

<b>AGENDA</b>
<b>ZONING BOARD OF ADJUSTMENT CITY OF MANSFIELD, TEXAS CITY COUNCIL CHAMBERS WEDNESDAY, JANUARY 11, 2017, 6:00 PM</b>

**1. CALL TO ORDER**

**2. APPROVAL OF LAST MEETING MINUTES**

**3. PUBLIC HEARINGS:**

- A.** ZBA#16-009: Request for a Special Exception under Section 6300.E.6 of the Zoning Ordinance to allow an accessory building with an area of approximately 665 square feet and a height of approximately 19 feet at 702 Glen Abbey Dr.
- B.** ZBA#16-010: Request for a Special Exception under Section 6300.E.6 of the Zoning Ordinance to allow a playhouse with an area of approximately 119 square feet and a height of approximately 14 feet, 10 inches, at 2314 Chaparral Tr.

**4. ADJOURNMENT OF MEETING**

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on **January 5, 2017**, in accordance with Chapter 551 of the Texas Government Code.

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Delia Jones, Secretary

- This building is wheelchair accessible. Disabled parking spaces are available. Request for sign interpreter services must be made 48 hours ahead of meeting to make arrangements. Call 817-473-0211 or TDD 1-800-RELAY TX, 1-800-735-2989.

**ZONING BOARD OF ADJUSTMENT  
CITY OF MANSFIELD**

**December 7, 2016**

Chairman Jones called the meeting to order at 6:00 p.m. in the Council Chambers of City Hall, 1200 East Broad Street, with the meeting being open to the public and notice of said meeting, giving date, place, and subject thereof, having been posted as prescribed by Chapter 551, Texas Government Code, with the following members present:

**Present:**

Kelly Jones	Chairman
Robyn Accipiter	Vice-Chairman
Ann Smith	Board Member
Joe Glover	Board Member
Don Michael	Board Member

**Absent:**

None

**Staff:**

Art Wright	Planner
Delia Jones	Secretary

**Approval of Last Meeting Minutes**

Board Member Michael made a motion to approve the minutes of the October 5, 2016, meeting. Board Member Smith seconded the motion, which carried by the following vote:

**Ayes:** 5 – Jones, Accipiter, Smith, Glover and Michael

**Nays:** 0

**Abstain:** 0

**ZBA#16-008: Request for a Special Exception under Section 6300.E.6 of the Zoning Ordinance to allow an accessory building with an area of approximately 560 square feet and a height of approximately 19 feet 3 inches at 1808 Gertie Barrett Road**

Jenny Scarborough, representing the applicant, gave a brief presentation and was available to answer questions.

Chairman Jones opened the public hearing.

Seeing no one come forward to speak, Chairman Jones closed the public hearing.

Chairman Jones read the criteria for approval.

Board Member Glover made a motion to approve the request. Vice-Chairman Accipiter seconded the motion, which carried by the following vote:

**Ayes:** 5 – Jones, Accipiter, Smith, Glover and Michael

**Nays:** 0

**Abstain:** 0

**Adjournment**

With no further business Chairman Jones adjourned the meeting at 6:05 p.m.

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Kelly Jones, Chairman

ATTEST:

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Delia Jones, Secretary

## **ZBA COMMUNICATION**

**Agenda Date:** January 11, 2017

**Case Number:** ZBA#16-009

**Applicant:** Michael Woods, Providence Homes, Inc.

**Subject Land Use:** Single-family residential

**Zoning:** SF-12/22 and SF-8.4/18

**Request:** Special Exception to allow an accessory building with an area of 665 square feet and a height of approximately 19 feet

**Zoning Ordinance Reference:** 6300.E.6

**Location:** 702 Glen Abbey Dr.

### **STAFF COMMENTS**

The applicant is requesting a Special Exception to allow a pool cabana on the property with an area of approximately 665 square feet and a height of approximately 19 feet. The Board may grant a Special Exception under these regulations if all of the following criteria are met.

1. The building or structure must be located on a lot of one-half (0.5) acre in size or larger. According to the applicant, the property is 7.9 acres.
2. The applicant is not requesting an exception for the total building area. Together with the existing accessory buildings on the property, the cabana will not exceed 2% of the square footage of the lot.
3. The applicant is requesting an exception for the building height. The maximum height allowed for an accessory building is 12 feet. The Board may grant a Special Exception to allow accessory buildings up to 35 feet in height for properties over two acres in size. The applicant is requesting a height of approximately 19 feet.
4. The applicant is not requesting a reduction to the setback requirements for the proposed building.
5. The Board must find that there will be no negative impact to abutting properties.

Please note that the accessory building regulations are intended to restrict tall or large accessory buildings from being located too close to property lines. To this end, the Board may establish conditions with respect to the maximum area, height and setbacks of the accessory building. If approved, the accessory building may not be used for business purposes.

### **Attachments:**

Maps and supporting information

Site plan and exhibits

Provisions of Section of 6300.E.6







December 5, 2016

From: Michael Wood  
Providence Homes, Inc.  
6812 Wren Lane  
North Richland Hills, Texas 76182

To: City of Mansfield  
Zoning Board of Adjustments  
1200 E. Broad Street  
Mansfield, Texas 76063

Re: Zoning Board of Adjustment Special Exception  
Proposed Cabana Structure  
702 Glen Abbey Drive

I am representing Mike and Shirley Slataper to request a special exception for structure height for a proposed detached open air cabana structure to be constructed on the 7.9 acre property located at 702 Glen Abbey Drive, also known as Lot 34RA, Block 18, Walnut Estates, an addition to the City of Mansfield, Tarrant County, Texas.

Mr. and Mrs. Slataper are making preparations to build a new pool and detached open air cabana. The cabana is 665 sq. ft. and is not air conditioned and will have a wood burning fireplace and an outdoor kitchen. The pool and outdoor kitchen will be permitted separately from the cabana structure. The interior and exterior walls of the cabana structure will be stone veneer to match the stone on the existing house. The roof of the cabana structure will have a roof pitch of 6:12 and will be a standing seam copper metal roof. The foundation of the cabana is an engineered structural foundation on piers. The cabana structure is to be placed 10'-0" from the main house at its nearest corner.

We are requesting a special exception for the overall height of the structure to be increased to 19'-0" from top of foundation to top of chimney. The proposed cabana is a single story structure with a plate height of 12'-0". The main ridge height of the roof is 16'-9". The top of the chimney will be at 1'-3" above the main ridge which translates to a 19'-0" overall height for the structure.

The total area under roof for the two story main house is 7,567 sq. ft. There are four other accessory structures on the property (see list of structures below) which have a total square footage of 2,182 sq. ft. When combined with the 665 sq. ft. proposed cabana structure, the total square footage of accessory structures would be 2,847 sq. ft. (.0826% of the 7.9 acres).

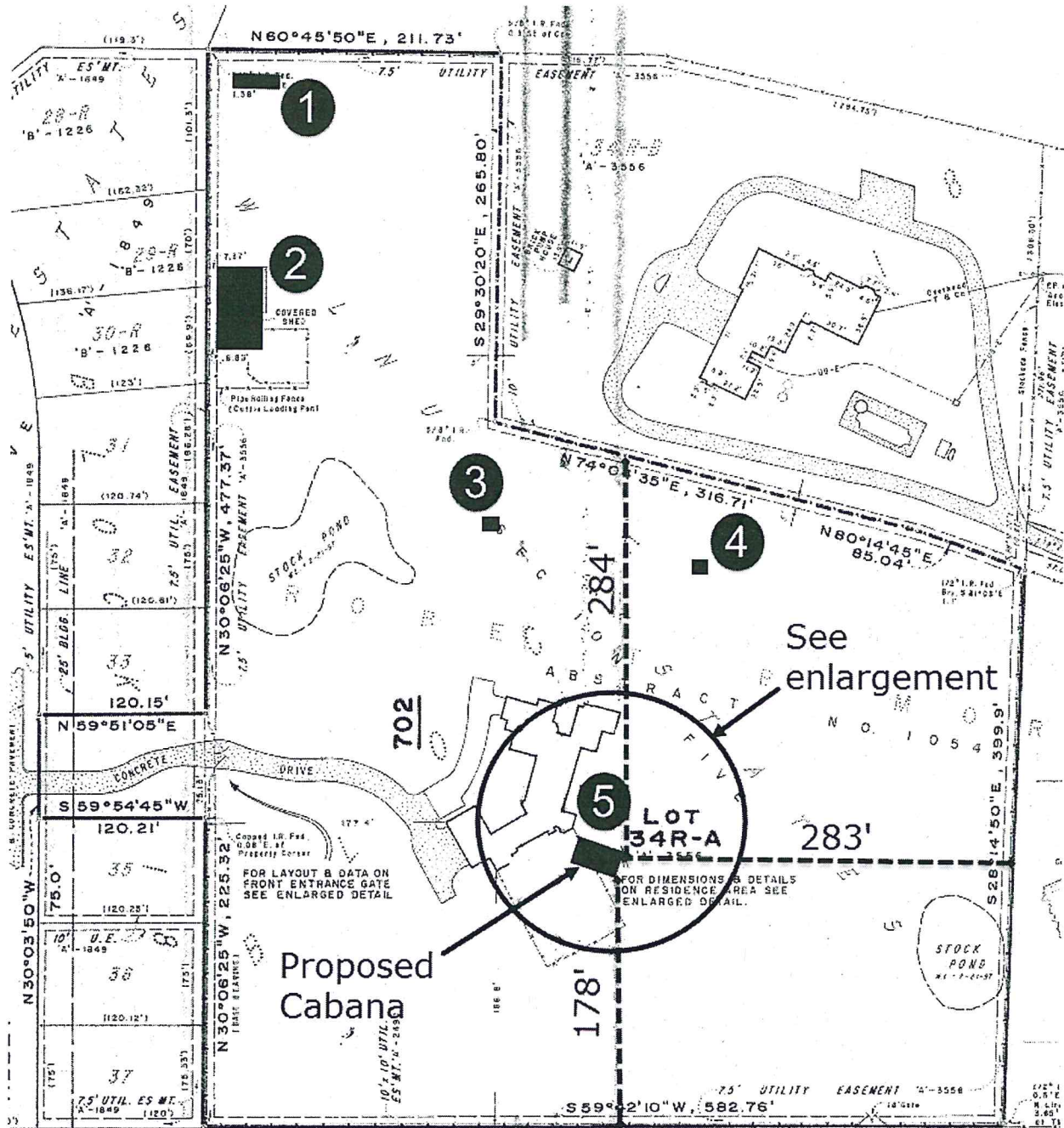
3 sided hay shed on skids	10x10	100 sf
3 sided hay shed on skids	10x10	100 sf
Existing barn	31x50	1,550 sf
Existing 3 sided shed	12x36	432 sf
	Subtotal	2,182 sf
Proposed cabana	19x35	665 sf
	Total	2,847 sf

Sincerely,



Michael Wood  
Providence Homes, Inc.

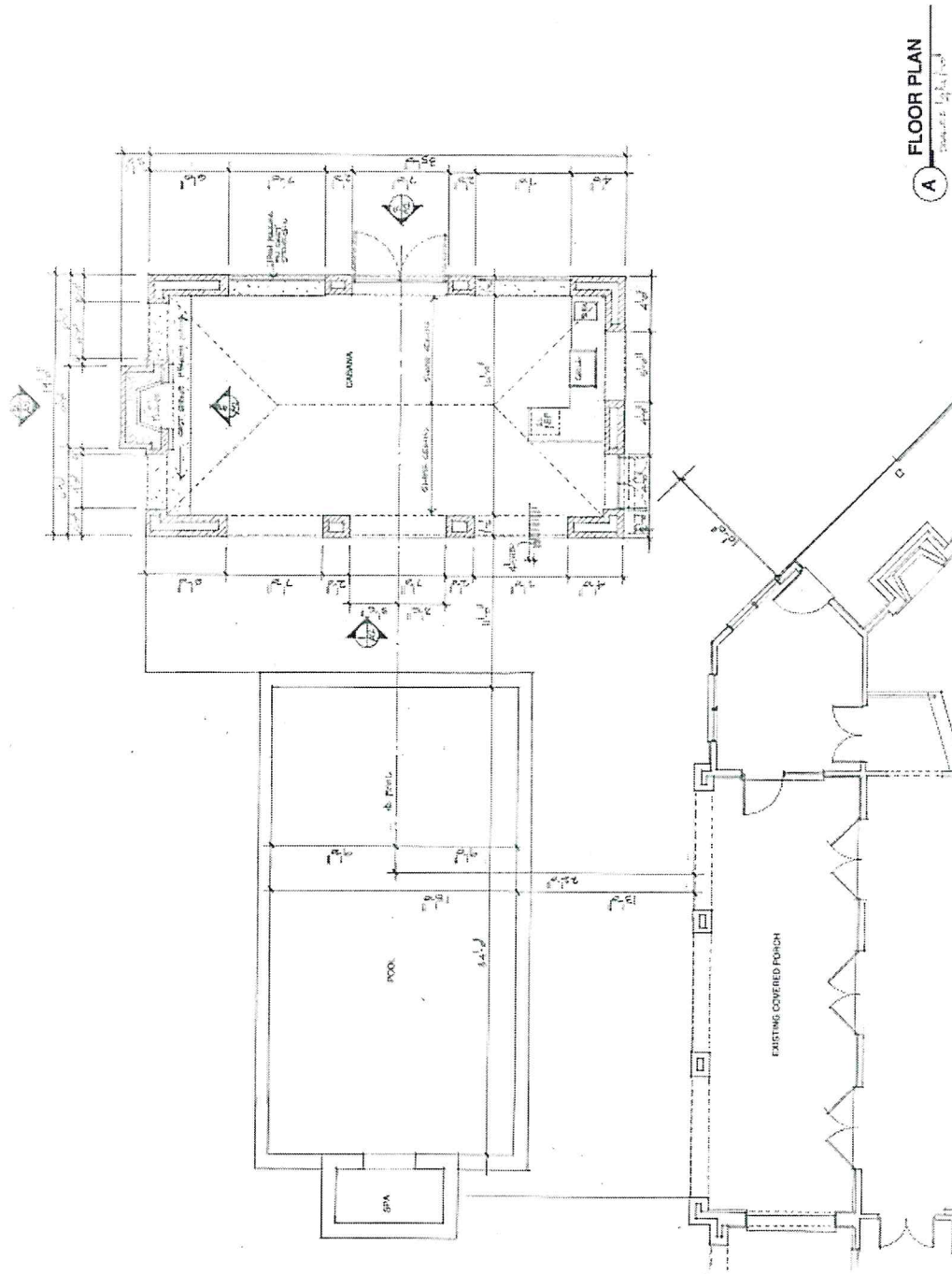
**702 Glen Abbey Drive  
Proposed Cabana Structure**



1	Existing 3-sided shed	12x36	432 SF
2	Existing barn	31x50	1550 SF
3	3-sided hay shed on skids	10x10	100 SF
4	3-sided hay shed on skids	10x10	100 SF
5	Proposed cabana structure	19x35	<u>665 SF</u>

TOTAL AREA OF ACCESSORY BUILDINGS	2847 SF
TOTAL LAND AREA S.F.	344,777 SF
% ACCESSORY BUILDINGS S.F. OF TOTAL LAND AREA S.F.	.0826%

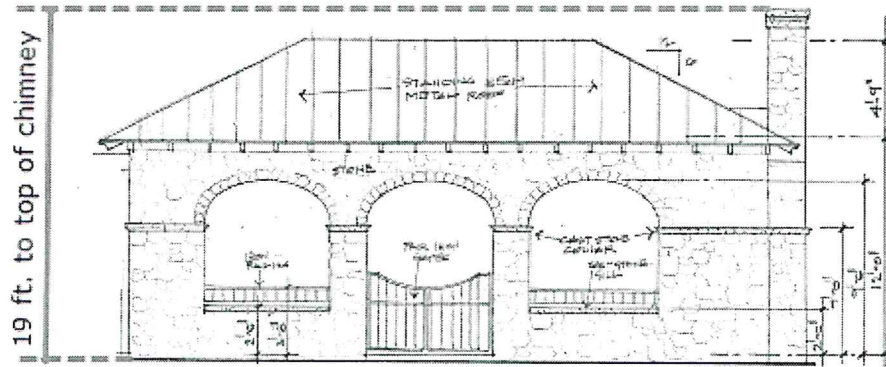
**702 Glen Abbey Drive  
Proposed Cabana Structure**



- The proposed structure is a single story 19' x 35' open air cabana that has both interior and exterior stone masonry walls with a standing seam metal roof.
- The proposed structure is to be located 10'-0" from the main house at the closest point
- The proposed structure will have a masonry fireplace and outdoor kitchen.
- The pool shown is a future pool and will be permitted separately.

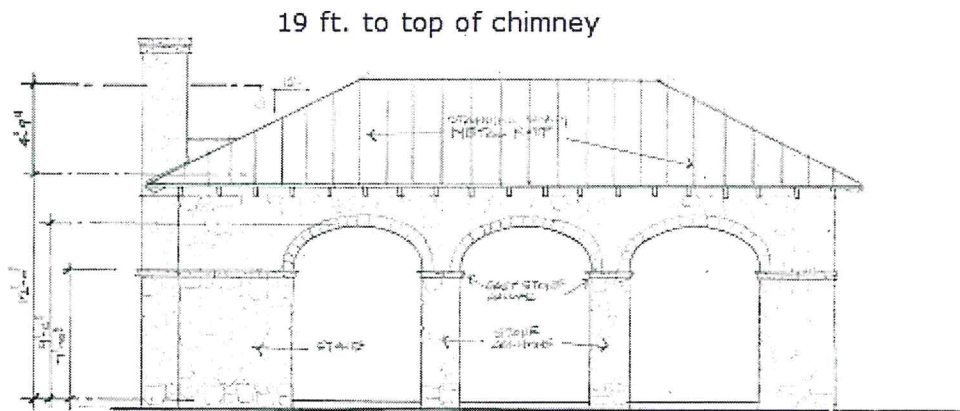


**702 Glen Abbey Drive  
Proposed Cabana Structure**



**3 CABANA ELEVATION**  
SCALE: 1/4" = 1'-0"

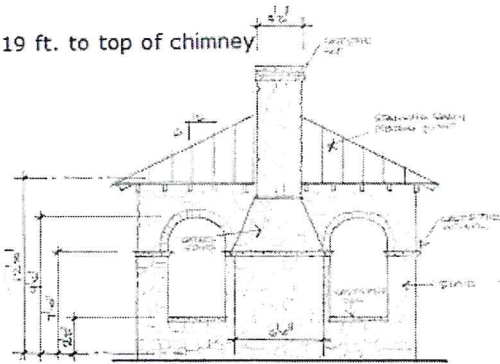
- The plate height of walls for the proposed cabana is 12 ft.
- Interior and exterior walls to have stone veneer masonry walls.
- The roof of the proposed cabana is a 6/12 pitch standing seam bronze colored metal roof. The main ridge of the roof is 16'-9" from foundation.
- The chimney for the wood burning fireplace is 19'-0" from foundation
- Special exception is requested to for the overall height of the structure to be 19'-0" to accommodate for the 19 ft. tall chimney and the 16'-9" high main roof ridge.



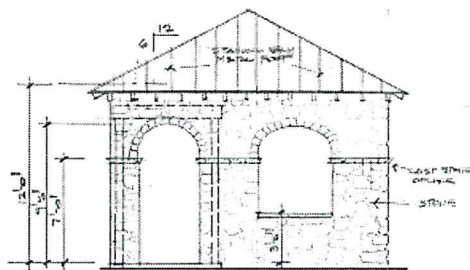
**1 CABANA ELEVATION**  
SCALE: 1/4" = 1'-0"



702 Glen Abbey Drive  
Proposed Cabana Structure



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



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

## **SECTION 6300.E.6**

6. An increase in the maximum allowable area or height, or a reduction of the minimum setback requirements for accessory buildings or structures.

- a. Conditions of Approval:

1. No special exception may be granted by the Board of Adjustment unless the building or structure is to be located on a lot of one-half (0.5) acre in size or larger.
2. The Board may grant an increase in building area provided that the total building area resulting from the approval of the special exception shall not exceed four (4) percent of the square footage of the lot.
3. The Board may grant an increase in height not to exceed twenty-four (24) feet for buildings or structures located on lots of one-half (0.5) acre to two (2) acres in size, and not to exceed thirty-five (35) feet for buildings or structures located on lots of two (2) acres in size or larger.
4. The Board may grant a reduction in the minimum required setbacks to allow an accessory building to be located no closer than five (5) feet from the side property line and seven and one-half (7.5) feet from the rear property line, unless the accessory building or structure is intended to house or contain livestock, in which case the setbacks established in Section 7800.B.13 shall apply.
5. To grant a special exception, the Board must find that there will be no negative impact to the abutting properties.

## **ZBA COMMUNICATION**

**Agenda Date:** January 11, 2017

**Case Number:** ZBA#16-010

**Applicant:** Marissa LaCour

**Subject Land Use:** Single-family residential

**Zoning:** SF-12/22

**Request:** Special Exception to allow a playhouse with an area of approximately 119 square feet and a height of approximately 14 feet, 10 inches

**Zoning Ordinance Reference:** 6300.E.6

**Location:** 2314 Chaparral Tr.

### **STAFF COMMENTS**

The applicant is requesting a Special Exception to allow a playhouse on the property with an area of approximately 119 square feet and a height of approximately 14 feet, 10 inches. The Board may grant a Special Exception under these regulations if all of the following criteria are met.

1. The building or structure must be located on a lot of one-half (0.5) acre in size or larger. According to the applicant, the property is 1.108 acres.
2. The applicant is not requesting an exception for the total building area. Together with the existing accessory building on the property, the playhouse will not exceed 2% of the square footage of the lot.
3. The applicant is requesting an exception for the building height. The maximum height allowed for a accessory building is 12 feet. The Board may grant a Special Exception to allow accessory buildings up to 24 feet in height for properties less than two acres in size. The applicant is requesting a height of approximately 14 feet, 10 inches.
4. The applicant is not requesting a reduction to the setback requirements for the proposed building.
5. The Board must find that there will be no negative impact to abutting properties.

Please note that the accessory building regulations are intended to restrict tall or large accessory buildings from being located too close to property lines. To this end, the Board may establish conditions with respect to the maximum area, height and setbacks of the playhouse. If approved, the accessory building may not be used for business purposes.

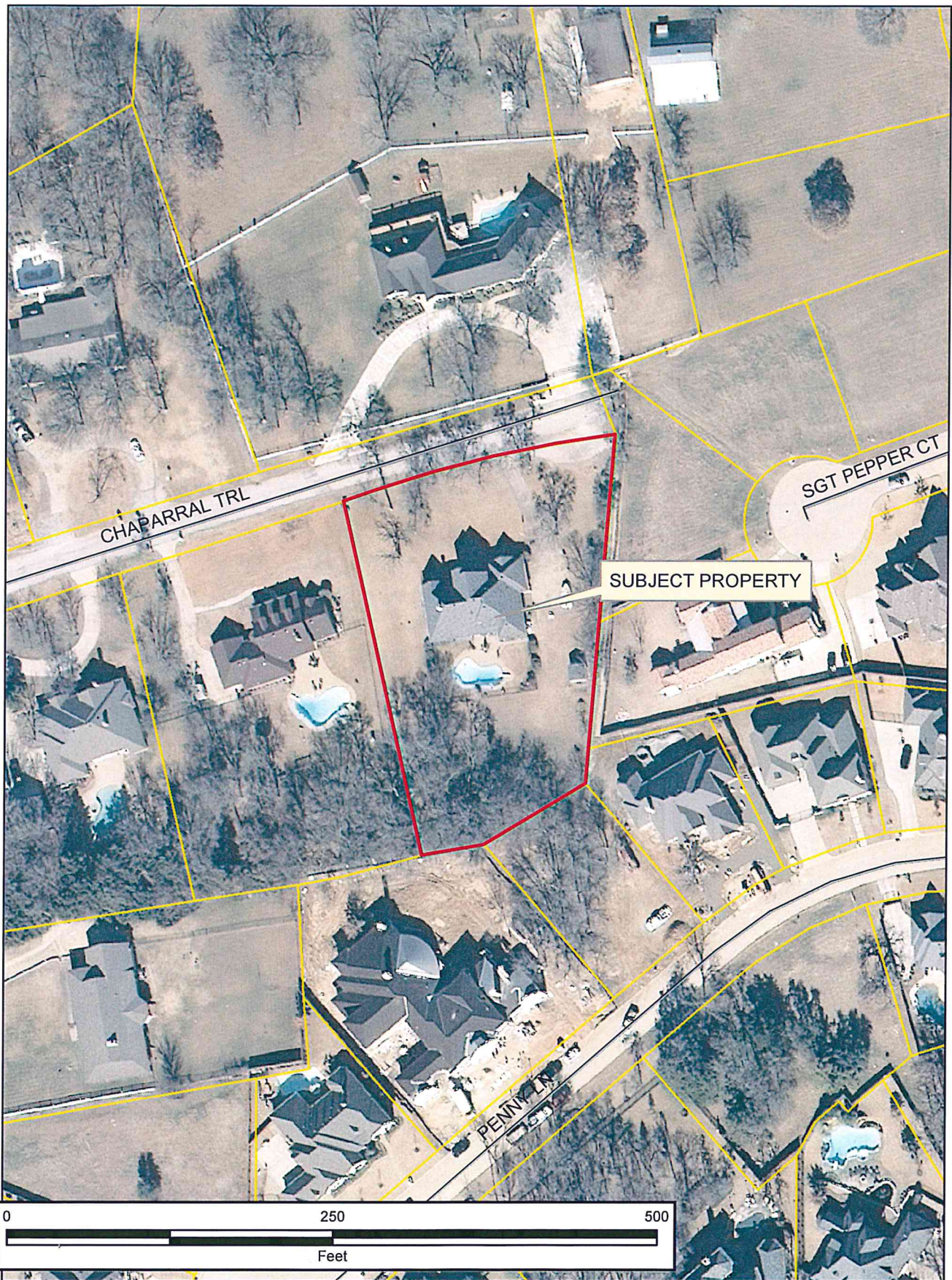
#### **Attachments:**

Maps and supporting information

Site plan and exhibits

Provisions of Section of 6300.E.6





This information is for illustrative purposes only. Not for design or development purposes. Site-specific studies may be required to obtain accurate feature locations. Every effort is made to ensure the information displayed here is accurate; however, the City of Mansfield makes no claims to its accuracy or completeness.

**ZBA# 16-010**

12/07/2016



2314 Chaparral Trail  
Playhouse/Swing set

Letter of Request

This letter is to kindly request a special exception on the height of our Playhouse/Swing set for our two children. We would like to be allowed a height of 14' 10" instead of 12'.

Below addresses the 4 conditions that must be met:

- (1) We are on a lot greater than one-half acre. We are located on a 1.108 acre lot.
- (2) All additional structures do not exceed 4% of the square footage of our lot.
- (3) The height of the structure shall not exceed twenty-four (24) feet in height. It will be 14' 10" from the ground to the top of the high point of the playhouse.
- (4) It will not be closer than 5' from the side and 7.5' from the back of the property line. It is approximately 17' from the back and 25' from the side of our property line.

Thank you so much for your consideration. Please feel free to contact me with any additional questions.

Kind Regards,

Marissa LaCour

*Marissa LaCour* 12/7/16

2314 Chaparral Trail  
Mansfield, TX 76063  
214-557-3195

2314 Chaparral Trail

Playhouse/Swing set Description and Site Plan

- (a) This is a swing set/playhouse for our two children (Liberty 8 yrs old and Asher 6 yrs old). It is a raised deck with a playhouse on top. We plan to have a slide, fireman's pole, bucket and pulley and possibly some swings and/or a rock climbing wall off the deck to serve as their swing set.
- (b) It is situated in our backyard surrounded by trees. Please see the attached survey for the location on our lot. It is approximately 17' from our back fence and 25' from our side fence. We live on a 1.108 acre lot.
- (c) The dimension of the deck is approximately 10' by 11' 10" with a 6' by 8' playhouse on top.
- (d) The square footage of the structure is approximately 119 square feet.

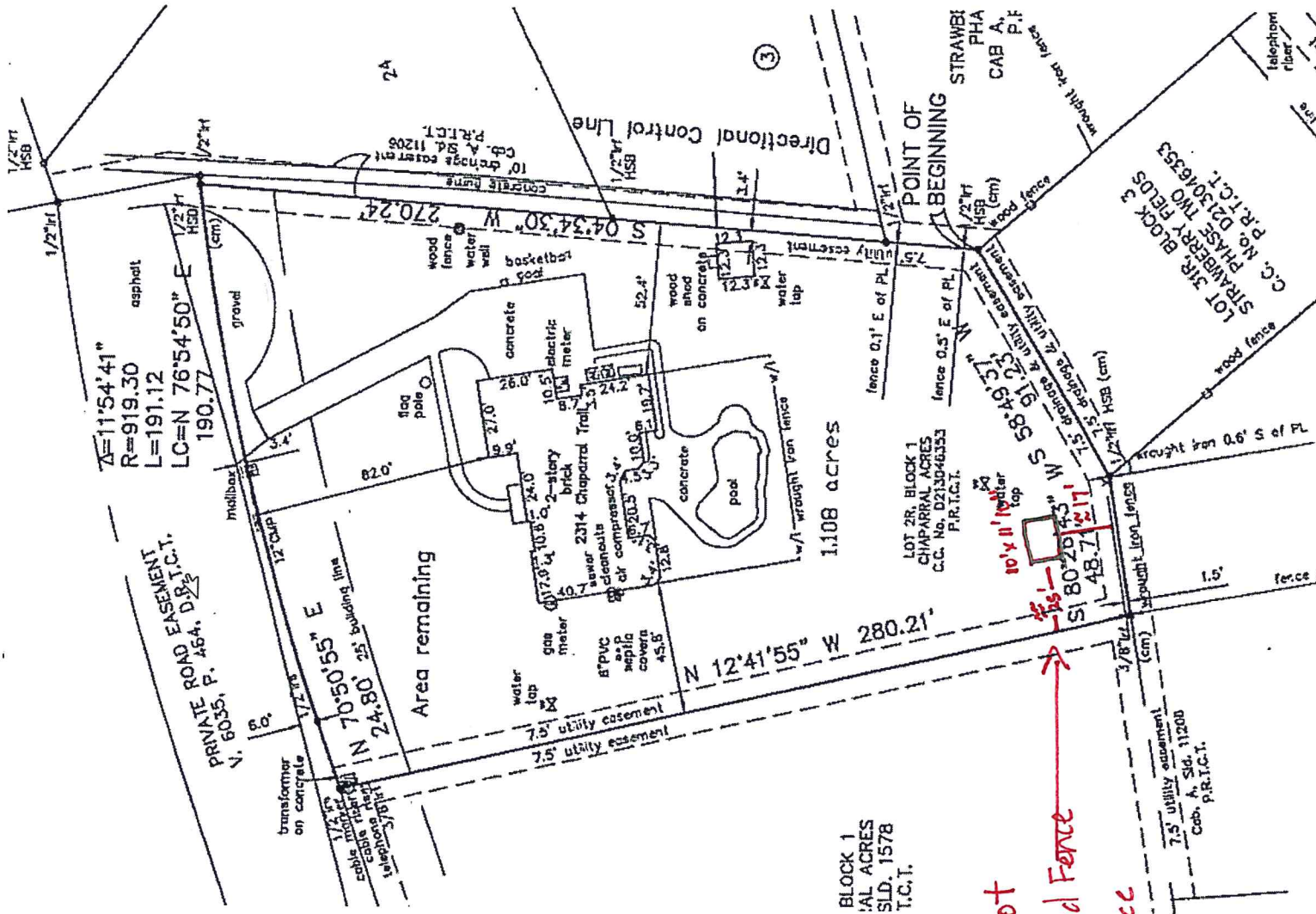
12/7/16

Marissa LaCoe



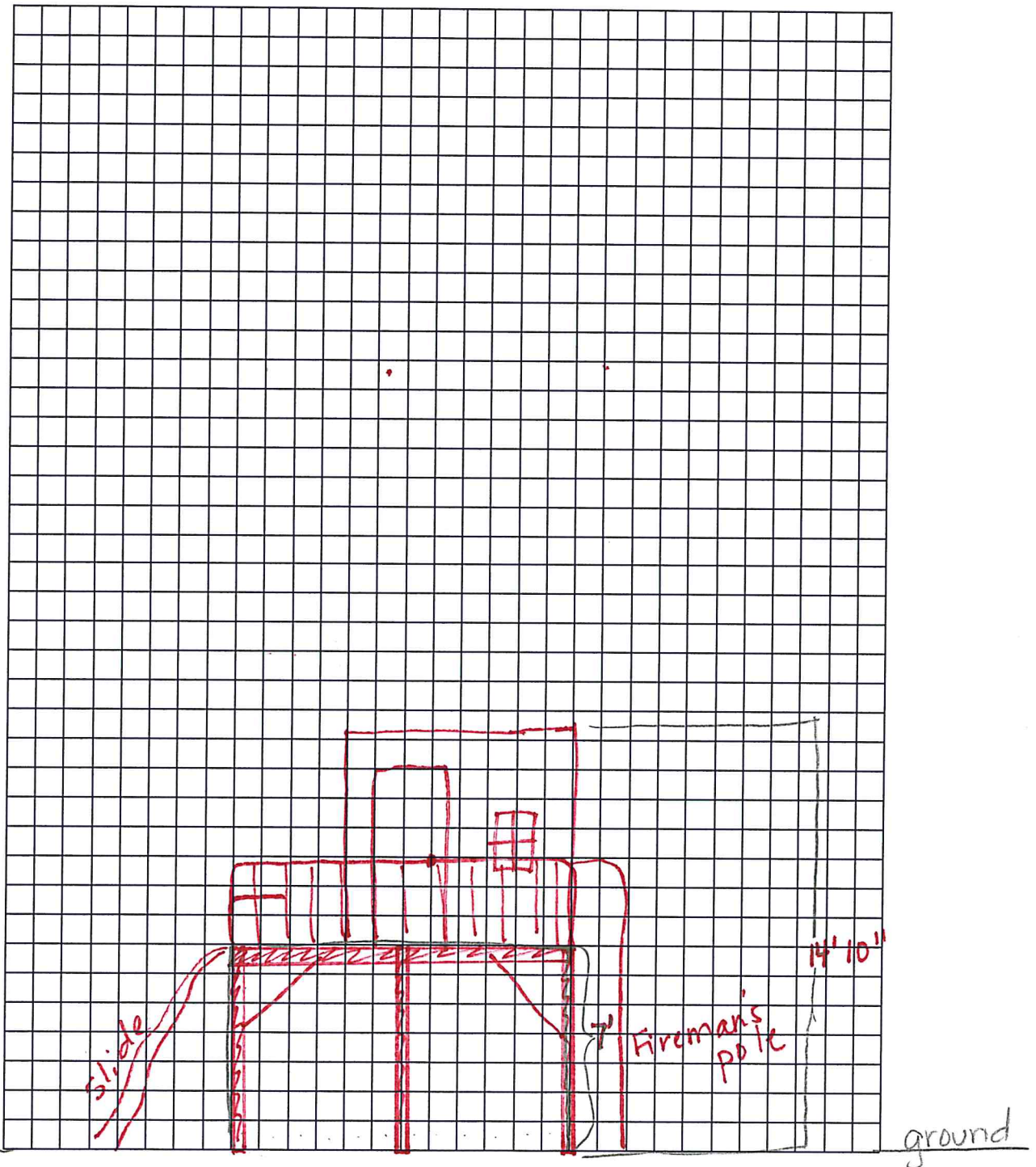
2314 Chaparral Trail

Wednesday, December 07, 2016 1:53:28 PM - Survey (1).pdf



2314 Chaparral Trail  
swingset/playhouse

Front View

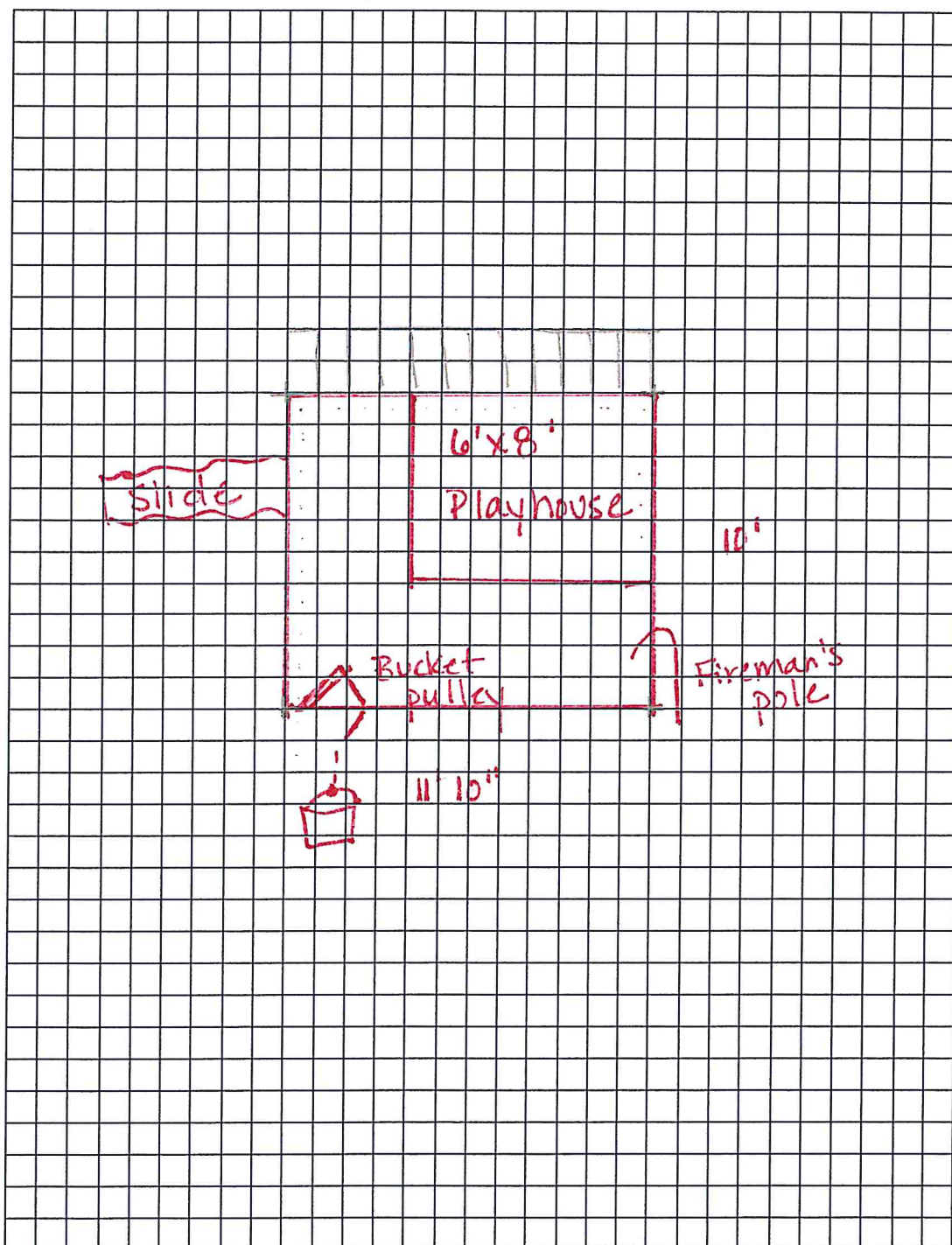


Deck = 7' high  
Highest point from ground to highest point on roof of  
play house = 14' 10"

$\Delta = 1'$

2314 Chaparral Trail  
Swingset / playhouse

Top View









## **SECTION 6300.E.6**

6. An increase in the maximum allowable area or height, or a reduction of the minimum setback requirements for playhouses or structures.

- a. Conditions of Approval:

1. No special exception may be granted by the Board of Adjustment unless the building or structure is to be located on a lot of one-half (0.5) acre in size or larger.
2. The Board may grant an increase in building area provided that the total building area resulting from the approval of the special exception shall not exceed four (4) percent of the square footage of the lot.
3. The Board may grant an increase in height not to exceed twenty-four (24) feet for buildings or structures located on lots of one-half (0.5) acre to two (2) acres in size, and not to exceed thirty-five (35) feet for buildings or structures located on lots of two (2) acres in size or larger.
4. The Board may grant a reduction in the minimum required setbacks to allow an playhouse to be located no closer than five (5) feet from the side property line and seven and one-half (7.5) feet from the rear property line, unless the playhouse or structure is intended to house or contain livestock, in which case the setbacks established in Section 7800.B.13 shall apply.
5. To grant a special exception, the Board must find that there will be no negative impact to the abutting properties.