

BOARD OF ADJUSTMENT APPEAL APPLICATION

1. APPLICANT/OWNER: TREVOR BENTON
First Name Last Name
- ADDRESS: 150 EIK COVE 254-485-8805
Street/P.O. Box Phone No
- STEPHENVILLE TX 76401
City State Zip Code
2. PROPERTY DESCRIPTION: 150 EIK COVE
Street Address
3. LEGAL DESCRIPTION: 8 EIK RIDGE
Lot(s) Block(s) Addition
-
4. PRESENT ZONING: Residential
Zoning District Title

APPLICANTS REQUEST FOR AN APPEAL PERTAINS TO THE FOLLOWING:

- () FOR INTERPRETATION of the meaning or intent of the Zoning Ordinance.
- () FOR A SPECIAL EXCEPTION for use or development of property.
- (X) A VARIANCE from the literal enforcement of the Zoning Ordinance in order to achieve a reasonable development of property.

5. APPLICANTS REQUEST IS AS FOLLOWS: To be able to build a fence
that utilizes the yard. Also wanting to build a pool
away from the house. Just wanting to push back 5-7 feet
(Attach an additional sheet if necessary).



Signature of Applicant

4-28-22

Date

Signature of City Official Received

Date Received by
Community Dev. Dept.

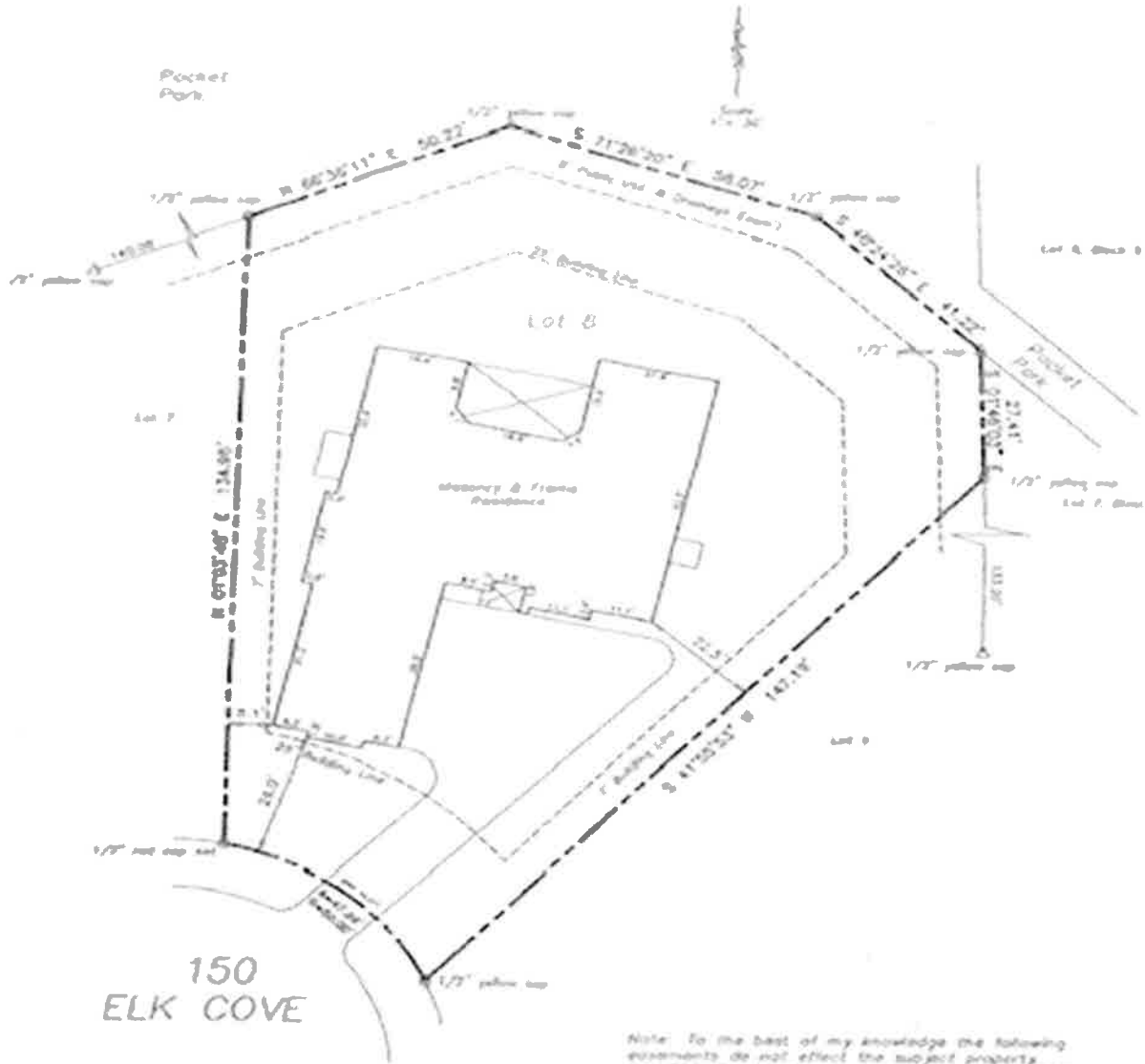
FOR OFFICE USE ONLY

CHECKLIST

	<i>Initial(s)</i>	<i>Date</i>
1. Application Received:	_____	_____
2. Application Reviewed as Follows:		
a. General Description of Location (Street, address, or "Northwest Corner of Avenue C and Avenue E").	_____	_____
b. Legal Description of Property (Lot and Block Number/Metes and bounds, Survey and Abstract).	_____	_____
c. Size of Tract by Dimensions and Area. (Shown on Plat drawn to scale).	_____	_____
d. Present Zoning Classification	_____	_____
3. Applicant's Fee \$ <u>210</u> . <u>00</u> received.	_____	_____
4. Site Plan Attached.	_____	_____
5. Property owners of record within 200 feet notified by mail.	_____	_____
6. Notice of public hearing posted.	_____	_____
7. Notice of public hearing delivered to newspaper.	_____	_____
8. Application reviewed by city officials: (Initial where applicable)		
a. Community Development Dept.	_____	_____
b. Public Works Department	_____	_____
c. Fire Department	_____	_____
d. Police Department	_____	_____
e. Other Departments (Specify)	_____	_____
9. Agenda packet mailed to board members.	_____	_____

According to the Plat thereof recorded in Cabinet B, Slide 159A of the Plat Records of Erath County, Texas.

Note: Due to the age and ambiguity, the following easements can not be located at this time:
 Vol. 198, Pg. 93, DIRECT;
 Vol. 234, Pg. 639, DIRECT;
 Vol. 291, Pg. 305, DIRECT;
 Vol. 387, Pg. 226, DIRECT;
 Vol. 382, Pg. 13, DIRECT.



150
ELK COVE

Note: To the best of my knowledge the following easements do not effect the subject property:
 Vol. 526, Pg. 37, DIRECT & Ord. No. 2009-00368, DIRECT

The undersigned hereby certify that the survey and hereon, and the accompanying description, depicts and describes the results of a careful and accurate survey, made on the ground, and to the best of my knowledge and belief, is a true and correct depiction and description of the property surveyed, and that there are no apparent encroachments or protrusions across boundary lines, nor any encroachments or protrusions across boundary lines, nor any encroachments or protrusions across boundary lines, except as shown hereon. The only statements the undersigned has knowledge, and those as shown hereon, are that this property is subject to any and all easements, restrictions, and restrictions that may be of record. Any reference to the 100 year flood plain or flood hazard zone, is an estimate based on the data stated hereon, and should not be interpreted as a study or determination of the flooding probabilities of this property.

This survey was performed in connection with the transaction described in:

No. 17094, For Courts Honor

WORTHY LAND SURVEYING, INC.
 P.O. BOX 6711, DALLAS, TEXAS 75207
 Phone 8 (817) 297-8741



Joseph Mitchell Worthy
 Registered Professional
 Land Surveyor No. 5399