

## ZONING BOARD OF ADJUSTMENT (ZBA) APPLICATION

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

Applicant: Ashley Boone Snow

Street Address: 1313 Shady Ln S

City: Keller State: TX Zip: 76248

Telephone: 817-205-6947 Fax: \_\_\_\_\_ E-mail: snowsjna@gmail.com

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: Ashley Boone Snow, Jason Snow, Lesley Boone, Donnie Boone


Street Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_ E-mail: \_\_\_\_\_

  
Signature of Applicant

Date: 6/13/2022

  
Signature of Owner

Ashley Boone Snow

Printed Name of Owner

Date: 6/13/2022

### SECTION 2. PROPERTY INFORMATION

Address of Request: 1313 Shady Ln S Keller, TX 76248

Legal Lot(s): 11 Block(s): \_\_\_\_\_ Subdivision Name: Oak Dale 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: \_\_\_\_\_

Section 8.03- 4.B.3

Rear setback for accessory building in zone SF36

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

Requirement code is to allow 15' rear setback. The proposed reduction of the rear setback would allow the North back corner of accessory building (>1200SF) to remain at 12' from the rear property line. The back corner of the structure on the South end sits at 19.5' from the lot line due to the irregular shape of the lot. There is an overall average of 15.75' from the rear lot line.

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:

The new metal building is in the same location where an old dilapidated metal building stood for more than 31 years. My family purchased the home in 1991 and the building was already on site. The property is zoned SF36 however, our lot is less than 24,000 SF. Due to the irregular shape of the lot combined with the rear build line of 15', the strict application of the requirements of this applicable zoning chapter would deprive a very large portion of our land behind building that would be of no use. We are only asking for relief of 3' at the North back corner. Granting the variance will not be materially detrimental to the public welfare or injurious to any property or improvements in the zoning district in which the property is located.

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

The zoning relief requested will not cause any detriment to the common good, as the literal interpretation and strict application of the applicable zoning requirements of this chapter would cause substantial undue and unnecessary hardship to the property owner, not just a casual/discretionary inconvenience to the property owner.

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

The granting of the variance would have no effect nor cause any injury to any adjoining properties. All utility easements are located at the front of the lots on all adjacent properties. Approval would create no undue burden on any neighboring residence as the overall average of the setback is 15.75'.

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

The requested variance would be consistent with the spirit of the City of Keller and in harmony with the regulation as we live on a dead end street, the lot is an irregular shape, and the setback is an average of 15.75'.

The proposed would be in step with the new homes built on the North end of Willis Ln (1308, 1312, 1316) that back up to our residences as they were granted 10' build lines (side yard setbacks) between the homes; same zoning district. Furthermore, the approval would result in an overall increase in property value and tax base benefiting the city created directly through the improvement to the property.