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**From:** Dave Pendley  
**Sent:** Tuesday, September 29, 2020 12:25 PM  
**To:** 'randifentress@gmail.com' <randifentress@gmail.com>  
**Subject:** 7905 Irish

Dear Ms. Fentress,

Attached to this email is a link to the city's zoning regulations that deals with building setbacks. Please follow all references to the R-3 zoning district since that is where your home is located. By the way, since you are in the R-3 zoning district, you only need to have 6 feet of side yard setback (not 10 feet as I originally told you). However, the rear yard requires a minimum of 10 feet.  
[https://library.municode.com/tx/north\\_richland\\_hills/codes/building\\_and\\_land\\_use\\_regulations?nodid=PTIICOOR\\_CH118ZO\\_ARTIVDI\\_DIV3SIMIRESIMIRESIMIREDI](https://library.municode.com/tx/north_richland_hills/codes/building_and_land_use_regulations?nodid=PTIICOOR_CH118ZO_ARTIVDI_DIV3SIMIRESIMIRESIMIREDI)

As mentioned during our conversation, any variance approvals will be very unlikely since you have to prove to the Zoning Board of Adjustments that you have a hardship that you did not cause; and that your situation is unique from other property owners. Additionally, there was a complaint made about the construction of your carport which makes the variance approval process even less likely.

Please see the following list of known zoning and building code violations:

1. Carport addition does not meet the minimum side yard setback of 6' (zoning violation)
2. Carport addition does not meet the minimum rear yard setback of 10' (zoning violation)
3. Carport addition appears to be violating the 20% rear yard open space (zoning violation)
4. Carport addition does not have the minimum roof pitch of 4:12 (zoning violation)
5. No building permit was obtained prior to construction of the carport (building code violation)
6. Additions to residential structures require a 1-hr rated fire rated wall whenever they are built closer than three feet to a property line. Both the west and north side of the addition would require this wall (building code violation)
7. Substandard/incorrect framing (building code violation)
  - a. Metal rafters are not directly supported on the west side of the carport. Inserting the rafters inside of a C-channel and supporting them from the bottom flange of that C-channel requires an engineer's design
  - b. Metal rafters that are supported by the existing roof have been trimmed to match the pitch of the existing roof. Metal rafters must be full width at their support ends unless an engineer has designed it
  - c. The columns supporting the beam between the house and the detached garage don't appear to have a footing or lateral support
  - d. The beam between the house and the detached garage is cantilevered on both ends and requires an engineer's design
  - e. The columns supporting the west side of the roof don't appear to have a footing or lateral support
  - f. The lips of the rafter C-channels have been damaged or deformed in areas and are being used as a header at the front and rear of the structure. This is beyond the prescriptive measures of the building code and needs to be engineered

- An unauthorized addition was made to your house between January of 2016 and January of 2017. This will need to be permitted, inspected, and corrections made to bring the addition into compliance with the building code



- The contractor who built the carport addition is not registered with the City of North Richland Hills
- The contractor who built the carport without out a permit is subject to a \$525 unauthorized construction fee in addition to the standard building permit fee

As mentioned during our conversation, I don't believe you will be able to get zoning approval from the building setback encroachments, the flat roof pitch, and the minimum rear yard open spaces. Knowing this, my advice would be to remove the new construction in its entirety.

Please feel free to contact me if you have any questions.

Sincerely,

David B. Pendley  
AICP, CBO, LEED Green Associate  
Chief Building Official  
City of North Richland Hills  
817-427-6300  
Texas Plumbing Inspector I-2820