

## APPLICATION INFORMATION

Landscape Review Board Case LRB22-0003  
6450 Rufe Snow Drive, North Richland Hills, Texas

The following information was submitted with the application on the NRH E-SERVICES PORTAL on November 29, 2022.

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### DESCRIPTION

We are requesting a landscaping variance for the rear portion of our property, it is between a commercial property and residential property. Due to the existing gas line in the rear and subsequent easement, we are not able to place the city required landscaping in that area. We have placed additional landscaping on the site between the building and the rear access drive to provide an additional buffer with the neighboring residential properties.

In addition to the landscaping variance, we are requesting a variance to place the dumpster along the rear access drive of the property. Due to the current access on the site and the paths that must remain for the total circulation of the shopping center, we are limited to the access points for a dumpster truck on the property. The remainder of the shopping center stores have their dumpsters placed along the rear access drive that face the neighbors as well. This dumpster location and access will provide easier access for the waste management company.

Thank you in advance for your consideration.

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

2. *Buffer Yard Regulations*

- C. *Buffer regulations*

2. *Non-residential zoning Adjacent to Residential - Non-residential zoning adjacent to residential zoning shall provide the following:*
        - a. *A masonry screening wall not less than six (6) feet nor more than eight (8) feet in height.*
        - b. *A minimum of one large tree planted per each 30 linear feet of buffer area.*
        - c. *A minimum of 40 percent of the provided large trees shall be evergreen.*

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.

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