

## APPLICATION INFORMATION

Zoning Board of Adjustment Case ZBA26-0026  
7007 Smithfield Road, North Richland Hills, Texas

The following information was submitted with the application on the NRH E-SERVICES PORTAL on May 13, 2026.

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### DESCRIPTION

Variance to Minimum Lot Width Requirement

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

R-2 Single Family Residential Zoning District Lot width Requirement

**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.**

We purchased two lots together. We are looking to adjust the property lines, to make two roughly equally sized lots. Due to the overall width, one lot is shy of the 72.5' lot requirement by 4.84'. The lots meet all other R-2 requirements including overall Square footage of the lot.

**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.**

It appears that the lots were platted prior to existing zoning ordinances, and possibly before the installation of Noneman Rd.