

May 19, 2023

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-550-2023 – An application for a variance to the rear yard requirement on property zoned “SF-8.5” (Single-Family Residential – minimum 8,500-square-foot lots) District legally described as Lot 19, Block H of the Highlands North Addition, generally located on the east side of Nafus Street, south of Angel Street terminus, with the approximate address being 209 Nafus Street.

Applicants/Property Owners: Paul and Karen Knight

The applicant constructed a 9-foot tall, 360-square-foot carport without permits. It encroaches into the required minimum 20-foot rear yard by up to 10 feet. Attached is an exhibit showing the location of the accessory building.

| ZONING BOARD OF ADJUSTMENTS (ZBA) | |
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| DATE: | Tuesday, June 6, 2023 |
| 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.