



8/20

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SELECT APPLICATION TYPE

Interpretation Permit for Nonconformity Variance

DEVELOPMENT INFORMATION

Project Address 9130 N. Tarrant PKWY
Project Name Chick-fil-A #3470
Legal Description Restaurant Acreage 1.4188
Current Zoning LOT 9 Block 1 NB-PD Current Use Restaurant

OWNER INFORMATION

Name Chick-fil-A INC. TAX Dept.
Address 5200 Buffington Rd.
City ATLANTA State GA ZIP 30349

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

REPRESENTATIVE/AGENT INFORMATION

Name IMC Management
Address 2300 Moneda St.
City Haltom City State TX ZIP 76117
Phone 817-429-1162 Email Robert@IMCService.com

CERTIFICATION

I certify that the above information is correct and complete to the best of my knowledge and ability, and that I am, or that I represent, the legal owner of the property described above and do hereby submit this request for consideration by the Landscape Review Board. I reserve the right to withdraw this proposal at any time by filing a written request with the Planning & Zoning Department.

Owner Signature

Agent Signature

Date
8/1/19
Date

Owner Name (print)

1. List the pertinent section(s) of the landscaping and buffering regulations and indicate the specific interpretations, variances, or nonconforming use exceptions being requested.

Removal of Existing Landscaping Island As shown.

2. State the grounds for the request and describe any special conditions that cause hardships that, in your opinion, justify the variances or exceptions being requested. Explain any usual circumstances, if applicable, that are not considered by the landscaping and buffering regulations.

Chick-fil-A #3470 is requesting relief on the work submitted which has been completed, to include Removal of existing Landscaping ISLAND shown on exhibit C1 Attached. To replace it with an additional concrete Drive. This additional Drive is essential to CFA to better enhance the logistics between ordering & Meal Delivery. Current intent is to push the customers forward for Meal Delivery & to create a path around the window for small orderd items.

CFA #3470 is asking the completed Drive remain and install a new smaller curb on property line.

We are sorry for the completed work without approval.

SUMMARY OF THE LANDSCAPE REVIEW BOARD

The Board's jurisdiction extends to and includes the hearing and deciding of the following topics of appeals and applications, and to that end shall have the necessary authority to ensure continuing compliance with its decision.

- **Interpretation.** Hear and decide appeals where it is alleged there is error on any order, requirement, decision, or interpretation of the landscaping and buffering regulations by the Building Official in the enforcement of this ordinance or a zoning district boundary. In reaching its decision, the Board shall establish firm guidelines for future administrative actions on like matters.
- **Permits for nonconformity.** Authorize a building permit for the reconstruction, extension, renovation, or enlargement of an existing structure on property where the landscaping is non-conforming to the requirements of the landscaping and buffering regulations.
- **Variances.** Authorize upon appeal, in specific cases, such variance from the terms of the landscaping and buffering regulations that are not contrary to the public interest, and where, because of special conditions, the enforcement of the ordinance would result in an unnecessary hardship.

APPLICATION SUBMITTAL REQUIREMENTS

Applications submitted without original signatures and all required documents and information will not be reviewed, and will be returned to the applicant for revision. Please be sure that all required items are included for the type of application requested.

City Council serves in the capacity of the Landscape Review Board. The meetings are scheduled to coincide with City Council's regular meetings on the second and fourth Mondays of each month. The application submittal deadline is 5:00 PM each Monday. Applications submitted after that time will be processed after the deadline on the following week.

Landscape Review Board information is available online in [www.nrhtx.com](#). If you have questions about the application process or any submittal requirements, please call the Planning and Zoning Department at 817-427-6300.

ALL APPLICATIONS

The following items are required with all types of applications:

Landscape Review Board application form.

Application filing fee as required by the NRH Fee Schedule. This fee is non-refundable.

One 11" x 17" copy of the subdivision plat (if the property is platted).

One digital (PDF) copy of the subdivision plat (if the property is platted).

If the ownership does not match the ownership on the *Match* subdivision plat, a warranty deed shall be submitted with this application. Please verify ownership prior to submitting the application.

Additional information may be requested by the Development Review Committee if deemed essential for review and consideration by the Landscape Review Board.

Additional application submittal requirements, based on the specific type of application (see below).

INTERPRETATION REQUEST

A written statement from the applicant describing how the landscaping and buffering regulations should be interpreted.

A written statement from the Planning Manager or Building Official stating the reasons for the interpretation given in the particular case.

PERMIT FOR NONCONFORMITY

- A written statement describing what the applicant wants to achieve in the development of the property and how the proposal conforms to the landscaping and buffering standards.
- Property map or survey
 - Exhibits showing the boundaries, dimensions, and square footage of the property, and the location and dimensions of all existing and proposed buildings and structures.
- Landscape Plan
 - Plans demonstrating compliance, to the extent possible, with the standards described in the Vegetation chapter, showing all required and proposed landscape setbacks, buffer yards, screening, and fencing.

VARIANCE

- A written statement describing what the applicant wants to achieve in the development of the property and how the proposal conforms to the landscaping and buffering standards.
- Landscape Plan
 - Plans demonstrating compliance, to the extent possible, with the standards described in the Vegetation chapter, showing all required and proposed landscape setbacks, buffer yards, screening, and fencing.
- Additional information
 - Drawings, photographs, written narratives, and other relevant information may be submitted with the application.