

Section 12.02 - Application Forms

ZONING BOARD OF ADJUSTMENT (ZBA) APPLICATION

SECTION 1. APPLICANT/OWNER INFORMATION
Please Print or Type

Applicant: Dean Whaley dean.whaley@ushealthgroup.com

Street Address: 1125 Dusk Dr.

City: Keller State: TX Zip: 76248

Telephone: (817) 996-5409 Fax: _____ E-mail: _____

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: Dean Whaley

Street Address: 1125 Dusk Dr.

City: Keller State: TX Zip: 76248

Telephone: 817-996-5409 Fax: _____ E-mail: _____

Signature of Applicant _____
Date: 2/20/2023

Signature of Owner _____
Date: 2/20/2023

SECTION 2. PROPERTY INFORMATION

Address of Request: 1125 Dusk Dr

Legal Lot(s): 23 Block(s): 5 Subdivision Name: Sunrise 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 Ordinance 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: _____

The code requires 15' setback from the back property line

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

Currently there is a shed less than 2 feet from the back fence and within the utility easement.

I would like to rebuild/replace the shed 7 feet away from the back fence outside the utility easement.

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:

With the exception of the shed, our home has been completely restored and updated. ~~We have spent an enormous amount of time and money updating our home for almost 20 years. We have completely updated the interior including the flooring, fixtures, counters, cabinets, hardware, baseboards, doors, appliances, lighting, etc.. In addition, we have completely remodeled the pool and worked hard on creating a lovely place both indoors and out where we may one day retire. We have been able to completely update and restore our home, with the exception of the shed. It continues to deteriorate.~~

~~The existing structure was there when we moved to the property in 2005. I suspect it was originally constructed around 1983.~~

~~Since moving in 18 years ago, I have continued to maintain and repair the shed as long as possible. The walls have been replaced along with the flooring, twice. Despite my best efforts, the base and floor of the structure have continued to rot over time. This shed has a created a home for racoons, armadillo's, and most recently a family of foxes. And, while I love the wildlife, it has also created a haven for rats and mice.~~

ARTICLE TWELVE
Unified Development Code

Adopted: December 4, 2008



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

~~My property is on the corner and a large percentage of the yard is either on the front or the side of the house (see attached). The backyard is relatively small compared to most others in the neighborhood.~~

~~The property also has a pool and pool equipment in the middle of the yard. Moving the shed 15 feet off the back property line would move the shed almost to middle of the property. We would have to redo the sprinkler system as well as take out 3 very large oak trees which help provide a lot of shade. Based on the shape of the yard, it would look out of place and somewhat ridiculous. Most importantly, it would also infringe on the pool and pool equipment.~~

~~So, trying to put the shed 15 feet from the back fence would not only cost 1000's of additional dollars, but it would look ridiculous and greatly diminish the property value.~~

~~The existing shed is 200 sqft. We have utilized just about all the of space with a lawn mower, spreader, tiller, power washer, a workbench, a pool cover and other miscellaneous items. And, it is our intention to one day to buy a zero turn lawn mower, hence the increase to 288 sqft.~~

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

~~There is an 8 foot fence along the back property line. The existing shed is less than 2 feet from the back fence and currently within the utility easement. The shed is barely visible by the neighbors.~~

I'm proposing to rebuild the shed to 7 feet from the back fence, which will be virtually hidden.

Drainage will not be a problem. I installed a french drain in the backyard years ago and eliminated any drainage problems.

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

In essence, the existing shed is dilapidated and beyond repair. I'm proposing the ~~removal of a health hazard and replacing it with a nice new shed.~~

I am proposing the removal of an existing structure less than 2 feet from the back fence and within the utility easement to rebuilding something 7 feet away from the back fence and outside the utility easement.

This would be a great upgrade for the property that is much more aesthetically pleasing and will not in any way infringe on the adjacent property. I'm not running a business out of it or building a mother-law quarters, I would just like to rebuild and replace this last remaining item from 1983.

Thank you for your consideration.

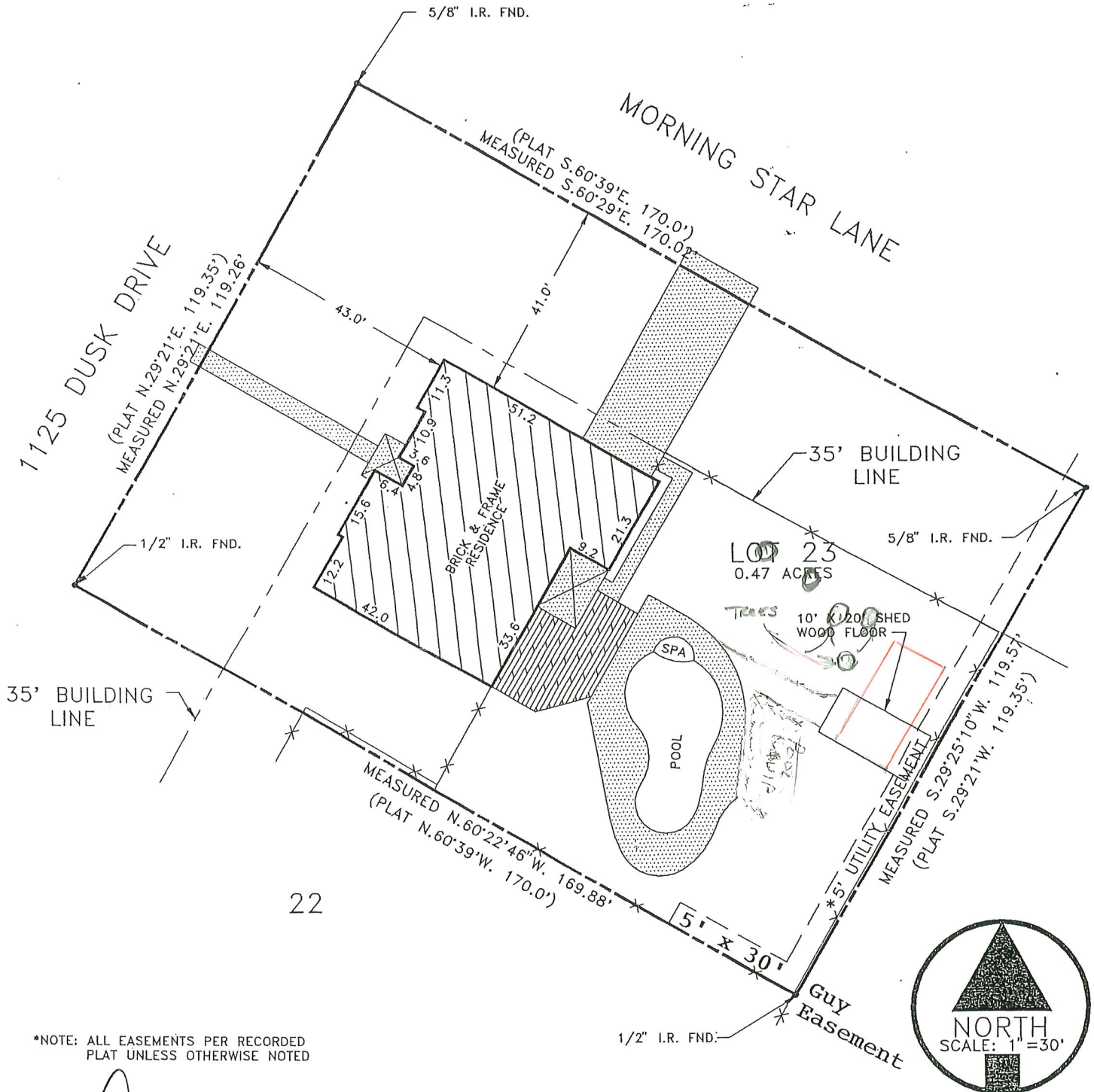
1125 Dusk Dr.



REFERENCE NO.: 36407
 MORTGAGE CO.:
 TITLE CO.: FIDELITY NATIONAL 1900 CENTRAL DR. SUITE A BEDFORD 76021
 PURCHASER:
 ADDRESS: 1125 DUSK DRIVE, KELLER, TEXAS

PROPERTY DESCRIPTION

Being Lot 23 in Block 5 of PHASE II, SUNRISE ESTATES, an Addition to the City of Keller, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-163, Page 82 of the Plat Records of Tarrant County, Texas.



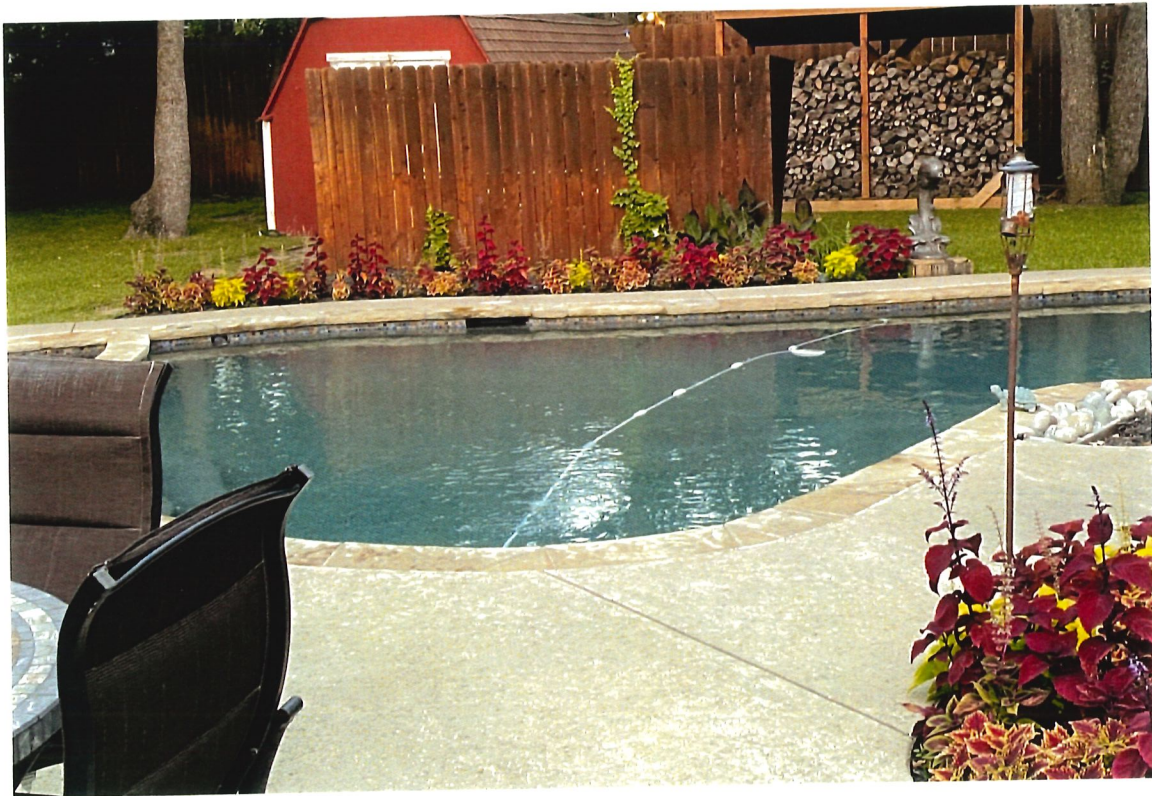
*NOTE: ALL EASEMENTS PER RECORDED PLAT UNLESS OTHERWISE NOTED



✓ *[Signature]*

✓ *[Signature]*













SALESMAN: Kevin Higgins

(817) 876-1587

Kevin@DFWShedCo.com

DFW Shed Co. 30-Day Quote Date

Monday, February 6, 2023

Building Construction Date:

DFWSC Model	ORCHARD
Size	12' x 24'
Exterior Side Wall Ht.	8'-0"
Interior Side Wall Ht.	7'-8"
Sq. Ft.	288
Base Price	\$8,982.00
BASE TOTAL	\$8,982.00

Roof Pitch	6/12
Rafter Length	80 1/2" @ 26 1/2 Deg.

CUSTOMER INFORMATION	
Name:	Dean Whaley
Address:	1125 Dusk Dr.
City, State, Zip:	Keller, Texas 76248
Phone:	817-996-5409
Email:	XXXXXXXXXX@XXXXXX.COM

OPTION DESCRIPTION	UNIT DESC	QTY/SQ FT	UNIT PRICE	LINE TOTAL
Concrete Slab	each	1.00	\$ 7,500.00	\$ 7,500.00
Radiant Barrier (4 Walls & Roof)	sq. feet	288.00	\$ 8.00	\$ 2,304.00
30-Yr. Architectural Shingles	sq. feet	288.00		\$ -
3' x 3' Window (No Grids)	each	2.00	\$ 369.00	\$ 738.00
Double Door Upgrade	each	1.00	\$ 249.00	\$ 249.00
Extra 36" Prefab Door w/ Window & Deadbolt	each	1.00	\$ 429.00	\$ 429.00
LINE ITEMS TOTAL				\$ 11,220.00

Painting by DFWSC: **YES** Painting Cost: **\$975.00** Shingles: **25 Year 3 - Tab: Weathered Gray**

COMMENTS: **6'W x 6'6"H Double Doors Centered On 12' Gable End That Faces xxxxxx.**

Install 36" x 80" Right-In-Swing Pre-Hung Door On 24' Side Wall That Faces xxxxxx.

Install One 3x3 Window On 12' End Opposite Double Doors.

Install Other 3x3 Window TBD.

Suggested Paint: 5 Gallons Exterior Latex w/ Primer, Semi Gloss & 1-2 Quarts Oil Based Enamel (For Steel of Dbl. Doors & Trim)

ESTIMATED PRICE OF CUSTOMIZATIONS

Discount Applies	YES	Material Surcharge:	YES	Discounted Base Total:	\$ 8,532.90
Discount %:	5.0%	Percentage:	10.0%	Line Items Total:	\$ 11,220.00
				Customizations	\$ -
				Sub Total	\$ 19,752.90
				Tax:	
				Surcharge:	\$ 1,225.29
				Painting:	\$ 975.00
				Cash/Check Price:	\$ 21,953.19



RESIDENTIAL ACCESSORY BUILDING PERMIT APPLICATION

BUILDING SERVICES

FORM #1403

DATE 2/20/2023

PERMIT NO. _____

Before submitting, please check with the Planning division to ensure that you are platted. All residential building applications will be rejected if the property is not platted. Please call 817-743-4130 or email communitydevelopment@cityofkeller.com to confirm this information.

LEGAL DESCRIPTION OF PROPERTY

STREET ADDRESS 1125 DUSK DR

LOT _____ BLOCK _____ SUBDIVISION _____ PHASE _____

DESCRIPTION OF PROJECT

FIRE SUPPRESSION INSTALLATION _____ YES NO

(A fire sprinkler system is required for 6,000 square feet or greater or if the home is located on a single point of access driveway, street or cul-de-sac longer than 600 ft.)

REPAIR + REBUILD EXISTING SHED

CONSTRUCTION VALUE \$ \$21,000 APPROX.

TOTAL SQUARE FEET 288

SUBCONTRACTORS REQUIRED TO BE REGISTERED WITH CITY PRIOR TO ISSUANCE OF PERMIT

- Electrical Contractor: _____
- Plumbing Contractor: _____
- Mechanical Contractor: _____

ELECTRIC UTILITY PROVIDER check one

- Oncor Electric
- Tri-County Electric

PERMIT APPLICANT INFORMATION

Contractor KEVIN HIGGINS E-Mail Address _____

Address 1125 DUSK DR Phone / Cell # 817 996 5409

City/State/Zip KELLER, TX 76248 Fax # _____

Homeowner DEAN HALLBY Phone 817 996 5409 Email Address _____

Signature of Permit Applicant _____

Please Print Name _____

Building Permit Fee	\$ _____	Electrical Fee	\$ _____
Plan Review Fee	\$ _____	Mechanical Fee	\$ _____
Contractor Registration	\$ _____	Plumbing Fee	\$ _____

Released for Construction _____ Date _____

Revised 2.25.22