



Legislation Text

File #: 21-4097, **Version:** 1

ZBA#21-003: Request for a Special Exception under Section 155.082(E)(6) of the Code of Ordinances to allow an accessory building with an area of approximately 2607 square feet and a height of approximately 16 feet at 2315 Chaparral Trail Drive; Darrell and Dee Murphy, owners

The applicants had a storage building constructed on their property without a permit. To bring the structure into compliance with the City's regulations the applicants are requesting Special Exceptions to allow the building with an area of approximately 2,608 square feet and approximately 16 feet in height. The applicants' letter states the new structure will be 85'6" by 30'6" with an area of 2,601 square feet. The actual total square footage of the new building according to the measurements is approximately 2,608 square feet.

There is an existing horse barn on the back of the property which includes a "lean-to" and a small 60 square foot structure for the water well. These structures will remain on the property. Together with the new building, the total area of these structures will not exceed 2% of the property area.

The Board may grant a Special Exception under Section 155.082(E)(6) if the following criteria are met:

1. The building must be located on a lot of 12,000 square feet in size or larger. The property is approximately 276,606 square feet (6.35 acres) according to the Tarrant County Appraisal District.
2. The applicant is not requesting an exception for the building area. The proposed building and the existing buildings combined will not exceed 2% of the square footage of the lot for accessory structures.
3. The applicant is requesting an exception to 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 24 feet in height for properties one-half to two acres in size. The applicant is requesting a height of approximately 16 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 155.082(E)(6)