



AGENDA
ZONING BOARD OF ADJUSTMENT MEETING
THURSDAY, AUGUST 13, 2020 - 6:00 PM
CITY HALL COUNCIL CHAMBERS
209 S. WASHINGTON STREET
KAUFMAN, TEXAS 75142

**This meeting will be held using
videoconferencing/teleconferencing
technology with public access via:**

**[WWW.ZOOM.US/JOIN](https://www.zoom.us/join) OR
(888)788-0099 (TOLL FREE)
MEETING/WEBINAR ID: 889 0352 9062
PASSWORD: 721762**

PLEDGE OF ALLEGIANCE

CALL MEETING TO ORDER Chairman calls the Meeting to order, states the date and time, states members present, and declares a quorum present.**

CITIZENS COMMENTS / REQUEST TO SPEAK ON AGENDA ITEMS (5 MINUTES) Comments about any of the agenda items may be taken into consideration at this time or during the agenda item. Comments are limited to five (5) minutes per individual unless additional time is otherwise required by law for translation. Speaking time is not transferable. Citizens may address the BOA on any subject but must first complete a Request to Speak Form so that the Chairman may call your name to speak at the appropriate time on the Agenda. Comments must be directed to the BOA as a whole. **When addressing the BOA, please step forward to the speaker's podium, state your name and address, and direct your comments to the Chairman and BOA.**

PUBLIC HEARING

1. Conduct a public hearing and consider a request from Joshua Pope for variances to Chapter 118, "Zoning" of the Code of Ordinances Section 17.4.A.1 Minimum Lot Size, Section 17.4.A.2 Minimum Lot Width, Section 17.4.B.1 Minimum Front Yard, Section 17.4.B.2 Minimum Side Yard, and Section 17.4.B.3 Minimum Rear Yard to allow construction of a new house on an existing undeveloped nonconforming lot that will encroach into the front, side and rear yard setbacks. The property is zoned Single Family Residential -6 (SF-6). The subject property is located at 501 N. Monroe Street (PID 18458), being Portion of Block 2 of A. M. Moore Addition (V-02-20).

2. Conduct a public hearing and consider a request from Paul Malhi for variances to Chapter 118, "Zoning" of the Code of Ordinances Section 38.4.B, 38.4.C and 38.4.F Fences in Residential Areas and Section 17.4.B.2 Single Family Residential – 6 – Size of Yards to allow the construction of a fence that will encroach into the side yard along West 5th Street. The property is zoned Single Family Residential-6 (SF-6). The subject property is located at 1107 South Jefferson Street (PID 36533), being Tract 1, part of Block C, Snow's Second Addition (V-03-20).
3. Conduct a public hearing consider a request from Lisbeth Cordero for variances to Chapter 118, "Zoning" of the Code of Ordinance Section 17.4.B.2 Single Family Residential – 6 – Size of Yards to allow construction of a carport that will encroach into the front yard setback. The property is zoned Single Family Residential-6 (SF-6). The subject property is located at 706 Phillips Circle (PID 57275), being Lot 2, Block K, Valley Park 3 and 4 Addition (V-04-20)

ADJOURNMENT

I, MARCY RATCLIFF, DEVELOPMENT SERVICES DIRECTOR DO HEREBY CERTIFY THAT THIS NOTICE OF MEETING WAS POSTED ON THE WINDOW AT KAUFMAN CITY HALL, 209 S. WASHINGTON, KAUFMAN, TEXAS, A PLACE CONVENIENT AND READILY ACCESSIBLE TO THE GENERAL PUBLIC AT ALL TIMES AND SAID NOTICE WAS POSTED AT THE KAUFMAN CITY HALL, 209 S. WASHINGTON, KAUFMAN, TEXAS AT 4:30 P.M. ON MONDAY, AUGUST 10, 2020 AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULE TIME OF SAID MEETING.

MARCY RATCLIFF
DEVELOPMENT SERVICES DIRECTOR

THE ZONING BOARD OF ADJUSTMENTS RESERVES THE RIGHT TO ADJOURN INTO EXECUTIVE SESSION AT ANY TIME DURING THE COURSE OF THIS MEETING TO DISCUSS ANY OF THE MATTERS LISTED ABOVE, AS AUTHORIZED BY THE TEXAS GOVERNMENT CODE. SECTION 551.071 (CONSULTATION WITH ATTORNEY).

****PURSUANT TO SECTION 551.127, TEXAS GOVERNMENT CODE, ONE OR MORE COUNCILMEMBERS OR EMPLOYEES MAY ATTEND THIS MEETING REMOTELY USING VIDEOCONFERENCING TECHNOLOGY. THE VIDEO AND AUDIO FEED OF THE VIDEOCONFERENCING EQUIPMENT CAN BE VIEWED AND HEARD BY THE PUBLIC BY ACCESSING WWW.ZOOM.US/JOIN OR (888)788-0099 (TOLL FREE) MEETING/WEBINAR ID: 889 0352 9062PASSWORD: 721762**

THE BUILDING IN WHICH THE ABOVE MEETING WILL BE CONDUCTED IS WHEELCHAIR ACCESSIBLE AND PARKING SPACES FOR THE MOBILITY IMPAIRED ARE AVAILABLE. PERSONS WITH DISABILITIES WHO PLAN TO ATTEND THIS MEETING AND WHO MAY NEED AUXILIARY AIDS OR SERVICES SUCH AS INTERPRETERS FOR PERSONS WHO ARE DEAF OR HEARING IMPAIRED, READERS, OR LARGE PRINT ARE REQUESTED TO CONTACT THE CITY SECRETARY'S OFFICE AT 972-932-2216 AT LEAST TWO (2) WORKING DAYS PRIOR TO THE TIME OF THE MEETING SO THAT APPROPRIATE ARRANGEMENTS CAN BE MADE.



Public Hearing Item #1
Case V-02-20

Zoning Board of Adjustment Public Hearing:

August 13, 2020

Applicant/Owner:

Joshua Pope

Location:

501 N. Monroe Street
Portion of Block 2 of A M Moore Addition (PID 18458)
City of Kaufman, Kaufman County, Texas.

Background:

The property located in the A M Moore Addition is zoned Single-Family Residential-6 ("SF-6") and is currently a non-conforming undeveloped corner lot. The previous residential structure was demolished in April 2015. The existing lot contains only 5,000 square feet and is only 50 feet wide. The minimum lot size in "SF-6" is 6,000 square feet. The minimum lot width in "SF-6" is 60 feet.

Variances are necessary in order to get a building permit to construct a new three-bedroom house with the required one car garage. The minimum house size is 1,200 square feet. The proposed house size is 1,360 square feet. The lot is considered non-conforming because it does not meet the minimum lot size and width. The lot is a corner lot and there is not additional property available to increase the lot size and width. The lots to the north and west are developed with single-family homes.

Variances to the front, side, and rear yards are necessary in order to meet the minimum 1,200 square foot house size. Because the lot is a corner lot, the minimum side yard adjacent to East 1st North Street is 15 feet and the interior minimum side yard setback to the north is 6 feet. The proposed house layout attempts to meet the spirit of the front, side, and rear yard setback requirements. The proposed 18-foot front yard setback places the front of the house still behind the other three (3) existing houses to the north (right side of property).

Requested Variances:

The requested variance below is to Section 17, Single Family Residential-6 of Chapter 118, "Zoning" of Code of Ordinances, City of Kaufman Zoning Ordinance, O-02-07 for the property addressed as 501 N, Monroe Street.

1. Section 17.4.A.1 – Minimum lot size – 6,000 square feet

The request is for a 1,000 square foot variance to the minimum lot size.

If approved, it would allow a minimum lot size of 5,000 square feet.

2. Section 17.4.A.2 – Minimum lot width – 60 feet

The request is for a 10-foot variance to the minimum lot width.

If approved, it would allow a minimum lot width of 50 feet.

3. Section 17.4.B.1 – Minimum front yard setback – twenty-five feet (25')

The request is for a seven-foot (7') variance to the minimum front yard setback.

If approved, it would allow a new house to have an eighteen-foot (18') foot front yard setback.

4. Section 17.4.B.2 – Minimum side yard setback (from south side property line along E. 1st North Street) - fifteen feet (15')

The request is for three-foot (3') variance to the minimum side yard setback from the south side property line along E. 1st North Street.

If approved, it would allow a new house to have a twelve-foot (12') side yard setback from the south side property line along E 1st North Street.

5. Section 17.4.B.2 – Minimum side yard setback (from north side property line) - six feet (6')

The request is for one foot (1') variance to the minimum side yard setback from the northern side property line.

If approved, it would allow a new house to have a five-foot (5') side yard setback from the northern side property line.

6. Section 17.4.B.3 – Minimum rear yard setback – twenty-five feet (25')

The request is for a three-foot (3') variance to the minimum rear yard setback.

If approved, it would allow a new house to have a twenty-two foot (22') rear yard setback.

Special Conditions for Variances:

1. The existing non-conforming undeveloped corner lot is limited to a maximum lot size of 5,000 square feet because the lots to the north and west are currently developed and occupied with single-family residences, and there is no additional land available to increase the lot size.
2. The existing non-conforming undeveloped corner lot is limited to a maximum of lot width of 50 feet, because the lots to the north and west are currently developed and occupied with single-family residences, and there is no additional land available to increase the lot width.
3. Variances to the front, side, and rear yard setbacks are necessary in order to meet the minimum house size of 1,200 SF and the one (1) required off-street parking space behind the front yard setback.
4. The existing reduced lot width of 50 feet, being a corner lot, along with the larger southern side yard setback requirement along E. 1st North Street limits the available area for both side yard setbacks.

Property Owner Notification:

The City of Kaufman mailed out notification letters to 24 property owners within 200' of 501 N. Monroe Street. The results are as follows:

- Property owners returned letters in opposition to the request: 0.
- **Property owners returned the letter in agreement of the request: 0**
- Property owners who have not responded: 24

Attachments:

Location Map and Survey

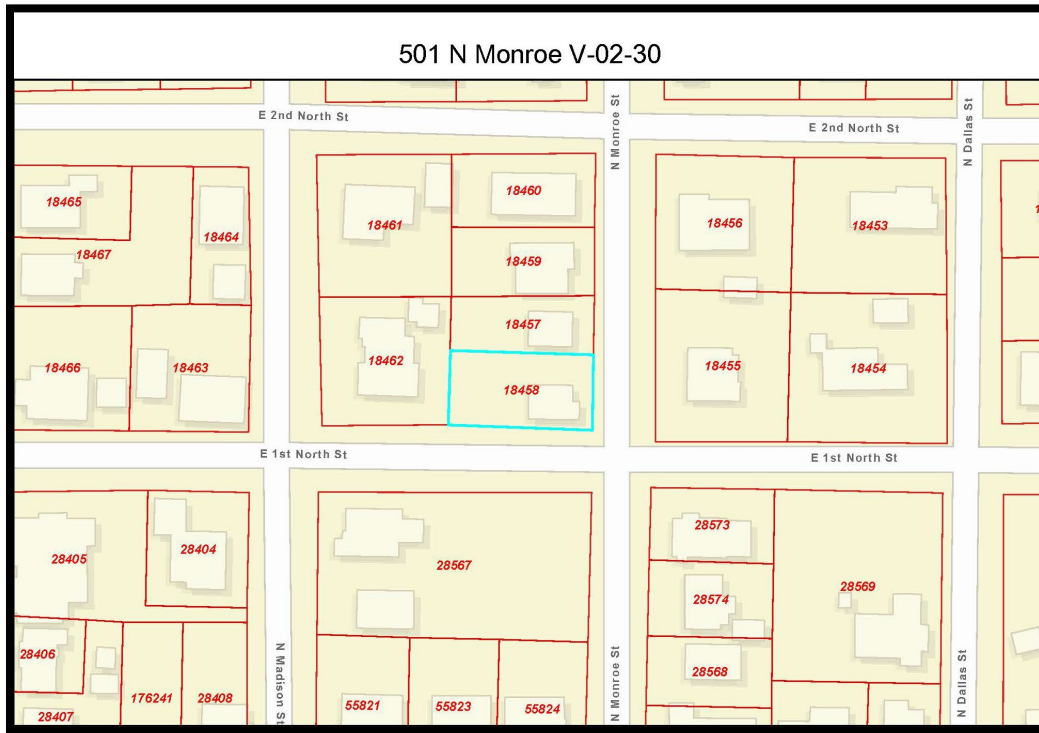
Plot Plan

Floor Plan

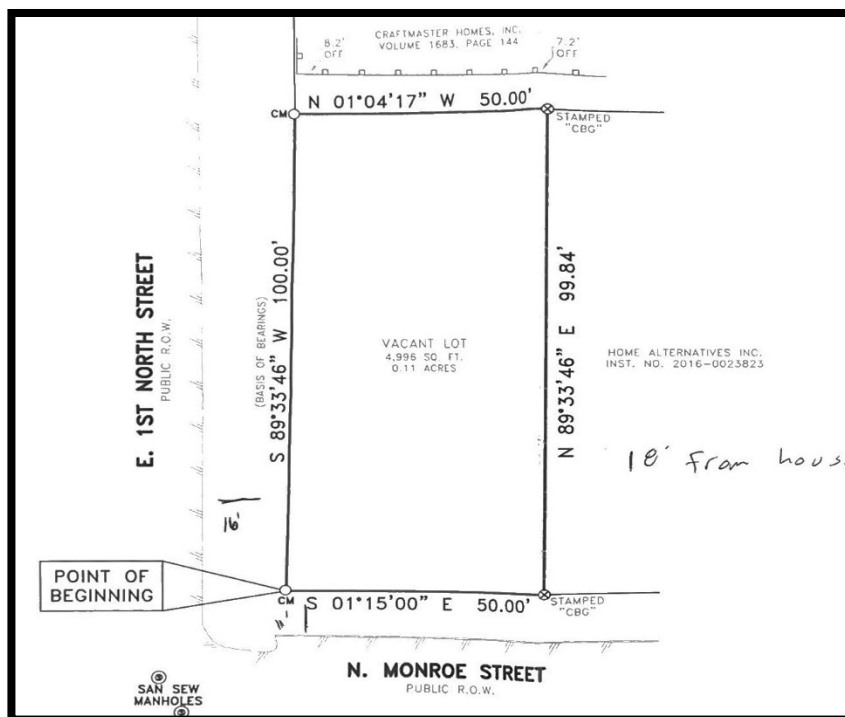
Exterior Elevations

Pictures of property showing the proposed setbacks

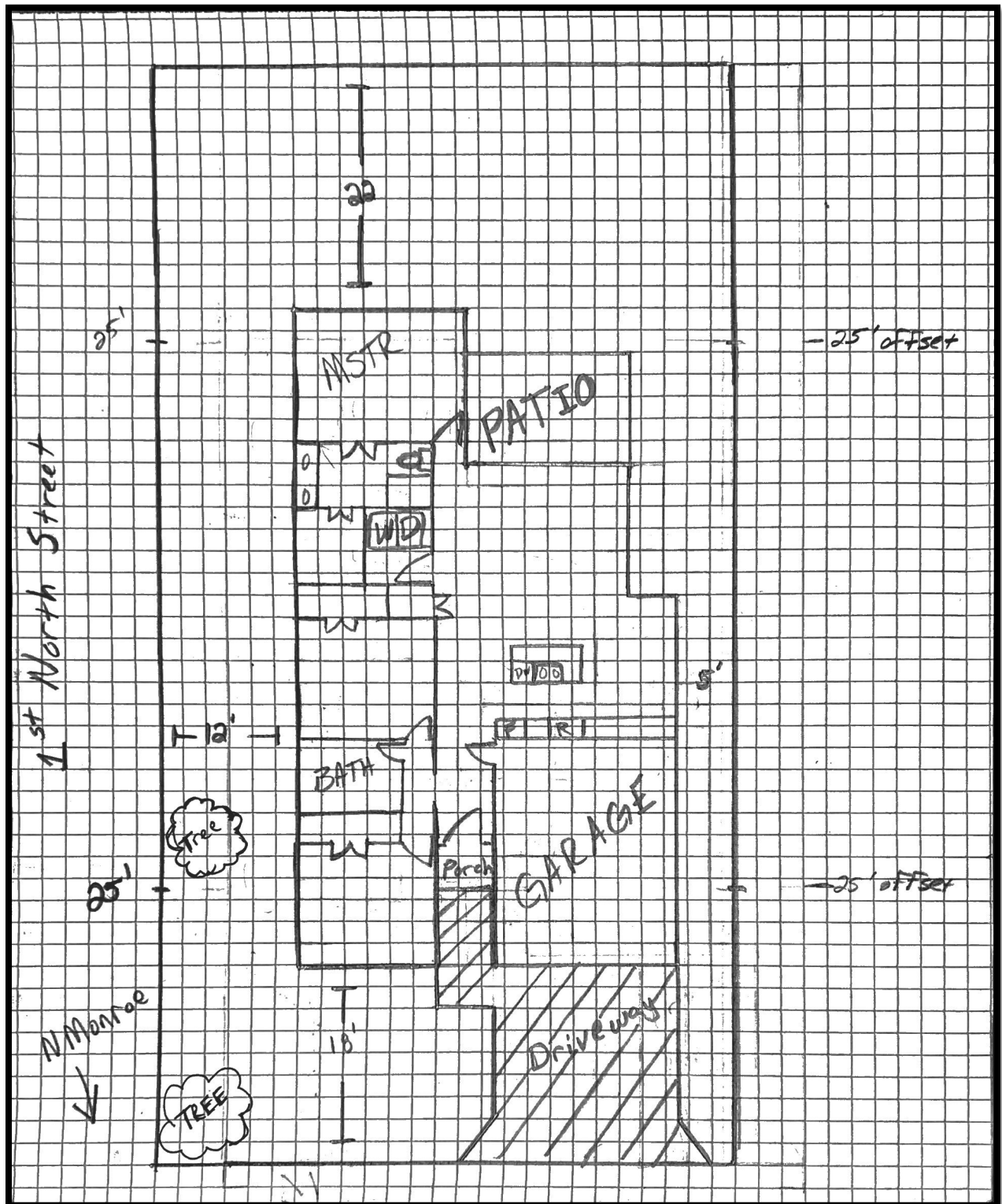
Location Map



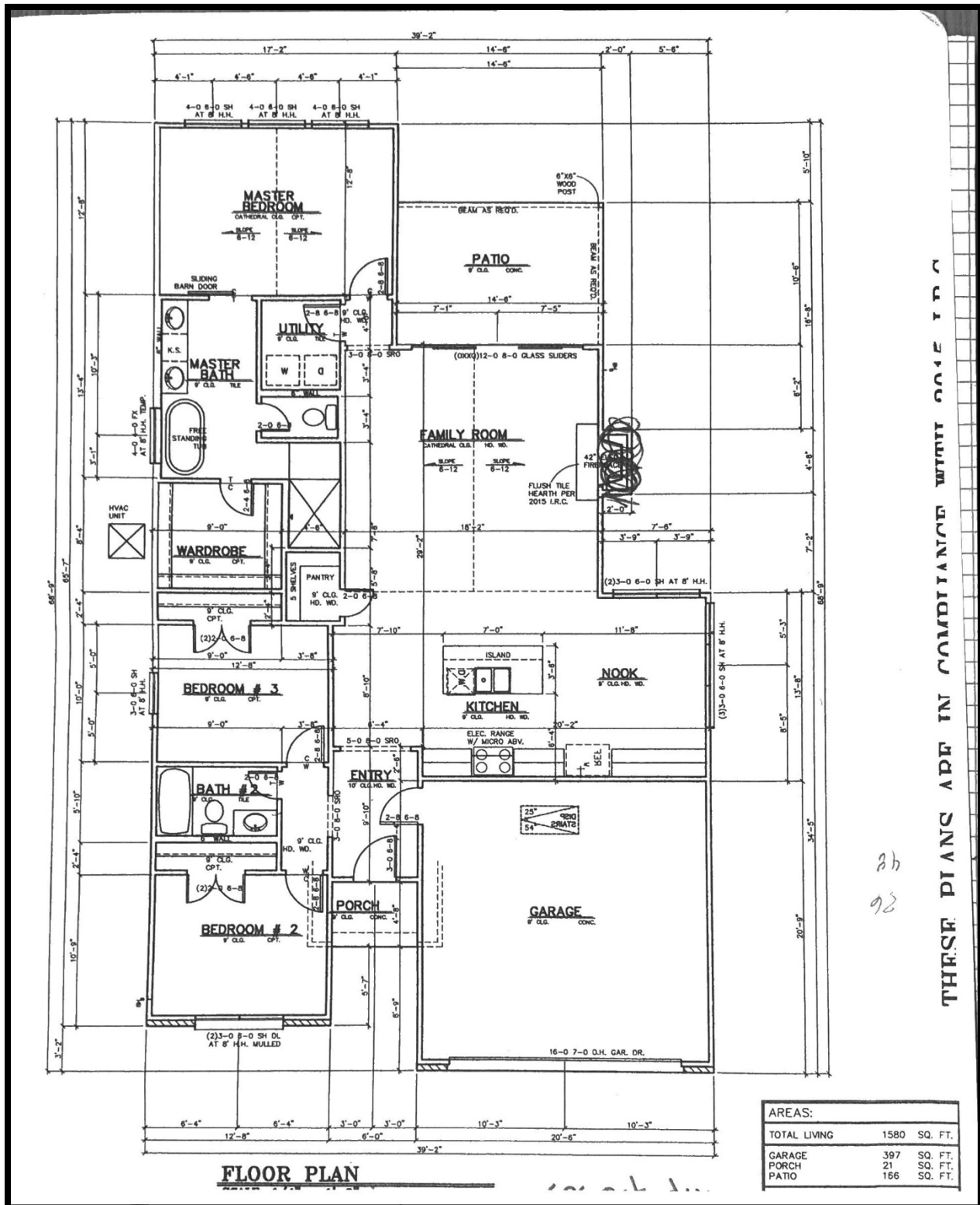
Plot Plan lot Plan

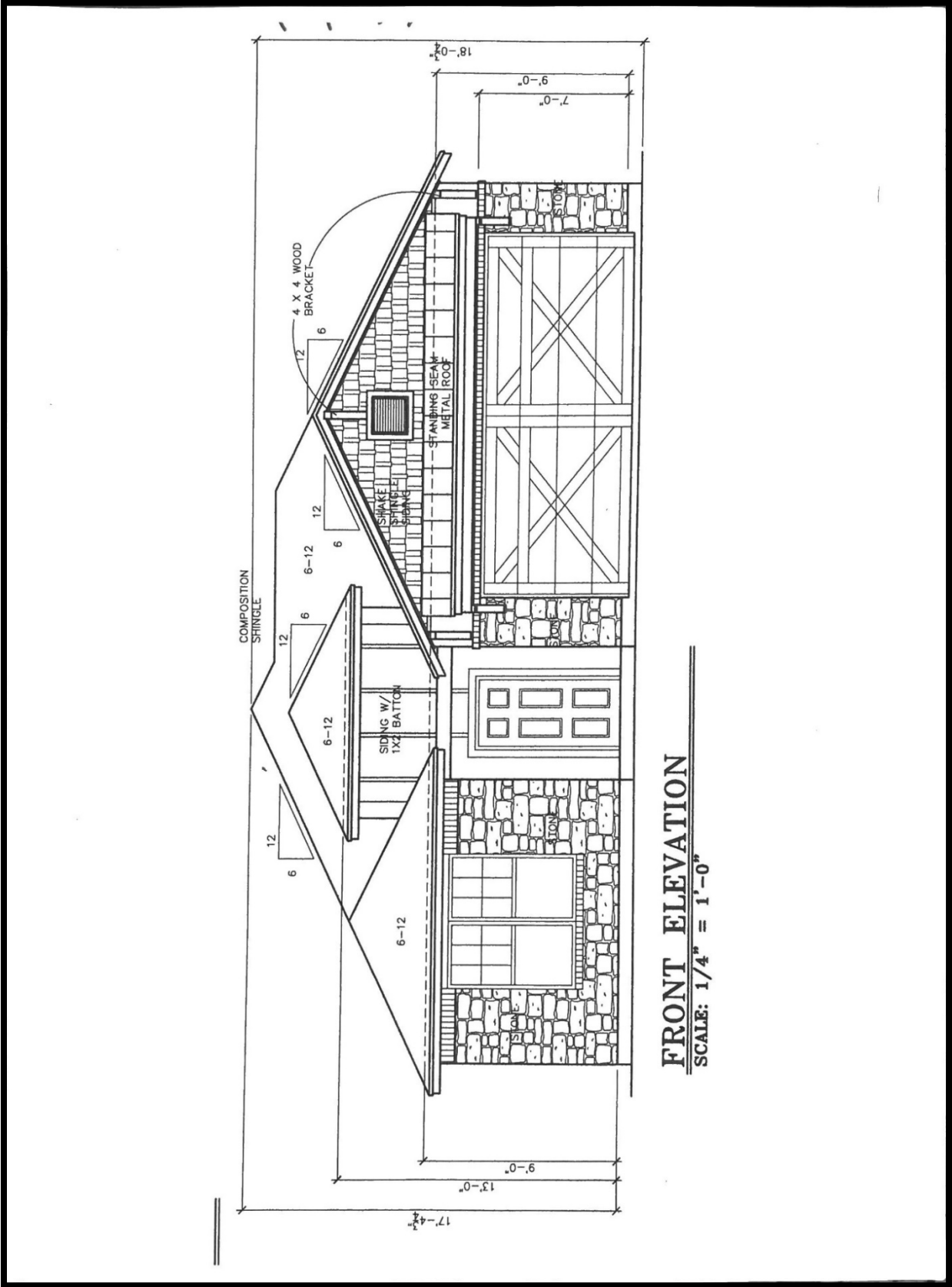


Plot Plan



Floor Plan





Proposed 18-foot Front Yard Setback Alignment with House to the North



Tree to be saved in the 18-foot Front Yard Setback



Proposed 12 Foot Side Yard Setback Along E. 1st North



Proposed 5 Foot Side Yard Setback along Northern Property Line





Public Hearing Item #2
Case V-03-20

Zoning Board of Adjustment Public Hearing:

August 13, 2020

Applicant/Owner:

Paul Malhi/Palwinder Malhi

Location:

1107 S. Jefferson Street
Part of Block C of Snow's 2nd Addition
City of Kaufman, Kaufman County, Texas

Background:

The property is zoned "SF-6" – Single-Family Residential and is currently developed with a living area of 980 square feet, on a 5,000 square foot lot. The house includes a front and rear porch area. The rear porch area contains 96 square feet and is located at the southeastern corner of the house. The original house was built sometime between the 1930's and 1940's. The minimum lot size in "SF-6" is 6,000 square feet. The lot is 76.5 feet wide and 179.25 feet deep. Typically houses tend to be centered on the lot. This house is located 3.97 feet from the side property line along W. 5th Street and 15.48 feet from the northern side property line. The normal setback is 15 feet from a public street and the other interior side yard setback is 6 feet.

The original house did not include a garage or carport. A carport was added sometime in the mid 1970's but was recently demolished when Mr. Malhi constructed a new concrete driveway. Mr. Malhi will be constructing a new carport in the near future.

The applicant wants to build a 4-foot chain link fence to enclose the rear yard and the driveway area to provide a secured play area for the children of the tenant. The fence is proposed to be located on the southern property line from the approximate midpoint of the house depth to the rear eastern property line. The fence will include a vehicular gate on W. 5th Street. The gate will align with the newly paved concrete driveway entrance at the rear of the house and is proposed to be set at the property line.

Staff verified with the Public Works Department that the proposed fence and vehicular gate created no visibility issues for the adjacent house to the rear, located on S. Jackson Street. The off-street parking for that house is from S. Jackson Street and not W. 5th Street.

Requested Variances:

The requested variances are to Chapter 118, "Zoning" of Code of Ordinances, City of Kaufman Zoning Ordinance, O-02-07 for property addressed as 1107 South Jefferson Street as follows:

1. **Section 38.4.B – Fences in Residential Areas – No fence shall be erected in any side yard, which is adjacent to a public street. The side yard along W. 5th Street is 15 feet.**

The request is for a 15-foot variance on the southern side yard setback adjacent to W 5th Street.

If approved, it would allow the fence a 0-foot setback and be located on the southern property line along W. 5th Street.

2. **Section 38.4.F – Fences in Residential Areas – Gates designed for vehicular access shall be set back from the property line a minimum of 20 feet.**

The request is for a 20-foot variance on the southern side property line adjacent to W 5th Street.

If approved, it would allow the vehicular gate a 0-foot setback and be located on the southern property line along W. 5th Street.

Special Conditions for Variances:

Staff found the following special conditions and recommends approval of both variances:

1. No zoning ordinance existed when the property was originally platted as part of the Snow's First Addition, nor when the house was built between the 1930's and 1940's.
2. Meeting the fence setback along W. 5th Street as required by the Zoning Ordinance would reduce the enclosed secured play area for the children of the tenant. The required setback would place the fence approximately at the midpoint of the width of the house, leaving the porch and rear door area outside of the secured area, which is the whole purpose of the fence.

Property Owner Notification:

The City of Kaufman mailed out notification letters to 24 property owners within 200' of 501 N. Monroe Street. The results are as follows:

- Property owners returned letters in opposition of the request: 0.
- **Property owners returned the letter in agreement of the request: 5**
- Property owners who have not responded: 19

Attachments:

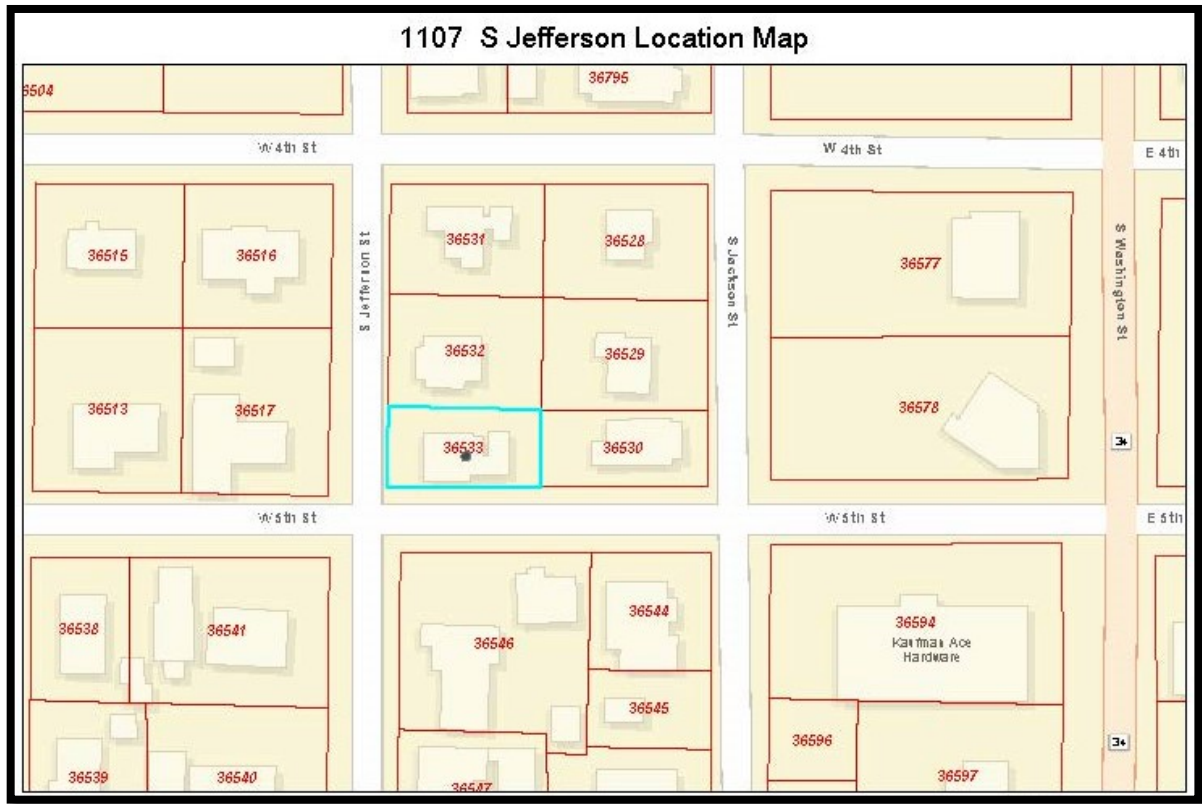
Location Map

Application

Survey

Pictures

Property owner responses





BOARD OF ADJUSTMENT APPLICATION

1. **Site Location:**
 Street Address: 1107 South Jefferson St.
 Lot, Block, & Subdivision Name: Shaw 2 Block C PT, PID: 36533
2. **Applicant:**
 Name: Paul Malhi
 Address: 1113 Crestview Dr.
 City/State: Kaufman Texas Zip: 75142
 Office #: _____ Cell #: 214-533-1651 Fax #: _____
 Email Address: Paulagent23@yahoo.com
3. **Property Owner:**
 Name: same ↑
 Address: _____
 City/State: _____ Zip: _____
 Office #: _____ Cell #: _____ Fax #: _____
 Email Address: _____

4. List the requested variances. If necessary, use a separate sheet.

Section	Required	Variance Amount Needed
Sect. <u>38.4. B</u>	<u>fence in front (side) yard</u>	<u>allow to property line</u>
Sect. <u>38.4. B</u>	<u>20' from public street</u>	<u>allow to property line</u>
Sect. <u>38.4. C</u>	<u>Decorative Fence</u>	<u>allow chain link</u>
Sect. <u>38.4. F</u>	<u>Gate set back 20'</u>	<u>allow to property line</u>
Sect. <u>17.4.B.2</u>	<u>15' from the on corner lot</u>	<u>8' variance 7' from the</u>
Sect. _____	_____	_____
Sect. _____	_____	_____

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g:\development services\email & forms\originals for inhouse use only\board of adjustment application & guidelines.docx Updated: 2/22/2019

5. List any hardships that exists for this property. If necessary, use a separate sheet.

1. Corner lot
2. Built in the _____ Zoning was different
3. Security concerns for tenants & vehicles
4. Will take ~~off~~^{off} of street to park behind fence. Will also allow for a pet door & keep animals ^{in the}
5. Will reduce the play area of kids if the fence ^{is put} at the set backs

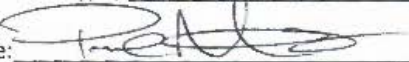
A. **Findings of Undue Hardship** - In order to grant a variance, the Board must make written findings that an undue hardship exists, using the following criteria:

1. That literal enforcement of the controls will create an unnecessary hardship or practical difficulty in the development of the affected property; and
 2. That the situation causing the hardship or difficulty is neither self-imposed nor generally affecting all or most properties in the same zoning district; and
 3. That the relief sought will not injure the permitted use of adjacent conforming property; and
 4. That the granting of a variance will be in harmony with the spirit and purpose of these regulations.
- B. A variance shall not be granted to relieve a self-created or personal hardship, nor shall it be based upon economic gain or loss, nor shall it permit any person the privilege in developing a parcel of land not permitted by this Ordinance to other parcels of land in the particular zoning district. No variance may be granted which results in undue hardship upon another parcel of land.
- C. The applicant bears the burden of proof in establishing the facts justifying a variance.

I UNDERSTAND THAT IT IS NECESSARY FOR ME OR MY AGENT TO BE PRESENT AT THE BOARD OF ADJUSTMENT MEETING

I hereby authorize the undersigned applicant to act as my agent for the representation and/or presentation of the request.

Applicant Name (print or type): Paul Malhi

Applicant signature: 

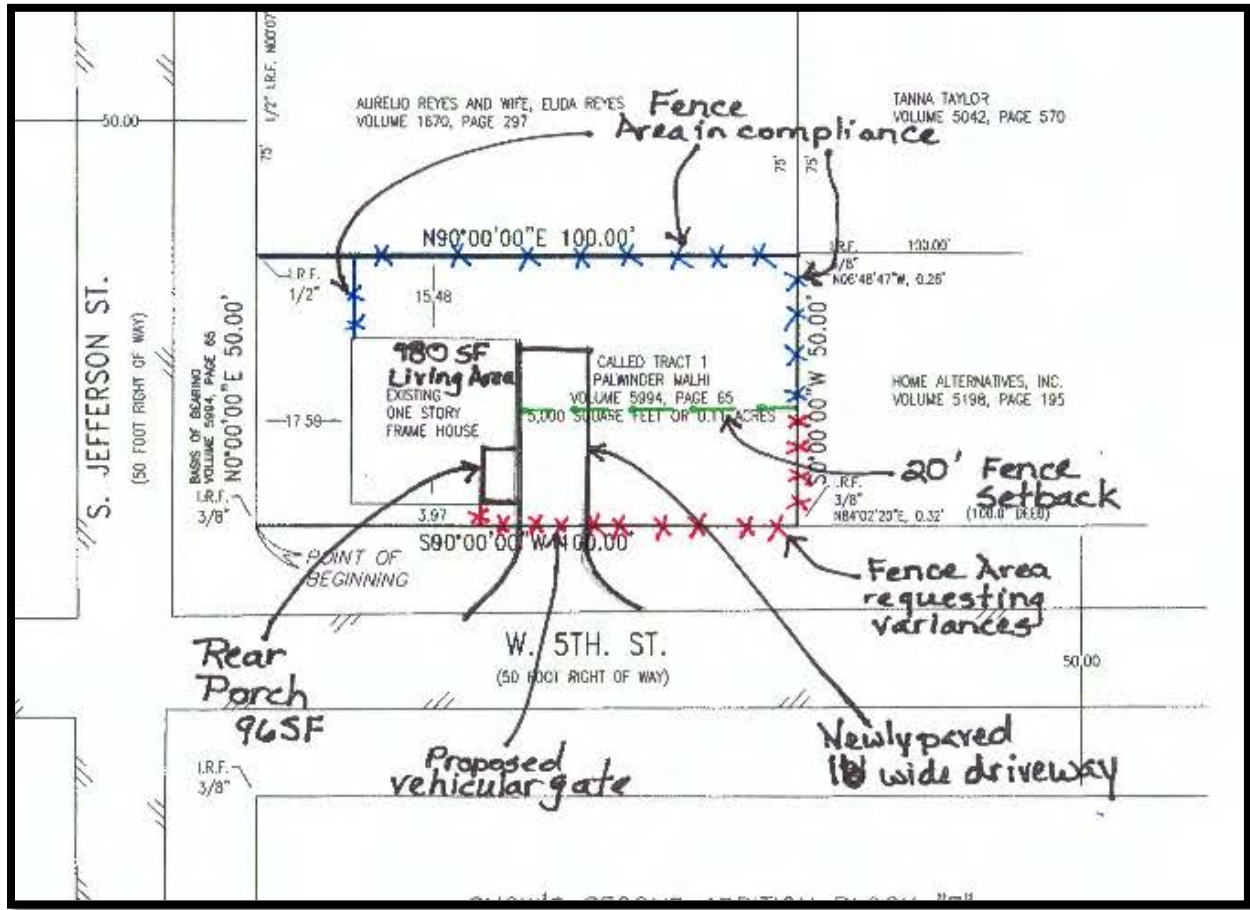
Owner Name (print or type): Paul Malhi

Owner signature: 

Date Received _____ Date Paid _____ Receipt Number _____

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Survey



Pictures
Southeast Corner of the House and Rear Yard



Side Yard of the House Along W. 5th Street



Rear Yard



Rear Yard Boundary Looking West to S. Jefferson Street



Rear Yard looking into Lot Across W. 5th Street



Surrounding Property Owner Responses

Any written comments must be received by **Monday, August 10, 2020 by 12:00 p.m.** Please complete and return the form provided or in a letter to the City of Kaufman, Development Services, P.O. Box 1168, Kaufman, Texas 75142 or by emailing it to kaufmanplanning@kaufmantx.org

Date: 8/4/2020
Name: Jeff + Tonya Ford
Address: 1106 S. Jefferson St.

RE: 1. Conduct a public hearing and consider a request from Paul Mahli for variances to Chapter 118, "Zoning" of the Code of Ordinances Kaufman Comprehensive Zoning – Section 38.4.B, 38.4.C, 38.4.F Fences in Residential Areas and Section 17.4.B.2 Single Family Residential-6 Size of Yards to allow construction of a fence that will encroach into the side yard along West 5th Street. The property is zoned Single Family Residential-6 (SF-6). The subject property is located at 1107 South Jefferson Street (PID 36533), being Tract 1, part of Block C Snow's Second Addition (V-03-20).

City & State: Kaufman, TX 75142

Phone #'s: 972-816-2994

☒ I AM IN FAVOR ☐ I OBJECT

COMMENTS:

We very much approve the allowance of this fence!! Will improve area

Tonya Ford
NAME PRINTED

Tonya Ford
SIGNATURE

DETACH ON DOTTED LINE

Any written comments must be received by **Monday, August 10, 2020 by 12:00 p.m.** Please complete and return the form provided or in a letter to the City of Kaufman, Development Services, P.O. Box 1168, Kaufman, Texas 75142 or by emailing it to kaufmanplanning@kaufmantx.org

Date: August 9, 2020
Name: Casa de Lago GP, LLC
Address: 1200 S. Jackson Street

RE: 1. Conduct a public hearing and consider a request from Paul Mahli for variances to Chapter 118, "Zoning" of the Code of Ordinances Kaufman Comprehensive Zoning – Section 38.4.B, 38.4.C, 38.4.F Fences in Residential Areas and Section 17.4.B.2 Single Family Residential-6 Size of Yards to allow construction of a fence that will encroach into the side yard along West 5th Street. The property is zoned Single Family Residential-6 (SF-6). The subject property is located at 1107 South Jefferson Street (PID 36533), being Tract 1, part of Block C Snow's Second Addition (V-03-20).

City & State: Kaufman, TX

Phone #'s: _____

☒ I AM IN FAVOR ☐ I OBJECT

COMMENTS:

Casa de Lago GP, LLC
NAME PRINTED

Paula Shotton
SIGNATURE member

DETACH ON DOTTED LINE

Any written comments must be received by **Monday, August 10, 2020 by 12:00 p.m.** Please complete and return the form provided or in a letter to the City of Kaufman, Development Services, P.O. Box 1168, Kaufman, Texas 75142 or by emailing it to kaufmanplanning@kaufmantx.org

Date: Aug 3, 2020
Name: CAROLYN LONG
Address: 408 West 4th St

RE: 1. Conduct a public hearing and consider a request from Paul Mahli for variances to Chapter 118, "Zoning" of the Code of Ordinances Kaufman Comprehensive Zoning - Section 38.4.B, 38.4.C, 38.4.F Fences in Residential Areas and Section 17.4.B.2 Single Family Residential-6 Size of Yards to allow construction of a fence that will encroach into the side yard along West 5th Street. The property is zoned Single Family Residential-6 (SF-6). The subject property is located at 1107 South Jefferson Street (PID 36533), being Tract 1, part of Block C Snow's Second Addition (V-03-20).

City & State: Kaufman Texas
75142

Phone #'s 969.73 9849

☒ I AM IN FAVOR ☐ I OBJECT

COMMENTS:

CAROLYN LONG

NAME PRINTED

Carolyn Long

SIGNATURE

DETACH ON DOTTED LINE

Any written comments must be received by **Monday, August 10, 2020 by 12:00 p.m.** Please complete and return the form provided or in a letter to the City of Kaufman, Development Services, P.O. Box 1168, Kaufman, Texas 75142 or by emailing it to kaufmanplanning@kaufmantx.org

Date: 8/3/2020
Name: BETTY EVANS
Address: 301 W. 4th St

RE: 1. Conduct a public hearing and consider a request from Paul Mahli for variances to Chapter 118, "Zoning" of the Code of Ordinances Kaufman Comprehensive Zoning - Section 38.4.B, 38.4.C, 38.4.F Fences in Residential Areas and Section 17.4.B.2 Single Family Residential-6 Size of Yards to allow construction of a fence that will encroach into the side yard along West 5th Street. The property is zoned Single Family Residential-6 (SF-6). The subject property is located at 1107 South Jefferson Street (PID 36533), being Tract 1, part of Block C Snow's Second Addition (V-03-20).

City & State: Kaufman, Tx 75142

Phone #'s 972-962-6377

☒ I AM IN FAVOR ☐ I OBJECT

COMMENTS:

If He Wants a Fence he should be able
to put one up

Betty Evans

NAME PRINTED

Betty Evans

SIGNATURE

DETACH ON DOTTED LINE

Any written comments must be received by **Monday, August 10, 2020 by 12:00 p.m.** Please complete and return the form provided or in a letter to the City of Kaufman, Development Services, P.O. Box 1168, Kaufman, Texas 75142 or by emailing it to kaufmanplanning@kaufmantx.org

Date: 8/7/20

RE:

1. Conduct a public hearing and consider a request from Paul Mahli for variances to Chapter 118, "Zoning" of the Code of Ordinances Kaufman Comprehensive Zoning – Section 38.4.B, 38.4.C, 38.4.F Fences in Residential Areas and Section 17.4.B.2 Single Family Residential-6 Size of Yards to allow construction of a fence that will encroach into the side yard along West 5th Street. The property is zoned Single Family Residential-6 (SF-6). The subject property is located at 1107 South Jefferson Street (PID 36533), being Tract 1, part of Block C Snow's Second Addition (V-03-20).

Name: CCL Real Estate, LLC

Address: 3683 TURKEY CREEK
UNIT 1506

City & State: DALLAS, TX 75219

Phone #'s 214-240-4492

☒ I AM IN FAVOR

☐ I OBJECT

COMMENTS:

CCL Real Estate, LLC - owns the Kaufman Hardware & Tool Property

Kenneth C. Black - Member

NAME PRINTED

[Signature]

SIGNATURE

DETACH ON DOTTED LINE



Public Hearing Item #1
Case V-04-20

Zoning Board of Adjustment Public Hearing:

August 13, 2020

Applicant/Owner:

Lizbeth Cordero & Victor Vicuna

Location:

706 Phillips Circle
Lot 2, Block K, Valley Park 3 and 4 Addition
City of Kaufman, Kaufman County, Texas

BACKGROUND:

The property is zoned "SF-6" – Single-Family Residential, which requires minimum lot size of 6,000 square feet. The lot is currently developed with a single family residence built in 2005. The home contains a total of 1,591 square feet, which includes a 396 square foot garage and a 60 square foot porch. The lot contains 6,602 square feet. The required front yard setback is 25 feet. The existing house is setback 25 feet. The garage is not enclosed.

The plat for Block K and J, Valley Park 3 and 4 Addition shows a 15-foot utility easement (for electrical, cable and possibly gas) located within the 25-foot front yard setback along the entire length of both blocks. This means no structures are allowed to be constructed within the utility easement. The water and sewer lines are located within the 50-foot street right of way area.

The original request was an 18-foot-long x 18-foot-wide carport, but was revised when the 15-foot utility easement was discovered. The applicant's revised request is to extend the roof line out from the garage for a 10-foot-long x 18-foot-wide carport. The carport as requested would be located within the 25-foot front yard setback, but not within the 15-foot utility easement. The posts will be cedar and the front fascia of the carport will be constructed with Hardie Board and painted to match the house. This will not be a metal carport. The setback is measured from the posts not the overhang. There are two existing metal carports in the neighborhood. No permits were issued for these carports.

REQUESTED VARIANCES:

The requested variance is to Chapter 118, Zoning" of the Code of Ordinances, City of Kaufman Zoning Ordinance, O-02-07 for property addressed as 706 Phillips Circle.

1. Section 17.4.B.2 – Minimum twenty-five foot (25') front yard setback

The request is for a 10-foot variance on the minimum front yard setback only within the existing driveway area.

If approved, it would allow a minimum front yard setback of fifteen feet (15') in the driveway area.

Special Conditions for Variances:

Staff technically found no special conditions exist. However, Staff recommends approval due to the following outstanding circumstance existing in the Valley Park Addition:

1. There are two existing carports within the Valley Park neighborhood.

PROPERTY OWNER RESPONSES:

The City of Kaufman mailed out notification letters to 28 property owners within 200' of 706 Phillips Circle. The results are as follows:

- Property owners returned letters in opposition of the request: 0.
- Property owners returned the letter in agreement of the request: 3.
- Property owners who have not responded: 25.

Attachments:

Location Map

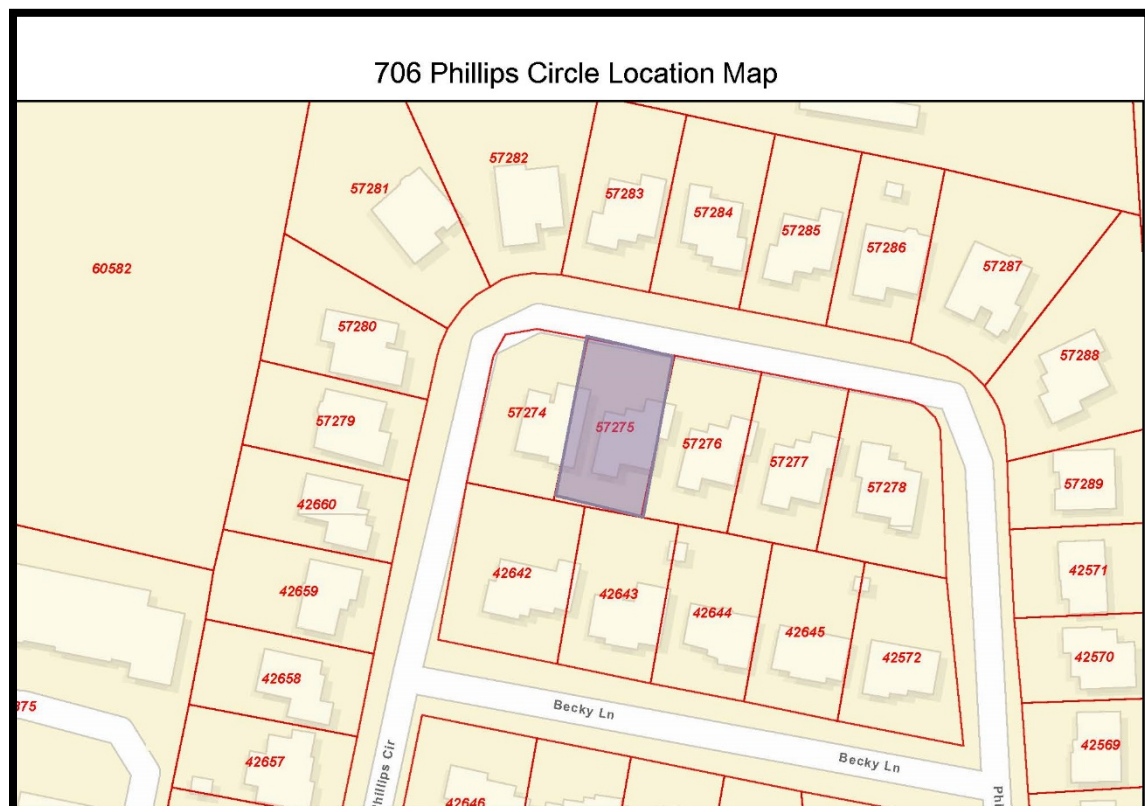
Application

Survey

Pictures

Property owner response

Location Map



Lizbeth Cordero
706 Phillips Cir.
Kaufman TX. 75142
972-533-2029

Greetings,

I Lizbeth Cordero, resident of Kaufman, am writing this letter to request a permit. The permit requested is for the construction of a carport for my home, in which I reside at 706 Philips Cir. I believe that this carport is necessary as protection to my family members and vehicles. I currently work for Kaufman ISD and have to leave my home early in the morning. Therefore, with small children and an infant, I feel it is necessary to have some kind of protection from inclement weather.

In addition, I believe that the carport will also improve my home appearance and add value. It is my intention to continue to live where I currently reside and would also like to help improve the aspect of the neighborhood. Previously, my husband and I were looking at buying a new home at a different location due to our neighborhood not being very appealing. But that was a decision I did not want to make since I was raised here in Kaufman, in this neighborhood to be specific, and feel that this is where my heart belongs. I would also like to continue to raise my children in this home, so continuous improvement will be necessary in order to do so. Currently, there are two homes with carports within my neighborhood in which, one is attached to the home and the other is not. In my opinion, the carport I am looking forward to constructing will be distinctive to the others and will be a lot more appealing. I find this will give a good impression of the neighborhood and will attract buyers to the homes being sold in this area. I have spoken to my neighbors and have asked for their opinion in regards to my plan. They are in agreement with my plan and also find that this would greatly benefit the current aspect of our neighborhood.

The carport will consist of sturdy wood that will be connected to the home with a structure of 6X6 cedar posts. The setback for my home is 25 feet and I am asking to build the carport with a setback of 10 feet and width of 18 feet, as well. This would be just enough to

cover my vehicles and provide the shelter needed. Attached, you will find a picture of my home, a sketch of what I am looking to build, and a sample of the construction. Along with this, I have also attached a picture of the carports found in my neighborhood.

Thank you for your time, I ask that you consider my request and grant me the opportunity to construct this carport for protection, neighborhood appearance improvement, and added value to my home.

Thank you,

Lizbeth Cordero

Existing Carports within Valley Park Addition





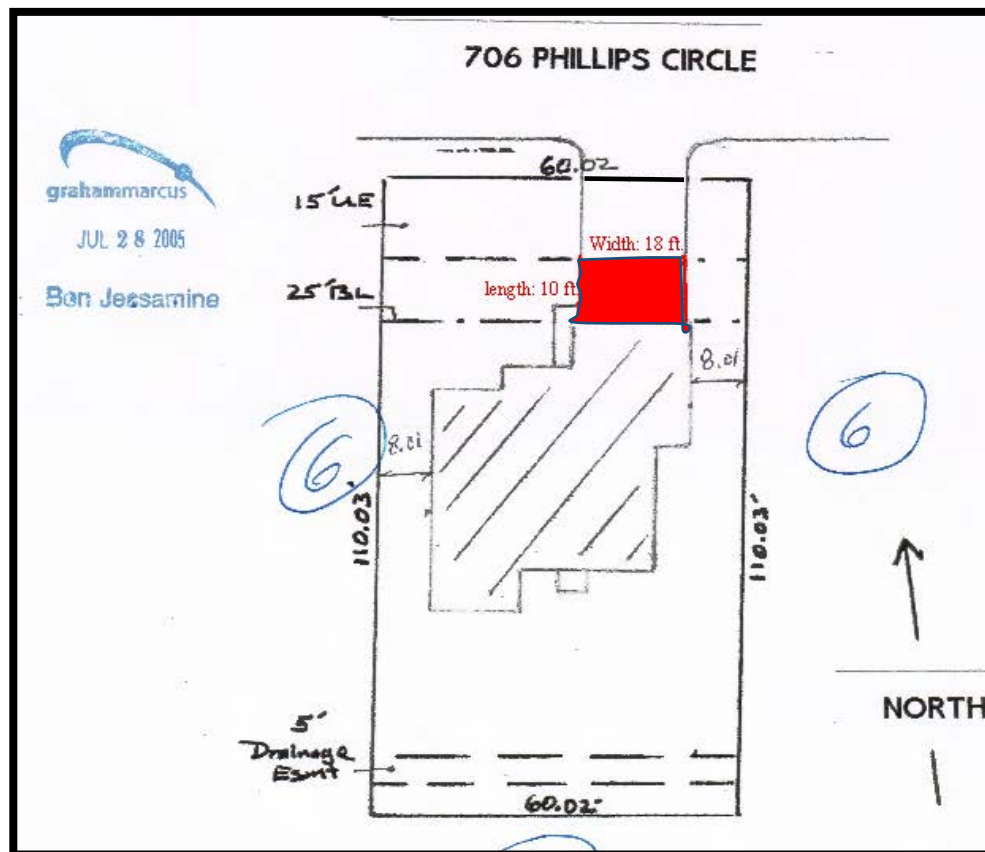
706 Phillips Circle



Sample Construction of Proposed Carport



Plot Plan with Proposed Carport



Cynthia Ramirez
802 Phillips Cir.
Kaufman Tx. 75142
(469) 231-4283

V-04-20

To whom it may concern:

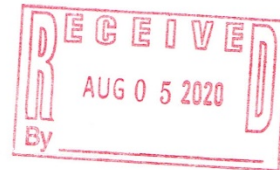
I am writing this short letter in support of the plans that Lizbeth Cordero and her family have of building a carport. I have known the family for the past 10 years as residents of my neighborhood. This family is very committed to maintaining their house and keeping up with the appearance. Not a lot of our neighbors are doing so and our neighborhood needs quite a bit of maintenance. I believe that this will help make our neighborhood a bit more attractive. There are a couple of houses for sale in the area and I find that it will attract buyers. I plan to continue living in the neighborhood, therefore I am in absolute agreement with Lizbeth's family adding a carport to their home and making our neighborhood look appealing.

If you have any questions, please feel free to contact me. I am looking forward to you granting this family the opportunity to help improve the neighborhood appearance.

Thank you,

Cynthia Ramirez

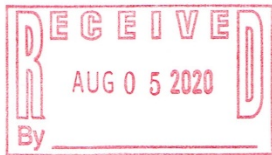
Cynthia Ramirez



V-04-20

To the City of Kaufman:

I have recently moved to the neighborhood and reside next door to Lizbeth and her family. In this time, I have seen that the family likes to keep up with their house and maintain their yard well. I also feel that our neighborhood would be better off if we had more responsible neighbors like them. Like mentioned before, I just recently bought my home in this neighborhood and would like it to continue to improve. So, that being said, I do not have any problem with them adding a carport to their home. I believe that the way they are wanting to build it will actually help our neighborhood out a lot.



Thank you,

Juan Garibaldi

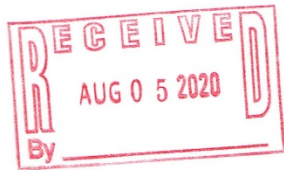
A handwritten signature in black ink, appearing to read "Juan Garibaldi", written in a cursive style.

V-04-20

To whom I may concern,

My husband and I have been neighbors with Lizbeth Cordero Vicuna for about 10 years now and she has always kept up with her house. We believe that the carport she would like to put up will bring value to our neighborhood.

Thank you.



Rocio Guerrero

A handwritten signature in black ink, appearing to read "Rocio Guerrero", written over a horizontal line.