



ZONING BOARD OF ADJUSTMENT MEMORANDUM

FROM: Planning & Zoning Department **DATE:** October 23, 2025

SUBJECT: ZBA25-0021 Public hearing and consideration of a request from Meri Ramos for a variance from Section 118-313 (Lot and area requirements/building lines) of the North Richland Hills zoning ordinance at 7157 Newcastle Place, being 0.162 acres described as Lot 28, Block 7, North Park Estates.

PRESENTER: Clayton Husband, Principal Planner

SUMMARY

Meri Ramos is requesting approval of a variance to allow a covered parking addition to the house to encroach the six-foot side building line on the south side of the lot. The property is located at 7157 Newcastle Place.

BACKGROUND INFORMATION

The neighborhood area is located north of Mid-Cities Boulevard and east of Rufe Snow Drive. The property is located on the east side of Newcastle Place between Yarmouth Avenue and Oldham Place. The lot is 60 feet wide, 117 feet deep, and 7,074 square feet in area. The lot is zoned R-3 (Single-Family Residential). The house was constructed in 1977 and has approximately 1,314 square feet of living area. A second drive approach and driveway were constructed on the south side of the property in 2021.

In September 2024, a drive-by inspection of the property indicated that a covered parking addition was constructed on the south side of the house without a permit. The covered area ties into the driveway constructed in 2021. The scope of the work included a 400-square-foot covered parking area and concrete paving. A stop work order was placed on the property, and the owner advised that a permit application must be submitted.

On February 11, 2025, a notice of violation was sent to the property owner since an application was not submitted. The owner was advised that a permit application must be submitted, or citations could be issued. An application was submitted that month, and as part of the plan review, it was noted that the addition encroached the six-foot side building line by up to four feet. The owner was advised that the structure would need to be modified to comply with the required setback and that revised plans must be submitted.

Revised plans were submitted in June and July 2025. The plans indicated that the addition would be modified to comply with the six-foot side building line. As a result, the plans were approved, and the permit was ready to be issued. However, after consideration of the costs for modifying the addition, the owner ultimately decided to seek a variance to allow the construction to remain at the location.

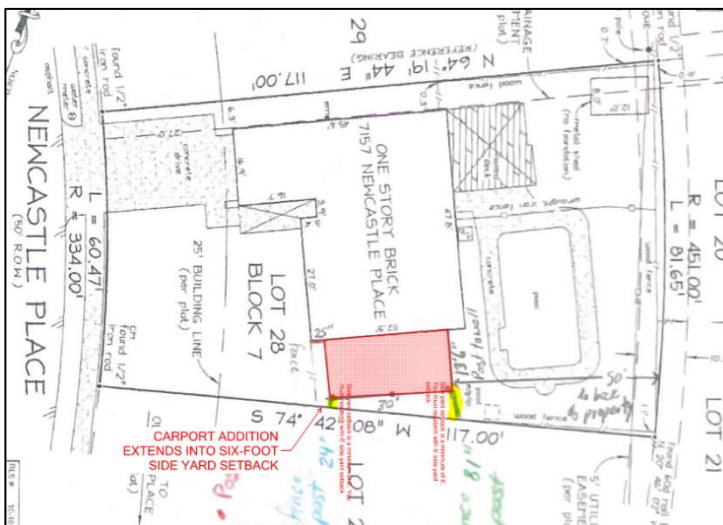
The variance application and supporting materials are attached. The materials include a copy of the application explaining the reasoning for the variance request and other relevant documents. An analysis of the request and relevant codes is below.

ANALYSIS

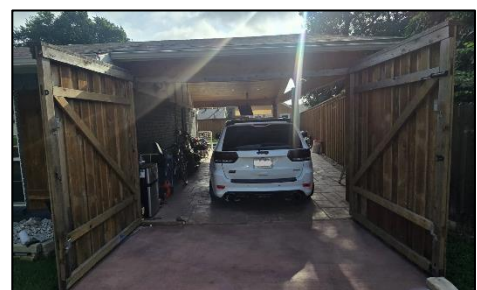
The variance request is related to standards for side building lines in the R-3 (Single-Family Residential) zoning district, which are contained in [Section 118-313 \(Lot and area requirements\)](#) of the zoning ordinance.

The side building line establishes a minimum distance from the side lot line over which a building or structure is not permitted to extend. The R-3 (Single-Family Residential) zoning district requires a side building line of six (6) feet on each side of the lot.

The applicant constructed a 400-square foot attached covered parking area on the south side of the property. The covered area measures 13.5 feet wide and 30 feet deep. Due to the shape of the lot the covered area is not parallel to the property line. At its closest point at the front, the post supporting the covered area is two feet from the south property line, with the overhang less than one foot from the property line. The setback at the rear of the covered area is approximately six feet.



SITE PLAN



COVERED PARKING AREA

FINDINGS FOR VARIANCE APPROVAL

[Section 118-86\(4\)](#) of the zoning ordinance authorizes the Zoning Board of Adjustment "...to authorize upon appeal, in specific cases, such variance from the terms of [the Zoning Ordinance] as will not be contrary to the public interest and where, because of special conditions, the enforcement of the [Zoning Ordinance] would result in an unnecessary hardship."



In exercising its powers to grant a variance, the board of adjustment must make specific findings and show in its minutes that:

- a. Literal enforcement of the controls will create an unnecessary hardship or practical difficulty in the development of the affected property.
- b. The situation causing the hardship or difficulty is neither self-imposed nor generally affecting all or most properties in the same zoning district.
- c. The relief sought will not injure the permitted use of adjacent conforming property.
- d. The granting of the variance will be in harmony with the spirit and purposes of these regulations.

OPTIONS FOR BOARD CONSIDERATION

The Zoning Board of Adjustment has the following options on this application.

1. Approve the variance as presented. This action would approve a variance to the building line setbacks for the structure and allow the covered parking area to remain constructed as presented, provided a building permit is issued.
2. Approve the variance with conditions. This action would approve a variance to the building line setbacks for the structure, subject to the owner making modifications to its size, location, or design as directed by the Board.
3. Deny the variance. This action would require the structure to be modified to comply with building line setbacks.