

BOARD OF ADJUSTMENT & BUILDING BOARD OF APPEALS

AGENDA

REGULAR MEETING

June 28, 2016

CITY HALL COUNCIL CHAMBERS, 405 MUNICIPAL DRIVE

REGULAR SESSION - 7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. SWEARING IN OF SPEAKERS

IV. MINUTES APPROVAL

A. Consider approval of minutes from May 3, 2016 Board of Adjustment Regular meeting.

V. VISITOR/CITIZENS FORUM

At this time, any person with business before the Board of Adjustment not scheduled on the Agenda may speak to the Board, provided that an official 'Speaker's Request Form' has been completed and submitted to the Board Secretary prior to the start of the meeting. All comments must be directed towards the Chair, rather than individual board members or staff. All speakers must limit their comments to the subject matter as listed on the 'Speaker's Request Form.' No formal action can be taken on these items.

VI. REGULAR ITEMS

A. **CASE # BOA 16-02** to receive comments and consider action on a request by Rodger Davidson for a Special Exception as required by City Code Section 17-421, Schedule of uses and off-street parking requirements, to allow a guest house in an "R-3" Single-Family Residential district at 132 S. Joplin Road, more particularly described as L C Rayburn Subdivision Lot 5A.

VII. REPORTS/ANNOUNCEMENTS

A. Postponement of Case BOA 15-05

VIII. ADJOURNMENT

In compliance with the Americans with Disabilities Act, the City of Kennedale will provide for reasonable accommodations for persons attending City Council meetings. This building is wheelchair accessible, and parking spaces for disabled citizens are available. Requests for sign interpreter services must be made forty-eight (48) hours prior to the meetings. Please contact the City Secretary at 817.985.2104 or (TDD) 1.800.735.2989

CERTIFICATION

I certify that a copy of the June 28, 2016, Board of Adjustment & Building Board of Appeals agenda was posted on the City Hall bulletin board next to the main entrance of the City Hall building, 405 Municipal Drive, of the City of Kennedale, Texas, in a place convenient and readily accessible to the general public at all times and said agenda

was posted at least 72 hours preceding the schedule time of said meeting, in accordance with Chapter 551 of the Texas Government Code.

A handwritten signature in dark ink, reading "Rachel Roberts". The signature is written in a cursive style with a large, stylized "R" and "B".

Rachel Roberts, Board Secretary



STAFF REPORT TO THE BOARD OF DIRECTORS

Date: June 28, 2016

Agenda Item No: MINUTES APPROVAL - A.

I. Subject:

Consider approval of minutes from May 3, 2016 Board of Adjustment Regular meeting.

II. Originated by:

Katherine Rountree, Permits Clerk

III. Summary:

Consider approval of minutes from May 3, 2016 Board of Adjustment meeting

IV. Recommendation:

Approve

V. Alternative Actions:

VI. Attachments:

1.	05.03.2016 BOA Minutes	05.03.2016 BOA Minutes(final).docx
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BOARD OF ADJUSTMENT & BUILDING BOARD OF APPEALS
MINUTES
REGULAR MEETING
May 3, 2016
CITY HALL COUNCIL CHAMBERS, 405 MUNICIPAL DRIVE
REGULAR SESSION - 7:00 PM

I. CALL TO ORDER

Mr. Clark called the meeting to order at 7:01 P.M.

II. ROLL CALL

Present?	Commissioner
X	John Clark
X	Brian Cassady
X	Jeff Madrid
X	Patrick Vader
X	Martin Young
	<i>Alternates</i>
X	Jeff Nevarez
X	Lana Sather
	<i>Vacant</i>

A quorum was present.

Staff present: Rachel Roberts (city planner); Katherine Rountree (board secretary).

III. SWEARING IN OF SPEAKERS

Ms. Rountree swore in those who wished to speak.

IV. MINUTES APPROVAL

A. Consider approval of minutes from April 5, 2016 Board of Adjustment meeting

Mr. Madrid motioned to approve the minutes. The motion was seconded by Mr. Young and passed with all in favor.

V. VISITOR/CITIZENS FORUM

No one signed up to speak

VI. REGULAR ITEMS

A. **CASE # BOA 16-01** to hold a public hearing and consider action on a request by Tien Tran for a Special Exception as required by City Code Section 17-421, Schedule of Uses and

Off-Street Parking Requirements, to allow a vehicle storage facility in an "I" Industrial zoning district at 7084 E Kennedale Pkwy, more particularly described as Elam Addition Block 1 Lots 1-3.

1. Staff Presentation

Ms. Roberts said last month the board asked the applicant to submit a site plan. She said he would still have to get a Certificate of Occupancy and Business License and have an inspection by the Fire Department and Building Official. She said that there are three separate lots. The first lot would be truck parking, the second lot would be truck repair and the third lot would not be used at this time. She said that the applicant has enough parking needed for both uses. Staff recommended at least 10 parking spaces for truck repair and 6 spaces for truck storage. She said the unpaved surface would be prohibited from being used and that there will be a reserved lane for the Fire Department.

2. Applicant Presentation

Tony Tran, translating for Tien Tran, went over how the proposed use would meet the standards for the special exception. The board asked the applicant questions about parking, security, and leasing requirements.

3. Public Hearing

No one signed up to speak.

4. Applicant Response

There was no applicant response.

5. Staff Response and Summary

Staff recommends approval with the following conditions:

1. The applicant shall tie into the city water and waste water systems if the property owner is not already connected.
2. The parking lot shall be restriped and approved by the city within 90 days of the special exception being granted.
3. The area to be used for vehicle storage and the area to be used for truck repair shall also be striped or otherwise marked (as approved by city staff during the Certificate of Occupancy permitting process) to allow for storage and parking in an orderly and safe manner and to ensure an adequate number of spaces are provided for the proposed uses.
4. Only the areas paved with asphalt or concrete shall be used for storing vehicles, customer or employee parking, or any kind of access or circulation. No portions of lot 2 or any other unpaved area shall be permitted to be used for any purpose, including access and circulation, unless those areas are paved with asphalt or concrete as approved by the city.
5. If additional areas are paved, the applicant shall provide additional storm water facilities subject to review and approval by the city's storm water department.
6. At least six (6) parking spaces shall be provided in the custom/visitor parking lot for the vehicle storage use and maintained in good condition at all times.
7. At least ten (10) parking spaces for the truck repair use for customers and employees shall be provided. These spaces shall be reserved for customers visiting the site and employees and shall not be used for parking of trucks awaiting repair.
8. The special exception shall expire in two (2) years from the date the special exception was

granted. If the applicant does not re-apply for a special exception at expiration or if the board does not grant an additional special exception at that time, the use shall be deemed illegal, and the business shall be required to cease operations.

6. Motion by the Board of Adjustments

Mr. Vader motioned to approve the special exception with the above listed conditions. The motion was seconded by Mr. Madrid and passed with all in favor.

VII. REPORTS/ANNOUNCEMENTS

A. Update on past BOA cases and other city business

Ms. Roberts went over past cases with the board and the status of their special exceptions.

KKB Bird Habitat cleanup will be on May 14, 2016.

KidFish and Bark in the Park will be on May 21, 2016.

The Charter Election will be on May 7, 2016.

Patsy Cline and Elvis will be at the Senior Center on May 6, 2016 at 6 P.M.

VIII. ADJOURNMENT

Mr. Madrid motioned to adjourn. The motion was seconded by Mr. Cassady and passed with all in favor.

Date: June 7, 2016

Agenda Item No: REGULAR ITEMS (B)

I. SUBJECT

CASE # BOA 16-02 to receive comments and consider action on a request by Rodger Davidson for a Special Exception as required by City Code Section 17-421, Schedule of uses and off-street parking requirements, to allow a guest house in an "R-3" Single-Family Residential district at 132 S. Joplin Road, more particularly described as L C Rayburn Subdivision Lot 5A.

II. SUMMARY

BACKGROUND AND OVERVIEW

Request	Special exception to allow a guest house
Applicant	Rodger Davidson (property owner)
Location	132 Joplin Rd at the Kennedale city limits (southeast)
Surrounding Uses	Large lot single family residential, suburban single family residential (in Arlington, across the street), and a small amount of light industrial commercial (ex., wholesale nursery, cabinet manufacturing)
Future Land Use Plan Designation	Neighborhood with Conservation Overlay
Staff Recommendation	Approve with conditions

CURRENT STATUS OF PROPERTY

The property is zoned R-3 single family residential but is located in an area that has historically been used for acreage/rural lots. Joplin Road and the closest connecting streets (Swiney Hiatt and J R Hawkins) do not connect to any major roadways in this part of the city. The site for which the guest house is requested has not been developed before, although it was platted as part of the L C Rayburn Subdivision many years ago. The property is located at the city limits for Kennedale; the other side of Joplin Rd is in the Arlington city limits.

SURROUNDING PROPERTIES & NEIGHBORHOOD

SURROUNDING PROPERTIES AND NEIGHBORHOOD

There are some commercial uses nearby, but the main uses are large lot residential (see map). The properties in the area are mostly zoned R-1 and R-3 single family residential in the Kennedale side (see

map). The Arlington properties are within the Tierra Verde special district and are zoned for single family residential and agricultural.

SPECIAL EXCEPTION HISTORY

There have been no special exceptions granted to this property.

The Board of Adjustment granted a special exception for a guest house in 2008 for a property on Mansfield Cardinal on the condition that the guest house would share a water meter and an electrical meter with the primary house and that the materials used in the construction would be consistent with the primary structure.

ANALYSIS

STANDARDS FOR GRANTING A SPECIAL EXCEPTION.

No application for a special exception shall be granted by the Board of Adjustment unless the board finds all of the conditions described below are present.

STANDARD 1

The board must find that the establishment, maintenance or operation of the use will not be materially detrimental to or endanger the public health, safety, morals or general welfare.

Mr. Davidson's application should demonstrate that the proposed use will not have a negative effect on the public health, safety, or general welfare. Potential elements of a guest house that could affect general welfare include the following.

PARKING

Is the amount off-street parking to be provided sufficient for the use, and is the proposed design and location of the parking in keeping with the character and purpose of the zoning district? Will any element amount the design and location of the parking cause a detriment to the public health, safety, etc.?

Whether enough parking can be provided for this kind of use will depend on the size of the property, how many people the guest house can accommodate, and the parking already provided onsite. This property is not located in a subdivision and fronts on a narrow street without a curb and gutter system. On-street parking is not practicable. However, the property is quite large (almost 2 ½ acres), and the home owners should be able to provide ample off-street parking onsite and in a manner and location that does not have a negative effect on the neighborhood.

RENTAL USE

Several years ago, the Planning & Zoning Commission considering recommending adoption of standards for guest house special exceptions. Issues raised during the Commission's discussions included a concern that building guest houses would be a way for property owners to turn their property into rental property, which was not desired at that time.

Staff considers rental use unlikely to be a problem in this area. The area is not developed as a residential subdivision, which is where a proliferation of rental use is more likely to be an issue due to

the much greater density. At this location, the presence of one or two extra residents not related to the property owners should not affect the character of the district. However, if rental use is a concern, this can be addressed by requiring the home owner to **share the same water and electrical meters as the guest house** and by **limiting the kind of cooking facilities** that can be installed (e.g., microwave and refrigerator permitted but no oven or stove). Staff also recommends **setting a maximum size of the guest house**, such as 750 square feet, which is 60% of the minimum square feet requirement for a primary residence in the R-3 zoning district. Based on the site plan submitted with the application, it appears as though the guest house proposed by Mr. Davidson would meet this requirement.

TRAFFIC

Traffic congestion is not a problem in this area and is not expected to be a problem in the future. Any additional traffic caused by a guest house should be easily accommodated by existing roadways.

STANDARD 2

The board must find that the requested use will not impair or diminish the establishment, maintenance, or operation of, or use, values, or enjoyment of other property in the neighborhood for purposes already permitted.

This would include continuance of existing uses.

EXISTING AND PERMITTED USES IN THE VICINITY OF THIS LOCATION

COMMERCIAL. The nearby commercial businesses are not expected to be impaired by the establishment of a guest house at the Davidson property. In addition, these commercial uses are non-conforming, so a guest house will not impair the establishment of any additional commercial uses (since they are no longer permitted).

LARGE LOT SINGLE FAMILY RESIDENTIAL. The surrounding residential properties on the Kennedale side are primarily large-lot properties (generally around 1 – 1 ½ acres) and are unlikely to be affected by the construction of a guest house. In addition, the presence of a guest house is not likely to deter construction of new residences.

NEIGHBORHOOD/ SUBURBAN RESIDENTIAL (IN CITY OF ARLINGTON). The property will have a neighborhood-appropriate use, and adding a guest house will not change the character of the neighborhood in place when the recent development on the Arlington side occurred. Therefore, the addition of a guest house is not expected to impair or diminish the enjoyment of other property in the neighborhood for purposes already permitted.

STANDARD 3

The board must find that the establishment of the use will not significantly impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

Would the requested use be likely to impede the development and improvement of surrounding property for uses already permitted in the area but that don't exist there now? Would it impede improvement of property for existing uses?

The R-3 single family residential district allows significantly smaller lots than currently found in the area and is intended to allow a larger number of residents than the area accommodates at this time. The Davidson property, for example, is approximately 107,980 square feet (around 2.4 acres), which is roughly 12 times larger than the required lot size in the R-3 zoning district.

The increase in (temporary) residents added by the use of a guest house will not negatively affect the character or permitted density of the area. The use is not expected to generate significant amounts of traffic, noise, or crime or to have other noxious effects. As long as adequate site control measures are in place, it is not expected that development of surrounding properties for single family use would be impeded by the addition of a guest house at this location.

The Future Land Use Plan shows this area to be Neighborhood with Conservation Overlay. The Neighborhood character district will accommodate a number of different types of housing units, but the Conservation Overlay generally contemplates housing clustered closely together in order to preserve open spaces. The requested guest house does not conflict with the comprehensive plan, but staff recommends that if the special exception is granted, the guest house be required to be built **within twenty-five (25) feet** of the rear or side façade of the primary house in order to fit better with the Conservation Overlay character. Based on the site plan submitted with the application, it appears as though the location proposed by Mr. Davidson would meet this requirement.

STANDARD 4

The board must find that adequate utilities, access roads, drainage and other necessary site improvements have been or are being provided.

UTILITIES

Water service will be provided by the City of Arlington. The property is large enough to permit a septic system if desired, which is what Mr. Davidson has indicated would be used.

DRAINAGE

The city's storm water coordinator has no concerns about drainage associated with a guest house at this location. Proper siting and grading of the property will be required as part of the building permit process.

ACCESSROADS

Adequate access to the property is provided.

STANDARD 5

The board must find that adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.

"Adequate measures" would include an adequate drive approach, deceleration lane if needed, etc.

Joplin Road does not have a heavy amount of traffic, and a guest house should not add significant traffic to the roadway. As the property is developed with the primary residence, a drive way and drive approach will be built to city standards that will allow for safe entry to and exit from Joplin Rd. The property is not located at an intersection, so no extra visibility measures are required.

STANDARD 6

The board must find that the use shall conform to all applicable area, yard, height, lot coverage, building size and exterior requirements and parking space regulations of the district in which it is located.

AREA, YARD, HEIGHT, LOT COVERAGE, BUILDING SIZE, & EXTERIOR REQUIREMENTS

The property is not yet developed, and no building permits will be issued unless the plans demonstrate compliance with all area, yard, height, lot coverage, and other building requirements of the R-3 zoning district. Staff recommends the guest **house be required to meet the same masonry requirement as the primary structure** (minimum 80% masonry on all facades).

The **maximum lot coverage** in an R-3 zoning district is 50%. This percentage is the maximum amount of area to be occupied by the ground floor of all buildings on the property, so the guest house and primary house footprints together could not occupy more than 50% of the lot. With nearly two and half acres, though, it is unlikely the applicant will reach the maximum lot coverage, and the site plan indicates this requirement will be met. Staff will verify lot coverage requirements are met during the permitting process.

PARKING REGULATIONS

R-3 zoning districts require a minimum of two (2) spaces be provided in an enclosed garage for any primary structure; city code requires a **minimum of one (1) additional parking space** be provided on an approved paved surface for any guest house but does not require the parking to be enclosed. Staff recommends that in addition to the minimum parking requirement, the board also set a **maximum parking amount** if the special exception is granted and require that the guest house parking be provided **behind the required front setback line** for the primary structure

BUILDING SETBACKS

Staff recommends applying the setback requirements for accessory buildings for the distance between the main house and the guest house, namely a **minimum of five (5) feet behind the main residence**. Because future development in this area should fit the Conservation Overlay character as much as possible within the existing zoning district regulations, staff recommends applying a **maximum setback** distance as well (see standard # 1, above). In addition, we also recommend following the **rear and side setback requirements** for primary structures in an R-3 zoning district if the special exception is granted.

STAFF RECOMMENDATION

Based on the above analysis, staff recommends approval of the special exception subject to the conditions listed below, which are intended to ensure the establishment of a guest house meets the

requirements of a special exception. The conditions are intended to address the typical concerns associated with having a guest house in a residential area.

RECOMMENDED CONDITIONS OF APPROVAL:

- 1) The guest house and the primary structure shall share the same water meter and electrical meter. Since water will be provided by the City of Arlington, the applicant must submit documentation from the City of Arlington confirming that only one water meter is used before the final building permit inspection for the guest house will be granted.
- 2) The guest house shall not exceed the height of the primary residence and shall have a maximum size of 750 square feet.
- 3) The guest house façades shall be a minimum of 80% masonry.
- 4) The guest house shall be set back a minimum of five (5) feet behind the rear elevation of the primary residence and a maximum of twenty-five (25) feet from the primary residence.
- 5) Parking for the guest house must be on asphalt or concrete and shall be located behind the front setback line for the primary structure. A maximum of two (2) spaces shall be provided for the guest house.
- 6) Only one guest house will be permitted on the property.

In addition, if the board is concerned about rental use, the board could add the following conditions.

- 7) No cooking facilities other than a microwave shall be permitted to be installed in the guest house.
- 8) The primary structure must be owner-occupied for the entire calendar year. This restriction must be recorded by deed restriction or similar restriction filed with Tarrant County. City staff must review and approve the document to be filed prior to filing.

ACTION BY THE BOARD OF ADJUSTMENT

The board may grant or deny the request or postpone its vote until a later date. If you postpone your decision, you should state in your motion when the case will be heard by the board again. Sample motions are provided for your reference below. You are not required to use either of the motions provided, but your motion should state why you are granting or denying the request.

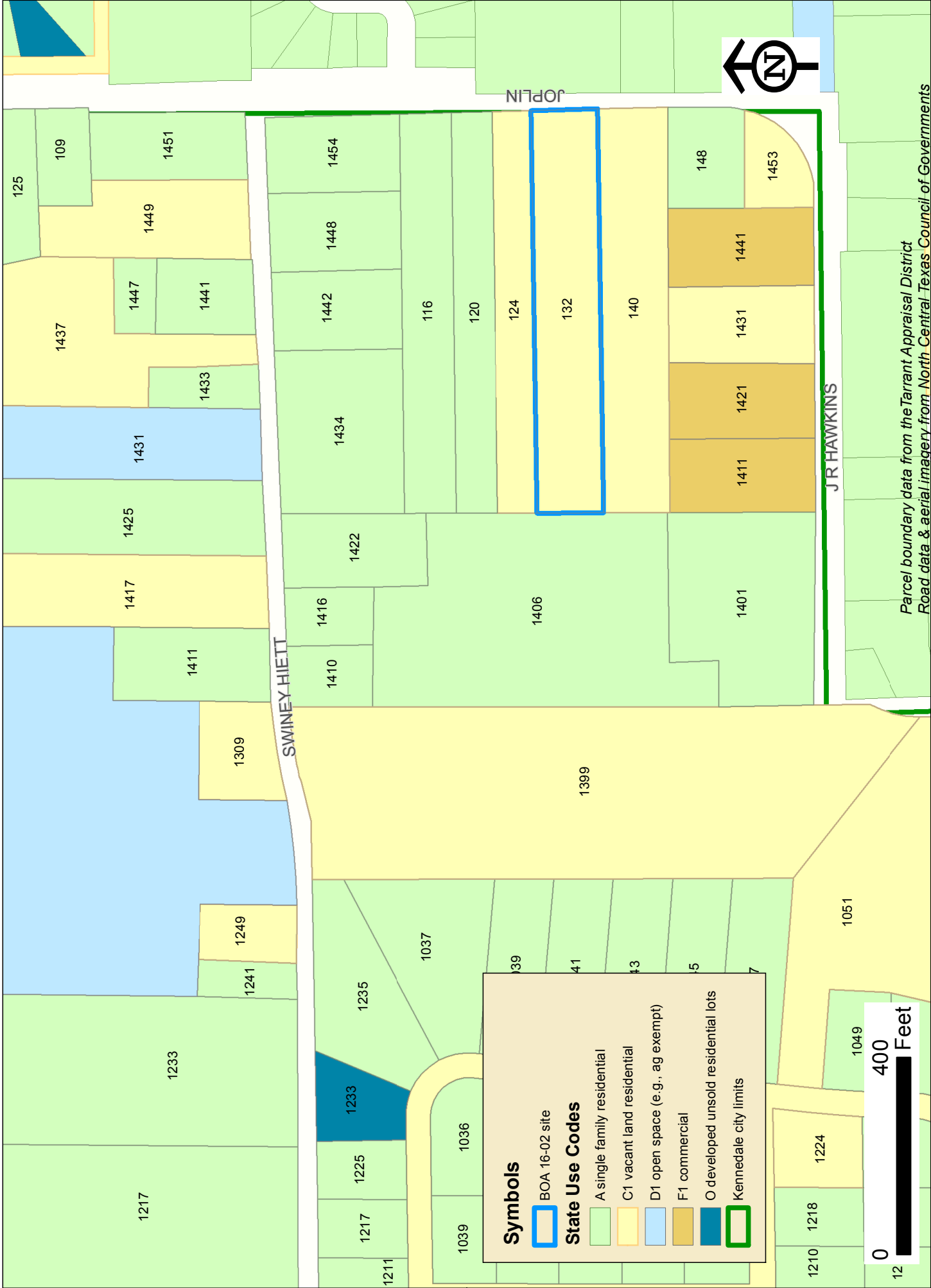
Approval with Conditions: Based on the evidence and testimony provided, I find that the proposed use can meet the standards for a special exception under certain conditions and make a motion to approve the requested special exception with the following conditions [list conditions].

Deny: Based on the evidence and testimony provided, I find that the proposed use does not meet [list standards for a special exception not met] and make a motion to deny the request.

Site of Request for Special Exception (BOA 16-02)



Land uses surrounding site of requested special exception (BOA 16-02)



Parcel boundary data from the Tarrant Appraisal District

Road data & aerial imagery from North Central Texas Council of Governments

Arlington zoning information from City of Arlington

BOA 16-02 site

Kennedale city limits

Kennedale Zoning Districts

- Agricultural
- R1 single family
- R3 single family

Arlington Zoning Districts

- Tierra Verde single family residential
- Tierra Verde agricultural

Parcel Owners:

- 1217, 1233, 1241, 1249, 1309, 1411, 1417, 1425, 1431, 1433, 1437, 1441, 1447, 1449, 1451, 125, 109
- 1410, 1416, 1422, 1434, 1442, 1448, 1454, 116, 120, 124, 132, 140, 148, 1453, 1441, 1431, 1421, 1411, 1401
- 1037, 1039, 1041, 1043, 1045, 1047, 1051, 1049, 1224, 1218, 1210
- 1211, 1225, 1235, 1399

Map Labels:

- SWINEY HIETT
- JR HAWKINS
- JOPLIN

Scale: 0 to 400 Feet

North Arrow: N

Map Source: Parcel boundary data from the Tarrant Appraisal District. Road data & aerial imagery from North Central Texas Council of Governments.

*Parcel boundary data from the Tarrant Appraisal District
Road data & aerial imagery from North Central Texas Council of Governments
Arlington zoning information from City of Arlington*



APPLICATION FOR SPECIAL EXCEPTION

Special Exception Use Requested: Construction of detached guest house
Note: the use must be listed as a special exception use in Kennedale City Code Section 17-421.

Applicant

NAME: <u>Rodger Davidson</u>	
PHONE: <u>817-266-7196</u>	EMAIL OR ALTERNATE PHONE: <u>Rodger Davidson 777@hotmail.com</u>
MAILING ADDRESS: (Street) <u>802 Crest Oak Ct.</u>	
(City, State, Zip Code) <u>Arlington, TX 76012</u>	

Property for which a Special Exception is requested

ADDRESS: <u>132 S. Joplin Kennedale TX 76060</u>
LEGAL DESCRIPTION: <u>Rayburn subdivision lot 5A</u>

NOTE: Attach metes and bounds description if property is not platted.

Property Owner

NAME: <u>Rodger Davidson</u>	
PHONE: <u>817-266-7196</u>	EMAIL OR ALTERNATE PHONE: <u>Rodger Davidson 777@hotmail.com</u>
MAILING ADDRESS: (Street) <u>802 Crest Oak Ct.</u>	
(City, State, Zip Code) <u>Arlington, TX 76012</u>	

1. Has a previous application or appeal been filed on this property? ☐ Yes ☒ No

1.a. If yes, when was the application or appeal filed?

2. Identify any requirements of Section 17-422 of the Kennedale city code that cannot be met. Give reason(s) why the requirement(s) cannot be met. Use the back of this form or attach a separate page if additional space is needed.

☐ The minimum sq footage will not be met. This structure will be a detached guest house when primary structure is complete.

3. If the special exception request is for a land use, is the request for a use not allowed in the zoning district?

☐ Yes ☒ No

3.a. Is this a remodel of an existing structure? ☐ Yes ☒ No

3.b. Is this new construction? ☒ Yes ☐ No

4. If the special exception request is for oil or gas well drilling, how many wells are requested for this location?

5. Special exceptions may be granted by the Board of Adjustment only if all of the conditions listed on the Notice to Special Exception Applicant are present.

Lodh Davidson
Signature of applicant

4-29-16
Date

Standards for Special Exceptions

(1) Will the establishment, maintenance, or operation of the use you are requesting be materially detrimental to or endanger the public health, safety, morals or general welfare?

No

(2) Will the uses, values and enjoyment of other property in the neighborhood for purposes already permitted be in any foreseeable manner substantially impaired or diminished by the establishment, maintenance or operation of the use for you are requesting a special exception?

No

(3) Will the establishment of the use you are requesting significantly impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district?

No

(4) Have adequate utilities, access roads, drainage and other necessary site improvements been (or will be) provided? (If adequate improvements are not already in place, you must demonstrate what improvements you will make and how/when.)

Yes

(5) Have adequate measures been taken or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets?

Yes

(6) Does the use conform to all applicable area, yard, height, lot coverage, building size and exterior requirements and parking space regulations of the district in which it is located (see Sections 17-405, 17-421, and 17-424 of Kennedale city code)?

Once all construction is complete, then yes.
Until that time it will be smaller
than code allows.

Secondary
Structure
600 sq. ft.

↑
Property continues
for 589 ft.

Primary
Structure

3000 sq. ft.

Property line

Drive way

Property line

1" = 20'

S. Joplin Rd.

How will the establishment, maintenance, or operation of the use you are requesting not be materially detrimental to or endanger the public health, safety, morals or general welfare?

The secondary structure, which will eventually be used as a guest house, will meet all city coding guidelines with the exception of square footage.

2. How will the uses, values and enjoyment of other property in the neighborhood for purposes already permitted not be in any foreseeable manner substantially impaired or diminished by the establishment and/or maintenance for you are requesting a special exception?

The guest house will be visually attractive and set well away from all property boundaries.

3. How will the establishment of the building you are requesting not impede the normal and orderly development and improvement of the surrounding properties uses permitted in the district? (the uses in your area are primarily residential)

The guest house will be well within the boundaries of our property and will have no affect on any development on any other property.

4. Have adequate utilities, access roads, drainage and other necessary site improvements been (or will be) provided? – Here you will need to explain what measures you are taking to install services i.e. Arlington water and septic system being put in but you will need to provide just a little more detail in your own words.

The lot is being surveyed, so the structure will be safe from any drainage issues and since it is well within our lot will cause no drainage issues for anyone else. There will be a driveway leading to the guest house which will also serve as the drive for our primary structure. Arelington will provide water and an approved septic system will deal with all waste. Oncoe has already been contacted to provide electric service.

5. Have adequate measure been taken or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets? Here you will need to describe how your development of the structure will not impact the traffic congestion (if there is any) of the streets that are in place currently.

Traffic is not an issue at present, but we will have a drive into the lot with a turn around for easy exiting.

6. Does the use conform to all applicable area, yard, height, lot coverage, building size and exterior requirements and parking space regulations of the district in which it is located? – Here you will need to describe why it does. Provide information on the square footage of the building, the height, what materials are being used on the exterior of the building (we don't allow steel exteriors unless it is encased in a material of wood, vinyl, concrete, etc.) and if there will be parking. The setback requirements for accessory buildings is 8 ft. from the side lot lines and the rear lot lines and 5 feet from the main structure so just make sure to include that it meets that requirement as well.

The structure will be 600 sq. ft. with the exterior composed of the same masonry product that will be used on the house. Height will be standard for a one story structre (appx. 15 ft.). It will be set 15 feet from the nearest lot boundary and 20 ft from the primary structure. There will be a parking space along with the turnaround at the end of the drive.

Rachel told me that it isn't a bad idea to include the information of your family (however many) will be staying in the accessory building while your house is being built.

While the primary structure is being built there will occasionally be 1 or 2 (myself and my wife) staying at the guest house.

Definitely get with the police department to get records of the break ins in the area as well so you can have the factual information to provide to them. Be sure to let them know that you aren't going to build the guest house first and that the foundation will be poured the same time as the primary structure.

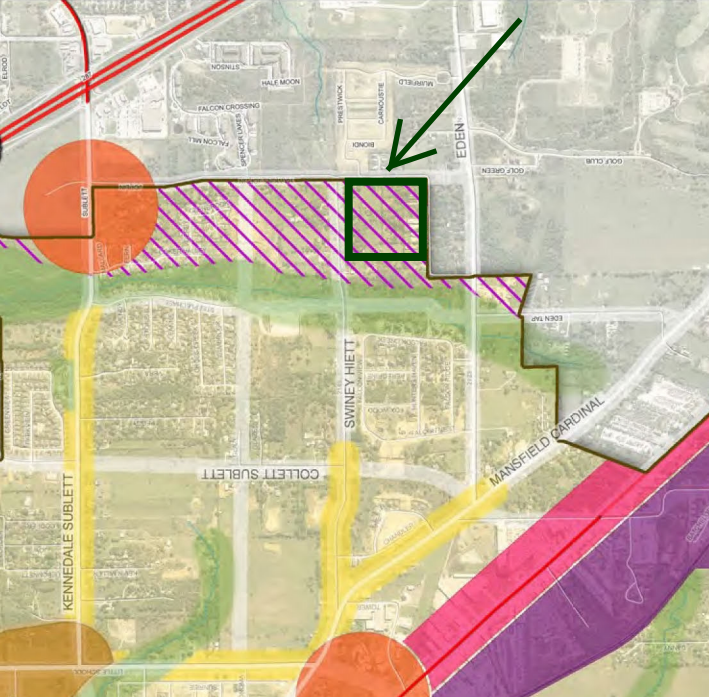
I intend to have the primary structure already underway befor the guest house is built.

Also, make sure to let the board know that you will NOT be renting the guest house out.

We have no intention of ever renting the guest house. When our children are in town, there could be as many as 3 people staying there.



A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.





STAFF REPORT TO THE BOARD OF DIRECTORS

Date: June 28, 2016

Agenda Item No: REPORTS/ANNOUNCEMENTS - A.

I. Subject:

Postponement of Case BOA 15-05

II. Originated by:

III. Summary:

The applicant for Case BOA 15-05 has requested his case be postponed until the board's meeting in August.

IV. Recommendation:

V. Alternative Actions:

VI. Attachments: