


**ARTICLE NINE  
Unified Development Code**

Adopted: July 7, 2015 

**ZONING BOARD OF ADJUSTMENT (ZBA) APPLICATION**

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

Applicant: Lijun Jing

Street Address: 1940 Summer Ln

City: Keller State: TX Zip: 76262

Telephone: 682-246-4964 E-mail: abc63942017@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: Lijun Jing

Street Address: 1940 Summer Ln

City: Keller State: TX Zip: 76262

Telephone: 682-246-4964 E-mail: abc63942017@gmail.com

Lijun Jing  
Signature of Applicant

Lijun Jing      Lijun Jing  
Signature of Owner      Printed Name of Owner

Date: 03/28/2022

Date: 03/28/2022

**SECTION 2. PROPERTY INFORMATION**

Address of Request: 1940 Summer Ln, Keller, TX 76262

Legal Lot(s): 21 Block(s): 2 Subdivision Name: Summer Ridge Estates

- 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**

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**SECTION 3. VARIANCE REQUEST INFORMATION**  
*(All Sections must be completed.)*

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

**An accessory building will be built near the gate of the backyard, with one side of the building not meeting the setback requirements**

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

**The accessory building is built to prevent serious injuries caused by long-distanced carrying of heavy tools used for handyman work. In addition, our beliefs in Taoism requires the placement of such a building, (due to consultation with FengShui), and prohibiting such a building is considered to attract and cause bad lucks by our religion.**

Describe any special conditions unique to the subject property that cause hardship. Examples of special conditions include topography, utility line/easements, irregular lot or tract lines, etc:

**The property's gate to the backyard is on the driveway, and it is very close to the side of the side of the property. As the building was meant to prevent serious injuries over long-distanced carrying of heavy tools and materials, it is impractical to build it 12 ft from the side of the property. In addition, such placement will mean that the building is directly in front of the back gate of the building, preventing any future development of the yard that could utilize the land (such as an anticipated garden design project).**

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Describe how relief of the hardship will not injure the permitted use(s) of any adjacent property:  
**The building is entirely within the property line of our property, and is entirely separated from the adjacent property by the fence. In addition, there is more than 4 ft of empty space between the building and the fence, therefore it is extremely unlikely that this building could have any impact on the use of the other property. In addition, the building is not connected to electricity or gas, or any other form of energy or heating. In addition, no material with the potential to catch fire is be stored in the building (as we only store metal tools), thus it is not prone to fire.**

Explain how granting of the variance would meet the intent of the Unified Development Code requirements:

**The intent of the Unified Development Code was to make sure the safety of the building. As stated above, this building is built with no source of energy, and it only stores material with no potential to catch fire. In addition, such a building does not affect the adjacent property's utility, as it is more than 4 feet from that property.**

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

**The spirit and purpose of the regulation is to promote the full utility of the land and to ensure the safety of such usage. If no variance is granted, serious injuries might occur while carrying tools for work, which is a direct consequence that could have been prevented if the property has been allowed to be developed and utilized by a variance. In addition, as stated above, the building carries minimal risks of catching fire and does not intervene with the development of adjacent properties.**

**APPLICATION SUBMITTAL REQUIREMENTS**

- Applications without original signatures and all required documents and information will not be reviewed.
- The Zoning Board of Adjustment meets on the first Monday of each month, as needed.
- The application submittal deadline is 12:00 PM on the 15<sup>th</sup> of every month, prior to the next month meeting.
- If you have any questions about the process or and submittal requirements, please contact the Planning and Zoning Department at 817-743-4130

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**APPLICATION REQUIREMENTS CHECKLIST**

The following items are required with ALL Applications:

- Zoning Board of Adjustment application form
- Application Filing fee as required by the City of Keller
- Plot Plan or Survey
  - One paper copy of an exhibit that includes the following information.
    - Boundaries, dimensions, and square footage of the property
    - Location and dimensions of all existing and proposed buildings and structures
- Additional Information (Example: Drawings, photographs and/or other relevant information)

Dear Zoning Board of Adjustment,

I am writing about an accessory building case at 1940 Summer Ln, Keller, TX 76262, and this letter is intended to provide necessary information about the background and facts of the case.

My parents came from China, and my father is a handyman. After several injuries due to carrying heavy tools and materials from the back yard and the garage to his truck, he wanted to build an accessory building to prevent future injuries. Before building such a building, he consulted his religious leader about the requirements of FengShui in Taoism, and the location of the building is determined by the requirements established by Taoism's FengShui and the need to have a short distance from the driveway. Before committing to the development of the accessory building, my father carefully planned its location and dimensions. To prevent any risks of fire, he purposefully chose not to have any source of energy, such as electricity or natural gas, going into the building and intended to use the building to only store tools and materials with no potential to catch fire. However, due to their limited English ability and knowledge in the local requirements of the City of Keller (as we just moved here several months ago), he did not know a permit might be required for such a building and the specific setback requirements. After the building has been built, we received notices from the City informing us of a potential violation. He was very sorry about the issue, but after careful considerations, he found that it is impractical and unfair to fully obey the regulation word by word because:

- 1) The development of the property by adding an accessory building is to allow reasonable use of the land by preventing serious injury of carrying tools for work over long distances. Other locations of the building fully voided the intent and usefulness

of such an accessory building and might cause undue hardship and unnecessary risks of injury.

- 2) The belief in Taoism, which requires obeying FengShui, or Chinese geomancy, appoints this location as bringing good lucks. Removing this existing building is considered to be prohibited by the religion due to the potential to destroy the harmony around the area.
- 3) It is impractical to move the building such that it fulfills the literal requirements. The building could not be practically moved, thus the only option is to take it down, which violates No. 2.

I sincerely hope that the board would consider the above facts and grant the variance that would allow the reasonable development of the property and to prevent serious injury.

Kindest regards,

The Jing Family

7500 PENNINGTON CIRCLE  
ROWLETT, TX 75088

# SURVEY PLAT



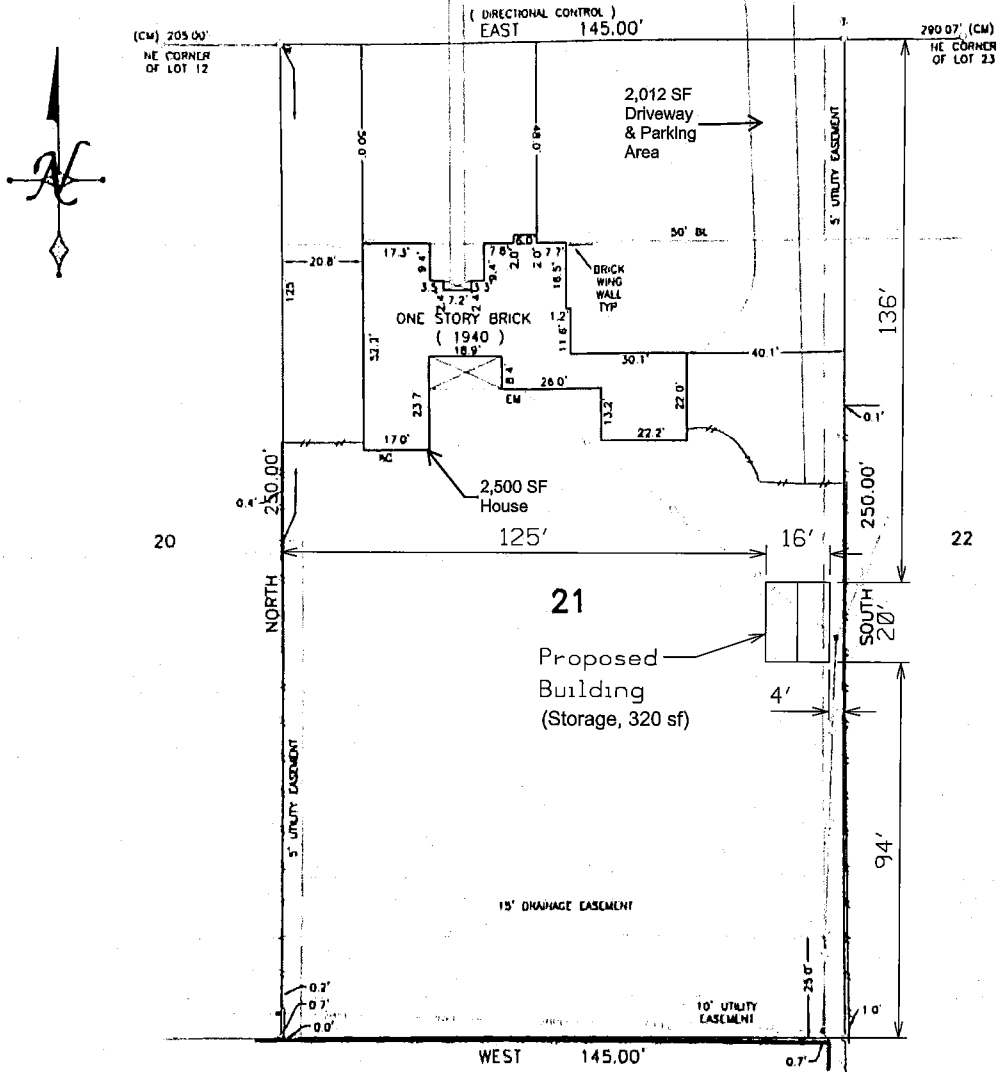
FIRM REGISTRATION NO 0184368

BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 1940 SUMMER LANE in TARRANT COUNTY, Texas. Being Lot 21, Block 2, of SUMMER RIDGE ESTATES, an Addition to Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-150, Page 29, Plat Records of Tarrant County, Texas.



## SUMMER LANE



PROPERTY SUBJECT TO  
EASEMENTS & RESTRICTIONS  
Volume 7247, Page 2380

ACCEPTED BY: \_\_\_\_\_

THIS PLAT IS NOT LEGIBLE  
BOUNDARY IS PER EVIDENCE FOUND  
ON SITE

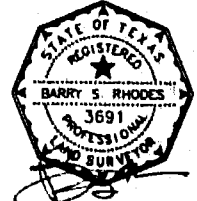
The plat herein is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat, the size, location and type of buildings and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements. TITLE AND ABSTRACTING WORK FURNISHED BY TITLE RESOURCES. THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

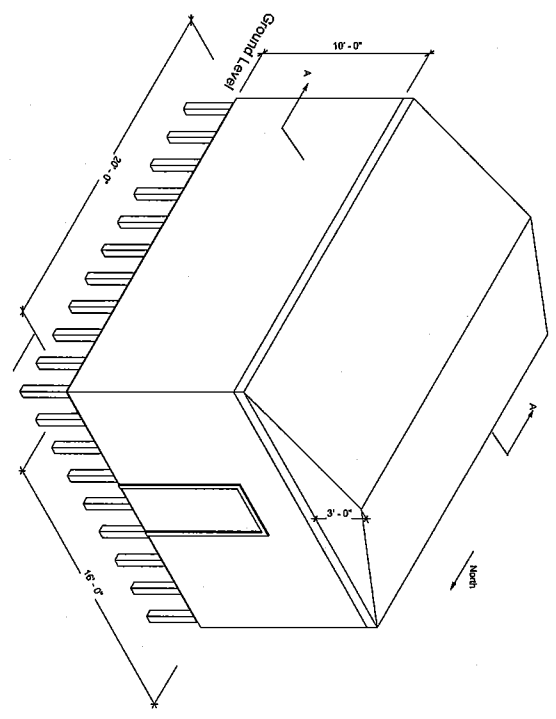
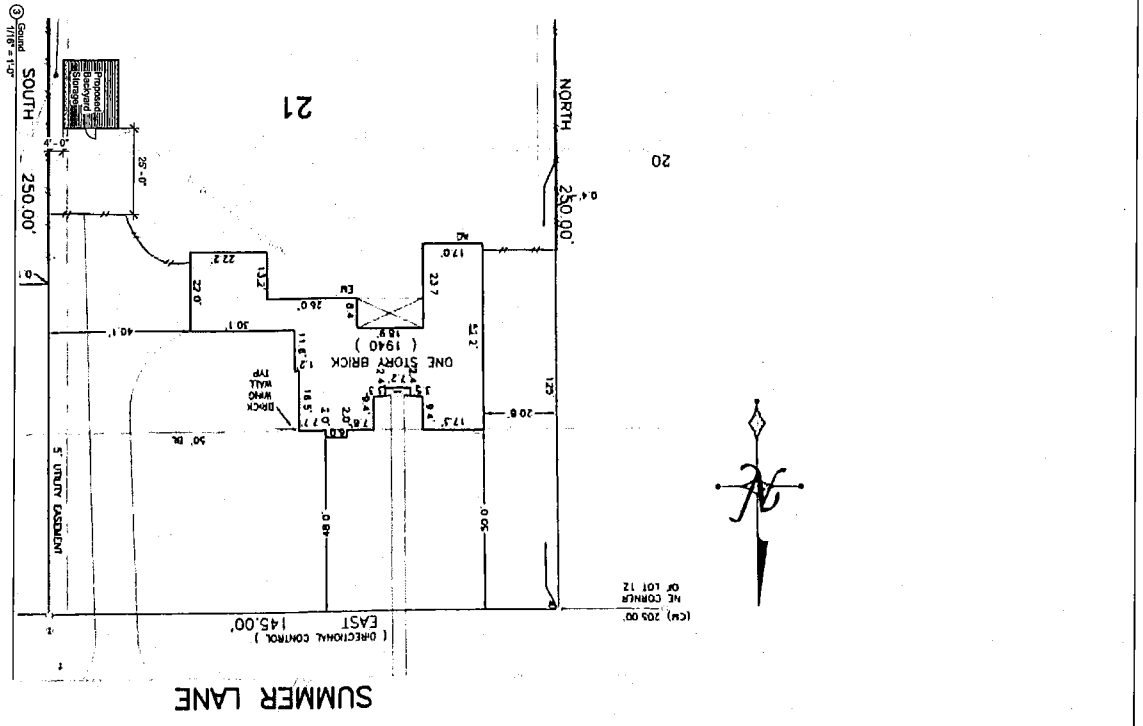
Scale: 1" = 30' USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR OWN RISK AND UNDERWRITTEN IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM. THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR TITLE RESOURCES.

Date: 08/29/2021  
G.P. No.: 21289  
Job no.: 202109019  
Drawn by: M.A.R.

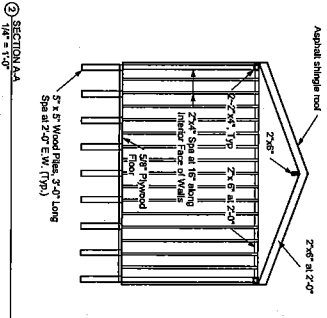
LEGEND	
WOOD PILE	---
STEEL PILE	---
CONCRETE PILE	---
...	...

TITLE RESOURCES





① Storage Room a Brick Vault



② SECTION A-A IN 1/8" = 1'-0"

www.autodesk.com/revit

Consultant Address Phone Fax	Consultant Address Phone Fax	Consultant Address Phone Fax	Consultant Address Phone Fax	Consultant Address Phone Fax
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No.	Description	Date

<b>Owner</b>	<b>Project Number</b>	
<b>Project Name</b>	<b>Issue Date</b>	
	<b>Author</b>	
	<b>Checker</b>	

Project number Date Drawn by Checked by	Project Number Issue Date Author Checker	<p><b>A 01</b></p> <p>As Indicated</p>
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Revit 5.0.1.22 2202/04