED

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 11.6.2014

Applicant's Request

VARIANCE OR APPEAL APPLICATION (2212 Glade Road)

REQUEST INFORMATION

1. Completely describe the variance you are requesting.

The existing fence is constructed of stucco over CMU, stone fence columns and ornamental iron panels and is located in the front yard (Glade Road) on the property line.

Homeowner's desire a variance to remove the ornamental iron planes between the stone columns on the west side only, of the entry driveway and replace the ornamental iron panels with a 7 ft. tall solid masonry screen wall. Said screen wall will be constructed on a new engineered foundation with 2 sided stucco veneer over CMU block backing and natural stone caps to match the existing screen walls at either side of the driveway entry.

The reason for this request is to reduce the vehicular noise level being emitted from the traffic on Glade Road. This home has 3 existing covered patios on the front of the house which lookout on a park like setting front yard, enhanced by the 7 large native trees that have been preserved since the home's construction in 2006. The noise emitted from Glade Road, through the ornamental iron panels, makes it almost impossible to occupy these patios and enjoy the park like front yard.

2. Do similar conditions exist in the area? Explain.

Yes, there are other homes along Glade Road that have solid screen walls constructed on the property line.

See the attached photos.

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

This property was purchased from the former owners in December of 2013. The fencing, as described in question 1, is existing and has not be modified or altered by the current owner.

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

In an attempt to solve this noise issue with a natural barrier, within a short time after the purchase of the home, the homeowners planted multiple large evergreen (6 ft. tall) Nellie R. Stevens shrubs behind the ornamental iron sections of the fence (west side only) to shield the property and the front patios from the Glade Road vehicular noise.

During this almost 1 year ownership of the property, the vehicular noise level on Glade Road has increased and the natural barrier of plantings has not substantially reduced the vehicular noise level. It is the homeowner's opinion that only a solid screen wall will substantially reduce the emitted vehicular noise on Glade Road and allow the owners to fully enjoy the front yard patios and park like setting among the existing native trees.

Applicant's Request

**OTHER SOLID SCREEN WALLS
LOCATED ON THE PROPERTY LINE
IN COLLEYVILLE**

Applicant's Request



NORTHWEST CORNER OF GLADE AND MONTCLAIR

Applicant's Request



NORTHEAST CORNER OF GLADE AND POOL RD.

Applicant's Request

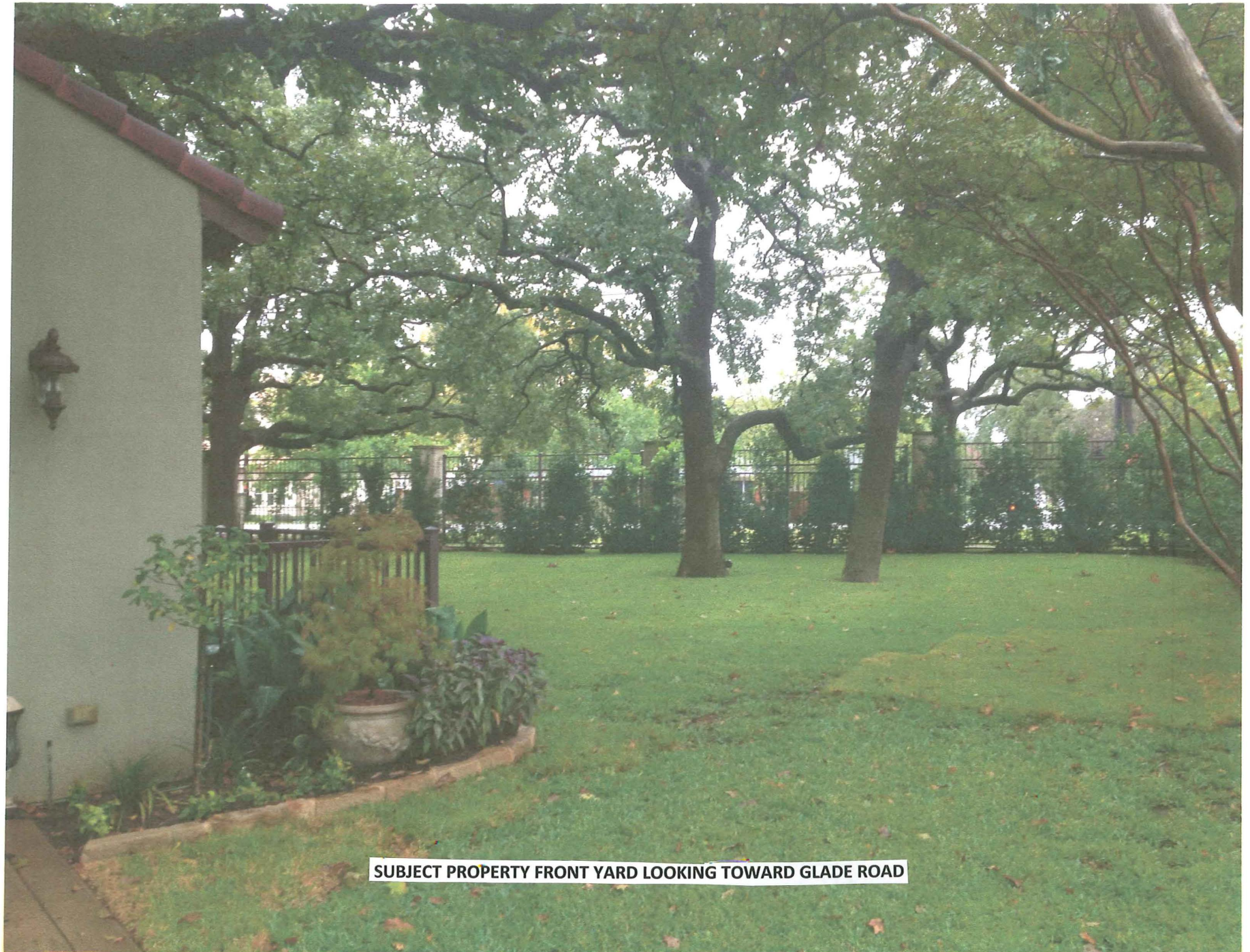


Applicant's Request

**SUBJECT PROPERTY
2212 GLADE ROAD**

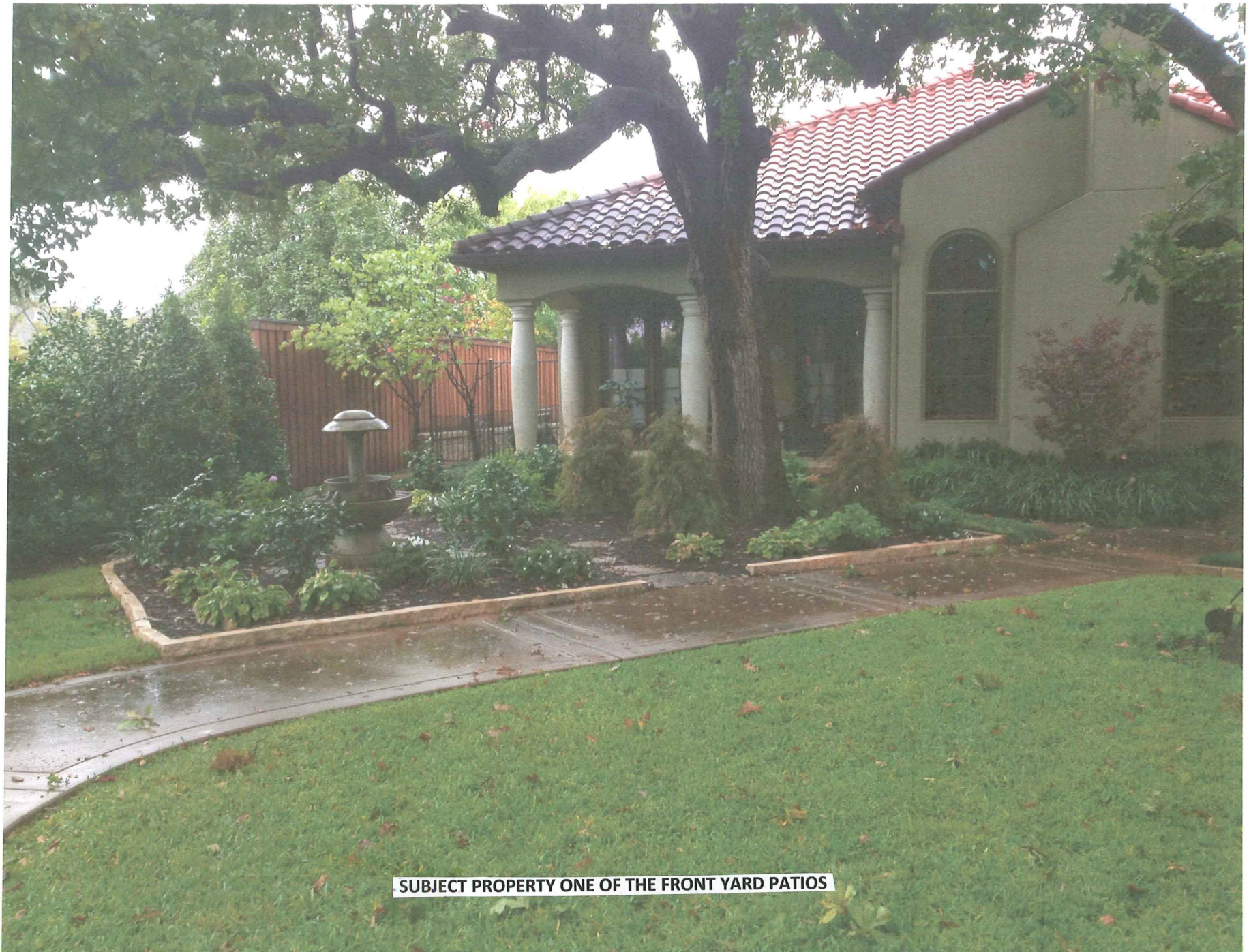
**FRONT YARD
&
HOUSE PATIOS FACING
THE FRONT YARD**

Applicant's Request



SUBJECT PROPERTY FRONT YARD LOOKING TOWARD GLADE ROAD

Applicant's Request



SUBJECT PROPERTY ONE OF THE FRONT YARD PATIOS

Applicant's Request



SUBJECT PROPERTY – PARK LIKE SETTING

Applicant's Request



SUBJECT PROPERTY FRONT YARD LOOKING WEST

Applicant's Request



SUBJECT PROPERTY TWO OF THE FRONT YARD PATIOS

Applicant's Request

**SUBJECT PROPERTY
2212 GLADE ROAD**

**EXISTING FENCING AND DRIVE ENTRY
SOLID SCREEN WALLS
ON GLADE ROAD**

Applicant's Request



SUBJECT PROPERTY EXISTING ENTRY DRIVE SCREEN WALLS

Applicant's Request



SUBJECT PROPERTY EXISTING GLADE ROAD FENCING

Applicant's Request

**SUBJECT PROPERTY
2212 GLADE ROAD**

**PENDING
FENCE PERMIT APPLICATION
&
PLANS**

Applicant's Request

City of Colleyville

100 Main Street

Colleyville, TX

817-503-1030

(Please print clearly)

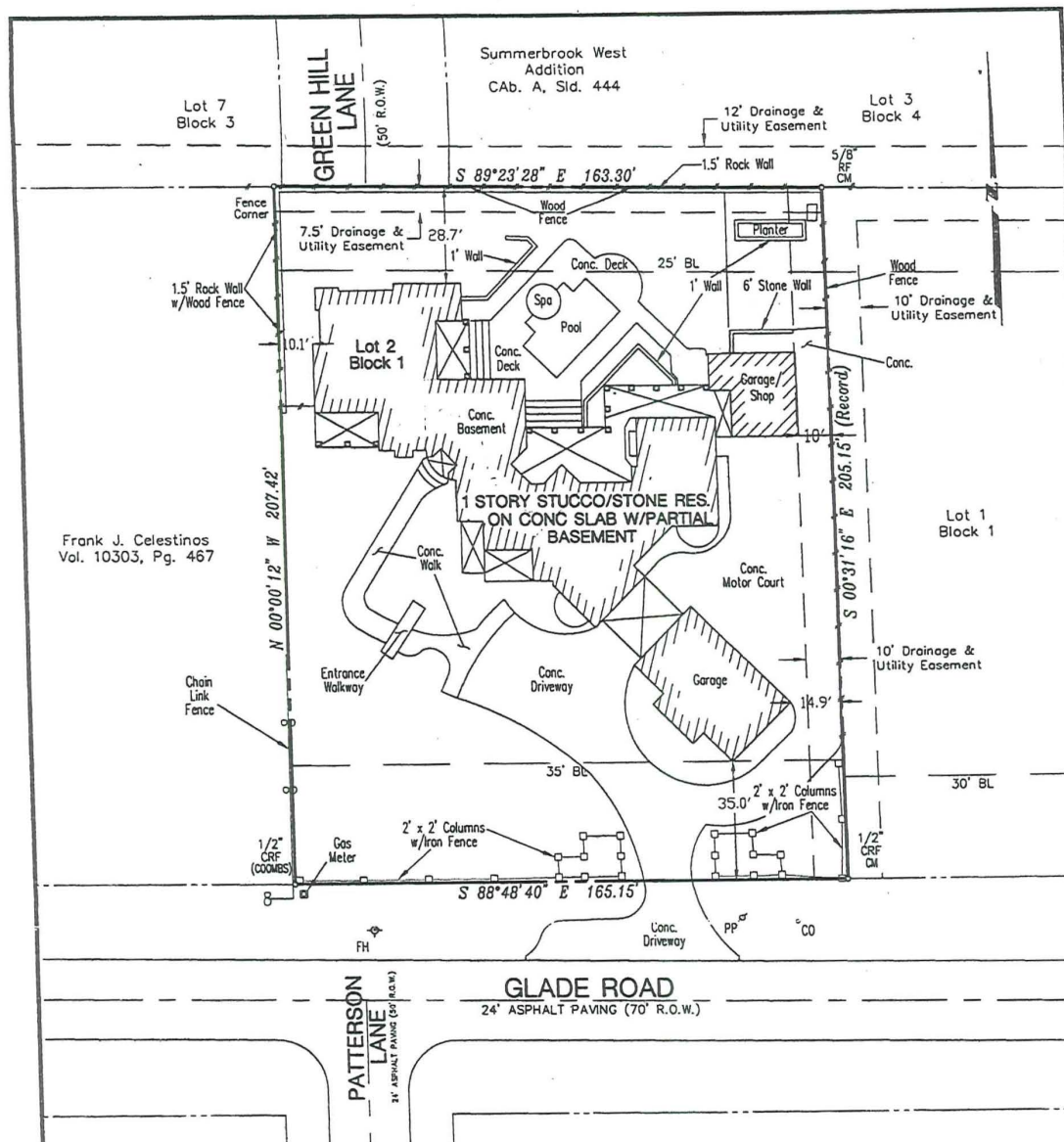
BUILDING PERMIT APPLICATION

Miscellaneous Construction

B3

Part 1. Contact Information		Part 2. Contractor Information	
Date: <u>10.24.14</u>		Name of general contracting company: <u>TEAM 3 ESTATE HOMES LLC</u> <u>d/b/a TEAM 3 HOMES</u>	
Building site street address: <u>2212 GLADE RD</u>		Street address of contractor: <u>909 S. MAIN ST. #1302</u>	
Legal Description: Lot <u>2</u> Block <u>1</u> Subdivision <u>SUMMERBROOK</u>		City / State / Zip: <u>GRAPEVINE TX 76051</u>	
Contact address (if different from above):		Contact name: <u>NEIL DIGIAMMATTEO</u>	
Contact City / State / Zip:		Telephone: <u>817-421-3203</u>	
Telephone:			
Part 3. Description of Work to be Performed (Use a separate form for each box checked)			
Accessory / Storage Buildings			
☐ Construct accessory building			
☐ Construct garage			
☐ Construct carport			
a. Attached / Detached: _____			
b. Total s. f. of building: _____			
c. Building height: _____			
d. Foundation type: _____			
e. Distance to main building: _____			
f. Building Line Setbacks:			
Front: _____			
Left: _____			
Right: _____			
Rear: _____			
g. How many other accessory buildings, detached carports or detached garages exist on this property, not including the one that application is made for? _____			
h. Total square footage of other accessory buildings, detached carports or detached garages. _____			
Misc. Construction			
☐ Const. / Sales Trailer			
☐ Portable building			
☐ Drive approach			
☐ Demo / move-out / move-in			
☐ Other: _____			
☐ Cellular or Trans. Tower			
Overall tower height: _____ ft.			
☐ Deck			
☐ Tent			
☐ Roofing			
☐ Irrigation			
Fences & Screening Walls			
☒ Construct fence			
Chain Link _____			
Wood _____			
☒ Wrought Iron (RELOCATION)			
☒ Masonry (NEW)			
Other _____			
Dumpster Screen _____			
a. Is fence being constructed on a corner lot? ☐ Yes ☒ No			
b. Overall fence height: <u>7</u> ft.			
☐ Construct Retaining Wall			
(Attach engineering plans)			
Note: Attach a Plot Plan and your proposed Construction Plans.			
Estimated Construction Value: \$ <u>21,871</u>			
Your name (Printed Name): <u>NEIL DIGIAMMATTEO</u>			
Signature: 			
Part 4. For Office Use Only			
Permit approved: ☐ Yes ☐ No		Permit number: _____	
Reviewed by: _____		Notified Owner / Contractor: _____	
Eng. Dept. _____		Date: _____	
Fire Dept. _____			
Bldg. Insp. _____			
		(5411) Building Permit Fee: _____	
		(5417) Plan Review Fee: _____	
		(5416) Contractor Reg. Fee: _____	
		Total due: _____	

Applicant's Request



This plat was prepared from a survey made on the ground on the date shown. The sizes, locations and types of buildings and visible improvements are shown, all visible improvements being within the boundaries of the property, except as shown, setback from the property lines as dimensioned and the approximate distance from the nearest cross street or road is shown. There are no visible encroachments, visible protrusions or apparent easements, except as shown. No portion of the subject property appears to lie within a special flood hazard area according to the FLOOD INSURANCE RATE MAP for Tarrant County, Texas, and incorporated areas, Map No. 48439CD195 H, dated August 2, 1995.

Being Lot 2, Block 1 of Summerbrook Addition, an Addition to the City of Colleyville, Tarrant County, Texas, according to the plat thereof recorded in Cabinet B, Page 3062, Plat Records, Tarrant County, Texas.

(Commonly known as 2212 Glade Road)

NOTES:

- 1.) Bearings based on Record Bearing on east line of Lot 2, Block 1.
- 2.) Survey valid only with original seal and signature.
- 3.) This survey was prepared in connection with the Real Estate transaction related to LandAmerica American Title GF No. 2038001358 Commitment dated December 17, 2006. G & A Consultants, Inc. shall not be held liable for any unauthorized use hereof. Declaration is made to original purchaser and is not transferable to additional institutions or subsequent owners.



Kent M. Mobley

G & A Consultants, Inc.

SITE PLANNING • PLATTING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE

P.O. Box 1398 • Lewisville, Texas 75067
Phone (972) 436-9712 • Fax (972) 436-9715

Rev. 05/21/07
Rev. 05/14/07

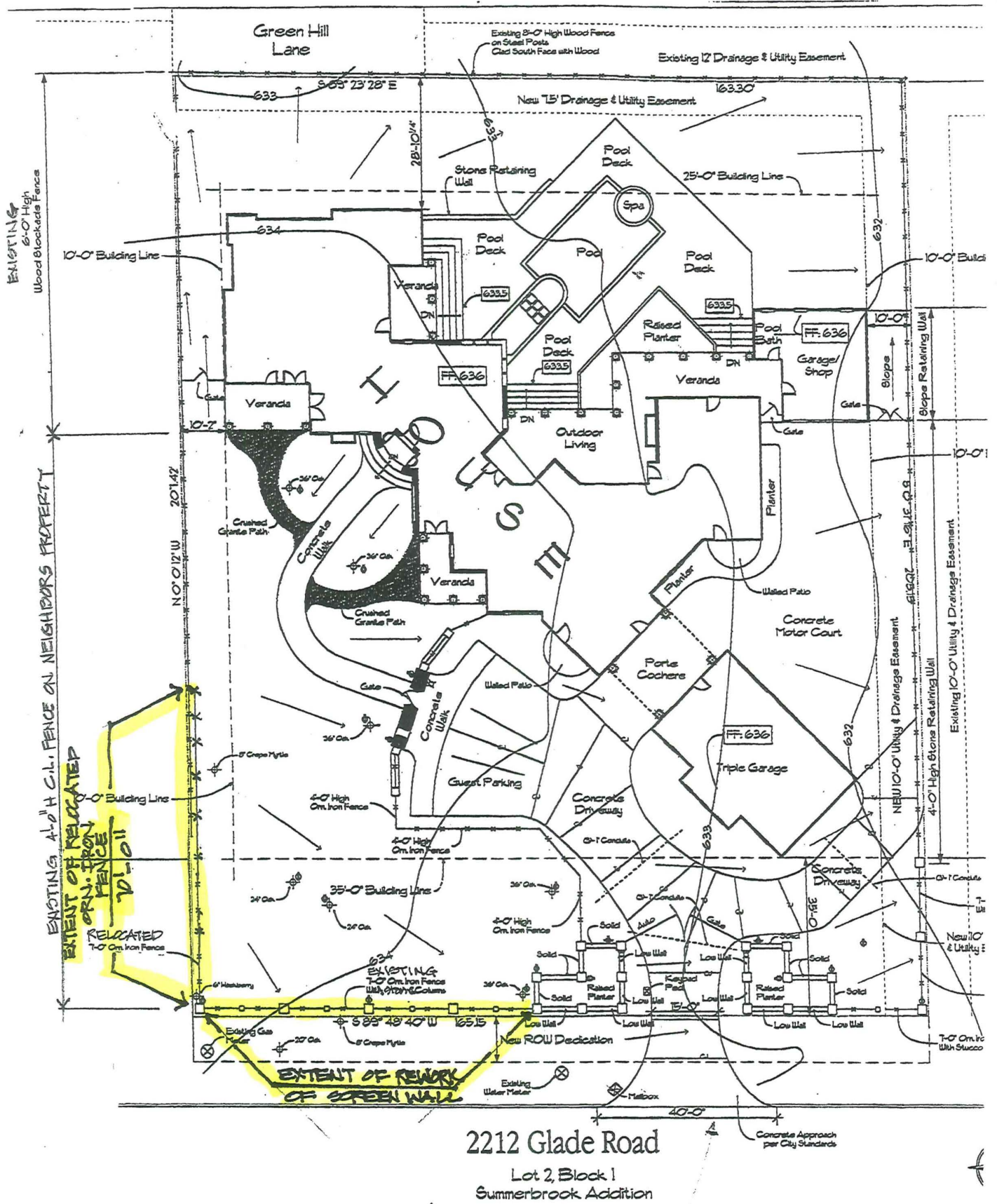
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DATE: 05/11/07

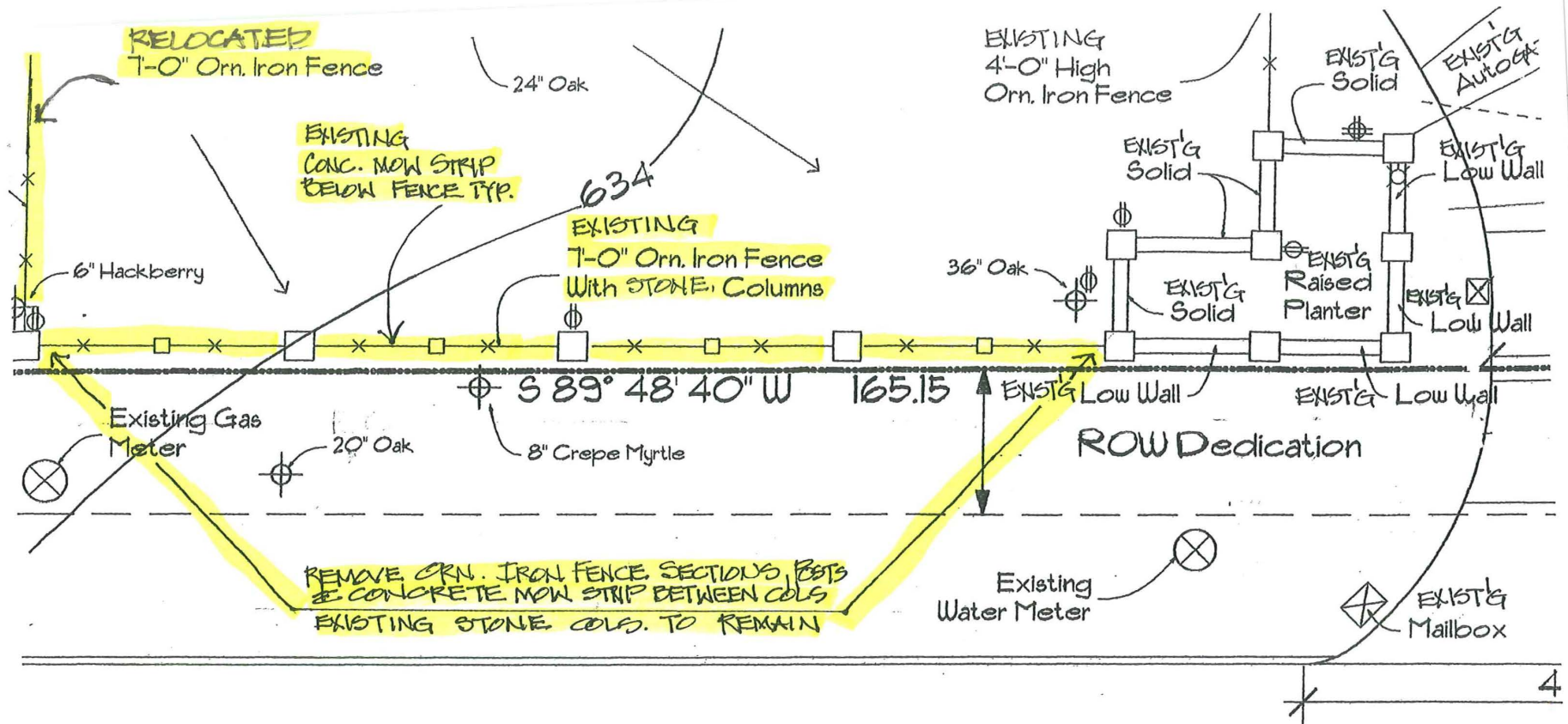
SCALE: 1"=40'

JOB. NO. 06065

Applicant's Request

:terson
Road

Applicant's Request



1. REMOVE CRN. IRON FENCE SECTIONS
2. DEMO CRN. IRON FENCE POSTS & CONC. MOW STRIP

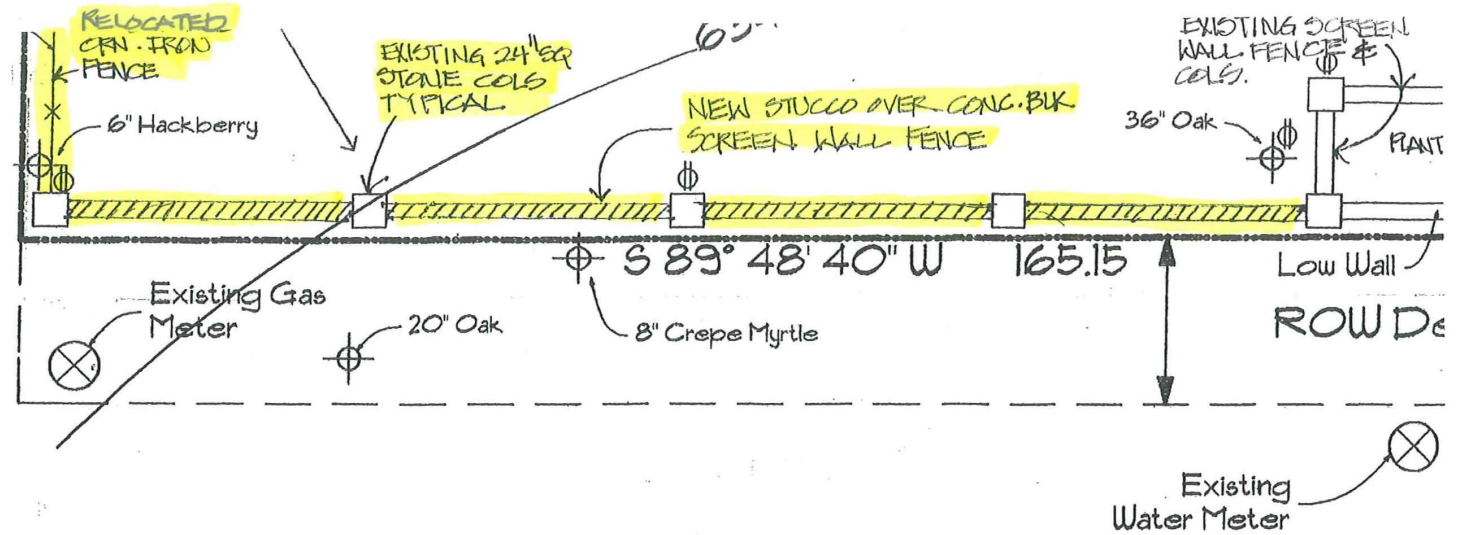
2212 Glade Road

Lot 2, Block 1
Summerbrook Addition

DEMOLITION PLAN

oad
terson

Applicant's Request



1. INSTALL NEW CONCRETE FOOTING BETWEEN EXISTING COL. FOOTINGS
2. INSTALL 80" TALL CONC. BLOCK WALL BETWEEN EXISTING STONE COLS.
3. APPLY PAPER BACKED METAL LATH OVER CONC. BLOCK WALL BOTH SIDES
4. APPLY STUCCO, BOTH SIDES, OVER METAL LATH, COLOR TO MATCH HOUSE
5. INSTALL LUDDERS CAP STONE OVER STUCCO WALL
6. RELOCATE EXISTING ORN. IRON FENCE TO WEST PROPERTY LINE W/ NEW STL. POSTS & FOOTINGS

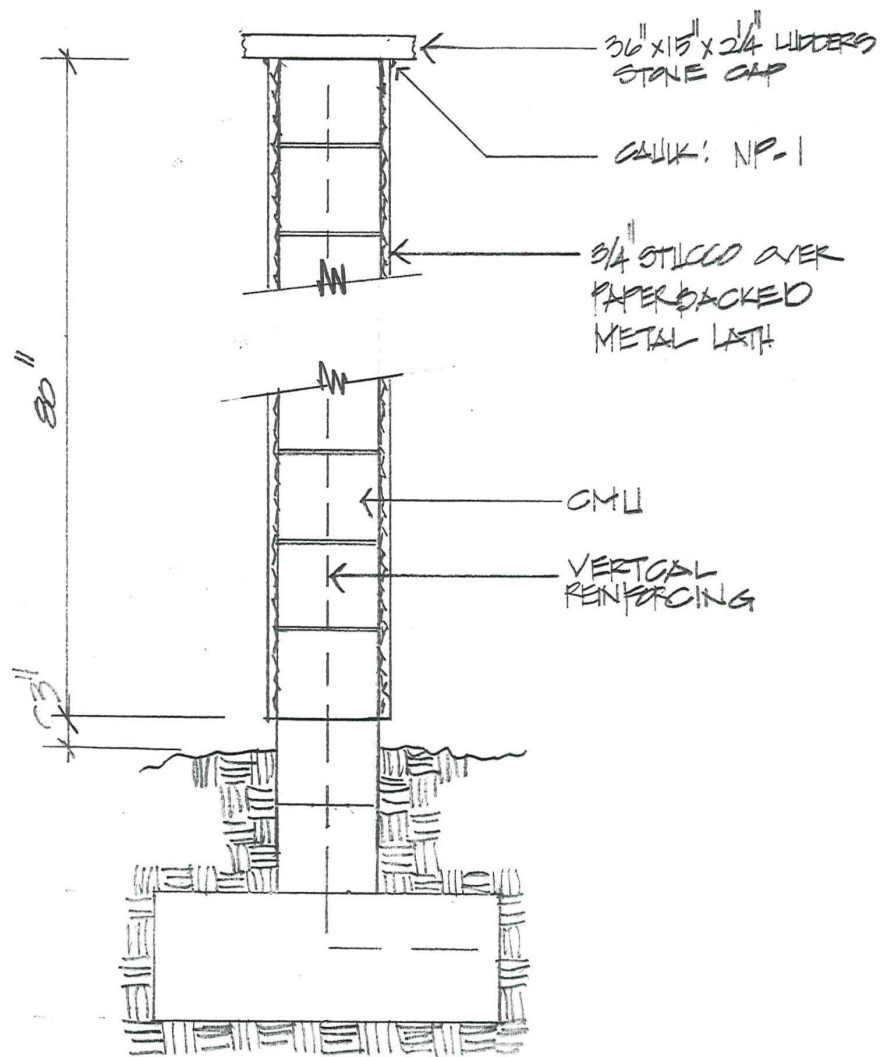
2212 Glac

Lot 2, B
Summerbrook

CONSTRUCTION PLAN

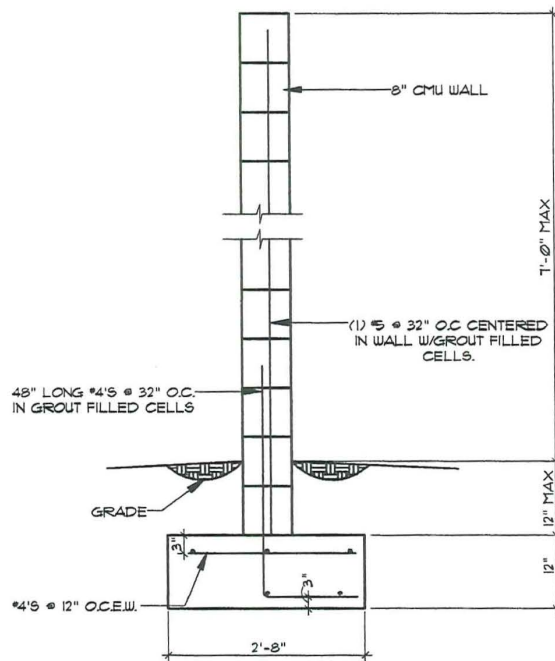
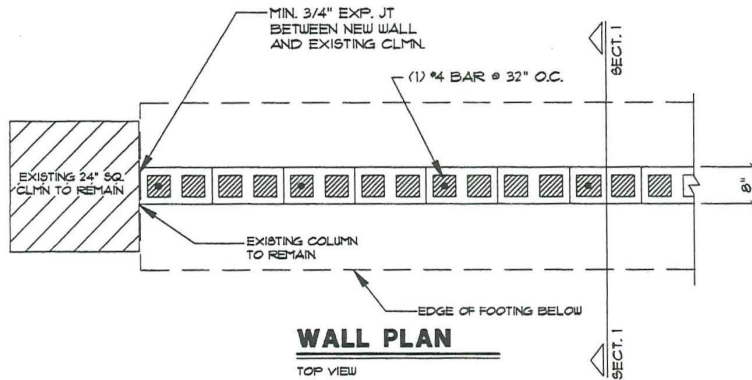
Patterson
Road

Applicant's Request



ARCHITECTURAL SECTION

Applicant's Request



SECTION 1



[Signature] 10-22-14

TEAM 3 HOMES, INC.
LOT: 2, BLOCK: 1
SUMMERBROOK ADDITION

PROJECT: 2212 GLADE RD. - COLLEYVILLE, TX
SUBJECT: SCREEN WALL DESIGN
BY: CHK: LK DATE: 10-22-14
FILE NUMBER: 201180-1 PAGE: SKI OF 1

D&E STRUCTURES
CONSULTING ENGINEERS, L.L.P.

1010 E. ARAPAHO ROAD, STE. 106
RICHARDSON, TEXAS 75081 214-741-3095
TEXAS FIRM REGISTRATION No. F-870