



## *Memorandum*

### *May 29, 2019*

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TO: Zoning Board of Adjustment

FROM: Israel B. Roberts, AICP  
Planning Manager

SUBJECT: Public hearing on a variance to the required side yard setback

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**BACKGROUND:** This is a request for approval of a variance to allow a reduced side yard setback to accommodate the construction of a pool and related facilities. The site is located at 521 Kentucky Lane and is zoned for the (PC) Planned Center District. Applicant: Talbot Young of Crown Pools representing owner Liesl Jones. (ZBA2019-01)

**STATUS OF ISSUE:** Within the subject (PC) Planned Center District all new development and construction is required to meet the design standards of the (RE-2) Two-acre Ranch Estate District, therefore, the side yard setback required for a pool and related decking is 50 feet.

In this case the owner desires to build an inground pool located behind the existing home. As shown, the pool and decking are set approximately 31 feet from the northern property line. Since this distance is within the 50-foot side yard setback requirement, a variance is necessary to permit this project to go forward to construction. The owners are requesting a variance to permit a 19-foot encroachment into the side yard setback along the northern property line.

**ATTACHMENTS:**

Aerial  
Exhibits



**ZBA2019-01**  
**521 Kentucky Lane**







May 17, 2019

To Whom It May Concern:

Notice is hereby given that the Zoning Board of Adjustment of the Town of Fairview, Texas, will convene for a public hearing on Wednesday, May 29, 2019 at 6:30 p.m., at Fairview Town Hall, 372 Town Place, Fairview, Texas. At such time and place, the Board will hold a public hearing and take action regarding the following:

- Hold a public hearing, consider and discuss a request for approval of a variance to allow a reduced side yard setback to accommodate the construction of a pool and related facilities. The site is located at 521 Kentucky Lane and is zoned for the (PC) Planned Center District. Applicant: Talbot Young of Crown Pools representing owner Liesl Jones. (ZBA2019-01)

All interested citizens and property owners are invited to attend and participate in this meeting. For questions and/or comments please contact Israel Roberts, Planning Manager, at 972-562-0522, extension 5094; or via email: [iroberts@fairviewtexas.org](mailto:iroberts@fairviewtexas.org). Citizens may also visit Town Hall, Monday-Friday from 8:30-4:30 PM to obtain more information on this matter prior to the public hearing.

If you wish to communicate your support or opposition for this variance request to the Zoning Board of Adjustment, please respond to the queries below and return it to Mr. Roberts via mail, email, or hand delivery.

Name: Sandy & Jeff Kirkpatrick Address: 541 Kentucky Ln

Support

Signature: Sandy Kirkpatrick

Oppose (provide comments below)

Date: 5/23/19

Comments: