

**TERRY R. CUNNINGHAM  
ARCHITECTS**

Sept. 30, 2021

**CASE ZC21-0004 PROPOSED USES  
3918/ 3920 Rufe Snow Dr. & 2 adjacent lots**

1. Our use for 3920 Rufe Snow will be for our three businesses  
DFW Freezer Rentals: I have 6 mobile Walk-In Freezers (on trailers) that will be stored at this site when not in use. There is no walk-in traffic. I am the only employee for this business.

Spears Refrigeration: This is a small mechanical contracting company with two service techs . This is a four employee company. We will store equipment, parts and one trailer for this business. There is no walk-in traffic for this business.

Spears Group Properties: This is a small real estate investing company that me and my wife run. We buy and hold properties as well as help others with buying and selling properties. There will be no walk-in traffic.

2. Our plans are to occupy 3920 Rufe Snow for all three businesses with improvements by the first of the year 2022.

3918 Rufe Snow will be remodeled January 2023 with tenants in place.

The Flory Street new construction will have a completion date by June 2023.

3. Occupancy use for 3918 Rufe Snow and 3917 Flory Street will be used for one of the following:

Contractor Office with Storage, Accessory Building, Auto Parts and Accessory Sales, Office, business administrative or Professional, Bicycle Shop, Computer Sales and Service Store, Computer Software Store, Key Shop, Locksmith, Trophy & Awards Shop, Lawn Maintenance Service Shop, Moving or Storage Company, Pest Control Service Store, Print Shop, Upholstery Shop, Warehousing, Cabinet Shop, Motorcycle Repair Shop,

**Max Spears**

d:\ Spears\_NRH-CITY\_USES

**TERRY R. CUNNINGHAM  
ARCHITECTS**

Sept. 30, 2021

**CASE ZC21-0004 PROPOSED REQUESTED VARIANCES  
3918/ 3920 Rufe Snow Dr. & 2 adjacent lots**

1. We are asking for a variance on the trash enclosures. The actual dumpsters will be hidden behind the proposed 6 feet masonry walls between the rear parking area and the street frontage. The north trash location will have an additional 6 feet masonry wall to screen it from Flory Street. The addition of any trash enclosures will make the use of the rear overhead doors more difficult. We request that no trash enclosures be required.
2. We are asking for a variance on the 15 feet landscape buffer yard near the Flory Street new building. This exterior wall will serve as a screen device along the south property line. The R7 sites to the south will likely remain actual residential properties for a short time frame with this area converting to commercial uses.
3. We are asking for a variance on the architectural elevations as submitted. This proposed architectural appearance will far exceed anything along the existing blocks. The developer is limited by the existing shapes and wall types.
4. We are asking for a variance on the requested tree island in the rear yard. This area will be screened by buildings and masonry walls. This area of the site will be used for parking, maneuvering and outdoor storage. The addition of an island will make the use of the rear overhead doors more difficult.
5. The amount of landscaping is less than the NRH landscape ordinance requires on some of the proposed lots. We are requesting that the amounts shown in our landscape data charts be approved. We have placed all our landscape areas toward the street for public views.



Terry Cunningham A.I.A.

d:\ Spears\_NRH-CITY\_VARIANCES