



## **ZONING BOARD OF ADJUSTMENTS**

**JANUARY 17, 2022 AT 5:30 PM  
CITY TOWN HALL  
118 E. TYLER AVENUE  
HARLINGEN, TEXAS**

**This is not a Meeting of the Harlingen Elective Commission; however, a quorum of the City Commission may be present. Other City Board members may also be present.**

Notice is hereby given of a regular meeting of the Zoning Board of Adjustments of the City of Harlingen, Texas to consider the following:

### **PLEDGE OF ALLEGIANCE/WELCOME**

1. Approval of Minutes: Meeting of November 15, 2021
2. Public hearing and take action to consider a variance to allow a carport to encroach twenty feet into the required twenty-foot front yard setback in a Single Family Residential (R1) District, located at 9721 Kingbird Drive, bearing a legal description of Lot 160, Block 8, Hickory Hill Subdivision Phase 2. Applicant: Norma Ozuna.

The City of Harlingen Zoning Board of Adjustments reserves the right to convene into Executive Session at any time during the meeting regarding any agenda item in compliance with the Texas Open Meetings Act, Chapter 551 Government Code.

POSTED this 13<sup>th</sup> day of January 2022, at 4:00 p.m. in compliance with Chapter 551 of the Government Code and continuously remaining posted for at least 72 hours prior to meeting time and date.

  
\_\_\_\_\_  
Xavier Cervantes, AICP, CPM  
Planning and Development Director

**ZONING BOARD OF ADJUSTMENTS**  
**November 15, 2021**

The regular meeting of the Zoning Board of Adjustments was held at 12:00 P.M., October 20, 2021 in person at 118 E. Tyler, at the City Hall Town Hall with the following present:

**BOARD MEMBERS PRESENT:**

Minerva Simpson	Vice Chairperson
Elizandro Muñoz	Member
Michelle Franco-Mar	Member
Frank Garcia	Member

**BOARD MEMBERS NOT PRESENT:**

Cesar Perez	Chairperson
Rudy Martinez	Member
Julie Ann Ezell – Perez	Member
Ernesto Flores	Member
Michael Boland	Member

**CITY STAFF**

Joel Olivo	Assistant Planning and Development Director
Esteefania Hernandez	City Planner
Soledad Núñez	Planning and Development Executive Secretary

**PLEDGE OF ALLEGIANCE/WELCOME**

Vice - Chrm. Minerva Simpson called the meeting to order with a quorum present on November 15, 2021 at 5:32 p.m. and led the Pledge of Allegiance.

**APPROVAL OF THE MINUTES: MEETING OF October 20, 2021**

There was a motion by Mr. Frank Garcia to approve the minutes, Mr. Elizandro Muñoz seconded. The motion carried unanimously.

**Public hearing and take action to consider a request for a variance to allow a carport an encroachment of twenty (20) feet into the required twenty (20) foot front yard setback in a Single Family (R1) District, located at 1114 South “E” Street, bearing a legal description of Lot 13 , Block 1, Ebony Heights Subdivision. Applicant Daniel Dominguez Jr.**

Ms. Esteefania Hernandez, City Planner, summarized the following:

- We designed a map with a 200 foot buffer; we mailed legal notices to residents within the 200 foot buffer.
- Staff mailed out 22 notices and as of today there have been no objections. There were two calls made inquiring about the notice.
- The existing carport dimensions are 11.4 feet tall, 16 feet x 21 feet.
- The carport was built without City permits.
- The applicant received a notice from Code Compliance on September 9<sup>th</sup>, 2021.
- The requested variance was reviewed by Building Inspections, Fire Prevention, and Engineering.
- The Fire Prevention and Building Inspections Divisions requested approval.
- Engineering could not recommend approval. They recommended disapproval due to not having a WPI – 8 Certificate or a Wind Storm Engineering report.
- Staff recommends disapproval of the request since the request does not meet the standards for the issuance of a variance as described in the City of Harlingen Code of Ordinances.
- This is a self-imposed hardship, and there is no history of a similar case being granted in the area.
- Granting the variance would set precedence for future cases.

Mrs. Minerva Simpson, Vice Chairman, asked if anyone had questions for staff.

Ms. Michelle Franco – Mar asked why Engineering was opposing the variance.

Estefania Hernandez, City Planner, stated the applicant did not have the WPI – 8 certificate or a Wind Storm Engineering report. They don't know the structural integrity of the structure.

Mr. Elizandro Muñoz asked would somebody be able to confirm if they do meet with Code after it's been built; and if there is a fee who would be responsible for that?

Joel Olivo, Assistant Director of Planning and Development stated the applicant would be responsible.

Mr. Frank Garcia asked if the applicant can bring proof from an architectural firm or engineering firm to state the construction is safe to have the matter resolved, instead of having him dismantle the whole thing.

Mrs. Minerva Simpson stated, I think the whole thing here is we're going to a zero setback and that is against City Ordinance. The ordinance is a 20 foot set back and this structure takes up the full 20 feet.

Mrs. Minerva Simpson, Vice Chairman, opened the Public Hearing.

Mr. Daniel Dominguez Jr., applicant and owner of the property, stated the yards been that way for 70 years, the only difference is we put in a driveway and a covered carport. The only difference is I added the fence that ties to my existing neighbor's.

Mrs. Minerva Simpson, Vice Chairman, asked was there a carport there before.

Mr. Daniel Dominguez Jr. stated no. The construction of this carport is foreign steel tubing, quarter inch wall, it's all welded. The upper section where the roof is connected is 4x6 high beam there's 45 degree welded sections to it, and the roofing is the standard steel roofing.

Mrs. Minerva Simpson closed the Public Hearing.

Mr. Frank Garcia made a motion to approve the variance. The motion was seconded by Michelle Franco – Mar. The variance was opposed by Mrs. Minerva Simpson and Elizandro Muñoz. The motion was denied.

**Public hearing and take action to consider a request for a variance to allow an encroachment of five (5) feet into the required 15 – foot side yard building setback for a Multi – Family Residential (M2) District, located at 2120 Northridge, bearing a legal description of Lot 11, Block 1 Harlingen North Business Center Subdivision. Applicant: Julio Carranza.**

Ms. Esteefania Hernandez, City Planner, summarized the following:

- Legal notices were mailed out to residents within a 200 foot buffer.
- 4 Legal notices were mailed out, as of today we have not received any opposition from the surrounding property owners.
- The lot is intended to be developed as a Multi – Family residence with two duplexes built on the property.
- Both Fire Prevention and Building Inspections recommended approval.

- Planning staff recommends disapproval as the variance request does not meet the standards for the issuance of a variance as described by the City of Harlingen Code of Ordinances. The property is currently vacant. There is no obstruction on the subject property which would present the proposed duplexes being built within the required setbacks. Compliance with the ordinance can be achieved by reconfiguring the duplexes on the subject property.
- There is no case history of a similar variance being granted in the area. If a variance is granted, it would set precedent for future cases.

Mrs. Minerva Simpson asked if there were any questions for staff.

Mr. Elizandro Muñoz asked if there was a reason why the contractor couldn't reconfigure their buildings, before being built.

Mrs. Minerva Simpson, Vice Chairman, opened the Public Hearing.

Mr. Julio Carranza, the applicant, stated he represented CJE Construction, Carranza Development. The developer Mr. Lopez is in the audience. There are currently 16 four plexes under construction, that have all been sold; there are 9 coming up, which is 26, that have all been sold. There are a total of about 20 more coming up which is about 20 million dollars in infrastructure investment for that area. We're north of the John Deere location. When I spoke to the City, they assured me there was no issue with that when I initially put it. However, when we came back to building permits, they came back with that. The reason we can't on the construction side we're 80 feet, the City of Harlingen already has a side setback of 10 and a center set back of 10 and an additional set back of 10. That will be completely reduced, they're 2 bedrooms, 2 bath. Only a duplex would fit at that point, we're asking for 5 foot, everywhere else is 10 foot is the norm on the side set back. When I met with the City they agreed, fast forward to now we're here that's what I've encountered. I'm here to answer any questions, any doubt you may have on safety.

Mr. Elizandro Muñoz asked this hasn't been built yet.

Mr. Julio Carranza stated no sir. We took the appropriate measures to make sure we're in compliance with everything. If we don't get the variance passed, those lots would just be a duplex and it wouldn't work for any investors. Just so you all know there are a lot of investors coming into the City of Harlingen. Space X people, people from the North West, from the North East. I'm doing three variances, those lots are already sold. In the event that the variance gets denied, we'll have to refund them the money.

Mrs. Minerva Simpson asked did you submit your plat and your build out to the City.

Mr. Julio Carranza stated, the plats already been recorded, it's an old subdivision. It was reconfigured from Light Industry to Multi – Family. The plans were brought up with some City Officials on the administrative side which did not see any problems.

Mrs. Minerva Simpson asked these units are on the corners.

Mr. Julio Carranza stated, yes ma'am. The next items on the agenda are going to show the ones that are west of that and North West of that.

Mrs. Minerva Simpson stated if you needed, you could build a different unit, that wouldn't have to be Multi – Family.

Mr. Julio Carranza stated it has to be Multi – Family; its zoned Multi – Family.

Mr. Elizandro Muñoz asked you said it had to be two bedrooms, two baths. Could you reconfigure it to two bedrooms, one bath?

Mr. Julio Carranza stated the market doesn't ask for that. The number one thing we look for is safety. Both Engineering and Fire Prevention have no objections to it. That's something to really consider is the safety, other than that I don't see why it should be denied.

Mrs. Minerva Simpson stated it doesn't follow our Code.

Mr. Julio Carranza stated and that's why the ZBA is here, to consider it.

Mr. Elizandro Muñoz asked how many units it would affect.

Mr. Julio Carranza stated for right now it's 3 out of 50 or 60.

Mr. Elizandro Muñoz stated it's an insignificant amount, it's about 6%.

Mrs. Minerva Simpson asked, but you could build something else and still be multi – family.

Mr. Julio Carranza said yes, but financially at that point it wouldn't make sense. When I met with the City of Harlingen, the City of Harlingen looked at Multi – Family. The process to build apartments in the City of Harlingen has been about a year, but we believed in the project. If the Planning and Zoning Director were here, he'd attest to that. They required a drainage report for each four plex lot.

Mr. Lopez, the developer of the property, stated we've had this land for several years. We found a second use because we considered it industrial. All of the lots we're going to have 90 – 95% occupation. We changed the zoning to Multi – Family. There are

some lots that have to be reconfigured, and we've made an investment of several million dollars.

With no further comments, Mrs. Simpson closed the public hearing.

Mr. Frank Garcia made a motion to grant the variance. There was no second. The variance was denied.

**Public hearing and take action to consider a request for a variance to allow an encroachment of five (5) feet into the required 15 – foot side yard building setback for a Multi – Family Residential (M2) District, located at 2207 Northridge, bearing a legal description of Lot 6, Block 2 Harlingen North Business Center Subdivision. Applicant: Julio Carranza.**

Ms. Estefania Hernandez, City Planner, summarized the following:

- Legal notices were mailed out to residents within a 200 foot buffer.
- 4 Legal notices were mailed out, as of today we have not received any opposition from the surrounding property owners.
- The lot is intended to be developed as a Multi – Family residence with two duplexes built on the property.
- Both Fire Prevention and Building Inspections recommended approval.
- Planning staff recommends disapproval as the variance request does not meet the standards for the issuance of a variance as described by the City of Harlingen Code of Ordinances. The property is currently vacant. There is no obstruction on the subject property which would present the proposed duplexes being built within the required setbacks. Compliance with the ordinance can be achieved by reconfiguring the duplexes on the subject property.
- There is no case history of a similar variance being granted in the area. If a variance is granted, it would set precedent for future cases.

Mrs. Minerva Simpson opened the Public Hearing.

Mr. Julio Carranza, applicant, asked can you site the last time you looked at the UDC.

Mrs. Minerva Simpson stated we follow the City's ordinances/codes.

Mr. Julio Carranza asked and how old are those ordinances.

Mr. Joel Olivo, Assistant Planning and Development Director stated they're 5 years old.

Mr. Julio Carranza asked in the last 5 years there has been a lot of movement to be able to do things fluently. I don't think its 5 years old; I ask that I get some type of response as to why this isn't being approved.

Mr. Elizandro Muñoz stated because the City says there is a Code that is being violated.

Mr. Julio Carranza stated that is incorrect that is why the Zoning Board of Adjustments is for, so that you can override the Code. Two - thirds of the City has approved this.

With no further comments, Mrs. Simpson closed the Public Hearing.

A motion was made by Mr. Frank Garcia to approve the motion. There was no second. The motion was denied.

**Public hearing and take action to consider a request for a variance to allow an encroachment of five (5) feet into the required 15 – foot side yard building setback for a Multi – Family Residential (M2) District, located at 2210 Northridge, bearing a legal description of Lot 12, Block 2 Harlingen North Business Center Subdivision. Applicant: Julio Carranza.**

Ms. Esteefania Hernandez, City Planner, summarized the following:

- Legal notices were mailed out to residents within a 200 foot buffer.
- 4 Legal notices were mailed out, as of today we have not received any opposition from the surrounding property owners.
- The lot is intended to be developed as a Multi – Family residence with two duplexes built on the property.
- Both Fire Prevention and Building Inspections recommended approval.
- Planning staff recommends disapproval as the variance request does not meet the standards for the issuance of a variance as described by the City of Harlingen Code of Ordinances. The property is currently vacant. There is no obstruction on the subject property which would present the proposed duplexes being built within the required setbacks. Compliance with the ordinance can be achieved by reconfiguring the duplexes on the subject property.
- There is no case history of a similar variance being granted in the area. If a variance is granted, it would set precedent for future cases.



Mrs. Minerva Simpson opened Public Hearing.

Mr. Lopez, the property developer spoke in favor of the variance.

Mr. Frank Garcia made a motion to approve the variance. There was no second. The variance was denied.

**Discussion of future meeting dates and times.**

No discussion was had regarding future meeting dates.

Meeting was adjourned.

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Cesar Perez, Chairman  
Zoning Board of Adjustments

**AGENDA ITEM  
EXECUTIVE SUMMARY**

Meeting Date: **January 17, 2022**

**Agenda Item:**

Public hearing and take action to consider a variance to allow a carport to encroach twenty feet into the required twenty-foot front yard setback in a Single Family Residential (R1) District, located at 9721 Kingbird Drive, bearing a legal description of Lot 160, Block 8, Hickory Hill Subdivision Phase 2. Applicant: Norma Ozuna.

Prepared By: Esteeffanía Hernández

Title: City Planner

Signature: *Esteeffanía Hernández*

**Brief Summary:**

Project Timeline

- November 9, 2021 – Application for variance submitted to the City (**Attachment I**).
- December 1, 2021 – In accordance with State and local law, notice of required public hearing published in the Valley Morning Star and mailed to all property owners within 200 feet of subject tract.
- December 9, 2021 – Zoning Board of Adjustment (ZBA) meeting was rescheduled.
- January 5, 2022 – In accordance with State and local law, notice of required public hearing published in the Valley Morning Star and mailed to all property owners within 200 feet of subject tract.
- January 17, 2022 – Public hearing and consideration of requested variance by the Zoning Board of Adjustment (ZBA).

Summary

- The request is for a variance not to comply with Section 111-119(a)(1) of the Harlingen Code of Ordinances, which states:
  - Front yard. Residential and nonresidential. No building, structure, or use shall hereafter be located, erected, or altered so as to have a smaller front yard than hereinafter required.
  - In the following zoning districts, the minimum required front yard shall be in accordance with the following schedule and no building, structure or use shall hereafter be located, erected or altered so as to have a smaller front yard than hereinafter required. The required minimum front yard for a Single Family Residential (R1) District is 20 feet.
- The applicant is requesting a variance to allow an encroachment of twenty feet into the required twenty-foot front yard building setback in a Single Family Residential (R1) District for an existing carport. (**Attachment II**)
- Hickory Hills Phase II Subdivision was recorded in 2005. The subject property fronts Kingbird Drive with a width of 50.01 feet and a length of 138.17 feet. The subject lot has an area of 6,932.00 square feet. (**Attachment III**)

- There is currently an existing 1,352.00 square foot single family residence with an enclosed garage on the subject property and a 9 feet tall, 20.0 feet x 20.0 feet detached carport that was recently built without a building permit. **(Attachment IV)**
- The lots to the north, south, east, and west are developed as Single Family Residences.
- The requested variance was reviewed by the Building Inspections Department and Fire Prevention Bureau. Fire Prevention Bureau and Building Inspections Department recommended approval of the variance request. **(Attachment V)**
- There is no case history of a similar variance request being granted in the area. There are no other carports encroaching in the front setback along Kingbird Drive.
- To the present, staff has not received any calls from property owners in objection to the variance request. Staff mailed twenty-one notices to the surrounding property owners. **(Attachment VI)**
- The City of Harlingen Code of Ordinances Chapter 111-Zoning states the ZBA may:
  - “Permit the reconstruction, extension, or enlargement of a building occupied by an non-conforming use on the lot or tract occupied by such building provided such reconstruction does not prevent the return of such property to a conforming use”, and
  - “Authorize in specific cases a variance from the terms of a zoning ordinance if the variance is not contrary to the public interest and, due to special conditions, a literal enforcement of the ordinance would result in unnecessary hardship, and so that the spirit of the ordinance is observed and substantial justice is done.”
  - A concurring vote of four regular or alternate ZBA members is required to grant any variance.
- There is a new state law, HB 1475, that allows variances to be granted if:
  - the financial cost of compliance is greater than 50 percent of the appraised value of the structure as shown on the most recent appraisal roll certified to the assessor for the municipality under Section 26.01, Tax Code;
  - compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development may physically occur;
  - compliance would result in the structure not being in compliance with a requirement of a municipal ordinance, building code, or other requirement;
  - compliance would result in the unreasonable encroachment on an adjacent property or easement; or
  - the municipality considers the structure to be a nonconforming structure.

**Staff Recommendation:**

Staff recommends **disapproval** of the variance request as:

1. The request does not meet the standards for the issuance of a variance as described in the City of Harlingen Code of Ordinances, and;
2. This is a self-imposed hardship, and;
3. There is no case history of a similar case being granted in the area. If a variance is granted, it would set a precedent for future cases.

## Attachment I—Application

### CITY OF HARLINGEN PLANNING AND DEVELOPMENT DEPARTMENT MASTER APPLICATION

**PROPERTY INFORMATION:** (Please PRINT or TYPE)

Project Address 9721 Kingbird Dr. Nearest Intersection Bass Blvd  
 (Proposed) Subdivision Name Hickory Hill Phase 2 Lot 160 Block 8  
 Existing Zoning Designation R1 Future Land Use Plan Designation Low density residential

**OWNER/APPLICANT INFORMATION:** (Please PRINT or TYPE)

Applicant/Authorized Agent Norma Osuna Phone 956.778.1157 FAX \_\_\_\_\_  
 Email Address (for project correspondence only): norma.abrego1974@gmail.com  
 Mailing Address 9721 Kingbird Dr City Harlingen State TX Zip 78552  
 Property Owner Javier Abrego & Norma Osuna Phone 956.778.1157 FAX \_\_\_\_\_  
 Email Address (for project correspondence only): \_\_\_\_\_  
 Mailing Address 9721 Kingbird Dr City Harlingen State TX Zip 78552

**Select appropriate process for which approval is sought. Attach completed checklists with this application.**

- |   |   |
|---|---|
| <input type="checkbox"/> Annexation Request..... <u>No Fee</u><br><input type="checkbox"/> Administrative Appeal (ZBA)..... <u>\$125.00</u><br><input type="checkbox"/> Comp. Plan Amendment Request... <u>\$250.00</u><br><input type="checkbox"/> Re-zoning Request..... <u>\$250.00</u><br><input type="checkbox"/> SUP Request/Renewal..... <u>\$250.00</u><br><input checked="" type="checkbox"/> Zoning Variance Request (ZBA)..... <u>\$250.00</u><br><input type="checkbox"/> PDD Request..... <u>\$250.00</u><br><input type="checkbox"/> License to Encroach..... <u>\$250.00</u> | <input type="checkbox"/> Preliminary Construction Plans and Final Plat..... <u>\$150.00</u><br><input type="checkbox"/> Minor Plat..... <u>\$100.00</u><br><input type="checkbox"/> Re-Plat..... <u>\$250.00</u><br><input type="checkbox"/> Vacating Plat..... <u>\$250.00</u><br><input type="checkbox"/> Development Plat..... <u>\$50.00</u><br><input type="checkbox"/> Subdivision Variance Request..... <u>\$25.00 (each)</u><br><input type="checkbox"/> Right-of-Way / Utility Easement Abandonment..... <u>No Fee</u> |
|---|---|

Please provide a basic description of the proposed project: metal roof car port 20X20  
was made to protect us from the element such as rain, heat,  
wind due to health & physical disabilities.

I hereby certify that I am the owner and/or duly authorized agent of the owner for the purposes of this application. I further certify that I have read and examined this application and know the same to be true and correct. If any of the information provided on this application is incorrect, the permit or approval may be revoked.

Applicant's Signature: Norma Date: 11/9/21  
 Property Owner(s) Signature: Norma Date: 11/9/21  
 Accepted by: \_\_\_\_\_ Date: \_\_\_\_\_

## Attachment I—Application

### ZONING VARIANCE REQUEST (for ZBA) SUBMITTAL CHECKLIST

*Please submit the following items along with the completed master application and appropriate fees. The project cannot be scheduled for consideration unless all items are marked complete. Citations come from the City of Harlingen Code of Ordinances Chapter 111-Zoning.*

Complete

- ☐ When the variance request relates to the development, redevelopment, occupancy, or re-occupancy of a specific tract of land, one (1) copy of a site plan drawn to scale showing existing and proposed development of the property in question.
- ☐ A written statement describing the requested variance and an explanation of the special conditions that result in the unnecessary hardship for which the variance is requested.
- ☒ Any other information (drawings, pictures, etc.) the applicant would like to submit in support of the subject request.

- I understand that the variance requested will not be scheduled for Zoning Board of Adjustments (ZBA) review unless all items on this list are completed.
- I understand that variances cannot be granted for height exceptions in the Airport Overlay zones. (Section 111-443.5)
- I understand that in accordance State law and the City of Harlingen Code of Ordinances, Chapter 111-Zoning, no later than ten (10) day prior to ZBA consideration:
  - A notice will be published in the Valley Morning Star describing the request and the date, time, and location of the public hearing before the ZBA; and
  - Notices will be mailed to all property owners within 200 feet of the tract for which the variance is requested describing the request and the date, time, and location of the public hearing before the ZBA.
- I understand that the ZBA may only grant variances:
  - as may be necessary to secure appropriate development of a parcel of land which differs from other parcels in the district by being of such restricted area, shape, or slope that it cannot be appropriately developed without such modifications; and
  - only if the variance is not contrary to the public interest and, due to special conditions, a literal enforcement of the ordinance would result in an unnecessary hardship. (Section 111-443)
- I have read and understand in its entirety the City of Harlingen Code of Ordinances, Chapter 111- Zoning and understand that the requirements of a variance request are subject to the terms and conditions therein.
- I understand that while all requirements for the submittal of a variance request may be complete, the ZBA is the sole authority for the consideration and approval or denial of the request.
- I understand that a 4/5-majority vote (a "super-majority") of the ZBA is required to grant any variance.
- I understand that the decision of the ZBA is final and any appeals to said decision shall be in accordance with § 211.011 ("Judicial Review of Board Decision") of the Texas Local Government Code.

Owner: Nirma Dzuna / Javier Abrego Date: 11/9/21  
Owner Address: 9721 Kingsford Dr  
Phone/Fax: 956 778 1157  
Signature: Nirma



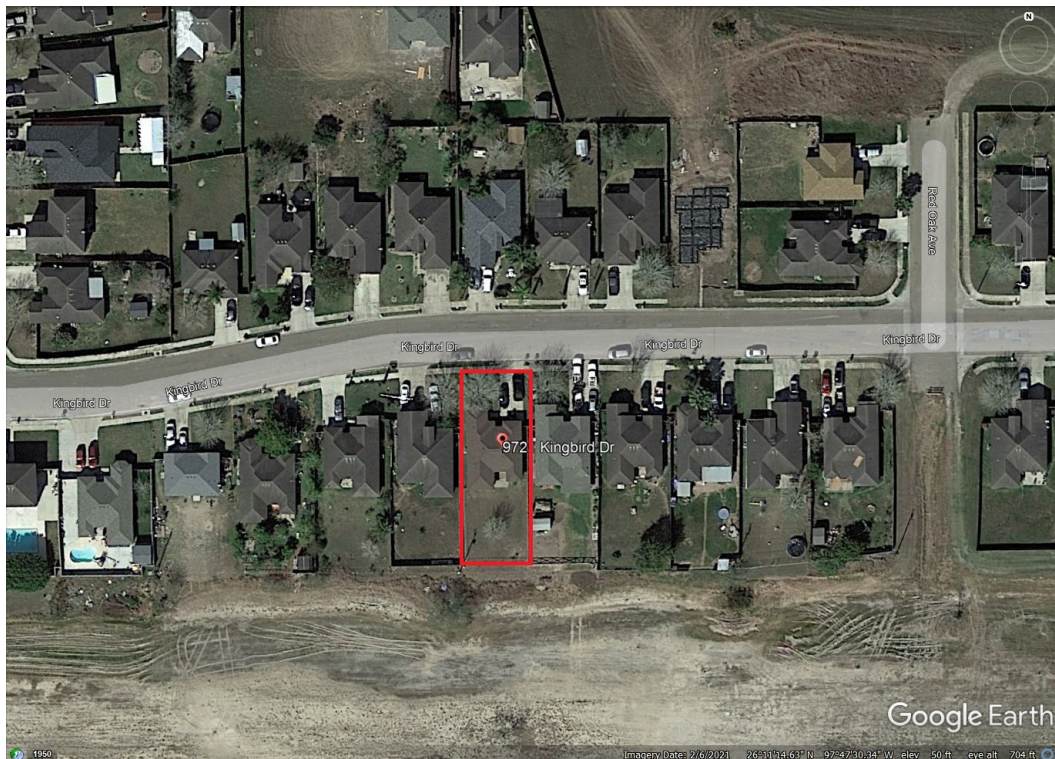
## Attachment II—Survey of Lot





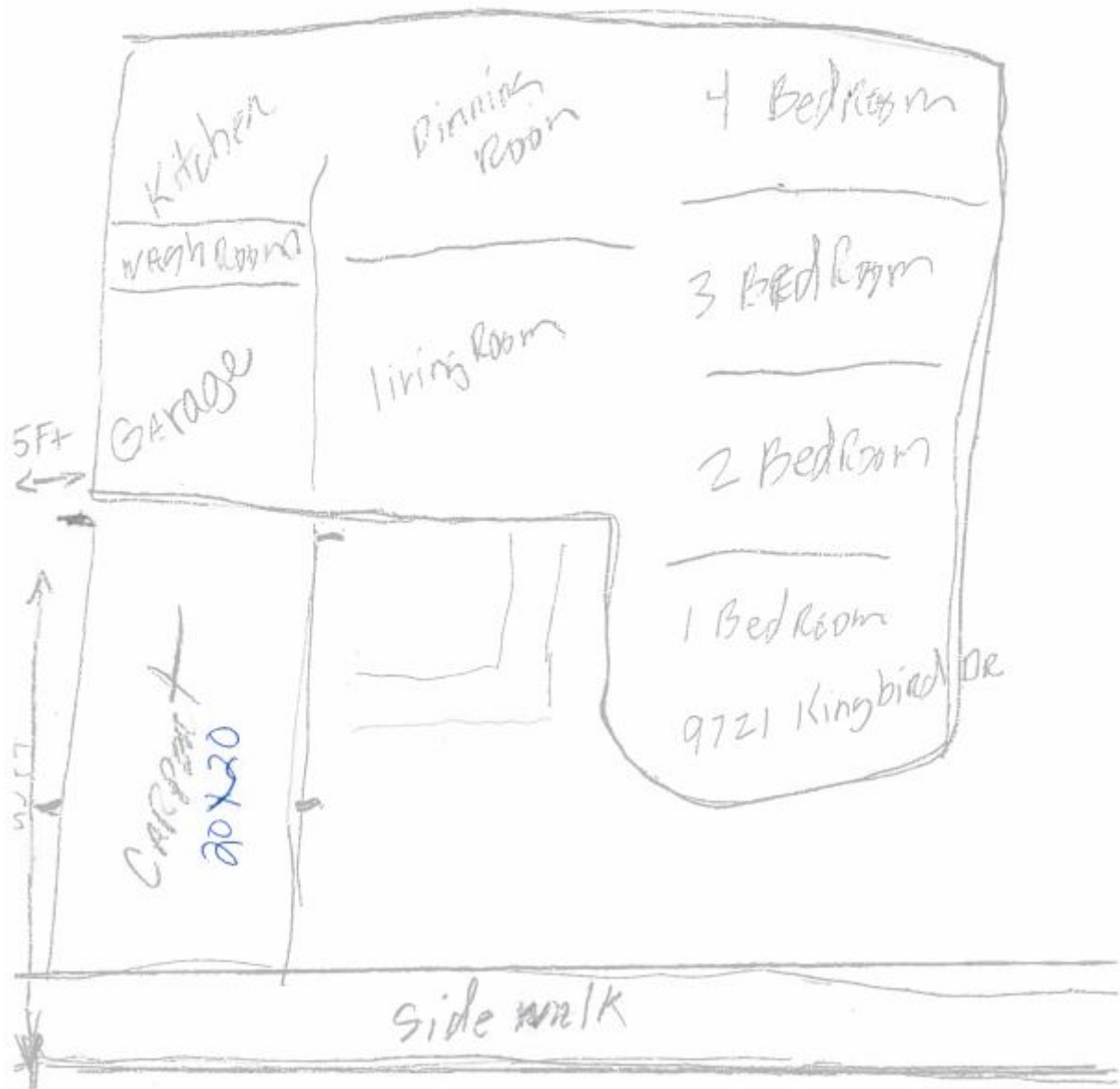
### Attachment III—Street View and Aerial View

Street View on Kingbird Drive





Attachment IV—Project Information



## Attachment VI—Building Inspections



### ZBA VARIANCE REQUEST ROUTING SLIP

**Applicant:** Norma Ozuna

**Phone No.:** 925-778-1757

**Variance Request:** Petition for a variance to allow a carport to encroach twenty (20) feet into the required twenty (20) foot front yard setback in a Single Family (R1) District, located at 9721 Kingbird Drive, bearing a legal description of Lot 180, Block 8, Hickory Hill Subdivision Phase 2

**Location:** 9721 Kingbird Drive

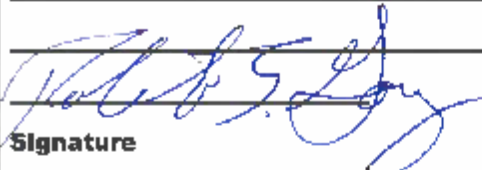
**Department:** Building Permits and Inspections

**Department**

**Approval:** ☒ YES ☐ NO

**Comments:** Must comply with the International Building Codes.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

  
Signature

1-7-22  
Date

Attachment VI – Fire Prevention Bureau



**ZBA Variance Request Routing Slip**

**Applicant:** Norma Ozuna

**Phone No.:** (925) 778-1757

**Location:** 9721 Kingbird Drive

**Project Description:** Petition for a variance to allow a carport to encroach five (5) feet into the required (20) foot front yard setback in a Single Family ("R1") District, located at 9721 Kingbird Drive, bearing a legal description of Lot 160, Block 8, Hickory Hill Subdivision Phase 2.

**Department:** Fire Prevention Bureau

**Approval:** ☒ YES ☐ NO

**Comments:** No Comments

**Fire Marshal Juan Saucedo Jr.**

Juan Saucedo Jr.

**Date: December 1, 2021**

## Attachment VII—Legal Notice

