

## **NOTICE OF PUBLIC HEARING**

**A Public Hearing** is scheduled before the **River Oaks Zoning Board of Adjustment (ZBA)** at **7:30 P.M. on Monday, February 9, 2015** in the Council Chambers, located at 4900 River Oaks Blvd., in order to receive testimony regarding the following Variance Request:

**Record Owner:** Celinda Flores

**Property Address:** 5520 Dartmouth Ave.

**Legal Description:** Lot C; SF Dicks Subdivision

**Variance Request:** Applicant is requesting a variance from the River Oaks Zoning Ordinance as amended in order to be permitted to allow an 8 X 12 addition to the house that in its present location is located within 6-foot of the main structure and the eave is located within 6-inches of the addition and therefore, would be in violation of Section 22B "Accessory Buildings" of the Zoning Ordinance in that the existing accessory building shall not be located within 10 feet of any other building on the lot.

Pursuant to Section 11 "R-4 Single-Family District" the property is in violation of Section 11C "Development Regulations" in that accessory structures cannot occupy over 40 percent of the rear yard. The Accessory Buildings on this lot occupy more than the 60% of the rear yard and have not been registered as a legal non-conforming structure.

The applicant is requesting a variance from the Zoning Board of Adjustments to permit the new addition to be located within 6-inches of the existing accessory building and to appeal the decision of the Zoning Administrator in that the accessory buildings on the lot are not legal non-conforming in that they were not registered with the Building Official within twelve months after the time it became nonconforming. (*ZBA Case # 2015-01*).

The ZBA may authorize a variance from the zoning regulations, when, in its opinion, undue hardship will result from requiring strict compliance and granting of the variance will not be contrary to public interest and is not being granted to resolve a self-created or personal hardship.

For more information please contact the Zoning Administrator at 817-626-5421, ext. 324.