

## APPLICATION INFORMATION

Zoning Board of Adjustment Case ZBA23-0010  
8217 Hallmark Drive, North Richland Hills, Texas

The following information was submitted with the application on the NRH E-SERVICES PORTAL on October 17, 2023.

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### DESCRIPTION

*We would like to request a variance to improve and add onto our backyard patio. Our plans include a covered extension.*

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

*R2 Zoning*

**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.**

*We've lived in NRH 24 years and love living here. We'd like to increase the square footage of living space to accommodate family get togethers and consider staying here in our retirement.*

**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.**

*Due to soil settling, our current patio is cracked and in need of repair. We've had an engineer assess the foundation and are not in need of piers but would like to improve the patio while repairing it.*