



## ZONING BOARD OF ADJUSTMENT (ZBA) APPLICATION

### SECTION 1. APPLICANT/OWNER INFORMATION

Please Print or Type

Applicant: Robert H. Bowden  
Street Address: 1870 OTTINGER RD.  
City: Keller State: TX Zip: 76262  
Telephone: 817-721-8313 Fax: \_\_\_\_\_ E-mail: bob.bowden@mhc.com  
Applicant's Status: (Check One) Owner  Tenant  Authorized Agent  Prospective Buyer

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

Owner: SAME AS ABOVE  
Street Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_ E-mail: \_\_\_\_\_

Signature of Applicant: [Signature] Signature of Owner: [Signature] Printed Name of Owner: ROBERT H. BOWDEN  
Date: 5/4/2020 Date: 5/4/2020

### SECTION 2. PROPERTY INFORMATION

Address of Request: 1870 OTTINGER Rd, Keller, TX, 76262  
Legal Lot(s): 1 Block(s): A Subdivision Name: Bowden Addition

- A variance shall not be granted to relieve a self-created or personal hardship, nor shall it be based solely on economic gain or loss, nor shall it permit any person a privilege in developing a parcel of land not permitted by this Code to other parcels of land in the particular zoning district. No variance may be granted which results in undue hardship on another parcel of land.
- The applicant bears the burden of proof in establishing the facts justifying a variance.
- Provide exhibits that will help provide justification of this variance request.

**Application fee: \$200**

SECTION 3. VARIANCE REQUEST INFORMATION

(All sections must be completed.)

State the section of the Unified Development Code or describe the regulation for which you are requesting a variance:

GATE ENTRY TO DRIVEWAY.  
New Setback Requirement is 50'. NOT  
Realistic due to distance from fence  
to Garage opening.

Describe how your request will differ from the requirement(s) of the Code:

Need GATE AT PROPERTY LINE to be able  
to open/close GATE AND FUNCTION  
IN/out of driveway.

Describe how the situation causing the hardship or difficulty is neither self-imposed nor generally effecting all or most properties in the same zoning district:

HAVE BEEN IN HOME FOR 23  
years with current fence  
and GATE AT PROPERTY LINE. (SLIDING  
GATE). GATE AND fence becoming  
worn beyond normal repair. PLANNING  
ON REPLACING fence and GATE  
to new code 7/7/15. TO DO THIS  
Need to INSTALL GATE closer  
TO PROPERTY LINE to make it  
FUNCTIONAL FOR CARS TO ENTER  
AND EXIT DRIVEWAY, CURRENT SLIDING  
GATE DOES NOT INTERFERE WITH  
ROADWAY.

Describe how literal enforcement of the regulation will create an unnecessary hardship or practical difficulty in the development of this property:

WITH THE NEW ZONING WE  
WILL NOT BE ABLE TO ENTER/  
EXIT DRIVEWAY AND KEEP  
PROPERTY SECURE IF GATE  
IS AT A 50' SETBACK.  
PROPERTIES AROUND US HAVE  
BEEN BURGLARISED WHEN GATES  
ARE LEFT OPEN. NOT HAVING  
A GATE CREATES A SECURITY  
RISK AND A PRIVACY CONCERN.  
NEED GATE LOCATED  
AT PROPERTY LINE  
TO ALLOW ENTRY/EGRESS TO  
PROPERTY THROUGH PRIMARY  
DRIVEWAY WHICH ALLOWS  
ACCESS TO CAR GARAGE,

Explain how the variance requested will not injure the use of adjacent property:

THIS IS NOT LOCATED  
NEAR ADJACENT PROPERTY.

Explain how the granting of the variance will be in harmony with the spirit and purpose of the regulation:

IT MATCHES THE  
CURRENT STANDARD FOR  
FENCING AND PROVIDES  
FOR MORE ATTRACTIVE  
OPTION THAN THE PREVIOUS  
FENCING (AGED) AND WILL  
ALLOW FOR PROPER ENTRY/EGRESS  
FROM DRIVEWAY TO STREET.  
WILL NOT INTERFERE WITH  
TRAFFIC.



W ← → E

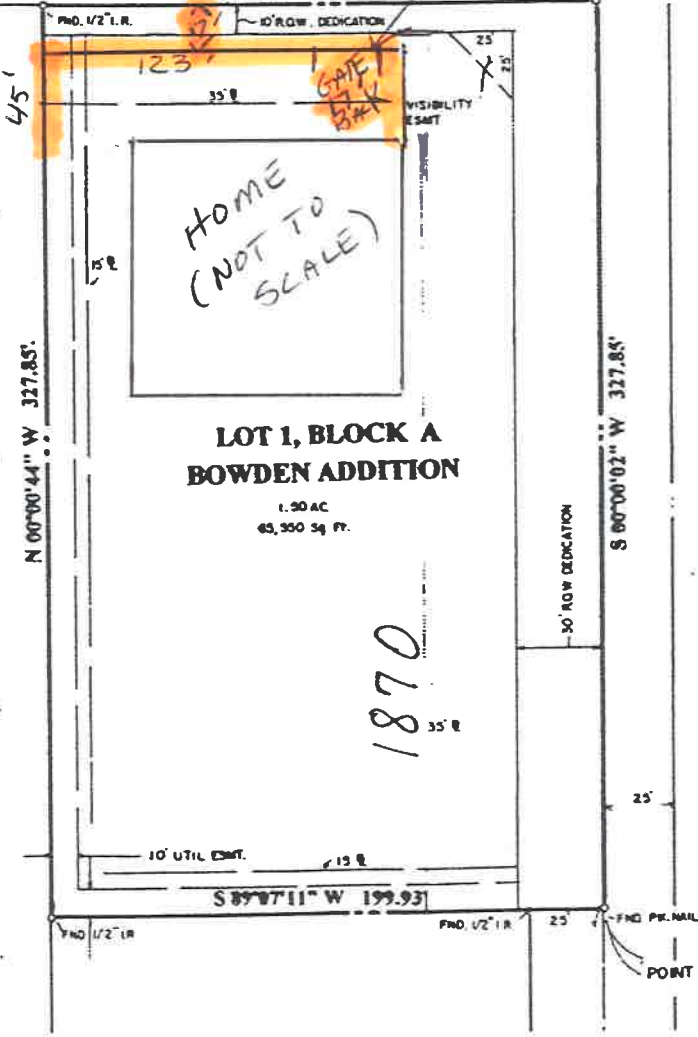
KNOX ROAD

N 89°07'11" E 200.80'

FENCE ? GATE ? 17' BACK

N  
↑  
↓  
S

LOT 1, BLOCK A  
L.L. McDowell  
GREG GLADISH  
2.0 AC  
VOL. 9534, P. 880  
ZONED SF-LD



### Knox Rd. Fencing

- 123' of 6' open fencing
- STARTS AT furthest west point OF PROPERTY 17' FROM Knox Rd. AND RUNS 123'
- INCLUDES 6' open fencing GATE THAT SLIDES WEST TO EAST ON TRACK, 17' FROM Rd.
- NO protrusion INTO Knox Rd.
- 45' of 6' open fencing running north & south to perpendicular lines of home.

OTTINGER ROAD

1870 Ottinger Rd.  
Keller, TX 76262  
817-721-8313  
Bob Bowden





Garage to existing gate