

HAMILTON DUFFY, P.C.
Civil & Environmental Engineers · Planners · Construction Managers
Texas Firm Reg. No. F-5260

August 13, 2024

Mr. Clayton Comstock
City of North Richland Hills
4301 City Point Dr.
North Richland Hills, TX 76180

**RE: Proposed Container Enclosure
Pavilion Park Addition
Lots 10 and 11, Block 1**

Dear Clayton:

Please accept this as our proposal to screen the dumpster enclosure shared by the above two lots. We realize that the proposed enclosure is not masonry, however, it is tasteful and matches the existing fence utilized by Lot 10. We would entertain additional screening with evergreen shrubs if so desired.

Please contact my office with any questions.

Sincerely,

HAMILTON DUFFY, P.C.

Keith Hamilton

Keith Hamilton, P.E.

xc: Dr. David Bohannon

Attachment

APPLICATION INFORMATION

Zoning Board of Adjustment Case ZBA24-0017
8237-8241 Mid-Cities Boulevard, North Richland Hills, Texas

The following information was submitted with the application on the NRH E-SERVICES PORTAL on September 16, 2024.

DESCRIPTION

Extend existing 8' wood fence to include dumpster area and enclose dumpster.

1. LIST THE PERTINENT SECTION(S) OF THE ZONING ORDINANCE AND INDICATE THE SPECIFIC VARIANCES BEING REQUESTED. IF NECESSARY, USE A SEPARATE SHEET.

Sec 118-874 Screening of outdoor refuse containers. We are requesting extending the existing 8' tall wood fence to along the property line and enclosing the proposed dumpster with said wood fence rather than masonry.

2. STATE THE GROUNDS FOR THE REQUEST AND DESCRIBE ANY SPECIAL CONDITIONS THAT CAUSE HARDSHIPS THAT, IN YOUR OPINION, JUSTIFY THE VARIANCE(S) BEING REQUESTED. EXAMPLES OF SPECIAL CONDITIONS ARE: TOPOGRAPHY, CREEKS, UTILITY LINES, IRREGULAR LOT OR TRACT SHAPES, ETC. THE ZONING BOARD OF ADJUSTMENT MUST DETERMINE THAT SPECIAL CONDITIONS EXIST BEFORE MAKING A MOTION TO APPROVE A REQUEST. IF IT IS DETERMINED THAT SPECIAL CONDITIONS DO NOT EXIST, THE MOTION MUST BE TO DENY THE REQUEST.

The dumpster is located behind the building and not visible from the street.

3. EXPLAIN ANY SPECIAL CIRCUMSTANCES, IF APPLICABLE, NOT CONSIDERED BY THE ZONING ORDINANCE. EXAMPLES: (1) IF THE SUBDIVISION PLAT WAS APPROVED PRIOR TO THE CURRENT ZONING ORDINANCE REQUIREMENTS; OR (2) THE ZONING ORDINANCE WAS AMENDED OR A POLICY CHANGE WAS ADOPTED AFTER SUBMITTING AN APPLICATION FOR A BUILDING PERMIT OR OTHER PHASE OF THE DEVELOPMENT PROCESS.

The dumpster is located behind the building and not visible from the street.