

September 26, 2025

Dear Zoning Board of Adjustment members,

We are requesting a variance related to section 118-612 of the North Richland Hills zoning ordinances for our property located at 6967 Lowery Lane. Section 118-612 requires properties to comply with the front building line per the plat rather than the current building lines established by city ordinances when there is a discrepancy. Our property is zoned R3 and current zoning requirements indicate a 20' front build line for properties in this zone. However, our property was built in 1970 with a 25' front build line.

In 2023, we hired a general contractor, Revival Remodeling and Roofing, to extend our front porch. We attempted to do our due diligence with the contractor by asking if they would pull the proper permits, asking for references, ensuring they had proper insurance coverage, and checking business ratings and reviews. However, this was our first major remodeling project, and we were too naïve to ensure that we saw the permits for ourselves. The front porch extension was completed without any issues.

In 2025, we hired a different general contractor to add an additional room to the back of our house. When our new contractor attempted to pull the permit for this new project, we were told that a permit was never pulled for the front porch extension. In order for the permit for the new project to be approved, we must first obtain a permit for the front porch. In our attempt to receive a permit for the front porch, we had a new survey completed on the property and discovered that the front porch encroaches the 25' front build line by 3.5 feet.

Given that the current zoning requirements only require a 20' front build line for properties zoned R3, we are requesting that we be allowed to use a 20' front build line for our property in this instance as well. There are three new houses in our subdivision that all have a 20' front build line. In addition to the 25' front build line, our property also has a 9' right-of-way, making the required setback from the road 34'. Other properties, including the three new properties mentioned above, do not have such a large right-of-way. Our property is located at a dead end, where any type of road expansion is unlikely. We are also not the first property on our street to encroach the front build line as there is another property with a carport that is much further past the build line than our front porch. Within our zoning district and broader neighborhood, there are even more examples.

We do not believe that this allowance would negatively impact any of the surrounding properties. On the contrary, we believe the front porch extension improves the value of our property and those surrounding us. At the time the front porch was completed, several neighbors stopped by to express how much they liked and appreciated the addition.

We want to clarify that although the porch is already built and we believe the required modifications would actually impair the visual appeal of the porch, this is *not* the reason that we are requesting the variance. We understand that it was our responsibility to ensure the contractor filed for the appropriate permits. We are requesting the variance due to the discrepancy between the build line per current zoning ordinances and the build line per our plat filed with the county.

Sincerely,

Christopher and Jennifer Bannister