



VARIANCE TO THE UNIFIED DEVELOPMENT CODE (UDC)
APPLICATION

SECTION 1. APPLICANT/OWNER INFORMATION
Please Print or Type

Applicant/Developer: Maxim, LLC, A Texas Series Limited Liability Company – Series 2 Keller-highland, An Individual Series

Street Address: 12851 Odessa Dr,

City: Frisco State: TX Zip: 75035

Telephone: (972)-671-5181 Fax: _____ Email: jahidur@yahoo.com

Applicant's Status: (Check One) Owner Tenant Prospective Buyer

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

Owner: Maxim, LLC, A Texas Series Limited Liability Company – Series 2 Keller-highland, An Individual Series

Street Address: 12851 Odessa Dr,

City: Frisco State: TX Zip: 75035

Telephone: (972)-671-5181 Fax: _____ Email: jahidur@yahoo.com

/*Mohammad J Rahman*/

/*Mohammad J Rahman*/ Mohammad J Rahman

Signature of Applicant

Signature of Mgr.

Printed Name of Mgr.

Date: 04/18/2024

Date: 04/18/2024

SECTION 2. VARIANCE REQUEST(S) INFORMATION

Address or Legal Description: 1827 Highland Drive E, Keller 76262

Lot(s): 41 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 - April 18, 2024

Property:

1827 Highland Drive E
Lot 41, Highland Terrace Mobile Home Park

Owner/Applicant:

Maxim, LLC, A Texas Series Limited Liability Company – Series 2 Keller-Highland, An Individual Series
Mohammad J Rahman, Manager

Manager 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 05 is only approximately 8106sf 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,

/*Mohammad J Rahman*/

Maxim, LLC, A Texas Series Limited Liability Company – Series 2 Keller-Highland, An Individual Series



1827 Highland Drive East

Lot 41, HIGHLAND TERRACE MOBILE HOME PARK, an addition to Tarrant County, Texas, according to Plat recorded in Volume 388-55, Page 50, Deed Records, Tarrant County, Texas.

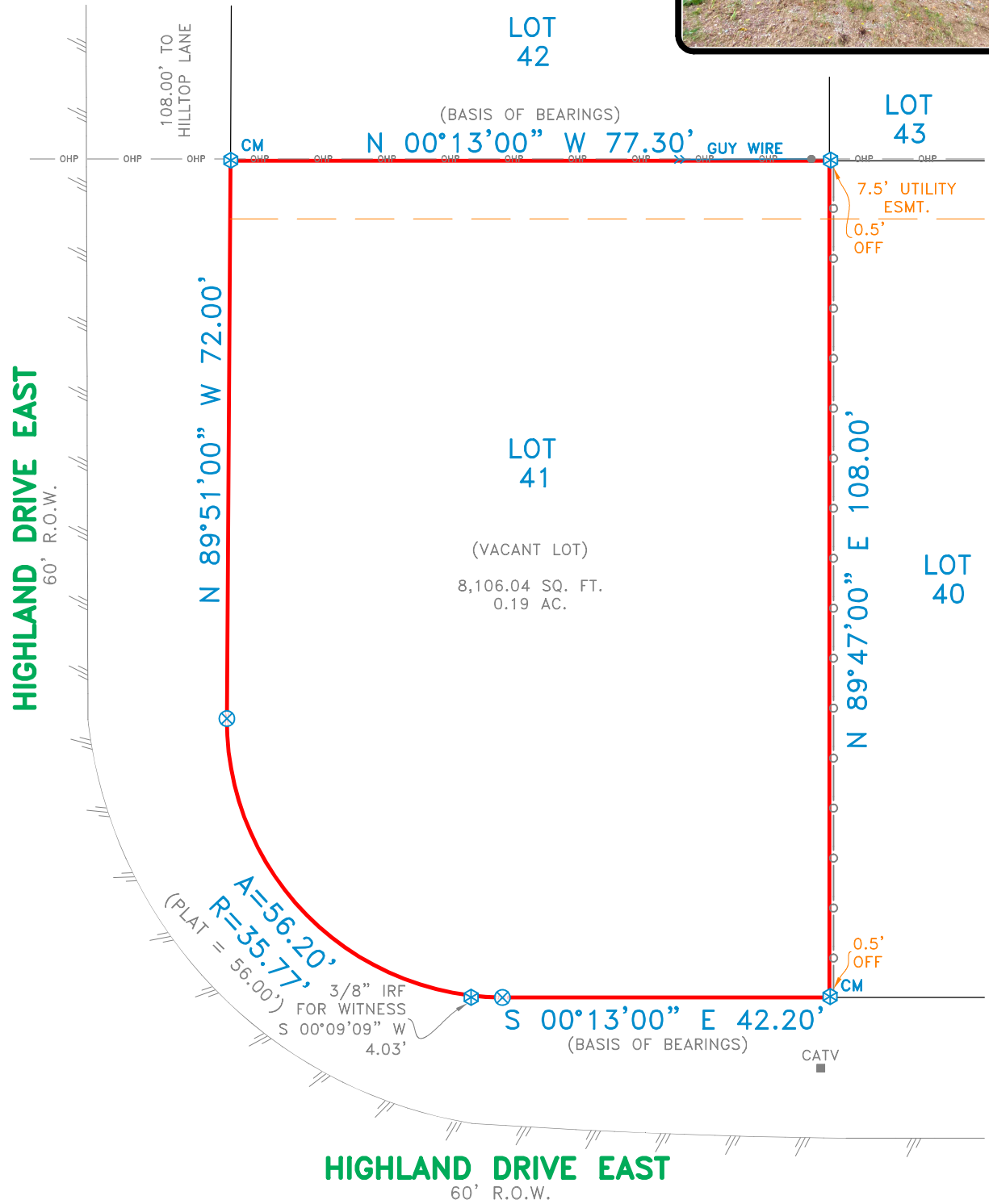
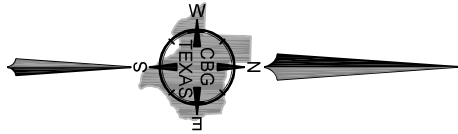


Independence Title

Explore www.IndependenceTitle.com

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
- OHP— OVERHEAD ELECTRIC POWER
- OES— OVERHEAD ELECTRIC SERVICE
- CHAIN LINK
- WOOD FENCE 0.5' WIDE TYPICAL
- X— IRON FENCE
- X— BARBED WIRE
- DOUBLE SIDED WOOD FENCE
- /// EDGE OF ASPHALT
- /// EDGE OF GRAVEL
- CONCRETE
- COVERED AREA
- BRICK
- STONE



EXCEPTIONS:

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

NOTE: PROPERTY SUBJECT TO TERMS AND CONDITIONS OF ORDINANCE No. 71-100, ENTITLED AIRPORT ZONING ORDINANCE OF THE DALLAS-FORT WORTH REGIONAL AIRPORT, FILED SEPTEMBER 1, 1982, RECORDED IN VOLUME 7349, PAGE 1106, DEED RECORDS, DALLAS COUNTY, TEXAS.

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 Independence Title. 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.

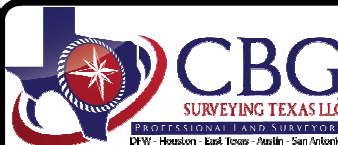
Drawn By: JRDC/EGR

Scale: 1" = 20'

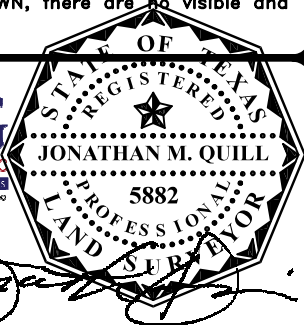
Date: 08-05-2020

GF No.: 2042199-SKDF

Job No. 2014637



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JONATHAN M. QUILL
R.P.L.S. NO. 5882

Accepted by: _____

Purchaser

Date: _____

Purchaser