

EXHIBIT A: VARIANCE APPLICATION



CITY OF COPPELL
BUILDING INSPECTIONS
265 PARKWAY BLVD.
COPPELL, TX 75019

Phone: (972) 304-3500
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E-mail: inspect@coppelltx.gov

**APPLICATION
REQUEST FOR VARIANCE - BOARD OF ADJUSTMENT**

Date: 05/02/24

I, the undersigned owner or Derric Bonnot (option-holder, etc.), of the following described real property located in the City of Coppell, Texas, hereby make application for a request for a variance from the terms of Section 12 of the City of Coppell Zoning Ordinance. The current zoning of my property is: SF-12.

PLEASE NOTE: The Board of Adjustment is not authorized to consider cases in districts zoned as Planned Development (PD), with the exception of fence variances.

LOCATION OF PROPERTY

Street Address: 552 Arbor Brook Ln. Coppell, TX 75019


REQUEST: (If there is additional information that you feel would be helpful to the Board in making a decision, please include this information in your request.)

There are 9 homes in our neighborhood with car ports or garages that come right up to their property line. 517 Arbor Brook, 553 Leavalley, 333 Meadowcreek, 113 Meadowcreek, 109 Meadowcreek, 525 Oak Ridge, 304 Brlarcove, 524 Greenridge, and 539 Meadowview.

Before your application will be considered by the Board, the attached checklist must be completed.

A non-refundable application fee of \$100.00 is required at the time of application.

I have read this application form and understand that filing the application and paying the fees does not guarantee an affirmative action by the Board of Adjustment. I further understand that at least four (4) affirmative votes must be cast in order to receive a variance.

| | | |
|--|----------------------|-----------------|
| Staff Member's Signature  | Date | Receipt Number |
| Signature of Applicant | Derric Bonnot | Print name |
| 552 Arbor Brook Ln. Coppell, TX 75019 | 469-323-4342 | Phone (Home) |
| Mailing address | Phone (Home) | Phone (Daytime) |

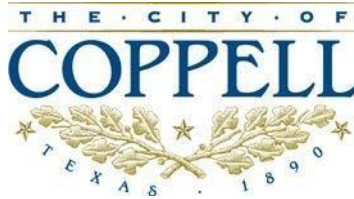


EXHIBIT A: VARIANCE APPLICATION CONTINUED

CHECKLIST REQUEST FOR A VARIANCE - BOARD OF ADJUSTMENT

To assist Board of Adjustment in establishing the information necessary to make a decision regarding the request for a variance, please complete the following checklist:

1. Is your land or your building different from others around you? Yes No
If yes, explain how.

Every home is different in our neighborhood.

2. Is your land or building useful for any purpose without the variance requested?
Yes No If no, explain why not.

3. Is there a property hardship associated with this particular parcel? Yes No
If yes, explain the hardship.

Without this my car is exposed to frequent North Texas hail damage.

4. Is there any reason that you would be unable to comply with the Ordinance provisions if the variance was denied?
Yes No If yes, explain why.

This is the only place on my property I can put the carport.

5. Does the property surrounding you have different zoning requirements? Yes No
If yes, what are they?

6. Are there any special conditions where a literal interpretation of the Ordinance would result in an unnecessary hardship? Yes No If yes, what are they?

Without this my car is exposed to frequent North Texas hail damage.

7. Will traffic conditions be affected by the requested change? Yes No
If yes, how?

In order to be assured of a fair hearing, it is important that the applicant furnish as much information to the Board as possible, in the form of site plans, elevations, photographs, renderings, and any other supporting evidence. Incomplete submittals will result in a recommendation by staff for denial. Economic hardship is insufficient for approval of a variance.

Signature

05/02/24

Date

EXHIBIT A: VARIANCE APPLICATION CONTINUED

