



A G E N D A

**Regular Meeting of the Bedford Zoning Board of Adjustment
Wednesday, October 21, 2026
Bedford City Hall
Council Chamber Regular Session 6:00 p.m.
2000 Forest Ridge Drive
Bedford, Texas 76021**

**COMPLETE ZONING BOARD OF ADJUSTMENT AGENDAS AND BACKGROUND INFORMATION
AVAILABLE FOR REVIEW ONLINE AT <http://www.bedfordtx.gov>**

CALL TO ORDER & ROLL CALLs

INVOCATION

PLEDGE OF ALLEGIANCE

PUBLIC HEARING

1. Conduct a public hearing and consider action on a Special Exception request from Section 5.16.B of the City of Bedford Zoning Ordinance to allow a short-term rental property to be located within 1,000 feet of another short-term rental property. The subject property is located at 1208 Briar Drive in Bedford, Texas, legally described as Kelmont Park Addition Block 7 Lot 3, generally located south of Briar Drive and east of Circle Lane. The property is zoned R-9,000 Single-Family Residential Detached District. (EXPT-26-2)
2. Conduct a public hearing and consider action on a Special Exception request from Section 5.16.B of the City of Bedford Zoning Ordinance to allow a short-term rental property to be located within 1,000 feet of another short-term rental property. The subject property is located at 2417 Chestnut Way in Bedford, Texas, legally described as Oakmont Addition, The Block 5 Lot 3B, generally located north of Chestnut Way and west of Hospital Pkwy. The property is zoned MD-1 Medium-Density Residential – Duplex District. (EXPT-26-3)

3. Conduct a public hearing and consider approval of a variance request from Section 5.1.A of the Zoning Ordinance granting an accessory building to encroach on the required side yard setback of property located at 3904 Welwyn Way Drive in Bedford, Texas, legally described as Bedford Estates Addition Block 1 Lot 5 and is generally located east of Welwyn Way Drive and north of Wellington Court. (VAR-26-1)

EXECUTIVE SESSION

The Zoning Board of Adjustments may seek legal advice in an executive session pursuant to Section 551.071.

Take any action necessary as a result of the Executive Session.

(Pursuant to Section 551.071 of the Texas Government Code, the Zoning Board of Adjustments reserves the right to consult in a closed meeting with its attorney and to receive legal advice regarding any item listed on this agenda.)

ADJOURNMENT

CERTIFICATION

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the outside window in a display cabinet at the City Hall of the City of Bedford, Texas, a place convenient and readily accessible to the general public at all times, and said Notice was posted by the following date and time: Thursday, October 15, 2026 at 5:00 p.m., and remained so posted at least three business days before said meeting convened.



Marah Aqqad
City Engineer & Interim Director of Development

Date Notice Removed

(Auxiliary aids and services are available to a person when necessary to afford an equal opportunity to participate in City functions and activities. Auxiliary aids and services or accommodations must be requested in writing to the City Secretary's Office a minimum of seventy-two hours (72) hours prior to the scheduled starting time of the posted meeting. Requests can be delivered in person or mailed to the City Secretary's Office at 2000 Forest Ridge Drive, Bedford, TX 76021, or emailed to CitySecretary@bedfordtx.gov. Some requests may take longer due to the nature, extent and/or availability of such auxiliary aids, services, or accommodations.)



**CITY OF
BEDFORD**
2000 Forest Ridge Drive - Bedford, TX 76021
(817)952-2100 www.bedfordtx.gov

October 21, 2026

**ZONING BOARD OF ADJUSTMENT
MEETING**

AGENDA ITEM #1

PUBLIC HEARING

**Special Exemption EXPT-26-2
1208 Briar Drive**



Special Exception Case No. EXPT-26-2

Meeting Date:	October 21, 2026
Agenda Caption:	Conduct a public hearing and consider action on a Special Exception request from Section 5.16.B of the City of Bedford Zoning Ordinance to allow a short-term rental property to be located within 1,000 feet of another short-term rental property. The subject property is located at 1208 Briar Drive in Bedford, Texas, legally described as Kelmont Park Addition Block 7 Lot 3, generally located south of Briar Drive and east of Circle Lane. The property is zoned R-9,000 Single-Family Residential Detached District. (EXPT-26-2)
Applicant:	Emmanuel Abrego, Dream Property Management, 819 Denton Dr, Euless, TX 76039
Owner:	Emmanuel Abrego, 1208 Briar Dr, Bedford TX, 76022
Existing Zoning:	Single-Family Residential Detached (R-9,000)

Summary of Request:	The property owner is requesting a special exception to allow the registration of a short-term rental property within 1,000 feet of another property registered as a short-term rental.
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Background:	In 2021 City Council adopted an annual registration/inspection program to allow short-term rentals in single-family neighborhoods. Short-term rentals are defined by the ordinance as residential properties that are rented for less than 30 days. In 2025 City Council amended the zoning ordinance to place density requirements on short-term rental properties, which prohibited short-term rentals from being within 1,000 feet of another registered short-term rental. The amendment also established a process in which the property owner could request a special exception from the Zoning Board of Adjustment to receive relief from the distance requirement.
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The property in question is a residential lot, being approximately 11,374 square-feet in size with an approximately 3,161 square-foot home, constructed in 1980. The property owner is requesting the application to grant an exception to the current density limitation to operate the property as a short-term rental property. The subject property is located approximately 200 feet south of a property that is currently registered as a short-term rental property. The proposed location is within the 1,000-foot radius and therefore the property owner is requesting a special exception to continue their registration.

The property operated as a registered short-term rental from December 18, 2023, to November 15, 2025. After the registration for the property in question expired, another property registered for a short-term rental within 1,000 feet of the property in question.



Site/Surrounding Area: The subject property is developed as a traditional single-family detached residence. The surrounding properties in the neighborhood are all single-family detached residential homes.

Special Exceptions

Analysis:

In reviewing a special exception application, the Zoning Board of Adjustment may hear and decide whether to grant an exception with conditions and safeguards if appropriate, or to deny a special exception when not in harmony with the purpose and intent of the ordinance. The Zoning Ordinance provides factors when evaluating a special exception application. An analysis of each of those factors is provided below:

Factor #1: Whether operation of a short-term rental in excess of the density limitation will not adversely impact the residential quality of the neighborhood in which the property is located;

The city has adopted a registration/inspection program for short-term rentals in an effort to limit the negative impacts these uses may have on an existing neighborhood. As a part of the regulations for short-term rentals, City Council sought to distance the uses from one another in a neighborhood to further preserve the quality of life for those surrounding property owners. The purpose of creating a special exception process is to allow property owners an opportunity to illustrate how their property is unique and how they are not negatively impacting the surrounding neighbors.

Factor #2: Whether such operation is likely to disrupt adjacent property owners' right to the quiet enjoyment of their property. (For example, by considering whether lot sizes are small enough that noise is likely to affect neighboring property owners);

The property is a similar size and has similar features to other properties in the neighborhood. The structure has a similar design to the adjacent property, 1212 Briar Drive. The property complies with setbacks for the zoning district, being approximately ten feet (10') from the eastern property line, twenty-five feet (25') from the western property line, fifty-five feet (55') from the southern property line, and thirty-five feet (35') from the northern property line.

Factor #3: Whether such operation will substantially impact nearby streets, including whether the property provides only limited off-street parking.

Parking for short-term rental properties is restricted to the number of parking spaces assigned to their property. Single-family zoning requires a minimum of 3 off street parking spaces per property. The maximum occupancy within short-term rentals shall not exceed twelve (12) occupants overall. House Rules provided by



the applicant require parking only in the driveway, stating the driveway can hold four to five vehicles. The parking area measures approximately 1,875 square feet.

Factor #4: Whether the applicant seeks to operate an entire residence as a short-term rental or whether the short-term rental use is limited to a portion of the residence.

According to the application, the entire property is proposed to be operated as a short-term rental. The House Rules provided by the applicant state they will strictly enforce quiet hours from 10:00 PM to 7:00 AM and restrict parties and events on the property. These policies would be reliant on the property owner and would be difficult for staff to monitor and enforce.

Factor #5: Whether other short-term rentals in excess of the density limitation are already operating on that block.

The property in question is located within 1000 feet of two (2) existing short-term rentals. The closest being approximately 200 feet to the north and the furthest being approximately 900 feet south by southwest of the property in question.

Both properties which are within 1000 feet of the property in question are within 1000 feet of each other and are legal non-conforming. No other short-term rental property is located within the same block. However, the closer registered short-term rental is nearby on the adjacent block to the north.

Staff Findings:

Staff find the following facts associated with this request:

1. The distance requirement between short-term rental properties was established to preserve existing neighborhoods;
2. There is another registered short-term rental property within 200 feet of the subject property.

If the Board chooses to grant the special exception, they have the authority to grant conditions and safeguards if they are appropriate for the property.

Staff Contact:

Marah Aqqad, City Engineer and Interim Director of Development,
marah.aqqad@bedfordtx.gov

Attachments:

Exhibit A:	Location/Aerial Map
Exhibit B:	Site Photos
Exhibit C:	Short-Term Rental Map
Exhibit D:	Distance to closer registered short-term rental
Exhibit E:	Distance to further registered short-term rental



Exhibit F:	Property Survey provided by Applicant
Exhibit G:	House Floor Plan provided by Applicant
Exhibit H:	House Rules provided by Applicant
Exhibit I:	Ordinance Criteria Justification provided by Applicant
Exhibit J:	Letters from Public



EXHIBIT A

Location/Aerial Map

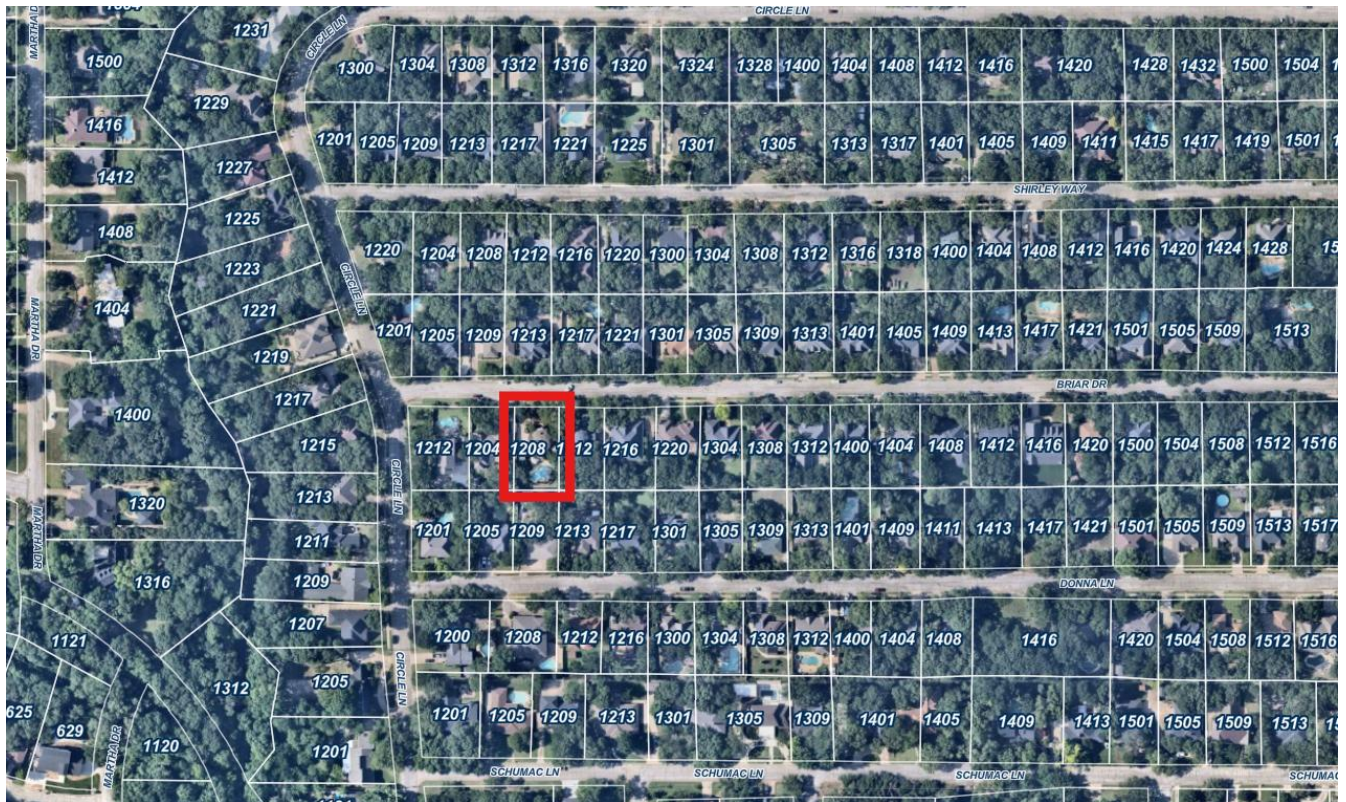


EXHIBIT B

Site Photos





EXHIBIT C

Short-Term Rental Map

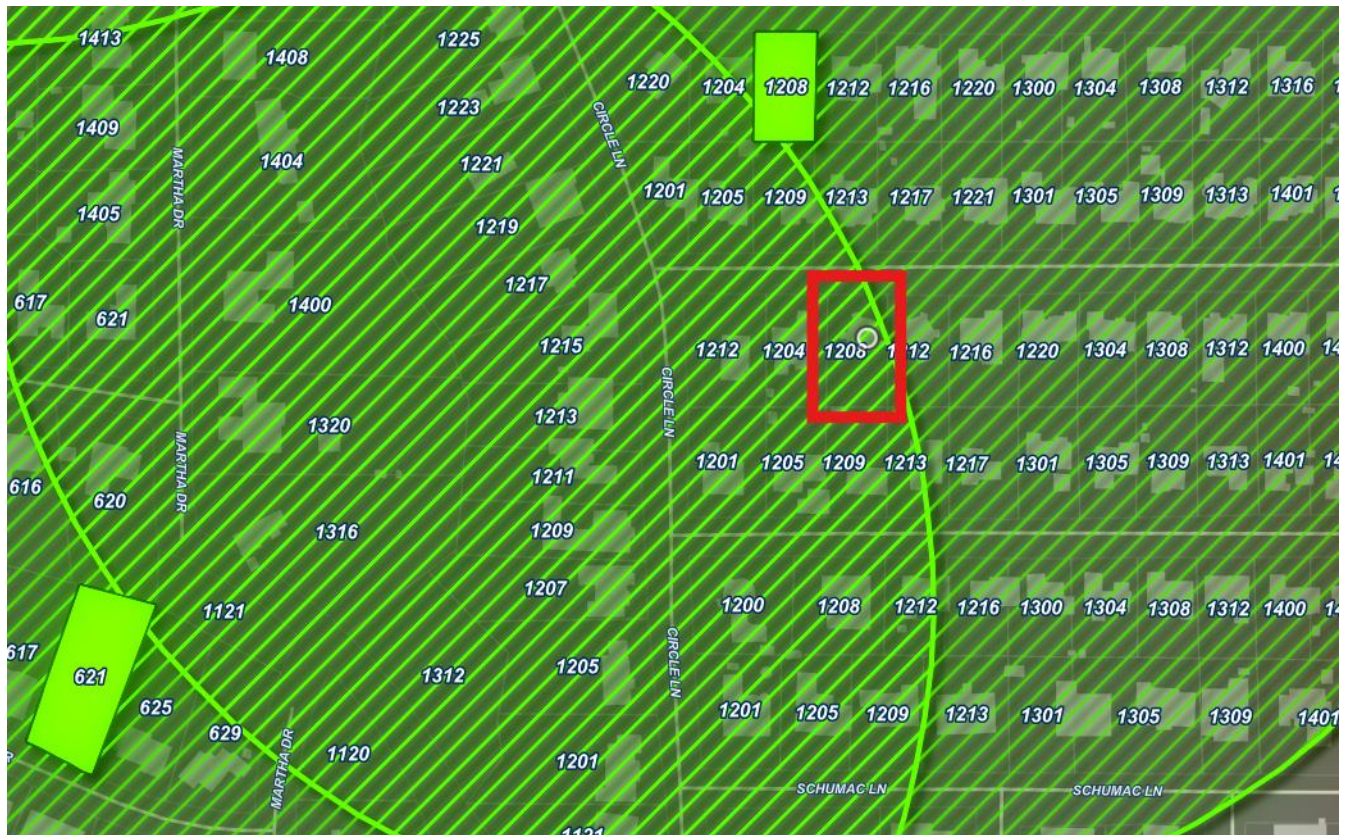




EXHIBIT D

Distance to closer registered short-term rental





EXHIBIT E

Distance to further short-term rental



This exhibit is available to view in the City Secretary's Office. To set up an appointment, please contact citysecretary@bedfordtx.gov or call (817) 952-2101.



EXHIBIT G

House Floor Plan provided by Applicant

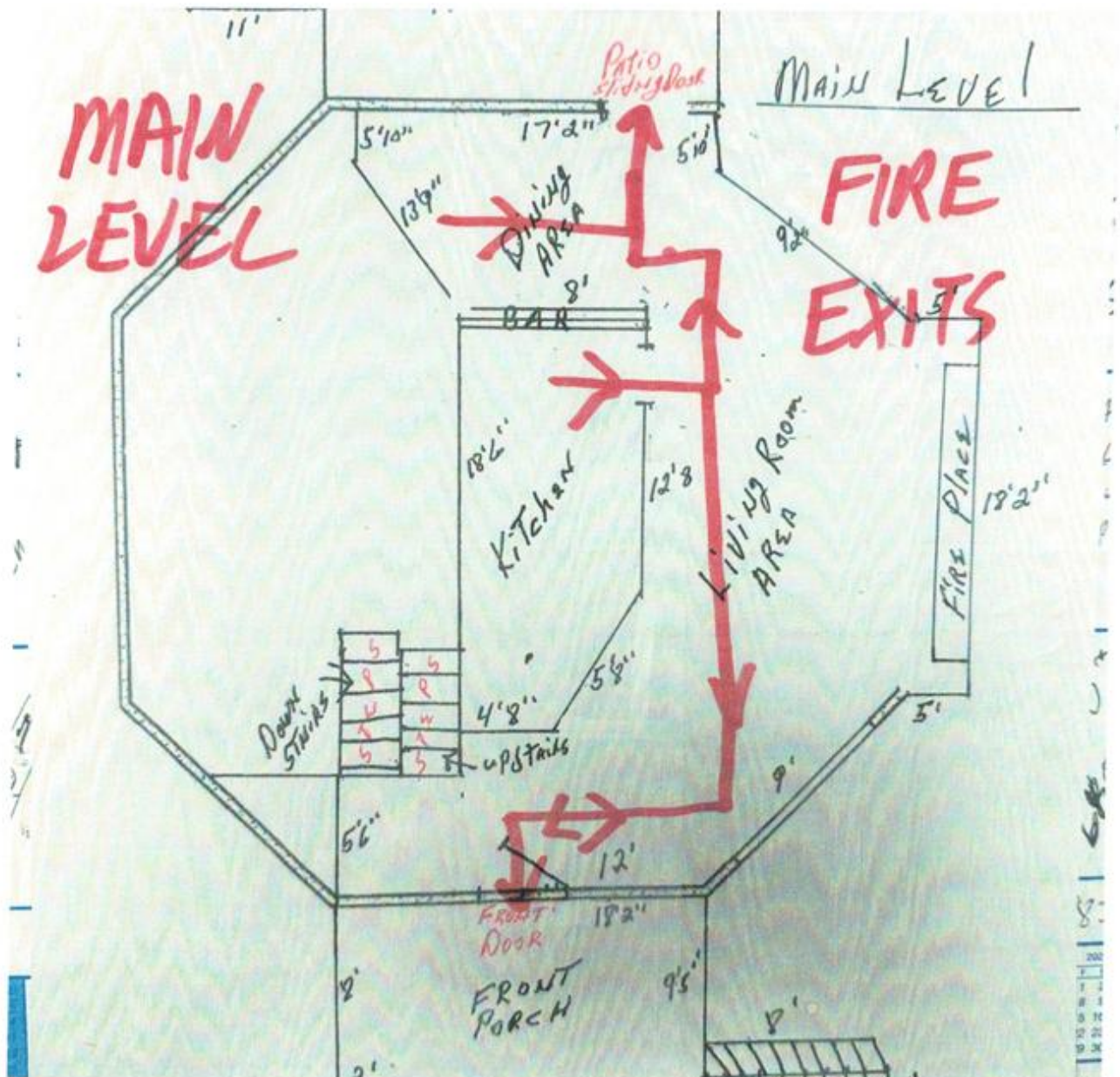




EXHIBIT H

House Rules provided by Applicant

Short-Term Rental House Rules

Occupancy

- Maximum Occupancy: **12 Guests**
- Only registered guests are permitted on the property.

Check-In & Check-Out

- **Check-In:** After 4:00 PM
- **Check-Out:** Before 11:00 AM

Quiet Hours

Quiet hours are strictly enforced between **10:00 PM and 7:00 AM**.

Please be respectful of neighboring residents by keeping voices, music, and outdoor activities at a reasonable level during these hours.

Parties & Events

This property is located in a residential neighborhood and **is not a party house**.

- Reservations may be canceled without refund if unauthorized parties or excessive disturbances occur.
- Violations may result in immediate removal from the property.

Pets

No pets are permitted on the property.

Smoking Policy

Smoking of any kind is prohibited inside the property.

This includes:

- Cigarettes
- Cigars
- Marijuana
- E-cigarettes
- Vaping devices

Additional cleaning fees may be assessed if smoke or marijuana odors are detected.



Parking

Parking is permitted only in designated areas.

- Driveway accommodates approximately 4–5 vehicles.
- Do not block neighboring driveways, sidewalks, intersections, or fire hydrants.

Security Cameras

For the safety of guests and the property, exterior security cameras are installed.

The property has:

- One Google Doorbell camera at the front entrance that records audio and video.
- One exterior camera monitoring the driveway and street.

There are **no interior cameras**.

Pool & Hot Tub Rules

Guests use the pool and hot tub at their own risk.

- Children must be supervised at all times.
- No children under 5 years old may use the hot tub.
- Maximum hot tub temperature is **104°F**.
- Replace and secure the hot tub cover after every use.
- Do not remove chemical floaters except temporarily while using the hot tub.
- Leaving the cover off may result in maintenance charges.
- Please remove all trash from the backyard and pool area. Excessive cleanup may result in additional fees.

Grill & Fire Pit

Guests are responsible for operating the grill and fire pit safely.

- Ensure propane is turned off after each use.
- Allow equipment to cool completely before replacing covers.
- Propane refills or exchanges are **not provided** by the host. Guests may purchase or exchange propane locally if needed.

Fireplace

Use the indoor fireplace only as instructed and never leave it unattended while operating.



Trash & Recycling

Guests are asked to dispose of waste properly.

- Bag all household trash before placing it in the outdoor black trash bins.
- Place recyclable materials in the designated recycling bin.
- Trash collection occurs on **Monday and Thursday mornings**.
- Recycling collection occurs on **Thursday mornings**.
- Please keep the bins accessible and do not park vehicles in front of them.

Property Care

To help maintain the property:

- No confetti or glitter anywhere on the premises.
- Please clean up after using outdoor spaces.
- Treat furnishings, appliances, and amenities with care.
- Report any damage or maintenance issues promptly.

Guest Responsibility

Guests are responsible for ensuring all members of their party comply with these rules throughout their stay.

Failure to follow these house rules may result in:

- Additional cleaning or damage fees
- Immediate termination of the reservation
- Removal from the property without refund when warranted

Thank you for respecting our home, our neighbors, and the surrounding community.



EXHIBIT I

Ordinance Criteria Justification provided by Applicant

Ordinance Criteria Justification

1208 Briar Dr., Bedford, Texas
Short-Term Rental Special Exception Application
Section 5.16.B of the Zoning Ordinance

Request and property history

We respectfully request a special exception from the 1,000-foot separation requirement so that 1208 Briar Dr. may be registered as a short-term rental. The property operated as an approved short-term rental for years before we purchased it. We understood that its established rental use was eligible to continue under the provisions for existing short-term rentals.

We were unaware that the prior permit had lapsed in connection with the ownership transition. After applying to update ownership and registration, we called the City to check the application status and were told that Zoning had rejected it because another registered short-term rental was within 1,000 feet. We ask the Board to consider the property's prior approved use and the circumstances of the registration lapse when evaluating this request.

Criterion a Residential quality of the neighborhood

The property has an established history of approved short-term rental use. To our knowledge, there have been no neighbor complaints or problems arising from guest stays. This history supports our request that the Board consider whether this particular property can operate compatibly with its residential surroundings despite the separation distance.

Our request is to restore registration for the established rental use. We recognize that prior approval alone does not resolve the present application. We ask the Board to evaluate the actual operating history and neighborhood effects, together with any appropriate conditions, in determining whether an exception will preserve residential quality.

Criterion b Quiet enjoyment of neighboring properties

To our knowledge, guest stays have not caused disturbances or interfered with neighboring residents' enjoyment of their homes. We offer this experience as relevant evidence of compatibility, without suggesting that an absence of known complaints eliminates the need for safeguards.

Reasonable conditions addressing noise, guest conduct, occupancy, and a local contact could provide additional protection for neighboring residents. The Board may also consider the property's physical layout and separation from neighboring homes in evaluating this factor.

The property occupies a 0.26-acre lot. The backyard is fully fenced, and trees surround the backyard. These features provide privacy and screening between outdoor guest areas and surrounding properties. Together with the absence of known disturbances, they support our request for a finding that the rental can remain compatible with neighboring residents' quiet enjoyment. We do not rely on fencing or trees as a substitute for compliance with noise requirements.



Criterion c Nearby streets and off street parking

The driveway accommodates approximately five to six cars, depending on vehicle size and arrangement. This provides substantial space for guest vehicles on the property and supports accommodating parking demand without relying on nearby streets. To our knowledge, there have been no complaints or problems arising from guest stays, including neighborhood parking issues.

We ask the Board to consider the driveway capacity when evaluating street impacts. The number and arrangement of usable spaces can be documented in a parking plan, with any approved vehicle limit tied to spaces that keep the sidewalk and street unobstructed. The five-to-six-car figure is our estimate of physical capacity, subject to the City's review of the parking layout.

Criterion d Entire residence or portion of the residence

The application concerns rental of the entire residence, with a proposed maximum of 12 overnight guests. Neither the owner nor the property manager resides on site; however, both live approximately 10 minutes from the property and are readily available to respond should any concerns or needs arise. The proposed guest count remains subject to applicable occupancy and safety requirements and the City's approval.

We recognize that whole-house rental without an on-site owner or manager warrants careful consideration of guest conduct and neighborhood effects. We ask the Board to evaluate this arrangement together with the absence of known guest-related problems, the driveway parking capacity, and the fenced and tree-screened backyard. Conditions addressing local contact availability, noise, and occupancy could provide additional protection.

Criterion e Other short term rentals on the block

City staff informed us that another registered short-term rental is within 1,000 feet of the property. We recognize that the Board must consider the combined effects of nearby rentals. Our property's history as an approved short-term rental is relevant to that review, although we do not assert that operating first automatically gives this property priority over another registration.

We understand that the nearby rental may be approximately one street away, but we have not confirmed its exact address, separation distance, or whether it is on the same block. The listing map available to us does not establish those facts or identify which registered property the City relied upon. We respectfully request that the Board evaluate this factor using the City's registration records and location measurements.

We ask the Board to consider the actual number and location of nearby rentals, together with the absence of known complaints involving this property, in determining whether a limited exception is appropriate.

Requested finding and relief

We respectfully request approval of a special exception limited to the separation requirement for 1208 Briar Dr. We ask the Board to consider the established approved use, the unintended registration lapse associated with the ownership transition, and the absence of known adverse neighborhood effects. These circumstances support individualized consideration of this property. Any approval would remain subject to other applicable permit requirements and the conditions imposed by the Board.



EXHIBIT J

Letters from Public



Outlook

Re: 1208 Briar Drive

From Jana Laughlin [REDACTED]

Date Tue 10/13/2026 12:23 PM

To Micah Hays <Micah.Hays@Bedfordtx.gov>

Cc Bedford Planning and Zoning Information <zoning.info@bedfordtx.gov>

 1 attachment (16 KB)

Objection.docx;

EXTERNAL SENDER

Thank you for the opportunity to address the potential zoning change to allow an exception to the short-term housing ordinance for 1208 Briar Drive. We would like to be at the public hearing regarding this matter; however, we will be out of town on the date of the hearing. We would like for the attached letter to serve as our formal objection to the zoning change and request that it be read at the hearing and entered into the record. If you have any questions or need further comment, please contact me via phone or email.

First, I would like to know what prompted this zoning change request. The property has already been operating as a short-term rental property. If they have been operating without the required permit, I do not believe they should be rewarded with an exception to the ordinance.

Mike and Jana Laughlin

214-906-0673
[REDACTED]



Thank you for the opportunity to address the potential zoning change to allow an exception to the short-term housing ordinance for 1208 Briar Drive. We would like to be at the public hearing regarding this matter; however, we will be out of town on the date of the hearing. We would like for the below letter to serve as our formal objection to the zoning change and request that it be read at the hearing and entered into the record. If you have any questions or need further comment, please contact me via phone or email.

First, I would like to know what prompted this zoning change request. The property has already been operating as a short-term rental property. If they have been operating without the required permit, I do not believe they should be rewarded with an exception to the ordinance.

The city's vision statement is "to be a quality residential community balanced with an environment for planned economic vitality." The mission is "to enhance the quality of life in Bedford for all residents by creating an attractive, secure, and inclusive community. We will proactively work together in a transparent manner for the future, foster economic growth, encourage citizen involvement, and preserve our City for future generations." Bedford has always been a desirable suburban neighborhood community that attracts families looking for an established community to call home. I grew up in Bedford and that is the reason I chose Bedford over newer areas to buy a home and raise my family. It was important to have a safe, family-oriented community to settle in. The city council has established an ordinance pertaining to short-term rentals in order to "protect and preserve the integrity of our neighborhoods and overall community by regulating the terms under which a residence may be rented." It is important that we uphold that ordinance in order to achieve this objective.

Most people would not want a short-term rental next to their home. Would you? The common objections to having a short-term rental in your neighborhood are safety concerns, noise, parking, and lack of community. In the case of this property, these are not hypothetical concerns. This property has already been operating as a short-term rental and these concerns have become reality for the neighborhood. The size of the property and the pool attract large groups. The listing states that it sleeps 8, but the bedding mentioned in the listing would accommodate up to 12, exceeding the limit of the ordinance. There have been multiple instances of large parties that last beyond the stated quiet hours with cars all along both sides of the street down half of the block. I have spoken to several neighbors on the west end of Briar Drive and Donna Lane, and they all have stories of being awakened by the sounds of parties at this location lasting well into the night. It is one thing to be tolerant when a neighbor has an occasional party at their home that might be disruptive, it is another thing entirely to have a neighborhood disrupted as a



commercial enterprise. It appears that some of these renters are just using the property for a party, with most of the cars gone in the morning. Also, as someone who shares a property line with this home, I have no way to contact the property owner for common issues neighbors need to work together on such as fencing and fallen trees.

The city's ordinance regarding short-term rentals states, in bold, "short-term rentals cannot be located within 1,000 feet of another registered short-term rental." On both Airbnb and Vrbo there are currently three listings within a few blocks of my home. The ordinance also states that all short-term rentals are required to register their property and "no properties are exempt from this requirement." If this property has been operating as a short-term rental, violating the ordinance, it should not be granted an exception. The city's ordinance exists to protect our citizens, neighborhoods, and city. If we allow an exception, the ordinance is meaningless. Granting an exception would set a dangerous legal precedent. If one exception is granted, why wouldn't the next one be granted, and the next, and so on until we are no longer the community that we chose to call home.

While I'm sure that the allure of revenue from short-term rentals must be a tempting way to help fill city coffers, losing the essence of what makes Bedford a desirable location to raise a family is not worth it in the long run.



**CITY OF
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2000 Forest Ridge Drive - Bedford, TX 76021
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October 21, 2026

**ZONING BOARD OF ADJUSTMENT
MEETING**

AGENDA ITEM #2

PUBLIC HEARING

**Special Exemption EXPT-26-3
2417 Chestnut Way**



Special Exception Case No. EXPT-26-3

Meeting Date:	October 21, 2026
Agenda Caption:	Conduct a public hearing and consider action on a Special Exception request from Section 5.16.B of the City of Bedford Zoning Ordinance to allow a short-term rental property to be located within 1,000 feet of another short-term rental property. The subject property is located at 2417 Chestnut Way in Bedford, Texas, legally described as Oakmont Addition, The Block 5 Lot 3B, generally located north of Chestnut Way and west of Hospital Pkwy. The property is zoned MD-1 Medium-Density Residential - Duplex District. (EXPT-26-3)
Applicant:	Heidi Eisermann, 2213 Lakeview Drive, Bedford, TX 76021
Owner:	Rachel Eisermann, 3253 Princess St, Bedford, TX 76021
Existing Zoning:	MD-1 Medium-Density Residential – Duplex District

Summary of Request:	The property owner is requesting a special exception to allow the registration of a short-term rental property within 1,000 feet of another property registered as a short-term rental.
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Background:	In 2021 City Council adopted an annual registration/inspection program to allow short-term rentals in single-family neighborhoods. Short-term rentals are defined by the ordinance as residential properties that are rented for less than 30 days. In 2025 City Council amended the zoning ordinance to place density requirements on short-term rental properties, which prohibited short-term rentals from being within 1,000 feet of another registered short-term rental. The amendment also established a process in which the property owner could request a special exception from the Zoning Board of Adjustment to receive relief from the distance requirement.
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The property in question is a residential lot, being approximately 5,124 square-feet in size with an approximately 1,250 square-foot home, constructed in 1984. The property owner is requesting the application to grant an exception to the current density limitation to operate the property as a short-term rental property. The subject property is located approximately 60 feet west of a property that is currently registered as a short-term rental property. The proposed location is within the 1,000-foot radius and therefore is requesting a special exception to continue their registration.

Site/Surrounding Area:	The subject property is developed as a traditional medium-density duplex residence. The surrounding properties in the neighborhood are all medium-density duplex residential homes.
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Special Exceptions

Analysis:

In reviewing a special exception application, the Zoning Board of Adjustment may hear and decide whether to grant an exception with conditions and safeguards if appropriate, or to deny a special exception when not in harmony with the purpose and intent of the ordinance. The Zoning Ordinance provides factors when evaluating a special exception application. An analysis of each of those factors is provided below:

Factor #1: Whether operation of a short-term rental in excess of the density limitation will not adversely impact the residential quality of the neighborhood in which the property is located;

The city has adopted a registration/inspection program for short-term rentals in an effort to limit the negative impacts these uses may have on an existing neighborhood. As a part of the regulations for short-term rentals, City Council sought to distance the uses from one another in a neighborhood to further preserve the quality of life for those surrounding property owners. The purpose of creating a special exception process is to allow property owners an opportunity to illustrate how their property is unique and how they are not negatively impacting the surrounding neighbors.

Factor #2: Whether such operation is likely to disrupt adjacent property owners' right to the quiet enjoyment of their property. (For example, by considering whether lot sizes are small enough that noise is likely to affect neighboring property owners);

The property is a duplex being attached to the duplex to the east. The structure is approximately 17 feet from the western property line and 45 feet from the norther property line. The property is a similar size and has similar features to other properties in the neighborhood.

Factor #3: Whether such operation will substantially impact nearby streets, including whether the property provides only limited off-street parking.

Parking for short-term rental properties is restricted to the number of parking spaces assigned to their property. Duplex zoning requires 3 parking spaces per unit. The House Rules provided by the applicant indicates a maximum of 2 guests. The parking plan provided by the applicant indicates a maximum of 2 parking spaces for vehicles.

Factor #4: Whether the applicant seeks to operate an entire residence as a short-term rental or whether the short-term rental use is limited to a portion of the residence.

The application is for a limited portion of the property to be operated as a short-term rental. The Floor Plan provided by the applicant indicate a separate entrance for guests, with the residential and rental portions of the structure being separated by a locked door. The House Rules provided by the applicant state the property will have quiet hours from 11:00 PM to 7:00 AM and restrict parties and events on



the property. These policies would be reliant on the property owner and would be difficult for staff to monitor and enforce.

Factor #5: Whether other short-term rentals in excess of the density limitation are already operating on that block.

The property in question is approximately 60 feet away from a registered short-term rental located to the northwest of the property in question and on the same block. The registered short-term rental is in legal compliance with the Zoning Ordinance.

Staff Findings:

Staff find the following facts associated with this request:

1. The distance requirement between short-term rental properties was established to preserve existing neighborhoods;
2. There is another registered short-term rental property within 60 feet of the subject property.

If the Board chooses to grant the special exception, they have the authority to grant conditions and safeguards if they are appropriate for the property.

Staff Contact:

Marah Aqqad, City Engineer and Interim Director of Development,
marah.aqqad@bedfordtx.gov

Attachments:

Exhibit A:	Location/Aerial Map
Exhibit B:	Site Photos
Exhibit C:	Distance to registered short-term rental
Exhibit D:	Site Plan / Property Survey provided by Applicant
Exhibit E:	Floor Plan provided by Applicant
Exhibit F:	Parking Plan provided by Applicant
Exhibit G:	House Rules provided by Applicant
Exhibit H:	Ordinance Criteria Justification provided by Applicant
Exhibit I:	Applicant's Master Case File



EXHIBIT A

Location/Aerial Map

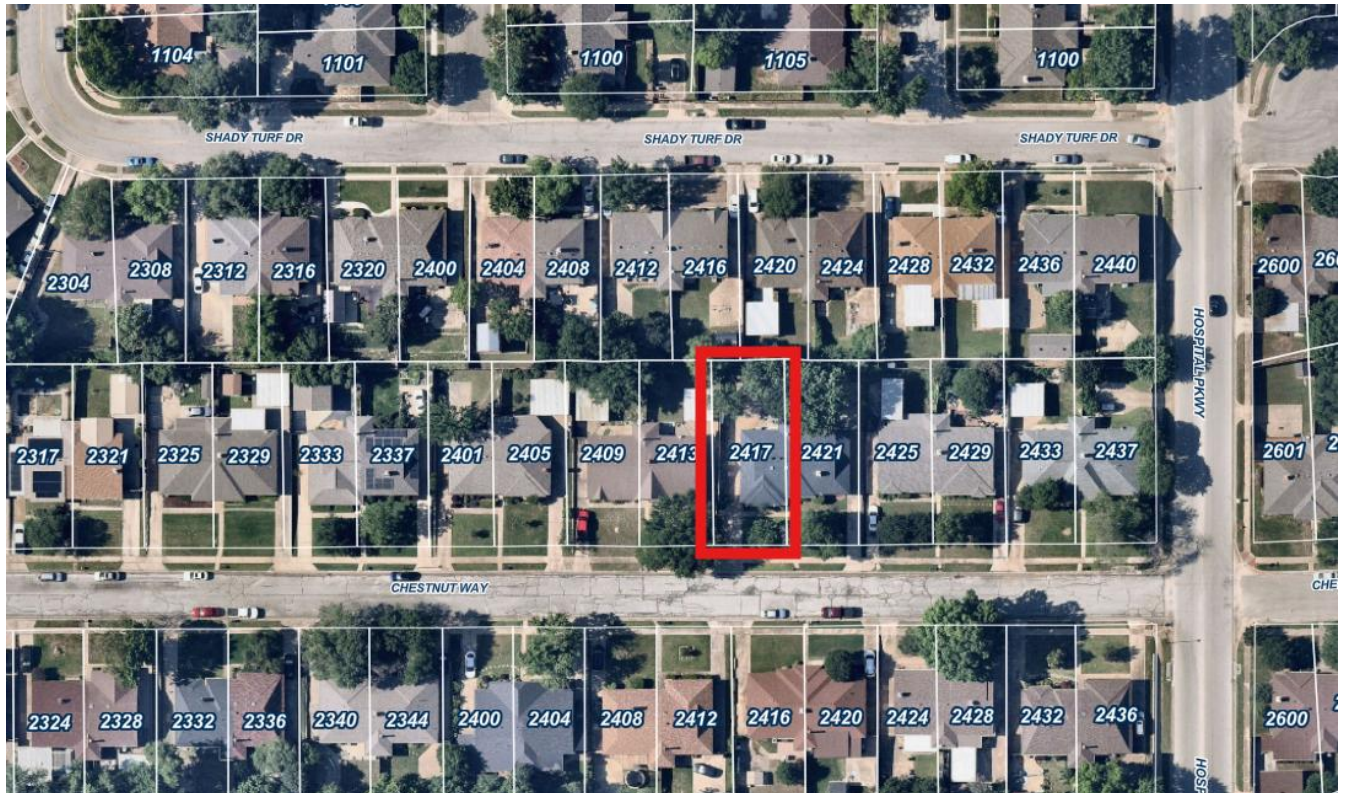


EXHIBIT B

Site Photos



Front view of the property



Adjacent Property (East)



Adjacent Property (West)



Property Across the Street



EXHIBIT C

Distance to registered short-term rental



This exhibit is available to view in the City Secretary's Office. To set up an appointment, please contact citysecretary@bedfordtx.gov or call (817) 952-2101.



EXHIBIT E

Floor Plan provided by Applicant

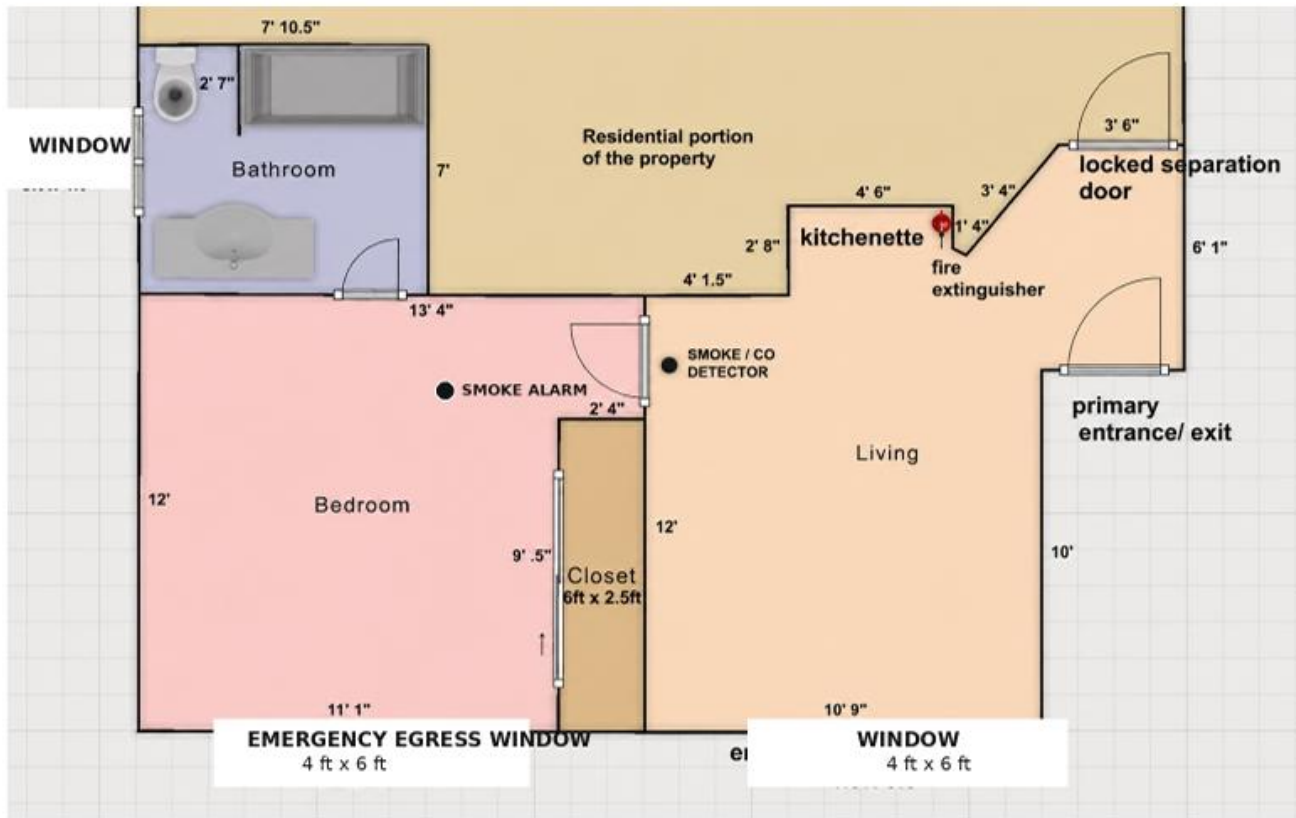




EXHIBIT F

Parking Plan provided by Applicant





EXHIBIT G

House Rules provided by Applicant

2417 Chestnut Way

AIRBNB HOUSE RULES

Welcome. Please help us keep the home quiet, clean, safe, and respectful of our neighbors.

1. OCCUPANCY & GUESTS

- **Maximum 2 guests are permitted.**
- Only registered/approved guests may stay overnight. No additional overnight guests without prior approval.

3. QUIET HOURS & NEIGHBOR COURTESY

- **Quiet hours are 11:00 PM–7:00 AM.**
- No loud music, amplified sound, shouting, or other disruptive activity. Keep outdoor activity at a reasonable residential volume.

5. SMOKING, VAPING & FIRE SAFETY

- **No smoking, vaping, or e-cigarettes** inside the property.
- Do not tamper with smoke/CO detectors, fire extinguishers, locks, or other safety equipment.
- No candles, fireworks, or other hazardous activities.

7. PROPERTY CARE & CLEANLINESS

- Treat the home, furnishings, appliances, and exterior areas with care.
- Do not remove or move furnishings or equipment without permission.
- Dispose of trash properly and keep food/waste secured.

9. CHECK-IN / CHECK-OUT

- **Check-in: 3:00 PM Check-out: 11:00 AM.**
- Follow check-out instructions and leave the property in reasonable condition.

2. PARKING

- **Maximum 2 guest vehicles.** Guest vehicles must use the designated private/off-street driveway.
- Vehicles must be parked in tandem within the designated driveway area.
- **Street parking is prohibited for guests.** Do not park on landscaping, sidewalks, or other non-designated areas.

4. PARTIES, EVENTS & COMMERCIAL USE

- **No parties or events are allowed.**
- No gatherings that create excessive noise, traffic, or neighborhood disturbance.
- **No commercial photography or filming** without prior written approval.

6. PETS

- **Maximum 1 pet** is allowed.
- Pets must be supervised, may not create excessive noise, and guests must clean up after pets.

8. ILLEGAL OR DISRUPTIVE ACTIVITY

- No illegal activity, threats, harassment, violence, or behavior creating a safety risk.
- Guests must comply with applicable laws and respect neighboring properties.

Thank you for helping us maintain a quiet and respectful residential environment.

2417 Chestnut Way • Bedford, Texas



EXHIBIT H

Ordinance Criteria Justification provided by Applicant

2417 CHESTNUT WAY

ORDINANCE CRITERIA JUSTIFICATION — REVISED

Request: Special exception to the 1,000-foot short-term-rental density limitation

Property: 2417 Chestnut Way, Bedford, Texas

Working researchers: Payton Benken & Heidi Eisermann

Purpose. City staff identified a registered STR at 2428 Shady Turf Drive and measured approximately 57.96 feet between the properties. Because the subject property is within Bedford's 1,000-foot STR density limitation, the applicants seek the applicable special exception rather than asking the City to disregard the density rule. The request is intentionally narrow and is supported by measurable occupancy, parking, noise, and use controls.

1. SPECIAL-EXCEPTION FRAMEWORK

Bedford's current STR program states that STRs cannot be located within 1,000 feet of another registered STR. The zoning framework provides a special-exception process for an STR that would otherwise exceed that density limitation. This application therefore asks the Board to evaluate the particular characteristics of this property and the safeguards proposed for this specific use.

The applicants acknowledge the City's approximately 57.96-foot measurement and do not dispute the density conflict. The requested relief is limited to the density limitation; the applicants intend to comply with the City's other applicable STR requirements, inspections, life-safety requirements, parking requirements, and lodging-tax requirements.

2. A — RESIDENTIAL QUALITY

The proposed STR is intentionally limited to a defined portion of the residence rather than operated as a high-occupancy group rental. The owners retain the rear portion as their residential living area. Proposed STR occupancy is limited to **2 guests**.

The operating rules prohibit parties and events, establish quiet hours from 11:00 p.m. to 7:00 a.m., prohibit smoking/vaping/e-cigarettes, prohibit commercial photography or filming without approval, and allow a maximum of one pet. These controls are intended to preserve the residential character of the property.

3. B — QUIET ENJOYMENT

Quiet hours are established from 11:00 p.m. to 7:00 a.m., and parties/events are prohibited. Disruptive or illegal activity is prohibited. The owners remain in the rear residential portion, providing additional proximity and accountability.

The applicants are willing to accept reasonable conditions imposed by the City or Zoning Board of Adjustment to protect quiet enjoyment and neighboring properties.

4. C — STREET IMPACT AND OFF-STREET PARKING

The designated STR driveway is approximately **42 feet long by 9 feet wide** and is proposed to accommodate a maximum of **2 guest vehicles** in tandem. Guests are prohibited from parking on the street, landscape areas, or sidewalks.

The submitted Parking Plan identifies the designated private/off-street parking area and the two-vehicle maximum. The requested vehicle limit is concrete and can be incorporated as a condition of approval.

5. D — ENTIRE RESIDENCE VS. A DEFINED PORTION

The requested STR use is limited to a defined portion of the residence. The owners retain the rear portion for their own residential use. The application materials separately identify the STR area, its rooms, access, parking, and life-safety features so the requested use can be understood as a limited portion of the property.



The applicants are prepared to comply with reasonable conditions necessary to clearly define the permitted STR area and protect the owners' residential portion.

6. E — OTHER STRs / DENSITY

The City has identified a registered STR at 2428 Shady Turf Drive, approximately 57.96 feet from the subject property. The applicants acknowledge that this is substantially less than the ordinary 1,000-foot separation requirement.

The requested exception is therefore not based on disputing the City's measurement. Instead, the applicants ask the Board to evaluate the property's specific configuration and the proposed safeguards that distinguish this request from a high-impact STR.

7. PUBLIC INTEREST, TOURISM, AND LOCAL ECONOMIC BENEFIT

Bedford's current Finance Tax Facts page states that the City levies a **7% hotel/motel tax on stays of less than 30 days** and that revenue from this tax is used for **tourism-related purposes**. Bedford's STR FAQ likewise states that a 7% lodging tax applies to gross short-term rents not already remitted by an intermediary.

If approved and properly licensed, an STR at this property would participate in Bedford's established lodging-tax system while operating under the City's STR requirements. The property would also provide a small, pet-friendly accommodation option for visitors traveling with animals. The proposed house rules allow a maximum of one pet; this is presented as an additional lodging choice, not as a claim that other Bedford hotels universally prohibit pets.

The applicants believe this combination — a small, tightly controlled lodging use, participation in Bedford's lodging-tax system, and an additional visitor accommodation option — is a legitimate public-interest consideration alongside the neighborhood-protection measures in this application.

8. MINIMUM NECESSARY RELIEF / SPECIAL CONDITIONS

The requested relief is driven by the property's location within the City's STR density limitation, not by a request for unrestricted commercial use. City staff have confirmed that ordinary registration is unavailable because of the approximately 57.96-foot separation from the existing registered STR.

The applicants seek only the exception necessary to allow this proposed use while continuing to comply with the City's other STR standards. The applicants are willing to accept additional reasonable safeguards the Board determines are appropriate.

9. SPIRIT OF THE ORDINANCE / SUBSTANTIAL JUSTICE

Bedford states that its STR program is intended to protect and preserve neighborhood integrity while regulating the terms under which a residence may be rented. The proposed use follows that approach through low occupancy, limited vehicles, private parking, quiet hours, no parties/events, owner presence in the rear portion, and compliance with City registration and inspection requirements.

A narrowly conditioned exception would not eliminate Bedford's regulatory controls. It would allow this particular property to operate under those controls despite the density conflict, while preserving the Board's ability to impose additional safeguards.

10. REQUESTED CONDITIONS / SAFEGUARDS

- | | |
|---|---|
| 1 | Maximum 2 STR guests. |
| 2 | Maximum 2 STR guest vehicles. |
| 3 | Guest vehicles limited to the designated private/off-street 42 ft x 9 ft driveway, in tandem. |
| 4 | No guest street parking. |
| 5 | No parties or events. |
| 6 | Quiet hours: 11:00 p.m. to 7:00 a.m. |



- | | |
|----|--|
| 7 | Maximum 1 pet. |
| 8 | No smoking, vaping, or e-cigarettes. |
| 9 | No commercial photography or filming without approval. |
| 10 | Owners remain in the rear residential portion. |
| 11 | Compliance with Bedford STR registration, inspection, life-safety, tax, and other applicable requirements. |

11. CONCLUSION

The applicants respectfully request that the Zoning Board of Adjustment consider a special exception to the 1,000-foot STR density limitation for 2417 Chestnut Way. The request does not seek unrestricted lodging use or relief from Bedford's other STR safeguards.

The proposed use is limited to 2 guests and 2 vehicles, uses private off-street parking, prohibits street parking and parties, establishes quiet hours, limits pets, and keeps the owners in the rear residential portion. If approved, the property would operate within Bedford's existing STR registration and lodging-tax framework.

The applicants are willing to accept reasonable conditions and safeguards imposed by the City or Zoning Board of Adjustment. For these reasons, the applicants respectfully request consideration of the minimum exception necessary to permit this specific, controlled residential STR use.

Supporting exhibits: Site Plan / Property Survey; Dimensioned Floor Plan; Parking Plan; House Rules / Occupant Notification Packet; Master Case File; Neighbor Support Statements when collected.

Source note: Current Bedford STR webpage, STR FAQ, Finance Tax Facts, and the City's zoning materials were reviewed in preparing this revision. The tourism-tax statements above are based on Bedford's current published information.



EXHIBIT I

Applicant's Master Case File

BEDFORD STR SPECIAL-EXCEPTION
MASTER CASE FILE

2417 Chestnut Way • Bedford, Texas

Prepared for Rachel Eisermann / Eisermann family

Working researchers: Payton Benken & Heidi Eisermann

FINAL WORKING MASTER • SEPTEMBER 11, 2026

Purpose: Organize the factual record, City requirements, special-exception argument, property evidence, operating controls, and supporting exhibits for the requested STR density exception.

Important: This is a supporting/advocacy file, not a legal opinion and not a guarantee of approval. It is designed to make the request easy for City staff and the Zoning Board of Adjustment to review.



1. Executive Summary

The request. The Elsermann family seeks authorization to operate a tightly controlled short-term rental within a defined front portion of the family's side of 2417 Chestnut Way, while the rear portion remains the family's residence.

The obstacle. City staff has determined that ordinary STR registration is unavailable because the property is within Bedford's 1,000-foot STR density limitation. Staff identified the registered STR at 2428 Shady Turf Drive and stated the straight-line, property-line-to-property-line distance is approximately 57.96 feet.

The path. Bedford's zoning framework provides a special-exception process through the Zoning Board of Adjustment for an STR that would otherwise exceed the density limitation. The application therefore accepts the density rule and asks for a narrow, conditionable exception.

The case theory. The property is proposed as a materially lower-impact STR than a typical whole-home/high-occupancy rental: only 2 guests; a hard 2-vehicle cap; private/off-street tandem parking; no street parking; quiet hours; no parties/events; owner occupancy of the rear portion; and a clearly dimensioned floor plan with life-safety features identified.

Public-interest component. Bedford currently imposes a 7% hotel/motel tax on stays of less than 30 days and states that the revenue is used for tourism-related purposes. A properly licensed STR would participate in that existing lodging-tax framework and provide an additional small, pet-friendly lodging option.

What this file does. It puts the City's written determination first, then the governing framework, then the five STR-specific factors, then the property's measurable safeguards, followed by the actual supporting exhibits. The goal is a calm, evidence-first presentation—not a volume of arguments.



2. Case Snapshot — What the Board Needs to Know

Property	2417 Chestnut Way, Bedford, Texas
Owners shown on tax receipt	Rachel Eisermann and Jorge Eisermann
Property record	Oakmont Addition, Block 5, Lot 3B; 0.1176 acres shown on tax receipt
Requested STR	Defined front portion of the Eisermann side; rear portion remains residential
Nearby registered STR	2428 Shady Turf Drive
City-stated separation	57.96 ft., straight-line, property-line to property-line
Requested route	Special exception under Section 5.16.B / Zoning Board of Adjustment
Guest limit proposed	2 guests
Guest vehicle limit proposed	2 vehicles, private/off-street, tandem
Driveway shown	Approx. 42 ft. x 9 ft.
Quiet hours	11:00 PM–7:00 AM
Parties/events	Prohibited
Pet limit	1 pet
Owner occupancy	Rear residential portion

Submission posture: The strongest presentation is not “ignore the 1,000-foot rule.” It is “the rule applies, the conflict is acknowledged, and this property presents a narrow, measurable, lower-impact use for which the Board can impose clear conditions.”



3. City Written Determination — Core Evidence

The original City staff communication is preserved later in this file as **Exhibit A — Case Evidence #001**. The evidence should remain visually unaltered so the Board can see exactly what staff communicated.

- 2417 Chestnut Way is ineligible for ordinary STR registration because it is within 1,000 feet of an existing registered STR.
- The registered STR identified by staff is 2428 Shady Turf Drive.
- The City's stated measurement is approximately 58 feet; the aerial identifies 57.96 feet.
- The measurement is a straight line from property line to property line.
- Zoning is reviewed first; if zoning approval is obtained, the property must still satisfy Bedford's Chapter 26, Article V STR requirements.
- City staff stated that properties operated in whole or in part as STRs are subject to the applicable STR standards.
- A special-exception route is available through a public hearing, with notice to nearby property owners.
- The City's communication states that the Zoning Board has historically denied STR special exceptions based on density requirements.

Strategic implication: The density conflict is real and should not be minimized. The application should spend its credibility on demonstrating why 2417 is unusually controlled and how the Board can protect the neighborhood through concrete conditions.



4. Governing Bedford Framework

STR registration. Bedford's current STR webpage states that owners of properties rented for fewer than 29 days must first register with the City. STRs are allowed in residential-zoned areas, not multifamily districts, and the City states that STRs cannot be within 1,000 feet of another registered STR.

Required application materials. The City currently identifies, among other items, host-protection/liability insurance naming the City as an additional insured, a current tax certificate, house rules/occupant notification materials, a private/off-street parking plan, a dimensioned floor plan showing emergency exits, and occupancy information. The City also requires a local contact and monthly hotel occupancy tax reporting.

Inspection. The City's current inspection checklist addresses minimum housing/property conditions and life-safety items. The submitted floor plan identifies the primary exit, emergency egress openings, smoke/CO detector, and fire extinguisher.

Density exception. Bedford's Section 5.16 framework establishes the 1,000-foot limitation and a special-exception path through the Zoning Board of Adjustment.

Special-exception factors. The City's STR materials and recent staff reports identify five property-specific questions: residential quality; quiet enjoyment; nearby street/parking impacts; whether the STR is the entire residence or only a portion; and whether other density-exceeding STRs are already operating on the block.

General special-exception findings reflected in the City's materials. The application should address public interest, unnecessary hardship from literal enforcement under the property's special circumstances, the spirit of the ordinance, substantial justice, and the minimum necessary relief with appropriate safeguards.



5. Five-Factor Response — 2417 Chestnut Way

1 • Residential quality

Proposed response: 2-guest maximum; no parties/events; quiet hours; no smoking/vaping; limited pet allowance; defined STR area; owners remain in rear.

Why it matters: Low occupancy and owner presence reduce the intensity of the use.

2 • Quiet enjoyment

Proposed response: Quiet hours 11 PM–7 AM; disruptive activity prohibited; parties/events prohibited; local owner presence.

Why it matters: The controls are written, measurable, and capable of being made conditions of approval.

3 • Street / parking impact

Proposed response: 42 ft × 9 ft private driveway; maximum 2 guest vehicles; tandem parking; guest street/landscape/sidewalk parking prohibited.

Why it matters: This directly addresses the factor the City has emphasized in prior cases.

4 • Entire residence vs. portion

Proposed response: STR is proposed for a defined front portion; rear remains the owners' residential area; separation door is shown on the floor plan.

Why it matters: This is materially different from a whole-property STR and should be presented clearly.

5 • Other STRs on block

Proposed response: City has identified 2428 Shady Turf Drive at 57.96 ft.

Why it matters: The excavation is needed because of the unusually close existing registered STR; this excavation does not eliminate the City's measurement.

Bottom line: Every major factor is tied to something the City can see in an exhibit or enforce as a condition. That is the central strength of the case.



6. Operating Controls — Designed to Be Enforceable

The requested exception should be paired with a short list of conditions that are easy for staff, neighbors, and the Board to understand. These controls are intentionally stricter than the City's general maximum-occupancy formula.

Occupancy	Maximum 2 STR guests.
Vehicles	Maximum 2 guest vehicles.
Parking location	Private/off-street driveway only; tandem; no guest street parking.
Noise	Quiet hours 11:00 PM–7:00 AM; no loud/disruptive activity.
Events	No parties or events.
Pets	Maximum 1 pet.
Smoking	No smoking, vaping, or e-cigarettes.
Commercial activity	No commercial photography/filming without approval.
Owner presence	Owners remain in the rear residential portion.
Life safety	Bedroom smoke alarm and living-area smoke/CO detector; fire extinguisher, primary exit, and emergency egress openings shown on floor plan.

Why this matters: Prior Bedford staff reports repeatedly focused on whether proposed limits could be clearly established and enforced. This package therefore uses hard numerical limits instead of vague promises.



7. Parking, Life Safety & Property Layout

Parking. The submitted Parking Plan identifies the private/off-street driveway as approximately 42 feet by 9 feet and limits STR guest vehicles to two in tandem. Guests are prohibited from using the street, landscaping, or sidewalks for parking.

Floor plan. The final floor plan identifies the bedroom, bathroom, living area, kitchenette, closet, primary entrance/exit, locked separation door, bedroom smoke alarm, living-area smoke/CO detector, bedroom emergency egress window, other windows, and fire extinguisher. It is intentionally simple and dimension-focused rather than architectural.

Life-safety diagrams. STR inspection materials address smoke/CO detection and emergency escape openings. The final application should match the actual installed conditions at inspection and should not rely on the drawing alone.

Property configuration. Site plan is included later as the professional property record. The application does not propose a new building footprint; the principal zoning request is the STR density exception.



8. Public Interest, Tourism & Local Economic Benefit

Hotel occupancy tax. Bedford's current Finance Tax Facts page states that the City levies a 7% hotel/motel tax on stays of less than 30 days and that the revenue is used for tourism-related purposes. Bedford's STR materials also require monthly occupancy-tax reporting for qualifying STR activity.

Visitor accommodation. If approved and properly licensed, 2417 Chestnut Way would add a small lodging option within Bedford's existing regulatory system. The house rules permit a maximum of one pet, providing an additional option for visitors traveling with an animal.

How this argument should be used. The tourism and lodging-tax benefit is a supporting public-interest consideration, not the primary reason to override the density limitation. The primary case remains the property's low-impact configuration and enforceable safeguards.

Why the framing matters. The application should not claim that hotels universally prohibit pets. The accurate point is that this property would provide an additional pet-friendly choice while contributing to Bedford's existing lodging-tax base if approved and properly licensed.



9. Property, Ownership & Record Evidence

The July 6, 2026 Tarrant County tax receipt identifies the parcel at 2417 Chestnut Way, legal description Oakmont Addition, Block 5, Lot 3B, and lists Rachel Elsermann and Jorge Elsermann as owners. The receipt shows a 0.1176-acre parcel and 2025 Bedford City taxable value of \$268,850.

The property survey included as Exhibit C is the professional site/property record and shows the existing residence, property boundaries, dimensions, setbacks, utilities/easements, north arrow, scale, and survey certification.

Important classification diligence: The family's description is that the property is one half of a duplex and that the front portion has been physically separated from the rear residential portion. Before final filing, the applicants should confirm with Bedford the legal/permit status of the physical division and any plumbing/electrical modifications. The case file should not characterize the guest area as a separate legal dwelling unit unless the City confirms that classification.



10. Recent Bedford STR Special-Exception History

805 San Marcos Lane — EXPT-25-2. City staff described a 10,651-sq-ft lot, 2,206-sq-ft home, and approximately 365-ft separation from an existing STR. Staff noted no police/code reports, but identified limited off-street parking and stated that a claimed partial-use restriction would be difficult for staff to enforce. The applicant proposed 6 guests and 3 cars; staff recommended those limits if approved. The Board denied the request 5-0.

2812 Jasmine Court — EXPT-25-3. City staff described a 13,427-sq-ft lot, 1,521-sq-ft home, approximately 830-ft separation, and a single-family setting at the end of a cul-de-sac. The applicant cited the cul-de-sac and quiet hours as unique characteristics. The record shows public opposition and a 5-0 denial. The record does *not* establish that the cul-de-sac itself was the sole reason for denial.

1305 Schumac Lane — EXPT-26-1. City staff described a 24,341-sq-ft lot, 2,300-sq-ft home, five bedrooms, pool, and 800-sq-ft accessory building; maximum STR occupancy could reach 12. Staff noted that the parking survey did not state how many cars would be parked on-site or whether on-street parking would be allowed. Staff also noted that the entire residence would be used as an STR and that quiet-hour/party restrictions could be difficult for staff to monitor and enforce. The June 17, 2026 agenda record shows the matter was continued in the City's subsequent scheduling history; a later July 15, 2026 hearing was scheduled. Final disposition is not relied upon here.

Case lesson for 2417: Our strongest differentiators are not slogans. They are the unusually low 2-person occupancy, 2-car cap, clearly identified private parking, defined partial-residence use, owner occupancy of the remainder, and a dimensioned floor plan that makes the proposed operating area understandable.



11. Open Diligence & Submission Readiness

Insurance	Obtain/confirm host-protection or liability insurance meeting Bedford's current requirement, including the City as additional insured.
Tax certificate	Provide the current tax certificate required by the City. The included receipt is supporting ownership/tax evidence but should not be assumed to replace the City's required certificate if a separate certificate is requested.
Local contact	Enter the required 24-hour local contact information in the City's application/occupant packet.
Building / plumbing / electrical status	Confirm the legal/permit status of the existing physical division and modifications before final filing; document any required inspections or corrective work. If questioned at the hearing, describe the area consistently as a defined guest area within the residence, not as a separate legal dwelling unit, unless City staff determines otherwise.
Floor plan	Use the final dimensioned plan; verify all detector, extinguisher, exit, and emergency-egress markings against the actual property before inspection.
Neighbor support	Collect individually signed statements based on each neighbor's own knowledge/observations. Do not ask anyone to certify facts they do not know.
Application sequence	Complete zoning/special-exception process as directed by City staff, then complete the STR registration/inspection process if zoning approval is obtained.

Operating-history evidence.

A separate Airbnb listing/operating record has been preserved in the research file. It is not used here as proof of legal authorization, and the Airbnb platform's "entire home" label is not treated as a City zoning classification. Any City or Board question specifically requesting prior rental, advertising, booking, or licensing history should be answered directly and truthfully. If accurate, the applicants can explain that new bookings were halted once the density issue was identified and that the present request is intended to proceed through Bedford's formal special-exception and registration process.

Hearing preparation — three points to lead with

- Acknowledge the 1,000-foot rule and the 57.96-foot City measurement; do not argue that the density rule does not apply.
- Emphasize the narrow, low-impact configuration: defined portion only, 2-guest maximum, owners remain in the rear, and 2 vehicles in the private 42 ft x 9 ft driveway with no street parking.
- Point to the signed neighbor statements and written house rules as real-world and enforceable neighborhood protections. If asked about prior operation, answer the question directly and truthfully.



12. Submission Architecture & Exhibit Index

The master file is intentionally separate from the five individual uploads. The five core application attachments remain simple; this master is the organized supporting record.

Core #1	Site Plan / Property Survey	Professional property survey; no proposed building footprint.
Core #2	House Floor Plan	Final dimensioned plan with exits, emergency egress, smoke/CO detector, extinguisher.
Core #3	Parking Plan	42 x 9 ft private/off-street driveway; maximum 2 guest vehicles; no street parking.
Core #4	House Rules	2 guests, 2 vehicles, quiet hours, no parties, pet limit, safety and neighbor rules.
Core #5	Ordinance Criteria Justification	Five-factor analysis, public-interest/tourism point, safeguards, requested relief.
Master Exhibit A	City Written Determination	Original City staff communication/screenshots; 57.96-ft determination.
Master Exhibit B	Professional Survey	Property/site record.
Master Exhibit C	Tax Record	Tarrant County receipt showing owners and tax record.
Master Exhibit D	Floor Plan	Final upload-ready floor plan.
Master Exhibit E	Parking Plan	Final upload-ready parking plan.
Master Exhibit F	House Rules	Final upload-ready house rules.
Master Exhibit G	Ordinance Criteria	Final revised justification.
Master Exhibit H	Property Photo Record	Selected real-property photos supporting the configuration/parking discussion.
Master Exhibit I	Neighbor Support	To be appended when individually signed statements are collected.

Recommended filing order: Core #1–#5 as the City's primary uploads; Master Case File as supporting documentation; Neighbor Support Exhibit as a separate addendum once signatures are collected.



13. Official Sources & Research Notes

The following official Bedford materials were used for the current framework and should be treated as the controlling sources if City staff updates a requirement before filing:

- Short-Term Rentals: <https://bedfordtx.gov/shortterm>
- Short-Term Rental Inspection Checklist: <https://bedfordtx.gov/DocumentCenter/View/9122/Short-Term-Rental-Inspection-Checklist>
- Planning & Zoning: <https://www.bedfordtx.gov/186/Planning-Zoning>
- Zoning Board of Adjustment: <https://bedfordtx.gov/264/Zoning-Board-of-Adjustment>
- Code of Ordinances: <https://bedfordtx.gov/248/Code-of-Ordinances-Charter>
- Finance Tax Facts: <https://bedfordtx.gov/209/Finance-Tax-Facts>
- 805 San Marcos — EXPT-25-2: https://bedfordtx.gov/AgendaCenter/ViewFile/Agenda/_09172025-1529
- 2812 Jasmine — EXPT-25-3: https://bedfordtx.gov/AgendaCenter/ViewFile/Agenda/_10152025-1537
- June 17, 2026 ZBA materials / EXPT-26-1: https://bedfordtx.gov/AgendaCenter/ViewFile/Agenda/_06172026-1596
- Bedford zoning amendment / Section 5.16 source used in research:
https://swagit-attachments.granicus.com/uploads/video/agenda_file/346710/6-24_BedfordCC.pdf

Research discipline. This master intentionally distinguishes (1) City-stated facts, (2) property facts supported by the submitted documents, and (3) proposed operating conditions. It does not treat Airbnb platform labels as zoning classifications, does not claim prior cases were denied for a single reason unless the record supports that conclusion, and does not claim permit/code compliance where that has not been verified.

Prepared: September 11, 2026 • Working researchers: Payton Benken & Heidi Eisermann



EXHIBIT A

City Written Determination

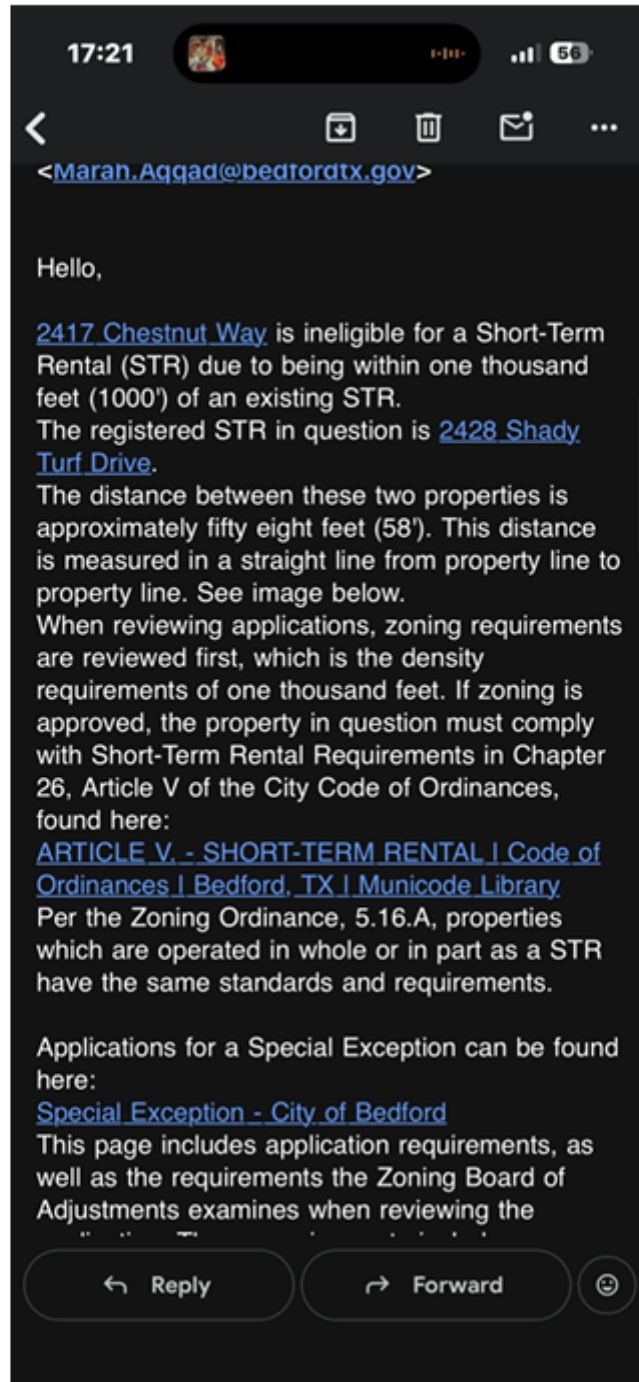
Case Evidence #001 • Staff communication and associated aerial evidence

The following pages reproduce the supporting document in the form used for the case file.



17. Exhibit A — Client-Provided City Email

The following screenshots were supplied by the client. They are preserved as visual evidence of the City's written response; authenticity is based on the supplied images.



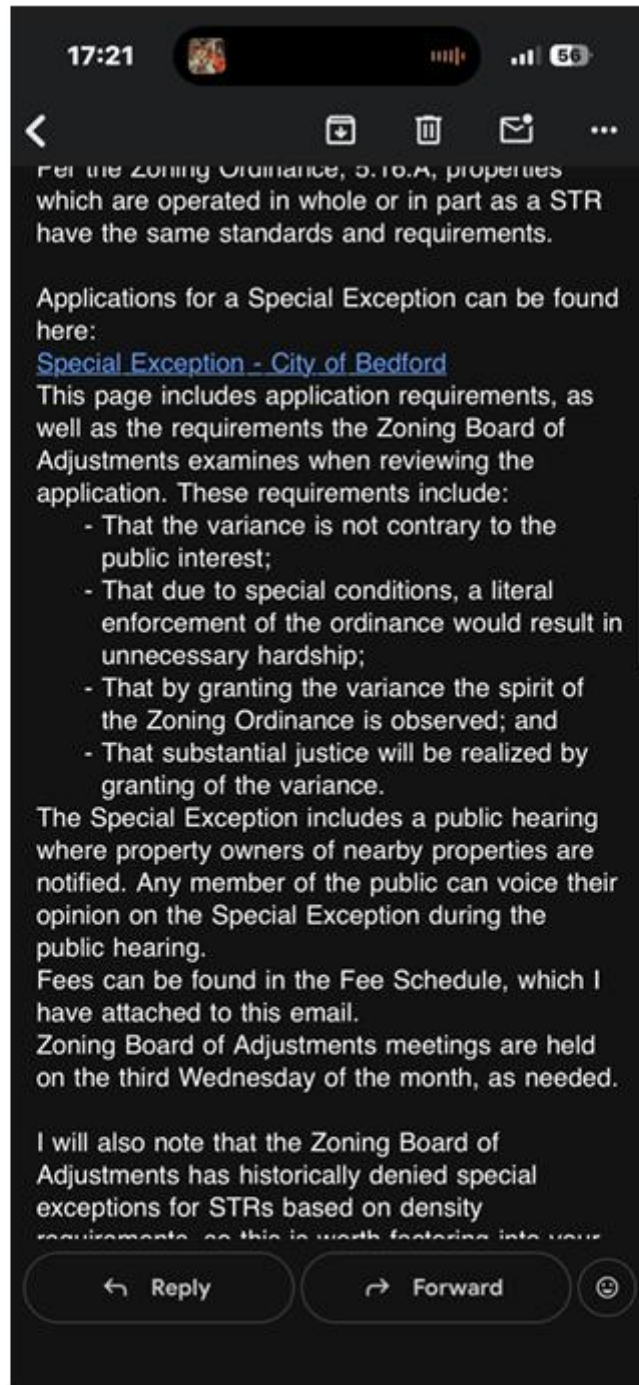






EXHIBIT B

Professional Property Survey / Site Plan

2417 Chestnut Way • Existing property record

The following pages reproduce the supporting document in the form used for the case file.

This exhibit is available to view in the City Secretary's Office. To set up an appointment, please contact citysecretary@bedfordtx.gov or call (817) 952-2101.



EXHIBIT C

Ownership / Tax Record

Tarrant County tax receipt dated July 6, 2026

The following pages reproduce the supporting document in the form used for the case file.



RICK BARNES
TARRANT COUNTY
TAX ASSESSOR-COLLECTOR



100 E. Weatherford, Fort Worth, TX 76196
(817) 884-1100
e-mail: taxoffice@tarrantcountytx.gov
web: propertytax.tarrantcountytx.gov

IN GOD WE TRUST

1
V2.0

DUPLICATE RECEIPT

DATE: 07/06/2026
ACCOUNT: 00005215544
OWNER: EISERMANN RACHEL AND EISERMANN
JORGE

LEGAL: OAKMONT ADDITION, THE BLOCK 5 LOT
3B

PARCEL ADDRESS: 0002417 CHESTNUT WAY
EXEMPTIONS:

PIDN: 30874H 5 3B
ACRES: 0.1176

RECEIPT #: 148545381 CHECK #: WT1342511364FF DEPOSIT #: 202601021414-2025/TARRANTCOUNT

YEAR	TAXING ENTITIES	TAXABLE VALUE	TAX RATE PER \$100	PAY TYPE	DATE PAID	BASE TAX PAID	PENALTY & INTEREST PAID
2025	BEDFORD CITY	\$288,850.00	0.526212	L	12/30/2025	\$1,414.72	\$0.00
2025	TARRANT COUNTY	\$288,850.00	0.186200	L	12/30/2025	\$500.60	\$0.00
2025	T C HOSPITAL	\$288,850.00	0.165000	L	12/30/2025	\$443.60	\$0.00
2025	T C COLLEGE	\$288,850.00	0.112280	L	12/30/2025	\$301.86	\$0.00
2025	H-E-B ISD	\$288,850.00	1.028900	L	12/30/2025	\$2,766.20	\$0.00

AMOUNT TENDERED \$5,426.98

AMOUNT PAID - THANK YOU

BASE TAX \$5,426.98

TOTAL PAID \$5,426.98

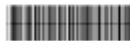
REMAINING AMOUNT DUE
AS OF 07/06/2026
0.00

****YOUR CHECK WILL BE CONVERTED INTO AN ELECTRONIC FUND TRANSFER****
*** THIS IS A RECEIPT ***

EISERMANN RACHEL AND EISERMANN JORGE

REMAINING AMOUNT DUE
AS OF 07/06/2026
0.00

00005215544



FREEDOM MTG
3001 HACKBERRY ROAD
IRVING TX 75063

Make checks payable to:
RICK BARNES, TAX ASSESSOR-COLLECTOR
PO BOX 961018
FORT WORTH TX 76161-0018



SCAN BARCODE
TO PAY NOW

00005215544

0000542698

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0052715912

0706202620000



EXHIBIT D

Final House Floor Plan

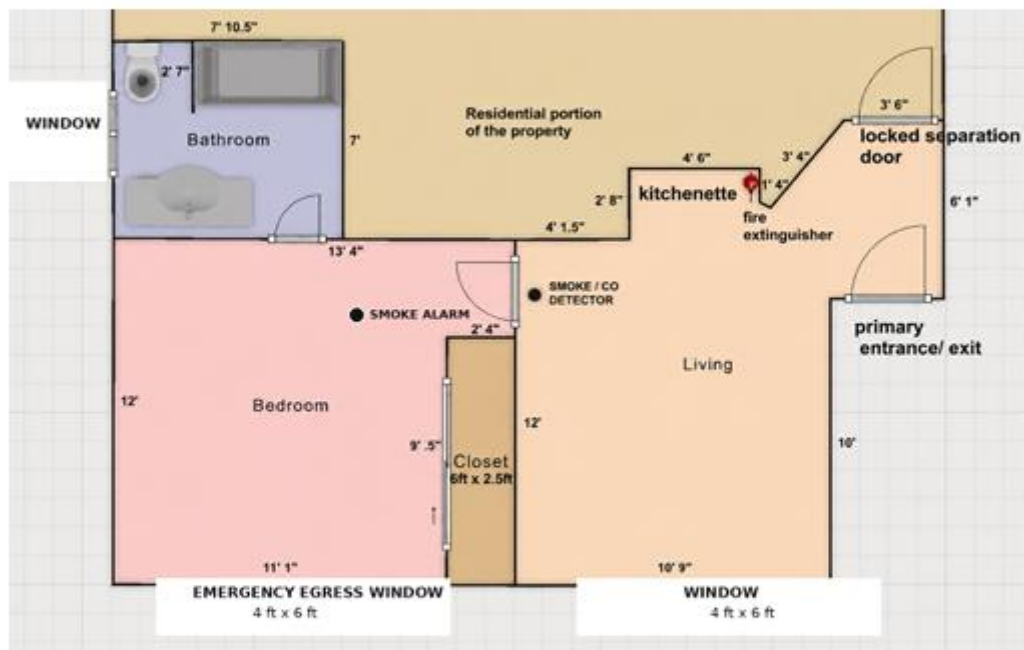
Dimensioned STR supporting exhibit • life-safety features identified

The following pages reproduce the supporting document in the form used for the case file.



2417 Chestnut Way — House Floor Plan

STR Special Exception Supporting Exhibit



Updated life-safety labeling: bedroom smoke alarm; bedroom emergency egress window; other windows labeled as windows.



EXHIBIT E

Final Parking Plan

Private/off-street parking • 2-vehicle maximum

The following pages reproduce the supporting document in the form used for the case file.





EXHIBIT F

House Rules / Occupant Controls

Final operating rules for the requested STR

The following pages reproduce the supporting document in the form used for the case file.



2417 Chestnut Way

AIRBNB HOUSE RULES

Welcome. Please help us keep the home quiet, clean, safe, and respectful of our neighbors.

1. OCCUPANCY & GUESTS

- **Maximum 2 guests are permitted.**
- Only registered/approved guests may stay overnight. No additional overnight guests without prior approval.

3. QUIET HOURS & NEIGHBOR COURTESY

- **Quiet hours are 11:00 PM–7:00 AM.**
- No loud music, amplified sound, shouting, or other disruptive activity. Keep outdoor activity at a reasonable residential volume.

5. SMOKING, VAPING & FIRE SAFETY

- **No smoking, vaping, or e-cigarettes** inside the property.
- Do not tamper with smoke/CO detectors, fire extinguishers, locks, or other safety equipment.
- No candles, fireworks, or other hazardous activities.

7. PROPERTY CARE & CLEANLINESS

- Treat the home, furnishings, appliances, and exterior areas with care.
- Do not remove or move furnishings or equipment without permission.
- Dispose of trash properly and keep food/waste secured.

9. CHECK-IN / CHECK-OUT

- **Check-in: 3:00 PM Check-out: 11:00 AM.**
- Follow check-out instructions and leave the property in reasonable condition.

2. PARKING

- **Maximum 2 guest vehicles.** Guest vehicles must use the designated private/off-street driveway.
- Vehicles must be parked in tandem within the designated driveway area.
- **Street parking is prohibited for guests.** Do not park on landscaping, sidewalks, or other non-designated areas.

4. PARTIES, EVENTS & COMMERCIAL USE

- **No parties or events are allowed.**
- No gatherings that create excessive noise, traffic, or neighborhood disturbance.
- **No commercial photography or filming** without prior written approval.

6. PETS

- **Maximum 1 pet** is allowed.
- Pets must be supervised, may not create excessive noise, and guests must clean up after pets.

8. ILLEGAL OR DISRUPTIVE ACTIVITY

- No illegal activity, threats, harassment, violence, or behavior creating a safety risk.
- Guests must comply with applicable laws and respect neighboring properties.

Thank you for helping us maintain a quiet and respectful residential environment.

2417 Chestnut Way • Bedford, Texas



EXHIBIT G

Ordinance Criteria Justification

Revised five-factor and public-interest submission

The following pages reproduce the supporting document in the form used for the case file.



2417 CHESTNUT WAY

ORDINANCE CRITERIA JUSTIFICATION — REVISED

Request: Special exception to the 1,000-foot short-term-rental density limitation

Property: 2417 Chestnut Way, Bedford, Texas

Working researchers: Payton Benken & Heidi Eisermann

Purpose. City staff identified a registered STR at 2428 Shady Turf Drive and measured approximately 57.96 feet between the properties. Because the subject property is within Bedford's 1,000-foot STR density limitation, the applicants seek the applicable special exception rather than asking the City to disregard the density rule. The request is intentionally narrow and is supported by measurable occupancy, parking, noise, and use controls.

1. SPECIAL-EXCEPTION FRAMEWORK

Bedford's current STR program states that STRs cannot be located within 1,000 feet of another registered STR. The zoning framework provides a special-exception process for an STR that would otherwise exceed that density limitation. This application therefore asks the Board to evaluate the particular characteristics of this property and the safeguards proposed for this specific use.

The applicants acknowledge the City's approximately 57.96-foot measurement and do not dispute the density conflict. The requested relief is limited to the density limitation; the applicants intend to comply with the City's other applicable STR requirements, inspections, life-safety requirements, parking requirements, and lodging-tax requirements.

2. A — RESIDENTIAL QUALITY

The proposed STR is intentionally limited to a defined portion of the residence rather than operated as a high-occupancy group rental. The owners retain the rear portion as their residential living area. Proposed STR occupancy is limited to **2 guests**.

The operating rules prohibit parties and events, establish quiet hours from 11:00 p.m. to 7:00 a.m., prohibit smoking/vaping/e-cigarettes, prohibit commercial photography or filming without approval, and allow a maximum of one pet. These controls are intended to preserve the residential character of the property.

3. B — QUIET ENJOYMENT

Quiet hours are established from 11:00 p.m. to 7:00 a.m., and parties/events are prohibited. Disruptive or illegal activity is prohibited. The owners remain in the rear residential portion, providing additional proximity and accountability.

The applicants are willing to accept reasonable conditions imposed by the City or Zoning Board of Adjustment to protect quiet enjoyment and neighboring properties.

4. C — STREET IMPACT AND OFF-STREET PARKING

The designated STR driveway is approximately **42 feet long by 9 feet wide** and is proposed to accommodate a maximum of **2 guest vehicles** in tandem. Guests are prohibited from parking on the street, landscape areas, or sidewalks.

The submitted Parking Plan identifies the designated private/off-street parking area and the two-vehicle maximum. The requested vehicle limit is concrete and can be incorporated as a condition of approval.

5. D — ENTIRE RESIDENCE VS. A DEFINED PORTION

The requested STR use is limited to a defined portion of the residence. The owners retain the rear portion for their own residential use. The application materials separately identify the STR area, its rooms, access, parking, and life-safety features so the requested use can be understood as a limited portion of the property.



The applicants are prepared to comply with reasonable conditions necessary to clearly define the permitted STR area and protect the owners' residential portion.

6. E — OTHER STRs / DENSITY

The City has identified a registered STR at 2428 Shady Turf Drive, approximately 57.96 feet from the subject property. The applicants acknowledge that this is substantially less than the ordinary 1,000-foot separation requirement.

The requested exception is therefore not based on disputing the City's measurement. Instead, the applicants ask the Board to evaluate the property's specific configuration and the proposed safeguards that distinguish this request from a high-impact STR.

7. PUBLIC INTEREST, TOURISM, AND LOCAL ECONOMIC BENEFIT

Bedford's current Finance Tax Facts page states that the City levies a **7% hotel/motel tax on stays of less than 30 days** and that revenue from this tax is used for **tourism-related purposes**. Bedford's STR FAQ likewise states that a 7% lodging tax applies to gross short-term rents not already remitted by an intermediary.

If approved and properly licensed, an STR at this property would participate in Bedford's established lodging-tax system while operating under the City's STR requirements. The property would also provide a small, pet-friendly accommodation option for visitors traveling with animals. The proposed house rules allow a maximum of one pet; this is presented as an additional lodging choice, not as a claim that other Bedford hotels universally prohibit pets.

The applicants believe this combination — a small, tightly controlled lodging use, participation in Bedford's lodging-tax system, and an additional visitor accommodation option — is a legitimate public-interest consideration alongside the neighborhood-protection measures in this application.

8. MINIMUM NECESSARY RELIEF / SPECIAL CONDITIONS

The requested relief is driven by the property's location within the City's STR density limitation, not by a request for unrestricted commercial use. City staff have confirmed that ordinary registration is unavailable because of the approximately 57.96-foot separation from the existing registered STR.

The applicants seek only the exception necessary to allow this proposed use while continuing to comply with the City's other STR standards. The applicants are willing to accept additional reasonable safeguards the Board determines are appropriate.

9. SPIRIT OF THE ORDINANCE / SUBSTANTIAL JUSTICE

Bedford states that its STR program is intended to protect and preserve neighborhood integrity while regulating the terms under which a residence may be rented. The proposed use follows that approach through low occupancy, limited vehicles, private parking, quiet hours, no parties/events, owner presence in the rear portion, and compliance with City registration and inspection requirements.

A narrowly conditioned exception would not eliminate Bedford's regulatory controls. It would allow this particular property to operate under those controls despite the density conflict, while preserving the Board's ability to impose additional safeguards.

10. REQUESTED CONDITIONS / SAFEGUARDS

- | | |
|---|---|
| 1 | Maximum 2 STR guests. |
| 2 | Maximum 2 STR guest vehicles. |
| 3 | Guest vehicles limited to the designated private/off-street 42 ft x 9 ft driveway, in tandem. |
| 4 | No guest street parking. |
| 5 | No parties or events. |
| 6 | Quiet hours: 11:00 p.m. to 7:00 a.m. |



- | | |
|----|--|
| 7 | Maximum 1 pet. |
| 8 | No smoking, vaping, or e-cigarettes. |
| 9 | No commercial photography or filming without approval. |
| 10 | Owners remain in the rear residential portion. |
| 11 | Compliance with Bedford STR registration, inspection, life-safety, tax, and other applicable requirements. |

11. CONCLUSION

The applicants respectfully request that the Zoning Board of Adjustment consider a special exception to the 1,000-foot STR density limitation for 2417 Chestnut Way. The request does not seek unrestricted lodging use or relief from Bedford's other STR safeguards.

The proposed use is limited to 2 guests and 2 vehicles, uses private off-street parking, prohibits street parking and parties, establishes quiet hours, limits pets, and keeps the owners in the rear residential portion. If approved, the property would operate within Bedford's existing STR registration and lodging-tax framework.

The applicants are willing to accept reasonable conditions and safeguards imposed by the City or Zoning Board of Adjustment. For these reasons, the applicants respectfully request consideration of the minimum exception necessary to permit this specific, controlled residential STR use.

Supporting exhibits: Site Plan / Property Survey; Dimensioned Floor Plan; Parking Plan; House Rules / Occupant Notification Packet; Master Case File; Neighbor Support Statements when collected.

Source note: Current Bedford STR webpage, STR FAQ, Finance Tax Facts, and the City's zoning materials were reviewed in preparing this revision. The tourism-tax statements above are based on Bedford's current published information.



EXHIBIT H

Neighbor Support Statements

2417 Chestnut Way • Bedford, Texas

Signed statements received as of September 11, 2026

These pages are reproduced from the signed statements provided by nearby neighbors.

The handwritten comments and signatures are preserved as submitted.



NEIGHBOR STATEMENT

2417 Chestnut Way • Bedford, Texas

Statement of Support

I am a neighbor of 2417 Chestnut Way and am providing this statement based on my own knowledge and observations.

Based on my experience with the property and surrounding neighborhood, I have not observed significant problems related to noise, parties, or parking associated with the property.

I support the property owner's request for the City of Bedford to consider a special exception for the short-term rental.

Optional comments:

I am fine with the rental property at
2417 Chestnut Way. In fact, they have been so
quiet, I have been unaware that this was a rental!

Name: Lynda Bishop

Address: 2328 Chestnut Way

Signature: Lynda Bishop

Date: 9/10/2026

I certify that this statement reflects my own honest knowledge and observations.



NEIGHBOR STATEMENT

2417 Chestnut Way • Bedford, Texas

Statement of Support

I am a neighbor of 2417 Chestnut Way and am providing this statement based on my own knowledge and observations.

Based on my experience with the property and surrounding neighborhood, I have not observed significant problems related to noise, parties, or parking associated with the property.

I support the property owner's request for the City of Bedford to consider a special exception for the short-term rental.

Optional comments:

NOT WORRIED AT ALL ABOUT IT.

Name: Paul R Johns

Address: 2425 Chestnut way, Bedford, TX 76022

Signature: [Signature]

Date: 9/10/26

I certify that this statement reflects my own honest knowledge and observations.



NEIGHBOR STATEMENT

2417 Chestnut Way • Bedford, Texas

Statement of Support

I am a neighbor of 2417 Chestnut Way and am providing this statement based on my own knowledge and observations.

Based on my experience with the property and surrounding neighborhood, I have not observed significant problems related to noise, parties, or parking associated with the property.

I support the property owner's request for the City of Bedford to consider a special exception for the short-term rental.

Optional comments:

Name: Joan Ackerman

Address: 2420 Chestnut Way

Signature: Joan Ackerman

Date: 9-11-24

I certify that this statement reflects my own honest knowledge and observations.



**CITY OF
BEDFORD**
2000 Forest Ridge Drive - Bedford, TX 76021
(817)952-2100 www.bedfordtx.gov

October 21, 2026

**ZONING BOARD OF ADJUSTMENT
MEETING**

AGENDA ITEM #3

PUBLIC HEARING

**VARIANCE CASE VAR-26-1
3904 Welwyn Way Drive**



Special Exception Case No. VAR-26-1

Meeting Date:	October 21, 2026
Agenda Caption:	Conduct a public hearing and consider approval of a variance request from Section 5.1.A of the Zoning Ordinance granting an accessory building to encroach on the required side yard setback of property located at 3904 Welwyn Way Drive in Bedford, Texas, legally described as Bedford Estates Addition Block 1 Lot 5 and is generally located east of Welwyn Way Drive and north of Wellington Court. (VAR-26-1)
Applicant:	Garrett Garner, 3904 Welwyn Way Dr, Bedford, TX 76021
Owner:	David Garner, 3904 Welwyn Way Dr, Bedford, TX 76021
Existing Zoning:	R-15,000 Single-Family Residential Detached District

Summary of Request:	The Zoning Ordinance requires a minimum side yard setback of five feet (5') in this zoning district under section 5.1.A. However, Section 4.1.B provides a reduced side yard setback of three feet (3') for accessory structures under 150 square feet and under twelve feet (12') in height. The applicant is requesting a variance from the requirement to allow for the storage shed to remain within the required three feet (3') side yard setback.
----------------------------	--

Background:	The subject property is 15,623 square-foot in size with an approximately 3,360 square foot structure built in 1978. The property owner constructed an approximately 80-square-foot storage shed within the side yard setback. The shed is approximately eight inches (8") from the property line and was constructed without the required permit. At the time of the application, construction of the shed had not been fully completed.
--------------------	--

The City became aware of the structure following a complaint regarding construction activity and noise occurring during evening and nighttime hours. Upon investigation, the Neighborhood Services Officer determined that the shed had been constructed without a permit and did not comply with the minimum three feet (3') side yard setback required by the Zoning Ordinance.

As a result, the property owner is requesting a variance allowing the shed to remain in its current location.

Site/Surrounding Area:	The subject property is developed as a single-family detached residence with a side entry attached garage similar to other properties in the neighborhood. The property in question has a driveway which extends into the backyard, as well as a backyard pool. Many other properties in the neighborhood have similar conditions as well as an additional accessory structure. The neighborhood has many fully grown trees, including several on this property, located on both the front and back.
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Variance Analysis:

The Zoning Ordinance outlines criteria when evaluating a variance request. An analysis of each of those criteria is below:

Criteria #1: That the variance is not contrary to the public interest.

The purpose of a side yard setback is to ensure lots are not overcrowded and buildings are setback from other buildings to protect life and safety. Side yard setbacks are also in place to ensure there is continuity through the neighborhood and open space. Given the fact that the proposed structure is located inches from the northern property line adjacent to the backyard of the neighboring property, the goal of the side yard setback is not met.

Criteria #2: That due to special conditions, a literal enforcement of the ordinance would result in unnecessary hardship.

The applicant has claimed the existence of the backyard pool, trees, utility easement, underground propane tank, and electrical and telecommunications utility boxes, as well as proximity to the neighboring structure, create hardships where it is impractical to place the storage shed in another location. The applicant has not proved their need for a storage shed.

Criteria #3: That by granting the variance the spirit of the ordinance is observed.

The purpose of the ordinance is to ensure lots maintain a setback from side property lines. In this instance, the structure is encroaching on the side yard setback and not providing separation between the subject property and the adjacent property. Granting of this variance would go against the spirit of the ordinance as it would allow a structure to be built inches away from the adjacent property, within an area that is typically clear of structures and unobstructed.

Criteria #4: That substantial justice will be realized by granting of the variance.

The request for this variance is for a personal storage shed located within side yard setbacks. The granting of the variance would benefit the property in question, but not the general welfare or character of the surrounding properties.

Staff Findings:

Staff finds the request for the variance does not meet the four criteria outlined in the Zoning Ordinance for granting variances. However, the Board has the authority to place conditions on the request if it finds that the criteria could be met by applying such conditions.

Staff Contact:

Marah Aqqad, City Engineer & Interim Director of Development
Marah.aqqad@bedfordtx.gov



Attachments:

Exhibit A:	Location/Aerial Map
Exhibit B:	Site Photos
Exhibit C:	Property Survey
Exhibit D:	Project Narrative / Applicant Letter
Exhibit E:	Construction Plans / Details provided by Applicant
Exhibit F:	Shed Location / Location on Plat provided by Applicant
Exhibit G:	Accessory Structure Photo

EXHIBIT A

Location/Aerial Map

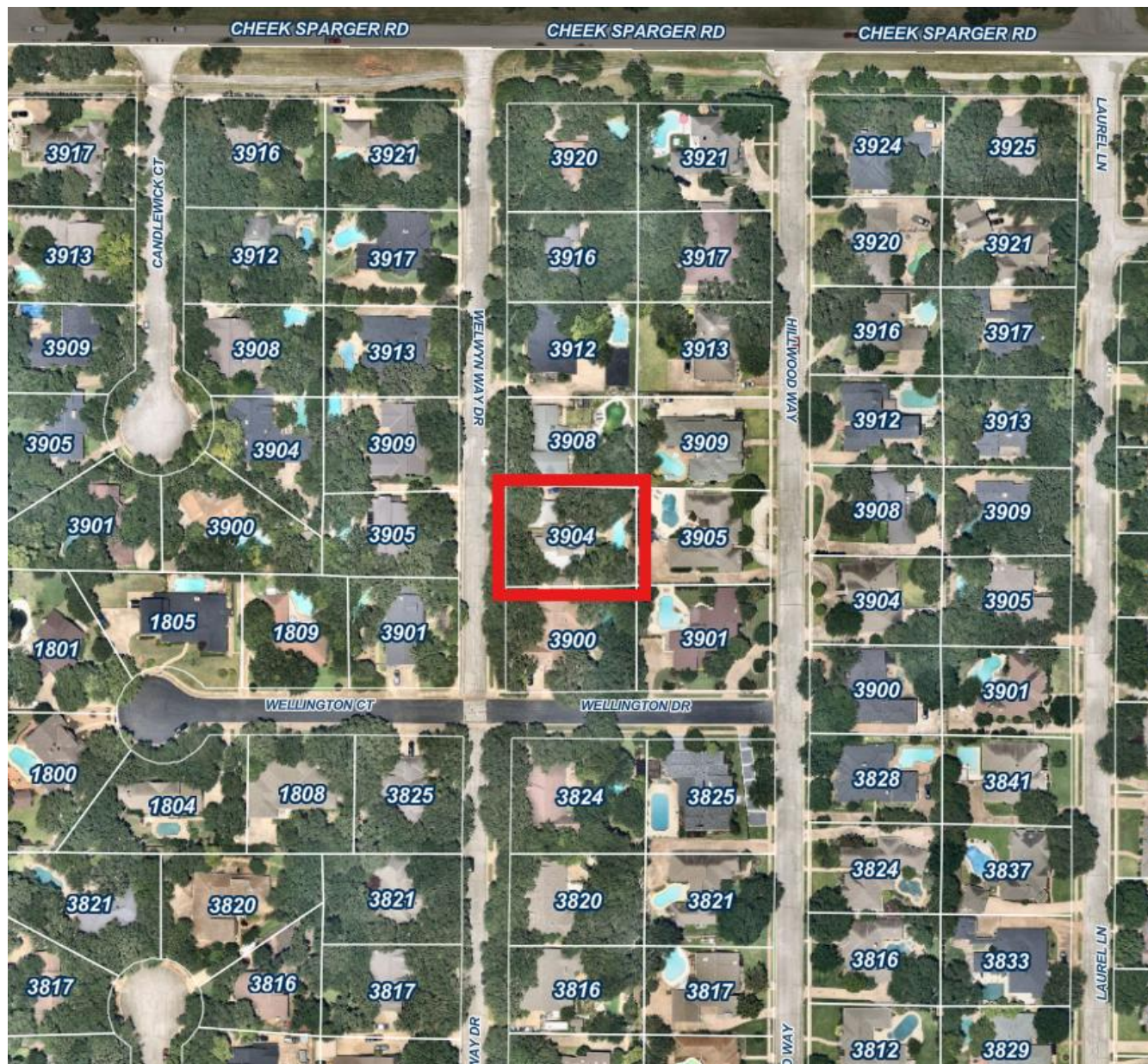


EXHIBIT B

Site Photos

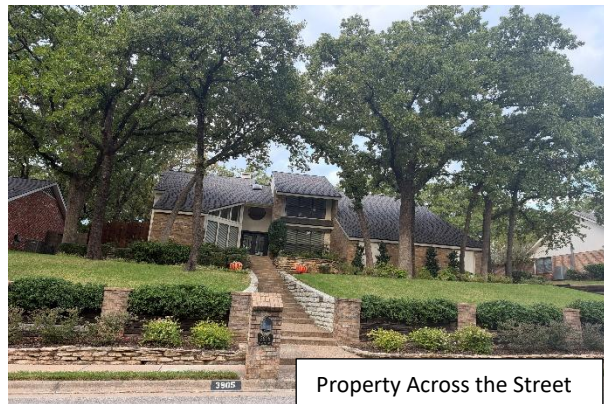




EXHIBIT D

Project Narrative / Applicant Letter

3904 Welwyn Way Storage Shed Variance Request

I am requesting a variance from the required 3-foot setback for my detached storage shed along the northern fence line. The shed is currently located approximately 8 inches from the fence line, and I am requesting approval for the shed to remain in its existing location. This represents a requested reduction of approximately 28 inches from the required 36-inch setback.

The current location was selected because it provides the most practical placement for the shed given several existing physical conditions on the property. A 10-foot utility easement extends along the entire eastern property line and the northeast portion of the property contains existing electrical and telecommunications utility boxes. These conditions significantly limit the practical placement of a structure along the east and northeastern portion of the property.

There is also a mature tree located along the northern fence line, bisecting the fence itself. An existing underground propane tank, installed by a previous owner for a pool heating system, is also located in the vicinity of the tree and is identifiable by its above-ground fill/access port. I contacted the city's building inspections department regarding the tank and was advised that, because it is not creating a current safety or neighboring-property concern, there is no requirement for it to be removed solely because of its continued presence.

In evaluating possible relocation of the shed, I also considered moving it farther west along the northern portion of the property. Measurements and review of the existing site conditions indicate that doing so could interfere with established drainage patterns, including an existing swale that feeds one of the property's French drains. Maintaining these existing drainage paths is important to preventing water from being redirected toward neighboring properties or otherwise altering the established drainage of the yard.

Moving the shed farther west along the northern property line would place it closer to the neighboring residence and make the structure substantially more visible from the street. I believe the current location provides a more appropriate balance between use of the property, the existing physical constraints, neighborhood appearance, and the interests of the adjacent property owner.

I acknowledge that I did not fully understand the applicable setback requirement before beginning construction and take responsibility for that oversight. I relied in part on observations of existing accessory structures in the surrounding neighborhood and discussions with neighbors. The shed is now substantially complete, with only exterior trim and painting remaining. While the current state of construction is not itself the basis for the requested variance, relocating the structure at this stage would require



significant reconstruction in addition to the property constraints described above. The adjacent property owner to the north was consulted before construction began and indicated that the shed's location would not be an issue for him or his family. I will also ensure that the shed's roof drainage is directed onto my property and does not adversely affect the neighboring property.

If necessary to address access or maintenance concerns created by the reduced setback, I am willing to work with the adjacent property owner regarding reasonable modifications to the existing fence section, including conversion of the section to a gate or another mutually agreeable arrangement.

There are also existing accessory structures in the immediate surrounding area that are larger than the subject shed and are located at similar or lesser setbacks from their respective fence lines. In particular, an existing larger shed in the immediate vicinity is located approximately 2 feet from the eastern fence line. I offer these existing structures only as context regarding the established character of the neighborhood and not as a request for enforcement action concerning any neighboring property.

The requested variance is limited to the northern setback and would allow a modest accessory structure to remain in a location selected in consideration of the property's existing easement, utility infrastructure, mature tree, existing buried tank, established drainage system, neighboring residence, and overall neighborhood appearance. I believe the requested 28-inch reduction is the minimum relief necessary to retain the shed in this location and that allowing it to remain will not adversely affect the adjacent property, surrounding neighborhood, or public welfare.

I respectfully request approval of the variance and appreciate the Board's time and consideration.



EXHIBIT E

Construction Plans / Details provided by Applicant

3904 Welwyn Way Storage Shed Plans

8' x 10' wooden shed to store yard tools, pool supplies, etc.

- Structure is built on concrete deck blocks with a 2x6 floor frame, 20" OC w/ 3/4" CDX plywood floor sheathing
- Walls are 2x4 framed, 16" OC using 5/8" T1-11 sheathing
- Single door ~ 32" wide & 82" tall
- Roof is an asphalt shingled, 3:12 pitched lean-to using 2x6 rafters, 16" OC and 7/16" sheathing
- Water shedding will be standard gutter with downspout to existing yard drainage paths which lead to existing French drain which drains to street
 - Currently north neighbor's yard drains water across the property, so there will be no impact to their yard's water handling, nor any impact to the existing water flow leading to the French drain
- Shed is currently setback ~8" from existing north fence
- East wall of shed is approximately 14' from current electrical utility box, ~20' to existing east fence & ~10' to eastern utility easement
- Shed will be anchored to the ground with both screw/spiral type anchors & rebar stakes, each ~1/2" diameter driven in 12+ or greater and attached to the shed frame using steel cable and/or structural screws

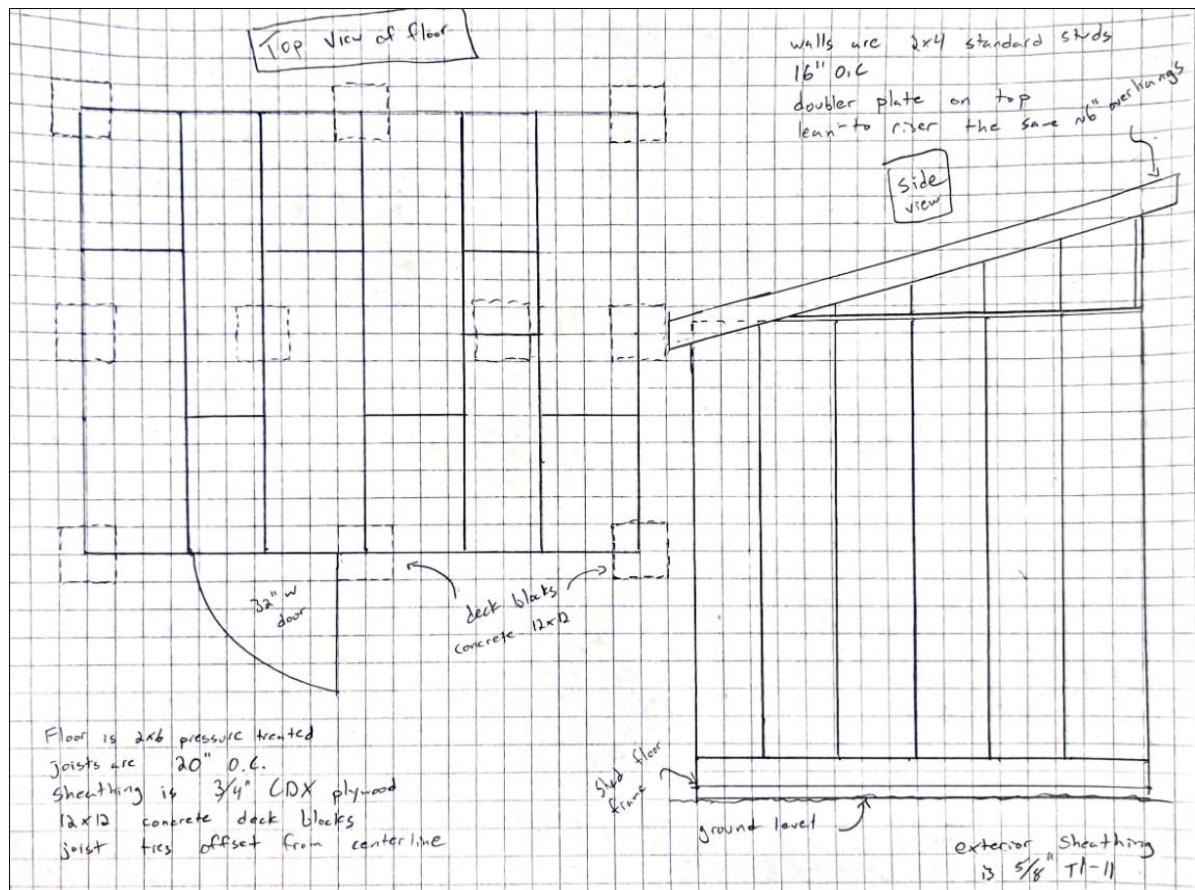
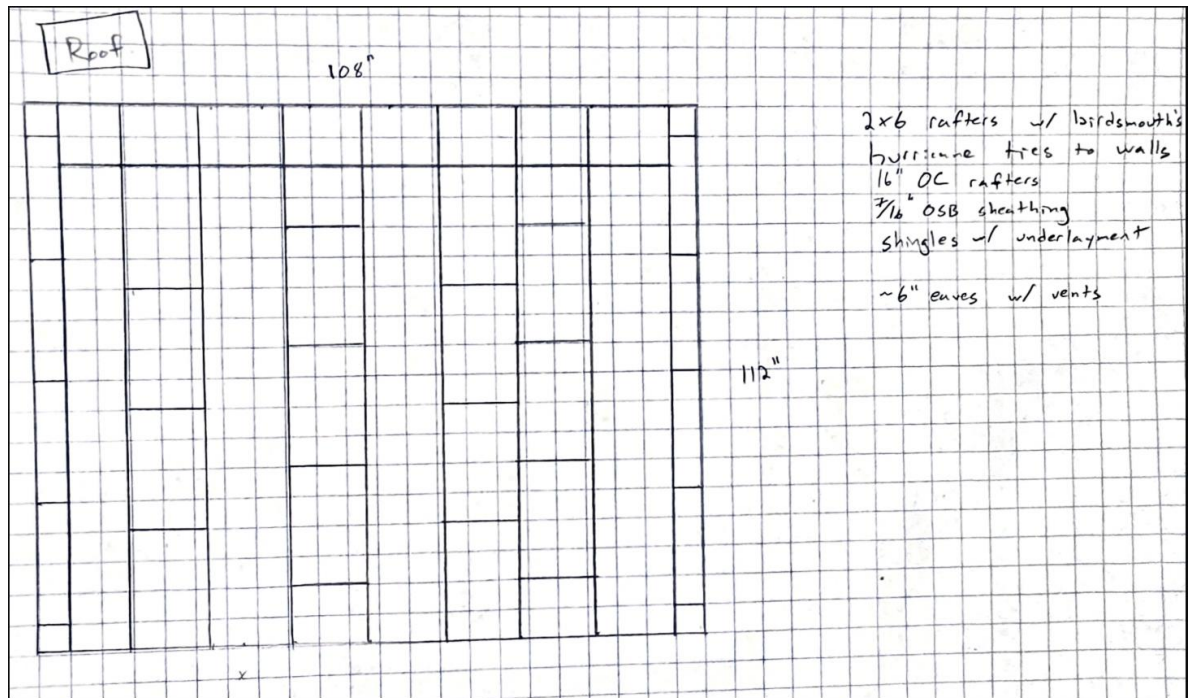
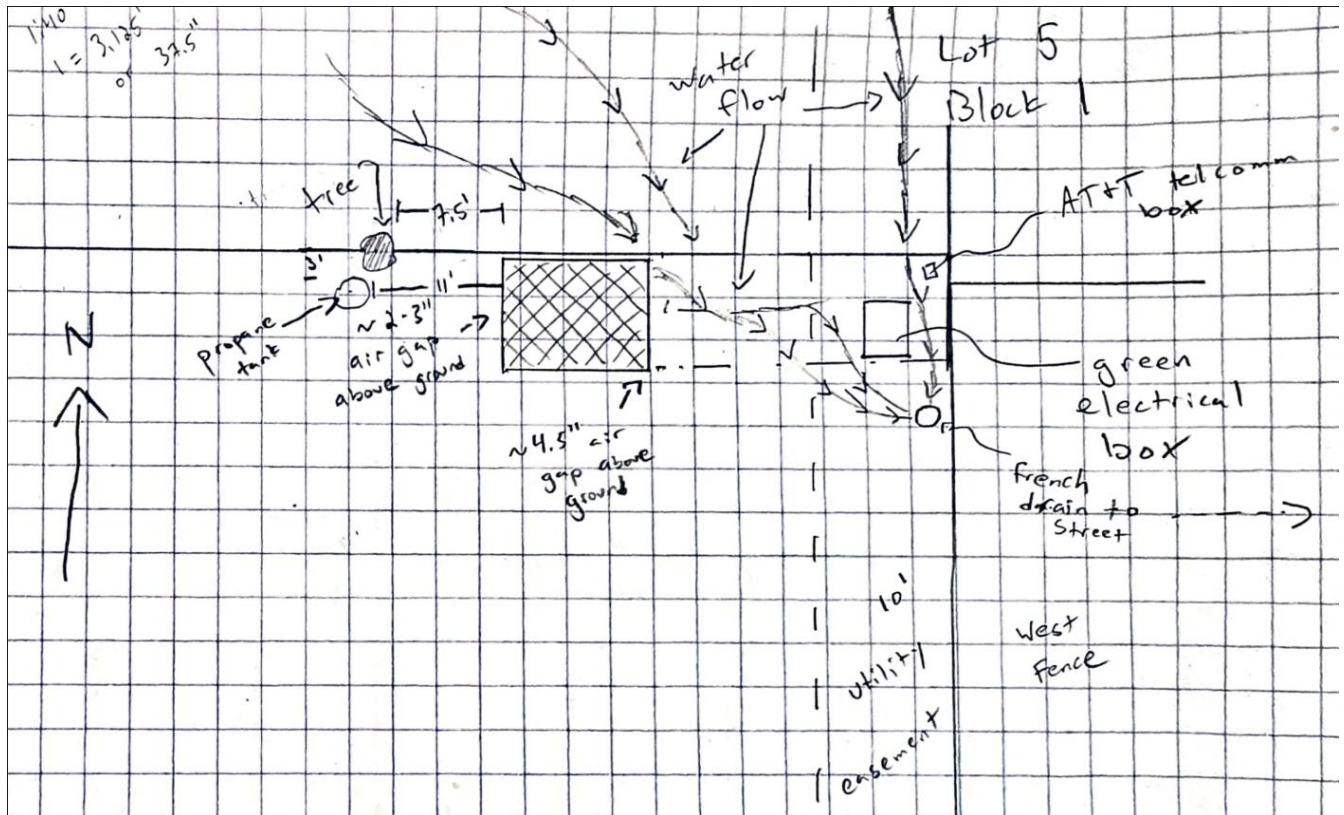




EXHIBIT F

Shed Location / Location on Plat provided by Applicant



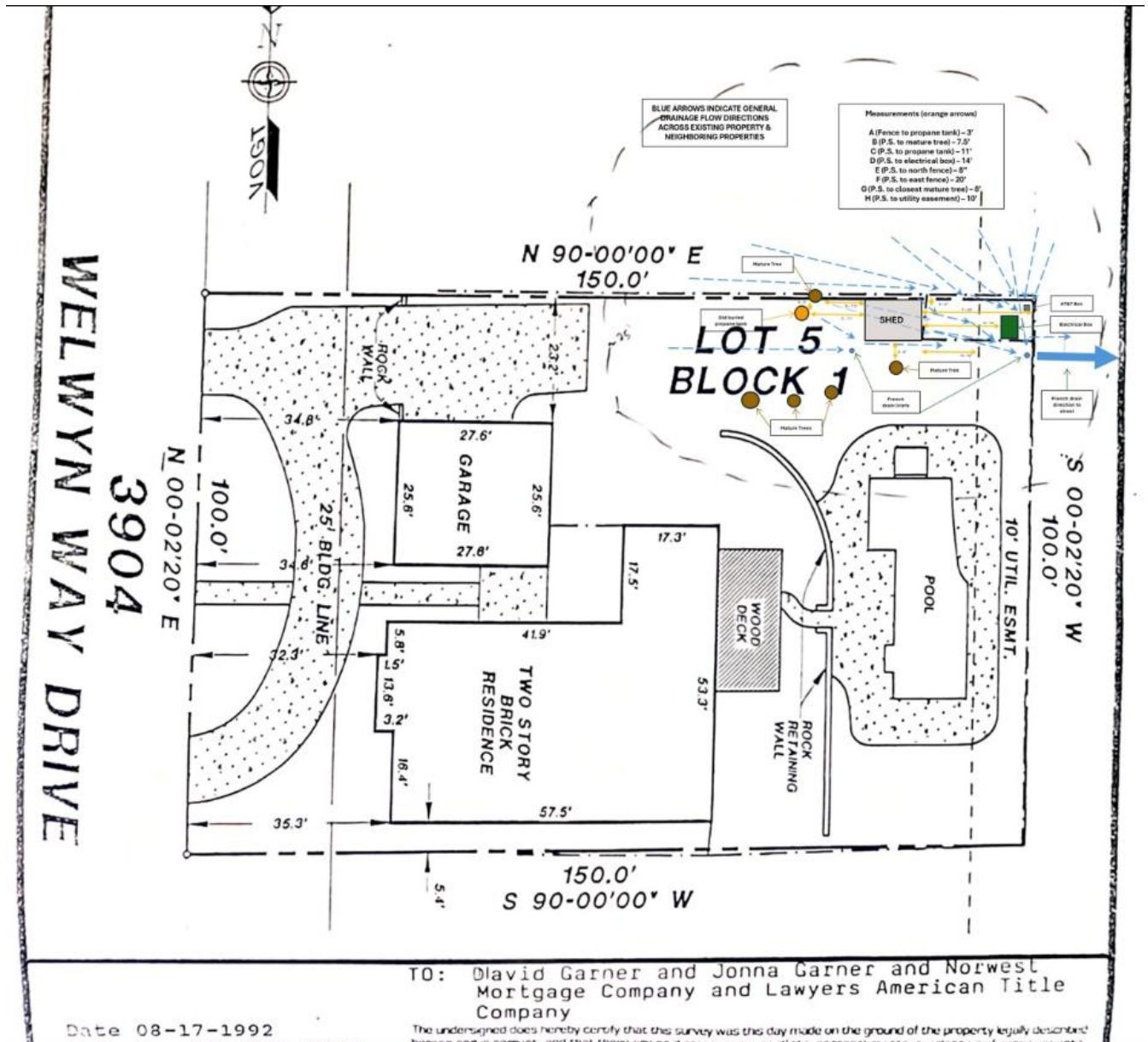




EXHIBIT G

Accessory Structure Photo

