

ZONING BOARD OF ADJUSTMENT MEMORANDUM

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

SUBJECT: ZBA25-0023 Public hearing and consideration of a request from Christopher and Jennifer Bannister for a variance from Section 118-612 (Front yard regulations) of the North Richland Hills zoning ordinance at 6967 Lowery Lane, being 0.409 acres described as Lot 10R, Block 10, Smithfield Acres Addition.

PRESENTER: Clayton Husband, Principal Planner

SUMMARY

Christopher and Jennifer Bannister are requesting approval of a variance to allow a covered porch addition to the house to encroach the 25-foot front building line. The property is located at 6967 Lowery Lane.

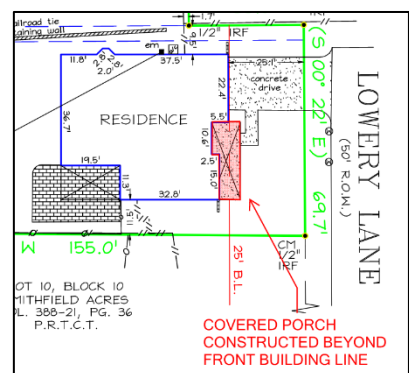
BACKGROUND INFORMATION

The neighborhood area is located south of Turner Drive between Davis Boulevard and Smithfield Road. The property is located on the west side of Lowery Lane north of Cross Drive. This portion of Lowery Lane is a dead-end street. The 17,840-square-foot lot has frontage on both Lowery Lane and Turner Drive, but the house faces and has driveway access to Lowery Lane. The lot is zoned R-3 (Single-Family Residential). The house was constructed in 1970 and has approximately 1,178 square feet of living area.

In July 2025, the owner applied for a building permit for a living area addition at the rear of the house. During the plan review, it was noted that a covered porch extension at the front of the house had been constructed without a permit in 2023. Prior to the issuance of a permit for the living area addition, a permit application for the front porch construction must be issued.

As constructed, the front porch addition extends beyond the 25-foot front building line by 3.5 feet. However, the zoning for the property only requires a 20-foot front building line. When conflicts exist between platted building lines and those required by zoning, the platted building line applies. To address this situation, the owners are seeking a variance to apply the building line required by zoning to the property and permit the construction to remain at its existing 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.



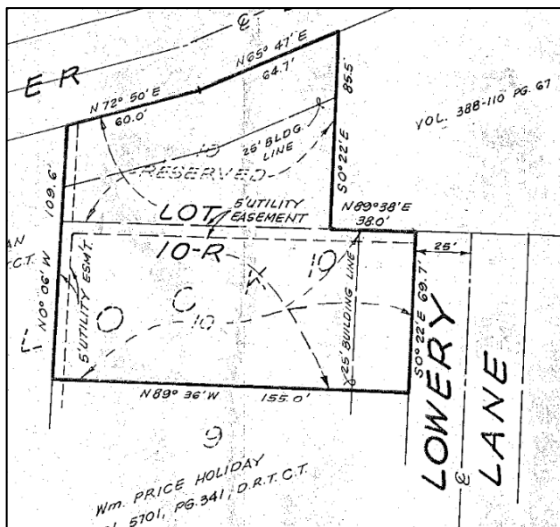
ANALYSIS

The variance request is related to the applicability of building lines in the R-3 (Single-Family Residential) zoning district when conflicts exist between code requirements and platted building lines. Specifically, the request addresses standards contained in [Section 118-612 \(Front yard regulations\)](#) of the zoning ordinance.

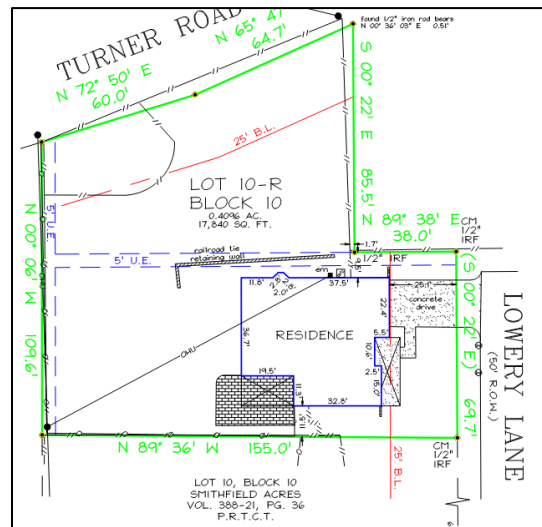
A front building line establishes a minimum distance from the front lot line over which a building or structure is not permitted to extend. The R-3 (Single-Family Residential) zoning district requires a minimum front building line of 20 feet. This standard is required by [Section 118-313 \(Lot and area requirements\)](#) of the zoning ordinance.

[Section 118-612\(1\)](#) states that if a front building line is established by plat, and that building line is greater or lesser than the building line required by the ordinance, then the property must comply with the building line established by the plat. The plat for the subject property requires a front building line of 25 feet. This section allows for eaves, roof extensions, window sills, and cornices to extend beyond the building line but does not permit structural components such as foundations or supports and posts for roofs.

The applicant is requesting that the 20-foot front building line required by the zoning ordinance apply to construction on the property.



SUBDIVISION PLAT



PROPERTY SURVEY

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 a 20-foot front building line for the property.
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 comply with the 25-foot front building line and require removal of all or a portion of the covered front porch.