



### VARIANCE TO THE UNIFIED DEVELOPMENT CODE (UDC) APPLICATION

#### SECTION 1. APPLICANT/OWNER INFORMATION Please Print or Type

Applicant/Developer: Mukesh Goyal  
 Street Address: 6963 CHALO TRAIL  
 City: Irving State: TX Zip: 76137  
 Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_ E-mail: \_\_\_\_\_  
 Applicant's Status: (Check One) Owner  Tenant  Prospective Buyer

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

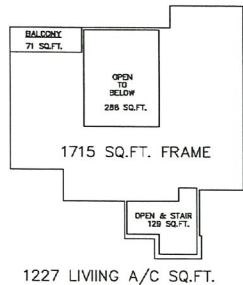
Owner: BINOD ARYAL  
 Street Address: 2320 N. HOUSTON ST. Apt 1204  
 City: Dallas State: TX Zip: 75109  
 Telephone: 410-336-6654 Fax: \_\_\_\_\_ E-mail: binod.aryal340@gmail.com  
 Signature of Applicant: [Signature] Signature of Owner: [Signature] Printed Name of Owner: BINOD ARYAL  
 Date: Dec 20, 2021 Date: DEC 17, 2021

#### SECTION 2. VARIANCE REQUEST(S) INFORMATION

Address or Legal Description: 1852 Highland Terrace E. Keller 76262  
 Lot(s): 30 Block(s): \_\_\_\_\_ Subdivision Name: Highland Terrace Add.

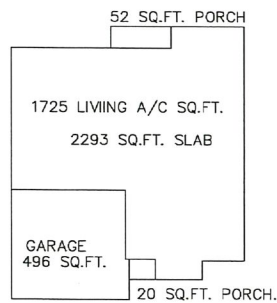
Justification for Requested Variance(s): The 35' setback is a regulation appropriate for lots larger than ours 7020 sqft. This forces my homes to the very back edge of building pad causing an unattractive 'looming' effect upon our neighbors. Approval of this variance will promote better home design and better living space for my lot and adjoining lot.

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



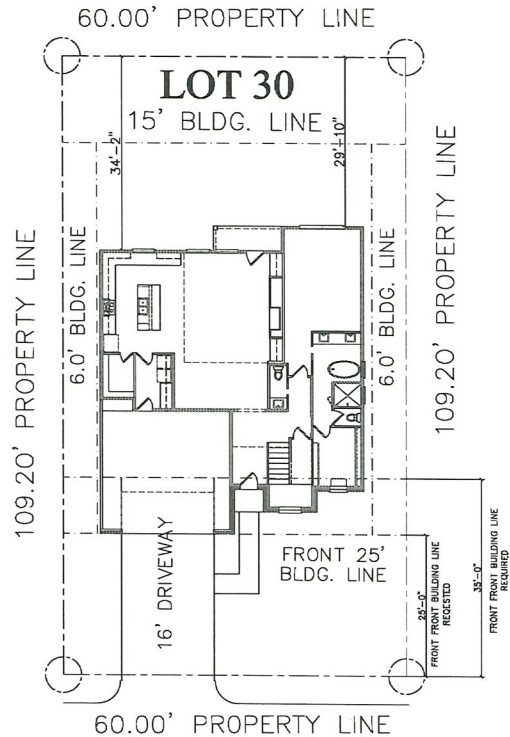
1227 LIVING A/C SQ.FT.

A2 AREA - UPPER FLOOR PLAN  
NO SCALE



1725 LIVING A/C SQ.FT.  
1227 LIVING A/C SQ.FT.  
2952 LIVING A/C SQ.FT.

A AREA PLAN  
NO SCALE



1852 EAST HIGHLAND DRIVE EAST

S SITE PLAN  
SCALE: 1"=10'  
LOT 30  
NORTH

ZONING SF-36
35% ALLOWABLE LOT COVERAGE
LOT AREA = 6552 SQ.FT.
35% OF 6552 = 2293 SQ.FT.
SLAB AREA = 2293 SQ.FT = 35%
ALLOWABLE LOT COVERAGE 50%
DRIVE/SIDEWALK = 630 SQ.FT.
TOTAL COVERAGE = 2923 SQ.FT.
50% OF 6540 = 3270 SQ.FT.

GENERAL NOTES

- THE DRAWINGS AND SPECIFICATIONS DESCRIBE THE COMPLETE PROJECT TO BE CONSTRUCTED BUT DO NOT DESCRIBE EVERY CONDITION. THE GENERAL CONTRACTOR IS REQUIRED TO BE THOROUGHLY FAMILIAR WITH THE PROJECT AND CONTRACT DOCUMENTS AND IS REQUIRED TO NOTE ANY DISCREPANCIES OR OMISSIONS OF STANDARD CONSTRUCTION PRACTICES IN THE DRAWINGS, SPECIFICATIONS, SITE EXISTING CONDITIONS, UTILITIES, AND LOCAL BUILDING CODES AND REPORT THEM TO THE OWNER FOR RESOLUTION PRIOR TO SIGNING THE CONSTRUCTION CONTRACT. FAILURE TO DO SO SHALL PLACE THE BURDEN OF ANY ADDITIONAL COSTS, BECAUSE OF SUCH DISCREPANCIES OR OMISSIONS, UPON THE GENERAL CONTRACTOR. ADDITIONAL WORK REQUIRED BY THE DESIGNER OR OWNER AFTER THE START OF CONSTRUCTION SHALL NOT BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- RESPONSIBILITY OF CONTRACTORS: EACH CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HIS WORK OF EVERY DESCRIPTION AND IN CONNECTION WITH HIS CONTRACT. HE SHALL SPECIFICALLY AND DISTINCTLY ASSUME AND DOES SO ASSUME ALL RISKS FOR DAMAGE OR INJURY FROM WHATEVER CAUSE TO PROPERTY OR PERSONS OR PROPERTY WHEREVER LOCATED, RESULTING FROM ANY ACTION OR OPERATION UNDER THE CONTRACT OR IN CONNECTION WITH HIS WORK. EACH CONTRACTOR WILL BE HELD RESPONSIBLE FOR EXECUTION OF A SATISFACTORY AND COMPLETE PIECE OF WORK IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS AND ANY BULLETINS WHICH MAY BE ISSUED DURING THE TIME OF BIDDING.
- THE GENERAL CONTRACTOR SHALL VERIFY SIZE, LOCATION AND CHARACTERISTICS OF ALL WORK AND EQUIPMENT SUPPLIED BY THE OWNER OR OTHERS, WITH THE MANUFACTURER OR SUPPLIER PRIOR TO THE START OF RELATED WORK.
- ALL SUBSTITUTIONS REQUESTED BY THE GENERAL CONTRACTOR MUST BE APPROVED BY THE OWNER PRIOR TO INSTALLATION.
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DRAWING INDEX

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SHEET A1	LOWER FLOOR PLAN SCHEDULES
SHEET 2	UPPER FLOOR PLAN SCHEDULES TYP WALL SECTION
SHEET A3	EXTERIOR ELEVATIONS
SHEET A4	ELECTRICAL PLANS
SHEET A5	ROOF PLAN

AREA TOTALS

LOWER FLOOR LIVING A/C	1725 SQ.FT.
UPPER FLOOR LIVING A/C	1227 SQ.FT.
TOTAL A/C	2952 SQ.FT.
GARAGE	496 SQ.FT.
FRONT PORCH	20 SQ.FT.
REAR PORCH	52 SQ.FT.
REAR BALCONY	71 SQ.FT.
TOTAL SLAB	2293 SQ.FT.

CHECK SET  
12 10 21

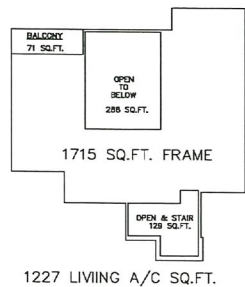
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LOT 30  
76262  
KELLER, TEXAS

CHECK SET  
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CONTACT: MUKESH GOYAL

ISSUE DATE: 12-10-21  
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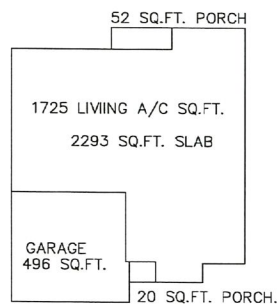
PLAN NAME:

SHEET NO.:  
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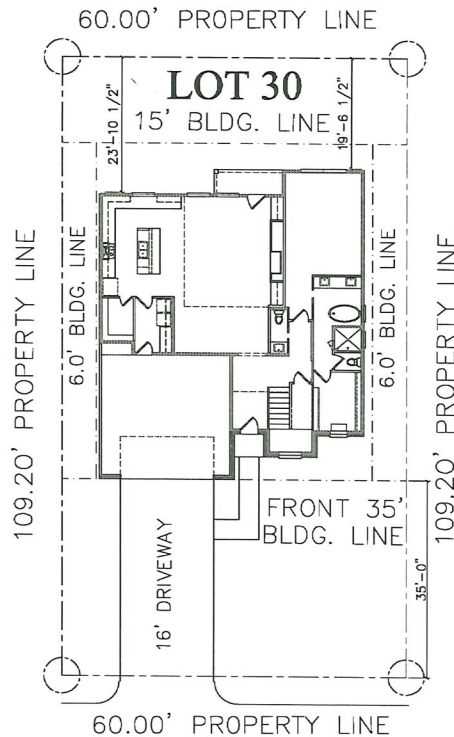
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(A1) AREA - LOWER FLOOR PLAN  
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