



VARIANCE TO THE UNIFIED DEVELOPMENT CODE (UDC) APPLICATION

SECTION 1. APPLICANT/OWNER INFORMATION Please Print or Type

Applicant/Developer: Gypsy Rose Lee LLC, dba Shotzee's Bar and Grill
Street Address: 134 S Main St
City: Keller State: TX Zip: 76248
Telephone: 682-593-0820 Fax: _____ E-mail: info@shotzees.com
Applicant's Status: (Check One) Owner Tenant Prospective Buyer

Property Owner must sign the application or submit a notarized letter of authorization.

Owner: Keller Main 136, LLC
Street Address: 5016 Exposition Way
City: Keller State: TX Zip: 76244
Telephone: 817-296-2895 Fax: _____ E-mail: _____

[Signature]
Signature of Applicant
Date: 7/6/22

Signature of Owner Printed Name of Owner
Date: _____

SECTION 2. VARIANCE REQUEST(S) INFORMATION

Address or Legal Description: 134 S Main St, Keller, TX 76248
Lot(s): 3 Block(s): 2 Subdivision Name: Original Town of Keller

Justification for Requested Variance(s): _____

A detailed letter of justification and/or exhibits shall accompany this application.
One or more variances can be requested with this application.



July 8, 2022

Contact: Heather Brown, Owner

Cell: 817-723-579

I received contact from The City of Keller that we would have to remove our north facing sign (see photo attached-1). This sign uses existing bracketing and lighting and is to the same specs as the previous business owner's, Roscoe's Smokehouse, sign (see photo attached-2). It is a permanent part of this building. This sign also serves as a directional sign for our business. Without the sign, there would just be a tacky bracket with useless lighting. And just to note, our signage also follows almost exact style and content as Old Town Ice House, our neighbor right next door (photos also attached-3,4).

As per recommendation, our sign company re-submitted a plan to reduce the size of the sign and we were informed that it was still denied due to code. A sign permit was submitted. The sign is externally illuminated with spotlights that precede the sign and are permanently affixed to the building. The sign in question is a metal sign attached to wood brackets, which are also permanently affixed to the building, and is painted. The colors and content are very well compatible with the architecture and the business that it identifies.

As a female business owner, I am trying to build a business in a location where the two previous businesses have failed; as well as support the community that I love. I've taken a drab building with dead shrubs and have refreshed, not only its interior look, but also the curb appeal for residents and visitors to our great city.

Please accept this variance request and allow us to retain our sign.

1)



2)



3)



4)

