



VARIANCE TO THE UNIFIED DEVELOPMENT CODE (UDC) APPLICATION

SECTION 1. APPLICANT/OWNER INFORMATION Please Print or Type

Applicant/Developer: Jeff Avery
Street Address: 1306 Worthington Street
City: Grapevine State: TX Zip: 76051
Telephone: 214-212-0558 Fax: _____ E-mail: jeff@braveryhomes.com
Applicant's Status: (Check One) Owner Tenant Prospective Buyer

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

Owner: Double B Texas Ventures, LLC
Street Address: 1306 Worthington Street
City: Grapevine State: TX Zip: 76051
Telephone: 214-212-0558 Fax: _____ E-mail: jeff@braveryhomes.com

 Signature of Applicant
Date: 3-18-2021

 Signature of Owner
Date: 3-18-2021

Jeff Avery
Printed Name of Owner

SECTION 2. VARIANCE REQUEST(S) INFORMATION

Address or Legal Description: Lots: 1,2,10,11,12,13,14,25,28,30,36,37,38,39,42,43,44,60,61,64,65
Lot(s): _____ Block(s): ----- Subdivision Name: Highland Terrace Mobile Home Park

Justification for Requested Variance(s): The regulations as demanded in the Sf-36 Ordinance are intended for "large parcels of land used for agricultural and single-family residential homes." Lots in Highland Terrace Mobile Home Park average approximately 7100sf and are burdened with a severe hardship when forced to comply with those regulations appropriate for lots at least 36,000sf. Reducing the minimum dwelling size and increasing the maximum lot coverage allowed will go a long way to alleviate several of the hardships imposed by those large lot regulations.

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

Highland Terrace Mobile Home Park

Variance Request – 3/17/2021

The Highland Terrace Mobile Home Park is currently zoned SF-36. Per the Unified Development Code, Article 8, Section C.,

“The SF-36, Single Family Residential District - 36,000 is intended to promote and encourage a suitable environment for family life on large parcels of land used for agricultural purposes and single-family homes. This District is intended to encourage more open space, permeable surfaces, and greater setbacks with characteristics of semi-rural areas.”

Strict adherence to the regulations outlined in SF-36 presents a burden on all lots the size of those in Highland Terrace. In order to design and construct the new single family homes desired by today's new home buyers, the adjustments requested are quite necessary as we attempt to insure compatibility with our surroundings and with Keller's Master Plan. In addition, the adjustments requested provide design relief such that attractive, desirable new homes are promoted rather than prohibited by regulation.

By this application, I am requesting the following variances to promote and encourage a suitable environment for family life in single family homes on smaller lots generally 6552sf to 7020sf in size.

The specifics of this Variance Request are outlined below:

- 1. Minimum Dwelling Size – 2000sf vs 2400sf.**

2000sf meets the minimum dwelling size allowed in the SF-15 Zoning Ordinance regulations. This is more appropriate for lots the size of those in Highland Terrace.

2. **Maximum Lot Coverage – 35% by Main buildings vs 30%.**
35% dwelling coverage will meet the lot coverage regulation found in SF-8.4, SF-10, SF-12 and SF-15 zoning districts. This variance will allow for the construction of single story homes which are currently prohibited by the existing SF-36 regulations.

3. **Maximum Lot Coverage – 55% total coverage vs 50%**
55% recognizes that the 35' front setback demands more front yard and driveway concrete than in other similar sized neighborhoods. This provides the much needed relief appropriate for lots our size.

In conclusion, approval of this request will promote and encourage the introduction of the single family homes envisioned by a previous City Council when this area was annexed in 1989. It is consistent with Keller's Master Plan to promote and encourage quality living environments for families in our area. In addition, encouraging new citizens and new families to Highland Terrace will absolutely promote the health, safety, morals and general welfare of our specific neighborhood as well as all of Keller.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read 'Jeff Avery', written in a cursive style.

Jeff Avery, Applicant