



**FARMERS
BRANCH**

**APPLICATION to the ZONING BOARD OF ADJUSTMENT
CITY OF FARMERS BRANCH**

Residential: \$60.00
Non-Residential: \$100.00

COMMUNITY SERVICES

CITY OF FARMERS BRANCH

This application will not be considered complete without all information requested below and will not be considered without a complete and final set of plans submitted with the application, by the specified deadline.

Date of Application: _____

LOCATION OF PROPERTY

Address/City/St/Zip: 3607 Chellen Dr. Farmers Branch, Tx
 Lot: 1 Block: 10 Addition: Crestbrook Estates^{no. 3}
 Volume: 67012 Page: 1220 Zoning District:
 Lot Size: 105' X 125' Present Use of Property: SFD

APPLICANT INFORMATION

Applicant: FRED A. Williams
 Address: 3607 Chellen Dr.
 City: Farmers Branch State: Tx ZIP Code: 75234
 Email: — Phone: 214 377 8707
 Applicant's interest in property: ☒ Owner ☐ Agent ☐ Lessor ☐ Option

PROPERTY OWNER INFORMATION

Property Owner: FRED A. Williams
 Address: 3607 Chellen Dr.
 City: Farmers Branch State: Tx ZIP Code: 75234
 Email: — Phone: 214 377 8707

Section A Permission was denied by the Building Official as it was deemed contrary to the Zoning Ordinance or Sign Regulations of the City of Farmers Branch. Therefore, appeal is now made to the Zoning Board of Adjustment to grant heretofore-requested permission. (If additional space is required to explain your request, please attach the explanation to this application.)

This is to affirm that application has been made for permission to:

Sidneyard setback variance from 25' to 10' is requested for the purpose of Addition to the existing SFD structure.

Special condition exists since side "street" is not actually a street

(See attached letter)

Section B

I have read this application packet and understand that filing the application and paying the fee does not guarantee an affirmative action by the Board of Adjustment. I further understand that at least seventy-five (75) percent concurring affirmative votes must be cast in order to receive a variance.

I hereby certify that all the above information and any information contained in any supporting documentation submitted herewith are true, accurate and correct to the best of my knowledge and belief.

Respectfully Submitted: Fred A. Williams (Signature) Printed Name: Fred A. Williams

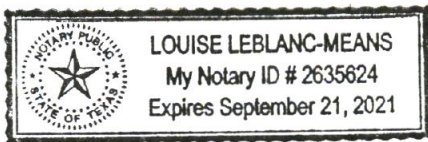
Date: 10-3-19 Agent for: Myself

State Of Texas §

County of Dallas §

Before me, a notary public, on this day personally appeared Fred A. Williams known to me to be the person whose name is subscribed to the forgoing document and, declared that the statements therein contained are true and correct.

Given under my hand and seal of office this the 3rd day of October, 2019.



Louise LeBlanc-Means
Notary Public

My Commission Expires: 9/21/2021

The Zoning Board of Adjustment will hear all cases in a public hearing forum. The applicant and/or their representative are expected to be present and to present the case to the Board.

If you have any questions please contact:

**COMMUNITY SERVICES DEPARTMENT
City of Farmers Branch
972-919-1414**

MIDWAY ROAD ANIMAL CLINIC

FRED A. WILLIAMS, D.V.M.
JOHN G.S. ROBERTS, D.V.M.

10-3-19

12700 MIDWAY ROAD
SUITE 106
DALLAS, TEXAS 75244
PHONE: 972.233.5170
FAX: 972.233.1294

Ladies & gentlemen of the zoning board of adjustment I am requesting a variance on my property 3607 Chellen Drive to be able to construct an addition to the existing house. I have been a resident of Farmers Branch since 1972 and I am still a practicing Veterinarian at Midway Rd. Animal Clinic which I established in 1972.

My property at 3607 Chellen consists of two front yards, but the house was constructed on a diagonal plane and it is bordered on the west side by a entry way to the alley behind the first five houses on the north side of Chellen. This entry way has never been a functional city street because the property it was supposed to lead into was never developed into single family housing. Instead a wall was built on the north side of my alley and enclosed the zero property development from Chellen Dr. But, since this entry way is still listed as a street the original zoning prohibited construction in front of the 30 ft. building line which is a diagonal plane also. So, I have two large front yards, but very little back yard or side yards to work with. I am requesting that a variance be approved as a reduction of the building line on the west side of 3607 next to the entry street from the original 30 ft. on the side yard to 10 ft from the property line.

MIDWAY ROAD ANIMAL CLINIC

FRED A. WILLIAMS, D.V.M.
JOHN G.S. ROBERTS, D.V.M.

12700 MIDWAY ROAD
SUITE 106
DALLAS, TEXAS 75244
PHONE: 972.233.5170
FAX: 972.233.1294

The reason I need to add an addition onto our home is that I am a dedicated hunter and we have a beautiful home with a large trophy/den room attached to it in East Texas. I have always dreamed of retiring and moving back there where I grew up, but my wife has become a city girl and refuses to move from Farmers Branch. This situation leaves me with no option (other than a very divorce), but to sell the East Texas property and reside in Farmers Branch till Jesus calls me home. I appreciate your time and your consideration in this dilemma. Remember that a larger house will generate more Tax money for the city.

Thank you
Fred A. Williams DVM

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at 3607 Chellen Drive in the City of Farmers Branch, Texas, being Lot 1, Block 10, of CRESTBROOK ESTATES NO. 3, FOURTH SECTION, an Addition to the City of Farmers Branch, Dallas County, Texas, according to the Map thereof recorded in Volume 67012, Page 1220, of the Map Records of Dallas County, Texas.

LOT 4 N 89°25'00" E 105.0' **LOT 5** **LOT 6** 1/2" Fnd.(CM)

10' Alley Easement

Power Line

Guy

Pole

Awning

Awning

POOL

Service Line

Elec Meter

1 Story Frame

1 Story Frame

12.2' 1 Story Frame

12.2' 1 Story Frame

21.6'

36'

21.7'

0.7' Brick

10.3'

42.4'

30.9'

29.3'

30' Bldg. Line

30.4'

11.1'

7.0'

7.3'

2.2'

5.6'

23.4'

0.6'

4.7'

0.6'

1.6'

1.3'

30'

1.6'

0.8'

0.4'

0.6'

7.9'

1/2" C.I.R.S.

5/8" I.R.F. bears S 25°34' W-0.7

(Plot Bearing) S 89°25'00" W 105.0'

Walk

5/8" I.R.F.(CM)

LOT 2 S 00°35'00" E 125.0'

CHELLEN (50' R.O.W.) **CIRCLE**

CHELLEN (50' R.O.W.) **DRIVE**

TWO STORY BRICK
3607 CHELLEN DRIVE
LOT 1 BLOCK 10

CHALLENGER

SURVEY LICENSE AGREEMENT: This survey plot is protected by U.S. copyright law and international treaties. The information shown or included in this document is solely the property of the author, the surveyor. All rights are reserved. This survey is licensed for a single use only. Your use of this survey shall constitute acceptance of this license agreement. Unauthorized use or copies are illegal. The surveyor has not and does not give permission for anyone to use this survey for any subsequent title transfer, loan, or refinance of any other purpose. This survey is not valid without the surveyor's original embossed, raised seal and original signature.

(50' R.O.W.)

1/2 C.I.R.S.

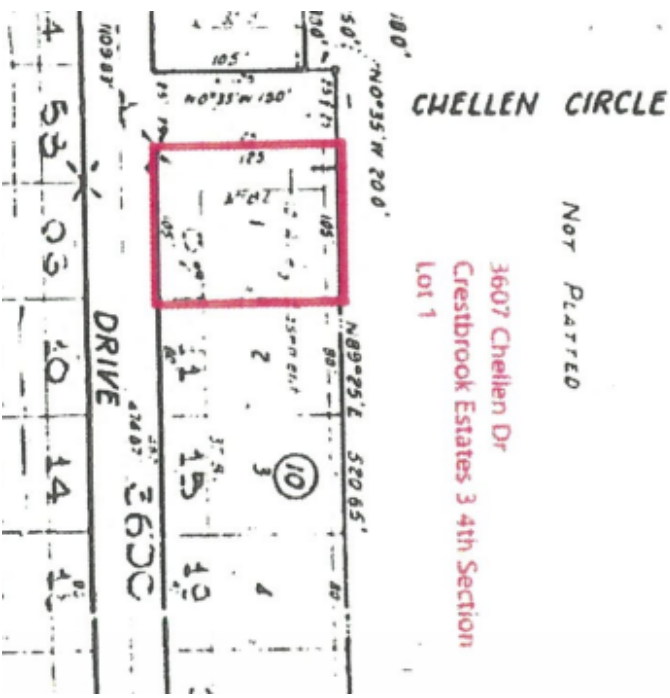
(150° R.O.U.)

SITE PLAN

LOT 1, BLOCK 10
CESTRADON ESTATE NW 2



912-492-4384

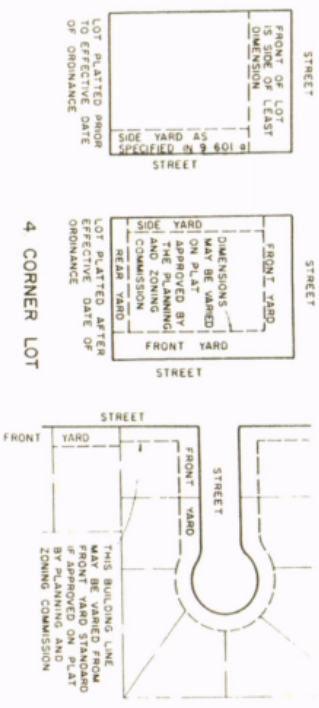


1. Side Yard

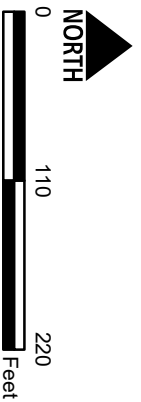
1. "Side yard" or "Side Yard Setback" means the open, unoccupied space or spaces on one side or two sides of a main building and on the same lot with the building, situated between the building and a side line of the lot and extending through from the front yard to the rear yard with the minimum horizontal distance between the side lot line and the main building as specified for the zoning district in which the property is located. Any lot line that is not a rear lot line or a front lot line shall be deemed a side lot line
2. All property developed within the City must comply with the side yard requirements set forth in this Article 3 applicable to the zoning district in which the building is located except as follows:

- c. On a corner lot platted after February 24, 1969, and used for a one-family or two-family dwelling, both street exposures shall be treated as front yards, provided, however, a side yard building line of 10 feet or more designated and shown on a plat approved after February 24, 1969, shall control over a conflict with this paragraph c

d. The minimum side yard adjacent to a side street on a Lot of Record shall be 10 feet.





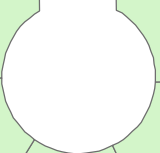


ZBA 19-06 - Aerial View
3607 CHELLEN DR

This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Texas HB1147, Effective 9/1/2011

PD-82

VINEYARD WAY



CHELLEN DR.

R-3

COURTDALE DR.

MARSH LN.



NORTH

0

110

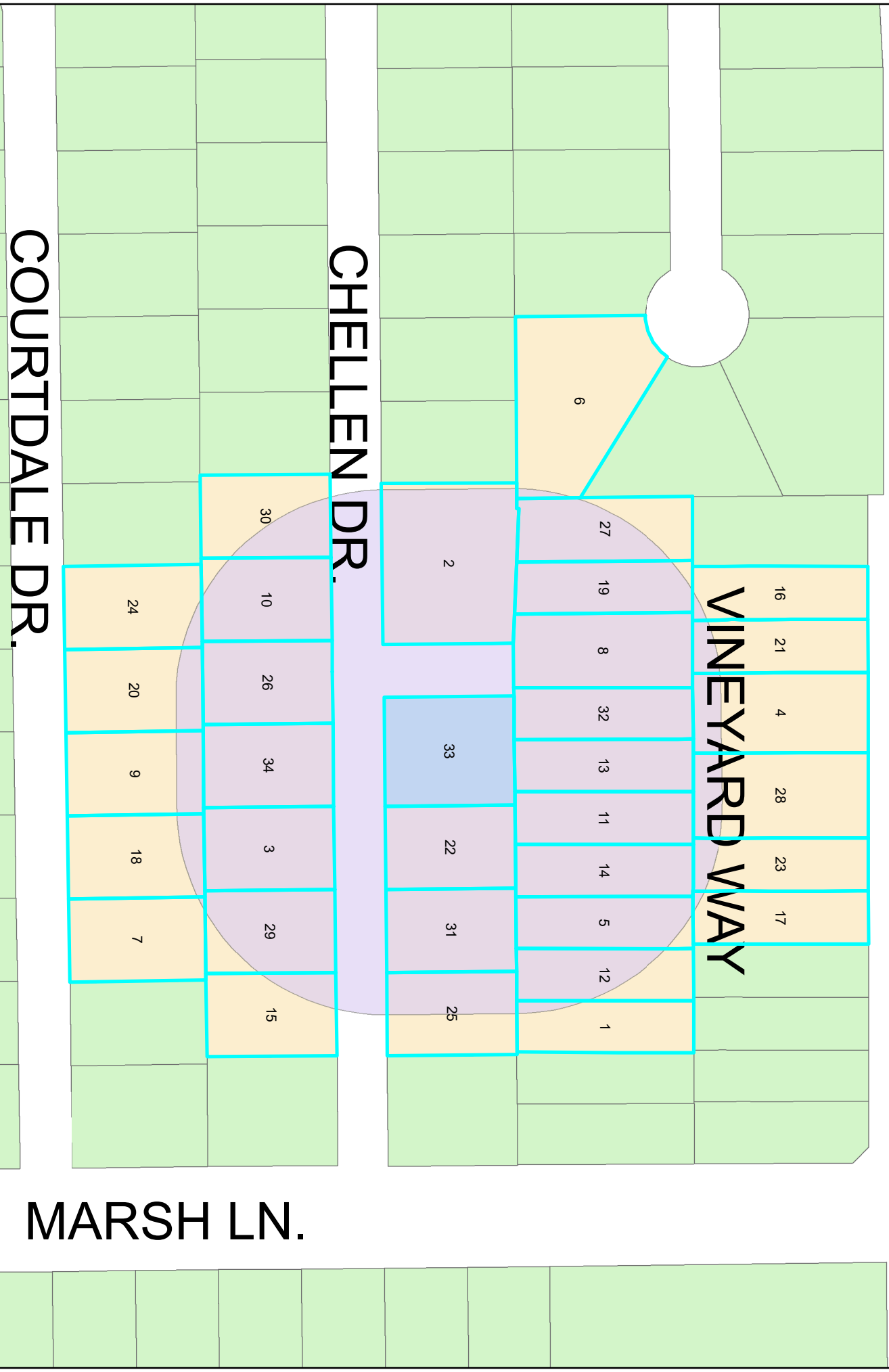
220

Feet

ZBA 19-06 - Location View
3607 CHELLEN DR

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Texas HB1147, Effective 9/1/2011

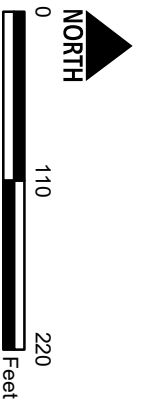


COURTDALE DR.

CHELLEN DR.

VINEYARD WAY

MARSH LN.



ZBA 19-06 - Buffer View
3607 CHELLEN DR

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October 18, 2019

Dear Property Owner:

The Zoning Board of Adjustment will hold a public hearing at **6:00 p.m., on Tuesday, October 29, 2019**, in the Council Chambers of City Hall located at 13000 William Dodson Parkway. Consideration will be given to the following:

Fred Williams, owner of Lot 1 Block 10 of Crestbrook Estates 3, 4th Section, more commonly known as **3607 Chellen Drive**, is requesting a reduction of the 30' platted side yard setback due to the requirement being more restrictive than the current Comprehensive Zoning Ordinance (CZO). Article 3, Section I.2.d. of the CZO requires a 10' side yard setback for lots abutting a street in the R-2 Zoning District. A variance to allow the 10' side yard setback would be necessary to issue a permit.

Because your property is within 200 feet of the above address, law requires you be notified of the request. The Zoning Board of Adjustment urges you to make your desires known by either attending the public hearing or by writing the Zoning Board of Adjustment, c/o Hugh Pender, Building Official, 13000 William Dodson Parkway, Farmers Branch, Texas 75234. All correspondence will be recognized at the public hearing. If you have any questions regarding this request, please call 972-919-2550.

Sincerely,

Hugh Pender, CBO
Building Official
City of Farmers Branch

Case 19-06

1 RUSSELL FAMILY TRUST 3618 VINEYARD WAY FARMERS BRANCH, TX 75234-6570	2 MARTINEZ, SONNY & TRACEY 3553 CHELLEN DR FARMERS BRANCH, TX 75234-6621	3 CHITRATHORN, PIYAMIT 3610 CHELLEN DR FARMERS BRANCH, TX 75234-6624
4 PATEL, NIKUNJ V & VINOD V 3607 VINEYARD WAY FARMERS BRANCH, TX 75234-6569	5 LE, TOAN H 3614 VINEYARD WAY FARMERS BRANCH, TX 75234-6570	6 WILLIAMS, TRACY N 3540 BEVANN DR FARMERS BRANCH, TX 75234-6620
7 MURRAY, MICHAEL J & COLTE E 3651 COURTDAL DR FARMERS BRANCH, TX 75234-6627	8 HILL, DONALD M & TERRY A LIFE ESTATE 3604 VINEYARD WAY FARMERS BRANCH, TX 75234-6570	9 JENNINGS, BRETT & KIMBERLEY 3643 COURTDAL DR FARMERS BRANCH, TX 75234-6627
10 LE, AN N & THU T DANG 3554 CHELLEN DR FARMERS BRANCH, TX 75234-6667	11 BROWN, CHRISTOPHER & SILVIA SELLERS 3610 VINEYARD WAY FARMERS BRANCH, TX 75234-6570	12 PIERSON, KYLE R & 3616 VINEYARD WAY DALLAS, TX 75234-6570
13 ZIMMERMAN, JODI R & JAMES ROBB R 3608 VINEYARD WAY FARMERS BRANCH, TX 75234-6570	14 MCMICHAEL LIVING TRUST 3612 VINEYARD WAY FARMERS BRANCH, TX 75234-6570	15 LARKIN FAMILY TRUST 1045 SUNDIAL CT OCEANSIDE, CA 92057-1960
16 BRUNEL, MARCEL & SUSAN 3603 VINEYARD WAY FARMERS BRANCH, TX 75234-6569	17 PINCKNEY, JAMES SAMUEL II & PINCKNEY, QUIANA NICOLE 3615 VINEYARD WAY FARMERS BRANCH, TX 75234-6569	18 STRICKLIN, WALTER JAMES 3647 COURTDAL DR FARMERS BRANCH, TX 75234-6627
19 KIM, IM SIK & WHANG BYUNG SOOK 3602 VINEYARD WAY FARMERS BRANCH, TX 75234-6570	20 PUERNER, NORMA JEAN & SHOFFNER, BARRY 3639 COURTDAL DR FARMERS BRANCH, TX 75234-6627	21 KURAPATI, SRIKRISHNA & RAMA SREEDEVI 3605 VINEYARD WAY FARMERS BRANCH, TX 75234-6569
22 ROBINSON, BILLIE JEAN 326 SUTTON PL RICHARDSON, TX 75080-2541	23 HEPTIG, JAMES J 3611 VINEYARD WAY FARMERS BRANCH, TX 75234-6569	24 DAOU, SUZANNE 3635 COURTDAL DR DALLAS, TX 75234-6627
25 DAVIS, JUSTIN & BOBBI S 3619 CHELLEN DR FARMERS BRANCH, TX 75234-6623	26 KATZ, SHELLY LIVING TRUST 3558 CHELLEN DR FARMERS BRANCH, TX 75234-6667	27 JUDY, CONNIE S & MICHAEL J REVOCABLE LIVING TRUST 3600 VINEYARD WAY FARMERS BRANCH, TX 75234-6570
28 CHIMARYS, REBECCA LOUISE & MICHAEL 3609 VINEYARD WAY FARMERS BRANCH, TX 75234-6569	29 TAYLOR, CAROL J 3614 CHELLEN DR FARMERS BRANCH, TX 75234-6624	30 MALLORY FAMILY TRUST 3550 CHELLEN DR FARMERS BRANCH, TX 75234-6667

31
WILPITZ, L WAYNE JR
3615 CHELLEN DR
FARMERS BRANCH, TX 75234-6623

32
SIMS, SUZANE E
3606 VINEYARD WAY
FARMERS BRANCH, TX 75234-6570

33
WILLIAMS, FRED A
3607 CHELLEN DR
FARMERS BRANCH, TX 75234-6623

34
MILLER, JOHN E & JOY Y
3606 CHELLEN DR
FARMERS BRANCH, TX 75234-6624