

Secondary Residence

The main goal for the exterior of the secondary residence is to blend into the existing landscape and exterior of the main residence as much as possible. Our home was constructed in 1974 and clad in Mexican 3x10 brick. We have searched for this brick since buying this property in March and it is no longer available. Installing a mismatched brick on 85% of the secondary residence will diminish the aesthetic and monetary value of our property.

We are requesting to be allowed to do a masonry wainscoting on all sides of the secondary residence, consistent with what the City has allowed on outbuildings. Our secondary residence has one elevation visible from the street (Valley Drive). That elevation is the single car garage door. The other three elevations are not visible for Valley Drive, Continental Drive or Bursey Road. Furthermore, our three surrounding neighbors cannot see the secondary residence due to existing structures that obscure the sight line with buildings and/or existing landscaping.

Our plan is to find some type of masonry that in a wainscoting is complimentary to the main residence's masonry. A wainscoting in a slightly different brick is not as noticeable as 85% of the structure would be. The remaining material will be concrete lap siding (Hardi) painted in the same color as the trim on the main residence. The roof and gutters will also match the main residence. Our intention is that the secondary residence blend in naturally to the property and look as if it has always been part of the property. Bricking 85% of this structure in a non-matching brick will not accomplish that goal.

Barn

Adjustments are being made to the barn plan to install the same wainscoting on all elevations of the barn as well. This will tie the barn into all other structures on the property.

We appreciate your time reviewing and approving our project. We are looking forward to getting started.

RECEIVED MAY 25, 2018

City of North Richland Hills
ATTN: Clayton Husband
4901 City Point Dr.
North Richland Hills, Texas 76180

Ref: Special Use Permit for 8025 Valley Drive

City Representatives for North Richland Hills,

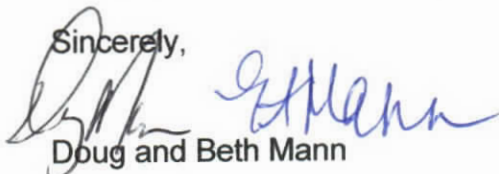
We would like to introduce ourselves so we can give you a brief statement of why we are requesting a special use permit for 8025 Valley Drive. We are Doug and Beth Mann. We've lived in North Richland Hills for 13 years and have two children, Lauren who is 13 and Grayson who is 11. We are also very blessed to have Beth's mother, Georgia Shepard in our lives and want to include her in our household while allowing her to maintain independence and privacy.

We are asking that you please approve a special use permit for 2 structures on our property. The first will be a detached 1000 square foot "granny flat" and one-car garage for Georgia to live in. The style of the home will be consistent with our current residence. Georgia is a young 71 and the only grandparent our children have on either side. We want our kids to benefit from having her be a part of their daily lives, as well as ours. Having her in close proximity will allow us to care for her as she ages.

The second structure we are requesting approval for is a 20x30 slab on grade metal barn with 15x20 roof extension to replace the dilapidated barn that currently sits at the back of our property. This barn will be used to store all the lawn equipment and tools needed to maintain a property of our size. We would like to have one structure that can house all of our items and maintain a clean and neat appearance.

We would like to thank for your time and consideration.

Sincerely,



Doug and Beth Mann