

June 11, 2021

NOTICE OF PUBLIC HEARING

Dear Property Owner:

The City of Cedar Hill has received the application noted below (on file in the Planning Department). A public hearing will be conducted on the date, time and location stated in this notice.

Case No. APPL-361-2021 – An application for a special exception to exceed the maximum allowed floor area for an accessory building and a variance to the maximum height requirement allowed for an accessory building on property zoned Planned Development District No. 95-210 on property legally described as Lot 221A of the Lake Ridge, Section 3 Addition, generally located on the north side of Eden Drive, west of Lake Ridge Parkway, with the approximate address being 2837 Eden Drive.

Applicant/Property Owner: Dalace Duvall

The applicant requests to construct a 3,300-square-foot accessory building that is 16 feet tall. The accessory building exceeds the maximum floor area (15% of the main building) and maximum height (12 feet) allowed for accessory buildings. Attached is a site plan showing the location of the building.

ZONING BOARD OF ADJUSTMENTS (ZBA)	
DATE:	Tuesday, June 29, 2021
TIME:	1:00 P.M.
LOCATION:	T.W. "Turk" Cannady Cedar Hill Rm 285 Uptown Blvd., Building 100 Cedar Hill, Texas 75104

You are receiving this notice because you are a property owner within 200 feet of the boundary of the proposed request. As with all such requests, the Zoning Board of Adjustments is seeking public comment regarding this matter. All interested persons are invited to attend and make comments. If you are unable to attend the public hearing, written comments may also be submitted. If you would like to register opposition to this request, a written protest signed by the property owner should be received by the Planning Department prior to the close of the Public Hearing. Property owners whose names do not appear on the County Appraisal District's records will require a notarized statement affirming ownership. For more information regarding this request, please contact the Planning Department at 972-291-5100, ext. 1076 or via e-mail at katherine.linares@cedarhilltx.com.