

Board of Adjustment



April 10, 2024
Town Hall
2121 Cross Timbers Road
Flower Mound, TX 75028

6:30 p.m.

AGENDA

A. CALL TO ORDER

B. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

C. PUBLIC COMMENT

The purpose of this item is to allow the public an opportunity to address the Board/Commission regarding any item on this agenda that is not a "Public Hearing." Issues regarding daily operational or administrative matters should first be dealt with by calling Town Hall at 972- 874-6000 during business hours. To speak to the Board/Commission during public comment, please fill out a comment form, which is located in the lobby of Town Hall.

In accordance with the Texas Open Meetings Act, the Board/Commission is restricted from discussing or acting on items not listed on the agenda.

- Speakers are limited to 3 minutes; a tone will sound at 30 seconds left and when time has expired, and times may be adjusted by the Chair depending on the number of speakers.
- Speakers must address their comments to the Board/Commission.
- Please state your name and address when speaking.

D. CONSENT ITEM(S)

This part of the agenda consists of non-controversial, or "housekeeping" items required by law. Items may be removed from Consent by any Commissioner by making such request prior to a motion and vote.

1. Consider approval of the minutes from 11/8/23. - Consider approval of the minutes from November 8, 2023, regular meeting of the Board of Adjustment.

E. REGULAR ITEM(S)

1. **BOA24-0002 - (BOA24-0002) Hold a public hearing and consider a request from Scott & Molly Blaine for a variance from Section 98-1032(a)(1), "Accessory Buildings," of the Code of Ordinances. The property is generally located West of High Rd and South of Cross Timbers Rd and is locally known as 3500 Sunnyview Ln, Block F-1, Lot 16R, of the Franklin Hills subdivision.**

F. ADJOURN

The Board of Adjustment may convene in executive session to conduct a private consultation with its attorney on any legally posted agenda item, when the Board of Adjustment seeks the advice of its attorney about pending or contemplated litigation, a settlement offer, or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the provisions of Chapter 551, including the above referenced items.

I do hereby certify that the Notice of Meeting was posted on the bulletin board at the Town Hall for the Town of Flower Mound, Texas, in a place convenient and readily accessible to the general public at all times and said Notice was also posted on the Town's website in accordance with GC Section 551.056 on the following date and time: April 5, 2024, at 2:00 p.m., at least 72 hours prior to the scheduled time of said meeting.

Emily Chapman, Staff Liaison

The Flower Mound Town Hall and Jody Smith Hall are wheelchair accessible. Requests for accommodation or interpretive services must be made 48 hours prior to this meeting by contacting Town Hall at 972.874.6000. Additional time limits will be provided for members of the public that need to address the Town Council through a translator.



BOARD OF ADJUSTMENT AGENDA D.1. CONSENT ITEM(S)

DATE: April 10, 2024
FROM: Emily Chapman
ITEM: **Consider approval of the minutes from November 8, 2023, regular meeting of the Board of Adjustment.**

BACKGROUND: This item is to consider approval of the minutes from November 8, 2023, regular meeting of the Board of Adjustment.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

ATTACHMENTS:

1. Draft Minutes

DRAFT MOTION: Move to approve as presented in the agenda caption.

Board of Adjustment



November 8, 2023
Town Hall
2121 Cross Timbers Road
Flower Mound, TX 75028

6:30 p.m.

DRAFT MINUTES

A. CALL TO ORDER

Chair Jones called the regular meeting to order at 6:30 pm.

The Board of Adjustment met in a regular meeting with the following members present:

Scott Shea, Place 1
Ryan Geddie, Place 2, Vice Chair
Gregory Jones, Place 3, Chair
Jodi Sealy, Place 4
Craig Goodhart, Place 5
Chuck Freeny, Alt. Place 6
Justin DeFillippo, Alt. Place 7

with the following member(s) absent:

Vicky Gunning, Alt. Place 8

constituting a quorum with the following members of the Town Staff participating:

Fritz Quatz, Town Attorney
Joelle Hainley, Chief Building Official
Chris Pamplin, Assistant Building Official
Tasha Coates, Plans Review Manager
Emily Chapman, Administrative Assistant
Chuck Russell, Principal Planner

B. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

C. PUBLIC COMMENT

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- Speakers are limited to 3 minutes; a tone will sound at 30 seconds left and when time has expired, and times may be adjusted by the Chair depending on the number of speakers.
- Speakers must address their comments to the Board/Commission.
- Please state your name and address when speaking.

None.

D. CONSENT ITEM(S)

This part of the agenda consists of non-controversial, or “housekeeping” items required by law. Items may be removed from Consent by any Commissioner by making such request prior to a motion and vote.

1. Draft Minutes - Consider approval of the minutes from October 11, 2023, regular meeting of the Board of Adjustment.

ACTION: Timothy Scott Shea moved to approve D.1. as presented in the agenda caption. Craig Goodhart seconded the motion.

AYES: Craig Goodhart, Gregory Jones, Ryan Geddie, Timothy Scott Shea, Jodi Sealy

NAYS: None

ABSTAIN: None

RESULT: 5 : 0

E. REGULAR ITEM(S)

1. BOA23-0005 - (BOA23-0005) Hold a public hearing and consider a request from Nicholas Holmans for a variance from Section 98-305(b) – “Minimum dimensions” of the Code of Ordinances. The property is generally located South of Cross Timbers Rd and West of Long Prairie Rd and is locally known as 2849 Sagebrush Dr, Lot 59 of the J.STEWART subdivision.

Staff Presentation

Tasha Coates, Plans Review Manager gave the staff presentation with the following items included:

- Applicant Request
- Sec. 98-305
- Sec. 98-1024
- Site Plan
- Definition

- Aerial Photo
- Property Information

Applicant Presentation

Nicholas Holmans (2849 Sgebrush Dr., Flower Mound, TX 75022) answered questions and gave the presentation with the following items included:

- About Us
- 4 conditions must apply
- Condition A
- Site Plan
- Aerial Photos
- Street View
- Condition B
- Street View
- Aerial Photo
- Street View
- Condition C & D

Comments

Names listed below don't necessarily reflect the order in which each person spoke and all addresses are located in Flower Mound unless otherwise indicated.

	Speaker name and address	Subject (as written on the form)
1.	Tad Marko, 2829 Sagebrush Dr.	In favor of request
2.	Christine Howard, 2900 Sagebrush Dr.	In favor of request
3.	Heather Clark, 2909 Sagebrush Dr.	In favor of request

** Indicates person did not wish to speak*

PUBLIC COMMENTS OPENED- 6:49 PM

PUBLIC COMMENTS CLOSED- 6:52 PM

ACTION: Craig Goodhart moved to approve E.1. as presented in the agenda caption. Timothy Scott Shea seconded the motion.

AYES: Craig Goodhart, Gregory Jones, Ryan Geddie, Timothy Scott Shea, Jodi Sealy

NAYS: None

ABSTAIN: None

RESULT: 5 : 0

F. ADJOURN

Chair Jones adjourned the meeting at 6:55 p.m. on Wednesday, November 8, 2023, and all were in favor.

TOWN OF FLOWER MOUND, TEXAS

GREGORY JONES, CHAIR

ATTEST:

EMILY CHAPMAN, ADMINISTRATIVE ASSISTANT



BOARD OF ADJUSTMENT AGENDA E.1. REGULAR ITEM(S)

DATE: April 10, 2024
FROM: Tasha Coates, Plans Review Manager
ITEM: **(BOA24-0002) Hold a public hearing and consider a request from Scott & Molly Blaine for a variance from Section 98-1032(a)(1), "Accessory Buildings," of the Code of Ordinances. The property is generally located West of High Rd and South of Cross Timbers Rd and is locally known as 3500 Sunnyview Ln, Block F-1, Lot 16R, of the Franklin Hills subdivision.**

BACKGROUND:

APPLICANT: Scott & Molly Blaine
3500 Sunnyview Ln
Flower Mound, TX 75022

LOCATION:

PROPERTY ADDRESS: 3500 Sunnyview Ln
Flower Mound, TX 75022

SUBDIVISION: Block F-1, Lot 16R
River Oaks Estates

ZONING: SF-10

STAFF ANALYSIS:

A request has been received from Scott & Molly Blaine for a variance from Section 98-1032(a)(1) "Accessory Buildings" of the Code of Ordinances. The request is to allow an accessory building to be constructed with a total square footage of 1,020.

Section 98-1032(a)(1) – Accessory Buildings of the Town's Code of Ordinances states "Number; area. Except in A agricultural zoning districts, no more than 2 accessory buildings may be placed on any residential lot. The combined floor area of all accessory buildings shall not exceed 750 square feet or 25 percent of the floor area of the primary structure, whichever is less, except for SF-E single-family estate zoning districts, in which the combined floor area of all accessory buildings shall not exceed 1,500 square feet. In no case shall the combined area of the primary structure and accessory buildings exceed the maximum percentage of lot coverage allowed for the zoning district in which the structures are located. Accessory dwellings are not subject to these regulations and shall be governed by other provisions of this chapter."

The floor area of the primary structure is 2,254. The maximum allowed square footage for an accessory building for this property as it sits would be 563.5 (25% of the primary structure). Mr. & Mrs. Blaine are requesting a variance to allow a garage to be constructed at 1,020 square feet, which is 456.50 square feet more than the 563.5 square feet allowed for this property in the SF10 zoning

district.

The applicant provided a list of addresses they state have accessory buildings larger than allowed by ordinance, below are the staff findings for those addresses:

1. 3332 Rolling Hills
 1. 988 sq ft detached garage (1985) – per DentonCAD.
 - The Town has no record of this structure
 2. 408 sq ft detached living quarters (1985) – per DentonCAD.
 - The Town has no record of this structure
2. 3920 Sunnyview Ln
 1. 864 sq ft detached garage (1977) – per DentonCAD.
 - The Town has no record of this structure
 2. BOA-06-90 – variance approved for rear & front yard setbacks for an accessory building
 - The Town has no record of a permit application for the accessory structure
3. 3520 Sunnyview Ln
 1. 1120 sq ft detached garage (2001) – ACC-01-4016
 - Permit approved in error, too large (692 is 25% of house sq ft)
4. 3443 Sunnyview Ln
 1. 480 sq ft carport (1981) – per DentonCAD
 - The Town has no record of this structure
 2. 720 sq ft detached garage (1981) – per DentonCAD
 - The Town has no record of this structure
 3. 288 sq ft carport (2021) – PCE21-01426 (constructed without permit)
 - BOA22-0001 & ACC21-09071 denied and structure was removed
5. 3525 High Rd
 1. 740 sq ft storage area (2011) – ACC-11-2663
 - Permit approved in error, too large (733 is 25% of house sq ft)

In exercising its power to grant a variance in accordance with this chapter, the Board of Adjustment shall make findings and show in its minutes that:

1. 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 generally apply to other property in the same area and the same zoning districts.
2. 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.

3. The granting of the variance on the specific property will not adversely affect the land use pattern as outlined by the Land Use Plan and will not adversely affect any other feature of the Comprehensive Master Plan of the Town of Flower Mound.
4. The variance, if granted, will be no material detriment to the public welfare or injury to the use, enjoyment, or value of property in the vicinity.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

ATTACHMENTS:

1. ATTACHMENT 1 - BOA APPLICATION
2. ATTACHMENT 2 - INFO FROM APPLICANT
3. ATTACHMENT 3 - SECTION 98-1032
4. ATTACHMENT 4 - DENTONCAD RECORDS
5. ATTACHMENT 5 - ZONING MAP
6. ATTACHMENT 6 - 200' PROPERTY OWNER NOTICE MAP
7. ATTACHMENT 7 - AERIAL PHOTOGRAPH OF PROPERTY
8. ATTACHMENT 8 - PUBLIC HEARING NOTICE
9. ATTACHMENT 9 - PROPERTY OWNER NOTIFICATION
10. ATTACHMENT 10 - LIST OF PROPERTY OWNERS WITHIN 200'

DRAFT MOTION: Move to approve as presented in the agenda caption.

BOA24-0002

**APPLICATION - REQUEST FOR VARIANCE OR APPEAL
ZONING BOARD OF ADJUSTMENT
TOWN OF FLOWER MOUND**

DATE: 03/04/2024

I, the undersigned owner, or authorized agent of the following described real property located in the Town of Flower Mound, Texas, hereby make application for a request for a variance from the terms of section 98-10329(a)(1) of the Town of Flower Mound Zoning Ordinance.

LOCATION OF PROPERTY

Street Address: 3500 Sunnyview Ln, Flower Mound TX 75022-6825Legal Description: Lot/Tract 16R, Block F-1, of Subdivision/Abstract FRANKLIN HILLS

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 letter

A non-refundable application fee of \$665 + \$40 public hearing notice fee required at the time of application. \$2.50 per property notice fee is due upon notification by case manager.

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 Flower Mound.
- (d) That the variance, if granted, will 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.**

Scott and Molly Blaine
Signature of Applicant

Scott and Molly Blaine
Print Name

3500 Sunnyview Ln, Flower Mound TX 75022-6825
Mailing Address

Scott: 214-457-0283 Molly: 214-457-0284
Phone Number

[Signature]
Staff Member's Signature

3/5/24
Date

Receipt Number

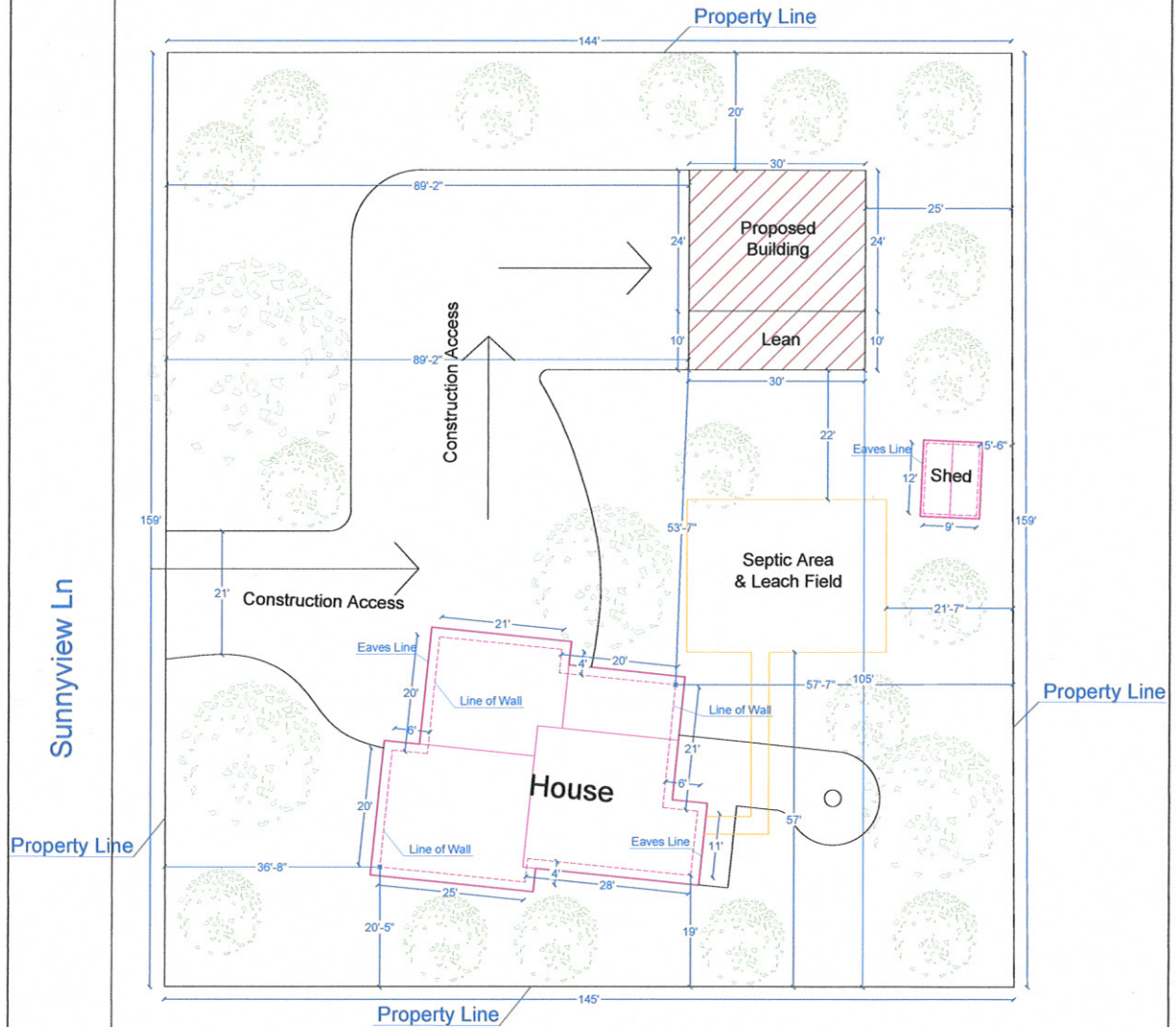
BOARD OF ADJUSTMENT DECISION (circle one): DENIED GRANTED GRANTED WITH CONDITIONS

TERMS AND/OR CONDITIONS: _____

BOARD OF ADJUSTMENT CHAIR: _____ DATE: _____

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

Rev 020923



Parcel # 526934	
Owner: Blaine, Scott & Molly	
Land: 0.52 AC	3500 Sunnyview Ln
House: 1658 SF	Flower Mound, TX 75022, USA
	scale: 1" = 20'

Scott and Molly Blaine

3500 Sunnyview Lane

Flower Mound, Texas 75022-6825

March 04, 2024

Dear Members of the Board of Adjustment,

We are writing to request a variance according to section 98-1032(a)(1) regarding the maximum square footage allowed for the property located at 3500 Sunnyview Ln. In accordance with the requirements of the Town of Flower Mound Code of Ordinances, we believe that the following conditions apply to grant a variance:

(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.

The property was purchased in 2000 and the attached garage had been previously converted into living space. The allowed floor area square footage of 563.5 square feet would not be sufficient for a 2 car garage. In addition, the house design and the location of the septic system does not allow for an attached garage.

(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.

There are multiple examples of detached accessory buildings in our subdivision that exceed the maximum 750 square feet or 25% of the floor area of the primary structure.

- 1) 3332 Rolling Hills Flower Mound
- 2) 3920 Sunnyview Ln Flower Mound
- 3) 3520 Sunnyview Ln Flower Mound

- 4) 3443 Sunnyview Ln Flower Mound
- 5) 3525 High Rd Flower Mound

Our property has two existing buildings (120 sq ft + 70 sq ft = 190 sq ft) that we plan to remove on completion of the approved accessory building.

(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 Flower Mound.

The lot is zoned for residential purposes and we are not requesting a zoning change. The accessory building will be used for residential purposes only.

(d) That the variance, if granted, will not be materially detrimental to the public welfare or injure the use, enjoyment, or value of property in the vicinity.

The accessory building is designed to fit the style of the house and will enhance the storage allowing for a cleaner look. The property was re-platted in 2007 adding an additional lot to the plat. This increased the size to .48 acres (20,908.8 sqft), allowing an accessory building that will not overcrowd the area.

In conclusion, we respectfully request that the Board of Adjustment grant the variance for the aforementioned property based on the conditions outlined above. We believe that this variance will not only allow for the reasonable use of the property but also align with the broader goals and plans of the town.

Thank you for considering my request. Please do not hesitate to contact us if you require any further information or clarification regarding this matter.

Sincerely,



Scott and Molly Blaine
214-457-0283

Sec. 98-1032. - Accessory buildings.

- (a) *Generally.* Attached accessory buildings shall conform to the regulations applicable to the main building to which they are attached.
- (1) *Number; area.* Except in A agricultural zoning districts, no more than two accessory buildings may be placed on any residential lot. The combined floor area of all accessory buildings shall not exceed 750 square feet or 25 percent of the floor area of the primary structure, whichever is less, except for SF-E single-family estate zoning districts, in which the combined floor area of all accessory buildings shall not exceed 1,500 square feet. In no case shall the combined area of the primary structure and accessory buildings exceed the maximum percentage of lot coverage allowed for the zoning district in which the structures are located. Accessory dwellings are not subject to these regulations and shall be governed by other provisions of this chapter.
- (2) *Barns and stables.* In SF-E single-family estate and A agricultural zoning districts, barns and/or stables directly associated with the support of a bona fide agricultural use of the property shall be limited in area to that allowed by the building code for their use and construction type, but in no case shall the combined floor area of the primary use and all accessory buildings exceed the maximum percentage of lot coverage allowed for in an A or SF-E zoning district. In SF-E and A zoning districts, barns and/or stables shall be limited to a height of not more than twenty feet to the top of the roof. Such barns and/or stables shall not be located within 50 feet of any property line. Riding or rodeo arenas, whether enclosed, partially enclosed, or open air, shall require a specific use permit as provided in subsection 98-952(c), schedule of use regulations.
- (3) *Location.* Accessory buildings must be located at least five feet from any other building or structure on the property.
- (4) *Walls abutting property line.* When accessory buildings are constructed less than five feet from any property line, no windows, doors or other penetrations of the exterior wall shall be allowed in the wall abutting that property line.
- (b) *Setback requirements.*
- (1) Detached accessory buildings less than 120 square feet shall be subject to the following regulations, in addition to any applicable regulations of this Code.
- a. *Generally.*
1. No accessory building shall be located within any easement.
 2. No accessory building may be placed so as to negatively impact drainage on any adjacent lot by diversion or impoundment of stormwater flows.
- b. *Front.* Accessory buildings shall not be located closer to the front property line than the primary building or the front yard setback requirement for that zoning district, whichever is greater.

- c. *Side.* Accessory buildings shall be set back a minimum of three feet from the side property line. When accessory buildings are placed on corner lots adjacent to an exterior side yard setback, the accessory building shall be required to adhere to the exterior side yard setback established for the primary structure.
 - d. *Rear.* There need be no rear setback for accessory buildings where lots abut an alley. Where lots do not abut an alley, the rear setback shall be a minimum of three feet.
 - e. *Height.* Accessory buildings shall be limited to a height of not more than 14 feet to the top of the roof.
 - f. *Permit.* No building permit shall be required.
- (2) Detached accessory buildings 120 square feet or larger shall be subject to the following regulations, in addition to any applicable regulations of this Code.
- a. *Generally.*
 - 1. No accessory building shall be located within any easement.
 - 2. No accessory building may be placed so as to negatively impact drainage on any adjacent lot by diversion or impoundment of stormwater flows.
 - b. *Front.* Accessory buildings shall not be located closer to the front property line than the primary building or the front yard setback requirement for that zoning district, whichever is greater.
 - c. *Side.* Accessory buildings shall be set back a minimum of three feet from an interior side property line. When accessory buildings are placed on corner lots adjacent to an exterior side yard setback, the accessory building shall be required to adhere to the exterior side yard setback established for the primary structure. When accessory buildings are constructed less than five feet from a side property line, no windows, doors or other penetrations of the exterior wall shall be allowed in the wall abutting the side property line. Where a garage or carport is designed to be entered from a side street, the structure shall be set back not less than 20 feet from the exterior side property line.
 - d. *Rear.* There need be no rear setback for accessory buildings where lots abut an alley. Where lots do not abut an alley, the rear setback shall be a minimum of three feet. Where a garage or carport is designed and constructed to be entered from an alley or street at the rear of a lot, such garage or carport shall be set back not less than 20 feet from the rear property line.
- (c) *Roof.*
- (1) The minimum roof slope shall be 3 to 12.
Exception. Metal carports and engineered metal buildings.
 - (2) The color and materials of the roof of the accessory building must closely resemble the color and materials of the roof of the main building.

(d) *Exterior walls.*

- (1) Accessory buildings 300 square feet and less in area may use exterior grade wood siding.
- (2) Accessory buildings over 300 feet in area must have exterior walls that are at least the same masonry content required of the main structure. The masonry used on the accessory building shall closely resemble the masonry used on the main building.

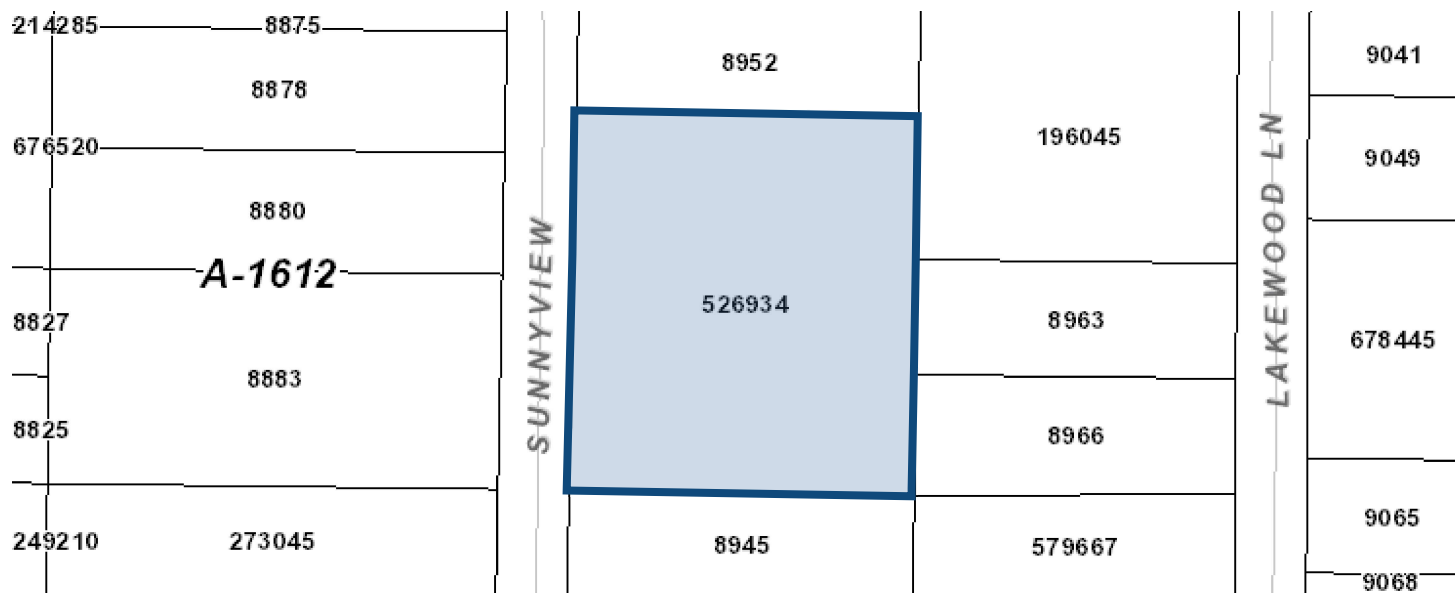
(e) *Height.* Accessory buildings shall be limited to a height of not more than 14 feet to the top of the roof.

Exception. Accessory building located in SF-E single-family estates and A agricultural shall be no more than 20 feet to the peak of the roof.

(f) *Permit.* A building permit shall be required.

(Ord. No. 19-01, § 1, 3-5-2001)

Map



Property Details

Account

Property ID:	526934	Geographic ID: SL0066A-000000F-0001-0016-000R
Type:	Real	
Property Use:		Condo:

Location

Situs Address:	3500 SUNNYVIEW LN FLOWER MOUND, TX 75022-6825	
Map ID:	FMLV1	Mapsco:
Legal Description:	FRANKLIN HILLS BLK F-1 LOT 16R	
Abstract/Subdivision:	SL0066A - FRANKLIN HILLS	
Neighborhood:	DC07049	

Owner

Owner ID:	398039
Name:	BLAINE, SCOTT & MOLLY
Agent:	
Mailing Address:	3500 SUNNYVIEW LN FLOWER MOUND, TX 75022-6825
% Ownership:	100.0%

Exemptions:

HS - Homestead

For privacy reasons not all exemptions are shown online.

 Property Values

Improvement Homesite Value:	N/A (+)
Improvement Non-Homesite Value:	N/A (+)
Land Homesite Value:	N/A (+)
Land Non-Homesite Value:	N/A (+)
Agricultural Market Valuation:	N/A (+)
Market Value:	N/A (=)
Agricultural Value Loss: ⓘ	\$0 (-)
Appraised Value:	N/A (=)
Homestead Cap Loss: ⓘ	N/A (-)
Assessed Value:	N/A
Ag Use Value:	N/A

Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Owner: BLAINE, SCOTT & MOLLY **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
C07	FLOWER MOUND TOWN OF	N/A	N/A	N/A	N/A	N/A
CAD	DENTON CENTRAL APPRAISAL DISTRICT	N/A	N/A	N/A	N/A	N/A
G01	DENTON COUNTY	N/A	N/A	N/A	N/A	N/A
S09	LEWISVILLE ISD	N/A	N/A	N/A	N/A	N/A

Total Tax Rate: N/A

Estimated Taxes With Exemptions: N/A

Estimated Taxes Without Exemptions: N/A

Property Improvement - Building

Description: RES **Type:** Residential **State Code:** A1 **Living Area:** 1,726.00sqft **Value:** N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MAA50	MA ATTACHED ADDITION	4		1984	48.00
AG	ATTACHED GARAGE	4		1984	480.00
MA	MAIN AREA	4	Stone	1984	1,226.00
MA2	SECOND FLOOR	4		1984	500.00

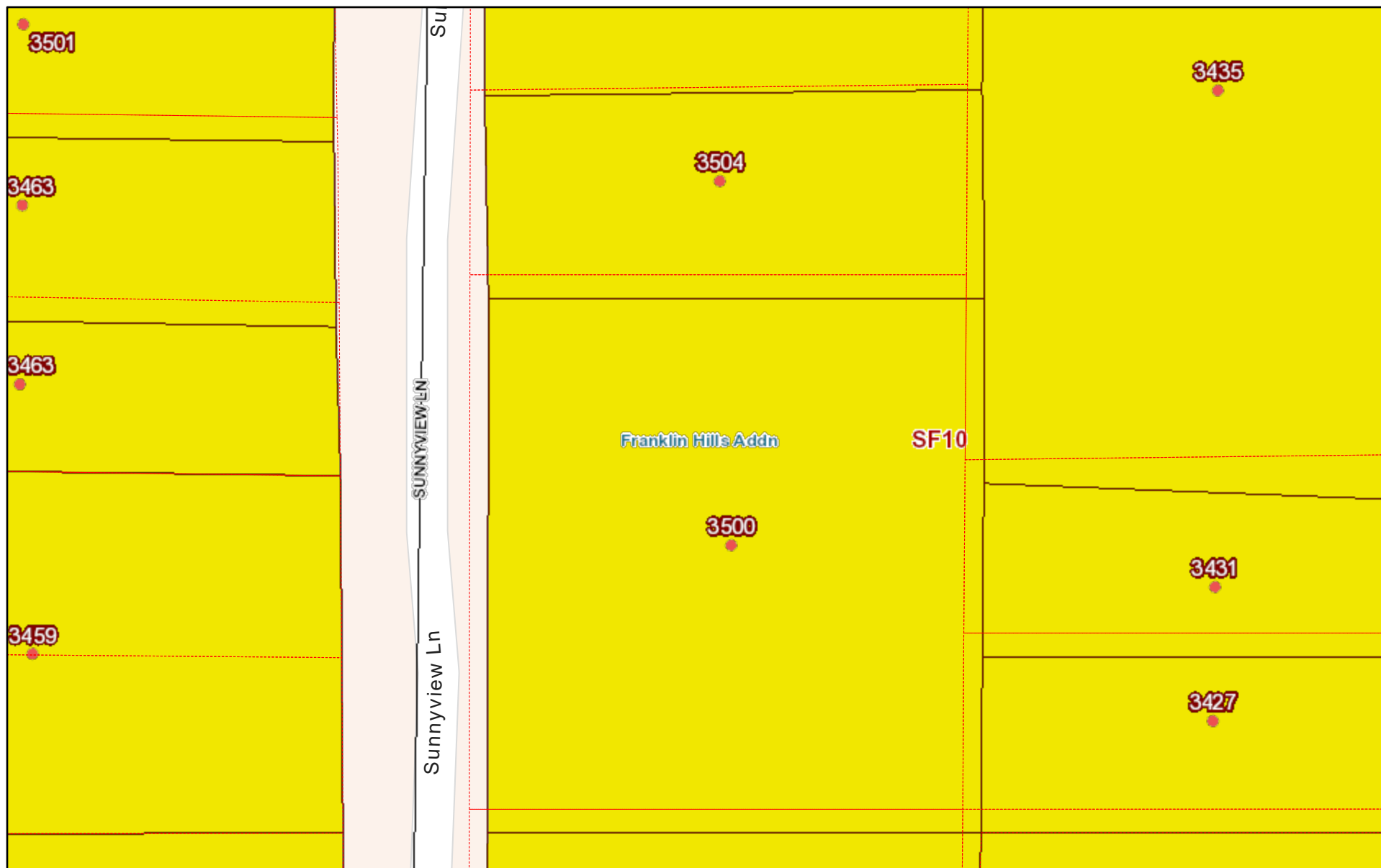
Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
8	RESIDENT LOT	0.4800	20,908.80	0.00	0.00	N/A	N/A

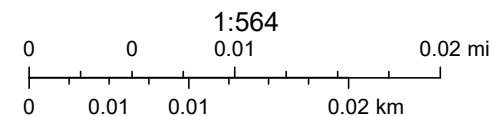
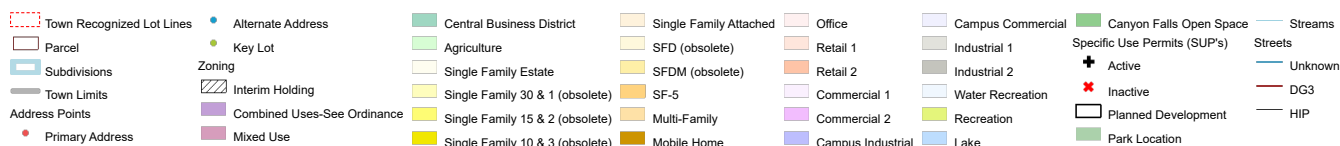
Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	N/A	N/A	N/A	N/A	N/A	N/A
2023	\$211,365	\$106,635	\$0	\$318,000	\$65,899	\$252,101
2022	\$168,661	\$93,463	\$0	\$262,124	\$32,941	\$229,183
2021	\$121,537	\$93,463	\$0	\$215,000	\$6,652	\$208,348
2020	\$139,226	\$50,181	\$0	\$189,407	\$0	\$189,407
2019	\$138,552	\$50,181	\$0	\$188,733	\$0	\$188,733
2018	\$131,164	\$50,181	\$0	\$181,345	\$0	\$181,345
2017	\$125,189	\$50,181	\$0	\$175,370	\$0	\$175,370
2016	\$125,187	\$50,181	\$0	\$175,368	\$15,713	\$159,655
2015	\$111,233	\$48,613	\$0	\$159,846	\$14,705	\$145,141
2014	\$83,333	\$48,613	\$0	\$131,946	\$0	\$131,946
2013	\$78,194	\$44,218	\$0	\$122,412	\$0	\$122,412

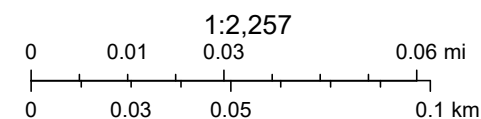
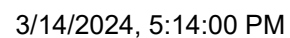
ZONING MAP



3/14/2024, 5:11:06 PM



Town of Flower Mound, DCAD, TAD, Esri Community Maps Contributors, City of Fort Worth, Town of Flower Mound, Texas Parks & Wildlife, ©

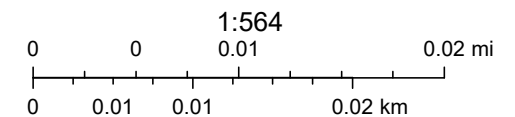


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AERIAL PHOTOGRAPH OF PROPERTY



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PUBLIC HEARING

Notice is hereby given that the Board of Adjustment of the Town of Flower Mound, Texas, will hold a public hearing on Wednesday, April 10, 2024 at 6:30pm. The meeting will be held at the Flower Mound Town Hall, 2121 Cross Timbers Road. The purpose of the hearing is to consider a request from Scott & Molly Blaine for a variance from Section 98-1032(a)(1), "Accessory Buildings," of the Code of Ordinances. The property is generally located West of High Rd and South of Cross Timbers Rd and is locally known as 3500 Sunnyview Ln, Block F-1, Lot 16R, of the Franklin Hills subdivision.

To Run in Denton Record Chronicle: Saturday/Sunday, March 30 & 31, 2024

Denton Record Chronicle:

FAX: 940-566-6818

e-mail: classads@dentonrc.com

Attn: Legal Notice Rep

Any questions or issues, please contact:

Tasha Coates

p: 972-874-6367.

e: tasha.coates@flower-mound.com

(Ref: Case No. BOA24-0002)

Town of Flower Mound Account Number: 100041132



March 25, 2024

Board of Adjustment Case No. BOA24-0002

**NOTICE OF APPLICATION
FOR A VARIANCE TO THE LAND DEVELOPMENT CODE
FOR THE TOWN OF FLOWER MOUND**

A request has been received from Scott & Molly Blaine for a variance from Section 98-1032(a)(1), "Accessory Buildings," of the Code of Ordinances. The property is generally located West of High Rd and South of Cross Timbers Rd and is locally known as 3500 Sunnyview Ln, Block F-1, Lot 16R, of the Franklin Hills subdivision..

The Board of Adjustment of the Town of Flower Mound, Texas will hold a public hearing on this request on **Wednesday, April 10, 2024 at 6:30 p.m. at the Flower Mound Town Hall, 2121 Cross Timbers Road (FM 1171).** The agenda and packet will be posted on the Town's agenda center (<https://www.flower-mound.com/986/Agendas-and-Minutes>) the Friday prior to the scheduled meeting. As an interested property owner, you are requested to make your views known by attending this hearing. If you cannot attend the hearing, it is requested that you express your views by email to BOA@flower-mound.com. Please note that Board members are unable to reply to your message(s) due to Open Meetings regulations. In addition, correspondence received two hours prior to the meeting start time may not be read as Board members are preparing for the meeting. Please note that your correspondence is considered public information; however, your email address, or other information deemed confidential by law, would not be disclosed.

Sincerely,

Tasha Coates
Plans Review Manager
tasha.coates@flower-mound.com

PARCEL ID	ADDRESS_1	OWNER NAME	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIP
R08867	3525 Sunnyview Ln	FORD, EMILY K	1201 POST OAK TRL	SOUTHLAKE	TX	76092
R08870	3525 Sunnyview Ln	FORD, EMILY K	1201 POST OAK TRL	SOUTHLAKE	TX	76092
R08872	3501 Sunnyview Ln	CAMPANELLI, RICHARD & JEANNE	3501 Sunnyview Ln	Flower Mound	TX	75022
R08875	3501 Sunnyview Ln	CAMPANELLI, RICHARD & JEANNE	3501 Sunnyview Ln	Flower Mound	TX	75022
R08878	3463 Sunnyview Ln	ISAACS, JOHN D & CHRISTINE K	3463 SUNNYVIEW LN	FLOWER MOUND	TX	75022
R08880	3463 Sunnyview Ln	ISAACS, JOHN D & CHRISTINE K	3463 SUNNYVIEW LN	FLOWER MOUND	TX	75022
R08883	3459 Sunnyview Ln	MAYHEW, HAZEL BLAIR	3459 SUNNYVIEW LN	FLOWER MOUND	TX	75022
R08925	3443 Sunnyview Ln	WILKINS REAL ESTATE LLC	3349 ROLLING HLS	FLOWER MOUND	TX	75022
R08941	3442 Sunnyview Ln	SUTTER, NEIL G & LINDA G	3442 SUNNYVIEW LN	FLOWER MOUND	TX	75022
R08943	3446 Sunnyview Ln	KOCH, JOHN & JONI	1980 HARBOR VIEW DR	FLOWER MOUND	TX	75022
R08945	3450 Sunnyview Ln	BRILEY, SHERRI	3450 SUNNYVIEW LN	FLOWER MOUND	TX	75022
R08952	3504 Sunnyview Ln	BLAINE, SCOTT & MOLLY	3500 SUNNYVIEW LN	FLOWER MOUND	TX	75022
R08953	3508 Sunnyview Ln	BLAINE, SCOTT & MOLLY	3500 SUNNYVIEW LN	FLOWER MOUND	TX	75022
R08955	3508 Sunnyview Ln	BLAINE, SCOTT & MOLLY	3500 SUNNYVIEW LN	FLOWER MOUND	TX	75022
R08963	3431 Lakewood Ln	FUSILIER, BRANDON & MELANIE	3427 LAKEWOOD LN	FLOWER MOUND	TX	75022
R08966	3427 Lakewood Ln	FUSILIER, BRANDON & MELANIE	3427 LAKEWOOD LN	FLOWER MOUND	TX	75022
R08977	3415 Lakewood Ln	REXROAT, STEPHEN	3409 LAKEWOOD LN	FLOWER MOUND	TX	75022
R09036	3432 Lakewood Ln	HOWE-RAMOS, DIANE	3904 SUNNYVIEW LN	FLOWER MOUND	TX	75022
R09041	3428 Lakewood Ln	RAMOS, MIKE	3904 SUNNYVIEW LN	FLOWER MOUND	TX	75022
R09049	3428 Lakewood Ln	RAMOS, MIKE	3904 SUNNYVIEW LN	FLOWER MOUND	TX	75022
R09065	3420 Lakewood Ln	WILEY, LIDIJA	3420 LAKEWOOD LN	FLOWER MOUND	TX	75022
R09068	3420 Lakewood Ln	WILEY, LIDIJA	3420 LAKEWOOD LN	FLOWER MOUND	TX	75022
R09096	3416 Lakewood Ln	WILEY, LIDIJA	3420 LAKEWOOD LN	FLOWER MOUND	TX	75022
R196045	3435 Lakewood Ln	MAYS, MATTHEW TRENT & NEWLIN, MEGHAN	3435 LAKEWOOD LN	FLOWER MOUND	TX	75022
R273045	3451 Sunnyview Ln	HART, JAMES R JR & ELIZABETH C	3451 SUNNYVIEW LN	FLOWER MOUND	TX	75022
R526934	3500 Sunnyview Ln	BLAINE, SCOTT & MOLLY	3500 SUNNYVIEW LN	FLOWER MOUND	TX	75022
R579667	3423 Lakewood Ln	MCGUFFIN, JAMES JOSEPH & GERI E	3423 LAKEWOOD LN	FLOWER MOUND	TX	75022
R579668	3419 Lakewood Ln	WURTZ, DAVID N & HEATHER S	3419 LAKEWOOD LN	FLOWER MOUND	TX	75022
R678445	3424 Lakewood Ln	REINECKE, NIKA	3201 LAKEWOOD LN	FLOWER MOUND	TX	75022
R692506	3512 Sunnyview Ln	LASSEIGNE, TERRY M & AMY T	3512 SUNNYVIEW LN	FLOWER MOUND	TX	75022