



December 29, 2023

RE:1851 Highland Drive E Keller, TX 76262 UDC Variance Request-Raza Mian

Greeting City of Keller Staff, Board Members and Council:

The following UDC Variance application is being submitted for property located at 1851 Highland Dr E Keller Texas 76262. -Lot 35 Highland Terrace Mobile Home Park

This is a requested revision to Section 8.04 - SF-36 - Single-Family Residential - 36,000 square-foot lots

Many of the lots in this subdivision are smaller in size. Current zoning of SF-36 is not suitable to smaller lot sizes.

We are requesting the following variance approval to existing the zoning ordinance:

Minimum Front yard- set back revision from **35 ft to 25 ft** to accommodate a proposed single family residential structure with a length of 68 ft. (Lot Dimensions 65W by 108L)

The area has experienced increase growth and development. This request is compatible with existing structures and prior PDC amendment request in the area and block.

Enclosed are the following:

- Variance Application
- Site Plan
- Building Plan
- Boundary Survey
- Prior Variance Approvals

Look forward to working with you all on this proposal.

Lexistates LLC.

1104 Evans Ave. Fort Worth, Texas 76104

817-983-0060



VARIANCE TO THE UNIFIED DEVELOPMENT CODE (UDC) APPLICATION

SECTION 1. APPLICANT/OWNER INFORMATION Please Print or Type

Applicant/Developer: RAZAMIAN
Street Address: 2622 LINKSIDE DRIVE
City: GRAPEVINE State: TX Zip: 76051
Telephone: 8178963622 Fax: _____ E-mail: RAZAMCONSTRUCTION@gmail.com
Applicant's Status: (Check One) Owner Tenant Prospective Buyer

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

Owner: RAZAMIAN
Street Address: 2622 LINKSIDE DRIVE
City: GRAPEVINE State: TX Zip: 76051
Telephone: 817896-3663 Fax: _____ E-mail: RAZAMCONSTRUCTION@gmail.com
Diana Mian Signature of Applicant
Date: 12-29-2023
Diana Mian RAZAMIAN Signature of Owner
Date: 12-29-2023 Printed Name of Owner

SECTION 2. VARIANCE REQUEST(S) INFORMATION

Address or Legal Description: 1851 Highland Drive Keller, TX 76262
Lot(s): 35 Block(s): N/A Subdivision Name: Highland Terrace M PARK

Justification for Requested Variance(s): Variance Request to zoning SF-36
Minimum Front Yard 35 FT to 25 FT

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

Brent-ENGINEER (-2547 Homesize 2 story)