

**SELECT APPLICATION TYPE**

☐ Interpretation      ☐ Permit for Nonconformity      ☐ Discontinuance of Nonconformity      ☒ Variance

**DEVELOPMENT INFORMATION**

Property Address 3840 Diamond Loch West Fort Worth, TX 76180  
Legal Description Residential Repair/Addition of Private Property  
Current Zoning Lot 28, Block 2, Diamond Loch R-1 SINGLE-FAMILY Acreage .43 acres  
Current Use Private Residence

**OWNER INFORMATION**

Name Wraymon E. Hill  
Address 7248 Glenview Drive  
City Richland Hills State TX ZIP 76180  
Phone 817-482-2300 Email admin@hilldb.com

*For additional owners, please include additional copies of this page. The property owner must sign the application or submit a notarized letter of authorization.*

**REPRESENTATIVE/AGENT INFORMATION**

Name N/A  
Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_  
Phone \_\_\_\_\_ Email \_\_\_\_\_

**CERTIFICATION**

I certify that the above information is correct and complete to the best of my knowledge and ability, and that I will be fully prepared to present the proposal at a Zoning Board of Adjustment meeting. I reserve the right to withdraw this proposal at any time by filing a written request with the Planning & Zoning Department.

W. Hill  
Owner Signature

12/20/18 Wraymon Hill  
Date Owner Name (print)

\_\_\_\_\_  
Agent Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Agent Name (print)

# ZONING BOARD OF ADJUSTMENT

1. List the pertinent section(s) of the zoning ordinance and indicate the specific variances being requested. If necessary, use a separate sheet.

Project reviewed by at North Richland Hills Planning and Zoning. Address: 3840 Diamond Loch West, FortWorth, TX 76180.  
Project type: Residential Repair/Addition.  
A variance is requested to obtain building permit # 19-00000382.  
Variance is requested for HOLD#1: Porte-coacher cannot extend beyond front build line.  
We are asking for a variance to be allowed to build the Porte-coacher structure (Please refer to IMAGE#3 and to Structural Drawing set provided. )  
Variance is also requested for HOLD#3: Patio Cover must meet required setbacks per R-1 zoning. 10' Rear setback and 10' & 6' side yard setbacks.  
We are requiring a variance in order to build the Patio cover without meeting the 6' setback on the right side of the yard.  
(Please refer to IMAGE#5 and to Structural Drawing set provided. ).

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. If necessary, use a separate sheet.

The owned vehicles are too wide for the current style driveway and turning radius into the garage. It is a daily difficulty for my family to try and back-out without accident. Additionally, we need a covered driveway to protect our cars from damage due to the changing weather.

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. If necessary, use a separate sheet.

I believe this build line was created prior to the house construction. The current corners of the house show to be located beyond the shown build line already. The majority area of the Porte-cochere structure would be located within the build line area and still leave plenty of land beyond it, in comparison to the existing homes in the street.