

APPLICATION INFORMATION

Zoning Board of Adjustment Case ZBA22-0006
7933 Joreen Drive, North Richland Hills, Texas

The following information was submitted with the application on the NRH E-SERVICES PORTAL on October 28, 2022.

DESCRIPTION

Replace existing 4 ft chain link fence with a 6 foot cedar plank fence for pool safety/match the rest of fence.

1. List the pertinent section(s) of the zoning ordinance and indicate the specific variances being requested. If necessary, use a separate sheet.

FENCE

2. State the grounds for the request and describe any special conditions that cause hardships that, in your opinion, justify the variance(s) being requested. Examples of special conditions are: topography, creeks, utility lines, irregular lot or tract shapes, etc. The Zoning Board of Adjustment must determine that special conditions exist before making a motion to approve a request. If it is determined that special conditions do not exist, the motion must be to deny the request.

1. *Relocating the existing chain-link fence to the proposed building set back will run across the center of my pool deck that has already been paved. I had plans to construct a pergola/ outdoor kitchen here and this wouldn't be able to take place.*
2. *There are two existing cedar plank fences running "south/north to the subject location and moving fence to the interior of the lot will cause to be deformed.*
3. *3. There is an existing 40-inch chain link fence that will not be tampered with running across Stanley towards the driveway causing further misconfiguration to yard if we relocate fence towards the setback proposed.*
4. *I have professional landscape designs considering this terrain. Will provide designs.*

3. Explain any special circumstances, if applicable, not considered by the zoning ordinance. Examples: (1) if the subdivision plat was approved prior to the current zoning ordinance requirements; or (2) the zoning ordinance was amended or a policy change was adopted after submitting an application for a building permit or other phase of the development process.

There are other corner houses in my immediate neighborhood with similar fence set ups. Will provide pictures upon request.