

3115 Handley Dr. Fact Sheet

\$250,000



Building Size	1180 sq ft
Price per SF	\$212
Lot Size	50' x 150'
Year Built	1918
Zoning	MU-1
Current C of O	Retail
Current Taxes	\$2068.17
200 Amp Electrical Service	2011
HVAC Installed	2011
Roof Replaced	2012
Historic Designation	Eligible

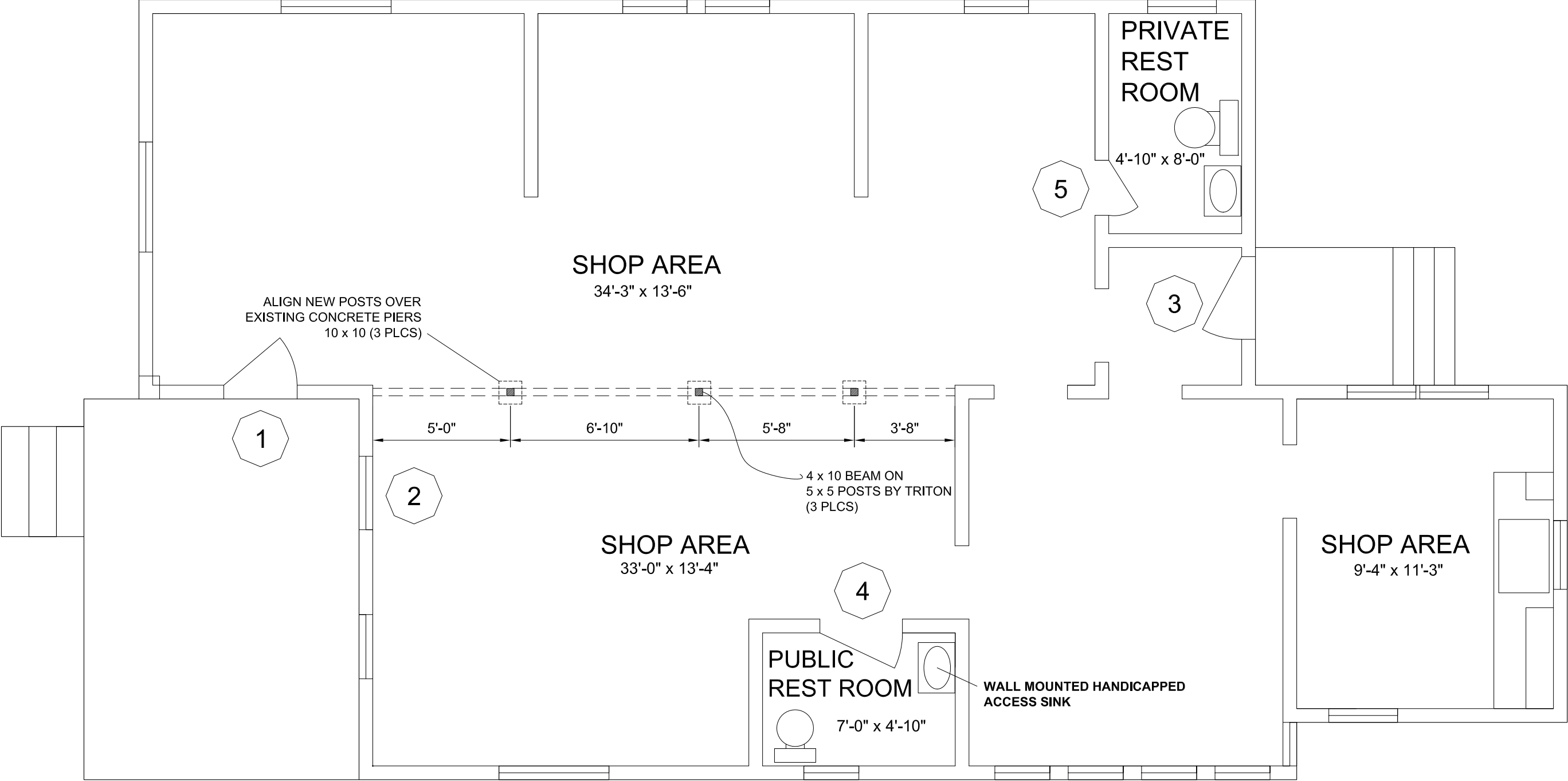
Contact: Paul Kerpoe – L-P@kerpoe.com





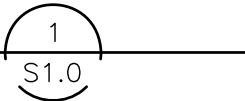


L&P



FLOOR PLAN

SCALE: NOT TO SCALE



Block 11, Lot 5 – Handley, Original Town 3115 Handley Dr.

Blake Wilson Engineering, P.L.L.C. 637 WEST HURST BLVD., HURST, TEXAS 76053 (817) 268-2345 • TEXAS FIRM REG. NO. F-3843	
Drawn: P. Kerpoe	Sheet No.:
Approved:	S1.0
Revision: A Date: 11-22-10	

SEAL

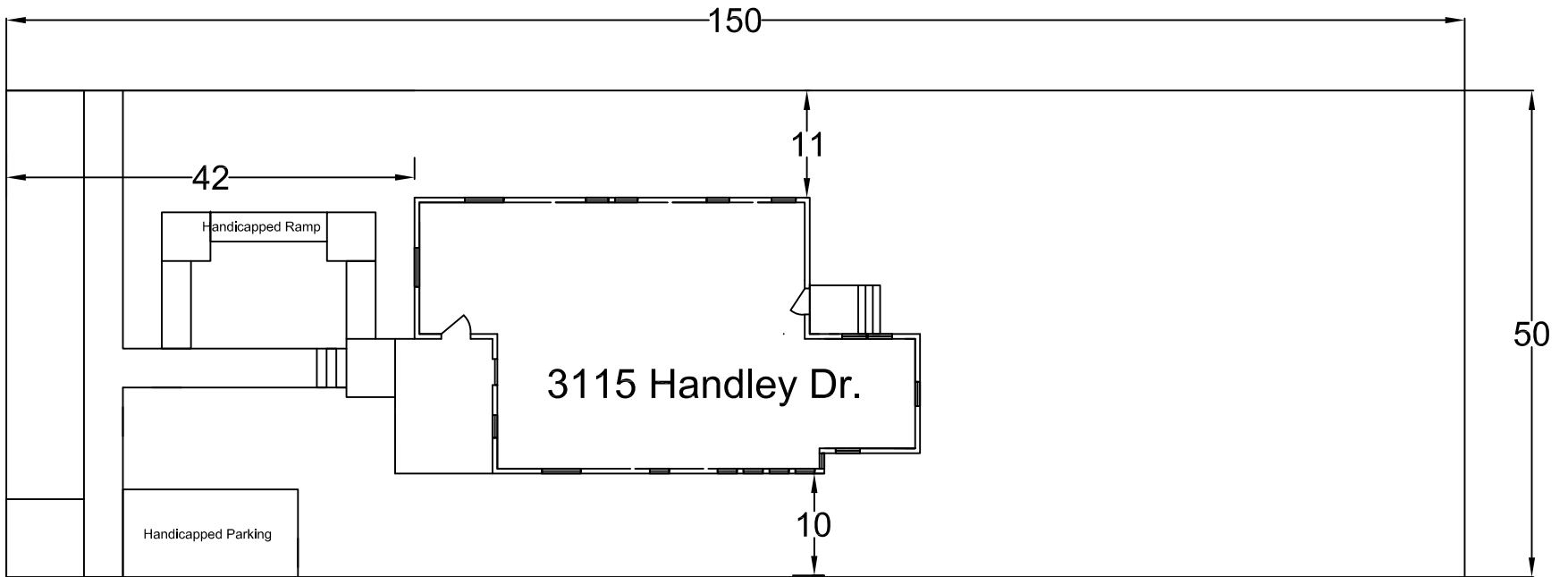
STATE OF TEXAS
T. BLAKE WILSON
67581
LICENSED PROFESSIONAL ENGINEER

12-01-10

L&P



Handley Drive



Scale 1" = 17'

Site Plan

Drawn: P. Kerpoe

Approved:

Revision A

Date 11-10-10

Block 11, Lot 5, Handley Original Town 3115 Handley Dr

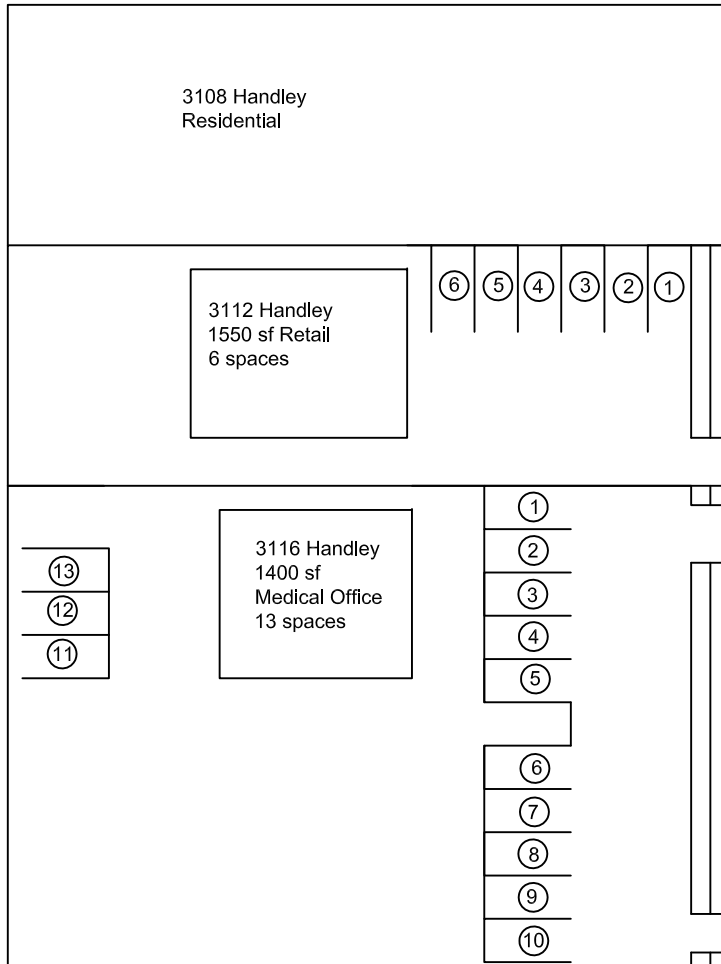
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Parking Legend

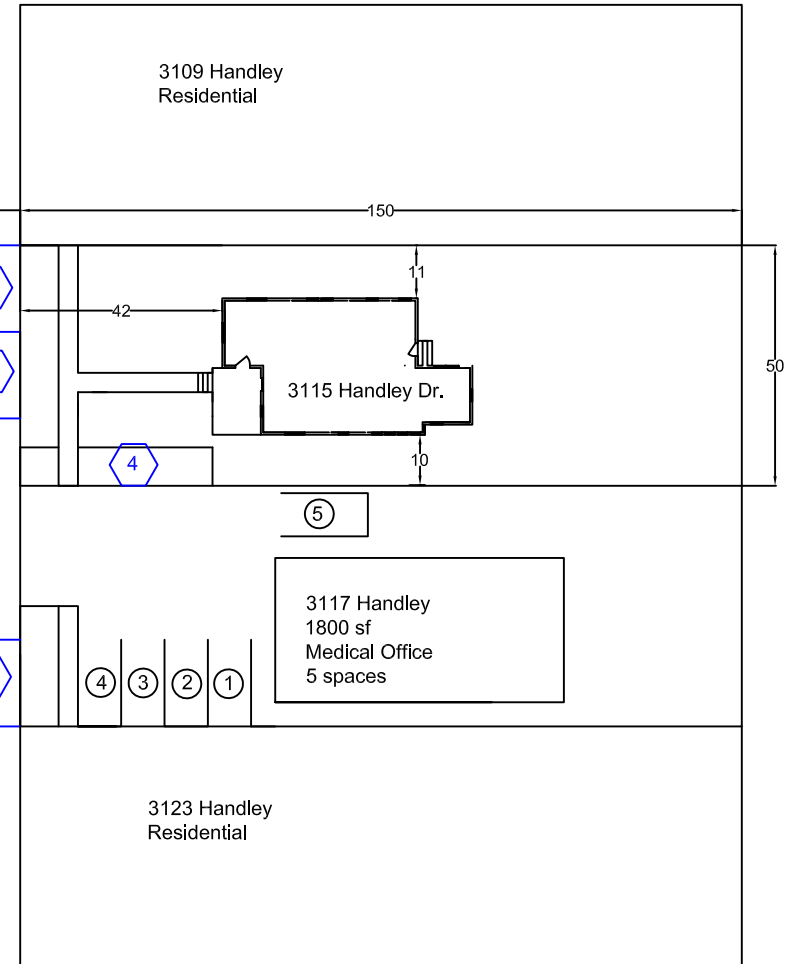
Space	Dimensions	Surface
1	18' x 9'	asphalt (Handley Drive)
2	18' x 9'	asphalt (Handley Drive)
3	18' x 9'	asphalt (Handley Drive)
4	18' x 10'	asphalt



Paved alley



Handley Drive



NOTES:

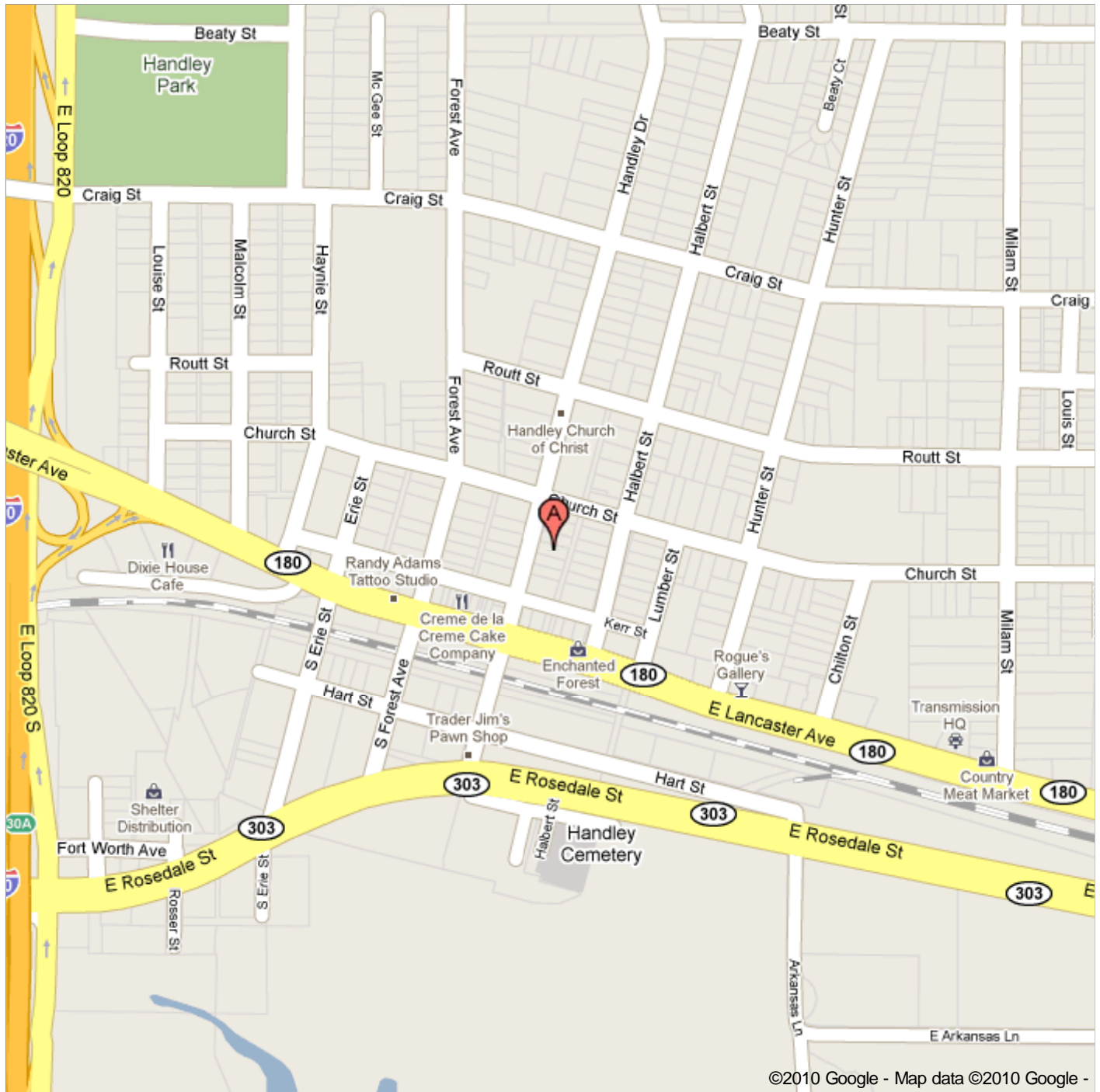
- 1 Planned parking shown in blue hexagons.
- 2 Space 4 reserved for handicapped parking.

[Print](#)



Address **3115 Handley Dr**
Fort Worth, TX 76112

Notes

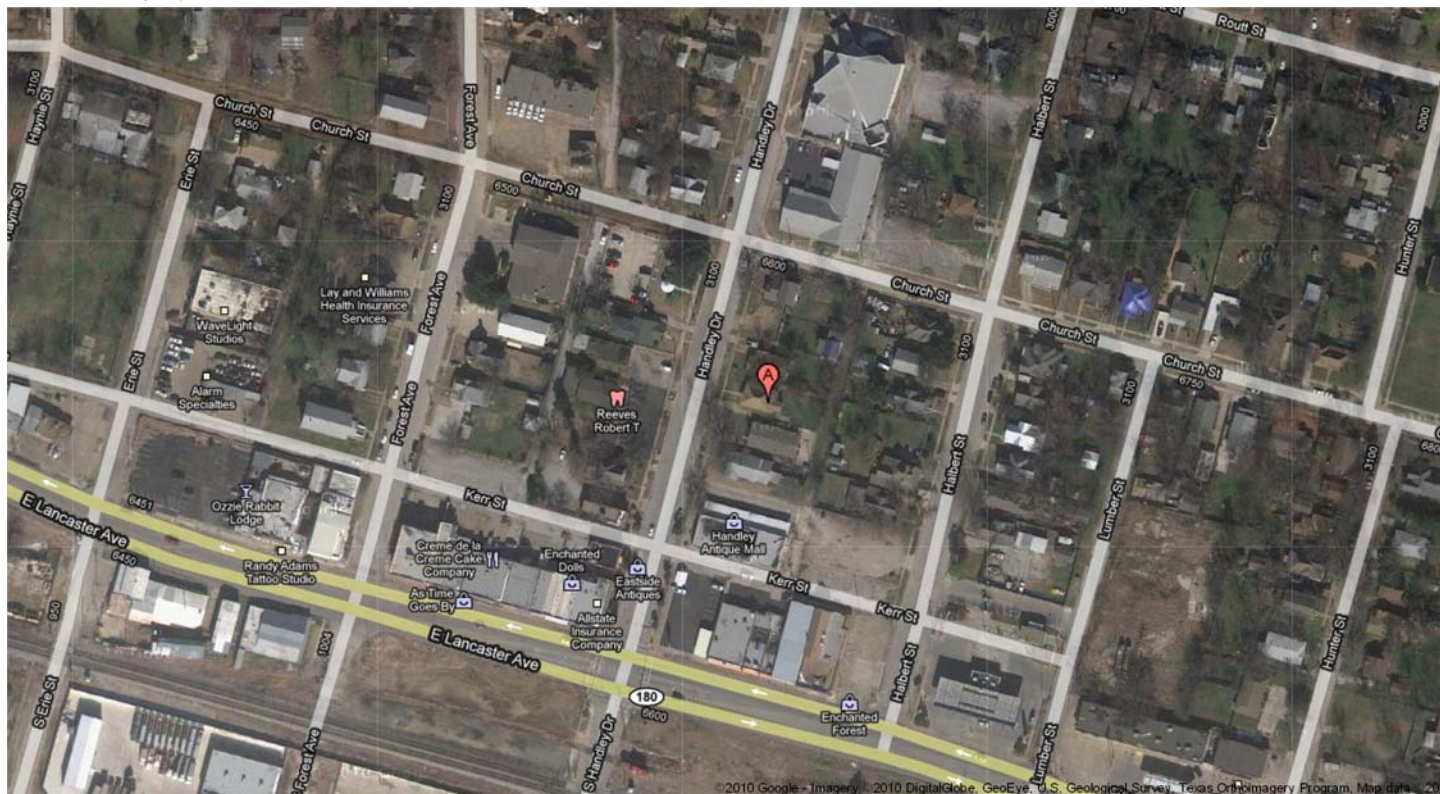


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CITY OF FORT WORTH - PLANNING & DEVELOPMENT DEPARTMENT
CERTIFICATE OF OCCUPANCY

CO No. **T0653164**

Date: **03/04/2011**

Legal Description: **HANDLEY ORIGINAL TOWN BLOCK 11 LOT 5**

Street Address: **3115 HANDLEY DR**

Building, Room, Area:

Upon reviewing the City of Fort Worth Zoning records on the date of application, it was determined the above land is zoned **MU-1**. This land can be used as: **RETAIL STORE**

BUILDING USE

Permit No. **PB10-08380**

I have inspected this (building) (room) (area) and find that as defined by the City of Fort Worth Building Code and, when used by such Occupancy Classification, will comply with all pertinent laws and ordinances. (Annotate high-piled combustible storage as -H.) The property will have the following classification:

Group	Division	Occupancy Load	Type Construction	# Units	Comment
M		31	VB	0	

Occupant: **A LITTLE OLD A LITTLE NEW**

Owner: **KERPOE PAUL & LINDA**
6717 CRAIG ST
FORT WORTH TX 76112

Building Official: **AL GODWIN, CBO**

Code Compliance Approval:

Issued By: **SCARICATO/MZ**

The City of Fort Worth cannot and does not in any way represent, advise, or guarantee that your compliance with the building code will prevent liability for violations of the Americans with Disabilities act.

The Building Code requires that this certificate be posted in a conspicuous place on the premises.



October 6, 2010

Mr. Paul Kerpoe
Historic Handley Development Corporation
PO Box 8189
Fort Worth, TX 76124

Dear Mr. Kerpoe:

This letter is to confirm that 3115 Handley Drive, Fort Worth, is eligible for historic designation at the local level. Further study would need to be completed to determine the property's eligibility for the National Register of Historic Places. Currently, the property is not historically designated. There are property tax benefits for locally designated properties. I've attached FAQs listing the levels of local designation and the specific tax benefits for each. Please let me know if I can answer any questions regarding the designation process.

Sincerely,

James M. Zwolak
Acting Historic Preservation Officer

City of Fort Worth
1000 Throckmorton Street
Fort Worth, TX 76102
817.392.8037
james.zwolak@fortworthgov.org

Attachments

PLANNING AND DEVELOPMENT DEPARTMENT

THE CITY OF FORT WORTH ★ 2ND FLOOR ★ 1000 THROCKMORTON STREET ★ FORT WORTH, TEXAS 76102
817-392-8000 ★ FAX 817-392-8016