

VARIANCE TO THE UNIFIED DEVELOPMENT CODE (UDC) APPLICATION

SECTION 1. APPLICANT/OWNER INFORMATION Please Print or Type

Applicant/Developer: Joseph Hopkins
Street Address: 1804 Willis Ln
City: Keller State: TX Zip: 76248
Telephone: 972-948-9530 Fax: _____ E-mail: joe.hopkins60@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: Joseph Hopkins
Street Address: 1804 Willis Ln
City: Keller State: TX Zip: 76248
Telephone: 972-948-9530 Fax: _____ E-mail: joe.hopkins60@gmail.com
Signature of Applicant: [Signature] Signature of Owner: [Signature] Printed Name of Owner: Joseph C Hopkins
Date: _____ Date: [Signature] Joseph C Hopkins

SECTION 2. VARIANCE REQUEST(S) INFORMATION

Address or Legal Description: 1804 Willis Lane
Lot(s): 1 Block(s): 1 Subdivision Name: Hopkins Addition

Justification for Requested Variance(s): _____

Variance 1 - Garage door 58 ft 72-240 facing Willis Lane
- Structures built in 1964 and late 1970s. Not conducive to side entry.
- Improvement to home and property
Variance 2 - 6' steel fence up each side and across front of property
- Similar variance approved for property at 18 Willis Ln

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



Variance requests from Joseph and Sharon Hopkins at 1804 Willis Lane.

Variance 1

Our home at 1804 Willis Lane was built in 1963. Our best guess is the detached garage was built in the mid to late 1970s. The existing detached garage has two 8' x 7.5' garage doors facing Willis Lane. The lot is two acres with the face of the home and garage sitting 136 feet off Willis Lane. The lot is also home to over 40 mature post oak trees. The location of the existing structures on the property is not conducive for side entry into the garage without demolition of the existing structures and removing four of the mature post oak trees. We desire to build an additional two-car garage adjacent to the current detached garage and incorporate the rooflines so that all is ascetically attached to the home with a lovely covered front porch between the garage and front entry of the house (drawing provided). The addition will significantly improve the street appeal of the home and allow our vehicles to be parked inside the garage versus the current open parking area. This property had never been platted; this was completed and approved on February 27, 2019. After the completion of the plat, we learned that in spite of the 1963 and mid-1970's construction of the structures, the 2019 plat date required that our plans meet the 1998 ordinance that limits the square footage of attached street facing garage doors to 72 square feet. We are requesting a variance to build a new two-car garage with a roofline that will incorporate the current detached garage into a single structure. After completion, there will be four 8' x 7.5' garage doors with a total of 240 square feet of garage door surface facing Willis Lane (drawing provided).

Variance 2

We are requesting a second variance to install 6' tall steel fencing up each side of the front yard and across the front with gates at each entrance of the u-shaped drive. The steel fence panels are

open with 5" spacing between rungs and aesthetically built to maintain the country feel of Willis Lane (picture provided). Several years ago, a variance for a six-foot steel fence was granted to the homeowner two houses south of us at 1834 Willis Lane (picture provided).