

October 22, 2024

City of Keller Planning and Development

Request for Specific Use Permit (SUP) – Proposed Garage and Patio Project

Dear City of Keller Planning and Development Department,

I am writing to formally request a Specific Use Permit (SUP) for a residential construction project located at [Insert Address]. Our proposed project includes the addition of a 17x50 detached garage and a 20x20 covered patio, which will connect to the existing detached garage on the property. These additions are designed to complement the architecture of the main home and enhance the overall functionality and aesthetics of the property.

However, the total square footage of the detached garage, combined with the new garage and covered patio, exceeds the square footage limit set by the City of Keller's zoning code for accessory structures, which permits up to 1,000 square feet without a SUP. The current code allows for up to two detached accessory buildings, and we are seeking approval for an SUP as outlined in Section (2) of the code, which states:

"All accessory buildings greater than one-thousand (1,000) square feet require a Specific Use Permit (SUP). All accessory structures shall be constructed of materials complementary to the main structure."

Project Overview:

- Proposed New Garage Dimensions: 17x50 (850 square feet)
- Proposed Covered Patio Dimensions: 20x20 (400 square feet)
- Existing Detached Garage: [400 Square feet]

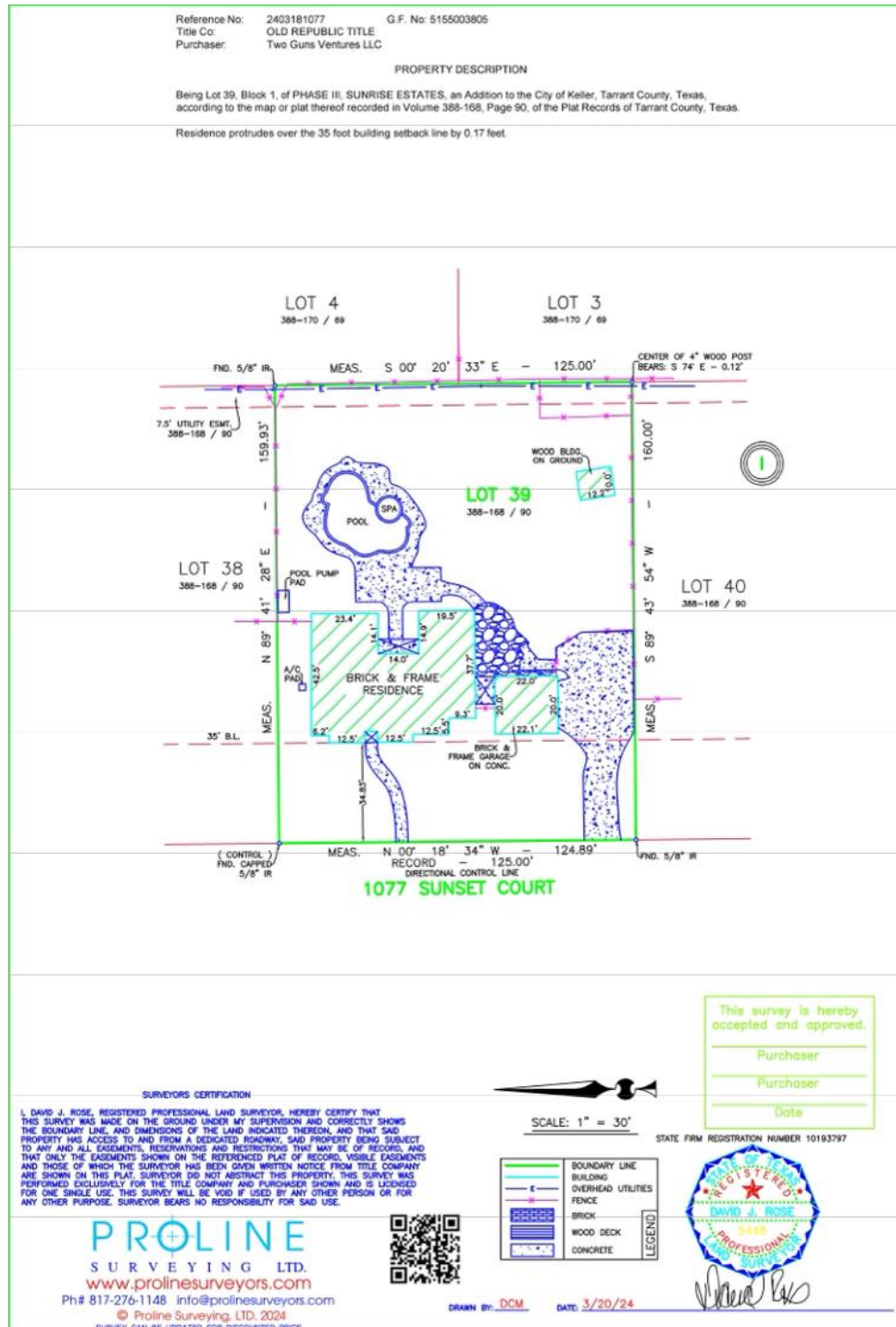
The combined square footage of the existing and proposed structures exceeds the 1,000-square-foot threshold, necessitating an SUP. These additions are essential to accommodate our family's storage and outdoor needs while ensuring that all structures align harmoniously with the aesthetics of the main residence.

Key Considerations for Approval:

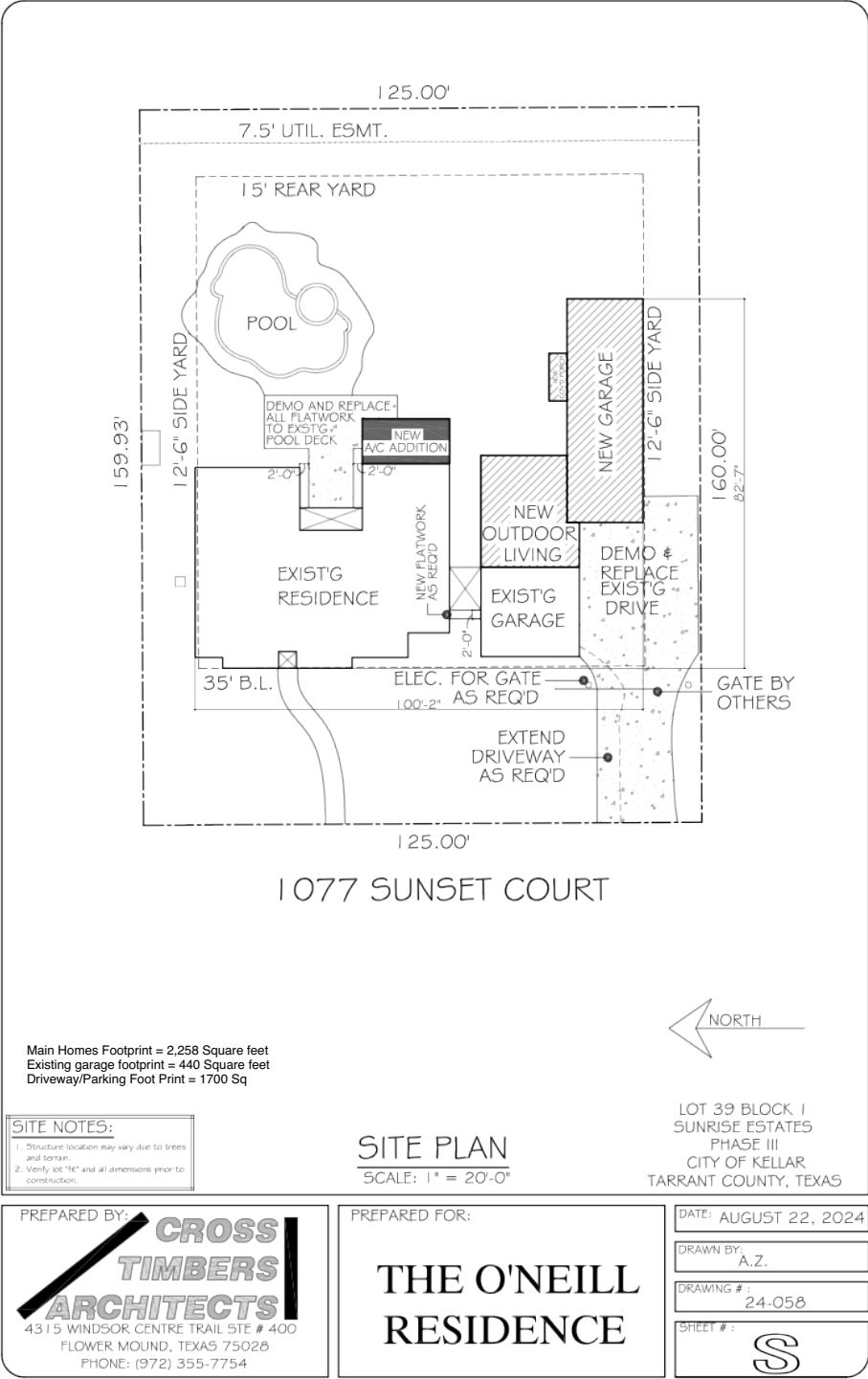
1. Compatibility with Neighborhood: The proposed structures are designed to blend seamlessly with the main residence in terms of both materials and architectural style, maintaining the character and quality of the neighborhood.
2. Purpose of the Project: The new garage will provide much-needed storage and workspace for vehicles and equipment, while the covered patio will enhance outdoor living space for family activities and gatherings.
3. Commitment to Code Compliance: We will ensure all construction adheres to the city's building codes and will work closely with city inspectors to maintain compliance.
4. Minimal Impact on Neighbors: The garage and patio have been carefully placed to respect the property lines and ensure that they do not encroach upon or negatively impact neighboring properties.

We appreciate the City's consideration of this request, and we are committed to working collaboratively with the Planning and Development department to ensure that the project meets all necessary requirements. We believe that the addition of these structures will not only benefit our property but also contribute positively.

2.3 Plat Survey



3.5 Architectural Drawings





1077 Sunset Ct Renovation Phase 2

Revision 1.0 – 09/03/2024

Owners:

Don O'Neill: 630-715-3736

Jeanette Nguyen - 503-888-1195

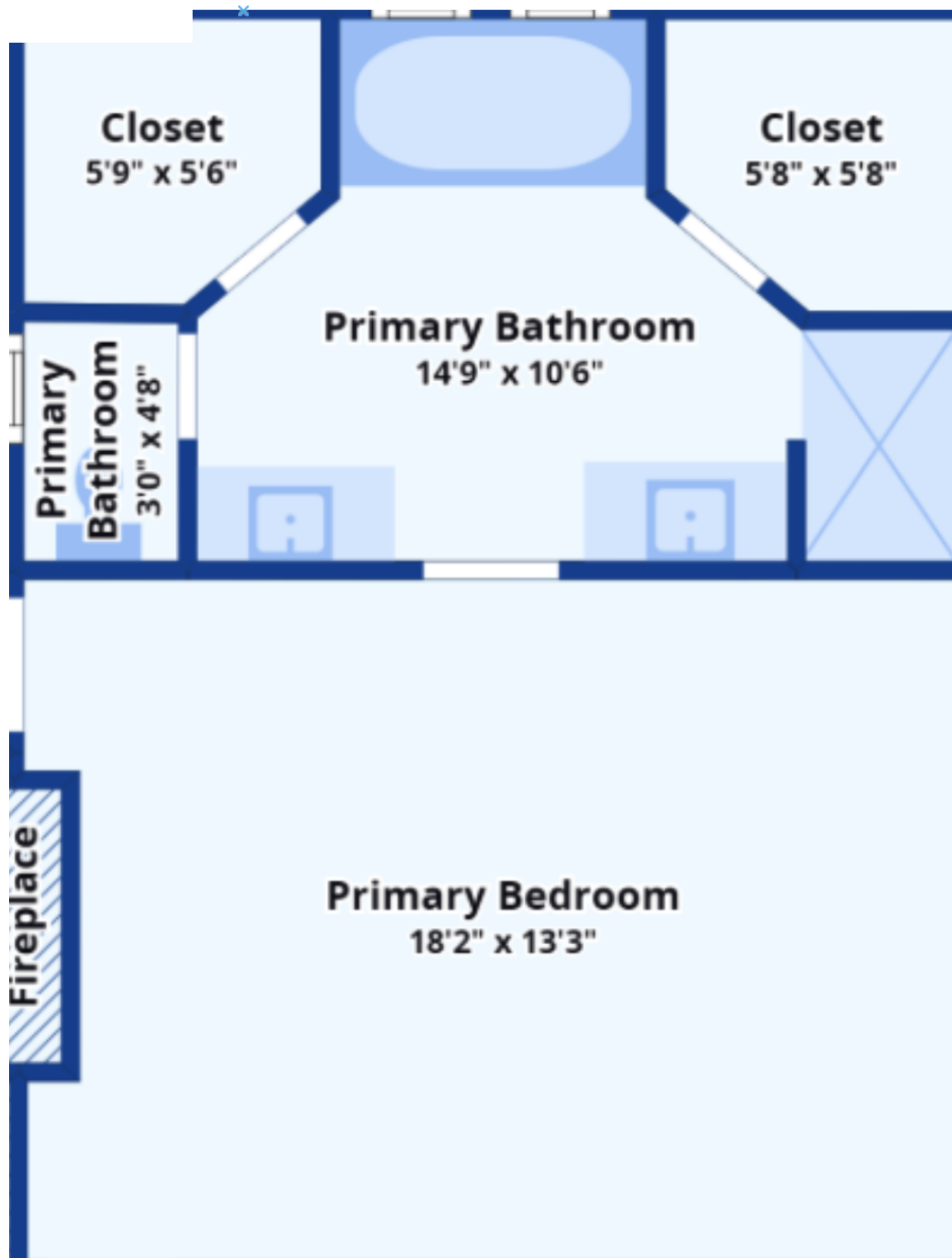
E-Mail: [REDACTED]

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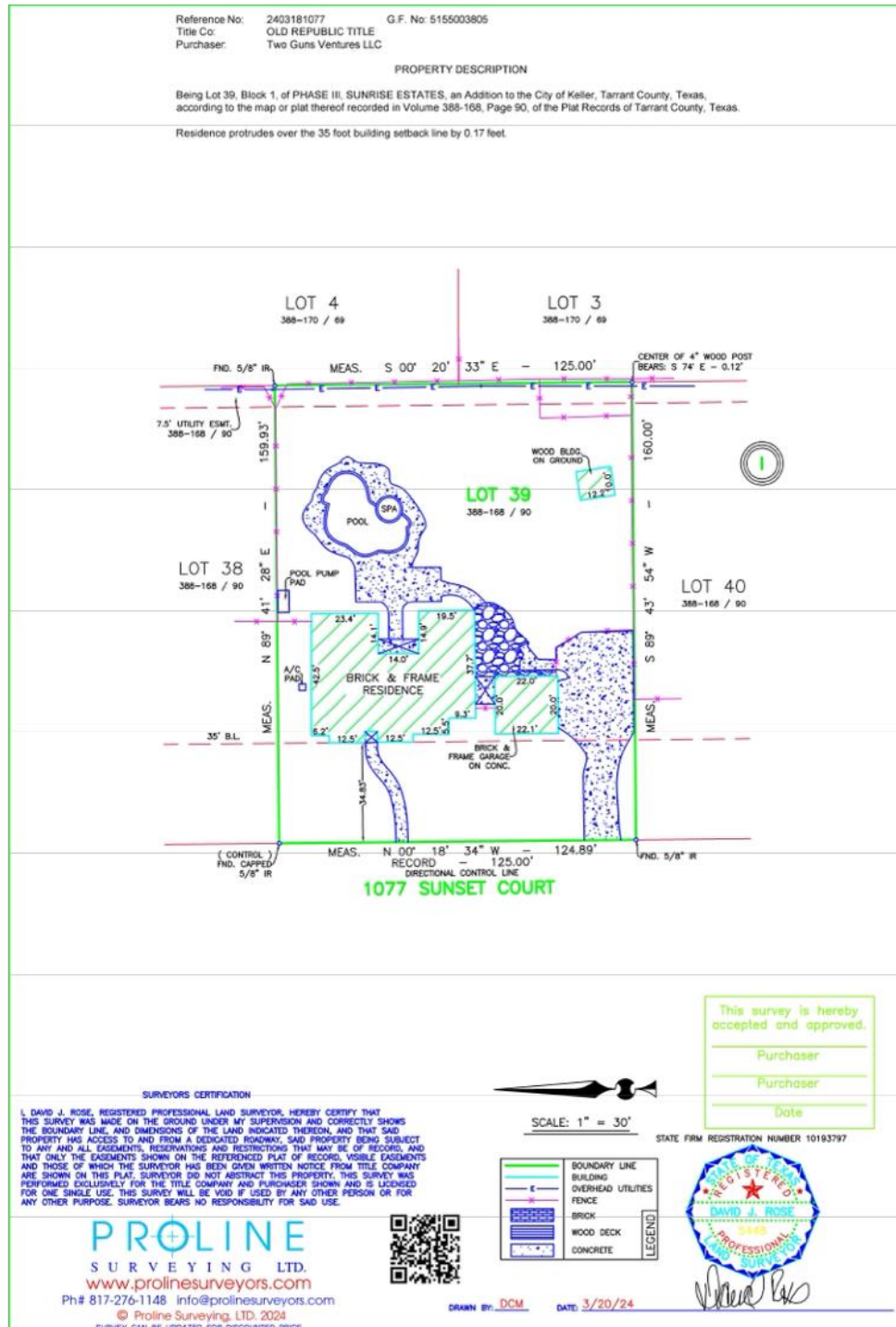
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2 Existing Conditions

2.1 Floor Plan



2.3 Plat Survey



3 Scope of Work

3.1 New 2nd Garage

Structural

- Pour 50x17 slab
- Frame 50x17 building
- Construct 9ft brick walls
- Install (2) Windows
- Install & furnish (1) Rollup door and (1) garage door
- Underside of portico roof will be wood planks

Electrical

- Install new 220v panel on east wall
- Install LED lighting
 - Larger lighting performed vs individual puck lights
- Install (10) 20A outlets

Plumbing

- Install hose outlet inside of garage (north side)
- Install hose outlet outside of garage (north side)
- Drain in floor (not connected to sewer)

Drywall / Paint

- Drywall interior
- Stain outside brick to match house
 - Colortop Stain Syoji White (SW-7042)
- Paint interior
 - Sherwin Williams #SW-7015 (Repose Gray) semi-gloss

3.2 Master Bath / Closet (190 sq.ft addition)

Structural

- Demo existing bathroom
- Pour 19x10 slab for addition
- Remove existing brick on east wall
- Frame addition
- New brick exterior (east wall)
- Brick existing window

Electrical

- Install new outlets in bathroom
- Install new outlets for washer/dryer

Plumbing

- Water supply lines and drains will need to re-routed

Drywall / Paint

- Texture & Drywall interior
- Paint ceiling with Sherwin Williams #7005 (Pure White) flat sheen
- Paint walls with Sherwin Williams #SW-6141 (Softer Tan) satin sheen
- Paint doors & casings with Sherwin Williams #SW-7008 (Alabaster) semi-gloss
- Stain outside brick to match house - Colortop Stain Syoji White (SW-7042)

Cabinetry

- Supply/Install vanity & laundry cabinets for J&K cabinetry

Tile

- Tile floor and new shower in bathroom
- Tile 3' x 3' area for washer/dryer

3.3 Covered Patio (outdoor living area 509 sq.ft)

Structural

- Concrete
 - Includes covered patio area
 - 7' x 2' section under existing breezeway
 - Approximately 150 sq.ft of flatwork by pool
- Build covered patio which attaches to new and existing garage
- Wood plank vaulted ceiling
- Install paver brick pony wall and columns

Electrical

- Install new outlets per drawing
- Install new outlets for washer/dryer

Plumbing

- Extend gas line to new firepit and bar-b-que

3.4 New Driveway

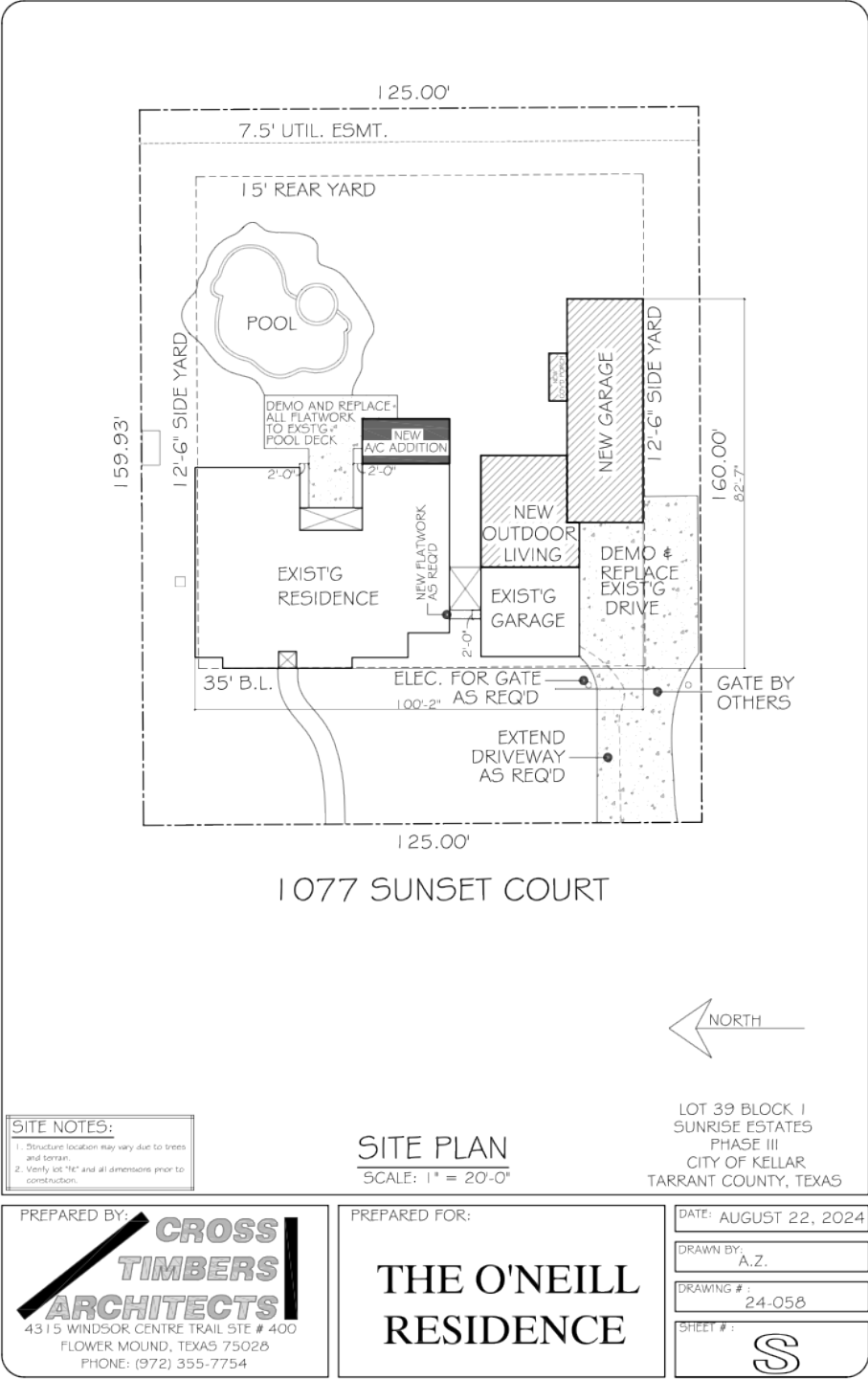
Structural

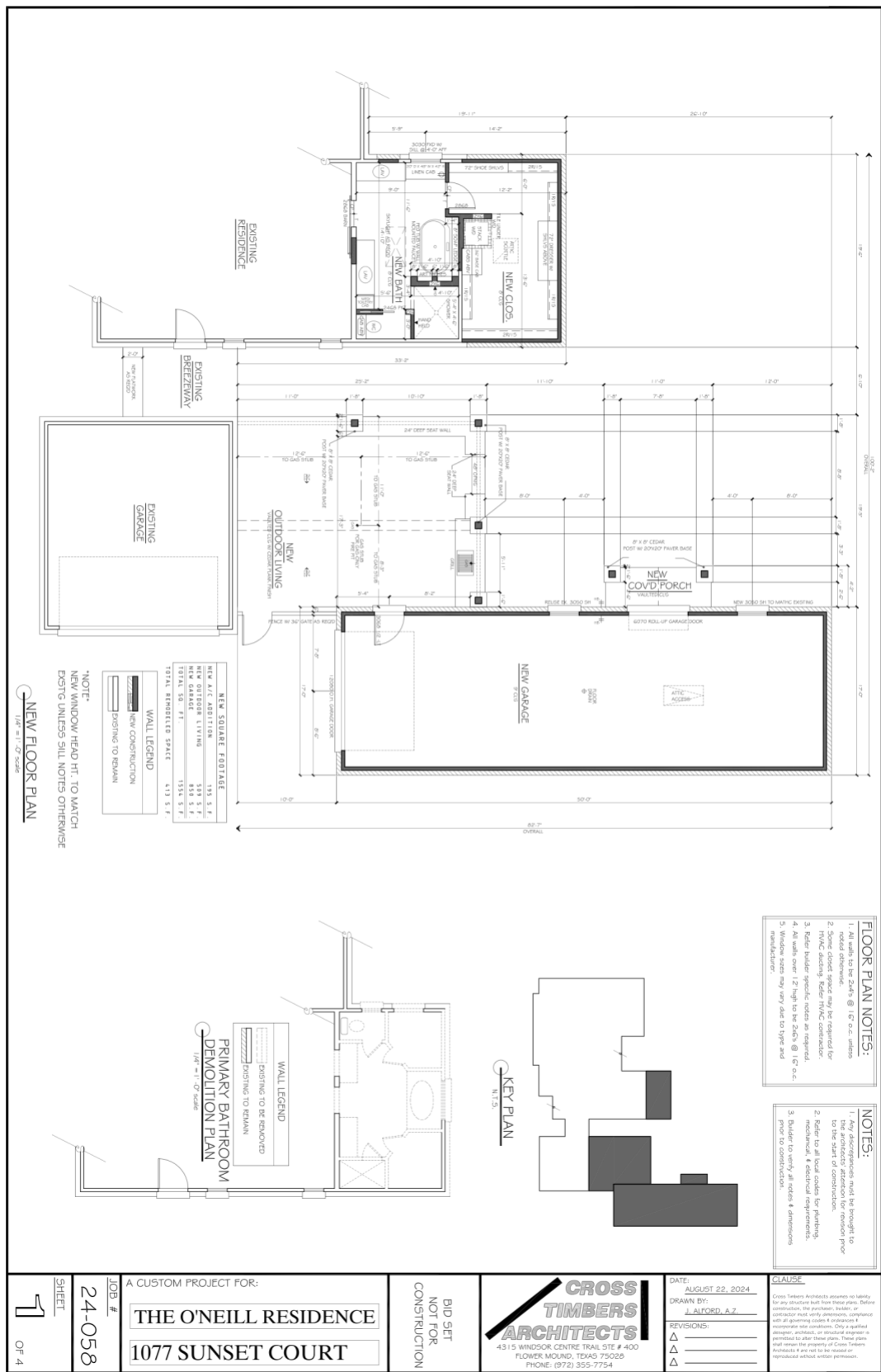
- Demo existing driveway
- Expand by approximately 9 ft.

Electrical

- Install conduit for future gate

3.5 Architectural Drawings





NEW REAR ELEVATION
1/4" = 1' - 0" SCALE

NEW LEFT ELEVATION
1/4" = 1' - 0" SCALE

NEW FRONT ELEVATION
1/4" = 1' - 0" SCALE

NEW RIGHT ELEVATION
1/4" = 1' - 0" SCALE

NOTES:

1. All construction shall be brought to the attention of the architect prior to the start of construction.
2. Refer to all local codes for plumbing, mechanical, & electrical requirements.
3. Builder to verify all notes & dimensions prior to construction.

ELEVATION LEGEND

— EXISTING TO REMAIN

— NEW CONSTRUCTION

CLAUSE

Cross Timbers Architects assumes no liability for any structure built from these plans. Before construction, the purchaser, builder, or contractor must verify dimensions, compliance with all governing codes & ordinances, & incorporate into conditions. Only a qualified engineer, architect, or structural engineer is authorized to alter these plans. These plans shall remain the property of Cross Timbers Architects & shall not be used in any form or reproduced without written permission.

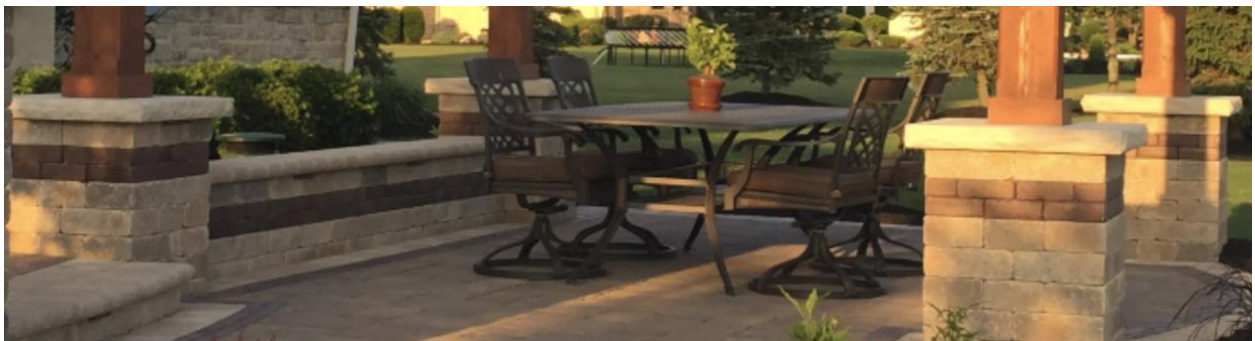
3.6 Design Inspiration

While working with the architect, we shared some ideas with them in the design phase.

Bathroom



Pony Wall & Columns



Covered Patio

