

APPLICATION - REQUEST FOR VARIANCE OR APPEAL
ZONING BOARD OF ADJUSTMENT
TOWN OF COPPER CANYON

DATE: 10-18-2022

I, the undersigned owner or authorized agent of the following described real property located in the Town of Copper Canyon, Texas, hereby make application for a request for a variance from the terms of section _____ of the Town of Copper Canyon Zoning Ordinance.

LOCATION OF PROPERTY

Street Address: _____

Legal Description: Lot/Tract 12, Block B, of Subdivision/Abstract WOODLANDS

REQUEST: (If there is additional information which you feel would be helpful to the Board in making a decision, be sure to include this information in your request. If additional space is required to explain your request, please attach the explanation to this application.)

SEE ATTACHED EXHIBIT A

A non-refundable application fee of \$200 required at the time of application.

For a variance to be granted by the Board of Adjustment, the Board must determine that all of the following conditions apply:

- (a) There are special circumstances existing on the property on which the application is made related to size, shape, area, topography, surrounding conditions and location that do not apply generally to other property in the same area and the same zoning district.
- (b) That a variance is necessary to permit the applicant the same rights in the use of this property that are presently enjoyed under the ordinance by other properties in the vicinity and zone, but which rights are denied to the property on which the application is made.
- (c) That the granting of the variance on the specific property will not adversely affect the land use pattern as outlined by the Master Land Use Plan and will not adversely affect any other features of the Comprehensive Master Plan of the Town of Copper Canyon.
- (d) That the variance, if granted, will be not be materially detrimental to the public welfare or injure the use, enjoyment or value of property in the vicinity.

I have read this application form 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 four (4) affirmative votes must be cast in order to receive a variance.

[Signature]
Signature of Applicant

STEPHEN G KUDRICK
Print Name

804 E WOODGLEN DR. COPPER CANYON, TX 75077
Mailing Address

940-24-02563
Telephone (Home)

928-567-6325
Telephone (Day Number)

Staff Member's Signature

Date

Receipt Number

BOARD OF ADJUSTMENT DECISION: () DENIED () GRANTED

TERMS AND/OR CONDITIONS: _____

BOARD OF ADJUSTMENT CHAIRMAN: _____ DATE: _____

Filed with office of the Secretary this _____ day of _____, _____

Exhibit A

Request – Explanations

- A 10-ft x 14-ft metal storage building was permitted and approved by the Town of Copper Canyon. Then, the setback requirements were 20-ft from the back property line and 10-ft from the side property line. That metal storage building is attached to a 4-inch-deep concrete slab.
- Architectural drawings including a Site Plan (copies attached) were drawn by our architect showing the location of the new 2-car detached garage. The setback requirements were 10-ft from the side property line when the plans were drawn. A setback precedence has been established for this parcel.
- The orientation of the building positioned the garage door facing the existing garage door and the building's side facing the street finished with decorative windows and brick veneer matching the house. This was then a requirement of the Town of Copper Canyon.
- Aforementioned orientation allowed for a concrete "apron" that connects the existing driveway to the new detached garage. The additional 5-ft allowed for vehicles approaching either garage to move to the left of the driveway to turn right into the existing garage; or move to the right of the driveway to turn left into the new garage. This additional 5-ft driveway area is lost without a 10-ft setback from the side property line.
- Homeowners whose land abuts the area where the new 2-car garage would be constructed were solicited for any adverse reactions to the building. These homeowners welcomed the building because it provided privacy as well as a plan to channel rain run-off from entering their property closer to their back patio.
- The new garage will require a separate 200 AMP electrical panel and meter. The existing electrical service cannot support a sub-panel for the garage addition. The existing panel is located too far from the location of the sub panel causing significant reduction of voltage. An existing transformer is located less than 50-ft from the new garage. Having a 200 APM service would allow the garage to park two (2) electric vehicles and would provide adequate power to charge these vehicles' batteries.

