



ZONING BOARD OF
ADJUSTMENT MEETING
July 24, 2018



City of Robinson

111 W. Lyndale, Robinson, TX 76706-5619

Phone (254) 662-1415 ❖ Fax (254) 662-1035

THE ROBINSON ZONING BOARD OF ADJUSTMENT WILL MEET ON TUESDAY, JULY 24, 2018 AT 6:00 P.M. IN THE COUNCIL ROOM AT ROBINSON CITY HALL, 111 WEST LYNDAL DRIVE, ROBINSON, TEXAS TO CONSIDER AND ACT ON THE ITEMS ON THE FOLLOWING AGENDA.

1. Call to order.
2. Invocation.
3. Roll call.
4. Approve minutes: January 23, 2018
5. **PUBLIC HEARING:** Conduct a public hearing and consider the application of Terry and Justine Wall requesting a variance to Section 11.6.2.A of the Zoning Ordinance, Ordinance No. 2018-006, as amended, requiring an attached accessory structure in the SF-2 zoning district to be setback at least 25 feet from the front property line of Lot 5, Block C of the Liberty Addition, being 0.265 acres addressed at 541 N. Dison Drive.
6. Board member comments and/or questions: No discussion by or with Board members will be held on any matter not listed on an official agenda as required by law.
7. Adjourn.

**The Governing Body reserves the right to go into Executive Session on any of the above items as provided by Government Code Chapter 551.*

**Public Hearings will be held in accordance with procedures set forth in Resolution R-95-011, adopted by the City Council on June 13, 1995.*

Note: Persons with disabilities who plan to attend this meeting and who need auxiliary aids or services should contact Jana Lewellen, City Secretary at 254-662-1415 at least twenty-four (24) hours before this meeting so that appropriate arrangements can be made.

Zoning Board of Adjustment Agenda

July 24, 2018

Page 1 of 1

POSTED: _____

AT: _____

BY: _____



ZONING BOARD OF ADJUSTMENT AGENDA ITEM MEMORANDUM

Date Submitted: 7/19/2018

Meeting Date: 7/24/2018

Item #3

CALL TO ORDER:

INVOCATION:

ROLL CALL:

	PRESENT	ABSENT
FOX	_____	_____
JIMENEZ	_____	_____
KENNY	_____	_____
KNIGHT	_____	_____
FEATHERSTON	_____	_____
RUIZ	_____	_____
ROBINSON	_____	_____



ZONING BOARD OF ADJUSTMENT AGENDA ITEM MEMORANDUM

Date Submitted: 7/19/2018

Meeting Date: 7/24/2018

Item #4

DEPT./DIVISION SUBMISSION & REVIEW:

Terry Fox, Chair

ITEM DESCRIPTION: Approve Minutes: January 23, 2018.

STAFF RECOMMENDATION: Approve minutes as presented in item description.

ITEM SUMMARY: A copy of the minutes has been provided for review.

FISCAL IMPACT: None

ATTACHMENTS:

January 23, 2018 Regular Meeting Minutes

MINUTES OF THE ZONING BOARD OF ADJUSTMENT MEETING JANUARY 23, 2018.

1. **Call to order:** Meeting called to order at 6:00 PM by Terry Fox.
2. **Invocation:** No invocation was provided.
3. **Roll Call;** Board members present: Terry Fox, Justin Jimenez, Reese Knight, Jason Featherston. Board members absent: Kevin Kenny, Matthew Robinson, Belen Ruiz.
4. **Discussion, consideration, action, if any re: Approve minutes from November 28, 2017.** Following no discussion by the Board, Terry Fox motioned to approve minutes as written. Jason Featherston seconded this motion. Voting in favor: Featherston, Fox, Knight and Jimenez. There were no opposing votes and motion carried unanimously.
6. **PUBLIC HEARING: Conduct a public hearing and consider the application of Richard Glen and Betty Wilson requesting a variance to Section 6.7 of the Zoning Ordinance, Ordinance No. 2014-004, as amended, requiring residential buildings to have a minimum masonry exterior of 75% on each facade on Tract 48B1 of the I. Galindo Survey, being 2.698 acres addressed at 199 Sue Ellen Lane.** The Public Hearing was opened at 6:05 PM. Terry Fox, Chairman, provided the Board with a brief overview of the variance requested. Applicant Glen and Betty Wilson spoke in favor of the variance and respectfully requested approval. After no additional comments, the Public Hearing was closed at 6:13 PM. Following a brief discussion by the Board, Terry Fox motioned to approve the variance request as presented. Jason Featherston seconded this motion. Featherston Fox, Knight and Jimenez. There were no opposing votes and motion carried unanimously.
7. **PUBLIC HEARING: Conduct a public hearing and consider the application of Beau and Erica Ballard requesting a variance to Section 6.7 of the Zoning Ordinance, Ordinance No. 2014-004, as amended, requiring residential buildings to have a minimum masonry exterior of 75% on each facade with no more than 45% of the required masonry exterior being fibrous masonry product on a tract of land out of the Galindo I Survey, being 24.99 acres located at 5387 Cooksey Lane.** The Public Hearing was opened at 6:17 PM. Terry Fox, Chairman, provided the Board with a brief overview of the variance requested. Beau and Erica Ballard, spoke in favor of the variance and respectfully requested the variance. Following a brief discussion by the Board, Terry Fox motioned to approve the variance request as presented. Jason Featherston seconded this motion. Featherston Fox, Knight and Jimenez. There were no opposing votes and motion carried unanimously.
8. **Board member comments on agenda items set out above and requests for items to be placed on future agendas. (No matter that is not specifically contained on this agenda may be discussed except, and limited to, asking that an item be placed on future agendas.)** None.

9. **Adjourn:** Meeting adjourned at 6:31 p.m.

Terry Fox, Chairperson

ATTEST:

Justin French, Director of Planning and Development



Staff Report – Zoning Board of Adjustment

Date: 7/24/2018

Request: Variance

Applicant: Terry & Justine Wall

Agenda Item #5

Originating Department:

Planning and Development

Agenda Item: PUBLIC HEARING: Conduct a public hearing and consider the application of Terry and Justine Wall requesting a variance to Section 11.6.2.A of the Zoning Ordinance, Ordinance No. 2018-006, as amended, requiring an attached accessory structure in the SF-2 zoning district to be setback at least 25 feet from the front property line of Lot 5, Block C of the Liberty Addition, being 0.265 acres addressed at 541 N. Dison Drive.

Current Zoning: SF-2

Project Analysis: On June 22, 2018, the applicant's contractor submitted an application to permit the construction of a carport at 541 N. Dison Drive. The application was subsequently denied by the City due to the carport's location encroaching into the minimum 25-foot front yard setback required by Section 11.6.2.A of the Zoning Ordinance. On July 1, 2018, the applicant submitted a request for variance to allow the carport in front of the existing residence as shown in the attached carport plans. The applicant states the garage initially constructed with the residence was converted to living area, leaving no covered parking to protect their vehicles, and thus making a hardship at the subject site.

City staff visited the subject site and observed four (4) residential lots of the twenty-six (26) residential lots on N. Dison Drive to have an existing carport within the minimum 25-foot front yard setback.

Board Action: Per Section 2.42 of the Zoning Ordinance, the Board of Adjustment may authorize in specific cases a variance from the terms of a zoning ordinance if the variance is not contrary to the public interest and, due to special conditions, a literal enforcement of the zoning ordinance would result in unnecessary hardship, and so that the spirit of the ordinance is observed and substantial justice is done. The concurring vote of seventy-five (75) percent of the members of the Board is necessary to authorized a variation from the terms of this Zoning Ordinance.

Attachments:

Zoning Board of Adjustment Application

Carport Plans

Property Location Map

Letter to Applicant

Property Owner Notification

List of Property Owners Notified

Notice of Public Hearing

SF-2 & Carport Regulations



CITY OF ROBINSON

ZONING BOARD OF ADJUSTMENT APPLICATION

- 1. Case: ZBA-2018-3 Applicant: Terry & Justine Wain Date: 7/1/18
2. Property Address: 641 N. DISON
3. Legal Description: (Submit certified field notes, if not subdivided with lot and block description)
Lot(s): 5 Block: C Addition: LIBERTY
4. Existing Property Use: Proposed Property Use: [checked]
6. Existing Zoning:

BUILDING INSPECTION DEPARTMENT PROCESSING: All requests for variances may originate in the various city departments and then routed to the Building Inspection Department for processing.

APPLICABLE VARIANCES:

No variance can be given on the following items: minimum lot sizes, minimum development standards (ie, streets, utilities, etc.), sign regulations (except setbacks and height); and the 15' front yard prohibition on carports.

8. REASON FOR APPLICATION (choose among options A through E):

If you are applying for a variance, then state your request:

WANTING TO INSTALL CUSTOM BUILT CARPORT

Describe the difficulty or hardship:

THE 25' FROM CURB WILL NOT ALLOW CARPORT TO COVER CARS DUE TO EXISTING GARAGE/converted to living space -

To be granted, the following criteria must be met:

in need of car port to protect our valuable

1) The application of the zoning ordinance to the property would create a practical difficulty because the property is subject to exceptional physical conditions (ie, extreme variations in topography or unusual shape of lot) unique to it, or would result in an unnecessary hardship not applicable to other property in the same zoning district that deprives the owner of the reasonable use of the property.

Rose-e w/ R+R 254.235. 254.315.7019

- 2) The practical difficulties or unnecessary hardship were not created by the applicant;
- 3) The variance is the minimum needed to prevent a practical difficulty or an unnecessary hardship;
- 4) The variance will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair property values within the neighborhood;
- 5) The variance will be in harmony with the general purposes and intent of the zoning ordinance.

NON-CONFORMING USE EXPANSION:

If you are seeking to rebuild or expand a non-conforming use, then the following criteria must be met for your case:

- 1) That expansion will not exceed 50% of the ground area of the existing building
- 2) The construction will not prevent the long term return of the building to a conforming use
- 3) Side yard requirements can be met.

NON-CONFORMING USE CHANGE:

If you are seeking permission to change from one non-conforming use to another non-conforming use, then the following criteria must be met for your case:

- 1) The proposed use will be more compatible with surrounding neighborhood & less intrusive than the existing use
- 2) The change will not prevent the long term return of the building to a conforming use
- 3) The property may not return to the former non-conforming use.

BUILDING OFFICIAL APPEAL:

If you are appealing a decision of the Building Official, then attach a letter stating the nature of the appeal or describe your request below:

AMORTIZATION OF A NON-CONFORMING USE:

If you are filing a plan for amortization of a non-conforming use, then attach a copy of your plan to this application and describe your request below:

9. Site Plan included? _____ All applications must be accompanied by a development plan/map that includes elements like site plan, parking, utilities, topographic, building plans, and other information that describe the need for the variance.
10. Have any of these requests been made before? Yes No Dates: _____
11. Fee to be paid: \$ _____. (Make check payable to the City of Robinson)
12. The next filing deadline is 5 p.m. on _____ to be heard at the Zoning Board of Adjustment meeting on _____.
14. List names of all partners, board members, and officers of companies involved in this case, in order for the Zoning Board of Adjustment to determine conflicts of interest they might have in individual cases. Failure to do so may result in delaying action on the case until the following month.

13. **CERTIFICATION:** I, as applicant/owner, hereby certify that a) I have examined the abstract of title and/or the county deed records to determine that no deed restrictions apply to this property that would prohibit this request; and b) the information included in this application is true to the best of my knowledge.

Applicant/Owner: Terry Wall / Justine Wall Buyer/Agent: _____
Signature Signature

Applicant Name: Terry Wall / Justine Wall Buyer/Agent: _____
(Printed) (Printed)

Address/Zip: 541 DISON Address/Zip: _____
76706

Work Telephone: 254-214-2031 Work Telephone: _____

Hm. Telephone: 254-214-0831 Hm. Telephone: _____

Email Address: tjwall@swbell.net Email Address: _____

Applicant Present Owner Buyer Agent

9. **SITE PLAN AND DRAWINGS:** A drawing of your property must be submitted. You may also submit any photographs or other information you feel will help as listed below:
- A) The plot or site plan should show the overall dimensions and shape of the lot itself, along with any existing buildings or other structures with dimensions indicating the sizes of these and their distances from each other (in feet).
 - B) Please indicate the distance from the major structure to street curb line(s). Curb lines are generally five to ten feet out in front of the property line providing what is called public right-of-way (usually used as part of the front yard).
 - C) If the variance relates to new construction, indicate the location and dimensions of these additions.
 - D) For multi-family, office, commercial and industrial uses, provisions for off-street parking should be shown.
15. **SOMEONE MUST REPRESENT THE APPLICANT AT THE PUBLIC HEARING TO ANSWER ANY QUESTIONS WHICH THE ZONING BOARD OF ADJUSTMENT OR GENERAL PUBLIC MAY HAVE CONCERNING THE CASE.**
16. **Mail or deliver this application to: Attn. Planning and Zoning Director, City of Robinson, 111 W. Lyndale, Robinson, TX 76706.** If you need additional information, please call 254/662-1415.



City of Robinson

111 W. Lyndale, Robinson, TX 76706-5619
Phone (254) 662-1415, Fax (254) 662-1035



Building Permit Application

Residential

Commercial

Date Applied: 6/22/18 Estimate Cost: _____
 Job Address: 541 Dyson Proposed Use: SFR
 Owner of Building: Terry Wall Total Foundation Space: 324
 Contractor: Rosendo Salazar Phone #: 254.235.1157
 Contractor Mailing Address: PO Box 23672 Waco TX 76702
 Contractor Email Address: rose-c@rrremodd.com
 Plumber: NA Phone #: _____ License: _____
 Mechanical (HVAC): NA Phone #: _____ License: _____
 Electrician: NA Phone #: _____ License: _____
 Signature of Applicant: _____ Date: _____

Please Submit:	Site Plan	Engineered Foundation Plan
	Project Plans	2015 Energy Cost Compliance

Residential Building Permit Fees

New Residential \$0.24 per SF
 Remodel Residential \$9 per \$1,000 value; \$75 min.
 Accessory Bldg w/ Trade (Res) \$0.15 per SF \$50 minimum
 Accessory Bldg. w/o Trades (Res) \$0.10 per SF, \$25 minimum
 Swimming Pool \$100
 Miscellaneous \$75

Trade Permit Fees

New Residential Mechanical \$0.02 per SF
 New Residential Plumbing \$0.04 per SF

City of Robinson is now utilizing MyGov for permits and inspections. All Contractors will need to register.

<http://www.robinsontexas.org/236/Permits-Inspections>

Planning Fees

Zoning Change \$250	Planned Unit Development \$400	Special Use Permit \$250
Board of Adjustment \$200	Preliminary Plat Application \$150	Final Plat Application \$300
Replat Application \$300	Minor/Amended Plat Application \$200	
Abandonment/Dedication by Separate Instrument \$200		

Commercial Building Permit Fees

New Commercial \$0.21 per SF; \$75 min.
 Remodel Commercial \$9 per \$1,000 value; \$75 min.
 Accessory Bldg. w/ Trade (Com) \$9 per \$1,000 value; \$75 min.
 Accessory Bldg. w/o Trades (Com) \$9 per \$1,000 value; \$75 min.
 Swimming Pool \$100
 Miscellaneous \$75

Engineering Fees

Engineering Plan Review
 Greater of \$120 and Actual Cost to City if Third Party Review

Construction Fees

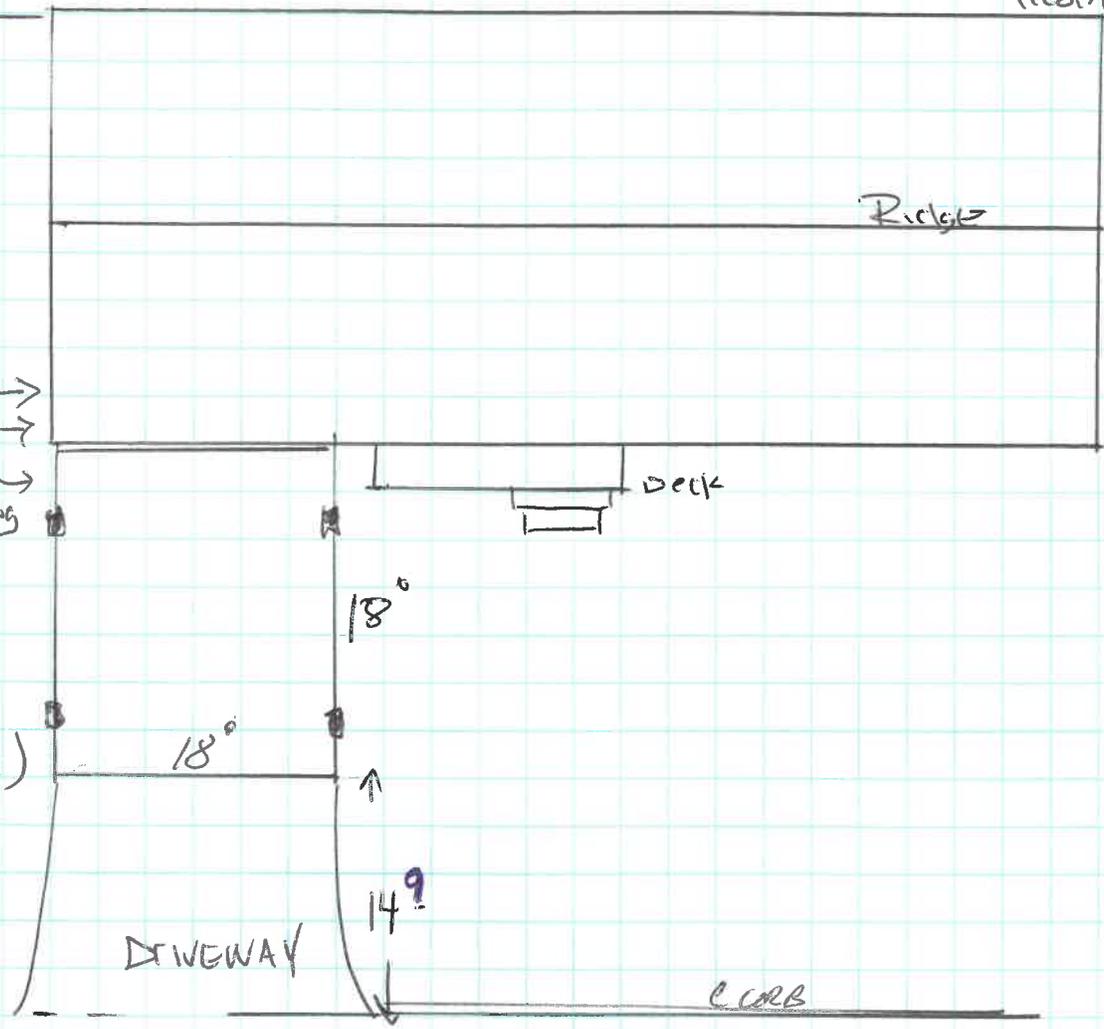
Construction Inspection 1% of Public Improvement Valuation

4.300m

ATTN: MR. FRENCH
TOP VIEW
WALLS: 541 DYSON
ROBINSON T7

CHAIN FENCE

PROPERTY LINE



NEW Carpet (WOOD structure)

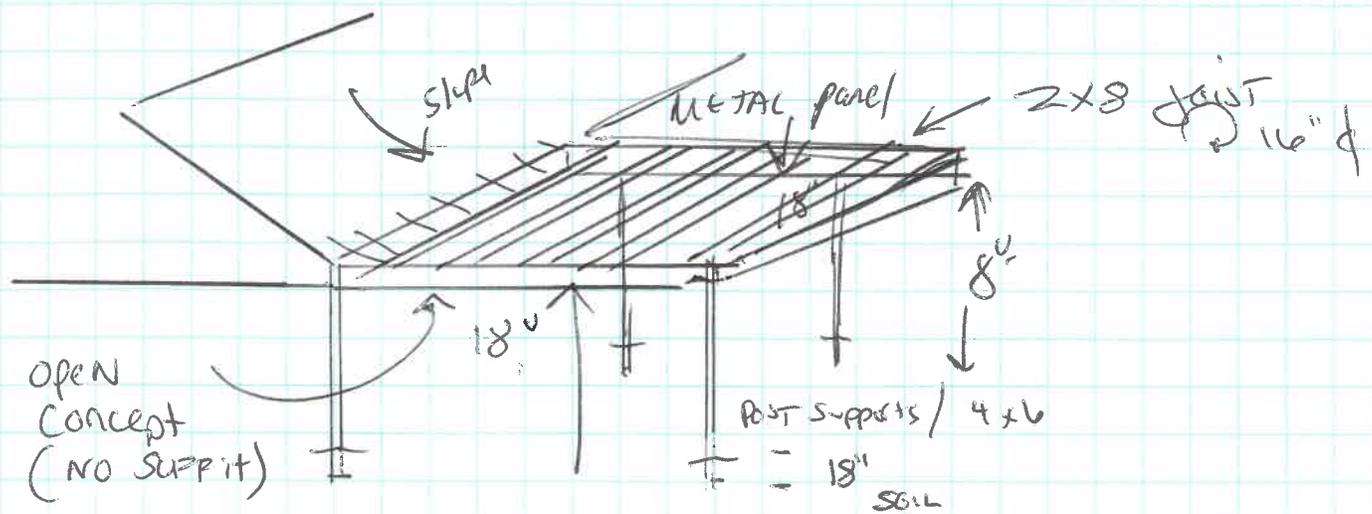
ATTACH to Dwelling

DRIVEWAY

CURB

Ridge

Deck



OPEN Concept (NO SUPPORT)

POST supports / 4x6
= 18" SOIL

2x12 Header (4 sides) to support joist

2x8 joist 16" d

METAL panel

SLATE

8"

18"

18"



**CITY OF ROBINSON, TEXAS
NOTICE OF PUBLIC HEARING**

CASE: ZBA-2018-3

July 11, 2018

Terry and Justine Wall
541 N. Dison Drive
Robinson, TX 76706
254.214.0831
tjwall@swbell.net

Ref.: Variance Request

Dear Applicant:

This is to advise that your variance request to the required location of an attached carport on your property has been reviewed by city staff for presentation to the Zoning Board of Adjustment. A Notice of Public Hearing, at which interested person(s) will be given an opportunity to be heard, was mailed to all property owners within two hundred (200) feet of the subject property. In hearing this matter, the Zoning Board of Adjustment may approve the variance request as submitted, approve an amended request, or deny the request.

NOTICE OF HEARING BEFORE THE ZONING BOARD OF ADJUSTMENT

The City of Robinson Zoning Board of Adjustment will meet and conduct a Public Hearing regarding the below matter on Tuesday, July 24, 2018 at 6:00 PM in the Robinson City Hall City Council Room at 111 W. Lyndale Drive.

Application of Terry and Justine Wall requesting a variance to Section 11.6.2.A of the Zoning Ordinance, Ordinance No. 2018-006, as amended, requiring an attached accessory structure in the SF-2 zoning district to be setback at least 25 feet from the front property line of Lot 5, Block C of the Liberty Addition, being 0.265 acres addressed at 541 N. Dison Drive.

For more information, you may contact the Planning and Development Department at 254-662-1415 or at 111 W. Lyndale Drive.

Sincerely,

Justin French, AICP
Director of Planning and Development
City of Robinson
111 W. Lyndale Avenue
Robinson, TX 76706
j.french@robinsontexas.org



**CITY OF ROBINSON, TEXAS
NOTICE OF PUBLIC HEARING**

CASE: ZBA-2018-3

July 11, 2018

Dear Sir or Madam:

NOTICE OF HEARING BEFORE THE ZONING BOARD OF ADJUSTMENT

The City of Robinson Zoning Board of Adjustment will meet and conduct a Public Hearing regarding the below matter on Tuesday, July 24, 2018 at 6:00 PM in the Robinson City Hall City Council Room at 111 W. Lyndale Drive.

Application of Terry and Justine Wall requesting a variance to Section 11.6.2.A of the Zoning Ordinance, Ordinance No. 2018-006, as amended, requiring an attached accessory structure in the SF-2 zoning district to be setback at least 25 feet from the front property line of Lot 5, Block C of the Liberty Addition, being 0.265 acres addressed at 541 N. Dison Drive.

According to City Tax Records, you are the owner of property that is located within two hundred (200) feet of the area of the variance request. This is a notice of the public hearing, at which time any interested persons will be given an opportunity to be heard. In hearing this matter, the Zoning Board of Adjustment may approve the request as submitted, approve an amended request, or deny the request.

For more information on this matter, you may contact the Planning and Development Department at 254-662-1415 or at 111 W. Lyndale Drive.

Sincerely,

Justin French, AICP

Director of Planning and Development

City of Robinson

111 W. Lyndale Drive

Robinson, TX 76706

j.french@robinsontexas.org

PUBLIC NOTICE

The City of Robinson Zoning Board of Adjustment will meet and conduct a Public Hearing regarding the below matter on Tuesday, July 24, 2018 at 6:00 PM in the Robinson City Hall City Council Room at 111 W. Lyndale Drive.

Application of Terry and Justine Wall requesting a variance to Section 11.6.2.A of the Zoning Ordinance, Ordinance No. 2018-006, as amended, requiring an attached accessory structure in the SF-2 zoning district to be setback at least 25 feet from the front property line of Lot 5, Block C of the Liberty Addition, being 0.265 acres addressed at 541 N. Dison Drive.

Jana Lewellen, City Secretary

ZONING ORDINANCE

Section 6.7 SF-2 - Single Family Residential District

6.7.1 GENERAL PURPOSE & DESCRIPTION

The SF-2, Single Family Residential District is intended to provide for development of single family detached dwelling units on lots of not less than eight thousand (8,000) square feet.

6.7.2 PERMITTED USES

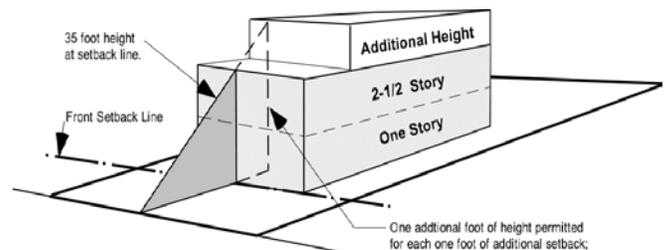
Uses permitted in SF-2 District are outlined in Article 5, Permitted Uses.

6.7.3 HEIGHT, AREA, YARD, AND LOT COVERAGE REQUIREMENTS

The requirements regulating the minimum lot size, minimum yard sizes (front, side, and rear), maximum building height (stories and feet) and maximum percent of lot coverage by buildings, as pertains to this district, shall conform with the provisions provided in the Height and Area Regulations table for the SF-2 Zoning District.

6.7.4 ADDITIONAL HEIGHT

Height and Area Regulations SF-2 District	
Max. Height	Not to exceed 35 ft.
Side Yard	
Interior Lot	5 ft. min. one side & 15 ft. min. total both sides
Street Side	15 ft. minimum
Rear Yard	10 ft. minimum
Front Yard	25 ft. minimum
Lot Size	8,000 sq. ft. minimum
Lot Depth	100 ft. minimum
Lot Width	80 ft. minimum
Dwelling Area	1,600 sq. ft. minimum
Building Coverage	50% of lot area max.
Impervious Coverage	60% of lot area max.



Cooling towers, roof gables, chimneys and vent stacks may extend for an additional height not to exceed forty feet (40') above the average grade line of the building. Water stand pipes and tanks, church steeples, domes, and spires, school buildings, and institutional buildings may be erected to exceed two and a half (2-1/2) stories in height, provided that one (1) additional foot shall be added to the front yards for each foot that such structures exceed two and a half (2-1/2) stories.

6.7.5 PARKING REGULATIONS

- A. Single Family Dwelling Unit - Two (2) enclosed spaces (garage) on the same lot as the main structure.
- B. See Section 11.4, Off-Street Parking and Loading Regulations.

Carport Regulations

11.6.2 ACCESSORY STRUCTURES.....

- A. Attached accessory structures must comply with the masonry and setback requirements applicable to the principal structure.
- B. In RE, SF-1, SF-2, SF-3, 2-F, MF-1, MF-2, and MH zoning districts, detached accessory structures must:
 1. constructed of conventional building materials. Other materials of equal or similar characteristics may be approved by the Director of Planning and Development or his designee. The Director of Planning and Development, at his discretion may refer any request for alternative material to the Planning and Zoning Commission for a recommendation to the City Council for final approval.
 2. be located on the rear half of the lot;
 3. not cover more than thirty (30) percent of the required rear yard;
 4. be set back at least three (3) feet from the side lot line (Ten (10) feet setback if on a corner lot);
 5. be set back at least three (3) feet from the rear lot line; and
 6. not be located closer than ten (10) feet from the principal structure.

In addition, where a garage or carport is designed to be entered or exited from a side-street or an alley, the garage or carport must be set back at least eighteen (18) feet from the side-street or alley line to facilitate access without interference with traffic.

6.13.5 YARD REQUIREMENTS FOR SECONDARY NON-RESIDENTIAL STRUCTURES

In the MH District, no carport, garage, storage building, office, or caretaker's dwelling, laundry house, or other permitted structure may be located closer than ten feet (10') from any side or rear property line. Such structures shall also be subject to front yard requirements above.

Building Code Regulations for Carports

- Carports must be designed to withstand wind-loads, snow-loads, and inspector's shake test.
- If metal construction, a professional engineer shall seal the structural plans for the carport.
- If wood construction, spans, dimensional lumber sizes, and other specifications shall conform to the 2012 IRC and no professional engineer seal is required unless wooden truss system is utilized.
- If carport is to be attached to another building then a detail illustrating and describing how the carport will be attached is required.
- Elevation plans shall be submitted with foundation details describing how the carport will be secured in the ground.
- Roofs shall slope away from buildings and other site features so not to create of drainage concern.
- The minimum clearance under the carport shall be seven feet (7').

Zoning Definitions

Accessory Building - A subordinate building located on the same premises as the principal building for exclusive use of accessory uses as defined in "Accessory Uses". In a residential district, an accessory building may include but is not limited to detached garages, private workshops, storage sheds or similar uses, may not be used for commercial purposes, may not be rented and is not habitable. In commercial districts, the use of an accessory building shall be that which is incidental to and used only in conjunction with the main building and shall be required to meet all requirements of the primary building.

Accessory Use - A use customarily incidental, appropriate and subordinate to the principal use of land or building(s) and located upon the same lot therewith. Accessory uses include permanently installed detached accessory structures such as porches supported by columns, greenhouses, detached garages, private workshops, play structures, gazebos/cabanas/pergolas, storage buildings or similar uses.

Building Line - A line parallel, or approximately parallel, to any front lot line at a specific distance therefrom, marking the minimum distance from the front lot line that a building may be erected.

Setback, Building - The minimum horizontal distance between the walls of a structure (excluding steps) and the property line.

Carport - A structure open on a minimum of two sides designed or used to shelter not more than three vehicles and not to exceed twenty-four feet on its longest dimension. Also called covered parking area.

Lot Line, Front - The narrower side of the lot abutting a street. Where two lot lines abutting streets are of equal length, the owner shall have a choice in designating which shall be the lot frontage. For a lot which has a boundary line which does not abut the front street line, is not a rear lot line and lies along the same general directional orientation as the front and rear lot lines, said line shall be considered a front lot line in establishing minimum setback lines.

Variance - An adjustment in the application of the specific regulations of the Zoning Ordinance to a particular parcel of property which, because of special conditions or circumstances of hardship peculiar to the particular parcel, is necessary to prevent the property from being deprived of rights and privileges enjoyed by other parcels in the same vicinity and zoning district. Only the Board of Adjustment of the City of Robinson can grant a variance.

Yard - An open space at grade between a building and the adjoining lot lines, unoccupied and unobstructed by any portion of a structure from the ground upward, except where otherwise specifically provided in this Ordinance that the building or structure may be located in a portion of a yard required for a main building. In measuring a yard for the purpose of determining the width of the side yard, the depth of a front yard or the depth of a rear yard, the shortest horizontal distance between the lot line and the main building shall be used.

Yard, Front - A yard located in front of the front elevation of a building and extending across a lot between the side yard lines and being the minimum horizontal distance between the front property line and the outside wall of the main building.

Yard, Rear - The area extending across the rear of a lot measured-between the lot lines and being the minimum horizontal distance between the rear lot line and the rear of the outside wall of the main building. On both corner lots and interior lots, the rear yard shall in all cases be at the opposite end of the lot from the front yard.

Yard, Side - The area between the building and side line of the lot and extending from the front lot line to the rear lot line and being the minimum horizontal distance between a side lot line and the outside wall of the side of the main building.



ZONING BOARD OF ADJUSTMENT AGENDA ITEM MEMORANDUM

Date Submitted: 7/19/2018

Meeting Date: 7/24/2018

Item #6

DEPT./DIVISION SUBMISSION & REVIEW:

Terry Fox, Chair

ITEM DESCRIPTION: Board member comments and/or questions: No discussion by or with Board members will be held on any matter not listed on an official agenda as required by law.

FOX:

JIMENEZ:

KENNY:

KNIGHT:

FEATHERSTON:

RUIZ:

ROBINSON: