



SPECIFIC USE PERMIT (SUP) APPLICATION

SECTION 1. APPLICANT/OWNER INFORMATION Please Print or Type

Applicant/Developer: Brian S. Modrzejewski
Street Address: 1506 Freehouse Ln S.
City: Keller State: TX Zip: 76262
Telephone: [REDACTED] Fax: [REDACTED] 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: _____
Street Address: _____
City: _____ State: _____ Zip: _____
Telephone: _____ Fax: _____ E-mail: _____

Signature of Applicant _____ Signature of Owner Brian S. Modrzejewski Printed Name of Owner Brian S. Modrzejewski
Date: _____ Date: _____

SECTION 2. PERMIT REQUEST INFORMATION

Property Location: 1506 Freehouse Ln S.
Legal Description:
Lot(s): _____ Block(s): _____ Subdivision Name: _____
Unplatted Property Description:
Abstract Name & Number: _____ Tract Number(s): _____
If property is not platted, please attach a metes and bounds description.
Current Zoning: _____ Proposed Zoning: _____
Current Use of Property: Residence
Proposed Use of Property: _____

Letter of Application for Special Use Permit Property: 1506 Treehouse Ln S

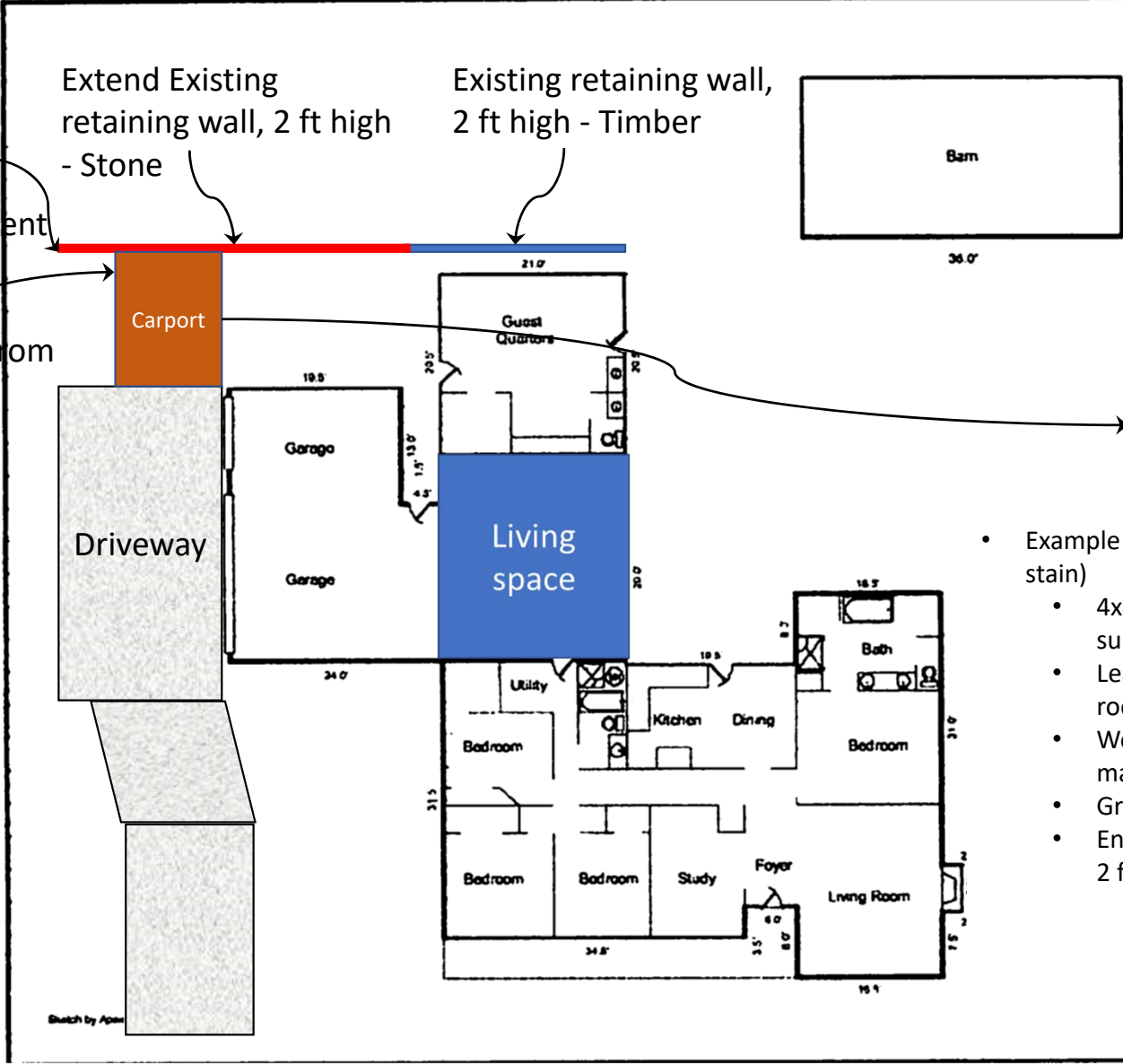
Zoned: SF-36

Lot size: Approximately .98 acres

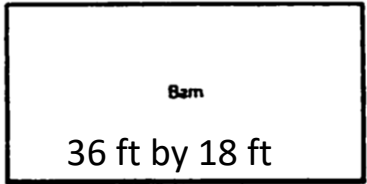
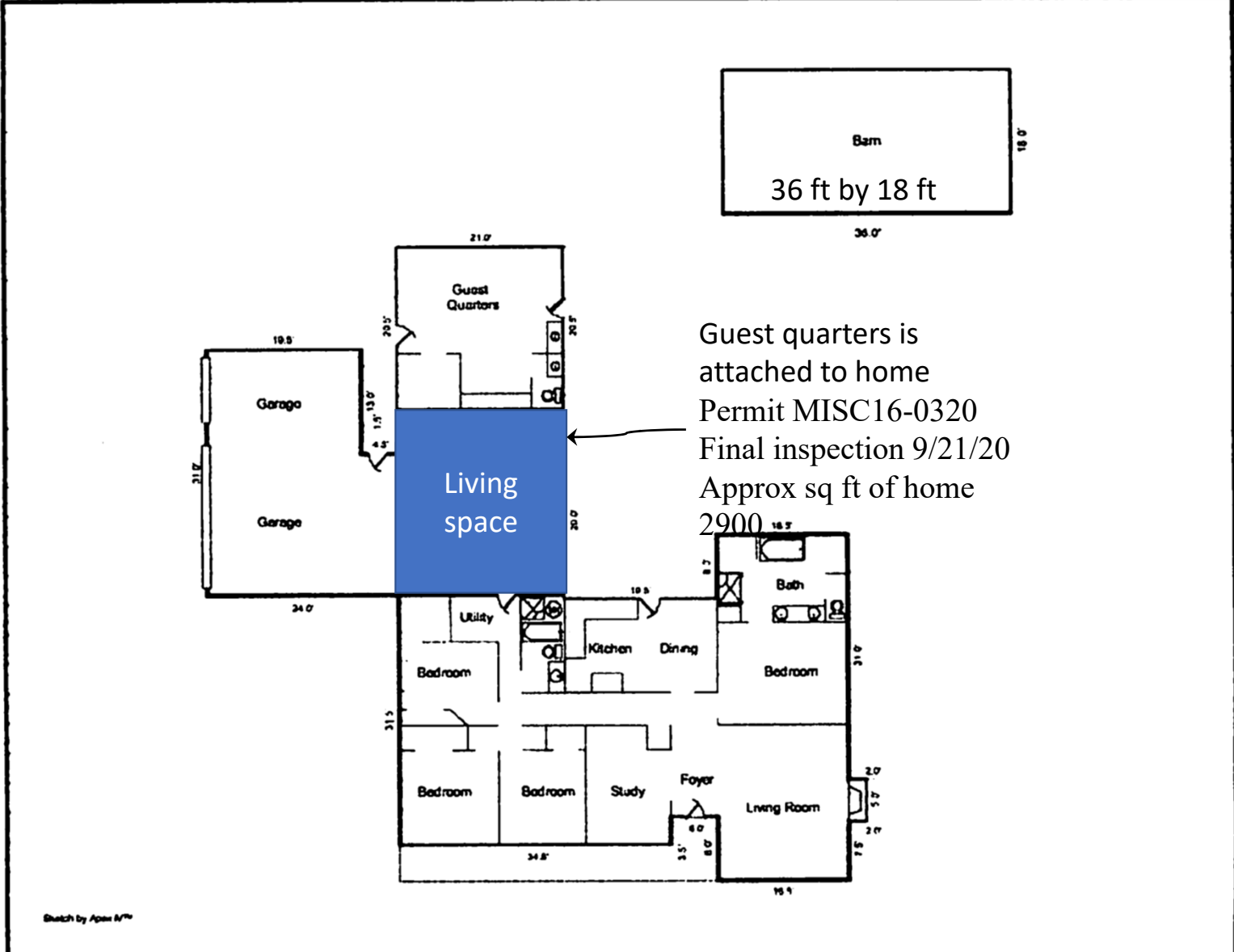
Special Use Permit Requested: Carport of 255 square feet Lot Coverage after addition of this carport.

There is currently a 648 square foot storage building near the south property line that will remain. The two accessory buildings together will total 908 square feet, which meets the requirement of being less than half the square footage of our home, which is 2900 square feet. The lot coverage for the primary home, the storage building, and the new accessory structure all together will be roughly 9.1%. This accessory structure would meet the city requirements and be constructed by the owner (who did the renovation under MISC16-0320). It will be at the end of the driveway and within the property setbacks. It will be located next to the garage and behind the front building. It will be constructed of 4x4 pillars with 45 deg reinforcements, beams and rafters, stained with solid grey stain. Roof material will be shingles same as the house. Ground will be gravel or rubber black mulch. There will be a timber retaining wall 2 ft high to maintain the ground level with the driveway. Approximate height will be 12 ft, opening will 15 feet with 17 ft depth. Our property has neighbors who has said they have no objection to the carport.

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



- Example shown above (but more decorative and stain)
 - 4x4 construction with reinforcing 45 deg supports
 - Lean to concept, asphalt shingles same as roof
 - Wood to be stained with solid stain gray to match house
 - Ground will be gravel or rubber mulch
 - Entrance to be even with ground, in the rear 2 ft retaining wall maintains level ground



Guest quarters is attached to home
Permit MISC16-0320
Final inspection 9/21/20
Approx sq ft of home 2900

April 11, 2023

Hello Brian,

To follow up on our discussions please see the below.

Based on the plans and other information that you have shared with us; we have no objections to the carport and associated retaining wall you are planning to construct on your property at 1506 Treehouse Ln. S., adjacent to our property at 1510 Treehouse Ln. S.

Thanks.

A handwritten signature in black ink, appearing to read 'David Watts', with a long horizontal flourish extending to the right.

David Watts

[REDACTED]