

SPECIFIC USE PERMIT (SUP) APPLICATION

SECTION 1. APPLICANT/OWNER INFORMATION

Please Print or Type

Applicant/Developer: DAVID L RILEY

Street Address: 11741 COTTONTAIL DR

City: Ft Worth State: TX Zip: 76244

Telephone: 609 435 8033 Fax: _____ E-mail: d.r.restoration.1.LLC

Applicant's Status: (Check One) Owner Tenant Prospective Buyer @gmail.com

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

Owner: John Knipp

Street Address: 509 Holly Court

City: Keller State: TX Zip: 76244

Telephone: 817-808-0744 Fax: _____ E-mail: _____

[Signature]
Signature of Applicant
Date: _____

[Signature]
Signature of Owner
Date: _____

SECTION 2. PERMIT REQUEST INFORMATION

Property Location: 509 Holly Court

Legal Description:

Lot(s): 7 Block(s): A Subdivision Name: _____

Unplatted Property Description:

Abstract Name & Number: 6238 Tract Number(s): _____

If property is not platted, please attach a metes and bounds description.

Current Zoning: _____ Proposed Zoning: _____

Current Use of Property: _____

Proposed Use of Property: see attached letter

Justification for Specific Use Permit:

A detailed letter of justification and/or exhibits shall accompany this application.

City of Keller Building and Permits

Dear Building and Permits Department,

I trust this letter finds you well. My name is John Knipp, and I am reaching out, along with my wife Dana Knipp, to express our heartfelt intention to enhance our residence by constructing a new detached garage with a 2nd-floor living space.

Our love for the Keller area has deep roots since Dana relocated here in 2000. After spending two decades in the Meadows of Bear Creek, we were determined to find our forever home in Keller as we prepared for retirement. The home we now reside in is not just a house; it's the fulfillment of our dream, and we feel immensely fortunate to be part of this vibrant community.

Our family dynamic has evolved with three adult children – Amanda and Joe Sapienza in St. Louis, Nicole and Taylor Barrett in Arlington (soon to be a family of four), and our son Jeremy Knipp in Dallas. As the family hub, our home sees frequent visits from extended family and friends, prompting the need for additional living space.

The proposed structure is more than a two-car garage; it's a workshop and a versatile living space. The garage will provide shelter for our full-size conversion van, lawn care equipment for our expansive 2+ acre property, and eventually, a cherished vintage car. The workshop will be a haven for home-related activities, gardening, and the revival of woodworking and stain glass projects.

Upstairs, we envision a space that adapts to our needs – a home gym, a theatre room, and an entertainment area for family and friends. The recent holiday gatherings underscored the convenience of an extra full-size range and refrigerator, especially with our daughter Amanda, a Kitchen and Bath designer, offering her expertise.

Positioning the new building behind the existing one ensures minimal disruption, with access from the current driveway and sidewalks. Dana holds a senior role in a critical support position, working from home, and business continuity is paramount. Our proactive installation of a standby generator ensures continuous power, preventing any interruptions to her professional responsibilities.

Thoughtful consideration has been given to drainage, incorporating French drains and drainage grades strategically placed around the building. French drains below the foundation address moisture concerns, while maintaining the structure's height and front appearance in harmony with the original house.

Construction hours will be from 7:00 AM to 7:00 PM, excluding Sundays, with an estimated completion time of six to eight months, provided everything progresses as planned.

We understand the importance of compliance with building regulations and are eager to collaborate closely with the City of Keller to ensure our construction aligns with all relevant codes and standards. We hope our proposal receives your approval, enabling us to create a space that not only meets our family's needs but also enriches the character of our community.

Thank you for your consideration and understanding. We are open to discussing any aspects of our proposal further if needed.

Sincerely,

John H. Knipp