

STAFF REPORT

Case Number: 16-SU-16
Request: Specific Use Permit
Address: 2917 Ermine Way
Lot Size: 8,750 square feet / 0.2 Acres
Petitioner: Mike Humbert

Existing Conditions:

The subject property is an 8,750 square foot residential lot located on the northern side of Ermine Way, in the residential neighborhood located along Golfing Green Drive. The property is located in the residential zoning district known as “One-Family Residential District – 6” (R-6). R-6 is comprised exclusively of single-family homes. The property is bordered on all sides by comparable residential lots and existing homes. The existing two-story, single family residential home contains 2,139 square feet.

The home is a traditional style home that features a composition of shingle roof, brick veneer and frame exterior walls and rests on a concrete slab foundation.

The applicant, Mr. Humbert, is requesting a Specific Use Permit to build a detached accessory building, approximately 308 square feet, located in the rear yard of the lot. Article 15 of the Comprehensive Zoning Ordinance dictates that a residential property is allowed to have an accessory building if it is less than 120 square feet in floor area by right. An accessory building larger than 120 square feet requires a Specific Use Permit.

Site Design:

The accessory building will be setback 9 feet from the rear property line located on the northern boundary and 14 feet from the side property line located on the eastern boundary. The proposed accessory building is located within the fenced backyard and is anticipated to be used as an outdoor entertainment area. The proposed accessory building is located approximately 21 feet from the residential house (See Site Plan).

The proposed accessory structure will be open on all four sides. The structure will be 308 square feet, 14 feet wide and 22 feet long, including cedar posts and beams with rock on the posts. The height of the structure is proposed to be 12.6 feet at its highest point. The roof will be shingled with composite shingles to match the house. (See Photographs of Similar Example for the Proposed Structure)

There will be no gas, water or sewer connections to the proposed detached accessory structure. Electrical service will be extended to the proposed structure.

The homeowner is in the process of building a new swimming pool as well. (See Existing Site Photographs).

Comprehensive Plan:

The Central Area Plan recommends Single-Family Detached uses for this area. This request is compatible with the Comprehensive Plan.

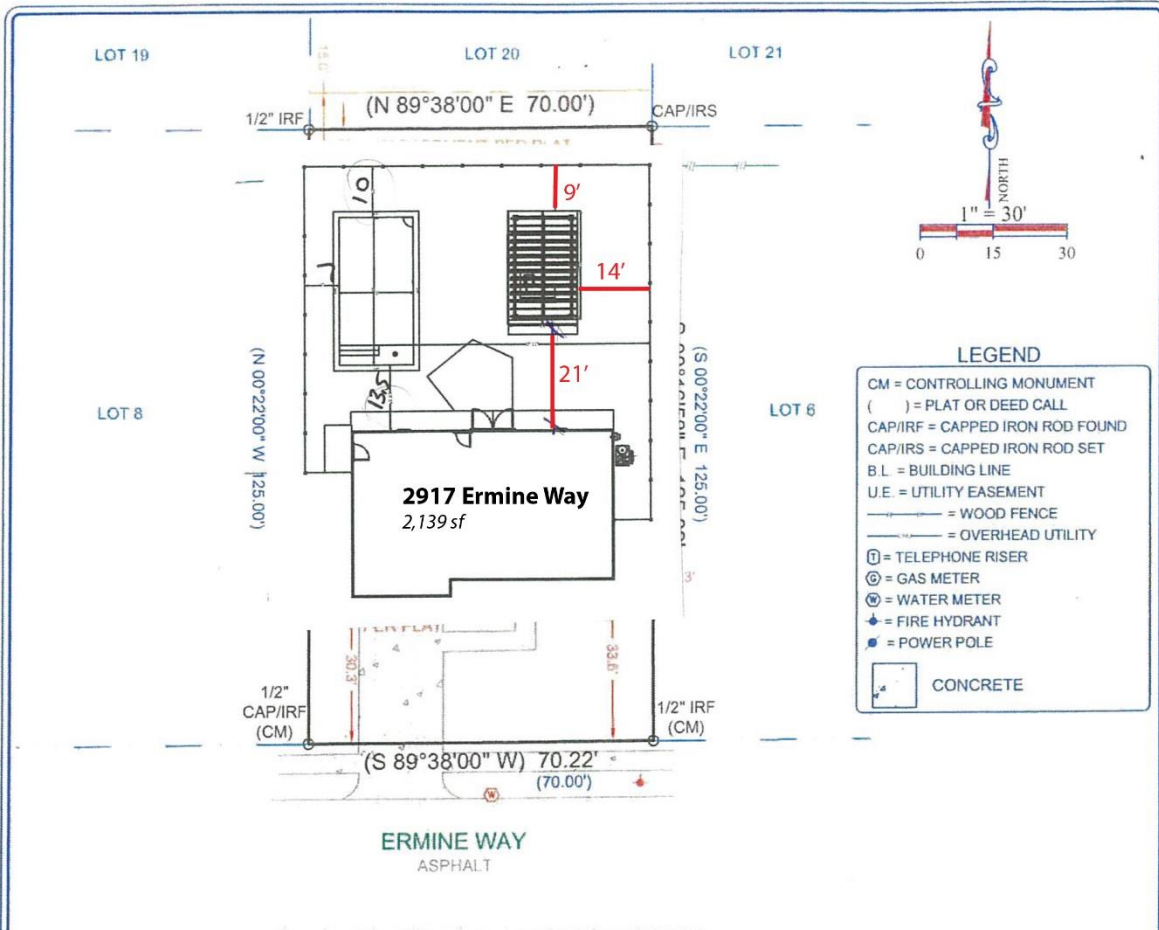
Thoroughfare Plan:

Ermine Way is a two-lane residential city street. Street improvements are planned for this roadway during the 2018 - 2019 Capital Improvements Plan.

Public Response:

Twenty-eight (28) notification letters were mailed to the surrounding property owners on September 27, 2015. One zoning notification sign was placed on the site that same day. As of October 6th, no written opposition to this SUP request has been received by the city.

Overall Site Plan



TO ALL PARTIES DIRECTLY INTERESTED IN THE PREMISES SURVEYED

I have this date directed a careful and accurate survey made on the grounds of the property located at 2917 Ermine Way in the City of Farmers Branch, Dallas County, Texas, being Lot 7, Block 22, of Valwood Park Addition, Eleventh Installment, an Addition in the City of Farmers Branch, Dallas County, Texas, according to the Plat thereof recorded in Volume 40, Page 225, Map Records of Dallas County, Texas.

FLOOD STATEMENT: I have reviewed the F.E.M.A. Flood Insurance Rate Map for the Town of Farmers Branch, Community Number 480174 effective date 7-7-2014 and that map indicates as scaled, that this property is within "Non-Shaded Zone X" defined as "Areas determined to be outside the 0.2% annual chance flood (500-year)" as shown on Panel 170 K of said map.

NOTE: This survey is certified to Mike Humbert.

NOTE: This survey correctly represents the results of an on-the-ground survey made under my direction and supervision on 6-28-2016. There are no visible or apparent intrusions or protrusions except as shown hereon.

NOTE: This survey was performed without the benefit of a title commitment.



TX FIRM REGISTRATION # 10002100

1720 WESTMINSTER
DENTON, TX 76205
(940)382-3446

JOB NUMBER: 160308

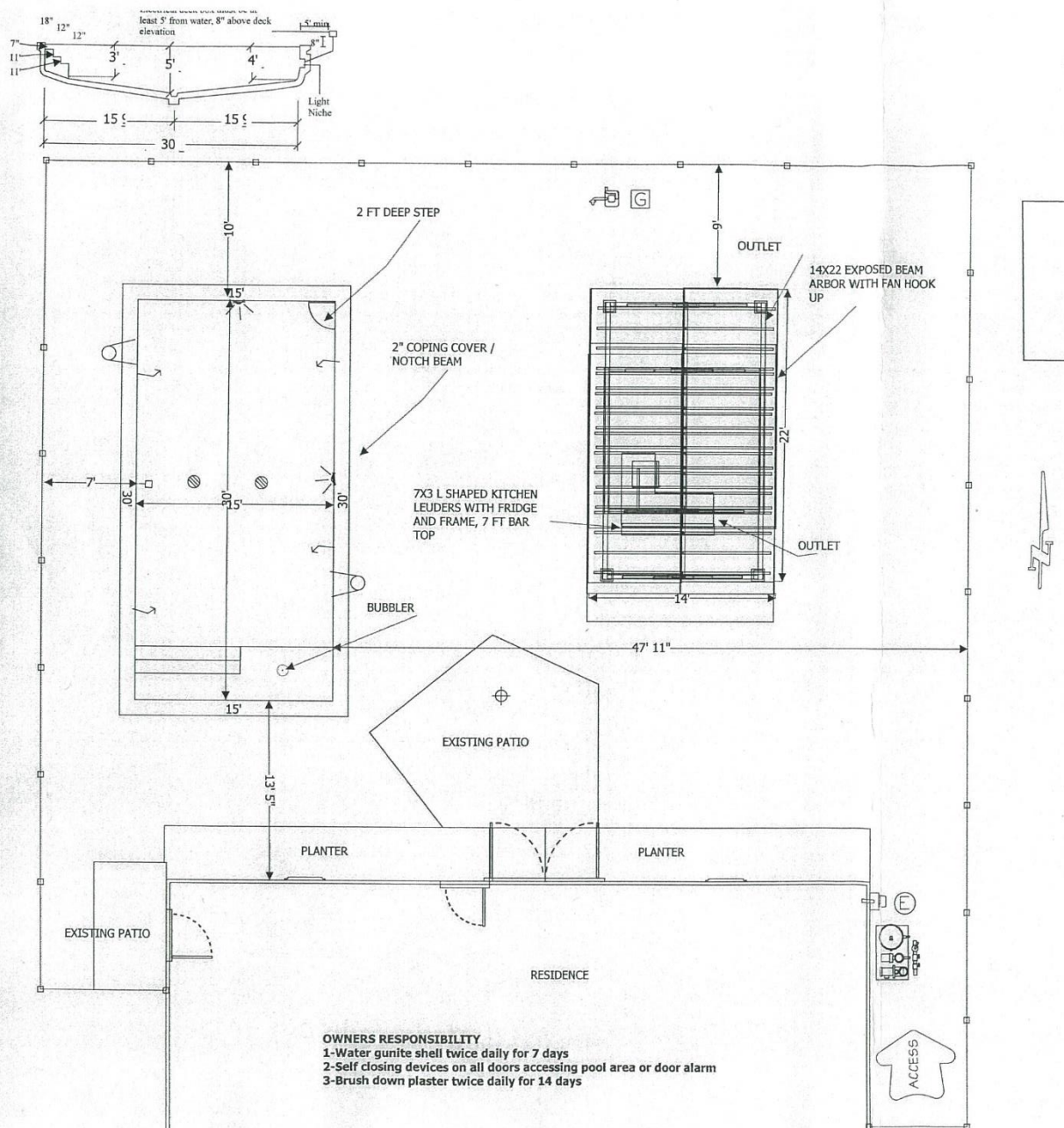
DRAWN BY: MMF

DATE: 6-29-2016

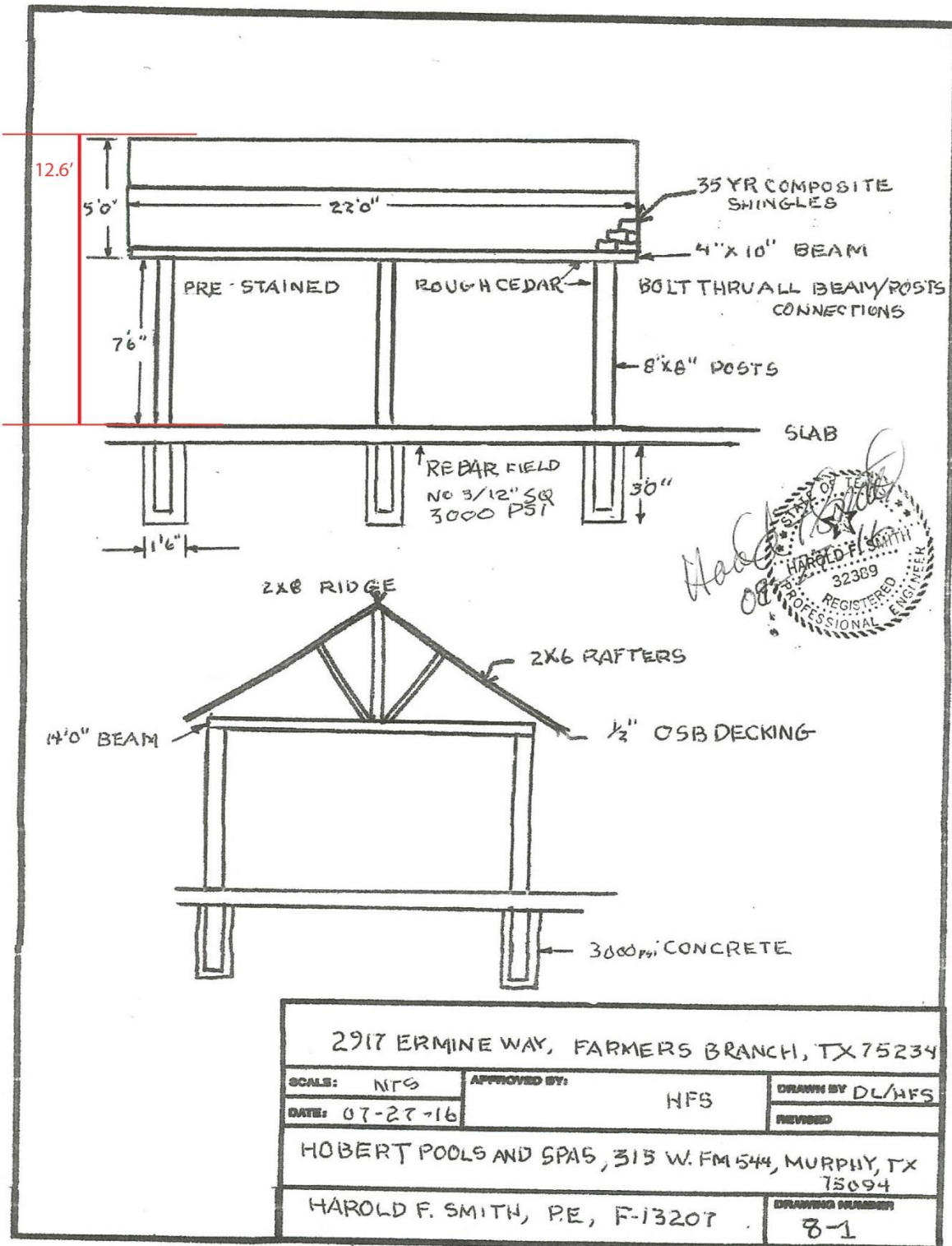
R.P.L.S.

KENNETH A. ZOLLINGER

Site Plan



Elevations



Photograph of Similar Example for the Proposed Structure



Existing Site Photographs

