



Subject: Request for SUP with Variance for Property, 569 Lavena Street

Dear City of Keller Zoning Board,

I am writing to request a Specific Use Permit for the detached garage as well as a variance for the garage to be in front of the home, located at 569 Lavena Street. I have included our application with this letter, the specific building plans for the detached garage along with site plan, and renderings of the garage showing the planned exterior to match the home.

The primary reason for this request is that the property, by its very nature, does not face a traditional city street. Its location is tucked away, presenting challenges in adhering to standard zoning regulations. Placing the home to face an imaginary or non-existent street would not only be impractical but also detract from the natural aesthetics and integrity of the area.

Furthermore, our commitment to environmental conservation is paramount. We are actively engaged in preserving the natural landscape, particularly the trees on the property. Moving the garage and home any further back from their current positions would necessitate the removal of additional trees, which is contrary to our conservation efforts. The existing placement of the structures minimizes unnecessary disruption to the surrounding ecosystem, aligning with our goal of sustainable development.

We respectfully request that the zoning board consider these factors in granting the requested SUP and variance. The proposed placement of the detached garage is both practical and environmentally responsible, ensuring minimal impact on the property while maintaining its unique character.

Thank you for considering our request. We are committed to working collaboratively with the city to achieve a solution that balances regulatory compliance with environmental stewardship.

Sincerely,



Curt Dubose, CEO

**ARTICLE NINE
Unified Development Code**

Adopted: July 7, 2015



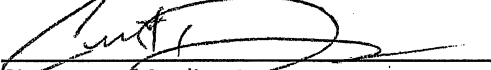
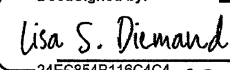
SPECIFIC USE PERMIT (SUP) APPLICATION

SECTION 1. APPLICANT/OWNER INFORMATION
Please Print or Type

Applicant/Developer: Pentavia Custom Homes
Street Address: 1900 W. Kirkwood Blvd #4500C
City: Southlake State: TX Zip: 76092
Telephone: 817-768-3884 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: Lisa Diemand & Robert Mueller
Street Address: 301 Farm View Trail
City: Keller State: TX Zip: 76248
Telephone: _____ Fax: _____ E-mail: _____

Signature of Applicant: 
Date: 5/02/24
DocuSigned by: Lisa S. Diemand Lisa S. Diemand
Signature of Owner: 
Date: 5/9/2024 8:46:17 AM PDT
Printed Name of Owner: _____

SECTION 2. PERMIT REQUEST INFORMATION

Property Location: 569 Lavana St. Keller, TX 76248
Legal Description: _____
Lot(s): _____ Block(s): _____ Subdivision Name: _____
Unplatted Property Description: Richard Allen Survey
Abstract Name & Number: AB29 Tract Number(s): TR 1AB
If property is not platted, please attach a metes and bounds description.
Current Zoning: _____ Proposed Zoning: _____
Current Use of Property: _____

Proposed Use of Property: A detached garage, to be located in front of the home. This garage is in addition to the 2-car garage attached to the home and will serve strictly as a shop/garage.



NOT FOR CONSTRUCTION

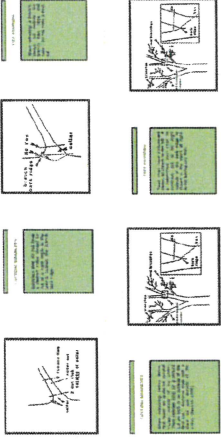
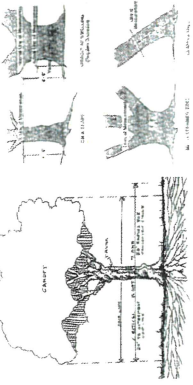
DIEMOND-MUELLER RESIDENCE
569 LAVENA STREET
KELLER, TX
PROJECT NO. 2311

PENTAVIA
11100 WEST WINDY
SOUTH LAKE TOWNSHIP
171 00 1548
MICHIGAN MICHIGAN

A12
SITE PLAN - TREE
CROSS SECTION
SCHEDULE
N703187462
E:235497488

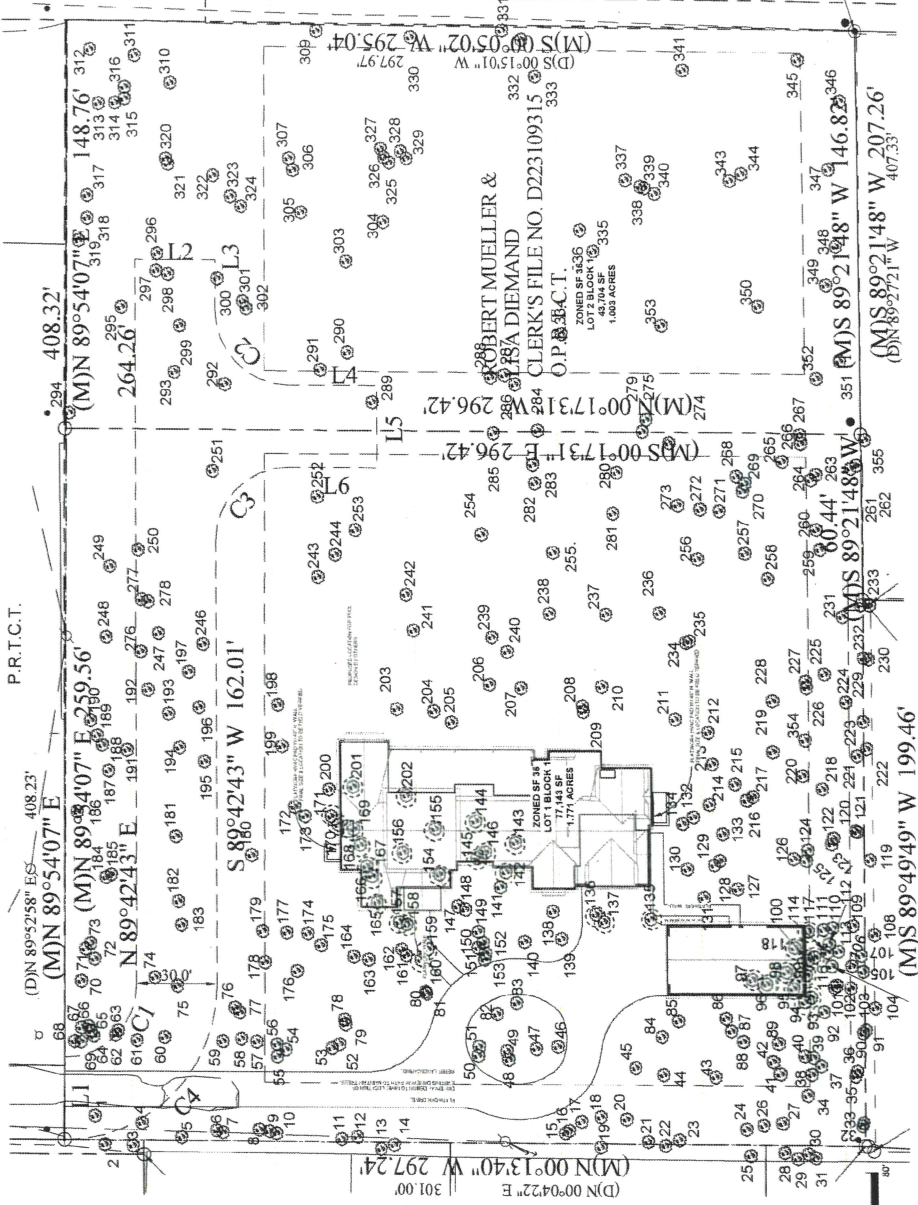
10' UTILITY EASEMENT PER P.R.T.C.T.
VOLUME 338-164, PAGE 65

8/20/2024 2:23:43 AM
N703187462
E:235497488



TOTAL TREES NOT WITHIN BUILDING PAD	331
TREES TO BE REMOVED THAT ARE NOT WITHIN BUILDING PAD	0
% OF TREES NOT IN BUILDING PAD TO BE REMOVED	2.4%
* ANY ADDITIONAL TREE REMOVAL IN EXCESS OF TWENTY PERCENT (20%) SHALL BE MITIGATION REQUIREMENTS AS DEFINED HEREIN.	

○ = TREE TO BE REMOVED



1	138	137	136	135	134	133	132	131	130	129	128	127	126	125	124	123	122	121	120	119	118	117	116	115	114	113	112	111	110	109	108	107	106	105	104	103	102	101	100	99	98	97	96	95	94	93	92	91	90	89	88	87	86	85	84	83	82	81	80	79	78	77	76	75	74	73	72	71	70	69	68	67	66	65	64	63	62	61	60	59	58	57	56	55	54	53	52	51	50	49	48	47	46	45	44	43	42	41	40	39	38	37	36	35	34	33	32	31	30	29	28	27	26	25	24	23	22	21	20	19	18	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1
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MATERIAL NOTES:

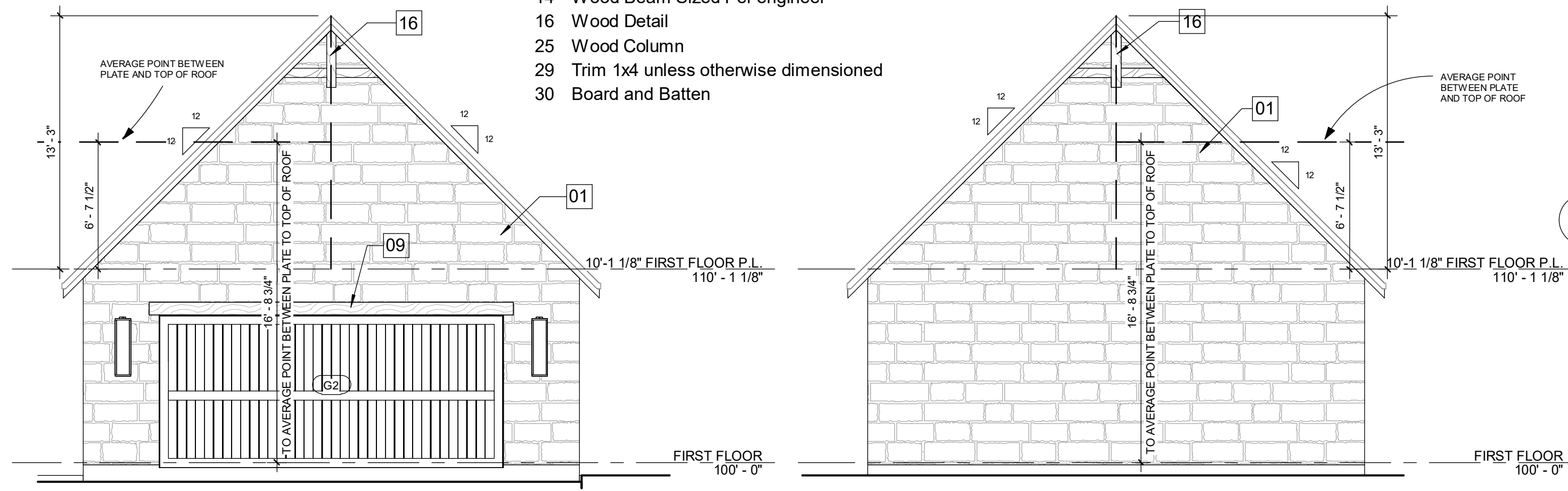
MISSING NUMERALS ARE INTENTIONAL
-MATERIALS NOT BEING USED IN THIS PROJECT

- 01 Stone
- 03 Shingle Roof
- 04 Standing Seam Metal Roof
- 07 Chopped Stone Rowlock Sill 1" Projection Typical
- 09 Wood Header
- 10 4x8 Wood Beam With Wood Brackets
- 12 4" Stone Cap With 1" Projection Typical Slope Top For Drainage
- 13 Exterior Lighting Fixture
- 14 Wood Beam Sized Per engineer
- 16 Wood Detail
- 25 Wood Column
- 29 Trim 1x4 unless otherwise dimensioned
- 30 Board and Batten

NOTES:

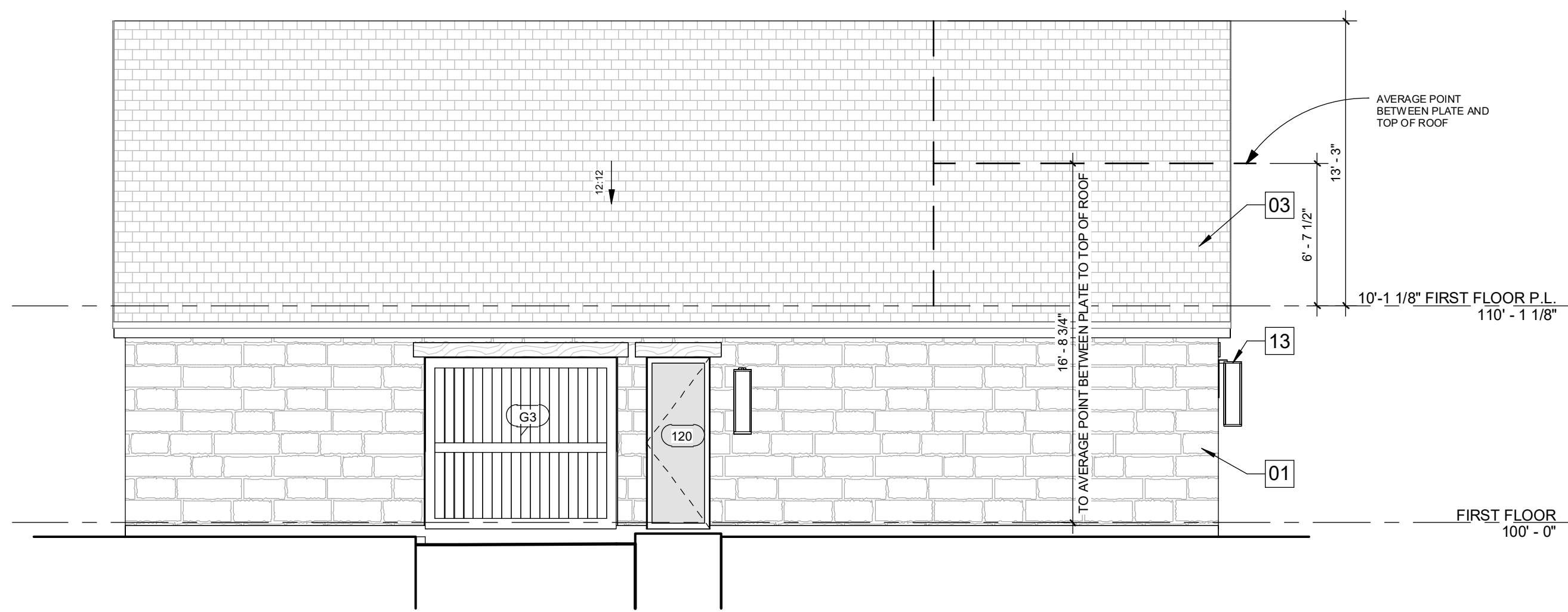
- 1. NO MORE THAN 24" OF FOUNDATION TO SHOW ABOVE GRADE.
- 2. NO EXPOSED GALVANIZED FLASHING ALLOWED.

ROOF AND FINISHES TO MATCH MAIN HOUSE

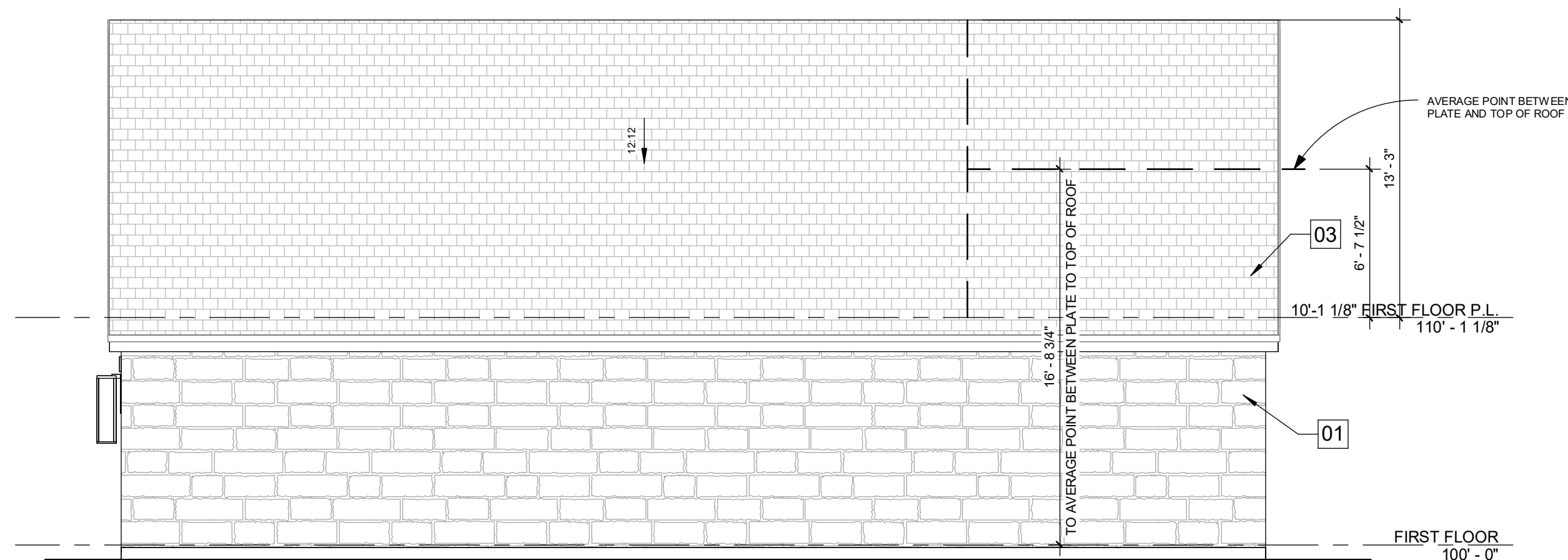


2 DETACHED GARAGE ELEVATION - FRONT
A6.1 3/16" = 1'-0"

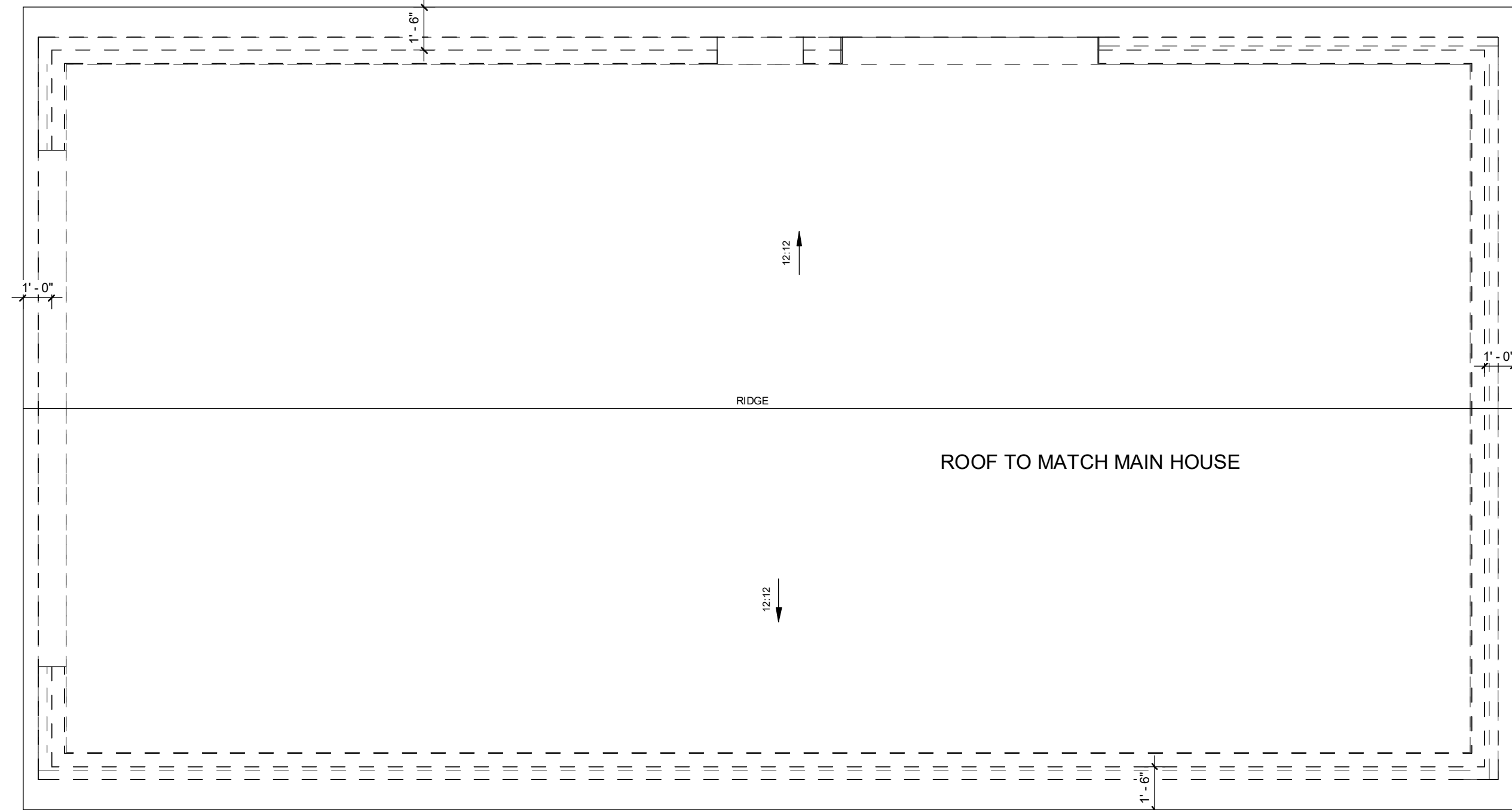
3 DETACHED GARAGE ELEVATION - REAR
A6.1 3/16" = 1'-0"



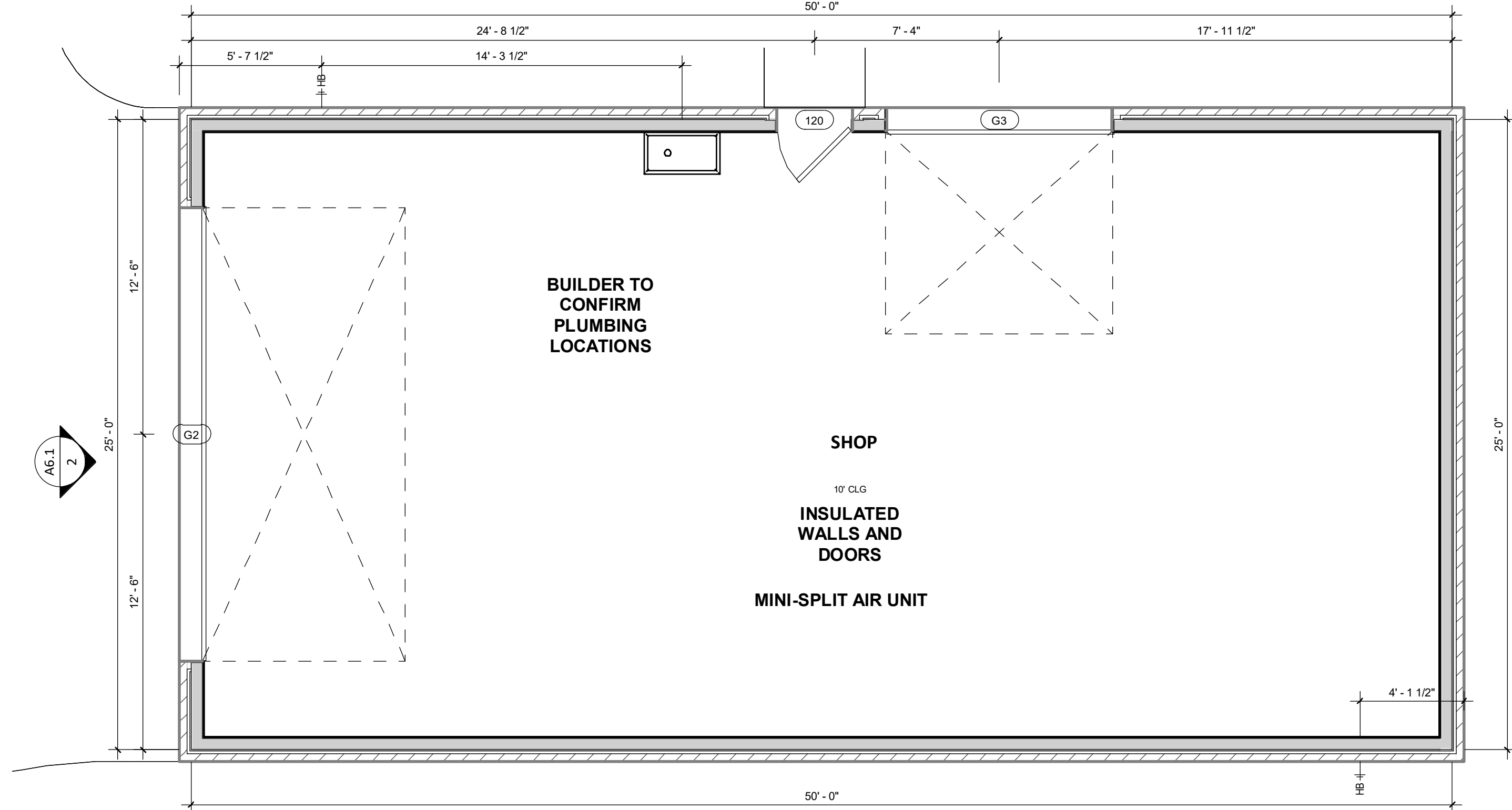
5 DETACHED GARAGE ELEVATION - LEFT SIDE
A6.1 3/16" = 1'-0"



4 DETACHED GARAGE ELEVATION - RIGHT SIDE
A6.1 3/16" = 1'-0"



6 DETACHED GARAGE ROOF PLAN
A6.1 1/4" = 1'-0"



1 DETACHED GARAGE FLOOR PLAN
A6.1 1/4" = 1'-0"



NOT FOR CONSTRUCTION

DIEMAND-MUELLER RESIDENCE
569 LAVENA STREET
KELLER, TX

PROJECT NO. 23111

ENGINEER
LEV ENGINEERING
4100 SPRING VALLEY ROAD
SUITE 465
DALLAS, TX 75244
469.604.6704

BUILDER
PENTAVIA
1900 W KIRKWOOD BLVD
SOUTH LAKE, TEXAS 76262
817.601.5498

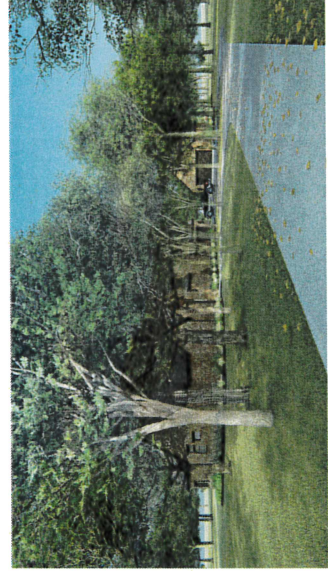
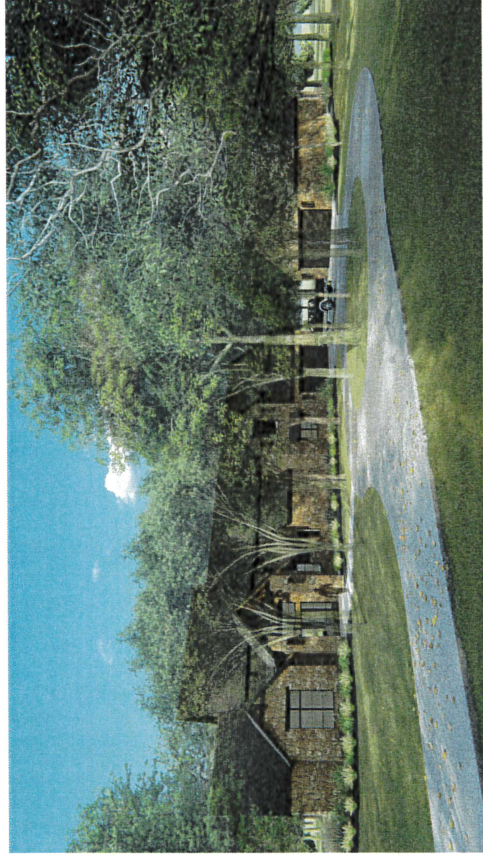
REVISION SCHEDULE

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A6.1
DETACHED GARAGE PLANS

CONSTRUCTION DOCUMENTS

6/20/2024 12:23:58 PM



RENDERINGS ARE FOR GENERAL REPRESENTATION OF DESIGN CHARACTER ONLY AND MAY BE AT VARIANCE WITH CONSTRUCTION DOCUMENTS. CONSTRUCTION DOCUMENTS GOVERN. RENDERINGS ARE NOT TO BE USED FOR CONSTRUCTION. SELECT BUILDERS' SPECIFICATIONS FOR FINAL MATERIAL TYPE, COLOR, AND OTHER SELECTIONS.



NOT FOR CONSTRUCTION

DIEMAND-MUELLER RESIDENCE
569 LAVENA STREET
KELLER, TX

PROJECT NO. 23111

ENGINEER
LEA ENGINEERING
4100 S. WYATT ROAD
SUITE 400
DALLAS, TX 75244
469.841.0774

BUILDER
PENTAVIA
1800 W. KIRKWOOD BLVD
SOUTH PLAIN, TX 75082
817.951.8498

REVISION SCHEDULE

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A0.1
EXTERIOR RENDERINGS
CONSTRUCTION DOCUMENTS

