

ZONING BOARD OF ADJUSTMENT MEMORANDUM

FROM: Planning & Zoning Department **DATE:** July 23, 2026

SUBJECT: ZBA26-0027 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.

PRESENTER: Clayton Husband, Principal Planner

SUMMARY

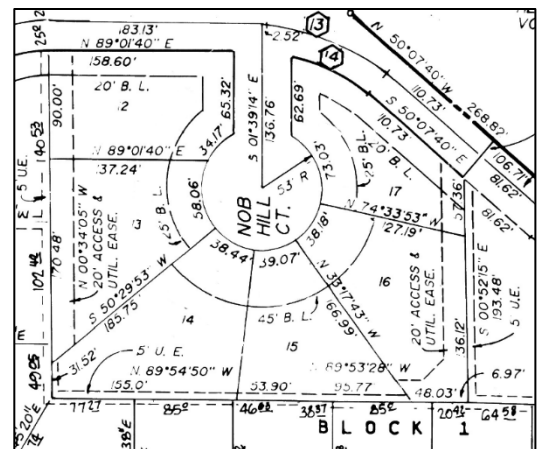
Dennis Rogers is requesting approval of a variance from the front building line requirements for a residential lot 6704 Nob Hill Court.

BACKGROUND INFORMATION

The property is located in the Woodland Oaks subdivision, which is generally located west of Precinct Line Road and south of Amundson Drive. The site under consideration is a vacant residential lot located on the east side of Nob Hill Court. The lot was originally platted in 1985 as part of the Nob Hill Addition but was replatted in 1988 as part of a larger replat of the Woodland Oaks Addition.

The area is predominantly single-family residential in character. The subject property is zoned R-2 (Single-Family Residential), as is the surrounding neighborhood, except for one lot zoned RE-1 (Residential Estate) on Nob Hill Drive.

In May 2026, the applicant purchased the property with the intent of constructing a new single-family residence on the site. During the discussions with the owner about development of the property, it was noted that the lot has a 45-foot front building line as required by the plat. However, the R-2 (Single-Family Residential) zoning district requires a 25-foot front building line. Additionally, there is a 22-foot elevation difference between the front and rear property lines of the lot. Due to these existing conditions, the owner is requesting a variance to allow the construction of a house on the lot to encroach the platted front building line.



The variance application and supporting materials are attached. The materials include a copy of the application explaining the reasoning for the variance request and other relevant documents. An analysis of the request and relevant codes are below.

ANALYSIS

The variance request is partially related to the applicability of building lines in the R-2 (Single-Family Residential) zoning district where conflicts exist between code requirements and platted building lines. The request addresses standards contained in [Section 118-612 \(Front yard regulations\)](#) of the zoning ordinance.

A front building line establishes a minimum distance from the front lot line over which a building or structure is not permitted to extend. For lots platted prior to January 1, 1998, the R-2 (Single-Family Residential) zoning district requires a minimum front building line of 25 feet. This standard is required by [Section 118-313 \(Lot and area requirements\)](#) of the zoning ordinance.

[Section 118-612\(1\)](#) states that if a front building line is established by plat, and that building line is greater or lesser than the building line required by the ordinance, then the property must comply with the building line established by the plat. The plat for the subject property requires a front building line of 45 feet. This section allows for eaves, roof extensions, windowsills, and cornices to extend beyond the building line but does not permit structural components such as foundations or supports and posts for roofs.

The lots on Nob Hill Court include both 25-foot and 45-foot front building lines, as required by the plat. While it cannot be confirmed, the likely reason two other lots and the lot in question have a 45-foot front building line is due to how lot width is measured. At the time these lots were platted, the zoning ordinance required a minimum lot width of 70 feet as measured at the front building line. The lot under consideration is 38 feet wide at the front property line and is only 62 feet wide at the 25-foot front building line. So, to meet the minimum lot width requirement of 70 feet, the building line was established at 45 feet.

The variance request is also based on the topography of the lot. This area includes significant slopes on many residential lots, some of which have substantial retaining walls. The elevation of Nob Hill Court is approximately 62 feet above Precinct Line Road. The lot in question has an elevation difference of 22 feet between the front and rear property lines, a 13.75% slope from east to west, with the steeper portions of the slope toward the rear of the lot. Due to this slope, the lots on the east side of Nob Hill Court include a common access easement and driveway at the rear of the properties to allow for garage locations and property access. A topographic map of the cul de sac from the original subdivision construction plan is attached.

The applicant is requesting that a 25-foot front building line required by the zoning ordinance or shorter building line apply to house construction on the property.

FINDINGS FOR VARIANCE APPROVAL

[Section 118-86\(4\)](#) of the zoning ordinance authorizes the Zoning Board of Adjustment "...to authorize upon appeal, in specific cases, such variance from the terms of [the Zoning Ordinance] as will not be contrary to the public interest and where, because of special conditions, the enforcement of the [Zoning Ordinance] would result in an unnecessary hardship."



In exercising its powers to grant a variance, the board of adjustment must make specific findings and show in its minutes that:

- a. Literal enforcement of the controls will create an unnecessary hardship or practical difficulty in the development of the affected property.
- b. The situation causing the hardship or difficulty is neither self-imposed nor generally affecting all or most properties in the same zoning district.
- c. The relief sought will not injure the permitted use of adjacent conforming property.
- d. The granting of the variance will be in harmony with the spirit and purposes of these regulations.

OPTIONS FOR BOARD CONSIDERATION

The Zoning Board of Adjustment has the following options on this application.

1. Approve the variance as presented. This action would approve a variance to the building line setbacks for the structure and allow a 25-foot front building line for the property.
2. Approve the variance with conditions. This action would approve a variance to the building line setbacks for the structure as directed by the Board.
3. Deny the variance. This action would require the structure to be comply with the 45-foot front building line.