

APPLICATION INFORMATION
Zoning Board of Adjustment Case ZBA25-0021
7157 Newcastle Place, North Richland Hills, Texas

The following information was submitted with the application on the NRH E-SERVICES PORTAL on July 2, 2025.

DESCRIPTION

Denied permit requesting approval for carport

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

SIDE YARD SET BACKED 6 FEET MIN. UNPERMITTED

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.

I am writing to formally request approval for a carport that was constructed at my property approximately three years ago. At the time of construction, I contacted your office, provided the carport's dimensions, and was informed that a permit would not be required for a structure of that size. Based on this information, I proceeded with the project in good faith.

Please note that I have consistently obtained permits for all other improvements and work completed on my property. I value compliance and have always done my best to follow city guidelines and regulations. The carport was built with the sole intention of protecting my family's vehicles and enhancing the curb appeal of my home.

Recently, I was made aware that the carport may now require a permit and could potentially be in violation of code requirements. I want to clarify that this was never my intent, and I am fully committed to resolving the matter appropriately. However, I kindly ask for your consideration in approving the carport as it currently stands.

Due to financial hardship—as a single mother with limited income—removing or modifying the structure would create a severe burden. I am unable to afford the cost of demolition or reconstruction and am respectfully requesting a variance or approval based on the existing conditions.

Please allow me the opportunity to bring the structure into compliance in any feasible way that does not involve tearing it down. I am more than willing to cooperate with any additional inspections or documentation required.

Thank you for your time and understanding. I sincerely hope that the city will consider my circumstances and grant approval for the existing carport.

Respectfully,

3. EXPLAIN ANY SPECIAL CIRCUMSTANCES, IF APPLICABLE, NOT CONSIDERED BY THE ZONING ORDINANCE. EXAMPLES: (1) IF THE SUBDIVISION PLAT WAS APPROVED PRIOR TO THE

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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.

None