

From: Bob Winkler

To: City of North Richland Hills Development Review Committee

Subject: Development Review Committee Comments | 9/25/2018
Special Use Permit SUP 2018-09

I received the Development Review Committee (DRC) comments via email on October 3, 2018. I appreciate the DRC's review and comments. My intent with this response letter and related documentation is to provide all the information requested in the 9/25/2018 DRC comments.

Informational Comments

Comment 1:

- I understand that the application for a special use permit is treated in the same manner as a zoning change and the request may be approved or denied as the findings indicate appropriate.
- I also recognize the other items pointed out in this comment.

Comment 2:

- I would like to request 30 calendar days after completion of the new building to accomplish moving of the contents and demolition of the larger existing building (I would actually like to request 60 days but I do not want to ask for more than the city might be willing to allow).
 - The larger existing metal building contains many items that will need to be moved into the new building before the existing building can be demolished. I will need to get bench space and storage shelves in the new building before the moving can begin. I will be accomplishing this activity after work and on weekends.
- I completed demolition of the smaller existing metal building last week.

Comment 3:

- It is my understanding that the city has granted the exception of a 4-foot masonry wainscot on all sides of metal buildings'.
- Would the city allow me this wainscot exception to the 85% masonry requirement?

Site Plan and Building Plans

Item 1: I have included Elevations for all four sides of the building. Roof pitch is identified on the Front & Rear Elevations. The size and location of all windows and doors are shown on each elevation. There are no porches or other extensions of the building foundation. The wall and roof materials are identified, including detail of the metal panels. In case the intent is not apparent; each elevation shows a small area covered by wall panel when in fact the entire side will be covered in wall panel. The elevations are also showing the internal framing of the building.

The site plan includes a North indicator; for additional reference:

- Front Elevation faces south
- Right elevation faces east (faces Meadow Road)

- Back elevation faces north
- Left elevation faces west

Item 2: I have updated the site plan drawing to include the size of the building and the distance from the building to each of the four property lines. Distances to property lines are identified as approximate because exact surveying was not conducted to locate the new building relative to the house, a metal tape measure and “eye balling” were used. It is possible distances from the new building to the property lines are off by perhaps a foot.

Item 3: The building will be 35 feet in length and 25 feet in width. The length of the building will run parallel to Meadow Road.

Item 4: The new building will not be used as a garage for parking automobiles. Our riding lawn mower will be stored in the building; the rollup door on the left elevation provides this access.

Item 5: There will be no utilities in the new building. Woodworking & other tools will be moved outside the building and powered by an appropriate extension cord from the house.

Item 6: The new building will not be used in any way as a dwelling or for the conduct of any business activities.

Thank you,

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Exemption request for 85% masonry requirement.

The building will be significantly hidden from view from the Meadow Rd side due to the trees in the yard and the fact that the building will be behind a 6' wooden privacy fence. The wainscot will be completely hidden from view from Meadow Rd. The other sides of the building are facing open field or horse pasture. Due to these factors I request that the masonry requirement be relieved.

Exemption request for 4:12 roof pitch ratio.

The roof on our house has a low pitch ratio; 18 feet horizontal to 5 feet vertical.

$$4:12 = 0.333$$

$$5:18 = 0.278$$

I request that the roof pitch requirement be relaxed to 3:12 (0.25) as this is standard pitch for the metal building while also being consistent with the roof pitch of the house.

Exemption request to allow construction of the new building prior to removal of old building.

There are three existing accessory buildings on our property; one of the three has a concrete foundation; a permanent structure in the city's terminology. Two of the buildings are extremely unsightly and in disrepair; these old buildings need to be replaced, that is the reason for the new building. While in disrepair, the existing permanent building still contains wood working and other tools and equipment, riding lawn mower & lawn care equipment, camping equipment, seasonal activity equipment, etc. I would like to build the new building, move the contents of the existing buildings into the new building, and then demolish the old buildings. If required to remove the existing permanent building first I will be forced to expend the time, effort, and money to bring in some sort of temporary building(s) and/or move things to some temporary storage facility. This would be nothing but wasted time/effort/money for me. If the city would like to see a receipt indicating I have paid to have the old buildings demolished I am more than willing to pay for it in advance of the actual demolition. If anyone were to look at the condition of the existing buildings I believe it would be apparent I have no intention of keeping them. I am not trying to sneak anything past the city so I can build an additional structure to run a business out of my property or have another building to store still more things in. I am simply requesting I be allowed to avoid wasting my time, effort, and money.