

SPECIFIC USE PERMIT (SUP) APPLICATION

SECTION 1. APPLICANT/OWNER INFORMATION

Please Print or Type

Applicant/Developer: Mike and Chasity Short
Street Address: 1000 Hillside Drive
City: Keller State: Texas Zip: 76248
Telephone: 817-300-3738 Fax: _____ E-mail: mecostanza@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: Mike and Chasity Short
Street Address: 1000 Hillside Drive
City: Keller State: Texas Zip: 76248
Telephone: 817-300-3738 Fax: _____ E-mail: mecostanza@gmail.com

Chasity Short
Signature of Applicant
Date: 3/8/21

Michael Short
Signature of Owner
Date: 3/8/21
Printed Name of Owner

SECTION 2. PERMIT REQUEST INFORMATION

Property Location: 1000 Hillside Drive, Keller Texas 76248
Legal Description:
Lot(s): _____ Block(s): _____ Subdivision Name: _____
Unplatted Property Description:
Abstract Name & Number: _____ Tract Number(s): _____
If property is not platted, please attach a metes and bounds description.
Current Zoning: Residential Proposed Zoning: Residential
Current Use of Property: Single Family Dwelling
Proposed Use of Property: Addition of detached garage.



RESIDENTIAL ACCESSORY BUILDING PERMIT APPLICATION

BUILDING SERVICES

FORM #1403

DATE _____

PERMIT NO. _____

Before submitting, please check with the Planning division to ensure that you are platted. All residential building applications will be rejected if the property is not platted. Please call 817-743-4130 or email communitydevelopment@cityofkeller.com to confirm this information.

LEGAL DESCRIPTION OF PROPERTY

STREET ADDRESS 1000 Hillside Drive, Keller Texas 76248

LOT _____ BLOCK _____ SUBDIVISION _____ PHASE _____

DESCRIPTION OF PROJECT

FIRE SUPPRESSION INSTALLATION _____ YES ☒ NO

(A fire sprinkler system is required for 6,000 square feet or greater or if the home is located on a single point of access driveway, street or cul-de-sac longer than 600 ft.)

Addition of detached garage.

CONSTRUCTION VALUE \$ \$90,000

TOTAL SQUARE FEET 1,800

SUBCONTRACTORS

REQUIRED TO BE REGISTERED WITH CITY PRIOR TO ISSUANCE OF PERMIT

- ☐ Electrical Contractor: Kiker Electric
☐ Plumbing Contractor: N/A
☐ Mechanical Contractor: Eagle Heating and Air

ELECTRIC UTILITY PROVIDER

check one

- ☒ Oncor Electric
☐ Tri-County Electric

PERMIT APPLICANT INFORMATION

Contractor Buy Sell Build Flip, Inc. E-Mail Address mecostanza@gmail.com
Address 9348 Harbour View Lane Phone / Cell # 817-300-3738
City/State/Zip Fort Worth, Texas 76179 Fax # _____
Homeowner Chasity & Mike Short Phone 817-673-0122 Email Address mikeandchasityshort@gmail.com
Signature of Permit Applicant Chasity Short / Michael Short Please Print Name Chasity Short / MICHAEL SHORT

Building Permit Fee	\$ _____	Electrical Fee	\$ _____
Plan Review Fee	\$ _____	Mechanical Fee	\$ _____
Contractor Registration	\$ _____	Plumbing Fee	\$ _____

Released for Construction _____

Date _____

1100 Bear Creek Pkwy.
KELLER TEXAS 76248

P. O. Box 770
KELLER TEXAS 76244

buildingservices@cityofkeller.com
TELEPHONE: 817-743-4110

www.cityofkeller.com
FAX: 817-743-4123

General Information

Address: 1000 Hillside Drive, Keller TX 76248

Property Owners: Chasity Short 817-673-0122
Mike Short 972-841-2008

Work: Construction of detached garage on property as shown
in previous application and now SUP application.

Contractor: Buy Sell Build Flip, Inc.
Michael Costanza
817-300-3738
mecostanza@gmail.com

General Information:

This application is submitted in hopes to have a new detached garage built at 1000 Hillside Drive, Keller TX 76248. This application is submitted in addition to the previous application according (see attached) to the remarks in the attached letter from the City of Keller.

A new replat survey is attached as well as a new topography survey. Once the replat survey is approved, a new survey will be provided and ordered accordingly.

Your thought, review and consideration is greatly appreciated.

Thank you,

Michael Costanza

Mike and Chasity Short
1000 Hillside Drive
Keller Texas 76248

Reference: 1000 Hillside Drive, Keller Texas 76248
Construction of Detached Garage

To Whom It May Concern:

Please allow this letter to serve as notice and proof that we authorize Michael Costanza of Buy Sell Build Flip, Inc. to serve as our contact and contractor; and authorize him moving forward with the SUP and Application for the construction of a detached garage at our home located at 1000 Hillside Drive, Keller Texas 76248.

Authorized this day March 8, 2021.

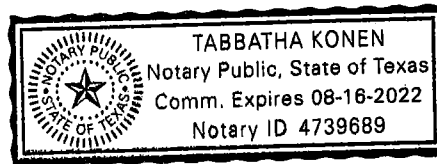
Chasity Short
Chasity Short
817-673-0122

3/8/21
Date

Mike Short
Mike Short
972-841-2008

3/8/21
Date

3-8-2021 Notary Tabbatha Konen



Neighbor Approval Letters

I, Erik Estes, who own 1008 Hillside Drive, Keller, TX 76248, have received a request about an addition being built at our neighbor's property located at 1000 Hillside Drive, Keller, TX 76248. I have reviewed the plans submitted to the City of Keller and agree for this addition to be built on their property.



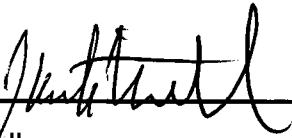
Eric Estes

Date

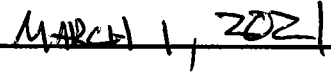
Phone: 214-566-8114

3-1-21

I, John Mitchell, who own 817 Bancroft Road, Keller, TX 76248, have received a request about an addition being built at our neighbor's property located at 1000 Hillside Drive, Keller, TX 76248. I have reviewed the plans submitted to the City of Keller and agree for this addition to be built on their property.



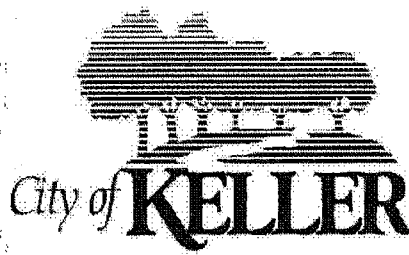
John Mitchell



Date

Phone: 817-296-2447

Previous City Letter / Review



BUILDING SERVICES

1000 Hillside Dr., Permit MISC20-0293

Not Platted

Detached Garage Review

Reviewed by: Payne Randell

Date: September 29, 2020

Zoning: SF-36

Lot Coverage

- **UDC:** 30% Main Structure/ 50% Total Lot Coverage
- **Lot Size:** ? sf
- **Main Allowed:** ? sf
- **Main:** ? sf
- **Lot Coverage Allowed:** ? sf
- **Total Lot Coverage=** ? sf (Main: ? sf + Driveway: ? sf + Proposed Accessory Building: ? sf)

Setbacks per UDC for SF-36

- **Front:** 35'
- **Rear:** 15'
- **Side :** 15'

Comments:

1. Property must be platted before the permit can be approved if there is any questions please contact (817)743-4130.
2. Detached garage will require a Special Use Permit (SUP) for the size of the building if there is any questions please contact (817)743-4130.
3. The building exceeds the maximum height allowed of 15'.
4. Provided an engineered drainage plan.
5. Garage doors exceeds 144 square feet front facing.
6. Fill out the attached energy path form with all appropriate documents.
7. Provide a site plan that shows the measurements from the sides and the rear property to the proposed addition and provide individual square foot measurements for the house footprint, accessory buildings, and the driveway/parking area.

Notice:

- Plans are void without notes attached.
- Permits shall conform to City of Keller Building Code and Zoning Requirements
- Separate Permits are required for Accessory Structures, Fencing, Irrigation, Etc.

2018 International Code Council Codes (ICC)

All construction is subject to the requirements to City of Keller ICC Adopted Codes.

1. Specifications for all engineered products must be rendered to inspector.
2. Attachment shall be positively anchored to the main structure. Attachment to eaves, soffits, fascia, or rafter tails is prohibited.

Order of Inspection and Inspection Code:

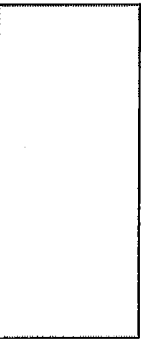
- 1) Rough Grade Inspection #101
- 2) Foundation #103
- 3) All Second (Framing, Electrical, Mechanical, & Plumbing) #104
- 4) Drainage Final #108
- 5) Final #109

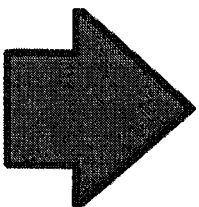
Existing Old Survey

Energy Code

Single Family House Energy Report

Project Details

Project Name: 1000 hillside
Builder Name: lupe valerio
Builder Phone: 469-826-1354
Builder Email: contractorsav1@gmail.com
Address: 1000 hillside dr
City: KELLER
County: TARRANT
Zip: xxxxx-xxxx
Certificate #: 1194812
Date Issued: 3/8/2021
Notes: 
Emissions Reduction
NOx: 1 lbs.
SOx: 2 lbs.
CO2: 1,207 lbs.



**5%
Above Code**

This single family residential project was found to be in compliance with the performance measures described in the 2015 IECC as calculated by the Energy Systems Laboratory, a division of the Texas A&M Engineering Experiment Station using IC3 version 4.5.3



ENERGY SYSTEMS LABORATORY
TEXAS A&M ENGINEERING EXPERIMENT STATION

The values produced are generated by the DOE-2 building energy analysis program. These values do not constitute a guarantee of actual energy usage by ESL or TEES.

IC3 performs the hourly annual energy calculation in accordance with the International Energy Conservation Code Section R405, Simulated Performance Alternative. IC3 does not address the adequacy of the sizing of the heating/cooling system.

Authorized Signature:

junior

Digitally signed by junior
Date: 2021.03.08 22:18:01 -06'00'

Project Information

[illegible]

Estimated Annual Energy Usage

Proposed Peak Electric Demand:

7.3 kW

Proposed Total Area Lights:

1,231 kWh

Energy Usage Category	Proposed Design		Standard Reference	
	Gas (therms)	Electric (kWh)	Gas (therms)	Electric (kWh)
Pumps and Miscellaneous	0	29	0	59
Ventilation Fans	0	944	0	844
Mechanical Ventilation	0	0	0	138
Space Cooling	0	2,110	0	2,198
Space Heating	0	1,553	0	1,729
Domestic Hot Water	0	1,817	0	1,817
Site Energy	0	6,453	0	6,785
Source Energy (MMBtu) *	69.8		73.2	

* Conversion factors:

Site to source factor: 3.16 for electric or 1.1 for natural gas (IECC 2015 R405.3)
Unit: 1 MMBtu = 10 therms or 1 MMBtu = 293.1 kWh