

## SPECIFIC USE PERMIT (SUP) APPLICATION

### SECTION 1. APPLICANT/OWNER INFORMATION

*Please Print or Type*

Applicant/Developer: 41:10 Construction Group  
 Street Address: 1951 Ravenwood Dr  
 City: Keller State: TX Zip: 76262  
 Telephone: 817-694-9729 Fax: \_\_\_\_\_ E-mail: Tsmith@4110Construction.com  
 Applicant's Status: (Check One) Owner  Tenant  Prospective Buyer

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

Owner: Michael Colangelo  
 Street Address: 1517 Willis Ln  
 City: Keller State: TX Zip: 76247  
 Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_ E-mail: \_\_\_\_\_

Jean E. Smith  
 Signature of Applicant  
 Date: 3-13-23

[Signature]  
 Signature of Owner  
 Date: 3-13-23

### SECTION 2. PERMIT REQUEST INFORMATION

Property Location: 1517 Willis Ln Keller TX, 76248  
 Legal Description:  
 Lot(s): 15 Block(s): D Subdivision Name: \_\_\_\_\_  
 Unplatted Property Description:  
 Abstract Name & Number: See Survey Tract Number(s): \_\_\_\_\_  
*If property is not platted, please attach a metes and bounds description.*  
 Current Zoning: SF-12 Proposed Zoning: SF-12  
 Current Use of Property: Backyard  
 Proposed Use of Property: Classic Car Storage



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# 41:10 Construction Group

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General Contracting & Roofing Systems

## **41:10 Construction**

**1517 Willis Ln. Keller, TX 76262**

April 17, 2023

### **Letter of Application for Special Use Permit**

Property: 1517 Willis Ln

Zoned: SF-12

Lot size: Approximately 36,000 sq feet (.83 acres)

Special Use Permit Requested: Accessory Structure of 3,000 square feet.

Lot Coverage after addition of this Accessory Structure: Approximately 19.2%

We would like to add an Accessory Building of 3,000 Square Feet to hold classic cars. We have been calling it the "Garage".

There are currently no other structures on the property besides the 3,120 square foot home with attached garage 792 square feet, which will remain. The backyard has approximately 22,500 square feet of untouched property. The lot coverage for the primary home, and the new accessory structure all together will be roughly 19.2% of the total property, which is less than the required maximum of 30%.

This accessory structure would meet the city requirements and be constructed under a building permit by a builder registered with the city. It will be about 50 feet from the east (back) property line and about 10 feet from the north and south side property lines, well within the property setbacks. It will be located about 160 feet behind the primary home.

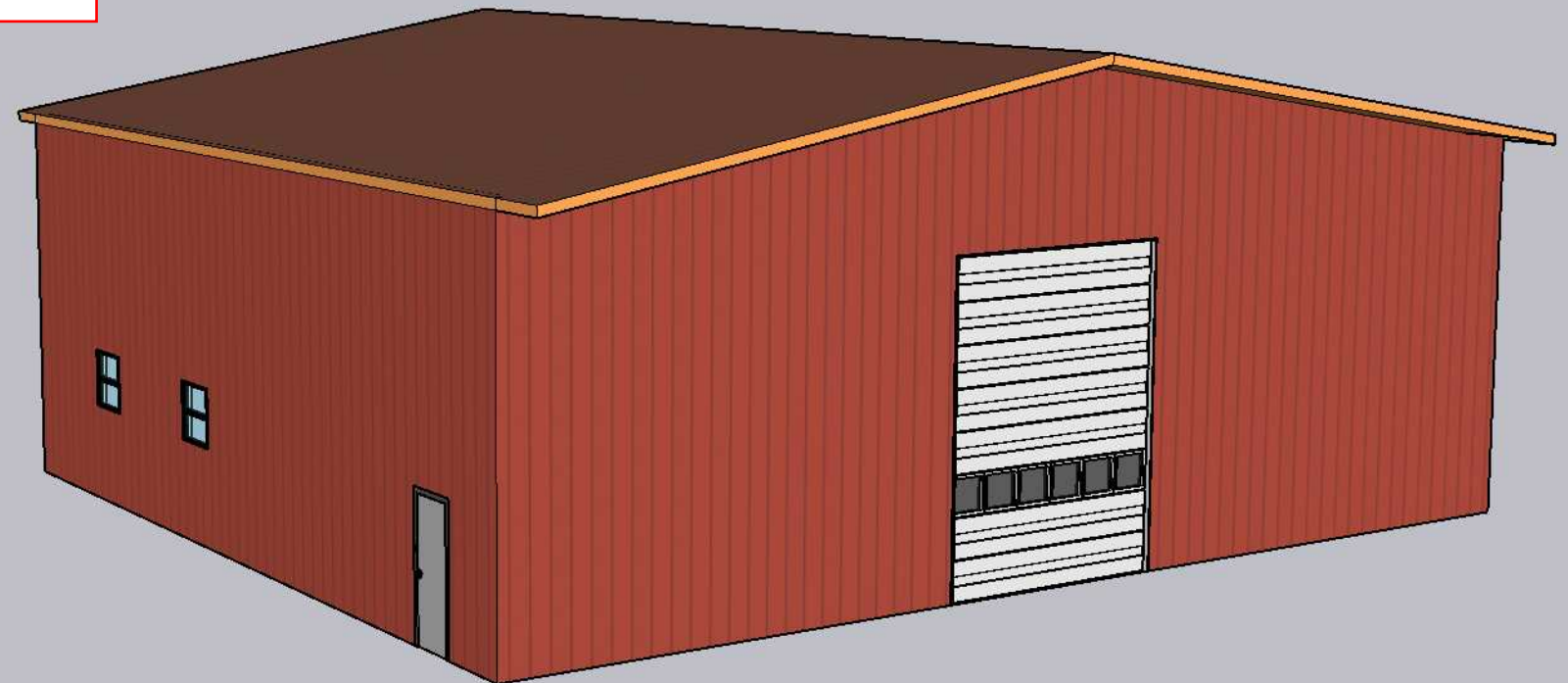
The "Garage" will be constructed of high-grade metal to match the existing house and roof color, windows, and one garage door to match existing. This Accessory Structure will consist of 18' side walls and will have a max pitch of 20' tall. The interior of this structure will be an open concept for cars, tools, and miscellaneous items. The interior will not be finished. We will be working Monday – Friday from 9:00 am – 4:30 pm at this job and will not be obstructing any residential access during the project.

There will be additional paving from the alley way to the new "Garage" to act as a driveway and give the structure a pleasing entrance. This addition will act as a home for the owners' classic cars they have enjoyed collecting throughout the years. Hopefully they can continue to collect classic cars and have a safe building to ensure they are being properly cared for. In order to access the structure from the existing alley way and gate, you would need to follow these directions:

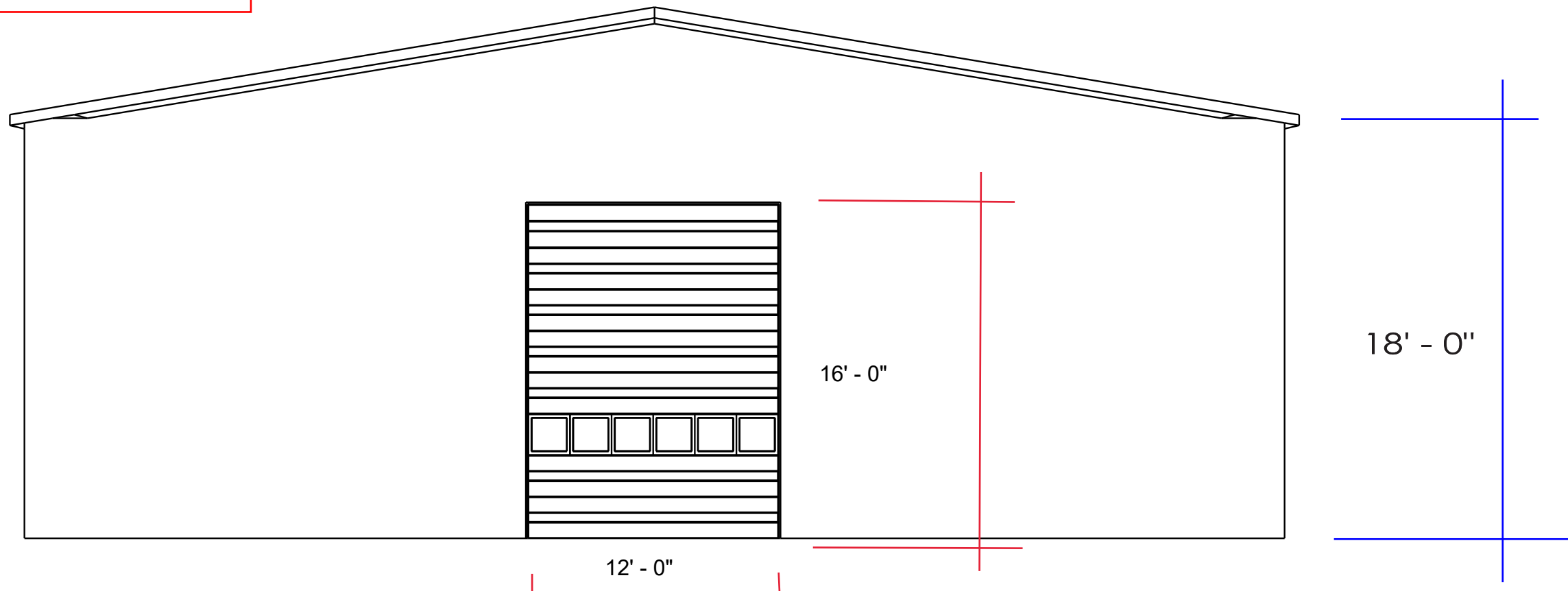
Start on North Tarrant Parkway heading East  
Take left to go North onto Rufe Snow  
Take left to head Northwest onto Chase Oaks Dr.  
Take left to head west onto Shumard Oak Trl.  
Take right to head north onto Mountain Laurel Dr.  
Take left at the alleyway and the gate opening is on right hand side.

Thank you for considering this Request for a Special Use Permit.

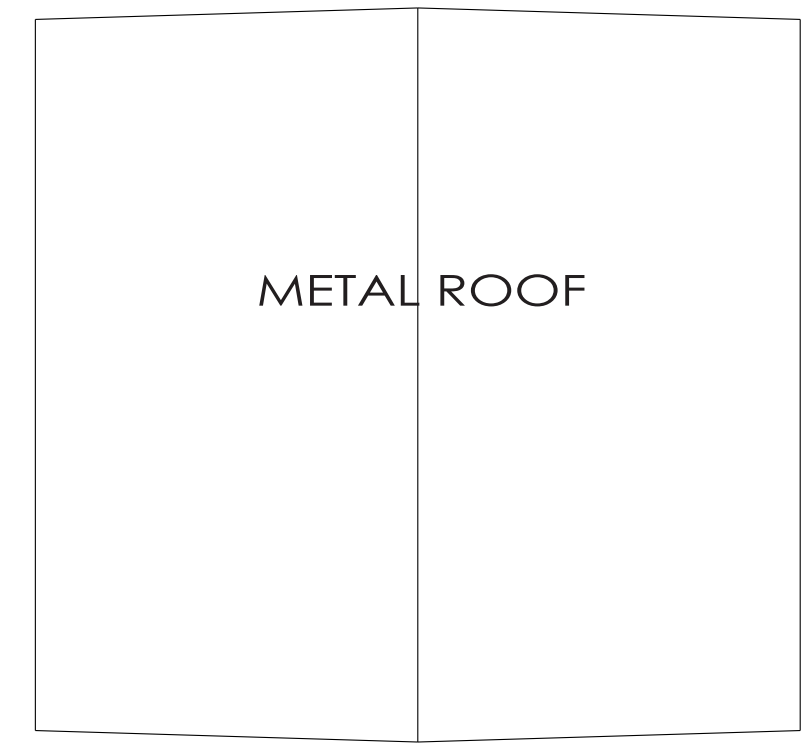
ORIGINAL PLANS - SEE  
UPDATE AT END OF  
ATTACHMENT



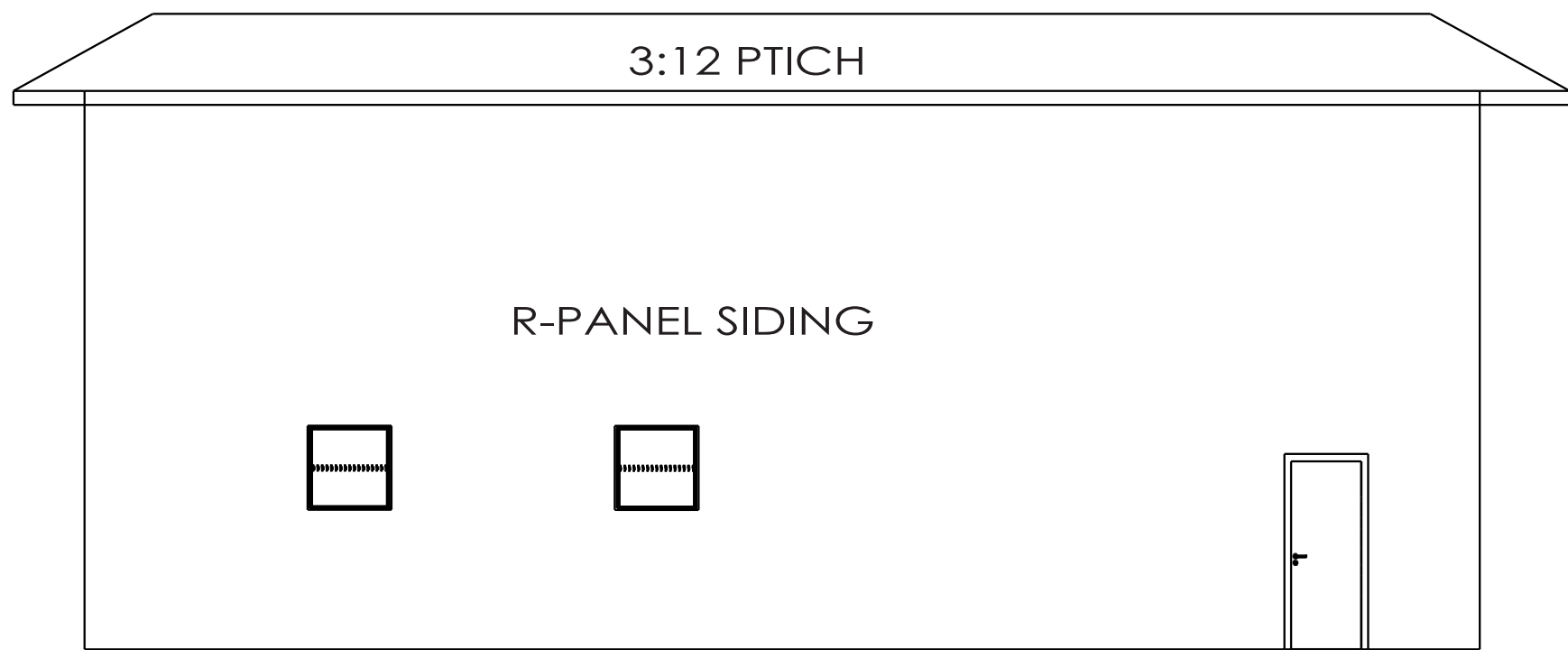
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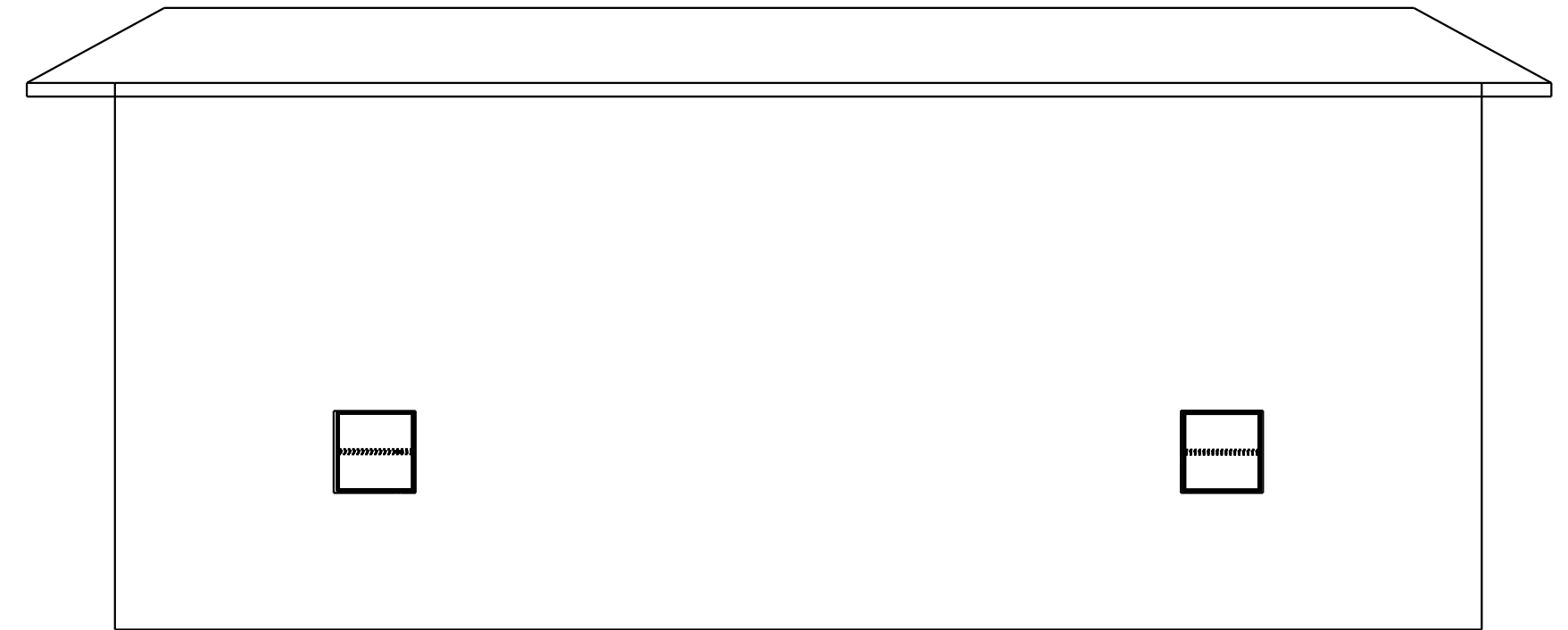
FRONT ELEVATION



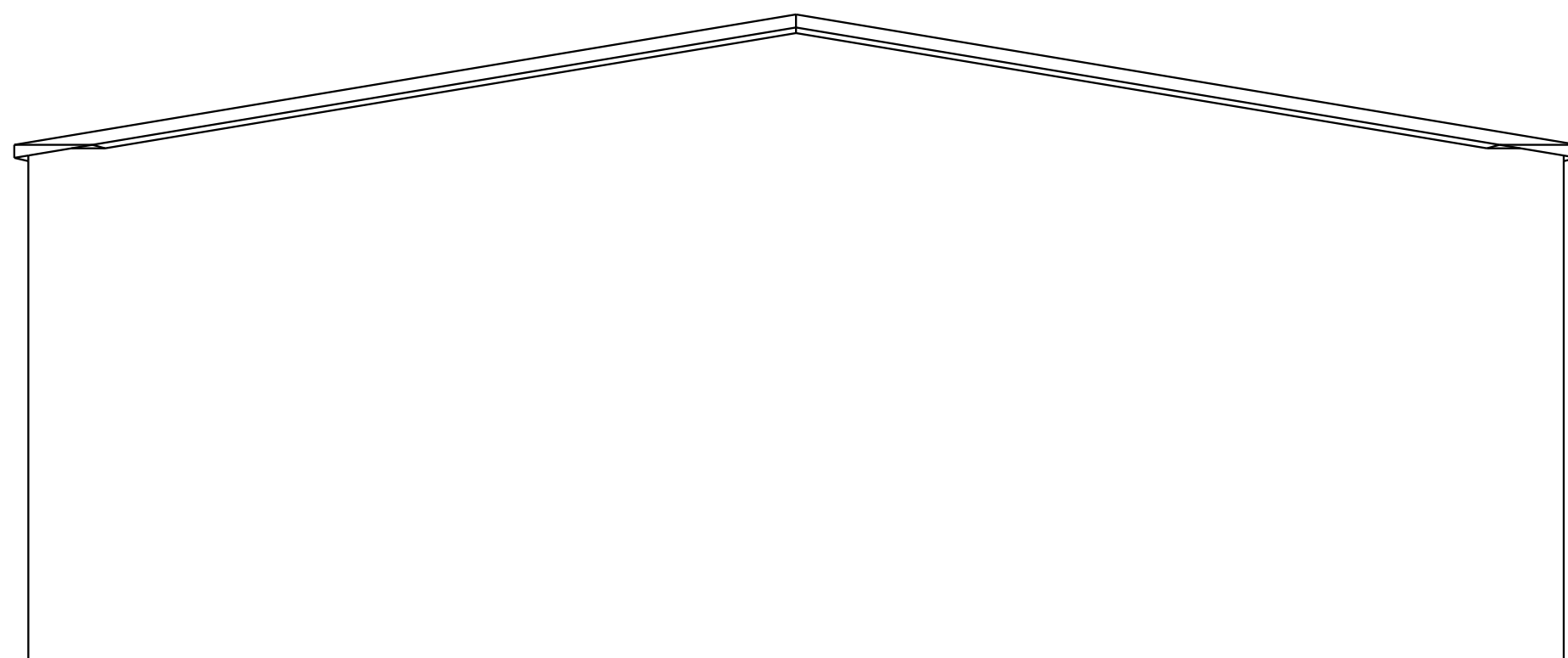
ROOF PLAN



LEFT SIDE



RIGHT SIDE



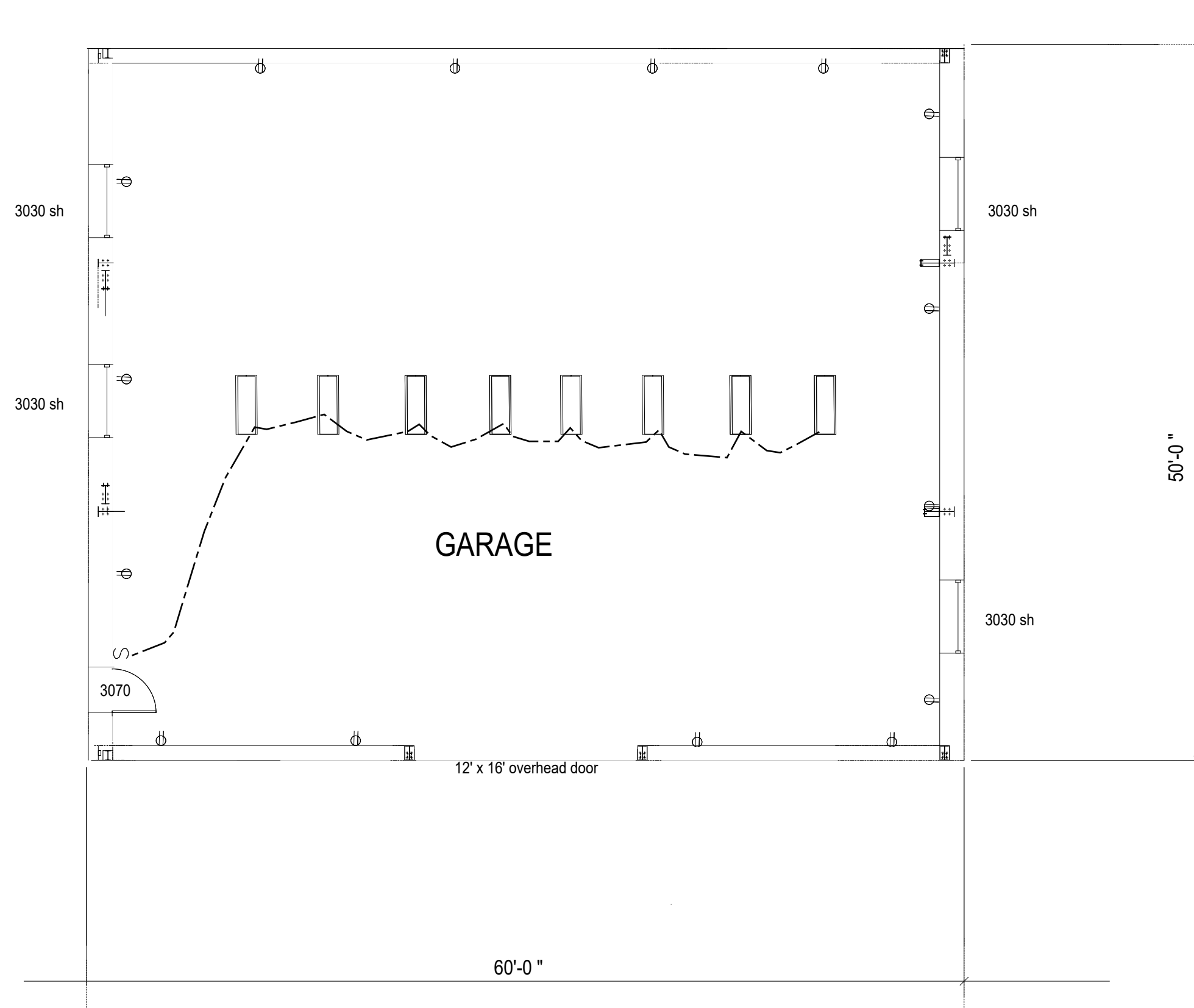
REAR ELEVATION

A NEW GARAGE AT:

1517 WILLIS LN  
KELLER, TX 76248

3000 SQ. FT.

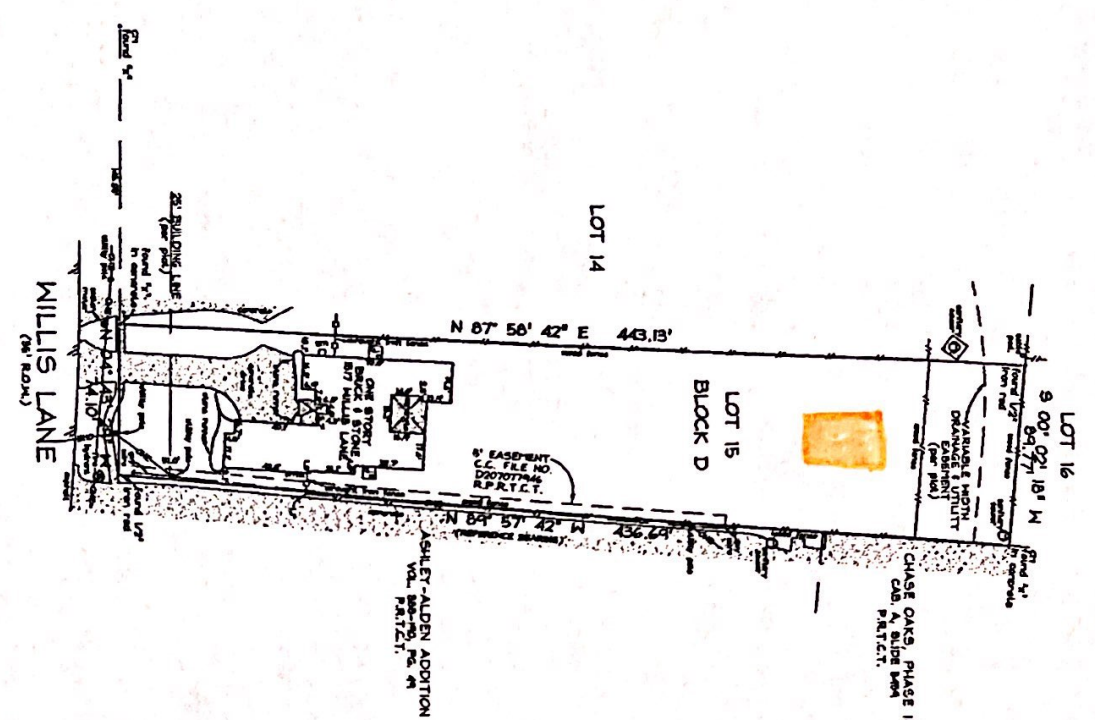
CONTRACTOR:  
41:10 CONSTRUCTION GROUP  
907.8419776



# FLOOR PLAN



Measure & Verify  
by Morgan M. B. B. & Associates  
along with



**PROPERTY DESCRIPTION**

Being Lot 15, Block D, of HILLS CROSS PHASE II, in addition to the City of Keller, Tarrant County, Texas, according to the plat thereof recorded in Cabinet N, Slide 784, of the Plat Records of Tarrant County, Texas.

THIS IS TO DECLARE that on this date a survey was made on the ground, under my direction and supervision of the above described tract of land.

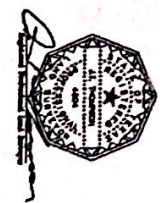
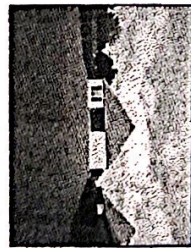
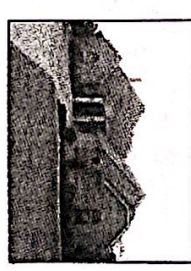
There are no rights, claims, titles, interests, or rights-of-way, or other burdens, except as shown, and that the same, rights-of-way, or other burdens, are shown of record of which the undersigned has knowledge or has been advised on this or said survey.

The subject property does not appear to be within the limits of a 100-year flood hazard area according to the map published by the Federal Emergency Management Agency, and has been determined to be outside of the limits of a 100-year flood area.

It is a representation that the property will or will not flood. This survey is not to be used for the purpose of determining flood hazard potential. The surveyor is not to be held liable for any damage or loss resulting from the use of this information other than the purpose intended hereon.

**NOTES:**

ON = CONTROLLING HOUSING.  
THE BEARINGS FOR THIS SURVEY ARE BASED ON THE SOUTH LINE OF THE PLAT RECORDED IN CABINET N, SLIDE 784, P.L.C.T.



DATE	
BY	
SCALE	

**PRECISE LAND SURVEYING, INC.**  
4625 EASTOVER DRIVE • MESQUITE, TEXAS 75149  
(972) 681-7072 FAX (972) 279-1508

**BOUNDARY SURVEY**  
1517 WILLIS LANE  
CITY OF KELLER  
TARRANT COUNTY, TEXAS



DATE	2/10/21
BY	MORGAN M. B. B.
SCALE	AS SHOWN
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NEW RENDERING





NEW RENDERING

