

# Written Proposal – Specific Use Permit

**Property:** 1432 Belaire Drive, Keller, Texas

I am requesting a Specific Use Permit (SUP) to allow a detached residential accessory building with an attached open lean-to at my residence located at 1432 Belaire Drive. The structure is intended solely for personal residential use, including vehicle storage, homeowner maintenance, and storage of personal equipment. No commercial or business activity is proposed.

The building has been designed and revised to reduce overall height and visual mass while maintaining safe interior clearance required for residential vehicle maintenance. Wall height and roof configuration were reduced from the original concept, and high-lift overhead door tracks are utilized to preserve interior functionality without increasing exterior building height.

The attached lean-to provides covered parking for a personal enclosed trailer and is open-sided to reduce visual impact. The proposed placement aligns with the existing driveway to minimize additional paving, site disturbance, and vehicle circulation across the property.

The SUP is requested due to total roofed area, inclusion of a covered lean-to, building height exceeding the by-right standard, and reduced side and rear setbacks. These elements are driven by site constraints and functional requirements, and the request is limited to the minimum necessary to accommodate the residential use.

The proposed accessory building is compatible with surrounding residential properties and has been designed to minimize impacts on adjacent lots. I respectfully request approval of this Specific Use Permit.

**Applicant:**

Vince Farfone

# TUBULAR BUILDING



## 00 - GENERAL

A000 COVER SHEET

## 02 - ARCHITECTURAL

A100 SITE PLAN

A201 FIRST FLOOR PLAN

A202 ROOF PLAN

A203 ELEVATIONS

A204 ELEVATIONS

## 03 - STRUCTURAL

S301 ROOF SHEATHING PLAN

S302 SHEATHING ELEVATIONS

S303 SHEATHING ELEVATIONS

S304 SHEATHING ELEVATIONS

## 04 - PRESENTATION

P01 SIMULATION

P02 SIMULATION

P03 SIMULATION



**WOLFSTEEL**  
BUILDINGS

WOLFSTEELBUILDINGS  
5049 Edwards Ranch Rd,  
Fort Worth, TX 76109  
844.941.0999  
WWW.WOLFSTEELBUILDINGS.COM

CITY NO.  
NO. DESCRIPTION DATE

**Vince Farfone - TUBULAR**

1432 Belaire Dr, Keller, TX 76262

ARCHITECTURAL PLANS ARE  
SUBJECT TO CHANGE DUE  
TO BUILDING DEPARTMENT  
AND/OR ENGINEERING  
REQUIREMENTS.

PLEASE BE ADVISED THAT  
ON-SITE MODIFICATIONS  
MAY OCCUR, AND SLIGHT  
DEVIATIONS FROM THE  
ORIGINAL ARCHITECTURAL  
PLANS MAY BE NECESSARY  
TO ACCOMMODATE  
UNFORESEEN  
CIRCUMSTANCES OR  
OPTIMIZE CONSTRUCTION  
PROCESSES.

Sheet Name

**COVER SHEET**

WSB NO. 001

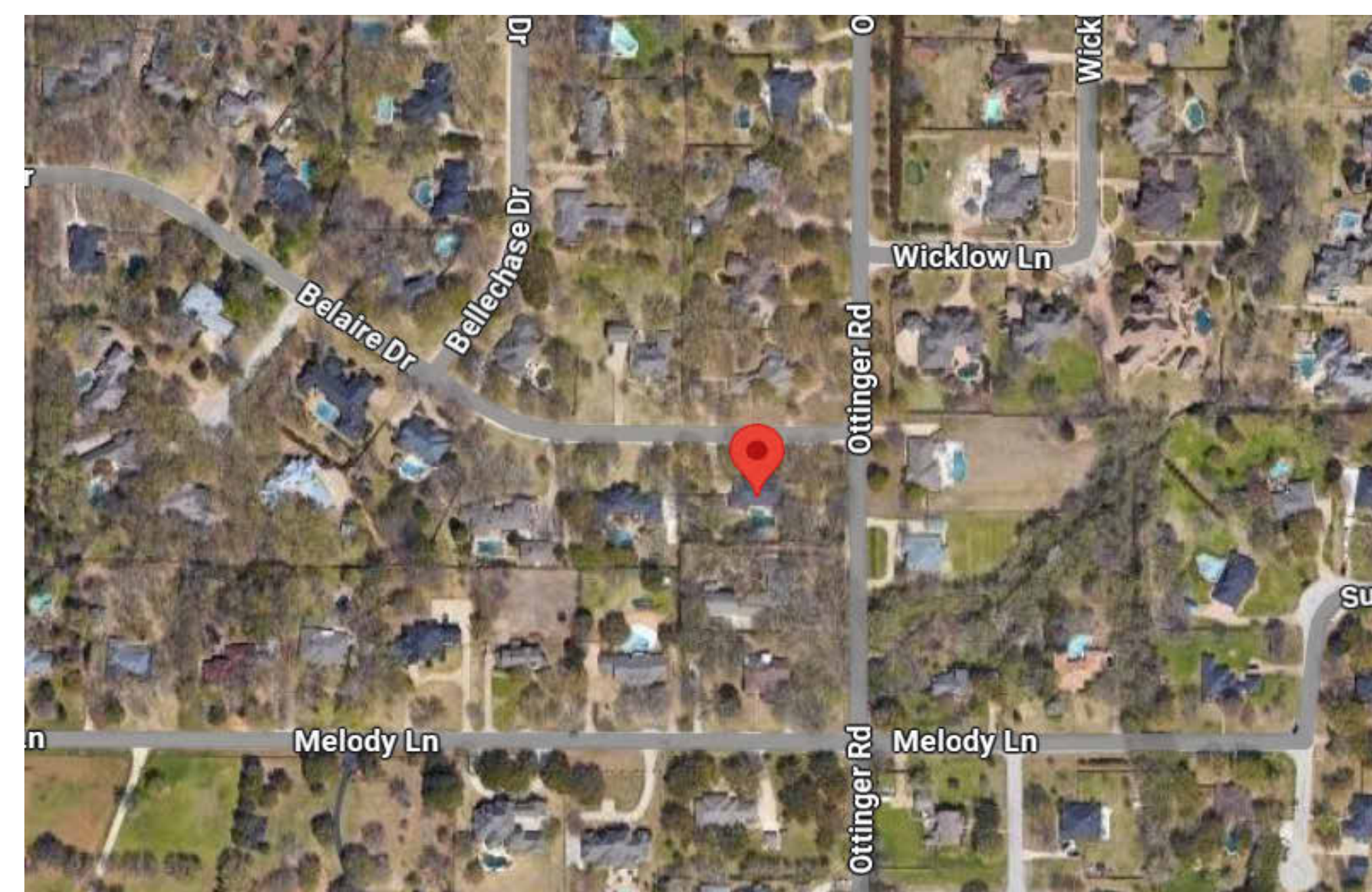
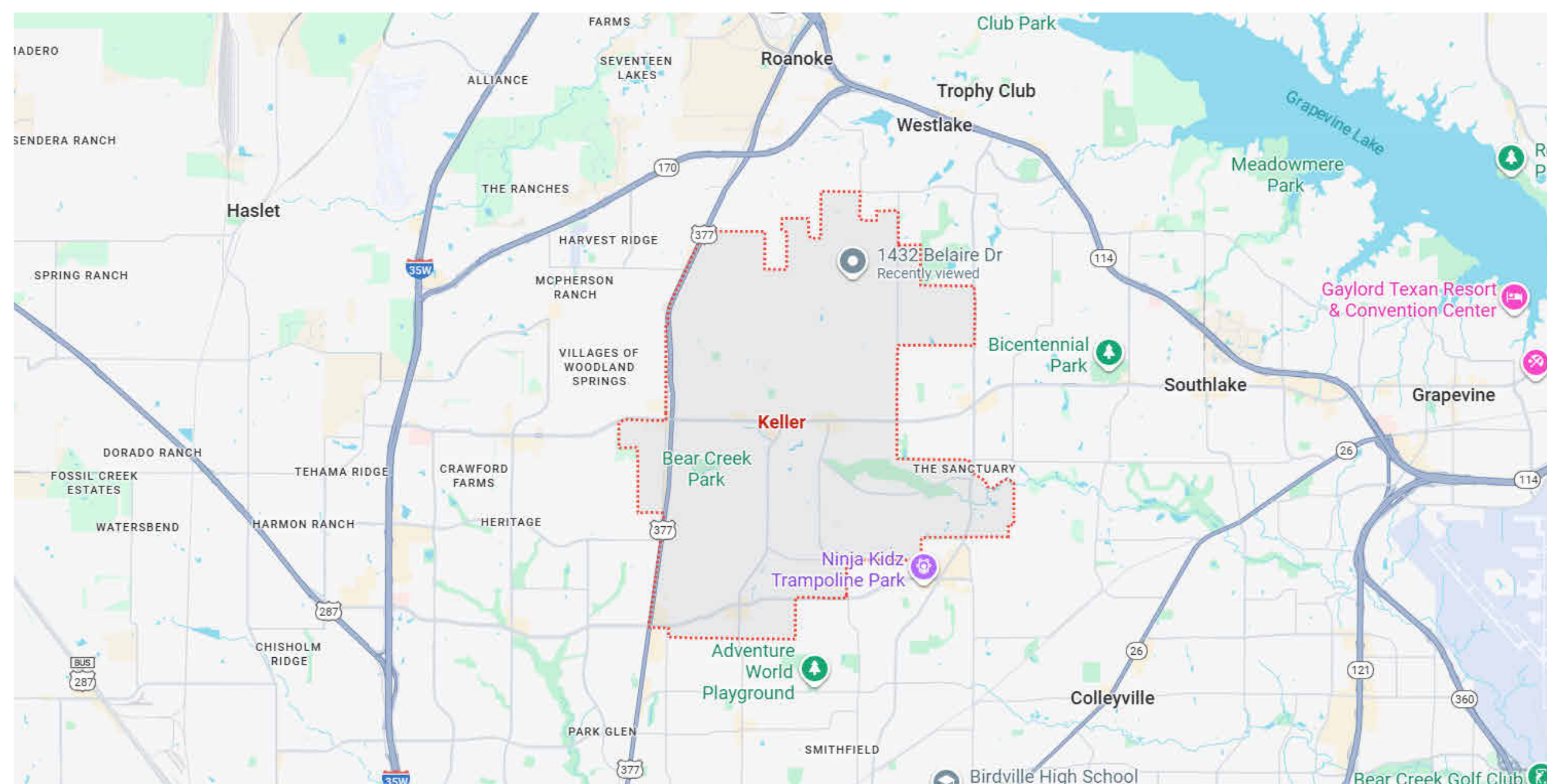
DATE: 10/03/2025

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CHECKED BY: MP

SHEET NUMBER

**A000**



**Client Name:** \_\_\_\_\_  
Vince Farfone

**Building Address:** \_\_\_\_\_  
1432 Belaire Dr, Keller, TX 76262

**Coordinates:** \_\_\_\_\_  
-

**Building Use:** \_\_\_\_\_  
Utility (Storage, Garage, Agricultural)

**Top of Slab for:** \_\_\_\_\_  
Light Vehicles

**Building Dimensions** \_\_\_\_\_  
Main Building: 40'x30'x13'  
Lean-to Building: 12'x30'x10'/12'



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 5049 Edwards Ranch Rd,  
 Fort Worth, TX 76109  
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Sheet Name

**SITE PLAN**

WSB NO. 001

DATE: 10/03/2025



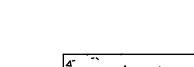
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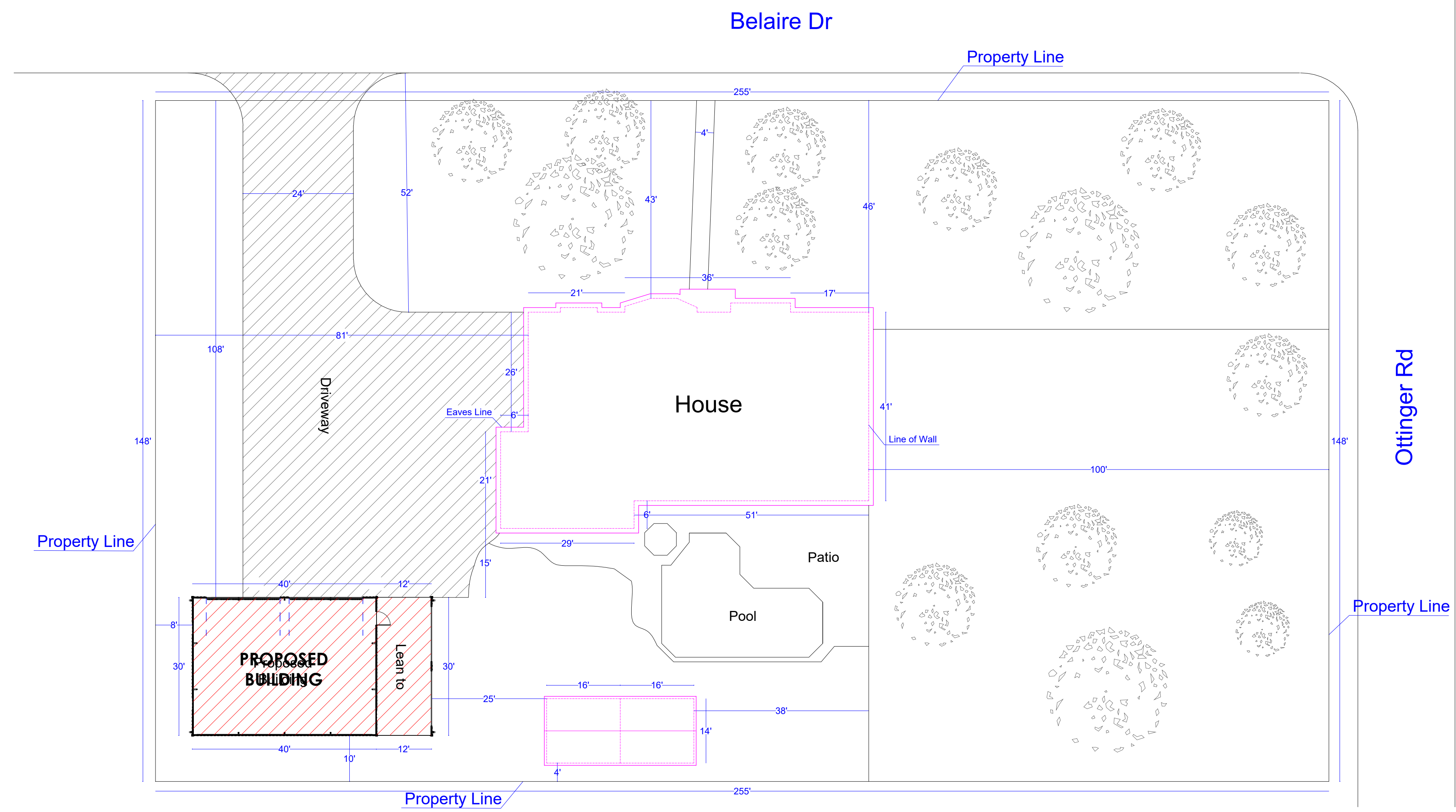
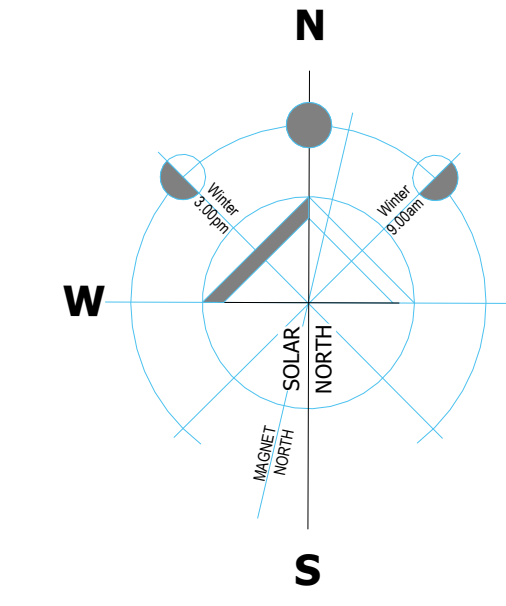
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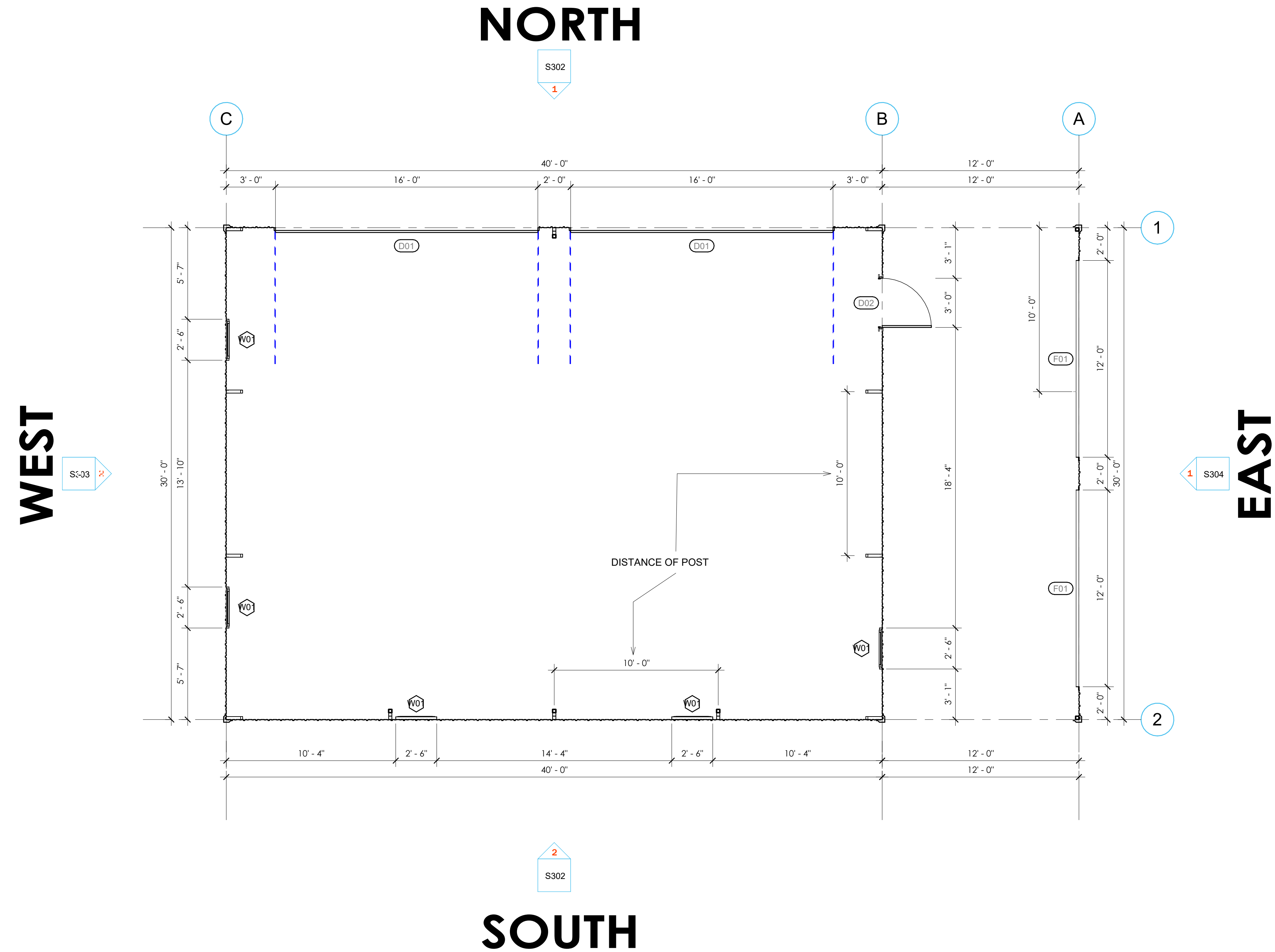
SHEET NUMBER

**A100**

**SITE PLAN LEGEND**

-  AREA OF PROPOSED BUILDING
-  AREA INDICATES EXISTING RESIDENCE
-  AREA INDICATES PROPOSED CONCRETE
-  INDICATES PROPERTY LINE
-  INDICATES SETBACKS






**1** BUILDING FIRST FLOOR PLAN  
Scale: 1/4" = 1'-0"


DOOR SCHEDULE				
MARK	QTY	DESCRIPTION	WIDTH	HEIGHT
D01	2	GARAGE OVERHEAD DOOR	14.00'	10.00'
D02	1	36" x 84" STEEL DOOR	3.00'	7.00'
F01	2	12' x 9' FRAMEOUT	12.00'	9.00'

WINDOW SCHEDULE				
MARK	QTY	DESCRIPTION	WIDTH	HEIGHT
W01	5	30" X 53" WINDOW	2.50'	4.42'

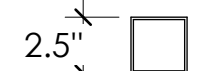
**LEGEND**

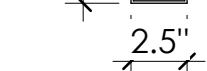
 EXTERIOR/INTERIOR DOOR


 DOOR,


 WINDOW

**FRAMING**

 **Base Rail:** 2 1/2" SQ. x 14GA Tube

 **Main Bldg Side Column Post:** 2 1/2" SQ. x 14GA Tube

 **Main Bldg End Column Post:** 2 1/2" SQ. x 14GA Tube

 **Purlins:** 4" x 18GA Hat Channel

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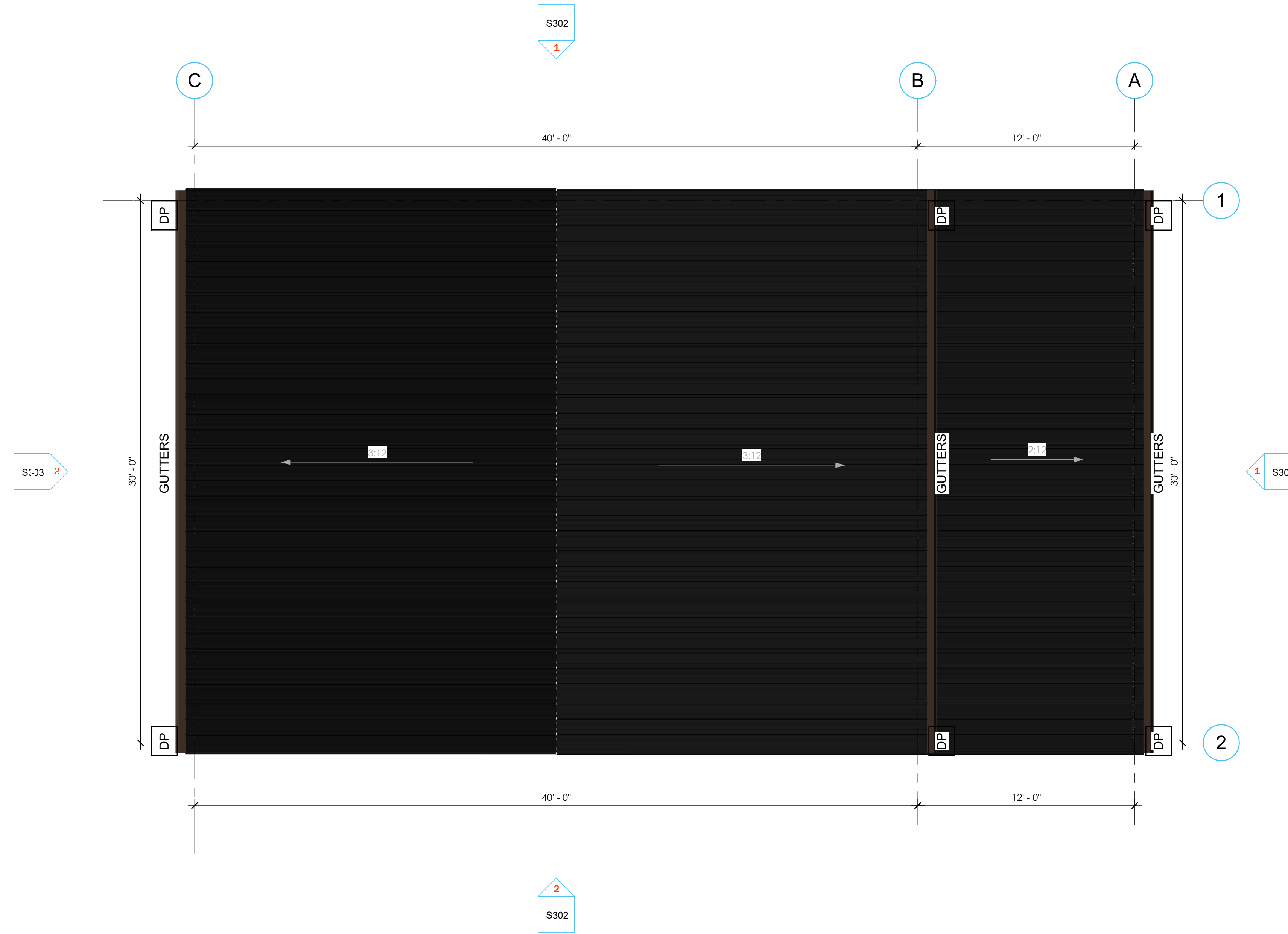
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Sheet Name

**ROOF PLAN**

WSB NO.	001
DATE:	10/03/2025
DRAWN BY:	PD
CHECKED BY:	MP
SHEET NUMBER	

**A202**



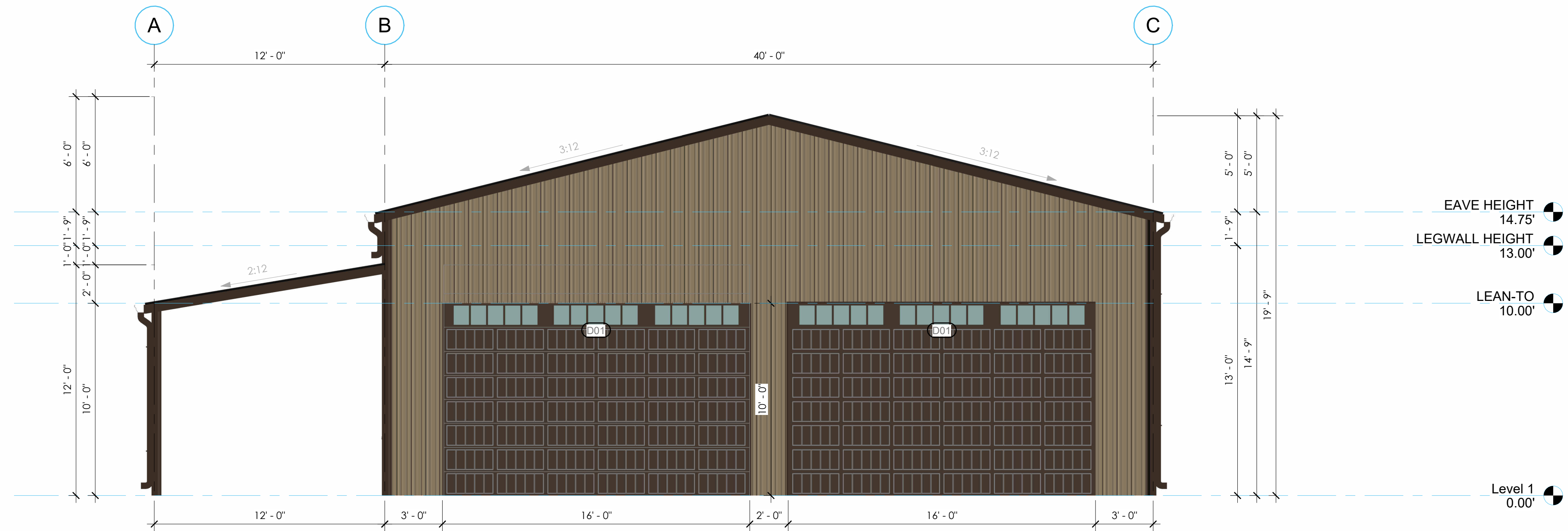
**1** ROOF PLAN  
Scale: 1/4" = 1'-0"

**LEGEND**

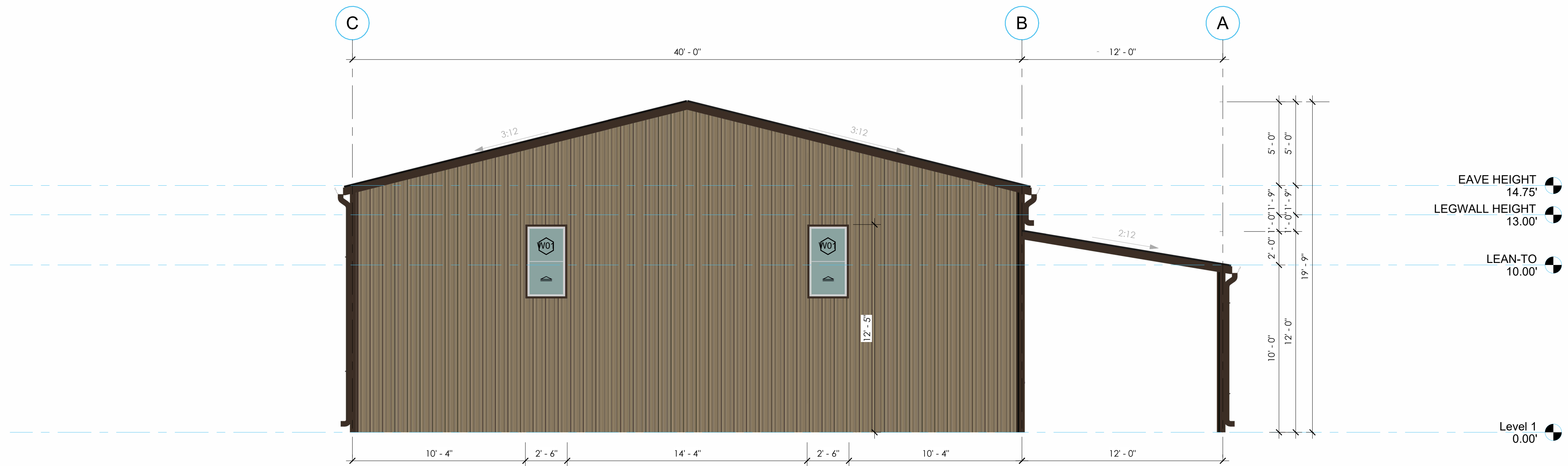
DP Downspout Location

**ROOF PITCH**



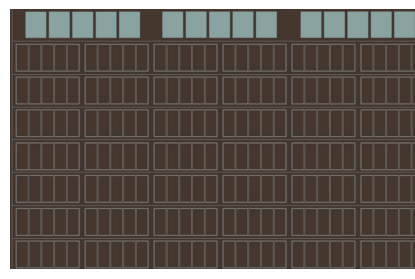
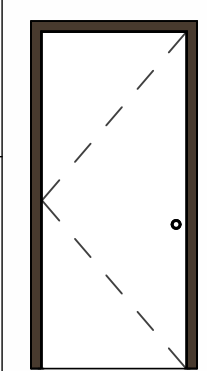
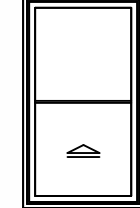

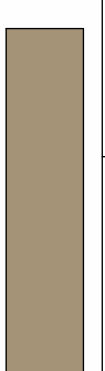

Rise	Run	Location
3	12	Main Building
2	12	Lean-to Building



**1** NORTH ELEVATION  
Scale: 1/4" = 1'-0"



**2** SOUTH ELEVATION  
Scale: 1/4" = 1'-0"

<b>Wall - AG PANEL</b> 1. 29-Gauge - Agricultural Panel 2. Color: Tan		<b>Roof - AG PANEL</b> 1. 29-Gauge - Agricultural Panel 2. Color: Black		<b>OHD</b> 1. Color: Brown 2. Short Carriage Style with Stockbridge Windows <i>*Due to difference in materials, color may not match sheet metal*</i>		<b>Heavy Duty Steel Door</b> 1. Color: White 2. Prehung with Steel Frame 3. Bottom Threshold (without bottom base rail)		<b>WINDOWS</b> 1. Color: White 2. Double Pane 3. Without Grids		<b>TRIM</b> 1. Corner Trim Color: Brown 2. Door Head Trim Color: Brown 3. Eave Trim Color: Brown 4. Base Trim Color: Brown		<b>BASE TRIM</b> Base Trim Color: Tan		<b>GUTTERS &amp; DOWNSPOUT</b> COLOR: Brown <i>*Due to difference in materials, color may not match sheet metal*</i>	
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CITY NO.	NO.	DESCRIPTION	DATE
	1	DDV2	23/02/2023

**Vince Farfone - TUBULAR**  
1432 Belaire Dr, Keller, TX 76262

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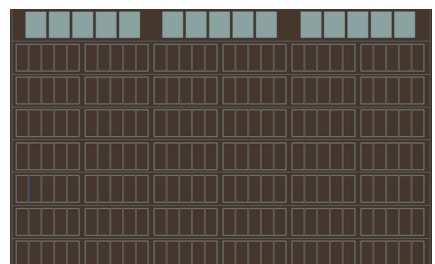
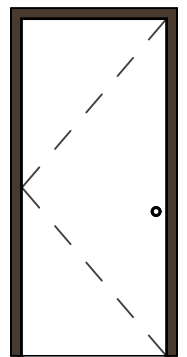
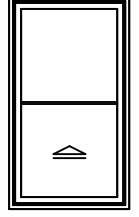

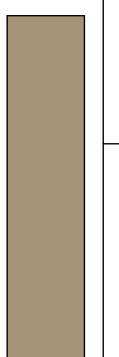


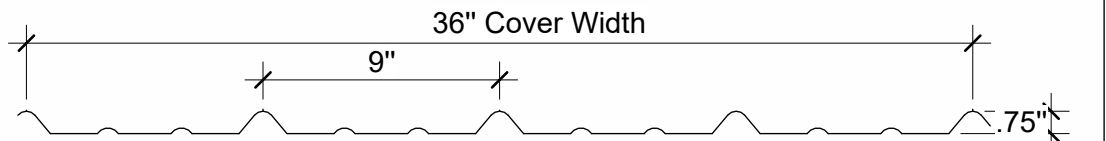
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Sheet Name  
**ELEVATIONS**

WSB NO.	001
DATE:	10/03/2025
DRAWN BY:	PD
CHECKED BY:	MP
SHEET NUMBER	

**A204**



<b>Wall - AG PANEL</b> 1. 29-Gauge - Agricultural Panel 2. Color: Tan		<b>Roof - AG PANEL</b> 1. 29-Gauge - Agricultural Panel 2. Color: Black		<b>OHD</b> 1. Color: Brown 2. Short Carriage Style with Stockbridge Windows <i>*Due to difference in materials, color may not match sheet metal*</i>		<b>Heavy Duty Steel Door</b> 1. Color: White 2. Prehung with Steel Frame 3. Bottom Threshold (without bottom base rail)		<b>WINDOWS</b> 1. Color: White 2. Double Pane 3. Without Grids		<b>TRIM</b> 1. Corner Trim Color: Brown 2. Door Head Trim Color: Brown 3. Eave Trim Color: Brown 4. Base Trim Color: Brown		<b>BASE TRIM</b> Base Trim Color: Tan		<b>GUTTERS &amp; DOWNSPOUT</b> COLOR: Brown <i>*Due to difference in materials, color may not match sheet metal*</i>	
36" Cover Width 		36" Cover Width 													

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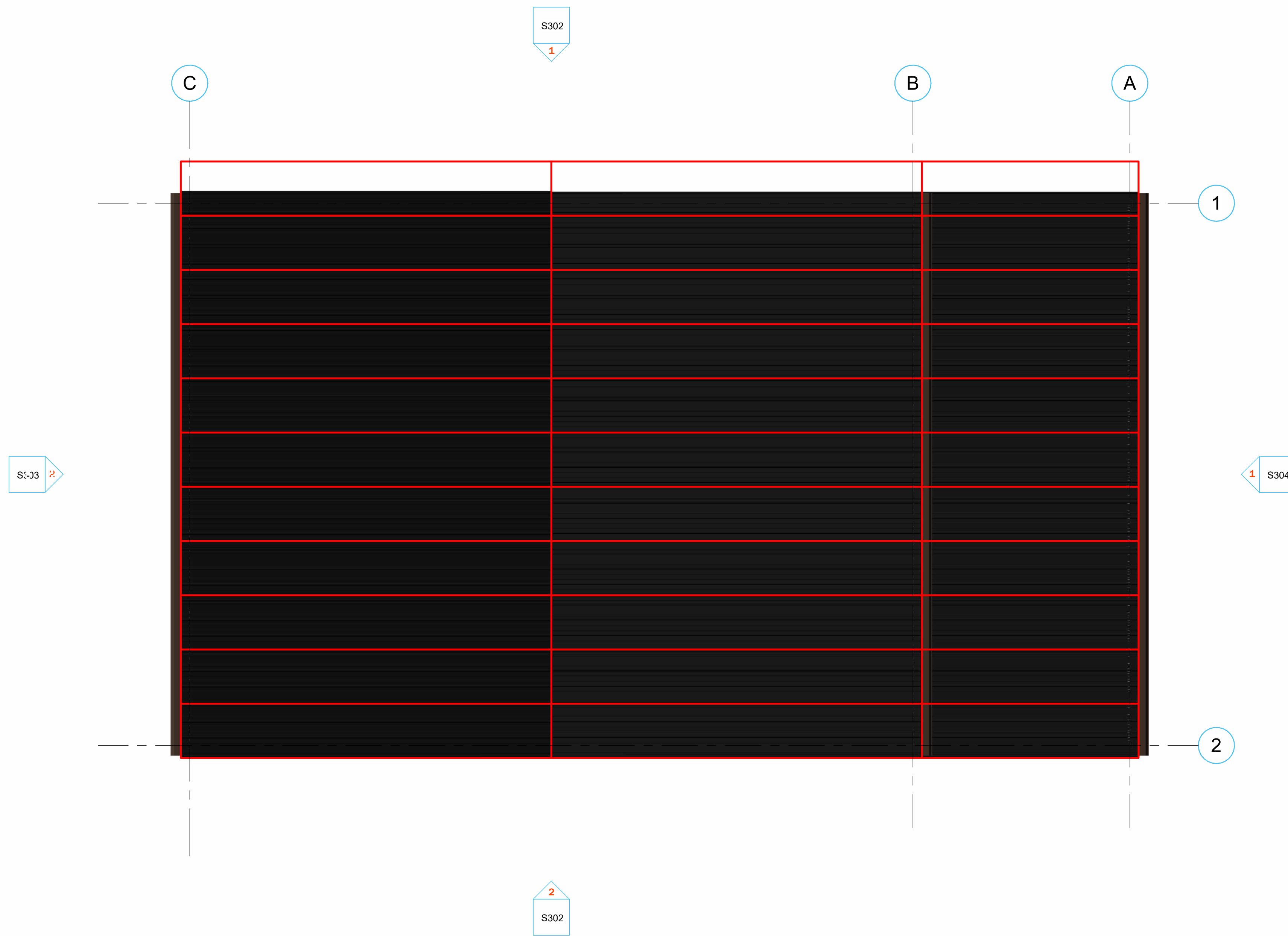
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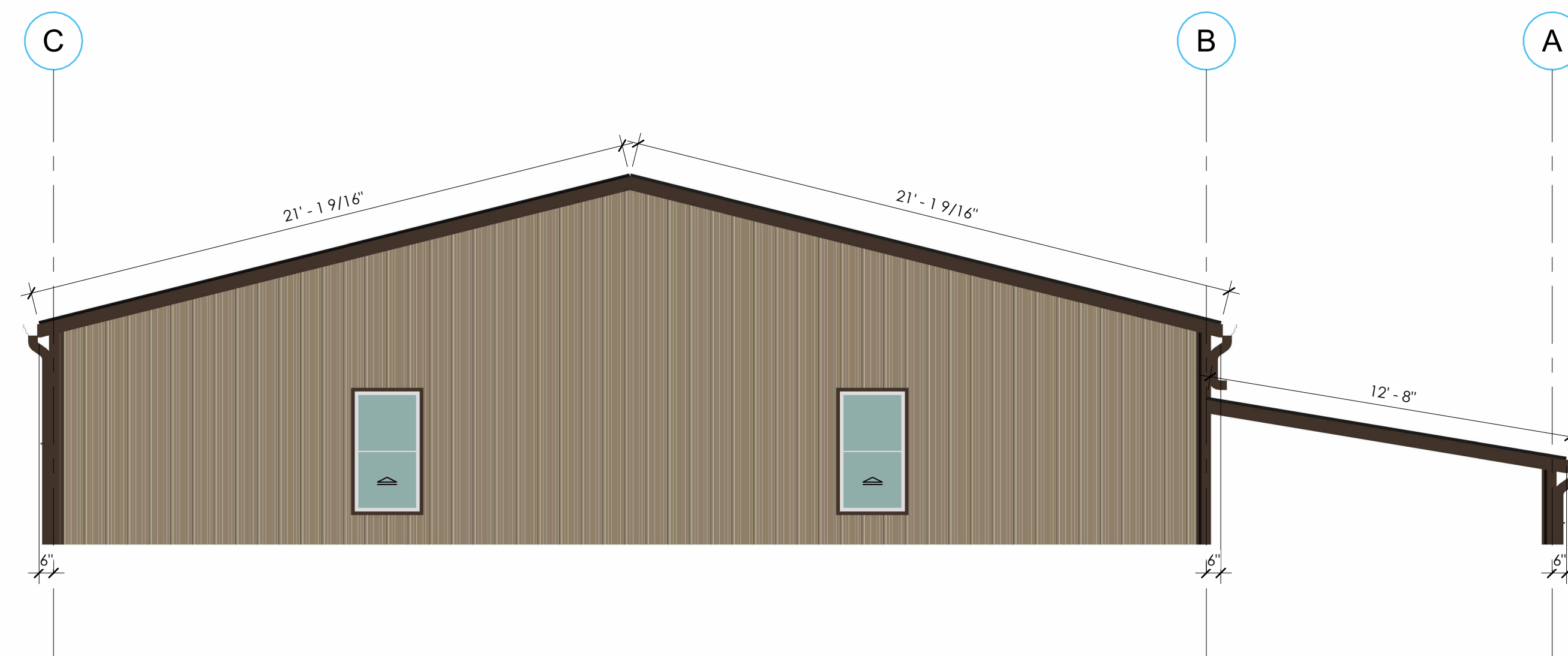
Sheet Name  
**ROOF SHEATHING PLAN**

WSB NO.	001
DATE:	10/03/2025
DRAWN BY:	PD
CHECKED BY:	MP
SHEET NUMBER	

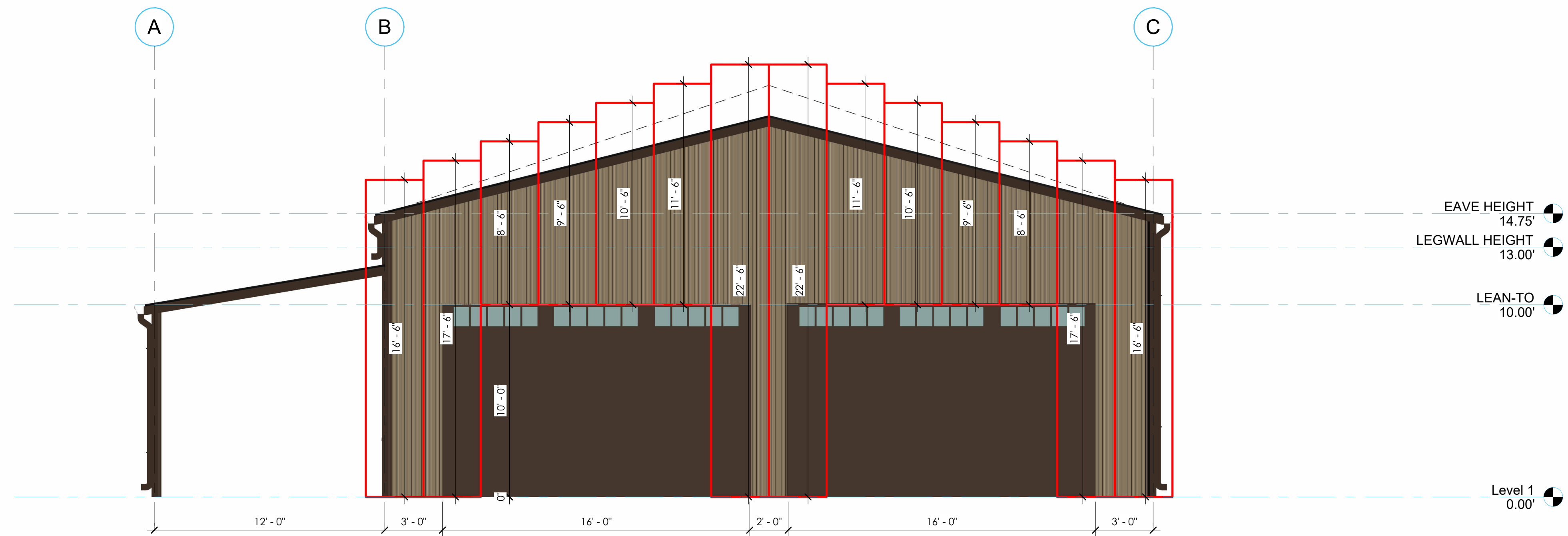
**S301**



**1** ROOF SHEATHING PLAN  
Scale: 1/4" = 1'-0"




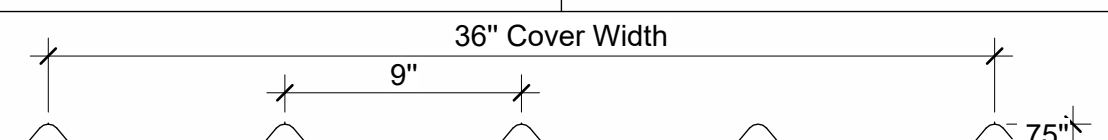

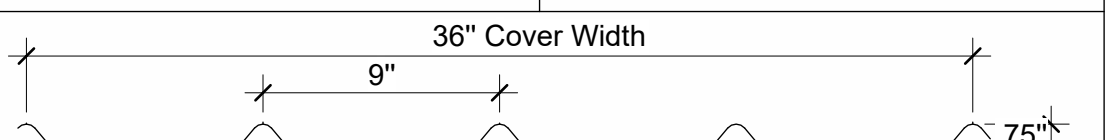
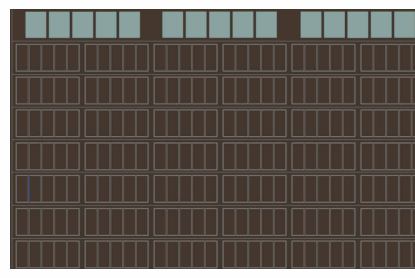
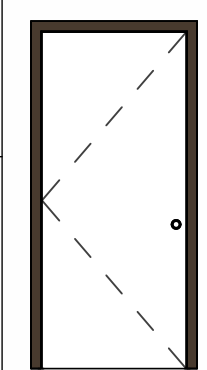
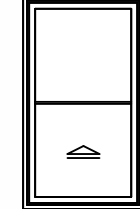

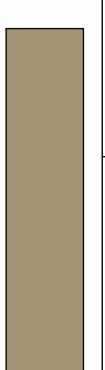

**2** ROOF SECTION  
Scale: 1/4" = 1'-0"



**1 NORTH SHEATHING ELEVATION**  
Scale: 1/4" = 1'-0"



**2 SOUTH SHEATHING ELEVATION**  
Scale: 1/4" = 1'-0"

<b>Wall - AG PANEL</b> 1. 29-Gauge - Agricultural Panel 2. Color: Tan  36" Cover Width 	<b>Roof - AG PANEL</b> 1. 29-Gauge - Agricultural Panel 2. Color: Black  36" Cover Width 	<b>OHD</b> 1. Color: Brown 2. Short Carriage Style with Stockbridge Windows <i>"Due to difference in materials, color may not match sheet metal"</i> 	<b>Heavy Duty Steel Door</b> 1. Color: White 2. Prehung with Steel Frame 3. Bottom Threshold (without bottom base rail) 	<b>WINDOWS</b> 1. Color: White 2. Double Pane 3. Without Grids 	<b>TRIM</b> 1. Corner Trim Color: Brown 2. Door Head Trim Color: Brown 3. Eave Trim Color: Brown 4. Base Trim Color: Brown 	<b>BASE TRIM</b> Base Trim Color: Tan 	<b>GUTTERS &amp; DOWNSPOUT</b> COLOR: Brown <i>"Due to difference in materials, color may not match sheet metal"</i> 
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CITY NO.	NO.	DESCRIPTION	DATE
	1	DDV2	23/02/2023

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1432 Belaire Dr, Keller, TX 76262

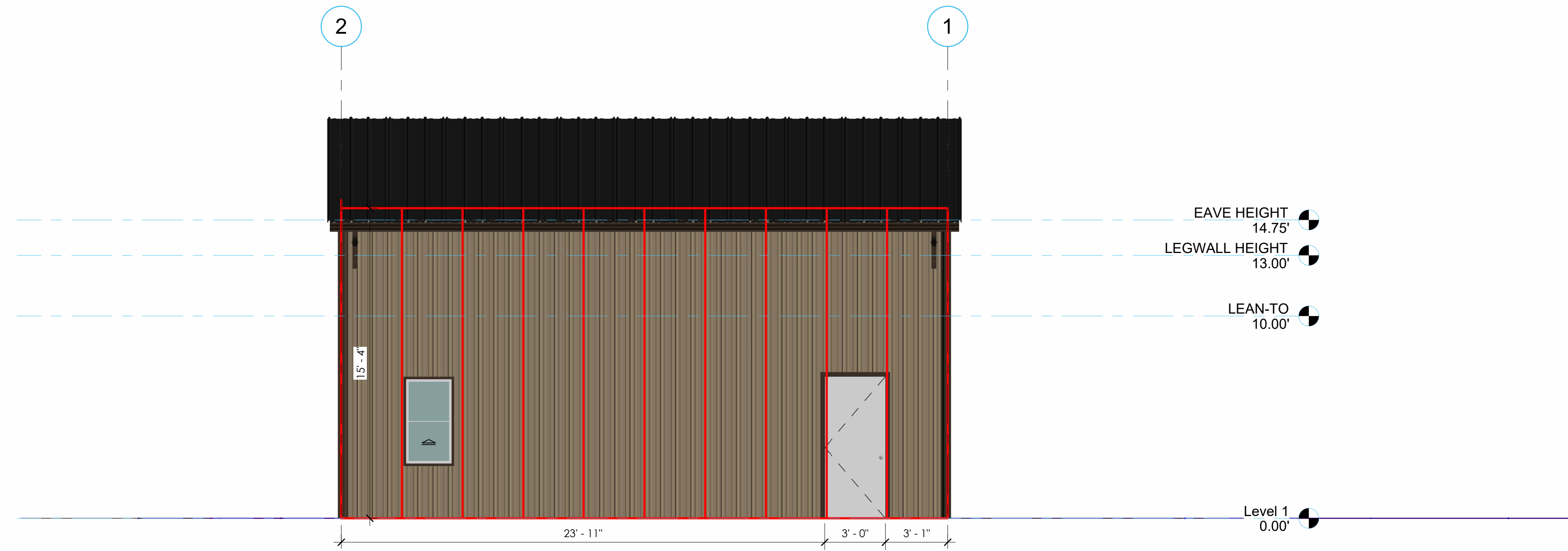
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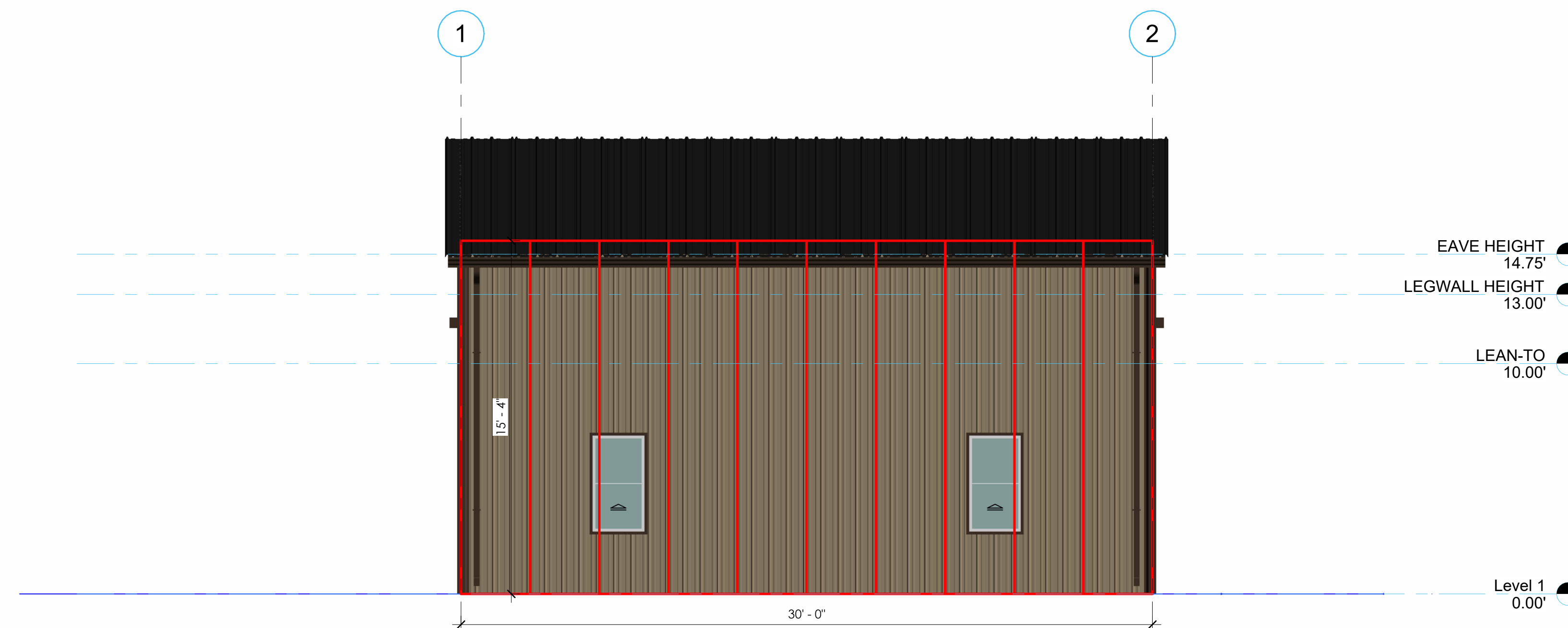
Sheet Name  
**SHEATHING ELEVATIONS**

WSB NO.	001
DATE:	10/03/2025
DRAWN BY:	PD
CHECKED BY:	MP
SHEET NUMBER	



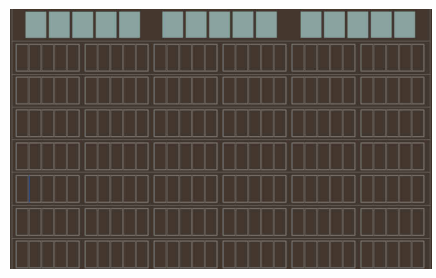
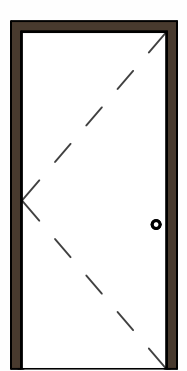
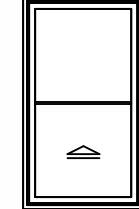

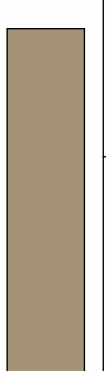

**S303**



**1 EAST SHEATHING ELEVATION**  
Scale: 1/4" = 1'-0"



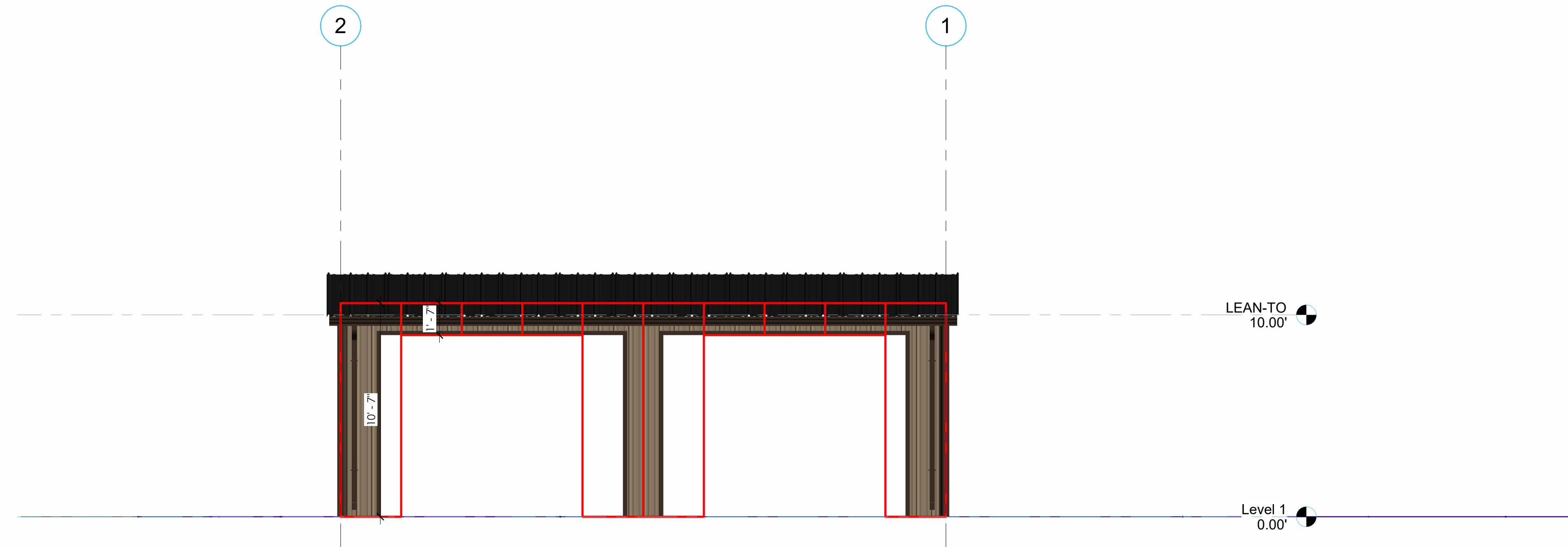
**2 WEST SHEATHING ELEVATION**  
Scale: 1/4" = 1'-0"

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36" Cover Width 9" 7.5"		36" Cover Width 9" 7.5"													

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1432 Belaire Dr, Keller, TX 76262



**1 EAST LEAN-TO SHEATHING ELEVATION**  
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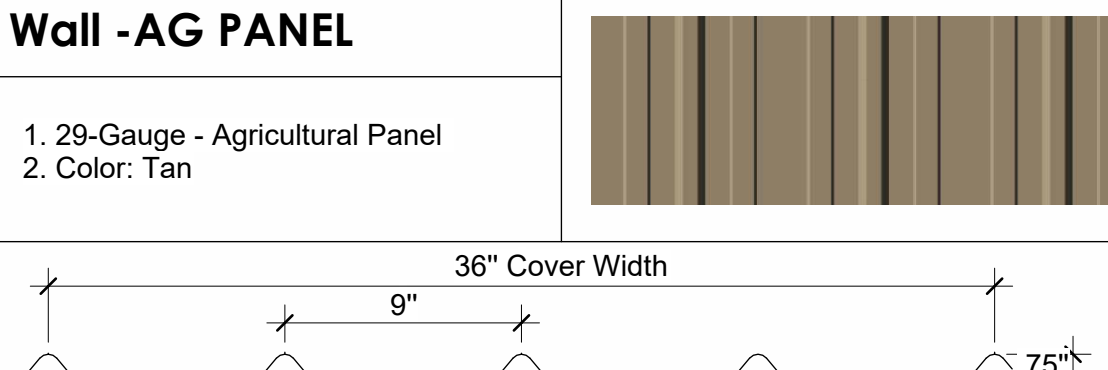
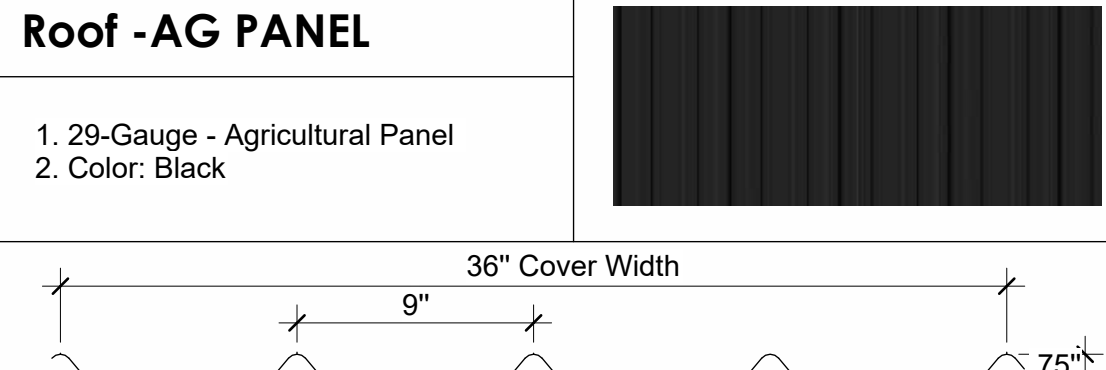

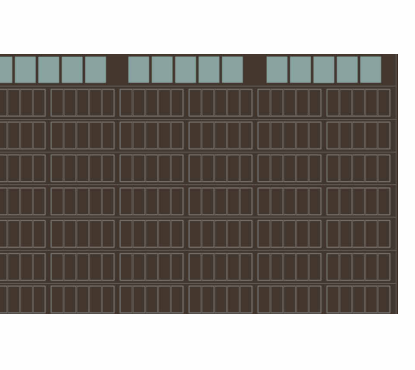
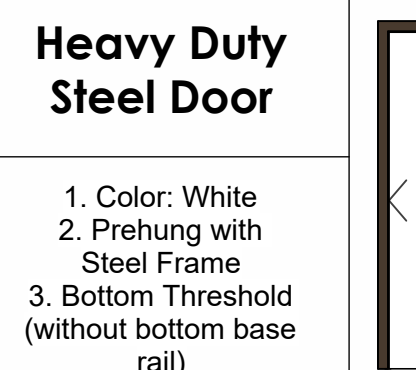
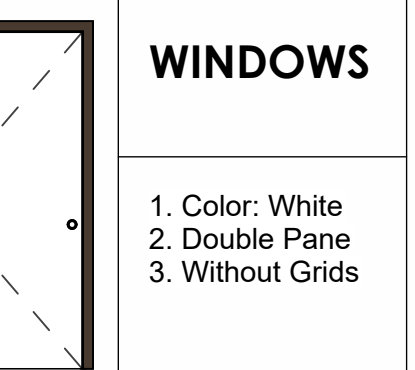
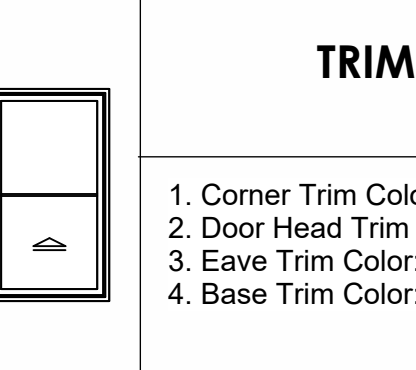
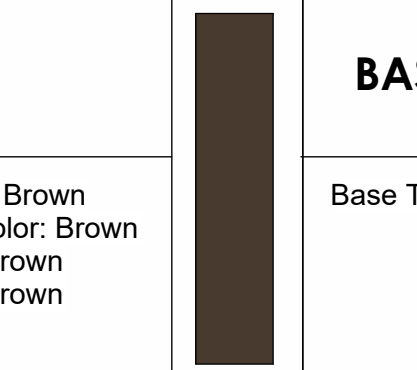
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Sheet Name

**SHEATHING ELEVATIONS**

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SHEET NUMBER	

**S304**

<b>Wall - AG PANEL</b> 1. 29-Gauge - Agricultural Panel 2. Color: Tan 	<b>Roof - AG PANEL</b> 1. 29-Gauge - Agricultural Panel 2. Color: Black 	<b>OHD</b> 1. Color: Brown 2. Short Carriage Style with Stockbridge Windows <i>"Due to difference in materials, color may not match sheet metal"</i> 	<b>Heavy Duty Steel Door</b> 1. Color: White 2. Prehung with Steel Frame 3. Bottom Threshold (without bottom base rail) 	<b>WINDOWS</b> 1. Color: White 2. Double Pane 3. Without Grids 	<b>TRIM</b> 1. Corner Trim Color: Brown 2. Door Head Trim Color: Brown 3. Eave Trim Color: Brown 4. Base Trim Color: Brown 	<b>BASE TRIM</b> Base Trim Color: Tan 	<b>GUTTERS &amp; DOWNSPOUT</b> COLOR: Brown <i>"Due to difference in materials, color may not match sheet metal"</i> 
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WOLFSTEELBUILDINGS  
 5049 Edwards Ranch Rd,  
 Fort Worth, TX 76109  
 844.941.0999  
 WWW.WOLFSTEELBUILDINGS.COM

CITY NO.  
 NO. DESCRIPTION DATE

**Vince Farfone - TUBULAR**

1432 Belaire Dr, Keller, TX 76262

ARCHITECTURAL PLANS ARE SUBJECT TO CHANGE DUE TO BUILDING DEPARTMENT AND/ OR ENGINEERING REQUIREMENTS.

PLEASE BE ADVISED THAT ON-SITE MODIFICATIONS MAY OCCUR, AND SLIGHT DEVIATIONS FROM THE ORIGINAL ARCHITECTURAL PLANS MAY BE NECESSARY TO ACCOMMODATE UNFORESEEN CIRCUMSTANCES OR OPTIMIZE CONSTRUCTION PROCESSES.

Sheet Name

**SIMULATION**

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**P01**



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Sheet Name  
**SIMULATION**

WSB NO. 001  
DATE: 10/03/2025  
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CHECKED BY: MP  
SHEET NUMBER

**P02**

CITY NO.

NO.	DESCRIPTION	DATE



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Sheet Name

**SIMULATION**

WSB NO. 001

DATE: 10/03/2025

DRAWN BY: PD

CHECKED BY: MP

SHEET NUMBER

**P03**