

City of North Richland Hills Development Review Committee  
City of North Richland Hills

Zoning Case ZC21-0005 Accessory Building  
7612 Shady Grove Road

Committee members,

We have owned the property at 7612 Shady Grove Road in far north North Richland Hills for 25 years. We began construction on a permanent accessory building without obtaining the proper permits and are seeking approval for the building. The building is at the back of the property and is not viewable from Shady Grove Road.

Attached to this letter addressing comments from the Development Review Committee (DRC), you will find the requested plot surveys and photos of the property.

Two comments were made by the (DRC) and are addressed below.

- a. *Maximum total floor area*; The concrete slab was poured by the previous owner of the property with the original plan being to build a barn. The building was built on the existing slab and is 1,245 square feet of building with an additional 540 square feet of covered open area on the east side of the building. The total covered square footage is 1,785.
- b. *Parking of vehicles*. The city noted that based on aerial photos, vehicles have been parked adjacent to the building. The building will not be used for vehicle parking. Vehicles were used during construction to bring in equipment and materials.

The building is used as a personal barn/workshop and storage area. This space will not be used for business or as a dwelling.

Sincerely,

Lisa Ham, owner

**Ham Barn Project Description**  
**7612 Shady Grove Road**  
**North Richland Hills**

The purpose of the project is to add a barn/workshop to the property on 7612 Shady Grove Road, Lot 2, Block 1, McKee Addition. The building will be used as a storage barn, workshop and office. It will also include a small bathroom.