

## **BOARD OF ADJUSTMENT**

**BOA Case -2020 – 04**

**October 22, 2020**

### **BOA Case 2020 – 04**

Freedom Forever Solar on behalf of Mary Grice is requesting a Special Exception for the installation of roof mounted solar panels located at Mary Grice's single-family residence 2124 Tiburon Block A Lot 35, Mill Valley Phase 2. The Special Exception request is to allow solar panels on an architectural elevation that faces an arterial thoroughfare as required by City of Carrollton zoning ordinance Article XXVII Section (N) (1) (d) (ii).

### **STAFF OBSERVATIONS/COMMENTS**

- Application 20 – 2835 is on Hold pending the decision of the Board.
- The Board of Adjustment may authorize the placement of solar panels on the roof of homes that are adjacent to arterial thoroughfares , as designated by the adopted Transportation Plans and which are not in accordance with the provisions of Article XXVII Section (N) (1) (d) (ii)

### **ATTACHMENTS**

- A. Board of Adjustment Application
- B. Letter of Request to Board
- C. Site Plan



BOA-2020-04

This section office use only		
Application #	20-4911	Receipt #
Cash <input type="checkbox"/>	CC <input type="checkbox"/>	Phone order <input type="checkbox"/>
Check #	Balance due	
Permit type	Plan #	TIFF #

### Board of Adjustment - Zoning

Date 06/22/2020

● Fee is \$200.00 and is paid at the time the request is submitted for placement on the agenda ● All application fees are non-refundable ● All credit card transactions include a 2% convenience fee ● Application must be completed in its entirety prior to submittal

Property Address	2124 Tiburon, Carrollton, TX			Zip	75006
Lot	35	Block	A	Addition	Mill Valley Ph. 2
Applicant name	Monica Johnson			Phone	281-728-8916
<input checked="" type="checkbox"/> Check if owner is giving applicant authority to represent the case before the board					
Owner name	Mary Grice			Phone	214-923-6521
Owner signature	<i>M. Alice Grice</i>				
Request from the Carrollton Comprehensive Zoning Ordinance, Article <u>27</u> , Section <u>N. 1. d. i.</u>					
Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Special exception <input checked="" type="checkbox"/>					
Describe request	We are requesting to mount 20 panels of a 34 panel PV solar system on 2 south facing planes of the home at the address listed. The roof line is 44' from the rear property line that is adjacent to the street that is in question.				
Describe hardship (variance only)					

Mail notification of the board's determination to the name and address listed below

Name	Monica Johnson
Address	1330 Post & Paddock #110, Grand Prairie, TX 75050

Applicant hereby appeals this case to the Board of Adjustment for review and a decision and certifies that the statements on this application are true and correct.

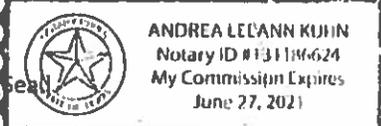
Signed and entered this 12<sup>th</sup> day of August, 20 20.

*M. Johnson*  
Applicant Signature

STATE OF TEXAS  
County of Denton

SWORN TO and Subscribed before me by Monica Johnson, on this 12<sup>th</sup> day of August, 20 20.

*[Signature]*  
Notary Public



Additional information is on reverse side of application

ATTACHMENT A



**Freedom Forever**

43445 Business Park Dr., Suite 110, Temecula, CA 92590

Phone Number: (888) 557-6431

Master Electrician: #465757

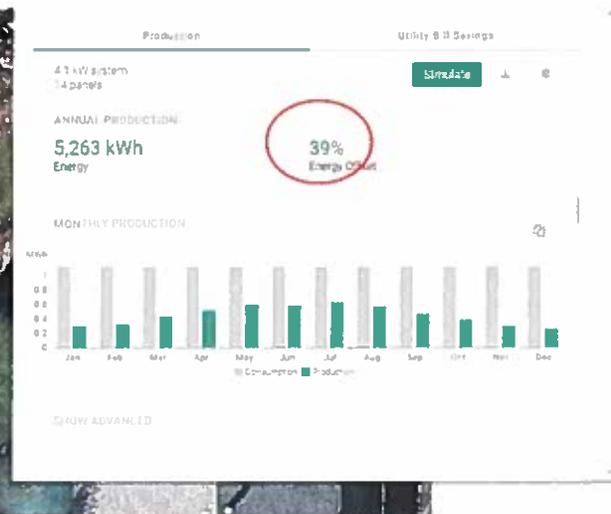
To whom it may concern,

We are writing this letter to ask for an exception on the solar layout on behalf of Mary Grice located at 2124 Tiburon, Carrollton, TX 75006. The request has been made to have no solar modules facing the arterial thoroughfares. Panels being located on an alternate area of the roof location increases the estimated annual energy production of the device, as determined by using a publicly available modeling tool, by more than 10 percent (increases by 69%) the energy production of the device in the most efficient non-alternate location.

**Initial Request:**



**Current Request:**



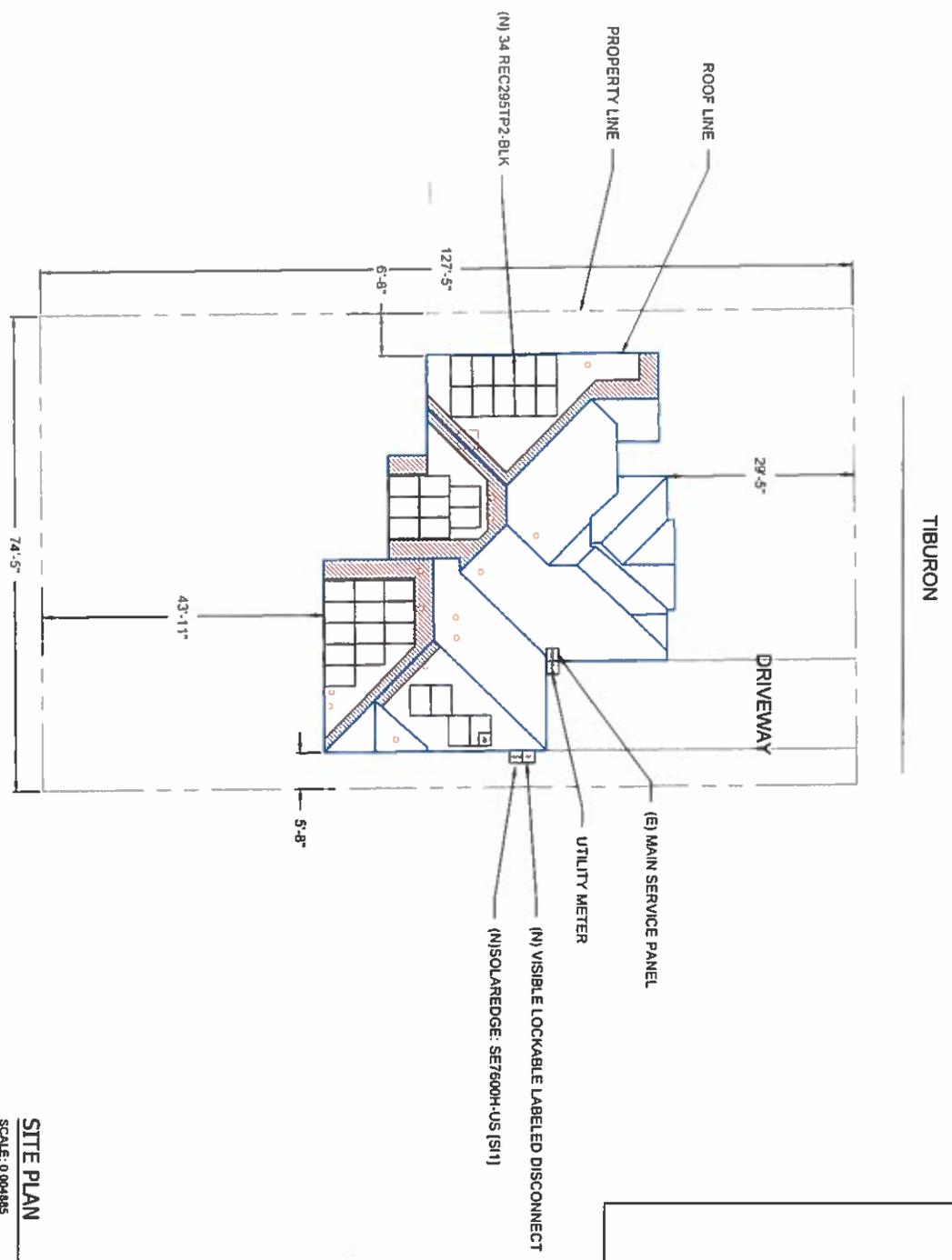
Thank you in advance for your consideration of this request.

Kevin Arbuckle - Design Lead

ATTACHMENT B

ROOF AREA 3048.95 SQ. FT

The Visible, Lockable, Labeled AC Disconnect is located within 10 ft. of Oncoor Meter.



TIBURON



SITE PLAN

SCALE: 0.004885

1

**freedom FOREVER**  
 FREEDOM FOREVER LLC  
 43447 Business Park Dr Suite 110, Temecula, CA 92590  
 Tel: (909) 265-1015

34467  
 Electrical Contract  
 Date: 10/1/2020  
 By: [Signature]

CLIENT:

**GRICE, MARY**  
 2124 TIBURON  
 CARROLLTON, TX, 75006  
 (214) 923-6521  
 ESI ID # 10443720001146258

REVISIONS:

DESCRIPTION	DATE	REVISION

DATE:

DESIGN BY:

JOB NO:

5/28/20

GREG

F051174

TITLE:

SITE PLAN

SHEET:

PV-2