

## APPLICATION INFORMATION

Zoning Board of Adjustment Case ZBA22-0007  
7305 Smithfield Road, North Richland Hills, Texas

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

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### DESCRIPTION

Variance from the 20% rear yard open space requirement

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

*20% rear yard open space requirement*

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.

*Lot 6 Block 1 is the smallest lot in Lee's Crossing with a total square footage of 12,496 SF. The private access, drainage, utility, and landscape easement (PADULE) is 3,408 square feet or 27% of the total lot area. The PADULE is unbuildable/unusable area but is included in the calculation and creates a challenge in meeting the rear yard open space requirement.*

*With the PADULE, the rear yard open space calculation is 16%. Without the PADULE, the calculation is 21.5%.*

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.

*The city requires that all residences have a 20% rear yard open space. However, all residences don't have a PADULE consuming 27% of the usable area of the lot.*