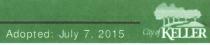


### ZONING BOARD OF ADJUSTMENT (ZBA) APPLICATION

## 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: E-mail:
Signature of Applicant  Ashley Boone Snorth Signature of Owner Printed Name of Owner
Date: 6/13/2022 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
<ul> <li>A variance shall not be granted to relieve a self-created or personal hardship, nor</li> </ul>
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.

# ARTICLE NINE Unified Development Code





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 str	ict	
application of the applicable zoning requirements of this chapter would cause substantial undue and unnecessa	ry	
hardship to the property owner, not just a casual/discretionary inconvenience to the property owner.		
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