

## VARIANCE TO THE UNIFIED DEVELOPMENT CODE (UDC) APPLICATION

### SECTION 1. APPLICANT/OWNER INFORMATION

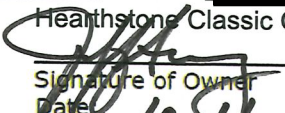
Please Print or Type

Applicant/Developer: Hearthstone Classic Custom Homes Corp  
Street Address: 1306 Worthington Street  
City: Grapevine State: TX Zip: 76051  
Telephone: 682-240-9847 Fax: \_\_\_\_\_ E-mail: \_\_\_\_\_  
Applicant's Status: (Check One) Owner ☒ Tenant ☐ Prospective Buyer ☐

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

Owner: Hearthstone Classic Custom Homes Corp  
Street Address: 1306 Worthington Street  
City: Grapevine State: TX Zip: 76051  
Telephone: 682-240-6857 Fax: \_\_\_\_\_ E-mail: \_\_\_\_\_

  
Signature of Applicant  
Date: 10-11-2023

  
Hearthstone Classic Custom Homes Corp  
Jeff Avery, President  
Signature of Owner Printed Name of Owner  
Date: 10-11-2023

### SECTION 2. VARIANCE REQUEST(S) INFORMATION

Address or Legal Description: 1828 Highland Drive E.  
Lot(s): 24 Block(s): --- Subdivision Name: Highland Terrace Mobile Home Park

Justification for Requested Variance(s): Please see attached for justification

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

# Variance Request - October 11, 2023

Property:

1828 Highland Drive E.  
Lot 24, Highland Terrace Mobile Home Park

Owner/Applicant:

Hearthstone Classic Custom Homes Corp  
Jeff Avery, President

Owner is submitting a Unified Development Code Application for a variance request on the lot noted above in the Highland Terrace Mobile Home Park. The specific variances requested are as follows:

1. Reduce Front Yard Setback to 25' in lieu of the 35' allowed under SF-36 regulations.
2. Decrease minimum dwelling size to 2000sf in lieu of the 2400sf minimum allowed under SF-36 regulations.
3. Increase the maximum main building lot coverage to 35% in lieu of the 30% allowed under SF-36 regulations.
4. Increase the maximum lot coverage to 55% in lieu of the 50% allowed under Sf-36 regulations.

The regulations demanded in the SF-36 Ordinance are intended for "large parcels of land used for agriculture and single-family residential homes" on lots of 36,000sf and larger. Lot 24 is only 6552sf and is burdened with a severe hardship when forced to comply with those regulations. Approval of this variance will go a long way to alleviate the hardships imposed by these four regulations.

Please note that City Council has previously approved granting these four variances of more than seventeen Highland Terrace properties.

Respectfully,



Jeff Avery, President

Hearthstone Classic Custom Homes Corp



# 1828 Highland Drive E.

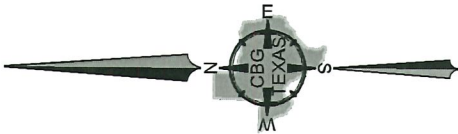
Lot 24, Highland Terrace Mobile Home Park, an addition to the City of Keller, Tarrant County, Texas, according to map or plat thereof recorded in Volume 388-55, Page 50 of the Plat Records of Tarrant County, Texas.

TRINITY TITLE

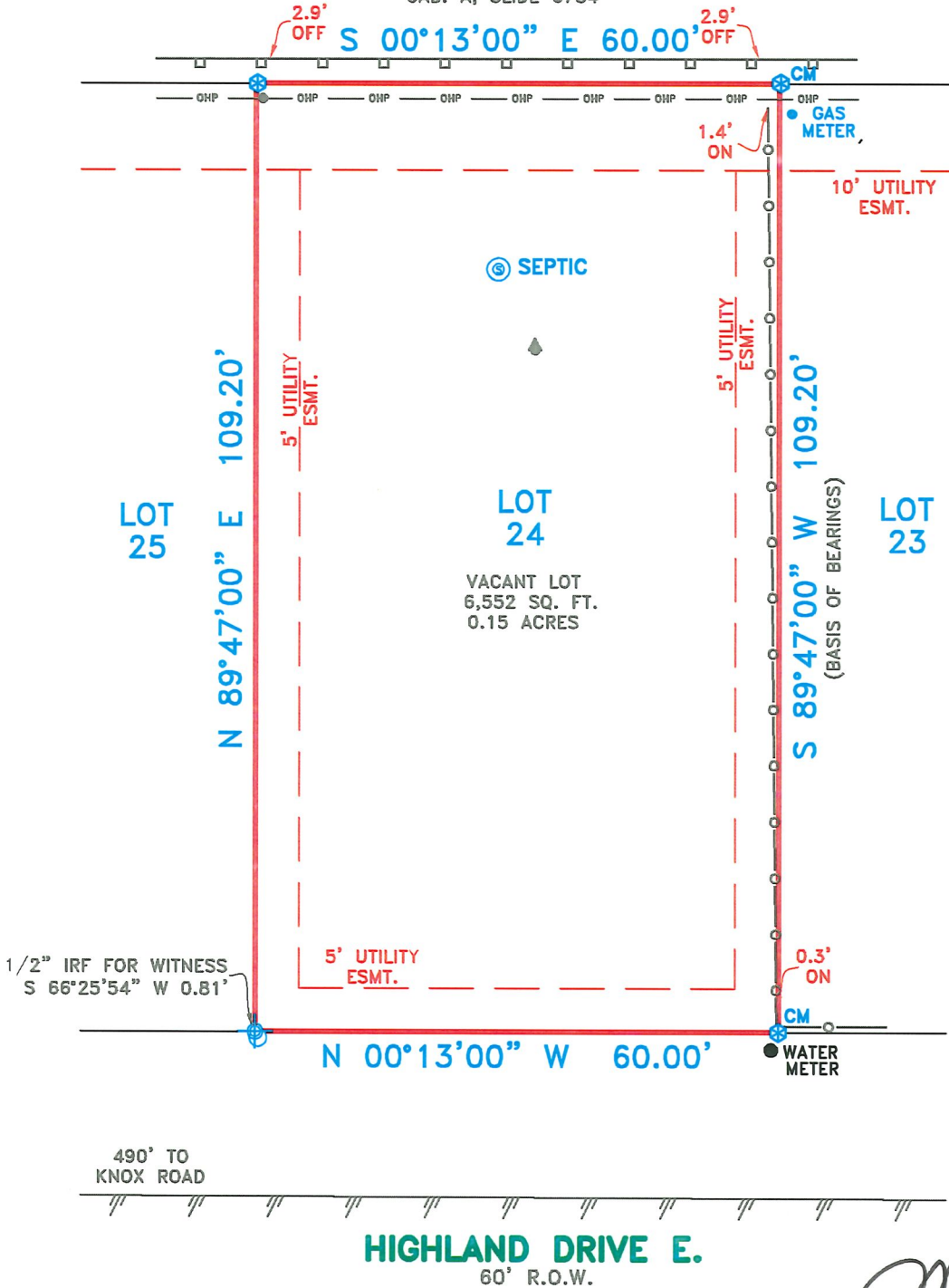


## LEGEND

- 1/2" ROD FOUND
- ⊗ 1/2" ROD SET
- 1" PIPE FOUND
- ⊗ "X" FOUND/SET
- ⊗ 3/8" ROD FOUND
- POINT FOR CORNER
- FENCE POST FOR CORNER
- CM CONTROLLING MONUMENT
- AC AIR CONDITIONER
- PE POOL EQUIPMENT
- TE TRANSFORMER PAD
- COLUMN
- POWER POLE
- ▲ UNDERGROUND ELECTRIC
- △ OVERHEAD ELECTRIC
- TELE TELEPHONE PEDESTAL
- BL BUILDING LINE
- AE AERIAL EASEMENT
- SSE SANITARY SEWER EASEMENT
- GM GAS METER
- WM WATER METER
- LP LIGHT POLE
- UE UTILITY EASEMENT
- OHP— OVERHEAD ELECTRIC POWER
- OES— OVERHEAD ELECTRIC SERVICE
- CHAIN LINK
- WOOD FENCE 0.5' WIDE TYPICAL
- ||— IRON FENCE
- X— BARBED WIRE
- DOUBLE SIDED WOOD FENCE
- /// EDGE OF ASPHALT
- /// EDGE OF GRAVEL
- CONCRETE
- COVERED AREA
- BRICK
- STONE



ASHEVILLE ESTATES  
ADDITION  
CAB. A, SLIDE 6784



## EXCEPTIONS:

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN: VOL. 388-55, PG. 50

## NOTES:

NOTE: BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

FLOOD NOTE: According to the F.I.R.M. No. 48439C0080K, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by Trinity Title of Texas. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Drawn By: HMM/RPK

Scale: 1" = 20'

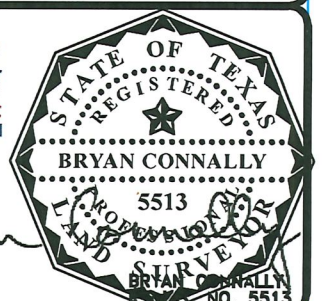
Date: 3-24-2022

GF No.: 42024DFW

Job No. 2205658



1413 E. IH-30, Ste. 7  
Garland, TX 75043  
P 214.349.9485  
F 214.349.2216  
Firm No. 10168800  
www.cbgtxllc.com



Accepted by:

Purchaser

Date:

Purchaser