



SPECIFIC USE PERMIT (SUP) APPLICATION

SECTION 1. APPLICANT/OWNER INFORMATION

Please Print or Type

Applicant/Developer: Stephen O'Roark
Street Address: 336 S Pearson
City: Keller State: TX Zip: 76248
Telephone: 214-392-8453 Fax: _____ E-mail: [REDACTED]
Applicant's Status: (Check One) Owner Tenant Prospective Buyer

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

Owner: Stephen O'Roark
Street Address: 336 S Pearson
City: Keller State: TX Zip: 76248
Telephone: 214-392-8453 Fax: _____ E-mail: [REDACTED]

[Signature]
Signature of Applicant
Date: 6/7/2022

[Signature] Stephen O'Roark
Signature of Owner Printed Name of Owner
Date: 6/7/2022

SECTION 2. PERMIT REQUEST INFORMATION

Property Location: 336. S Pearson, Keller, TX 76248
Legal Description:
Lot(s): 1 Block(s): A Subdivision Name: Rockwell Addition
Unplatted Property Description:
Abstract Name & Number: _____ Tract Number(s): _____
If property is not platted, please attach a metes and bounds description.
Current Zoning: SF-36 Proposed Zoning: No change
Current Use of Property: Single Family Home
Proposed Use of Property: Single Family Home

Stephen O’Roark
336 S Pearson
Keller, TX 76248
214-392-8453

Letter of Application for Special Use Permits

Property: 336 S Pearson

Zoned: SF-36

Lot size: Approximately 88,000 sq feet or 2 acres

Special Use Permit Requested: Accessory Dwelling of 1356 square feet

Lot Coverage Under Roof after addition of this Accessory Dwelling: Approximately 7.1%

Request for Special Use Permit for an Accessory Dwelling Unit

We would like to add an Accessory Building of 1356 Square Feet as a 2 bedroom, 2 bath space for my mother to reside and help care for our three small children. We have been calling it the “Casita”.

There is currently a 620 square foot storage building near the south property line that will remain. There is also a small shed just west of our primary home that will be demolished and removed, possibly leaving an open patio for our use. The two accessory buildings together will total 1976 square feet, which meets the requirement of being less than half the square footage of our home, which is 4025 square feet including the garage, or 4257 square feet including the covered patio. The lot coverage for the total under roof of the primary home, the storage building, and the new accessory dwelling all together will be 7.1%.

This accessory dwelling would meet the city requirements and be constructed under a building permit by a builder registered with the city. It will be about 130 feet from the front property line and about 35 feet from the north side property line, well within the property setbacks. It will be located about 30 feet behind the front building line of the primary home, and about 10 feet from the primary home.

The “casita” will be constructed of similar brick, siding, shingles, windows, and paint as the primary home. The east and north sides, which are visible from the street and the adjacent neighbor to the north, will have a brick façade, while the sides facing the home and the back of the lot will be siding similar to our primary home.

Our property has one neighbor to the south who has said they have no objection to the accessory building. The three properties to the north are owned by one party and are occupied by tenants, but we have made contact with the owner who had no objection by phone after a brief description. An email was sent to them on June 3. Across the street are several businesses, which are in the city of Southlake, including Posey Plumbing and Crossfit Training. Behind our two acres is a creek. Beyond that is housing which is not visible from our property.

There will also be additional landscaping in front of the accessory building. And we may be adding some additional paving at the end of our existing driveway for parking for my mother.

Thank you for considering this Request for a Special Use Permit.

Request for Special Use Permit to Exceed 50% of the Primary Home square footage

Since designing this “casita”, we have learned that the city uses only air-conditioned square footage of the main home in calculating the allowable square footage for the two accessory buildings. The tax data shows the AC square footage as 3625. Fifty percent of that is 1813 square feet. The tax data shows the storage building as 640 (instead of 620), leaving 1173 square feet available for the Accessory Dwelling we have requested. Using that data, at 1356 square feet, we are 183 square feet larger than the 50% mark. The ADU was designed using doorways and hallways similar to the over 55 apartment where my mother lives, as we want her to be able to use this space even if it becomes necessary for her to use a walker or other mobility equipment. We also made it a simple rectangle to reduce costs. We would like to request a second SUP to allow us to exceed the 50% mark by 183 square feet, which is approximately 10%. And the lot coverage for the total under roof of all three buildings is still only 7.1%

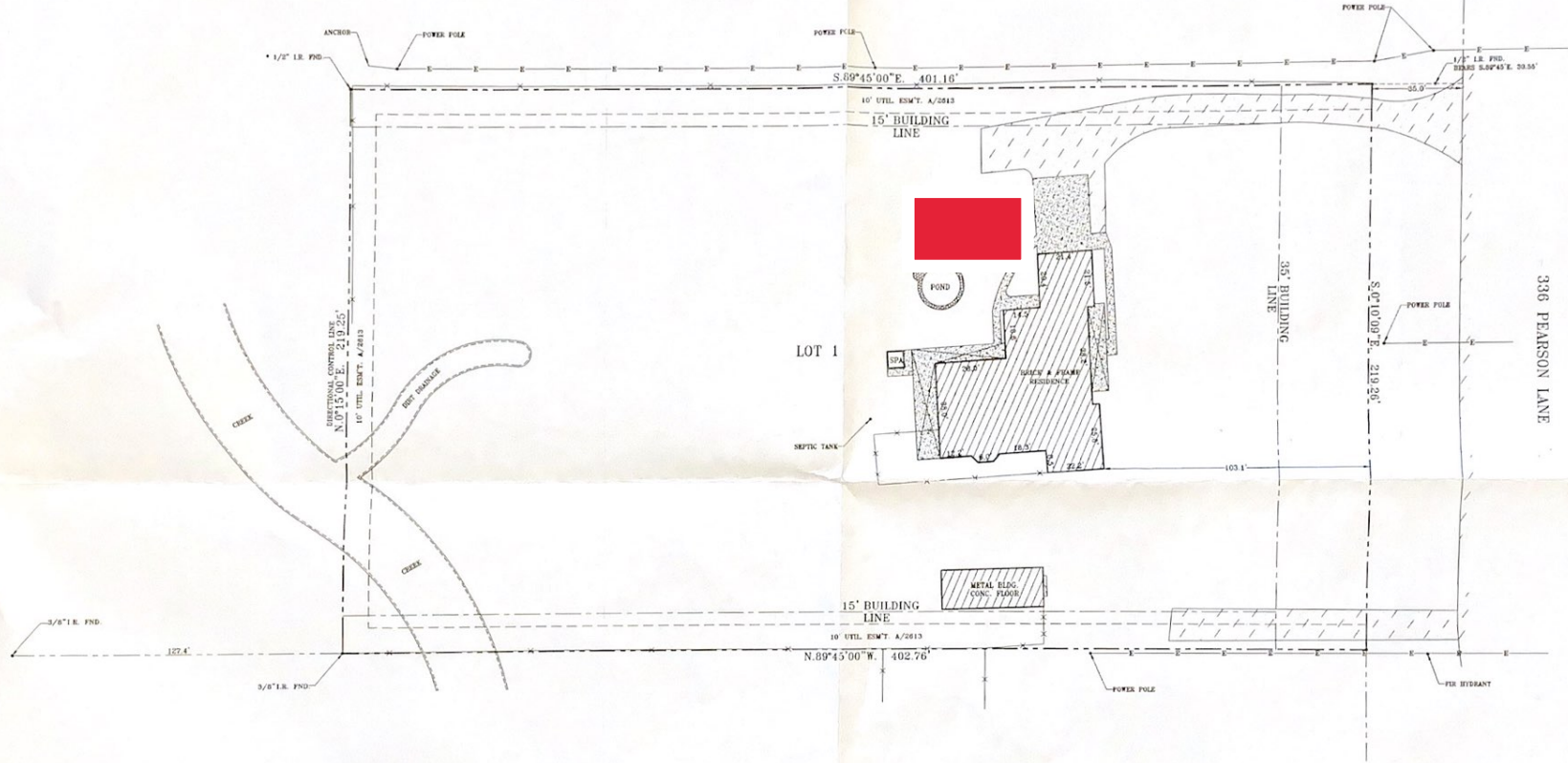
Thank you for considering these Requests for a Special Use Permit.



Stephen O'Roark

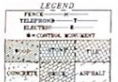
REFERENCE NO 105429
 LENDER: AEGIS WHOLESALE LOAN CORP.
 TITLE CO: ALAMO TITLE GFF 65-301680
 ENCLOSURE: BURNS
 DATE: 7-23-95

PC & TM HERNANDEZ FAMILY TRUST
 11065/1736
 DISTCT



RANDAL D. SNOW
 11674/1665
 DISTCT

NOTE: FENCES OFF LINE AS SHOWN.
 NOTE: BASIS OF BEARINGS FOR THIS SURVEY FROM DATA PROVIDED BY THE RECORDED PLAT.



PROPERTY DESCRIPTION: Lot 1, Block A, ROCKWELL ADDITION, an Addition of the City of Keller, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 2813, Plat Records, Tarrant County, Texas.

SURVEYOR'S STATEMENT: The undersigned Registered Professional Land Surveyor has prepared this survey for the exclusive use of the herein named purchaser, lender and title company only. The title commitment, referenced by the CF number shown herein, and provided by said title company was relied upon for the preparation of this survey. No other abstracting was performed. The undersigned acknowledges that this survey was conducted by the surveyor or under his supervision on the date shown herein. This plat of survey and the property description set forth herein are a true representation of facts found at the time of an actual on-the-ground survey, there are no visible, above ground encroachments, or projections, except as shown. The use of this survey by any parties other than those named above for any other purposes shall be at the user's own risk and any loss resulting therefrom shall not be the responsibility of the undersigned. Unauthorised use is not permitted without the express written permission of Dewey Land Surveyors, Inc.

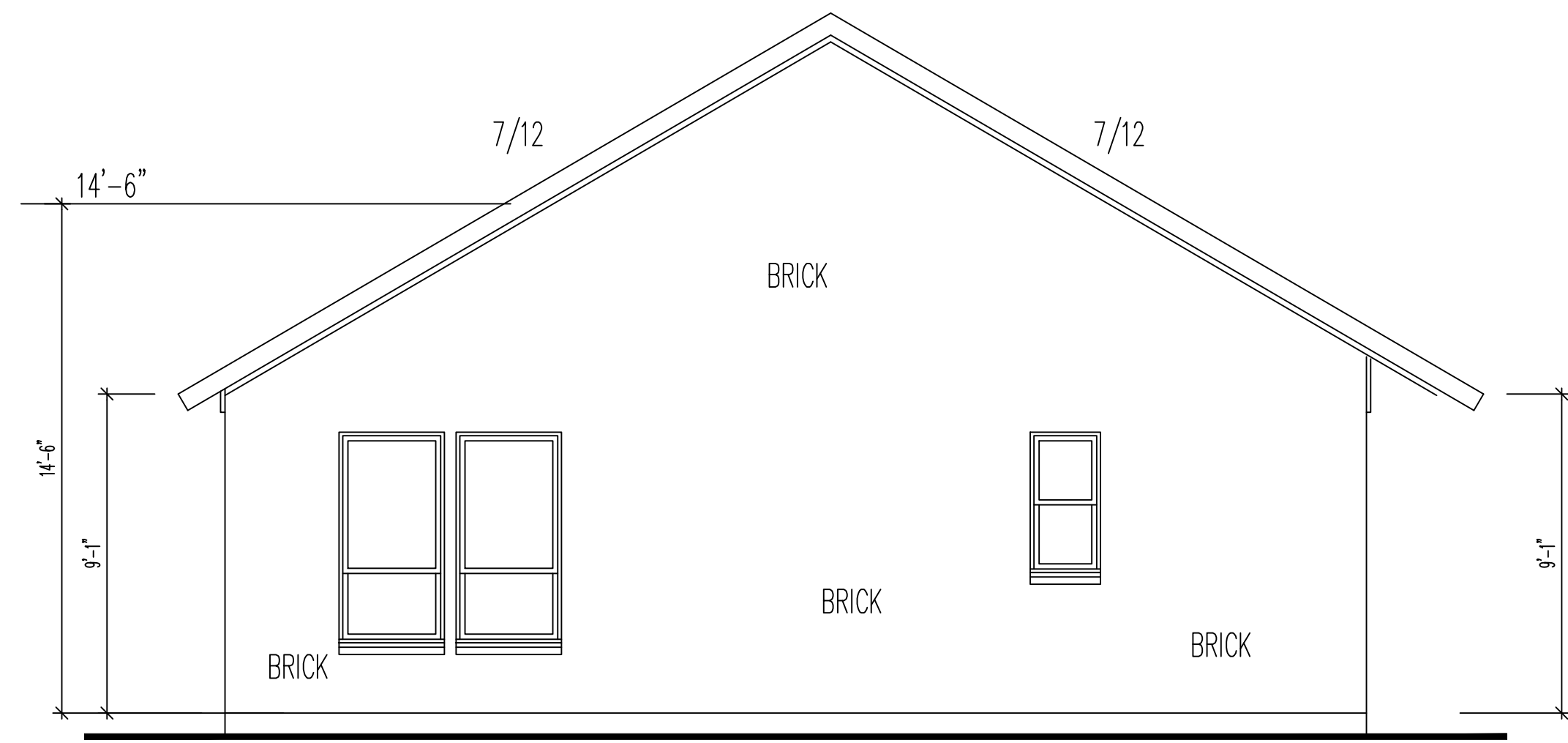


Randal D. Snow
 RANDAL D. SNOW, R.P.L.S., No. 11674
 6850 MANHATTAN BLVD. SUITE 310
 FORT WORTH, TEXAS 76120
 (817) 623-0958

CHECKED BY: *LL* DRAWN BY: *LL* COPYRIGHT © 2006 DEWEY LAND SURVEYORS, INC. ALL RIGHTS RESERVED.

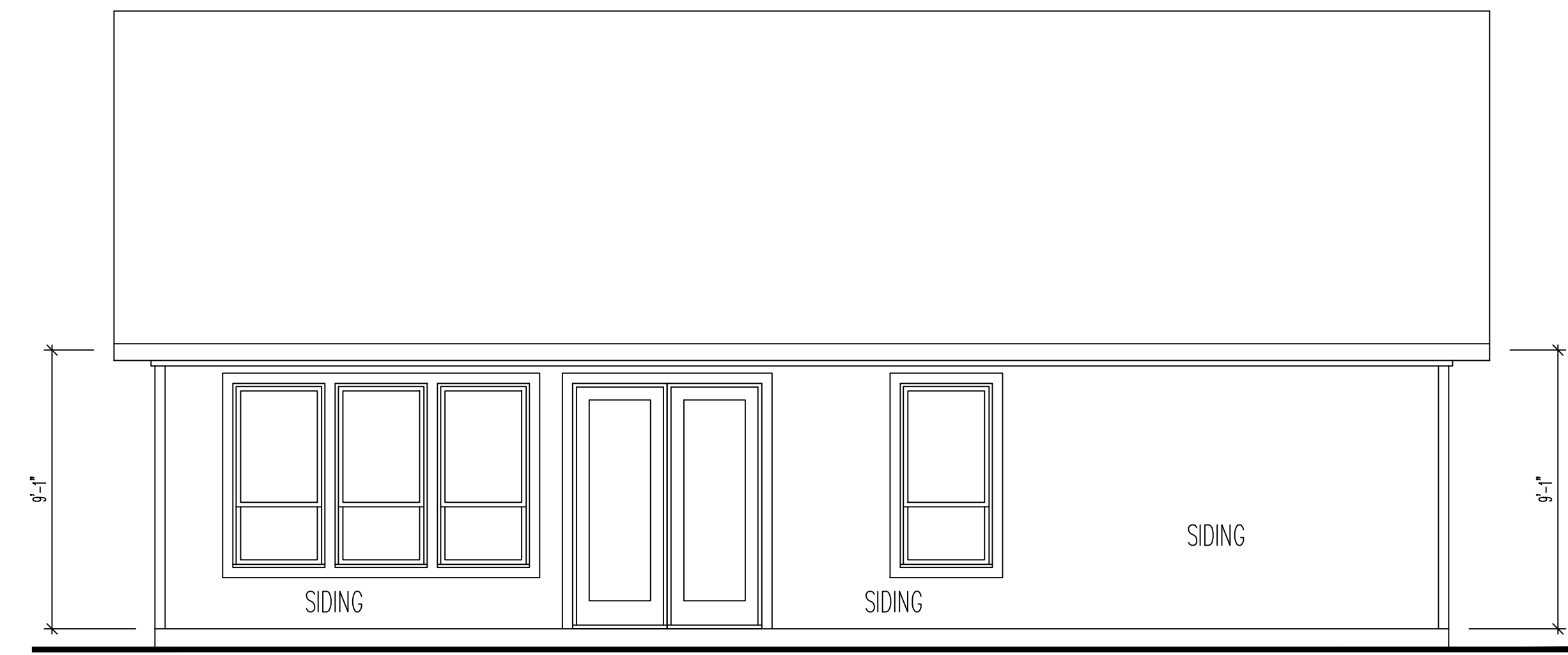


THIS SURVEY IS ONLY VALID WITH AN APPROPRIATE SIGNATURE AND EXHIBIT SEAL.



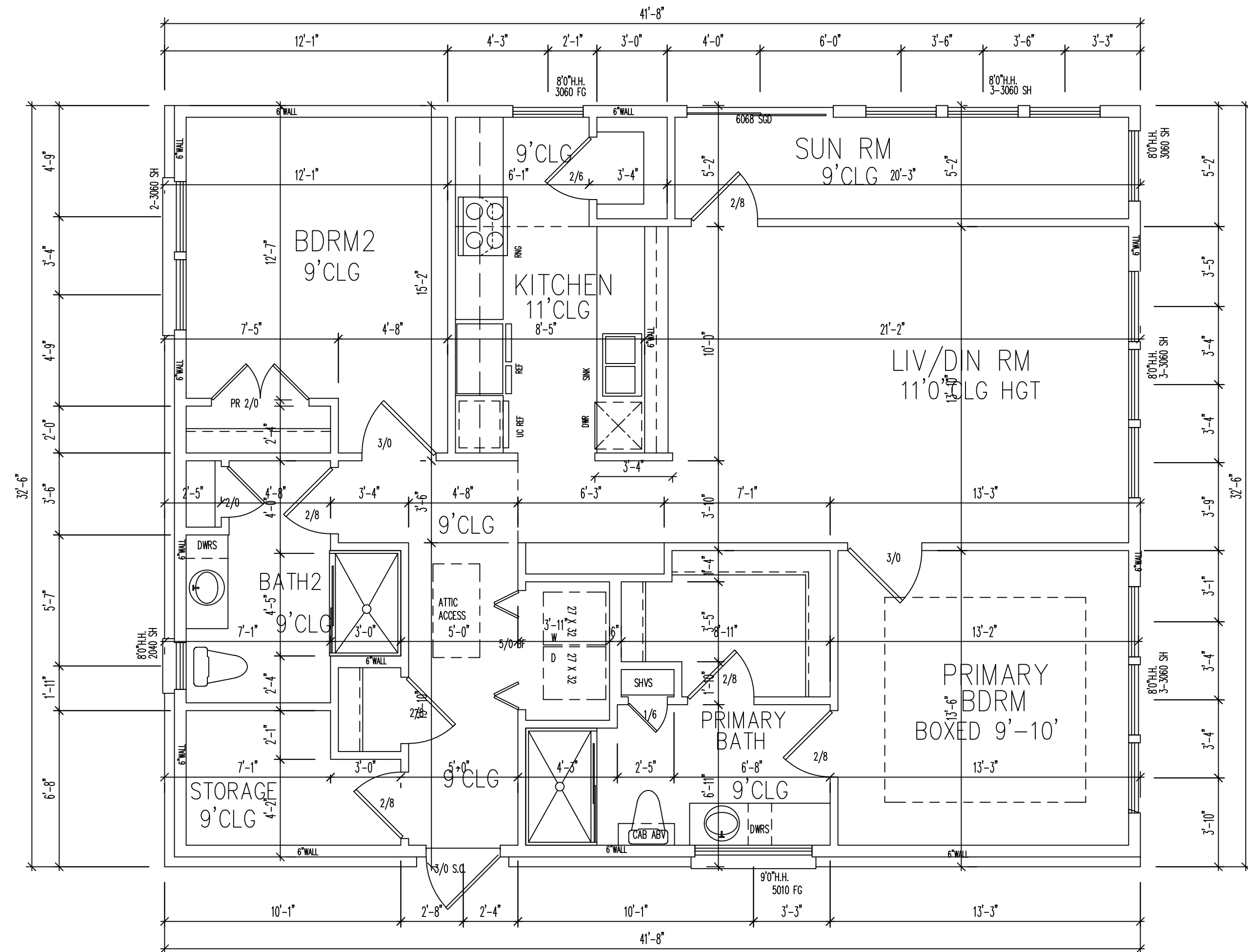
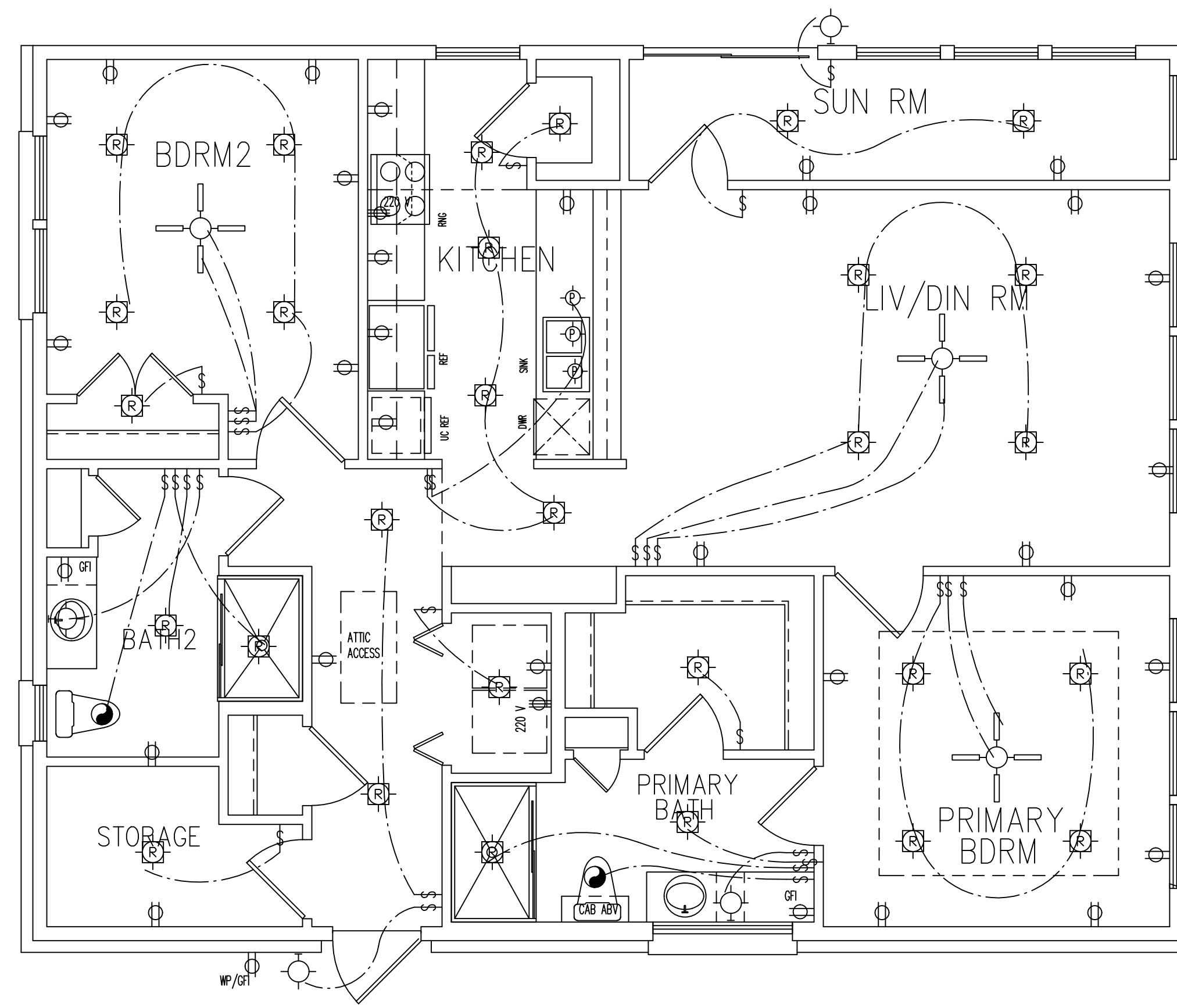
FRONT ELEVATION

SCALE 1/8" = 1'-0"



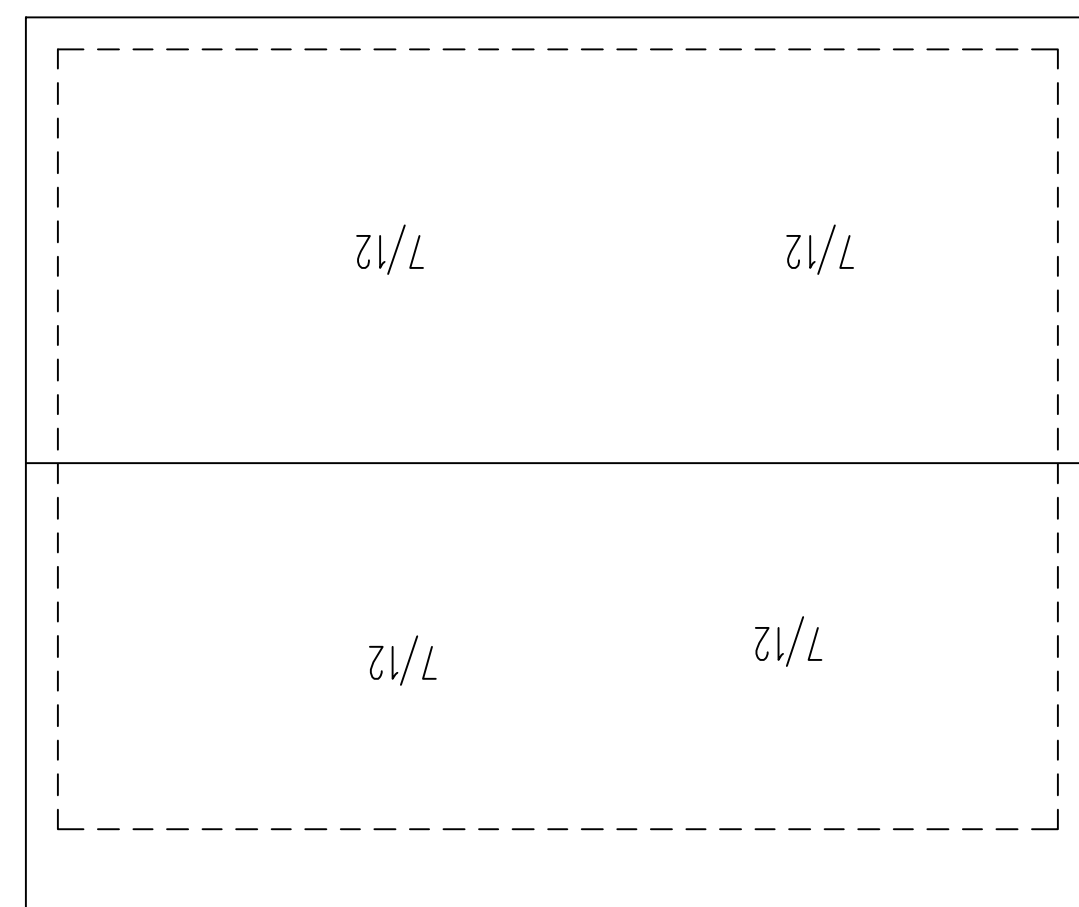
LEFT ELEVATION

SCALE 1/8" = 1'-0"



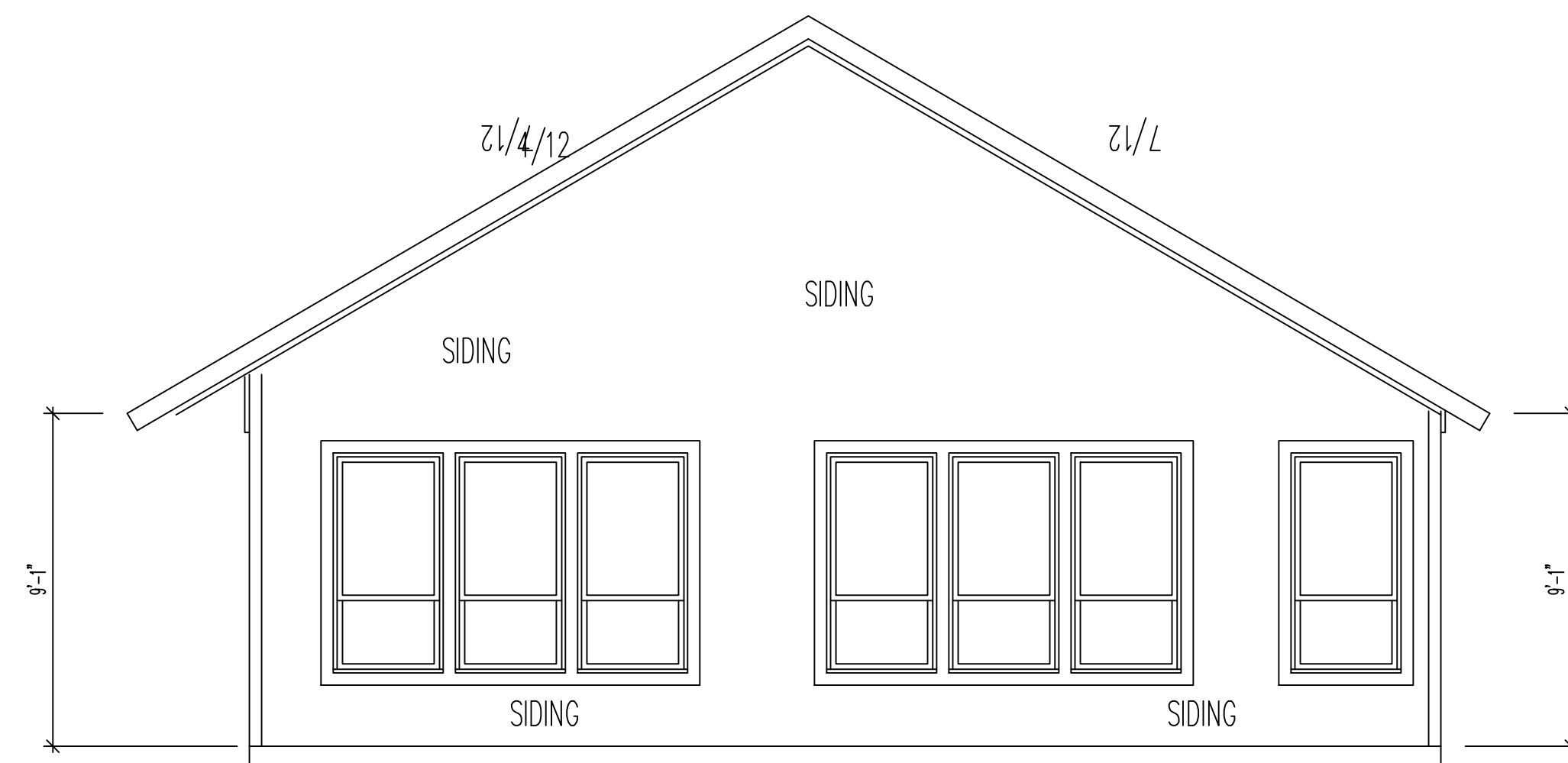
FLOOR PLAN

SCALE 1/4" = 1'-0"



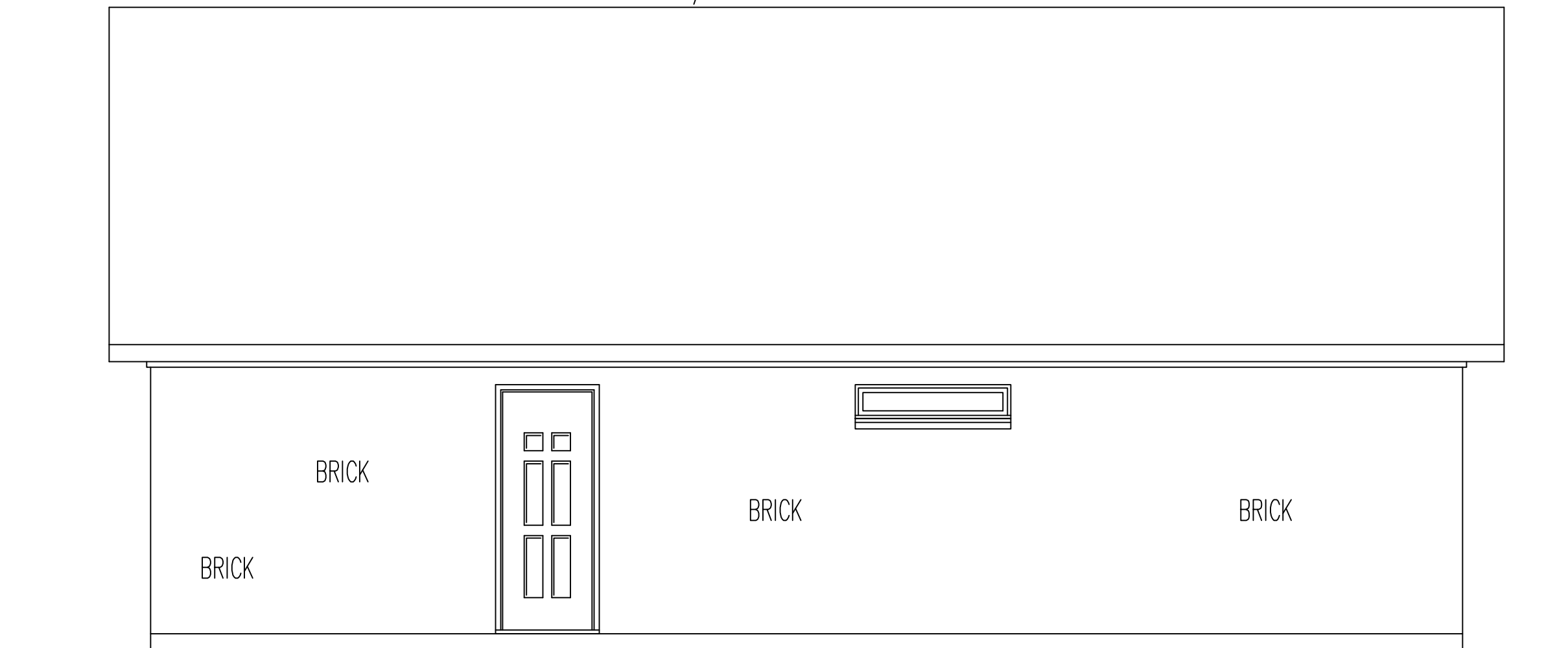
ROOF PLAN

SCALE 1/8" = 1'-0"



REAR ELEVATION

SCALE 1/8" = 1'-0"



RIGHT ELEVATION

SCALE 1/4" = 1'-0"

TITLE
336 S. PEARSON
FLOOR PLAN

RANDY
BURGESS
 BURGESS DESIGN GROUP
 5514 CR. 437
 PRINCETON, TEXAS 75407
 469-460-5219

DRAWN BY: DRB
 DATE: 6-5-22
 REV No. DATE

SUBDIVISION / PLAN

JOB No.
SCOTT
 PEARSON
 SHEET No.

SQUARE FOOTAGE
 1356 AC SF

336 S. PEARSON

A1

of 1

From: "Stephen O'Roark" [REDACTED]
Subject: Fwd: SUP 336 S Pearson Lane
Date: Wed, June 1, 2022 7:04 pm
To: "Nancy Scott" [REDACTED]

See below from Reid Cloy, the owner of the property south of ours.

----- Forwarded message -----

From: **Reid Cloy** [REDACTED]
Date: Wed, Jun 1, 2022 at 1:43 PM
Subject: Re: SUP 336 S Pearson Lane
To: Stephen O'Roark [REDACTED]

No objections here.

Sent from my iPhone

> On Jun 1, 2022, at 1:36 PM, Stephen O'Roark [REDACTED] wrote:
>
>
> Good Afternoon Mr. Reid Cloy,
>
> We are preparing to submit a special use permit request to the City of Keller to build a small accessory building for my mother to live in and help care for our children.
>
> The structure will be near the north west corner of our current home. As the current owner of 404 S Pearson Ln, do you have any objections to us filing for this permit?
>
> Sincerely,
> Stephen O'Roark

Attachments:

untitled-[1].plain	
Size:	0.8 k
Type:	text/plain

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