

Wylie Zoning Board of Adjustments Regular Meeting

November 18, 2024 – 6:00 PM

Council Chambers - 300 Country Club Road, Building #100, Wylie, Texas 75098



CALL TO ORDER

COMMENTS ON NON-AGENDA ITEMS

Any member of the public may address Board regarding an item that is not listed on the Agenda. Members of the public must fill out a form prior to the meeting in order to speak. Board requests that comments be limited to three minutes for an individual, six minutes for a group. In addition, Board is not allowed to converse, deliberate or take action on any matter presented during citizen participation.

CONSENT AGENDA

All matters listed under the Consent Agenda are considered to be routine by the Board and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

- A. Consider, and act upon, approval of the meeting minutes from the November 4, 2024 Zoning Board of Adjustments Special Called Meeting.

REGULAR AGENDA

1. Hold a Public Hearing to consider and act upon a request by Hassan Butt for a variance to Section 1.2 of Planned Development 2018-10 to allow for an unenclosed attached patio cover within the rear setback. Property located at 1011 Manchester Drive. (ZBA 2024-12).
2. Hold a Public Hearing to consider and act upon a request by Douglas Beach for a variance to Section 25.4 of Zoning Ordinance 1991-22 to allow for an accessory structure over the maximum allowed square footage. Property located at 1800 Stone Glen Drive. (ZBA 2024-13).

WORK SESSION

RECONVENE INTO REGULAR SESSION

EXECUTIVE SESSION

RECONVENE INTO OPEN SESSION

Take any action as a result from Executive Session.

ADJOURNMENT

CERTIFICATION

I certify that this Notice of Meeting was posted on November 15, 2024 at 5:00 p.m. on the outside bulletin board at Wylie City Hall, 300 Country Club Road, Building 100, Wylie, Texas, a place convenient and readily accessible to the public at all times.

Stephanie Storm, City Secretary

Date Notice Removed

The Wylie Municipal Complex is wheelchair accessible. Sign interpretation or other special assistance for disabled attendees must be requested 48 hours in advance by contacting the City Secretary's Office at 972.516.6020. Hearing impaired devices are available from the City Secretary prior to each meeting.

If during the course of the meeting covered by this notice, the Board should determine that a closed or executive meeting or session of the Board or a consultation with the attorney for the City should be held or is required, then such closed or executive meeting or session or consultation with attorney as authorized by the Texas Open Meetings Act, Texas Government Code § 551.001 et. seq., will be held by the Board at the date, hour and place given in this notice as the Board may conveniently meet in such closed or executive meeting or session or consult with the attorney for the City concerning any and all subjects and for any and all purposes permitted by the Act, including, but not limited to, the following sanctions and purposes:

Texas Government Code Section:
§ 551.071 – Private consultation with an attorney for the City.



Zoning Board of Adjustment

AGENDA REPORT

Department: Planning

Item: A

Prepared By: Gabby Fernandez

Subject

Consider, and act upon, minutes from the November 4, 2024 Regular Meeting.

Recommendation

Motion to approve Item A as presented.

Discussion

The minutes are attached for your consideration

Wylie Zoning Board of Adjustments Special Called Meeting

November 4, 2024 – 6:00 PM

Council Chambers - 300 Country Club Road, Building #100, Wylie, Texas 75098



CALL TO ORDER

Chair Covington called the meeting to order at 6:01 p.m. In attendance were Chair Richard Covington, Vice-Chair I-isha Hudson, Board Member Aaron Lovelace, Board Member Hamza Fraz and Board Member Gordon Hikel. Staff present were Director of Community Services Jasen Haskins, Senior Planner Kevin Molina, and Administrative Assistant Gabby Fernandez.

COMMENTS ON NON-AGENDA ITEMS

Any member of the public may address Board regarding an item that is not listed on the Agenda. Members of the public must fill out a form prior to the meeting in order to speak. Board requests that comments be limited to three minutes for an individual, six minutes for a group. In addition, Board is not allowed to converse, deliberate or take action on any matter presented during citizen participation.

None approached the Board.

CONSENT AGENDA

All matters listed under the Consent Agenda are considered to be routine by the Board and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

- A. Consider, and act upon, approval of the meeting minutes from the September 16, 2024 Zoning Board of Adjustments meeting.

BOARD ACTION

A motion was made by Board Member Hikel and seconded by Board Member Lovelace to approve the Consent Agenda as presented. A vote was taken and carried 5 – 0.

REGULAR AGENDA

1. Hold a Public Hearing to consider and act upon a request by Collin Community College for a variance to Section 7.3 of Zoning Ordinance 2023-23 to allow for temporary parking on a flex base surface for a period of 24 months. Property located at 391 Country Club Road. (ZBA 2024-06).

Chair Covington opened the public hearing at 6:08 pm. No one approached the Commission. Chair Covington closed the public hearing at 6:08 pm.

Board Action on Regular Agenda Item 1

A motion was made by Board Member Hikel and seconded by Board Member Lovelace to approve Agenda Item 1 as presented. A vote was taken and carried 5 – 0.

2. Hold a Public Hearing to consider and act upon a request by Brent Garen for a variance to Section 10.3 of Planned Development 2021-08 to allow for an unenclosed attached patio cover within the rear setback. Property located at 3304 Glenwood Dr. (ZBA 2024-07)

Chair Covington opened the public hearing at 6:14 pm. No one approached the Commission. Chair Covington closed the public hearing at 6:14 pm.

BOARD ACTION

A motion was made by Board Member Lovelace and seconded by Board Member Fraz to approve Agenda Item 2, as presented. A vote was taken and carried 5 – 0.

3. Hold a Public Hearing to consider and act upon a request by Wylie Shops by Slate for a variance to Section 7.3 of Zoning Ordinance 2023-23 to allow for temporary parking on 2” asphalt paving with 3” flex base compaction for a period of 24 months. Property located at 1820 N State Highway 78. (ZBA 2024-08).

Chair Covington opened the public hearing at 6:19 pm. No one approached the Commission. Chair Covington closed the public hearing at 6:19 pm.

BOARD ACTION

A motion was made by Board Member Lovelace and seconded by Board Member Hikel to approve Agenda Item 3, as presented. A vote was taken and carried 5 – 0.

4. Hold a Public Hearing to consider and act upon a request by Issac Shang for a variance to Section SF-C.1 of Planned Development 1999-39 to allow for an unenclosed attached patio cover within the rear setback. Property located at 3503 Barberry Drive. (ZBA 2024-09).

Chair Covington opened the public hearing at 6:23 pm. No one approached the Commission. Chair Covington closed the public hearing at 6:23 pm.

BOARD ACTION

A motion was made by Board Member Hikel and seconded by Vice-Chair Husdon to approve Agenda Item 4, as presented. A vote was taken and carried 5 – 0.

5. Hold a Public Hearing to consider and act upon a request by Joseph Tidwell for a variance to Section 4.2.16 of Planned Development 2005-24 to allow for an accessory structure within the rear setback. Property located at 504 Landing Drive. (ZBA 2024-10).

Chair Covington opened the public hearing at 6:27 pm. No one approached the Commission. Chair Covington closed the public hearing at 6:27 pm.

BOARD ACTION

A motion was made by Board Member Fraz and seconded by Vice-Chair Husdon to approve Agenda Item 4, as presented. A vote was taken and carried 5 – 0.

6. Hold a Public Hearing to consider and act upon a request by Susan Christensen for a variance to Section 1.2 of Planned Development 2018-10 to allow for an unenclosed pergola within the rear, side, and proximity to main structure setbacks. Property located at 1024 Manchester Drive. (ZBA 2024-11).

Chair Covington opened the public hearing at 6:38 pm. One member of the public addressed the Commission. Chair Covington closed the public hearing at 6:55 pm.

BOARD ACTION

A motion was made by Board Member Hikel and seconded by Vice-Chair Husdon to approve Agenda Item 6, as presented. A vote was taken and carried 5 – 0.

ADJOURNMENT

A motion was made by Board Member Hikel, and seconded by Vice-Chair Hudson, to adjourn the meeting. A vote was taken and carried 5 – 0. Chair Covington adjourned the meeting at 7:04 pm.

Richard Covington, Chair

ATTEST

Gabby Fernandez, Secretary



Wylie Zoning Board of Adjustments

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: 1

Subject

Hold a Public Hearing to consider and act upon a request by Hassan Butt for a variance to Section 1.2 of Planned Development 2018-10 to allow for an unenclosed attached patio cover within the rear setback. Property located at 1011 Manchester Drive. (ZBA 2024-12).

Recommendation

Motion to **approve or deny**.

Discussion

OWNER: Hassan Butt

APPLICANT: Hassan Butt

The applicant is requesting a variance to Section 1.2 of Planned Development 2018-10 to allow for 8' rear setbacks in lieu of 15' for the allowance of a 600 sq.ft. attached patio cover. The property is located at 1011 Manchester Drive.

The purpose of the Ordinance restricting rear setback requirements is to provide separation from adjacent properties and existing structures.

The applicant believes the variance request has merit for the following reasons:

- The city's Zoning Ordinance adopted as of June 2023 allows for a 10' rear setback for attached unenclosed patio covers; this request is a 2' variance from that allowance. The 15' setback restriction comes from the existing Planned Development that was originally established in 2018 (Ordinance 2018-10).
- The patio is unenclosed and allows for access on all sides of the structure.
- The Birmingham Bluffs Homeowners Association has been sent an approval request form. The applicant is waiting on a response.

Public comment forms were mailed to twenty-six (26) property owners within 200 feet of this request, as required by State Law. At the time of posting, one comment form was returned in favor and none in opposition of the request.

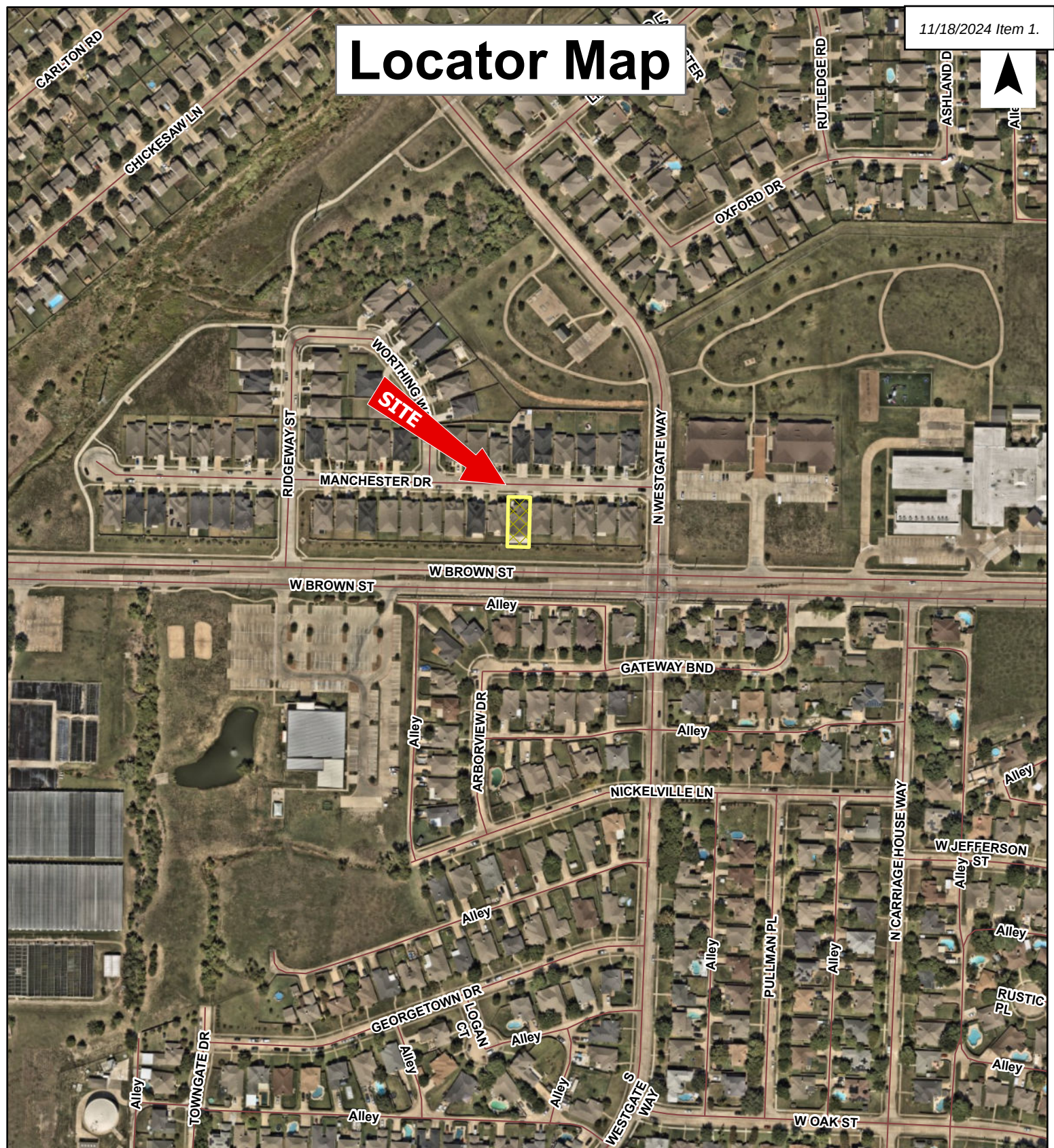
The Board shall not grant a variance to the development code which:

- (1) Permits a land use not allowed in the zoning district in which the property is located; or
- (2) Is in the public right-of-way or on public property; or
- (3) Alters any definition of the development code; or
- (4) Is other than the minimum variance that will afford relief with the least modification possible to the requirements of the development code; or
- (5) Is based on physical conditions or circumstances of the property so general or recurring in nature as to reasonably make practicable the formulation of a general regulation to be adopted as an amendment to the development code; or
- (6) Is based exclusively on findings of personal or financial hardship.

In order to grant a variance to the development code the Board shall find that all the following have been satisfied:

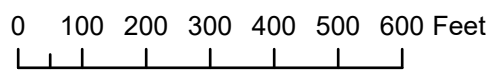
- (1) That there are unique physical circumstances or conditions of the lot, or other exceptional physical condition particular to the affected property;
- (2) That because of these unique physical circumstances or conditions, the property cannot be reasonably developed or used in compliance with the provisions of the development code;
- (3) That due to such unique physical circumstances or conditions, the strict application of the development code would create a demonstrated hardship;
- (4) That the demonstrable hardship is not self-imposed;
- (5) That the variance if granted will not adversely affect the proposed development or use of adjacent property or neighborhood;
- (6) That the variance, if granted will not change the character of the zoning district in which the property is located;
- (7) That the variance, if granted is in keeping with the intent of the development code; and
- (8) That the variance, if granted, will not adversely affect the health, safety or welfare of the citizens of Wylie.

Locator Map

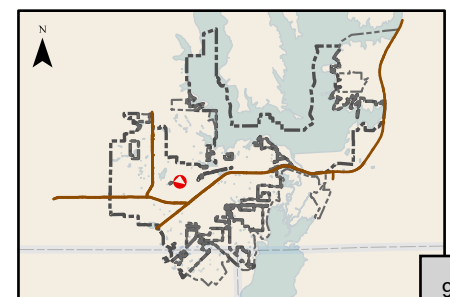


ZONING BOARD OF ADJUSTMENT CASE:
ZBA 2024-12 1011 Manchester Dr.

 SUBJECT property



Date: 11/4/2024



PLAT SHOWING

Lot 10, Block E of BIRMINGHAM BLUFFS, PHASE 1, an Addition to the City of Wylie, Collin County, Texas, according to the Plat thereof recorded in Volume 2019, Page 818, Map Records, Collin County, Texas; together with Certificate of Correction recorded under Clerk's File No. 20200722001141370, Official Public Records, Collin County, Texas.

11/18/2024 Item 1.

1011 MANCHESTER DRIVE



BEARING SOURCE
BEARINGS SHOWN HEREON ARE
BASED ON THE PLAT RECORDED
IN VOL. 2019, PG. 818, P.R.C.C.T.

FLOOD CERTIFICATION
Subject property is located in
Zone X (unshaded) according to
the Flood Insurance Rate Map
Community Panel
Map # 48085C0420 J
MAP REVISED: June 2, 2009

REVISED TO REFLECT LOMR
LOMR CASE 09-06-3427P
EFFECTIVE: December 16, 2009

"Zone X"(unshaded)
Areas determined to be outside
the 0.2% annual chance floodplain.

Determination based on graphically
scaling from the above listed
map, only.

This flood statement does
not create liability on part
of the surveyor or surveying
company.

NOTES:

To the best of my knowledge and belief:

I certify to Alliant National Title Insurance Company and Benchmark Title:

- 1) This survey was prepared in conjunction with and from a Title Commitment prepared by Alliant National Title Insurance Company and Benchmark Title; Title Commitment GF No. PL22-33603, Effective Date: 10/19/2022.
- 2) Subject to building lines and easements referenced and/or depicted in Vol. 2019, Pg. 818, M.R.C.C.T. and under Clerk's File No. 20200722001141370, O.P.R.C.C.T. and the aforementioned Title Commitment.
- 3) Easements recorded in Vol. 581, Pg. 236, D.R.C.C.T., is for an Electricity right of way (as depicted on parent plat) and under Clerk's File No. 20190801000918720, O.P.R.C.C.T. is an electric easement, and does appear to affect as depicted on parent plat.
- 4) Easement recorded in Vol. 4899, Pg. 2320 & Clerk's File No. 20140709000708710, Official Public Records appears to be for drainage easement, along FM 1378, said F.M. 1378, does not appear to be near the subject property, unless it has been rename. Thus it does not appear to effect.
- 5) Easements recorded in Vol. 512, Pg. 487, D.R.C.C.T., as depicted on parent plat, Vol. 2401, Pg. 341, D.R.C.C.T., Vol. 2401, Pg. 343, D.R.C.C.T., as depicted on parent plat and Vol. 4899, Pg. 2264, O.P.R.C.C.T., Clerk's File No. 20161111001537410, O.P.R.C.C.T., The above listed easements appear to be for subsurface easements, being west of Lot 1, Block D, and south of Block D & E, of the parent plat. Thus, it appears not to affect the subject property, actual structure of the easements cannot be determined.
- 6) Subsurface structure(s), utilities, and easements are beyond the scope of this survey.
- 7) Terms, provisions, stipulations, conditions, restrictions, drainage, minerals, covenants, assessments, agreements, obligations, rights, privileges, ordinances, immunities, and/or liens are beyond the scope of this survey.



"The Plat hereon is an accurate representation of the property as determined by a survey made on the ground under my direction and supervision on the date shown below, the lines and dimensions of said property being as indicated by the Plat, the size, location and type of buildings and improvements are as shown, all improvements being within the boundaries of the property, except as shown, set back from the property lines the distances indicated and that the distance from the nearest intersecting street or road is as shown on said Plat. There are no apparent encroachments, conflicts, protrusions or apparent easements, except as shown."

SURVEY DATE: 11/04/2022

LEGEND
BL = BUILDING LINE
UE = UTILITY EASEMENT
DE = DRAINAGE EASEMENT
CM = CONTROLLING MONUMENT
IRF = IRON ROD FOUND
IRF = IRON ROD SET
● = IRON ROD
X = FENCE
→ = DIRECTION OF FLOW

SCALE: 1" = 20'

DRAWN BY: VW

PH JOB # W-068-E-10

BLS JOB # 20504804



BARROW
LAND SURVEYING

Platting / Planning / Residential / Commercial

3970 SANDSHELL DRIVE
FORT WORTH, TEXAS 76137
PHONE (817) 961-0082
FAX (817) 961-0086

FIRM REGISTRATION NO. 10183700



Property Modification Approval Request Form

11/18/2024 Item 1.

As a member of a Homeowners Association, you are obligated to adhere to the Declaration of Covenants, Conditions, and Restrictions (a.k.a. CCRs or Deed Restrictions). The Deed Restrictions protect your property values by keeping your community a highly desirable place to live. ACC/ARC (Architectural Control/Review Committee) approval must be obtained prior to the start of your project. To avoid delay, make your request as complete as possible and type or print legibly. Incomplete requests will be returned for additional information. Incorrect information or changes made after approval invalidates approval. The ACC/ARC tries to assure that all changes to your property conform to the appropriate Deed Restrictions. Thank you for your understanding and cooperation.

BIRMINGHAM BLUFFS

1. ABOUT THE RESIDENT(S)

Enter Community Name Above

Name(s)	Hassan Butt & Shahida Butt		
Address	1011 Manchester Dr, Wylie, TX 75098		
Email	hsnrealty@hotmail.com		
Phone(s)	214 263 6530	Best time to call	Afternoon

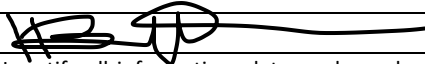
2. ABOUT THE PROJECT

Proposed start date	10/02/2024	Proposed completion date	
Describe the nature of the project (attach pages as necessary) Backyard patio 15x40 solid wood & 10 posts to carry the structure with 3 ceiling fans 10 LEDs lights			
Location (attach sketch/drawing) 1011 Manchester Dr, Wylie ,TX 75098			
Dimensions	15x40	Distance from fences and easements	5ft
Colors		Shape	Squared shape
Materials	Wood, shingles roofing		
Builder	VENEROSO general construction		
Other (specify)	Contractor Name : Giovanni Celimundo (Cell: 214 429 1069)		

IMPORTANT: Include plan view and elevation drawings (to scale) plus any other supporting documents indicating project's location and its relationship to property lines, neighbors, construction, easements, etc.

3. ABOUT THE REQUIREMENTS

YES	NO	N/A	
☐	☒	☐	I/We have read the appropriate Deed Restrictions
☐	☒	☐	I/We have obtained a City building permit (attach copy)
☐	☒	☐	This project will require a fence removal (if yes, inform Association Manager)
☒	☐	☐	Completed project will be visible from the street
Check any that apply: ☐ Corner lot ☐ Iron park fencing ☒ Project already started/completed			

Homeowner Signature		Date	10-23-2024
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By my signature above, I certify all information, data, and supplemental materials submitted in this application are complete, true and correct. I understand and agree no work may be performed prior to receipt of written ACC approval. I further understand that there may be no deviation from the terms of the written ACC approval; all deviations must be corrected at the homeowners' expense. I agree to be bound by the Association Rules, Regulations, and standards. I certify my Association dues account is current and I have no outstanding fines or penalties and I am responsible for obtaining any necessary permits from the appropriate City Building and Zoning Departments.

***UNTIL YOU RECEIVE A CONFIRMATION EMAIL FROM THE APPROPRIATE ASSOCIATION MANAGER/CUSTOMER CARE, THIS APPLICATION WILL NOT BE CONSIDERED RECEIVED.



AAMC®- Accredited Association Management Company®

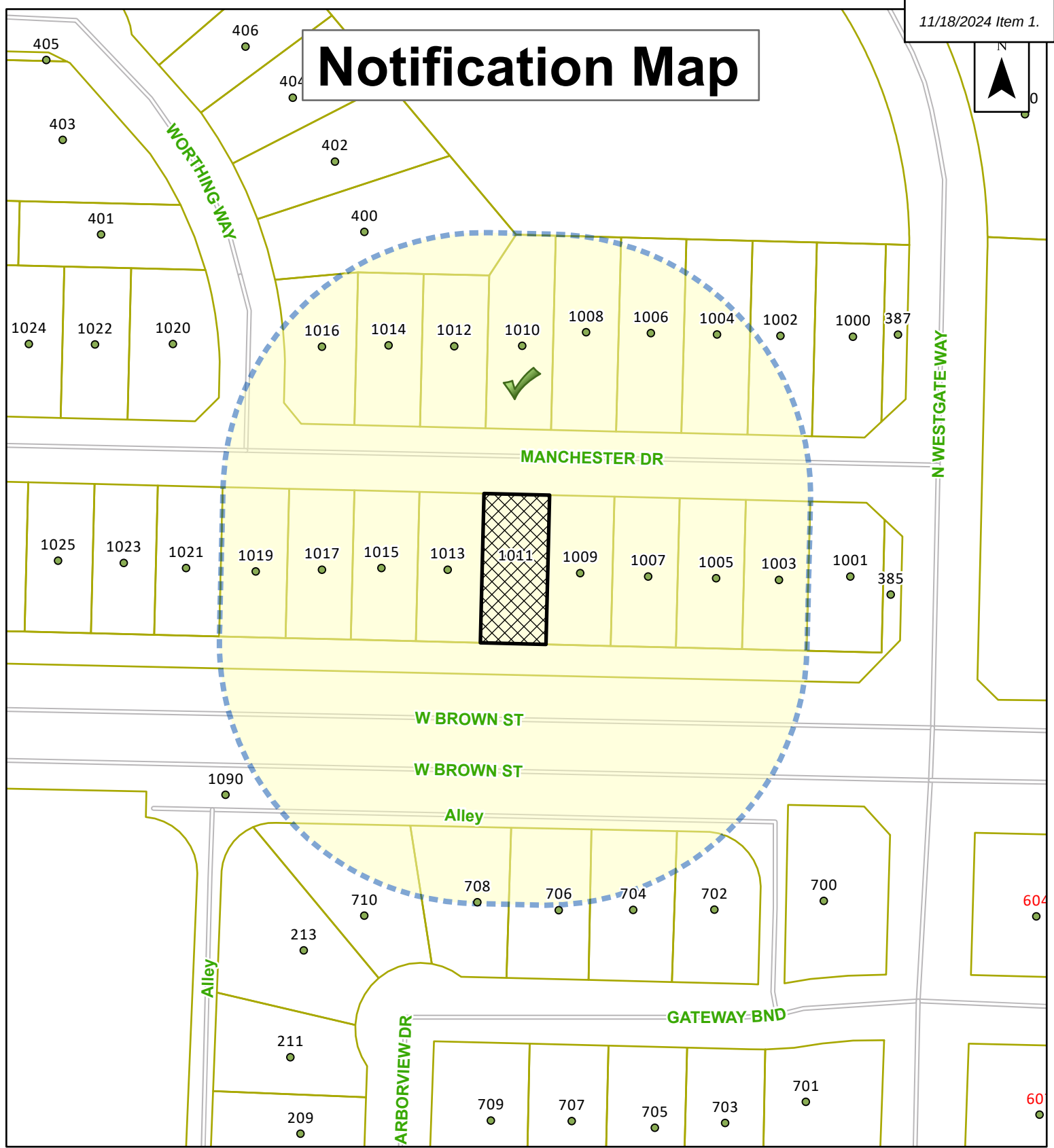
Submit your request through your community portal or website at

www.NeighborhoodManagement.com

OR to

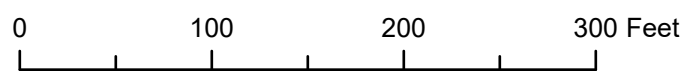
architectural@nmitx.com

Notification Map

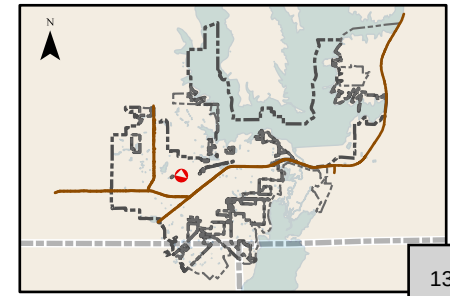


ZONING BOARD OF ADJUSTMENT CASE:
ZBA 2024-12 1011 Manchester Dr.

 SUBJECT property  200 foot Notification Buffer



Date: 11/4/2024





Public Comment Form

First Name *

Sandeep

Middle Name

Singh

Last Name *

Kang

Address *

Street Address

1010 Manchester dr

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2024-12 1011 Manchester Drive

Response *

- ☒ I am FOR the requested zoning as explained on the public notice
☐ I am AGAINST the requested zoning as explained on the public

Comments

I have no issue

I agree and understand that by signing the electronic signature, that it is the equivalent to my manual/handwritten signature.

Signature *

A grey rectangular box containing a black electronic signature that reads 'Sandeep'.

Date of Signature

11/11/2024



Wylie Zoning Board of Adjustments

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: 2

Subject

Hold a Public Hearing to consider and act upon a request by Douglas Beach for a variance to Section 25.4 of Zoning Ordinance 1991-22 to allow for an accessory structure over the maximum allowed square footage. Property located at 1800 Stone Glen Drive. (ZBA 2024-13).

Recommendation

Motion to **approve or deny**.

Discussion

OWNER: Douglas Beach

APPLICANT: Douglas Beach

The applicant is requesting a variance to Section 25.4 of Zoning Ordinance 1991-22 to allow for an accessory structure that measures 1,620 sq.ft in lieu of the maximum allowed 600 sq.ft. The property is located at 1800 Stone Glen Drive and the proposed use of the structure is for a garage and workshop.

The purpose of the Ordinance restricting building size of accessory structure is to regulate lot coverage and provide separation from adjacent properties and existing structures. The 1985 Zoning Ordinance has a maximum allowance of 600

The applicant believes the variance request has merit for the following reasons:

- The property is located within Planned Development 2005-44 that was originally created in 1999 with base standards of the 1985 Zoning Ordinance that contains more stringent accessory structure requirements than the current ordinance. The city's Zoning Ordinance adopted as of June 2023 takes into account the lot size and residence size in its calculation in comparison to the older zoning ordinance having a strict 600' maximum allowance. The applicant's lot measures 34,507 sq.ft. (0.79 acres) with a planned main residence size of 3,471 (excluding second stories) . The accessory structure would be allowed if the current city code was applicable. The current Zoning Ordinance regulations are below for your reference:
 - The combined floor area of all accessory buildings shall not exceed five (5) percent of lot coverage or sixty (60) percent of the primary structure, whichever is less. In no case shall the combined area of the primary structure and accessory building(s) exceed the maximum percentage of lot coverage allowed for the zoning district on which the structures are placed.
- The accessory structure is in compliance with setback requirements and allows for access to all open spaces surrounding the structure.
- The Riverchase Homeowners Association has provided a conditional approval letter for the attached accessory structure pending city approvals.

Public comment forms were mailed to seven-teen (17) property owners within 200 feet of this request, as required by State Law. At the time of posting, no comment forms were returned in favor or in opposition of the request.

The Board shall not grant a variance to the development code which:

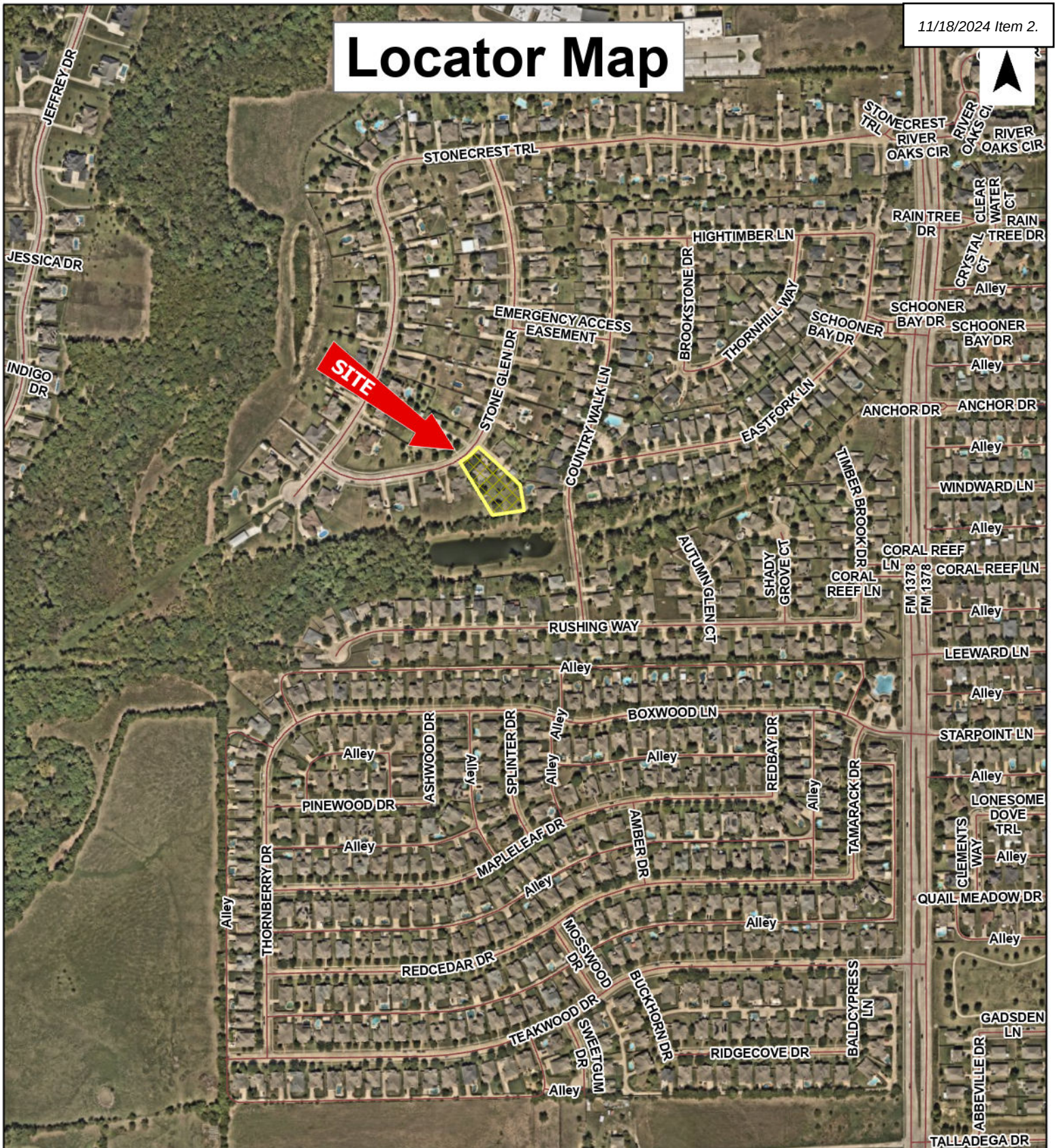
- (1) Permits a land use not allowed in the zoning district in which the property is located; or
- (2) Is in the public right-of-way or on public property; or
- (3) Alters any definition of the development code; or

- (4) Is other than the minimum variance that will afford relief with the least modification possible to the requirements of the development code; or
- (5) Is based on physical conditions or circumstances of the property so general or recurring in nature as to reasonably make practicable the formulation of a general regulation to be adopted as an amendment to the development code; or
- (6) Is based exclusively on findings of personal or financial hardship.

In order to grant a variance to the development code the Board shall find that all the following have been satisfied:

- (1) That there are unique physical circumstances or conditions of the lot, or other exceptional physical condition particular to the affected property;
- (2) That because of these unique physical circumstances or conditions, the property cannot be reasonably developed or used in compliance with the provisions of the development code;
- (3) That due to such unique physical circumstances or conditions, the strict application of the development code would create a demonstrated hardship;
- (4) That the demonstrable hardship is not self-imposed;
- (5) That the variance if granted will not adversely affect the proposed development or use of adjacent property or neighborhood;
- (6) That the variance, if granted will not change the character of the zoning district in which the property is located;
- (7) That the variance, if granted is in keeping with the intent of the development code; and
- (8) That the variance, if granted, will not adversely affect the health, safety or welfare of the citizens of Wylie.

Locator Map



ZONING BOARD OF ADJUSTMENT CASE:
ZBA 2024-13 1800 Stone Glen Drive

 SUBJECT property

0 200 400 600 800 1,000 1,200 Feet




Date: 11/4/2024

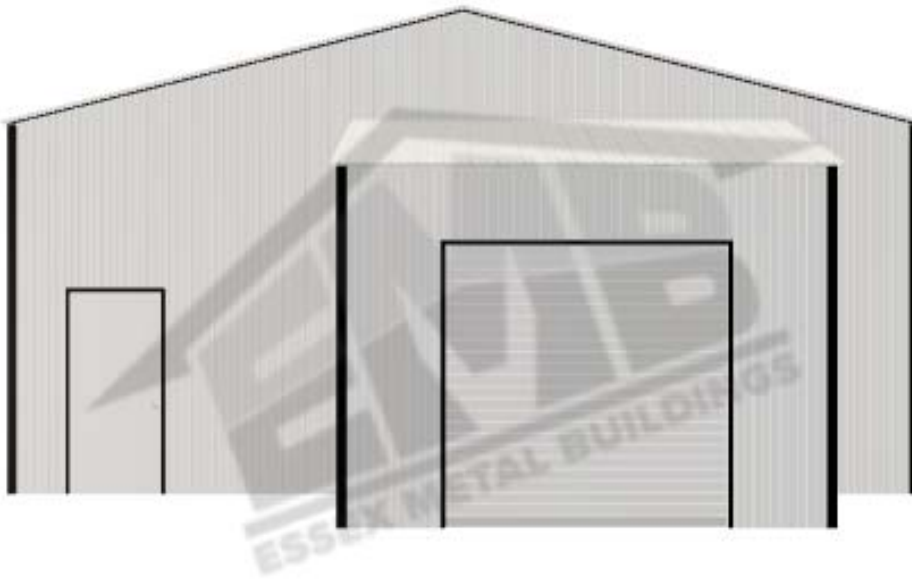




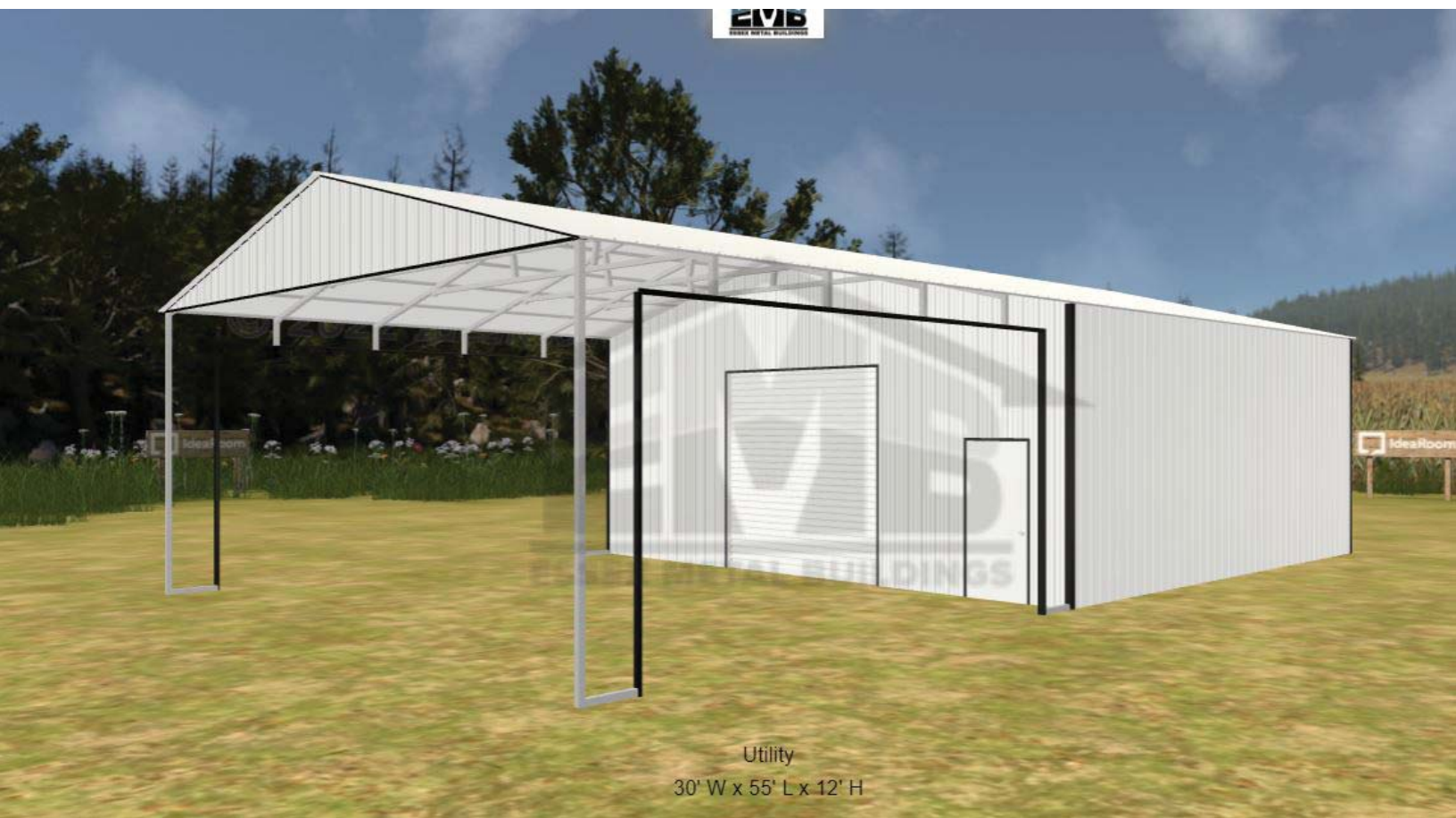












[illegible]

NOTE:
NOT FOR PERMITTING OR
CONSTRUCTION

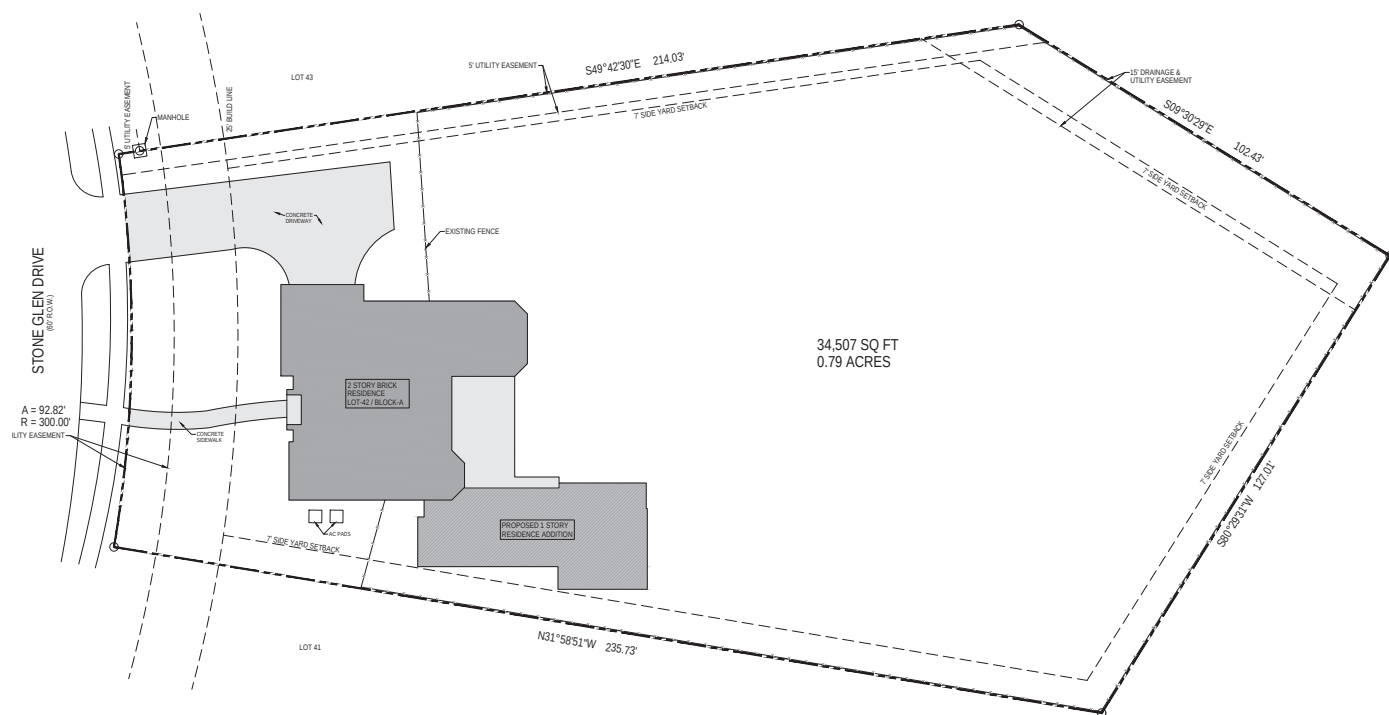


BEDROOM + SITTING ROOM ADDITION

SITE PLAN

DATE: SEPTEMBER 06, 2024	
DRAWN BY: JW	CHECKED BY: JR

G1.10



01 SITE PLAN
SCALE: 3/32" = 1'-0"



Riverchase Homeowners Association, Inc.

17319 San Pedro, Suite 318
San Antonio, TX 78232

March 21, 2024

Douglas Cody Beach & Jane Margarete Beach & Beverly Jean Beach
1800 Stone Glen Drive
Wylie, TX 75098

RE: Property Improvement Request Approved

Dear Douglas Cody Beach & Jane Margarete Beach & Beverly Jean Beach:

On behalf of the Architectural Control Committee for Riverchase Homeowners Association, Inc., we would like to congratulate you on the approval to build a workshop at 1800 Stone Glen Drive! Thank you for taking the time to properly document your improvement and seek approval. It is good neighbors like you that keep your community looking great!

Please be advised that your submitted request has been approved with the following conditions:

1. All design plans submitted within your approved request must be followed;
2. Any future maintenance of the improvement will be at the expense of the homeowner;
3. The improvement/installation and/or construction shall not affect drainage or water flow on this lot or neighboring lots;
4. The Homeowner is responsible for obtaining all City/County Permits that may apply to State Laws for the improvement.

Please submit a separate improvement request for the awning.

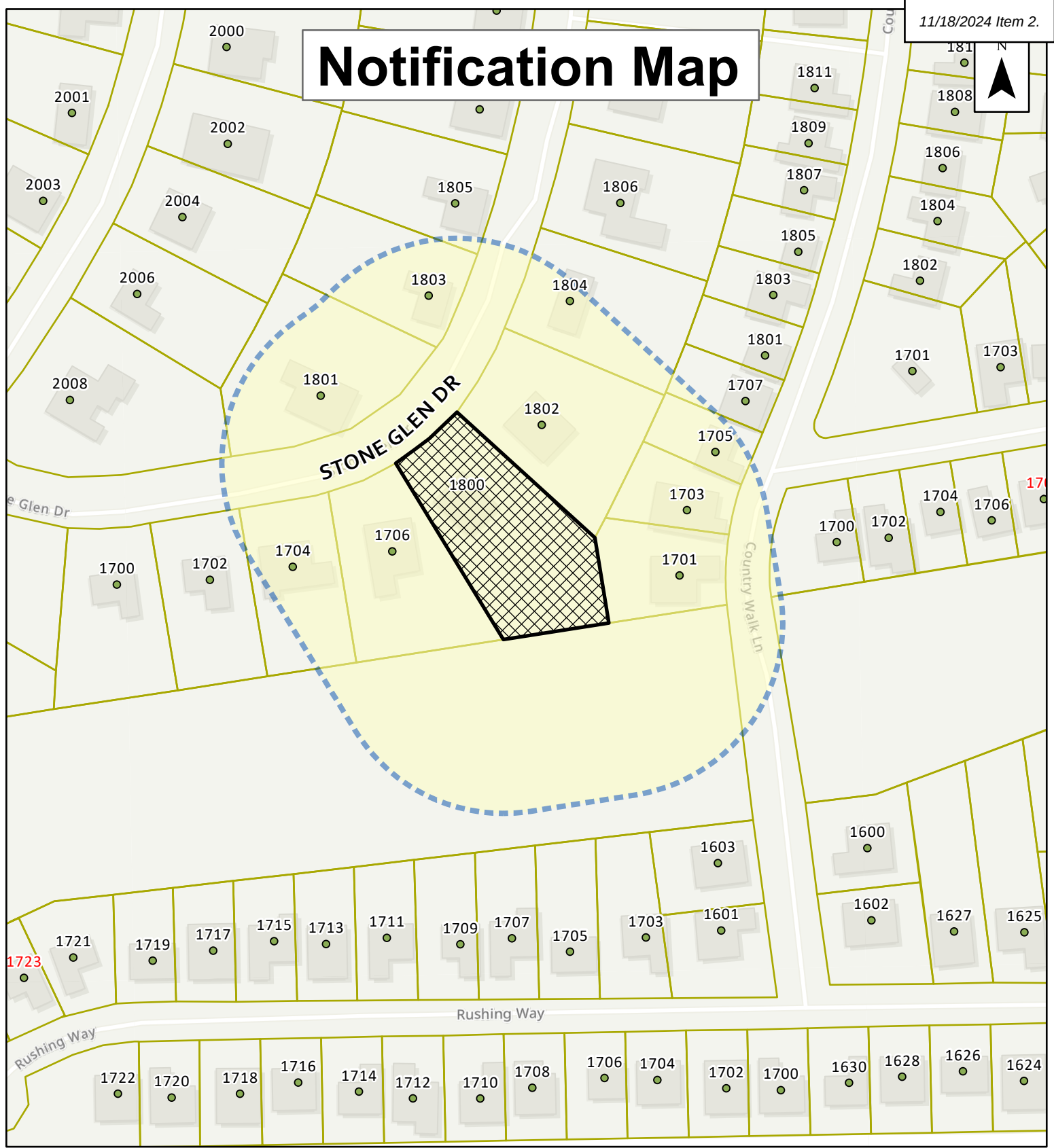
Approval does not constitute the improvement being safe or sound; only that the improvement, as requested, is not prohibited by the restrictive covenants of the association.

Thank you for submitting your plans to the Architectural Control Committee, and congratulations on your new home improvement project!

Regards,

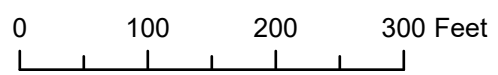
Shelley A.
ACC Coordinator
arc@spectrumam.com

Notification Map



ZONING BOARD OF ADJUSTMENT CASE:
ZBA 2024-13 1800 Stone Glen Drive

 SUBJECT property  200 foot Notification Buffer



Date: 11/4/2024

