



# City of Colleyville Zoning Board of Adjustment Agenda

City Hall  
100 Main Street  
Colleyville, Texas 76034  
817. 503.1000  
www.colleyville.com

---

Tuesday, October 8, 2019

City Council Chambers

---

**7:00 PM  
CITY COUNCIL CHAMBERS  
THIRD FLOOR  
CALL TO ORDER  
PLEDGE OF ALLEGIANCE**

**1. APPROVAL OF MINUTES**

- 1a** April 10, 2018- Zoning Board of Adjustment Minutes
- 1b** August 15, 2018 - Zoning Board of Adjustment Minutes
- 1c** October 9, 2018 - Zoning Board of Adjustment Minutes

**2. PUBLIC HEARING AGENDA ITEMS**

- 2a** Request for a variance to Section 3.24.G, Schedule of District Regulations of the Land Development Code, specifically the maximum lot coverage requirements, on Lot 10, Block B, of the Leyton Grove Addition, located at 2411 Hawthorne Avenue, Case VC19-003

**3. ADJOURNMENT**

I hereby certify this agenda was posted on City Hall bulletin boards October 4, 2019 by 5:00 p.m.

Araceli Botello  
Planning Technician

*A quorum of the Colleyville City Council or any other Board, Commission, or Committee may be in attendance at this meeting.*

*Any matter on this agenda may, at the discretion of the governing body, be opened for public comment and discussion.*

*If you plan to attend this public meeting and have a disability that requires special accommodations, please advise the City Secretary at least 48 hours in advance at 817.503.1133, and reasonable accommodations will be made to assist you.*



# City of Colleyville Zoning Board of Adjustment Minutes

City Hall  
100 Main Street  
Colleyville, Texas 76034  
817. 503.1000  
www.colleyville.com

---

Tuesday, April 10, 2018

City Council Chambers

---

## CALL TO ORDER

The Zoning Board of Adjustment meeting of the City of Colleyville was called to order by Board member Maynard on April 10, 2018 at 7:00 p.m.

### Roll Call

**Present:** Board members Richard Vallario, Dee Kamerman, Wayne Maynard, Kimberly Holt, and Michael Deakin

**Absent:** Board member Scott McCombs

**Staff Present:** Felix Landry and Araceli Botello

### 1. SWEARING IN OF NEWLY APPOINTED MEMBERS

Frank Carroll – Place 4

### 2. ELECTION OF OFFICERS

Board member Vallario made a motion to appoint Board member Maynard as Chair. Board member Kamerman seconded.

The motion was carried by the following vote:

**Aye: 5** – Vallario, Kamerman, Maynard, Carroll, and Holt

**Nay: 0**

Board member Holt made a motion to appoint Board member Kamerman as Vice Chair. Board member Vallario seconded.

The motion was carried by the following vote:

**Aye: 5** – Vallario, Kamerman, Maynard, Carroll, and Holt

**Nay: 0**

### 3. APPROVAL OF MINUTES

Board member Vallario made a motion to approve the January 9, 2018 minutes. Board member Kamerman seconded.

The motion was carried by the following vote:

**Aye: 5** – Vallario, Kamerman, Maynard, Carroll, and Allee

**Nay: 0**

#### **4. PUBLIC HEARING AGENDA ITEMS**

- 4a** Request for a variance to certain provisions of Section 3.26, Fences, Free Standing Walls, and Screening Materials on Lot 5, Block 1, of the Blackberry Farm Addition, located at 111 W. McDonwell School Road, Case VC18-001

Felix Landry presented the case and briefed the Board.

The applicant, Micheal Woods, 6812 Red Lane, North Richland Hills, TX, came forward to represent the owner and briefed the board.

Board member Carroll questioned the applicant regarding the hardship. The applicant responded with concerns for privacy and conformity with surrounding neighbors.

Board member Kamerman questioned the applicant regarding the type of material and similarity to neighboring fences. The applicant responded that the proposed fence would be solid masonry at the front of the property with a metal gate. Discussion continued regarding the type of fence.

Board member Maynard questioned the applicant regarding the distance of the house to the road. The applicant responded it is about 200 feet.

The owner, Colleen Bailey, 111 W. McDonwell School Road, came forward and briefed the board.

Board member Maynard questioned the owner regarding privacy from the west and east side of the property with an iron fence. The property owner responded that she would place trees or evergreens to provide more privacy. Discussion continued regarding privacy.

Board member Holt questioned staff regarding the nonconforming fences on the neighboring properties. Staff responded that the fences were most likely constructed before the ordinance was set in place.

The public hearing was opened at 7:21 p.m.

There being no one wishing to speak, the public hearing was closed at 7:21 p.m.

Board member Kamerman made a motion to approve Case VC18-001.

Board member Maynard requested that discussion be open before proceeding with a motion. Discussion was opened to board members.

In absence of a second to the motion, the motion died.

**Board member Carroll made a motion to deny Case VC18-001.  
Board member Vallario seconded.**

**The motion was carried by the following vote:**

**Aye: 4** – Vallario, Maynard, Carroll, and Holt

**Nay: 1** – Kamerman

## 5. ADJOURNMENT

The meeting adjourned at 7:25 p.m.

Minutes were written and prepared by:

Araceli Botello  
Planning Technician

The meeting minutes were approved on \_\_\_\_\_, by a vote of \_\_\_\_.



# City of Colleyville Zoning Board of Adjustment Minutes

City Hall  
100 Main Street  
Colleyville, Texas 76034  
817. 503.1000  
www.colleyville.com

---

Wednesday, August 15, 2018

City Council Chambers

---

## CALL TO ORDER

The Zoning Board of Adjustment meeting of the City of Colleyville was called to order by Board member Maynard on August 15, 2018 at 7:00 p.m.

### Roll Call

**Present:** Board members Richard Vallario, Dee Kamerman, Wayne Maynard, Kimberly Holt, Michael Deakin, and Frank Carroll

**Absent:** Board member Scott McCombs

**Staff Present:** Ben Bryner, Jacquelyn Reyff, and Araceli Botello

## 1. SWEARING IN OF NEWLY ELECTED OFFICIALS

This agenda item was skipped due to Board member Scott McCombs being absent.

## 2. PUBLIC HEARING AGENDA ITEMS

- 2a** Request for a variance to certain provisions of Section 3.24.G, Schedule of District Regulations of the Land Development Code, specifically the lot coverage requirements, on Lot 8, Block 2, of the Westcoat Place Addition, located at 6009 Westcoat Drive, Case VC18-003

Ben Bryner presented the case and briefed the Board.

Board member Carroll questioned staff on the number of neighboring properties that fail to meet the R-40 zoning district's requirements. Staff referred to the Notification Map for reference and replied that a handful of neighboring properties do not meet the R-40 zoning district's lot size requirement. Board member Carroll questioned staff that if granting this variance request would trigger approving similar variance requests. Staff responded that variances are tied to the specific conditions of the property and the Board would make the determination to either approve or deny the request based on those

conditions. Discussion continued regarding amending the applicant's request to the R-20 zoning district or requesting to City Council to amend the Land Development Code.

Board member Kamerman made a comment regarding the history of properties that are subdivided and do not meet their current zoning district's regulations. Staff added that the subject property has been a single lot since 1952. Board member Kamerman questioned staff regarding the owner placing the house on the neighboring lot. Staff responded that the owner had owned the subject property and the lot to the north when the house was constructed over the two lots in 1952. Discussion continued regarding history of the property and amending the ordinance.

Board member Carroll questioned staff regarding the subject property's substantial difference from other neighboring properties in meeting the R-40 zoning district's regulations. Staff referenced the Aerial Map to show the properties that do not meet the R-40 zoning district's lot size requirement. Board member Carroll questioned staff on the number of properties that meet and don't meet the R-40's lot size requirement. Staff responded that the condition that is presented before the Board is the R-40's maximum lot coverage requirement of 20 percent allowed, which would put the subject property's 20,000 square foot lot in a more restricted lot coverage. Discussion continued regarding the substantial difference from other neighboring properties in meeting the R-40 zoning district's regulations.

Board member Maynard made a comment that the variance request is based on the hardship presented by the applicant and the need for a caretaker quarters due to his Parkinson's Disease. Board member Carroll added that the applicant's personal hardship is independent to the recommendation of staff which is based on the hardship that the property is substantially different from the properties in the district. Staff responded that substantial difference is not based in relation to neighboring properties, but to other parcels of land within the same zoning district across the City.

The applicant, Jeff Polk, 1904 Industrial Blvd, Suite 104, came forward and briefed the board.

Board member Carroll questioned the applicant regarding the variance request for a building structure the applicant does not intend to build soon and the extra area noted on the site plan. The applicant responded that the home alone is slightly under the 20 percent maximum lot coverage allowed and the variance request is for the

garage and the future accessory dwelling structure.

The public hearing was opened at 7:25 p.m.

Francis Gorman, 6001 Westcoat Drive, came forward before the board and spoke in opposition to the case. He addressed concerns regarding the location of a second story home on the lot, drainage, and privacy.

Board member Maynard made a comment to Mr. Gorman that the request is for a single story house and not a second story home. Board member Kamerman asked Mr. Gorman if the house he is inquiring about is located at 1615 Westcoat Drive. Discussion continued regarding the location of the property in question and Mr. Gorman's concerns.

The applicant, Jeff Polk, came forward before the Board for a rebuttal. He addressed the concerns of Mr. Gorman and the Board.

Jason Adams, 6000 Colts Neck Dr., came forward before the Board and spoke in opposition to the case. He addressed concerns regarding the maintaining of the City's rural feel.

John Pace, 6004 L.D. Lockett Rd., came forward before the Board and spoke in opposition of the case. He addressed concerns regarding drainage.

The applicant, Jeff Polk, came forward before the Board to address the concerns of Mr. Pace.

There being no one else wishing to speak, the public hearing was closed at 7:51 p.m.

Board member Maynard opened the board member's discussion.

Board member Carroll questioned staff regarding the Board making a decision based on the applicant's personal hardship. Staff responded that there is no reference to provide of a case law, but personal disabilities have been used successfully for a ruling on an applicant's request for a variance.

**Board member Carroll made a motion to approve Case VC18-003. Board member Kamerman seconded.**

**The motion was carried by the following vote:**

**Aye: 5** – Kamerman, Vallario, Maynard, Carroll, and Holt

**Nay: 0**

- 2b** Request for a variance to certain provisions of Section 3.24.G, Schedule of District Regulations of the Land Development Code, specifically the lot coverage and setback requirements, on Lot 30A, Block 1, of Westcoat Place Addition, located at 5901 Westcoat Drive, Case VC18-004

Ben Bryner presented the case and briefed the Board.

Board member Carroll questioned staff regarding what is located to the north side of the property. Staff responded that there is a house located to the north of the property. Board member Carroll questioned staff on the distance the neighboring property is to the subject property's property line. Staff responded that he did not know.

Board member Maynard questioned staff whether the request for the variance is triggered by the roof for the patio. Staff confirmed affirmatively. Board member Maynard questioned staff regarding the roof line being in line with the roof of the house. Staff confirmed affirmatively.

Board member Kamerman questioned staff whether the roofs to the patio and the garage would be connected to the roof of the house. Staff confirmed that they will and referred to the Site Plan Exhibit. Board member Kamerman questioned Staff regarding the requirements for the application to request to the City to enclose the patio. Staff responded that the applicant would be required to submit a permit application for Staff to review and then be required to present the case before the Zoning Board of Adjust for approval.

Board member Deakin questioned Staff regarding the application requiring a variance if the patio cover is not attached to the roof of the house. Staff responded that the proposed plan would need to be reviewed for distance requirement from the house, lot coverage, and the setbacks to verify compliance to the Land Development Code.

The applicant, Jerry Graves, 5901 Westcoat Drive, came forward and briefed the board.

Board member Maynard questioned the applicant regarding the location of the driveway. The applicant responded that the driveway is

currently on L.D. Lockett Road and would remain there.

The public hearing was opened at 8:07 p.m.

There being no one wishing to speak, the public hearing was closed at 8:07 p.m.

Board Member Maynard opened for Board member's discussion.

Board member Carroll commented that there is no justification for the variance request presented and the property does not substantially differ from the surrounding areas. Board member Kamerman added that these properties are smaller than their current designated zoning standard allows. Discussion continued regarding zoning and lot size.

Board member Carroll made a motion to deny Case VC18-004.

In absence of a second motion, the motion died.

**Board member Maynard made a motion to approve Case VC18-004. Board member Vallario seconded.**

**The motion was carried by the following vote:**

**Aye: 4** –Vallario, Kamerman, Maynard, and Holt

**Nay: 1** - Carroll

### **3. ADJOURNMENT**

The meeting adjourned at 8:12 p.m.

Minutes were written and prepared by:

Araceli Botello  
Planning Technician

The meeting minutes were approved on \_\_\_\_\_, by a vote of \_\_\_\_\_.



# City of Colleyville Zoning Board of Adjustment Minutes

City Hall  
100 Main Street  
Colleyville, Texas 76034  
817. 503.1000  
www.colleyville.com

---

Tuesday, October 9, 2018

City Council Chambers

---

## CALL TO ORDER

The Zoning Board of Adjustment meeting of the City of Colleyville was called to order by Board member Kamerman on October 9, 2018 at 7:00 p.m.

### Roll Call

**Present:** Board members Dee Kamerman, Michael Deakin, and Frank Carroll

**Absent:** Board member Richard Vallario

**Staff Present:** Ben Bryner, Jacquelyn Reyff, and Araceli Botello

## 1. SWEARING IN OF NEWLY APPOINTED MEMBERS

Dan Shadle – Place 3

Sayed Syed – Alternate 1

## 2. ELECTION OF OFFICERS

Board member Kamerman made a motion to appoint Board member Carroll as Chair. Board member Shadle seconded.

The motion was carried by the following vote:

**Aye: 5** – Syed, Shadle, Kamerman, Carroll, and Deakin

**Nay: 0**

Board member Carroll made a motion to appoint Board member Kamerman as Vice Chair. Board member Deakin seconded.

The motion was carried by the following vote:

**Aye: 5** – Syed, Shadle, Kamerman, Carroll, and Deakin

**Nay: 0**

**3. PUBLIC HEARING AGENDA ITEMS**

- 3a** Request for a variance to certain provisions of Section 3.26, Fences, Free Standing Walls, and Screening Materials on Lot 1, of the Oak Crest Hill Addition, located at 404 Oak Crest Hill Drive, Case VC18-005

Jacquelyn Reyff presented the case and briefed the Board.

Board member Deakin questioned staff if placing a partially solid fence with plantings is allowed. Staff confirmed and added that a privacy fence cannot be placed at the property line. If it is no more than 25 percent opaque it would not be considered a privacy fence.

Board member Carroll questioned staff if the use of posts, wrought iron, or chain link fence with landscaping is allowed while maintain the 25 percent opaque regulation for screening. Staff confirmed and added that the fence can be no more than 25 percent opaque. Landscape screening is not regulated.

Board member Kamerman referred to the photo exhibits on the presentation and questioned staff if the applicant has built and placed the fence in the requested location. Staff confirmed and added that the applicant applied for a fence permit but the fence was placed in an unauthorized location. Board member Kamerman questioned staff if the fence had to be shorter or different. Staff responded that a privacy fence of 30 inches in height or a fence no more than 25 percent opaque would be allowed.

The applicants, Sergio and Marla Valle, 404 Oak Crest Hill Drive, came forward and briefed the board.

Board member Deakin questioned the applicant if they intended on placing a gate in the fence facing Bransford Road. The applicant confirmed.

Board member Shadle questioned the applicant about pouring a slab to make a long driveway to Oak Crest Hill Drive. The applicant confirmed. Board member Shadle questioned the applicant when they would construct the driveway. The applicant responded that he would need to submit a permit and he referred to the photo exhibits provided by the applicant.

Board member Kamerman question the applicant on the type of driveway he proposed to construct. The applicant responded that he proposed to construct a long driveway that extends from Oak Crest

Hill Drive to the garage. Board member Kamerman questioned the applicant regarding the driveway that extends to Bransford Road. The applicant responded that he intends to close the fence on Bransford Road and no longer use that driveway. Discussion continued regarding the location of the fence and the construction of the driveway.

Board member Shadle questioned the applicant whether he would be opposed to having a chain-link fence in lieu of the current fence. The applicant responded that he is opposed to a chain-link fence due to his pool being visible from the road. Board member Kamerman added that the applicant would have the secondary fence enclosing the pool. The applicant responded that the second fence enclosing the pool would be removed.

Board member Syed questioned the applicant regarding the height of the two fences on the property. The applicant responded that the inner fence is 6 feet tall and the new fence is 8 feet tall.

Board member Carroll informed the applicant that the Board grants variances in accordance to Texas law with specific requirements, those being that there is a condition of the property that results in an unnecessary hardship and that the condition is different from the other properties in the district to be considered and therefore questioned the applicant how this applied to his request. The applicant responded that the location and view of his garage to the road, the slope of the land, traffic, and the fencing of the neighboring properties all are hardships.

The public hearing was opened at 7:37 p.m.

Gary West, 104 Oak Valley Drive, came forward before the board and spoke in opposition to the case. Mr. West address concerns regarding road safety, traffic, and driveway access.

Joseph Heyne, 5604 Bransford Road, came forward before the board and spoke in opposition to the case. Mr. Heyne addressed concerns regarding visibility to his driveway and road safety.

The applicants, Sergio and Marla Valle, 404 Oak Crest Hill Drive, came forward before the board for a rebuttal. Mr. Valle addressed the concern of Mr. Heyne.

Board member Kamerman referred to Exhibit 1B and questioned the applicant regarding the number of trees that would need to be

removed to construct the driveway onto Oak Crest Hill Drive. The applicant responded that about 6 trees would need to be removed. Discussion continued regarding the removal of trees and construction of the driveway.

Board member Syed questioned staff if the applicant would be allowed to replace the inner old fence from 6 feet to 8 feet and remove the new fence. Staff responded that the applicant could and would only be required to submit a new permit to replace the inner fence from 6 feet to 8 feet. Mrs. Valles responded that replacing the inner fence's height would not provide the privacy and protection for the garage and her family.

There being no one else wishing to speak, the public hearing was closed at 7:42 p.m.

**Board member Carroll made a motion to deny Case VC18-005. Board member Shadle seconded.**

**The motion was carried by the following vote:**

**Aye: 5** – Syed, Shadle, Carroll, Kamerman, and Deakin

**Nay: 0**

#### **4. ADJOURNMENT**

The meeting adjourned at 7:50 p.m.

Minutes were written and prepared by:

Araceli Botello  
Planning Technician

The meeting minutes were approved on \_\_\_\_\_, by a vote of \_\_\_\_.



# City of Colleyville Zoning Board of Adjustment Agenda Briefing

City Hall  
100 Main Street  
Colleyville, Texas 76034  
www.colleyville.com

---

<b>Agenda Number</b> 2a	<b>Agenda Date</b> 10/8/2019	<b>Number</b>
<b>Type</b> Public Hearing Agenda Items		
<b>Department</b> Community Development		

---

## Title

Request for a variance to Section 3.24.G, Schedule of District Regulations of the Land Development Code, specifically the maximum lot coverage requirements, on Lot 10, Block B, of the Leyton Grove Addition, located at 2411 Hawthorne Avenue, Case VC19-003

## Explanation

Thomas Pritchett, the applicant, has submitted a request for a minor variance to allow for the lot coverage to exceed 30 percent up to 32.23 percent at 2411 Hawthorne Avenue. This request is a result of the property owner wishing to construct a new 757 SF open-air trellis which will exceed the 30 percent maximum lot coverage allowed on a lot due to the existing home's size.

**Existing Conditions/Background:** The subject property is a lot of record that belongs in the Leighton Grove Addition and zoned R-20 Single Family Residential District. The subject property is located on the northwest corner of Hawthorne Avenue and Braedon Lane. The subject property is developed with one single family residential home.

**Requested Variance:** The applicant is requesting a minor variance to allow for the construction of a 757 SF open-air trellis, which would increase the maximum lot coverage from 30 percent to 32.23 percent.

Section 3.24.G Schedule of District Regulations requires a maximum 30 percent lot coverage for the R-20 Single Family Residential district.

Chapter 1 (General Provisions) of the Land Development Code authorizes the Zoning Board of Adjustment to grant variances to the minimum lot coverage and setback standards set forth in Chapter 3 (Land Use):

"...where the literal enforcement of the provisions of the ordinance would result in an unnecessary hardship, and where such variance is necessary to permit a specific parcel of land which differs from other parcels of land in the same district by being of such restricted area, shape or slope that it cannot be developed in a manner commensurate with the development permitted upon other parcels of land in the same district. A modification of the standards established by this ordinance shall not be granted to relieve a self-created or personal hardship, nor

for financial reason only, nor shall such modification be granted to permit any person a privilege in developing a parcel of land not permitted by this ordinance to other parcels of land in the district.”

*Analysis* – The subject property is requesting to construct a 757 SF new open-air trellis, which will increase the maximum lot coverage by 2.23 percent or 454 SF. This is a deviation of 7.42 percent, which qualifies as a minor variance.

Should the minor variance request be denied, the applicant will be required to comply with all of the regulations for construction of the accessory structure, to include the maximum lot coverage regulation for structures on the lot.

**Surrounding Development:** The properties to the north, south, east and west are zoned R-20 Single Family Residential district. All adjacent properties are developed with single family homes.

**Public Notification:** Staff mailed notices to all property owners within 500 feet as well as any Homeowners Associations within 1,000 feet of the subject property regarding this request. Grapevine-Colleyville ISD, where the subject property is located, was notified per State law. Notice was published in the *Fort Worth Star-Telegram* as required by State law and the Land Development Code. To date, we have received one (1) letter in opposition to the case.

**Staff Recommendation:** Staff recommends denial of the request based on it not meeting the technical requirements of the Land Development Code. If approved, the variance will apply to the lot as presented unless modified by the Board.

### **Recommendation**

Denial

None

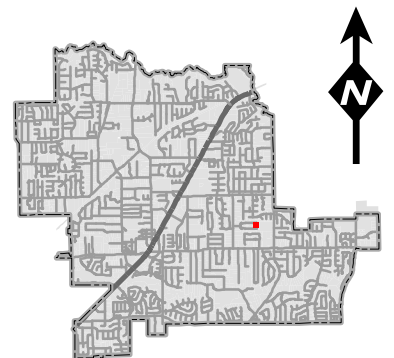
### **Attachments**

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Site Plan
6. Rear Yard Improvement Plans
7. Trellis Plan
8. Landscape Plan
9. Photos Provided by Applicant
10. Notification Map
11. Notification List
12. Letter of Opposition


# Aerial Map



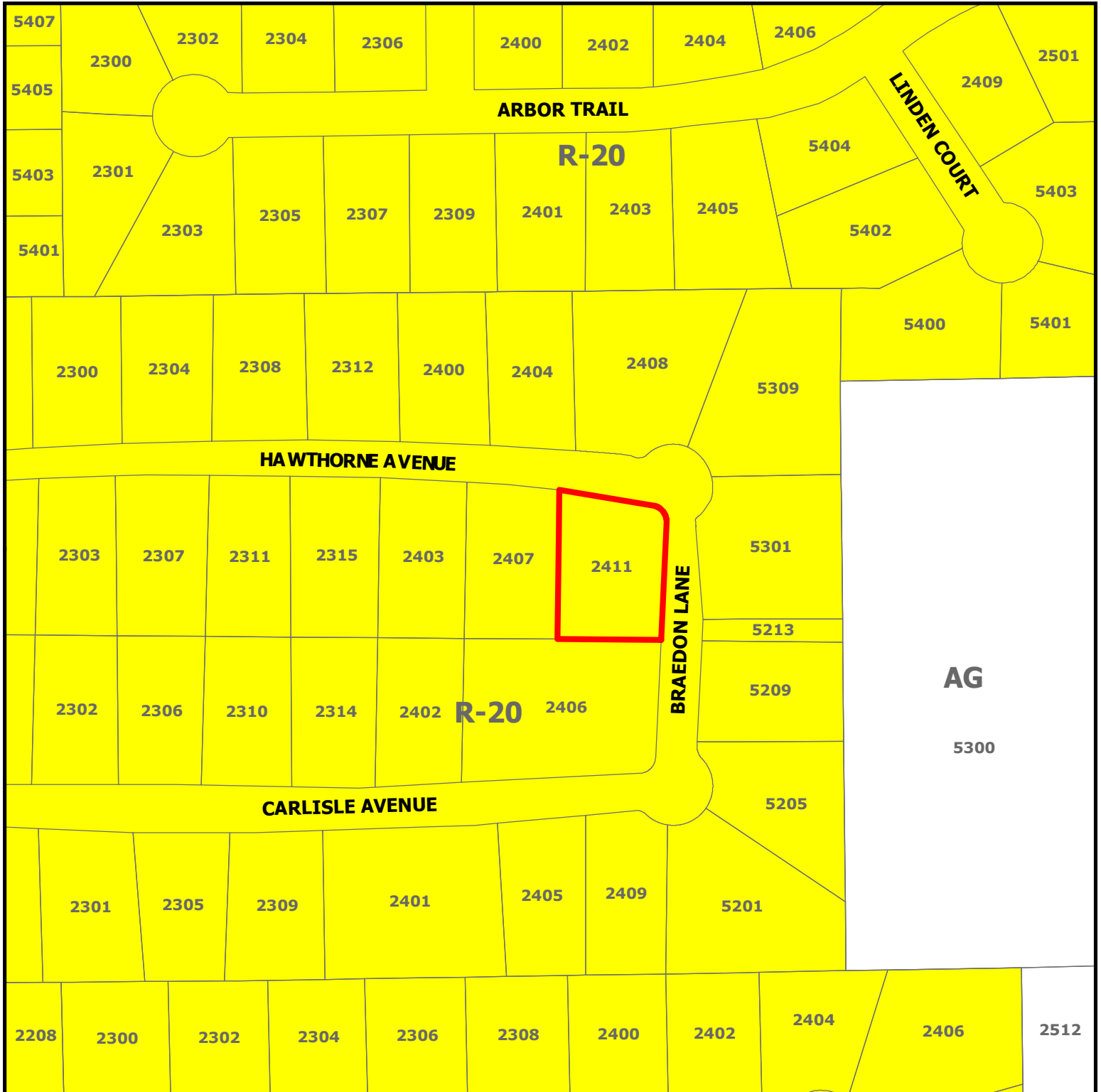
**VC19-003**  
**2411 Hawthorne Avenue**



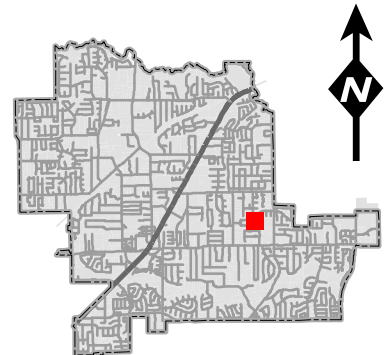
DISCLAIMER:  
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which may exist.

 Subject Property


# Zoning Map



**VC19-003**  
**2411 Hawthorne Avenue**



DISCLAIMER:  
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which may exist.

 Subject Property

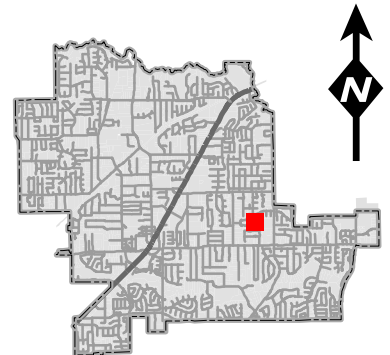
# Future Land Use Map



## VC19-003

### 2411 Hawthorne Avenue

- Subject Property
- Residential
- Institutional
- Open Space; Parks



**DISCLAIMER:**  
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which may exist.

# Statement of Planning Objectives

ATTACHEMENT

2411 HAWTHORNE AVENUE, COLLEYVILLE, TEXAS

1. COMPLETELY DESCRIBE THE VARIANCE YOU ARE REQUESTING

THE APPLICANT REQUESTS A SPECIAL USE PERMIT THAT ALLOWS THE EXTRA COVERAGE OF THE LOT OF 454 SQ. FT. OR 0.02 % OF THE MAXIMUM ALLOWED FOR THE OPENAIR TRELLIS ACCESSORY BUILDING. ALL REQUIRED SETBACKS ARE MET ON THIS SITE PLAN.

THE VARIANCE REQUESTED WILL ALLOW FOR THE CONSTRUCTION OF A 10'-0" HIGH STRUCTURE WITH AN OPENAIR TRELLIS AND FIREPLACE ABOVE. THIS IS A TRELLIS, NOT A SOLID ROOF LIKE MOST REQUESTED STRUCTURES. THIS OUTDOOR SPACE WILL ALLOW FOR THREE SPACES FOR ENTERTAINING, AN OUTDOOR KITCHEN /COOKING AREA, AN EATING AREA AND SITTING AREA AT THE FIRE PLACE.

INADDITION THE POOL HAS BEEN COMPLETEY RENOVATED AND UPDATED WITH MORE WAREER FEATURES AND FIRE BOWLS. THE LANDSCAPE PLAN FOR THE REAR YARD IS INCLUDED AND WILL INHANCE THE OPENAIRE TRELLIS SPACE AND SCREEN ALL SIDES WITH EVERGREEN SHRUBS.

2. DO SIMILAR CONDITIONS EXIST IN THE AREA?

THERE MAYBE SIMILAR LOT COVERAGE ISSUES WITH RESIDENCES IN LEYTON GROVE AND COLLEYVILLE THAT WERE LIKE EVEN NEXT DOOR AS THE HOUSE SIZES WE PART OF THE HOW REVIEW AND APPROVAL PRIOR TO CITY BUILOND PERMIT AT THAT TIME OF DEVELOPMENT. BUILT PRIOR TO THE NEW LOT COVERAGE ORDINANCE. WHERE THE CITY WIDENED A ROAD RIGHT OF WAY AND MADE THE LOT COVERAGE EXCEED THE ALLOWED AMOUNT. THERE ARE TRELLIS STRUCTURES ON LOTS THAT HAVE BEEN INSTALLED AS LANDSCAPE STRUCTURES AND MAY NOT HAVE BEEN COUNTED AS LOT COVERAGE.

3. DESCRIBE HOW THE UNIQUE CONDITIONS OR CIRCUMSTANCES DO NOT RESULT FROM YOUR ACTIONS.

THIS RESIDENTIAL LOT CONDITION HAD AN EXISTING COVERED DETTACHED STRUVTURE ON THE LOT AND THE LOT COVERAGE OF OVER 30% AND WAS GRAND FATHERED. THE OWNER REMOVED THE EXISTING SHOWN IN THE PICURES FROM 2015 ATTACHED THAT HAD A SOLID TILE ROOF. THE OWNER WANTED TO REMODEL THE BACK YARD FOR HIS WIFE AND MAKE WAY FOR THE NEW DETACHED STRUCTURE WITH COOKING AND A FIREPLACE. THAT EXISTING STRUCTURE WAS LOCATED OVER THE ELECTRICAL EASEMENT AND WAS BUILT AT THE SAME TIME AS THE MAIN HOUSE. AND IN THE SAME MATERIALS AND DESIGN STANDARDS. THE NEW DETTACHED TRELLIS ACCESSOTY BUILDING HASS JUST 2" WIDE WOOD TRUSE EXTENDING OVER THE PAVING AT 16" ON CENTER AND SPECIAL CONSIDERATION IS BEING ASKED FOR THIS OPENAIR CONDIONS TO NOT COUNT AS "COVERAGE %" LIKE A SOLID ROOFED BUILDING.

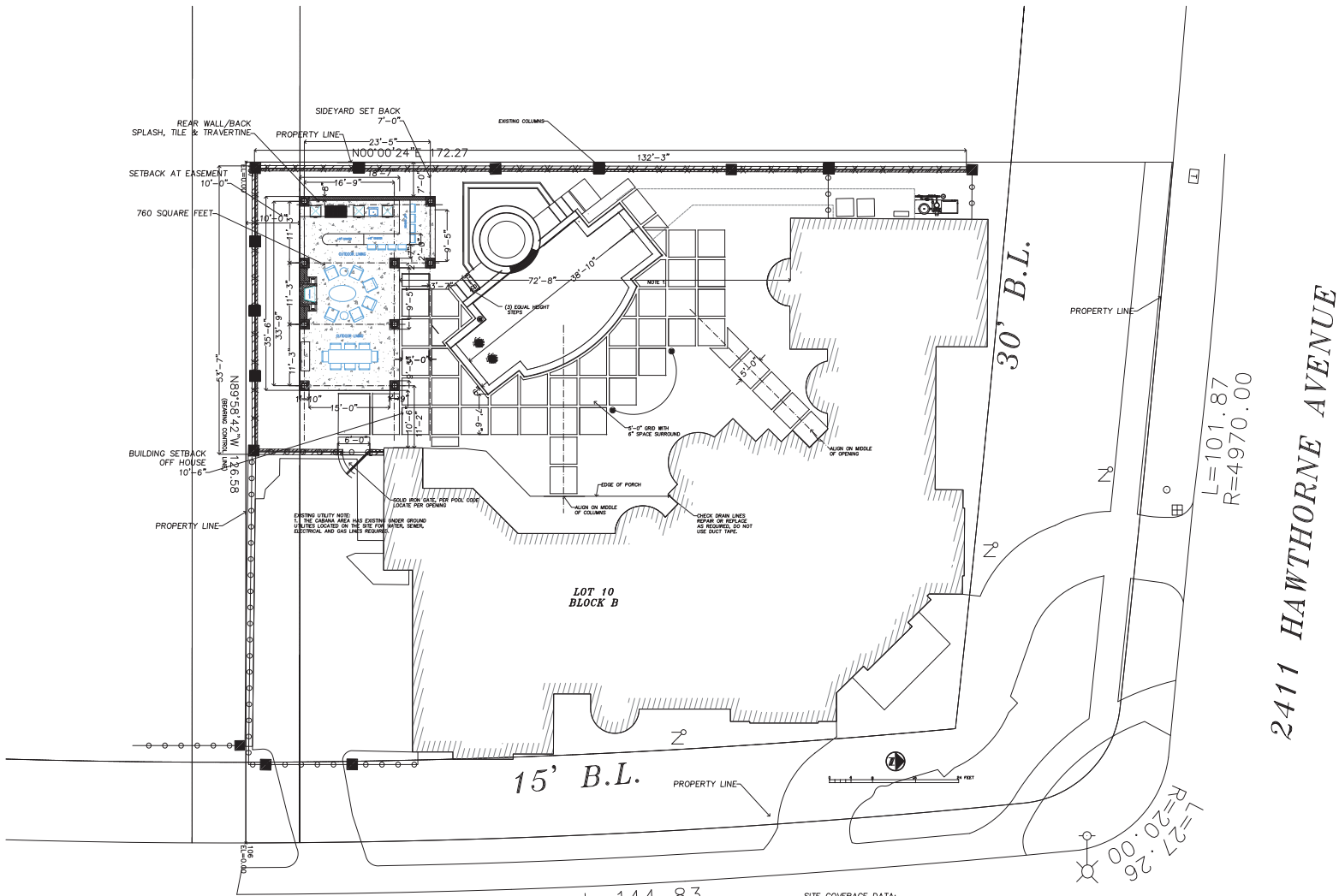
THE OWNER WAS NOT AWARE OF THE NEW CITY ORDINANCE THAT MAY AFFECT THE POSSIBILITY OF A NEW DETACHED STRUCTURE ON THE SITE.

AFTER MR MIRTAHERI REMOVED THE ORIGINAL BUILT STRUCTURE TO MAKE ROOM FOR HIS DESIGNED THE NEW TRELLIS DETACHED STRUCTURE AND SUBMITTED IT FOR PERMIT. AT THAT TIME HE WAS UNAWARE OF THE LOT COVERAGE ORDINANCE AND HOW REMOVING ONE STRUCTURE TO ADD A NEWER UPDATED OUTDOOR COOKING KITCHEN AND FIREPLACE WOULD PRESENT THIS SITUATION..

4. IS THERE ANY WAY TO DO WHAT YOU WANT WITHOUT THIS REQUEST?

THE REQUEST FOR THE ADDITIONAL 454 SQ. FT. OF COVERAGE WHICH ALLOWS FOR THE THREE OUTDOOR SPACES HE AND HIS WIFE DESIRE TO ENTERTAIN IN THE REAR YARD AND ENJOY SOME SHADE FROM THE SUN AND VIEW THEIR NEWLY REMODELED SWIMMING POOL WITH THEIR CHILDREN AND GRAND CHILDREN AND RELATIVES. TO MEET THE REDUCED SQ FT OF COVERAGE OF THE NEW FLOOR AREA WOULD CUT THE PROPOSED DETACHED OPENAIR STRUCTURE IN HALF AND THEN THE AREA WOULD NOT SUPPORT THEIR NEEDS AND OR REPLACE THE DETACHED STRUCTURE THAT WAS REMOVED TO MAKE WAY FOR THIS NEW PLANNED OPENAIR TRELLIS STRUCTURE.

# Site Plan



L=144.83  
R=1470.00

BREADON LANE

**SITE COVERAGE DATA:**

EXISTING LOT SIZE:	20,431 SQ. FT.
EXISTING HOUSE FOOT PRINT:	5,827 SQ. FT. PER THIS SURVEY
EXISTING LOT COVERAGE:	28.52 %
ALLOWED 30% COVERAGE:	6,130 SQ. FT. OR 30.00%
ALLOWED ADDITIONAL LOT COVERAGE:	303 SQ. FT.
DETACHED ACCESSORY BUILDING MAXIMUM 4%:	817.24 SQ. FT.
THE PROPOSED DETACHED ACCESSORY BUILDING OPEN AIR TRELLIS STRUCTURE FOOT PRINT:	757 SQ. FT.
THE PROPOSED DETACHED ACCESSORY BUILDING OPEN AIR TRELLIS SQUARE FEET OVER THE MAXIMUM LOT COVERAGE:	454 SQ. FT.

00' 0" 10'

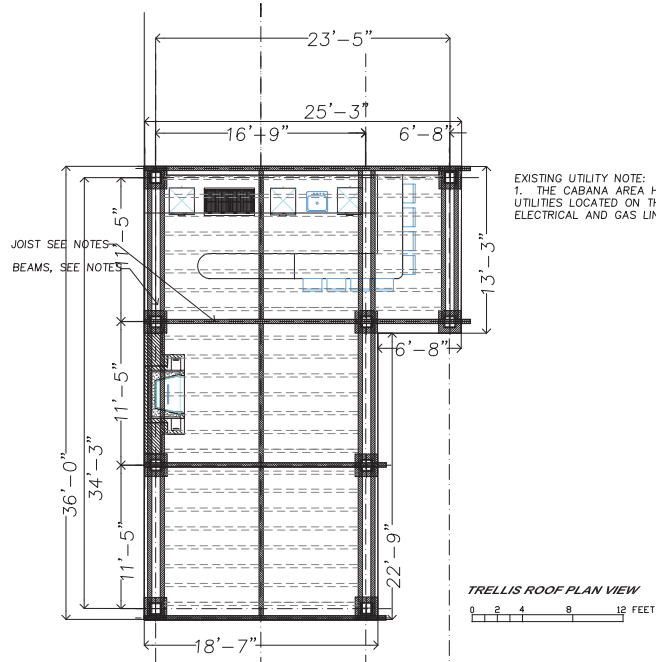


<b>T.H. Pritchett / Associates</b> LANDSCAPE ARCHITECTS 1018 GARDEN LAGO, IRVING, TEXAS 75039-1000					
<b>SITE PLAN</b>					
<b>MIRTAHERI FAMILY RESIDENCE</b> 2411 HAWTHORNE COLLEYVILLE, TEXAS TARRANT COUNTY, TEXAS					
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE
THP	THP	AUG 20 2019	1"=1'		SP-1

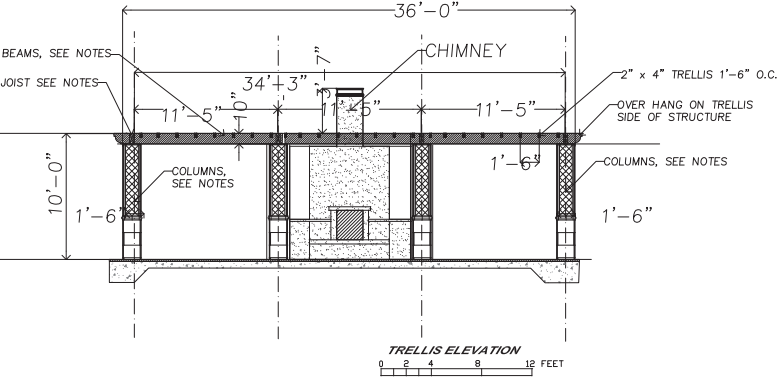
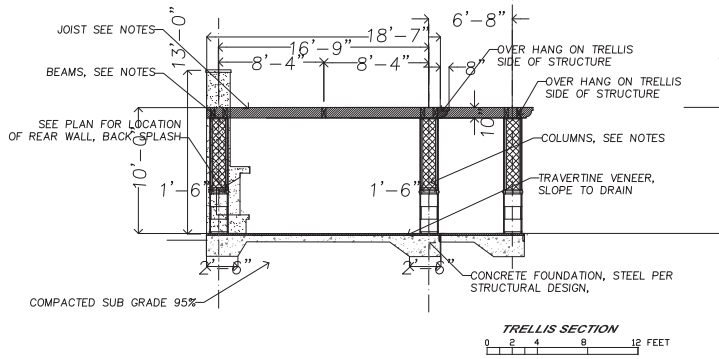
MIRTAHERI FAMILY RES. SITE PLAN



# Trellis Plan



EXISTING UTILITY NOTE:  
1. THE CABANA AREA HAS EXISTING UNDER GROUND UTILITIES LOCATED ON THE SITE FOR WATER, SEWER, ELECTRICAL AND GAS LINES REQUIRED.



**COLUMNS NOTES**

1. INSTALL 8"x8"x16" CMU BLOCK
2. WITH GALVANIZED BRICK TIES ON EVERY OTHER COURSE.
3. FILL VOIDS WITH GROUT AND VIBRATE TO FILL ALL AIR GAPS.
4. INSTALL TRAVERTINE, TUMBLED 12 X 16" AT BASE SURROUND 3 ROWS HIGH
5. INSTALL BULL NOSE DETAIL MADE OF TRAVERTINE PIECES OR FIND DECORATIVE EDGE, ABOUT 4" IN HEIGHT.
6. ABOVE INSTALL 1"-2.5" DECORATIVE VERTICAL CORNERS UP THE FOUR EDGES AND INFILL WITH DIAGONAL TRAVERTINE CUT TO MATCH VERTICAL THE GRID SHOWN TO THE TOP. ADD HORIZONTAL AT THE TOP TO FINISH OFF IN HALF PIECES
8. INSTALL GALVANIZED CAP OVER TOP OF COLUMN AS FLASHING

**FIRE PLACE NOTES**

1. INSTALL FIREPLACE PER SELECTED BLOCK LAYOUT BY OWNER. FIRE PROOF
2. WITH GALVANIZED BRICK TIES ON EVERY OTHER COURSE.
3. FILL VOIDS WITH GROUT AND VIBRATE TO FILL ALL AIR GAPS.
4. STONE ON FIREPLACE TO MATCH SITE WALL DESIGN AND MATERIALS.
5. INSTALL GALVANIZED CAP OVER TOP OF COLUMN AS FLASHING. AND FIRE PLACE SCREEN ABOVE.
6. INSTALL LUETTERS 4" THICK HEARTH STONE AND MANTEL.

**BEAMS/TRELLIS NOTES**

1. ATTACH 4" X 10" DOUBLE BEAMS AND TRELLIS TO TOP OF COLUMN WITH STEEL ANGLE IRON MIN .25" THICK.
2. PAINT BLACK WITH RUST O LEUM PRIOR TO INSTALLATION.
3. BOLT IN PLACE WITH MIN 0.50" CARRIAGE BOLTS THROUGH BEAM AND INTO TOP OF COLUMNS
4. INSTALL 4" X 10" JOISTS WITH 2" ANGLE IRON PAINTED BLACK AND SCREW IN PLACE WITH BRONZE SCREWS
5. TRELLIS ABOVE, 2" X 4" SPACED AT 1'-6" O.C.
6. ALL WOOD STAIN WITH PECAN COLOR STAIN/SEALER, SAMPLE TO BE APPROVED BY OWNER.

**CONTRACTOR NOTES:**

1. CONTRACTOR TO PROVIDE STRUCTURAL DESIGN FOR THE CABANA IN A SHOP DRAWING, SEALED BY STATE OF TEXAS ENGINEER.
2. COORDINATE ALL ELECTRICAL, WATER, SEWER, GAS, JUNCTION BOXES, CIRCUITS REQUIRED FOR ALL OWNER DESIRED ELEMENTS.
3. ALL UTILITIES ARE RUN TO THE TRELLIS AS THEY ARE EXISTING FROM ORIGINAL PERGOLA.
4. INCLUDING DOWN LIGHTS, COLUMN LIGHTS, STEP LIGHTS, TELEVISION CABLE, ROUTER, CATS, WATER PROOF ELEC. OUTLETS, PLUMBING, WATER SUPPLY, SEWER DRAINS, ECT.



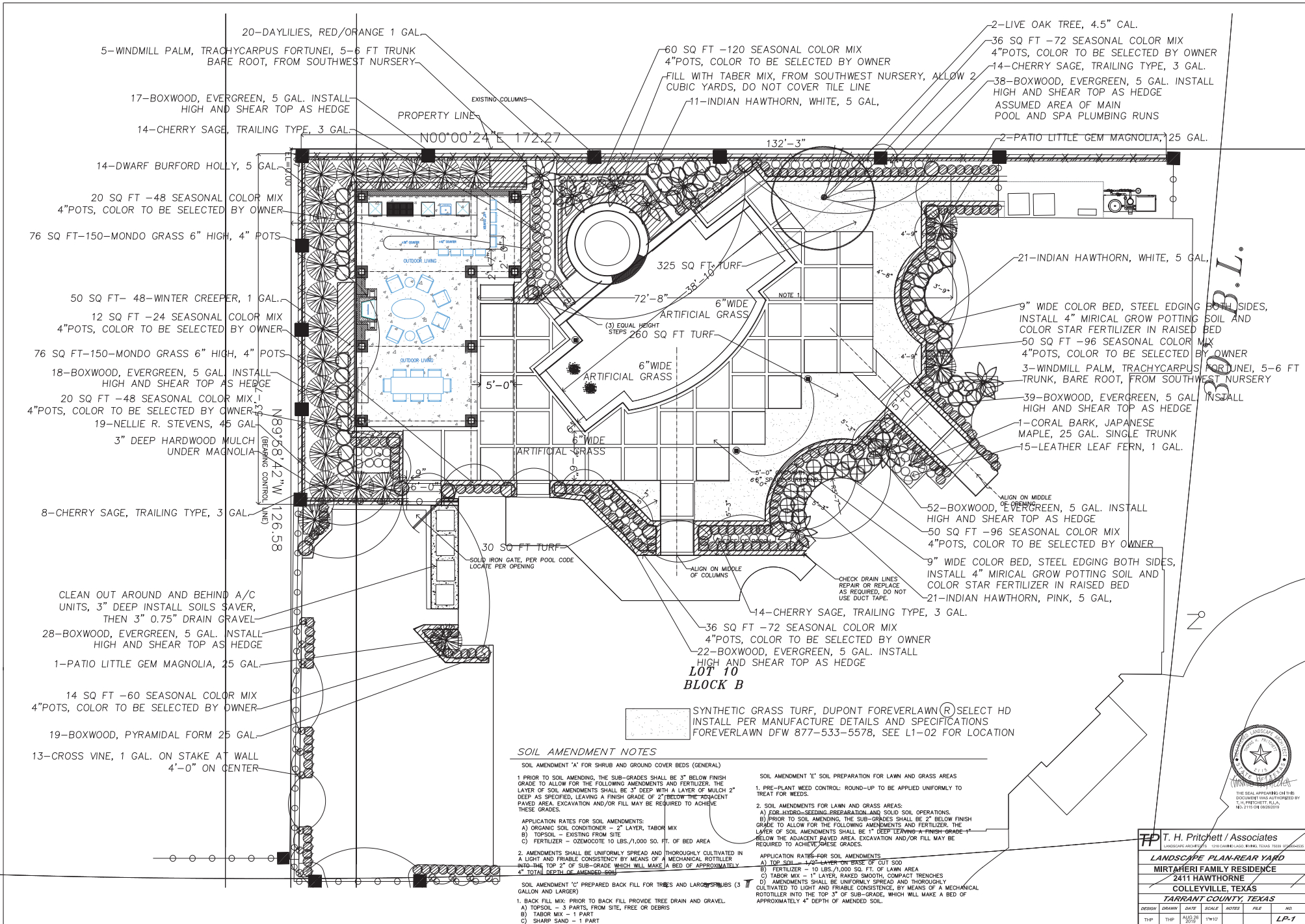
**P. T. H. Pritchett / Associates**  
ARCHITECT-ENGINEER 10000 HARLAND BLVD. SUITE 2000 DALLAS, TEXAS 75243

**TRELLIS DETAILS**  
MIRTAHERI FAMILY RESIDENCE  
2411 HAWTHORNE  
COLLEYVILLE, TEXAS  
TARRANT COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
TDP	TDP	AUG 29 2019	1/8"			TD-1

MIRTAHERI FAMILY RES. TRELLIS DETAILS

# Landscape Plan



SYNTHETIC GRASS TURF, DUPONT FOREVERLAWN® SELECT HD INSTALL PER MANUFACTURE DETAILS AND SPECIFICATIONS FOREVERLAWN DFW 877-533-5578, SEE L1-02 FOR LOCATION

### SOIL AMENDMENT NOTES

**SOIL AMENDMENT 'A'** FOR SHRUB AND GROUND COVER BEDS (GENERAL)  
 1. PRIOR TO SOIL AMENDING, THE SUB-GRADES SHALL BE 3" BELOW FINISH GRADE TO ALLOW FOR THE FOLLOWING AMENDMENTS AND FERTILIZER. THE LAYER OF SOIL AMENDMENTS SHALL BE 3" DEEP WITH A LAYER OF MULCH 2" DEEP AS SPECIFIED, LEAVING A FINISH GRADE OF 2" BELOW THE ADJACENT PAVED AREA, EXCAVATION AND/OR FILL MAY BE REQUIRED TO ACHIEVE THESE GRADES.

**APPLICATION RATES FOR SOIL AMENDMENTS:**  
 A) ORGANIC SOIL CONDITIONER - 2" LAYER, TABOR MIX  
 B) TOPSOIL - EXISTING FROM SITE  
 C) FERTILIZER - OZEMOCOTE 10 LBS./1,000 SQ. FT. OF BED AREA

2. AMENDMENTS SHALL BE UNIFORMLY SPREAD AND THOROUGHLY CULTIVATED IN A LIGHT AND FRABLE CONSISTENCY BY MEANS OF A MECHANICAL ROTOTILLER INTO THE TOP 2" OF SUB-GRADE WHICH WILL MAKE A BED OF APPROXIMATELY 4" TOTAL DEPTH OF AMENDED SOIL.

**SOIL AMENDMENT 'C'** PREPARED BACK FILL FOR TREES AND LARGE SHRUBS (3" AND LARGER)  
 1. BACK FILL MIX: PRIOR TO BACK FILL PROVIDE TREE DRAIN AND GRAVEL.  
 A) TOPSOIL - 3 PARTS, FROM SITE, FREE OR DEBRIS  
 B) TABOR MIX - 1 PART  
 C) SHARP SAND - 1 PART

### SOIL AMENDMENT 'E' SOIL PREPARATION FOR LAWN AND GRASS AREAS

1. PRE-PLANT WEED CONTROL: ROUND-UP TO BE APPLIED UNIFORMLY TO TREAT FOR WEEDS.  
 2. SOIL AMENDMENTS FOR LAWN AND GRASS AREAS:  
 A) FOR HYDRO-SEEDING PREPARATION AND SOLID SOIL OPERATIONS.  
 B) PRIOR TO SOIL AMENDING, THE SUB-GRADES SHALL BE 2" BELOW FINISH GRADE TO ALLOW FOR THE FOLLOWING AMENDMENTS AND FERTILIZER. THE LAYER OF SOIL AMENDMENTS SHALL BE 1" DEEP LEAVING A FINISH GRADE 1" BELOW THE ADJACENT PAVED AREAL EXCAVATION AND/OR FILL MAY BE REQUIRED TO ACHIEVE THESE GRADES.

**APPLICATION RATES FOR SOIL AMENDMENTS:**  
 A) TOP SOIL - 1/2" LAYER ON BASE OF CUT SOIL  
 B) FERTILIZER - 10 LBS./1,000 SQ. FT. OF LAWN AREA  
 C) TABOR MIX - 1" LAYER, RAKED SMOOTH, COMPACT TRENCHES  
 D) AMENDMENTS SHALL BE UNIFORMLY SPREAD AND THOROUGHLY CULTIVATED TO LIGHT AND FRABLE CONSISTENCY BY MEANS OF A MECHANICAL ROTOTILLER INTO THE TOP 3" OF SUB-GRADE, WHICH WILL MAKE A BED OF APPROXIMATELY 4" DEPTH OF AMENDED SOIL.

B.L.

LANDSCAPE PLAN-REAR YARD

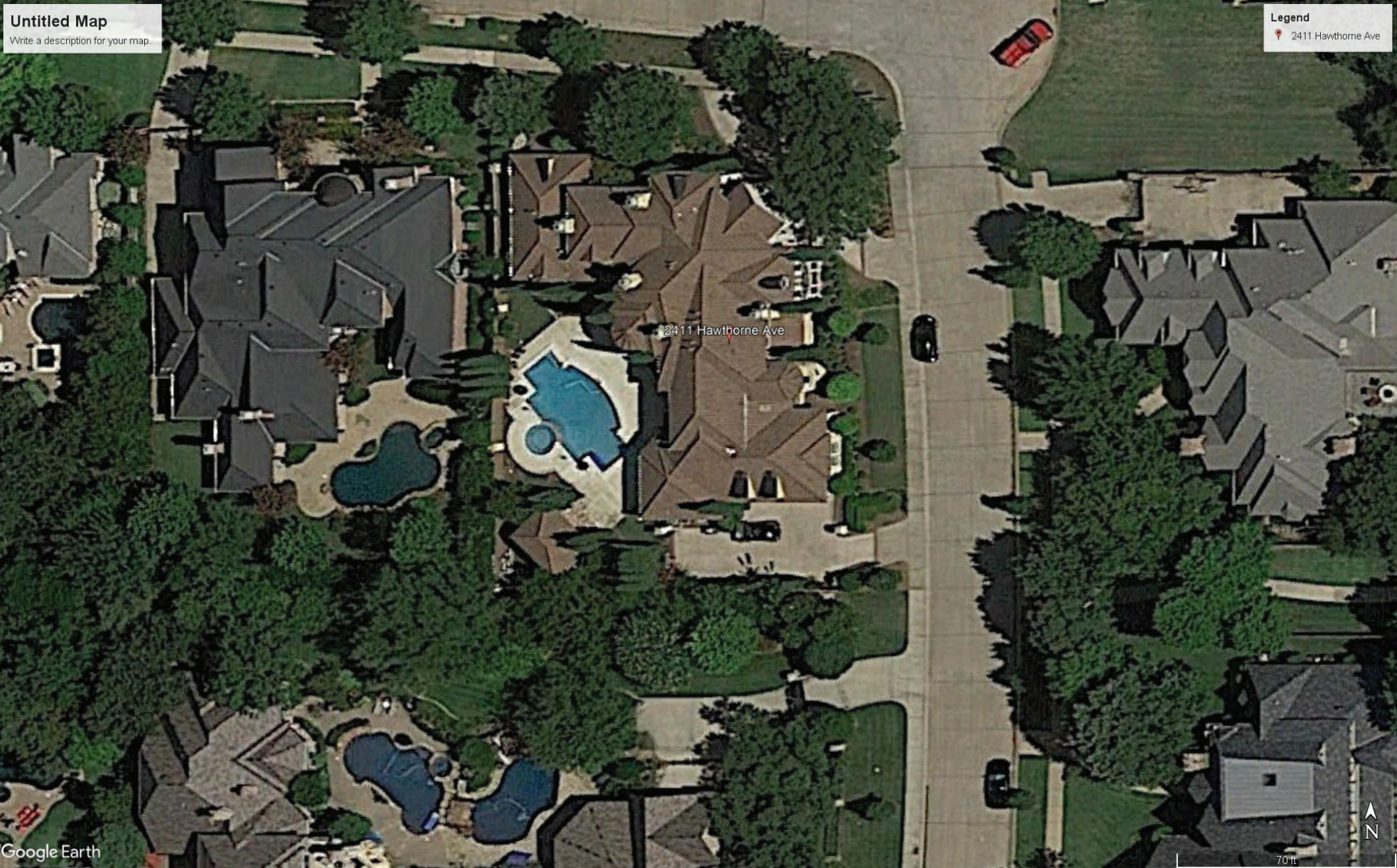
MIRTAHERI FAMILY RES.



**T. H. Pritchett / Associates**  
 LANDSCAPE ARCHITECT  
 2411 HAWTHORNE COLLEVILLE, TEXAS  
 TARRANT COUNTY, TEXAS

NO	DATE	SCALE	NOTES	FILE	NO.
THP	THP	AUG 28 2018	1/8"=1'		LP-1

# Photos Provided By Applicant



# Photos Provided By Applicant



Untitled Map  
Write a description for your map.

Legend  
2411 Hawthorne Ave

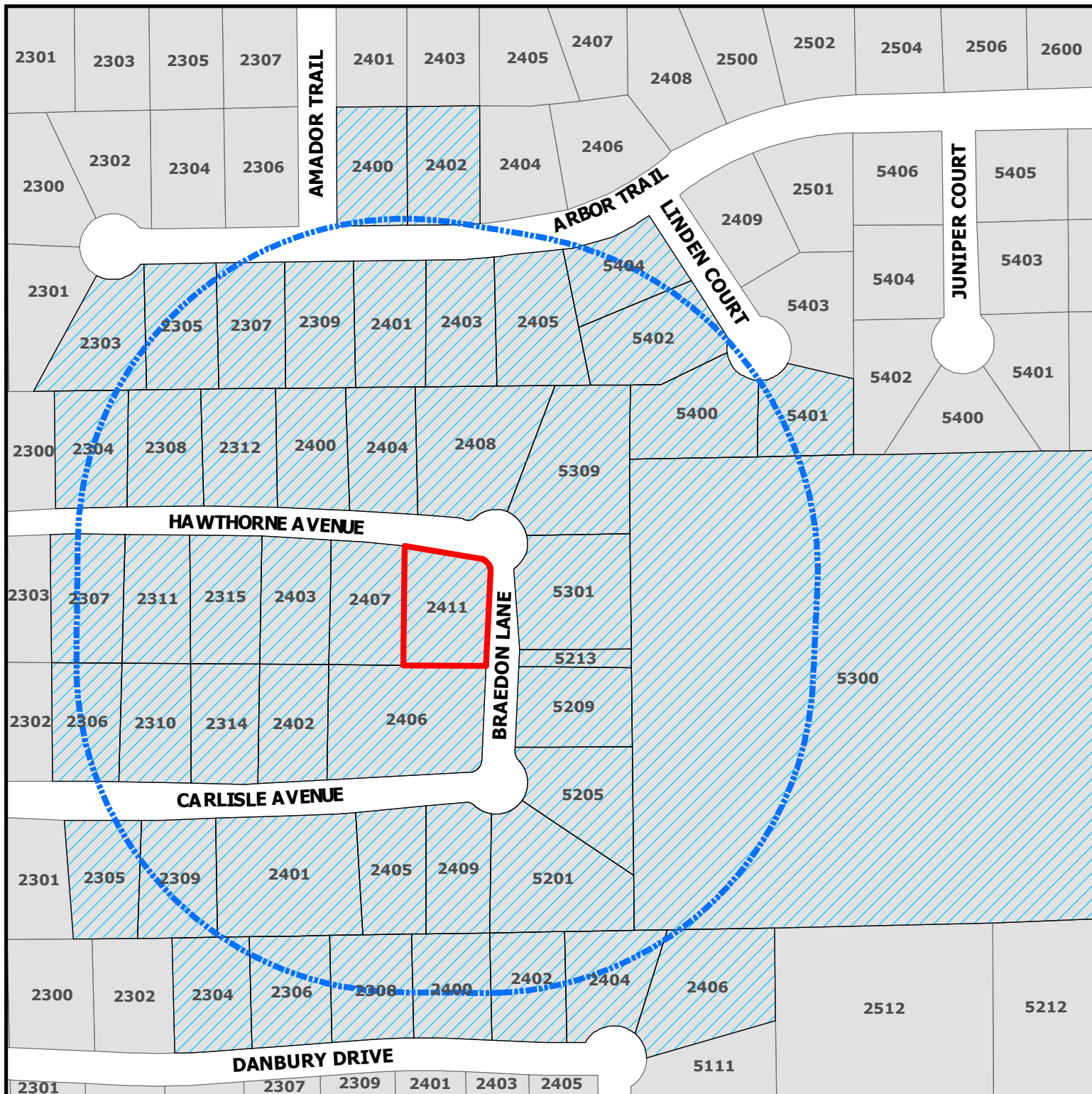
2411 Hawthorne Ave

Google Earth

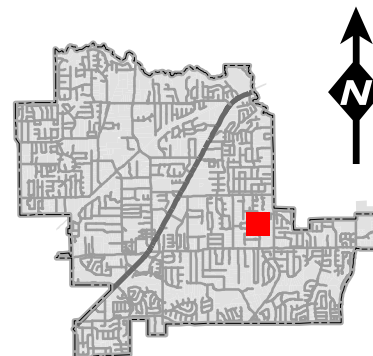
70 ft






# Notification Map



**VC19-003**  
**2411 Hawthorne Avenue**



**DISCLAIMER:**  
 This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which may exist.

-  Subject Property
-  500ft Buffer
-  Properties within 500ft

# Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
MANN, CHRISTOPHER M	5209 BRAEDON LN	COLLEYVILLE, TX	76034	5209 BRAEDON LN
LEE, REBECCA	2307 HAWTHORNE AVE	COLLEYVILLE, TX	76034	2307 HAWTHORNE AVE
MORGAN, LEONARD D	2308 HAWTHORNE AVE	COLLEYVILLE, TX	76034	2308 HAWTHORNE AVE
TITUS, LARRY	2405 CARLISLE AVE	COLLEYVILLE, TX	76034	2405 CARLISLE AVE
DEL VALLE, THOMAS	2401 CARLISLE AVE	COLLEYVILLE, TX	76034	2401 CARLISLE AVE
BAUGH, JOSHUA G	2311 HAWTHORNE AVE	COLLEYVILLE, TX	76034	2311 HAWTHORNE AVE
MITCHELL, CHRISTOPHER	2305 CARLISLE AVE	COLLEYVILLE, TX	76034	2305 CARLISLE AVE
WRAY, RICHARD A	2407 HAWTHORNE AVE	COLLEYVILLE, TX	76034	2407 HAWTHORNE AVE
KALUSH, GREGORY	2402 DANBURY DR	COLLEYVILLE, TX	76034	2402 DANBURY DR
HUSBY, CHARLES A	2307 ARBOR TR	COLLEYVILLE, TX	76034	2307 ARBOR TR
NECHAMKIN, NATHAN	2312 HAWTHORNE AVE	COLLEYVILLE, TX	76034	2312 HAWTHORNE AVE
BOX, DENNIS	2305 ARBOR TR	COLLEYVILLE, TX	76034	2305 ARBOR TR
HANCHIN, J PAUL	2404 HAWTHORNE AVE	COLLEYVILLE, TX	76034	2404 HAWTHORNE AVE
BARKER, LETITIA	2304 DANBURY DR	COLLEYVILLE, TX	76034	2304 DANBURY DR
LUTZ, EDWARD C	2314 CARLISLE AVE	COLLEYVILLE, TX	76034	2314 CARLISLE AVE
OQUIST, ROGER J	2400 DANBURY DR	COLLEYVILLE, TX	76034	2400 DANBURY DR
SIMON, ELLIOT	2401 ARBOR TR	COLLEYVILLE, TX	76034	2401 ARBOR TR
BHAMBHVANI, DINESH	2400 HAWTHORNE AVE	COLLEYVILLE, TX	76034	2400 HAWTHORNE AVE
PECK, STEVEN J	2303 ARBOR TR	COLLEYVILLE, TX	76034	2303 ARBOR TR
GROSS, GERHARD	2306 CARLISLE AVE	COLLEYVILLE, TX	76034	2306 CARLISLE AVE
SUMMERBROOK HOMEOWNERS ASSOC	PO BOX 864	COLLEYVILLE, TX	76034	2404 DANBURY DR
BOTT, ROGER D	5404 LINDEN CT	COLLEYVILLE, TX	76034	5404 LINDEN CT
LEYTON GROVE MAINT ASSOC INC	PO BOX 1672	COLLEYVILLE, TX	76034	5213 BRAEDON LN
ABRAHAMS, HARRISON	2403 HAWTHORNE AVE	COLLEYVILLE, TX	76034	2403 HAWTHORNE AVE
RODGERS, THOMAS	2403 ARBOR TR	COLLEYVILLE, TX	76034	2403 ARBOR TR
RAMUNDI, MASSIMO	5309 BRAEDON LN	COLLEYVILLE, TX	76034	5309 BRAEDON LN
PORTACCI, PAULA	2402 CARLISLE AVE	COLLEYVILLE, TX	76034	2402 CARLISLE AVE
SALONEN, MARIE	2309 CARLISLE AVE	COLLEYVILLE, TX	76034	2309 CARLISLE AVE
SEEKER, JOHN D	5401 LINDEN CT	COLLEYVILLE, TX	76034	5401 LINDEN CT
THOMAS, VICTORIA J	2405 ARBOR TR	COLLEYVILLE, TX	76034	2405 ARBOR TR
MCGREGOR LIVING TRUST	2304 HAWTHORNE AVE	COLLEYVILLE, TX	76034	2304 HAWTHORNE AVE
ALOTTO, JAMES R	2400 ARBOR TR	COLLEYVILLE, TX	76034	2400 ARBOR TR
LAFOREST, JOSEPH	2406 DANBURY DR	COLLEYVILLE, TX	76034	2406 DANBURY DR
WENDLER, BRADLEY	2306 DANBURY DR	COLLEYVILLE, TX	76034	2306 DANBURY DR
RAYCROFT, CARL	2315 HAWTHORNE AVE	COLLEYVILLE, TX	76034	2315 HAWTHORNE AVE
DAVISSON, DAVID C	2308 DANBURY DR	COLLEYVILLE, TX	76034	2308 DANBURY DR
WILLIAMS, PATRICK	5205 BRAEDON LN	COLLEYVILLE, TX	76034	5205 BRAEDON LN
MIRTAHERI, SEYED	2411 HAWTHORNE AVE	COLLEYVILLE, TX	76034	2411 HAWTHORNE AVE
COSBY, RACHEL	2409 CARLISLE AVE	COLLEYVILLE, TX	76034	2409 CARLISLE AVE
GOHEEN, LEO	5201 BRAEDON LN	COLLEYVILLE, TX	76034	5201 BRAEDON LN
BRENNER, DOUGLAS	2406 CARLISLE AVE	COLLEYVILLE, TX	76034	2406 CARLISLE AVE
OHMSTEDE, STEVEN	5301 BRAEDON LN	COLLEYVILLE, TX	76034	5301 BRAEDON LN
MILLS, FRED	5400 LINDEN CT	COLLEYVILLE, TX	76034	5400 LINDEN CT
GRAPEVINE COLLEYVILLE, ISD	3051 IRA WOODS AVE E	GRAPEVINE, TX	76051	5300 POOL RD
ENGELHARDT, MARY BETH	2309 ARBOR TR	COLLEYVILLE, TX	76034	2309 ARBOR TR
HARRINGTON, JON D	2402 ARBOR TR	COLLEYVILLE, TX	76034	2402 ARBOR TR
O'CONNOR, MICHAEL	5402 LINDEN CT	COLLEYVILLE, TX	76034	5402 LINDEN CT
CHANG, NORA	2310 CARLISLE AVE	COLLEYVILLE, TX	76034	2310 CARLISLE AVE
MUSE, MICKEY O	2408 HAWTHORNE AVE	COLLEYVILLE, TX	76034	2408 HAWTHORNE AVE
ARBOR ESTATES	5506 SYCAMORE DRIVE	COLLEYVILLE, TX	76034	COURTESY NOTICE
ARBOR ESTATES II	5506 SYCAMORE DRIVE	COLLEYVILLE, TX	76034	COURTESY NOTICE
LEYTON GROVE ADDITION	P.O. BOX 1672	COLLEYVILLE, TX	76034	COURTESY NOTICE
SUMMERBROOK ADDN (COLLEYVILLE)	P.O. BOX 864	COLLEYVILLE, TX	76034	COURTESY NOTICE
SUMMERBROOK WEST ADDN	P.O. BOX 864	COLLEYVILLE, TX	76034	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX	76051	STATE REQUIRED
PRITCHETT, THOMAS	1218 CAMINO LAGO	IRVING, TX	75039	APPLICANT

Public hearing notices were mailed on September 20, 2019

# Letter of Opposition



2407 Hawthorne Avenue  
Colleyville, Texas 76034

October 1, 2019

Community Development Department  
City of Colleyville  
100 Main Street  
Colleyville, Texas 76034

Dear Sirs and Madams:

Our next-door neighbors have requested a variance to the Land Development Code (Zoning Case: VC19-003) and we received notice of the Zoning Board of Adjustment Meeting for October 8, 2019 at 7PM, at which time their case will be heard. Unfortunately, we have prior out of town commitments for this day and doubt we will return home in time to attend this hearing. For this reason, please see the attached summary of our opinions opposing this variance. Please make our comments part of the public record.

Thank you so much.

Handwritten signatures of Richard Wray and Susan Hess in black ink. The signature of Richard Wray is on the left, and the signature of Susan Hess is on the right, separated by an ampersand.

Richard Wray and Susan Hess

# Letter of Opposition



October 1, 2019

Re: City of Colleyville Zoning Case: VC19-003

Mirtaheri request for variance to Section 3.24.G. Schedule of District Regulations of the Land Development Code to exceed 30% allowance for maximum lot coverage

Zoning Board of Adjustment Meeting, Tuesday October 8, 2019

Dear Members of the City of Colleyville Zoning Board of Adjustment:

We are submitting these comments in opposition to Mr. Thomas Pritchett and Mr. David Mirtaheri's request for a variance to the Land Development Code regulation to exceed the 30% allowance for maximum lot coverage on the property 2411 Hawthorne Avenue which is currently zoned R-20 Single Family Residential. We live next door to the Mirtaheris in Leyton Grove, and the east side of our property shares a common border with the west side of the Mirtaheri property. We are strongly opposed to Mr. Pritchett and the Mirtaheris being allowed a variance to the above Colleyville Land Development Code. The proposed structure is an open air trellis and fire place that would be located very close to the southeast corner of our property, and the plans indicate that this structure exceeds the maximum lot coverage by 454 square feet, which is a large amount of square footage relative to what is allowed under the current Land Development Code. Our concerns related to this large structure include the added noise immediately adjacent to our property when the structure is in use. The structure will also invade our privacy and adversely affect our backyard view, given its close proximity to our property line and backyard.

Our biggest objection to this large structure is related to drainage concerns for our property. This large structure will be located along current drainage lines along the east side of our property and west side of the Mirtaheri property, which has the potential to cause pooling of water in the southeast corner of our property during heavy rains.

In summary, one of the reasons we chose Colleyville as our family's home 26 years ago pertained to the low density feel of the community and the fact that the City of Colleyville enforces the zoning regulations in a uniform fashion. We would request that the Zoning Board of Adjustment continue to follow this longstanding tradition and thus not allow this requested variance.

Thank you for all you do for Colleyville!

Respectfully,

Handwritten signatures of Richard Wray and Susan Hess in black ink.

Richard Wray, MD and Susan Hess, MD  
2407 Hawthorne Avenue  
Leyton Grove  
Colleyville, Texas 76034