

UDC-21-0009



VARIANCE TO THE UNIFIED DEVELOPMENT CODE (UDC) APPLICATION

SECTION 1. APPLICANT/OWNER INFORMATION Please Print or Type

Applicant/Developer: GPLM LLC
 Street Address: P.O. BOX 93984
 City: SOUTH LAKE State: TX Zip: 76092
 Telephone: 817.748.2669 Fax: _____ E-mail: MIKE@GARAGEOJIAN.US
 Applicant's Status: (Check One) Owner Tenant Prospective Buyer

Property Owner must sign the application or submit a notarized letter of authorization.

Owner: GPLM LLC
 Street Address: P.O. BOX 93984
 City: SOUTH LAKE State: TX Zip: 76092
 Telephone: 817.748.2669 Fax: _____ E-mail: MIKE@GARAGEOJIAN.US
 Signature of Applicant: [Signature] Signature of Owner: [Signature] Printed Name of Owner: MIKE GARAGEOJIAN
 Date: 10/26/21 Date: 10/26/21

SECTION 2. VARIANCE REQUEST(S) INFORMATION

Address or Legal Description: 1840 E. HIGHLAND DRIVE
 Lot(s): 27 Block(s): _____ Subdivision Name: HIGHLAND TRAIL
 Justification for Requested Variance(s): SEE ATTACHED

**A detailed letter of justification and/or exhibits shall accompany this application.
One or more variances can be requested with this application.**



October 26, 2021

RE: 1840 East Highland Drive Variance Request

City Of Keller

Request 1. Change Minimum Dwelling Size To 2,000 sqft vs 2,400 sqft. 2,000 sqft meets the minimum dwelling size allowed in the SF-15 Zoning Ordinance regulations. This is more appropriate for lots the size of those in Highland Terrace.

Request 2. Change Maximum Lot Coverage To 35% by Main buildings vs 30%. 35% o dwelling coverage will meet the lot coverage regulation found in SF-8.4, SF-10, SF-12 and SF-15 zoning districts. This variance should allow for the construction of single-story homes which are currently prohibited by the existing SF-36 regulations.

Request 3. Maximum Lot Coverage- 55% total coverage vs 50%. 55% recognizes that a lot zoned 8.4 would have approximately 4,200 sqft of total lot coverage by code. Even at 55% our site will have a lot coverage of approximately 3,500 sqft. These lots are smaller than the smallest single family zoning district in Keller and are being mandated to have dwellings much larger than similar size lots in Keller. Adjustment of lot coverage provides the much-needed relief appropriate for lots our size.

Request 4. Change Minimum Front Yard Set Back to 25' from 35'. This will allow for a home layout and position more in line with lot sizes in the SFR 8.4 and SFR 10 zoning districts which are most closely related in size to the existing lots in Highland Terrace.

Request 5. Change Minimum Front Set Back To 25' from 35' in accordance with Article 8' Section 8.03 C..4.b. states the following;

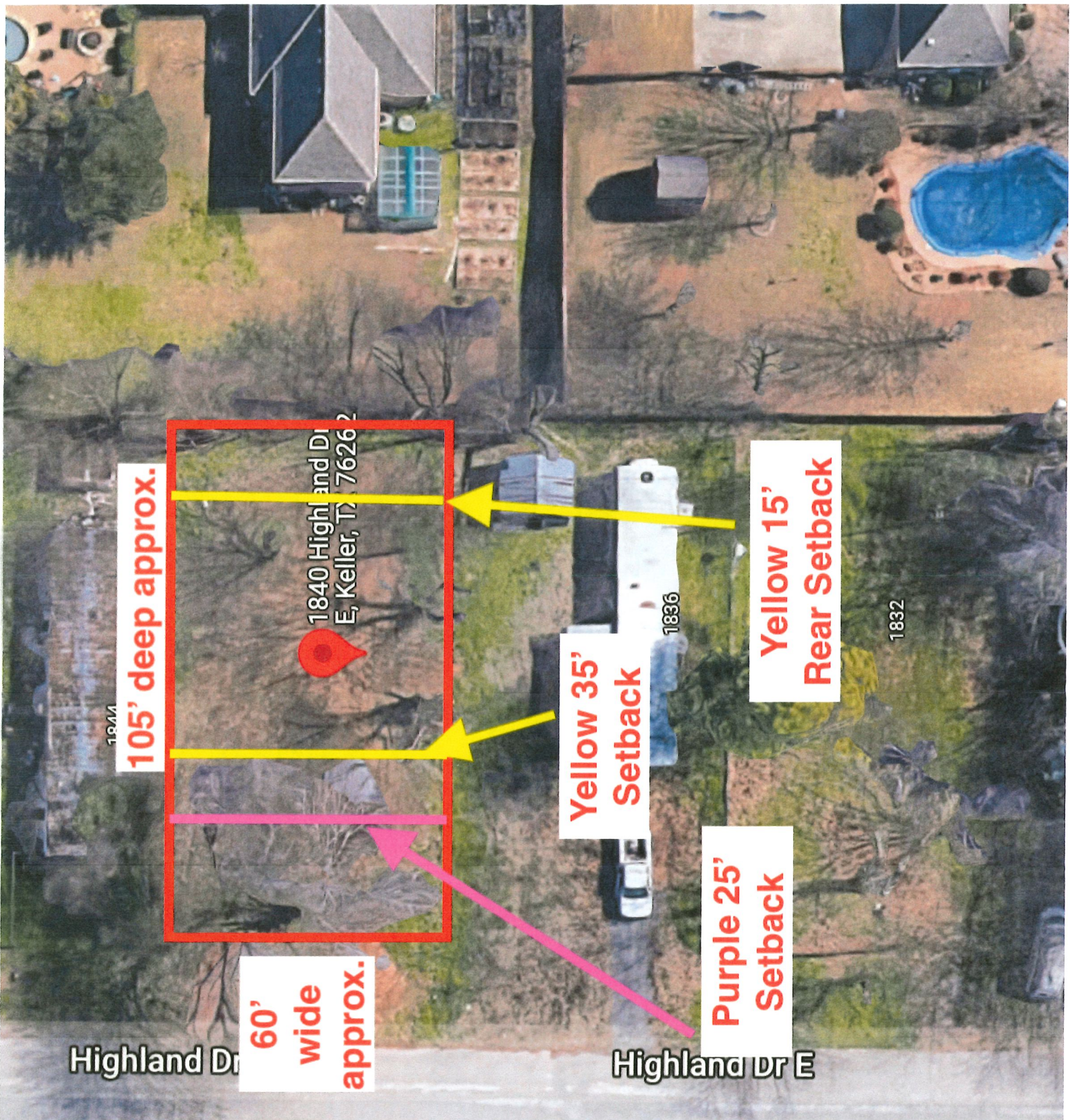
“Special exceptions for building setbacks may be made for properties of exceptional topography or necessary finished floor elevations to aid in screening when standard setbacks create a looming effect over a neighboring property. This determination will be made by the DRC. Decisions of the DRC may be appealed to the City Council for a final decision.”

It is our contention that with a 2,000 sqft dwelling size (assuming variance 1 is granted) that a proposed home will have a “looming” effect over neighbors’ properties with a 35’ front yard setback. The UDC refers to DRC for relief on this however as this relief is specifically denoted in the UDC and Council has the final say, it is appropriate to have this as part of our total variance request.

A handwritten signature in blue ink, followed by the date "10/26/21" written in blue ink.

GarabedianProperties.com

Mike@Garabedian.us



1840 Highland Dr
E, Keller, TX 76262

105' deep approx.

60' wide approx.

Yellow 35' Setback

Yellow 15' Rear Setback

Purple 25' Setback

Highland Dr

Highland Dr E

1844

1836

1832