

MEMORANDUM

TO: Coppell Board of Adjustment Commissioner

FROM: Steve Schubert, Chief Building Official

DATE: June 21, 2024

REF: September 5, 2024

Variance Hearing

255 Parkway Blvd.

VAR24-05-000800

PUBLIC HEARING:

A public hearing before the Board of Adjustment to consider a variance from Article 35, Section 12-35-5 of the City of Coppell Zoning Ordinance to allow for a 10'6"x21' (220.5 sq. ft.) carport to be approximately a foot from the adjacent property line shared with the property addressed as 548 Arbor Brook Ln., with said carport being located on the property addressed as 552 Arbor Brook Ln. (North Lake Woodlands 3rd Sec, Block 4, Lot 18), as requested by the property owner Derric Bonnot.

EXPLANATION:

The zoning for the property is SF-12. Section 12-35-5 of the Coppell Code of Ordinances, which governs zoning requirements for garages and carports, states:

B. Garages and carports that are 150 square feet in area, or more, shall observe the following regulations:

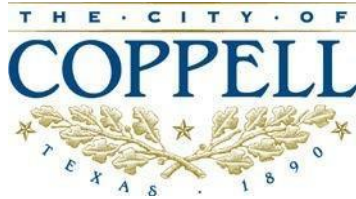
2. Minimum property line setbacks:

(b) *Side:*

i. The same as the minimum setback required for the main structure unless the garage or carport has side alley access, then the side setback on that side shall be no less than 20 feet.

iii. Ten feet from the main structure on an adjacent property.

If this variance is approved, the applicant would convert the garage, which currently accommodates two vehicles, into habitable space, eliminating those two enclosed parking spaces.



PROPERTY DESCRIPTION

The subject property is a single-family residence on the northeast side of Arbor Brook Ln., fourth lot north of the intersection of Arbor Brook Ln. and Meadowcreek Rd. It was constructed in 1978, and the applicant purchased the property in 2019. The existing house has an attached one-car garage with a front-access driveway.

VARIANCE REQUEST

The applicant is requesting a variance to be allowed to keep the carport in its current location, being less than the 9' requirement for this lot.

SF-12 requires the side yard setback to be 10% (Front of lot is approximately 92' wide).

CASE HISTORY

The applicant constructed the carport sometime between May 27th of 2022 and October 7th of 2022 without benefit of permits or inspections.

The applicant has, however, submitted an application for a building permit for this property back on 8/28/23 to include this carport. The last set of plan review comments sent to the applicant on 11/29/23 asked for a third time for the distance measurements from the adjacent property line, which still has not been provided.

ATTACHMENTS:

- Exhibit A: Variance application
- Exhibit B: Site Photos Exhibit
- Exhibit C: Building permit application