

Matthew and Brittany Roach
8609 Timber Drive
North Richland Hills, TX 76182

DATE: 07/08/2024

TO: Planning and Zoning Commission, City of North Richland Hills (NRH)

REFERENCE: City Case Number PLAT24-0065

To Whom It May Concern:

Regarding the referenced case number PLAT24-0065 and per NRH Regulation 110-42, we are formally requesting a special exception and waiver to NRH Regulations 110-232(m) requiring a minimum of 50 feet of frontage on the existing road of Timber Drive.

As proposed, we are requesting 2 lots fronting a total of 101.07 feet of frontage along Timber Drive. As is, there is a relatively large lot on the back and east side with no current frontage or street access. The front/west lot currently has the only frontage to the adjacent street, Timber Drive. The lot configuration relative to Timber Drive is unique in that it occurs along a 90 degree turn of the street, which significantly limits the available frontage width. We are proposing a flag lot with 40 feet of frontage off Timber Drive as an access and utility easement to the back/east lot. To maintain lot line offset regulations (6 feet) with existing primary structures that currently exists on the front/west lot, the proposed frontage width of 40 feet is the maximum allowed.

If the lot stays as is without granting an exception/waiver, there will be no way to access the back/east lot to support development as a single-family dwelling as intended by Ordinance No. 3744. Alternative frontage to Davis Boulevard and Thornhill Drive is not feasible without significant impact to neighboring property owners. Additionally, increasing the frontage to 50 feet is not feasible as it would require the removal of existing primary structures on the front/west lot, which is our current primary residence.

Please take this letter as a formal request to allow for a unique exception to the minimum 50 feet frontage requirement and allow for the proposed 40 feet frontage for city case number PLAT24-0065.

If you have any question, comments, or concerns, please feel free to contact us using the information below.

Sincerely,



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