

SPECIFIC USE PERMIT (SUP) APPLICATION

SECTION 1. APPLICANT/OWNER INFORMATION
Please Print or Type

Applicant/Developer: Bryce Wolf
Street Address: 805 Ledara Lane
City: Keller State: Tx Zip: 76248
Telephone: 82-583-4268 Fax: _____ E-mail: mittletonconstructionpr@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: Bill Powell
Street Address: 805 Ledara Lane
City: Keller State: Tx Zip: 76248
Telephone: _____ Fax: _____ E-mail: _____
Signature of Applicant: [Signature] Signature of Owner: [Signature] Printed Name of Owner: _____
Date: 2/17/2023 Date: 2/17/2023

SECTION 2. PERMIT REQUEST INFORMATION

Property Location: 805 Ledara Lane
Legal Description:
Lot(s): 9 Block(s): 3 Subdivision Name: Country Place Estates
Unplatted Property Description:
Abstract Name & Number: N/A Tract Number(s): _____
If property is not platted, please attach a metes and bounds description.
Current Zoning: Residential Proposed Zoning: Residential
Current Use of Property: Residential Home
Proposed Use of Property: Residential Home with a detached garage for an RV

Neighbor Communication Form

Project Address: 805 Ledara Lane, Keller Texas 76248

Dear Neighbor,

I am proposing to the City of Keller plans for a new shop in the backyard to replace two existing and aged structures. The new construction will be a 40 x 70 metal building on concrete with brick exterior. The building will be located inside my fenced backyard.

I am required to inform you of the project. Bill & Reagan Powell

For our neighbors:

My signature below confirms I have been made aware of the project and have no objections.

| | | | <u>Date</u> |
|-----------------|--------------------------|-------------------------|-------------------|
| 800 Ledara Lane | Wade & Joni Youngberg | <u>Wade Youngberg</u> | <u>1-13-23</u> |
| 801 Ledara Lane | Larry & Melanie Robinson | <u>Melanie Robinson</u> | <u>1/7/23</u> |
| 804 Ledara Lane | Wade Carroll | <u>Wade Carroll</u> | <u>1/7/23</u> |
| 809 Ledara Lane | Art Jauregui | <u>Art Jauregui</u> | <u>1-7-23</u> |
| 810 Ledara Lane | Dawn Jones | <u>Dawn Jones</u> | <u>1-14-2023</u> |
| 800 Dana Lane | Jay & Lael Patel | <u>Jay Patel</u> | <u>Jan 7 2023</u> |
| 808 Dana Lane | Jerry & Dina Mills | <u>Jerry Mills</u> | <u>Jan 7 2023</u> |
| 812 Dana Lane | Troy & Leigh Dugger | <u>Troy Dugger</u> | <u>Jan 7 2023</u> |

GRAHAM-MARTIN, LTD.

Engineering Consultants

P.O. Box 535097
Grand Prairie, TX 75053-5097
(972) 647-1025

Texas Reg. Eng. Firm F-8336

February 7, 2023

Zeke's Exteriors & Construction
805 Ledara Drive
Keller, TX 76248

Re: Lot - Block -
805 Ledara Drive
Keller, TX 76248
Plan: Metal Building
GML# 000000

To Whom It May Concern:

The foundation for the above referenced location has been designed and evaluated in accordance with the latest recommendations as set forth by the American Concrete Institute (ACI code 318-89). It has also been designed in accordance with the 2012, 2015, 2018 and 2021 International Residential Codes, the 2012, 2015, 2018 and 2021 International Building Codes, the WRI/CRSI-18 Design of Slab-on-Ground Foundation and standard engineering practices. The pertinent soils information utilized in the design was assumed from general soils classifications obtained from the following soil survey, published by the United States Department of Agriculture's Soil Conservation Services:

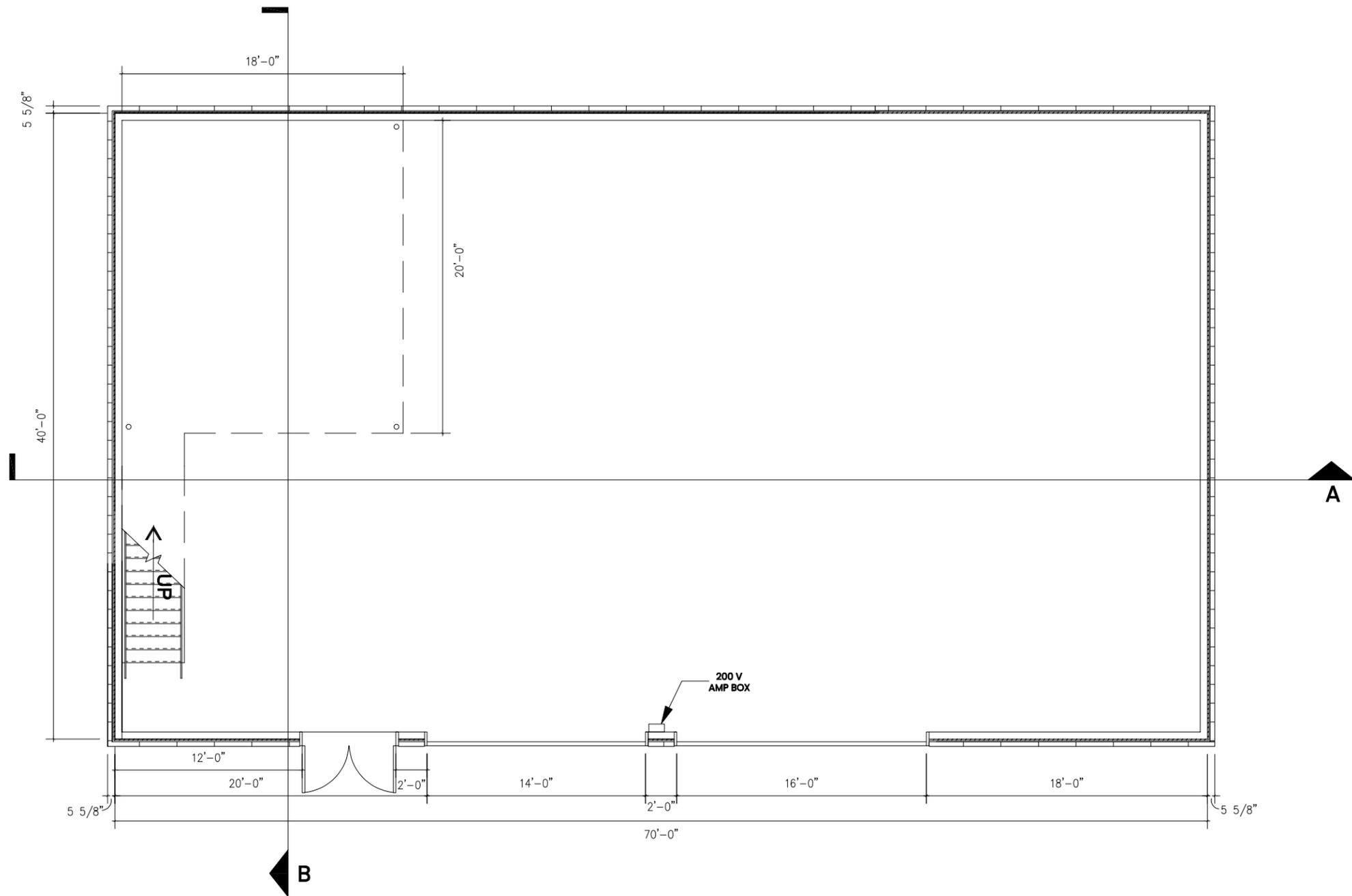
Source: Soil Survey of Tarrant County, TX
Qa: 1500
PI: 10
PVR: 2.0"

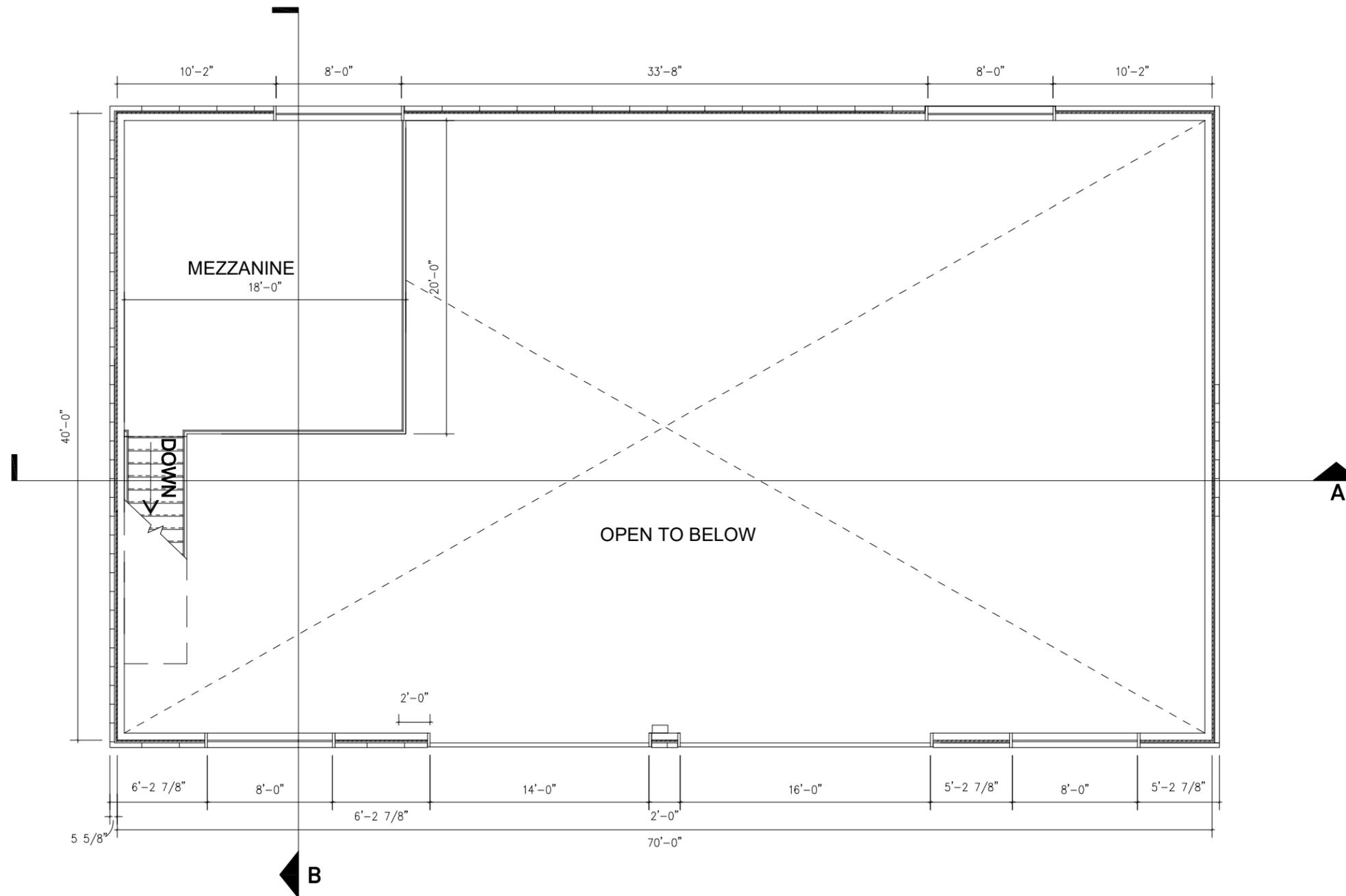
Sincerely,
GRAHAM-MARTIN, LTD.

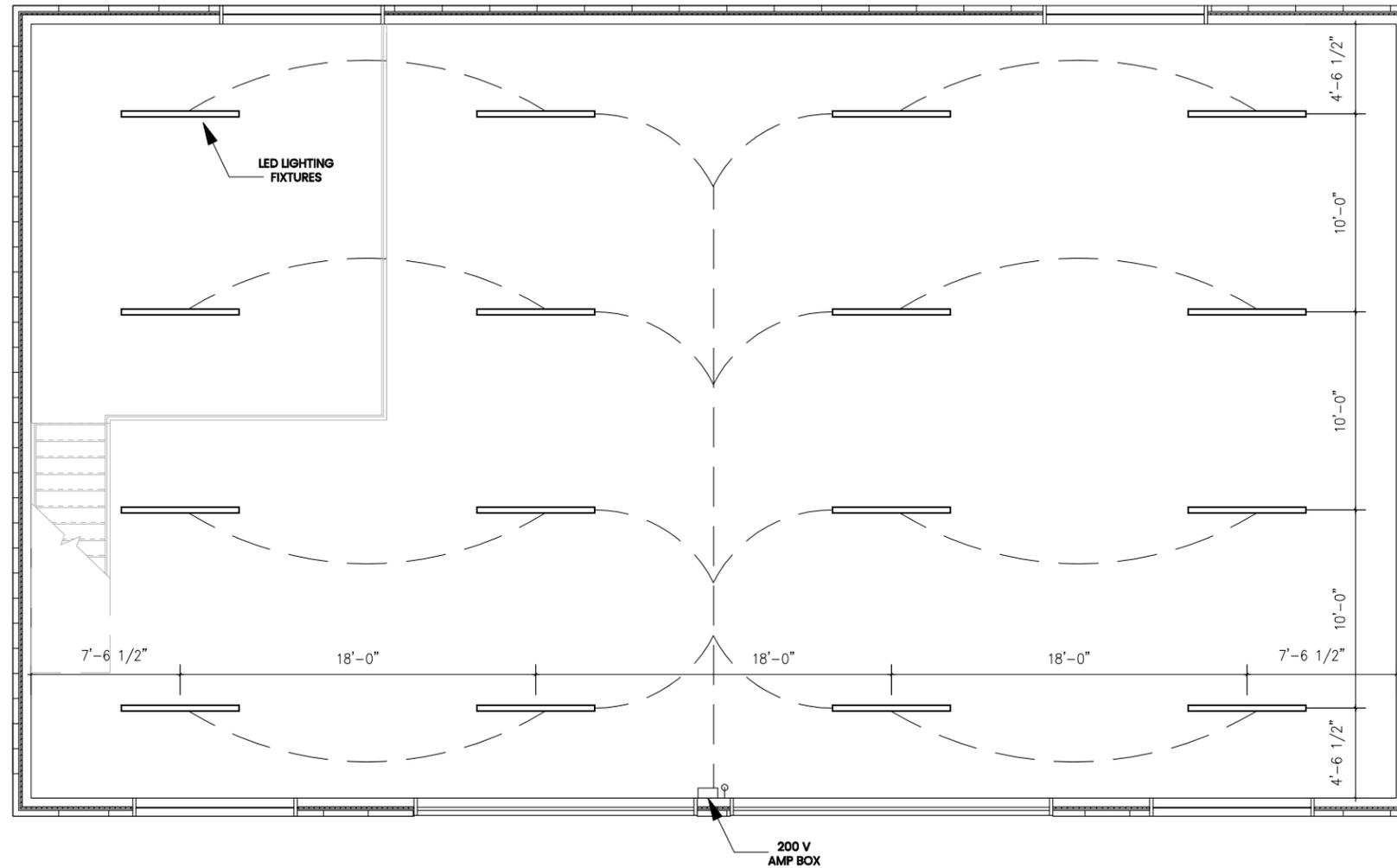


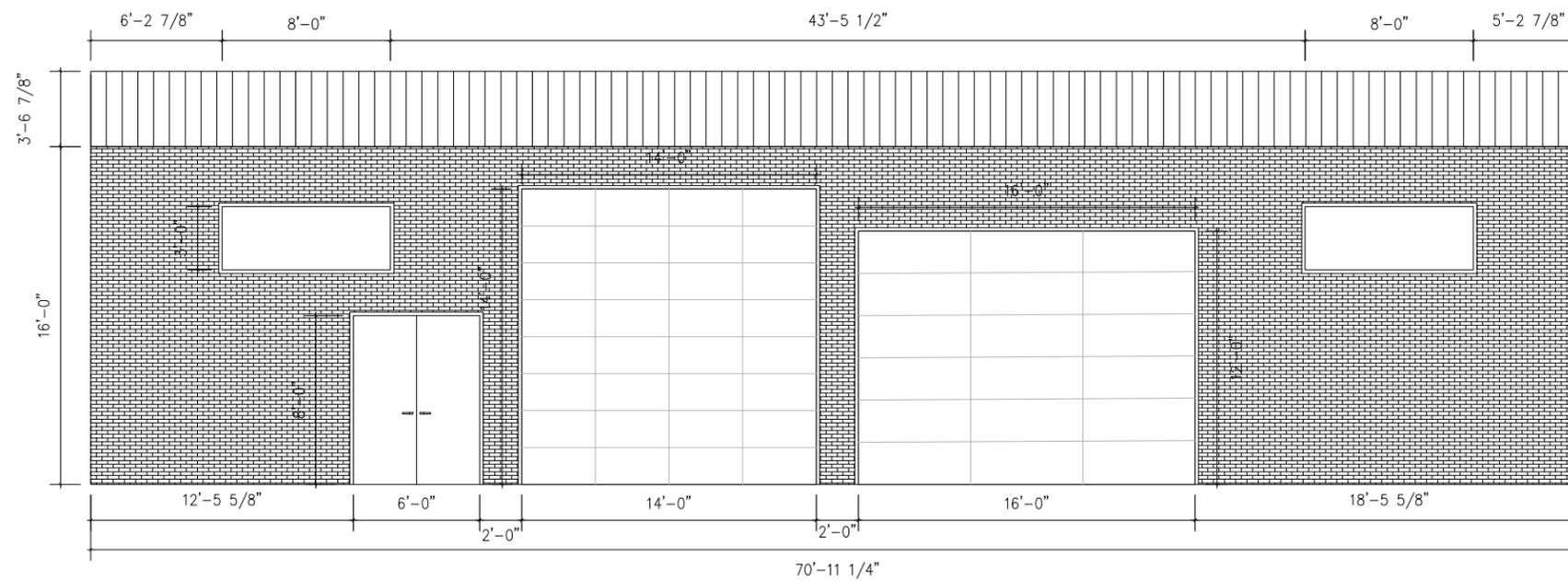
Bill Graham, P.E.

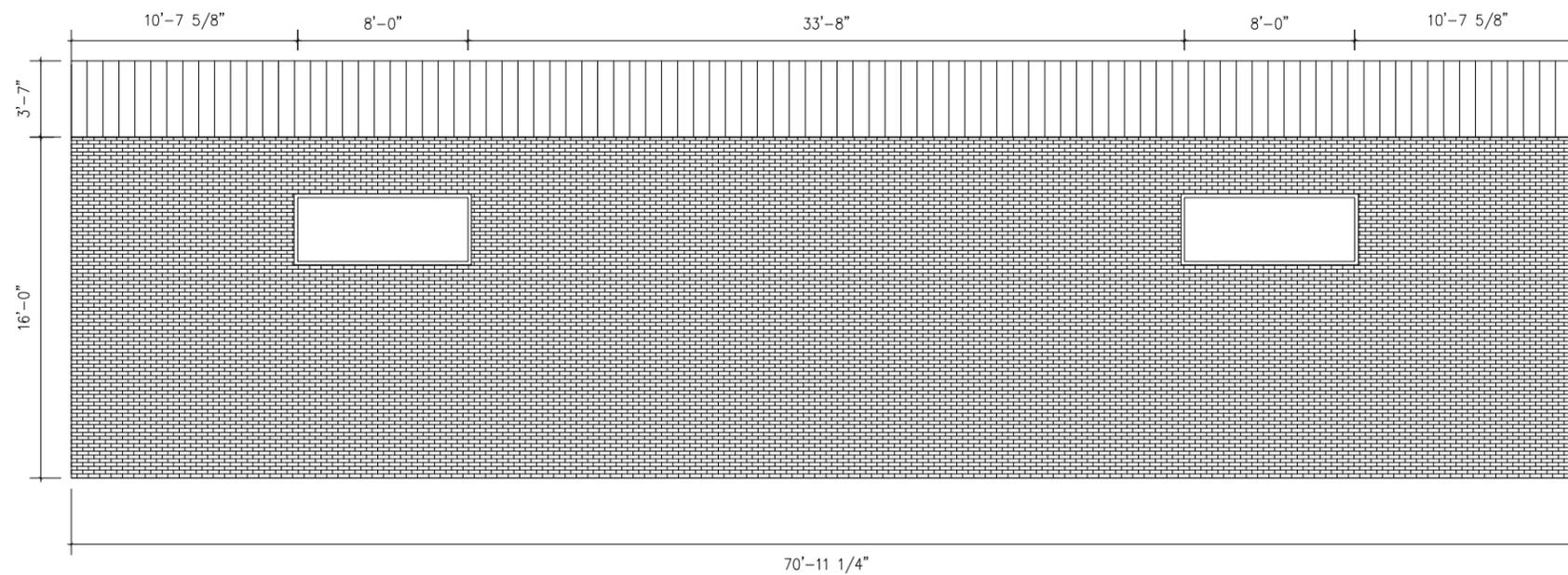
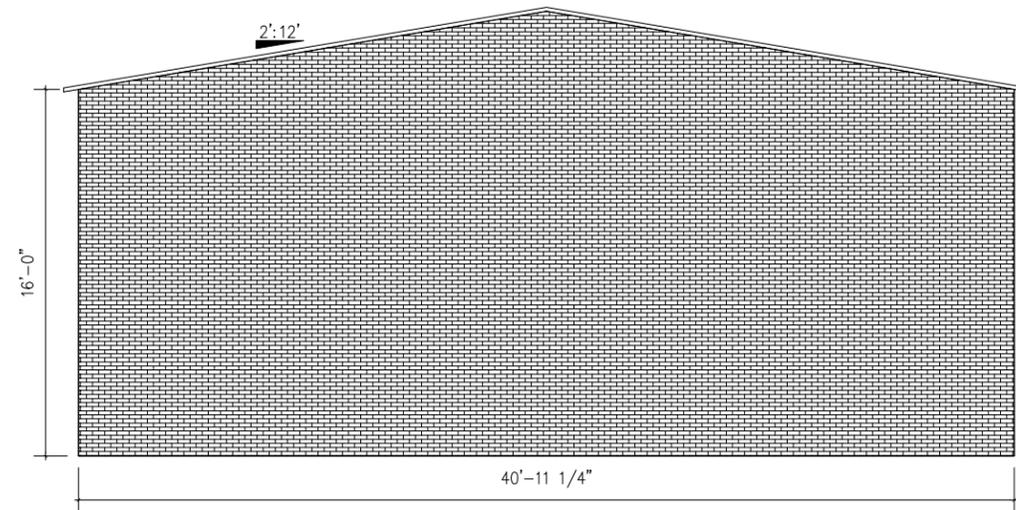


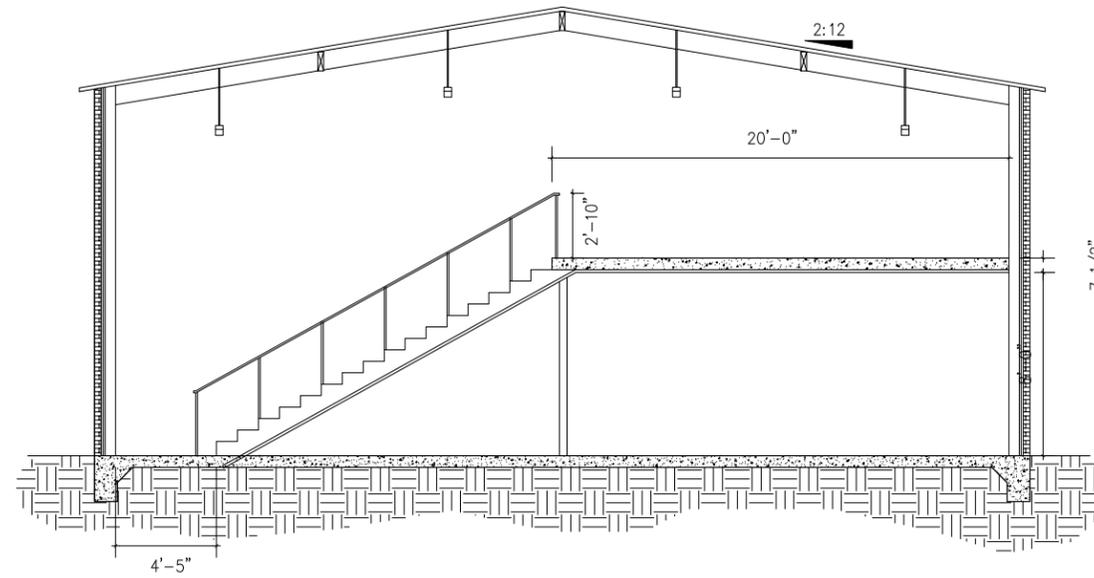




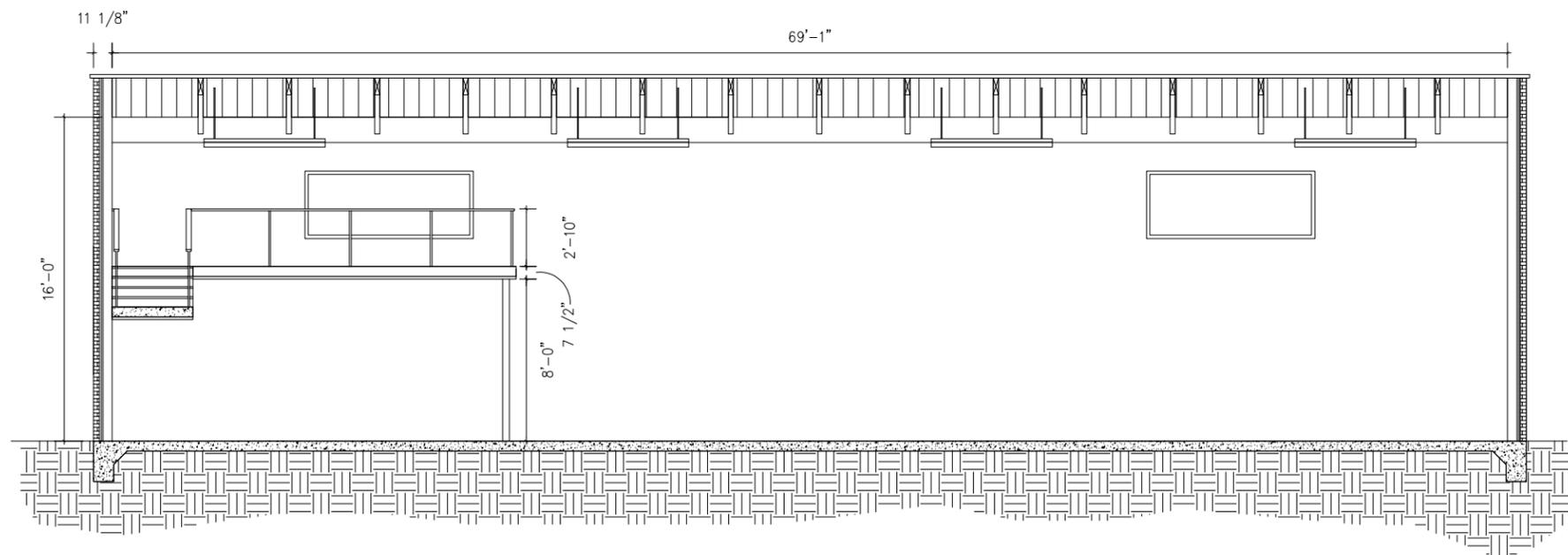




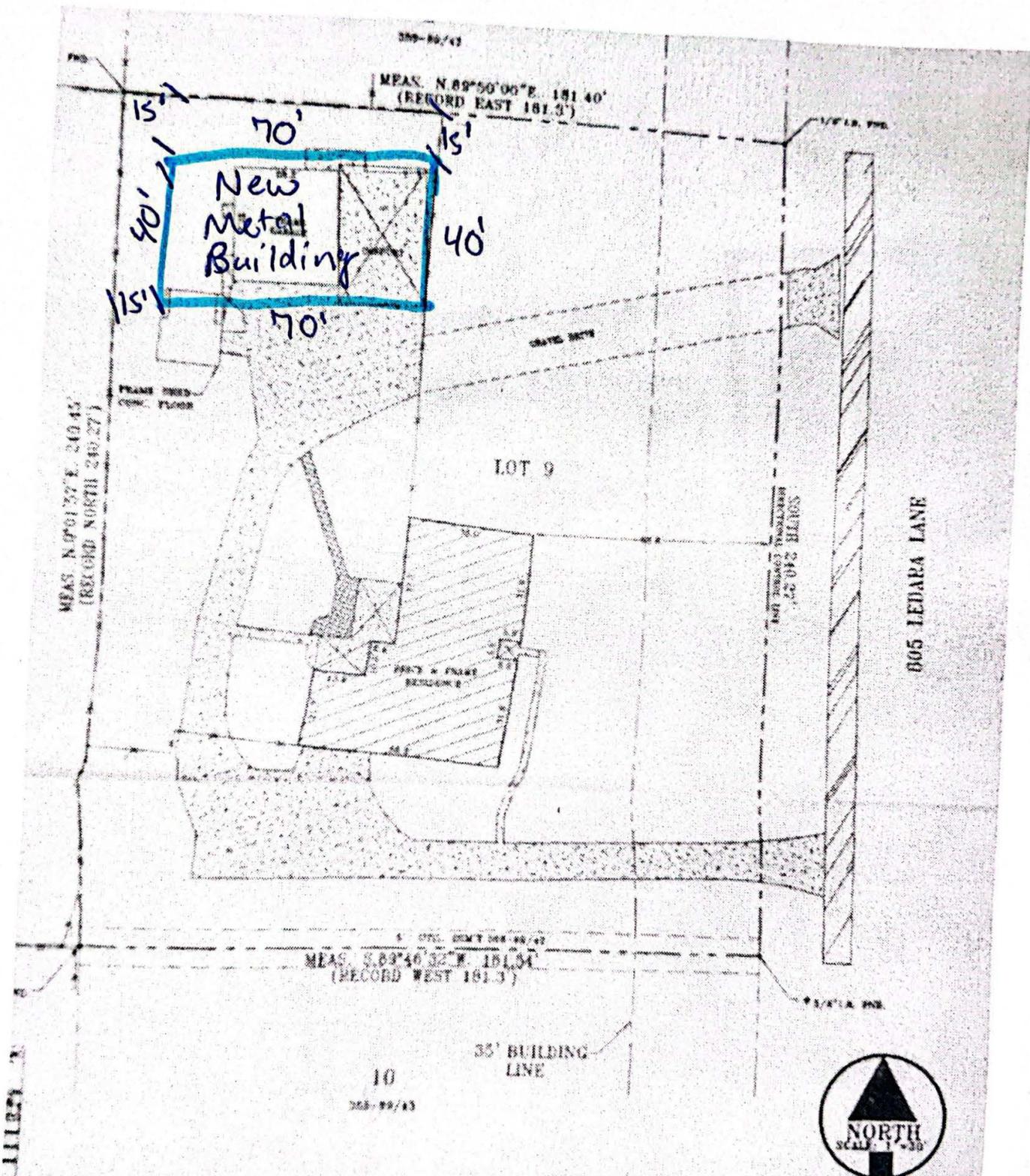




SECTION B



SECTION A

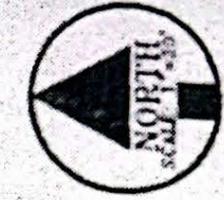


Block 3, COUNTRY PLACE ESTATES, an Addition to the City of Keller, Tarrant County, Texas, according to plat recorded in Volume 300-80, Page 43, Plat Records, Tarrant County, Texas.

2/2008 dated 8-2-08. This plat is for and this property is located on page 43.

SURVEYOR CERTIFICATION

The undersigned Registered Professional Land Surveyor certifies to purchase, under and this Company as named therein, (a) this plat of survey and the same, and (b) that the same have not a true representation to facts and that no such survey was conducted.



805 LEDARA LANE

MEAS. N. 89° 50' 00" E. 181.40'
(RECORD EAST 181.3)

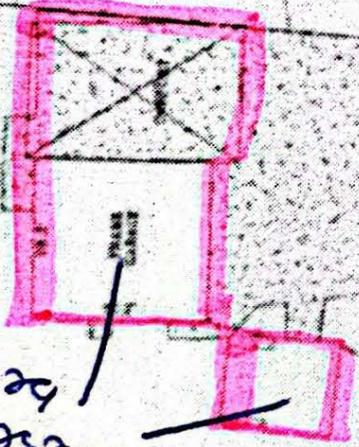
LOT 9

SOUTH 240.57'
DIRECTIONAL CONTROL LINE

30' BUILDING LINE

MEAS. S. 82° 10' 30" W. 181.30'
(RECORD WEST 181.3)

MEAS. N. 0° 01' 37" E. 240.45'
(RECORD NORTH 240.27)



these will be removed

A. Mark 2, COUNTRY PLACE ESTATES, an addition to the City of Keller, Tarrant County, Texas, according to plat recorded as Volume 388-88, Page 45, Plat Record, Tarrant County, Texas.

2008-88/43 This property is shown as part of...

REVERSE CERTIFICATION

The undersigned Registered Professional Land Surveyor certifies to the accuracy of this plat. The boundaries shown are a true representation of the actual boundaries.

Bill Powell

805 Ledara lane

Keller, TX 76248

Letter of Application for Special Use Permit

Property: 805 Ledara lane

Zoned: SF-36

Lot size: Approximately 43,000 sq feet

Special Use Permit Requested: Accessory Dwelling of 2800 square feet

Lot Coverage after addition of this Accessory Dwelling: Approximately 6.5%

We would like to add an Accessory Building of 2800 Square Feet as a Wife's hobby Mezzanine which will be an 18' x 20' room. The rest of the building will house lawn equipment and a future R.V. This space will also be used for Husband's hobby projects. There is currently a 768 square foot storage building near the west side of the property, and 2 storage sheds that are run down and old that will be removed to add the 2800 sq. ft. Accessory building. The lot coverage for the primary home, and the new accessory dwelling all together will be roughly 12%. This accessory dwelling would meet the city requirements and be constructed under a building permit by Middleton Homes registered with the city. Bryce Wolf 682-583-4268 will be the Project Manager. It will be about 100 feet from the front property line and about 25 feet from the west side property line, well within the property setbacks. It will be located about 45 feet beside the front building line and 30 feet back of the primary home. The Hobby shop will be constructed of similar brick, windows and paint to the primary home. It will be constructed with metal framing and a metal roof. The metal roof color will be like the primary home. The Hobby shop will be at least 80% brick. Our property has one neighbor to the south and the west who has said they have no objection to the accessory building. I have attached a form with all my closest neighbors who have no objection to the Accessory Building. There will also be additional landscaping in front of the accessory building. We will also be removing the old driveway to the accessory building and installing a new concrete driveway to the Accessory Building.

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

Sincerely,

W. Powell