

Ross Stewart

From: Chris Means <chris@archhouseco.com>
Sent: Monday, November 25, 2024 1:28 PM
To: Ross Stewart
Cc: Quail Hollow ARB; Connie Stewart; pete@archhouseco.com; scott@archhouseco.com; Ryan Corcoran; Chase Dearing
Subject: Re: Variance Letter - 1706 Placid Oaks Lane

Ross, please see our answers to the questions below. Let me know if this works for you.

Written Justification (11/25/2024)

- Summary of variance or appeal request

We are applying for a variance for the property located at 1706 Placid Oaks Lane in Westlake, Texas. The architectural and landscape plans currently depict the house footprint located approximately 2'-0" into the side yard setback along the side of the property. We are seeking a variance to be allowed to build into this setback for reasons listed below.

- Summary description of the zoning requirement for which the variance is requested

The affected property is located in the Quail Hollow subdivision, which is a R-1 Estate Residential Zoning District according to the Town of Westlake Zoning Ordinance. Per the *Town of Westlake Zoning Ordinance Sec. 102-124 District Development Standards*, the side yard building setback in a R-1 district requires the building to be set a minimum of 20'-0" from the property line. Our plans show the building located at 18'-1" from the property line. This is the zoning requirement for which a variance is being requested.

- Summary justification/hardship. Explain why the requested variance is needed.

This variance is needed because due to special conditions, a literal enforcement of the UDC would result in an unnecessary hardship. The referenced hardship is that the natural slope of the existing topography of the lot caused the designed shift in the house by 2'-0". Specifically, the hardship was due to the aforementioned topography and soil types which caused the footer of the retaining wall to be expanded 24", thus causing the location of the house to move 2'-0" in order to maintain structural integrity. The shift in the house occurs in the side yard setback, not in the front yard or in a utility easement, so it would have a minimal impact on the neighborhood character or on adjacent properties.

- Summary statement regarding any negative impact on the neighborhood or public good.

The Quail Hollow Architectural Review Board (ARB) recently issued a letter on 11/21/2024 that explains its position on the requested variance for this property: *"After reviewing the documents, it is the opinion of the ARB that granting a variance for this issue does not alter the character of the neighborhood, nor would it adversely impact the adjacent neighbors. Therefore, the ARB supports and grants its approval to issue a variance that would allow this residence to be constructed as documented."*

On Thu, Nov 21, 2024 at 2:03 PM Ross Stewart <ross@stewartcustomhomes.build> wrote:

Hi Chris,

The city needs the following written information that is not included in the letter or in a separately prepared letter. Scott did provide very brief answers to questions the city had but mostly just one word answers and not what the city is needing. I'm sure it could be done pretty quick with Chat GBT or something, but I'm not very familiar with this subject matter to provide enough guidance.

Written Justification (mm-dd-yyyy)

- Summary of variance or appeal request
- Summary description of the zoning requirement for which the variance is requested
- Summary justification/hardship. Explain why the requested is needed.
- Summary statement regarding any negative impact on the neighborhood or public good.

Thank you,

Ross

From: Quail Hollow ARB <qhsubmittals@fwarchitects.com>

Sent: Thursday, November 21, 2024 12:15 PM

To: Connie Stewart <connie@stewartcustomhomes.build>; Ross Stewart <ross@stewartcustomhomes.build>

Cc: pete@archhouseco.com; scott@archhouseco.com; Ryan Corcoran <ryan@essexhoa.com>; Chase Dearing <chase@stewartcustomhomes.build>; Chris Means <chris@archhouseco.com>

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Good Afternoon Connie and Ross,