



PUBLIC HEARING NOTICE

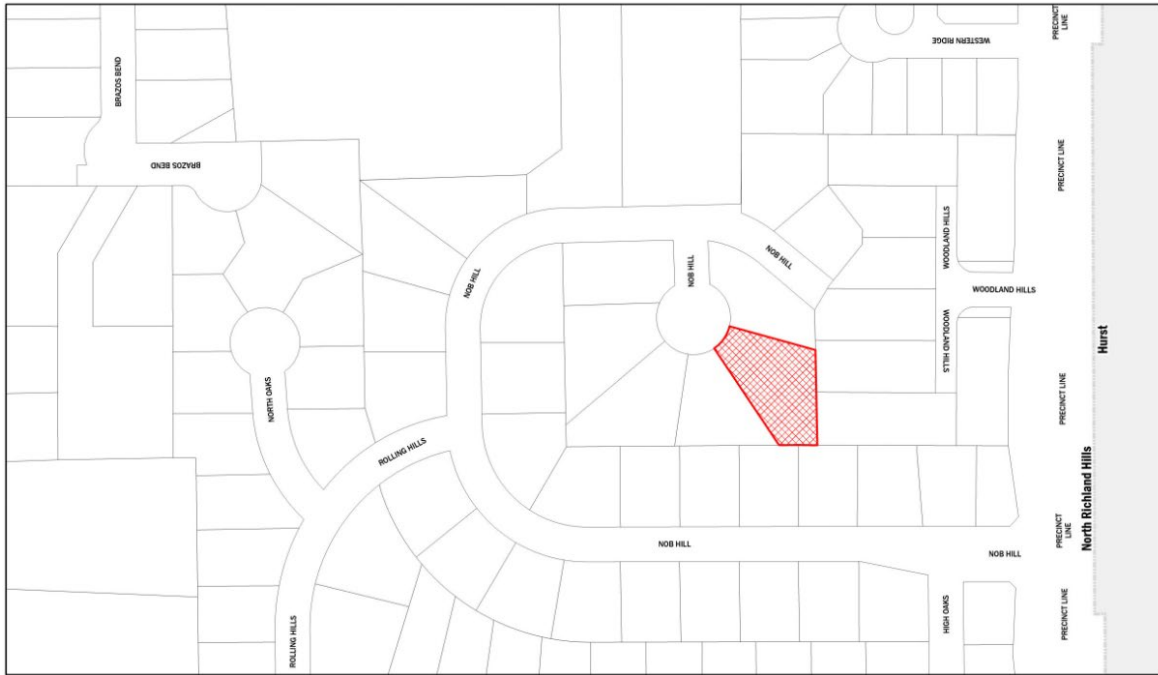
CASE: ZBA26-0027

«OWNER»
«MAILING_ADDRESS»
«CITY_STATE» «ZIP»

You are receiving this notice because you are a property owner of record within 200 feet of the property requesting a **VARIANCE** from the zoning ordinance as shown on the attached map.

APPLICANT	Dennis Rogers
LOCATION	6704 Nob Hill Ct
REQUEST	Public hearing and consideration of a request from Dennis Rogers for a variance from Section 118-313 (Lot and area requirements/front building line) of the North Richland Hills zoning ordinance at 6704 Nob Hill Court, being 0.3734 acres described as Lot 16, Block 1, Woodland Oaks Addition.
DESCRIPTION	Variance request from the front building line requirement to allow the construction of a house to encroach the 45-foot front building line established by the plat. The zoning of the property requires a front building line of 25 feet.
PUBLIC HEARING DATES	Zoning Board of Adjustment 7:00 PM Thursday, July 23, 2026
MEETING LOCATION	City Council Work Room - Third Floor 4301 City Point Drive North Richland Hills, Texas

People interested in submitting letters of support or opposition are encouraged to contact the Planning & Zoning Department for additional information. Letters must be received by the close of the Zoning Board of Adjustment public hearing. Because changes are made to requests during the public hearing process, you are encouraged to follow the request through to final action by Board.

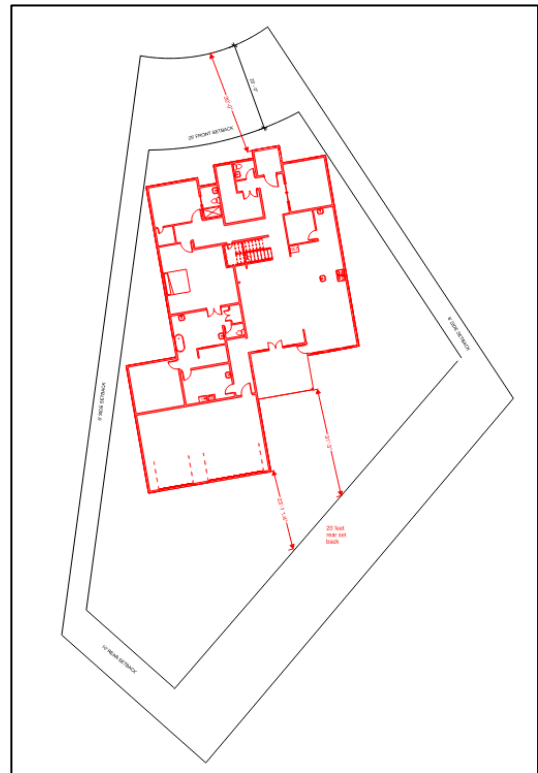
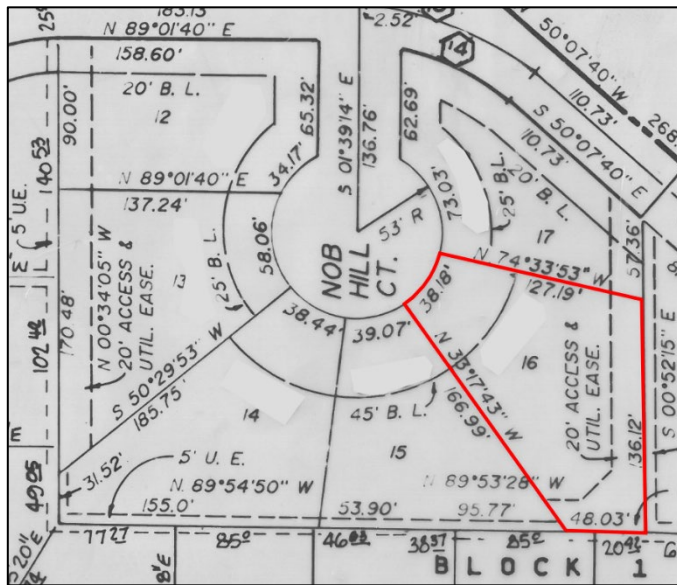


Prepared by Planning & Zoning Department

DISCLAIMER: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

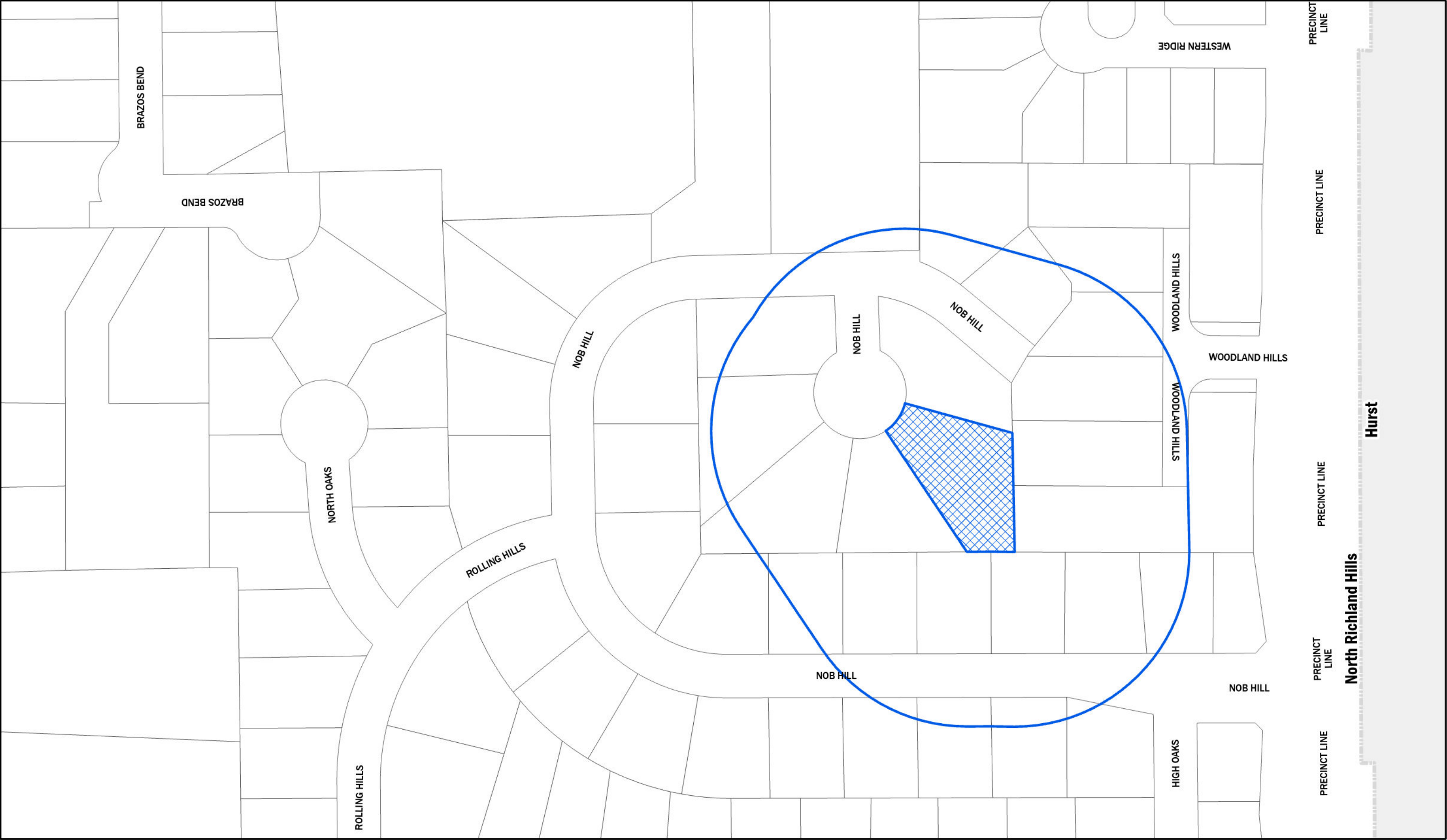


0 50 100 200 300 400 Feet



NOTIFIED PROPERTY OWNERS
ZBA26-0027

OWNER	MAILING ADDRESS	CITY STATE	ZIP
ALLEN, HENRY B & PATRICIA	9113 NOB HILL DR	NORTH RICHLAND HILLS TX	76182
BARFIELD, DAVE & ELIZABETH	6821 NOB HILL DR	NORTH RICHLAND HILLS TX	76182
BARKER, CHRIS	9120 NOB HILL DR	NORTH RICHLAND HILLS TX	76182
BIXEL, DAVID C & KALIE M	6805 WOODLAND HILLS DR	NORTH RICHLAND HILLS TX	76182
BRAVERMAN, AARON AND SAVIO, STEFAN	6700 NOB HILL CT	NORTH RICHLAND HILLS TX	76182
BROWN FAMILY TRUST	9132 NOB HILL DR	NORTH RICHLAND HILLS TX	76182
CHEN, MICHAEL JIA FUNG	645 HARWOOD RD	BEDFORD TX	76021
CHOWDHURY MUHAMMAD & SULTANA IZBAT	6809 WOODLAND HILLS DR	NORTH RICHLAND HILLS TX	76182
DAJEH, RAMY	201 SETTLERS WAY	EULESS TX	76040
DAVIS, CODY & JULIA	9128 NOB HILL DR	NORTH RICHLAND HILLS TX	76182
FOSTER MICHELLE RENEE LIVING TRUST	9125 NOB HILL DR	NORTH RICHLAND HILLS TX	76182
FOSTER, PHILIP D	6705 NOB HILL CT	NORTH RICHLAND HILLS TX	76182
FREDRICK AND PATTAMA RADEMACHER REVOCABLE REAL ESTATE TRUST	9124 NOB HILL DR	NORTH RICHLAND HILLS TX	76182
GAMA, JOSE & ELIZABETH	6800 WOODLAND HILLS DR	NORTH RICHLAND HILLS TX	76182
GEORGE BEKHET GAWARGI & ENAS	7713 LAKEVIEW CIR	FORT WORTH TX	76179
GOMEZ, RAFAEL & DOROTHY	9109 NOB HILL DR	NORTH RICHLAND HILLS TX	76182
IANNONE, JEFFERY & KATELAN	9117 NOB HILL DR	NORTH RICHLAND HILLS TX	76182
JOHNSTON, CHRISTOPHER D	6709 NOB HILL CT	NORTH RICHLAND HILLS TX	76182
MOORE, DEREK & JULIANNE	6701 NOB HILL CT	NORTH RICHLAND HILLS TX	76182
MOORE, JERRY & JUDY	9121 NOB HILL DR	NORTH RICHLAND HILLS TX	76182
REED, BRANDON & MARISHA	6829 NOB HILL DR	NORTH RICHLAND HILLS TX	76182
RIDDLE, GALEN J	9105 NOB HILL DR	NORTH RICHLAND HILLS TX	76182
ROGERS, DENNIS	4800 NAUTILUS CT	FLOWER MOUND TX	75022
SMALL CASTLE LLC	4800 NAUTILUS CT	FLOWER MOUND TX	75022
UYTTEWALL, JAMES & BLACK, KATHRYN	6825 NOB HILL DR	NORTH RICHLAND HILLS TX	76182
WYNNE, DAVID & MICHELLE	6817 WOODLAND HILLS DR	NORTH RICHLAND HILLS TX	76182



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