

EXHIBIT A – UDC VARIANCE REQUEST

Project: 138 S. College Street, Keller, Texas 76248

Zoning: SF-8.4

Variance Requested

Approval of a variance from UDC Section 8.11(4)(c) to allow approximately 41% main building lot coverage in lieu of the 35% maximum permitted under SF-8.4 zoning.

Area Analysis Summary

- Lot Size: 5,700 SF
- Maximum Allowed Coverage (35%): 1,995 SF
- Proposed Main Building Footprint: 2,349 SF
- Proposed Coverage: ~41%
- Variance Requested: +354 SF
- UDC Reference: Section 8.11(4)(c)

Hardship Justification

The hardship is created by the existing lot size and configuration, which is substantially smaller than the typical 8,400-square-foot lots contemplated by the SF-8.4 zoning district. Strict compliance would require elimination of functional and customary building elements. The hardship is not self-created.

Neighborhood Compatibility

The proposed residence is consistent in scale, massing, and character with surrounding homes and complies with all other SF-8.4 requirements including setbacks, height, and minimum dwelling size.

Reference Comparison

This request is substantially similar to the previously approved UDC variance for 144 S. College Street, which involved the same zoning, lot size, and proportional hardship.

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