

Request for Variance - Landscaping

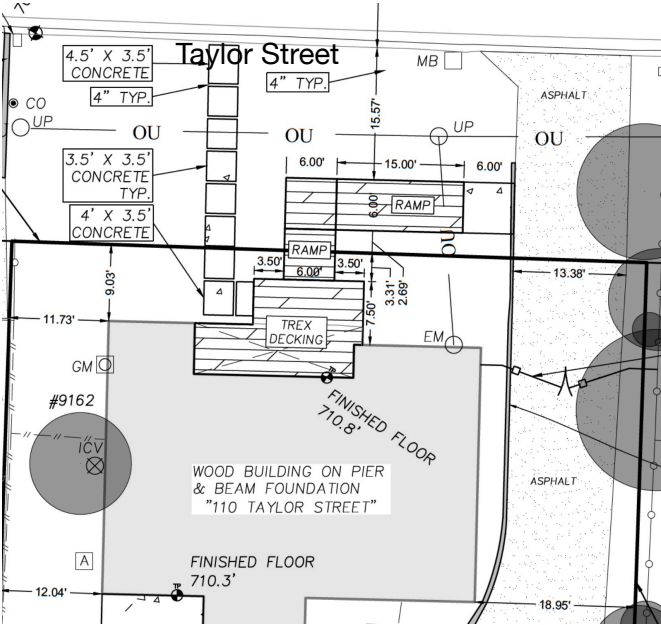
For the Property Located at:
CITY OF KELLER ADDITION
BLOCK 1 1 LOT 2A PLAT D218027641
110 TAYLOR ST. KELLER, TX 76248

Re: granting a landscape variance

To whom it may concern:

The subject property is .169 acres on a two-lane street, the majority of which is the back yard and the structural improvements.

The front foundation is 43.9 feet wide. Of those, 32.4 is decking, sidewalk, and ADA ramp. This leaves only 11' of usable space for landscaping. All 11' are on the west side of the house, which, if planted, would create an awkward, unbalanced, and unappealing scape. For this reason, there was significant attention paid to the design for renovations. The porch will be expanded to create a stunning deck with cedar posts, a stained, shiplap, open air ceiling, with cedar accents. Across the front and including the ADA ramp are iron-look, stainless-steel railing. All of this is designed to push the eye to the center entrance. Landscape would only serve to distract.



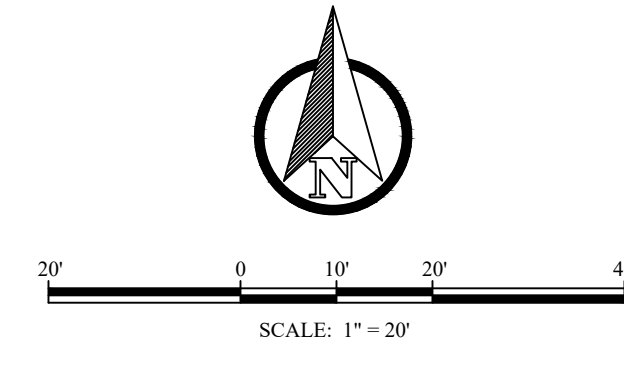
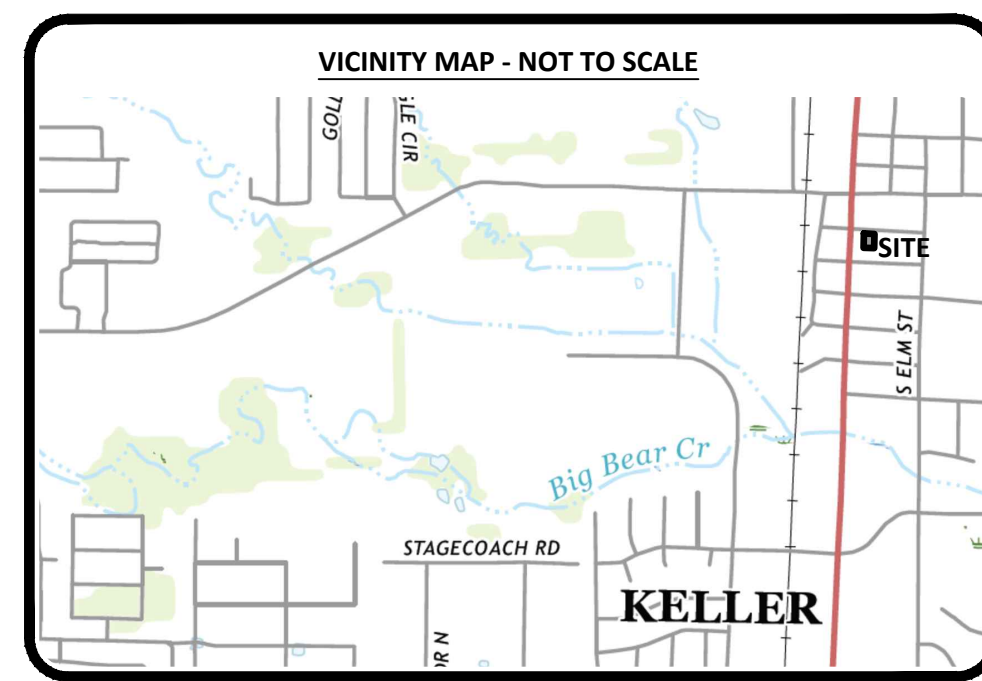
Secondly, keeping the perimeter of this structure dry is imperative for preventing mold and wood rot. The structure has a pier and beam foundation which does not require moisture.

The east facing side of the structure houses the HVAC system. There is no visibility from the street. Fencing runs the length of the house and the adjacent property blocks all view. There is no logical space for landscaping.

The west facing side of the structure is driveway. There is approximately 1' 5\"

The existing grass is and will be maintained in accordance with City regulations.

Landscape beds are both functionally irrelevant, potentially damaging, and visually distracting.



SURVEYOR'S NOTES:

- Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83), distances are surface with a combined scale factor of 1.00012.
- This property lies within Zone "X" of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, map no. 48439C0070K, with an effective date of September 25, 2009, via scaled map location and graphic plotting.
- Monuments are found unless specifically designated as set.
- Elevations (if shown) are North American Vertical Datum of 1988 (NAVD '88).

NOTE REGARDING UTILITIES

Utility locations are per observed evidence.

SITE BENCHMARKS:

- The site benchmark is an "X" cut with box set in the south curb line of Taylor Street, being located approximately 73 feet east of the intersection of Taylor Street and South Main Street (US Hwy. 377), and being immediately east of a mailbox posted (#123). **ELEVATION=709.44 (NAVD '88)**
- The site benchmark is an "X" cut with box set in the north pavement line of Taylor Street, being located approximately 137 feet east of the intersection of Taylor Street and South Main Street (US Hwy. 377), and being approximately 37 feet north of a mailbox in the south line of Taylor Street posted (#110). **ELEVATION=708.26' (NAVD '88)**

TREE TABLE

TAG#	DIAMETER (INCHES)	GEN. SPECANIES
9157	18	PECAN
9158	16	HACKBERRY
9159	12	HACKBERRY
9160	4	HACKBERRY
9161	19	PECAN
9162	12	PECAN
9163	14	HACKBERRY
9164	14	HACKBERRY
9165	6	HACKBERRY
9166	11	HACKBERRY
9167	11	WALNUT
9168	18	HACKBERRY
9169	7	HACKBERRY
9170	5	HACKBERRY
9171	11	ASH
9172	3	HACKBERRY
9173	12	HACKBERRY
9174	9	WALNUT

PROPERTY DESCRIPTION

Being Lot 2-A in Block 11 of Original Townsite of Keller, Texas, an addition in the City of Keller, Tarrant County, Texas, according to the plat recorded under Document Number D218027641, Plat Records, Tarrant County, Texas.

TITLE COMMITMENT NOTES

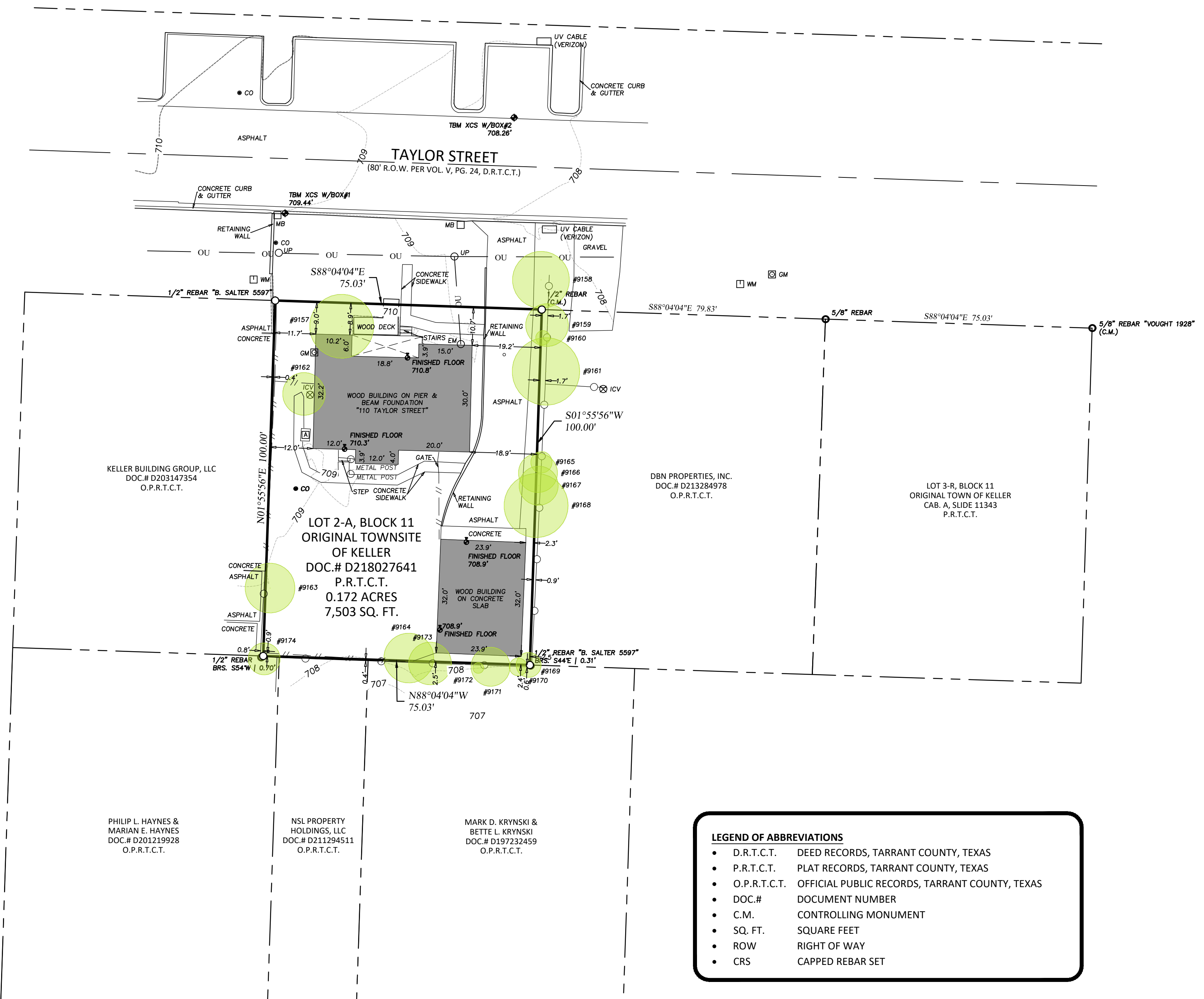
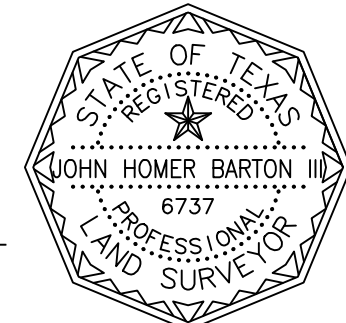
This survey was prepared without the benefit of a commitment for title insurance. Therefore, easements, agreements, or other documents, either recorded, or unrecorded may exist that affect the subject property that are not shown on this survey.

SURVEYOR'S CERTIFICATE

This is to certify that I, John H. Barton III, a Registered Professional Land Surveyor of the State of Texas, have prepared this map from an actual survey on the ground, and that this map correctly represents that survey made by me or under my direction and supervision. Fieldwork was completed on April 24, 2021.

Date of Plat/Map: April 26, 2021

John H. Barton III
John H. Barton III, RPLS# 6737



LEGEND OF SYMBOLS

- ☐ air conditioning unit
- ☒ irrigation control valve
- cable tv
- ⊕ electric meter
- fence or guardrail
- ⚡ fire dept. connection
- ⚡ fire hydrant
- ⊙ bollard
- AD area drain
- ⊕ grate inlet
- ⊕ gas valve
- ⊕ gas meter
- ⊕ gas well
- sign
- ⊕ sanitary sewer manhole
- ⊕ storm water manhole
- ⊕ telephone manhole
- ⊕ tank fill lid
- ⊕ telephone pedestal
- ⊕ traffic signal pole
- ⊕ utility clean out
- ⊕ comm. utility cabinet
- ⊕ electric utility cabinet
- ⊕ comm. utility vault
- ⊕ elect. utility vault
- ⊕ water utility vault
- ⊕ utility/service pole
- ⊕ utility sign
- ⊕ water shutoff
- ⊕ water valve
- ⊕ well
- ⊕ water meter
- ⊕ cable tv riser
- ⊕ air release valve
- ⊕ utility markings
- ⊕ tree
- ⊕ shrub/decorative tree or tree with diameter < 4 in.
- contour lines

LEGEND OF ABBREVIATIONS

- D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
- DOC.# DOCUMENT NUMBER
- C.M. CONTROLLING MONUMENT
- SQ. FT. SQUARE FEET
- ROW RIGHT OF WAY
- CRS CAPPED REBAR SET

BCS
BARTON CHAPA
SURVEYING
5200 State Highway 121
Colleyville, TX 76034
Phone: 817-864-1957
info@bcsw.com
TBPLS Firm #10194474

JOB NO. 2021.900.087
DRAWN: BCS
CHECKED: JHB

TABLE OF REVISIONS

DATE	SUMMARY

110 TAYLOR STREET
KELLER TEXAS

SHEET:
VO1
TOPOGRAPHIC & TREE SURVEY

TOPOGRAPHIC & TREE SURVEY
LOT 2-A, BLOCK 11, ORIGINAL TOWNSITE OF KELLER, TEXAS
CITY OF KELLER
TARRANT COUNTY, TEXAS

SURVEY PREPARED BY BARTON CHAPA SURVEYING, LLC - 5200 STATE HIGHWAY 121, COLLEYVILLE, TX 76034 (817) 864-1957