

The Board of Adjustment of the City of Anna will hold a meeting at 6:30 p.m. on Wednesday, September 29, 2021, at the Anna City Hall located at 111 North Powell Parkway, to consider the following items.

1. **Call to Order and Establishment of Quorum**
2. **Invocation and Pledge of Allegiance**
3. **Neighbor Comments:** At this time, any person may address the Board of Adjustment regarding an item on this meeting agenda that is not scheduled for public hearing. Also, at this time any person may address the Commission regarding an item that is not on this meeting agenda. Each person will be allowed up to 3 minutes to speak. We are encouraging neighbors who wish to have their comments included, e-mail Nader Jeri, Building Official (NJERI@annatexas.gov) by September 29, 2021, no later than 5:00 PM so it may be read into the record.

No discussion or action may be taken at this meeting on items not listed on this agenda, other than to make statements of specific factual information in response to a citizen's inquiry or to recite existing policy in response to the inquiry.

4. **Approve Board of Adjustment meeting minutes for February 10, 2021**

Items for Individual Consideration

5. Conduct a public hearing/Consider/Discuss/Action on a variance request regarding 3003 Crossing Drive (Urban Crossing, Block A, Lot 23R), zoned Single-Family – Large Lot (SF-E), for a variance of fourteen feet (14') of encroachment to a Guest House within the required yard space rear setback of twenty-five feet (25').

Adjorn

This is to certify that I, Nader Jeri, Building Official, verify that this agenda was posted at a place readily accessible to the public at the Anna City Hall and on the City Hall bulletin board at or before 7:00 p.m. September 24, 2021.



Nader R. Jeri
Building Official

Persons with a disability who want to attend this meeting who may need assistance should contact the City Secretary, at 972-924-3325 two working days prior to the meeting so that appropriate arrangements can be made.



MINUTES

BOARD OF ADJUSTMENT

February 10, 2021

The Board of Adjustment of the City of Anna met February 10th, 2021 at 7:00 p.m. at the Anna City Hall Administration Building, located at 111 North Powell Parkway (Hwy 5), to consider the following items.

1. Call to Order, Roll Call and Establishment of Quorum.

The meeting was called to order at 7:04 p.m. by Chairman Jon Hendricks.

Members present:

Place 1 - Jon Hendricks – Chairman, Place 1A - Greg Williams (alternate), Place 2 - Kelly Patterson, Place 3 - Sandy Setliff, Place 4 - Elinor Williams, and Place 5 -Tony Bellefond., Place 2A - Brian Ward (alternate) absent

Staff present:

Ms. Lauren Mecken, City Planner

Mr. Nader Jeri, Building Official

Property Owners present:

Mrs. Jennifer Garza and Mr. Cruz Garza

2. Invocation and Pledge of Allegiance

Ms. Sandy Setliff gave the invocation. All who were present gave the Pledge of Allegiance.

3. Neighbor Comments

Chairman Jon Hendricks asked if there were any neighbor comments and there were none.

4. Conduct Public to consider a variance request at 320 Elam Drive (Northpointe Crossing, Phase 1 North, Block G, Lot 4) for a variance of 7' of encroachment to an addition (attached covered porch) with the depth of 15', being built within the rear setback of 25'.

Chairman Jon Hendricks opened public hearing at 7:07 p.m. Mr. Hendricks read the reason for Board meeting.

Mr. Jeri provided a brief description, and timeline for the building of the structure. The Building department was notified about an addition without a permit at 320 Elam Drive in May 2020. The City Building inspector visited with the property owners and issued a notice informing them of permit

requirements. A permit application was submitted for this project by the property owners in June 2020 and a building permit was approved and issued shortly after submittal.

Mr. Garza, property owner, explained the history and the timeline for the building of the structure. The structure was built in May 2020. The City inspector was contacted by the HOA regarding the structure. The city inspector then informed the homeowners to secure a city permit after the structure was completed. Mr. Garza applied for a permit, and was given a permit by the City. Mr. Garza submitted an initial drawing and was told by the City it was not in compliance. Submitted a 2nd drawing for plan review and was told the structure was in violation of the rear setback of 25 foot. After speaking to the city staff in development, Mr. Garza was told by the City he could apply for a variance.

The Board Members held a discussion and requested additional information from the Property owner regarding the following:

- 1) When was the home purchased?
- 2) How this structure will affect future homes?
- 3) Will it cause drainage issues?
- 4) Who did the drawings and the homeowners' background in building?
- 5) If a variance is granted, how will it hurt the adjacent property in the future?

Mr. Garza explained that the house was purchased in 2014. He also added that he has been involved in construction for many years and he drew and prepared the drawings for submittal. This addition should not have any impact; such as drainage on the adjacent properties. However, Mr. Garza said they are planning to install a rain gutter system on the entire house.

Consider and act on variance request regarding 320 Elam Drive (Northpointe Crossing, Phase I North, Block G, Lot 4) pertaining to 7' of encroachment to an addition (attached covered porch) with the depth of 15', built within the rear setback of 25'.

Mr. Jon Hendricks stated the structure itself is not going to have any adverse effect on any house around. Water run-off could be a problem in the future and that's reason for setbacks.

Board Action:

A motion was made by Ms. Elinor Williams to grant a variance and seconded by Mr. Tony Bellefond.

Vote on Motion/Roll Call

Ayes:

Place 1 - Jon Hendricks – Chairman, Place 1A - Greg Williams (alternate), Place 3 - Sandy Setliff, Place 4 - Elinor Williams, and Place 5 -Tony Bellefond.

Nays: None

Abstained: Place 2 - Kelly Patterson

Motion passed by a vote of 5 Ayes and 0 Nays.

5. **Adjourn.** *A motion was made by Ms. Kelly Patterson, seconded by Ms. Elinor Williams to adjourn the meeting. The vote was unanimous. The Board of Adjustment meeting was adjourned at 7:36 PM.*

Jon Hendricks
Board of Adjustment Chairman

Attest:

Nader Jeri
Building Official

CITY OF ANNA
BOARD OF ADJUSTMENT

SEPTEMBER 29, 2021

Public Hearing- Variance: A Guest House built within the required yard space (rear setback) with 14' of encroachment does not conform to City of Anna SF-E zoning regulations.

Applicant: Mr. Ted Hoyt, Property Owner

AGENDA ITEM:

Conduct a public hearing/Consider/Discuss/Action on a variance request regarding 3003 Crossing Drive (Urban Crossing, Block A, Lot 23R), zoned Single-Family – Large Lot (SF-E), for a variance of fourteen feet (14') of encroachment to a Guest House within the required yard space rear setback of twenty-five feet (25').

SUMMARY:

In December of 2020, the property owner applied for a Building permit for constructing a guest house. Since the permit application and plans were in compliance with the City of Anna Ordinances, the City approved and issued a Building permit for this project. According to the approved plans (**Exhibit A**), the building was 25' away from the main structure and 32'-9" from the rear property line.

When construction started, the property owner realized the location of the existing septic tank system was interfering with the new guest house. It was decided by the property owner to change the location of the new building by moving the building pad further towards the rear property line in order to clear the septic tank system area. This change in the location of the guest house was done without prior approval from the City. As a result, the new guest house is encroaching within the required yard space and rear building line of 25' and does not meet the City of Anna SF-E zoning regulations.

Since the guest house has been built within the required yard space consequently, it is in violation of the SF-E zoning regulations. The regulation specifically states that a guest house cannot be located within required yard space.

According to the Sec. 9.04.009, SF-E Single-Family Residential - Large Lot (f) Permitted accessory uses,

(2) Guest houses, not containing cooking facilities, and not rented or otherwise conducted as a business when located in a portion of the site other than a required yard space.

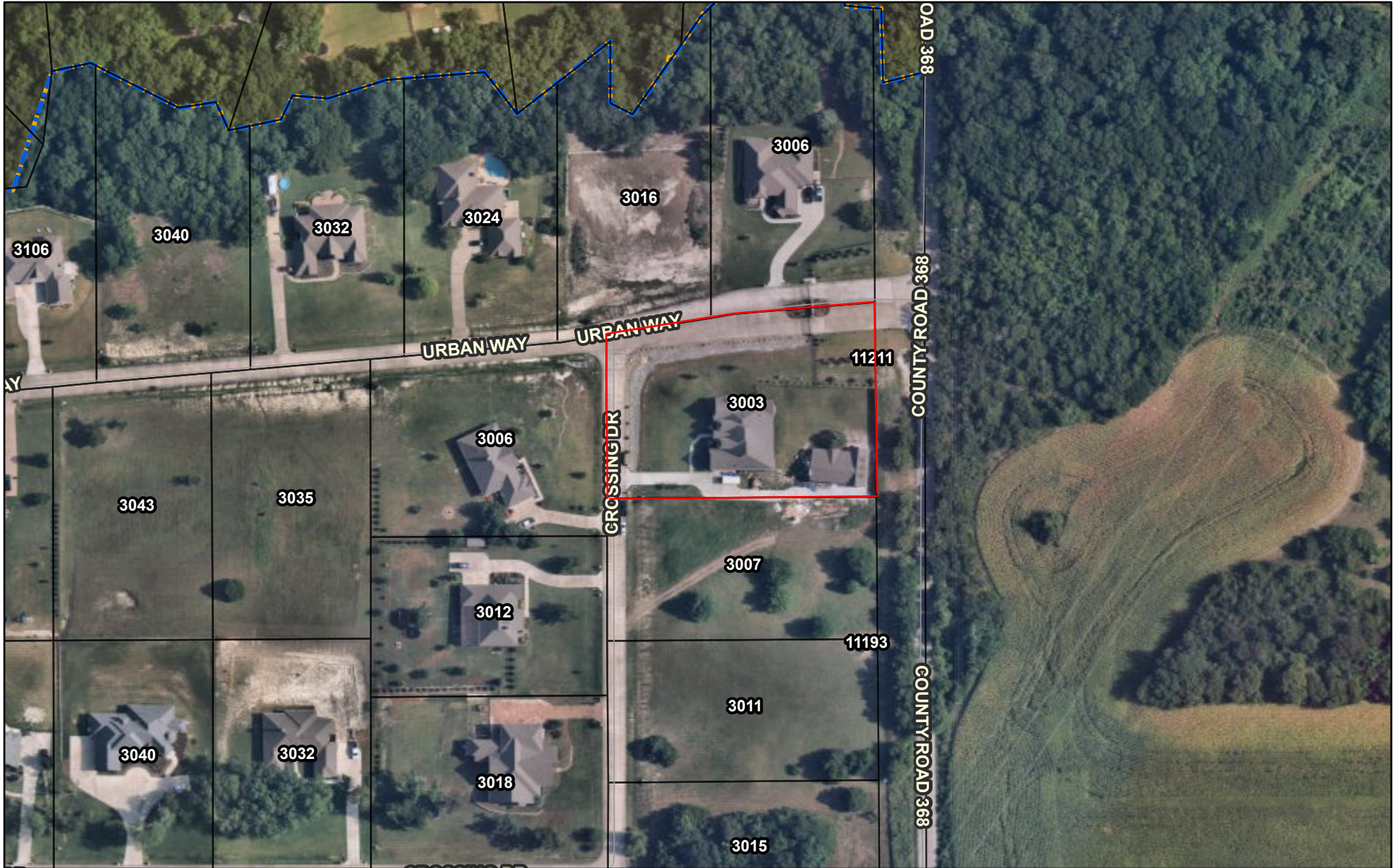
RECOMMENDATION:

The Board of Adjustment will make the final determination on this case regarding the request for a variance.

Attachments:

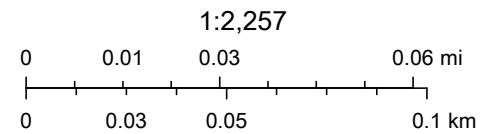
- 1- Locator
- 2- Exhibit
- 3- Sec. 9.04.042 Board of Adjustment
- 4- Applicant's letter of request for a variance

3003 Crossing Dr Locator



September 1, 2021

- Address Points Anna Parcels ETJ
- Streets City Limits



© OpenStreetMap (and) contributors, CC-BY-SA, Maxar, Microsoft

URBAN MAY

N 85°07'18" E 154.47'

PRIVATE ACCESS EASEMENT

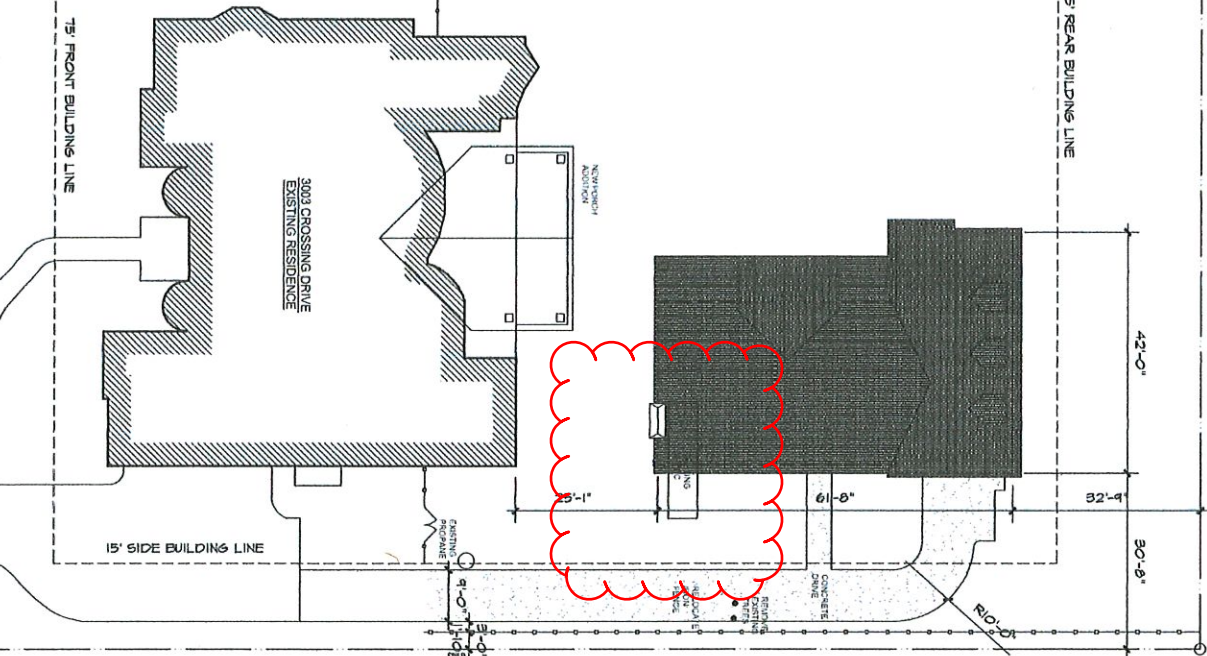
20' UTILITY & DRAINAGE EASEMENT

55' SIDE BUILDING LINE

25' REAR BUILDING LINE

S 00°17'28" E 218.98'

1 ORIGINAL SITE PLAN



S 89°42'32" W 300.00'

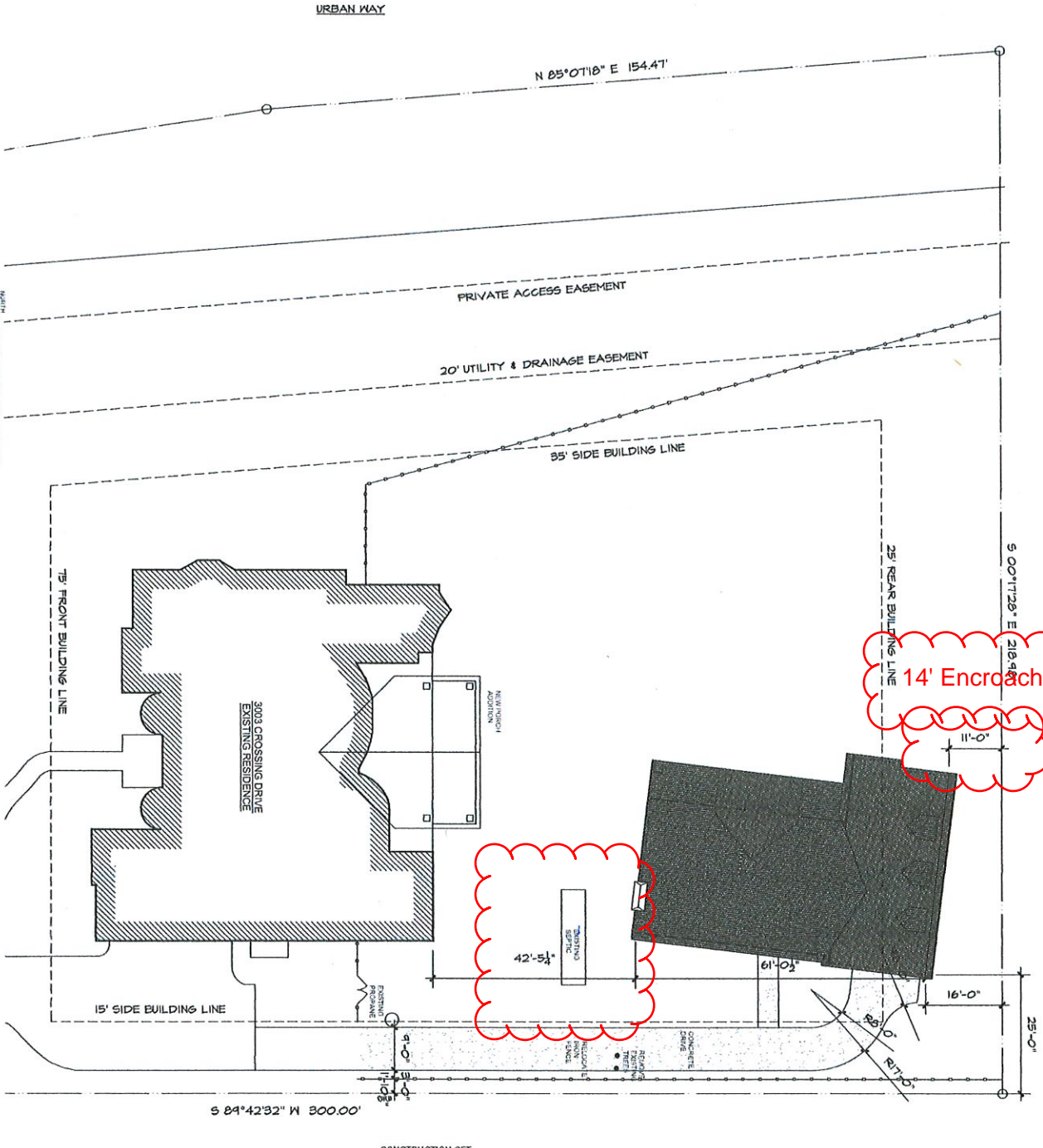
CONSTRUCTION SET

SHEET NUMBER	JOB NUMBER	REVISION
A1.1	20-026	
	DATE	
	08.06.21	

THE DESIGNER ASSUMES RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE USER OF THIS INFORMATION SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

Y DESIGNS COLLABORATIVE
 972-591-7153
 6140 W. TROSCENCO LAGOONWAY, SUITE 100
 MCKINNEY, TEXAS 75069

HOYT CASITA
 3003 CROSSING DR.
 ANNA, TEXAS 75400



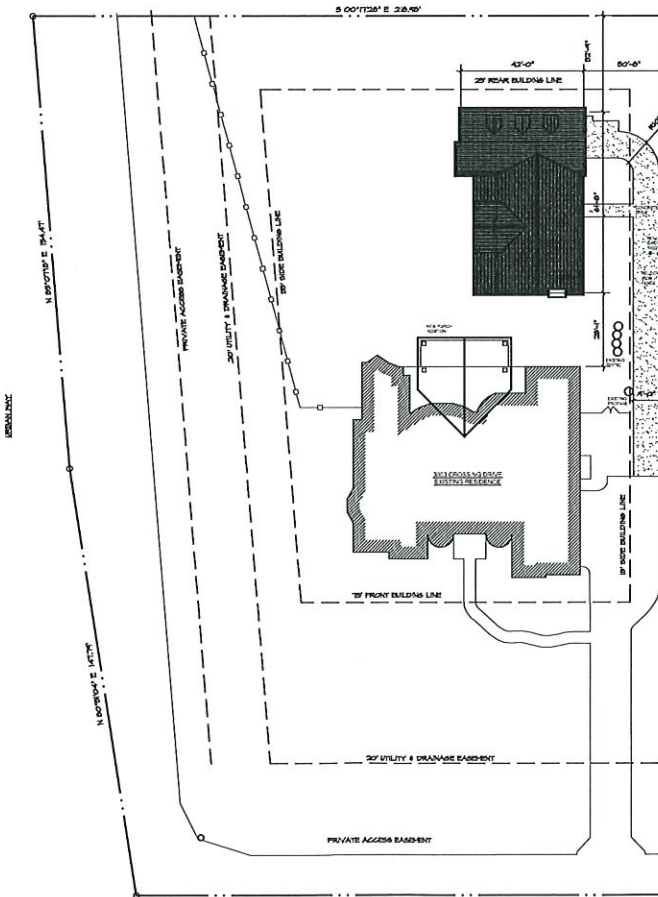
CONSTRUCTION SET

Exhibit A

Submitted site plan
which was approved on
12-8-2020



NORTH
VICINITY MAP
SCALE: NO SCALE



NORTH
SITE PLAN
SCALE: 1/16" = 1'-0"

GENERAL NOTES:		GRAPHIC SYMBOLS:	
1. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CODES, RULES, AND REGULATIONS, CURRENT EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE & ANY GREEN REQUIREMENTS FOR THE TOWN OF ANNA, TEXAS.	18. TO PROTECT MATERIALS MAY BE CAUSE FOR REJECTION OF WORK. NO PORTION OF THE WORK REQUIRING A SHOP DRAWING OR SAMPLE SUBMISSION SHALL COMMENCE UNTIL THE SUBMISSION HAS BEEN REVIEWED BY THE DESIGNER. ALL SUCH PORTIONS OF THE WORK SHALL BE IN ACCORDANCE WITH APPROVED SHOP DRAWINGS AND SAMPLES.	1. - - - - - INDICATES HIDDEN, FUTURE, ABOVE OR EXISTING	7. INDICATES STEP
2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL SUB-CONTRACTORS AND COORDINATION OF THEIR WORK.	19. PROVIDE ALL NECESSARY BLOCKING, BACKING AND FRAMING FOR LIGHT FIXTURES, ELECTRICAL UNITS, HVAC EQUIPMENT AND ALL OTHER ITEMS REQUIRING SAME.	2. INDICATES SECTION	8. DOOR MARK
3. THE GENERAL CONTRACTOR SHALL REVIEW AND CHECK ALL DRAWINGS AGAINST FIELD CONDITIONS FOR VERIFICATION AND ANY DISCREPANCIES FOUND IN THE CONTRACT DOCUMENTS WILL BE REPORTED TO THE DESIGNER AND OWNER.	20. ALL PIPING SHALL BE IN WALLS OR FURRED CEILING SPACES UNLESS NOTED OTHERWISE.	3. INDICATES BUILDING SECTION	9. WINDOW MARK
4. VERIFY ALL EXISTING UTILITIES AND RELOCATE AS REQUIRED.	21. CONVENTIONAL DETAILS SHALL APPLY WHERE NO SPECIAL DETAIL OR SECTION IS SHOWN. DESIGNER MAY FURNISH ANY CLARIFICATION DETAIL AT THE REQUEST OF THE CONTRACTOR.	4. INDICATES ELEVATION VIEW	10. INDICATES BREAK LINE
5. CONTRACTOR TO VERIFY ALL LOCATIONS OF OWNER FURNISHED EQUIPMENT (APPLIANCES, ETC.) AND PREPARE CONSTRUCTION ACCORDINGLY.	22. PRODUCT SUPPLIERS SHALL FIELD MEASURE AREA OF WORK & SUBMIT SHOP DRAWINGS TO CONTRACTOR PRIOR TO CONSTRUCTION & INSTALLATION.	5. INDICATES DETAIL	11. FROST PROOF HOSE BIB
6. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK. SHOULD DISCREPANCY APPEAR IN THE SPECIFICATIONS OR DRAWINGS, OR IN THE WORK DONE BY OTHERS FROM THE CONTRACT DOCUMENTS THAT AFFECT ANY WORK, NOTIFY THE DESIGNER/OWNER AT ONCE FOR INSTRUCTIONS ON HOW TO PROCEED. IF THE CONTRACTOR PROCEEDS WITH THE WORK AFFECTED WITHOUT INSTRUCTIONS FROM THE DESIGNER/OWNER, THE CONTRACTOR SHALL MAKE GOOD ANY RESULTING DAMAGE OR DEFECTS TO THE SATISFACTION OF THE DESIGNER. SHOULD A CONFLICT OCCUR IN OR BETWEEN DRAWINGS OR SPECIFICATION, OR WHERE DETAIL REFERENCES ON CONTRACT DOCUMENTS HAVE BEEN OMITTED, THE CONTRACTOR IS DEEMED TO HAVE ESTIMATED THE MOST EXPENSIVE MATERIALS AND CONSTRUCTION METHOD INVOLVED, UNLESS A WRITTEN DECISION FROM THE DESIGNER HAS BEEN OBTAINED WHICH DESCRIBES AN ALTERNATE METHOD AND OR MATERIAL.	23. ALL PATIOS, BALCONIES, PORCHES, & GARAGES SHALL BE SLOPED TO DRAIN A MIN. OF 1/8" PER FOOT UNLESS NOTED OTHERWISE.	6. INDICATES ELEVATION CONTROL	12. GAS KEY & FIREPLACE
7. ALL SUBCONTRACTORS TO CLEAN ALL AREAS DURING AND AFTER CONSTRUCTION AND MAKE READY FOR OTHER TRADES FOLLOWING. DURING CONSTRUCTION, TRADE SHALL BE RESPONSIBLE FOR REPAIRING DAMAGE CAUSED BY THEIR WORK.	24. ALL WALLS AROUND TUBS & SHOWERS SHALL HAVE DUROCK, HARDIE-BACKER, OR EQUAL WATER RESISTANT WALL BOARD.	NOT ALL SYMBOLS USED	
8. PROVIDE TRASH DUMPSTER AND PORT-A-LET.	25. ALL PLUMBING SUPPLY LINES IN EXTERIOR WALLS TO BE FULLY INSULATED.	SHEET INDEX:	
9. SECURITY AND SOUND SYSTEM (IF PART OF PROJECT) TO BE COORDINATED BY GENERAL CONTRACTOR.	26. PROVIDE KEEF HOLES @ 24" O.C. AT THE BOTTOM OF ALL MASONRY VENEER.	SHEET	CONTENTS
10. ALL DIMENSIONS ARE TO OUTSIDE FACE OF FINISH MATERIAL.	27. PROVIDE SMOKE DETECTORS PER LOCAL CODE. PROVIDE ONE IN EACH BEDROOM, ONE IN COMMON AREAS BEFORE EACH BEDROOM, AT THE TOP AND BOTTOM OF STAIRWAYS, & NEAR THE HIGHEST PORTION OF VAULTED AREAS.	ARCHITECTURAL DRAWINGS	
11. TYPICAL @ ALL PLUMBING WALLS, BEARING WALLS & WALLS EXCEEDING 10' HIGH SHALL BE 2X6 DF #2 STUDS @ 16" O.C.	28. WRAP ALL EXTERIOR CORNERS WITH 15# FELT. EXTEND 18" HORIZONTALLY EACH DIRECTION, AND OVERLAP UPPER SHEETS OVER LOWER SHEETS 6" MIN.	A11	PROJECT INFO, & GENERAL NOTES
12. DO NOT REMOVE ANY TREES WITHOUT PRIOR NOTICE TO THE DESIGNER OR OWNER.	29. PROVIDE BUILDING WRAP (TYVEK OR EQUAL) ON ALL EXTERIOR SHEATHING, & ON TOP OF FELT AT CORNERS.	A12	ROOF PLAN, FINISH PLAN, DOOR SCHEDULE & WINDOW ELEVATIONS
13. PROTECT TREES TO REMAIN WITH BARRIERS (METAL POSTS W/ FLUORESCENT ORANGE NETTING), AND DO NOT PARK ANY VEHICLES UNDER UMBRELLA OF TREES.	30. PROVIDE ADHESIVE BACKED DAMP-PROOFING AT ALL WINDOW & DOOR OPENINGS.	A2.1	FLOOR & ATTIC PLAN
14. PROVIDE TRASH DUMPSTER AND PORT-A-LET.	31. ALL EXPOSED MATERIALS FOR BALCONIES, OVERHANGS, PATIOS, SOFFITS, ETC., SHALL BE AN APPROVED EXTERIOR GRADE.	A2.2	REFLECTED CEILING PLANS
15. PROVIDE TERMITES CONTROL AT FOUNDATION.	32. PROVIDE FLASHING AT ALL WINDOW & ROOF OPENINGS, DOOR THRESHOLDS AT BALCONIES, AND ROOF CONNECTIONS AT CHIMNEYS AND WALLS, EXTEND FLASHING VERTICALLY 12" WHENEVER POSSIBLE.	A3.1	EXTERIOR ELEVATIONS
16. DOWNSPOUTS WILL BE EITHER CONNECTED TO AN IN-GROUND DRAINAGE SYSTEM OR DRAIN ONTO SPLASH BLOCKS THAT FLOW AWAY FROM THE BUILDING. IF CONNECTED TO AN IN-GROUND DRAINAGE SYSTEM, THE DOWNSPOUTS ARE REQUIRED TO HAVE A CLEANOUT INSTALLED JUST BEFORE ENTERING THE HORIZONTAL DRAINAGE PIPING.	33. PROVIDE SEALANT AT ALL EXTERIOR JOINTS AND AROUND WINDOWS AND DOOR FRAMES, VENEER AND TRIM, AND ANY ROOF AND WALL PENETRATIONS THAT ARE NOT FLASHED OR OTHERWISE SEALED.	A3.2	EXTERIOR ELEVATIONS
17. ALL MATERIALS STORED ON THE SITE SHALL BE PROPERLY STACKED AND PROTECTED TO PREVENT DAMAGE AND DETERIORATION UNTIL USE. FAILURE TO PROTECT MATERIALS MAY BE CAUSE FOR REJECTION OF WORK.	34. THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN ONE-UNIT VERTICAL IN 40 UNITS HORIZONTAL (2% SLOPE) FOR A MINIMUM DISTANCE OF FIVE FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 5 FEET OF HORIZONTAL DISTANCE A 2% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED A MINIMUM OF 2% WHERE LOCATED WITHIN 10 FEET OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING. THE PROCEDURE USED TO ESTABLISH THE FINAL GROUND LEVEL ADJACENT TO THE FOUNDATION SHALL ACCOUNT FOR ADDITIONAL SETTLEMENT OF THE BACKFILL.	A4.1	BLDG. SECTION, WALL SECTIONS & DETAILS
		A4.2	PATIO ADDITION PLAN, ROOF PLAN & ELEVATION
		A7.1	INTERIOR ELEVATIONS
		A7.2	DETAILS
		STRUCTURAL DRAWINGS	
		S1.0	CASITA FOUNDATION PLAN
		S1.1	ADDITION FOUNDATION PLAN
		S2.0	FOUNDATION NOTES & DETAILS
		S2.1	FOUNDATION NOTES & DETAILS
		S2.2	GENERAL FRAMING NOTES
		S2.3	FRAMING MATERIAL STRENGTHS & GENERAL NOTES
		S2.4	GENERAL FRAMING DETAILS
		S2.5	GENERAL FRAMING DETAILS
		S3.0	1ST FLOOR CEILING FRAMING PLAN
		S3.1	2ND FLOOR CEILING FRAMING PLAN
		S3.2	ROOF FRAMING PLAN
		S3.3	PORCH CEILING FRAMING PLAN
		S3.4	PORCH ROOF FRAMING PLAN
		S4.0	1ST FLOOR SHEARWALL/WIND BRACING PLAN
		S4.1	2ND FLOOR SHEARWALL/WIND BRACING PLAN
		S4.2	PORCH SHEARWALL/WIND BRACING PLAN
		S5.0	CSFF CONTINUOUS SHEATHING PORTAL FRAME DETAIL
		AREA CALCULATIONS:	
		AREAS:	
		EXISTING HOUSE:	3,418 S.F.
		CASITA ADDITION:	1,142 S.F.
		GARAGE/SHOP:	254 S.F.
		TOTAL HOUSE SQ. FT.:	6,024 S.F.
		PORCH:	303 S.F.

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- ALL DIMENSIONS ARE TO OUTSIDE FACE OF FINISH MATERIAL.
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- PROTECT TREES TO REMAIN WITH BARRIERS (METAL POSTS W/ FLUORESCENT ORANGE NETTING), AND DO NOT PARK ANY VEHICLES UNDER UMBRELLA OF TREES.
- PROVIDE TRASH DUMPSTER AND PORT-A-LET.
- PROVIDE TERMITES CONTROL AT FOUNDATION.
- DOWNSPOUTS WILL BE EITHER CONNECTED TO AN IN-GROUND DRAINAGE SYSTEM OR DRAIN ONTO SPLASH BLOCKS THAT FLOW AWAY FROM THE BUILDING. IF CONNECTED TO AN IN-GROUND DRAINAGE SYSTEM, THE DOWNSPOUTS ARE REQUIRED TO HAVE A CLEANOUT INSTALLED JUST BEFORE ENTERING THE HORIZONTAL DRAINAGE PIPING.
- ALL MATERIALS STORED ON THE SITE SHALL BE PROPERLY STACKED AND PROTECTED TO PREVENT DAMAGE AND DETERIORATION UNTIL USE. FAILURE TO PROTECT MATERIALS MAY BE CAUSE FOR REJECTION OF WORK.

ABBREVIATIONS:

AVC	AIR CONDITIONED	MC	MEDICINE CABINET
ADJ	ADJUSTABLE	MICRO	MICROWAVE
A.F.F.	ABOVE FINISHED	MIN	MINIMUM
BD	BOARD	MTL	METAL
BLDG	BUILDING	N.T.S.	NOT TO SCALE
B.O.	BOTTOM OF	O.H.	OVERHEAD
CAB	CABINET	O.C.	ON CENTER
CER	CERAMIC	O.C.E.M.	ON CENTER
C.L.	CENTER LINE	PL	PLATE
CL6	CEILING	PLAS	PLASTIC
CLO	CLOSET	PWDR	POWDER
C.O.	CASED OPENING	REF	REFERENCE
COL	COLUMN	REF6	REFRIGERATOR
CONC	CONCRETE	REQ	REQUIRED
CONT	CONTINUOUS	RM	ROOM
COORD	COORDINATE	R/S	ROD & SHELF
DBLE	DOUBLE	SCHED	SCHEDULE
DIM	DIMENSION	S.F.	SQUARE FEET
DN	DOWN	SH	SHELF
D.S.	DOWN SPOUT	SHLVS	SHELVES
DW	DISH WASHER	SIM	SIMILAR
DWR	DRAWER	SL	SLOPE
ELEC	ELECTRIC	SPR	SPRINKLER
ELEV	ELEVATION	S.S.	STAINLESS STEEL
EQ	EQUAL	STL	STEEL
ESMT	EASEMENT	STR	STORAGE
EXT	EXTERIOR	STRUCT	STRUCTURAL
EXIST	EXISTING	TC	TRASH COMPACTOR
F.F.E.	FINISH FLOOR	T&G	TONGUE & GROOVE
FLR	FLOOR	THK	THICK
FREZ	FREEZER	T.O.	TOP OF
GALV	GALVANIZED	T/R	TREAD & RISER
GFI	GROUND FAULT	TV	TELEVISION
SL	INTERRUPTER	TYP	TYPICAL
GYP	GYPSUM	U.C.	UNDER COUNTER
Hb	HOSE BIB	UM	UNDER MOUNT
H.C.	HANDICAPPED	UTIL	UTILITY
HT	HEIGHT	VEST	VESTIBULE
INSUL	INSULATION	V.I.F.	VERIFY IN FIELD
LAV	LAVATORY	W.C.	WATER CLOSET
LAM	LAMINATE	WD	WASHER & DRYER
MANUF	MANUFACTURER	WD	WOOD
MAX	MAXIMUM	WH	WATER HEATER
MECH	MECHANICAL	WI	WROUGHT IRON
		WP	WATER PROOF
		WRM	WARMING

DESCRIPTION OF PROPERTY:

LEGAL DESCRIPTION:	PROPERTY IS LOCATED AT 3003 CROSSING DR., IN THE CITY OF ANNA, TEXAS, BEING LOT 23, BLOCK A, OF URBAN CROSSING, AN ADDITION TO THE CITY OF ANNA, COLLIN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOL. 2008, PAGE 501 AND 502, AND REPLATTED IN VOLUME 2013, PAGE 568 PLAT RECORDS, COLLIN COUNTY, TEXAS.
ZONING:	CITY OF ANNA, TEXAS DESIGNATION: SF-E DENSITY: 1 DWELLING UNIT PER SINGLE FAMILY RESIDENCE FRONT YARD SETBACK: 15'-0" SIDE YARD SETBACK: 15'-0" & 25'-0" REAR YARD SETBACK: 25'-0" MAXIMUM BLDG. HEIGHT: 35'-0" MAX. ACCESSORY BLDG. HEIGHT: 25'-0"
SITE SQUARE FOOTAGE:	6153 S.F.
MAXIMUM LOT COVERAGE:	2446 S.F. (40% OF TOTAL LOT COVERAGE)
ACTUAL COVERAGE:	6,024 S.F.
MASONRY COVERAGE:	80%
APPLICABLE CODES:	2015 INTERNATIONAL RESIDENTIAL CODE 2015 INTERNATIONAL PLUMBING CODE W/ AMENDMENTS 2015 INTERNATIONAL MECHANICAL CODE W/ AMENDMENTS 2015 INTERNATIONAL ENERGY CONSERVATION CODE W/ AMENDMENTS 2015 INTERNATIONAL FUEL & GAS CODE W/ AMENDMENTS 2015 INTERNATIONAL FIRE CODE 2014 NATIONAL ELECTRICAL CODE W/ AMENDMENTS

HOYT CASITA
3003 CROSSING DR.
ANNA, TEXAS 75409

Y DESIGNS
COLLABORATIVE
912 W. CROSSING DR. SUITE 100
ANN ARBOR, TEXAS 75181



CONSTRUCTION SET

THE DESIGNS & DRAWINGS WITHIN THIS PACKAGE ARE THE SOLE PROPERTY OF THE LISTED OWNER & Y DESIGNS COLLABORATIVE. ANY UNAUTHORIZED USE OR REPRODUCTION IS SUBJECT TO LEGAL ACTION.

REVISION

JOB NUMBER

20-026

DATE

12.07.20

SHEET NUMBER

A1.1

3003 CROSSING DRIVE

South Elevation



North Elevation





Sec. 9.04.042 Board of Adjustment

(f) Variances. The board of adjustment shall have the power to authorize upon appeal in specific cases such variance from the terms of this article as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this article will result in unnecessary hardship and so that the spirit of this article shall be observed and substantial justice done, including the following:

(1) Permit a variance in the yard requirements of any district where there are unusual and practical difficulties or unnecessary hardships in the carrying out of the provisions due to an irregular shape of the lot or topographical or other conditions, provided such variance will not seriously affect any adjoining property or the general welfare.

(2) Authorize, upon appeal, whenever a property owner can show that a strict application of the terms of this article relating to the construction or alterations of buildings or structures will impose upon him unusual and practical difficulties or particular hardship, such variances from the strict application of the terms of this article as are in harmony with its own general purpose and intent, but only when the board is satisfied that granting of such variation will not merely serve as a convenience to the applicant, but will alleviate some demonstrable and unusual hardship or difficulty so great as to warrant a variance from the comprehensive plan as established by this article and at the same time, the surrounding property will be properly protected.

(3) The board of adjustment shall have the power to hear and decide appeals where it is alleged there is error of law in any order, requirements, decision or determination made by the building inspector in the enforcement of this article. Except as otherwise provided herein, the board shall have, in addition, the following specific powers:

(A) To permit the erection and use of a building or the use of premises for railroads if such uses are in general conformance with the master plan and present no conflict or nuisance to adjacent properties.

(B) To permit a public utility or public service or structure in any district, or a public utility or public service building of a ground area and of a height at variance with those provided for in the district in which such public utility or public service building is permitted to be located, when found reasonably necessary for the public health, convenience, safety, or general welfare.

(C) To grant a permit for the extension of a use, height or area regulation into an adjoining district, where the boundary line of the district divides a lot in a single ownership on the effective date of this article.

(D) To permit the reconstruction of a nonconforming building which has been damaged by explosion, fire, act of God, or the public enemy, to the extent of more than 90% of its fair market value, where the council finds some compelling necessity requiring a continuance of the nonconforming use.

(E) To waive or reduce the parking and loading requirements in any of the districts, when (i) the character or use of the building is such as to make unnecessary the full provision of parking or loading facilities; or (ii) when such regulations would impose an

unreasonable hardship upon the use of the lot. The city council shall not waive or reduce such requirements merely for the purpose of granting an advantage or a convenience.

(4) A written application for variance shall be submitted together with the required fee, accompanied by an accurate legal description, maps, site plans, drawings and any necessary data, demonstrating:

(A) That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures, or buildings in the same district;

(B) That literal interpretation of the provisions of this article would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this article;

(C) That the special conditions and circumstances do not result from the actions of the applicant;

(D) That granting the variance requested will not confer on the applicant any special privilege that is denied by this article to other lands, structures or buildings in the same district; and

(E) No nonconforming use of neighboring lands, structures, or buildings in the same district and no permitted use of lands, structures, or buildings in other districts shall be considered grounds for the issuance of a variance.

August 9, 2021

TO: Whom It May Concern
FROM: Ted & Kim Hoyt
3003 Crossing Drive
Anna, TX

SUBJECT: Request for Variance

Allow us to introduce ourselves. We are Ted and Kim Hoyt, homeowners of 3003 Crossing Drive, Anna TX. We sincerely appreciate you taking the time to read over this "Request for Variance" on our existing lot that we own here in Anna TX. We are excited about our relocation to the City of Anna from California and are looking forward to being residents for many years to come.

We are writing to you today in support of our request for a variance to the rear yard setback requirement on our existing lot. We started this project quite some time ago, and at that time, we realized that the location of our construction project was interfering with the position of our existing septic system. We did do some research on the viability of moving the current septic system to another location on our property, but due to the shape of the property and all the utility easements on the North side of the property, we determined that moving the existing septic was not going to be a viable option. Based upon this research and what we had planned with regards to our project, we determined that the only option was to move our project building East towards the back fence of our property and away from the existing septic system, in addition moving the project building away from the existing extreme slope of our yard that previously existed.

We then requested and received a revised drawing from our hired Architect. Due to some unforeseen circumstances in February 2021 (COVID and Extreme Weather Conditions – Snow), we unintentionally over-looked the fact that we had not updated our new plans to the city inspector for approval.

We are aware that there is a 25' building line (BL) at the rear of our property, but at the time we had requested the drawing update, the building line was referred to as only "BL" on the original plot drawing, and in our ignorance being amateurs in construction projects such as this, we did not understand that "BL" referred to the city guide line of 10' for side and rear yard setbacks. We were aware of only our HOA guidelines that refer only to "front" and "side" yard setbacks. In all honesty and with true sincerity, it was not our intention to encroach the existing building line of 14' on the south side of the property and 9' on the North side of the project building. We strived to fully comply with all set requirements when we planned this project and have done so until we were made aware of the above.

Due to the above encroachment, we would like to request a variance of 14' of the 25' Building line. We would also request the board consider that the project building sets well within our property line and that based upon where our property exists, there is a great deal of utility easement remaining behind the rear of our yard and up to the street that exists behind our property.

Please consider all the above along with the following items for further consideration:

- The initial design of the building (drawing A1.1) was interfering with the existing septic system
- The revised position of the building (drawing A1.2) is clear of the existing septic system
- We requested a variance from the HOA and received approval to move the project 5' south.
- There are no neighbors to the North and East side of our property that will be affected
- There is no burden to any of the neighboring residents
- We are confident that the improvements we are making will increase property values in the neighborhood
- All the improvements made on the project were kept strictly within the existing styles and structures in the existing neighborhood following all HOA guidelines.

We again sincerely appreciate the boards valuable time in considering our request. The movement of the project causing the encroachment at the time was due to quite a bit of hardship that we were and are now facing and felt that we had no option but to move the building, and did so as to not interfere with the existing septic system which we felt would cause the least amount of issues in considering the entire project.

Thank you for your consideration.

Respectfully Submitted:

Ted & Kim Hoyt.