

SPECIFIC USE PERMIT (SUP) APPLICATION

SECTION 1. APPLICANT/OWNER INFORMATION Please Print or Type

Applicant/Developer: Nicholas and Janine Stevens
Street Address: 1660 Willis Lane
City: Keller State: TX Zip: 76248
Telephone: 817-514-9780 Fax: _____ E-mail: jpstevens1660@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: Nicholas and Janine Stevens
Street Address: 1660 Willis Lane
City: Keller State: TX Zip: 76248
Telephone: 817-514-9780 Fax: _____ E-mail: jpstevens1660@gmail.com

Nicholas Stevens
Signature of Applicant
Date: 2-17-19

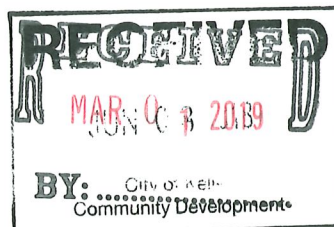
Nicholas Stevens NIL STEVENS
Signature of Owner Printed Name of Owner
Date: 2-17-19

Janine Stevens
Signature of Applicant
Date: 2/15/19

Janine Stevens Janine Stevens
Signature of Owner Printed Name of Owner
Date: 2/15/19

SECTION 2. PERMIT REQUEST INFORMATION

Property Location: 1660 Willis Lane
Legal Description:
Lot(s): 1 Block(s): A Subdivision Name: Sondra Smith Addition
Unplatted Property Description:
Abstract Name & Number: _____ Tract Number(s): _____
If property is not platted, please attach a metes and bounds description.
Current Zoning: SF36 Single Family Residence Proposed Zoning: SF36 Single Family Residence
Current Use of Property: SF36 Single Family Residence
Proposed Use of Property: SF36 Single Family Residence



Special Use Permit Application Narrative

May 21, 2019

Applicants/Owners: Nicholas and Janine Stevens

Address: 1660 Willis Lane, Keller, TX 76248

The residents of 1660 Willis Lane are requesting the approval of a Specific Use Permit in order to build an accessory building on the existing 2.2 acre property adjacent to the house and not visible from the street. The proposed building will be used as a guest house for family members in order to accommodate a growing family such as grandchildren, aging family members, in-laws, etc. Due to potential length of stay by family members and potential size of visiting group, this proposal is citing a full kitchen.

The one-story accessory building will be complimentary to the main structure and will be constructed with steel roofing, similar brick and hardy board siding, and similar stonework, which will be limited and based on cost. The proposed square footage for the accessory building is 2,337, which includes a covered front porch. There will be no additional streets, alleys, or sidewalks and means of ingress and egress to public streets will be through the existing driveway. The existing driveway and garage will be utilized for adequate off-street parking. The height of the accessory building will not exceed the existing structure and is included in the architectural drawings. Any negative impact to existing trees and plants will be mitigated and avoided. We have reviewed Section 8.10 of the Unified Development Code Section and are compliant with regulations. We are working with the original builder of the main structure, Michael Garabedian, and the original architect, Carol Boerder-Snyder, who will also ensure that all easements, setbacks, and elevation requirements are appropriately addressed.

Contact Information:

Applicants/Owners:

Janine and Nicholas Stevens

1660 Willis Lane

Keller, TX 76248

817-514-9780

Builder:

Michael Garabedian

Garabedian Properties

1717 Buckingham Drive

Keller, TX 76262

817-748-2669

Architect:

Carol Boerder-Snyder

Boerder-Snyder Architects

4445 Alpha Road

Suite 105B

Dallas, TX 75244

214-236-1126