

**CITY OF NORTH RICHLAND HILLS
ZONING BOARD OF ADJUSTMENT APPLICATION**

1. APPLICANT/AGENT:

NAME: Brandon Treadway

ADDRESS: 6540 Briley Dr.

CITY/STATE: NRH ZIP: 76180

Cell 817-823-3482

HOME #: _____ WORK #: 817-831-0586 FAX #: _____

EMAIL ADDRESS: _____

2. PROPERTY OWNER(S):

NAME: same

ADDRESS: _____

CITY/STATE: _____ ZIP: _____

HOME #: _____ WORK #: _____ FAX #: _____



3. STREET ADDRESS AND LOT, BLOCK AND SUBDIVISION NAME OF THE SUBJECT PROPERTY: (IF AVAILABLE, PLEASE ATTACH SURVEY OF THE SUBJECT PROPERTY)

6540 Briley Dr.

Haltom, Ranchland Blk 10 Lot 11

01166972

4. LIST THE PERTINENT SECTION(S) OF THE ZONING ORDINANCE AND INDICATE THE SPECIFIC VARIANCE AMOUNTS BEING REQUESTED. IF NECESSARY USE A SEPARATE SHEET.

Division 2 Section 98-61

d) No. 6 carport regulation height max: 15' variance requested: 9'

No. 7 max size: 360 sq ft. present: 835.2 variance: 475.2

No. 13 design criteria b) posts require masonry variance: no

masonry

5. STATE THE GROUNDS FOR THE REQUEST AND DETAIL ANY SPECIAL CONDITIONS WHICH CAUSE HARDSHIPS THAT IN YOUR OPINION JUSTIFY THE VARIANCE(S) OR SPECIAL EXCEPTION(S) YOU ARE REQUESTING. EXAMPLES OF SPECIAL CONDITIONS ARE: HILLS, VALLEYS, CREEKS, POWER POLES, ELEVATIONS, IRREGULAR LOT OR TRACT SHAPES, ETC. THE ZONING BOARD OF ADJUSTMENT MUST DETERMINE A SPECIAL CONDITION OR CONDITIONS EXIST(S) BEFORE MAKING A MOTION TO APPROVE A REQUEST. IF IT IS DETERMINED THAT NO SPECIAL CONDITION EXISTS, THE MOTION MUST BE TO DENY THE REQUEST.

The Carport was built in 2011. We bought the property in September of 2014 with no knowledge of the infraction or denied request of the structure. Any work on our part to fix the structure to meet aforementioned requirements would be a significant cost to us.

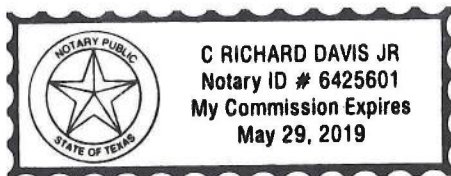
6. EXPLAIN ANY UNIQUE CIRCUMSTANCES, IF APPLICABLE, NOT CONSIDERED BY THE ZONING ORDINANCE. EXAMPLES: (1) IF THE NORTH RICHLAND HILLS CITY COUNCIL APPROVED A PLAT PRIOR TO PRESENT ZONING ORDINANCE REQUIREMENTS; OR (2) THE ORDINANCE WAS AMENDED OR A POLICY CHANGE WAS ADOPTED AFTER INITIATION OF THE PLANS CHECK PROCESS FOR A BUILDING PERMIT OR OTHER PHASE OF THE DEVELOPMENT PROCESS.

7. ATTACH A DETAILED DIAGRAM OF THE SITE DRAWN TO SCALE, AND ANY OTHER DRAWINGS OR PICTURES NECESSARY TO HELP EXPLAIN THE CASE TO THE BOARD. SHOW ON THE DIAGRAM ALL EASEMENTS, BUILDING LINES, ENCROACHMENTS, AND THE VARIANCE(S) REQUESTED. THE REQUESTED VARIANCE(S) SHOULD BE QUANTIFIED BY AN APPROPRIATE MEASUREMENT (DISTANCE, PERCENTAGE, ETC.)

IMPORTANT NOTE: ALL APPLICANTS OR THEIR REPRESENTATIVE MUST BE PRESENT AT THE SCHEDULED PUBLIC HEARING TO PRESENT THEIR CASE.

APPLICANT NAME (PRINT OR TYPE): Brandon Treadway
APPLICANT SIGNATURE: *Brandon Treadway*
OWNER NAME (PRINT OR TYPE): Brandon Treadway
OWNER SIGNATURE: *Brandon Treadway*

SUBSCRIBED AND SWORN TO THIS 30th DAY OF SEPTEMBER, 2016



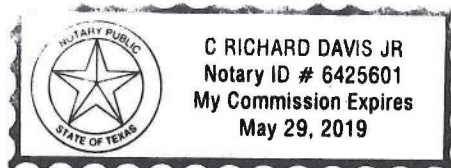
C Richard Davis Jr

NOTARY PUBLIC FOR THE STATE OF TEXAS

5-29-19

DATE OF LICENSE EXPIRATION

SUBSCRIBED AND SWORN TO THIS 30th DAY OF SEPTEMBER, 2016



C Richard Davis Jr

NOTARY PUBLIC FOR THE STATE OF TEXAS

5-29-19

DATE OF LICENSE EXPIRATION

VARIANCE REQUEST DOCUMENT SUBMITTAL CHECKLIST

This checklist describes the minimum documents required for a variance request submittal. The application packet will be considered incomplete until all of the following items are submitted.

- | <u>ITEM</u> | <u>CHECK</u> |
|---|-------------------------------------|
| 1. <u>Building permit application</u>

Applicants NEEDS to complete a building permit application prior to submitting this application. | <input type="checkbox"/> N/A |
| 2. <u>Completed application for a variance</u>

The Application for a Variance is furnished in this packet of information. All necessary documents shall be submitted to the Planning and Zoning Office no later than the application deadline which can be found on the meeting schedule also included in this packet.
Written authorization from the owner shall be furnished when the applicant is not the owner of record. | <input checked="" type="checkbox"/> |
| 3. <u>Filing Fee</u>

Residential--\$192
Non-Residential--\$227 | <input checked="" type="checkbox"/> |
| 4. <u>Property Map</u>

The applicant shall furnish a copy of a map or recent survey of the property showing the property under consideration. A copy of a subdivision plat, or a copy of a property survey less than two years old, will satisfy this requirement. | <input checked="" type="checkbox"/> |