



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



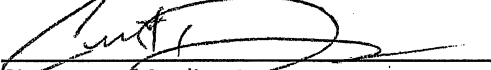
**SPECIFIC USE PERMIT (SUP) APPLICATION**

**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: \_\_\_\_\_ Printed Name of Owner: \_\_\_\_\_  
Date: 5/9/2024 8:46:17 AM PDT

**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.



**MATERIAL NOTES:**

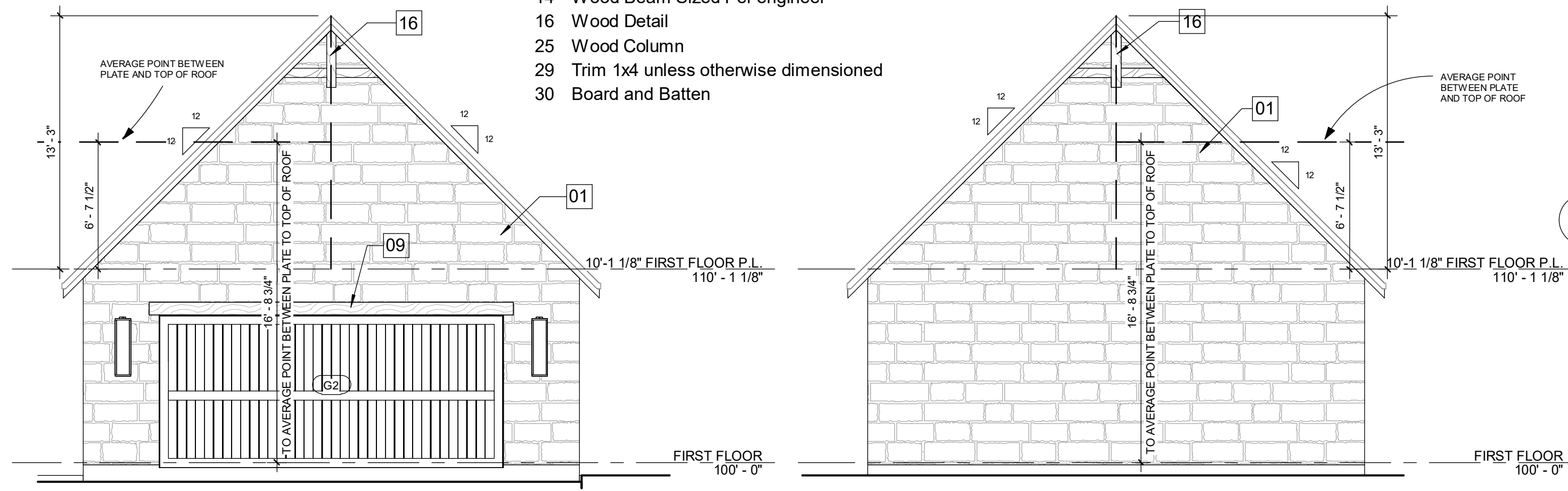
MISSING NUMERALS ARE INTENTIONAL  
-MATERIALS NOT BEING USED IN THIS PROJECT

- 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:**

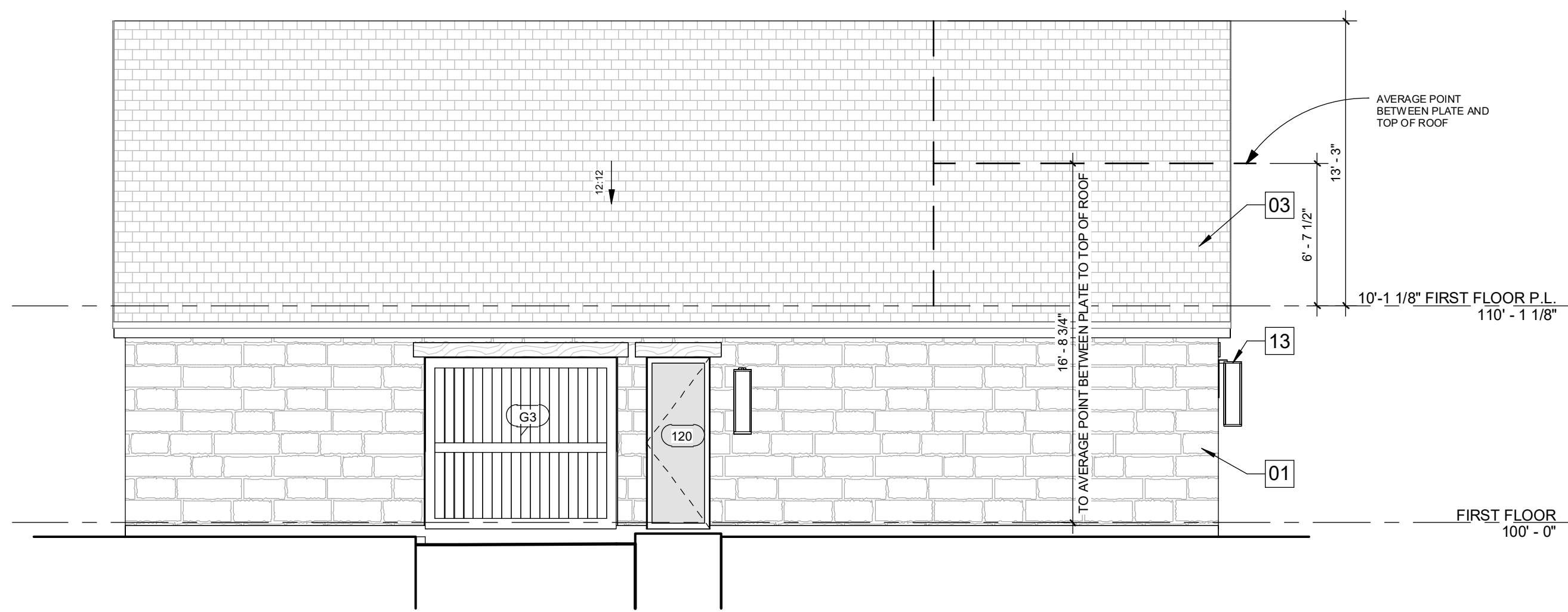
- 1. NO MORE THAN 24" OF FOUNDATION TO SHOW ABOVE GRADE.
- 2. NO EXPOSED GALVANIZED FLASHING ALLOWED.

**ROOF AND FINISHES TO MATCH MAIN HOUSE**

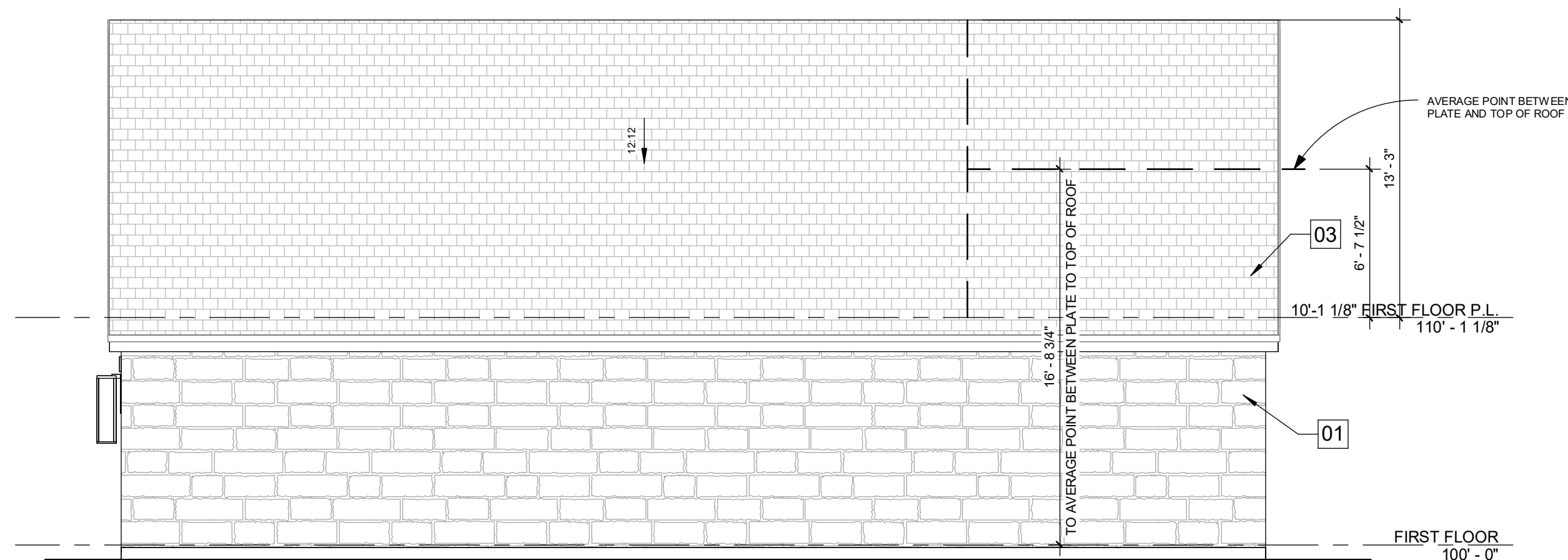


2 DETACHED GARAGE ELEVATION - FRONT  
A6.1 3/16" = 1'-0"

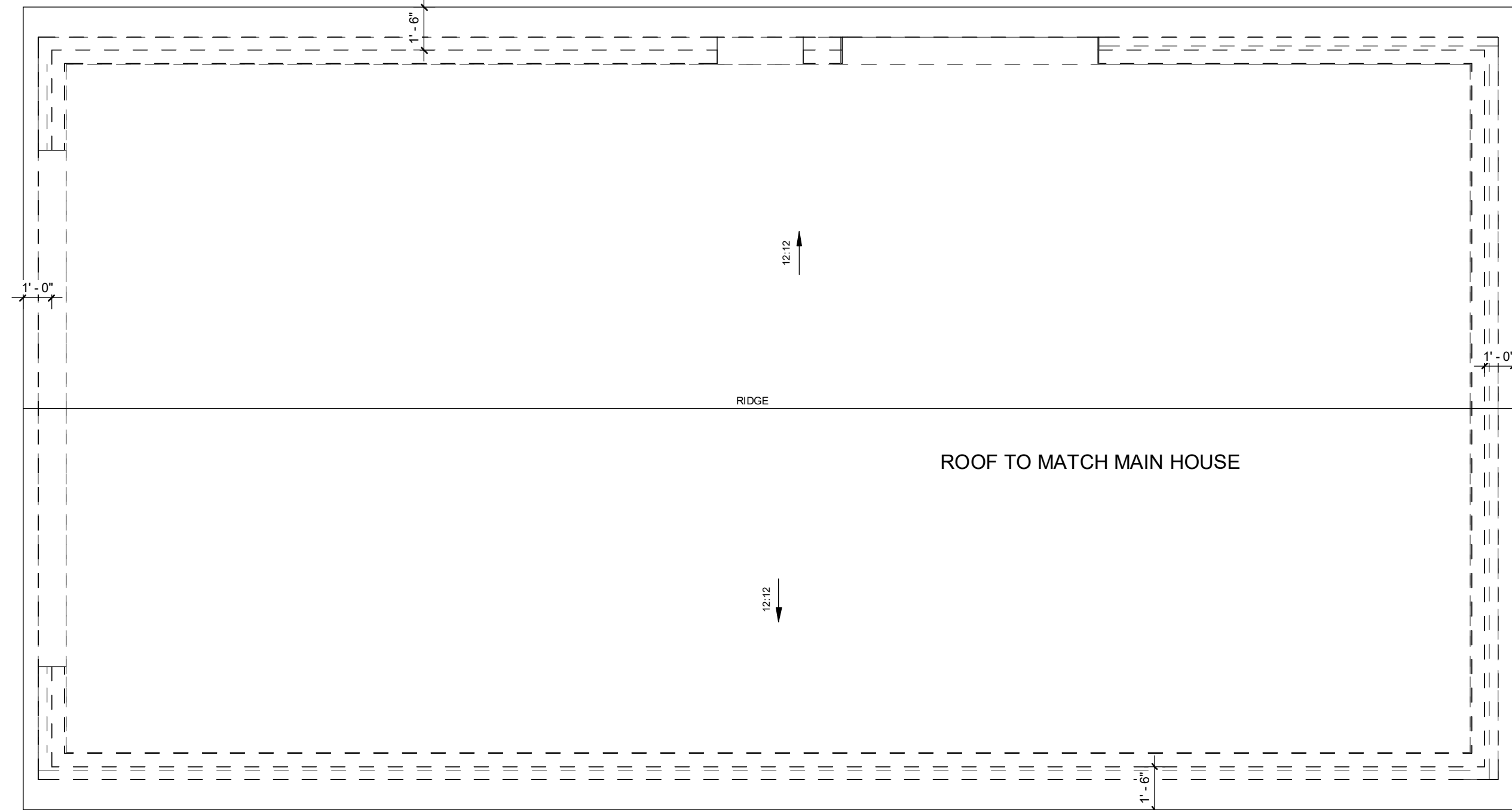
3 DETACHED GARAGE ELEVATION - REAR  
A6.1 3/16" = 1'-0"



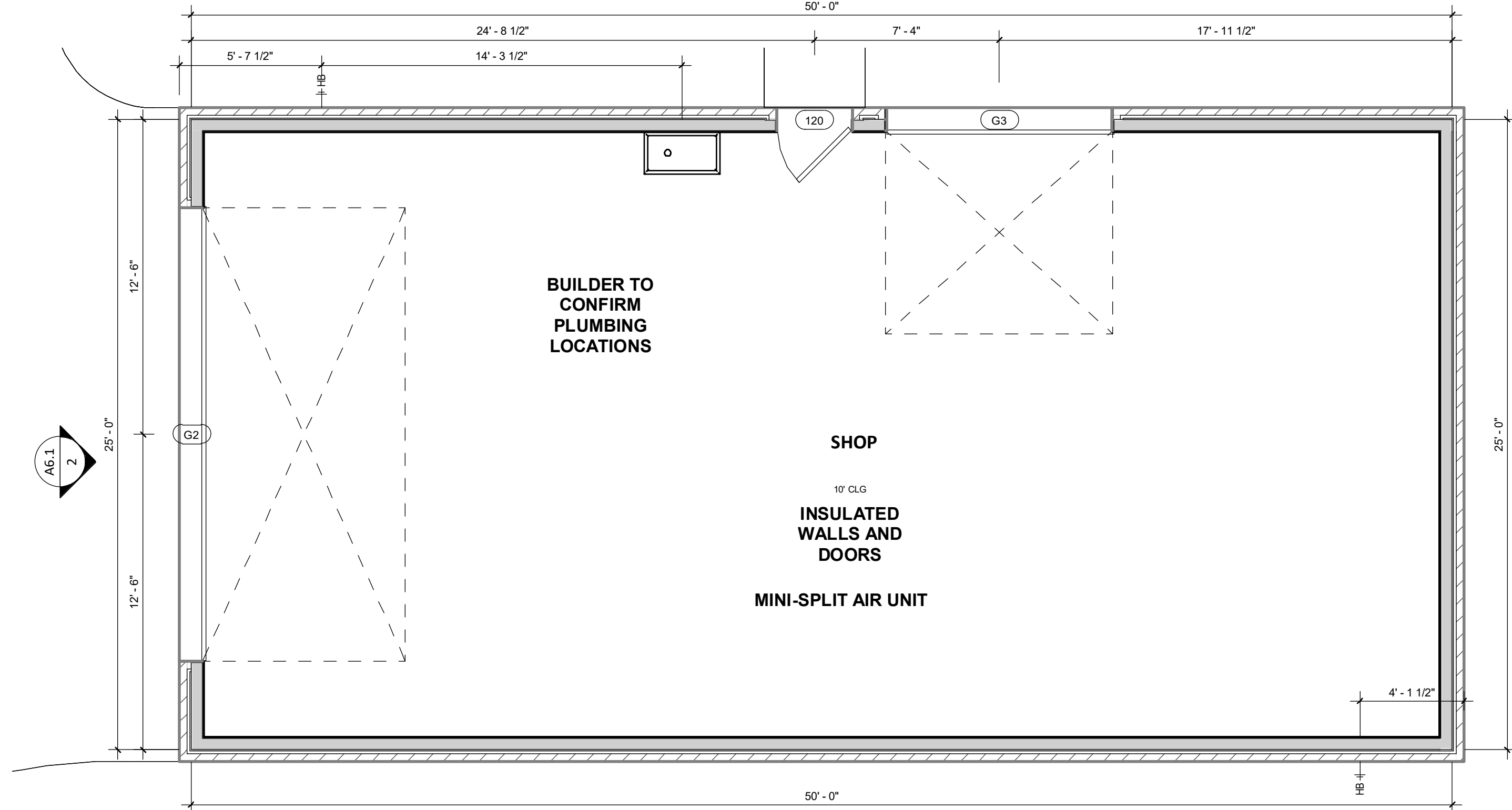
5 DETACHED GARAGE ELEVATION - LEFT SIDE  
A6.1 3/16" = 1'-0"



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

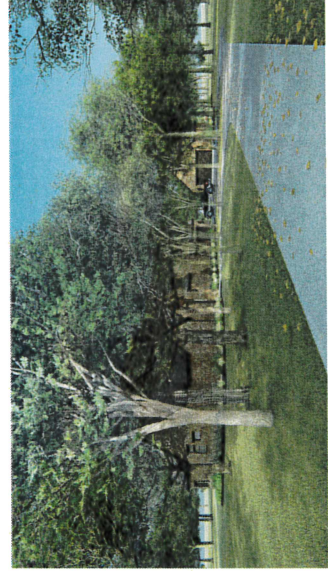
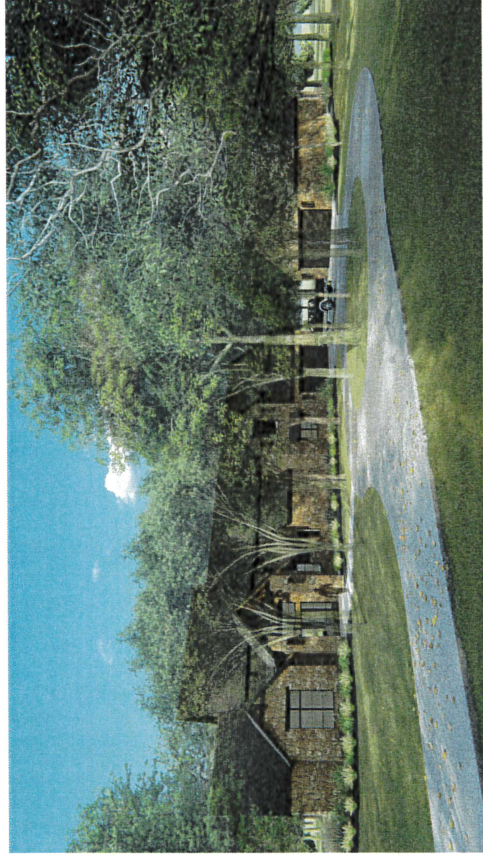
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**A6.1**  
DETACHED GARAGE PLANS

**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. WOODHOLLOW ROAD  
SUITE 400  
DALLAS, TX 75244  
469.804.6774

BUILDER  
**PENTAVIA**  
1800 W. KIRKWOOD BLVD  
SOUTH PLAINFIELD, NJ 07075  
973.501.8498

REVISION SCHEDULE

REVISION SCHEDULE  
**A0.1**  
EXTERIOR RENDERINGS  
CONSTRUCTION DOCUMENTS



