

ZONING BOARD OF ADJUSTMENT (ZBA) APPLICATION

SECTION 1. APPLICANT/OWNER INFORMATION

Please Print or Type

Applicant: Tabitha and Justin Richter

Street Address: 1001 Eagle Court

City: Keller State: TX Zip: 76248

Telephone: 512-785-5925 E-mail: Tabitha.Richter@gmail.com

Applicant's Status (Check One) Owner ☒ Tenant ☐ Authorized Agent ☐ Prospective Buyer ☐

Property Owner MUST sign the application or submit a notarized letter of authorization.

Owner: Tabitha + Justin Richter

Street Address: 1001 Eagle Court

City: Keller State: TX Zip: 76248

Telephone: 512-785-5925 E-mail: Tabitha.Richter@gmail.com

Tabitha Richter
Signature of Applicant

Tabitha Richter Tabitha Richter
Signature of Owner Printed Name of Owner

Date: 8/7/2020

Date: 8/7/2020

SECTION 2. PROPERTY INFORMATION

Address of Request: 1001 Eagle Court Keller TX 76248

Legal Lot(s): 14 Block(s): B Subdivision Name: Hidden Lakes - The Retreat

- A variance shall not be granted to relieve a self-created or personal hardship, nor shall it be based solely on economic gain or loss, nor shall it permit any person a privilege in developing a parcel of land not permitted by this Code to other parcels of land in the particular zoning district.
- No variance may be granted which results in undue hardship on another parcel of land.
- The applicant bears the **burden of proof** in establishing the facts justifying a variance.
- Provide exhibits that will help provide justification of this variance request.

Application fee: \$200

ARTICLE NINE

Unified Development Code

Adopted: July 7, 2015



SECTION 3. VARIANCE REQUEST INFORMATION

(All Sections must be completed.)

Describe how your request will differ from the requirement(s) of the Unified Development Code:

Our request differs from the UDC for two reasons.
① Our gate which was built w/ the house in the 90's opens outward and is situated a few feet in front of the house line.
② We are building a pool and are in need of a privacy fence with very limited space as well it will serve as security away from the pool.

Describe how literal enforcement of the Unified Development Code will create an unnecessary hardship or practical difficulty in the development of this property:

By enforcing the UDC we would need to Redesign and demo the current driveway or move the house. To align the gate with the house as it is would make turning into the garage either impossible or extremely difficult. We would be unable to park 2-3 cars in our 3 car garage. By not adding the cedar planks there is currently no privacy to the pool via line of site from Bear Creek or Eagle Court. To resurrect the gate it would need to be placed in the easement.

Describe any special conditions unique to the subject property that cause hardship. Examples of special conditions include topography, utility line/easements, irregular lot or tract lines, etc:

Our house is unique as it sits at the end of a cul-de-sac with the garages on the side of the house. The side garage faces Bear Creek and has no adjacent property in close proximity. The property line is on a curve and there is a slight angle on the driveway with a sharp turn into the garage. The gate currently is resurrected in the easement of where the communications utility lies.

ARTICLE NINE

Unified Development Code

Adopted: July 7, 2015



Describe how relief of the hardship will not injure the permitted use(s) of any adjacent property:

We do not believe ~~the relief of the hardship~~ ~~any hardship would be~~ will injure the permitted use of any adjacent properties. We are at the end of a cul-de-sac with no properties directly next to the requested variance area.

Explain how granting of the variance would meet the intent of the Unified Development Code requirements:

Granting the variance would still allow and promote safety and preservation of architectural significance. It will help secure our house and pool from unnecessary risk. It will also preserve property values.

Explain how the granting of the variance will be in harmony with the spirit and purpose of the regulation:

By granting the variance this would allow us to uphold the safety needs of the perimeter while upholding the beautification and uniformity of Hidden Lakes and Keller TX.

APPLICATION SUBMITTAL REQUIREMENTS

- Applications without original signatures and all required documents and information will not be reviewed.
- The Zoning Board of Adjustment meets on the first Monday of each month, as needed.
- The application submittal deadline is 12:00 PM on the 15th of every month, prior to the next month meeting.
- If you have any questions about the process or and submittal requirements, please contact the Planning and Zoning Department at 817-743-4130

APPLICATION REQUIREMENTS CHECKLIST

The following items are required with ALL Applications:

- ☐ Zoning Board of Adjustment application form
- ☐ Application Filing fee as required by the City of Keller
- ☐ Plot Plan or Survey
 - One paper copy of an exhibit that includes the following information.
 - Boundaries, dimensions, and square footage of the property
 - Location and dimensions of all existing and proposed buildings and structures
- ☐ Additional Information (Example: Drawings, photographs and/or other relevant information)

Hello Committee,

Thank you for taking time to review our request. This need came about due to installation of a pool. We have provided the answers to your questions via the application. We appreciate the consideration and look forward to hearing your response.

Kind regards,

Tabitha and Justin Richter

A stylized, cursive handwritten signature, likely belonging to Justin Richter, consisting of several loops and a long horizontal stroke.

8-7-20

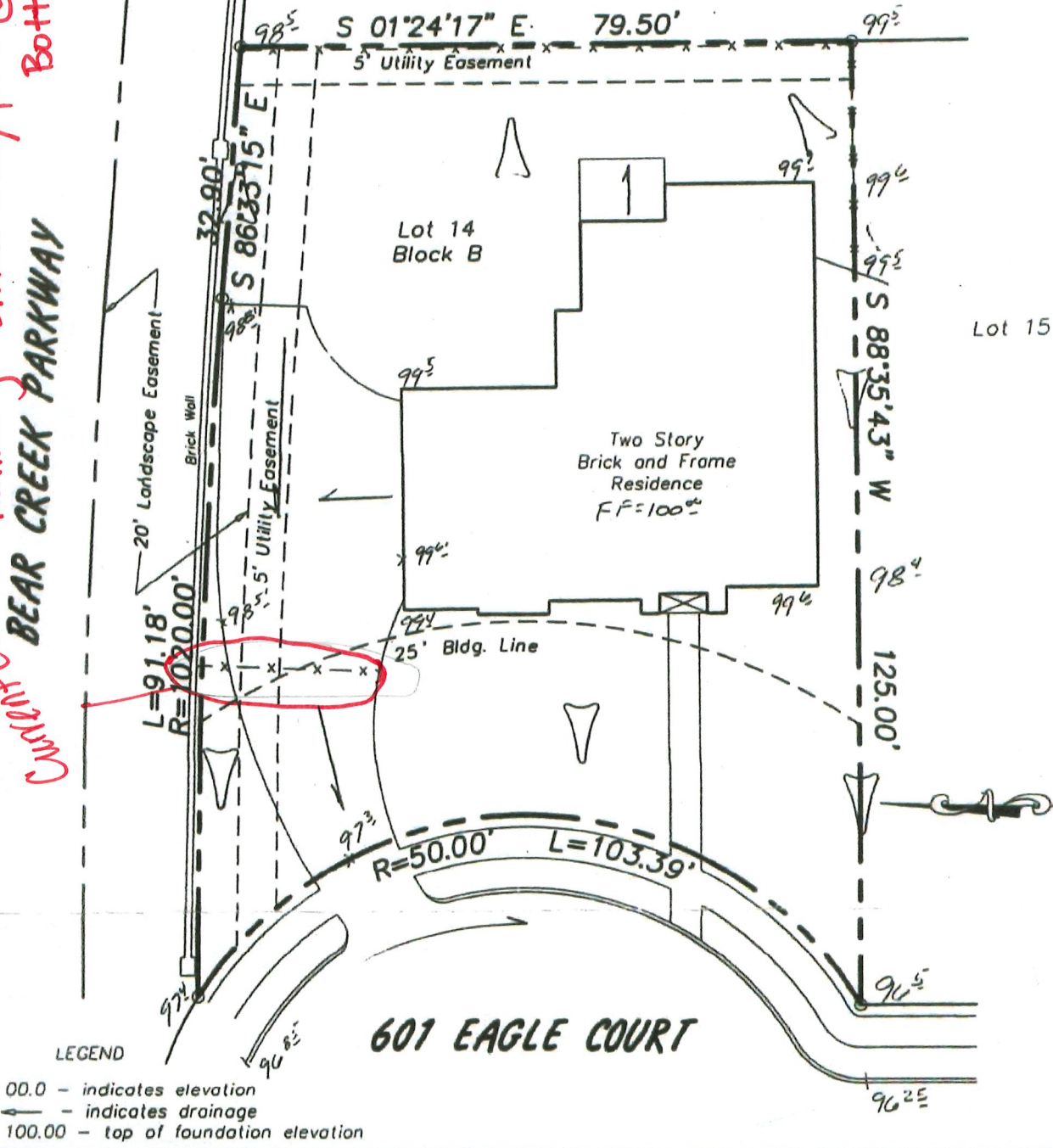
A cursive handwritten signature, likely belonging to Tabitha Richter, featuring a large initial 'T' and a long, flowing tail.

8-7-20

GRADE CERTIFICATE

Lot 23

Large Iron Post + Plastic Bottom.
Just adding Cedar bwn Post + Removing Small iron Post @
BEAR CREEK PARKWAY



PROPERTY DESCRIPTION

Lot 14, Block B of THE RETREAT AT HIDDEN LAKES, PHASE ONE, an addition to the City of KELLER, TARRANT County, Texas according to the plat of record.

I, the undersigned, hereby certify that the elevations and drainage pattern shown hereon were developed from a survey of the above described property, performed on the date shown, and accurately and truly depict the elevations as they existed on the date of the survey. The relative elevations as depicted hereon are correct to the nearest 1/10 of a foot. The elevations depicted hereon may change subsequent to the date hereof, due to the subsidence or upheaval of the soil, addition or removal of soil by acts of man, erosion by wind or water or other factors. Thereof, this survey may not accurately depict the elevation and drainage pattern of the above described property after the date of the survey.



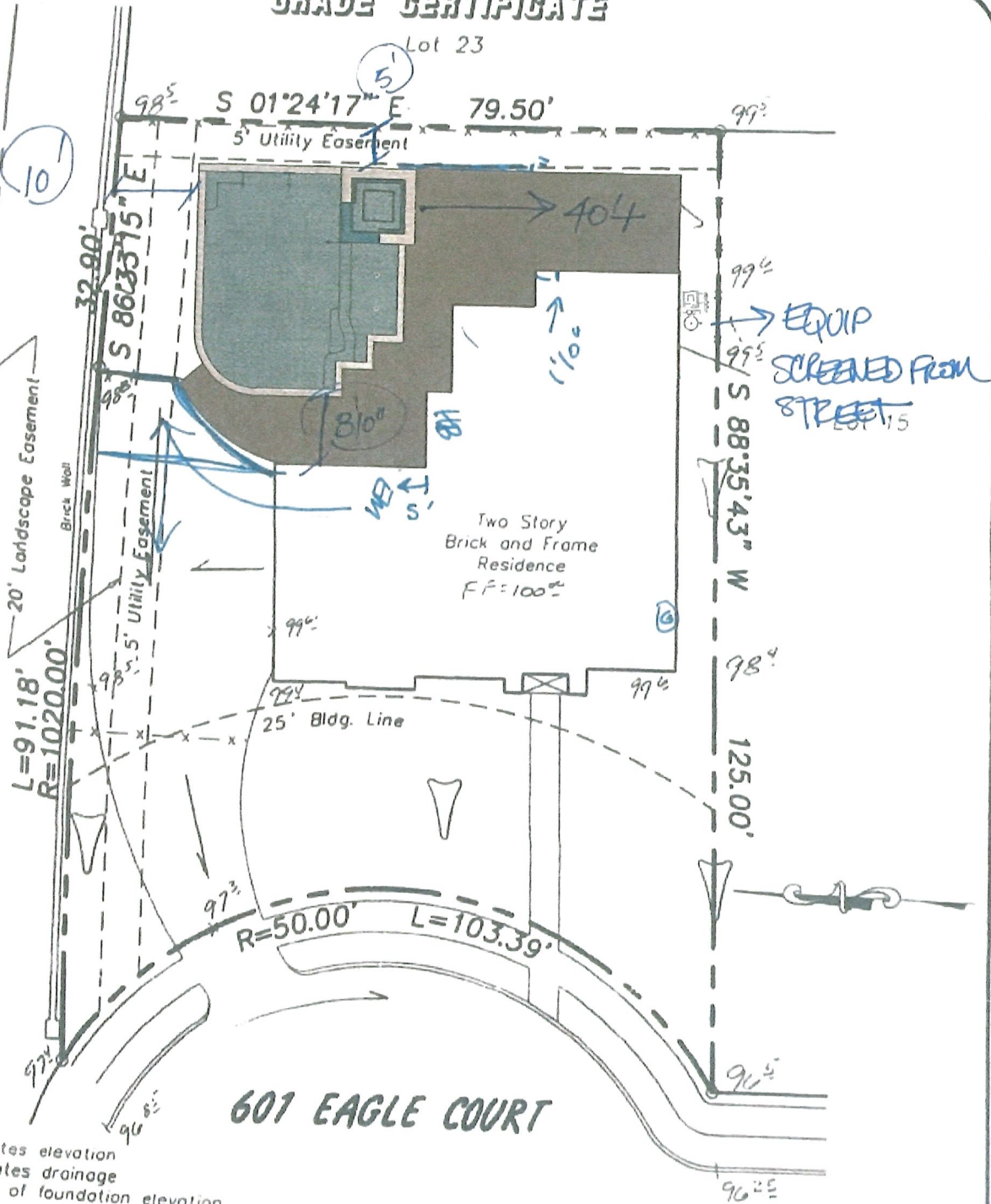
Richard C. Maki
 Registered Professional

RICHTER

GRADE CERTIFICATE

Lot 23

BEAR CREEK PARKWAY



601 EAGLE COURT

PROPERTY DESCRIPTION

Lot 14, Block B of THE RETREAT AT HIDDEN LAKES, PHASE ONE, an addition to the City of KELLER, TARRANT County, Texas according to the plat of record

I, the undersigned, hereby certify that the elevations and drainage pattern shown hereon were developed from a survey of the above described property, performed on the date above

1/8" = 1'

Designer:
Cstrand

Client Information:

Justin and Tabitha Richter
601 Eagle Ct
Keller

Subdivision: Retreat at Hidden Lakes
512-785-5925 Tabitha

