

APPLICATION INFORMATION

Zoning Board of Adjustment Case ZBA26-0027
6704 Nob Hill Ct, North Richland Hills, Texas

The following information was submitted with the application on the NRH E-SERVICES PORTAL on June 15, 2026.

DESCRIPTION

Request is for a reduced front build line (BL).

Attached is a side-by-side comparison of the plot plan, one showing the 45' front BL vs proposed 30' front BL, pages from CC&Rs stating a 20' front BL is acceptable to HOA, and page from original plat that had lot 16 as a 30' front BL. Not really sure where the 45' came into play, may have been in error - this community has many variances.

Allowing a reduced front setback on this parcel will allow for many benefits, to mention a few:

Allows for main living area of the home to be constructed on more stable ground

Reduces large retaining walls that ultimately become a community eye sore

Lowers long-term slope/erosion and geotechnical risk

Simplifies utilities, stormwater management

Improves driveway, allows for a usable back yard, and more usable outdoor space

Increases buildability while maintaining neighborhood scale

lowers post construction environmental impact, and produce a more maintainable home

1. LIST THE PERTINENT SECTION(S) OF THE ZONING ORDINANCE AND INDICATE THE SPECIFIC VARIANCES BEING REQUESTED. IF NECESSARY, USE A SEPARATE SHEET.

Not a zoning variance request

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.

Because the building envelope is narrow and the site has exceptionally steep slopes combined with required setbacks - Allowing a reduced front BL on this parcel will allow for many benefits, to mention a few:

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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 subdivision plat was approved prior to the current zoning ordinance requirements