
NOTICE OF MEETING
Board of Adjustments and Appeals
Tuesday, January 9, 2018
Government Center- 285 Uptown Blvd
Administrative Conference Room – 4th floor
1:00 p.m.

AGENDA

- I. Call Meeting to Order.
- II. Approve the meeting minutes for Tuesday, November 7, 2017.
- III. Review and consider a request by Valente & Marisela Martinez for an exception to the Cedar Hill Zoning Ordinance #2001-64, Section 3.4.3.B Yard Requirement to allow a front building line of 15 feet on Lots 15 & 16, Block 2, Sleepy Hollow more commonly known as 904 and 906 Sleepy Hollow.
- IV. Review and consider a request by Shirley Asonibe for an exception to the Cedar Hill Zoning Ordinance #2001-64, Section 3.8.3.B to allow a rear yard of 3 feet on Lot ½ of 4, Block S, Highlands #8 more commonly known as 415 Weaver Street.
- V. Review and consider a request by Shirley Asonibe for an exception to the Cedar Hill Zoning Ordinance #2001-64, Section 3.8.3.C Minimum Exterior Masonry to allow a garage & storage building to have no masonry on Lot ½ of 4, Block S, Highlands #8 more commonly known as 415 Weaver Street.

This facility is wheelchair accessible. Handicapped parking spaces are available. Requests for sign interpretive services must be made 48 hours ahead of meeting. To make arrangements, call 972-291-5100 ext 1018 or (TDD) 1-800-RELAY TX (1-800-735-2989).

PURSUANT TO SECTION 30.07, PENAL CODE (TRESPASS BY LICENSE HOLDER WITH AN OPENLY CARRIED HANDGUN), A PERSON LICENSED UNDER SUBCHAPTER H, CHAPTER 411, GOVERNMENT CODE (HANDGUN LICENSING LAW), MAY NOT ENTER THIS PROPERTY WITH A HANDGUN THAT IS CARRIED OPENLY

CONFORME A LA SECCIÓN 30.07, DEL CÓDIGO PENAL (ENTRADA SIN AUTORIZACIÓN POR TITULAR DE LICENCIA CON UNA PISTOLA VISIBLE), UNA PERSONA CON LICENCIA BAJO EL SUBCAPÍTULO H, CAPÍTULO 411 DEL CÓDIGO DE GOBIERNO (LEY DE LICENCIAS DE PISTOLAS), NO PUEDE ENTRAR EN ESTA PROPIEDAD CON UNA PISTOLA VISIBLE

- VI. Review and consider a request by Johannes and Aimee Espinal for an exception to the Cedar Hill Zoning Ordinance #2001-64, Section 3.8.3.B Yard Requirement to allow a front yard of 17 feet at Lot 1, Block C, Cedar Hill Heights #1, more commonly known as 708 Briggs Street.
- VII. Review and consider a request for reconsideration of a variance that was denied at the Board of Adjustment meeting of November 7, 2017.
- VIII. Adjourn.

I certify that copies of the above notice of meeting was posted at Cedar Hill Government Center, 285 Uptown Boulevard, Cedar Hill, Texas, on the 3rd day of January 2018.



Jeanette Cosme
Permit Tech/ Executive Assistant

Minutes
Board of Adjustments and Appeals
Meeting of Tuesday, November 7, 2017

The Board of Adjustments of the City of Cedar Hill, Texas met on Tuesday, November 7, 2017 at 1:00 p.m. in the Administrative Conference Room on the 4th floor of the Government Center, City of Cedar Hill, Texas.

Present: Ray Stroh, Douglass Hibbs, Roger Welch, Michael Craig and Jerry Berry
Staff Present: Johnny Kendro, Building Official, Jeanette Cosme, Permit Tech, Stacey Graves, Neighborhood & Code Services Manager.

I. Call the meeting to order.

Chairman Craig calls meeting to order at 1:00pm. He explained to the audience that the board must have four votes in favor of their request in order for it to pass.

II. Approve meeting minutes of meeting for October 10, 2017.

Doug Hibbs made a motion to approve the minutes from October 10, 2017 and Ray Stroh seconded the motion.

The motion was approved unanimously.

III. Review and consider a request by Abdellatif Mahmoud and Amal Family Trust for an exception to the Cedar Hill Zoning Ordinance #2001-64, Section 5.4.2.6 to allow the construction of an eight (8) foot tall fence in the required front yard of Lots 6 and 7, Block C, Pleasant Run Farms more commonly known as 978 N. Hwy 67.

Chairman Craig opened the public hearing for anyone who wishes to speak in favor of the request.

Carol Bosinger, with Electric Guard Dog, is present to speak in favor of the request. Mrs. Bosinger reminds the Board that she previously made a request for a fence that was 10 foot tall. She said the request was denied. This request is for the board to consider a fence height of 8 feet.

Ms. Bosinger said there is currently an 8-foot perimeter fence with barbed wire on the top. They would leave the fence and removed the barbed wire.

The Board members reviewed the images she provided to see where the fence would be placed. Mrs. Bosinger explains that she has provided photos of some other clients of theirs that have the two fences. She said part of the appeal of the two fences is that you cannot see that there are two fences. She said when someone is looking at the property they would assume they are looking at only one fence when in fact there are two.

Roger Welch asked Mr. Kendro if the existing fence complies with our current ordinance. He said that it does not comply with the current ordinance.

Chairman Craig said he thinks the existing fence will look better once they take the barbed wire off the top.

Chairman Craig explained to Mr. Stroh the placement of the fence and asks if anyone is present to speak against this request. No one spoke and the public hearing was closed.

Chairman Craig asks the Board members if anyone has any more questions and if not they are ready to make a motion. Nobody has other questions so he asked for a motion to the request.

Doug Hibbs makes a motion to approve the request as submitted. Ray Stroh seconded the motion. The motion was approved on a vote of 4 for (Chairman Craig, Doug Hibbs, Ray Stroh, Jerry Berry) and 1 against (Roger Welch). Chairman Craig said the request was approved.

IV. Review and consider two requests by Joe Property and Construction for an exception to the Cedar Hill Zoning Ordinance #2001-64, Section 3.3.3.A. Minimum Lot Area to allow a lot area of 0.702 acres and Section 3.3.3.B. Minimum Side Yard (interior) to allow a side yard of 10 feet at Tract 2.6, Abstract 942, John N Gainer more commonly known as 363 Lakeview Drive.

Chairman Craig opened the public for anyone who wished to speak in favor of the request.

Joe Lara, the property owner, was present to speak in favor of the request. Mr. Lara said he would like to build a home on their property. He said he talked to city staff and learned the lot did not meet the zoning 1-acre requirement. He said he bought the lot and it has only .70 of an acre. He said the lot is land locked and there is no land to buy to increase the lot area.

He said they also want an exception to the side yard requirement of 20 feet to allow a side yard of 10 feet. He said he wants to save the large trees on

the property so he had to push the house back on the lot in order to do so. This would allow the large trees to remain in their front yard.

Chairman Craig said to address the size of the lot. This lot is not a one-acre lot. It is currently 0.702 acres and they need to discuss the size of the home they want to build on the smaller lot.

Chairman Craig asks if anyone is present to speak in opposition to the request.

Al Armistead said he is concerned about building a 5,000 square foot home on such a small lot. This house will take up 1/6 of the property.

Robbie Wiser is also a concerned resident about the construction of a house on this lot. He said he built his home in this area because of the large lots and the large amount of room between homes. He is concerned about how close this home would be to his home.

Mr. Kendro explains that someone owns all of the land surrounding this property. He said those lots are larger than Mr. Lara's lot and that anyone who owned this lot would have obtain a variance to build based on size of the lot.

Roger Kilbert, another resident in this area emailed a letter to Mr. Kendro explaining that he is against this variance being granted. He thinks it would change the look and feel of the subdivision because of it being such a large home on a small lot.

Mr. Lara explained that he wants to keep the trees and that is why he wants the house positioned the way he has it.

Mr. Stroh explains that if he lived in that area he would rather have a house on the property and not an empty lot and Chairman Craig agrees with him.

Chairman Craig asks for a motion on the size of the lot request. Doug Hibbs motions to approve the request as submitted. Ray Stroh seconds the motion. The vote was 3 for (Chairman Craig, Ray Stroh, Doug Hibbs), and 2 against (Roger Welch, Jerry Berry). Chairman Craig stated that there must be four votes for this request to be approved.

V. Review and consider a request by Tanya Ragan for an exception to the Cedar Hill Zoning Ordinance #2001-64, Section 3.18.3.B and the platted building line of 35 feet to allow a building line of 15.3 feet on the Hall Street

frontage of Lot 5, Block A, B & J Industrial Installment #2, more commonly known as 601 Jealousie Way.

Chairman Craig opened the meeting for anyone wishing to speak in favor of the request.

Tanya Ragan, the property owner, is present to speak in favor of the request. Mrs. Ragan explains that this building was constructed in the 1980's. She said it is an existing building and that it went through all of the permitting and inspection process at the time it was built. She said the building is setback 15.3 feet from the property line on the Hall Street side of the property. She said the building line on that side of the lot is 35 feet. She said she was not aware of the problem until recently.

Ms. Ragan provided four copies of letters that were given to her by the neighboring property owners all in support of the request. She said they are all aware of the required setback and the setback of the existing building.

Chairman Craig read the names of the individuals who sent in letters on behalf of Ms. Ragan request.

Chairman Craig opened the public hearing for anyone wishing to speak in opposition to the request. No one spoke and the public hearing was closed.

Chairman Craig lets the other Board members know that this building is already completed and occupied. He said typically variances are obtained before a building is constructed. He wanted to be sure the Board knew that this building is already completed.

Roger Welch made a motion to approve the request as submitted. Doug Hibbs seconds the motion. Chairman Craig asks for a vote and all five members vote to approve the request.

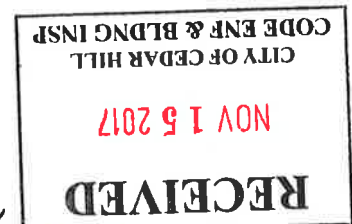
VI. Adjourn.

Ray Stroh motions to adjourn the meeting and Doug Hibbs seconds that motion. All approved the motion. Meeting adjourned at this time.



Jeanette Cosme/Permit Tech-Executive Assistant

11/15/17
OK 540 125-
JCosme



✓#540

BOARD OF ADJUSTMENT
APPLICATION FORM

Owner MARISOLA + VALENTE MARTINEZ Applicant VALENTE MARTINEZ
Address SAME AS Address 917 BELLAIRE CIR
CEDEAR HILL TX 75104
Phone Number 214-334-2428
Email address: REACH VALENTE@gmail.com

Address of property requesting variance: 904 SLEEPY HOLLOW
Legal Description of Property:

Lot 16, Block 2, of SLEEPY HOLLOW Subdivision

AND/OR

Tract _____, Block _____, _____ Survey

Explain Variance Desired REQUESTING TO PLEASE ALLOW
FRONT BUILD LINE TO BE MOVED UP 10 FT.
FROM 25 FT. TO 15 FT.

Zoning Ordinance No. _____, Section _____, Requirement _____

Give reason for hardship and justify need for variance EXCREAM ELEVATION CHANGE
FROM FRONT OF PROPERTY TO BACK, 15 FT.
FROM PROPERTY LINE HAS WORKABLE HOME PAD
TO WORK WITH, FURTHER BACK WOULD BE TOO COSTLY.*

Attachments required: Survey of property desiring variance, and all supporting documents for variance requested.

I am the owner of the herein described property and _____ is
Authorized to file this application on my behalf.

X [Signature]
Applicant

X [Signature]
Owner

Existing Zoning: SF-22

Filing Date: _____

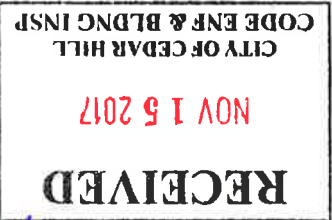
****Submit Application with Plot Plan, supporting documents & Filing Fee****

Residential Fee: \$125.00

Non-residential Fee: \$250.00

*PAYING ABOUT \$700 IN PROPERTY TAXES, WITH A HOME
ON THE LOT TAXES WILL INCREASE APPROXIMATELY
10 TIMES, PROVIDING MORE REVENUE FOR THE CITY.
THANK YOU FOR YOUR HELP.

11/15/17
CK 541-125-
JCosme



✓#541

BOARD OF ADJUSTMENT
APPLICATION FORM

Owner Valente Martinez
Address JANE

Phone Number Ap 25
Email address: aplicante

Applicant Valente Martinez
Address 917 BELLAIR CIR,
CEDAR HILL TX 75104

Phone Number 214-334-2428
Email address: RENKVALENTE@gmail.com

Address of property requesting variance: 906 Sleepy Hollow

Legal Description of Property:

Lot 15, Block 2, of Sleepy Hollow Subdivision

AND/OR

Tract _____, Block _____, _____ Survey

Explain Variance Desired Requesting to PLEASE ALLOW
front build line to be moved up 10 ft.
from 25 ft. to 15 ft.

Zoning Ordinance No. _____, Section _____, Requirement _____

Give reason for hardship and justify need for variance EXTREME ELEVATION change
from front of property to back, 15 ft. from property
line has workable home pad to work with, further
back would be too costly.*

Attachments required: Survey of property desiring variance, and all supporting documents for variance requested.

I am the owner of the herein described property and _____ is
Authorized to file this application on my behalf.

X [Signature]
Applicant

X [Signature]
Owner

Existing Zoning: SF-22

Filing Date: _____

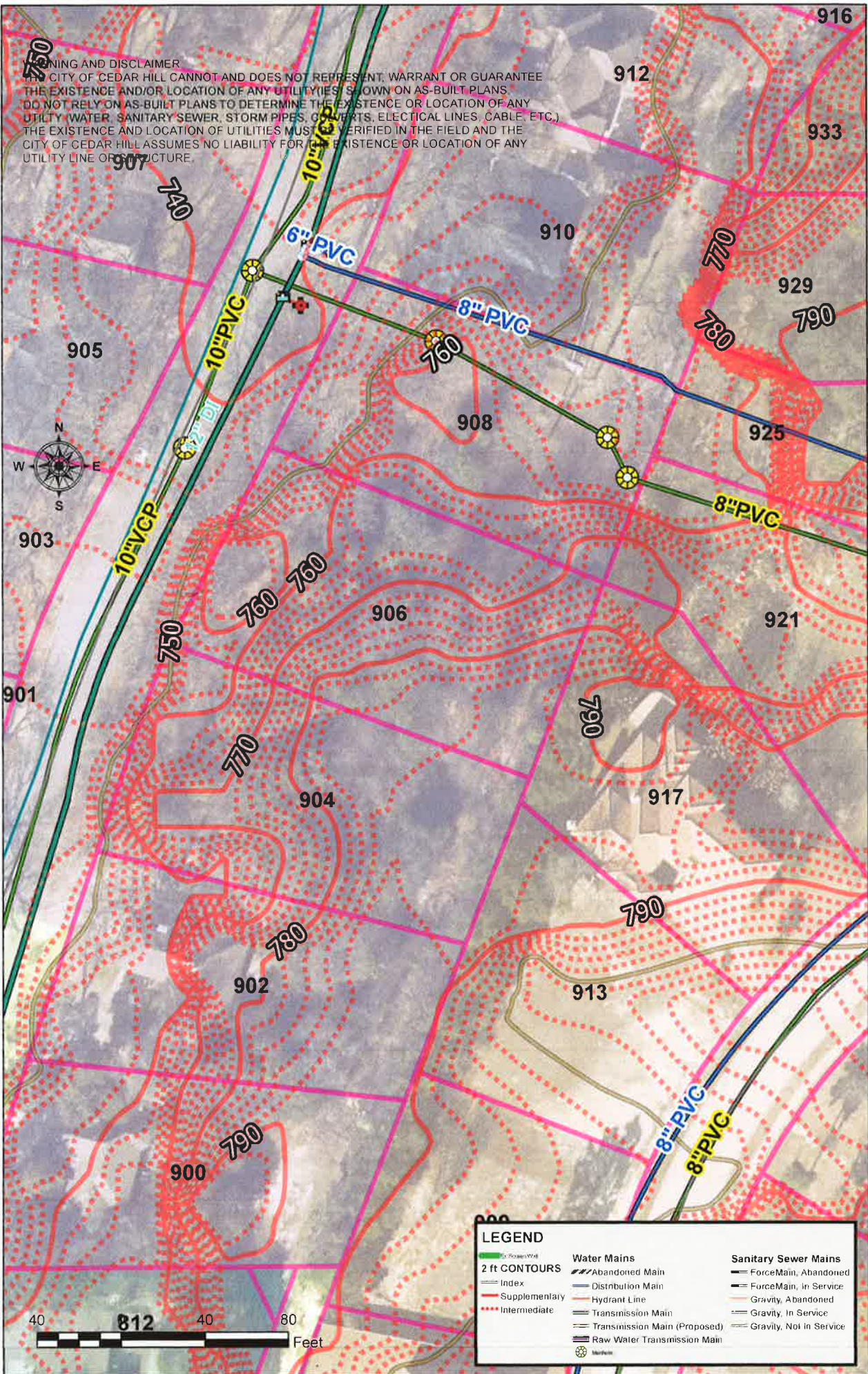
****Submit Application with Plot Plan, supporting documents & Filing Fee)****

Residential Fee: \$125.00

Non-residential Fee: \$250.00

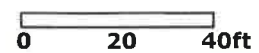
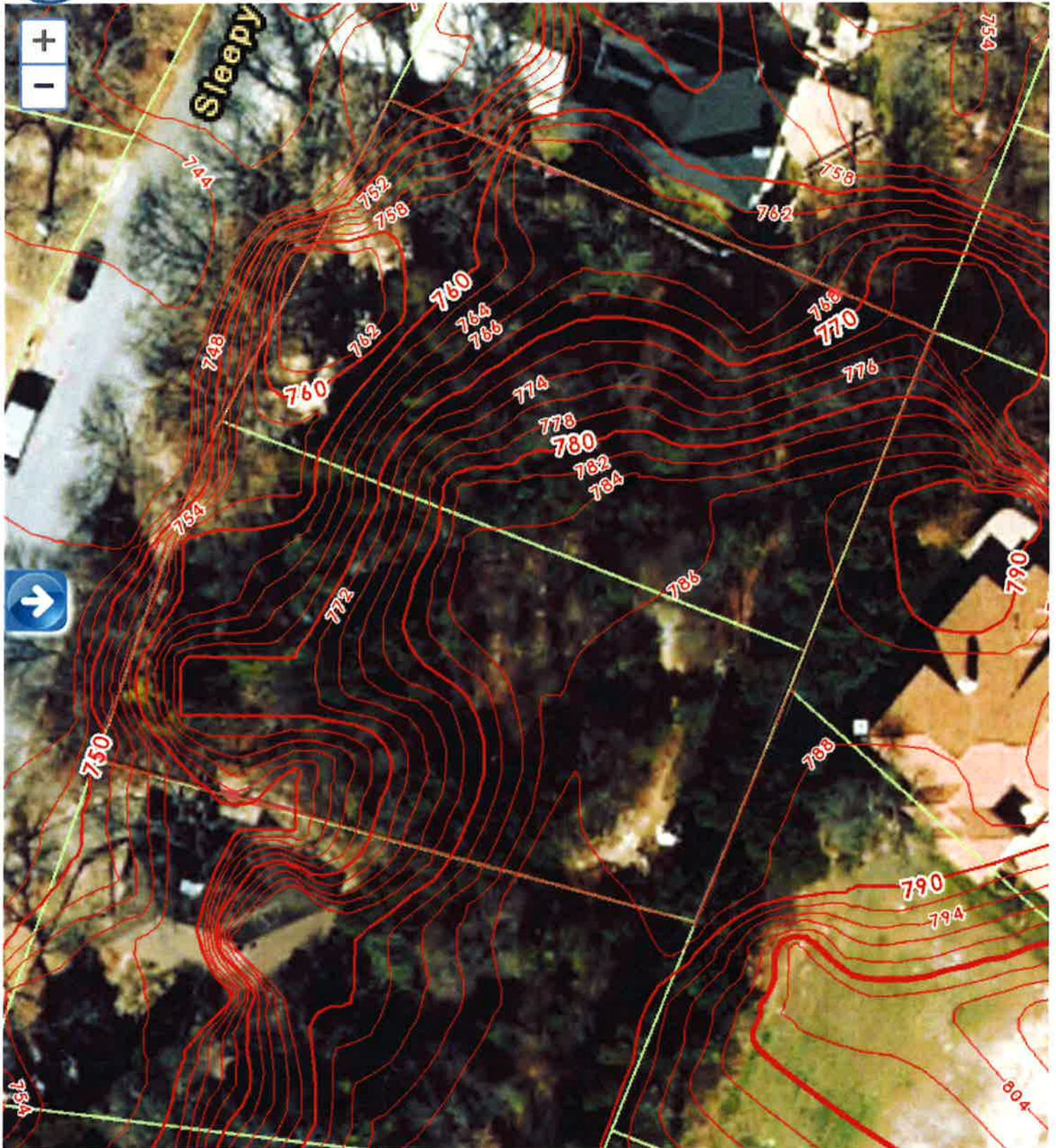
* Paying about \$700⁰⁰ in property TAXES with a home
on the lot TAXES will INCREASE ~~by~~ APPROXIMATELY
10 times, PROVIDING MORE REVENUE for the city.
THANK YOU for your help.

WARNING AND DISCLAIMER
 THE CITY OF CEDAR HILL CANNOT AND DOES NOT REPRESENT, WARRANT OR GUARANTEE THE EXISTENCE AND/OR LOCATION OF ANY UTILITIES SHOWN ON AS-BUILT PLANS. DO NOT RELY ON AS-BUILT PLANS TO DETERMINE THE EXISTENCE OR LOCATION OF ANY UTILITY (WATER, SANITARY SEWER, STORM PIPES, CONCRETS, ELECTRICAL LINES, CABLE, ETC.) THE EXISTENCE AND LOCATION OF UTILITIES MUST BE VERIFIED IN THE FIELD AND THE CITY OF CEDAR HILL ASSUMES NO LIABILITY FOR THE EXISTENCE OR LOCATION OF ANY UTILITY LINE OR STRUCTURE.





DCAD Property Map



SECTION 3.4 SF-22 SINGLE-FAMILY RESIDENTIAL DISTRICT – 22,000

3.4.1 Purpose: (Ord. No. 01-71 § 18, 07-21-01)

The “SF – 22”, Single family residential district is intended to provide for development of contemporary detached single family housing of highest quality with large dwelling unit sizes and lot areas of not less than 22,000 square feet and generous widths. Its purpose is to provide a peaceful, low density setting for quality housing in the city, which is protected from excessive noise, illumination, odors, visual clutter and other influences that are generally objectionable or not conducive to family living.

3.4.2 Authorized Uses:

- A. Those uses listed for the SF-22 – Single-Family Residential—22,000 district in Section 4.1.2 (Use Charts) as “P” or “C” are authorized uses permitted by right or conditionally permitted uses, respectively. Conditional uses must be approved utilizing procedures set forth in Section 3.20.

3.4.3 District Development Standards:

A. Lot Dimension Requirements —

Minimum Lot Area	—22,000 square feet
Minimum Lot Width	—90 feet
Minimum Lot Depth	—120 feet

B. Yard Requirements —

Minimum Front yard	—30 feet
Minimum Side Yard (interior)	—10 feet
Minimum Side Yard (street side)	—15 feet
Minimum Rear Yard	—30 feet

C. Structure Standards —

Maximum Lot Coverage	—40% main and accessory buildings
Maximum Height	—35 feet
Minimum Living Area	—2,200 square feet.
Minimum Exterior Masonry	—100% of the front wall elevation and 80% of each additional wall elevation; for additional standards see Section 5.7.

(Ord. No. 01-71, § 2, 07-21-01)

D. Minimum Off-Street Parking

—2 enclosed parking spaces; for additional standards see Section 5.1

(Ord. No. 09-377, § 2, 01-13-09)

E. Landscaping Requirements

—None (see Section 5.2)

(Ord. No. 09-377, § 2, 01-13-09)

- | | |
|-------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| F. Screening Requirements | —See Section 5.3
(Ord. No. 09-377, § 2, 01-13-09) |
| G. Supplemental Requirements | —See Sections 5.4 through 5.7
(Ord. No. 09-377, § 2, 01-13-09) |
| H. Site Plan Requirements | —None, except for non-residential uses allowed
within residential districts; see Section 2.6
(Ord. No. 09-377, § 2, 01-13-09) |
| I. Special Requirements | — None
(Ord. No. 09-377, § 2, 01-13-09) |



Residential Account #16039700020160000

[Location](#)
[Owner](#)
[Legal Desc](#)
[Value](#)
[Main Improvement](#)
[Additional Improvements](#)
[Land](#)
[Exemptions](#)
[Estimated Taxes](#)
[History](#)

Property Location (Current 2018)

Address: 904 SLEEPY HOLLOW DR
Neighborhood: 4ESS03
Mapsc: 71B-W (DALLAS)

DCAD Property Map

2017 Appraisal Notice

Electronic Documents (ENS)

File Homestead Exemption Online



Print Homestead Exemption Form

Owner (Current 2018)

MARTINEZ VALENTE & MARISELA A
 917 BELCLAIRE CIR
 CEDAR HILL, TEXAS 751041237

Multi-Owner (Current 2018)

Owner Name	Ownership %
MARTINEZ VALENTE & MARISELA A	100%

Legal Desc (Current 2018)

- 1: SLEEPY HOLLOW
- 2: BLK 2 LOT 16
- 3:
- 4: INT201600184447 DD06272016 CO-DC
- 5: 0397000201600 4CH03970002

Deed Transfer Date: 7/7/2016

Value

2017 Certified Values	
Improvement:	\$0
Land:	+ \$18,000
Market Value:	= \$18,000
Revaluation Year:	2016
Previous Revaluation Year:	2014

Main Improvement (Current 2018)

No Main Improvement.

Additional Improvements (Current 2018)

No Additional Improvements.

Land (2017 Certified Values)

#	State Code	Zoning	Frontage (ft)	Depth (ft)	Area	Pricing Method	Unit Price	Market Adjustment	Adjusted Price	Ag Land
1	SFR - VACANT LOTS/TRACTS	SINGLE FAMILY SF-22	105	181	17,391.0000 SQUARE FEET	FLAT PRICE	\$30,000.00	-40%	\$18,000	N

* All Exemption information reflects 2017 Certified Values. *

Exemptions (2017 Certified Values)

No Exemptions

Estimated Taxes (2017 Certified Values)

	City	School	County and School Equalization	College	Hospital	Special District
Taxing Jurisdiction	CEDAR HILL	CEDAR HILL ISD	DALLAS COUNTY	DALLAS CO COMMUNITY COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
Tax Rate per \$100	\$0.69876	\$1.516	\$0.2531	\$0.124238	\$0.2794	N/A
Taxable Value	\$18,000	\$18,000	\$18,000	\$18,000	\$18,000	\$0
Estimated Taxes	\$125.78	\$272.88	\$45.56	\$22.36	\$50.29	N/A
Tax Ceiling					N/A	N/A
Total Estimated Taxes:						\$516.87

DO NOT PAY TAXES BASED ON THESE ESTIMATED TAXES. You will receive an **official tax bill** from the appropriate agency when they are prepared. Please note that if there is an Over65 or Disabled Person **Tax Ceiling** displayed above, **it is NOT reflected** in the Total Estimated Taxes calculation provided. Taxes are collected by the agency sending you the **official** tax bill. To see a listing of agencies that collect taxes for your property. [Click Here](#)

The estimated taxes are provided as a courtesy and should not be relied upon in making financial or other decisions. The Dallas Central Appraisal District (DCAD) does not control the tax rate nor the amount of the taxes, as that is the responsibility of each Taxing Jurisdiction. Questions about your taxes should be directed to the appropriate taxing jurisdiction. We cannot assist you in these matters. These tax estimates are calculated by using the most current certified taxable value multiplied by the most current tax rate. **It does not take into account other special or unique tax scenarios, like a tax ceiling, etc..** If you wish to calculate taxes yourself, you may use the [TaxEstimator](#) to assist you.

History

History

© 2017 Dallas Central Appraisal District.
All Rights Reserved.



Residential Account #16039700020150000

[Location](#)
[Owner](#)
[Legal Desc](#)
[Value](#)
[Main Improvement](#)
[Additional Improvements](#)
[Land](#)
[Exemptions](#)
[Estimated Taxes](#)
[History](#)

Property Location (Current 2018)

Address: 906 SLEEPY HOLLOW DR

Neighborhood: 4ESS03

Mapsc: 71B-W (DALLAS)

DCAD Property Map

2017 Appraisal Notice

Electronic Documents (ENS)

File Homestead Exemption Online



Print Homestead Exemption Form

Owner (Current 2018)

MARTINEZ VALENTE
 917 BEL CLAIRE CIR
 CEDAR HILL, TEXAS 751041237

Multi-Owner (Current 2018)

Owner Name	Ownership %
MARTINEZ VALENTE	100%

Legal Desc (Current 2018)

- 1: SLEEPY HOLLOW
- 2: BLK 2 LT 15
- 3: (.42 ACRES)
- 4: INT201700263736 DD09052017 CO-DC
- 5: 0397000201500 4CH03970002

Deed Transfer Date: 9/18/2017

Value

2017 Certified Values	
Improvement:	\$0
Land:	+ \$27,000
Market Value:	= \$27,000
Revaluation Year:	2016
Previous Revaluation Year:	2014

Main Improvement (Current 2018)

No Main Improvement.

Additional Improvements (Current 2018)

No Additional Improvements.

Land (2017 Certified Values)

#	State Code	Zoning	Frontage (ft)	Depth (ft)	Area	Pricing Method	Unit Price	Market Adjustment	Adjusted Price	Ag Land
1	SFR - VACANT LOTS/TRACTS	SINGLE FAMILY SF-22	105	173	18,278.0000 SQUARE FEET	FLAT PRICE	\$30,000.00	-10%	\$27,000	N

* All Exemption information reflects 2017 Certified Values. *

Exemptions (2017 Certified Values)

No Exemptions

Estimated Taxes (2017 Certified Values)

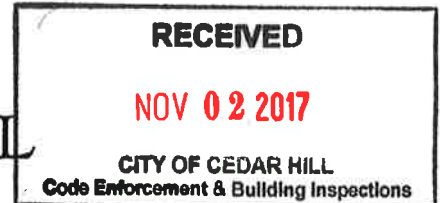
	City	School	County and School Equalization	College	Hospital	Special District
Taxing Jurisdiction	CEDAR HILL	CEDAR HILL ISD	DALLAS COUNTY	DALLAS CO COMMUNITY COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
Tax Rate per \$100	\$0.69876	\$1.516	\$0.2531	\$0.124238	\$0.2794	N/A
Taxable Value	\$27,000	\$27,000	\$27,000	\$27,000	\$27,000	\$0
Estimated Taxes	\$188.67	\$409.32	\$68.34	\$33.54	\$75.44	N/A
Tax Ceiling					N/A	N/A
Total Estimated Taxes:						\$775.30

DO NOT PAY TAXES BASED ON THESE ESTIMATED TAXES. You will receive an **official tax bill** from the appropriate agency when they are prepared. Please note that if there is an Over65 or Disabled Person **Tax Ceiling** displayed above, **it is NOT reflected** in the Total Estimated Taxes calculation provided. Taxes are collected by the agency sending you the **official** tax bill. To see a listing of agencies that collect taxes for your property. [Click Here](#)

The estimated taxes are provided as a courtesy and should not be relied upon in making financial or other decisions. The Dallas Central Appraisal District (DCAD) does not control the tax rate nor the amount of the taxes, as that is the responsibility of each Taxing Jurisdiction. Questions about your taxes should be directed to the appropriate taxing jurisdiction. We cannot assist you in these matters. These tax estimates are calculated by using the most current certified taxable value multiplied by the most current tax rate. **It does not take into account other special or unique tax scenarios, like a tax ceiling, etc..** If you wish to calculate taxes yourself, you may use the [TaxEstimator](#) to assist you.

[History](#)[History](#)

© 2017 Dallas Central Appraisal District.
All Rights Reserved.



BOARD OF ADJUSTMENT
APPLICATION FORM

Owner Shirley Asonibe Applicant Shirley Asonibe
Address 415 Weaver St Address Same
Cedar Hill Tx 75104
Phone Number 214 229 2787 Phone Number same
Email address: angelshomeh@bcglobal.net Email address: _____
Address of property requesting variance: 415 Weaver St Cedar Hill Tx 75104
Legal Description of Property:

Lot 1/2 4, Block 5, of Highlands #8 Subdivision

AND/OR

Tract _____, Block _____, _____ Survey

Explain Variance Desired Need to build enclosed garage in car port in my backyard and also insect out door sealing in back yard.

Zoning Ordinance No. 201-64, Section _____, Requirement _____

Give reason for hardship and justify need for variance Need for security & safety

Attachments required: Survey of property desiring variance, and all supporting documents for variance requested.

I am the owner of the herein described property and Shirley Asonibe is Authorized to file this application on my behalf.

X _____
Applicant

X SASINIBE
Owner

Existing Zoning: S-F 7

Filing Date: 10/2/17

****Submit Application with Plot Plan, supporting documents & Filing Fee)****

Residential Fee: \$125.00

Non-residential Fee: \$250.00



285 Uptown Blvd. Bldg 1
Cedar Hill, TX 75104
(972) 291-5100 x1090

RECEIVED

OCT 27 2017

CITY OF CEDAR HILL
CODE ENF & BLDNG INSP

Zoning: _____
Type of Const: _____
Occupancy: _____
Use: _____
Flood Plain: _____

BUILDING PERMIT APPLICATION

DATE: 10/27/17

ADDRESS: 415 Weaver St Cedar Hill Tx 75104

SUBDIVISION: _____ LOT: _____ BLOCK: _____

AREAS (SQ.FT.): LIVING AREA: _____ GARAGE: _____ PORCH: _____ TOTAL AREA: _____

MASONRY PERCENTAGE (%): FRONT: _____ REAR: _____ LEFT SIDE: _____ RIGHT SIDE: _____

DESCRIPTION OF WORK: Rebuild car port into closing garage & outdoor seating. VALUE OF WORK: \$ 4500

PROPERTY OWNERS INFORMATION

PROPERTY OWNERS NAME: Shirley Asenibe

ADDRESS: 415 Weaver St CITY: Cedar Hill

STATE: TX ZIP: 75104 PHONE: (214) 229 2787

CONTRACTORS

ADDRESS (PHYSICAL/MAILING INCLUDE CITY, STATE & ZIP)

PHONE#

GENERAL: _____

ELECTRICAL: _____

MECHANICAL: _____

PLUMBING: _____

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local regulating construction or the performance of construction.

APPLICANT'S PRINTED NAME: SHIRLEY ASENIBE

ADDRESS: 415 Weaver St CITY: Cedar Hill STATE: TX

ZIP: 75104 PHONE: (214) 229 2787 CELL: () _____

FAX: () _____ E-Mail: angelshomeb@sbcglobal.net

APPLICANT'S SIGNATURE: [Signature] DATE: 10/27/17

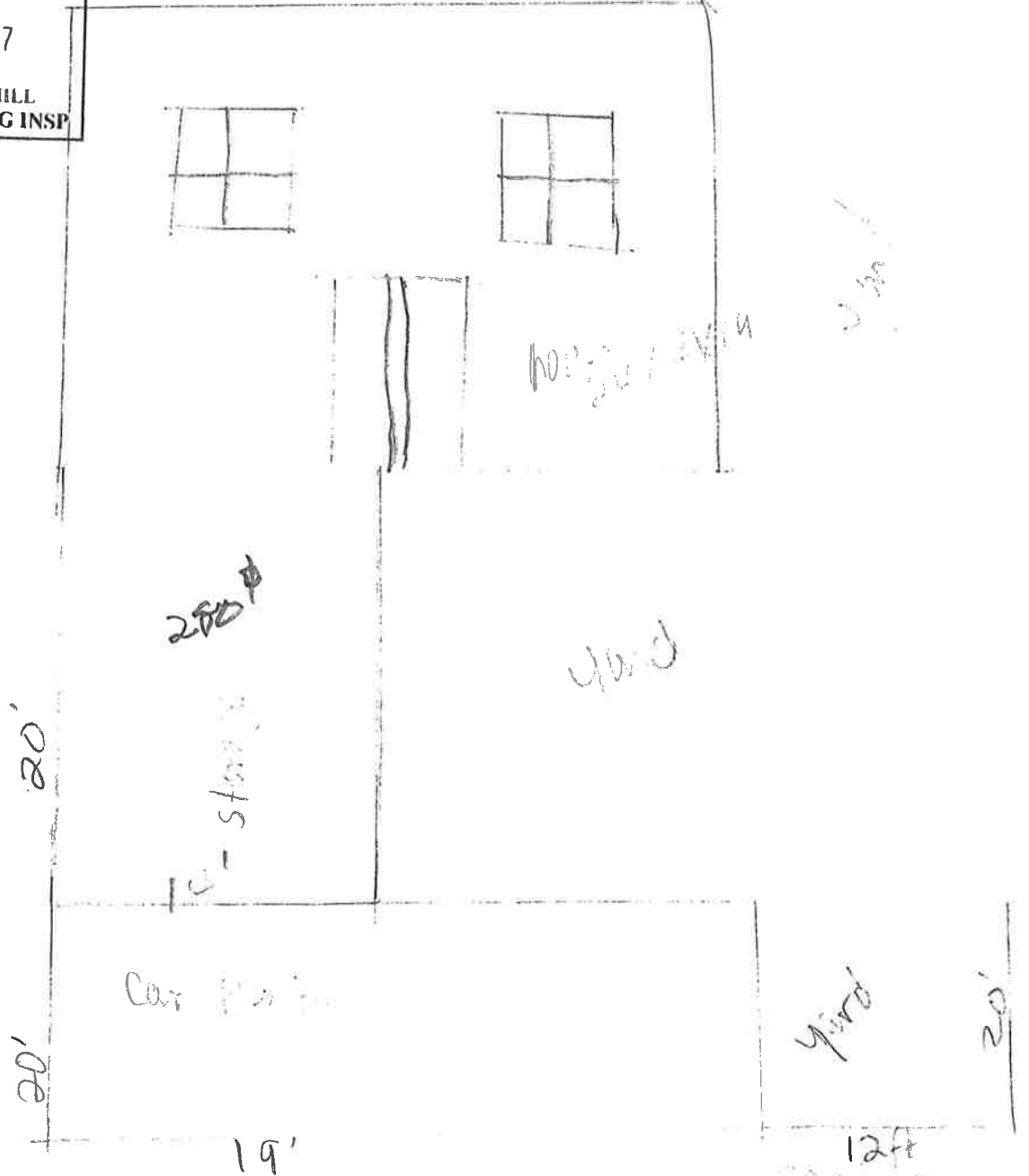
Sketch of Garage Rebuilding

10/27/17

RECEIVED

OCT 27 2017

CITY OF CEDAR HILL
CODE ENF & BLDG INSP



Need to fix roof - can patch

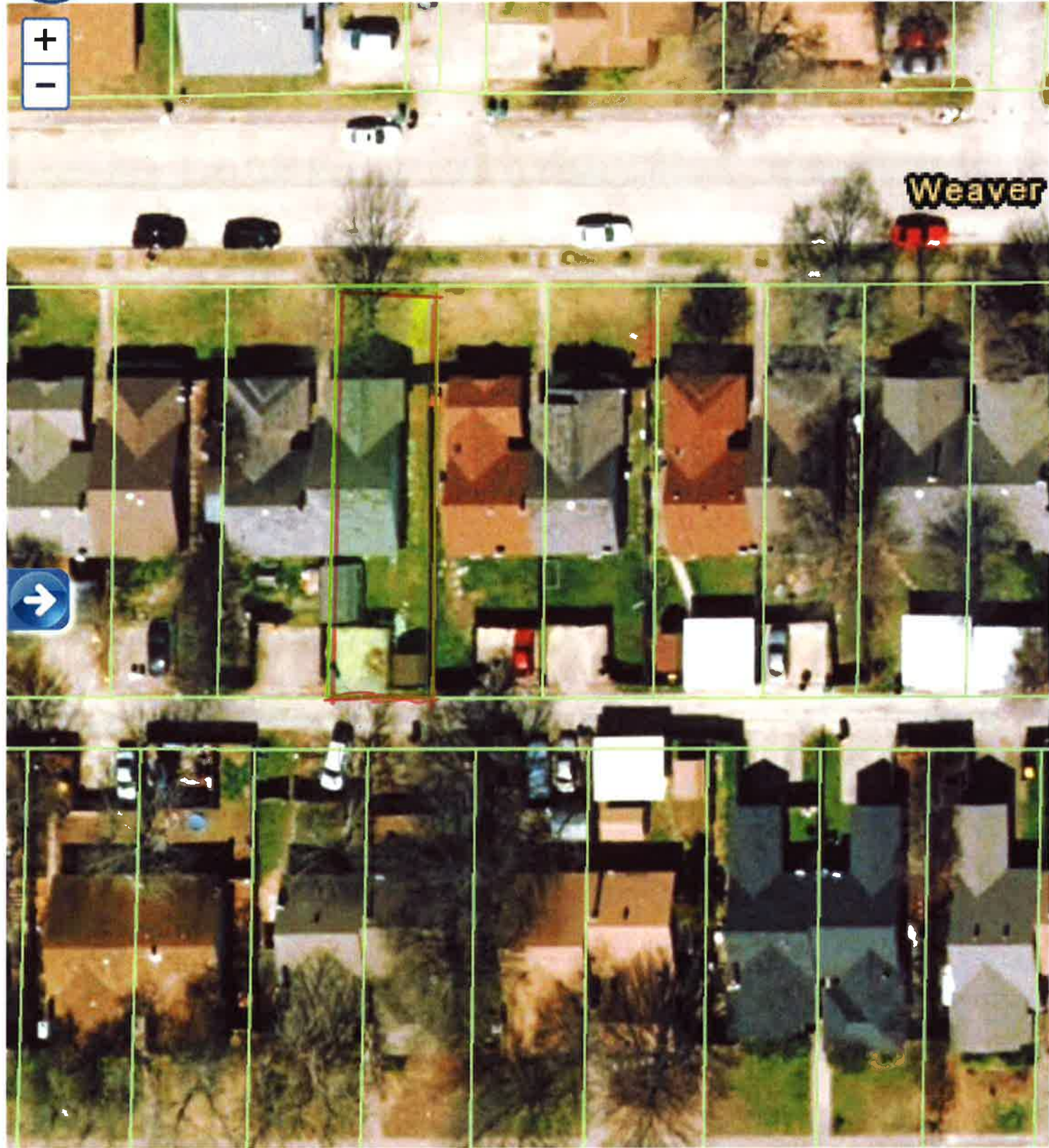
Need to attach to existing home

Need to have 3 to 4 pitch roof with shingle

Need covered ramped garage door (double)



DCAD
Property Map





SECTION 3.8 SF-7 – SINGLE-FAMILY RESIDENTIAL DISTRICT—7,000**3.8.1 Purpose:**

The “SF – 7”, Single family residential district is intended to provide for development of medium density detached single family housing with lot sizes not less than 7,000 square feet. Its purpose is to provide for development of quality medium density housing, for starter homes, move downs, empty nesters and singles in an area protected from excessive noise, illumination, odors, visual clutter and other influences that are generally objectionable or not conducive to family living. This district can also act as a transition between medium and high-density detached housing for small families and singles in the city.

3.8.2 Authorized Uses:

- A. Those uses listed for the SF-7 – Single-Family Residential—7,000 district in Section 4.1.2 (Use Charts) as “P” or “C” are authorized uses permitted by right or conditionally permitted uses, respectively. Conditional uses must be approved utilizing procedures set forth in Section 3.20.

3.8.3 District Development Standards:**A. Lot Dimension Requirements —**

Minimum Lot Area	—7,000 square feet
Minimum Lot Width	—60 feet
Minimum Lot Depth	—100 feet

B. Yard Requirements —

Minimum Front Yard	—20 feet
Minimum Side Yard (interior)	—5 feet
Minimum Side Yard (street side)	—15 feet
Minimum Rear Yard	—20 feet

C. Structure Standards —

Maximum Lot Coverage	—50% main and accessory buildings
Maximum Height	—35 feet
Minimum Living Area	—1,500 square feet.
Minimum Exterior Masonry	—100% of the front wall elevation and 80% of each additional wall elevation; for additional standards see Section 5.7

(Ord. No. 01-71, § 2, 07-21-01)

D. Minimum Off-Street Parking

—2 enclosed parking spaces; for additional standards see Section 5.1

(Ord. No. 09-377, § 2, 01-13-09)

E. Landscaping Requirements

—Entire Street Yard (see Section 5.2.4)

(Ord. No. 09-377, § 2, 01-13-09)

F. Screening Requirements

—See Section 5.3

(Ord. No. 09-377, § 2, 01-13-09)

G. Supplemental Requirements

—See Section 5.4 through 5.7

(Ord. No. 09-377, § 2, 01-13-09)

H. Site Plan Requirements

—None, except for non-residential uses allowed within residential districts; see Section 2.6 (Ord. No. 09-377, § 2, 01-13-09)

I. Special Requirements

—None

(Ord. No. 09-377, § 2, 01-13-09)



Residential Account #160206700S0040100

[Location](#)
[Owner](#)
[Legal Desc](#)
[Value](#)
[Main Improvement](#)
[Additional Improvements](#)
[Land](#)
[Exemptions](#)
[Estimated Taxes](#)
[History](#)

Property Location (Current 2018)

Address: 415 WEAVER ST

Neighborhood: 4ES200

Mapsc: 81B-L (DALLAS)

DCAD Property Map

2017 Appraisal Notice

Electronic Documents (ENS)

File Homestead Exemption Online



Print Homestead Exemption Form

Owner (Current 2018)

ASONIBE SHIRLEY
 415 WEAVER ST
 CEDAR HILL, TEXAS 751042856

Multi-Owner (Current 2018)

Owner Name	Ownership %
ASONIBE SHIRLEY	100%

Legal Desc (Current 2018)

- 1: HIGHLANDS 8
- 2: BLK S E 1/2 LT 4
- 3: 1/2 DUPLEX
- 4: VOL2003182/3055 DD09032003 CO-DC
- 5: 0206700S00401 2160206700S

Deed Transfer Date: 9/9/2003

Value

2017 Certified Values	
Improvement:	\$56,620
Land:	+ \$10,000
Market Value:	= \$66,620
Revaluation Year:	2017
Previous Revaluation Year:	2016

Main Improvement (Current 2018)

Building Class	14	Construction Type	FRAME	# Baths (Full/Half)	2/ 0
Year Built	1985	Foundation	SLAB	# Kitchens	1
Effective Year Built	1985	Roof Type	GABLE	# Bedrooms	2
Actual Age	33 years	Roof Material	COMP SHINGLES	# Wet Bars	0
Desirability	FAIR	Fence Type	WOOD	# Fireplaces	1
Living Area	1,145 sqft	Ext. Wall Material	BRICK VENEER	Sprinkler (Y/N)	N
Total Area	1,145 sqft	Basement	NONE	Deck (Y/N)	N

% Complete	100%	Heating	CENTRAL FULL	Spa (Y/N)	N
# Stories	ONE STORY	Air Condition	CENTRAL FULL	Pool (Y/N)	N
Depreciation	50%			Sauna (Y/N)	N

Additional Improvements (Current 2018)

#	Improvement Type	Construction	Floor	Exterior Wall	Area (sqft)
1	STORAGE BUILDING		UNASSIGNED	UNASSIGNED	100
2	DETACHED CARPORT		CONCRETE	UNASSIGNED	400

Land (2017 Certified Values)

#	State Code	Zoning	Frontage (ft)	Depth (ft)	Area	Pricing Method	Unit Price	Market Adjustment	Adjusted Price	Ag Land
1	MFR - DUPLEXES	DUPLEX	32	115	0.0000 SQUARE FEET	FLAT PRICE	\$10,000.00	0%	\$10,000	N

* All Exemption information reflects 2017 Certified Values. *

Exemptions (2017 Certified Values)

No Exemptions

Estimated Taxes (2017 Certified Values)

	City	School	County and School Equalization	College	Hospital	Special District
Taxing Jurisdiction	CEDAR HILL	CEDAR HILL ISD	DALLAS COUNTY	DALLAS CO COMMUNITY COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
Tax Rate per \$100	\$0.69876	\$1.516	\$0.2531	\$0.124238	\$0.2794	N/A
Taxable Value	\$66,620	\$66,620	\$66,620	\$66,620	\$66,620	\$0
Estimated Taxes	\$465.51	\$1,009.96	\$168.62	\$82.77	\$186.14	N/A
Tax Ceiling					N/A	N/A
Total Estimated Taxes:						\$1,912.99

DO NOT PAY TAXES BASED ON THESE ESTIMATED TAXES. You will receive an **official tax bill** from the appropriate agency when they are prepared. Please note that if there is an Over65 or Disabled Person **Tax Ceiling** displayed above, **it is NOT reflected** in the Total Estimated Taxes calculation provided. Taxes are collected by the agency sending you the **official** tax bill. To see a listing of agencies that collect taxes for your property. [Click Here](#)

The estimated taxes are provided as a courtesy and should not be relied upon in making financial or other decisions. The Dallas Central Appraisal District (DCAD) does not control the tax rate nor the amount of the taxes, as that is the responsibility of each Taxing Jurisdiction. Questions about your taxes should be directed to the appropriate taxing jurisdiction. We cannot assist you in these matters. These tax estimates are calculated by using the most current certified taxable value multiplied by the most current tax rate. **It does not take into account other special or unique tax scenarios, like a tax ceiling, etc..** If you wish to calculate taxes yourself, you may use the [TaxEstimator](#) to assist you.

History

History

© 2017 Dallas Central Appraisal District.
All Rights Reserved.

RECEIVED

DEC 12 2017

CITY OF CEDAR HILL
CODE ENF & BLDNG INSP



12/12/17
JCosme
OR/visa
125-

BOARD OF ADJUSTMENT
APPLICATION FORM

Owner JOHANNES & AIMEE ESPINAL

Address 708 BRIGGS ST
CEDAR HILL, TX 75104

Phone Number 469.387.2535

Email address: s-pinalfam2008@

Applicant Same

Address _____

Phone Number _____

Email address: _____

Address of property requesting variance: 708 BRIGGS ST CEDAR HILL, TX 75104

Legal Description of Property:

Lot 1, Block C, of Cedar Hill Heights #1 Subdivision

AND/OR

Tract _____, Block _____, _____ Survey

Explain Variance Desired WE WOULD LIKE TO MAKE AN ADDITION TO OUR HOME THAT WOULD EXTEND 13 FEET OUT TO THE RIGHT SIDE OF OUR HOME PAST THE EXISTING BUILD LINE PER OUR LAST SURVEY, BUT STILL STAYING WITHIN 15 FEET OF OUR PROPERTY LINE PER NEW CITY CODE FOR SIDE YARDS

Zoning Ordinance No. _____, Section 3.8.3. B, Requirement _____

Give reason for hardship and justify need for variance • COST EFFICIENT • BEST USE OF OUR PROPERTY • LEAST EXPENSIVE BECAUSE WE WOULD BE FOLLOWING THE SAME ROOF LINE, ALSO THE GROUND IS MORE LEVEL WHICH MAKES THE FORM WORK AND SLAB MORE COST EFFICIENT.

Attachments required: Survey of property desiring variance, and all supporting documents for variance requested.

I am the owner of the herein described property and _____ is
Authorized to file this application on my behalf.

X [Signature]
Applicant

X [Signature]
Owner

Existing Zoning: SF-7

Filing Date: 12.12.2017

****Submit Application with Plot Plan, supporting documents & Filing Fee****

Residential Fee: \$125.00

Non-residential Fee: \$250.00

Graves, Stacey

From: Joe Espinal <s_pinalfam2008@sbcglobal.net>
Sent: Friday, December 15, 2017 10:04 AM
To: Graves, Stacey
Subject: Re: 708 Briggs - Variance Request

Hi, good morning Stacy.

Yes, I am Aimee Alcazar, I married my husband Johannes Espinal in 2000 but we refinanced the home on 708 Briggs St about a year ago and that's when we added my husband's name on the deed. So I am Aimee Alcazar Espinal. Alcazar is my maiden name and Espinal is my married name. If you need any type of documentation, let me know I will gladly provide.

Thanks

Aimee

[Sent from Yahoo Mail on Android](#)

On Fri, Dec 15, 2017 at 8:49 AM, Graves, Stacey
<stacey.graves@cedarhilltx.com> wrote:

Good morning Aimee. I am reviewing your documents for your variance request. A variance can only be requested by the listed property owner. The Dallas County Appraisal District has **Aimee Alcazar** listed as the property owner. Your application states Johannes and Aimee Espinal are the property owners. We need something stating that Aimee Alcazar and Aimee Espinal are the same person if that is accurate.

Let me know if you have any questions. Thank you.

Stacey Graves

Neighborhood and Code Services Manager



☎ 972.291.5100 X 1094 F 972.291.7250

285 Uptown Blvd. Bldg. 100

Cedar Hill, TX 75104

www.CedarHillTX.com

Additional Justification Material:

- Cost efficient
- Best use of our property space
- We'd like all of the bedrooms to be on one side of the house
- After the addition we would still be leaving 15 feet to the side property line and not be obstructing the traffic visibility or our neighbor's visibility to the street and corner.
- Adding on to the right side of our property seems to be the least expensive because we would be following the existing roof line and the ground is more level which makes the form work and slab more cost efficient.
- We've been residents of Cedar Hill for 11 years and we've loved living here. Our family has grown and we would like to accommodate our situation in the most cost efficient way.



Residential Account #16012500030010000

[Location](#)
[Owner](#)
[Legal Desc](#)
[Value](#)
[Main Improvement](#)
[Additional Improvements](#)
[Land](#)
[Exemptions](#)
[Estimated Taxes](#)
[History](#)

Property Location (Current 2018)

Address: 708 BRIGGS DR
Neighborhood: 4ESH01
Mapsc: 81B-A (DALLAS)

DCAD Property Map

2017 Appraisal Notice

Electronic Documents (ENS)

File Homestead Exemption Online



Print Homestead Exemption Form

Owner (Current 2018)

ALCAZAR AIMEE
 708 BRIGGS ST
 CEDAR HILL, TEXAS 751041770

Multi-Owner (Current 2018)

Owner Name	Ownership %
ALCAZAR AIMEE	100%

Legal Desc (Current 2018)

- 1: CEDAR HILL HEIGHTS 1ST INST
 - 2: BLK C LT 1
 - 3:
 - 4: VOL99247/7371 DD121199 CO-DALLAS
 - 5: 4603640300100 21601250003
- Deed Transfer Date:** 12/21/1999

Value

2017 Certified Values	
Improvement:	\$99,970
Land:	+ \$21,600
Market Value:	= \$121,570
Revaluation Year:	2017
Previous Revaluation Year:	2016

Main Improvement (Current 2018)

Building Class	14	Construction Type	FRAME	# Baths (Full/Half)	2/ 0
Year Built	1969	Foundation	SLAB	# Kitchens	1
Effective Year Built	1969	Roof Type	GABLE	# Bedrooms	3
Actual Age	49 years	Roof Material	COMP SHINGLES	# Wet Bars	0
Desirability	AVERAGE	Fence Type	CHAIN	# Fireplaces	0
Living Area	1,761 sqft	Ext. Wall Material	BRICK VENEER	Sprinkler (Y/N)	N
Total Area	1,761 sqft	Basement	NONE	Deck (Y/N)	N

% Complete	100%	Heating	CENTRAL FULL	Spa (Y/N)	N
# Stories	ONE STORY	Air Condition	CENTRAL FULL	Pool (Y/N)	N
Depreciation	45%			Sauna (Y/N)	N

Additional Improvements (Current 2018)

#	Improvement Type	Construction	Floor	Exterior Wall	Area (sqft)
2	STORAGE BUILDING		UNASSIGNED	FRAME	192

Land (2017 Certified Values)

#	State Code	Zoning	Frontage (ft)	Depth (ft)	Area	Pricing Method	Unit Price	Market Adjustment	Adjusted Price	Ag Land
1	SINGLE FAMILY RESIDENCES	SINGLE FAMILY SF-8.5	90	122	10,733.0000 SQUARE FEET	FLAT PRICE	\$21,600.00	0%	\$21,600	N

* All Exemption information reflects 2017 Certified Values. *

Exemptions (2017 Certified Values)

No Exemptions

Estimated Taxes (2017 Certified Values)

	City	School	County and School Equalization	College	Hospital	Special District
Taxing Jurisdiction	CEDAR HILL	CEDAR HILL ISD	DALLAS COUNTY	DALLAS CO COMMUNITY COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
Tax Rate per \$100	\$0.69876	\$1.516	\$0.2531	\$0.124238	\$0.2794	N/A
Taxable Value	\$121,570	\$121,570	\$121,570	\$121,570	\$121,570	\$0
Estimated Taxes	\$849.48	\$1,843.00	\$307.69	\$151.04	\$339.67	N/A
Tax Ceiling					N/A	N/A
Total Estimated Taxes:						\$3,490.88

DO NOT PAY TAXES BASED ON THESE ESTIMATED TAXES. You will receive an **official tax bill** from the appropriate agency when they are prepared. Please note that if there is an Over65 or Disabled Person **Tax Ceiling** displayed above, **it is NOT reflected** in the Total Estimated Taxes calculation provided. Taxes are collected by the agency sending you the **official** tax bill. To see a listing of agencies that collect taxes for your property. [Click Here](#)

The estimated taxes are provided as a courtesy and should not be relied upon in making financial or other decisions. The Dallas Central Appraisal District (DCAD) does not control the tax rate nor the amount of the taxes, as that is the responsibility of each Taxing Jurisdiction. Questions about your taxes should be directed to the appropriate taxing jurisdiction. We cannot assist you in these matters. These tax estimates are calculated by using the most current certified taxable value multiplied by the most current tax rate. **It does not take into account other special or unique tax scenarios, like a tax ceiling, etc..** If you wish to calculate taxes yourself, you may use the [TaxEstimator](#) to assist you.

History

History

© 2017 Dallas Central Appraisal District.
All Rights Reserved.



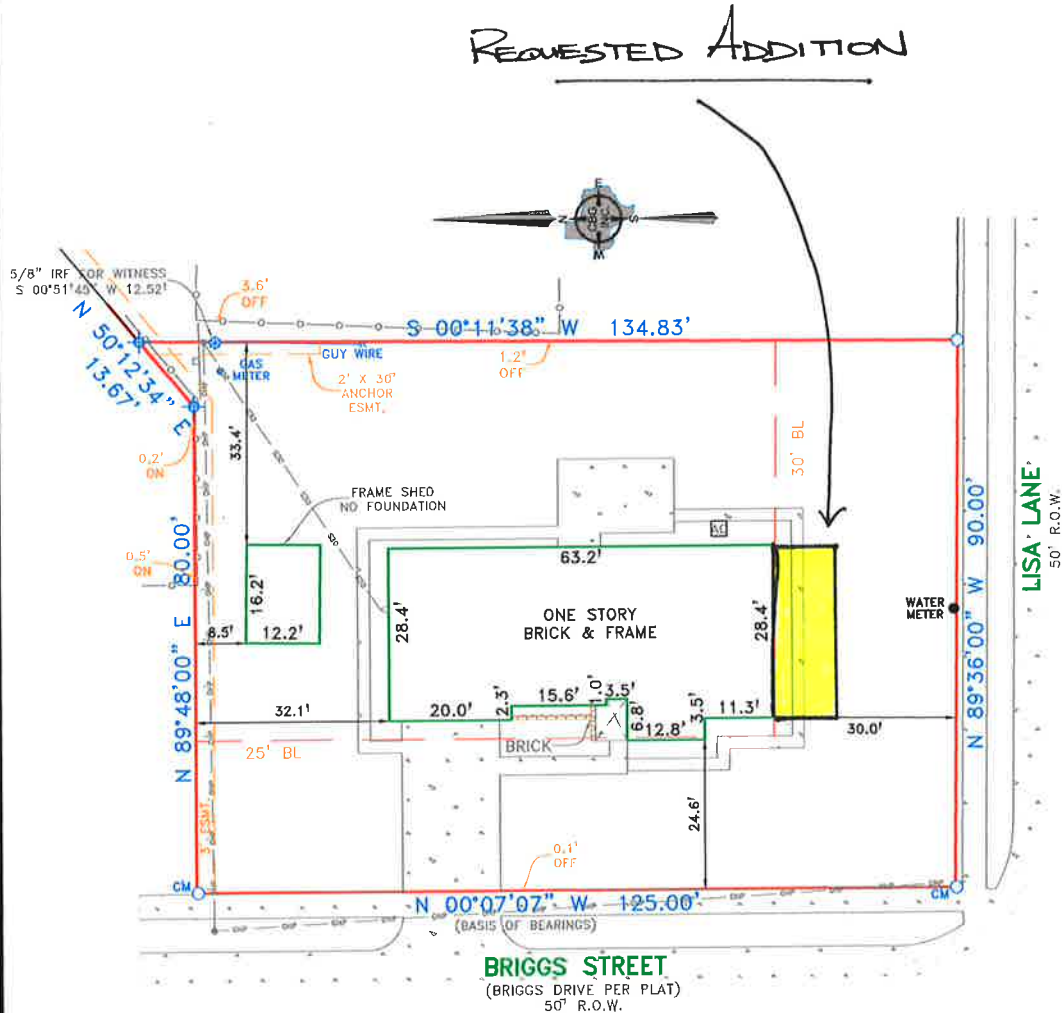
708 Briggs Street

Being Lot 1, Block C, of Cedar Hills Heights Addition, Installment No. 1, an Addition to the City of Cedar Hill, Dallas County, Texas, according to the Plat thereof recorded in Volume 301, Page 1174, of the Map Records of Dallas County, Texas.



LEGEND

- 1/2" ROD FOUND
- ⊗ 1/2" ROD SET
- 1" PIPE FOUND
- ⊗ "X" FOUND/SET
- ⊗ 5/8" ROD FOUND
- ◆ 60d NAIL FOUND
- FENCE POST FOR CORNER
- CM CONTROLLING MONUMENT
- AC AIR CONDITIONER
- PE POOL
- TE EQUIPMENT TRANSFORMER
- TE PAD
- COLUMN
- POWER POLE
- ▲ UNDERGROUND ELECTRIC
- △ OVERHEAD ELECTRIC
- OHP— OVERHEAD ELECTRIC POWER
- OES— OVERHEAD ELECTRIC SERVICE
- CHAIN LINK
- WOOD FENCE 0.5' WIDE TYPICAL
- I— IRON FENCE
- X— BARBED WIRE
- DOUBLE SIDED WOOD FENCE
- A— EDGE OF ASPHALT
- G— EDGE OF GRAVEL
- C— CONCRETE
- CA— COVERED AREA



EXCEPTIONS:

NOTE: This survey is made in conjunction with the information provided by the client. CBG Surveying, Inc. has not researched the land title records for the existence of easements, restrictive covenants or other encumbrances.

NOTES:

NOTE: BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

FLOOD NOTE: According to the F.I.R.M. No. 48113C0605K, this property does lie in Zone X and does not lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by The Client. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Drawn By: M.A.N.

Scale: 1" = 20'

Date: 05/22/17

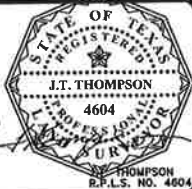
GF No.:

GFN

Job No. 1710857



12025 Shiloh Road, Ste. 230
Dallas, TX 75228
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbginctx.com



Date:

Accepted by:

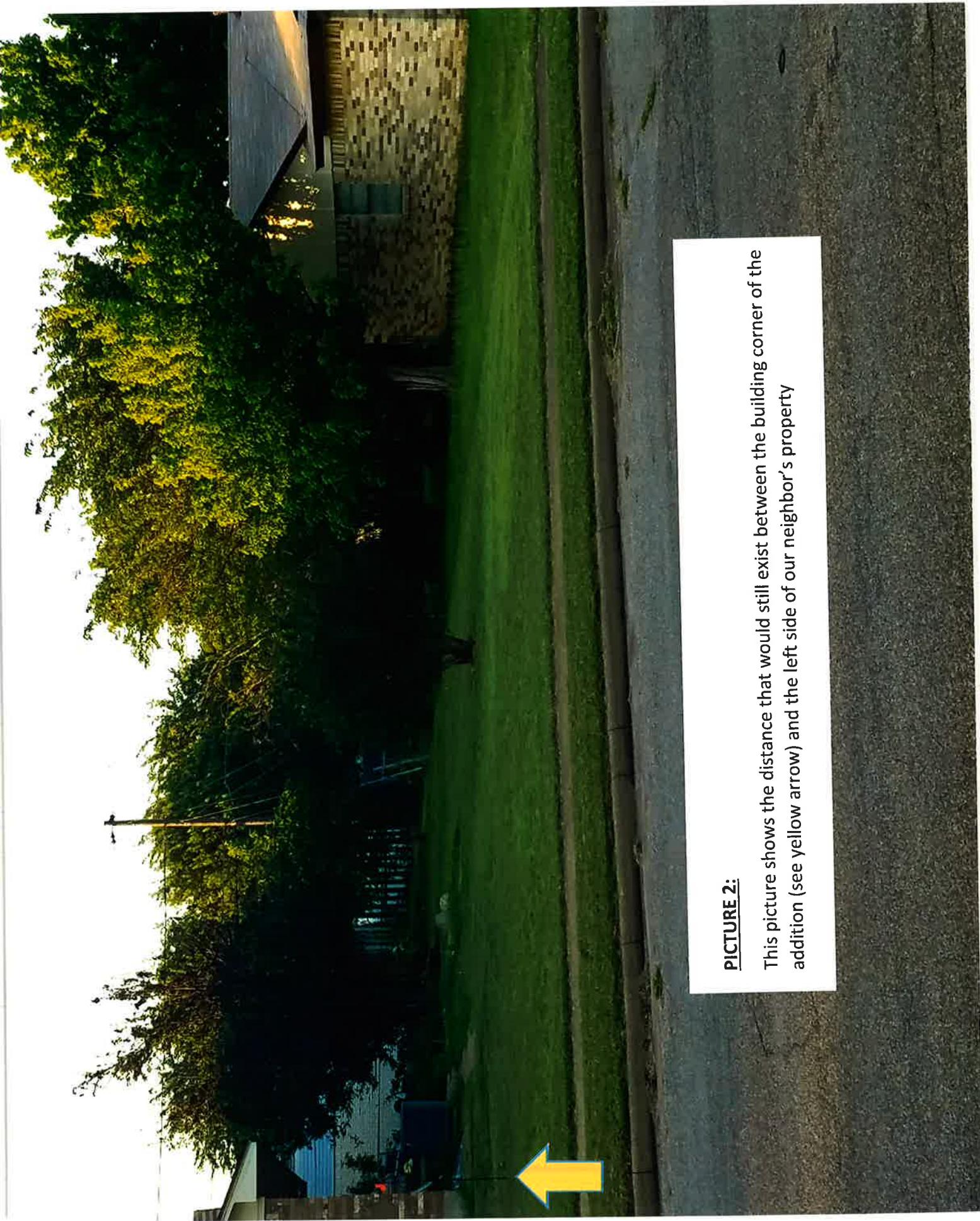
Purchaser

Purchaser



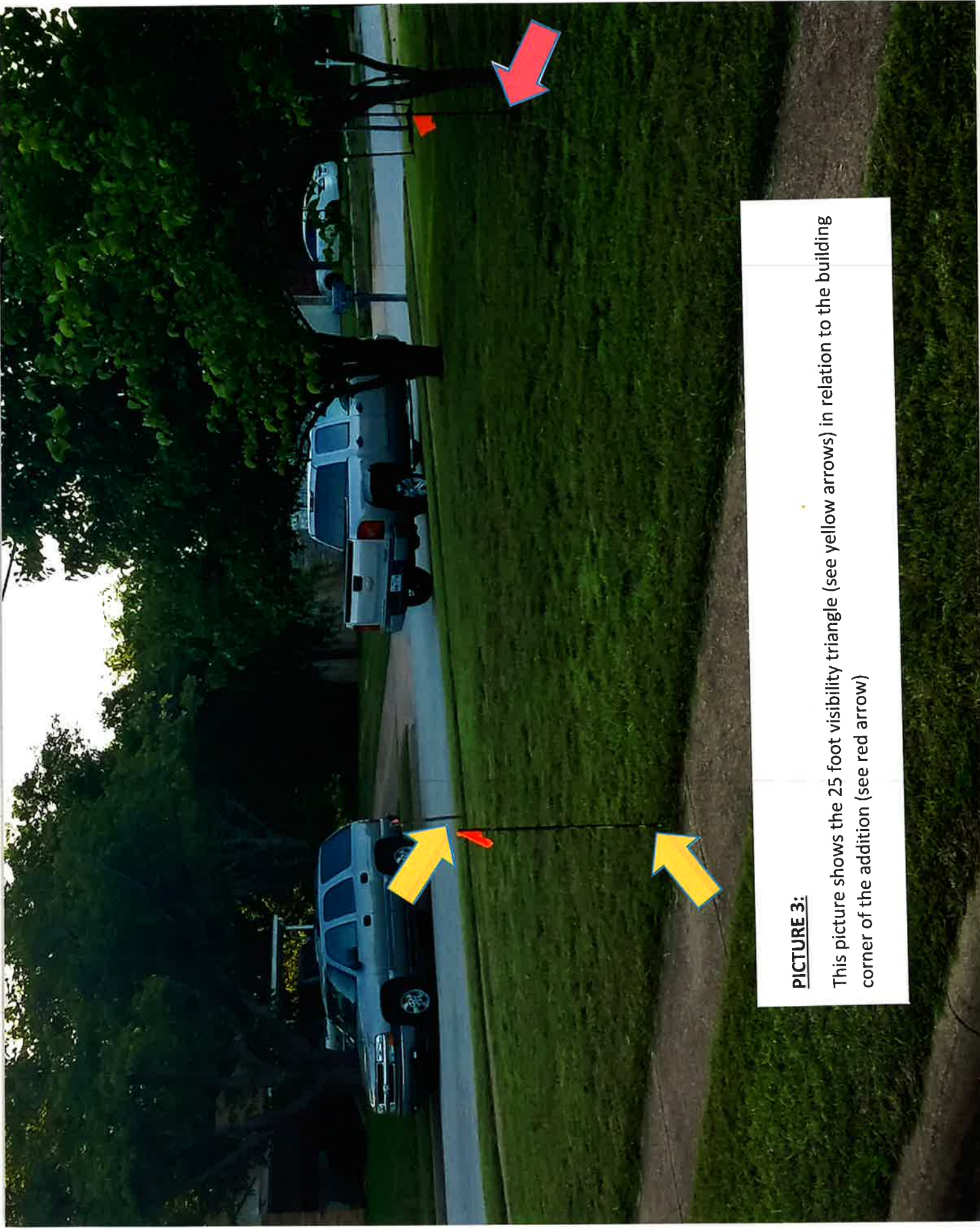
PICTURE 1:

This picture shows how far the building corners of the addition would extend out (as the red arrows show), and how our neighbor's visibility from their home to the street corner would not be obstructed by the addition



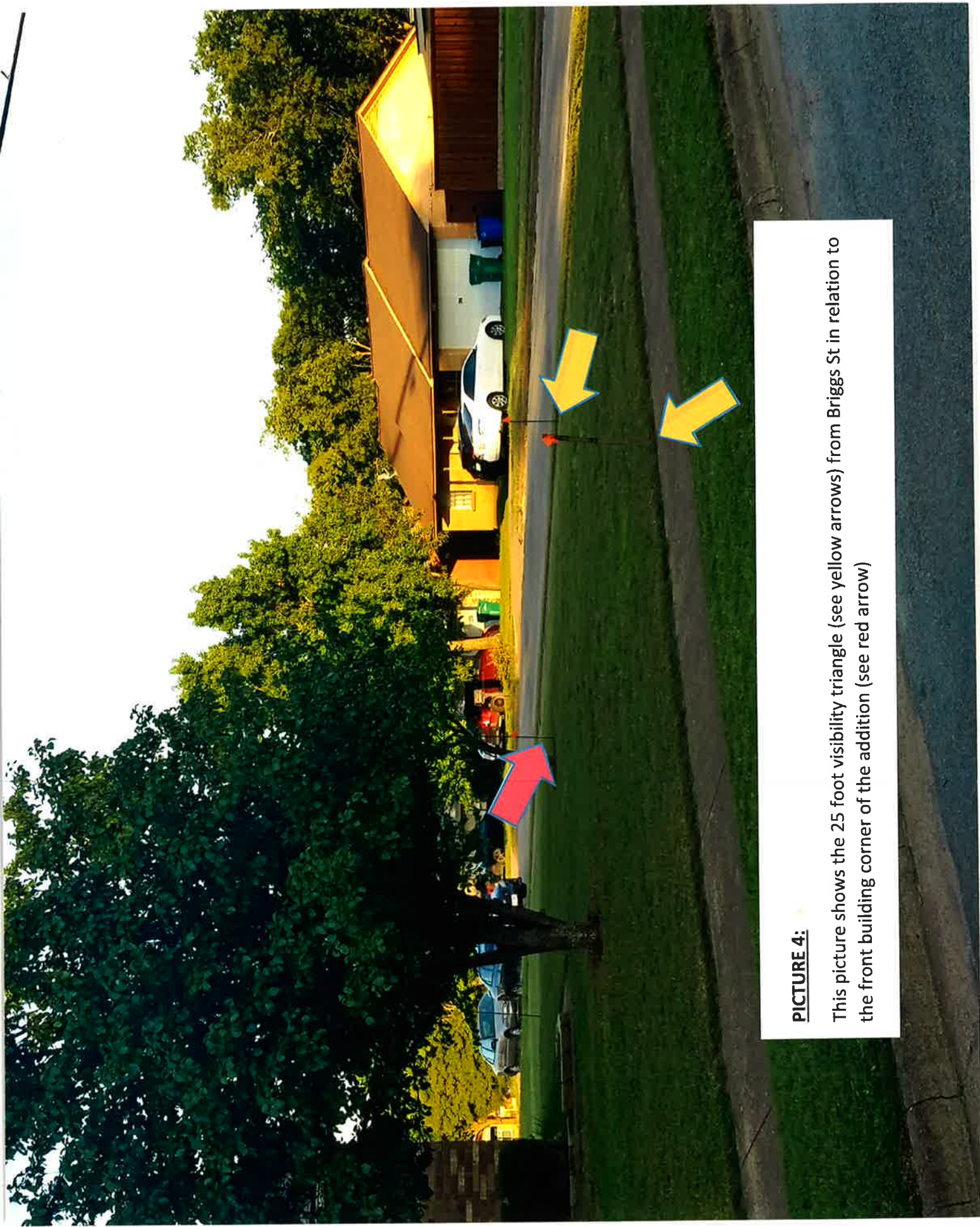
PICTURE 2:

This picture shows the distance that would still exist between the building corner of the addition (see yellow arrow) and the left side of our neighbor's property



PICTURE 3:

This picture shows the 25 foot visibility triangle (see yellow arrows) in relation to the building corner of the addition (see red arrow)



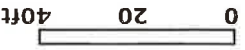
PICTURE 4:

This picture shows the 25 foot visibility triangle (see yellow arrows) from Briggs St in relation to the front building corner of the addition (see red arrow)



PICTURE 5:

This photo shows a complete view from the street corner of Briggs St and Lisa Ln of the two building corners of the addition (see yellow arrow)



SECTION 3.8 SF-7 – SINGLE-FAMILY RESIDENTIAL DISTRICT—7,000**3.8.1 Purpose:**

The “SF – 7”, Single family residential district is intended to provide for development of medium density detached single family housing with lot sizes not less than 7,000 square feet. Its purpose is to provide for development of quality medium density housing, for starter homes, move downs, empty nesters and singles in an area protected from excessive noise, illumination, odors, visual clutter and other influences that are generally objectionable or not conducive to family living. This district can also act as a transition between medium and high-density detached housing for small families and singles in the city.

3.8.2 Authorized Uses:

- A. Those uses listed for the SF-7 – Single-Family Residential—7,000 district in Section 4.1.2 (Use Charts) as “P” or “C” are authorized uses permitted by right or conditionally permitted uses, respectively. Conditional uses must be approved utilizing procedures set forth in Section 3.20.

3.8.3 District Development Standards:**A. Lot Dimension Requirements —**

Minimum Lot Area	—7,000 square feet
Minimum Lot Width	—60 feet
Minimum Lot Depth	—100 feet

B. Yard Requirements —

Minimum Front Yard	—20 feet
Minimum Side Yard (interior)	—5 feet
Minimum Side Yard (street side)	—15 feet
Minimum Rear Yard	—20 feet

C. Structure Standards —

Maximum Lot Coverage	—50% main and accessory buildings
Maximum Height	—35 feet
Minimum Living Area	—1,500 square feet.
Minimum Exterior Masonry	—100% of the front wall elevation and 80% of each additional wall elevation; for additional standards see Section 5.7

(Ord. No. 01-71, § 2, 07-21-01)

D. Minimum Off-Street Parking

—2 enclosed parking spaces; for additional standards see Section 5.1

(Ord. No. 09-377, § 2, 01-13-09)

E. Landscaping Requirements

—Entire Street Yard (see Section 5.2.4)

(Ord. No. 09-377, § 2, 01-13-09)

Jose G Lara
1000 Pleasant Run
Cedar Hill TX.
214-334-4030
joemsisystems@gmail.com

Date: 12/18/2017

Dana Woods
Re: 1001 Lakeview Dr. Lot Area, City Of Cedar Hill

To whom it may concern, I would like to request that the board reconsider our request of the lot area of .72 acre at 1001 Lakeview Dr. Cedar Hill TX., on the agenda for the next board meeting on January 9th 2018. Please feel free to contact me with any questions at 214-334-4030. I look forward to hearing from your office.

Best Regards



Jose G Lara