AGENDA

BOARD OF ADJUSTMENT

MONDAY, March 2, 2015

4000 MAIN STREET

The Board of Adjustment will convene into a Regular Meeting at **7:00 p.m.** in the City Hall Chambers at the Municipal Center at which time the following items will be considered:

1. Call to Order

2. Consider approval of the minutes of the Regular Meeting of The Board of Adjustment from December 1, 2014.

3. Conduct a public hearing and take action on a request for a variance to allow an attached patio cover to encroach eleven feet into the 20-foot setback from the rear property line and to exceed the maximum lot coverage of 45%. The subject property is located at 8214 Columbia Drive, further described as being Lot 61, Block 9 of the Spinnaker Cove, an addition to the City of Rowlett, Dallas County, Texas.

4. Adjournment.

NOTE: THE BOARD OF ADJUSTMENT MAY RETIRE AND CONVENE INTO EXECUTIVE, CLOSED SESSION ON ANY MATTER RELATED TO ANY OF THE ABOVE AGENDA ITEMS FOR THE PURPOSES OF PRIVATE CONSULTATION WITH THE CITY ATTORNEY UNDER SECTION 551.071 OF THE TEXAS GOVERNMENT CODE.

NOTE: THE CITY OF ROWLETT MEETING ROOMS ARE ACCESSIBLE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT AND PARKING SPACES ARE AVAILABLE. REQUESTS FOR ACCOMMODATIONS OR INTERPRETIVE SERVICES MUST BE MADE 48 HOURS PRIOR TO THIS MEETING. PLEASE CONTACT THE PLANNING DEPARTMENT AT 972-463-3949 FOR FURTHER INFORMATION.

Garrett Langford, Principal Planner

MINUTES OF THE WORK SESSION AND REGULAR MEETING
OF THE BOARD OF ADJUSTMENT OF THE CITY OF ROWLETT, TEXAS
HELD IN THE ROWLETT MUNICIPAL CENTER,
4000 MAIN STREET, ROWLETT, TEXAS
December 1, 2014

PRESENT:	**Chairman Raymond Moyer, Vice-Chair Wanda Hoff, Members Chris Kizziar, James Vessels, Alternate Member Robert Vickers**
ABSENT:	**Members Harris D. Brown, Alternate Members Kellie McKee, Tony Brown**
STAFF PRESENT:	**Assistant City Manager Jim Proce, Principal Planner Garrett Langford, Development Services Technician Lorie Strickland**
OTHERS PRESENT:	**City Attorney David Berman**

WORK SESSION

i. Call to Order

Chairman Raymond Moyer called the Board of Adjustment Work Session to order at 6:30 p.m.

ii. Community Investment Program Task Force Presentation

This presentation was given after the third item. Assistant City Manager Jim Proce began his Community Investment Program Task Force Presentation at 6:35 p.m. Mr. Proce provided an update on the May Bond Election and the initiatives of the Community Investment Program Task Force.

iii. Discuss items on the regular agenda

Principal Planner Garrett Langford gave an overview of the variance request. Mr. Langford stated that staff recommends denial. At the end of this discussion, the CIP Task Force presentation was given.

iv. Adjournment

Chairman Raymond Moyer adjourned the Work Session at 7:20 p.m.

REGULAR MEETING

1. Call to Order

Chairman Raymond Moyer called The Board of Adjustment Regular Meeting to order at 7:27 p.m.

MINUTES OF THE WORK SESSION AND REGULAR MEETING
OF THE BOARD OF ADJUSTMENT OF THE CITY OF ROWLETT, TEXAS
HELD IN THE ROWLETT MUNICIPAL CENTER,
4000 MAIN STREET, ROWLETT, TEXAS
December 1, 2014

2. **Consider approval of the minutes of the Regular Meeting of The Board of Adjustment from October 22, 2014.**

   Alternate Member Robert Vickers made a motion to approve the minutes. Vice-Chair Wanda Hoff seconded the motion. The item passed 5-0.

3. **Conduct a public hearing and take action on a request for a variance to allow an attached patio cover to encroach seven feet into the 20-foot setback from the rear property line. The subject property is located at 2009 Greenhill Drive, further described as being Lot 11, Block C of the Harbor Pointe Estates Phase 1, an addition to the City of Rowlett, Dallas County, Texas.**

   Mr. Langford gave a presentation, read the proposal, showed slides of property, gave background information, and code requirements. Mr. Langford stated that 22 notices were mailed out and six were returned in favor of granting the variance. Mr. Langford stated that staff recommends denial.

   The Board Members discussed setbacks, handicap access, and other properties in the area.

   Chairman Raymond Moyer opened the public hearing.

   The following speakers came forward:

   Mike Nelson
   2009 Green Hill
   Rowlett, TX
   Homeowner

   Mr. Nelson showed pictures of other houses in the neighborhood that were not in compliance with the zoning ordinance. He stated that he received approval from his HOA for the patio cover and that it would be professionally installed.

   Chairman Raymond Moyer asked for a motion to close public hearing. Member James Vessels made a motion to close the public hearing. Vice-Chair Wanda Hoff seconded the motion. The public hearing was closed at 7:50 p.m.

   There was further discussion amongst the Board Members. Chairman Raymond Moyer reopened the public hearing to ask the homeowner what year the house was built. The homeowner stated that it was built in 1996. Chairman Raymond Moyer stated that was before 2006 when the zoning ordinance changed.

   City Attorney David Berman stated that staff recommendation was correct and that the Board was authorized to follow procedure. He stated that there was no hardship. He also reinstated the fact that the HOA approved the request and no neighbors objected. Mr. Berman explained that the variance must be approved by four members.

Alternate Member Robert Vickers made a motion to approve the request. Member Chris Kizziar seconded the motion. The item passed 5-0.

4. Adjournment.

Alternate Member Robert Vickers made a motion to adjourn the Regular Meeting. Member Chris Kizziar seconded the motion. The adjournment passed 5-0. The meeting was adjourned at 8:07 p.m.

_____ _____

Chairman- Raymond Moyer **Secretary**

_____

Date

City of Rowlett

Staff Report

Board of Adjustment

4000 Main Street
P.O. Box 99
Rowlett, TX 75030-0099
www.rowlett.com

AGENDA DATE: 03/02/2015 **AGENDA ITEM**: 3

AGENDA LOCATION:
Individual Consideration

TITLE
Conduct a public hearing and take action on a request for a variance to allow an attached patio cover to encroach eleven feet into the 20-foot setback from the rear property line and to exceed the maximum lot coverage of 45%. The subject property is located at 8214 Columbia Drive, further described as being Lot 61, Block 9 of the Spinnaker Cove, an addition to the City of Rowlett, Dallas County, Texas.

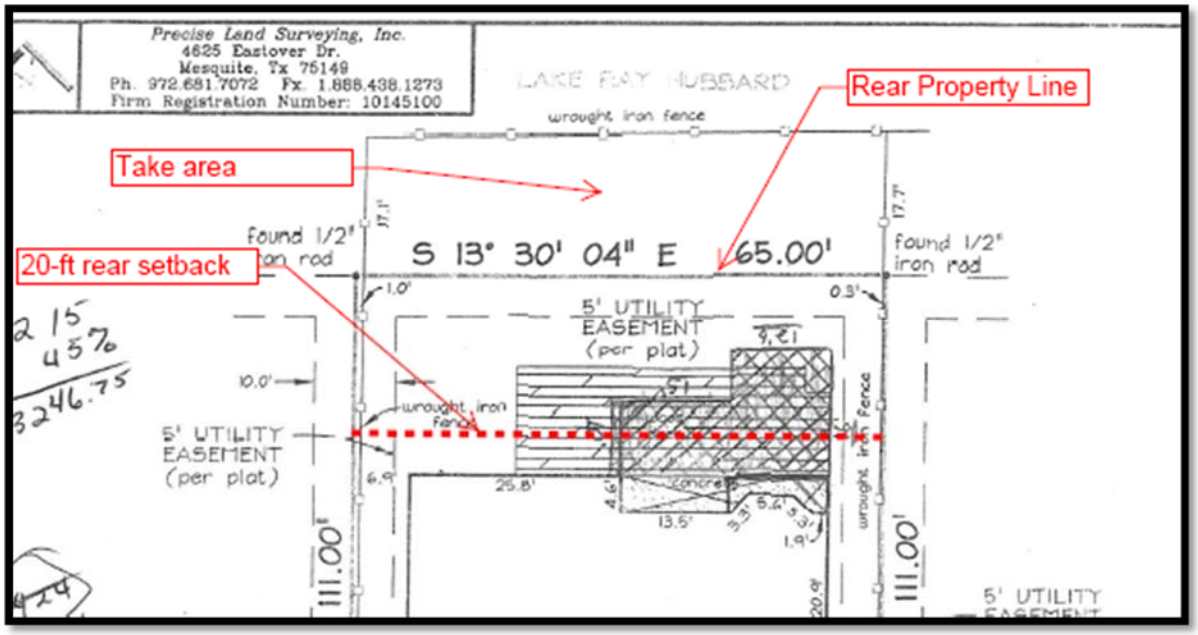
STAFF REPRESENTATIVE
Garrett Langford, AICP, Principal Planner

SUMMARY
The applicant is requesting a variance to the rear setback and lot coverage requirements outlined in Chapter 77, Section 400 of the Rowlett Development Code. The applicant is proposing to install a new patio cover that will be attached to the house at 8214 Columbia Drive (Attachment 1 – Location Map and Attachment 2 – Applicant's Request). The proposed patio cover will encroach eleven feet into the 20-foot setback from the rear property line. In addition, the proposed patio cover (when combined with existing improvements) will exceed the maximum lot coverage of 45% by nine percent. In Staff's opinion, the request does not meet the criteria for a variance as prescribed by the Rowlett Development Code.

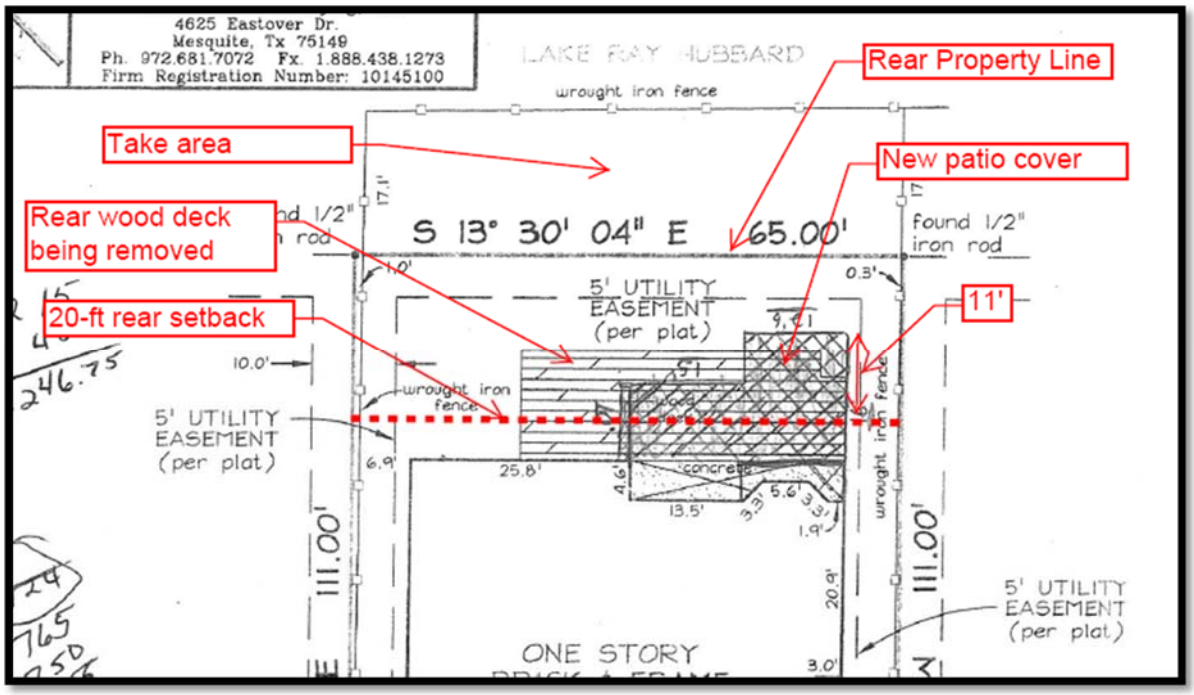
BACKGROUND INFORMATION
The applicant is proposing to construct a new patio cover that will be 27.5 feet wide and 16 feet in depth (at its deepest point), and will be attached to the house (Attachment 3 – Patio Design). When a structure is attached to the house, it is considered as an extension of that house and not as a separate structure. Therefore, an attached patio cover must meet the same setbacks and lot coverage requirements that are in place for the house.

Rear Setback:
The purpose of the setback requirements is to provide for light, air, building separation, and access for emergency personnel and equipment. The subject property is zoned Single Family Residential 8 (SF-8) which requires a rear setback of 20 feet or 20% of the lot depth, whichever is less. The lot depth of the subject property is 111 feet. In this case, the 20-foot setback applies as it is less than the 20% of the lot depth, which is 22 feet. The survey shows the rear fence 17.58 feet beyond the rear property line into the take area. The subject property has a lease to use the take area which allows it to be used as part of the backyard; however, it cannot

be used to determine the rear setback line. As illustrated in the picture below, there is five feet between the rear of the house and the 20-foot rear setback.



At 16 feet in depth, the proposed patio cover will encroach 11 feet into the 20-ft rear setback (Attachment 4 – Patio Design).



Lot Coverage:
The Rowlett Development Code does not have a stated purpose for the lot coverage requirement. In general, however, the lot coverage requirement in a residential setting is used to limit the amount of water runoff and to limit bulk of development in relation to the size of the property. Per the RDC, "lot coverage is the amount (percent) of impervious coverage, which includes primarily surface parking and permanent structure building footprints, including accessory structures."

The subject property is 7,215 square feet in size resulting in maximum allowed lot coverage of 3,246.75 square feet. The existing home is 2,765 square feet and the front driveway is 750 square feet in size. This equates in 3515 square feet or 49% lot coverage which already exceeds the maximum lot coverage without including the new patio cover. If the driveway was not included in the calculation, then the combined square footage of the home and the new patio cover would not exceeded the maximum lot coverage. As it was mentioned previously, the subject property lease of the take area cannot be used toward calculating the lot coverage maximum.

The lot coverage requirement was last amended in 2006 with the adoption of the RDC. The 2006 amendment change the lot coverage requirement by including pavement in the lot coverage calculations. Previously, the lot coverage requirement was limited to building improvements. Although, there is no record of a building permit of the driveway expansion in front of the house, Staff has been able to determine from a 2005 aerial that the driveway was installed prior to 2006 when driveways were not calculated as part of the maximum lot coverage requirement. Therefore, the existing 49% lot coverage may be considered a legal-nonconformity (assuming it was legally permitted). While it may remain, as a legal-nonconformity it cannot be expanded without a variance.

DISCUSSION

Section 77-812 of the *Rowlett Development Code* (RDC) states specific criteria that should be considered when granting a variance as seen below:

> *The variance process is intended to provide limited relief from the requirements of this Code in those cases where strict application of a particular requirement will create an unnecessary hardship prohibiting the use of land in a manner otherwise allowed under this Code. It is not intended that variances be granted merely to remove inconveniences or financial burdens that the requirements of this Code may impose on property owners in general. Rather, it is intended to provide relief where the requirements of this Code render the land difficult or impossible to use because of some unique physical attribute of the property itself or some other factor unique to the property for which the variance is requested. State and/or federal laws or requirements may not be varied by the city.*

Section 77-812 of the RDC defines a variance as seen below:

A variance is an exemption from the literal terms of a zoning ordinance that avoids an unnecessary hardship caused by the special conditions associated with the property. The unnecessary hardship must be unique to the property, arising from topographical, geographical, physical, or dimensional features of the property, and not the owner or occupant. A variance is appropriate in unique circumstances to allow limited exemptions from setbacks, lot width, lot depth, coverage, floor area ratio, sidewalks, home size, lot size, signs and similar regulations and shall not be granted based on market conditions, economic factors, or profitability, marketability or feasibility of development on the property. A variance shall not be granted if contrary to the public interest, and if granted, the spirit of the regulations must be observed and substantial justice done.

The variance is intended to grant relief from a zoning requirement where its enforcement would result in a hardship due to unique conditions on the property. To grant a variance, an applicant must be able to show that there is a physical condition unique to their property that would make it difficult to use and comply with the requirements. In review of this request, Staff did not find any physical conditions that are unique to the subject property. The subject property is similar in size (over 7,000 square feet) to the surrounding properties within the neighborhood.

All lots have a building envelope which is the buildable area between the setbacks. The buildable area for the subject property is no different than any other lot within the surrounding neighborhood. The purpose for a variance is to grant relief when the building envelope is further restricted by the physical constraints of the property such as floodplain or topographical conditions. In this case, there are no physical constraints that further restrict the building envelope. Instead, the buildable area is primarily occupied by the house which does not leave enough room to attach a 16-foot patio cover without encroaching into the rear setback or exceeding the maximum lot coverage.

In Staff's opinion, the requested variance does not meet the criteria as prescribed by the Rowlett Development Code.

Public Notice

Notices of this request were mailed to property owners within 200 feet. On February 13, 2015, a total of 18 notices were mailed. As of February 26, 2015, two responses have been returned in favor of the request and none returned in opposition to the request. The applicant has also submitted four sign petitions in favor of the request (Attachment 2 – Applicant's Request).

FISCAL IMPACT/BUDGET IMPLICATIONS

N/A

RECOMMENDED ACTION

Staff recommends denial of the request to allow an attached patio cover to encroach into rear setback and to further exceed the maximum lot coverage.

ATTACHMENTS

Attachment 1 – Location Map
Attachment 2 – Applicant's Request
Attachment 3 – Patio Design
Attachment 4 – Property Survey
Attachment 5 – Site Pictures
Attachment 6 – Returned Public Notices

Rowlett TEXAS

Richard Dietlin
Lot Coverage and Setback Encroachment
8214 Columbia Drive
Map Created: February 13, 2015

N

VARIANCE
200 FT NOTICE
LOCATION MAP

ATTACHMENT 2

Project: Outdoor living area

Richard & Pamela Dietlin

8214 Columbia Dr.

We request the consideration and approval for requested variance to make improvements on our property to correct and prevent further erosion and provide an outdoor living area in the process.

We would like to add 2 covered patio areas on the back of the house. These areas will consist of poured concrete decking up to the current foundation tied in with rebar. Construct 2 covers finished out to match and blend with current house. Additional covered areas will also take into account the water runoff from new roof area and distribute this water to appropriate areas as not to impact neighbors or environment by use of proper guttering and drainage devices.

The patio areas would add a 11' 7"w x 15' 9"d and a 14'10"w x 10'd, both areas would be covered and finished out to match existing construction. Current outdoor space is 13' 7"w x 4'9"d as provided in original construction.

We understand that the current restrictions of 45% lot coverage changed in 2006 to expand the covered areas to include not previously covered poured driveways. We feel that this restriction while is necessary in most cases did not take into account homes that are lake front and have reduced lot sizes to accommodate core-engineering restrictions on property owners.

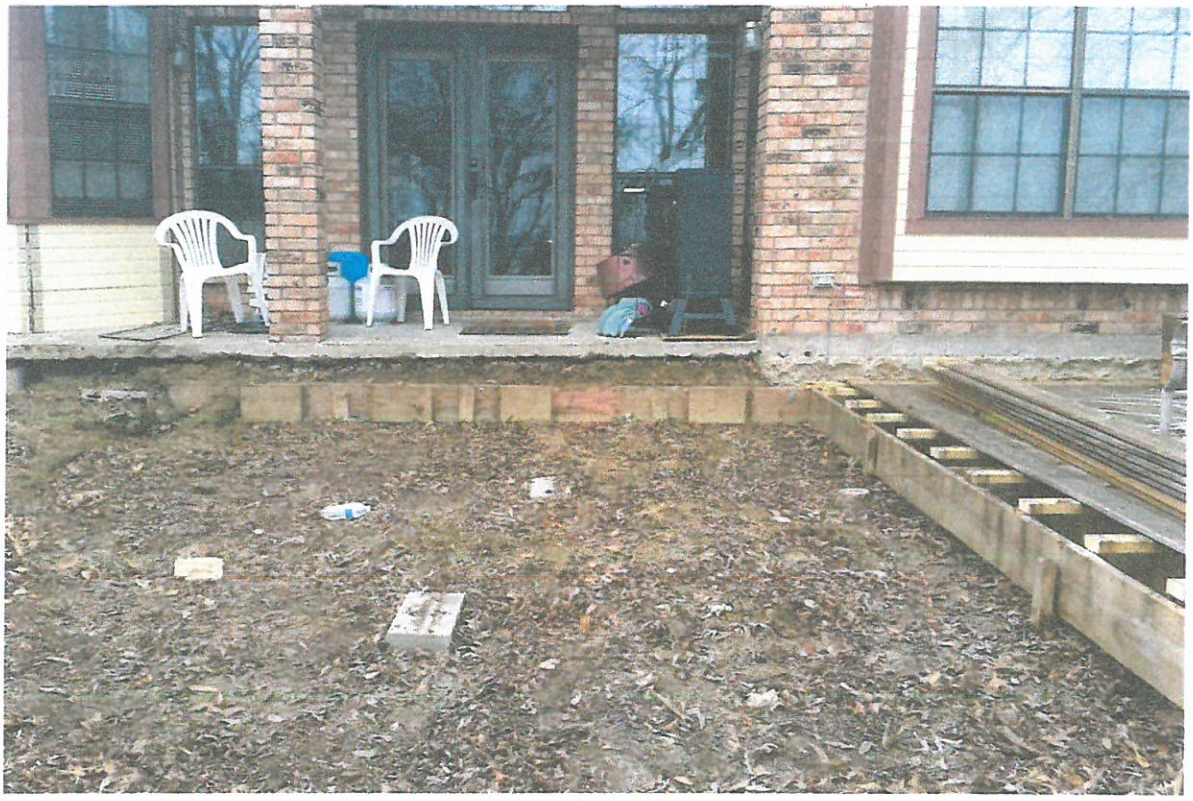
We're asking for a 9' variance on the current set-back of 20' from the survey plat. This 20' set back starts 17' inside the wrought iron fence that defines the property but also limits our ability to do improvements on the property. There are no utilities within this easement space and will not impede the 5' utility easement per plat.

Our intent is to improve the property and therefore increase property value which would benefit all adjacent properties in the Spinnaker Cove sub-division.

Attachments show the erosion areas once the old wood decking was removed, and sketches of proposed layout. Also attached is a picture of approximate construction details.

Please consider this request for approval. We purchased this home with intent on retiring in this neighborhood and are looking to make improvements not only to our home but also bring added value to this neighborhood.

ATTACHMENT 2



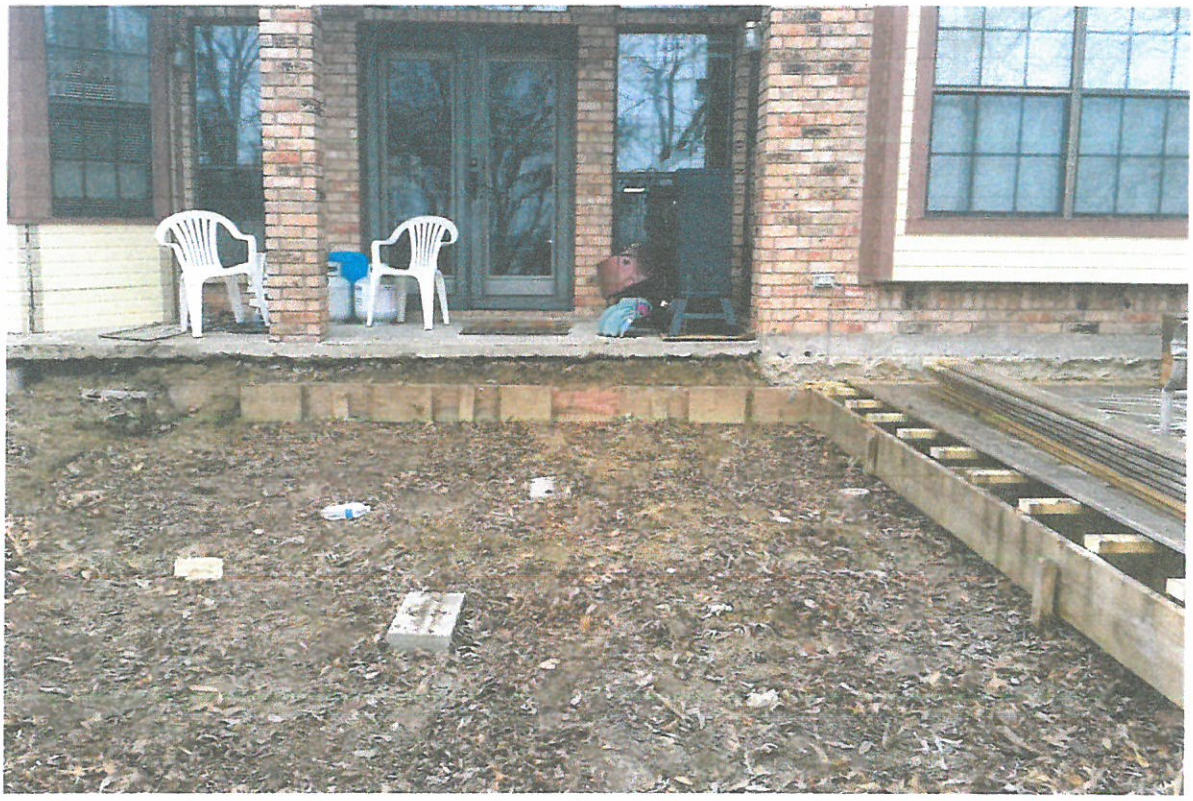
Erosion

Erosion 19" down on slab

ATTACHMENT 2

ATTACHMENT 2

ATTACHMENT 2



Erosion

Erosion 19" down on slab

ATTACHMENT 2

ATTACHMENT 2

ATTACHMENT 2

Rich & Pam Dietlin

8214 Columbia Dr.

Neighbors,

My wife and I are going to the city to request a varience to pour additional concrete in our back yard to repair some erosion issues and to improve the property by adding outdoor living area. Our plans are to pour a concrete deck and construct a covered/shingled porch area.

We purchased this home as our retirement sight and would like to make improvements to our home and what we feel would be to the community also.

What we are asking is for you to provide your judgment for this project. Please circle your response below and provide the requested information

APPROVE REJECT

Christina Weaver

Print name

8113 Azzurra Dr

Address

Signature

ATTACHMENT 2

Rich & Pam Dietlin

8214 Columbia Dr.

Neighbors,

My wife and I are going to the city to request a varience to pour additional concrete in our back yard to repair some erosion issues and to improve the property by adding outdoor living area. Our plans are to pour a concrete deck and construct a covered/shingled porch area.

We purchased this home as our retirement sight and would like to make improvements to our home and what we feel would be to the community also.

What we are asking is for you to provide your judgment for this project. Please circle your response below and provide the requested information

APPROVE REJECT

ALAN & DEB LYON

Print name

8218 COLUMBIA DR.

Address

Signature

ATTACHMENT 2

Rich & Pam Dietlin

8214 Columbia Dr.

Neighbors,

My wife and I are going to the city to request a varience to pour additional concrete in our back yard to repair some erosion issues and to improve the property by adding outdoor living area. Our plans are to pour a concrete deck and construct a covered/shingled porch area.

We purchased this home as our retirement sight and would like to make improvements to our home and what we feel would be to the community also.

What we are asking is for you to provide your judgment for this project. Please circle your response below and provide the requested information

APPROVE REJECT

Tina Heckman

Print name

8114 Azzurra Dr

Address

Tina Heckman

Signature

ATTACHMENT 2

Rich & Pam Dietlin

8214 Columbia Dr.

Neighbors,

My wife and I are going to the city to request a varience to pour additional concrete in our back yard to repair some erosion issues and to improve the property by adding outdoor living area. Our plans are to pour a concrete deck and construct a covered/shingled porch area.

We purchased this home as our retirement sight and would like to make improvements to our home and what we feel would be to the community also.

What we are asking is for you to provide your judgment for this project. Please circle your response below and provide the requested information

APPROVE REJECT

Marianne Sasseen

Print name

8210 Columbia Dr, Rowlett 75089

Address

Marianne Sasseen

Signature

ATTACHMENT 3

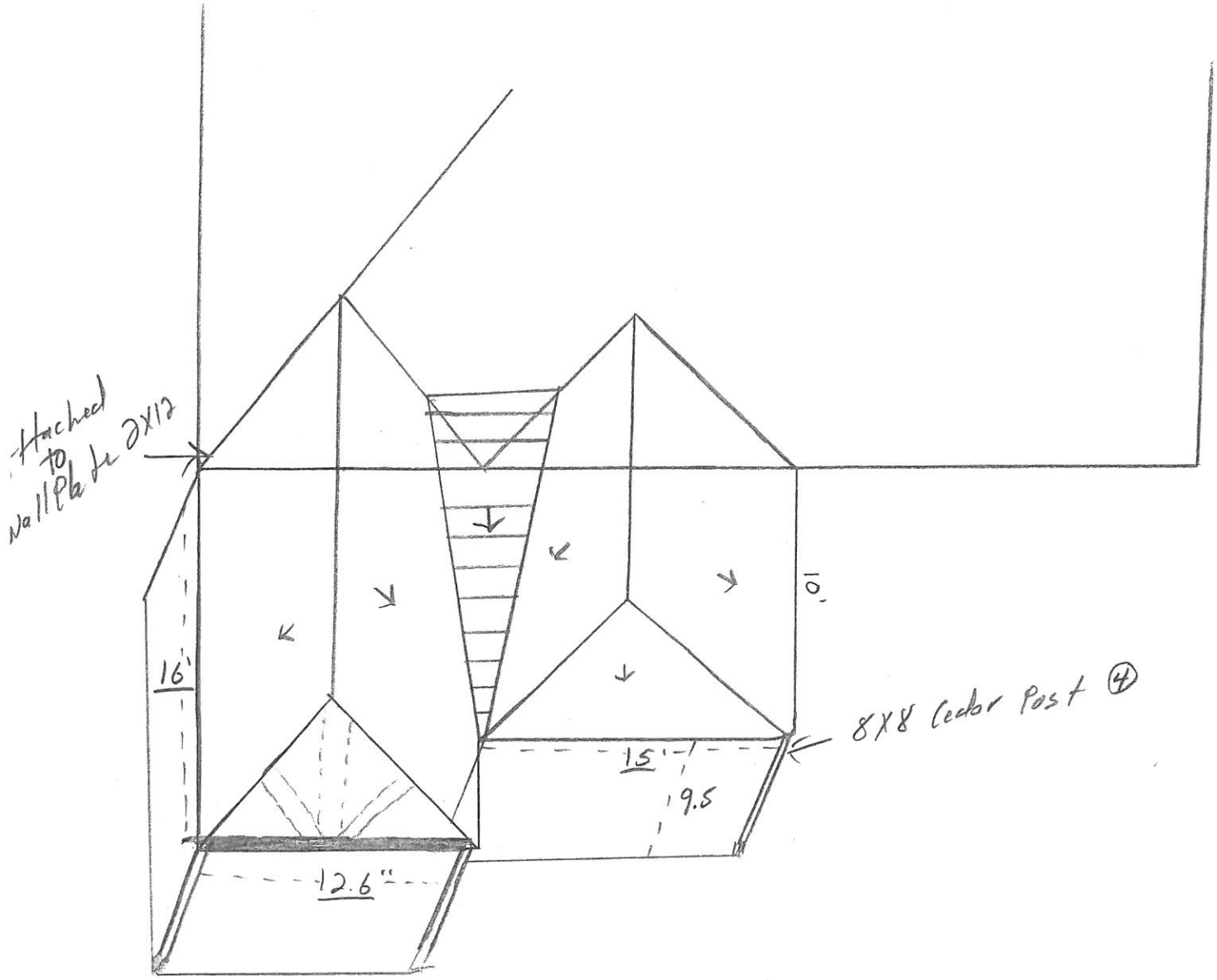
DynamoHJ.com
972 2760907
Ross Garza

8214 Colombia dr
Rowlett

Patio Cover

Gable 12 X 16 + hip 10X15 blend in 350 sq ft

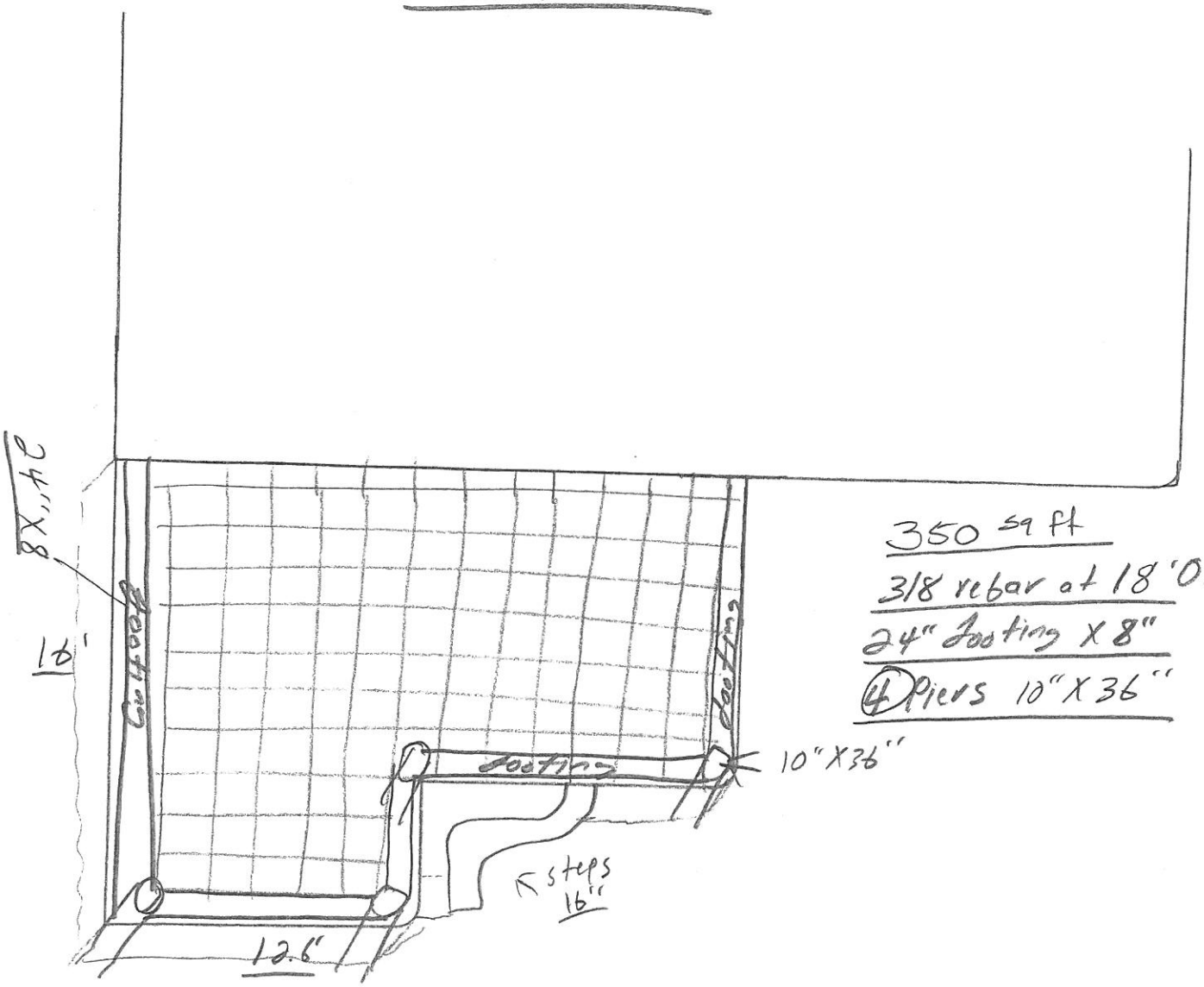
2X6 16" O.C. rafters
1/2 OSB w/ clips
beam 2X12 double w/ ply
(4) 8X8 buried post
7/12 Pitch match House to 5/12
30yr shingles to match



ATTACHMENT 3

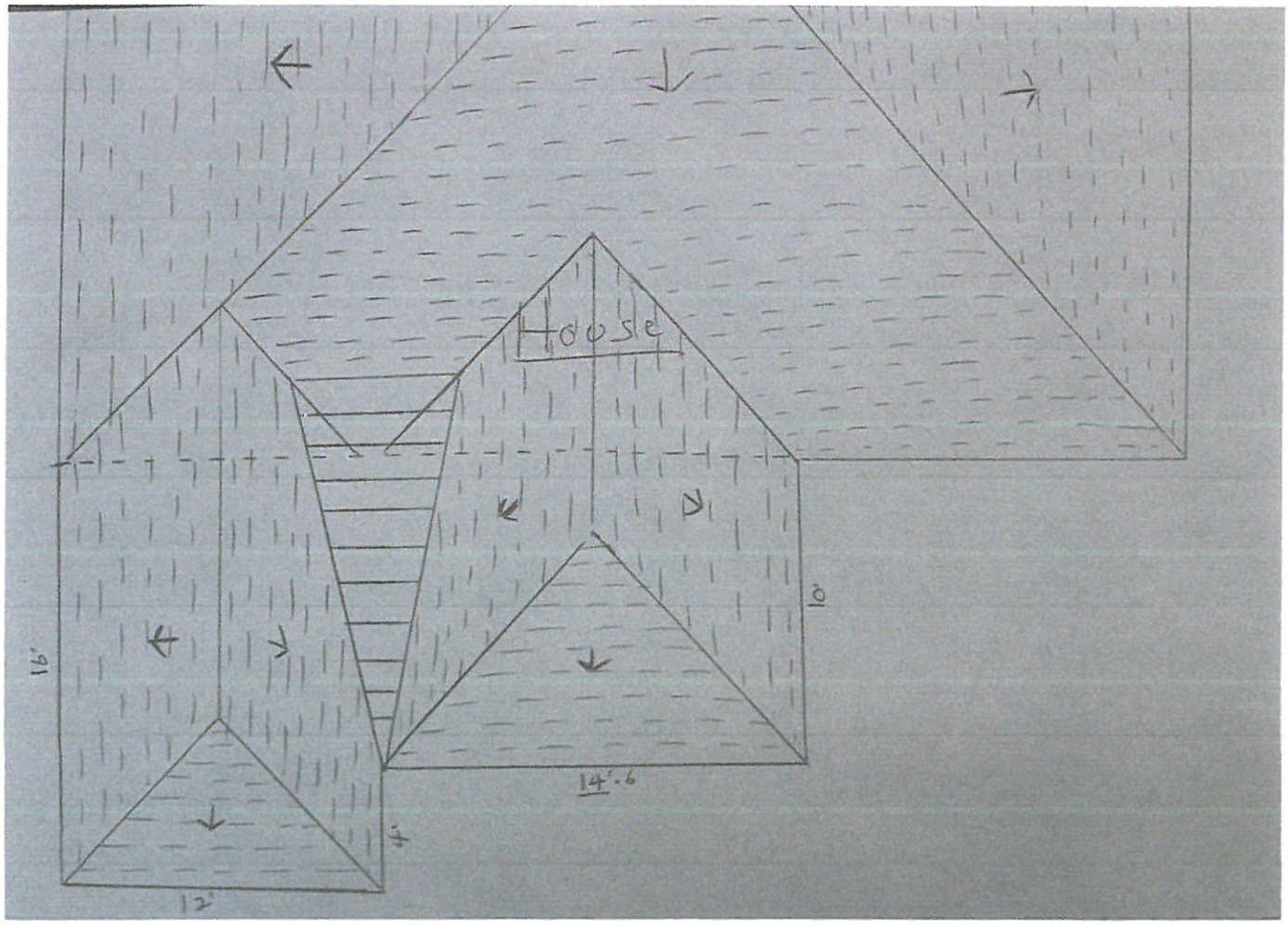
8214 Colombia
Rowlett

Concrete Slab



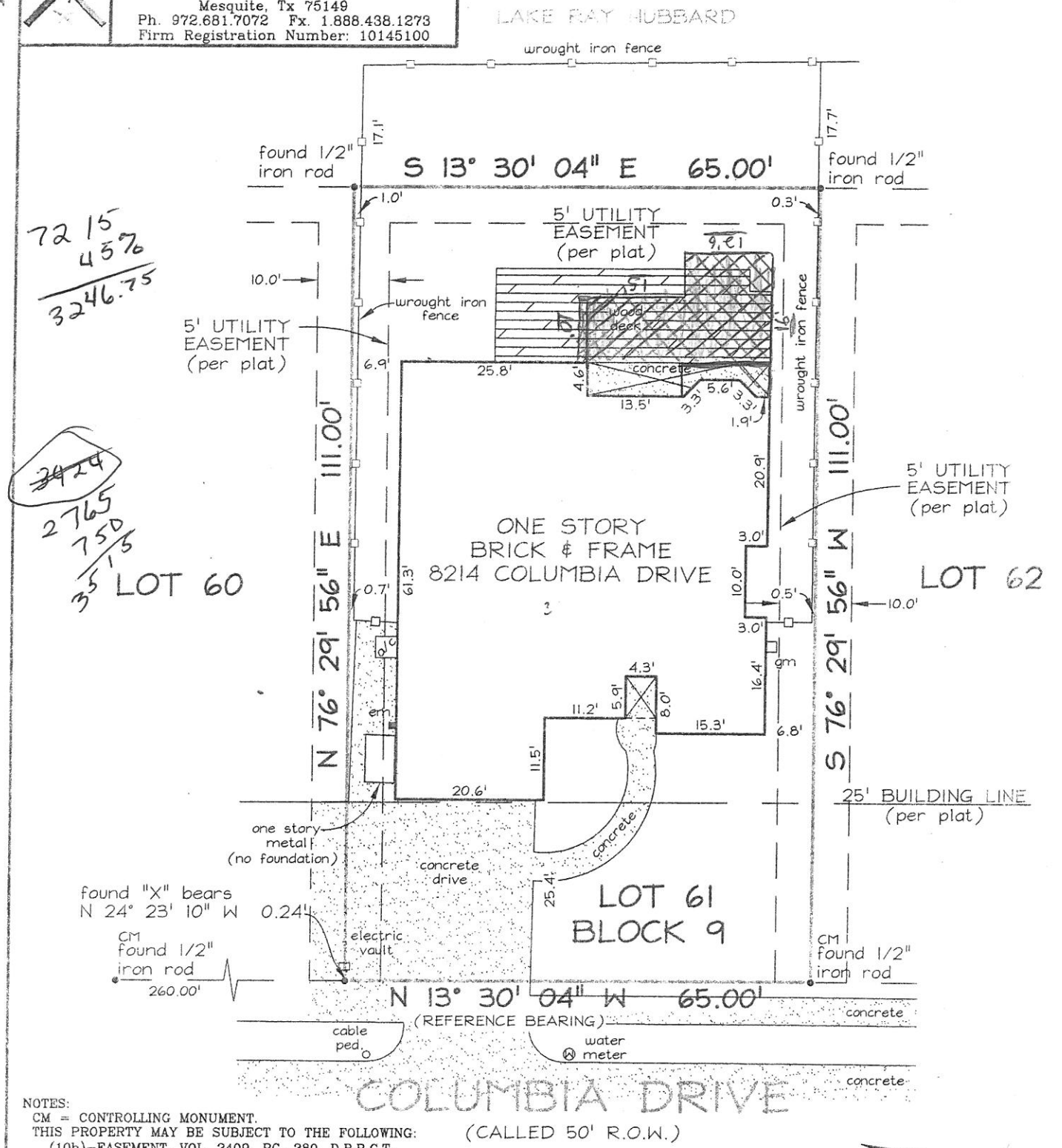
350 sq ft
3/8 rebar at 18" OC
24" footing X 8"
4 Piers 10" X 36"

ATTACHMENT 3



ATTACHMENT 4

Precise Land Surveying, Inc.
4625 Eastover Dr.
Mesquite, Tx 75149
Ph. 972.681.7072 Fx. 1.888.438.1273
Firm Registration Number: 10145100



72 15
45%
3246.75

~~3424~~
2765
750
3515

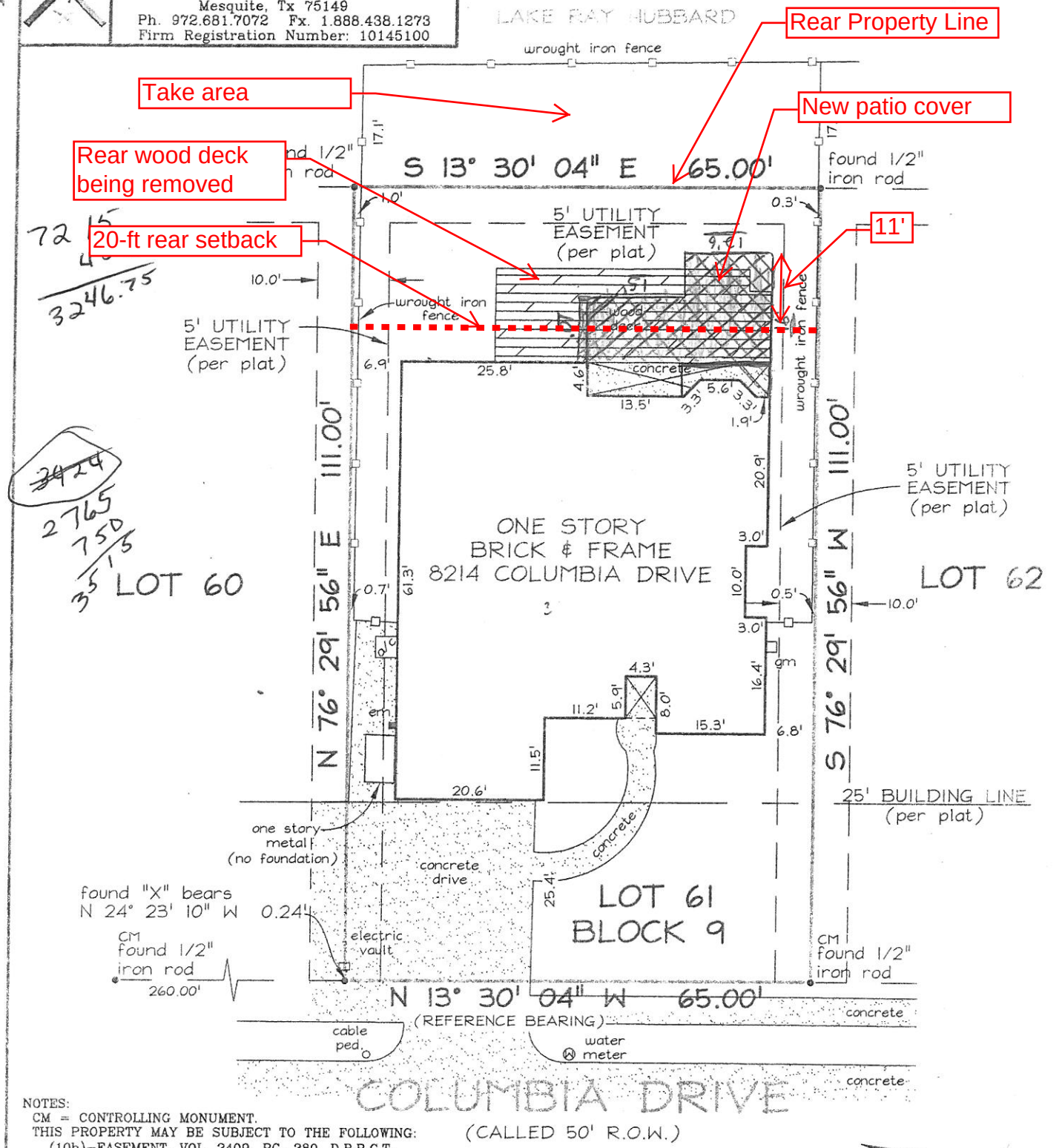
NOTES:
CM = CONTROLLING MONUMENT.
THIS PROPERTY MAY BE SUBJECT TO THE FOLLOWING:
(10h)–EASEMENT, VOL. 2409, PG. 280, D.R.R.C.T.
THIS PROPERTY IS NOT AFFECTED BY THE FOLLOWING:
(10g)–EASEMENT, VOL. 68173, PG. 616, D.R.R.C.T.
BEARINGS ARE BASED ON THE RECORDED PLAT REFERENCED BELOW.
THIS PROPERTY IS SUBJECT TO ANY AND ALL PARENT PLATS, EASEMENTS, RESTRICTIONS AND COVENANTS IN SCHEDULE B OF THE TITLE COMMITMENT LISTED HEREON AND IN EFFECT PRIOR TO SAID PLATS, IF NOT EXTINGUISHED BY SAID PLATS OR OTHER INSTRUMENT, AND CITY/COUNTY ORDINANCES IN EFFECT AT THE TIME OF CONSTRUCTION.
THIS IS A SURVEY OF THE PROPERTY AS DESCRIBED IN SCHEDULE A OF THE TITLE COMMITMENT LISTED HEREON AND WAS PREPARED PURSUANT TO THE INFORMATION CONTAINED THEREIN, OTHER INTERESTS MAY EXIST.

THIS IS TO DECLARE that on this date a survey was made on the ground, under my direction and supervision the property located at 8214 COLUMBIA DRIVE, and being Lot 61, Block 9, of SPINNAKER COVE, an Addition to t City of Rowlett, Rockwall County, Texas, according to the map thereof recorded in Cabinet B, Slide 127, of the Records of Rockwall County, Texas.

The subject property does not appear to lie within the limits of a 100–year flood hazard zone according to t map published by the Federal Emergency Management Agency, and has a Zone "X" Rating as shown by Map No 48397C0020 L, dated SEPTEMBER 26, 2008. The statement that the property does or does not lie within a 100–year flood zone is not to be taken as a representation that the property will or will not flood. This sur

ATTACHMENT 4

Precise Land Surveying, Inc.
4625 Eastover Dr.
Mesquite, Tx 75149
Ph. 972.681.7072 Fx. 1.888.438.1273
Firm Registration Number: 10145100



NOTES:
CM = CONTROLLING MONUMENT.
THIS PROPERTY MAY BE SUBJECT TO THE FOLLOWING:
(10h)–EASEMENT, VOL. 2409, PG. 280, D.R.R.C.T.
THIS PROPERTY IS NOT AFFECTED BY THE FOLLOWING:
(10g)–EASEMENT, VOL. 68173, PG. 616, D.R.R.C.T.
BEARINGS ARE BASED ON THE RECORDED PLAT REFERENCED BELOW.
THIS PROPERTY IS SUBJECT TO ANY AND ALL PARENT PLATS, EASEMENTS, RESTRICTIONS AND COVENANTS IN SCHEDULE B OF THE TITLE COMMITMENT LISTED HEREON AND IN EFFECT PRIOR TO SAID PLATS, IF NOT EXTINGUISHED BY SAID PLATS OR OTHER INSTRUMENT, AND CITY/COUNTY ORDINANCES IN EFFECT AT THE TIME OF CONSTRUCTION.
THIS IS A SURVEY OF THE PROPERTY AS DESCRIBED IN SCHEDULE A OF THE TITLE COMMITMENT LISTED HEREON AND WAS PREPARED PURSUANT TO THE INFORMATION CONTAINED THEREIN, OTHER INTERESTS MAY EXIST.

THIS IS TO DECLARE that on this date a survey was made on the ground, under my direction and supervision the property located at 8214 COLUMBIA DRIVE, and being Lot 61, Block 9, of SPINNAKER COVE, an Addition to t City of Rowlett, Rockwall County, Texas, according to the map thereof recorded in Cabinet B, Slide 127, of the Records of Rockwall County, Texas.

The subject property does not appear to lie within the limits of a 100–year flood hazard zone according to t map published by the Federal Emergency Management Agency, and has a Zone "X" Rating as shown by Map No 48397C0020 L, dated SEPTEMBER 26, 2008. The statement that the property does or does not lie within a 100–year flood zone is not to be taken as a representation that the property will or will not flood. This sur

8214 Columbia Drive

8214 Columbia Drive

8214 Columbia Drive

ATTACHMENT 6

Rowlett TEXAS

Department of Development Services

NOTICE OF PUBLIC HEARING FOR VARIANCE

TO: Property Owner

RE: Application for a Variance

LOCATION: The subject property is located at 8214 Columbia Drive, further described as being Lot 61, Block 9 of the Spinnaker Cove, an addition to the city of Rowlett, Rockwall County, Texas. A location map depicting the 200 foot notification area is attached for reference. This notice and the notification area are required under Chapter 211.010 of the Texas Local Government Code.

EXPLANATION OF REQUEST: The applicant is requesting a variance to the lot coverage and rear setback requirements outlined in Chapter 77, Section 400 of the Rowlett Development Code. The applicant is proposing to install a patio cover attached to the house that will encroach 11 feet into the required 20-foot setback from the rear property line. With the addition, the property will also exceed the maximum lot coverage of 45% for impervious coverage.

☒ I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:

☐ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: THE LAKE "TAKE LINE" MAKES HIS LOT TO SMALL to IMPROVE WITHout A VARIANCE. THIS VARIANCE IS GOOD FOR the NEIGHBORHOOD. NOTE: WE HAVE 20FT. From the BACK DOOR to the "TAKE LINE".

ADDRESS: 8218 COLUMBIA DR.

Your written comments are being solicited in the above case. Additional information is available through the Department of Development Services located at 3901 Main Street. The Board of Adjustment will hold a public hearing and may take final action on the above case at ***7:00 p.m. on Monday, March 2, 2015.*** The meeting will be in the City Council Chambers, located at 4000 Main Street, Rowlett, Texas.

Please respond legibly in ink. If the signature and/or address is missing, your comments will not be recorded. Your response must be received in the Department of Development Services **by 5:00 pm on Wednesday, February 25, 2015,** for your comments to be included in the Board Members packet. Responses received after that time will be forwarded to the Board at the respective public hearing.

If you have any questions concerning this request, please contact Garrett Langford in the Department of Development Services Phone 972-412-6166 glangford@rowlett.com	**RETURN BY FAX OR MAIL** City of Rowlett Department of Development Services PO Box 99 Rowlett, TX 75030-0099 FAX 972-412-6228

02-26-15P04:20 RCVD

ATTACHMENT 6

Rowlett TEXAS

Department of Development Services

NOTICE OF PUBLIC HEARING FOR VARIANCE

TO: Property Owner

RE: Application for a Variance

LOCATION: The subject property is located at 8214 Columbia Drive, further described as being Lot 61, Block 9 of the Spinnaker Cove, an addition to the city of Rowlett, Rockwall County, Texas. A location map depicting the 200 foot notification area is attached for reference. This notice and the notification area are required under Chapter 211.010 of the Texas Local Government Code.

EXPLANATION OF REQUEST: The applicant is requesting a variance to the lot coverage and rear setback requirements outlined in Chapter 77, Section 400 of the Rowlett Development Code. The applicant is proposing to install a patio cover attached to the house that will encroach 11 feet into the required 20-foot setback from the rear property line. With the addition, the property will also exceed the maximum lot coverage of 45% for impervious coverage.

☑ I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:

☐ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: I saw the photo of the way this property with patio cover will look and I approve.

Marianne Sasseen

ADDRESS: 8210 Columbia Drive

Marianne Sasseen Rowlett 75089

Your written comments are being solicited in the above case. Additional information is available through the Department of Development Services located at 3901 Main Street. The Board of Adjustment will hold a public hearing and may take final action on the above case at ***7:00 p.m. on Monday, March 2, 2015.*** The meeting will be in the City Council Chambers, located at 4000 Main Street, Rowlett, Texas.

Please respond legibly in ink. If the signature and/or address is missing, your comments will not be recorded. Your response must be received in the Department of Development Services **by 5:00 pm on Wednesday, February 25, 2015,** for your comments to be included in the Board Members packet. Responses received after that time will be forwarded to the Board at the respective public hearing.

If you have any questions concerning this request, please contact Garrett Langford in the Department of Development Services Phone 972-412-6166 glangford@rowlett.com	**RETURN BY FAX OR MAIL** City of Rowlett Department of Development Services PO Box 99 Rowlett, TX 75030-0099 FAX 972-412-6228

02-20-15P04:20 RCVD