



ZONING BOARD OF ADJUSTMENT (ZBA) APPLICATION

SECTION 1. APPLICANT/OWNER INFORMATION

Please Print or Type

Applicant: Greg Perry

Street Address: 1048 Mount Gilead Rd.

City: Keller State: TX Zip: 76262

Telephone: 214 3567048 ^{Spouse} Fax: 214 7047671 E-mail: _____

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

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

Owner: Greg Perry

Street Address: same

City: _____ State: _____ Zip: _____

Telephone: _____ Fax: _____ E-mail: _____

Signature of Applicant: [Signature] Signature of Owner: [Signature] Printed Name of Owner: Greg Perry

Date: 09-25-2023 Date: 09-25-2023

SECTION 2. PROPERTY INFORMATION

Address of Request: 1048 Mount Gilead Rd.

Legal Lot(s): 1 Block(s): A Subdivision Name: Engel Addition

- A variance shall not be granted to relieve a self-created or personal hardship, nor shall it be based solely on economic gain or loss, nor shall it permit any person a privilege in developing a parcel of land not permitted by this Code to other parcels of land in the particular zoning district. No variance may be granted which results in undue hardship on another parcel of land.
- The applicant bears the burden of proof in establishing the facts justifying a variance.
- Provide exhibits that will help provide justification of this variance request.

Application fee: \$200

SECTION 3. VARIANCE REQUEST INFORMATION

(All sections must be completed.)

State the section of the Unified Development Code or describe the regulation for which you are requesting a variance:

Requesting variance for 30 ft. setback for building on front of lot.

Describe how your request will differ from the requirement(s) of the Code:

Would like to extend the house on the north end by an additional 10 ft., replacing the current carport with an enclosed garage.

Describe how the situation causing the hardship or difficulty is neither self-imposed nor generally effecting all or most properties in the same zoning district:

We are planning to remodel and expand the entire house. New retaining wall to be built on the north side property line to separate the large hill on city property and correct the current erosion problem.

Main portion of house to stay in current footprint, extending outward on all sides but to avoid removing as many trees as possible. The variance will allow me to add a 2 car garage. I have no neighbors nearby that would be affected or would object as the carport is unsightly in this neighborhood. The garage would also help as a sound barrier from the noisy intersection on the north side.

Explain how the variance requested will not injure the use of adjacent property:

The homes in this older neighborhood are much further apart than newer ones. I live on almost one acre and each of my neighbors have even more. Our property widths are much wider. Extending the house to add a garage will not make the home any wider laterally and will not block any views as we are essentially wanting to replace the carport on that side.

Explain how the granting of the variance will be in harmony with the spirit and purpose of the regulation:

I understand the reasoning for setbacks in normal circumstances. In this case the space between my property line and Mount Gilead Rd. is a large hill, an unuseable space that is largely unseen due to the height of Mount Gilead, the new concrete city barrier at that intersection and the slope toward my house. The new retaining wall that will also be added will allow me to somewhat level that hill/slope and prevent the erosion issue.



Describe how literal enforcement of the regulation will create an unnecessary hardship or practical difficulty in the development of this property:

Everyone would prefer a garage over a carport for security, protection and aesthetics. We would love to have a 3-car garage but we see this as impossible. The current carport is a "2-car" carport but is very narrow and only holds to small cars, and even that is tight. We would just like to have a moderate-width 2-car garage to park our vehicles. Extending 10 ft. beyond the 30 ft. setback would not effect anyone in our neighborhood or the city.

Thanks

G Perry