

February 26, 2018



City of North Richland Hills
Attn: Clayton Comstock
4901 City Point Dr.
North Richland Hills, TX 76180

Ref: Special Use Permit for 8016 Valley Dr. SUP 2017-11

City Representatives for NRH,

I would like to introduce myself and family and provide you with background information on why we are requesting a special use permit for 8016 Valley Dr. My name is Troy Hudson and my wife's name is Vicky Hudson and we are the owners and residents of 8016 Valley Dr. We have been residents of North Richland Hills since 1992 and our family has been proud to call this city home.

We purchased our home on Valley drive in 2009 for its larger lot size, 2.74 acres, the abundance of large beautiful trees and a place to host and entertain our 5 children, 9 grandchildren, 2 great grandchildren, and our extended family that live in the surrounding metroplex. Since purchasing the property we have taken great pride in the landscaping and clean up of the overgrown condition that it was in so that the true beauty of our property could be seen. When we purchased the property, there were two permanent existing structures and two temporary structures. We have removed one of the temporary structures and also plan to remove the remaining temporary structure. The two remaining permanent structures are used as a play house for our grandkids and other a workshop for maintaining lawn equipment and hobbies. They are designed to look like traditional farm barns and even painted red with white trim.

We are asking that you please approve a special use permit for a final detached building for the property that will be on a concrete slab with four walls and a roof. The building will be, 1,900 sf and strategically located on the property so that we don't lose any of the beautiful trees and still maintain accessibility. The size of the building is driven by its intended use which includes storage of the various lawn equipment and tools required to properly maintain a property of this size, RV storage that requires 14' doors for clearance, a Teryx ATV, a secure place for our third vehicle during inclement weather as the house only has a two-car garage and lastly storage space that our existing attic does not allow for. The design of the building is consistent with the other structures with the exception this building will be a more sturdy steel beam construction.

Thank you in advance for considering our request and please let us know if you have any questions or need additional information.

Sincerely,

Troy & Vicky Hudson

SITE PLAN AND BUILDING PLANS

1. Clearly label all accessory buildings as existing or proposed.

1A) View drawing

2. The required building line on the south property line is 10 feet. The proposed building indicates a setback of 9.9 feet. The shorter setback would require specific approval as part of the special use permit. The response letter to these comments should describe why the shorter setback is required for this building.

2A) The building is set in at an angle compared to the property line due to the fact the trees that were not removed.

3. The maximum wall height permitted for a building of this size is 12 feet. The proposed wall height is 16 feet, according to the construction plans. The taller wall height would require specific approval as part of the special use permit. The response letter to these comments should describe why the taller wall height is required for this building.

3A) The building has taller wall height to accommodate 13' doors located between trees at the east end and north side.

4. The zoning ordinance permits only one permanent accessory building on a lot. The survey indicates three permanent buildings (254 SF / 346 SF / 1945 SF) and one temporary building (182 SF). What are the plans to remove the two existing permanent buildings in order to reduce number on the lot to one?

4A) Our plans are to remove the temporary building and turn the 346SF building into a stall workshop to maintain the equipment it takes to keep up a property of this nature.

5. The proposed building requires driveway access to the street, and must be connected to the existing driveway with a concrete surface. Add the driveway connection and label the surface material on the drawing.

5A) We have no plans for a driveway since all other building of this nature in our style lot have no driveway access, and by putting in a driveway it would not be advantageous to the trees and the ability to keep them healthy.

6. The property is located in the AG Agricultural zoning district. The AG district requires that at least 85% of the exterior wall surface of each elevation of the building have a masonry exterior. This material may be brick, natural stone, cultured stone, or ceramic block, and must be at least one inch thick. Revise the building elevations to include the masonry exterior and label the material. The label should indicate specifications such as manufacturer, color, size, gauge, or thickness as appropriate to the material.

6A) Red metal exterior with white trim to simulate a farmhouse barn which is appropriate to the area.

7. Describe what utilities are proposed for the building (water, sewer, electricity, etc.).

7A) At this time the only consideration for this is that drain provisions were installed in the concrete. This was done so if it was ever needed in the future the concrete would not need to be destroyed.

8. An accessory building may not be used for business or dwelling purposes in a residential zoning district. Acknowledgment of this condition is required in the response letter.

8A) We have no intention to use this building as a business or dwelling for living quarters. The purpose of this building is to clean the property of items currently having to be stored outside, tractor, truck, trailer, yard equipment, etc...