



VARIANCE TO THE UNIFIED DEVELOPMENT CODE (UDC)
APPLICATION

SECTION 1. APPLICANT/OWNER INFORMATION
Please Print or Type

Applicant/Developer: Maxim, LLC, A Texas Series Limited Liability Company – Series 1 Keller-highland, An Individual Series

Street Address: 12851 Odessa Dr,

City: Frisco State: TX Zip: 75035

Telephone: (972)-671-5181 Fax: _____ Email: jahidur@yahoo.com

Applicant's Status: (Check One) Owner Tenant Prospective Buyer

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

Owner: Maxim, LLC, A Texas Series Limited Liability Company – Series 1 Keller-highland, An Individual Series

Street Address: 12851 Odessa Dr,

City: Frisco State: TX Zip: 75035

Telephone: (972)-671-5181 Fax: _____ Email: jahidur@yahoo.com

/*Mohammad J Rahman*/

/*Mohammad J Rahman*/ Mohammad J Rahman

Signature of Applicant

Signature of Mgr.

Printed Name of Mgr.

Date: 04/18/2024

Date: 04/18/2024

SECTION 2. VARIANCE REQUEST(S) INFORMATION

Address or Legal Description: 1720 Highland Drive W, Keller 76262

Lot(s): 06 Block(s): _____ Subdivision Name: Highland Terrace Mobile Home Park

Justification for Requested Variance(s): Please see attached for justification

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

Variance Request - April 18, 2024

Property:

1720 Highland Drive W
Lot 06, Highland Terrace Mobile Home Park

Owner/Applicant:

Maxim, LLC, A Texas Series Limited Liability Company – Series 1 Keller-Highland, An Individual Series
Mohammad J Rahman, Manager

Manager is submitting a Unified Development Code Application for a variance request on the lot noted above in the Highland Terrace Mobile Home Park. The specific variances requested are as follows:

1. Reduce Front Yard Setback to 25' in lieu of the 35' allowed under SF-36 regulations.
2. Decrease minimum dwelling size to 2000sf in lieu of the 2400sf minimum allowed under SF-36 regulations.
3. Increase the maximum main building lot coverage to 35% in lieu of the 30% allowed under SF-36 regulations.
4. Increase the maximum lot coverage to 55% in lieu of the 50% allowed under Sf-36 regulations.

The regulations demanded in the SF-36 Ordinance are intended for "large parcels of land used for agriculture and single-family residential homes" on lots of 36,000sf and larger. Lot 05 is only approximately 6540sf and is burdened with a severe hardship when forced to comply with those regulations.

Approval of this variance will go a long way to alleviate the hardships imposed by these four regulations.

Please note that City Council has previously approved granting these four variances of more than seventeen Highland Terrace properties.

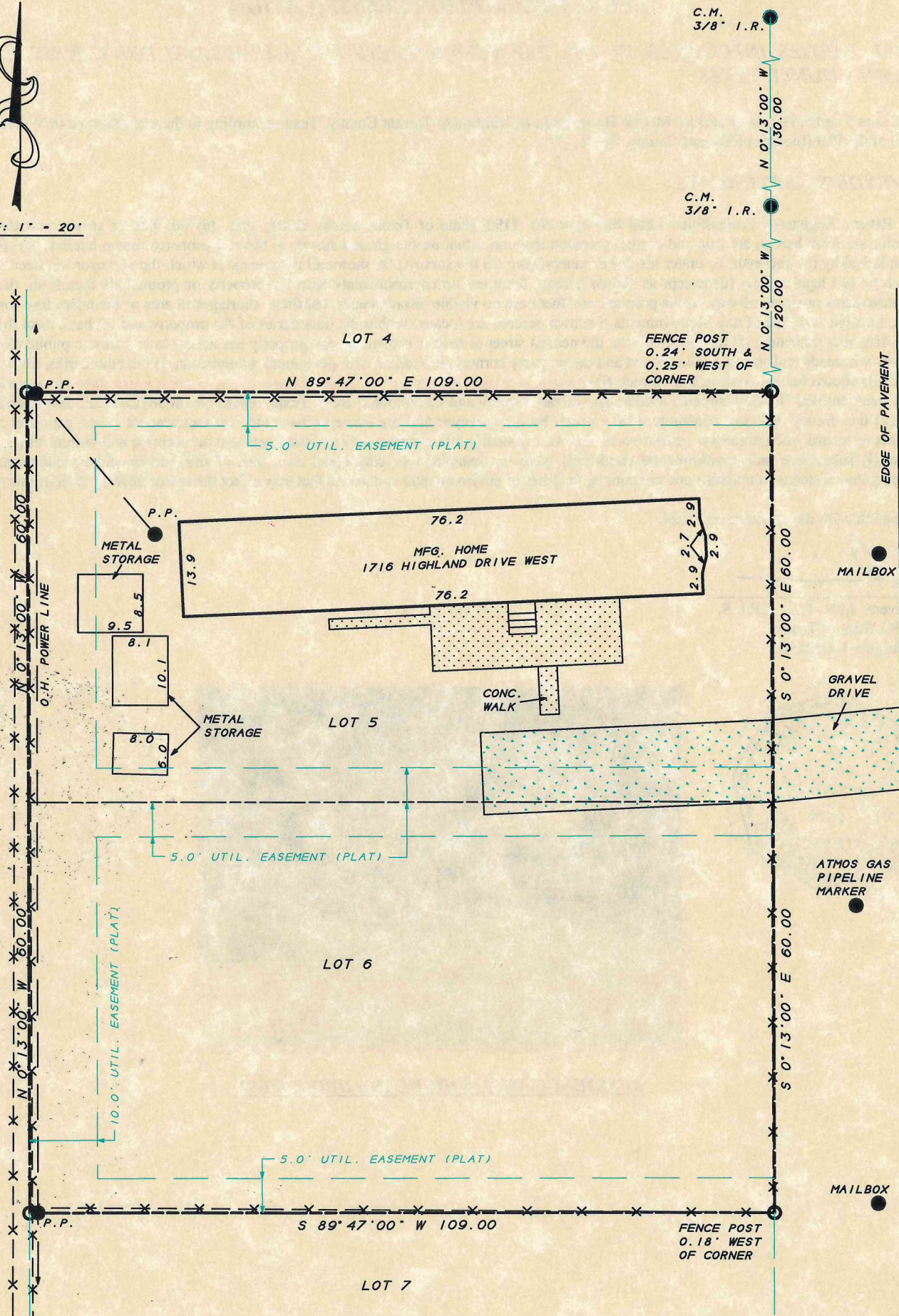
Respectfully,

/*Mohammad J Rahman*/

Maxim, LLC, A Texas Series Limited Liability Company – Series 1 Keller-Highland, An Individual Series



SCALE: 1" = 20'



LEGEND

- TRACT BOUNDARY
- CONTROL MONUMENT
- SET MONUMENT
- FENCE LINE
- OVERHEAD POWER LINE
- CONCRETE SURFACE
- GRAVEL SURFACE

SURVEY OF
 LOT 5 AND 6
 HIGHLAND TERRACE MOBILE HOME PARK
 AN ADDITION TO
 TARRANT COUNTY, TEXAS
 (VOL. 388-55, PG. 50 P.R.T.C.T.)

HIGHLAND DRIVE WEST
 (22.3' E/P TO E/P - ASPHALT SURFACE)

SINCE 1976
RIVERS SURVEYING, INC.
 LAND SURVEYORS
 P. O. BOX 1447
 MINERAL WELLS, TEXAS 76068
 940-325-8613