

SELECT APPLICATION TYPE

☐ Interpretation ☐ Permit for Nonconformity ☐ Discontinuance of Nonconformity ☒ Variance

NRH
City of North Richland Hills

DEC 15 2022

RECEIVED
Development Services

DEVELOPMENT INFORMATION

Property Address 7305 Smithfield Road

Legal Description Lot 6, Block 1 Lee's Crossing

Current Zoning R2

Acreage 0.2869

Current Use R2

OWNER INFORMATION

Name Chris Trent

Address 7301 Smithfield Road

City NRH State TX ZIP 76182

Phone 817.845.0535 Email chris.trent@sbcglobal.net

For additional owners, please include additional copies of this page. The property owner must sign the application or submit a notarized letter of authorization.

REPRESENTATIVE/AGENT INFORMATION

Name _____

Address _____

City _____ State _____ ZIP _____

Phone _____ Email _____

CERTIFICATION

I certify that the above information is correct and complete to the best of my knowledge and ability, and that I will be fully prepared to present the proposal at a Zoning Board of Adjustment meeting. I reserve the right to withdraw this proposal at any time by filing a written request with the Planning & Zoning Department.

Chris A. Trent

Owner Signature

12/15/22

Date

CHRIS A. TRENT

Owner Name (print)

Agent Signature

Date

Agent Name (print)

ZONING BOARD OF ADJUSTMENT

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. If necessary, use a separate sheet.

Lot 6, Block 1 is the smallest lot in Lee's Crossing with a total square footage of 12,496. The Private Access, Drainage, Utility, and Landscape Easement (PADULE) is 3408 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. If necessary, use a separate sheet.

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.