

APPLICATION INFORMATION

Zoning Board of Adjustment Case ZBA25-0023
6967 Lowery Lane, North Richland Hills, Texas

The following information was submitted with the application on the NRH E-SERVICES PORTAL on July 2, 2025.

DESCRIPTION

We are requesting a variance in order to allow our front porch to extend past the 25' build line that is recorded on the plat. The property is zoned R3, and according to current city ordinances, properties in this zone are currently only required to have a 20' front build line. If our property was allowed a 20' front build line like newer properties with the same zoning, the porch would fall within the build line.

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

We are requesting a variance in regards to section 118-612 of the zoning ordinances, which requires that the front yard build line must comply with the building line established by the plat when it differs from city ordinances. Our property is zoned R3, which according to current city ordinances requires a 20' front build line. However, per the plat filed with the county, our property has a 25' front build line. We are requesting that our front porch extension be allowed to extend beyond the 25' build line by 3.5 feet. The porch would still fall within a 20' build line.

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.

In addition to a 25' front build line, our property also has a 9' right-of-way at the street. The current 25' front build line makes it difficult to add any sort of shaded area (like a carport or porch cover) to the front yard. Additionally, because of the build lines on the sides of the property, there is no room for shaded additions on the sides either. Newer properties with the same zoning, and even in our same subdivision, are allowed 20' build lines and narrower right-of-ways. Our house is at the dead end of a short street, making it unlikely that any expansion of the road would ever occur. A more detailed explanation of the situation is provided in the attached letter.

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.

The subdivision plat for this property was approved prior to the current city zoning ordinance requirements. The most recent plat for the property was filed in 1984, and the front build lines for properties in this zone have been reduced since then.