



AGENDA
BOARD OF ADJUSTMENT
WEDNESDAY, JUNE 22, 2016
4000 MAIN STREET

The Board of Adjustment will convene into a Work Session at **6:00 p.m.** in the City Hall Conference Room at the Municipal Center, 4000 Main Street, Rowlett, at which time the following items will be considered:

- i. Call to Order.
- ii. Discuss tornado code compliance process.
- iii. Adjournment.

The Board of Adjustment will convene into a Regular Meeting at 7:00 p.m. in the City Hall Conference Room 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 Board of Adjustment Meeting of April 14, 2016.
3. Conduct a public hearing and take action on a request for a variance to allow a building to encroach 17 feet into the 20-foot setback from the rear property line. The subject property is located at 2209 Windjammer Way, further described as being Lot 13R, Block 7(A) of the Vue Du Lac, an addition to the City of Rowlett, Dallas County, Texas.
4. Adjournment.

NOTE: THE BOARD OF ADJUSTMENT MAY RETIRE AND CONVELE 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.

A handwritten signature in black ink, appearing to read "Garrett Langford".

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
April 14, 2016**

PRESENT: Chairman Raymond Moyer, Vice Chairman Chris Kizziar, Members Kellie McKee, Tony Brown

ABSENT: Member Robert Vickers, Alternate Members Jerry Hayes, Frixmon Michael

STAFF PRESENT: Principal Planner Garrett Langford, Development Services Coordinator Lola Isom

WORK SESSION

i. Call to Order

Chairman Raymond Moyer called the Work Session to order at 6:04 p.m.

ii. Discuss upcoming joint meeting with City Council on April 19, 2016.

Garrett Langford, Principal Planner, reminded the Board of the upcoming joint meeting with City Council for the purpose of aligning the expectations between the two bodies. He summarized the role of the Board of Adjustment and reminded the Board that they serve as additional oversight in the capacity of the Board of Appeals for the building code, the Sign Board, the City's Housing Authority and Appeals Board, and the Satellite Dish Appellate Board. Mr. Langford provided a preview of the presentation for the upcoming joint meeting with City Council that will be held on April 19, 2016. He also mentioned that the Board would have additional oversight in regards to dilapidated homes and stated that additional training would be provided.

There was discussion amongst the Board in regards to dilapidated homes and the security of vacant homes.

iii. Adjournment.

Chairman Raymond Moyer adjourned the Work Session at 6:20 p.m.

REGULAR MEETING

1. Call to Order

Chairman Raymond Moyer called the Regular Meeting to order at 6:20 p.m.

2. Consider approval of the minutes of the Board of Adjustment Meeting of February 18, 2016.

Member Kellie McKee made a motion to approve the minutes with a suggested name spelling correction. Member Tony Brown seconded the motion. The item passed 4-0.

**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
April 14, 2016**

3. Adjournment

Chairman Raymond Moyer adjourned the meeting at 6:20 p.m.

Chairman- Raymond Moyer

Secretary

Date



AGENDA DATE: 6/22/2016

AGENDA ITEM: 3

AGENDA LOCATION:

Individual Consideration

TITLE

Conduct a public hearing and take action on a request for a variance to allow a building to encroach 17 feet into the 20-foot setback from the rear property line. The subject property is located at 2209 Windjammer Way, further described as being Lot 13R, Block 7(A) of the Vue Du Lac, an addition to the City of Rowlett, Dallas County, Texas.

STAFF REPRESENTATIVE

Garrett Langford, AICP, Principal Planner

SUMMARY

The applicant, Chad W. Grant, is requesting a variance to the 20-foot setback from the rear property line. The applicant's home was destroyed during the December 26, 2015 tornado. The applicant is proposing to rebuild their home with an attached two-story patio cover that will encroach into the 20-foot rear setback by 17 feet (Attachment 1 – Home Design). In Staff's opinion, the request does not meet the criteria for a variance as prescribed by the Rowlett Development Code.

BACKGROUND INFORMATION

The subject property is located at 2209 Windjammer Way (Attachment 2 – Location Map) and is currently zoned Planned Development #07-21-87A. The applicant is proposing to reconstruct their home with an attached two-story patio cover (Attachment 3 – Applicant's Letter). The previous home had a deck that was partially covered. The covered portion of this pre-existing deck encroached 7 +/- feet into the 20-foot rear yard setback (Attachment 4 – 2002 Survey). Uncovered decks are allowed to encroach into the setback as long they are not higher than 30 inches above grade. Covered decks or patio covers that are attached to the house must meet the same setback as the house. In this case, the applicant is proposing to rebuild their home with an attached two-story patio cover (Attachment 5 – Plot Plan) that will encroach 17 feet into the rear setback.

The applicant attempted to have the patio cover built detached from the home. As an unenclosed detached structure, it would follow the accessory structure setback requirements in the Rowlett Development Code which differ from the setbacks for the house. An accessory structure is allowed in the rear yard as long as it is setback at least three feet from the property line, does not exceed lot coverage requirements and does not exceed the height of the house. The RDC does not have separation requirements between an accessory building and the house. The applicant proposed a detached patio cover that met these requirements that would be separated from the

house by three inches. However, the applicant was not able to find a contractor that was able to construct the detached structure three inches from the house. The applicant did not want to move the accessory structure further away from the house as he wants to be able to access the second floor of the patio cover through the second floor of the house. As a result, the applicant is now proposing to attach the patio cover to the house which will require the structure to follow the same setbacks as the house. A variance is needed to allow the proposed covered deck to encroach 17 feet into the 20-foot setback.

The subject property is zoned Planned Development #07-21-87A which required the homes to follow the zero lot line development standards that were in place when the Planned Development was adopted (Attachment 6 – Zero Lot Line Ordinance). These standards require a minimum rear setback of 20 feet from the rear property line. The subject property backs up to the take area of Lake Ray Hubbard which is available for lease. The City's Take Area Ordinance allows it to be used as part of the backyard; however, it cannot be used to determine the rear setback line.

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.

A 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, there must be a physical condition unique to the 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 property can be redeveloped with a single family home that meets all the setback and minimum size requirements as it was done when the previous home was built in 1994. It is staff's opinion that the request does not meet the criteria for a variance.

PUBLIC NOTICE

Notices of this request were mailed to property owners within 200 feet. On June 7, 2016, a total of 26 notices were mailed. As of June 16, 2016, two responses have been returned in favor of the request and two have been returned in opposition to the request.

FISCAL IMPACT/BUDGET IMPLICATIONS

N/A

RECOMMENDED ACTION

Staff recommends denial of the request.

ATTACHMENTS

- Attachment 1 – Home Design
- Attachment 2 – Location Map
- Attachment 3 – Applicant's Request
- Attachment 4 – 2002 Survey
- Attachment 5 – Plot Plan
- Attachment 6 – Zero Lot Line Ordinance
- Attachment 7 – Site Pictures
- Attachment 8 – Returned Public Notices

THE GRANT RESIDENCE



ORIGINAL CONCEPT ARTWORK - FINAL DESIGN MAY VARY

DFW HOMES
 9741 Preston Road
 Suite 106
 Frisco, Texas
 75033
 Office - 972-377-7600
 www.dfwimproved.com



THE GRANT RESIDENCE

CUSTOM HOME DESIGN

2209 WINDJAMMER CIRCLE
 ROWLETT, TX

#1600

NOT FOR
 CONSTRUCTION

SHEET INFORMATION:

Original Design Date:
 ##/##/####

Issue Date:
 5/31/16

File Name:
 Grant.pln

Designed by:
 Greg Richmond

This file last opened on:
 5/31/16, 2:55 PM

Sheet Number:

A1-00

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#1600

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2209 WINDJAMMER CIRCLE
 ROWLETT, TX

NOT FOR
 CONSTRUCTION

SHEET INFORMATION:

Original Design Date:
 ##/##/####

Issue Date:
 5/31/16

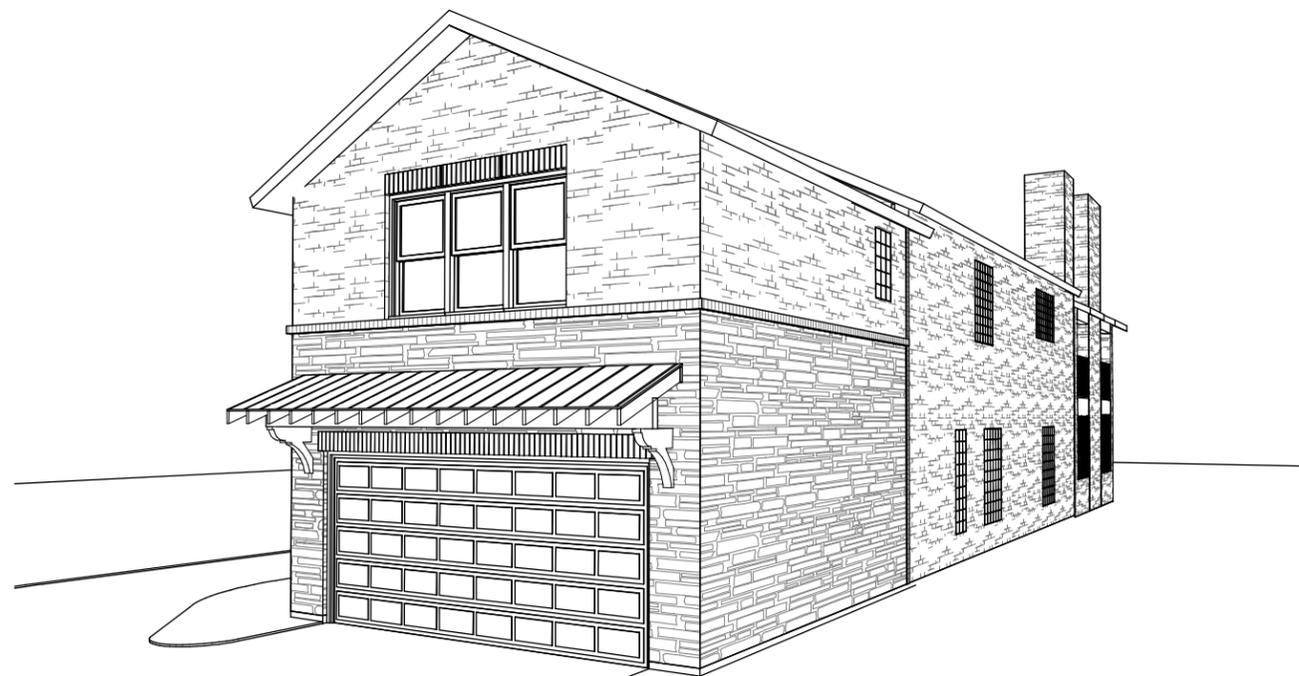
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Designed by:
 Greg Richmond

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 5/31/16, 2:56 PM

Sheet Number:

A1-01



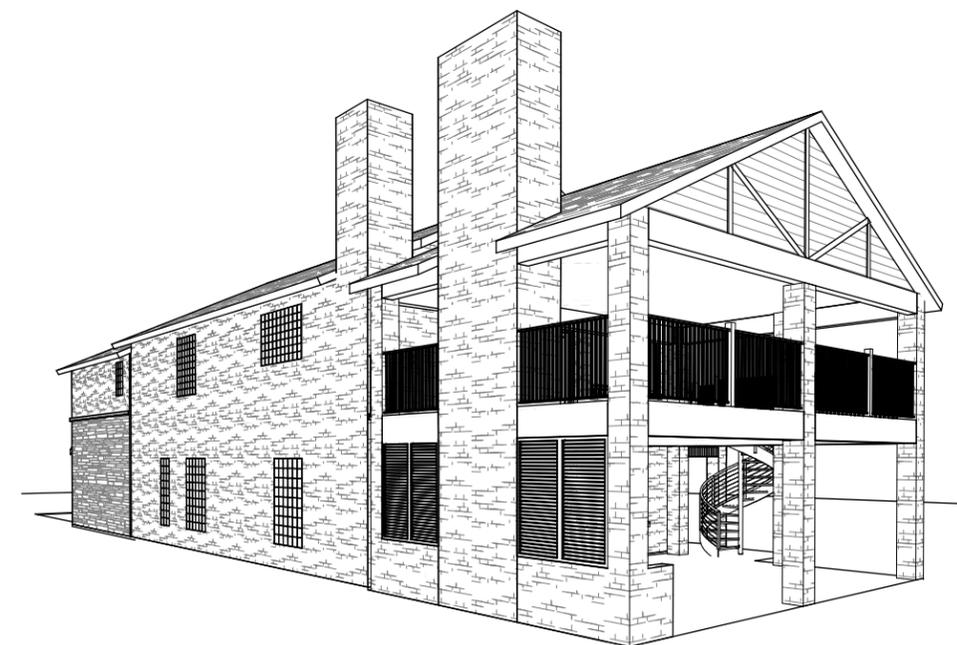
1 FRONT RIGHT VIEW
 SCALE: 1:100



2 FRONT LEFT VIEW
 SCALE: 1:133.33



3 REAR LEFT VIEW
 SCALE: 1:142.86



4 REAR RIGHT VIEW
 SCALE: 1:125

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THE GRANT RESIDENCE

CUSTOM HOME DESIGN

2209 WINDJAMMER CIRCLE
ROWLETT, TX

#1600

NOT FOR CONSTRUCTION

SHEET INFORMATION:

Original Design Date:

##/##/####

Issue Date:

5/31/16

File Name:

Grant.pln

Designed by:

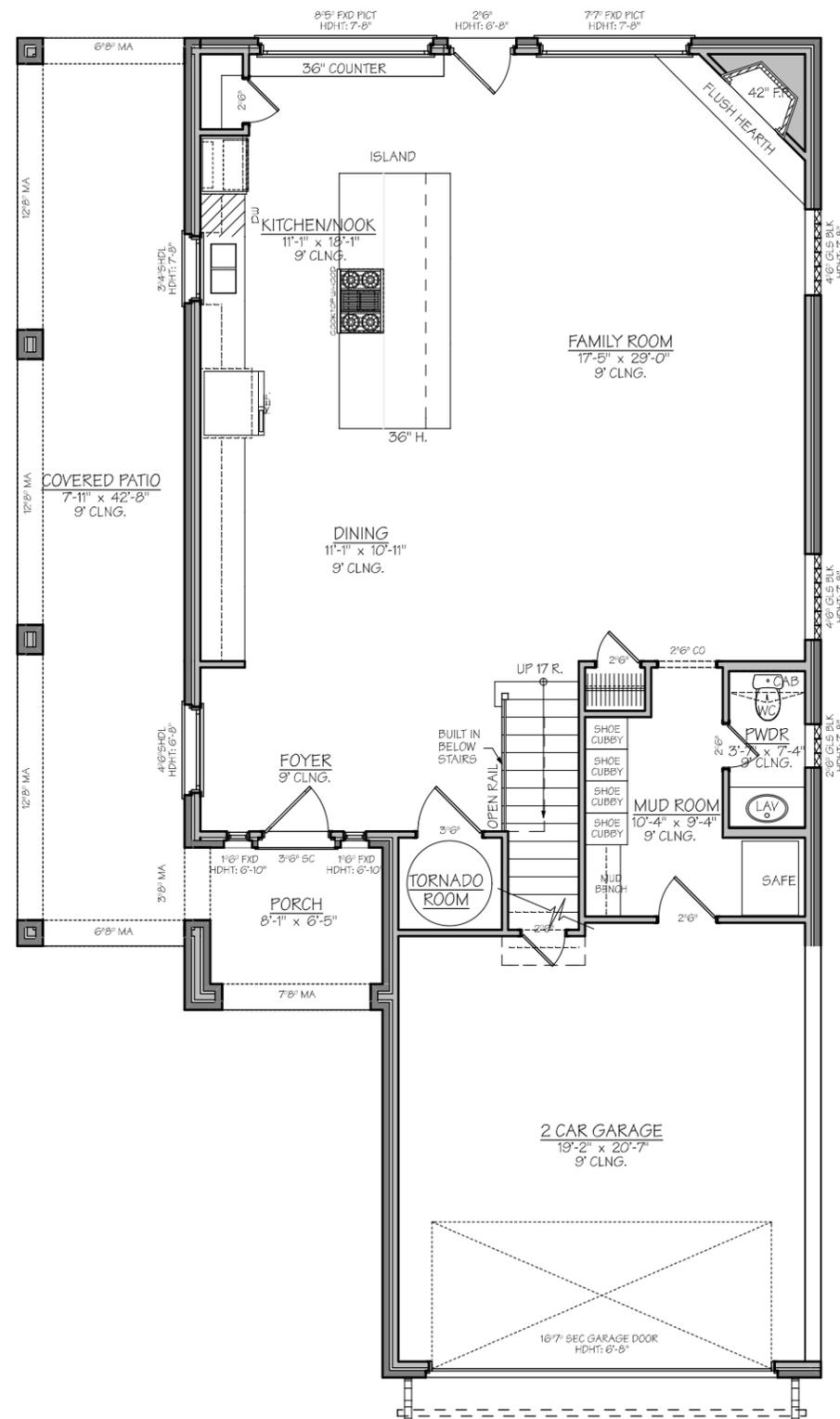
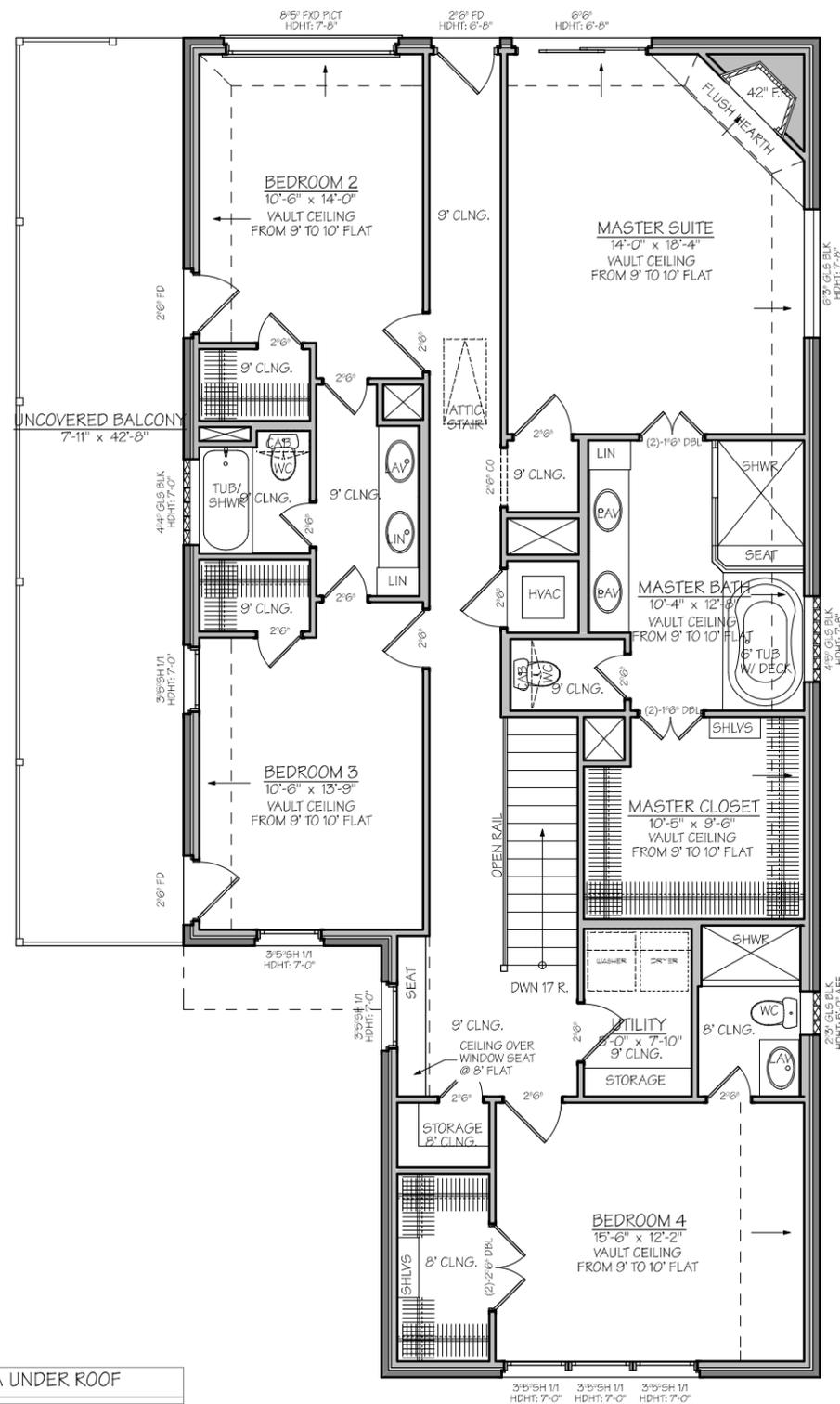
Greg Richmond

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Sheet Number:

A2-01



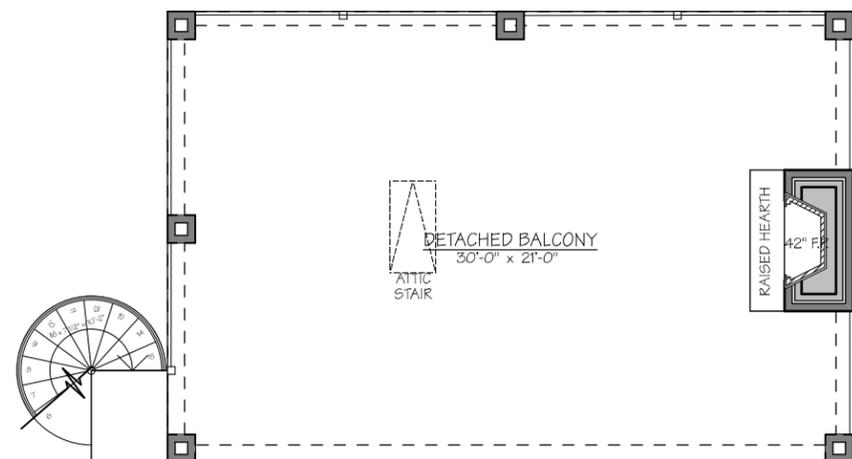
TOTAL A/C SQUARE FEET	TOTAL AREA UNDER ROOF
2,871	4,913

SQUARE FOOTAGE BREAKDOWN			
AREA TYPE	PLAN LOCATION	FLOOR	AREA (sq ft)
COVERED			
COVERED PATIO (DRIVE)		1ST FLOOR	336
COVERED ARBOR		1ST FLOOR	600
COVERED PATIO		1ST FLOOR	80
2-CAR GARAGE		1ST FLOOR	436
COVERED ARBOR		2ND FLOOR	590
A/C			
MAIN LEVEL A/C		1ST FLOOR	1,220
MAIN LEVEL A/C		2ND FLOOR	1,651

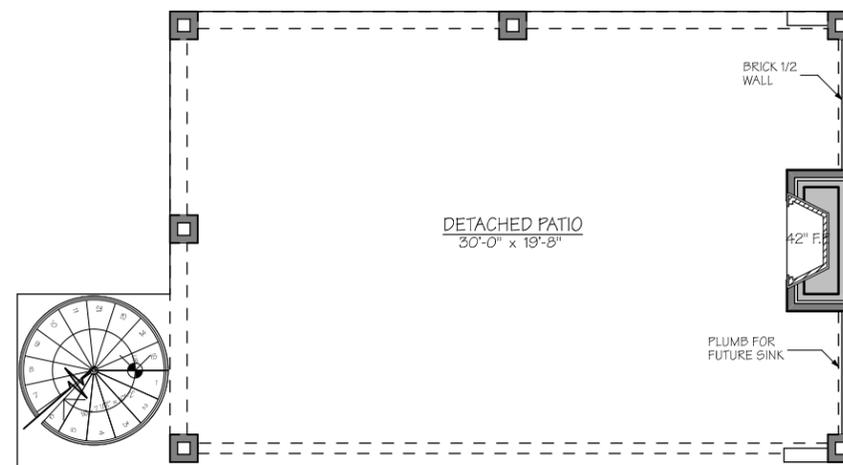
2 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"

1 1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"

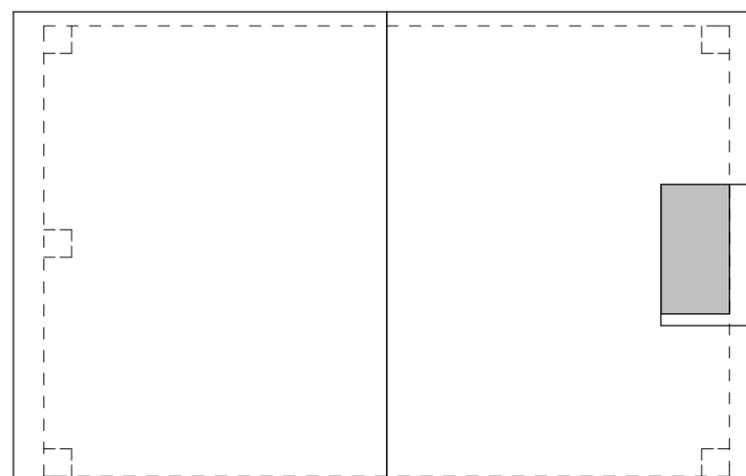
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2 DETACHED PATIO 2ND FLOOR
 SCALE: 1/4" = 1'-0"



1 DETACHED PATIO 1ST FLOOR
 SCALE: 1/4" = 1'-0"



3 DETACHED PATIO ROOF
 SCALE: 1/4" = 1'-0"

THE GRANT RESIDENCE
 CUSTOM HOME DESIGN
 2209 WINDJAMMER CIRCLE
 ROWLETT, TX
 #1600

NOT FOR
 CONSTRUCTION

SHEET INFORMATION:

Original Design Date:
 ##/##/####

Issue Date:
 5/31/16

File Name:
 Grant.pln

Designed by:
 Greg Richmond

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Sheet Number:

A2-02

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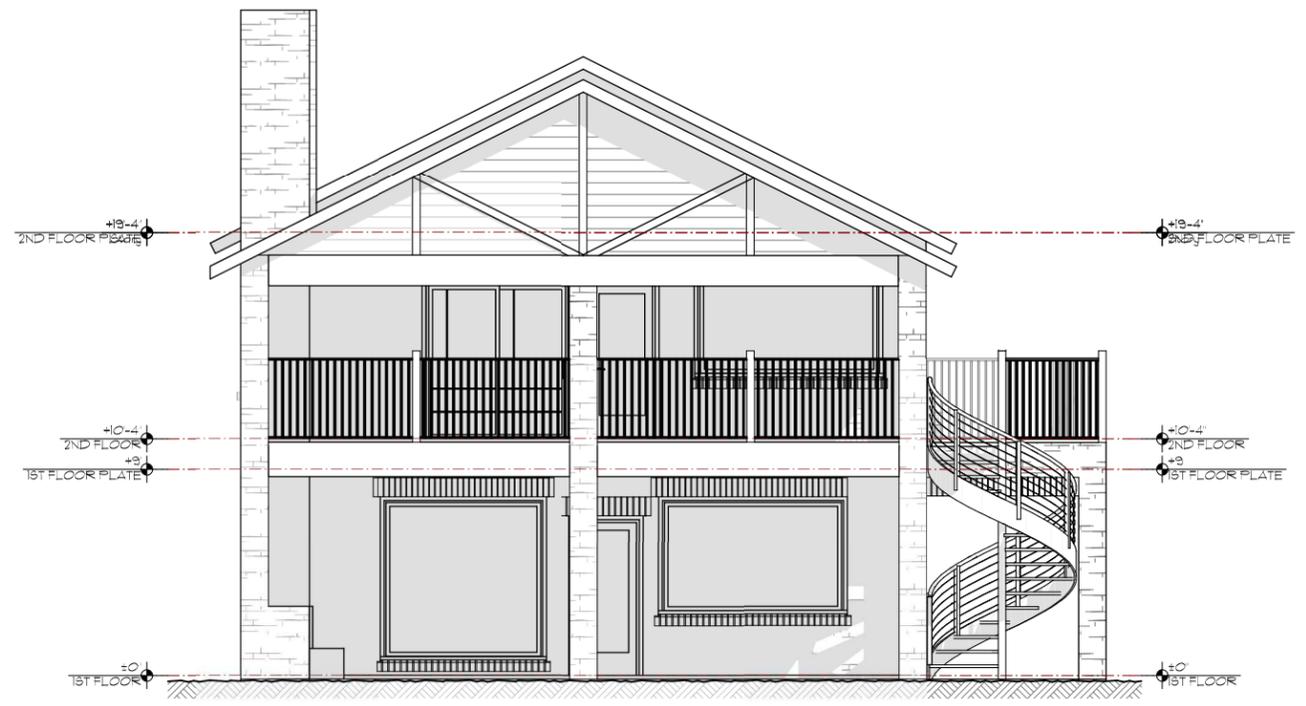


THE GRANT RESIDENCE
 CUSTOM HOME DESIGN #1600
 2209 WINDJAMMER CIRCLE
 ROWLETT, TX

NOT FOR CONSTRUCTION

SHEET INFORMATION:

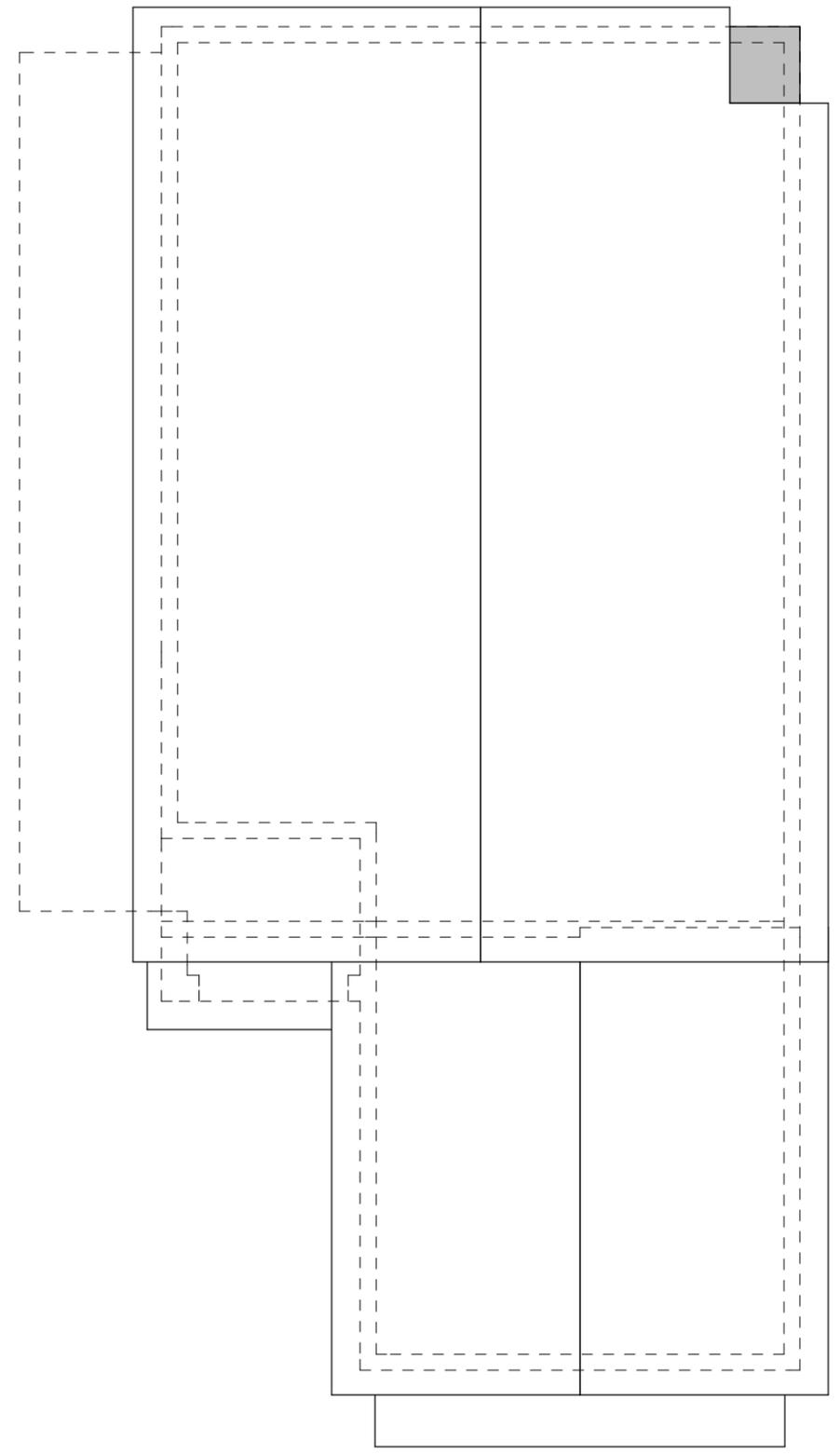
Original Design Date:	##/##/####
Issue Date:	5/31/16
File Name:	Grant.pln
Designed by:	Greg Richmond
This file last opened on:	5/31/16, 2:56 PM
Sheet Number:	



2 REAR ELEVATION
 SCALE: 1/4" = 1'-0"



1 FRONT ELEVATION
 SCALE: 1/4" = 1'-0"



3 ROOF PLAN
 SCALE: 1/4" = 1'-0"

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 ROWLETT, TX

#1600

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SHEET INFORMATION:

Original Design Date:

##/##/####

Issue Date:

5/31/16

File Name:

Grant.pln

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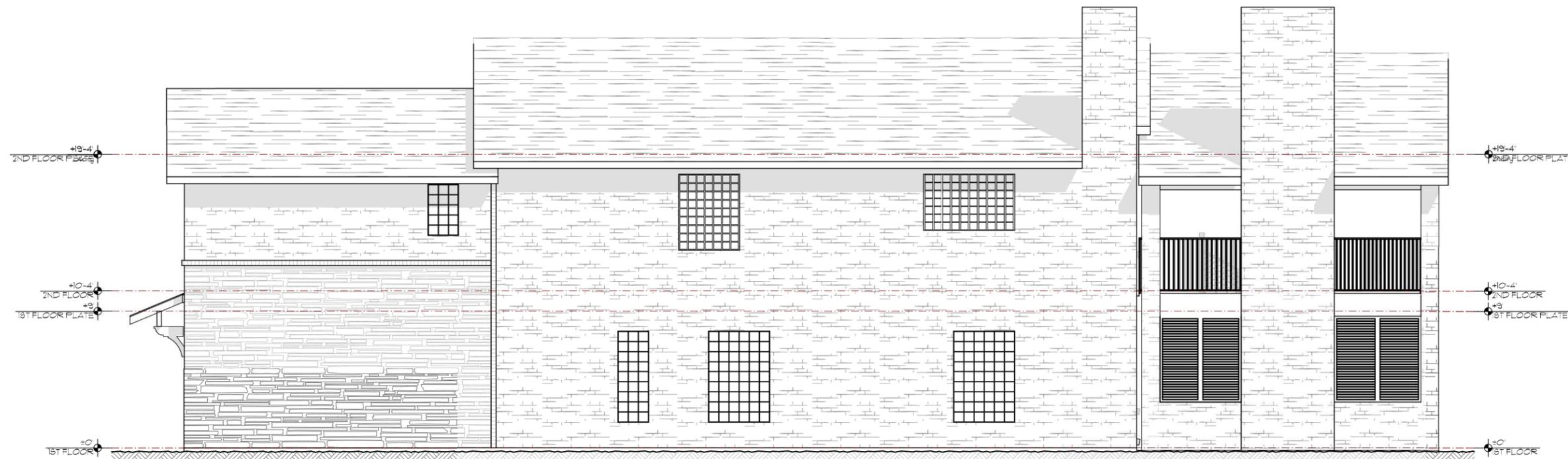
Greg Richmond

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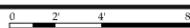
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A4-02



2 RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



1 LEFT ELEVATION

SCALE: 1/4" = 1'-0"





Request for Variance for Chad W. Grant, 2209 Windjammer Way, Rowlett, Texas 75088:

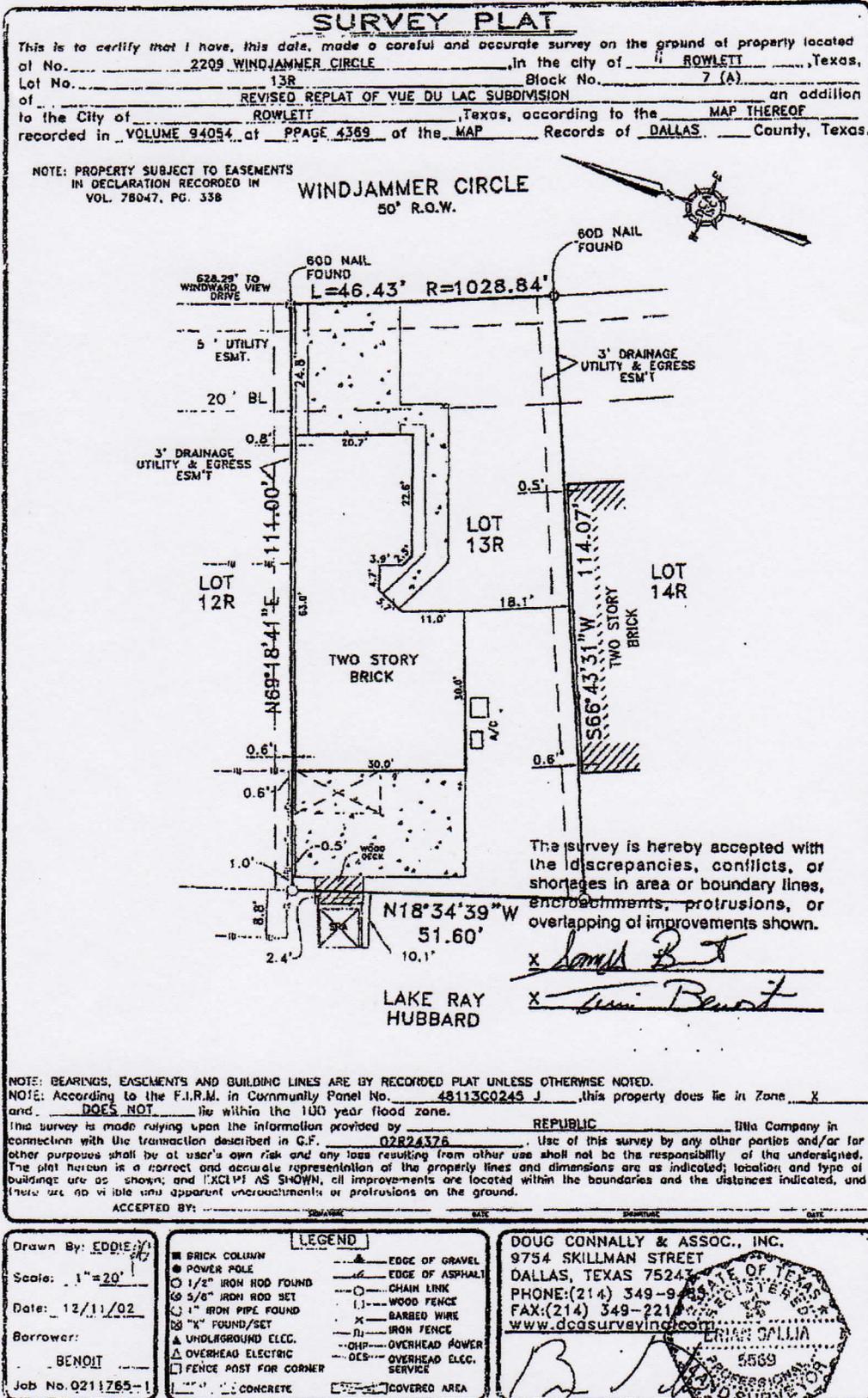
1. Written Narrative: I lived at 2209 Windjammer way, Rowlett, Texas. My house was destroyed on December 26 by a tornado. When we purchased the house (approximately 3 years ago), the house had a deck that was attached to the house with an arbor and both encroched on the 20 foot setback. The upstairs had a sliding glass door that stepped out unto the balcony. After the tornado, we had architectural drawings made to build a larger back nicer deck that was approved by the city Planner as long as it was detached (to meet code) from the main house by at least 3 inches. We moved forward with that plan and the house was put out for bids. Two of our contractors that were bidding the project came back independently and said they could not get a nail gun in that distance. They informed us that the house would be completed first and the brick siding completed, then the back deck would be constructed and the gap was not adequate to complete the end of the back deck properly. If we increased the gap, my sliding door (that was existing) would probably not be approved because the danger of someone taking that first step off the house. We could not bridge it because it has to be an independent structure. My request for variance is to be able to attach my back deck to the house which solves all my building problems.
2. This will not be contrary to public interest because my neighbors 3 doors to my right has a attached balcony, and my neighbor 2 doors to my left has an attached balcony. My house would blend with the neighbor's construction. I am in the unfortunate position as to be in a 20 foot setback that is effecting my chances to have the same type of back deck.
3. My special condition will result in an unnecessary hardship because I would have to build the attached deck and not finish out the one end of the back porch or decide to scrap the project and sell the land to look for another location where the land was adequately zoned to achieve my goal of having a nice back porch facing the lake like my neighbors.
4. I think this request complies with the spirit of the zoning ordinance because I believe it was always intended to have these lake homes with back decks facing the lake. It is a very popular and an obvious build choice when buying lakefront property.
5. Substantial justice will be done by granting this application because I had a deck at this house before the tornado. I would be enjoying that deck now and not asking for a variance if I had not been hit by the tornado. I am not asking for anything my neighbors are not already enjoying. The slab is existing still for the limits of where I am requesting the attached back deck.
6. The neighboring property to my right is up for sale (I do believe he was ground zero for the tornado, nothing in his house stood over 1 ½ foot from the ground after the tornado). My neighbor to my left is undecided if he will build back or put his land up for sale. Both were destroyed by the tornado. I believe when whoever occupies those two properties builds back, they will want to build a back deck on their properties and would be more comfortable knowing it is not a problem, than coConcerned about their neighbors back deck.

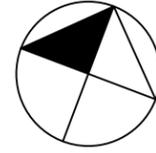
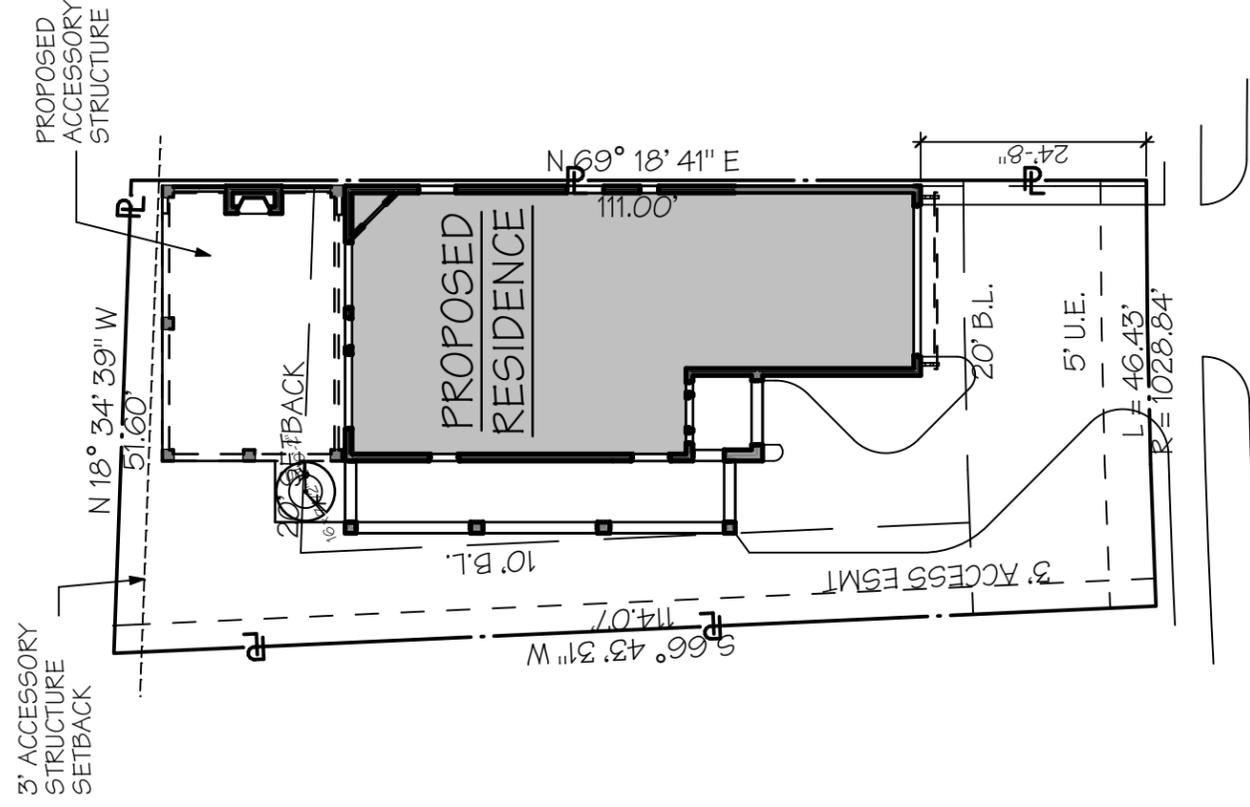
I am indicating that I have been personally informed of all requirements listed in the zoning ordinance of the City of Rowlett regarding the variance.

Jul 05 05 10:55a Mike Blancett

972-278-1558

P. 2





2209 WINDJAMMER CIRCLE

LEGAL DESCRIPTION

LOT: 13R BLOCK: 7(A)
 VUE DU LAC
 CITY OF ROWLETT, DALLAS COUNTY, TEXAS

1

SITE PLAN

SCALE: 1" = 20'



NOT FOR
 CONSTRUCTION

SHEET INFORMATION:

Original Design Date:	##/##/####
Issue Date:	5/31/16
File Name:	Grant.pln
Designed by:	Greg Richmond
This file last opened on:	5/31/16,2:56 PM
Sheet Number:	

A1-02

THE GRANT RESIDENCE

CUSTOM HOME DESIGN
 2209 WINDJAMMER CIRCLE
 ROWLETT, TX #1600



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"Section 12-14-10 AREA REQUIREMENTS

. . .

Zero lot line lots shall be clearly identified on the Development Plan for a Planned Development District and shall conform to the following regulations:

1. Zero lot line lots shall be utilized as buffers between low density residential uses and higher density residential uses, commercial uses, or major thoroughfares.
2. Only single family detached dwellings shall be built on zero lot line lots, with the following regulations governing the dwelling and lot configuration:
 - a. For each dwelling and building accessory thereto, there shall be a lot area of not less than five thousand (5,000) square feet.
 - b. The minimum area of the main building shall be one thousand two hundred (1,200) square feet, exclusive of garages, breezeways, and servant quarters.
 - c. **SIDE YARD:**
 - (1) There shall be a minimum side yard on at least one side of the lot, and on any side yard adjacent to a street, of ten (10) feet. Chimneys, roofs, eaves, or other architectural appendages shall not extend into any required side yard.
 - (2) Except as provided in (1) above, a dwelling or accessory building may be built on the property line on one side of the zero lot line lot (herein referred to as the "zero side yard"), provided this side yard of the structure contains no openings, appendages, or overhangs. There shall be a minimum separation of ten (10) feet between all buildings. A masonry wall of at least seven (7) feet in height shall be constructed from the front building line to a point not less than six (6) feet from the rear property line for any structure which has a side yard set back of less than seven (7) feet on a designated zero side yard. The main structural wall of the building may be included and incorporated as a portion of the masonry wall required herein.
 - d. No main residential building may be constructed nearer than twenty (20) feet to the rear property lines.
 - e. All lots shall have access to an adjacent alley, and such alley shall have a right-of-way width of not less than fifteen (15) feet and a paved width of not less than ten (10) feet. Zero lot

line lots shall provide a minimum six (6) foot, forty-five (45) degree angle, open area beginning at the intersection of the rear property line and the zero side yard line in order to provide a clear field of vision from the alley to the rear entry driveway."

SECTION 17.

That Section 12-15-1 of the Rowlett City Code be, and the same is hereby, amended to delete Subsection 35 therefrom.

SECTION 18.

That Section 12-15-1 of the Rowlett City Code be, and the same is hereby, amended to amend Subsections 27, 28, and 34 to read as follows:

"Section 12-15-1 **USES WHICH CAN BE AUTHORIZED AS A SPECIAL USE ZONING CLASSIFICATION IN ANOTHER USE DISTRICT**

. . .

27. Temporary structures for religious or public gatherings on a permanent basis; does not include temporary uses of sixty (60) days or less.

28. Carnivals or amusement parks on a permanent basis; does not include temporary uses of sixty (60) days or less.

. . .

34. Christmas tree sales on a permanent basis; does not include temporary uses of sixty (60) days or less.

. . ."

SECTION 19.

That Section 12-16-3A of the Rowlett City Code be, and the same is hereby, amended by deleting the second sentence of Subsection 2 thereof.

SECTION 20.

That Section 12-16-3 of the Rowlett City Code be, and the same is hereby, amended by adding Subsection 10 thereto to read as follows:

"Section 12-16-3 **OPEN SPACE**

A. . . .

10. Fences, hedges or enclosure walls located in the front yard shall have a maximum height of three (3) feet. Fences, hedges or enclosure walls located on or behind the front building line or on the side or rear property line may have a maximum height of ten (10) feet. On any corner lot where the alley intersects the street, no fence, hedge, enclosure wall or other visual

2209 Windjammer Way



2209 Windjammer Way





Department of Development
Services

NOTICE OF PUBLIC HEARING FOR VARIANCE

TO: Property Owner
RE: Application for a Variance

06-14-16A10:41 RCVD

LOCATION: The subject property is located at 2209 Windjammer Way, further described as being Lot 13R, Block 7(A), Vue Du Lac, an addition to the city of Rowlett, Dallas 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 20-ft rear setback requirement from the Zero Lot Line Ordinance, Section 12-14-10. The applicant is proposing to rebuild the home that will encroach 17 feet into the required 20-foot setback from the rear property line.

- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
 I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS:

He is a great neighbor.

Ernest R. Pung

ADDRESS:

2210 WINDJAMMER WAY

Rowlett, TX 75088

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 Wednesday, June 22, 2016. 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 Friday, June 17, 2016, 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



Department of Development Services

NOTICE OF PUBLIC HEARING FOR VARIANCE

06-17-16P01:54 RCVD

TO: Property Owner
RE: Application for a Variance

LOCATION: The subject property is located at 2209 Windjammer Way, further described as being Lot 13R, Block 7(A), Vue Du Lac, an addition to the city of Rowlett, Dallas 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 20-ft rear setback requirement from the Zero Lot Line Ordinance, Section 12-14-10. The applicant is proposing to rebuild the home that will encroach 17 feet into the required 20-foot setback from the rear property line.

- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
- I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: *The area is changing. The larger homes will increase all property values.*

ADDRESS: *KAW Plaza - 2301 Windjammer Way*

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 Wednesday, June 22, 2016**. 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 Friday, June 17, 2016**, 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



Department of Development Services

NOTICE OF PUBLIC HEARING FOR VARIANCE

TO: Property Owner
RE: Application for a Variance

06-14-16A10:41 RCVD

LOCATION: The subject property is located at 2209 Windjammer Way, further described as being Lot 13R, Block 7(A), Vue Du Lac, an addition to the city of Rowlett, Dallas 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 20-ft rear setback requirement from the Zero Lot Line Ordinance, Section 12-14-10. The applicant is proposing to rebuild the home that will encroach 17 feet into the required 20-foot setback from the rear property line.

- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
- I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

***COMMENTS:** *This would destroy all neighbors' Lake Views. This request shouldn't even be considered by city.*
ADDRESS: *2201 Windjammer Way, Rowlett*
Martin Cross

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 Wednesday, June 22, 2016. 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 Friday, June 17, 2016, 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.

<p>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</p>	<p>RETURN BY FAX OR MAIL City of Rowlett Department of Development Services PO Box 99 Rowlett, TX 75030-0099 FAX 972-412-6228</p>
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**HOA By-laws prevent this.*

Request for variance on Windjammer Way.

I misread that to mean a 17' setback instead of 20'.

I was in favor of just a 3' difference.

They instead want to push out 17' and leave only 3' setback.

This could start blocking views, so please change my vote to No. My address is 2217 Windjammer.