

# AGENDA ITEM 16-01

**SUBJECT:** Conduct a Public Hearing to Consider/Discuss/Act on the Request by North Collin County Habitat for Humanity for a Variance to the Minimum Front and Rear Yard Setbacks, and for the Minimum Side Yard Setback at the corner, for the Property Located at 1104 Canal Street.

**MEETING DATE:** March 23, 2016

**DEPARTMENT:** Development Services-Building Inspections

**CONTACT:** Rick Herzberger, Chief Building Official

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**ZONING:** RG18

**EXISTING CONDITIONS:** Undersized lot with a double frontage requiring a 25' setback

**VARIANCES REQUESTED:**

ORDINANCE REQUIREMENTS	REQUESTED DIMENSIONS	VARIANCE FROM ORDINANCE
25' Front Yard Setback	20'	5'
25' Rear Yard Setback	20'	5'
25' Side Yard Setback at corner	15'	10'

**APPLICANT'S BASIS FOR VARIANCE:**

Applicant wishes to build a single family residence. Due to 95' lot depth, variances are need on the front and rear yard setbacks. Side yard at corner variance is needed due to double frontage requiring a 25' side yard setback.

**PUBLIC SUPPORT/OPPOSITION FOR REQUEST:**

To date, no letters of support and no letters of opposition have been submitted.

**BOARD AUTHORITY:**

The Board has authority to authorize a variance from the terms of the Zoning Ordinance as will not be contrary to the public interest if the literal enforcement of the Zoning Ordinance would result in unnecessary hardship due to special conditions unique to the property so that the spirit of the Zoning Ordinance is observed and substantial justice done. The Zoning Ordinance provides additional requirement for "yard variances" and "building or structure variances" that must also be met by an applicant seeking a variance in addition to the requirements set out hereinabove.

In addition to the general requirements set forth above the following requirements must also be met for a variance of the type identified below:

**Yard Requirements** The Board has the authority to permit a variance in the yard requirements of any district where there are unusual and practical difficulties or unnecessary hardships in the carrying out of these provisions due to an irregular shape of the lot, topographical or other conditions.

**SUPPORTING MATERIALS:**

- Variance Application
- Property Locator Map



**Action:            APPROVED                    DENIED                    TABLED**