

The purpose of this document is to help move forward with upgrading and expanding 501 Elaine Street owned by David and Delia Rich.

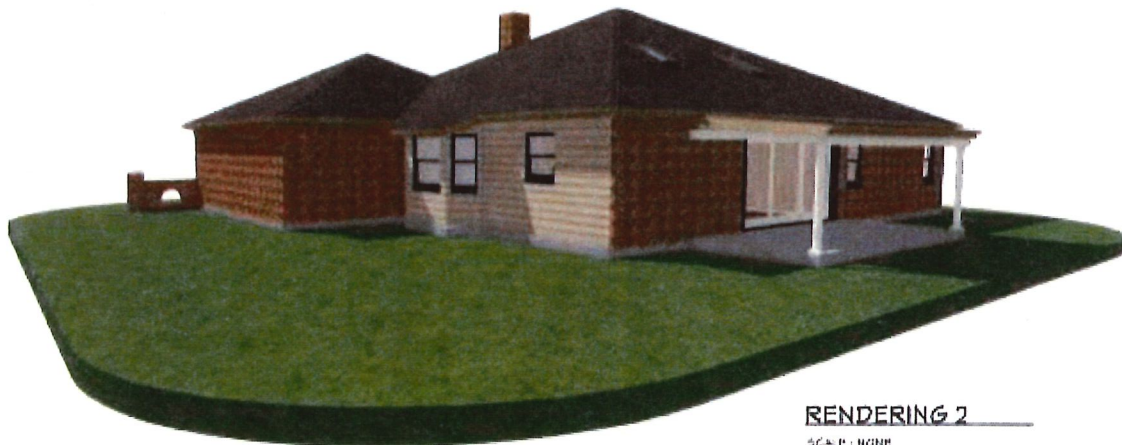
Unfortunately the City of Keller was unable to find the Platted land document for the subject property and is claiming a front facing garage is not allowed on the property due to code. All properties platted before 1992 on Elaine have the ability to have front facing garages. Additionally front facing garages are the norm for Elaine street and many other new developments going up in the area. We are filing Article Nine documentation – Unified Development Code variance to the Unified Development Code (UDC) Application. The below pictures show the current and future design. We spend thousands of dollars and had very detailed plans designed to have the property updated and modified. As you can see in the below pictures the design upgrades the design closer to the house across the street adding character and higher standard front and rear elevation. After speaking with the City Director (Julie Smith) the current proposed new front facing garage design meets the distance requirement from garage to property line, along with over 200 feet from curb to garage. Additionally the living space also meets the requirement. We are asking both the City of Keller and the neighbors to except this proposal to upgrade the property and bring the smaller property closer to the size of other homes in the area. Very detailed and thought out plans were submitted to the City of Keller

Current –



RENDERING 1

SCALE: NONE



RENDERING 2

SCALE: NONE

Proposed –



CONCEPT RENDERING 1

SCALE: NONE



CONCEPT RENDERING 2

SCALE: NONE