

October 9, 2018

To Whom It May Concern:

We are Tom & Kelly Miller and we live at 1906 Johnson Rd – Keller 76248. We have owned this home since 2007. The property encompasses 2.2 acres. We enjoy living in Keller, especially on Johnson Rd where it has the “out in the country” fee with all of the trees and land. We have great relationships with our surrounding neighbors with whom we have shared out plan to build. The existing home is 1922 square ft. built in 1975 and is in need of renovation in several areas. We have a passion for vintage Harley Davidson motorcycles. Tom’s hobby is restoring these old bikes for our personal collection.

In March of 2018 we began the process to build a new barn to house our motorcycle collection. Building the barn was “Phase I” of our plan. Once completed, we planned to begin “Phase II” – a renovation of the front of the home where the kitchen is located as well as a hall bath and guest room. Due to the age of the home, we have plumbing & electrical issues in the front of the home that would have been addressed in the renovation. In this phase we would also make the home larger in the front to extend the entry, utility room and kitchen. Last would have been “Phase III” – the exterior of the home. In this phase, we had planned to stone the exterior of the home and update the landscaping. Our estimated cost was \$147,000 for the custom barn and \$150,000 for the home renovation. We hired a custom home builder to design the barn, surveyor for the platting, survey & tree study, and engineer for the drainage study and soil expert for the soil study. We worked closely with the city planning dept. as did the surveyor and drainage engineer. Our barn project was unanimously approved by City Council and we began to move forward. After some changes to the plat and survey, the surveyor was given a green light by city planning to submit the final plat. On June 4, 2018 and after a cost of \$10,156.78 we received an email from the city planning office that we would need to dedicate 40’ from the center of Johnson Rd (approx, 20’ of the front of our property) to the city of Keller and the new building set back would be 60’ from that point which runs through our current home making it an encroachment. This was the first time we had been given this information after several months of working with the city planning dept. to get to that point. This news devastated our plan for the barn and home renovation. Had we been given this information at the beginning of the process we would not have moved forward with the barn project & spent the funds we would not receive a return on. During that time, we had also removed our existing barn in preparation for the new barn build which we would not have done. Being a Realtor for many years, I have a clear understanding of the market and the negative impact this has on the value of our property. With this information, the renovations to the front of the are not a possibility. We would not be able to obtain the permits for the renovations and if/when Johnson Rd is made wider the current home would be close to the side of the road. Furthermore, if we decided to sell the property, a bank would not

lend funds for a mortgage on an encroaching property and a title policy could not be issued. This new information makes the home a "tear down" to a buyer and it reduces the value of the property. At this point we can no longer justify building a barn of that cost if the home doesn't have value and cannot be renovated. This has placed a tremendous hardship on our family.

It is now our desire to build a new custom home so we can remain Keller homeowners. The new home will be constructed professionally by Lyons Fine Homes. Larry Lyons is a Civil Engineer and has been building custom homes for many years. He is a personal friend and true to his profession. The new home will be a custom, 1-story home and approx 2800 – 2900 square feet with a 4 car garage. The design is brick/stone and stucco and is parallel to the culture of Keller.

We request that our current home be used as a temporary residence until the Certificate of Occupancy is completed on the new home. At that time, we will have the current home torn down and the property cleared. Attached are drawings of our new home along with aerial photos of our property.

Thank you for your consideration in this matter.

Sincerely,

Tom & Kelly Miller
1906 Johnson Rd – Keller 76248

