

Zoning Board of Adjustments



April 18, 2016

Regular Business Meeting



Wylie Zoning Board of Adjustment

NOTICE OF MEETING

Regular Meeting Agenda
Monday, April 18, 2016 – 6:30 p.m.
Wylie Municipal Complex – Council Chambers
300 Country Club Road, Building #100

Linda Jourdan Chair
Jason Potts Vice Chair
Robert Holcomb Board Member
Andres Gonzalez Board Member
Kevin Finnell Board Member
Karyn McGinnisAlternate Board Member

Renae' Ollie Planning Director
Jasen Haskins Sr. Planner
Kevin Molina Planner
Mary BradleyAdministrative Assistant

In accordance with Section 551.042 of the Texas Government Code, this agenda has been posted at the Wylie Municipal Complex, distributed to the appropriate news media, and posted on the City website: www.wylietexas.gov within the required time frame. As a courtesy, the entire Agenda Packet has also been posted on the City of Wylie website: www.wylietexas.gov.

The Mayor and City Council request that all cell phones and pagers be turned off or set to vibrate. Members of the audience are requested to step outside the Council Chambers to respond to a page or to conduct a phone conversation.

The Wylie Municipal Complex is wheelchair accessible. Sign interpretation or other special assistance for disabled attendees must be requested 48 hours in advance by contacting the City Secretary's Office at 972.516.6020.

Hearing impaired devices are available from the City Secretary prior to each meeting.

CALL TO ORDER

Announce the presence of a Quorum.

CONSENT AGENDA

1. Consider and act upon approval of the Minutes for the January 18, 2016 Meeting.

REGULAR AGENDA

Public Hearing

1. Hold a public hearing to consider and act upon a request by **Travis Hallford** for a Variance to Section 2.5.C.2e (2) of the Zoning Ordinance for residential accessory structure masonry requirements. The property is located at 840 Crestview Lane in the Stoneridge Farms Addition, Block D, Lot 2. **ZBA 2016-02**
2. Hold a public hearing to consider and act upon a request by **Debra Walker Rust** for a Variance to Section 2.5.C.2c (4) and 2.5.C.2d (2) and 2.5.C.2e (2) of the Zoning Ordinance requiring no accessory structure be placed within a side yard setback of less than five feet, and requiring that all premanufactured structures that cover more than two percent of the lot match the color and exterior materials for both the roof and walls. The property is located at 1503 Schooner Bay Drive in the Newport Harbor Subdivision, Block 14, Lot 10. **ZBA 2016-03**
3. Hold a public hearing to consider and act upon, a request from **Evelyn Young** for a Variance to Section 4.3.F.1.a of the Zoning Ordinance requiring the building materials for commercial structures within a Light Industrial District (LI) to be masonry with 20% stone on the facade, property located at 22 Steel Road, Lot 6, Block A of the Steel Industrial Park Addition. **ZBA 2016-04**

ADJOURNMENT

CERTIFICATION

I certify that this Notice of Meeting was posted on this 15th day of April 2016 at 5:00 p.m. as required by law in accordance with Section 551.042 of the Texas Government Code and that the appropriate news media was contacted. As a courtesy, this agenda is also posted on the City of Wylie website: www.wylietexas.gov.

Carole Ehrlich, City Secretary

Date Notice Removed

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Wylie Zoning Board of Adjustment

Minutes
Zoning Board of Adjustment
Monday, January 18, 2016 – 6:30 pm
Wylie Municipal Complex – Council Chambers
300 Country Club Road, Building 100

CALL TO ORDER

Chair Linda Jourdan called the meeting to order at 6:30 p.m. and stated that a quorum was present. Those present were: Chair Jourdan, Vice Chair Jason Potts, Board Member William Hiney, Board Member Kevin Finnell, and Board Member Andres Gonzalez.

Staff members present were: Renae' Ollie, Planning Director, Jasen Haskins, Sr. Planner and Mary Bradley, Administrative Assistant. Mr. Haskins introduced new member of staff, Kevin Molina, Planner.

CONSENT ITEMS

1. Consider and act upon approval of the Minutes of the November 16, 2015 Meeting.

A motion was made by Board Member Finnell and seconded by Board Member Potts, to approve the Minutes as submitted. Motion carried 5 - 0.

PUBLIC HEARINGS

Item 1 – ZBA 2016-01

Hold a Public Hearing to consider and act upon, a request from **Robert Schraplau** for a Variance to Section 8.G.5 of the Zoning Ordinance for extending the time period of 90 days to take action on approved variance request from previous ZBA Case 2015-14 for roof pitch. The property is located at 715 WA Allen Boulevard, being Lot 7, Block A of Mill Creek Estates. **ZBA 2016-01.**

Staff Comments

Mr. Haskins stated that the applicant was granted a variance from the Board on November 15, 2015 to reduce the residential roof pitch from

8:12 to 4:12.. However, it was not discovered until after the fact that the applicant did not plan to begin construction within the 90 days from variance approval, as stated in the Ordinance.

In accordance with Section 8.4.G.5 the appellant shall act upon an approved variance within 90 days from the date of the favorable action of the Board.

Therefore the applicant is requesting to extend the time frame to act on the variance from 90 days to 24 months.

Fourteen comment forms were mailed to surrounding property owners. Two comment forms were returned one in favor and the other in opposition of the request.

Public Comments

Chair Jourdan opened the Public Hearing.

Mr. Robert Schraplau, 1365 E Stone Road, Wylie, the applicant for the subject request, stated that his current property was purchased by a developer, and the new development will not begin construction for approximately another two to four years. The developer is proposing to demolish the applicants home to construct a large residential development. The applicant desires to continue living in his current home until the developer moves forward with the development. In the meantime, the applicant is drawing the construction plans, and saving money to construct a new home on the subject property before the developer takes control of the current property.

Mr. Schraplau is requesting the variance for two years, allowing him to start construction sometime during the two year period. He doesn't want to start construction until the developer is ready to move forward. Ms. Ollie explained to the Board Members that the applicant is referring to his current home however; the variance is for new proposed residential lot. Mr. Haskins stated that a Grading Permit would allow the applicant to move dirt and keep the variance that was granted in November. However, the applicant desires to extend the variance for two years, due to purchaser of his current lot not ready to develop his current lot.

Chair Jourdan closed the Public Hearing.

Board Action

A motion was made by Board Member Finnell, and seconded by Board Member Gonzales, to Grant the Variance to extend the time period from 90 days to 24 months. The property located at 715 WA Allen Boulevard. Motion failed 2 – 3, the Variance was Denied.

ADJOURNMENT

A motion was made by Board Member Potts, and seconded by Board Member Finnell to adjourn the meeting. All Board Members were in consensus, and the meeting adjourned at 6:43p.m.

Linda Jourdan, Chair

ATTEST:

Mary Bradley, Administrative Assistant

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Wylie Zoning Board of Adjustment

AGENDA REPORT

Meeting Date:	<u>April 18, 2016</u>	Item Number:	<u>1</u>
Department:	<u>Planning</u>	Case Number:	<u>2016-02</u>
Prepared By:	<u>Kevin Molina</u>	Project Location:	<u>840 Crestview Lane</u>
Date Prepared:	<u>April 06, 2016</u>	Subdivision Name:	<u>Stoneridge Farms Addition</u>
		Exhibits:	<u>Location Map, site plan, Notification List and Map</u>

Subject

Hold a public hearing to consider and act upon a request by **Travis Hallford** for a Variance to Section 2.5.C.2e (2) of the Zoning Ordinance for residential accessory structure masonry requirements. The property is located at 840 Crestview Lane in the Stoneridge Farms Addition, Block D, Lot 2.

Discussion

The subject property is located at 840 Crestview Lane in the Stoneridge Farms Addition.

The applicant is proposing to construct a 1,000 square foot, 10" high accessory structure, with a metal exterior material, on a residential lot of approximately 36,168 square feet. The structure will be used to store a boat and accessories for boating and fishing.

The applicant requests a variance to Section 2.5.C.2e (2) of the Zoning Ordinance for residential accessory structure masonry requirements.

The property is currently zoned SF-10/24 which allows one or two accessory structures per lot not totaling more than 5% lot coverage, cumulative. The ordinance requires a single accessory structure of more than 2% lot coverage to be built with a masonry exterior to match the main building. The intent of the ordinance is to allow for the purchase and installation of accessory structures, such as those sold at local home improvement centers, if they are relatively small (<2%) compared to the lot and home size. However, larger accessory buildings, those greater than 2% but less than 5% of lot coverage, are greater investments and usually more visible structures that are required to have a masonry exterior that closely matches the main structure on the lot. Complying with the 2% masonry requirement rule the largest structure that the applicant can have with a lot measuring 36,168 square feet is 723 square feet. The applicant is requesting a variance to allow for a structure that measures 1,000 square feet. This would place the applicant's structure slightly over the 2% maximum at 2.8%.

A unique physical circumstance may exist as the Stoneridge Farms subdivision has larger lots compared to others in the city. This intent of the Ordinance would still be met if the variance is approved. Previous variances regarding this same matter have been presented in the past for properties located in this subdivision.

The applicant has provided construction plans and a survey indicating that the accessory structure will be placed in the rear yard and will comply with the setback requirements of the zoning ordinance. The accessory structure will be hidden from view by the existing wooden fence and will be placed in a location with limited view from the street frontages of both Crestview lane and F.M Highway 544.

Public comment forms were mailed to 13 property owners within 200 feet of this request, as required by State Law. No responses were received at the time of posting.

The Board shall not grant a variance to the development code which:

- (1) Permits a land use not allowed in the zoning district in which the property is located; or
- (2) Is in the public right-of-way or on public property; or
- (3) Alters any definition of the development code; or
- (4) Is other than the minimum variance that will afford relief with the least modification possible to the requirements of the development code; or
- (5) Is based on physical conditions or circumstances of the property so general or recurring in nature as to reasonably make practicable the formulation of a general regulation to be adopted as an amendment to the development code; or
- (6) Is based exclusively on findings of personal or financial hardship.

In order to grant a variance to the development code the Board shall find that all the following have been satisfied:

- (1) That there are unique physical circumstances or conditions of the lot, or other exceptional physical condition particular to the affected property;
- (2) That because of these unique physical circumstances or conditions, the property cannot be reasonably developed or used in compliance with the provisions of the development code;
- (3) That due to such unique physical circumstances or conditions, the strict application of the development code would create a demonstrated hardship;
- (4) That the demonstrable hardship is not self-imposed;
- (5) That the variance if granted will not adversely affect the proposed development or use of adjacent property or neighborhood;
- (6) That the variance, if granted will not change the character of the zoning district in which the property is located;
- (7) That the variance, if granted is in keeping with the intent of the development code; and
- (8) That the variance, if granted will not adversely affect the health, safety or welfare of the citizens of Wylie.

Approved By

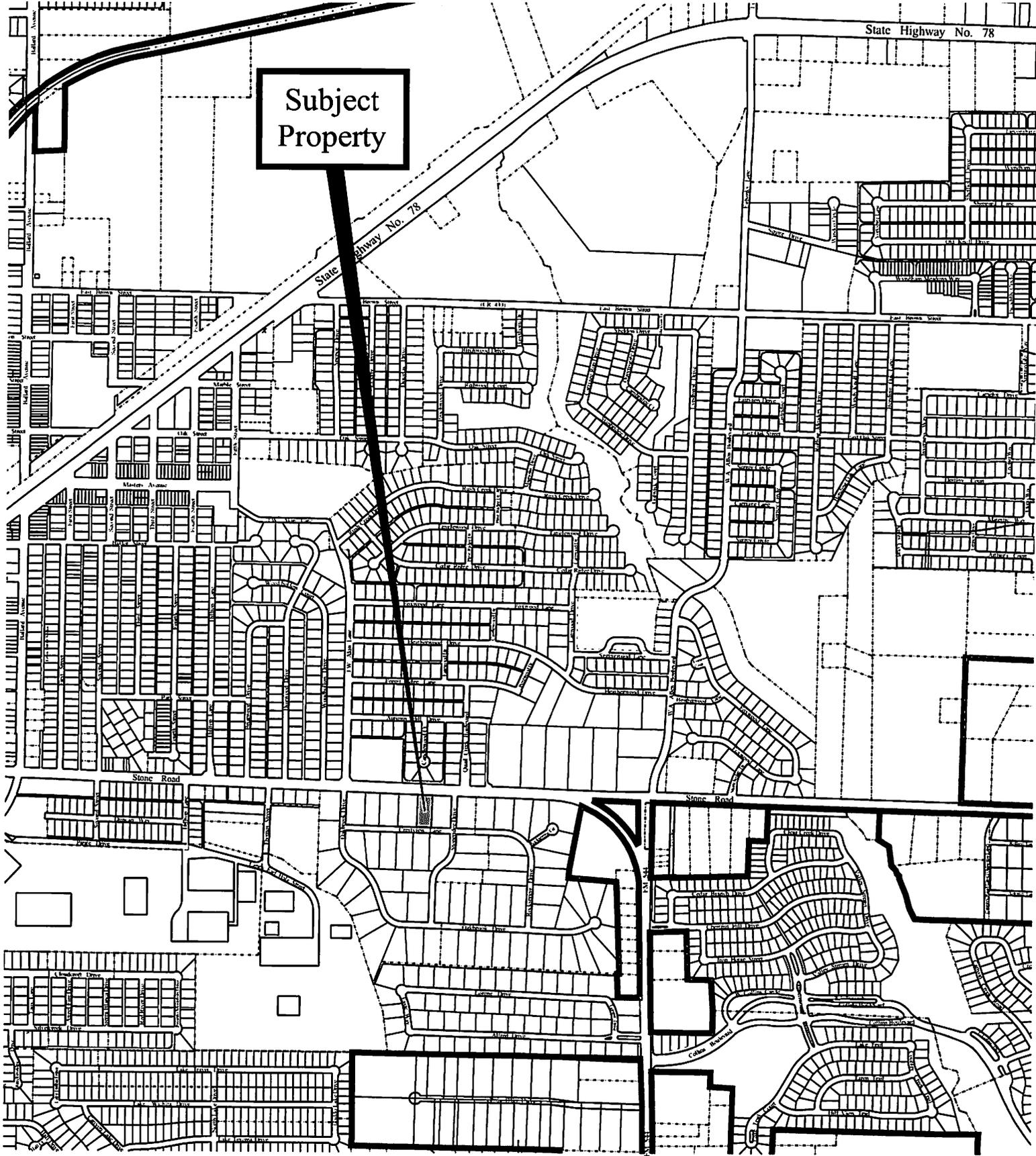
Department Director

Initial

RO

Date

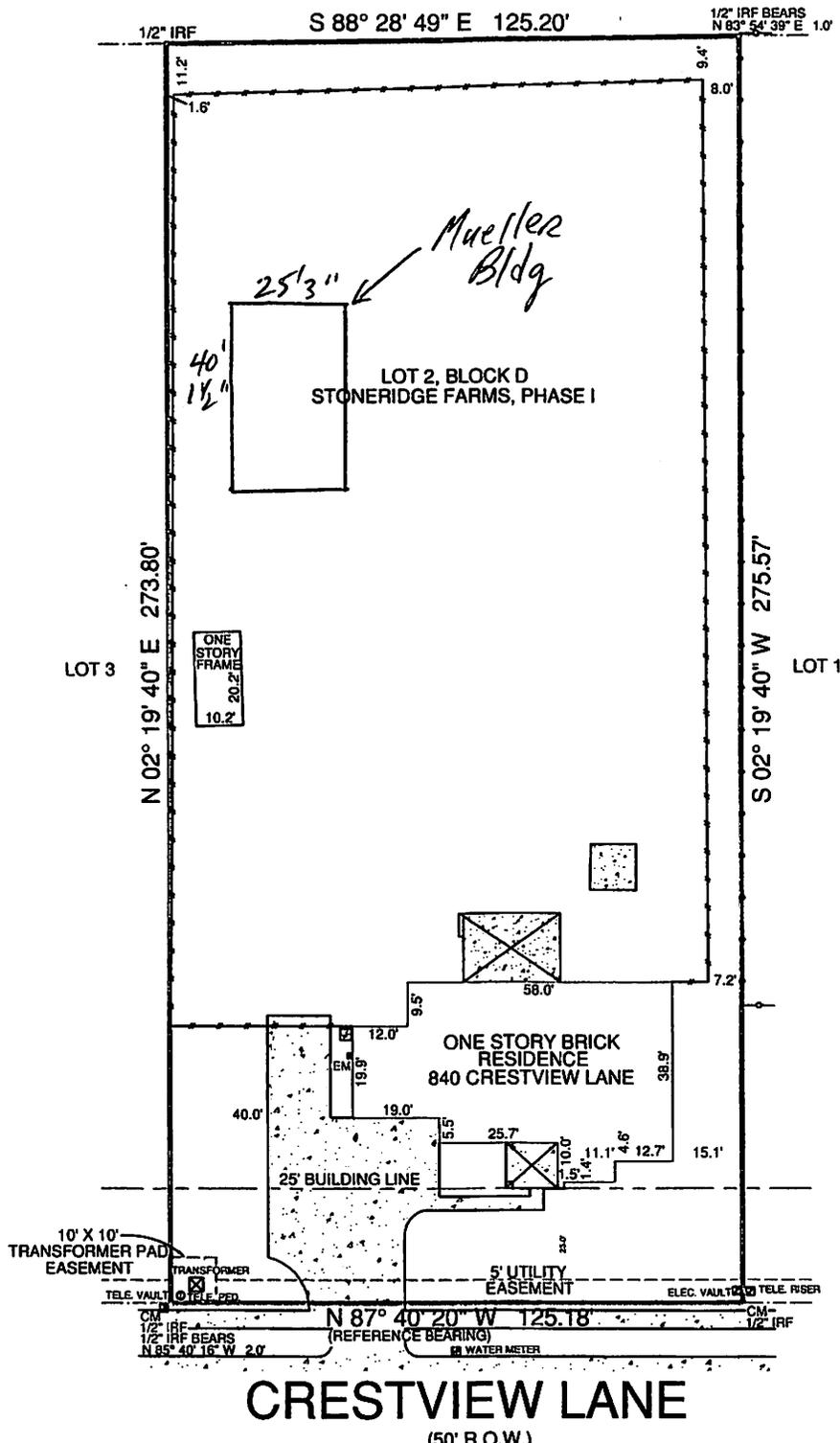
04-12-16



LOCATION MAP
ZBA CASE #2016-02

F.M. HIGHWAY NO. 544

(90' R.O.W.)



CRESTVIEW LANE

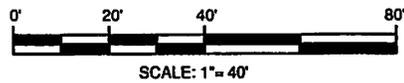
(50' R.O.W.)

LEGEND:

—*—*—	WIRE FENCE	ASPHALT	
—o—o—	VINYL FENCE	CONCRETE	
—x—x—	WROUGHT IRON FENCE	GRAVEL	
—//—//—	WOOD FENCE	TILE	
—E—E—	ELECTRIC LINE	WOOD	
GM	GAS METER	BRICK	
EM	ELECTRIC METER	STONE	
IPF	IRON PIPE FOUND	(WOOD) RAILROAD TIE	
IRF	IRON ROD FOUND		
IRS	IRON ROD SET		
CM	CONTROLLING MONUMENT		

NOTES:

BEARINGS ARE BASED ON THE RECORDED PLAT.
 THE PROPERTY IS NOT AFFECTED BY THE FOLLOWING:
 (10f)-EASEMENT, VOL. 638, PAGE 37, R.P.R.C.C.T.
 (10g)-EASEMENT, VOL. 767, PAGE 667, R.P.R.C.C.T.
 (10h)-EASEMENT, VOL. 1256, PAGE 715, R.P.R.C.C.T.
 (10i)-EASEMENT, VOL. 2358, PAGE 901, R.P.R.C.C.T.
 BUILDING LINES AND EASEMENTS ARE BASED ON THE RECORDED PLAT UNLESS OTHERWISE NOTED.



LEGAL DESCRIPTION:

BEING LOT 2, IN BLOCK D, OF STONERIDGE FARMS, PHASE I, AN ADDITION TO THE CITY OF WYLIE, COLLIN COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME K, PAGE 173, OF THE MAP RECORDS OF COLLIN COUNTY, TEXAS.

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION, THAT THE SURVEY REFLECTS A TRUE AND CORRECT REPRESENTATION AS TO THE DIMENSIONS AND CALLS OF PROPERTY LINES; LOCATION AND TYPE OF IMPROVEMENTS. THERE ARE NO VISIBLE AND APPARENT EASEMENTS, ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND IS FOR THE EXCLUSIVE USE OF THE HEREON NAMED PURCHASER, MORTGAGE COMPANY, AND TITLE COMPANY AND THIS SURVEY IS MADE PURSUANT TO THAT CERTAIN TITLE COMMITMENT UNDER THE GF NUMBER SHOWN HEREON, PROVIDED BY THE TITLE COMPANY NAMED HEREON AND THAT THIS DATE, THE EASEMENTS, RIGHTS-OF-WAY, OR OTHER LOCATABLE MATTERS OF RECORD THAT THE UNDERSIGNED HAS KNOWLEDGE OR HAS BEEN ADVISED ARE AS SHOWN OR NOTED HEREON.

GF. NO.	1017-155061-RTT
BORROWER	TRAVIS J. HALLFORD & SARAH R. HALLFORD
TECH	SY
FIELD	AC

FLOOD INFORMATION:

THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "X" RATING AS SHOWN BY MAP NO. 48085C0420 J, DATED JUNE 2, 2009.

DATE: 07/22/15 JOB NO.: 15-05374
 FIELD: 07/21/15

840 CRESTVIEW LANE, WYLIE, TX 75098
 LOT 2, BLOCK D, STONERIDGE FARMS, PHASE I



Robert T. Paul, Jr.
 Registered Professional Land Surveyor

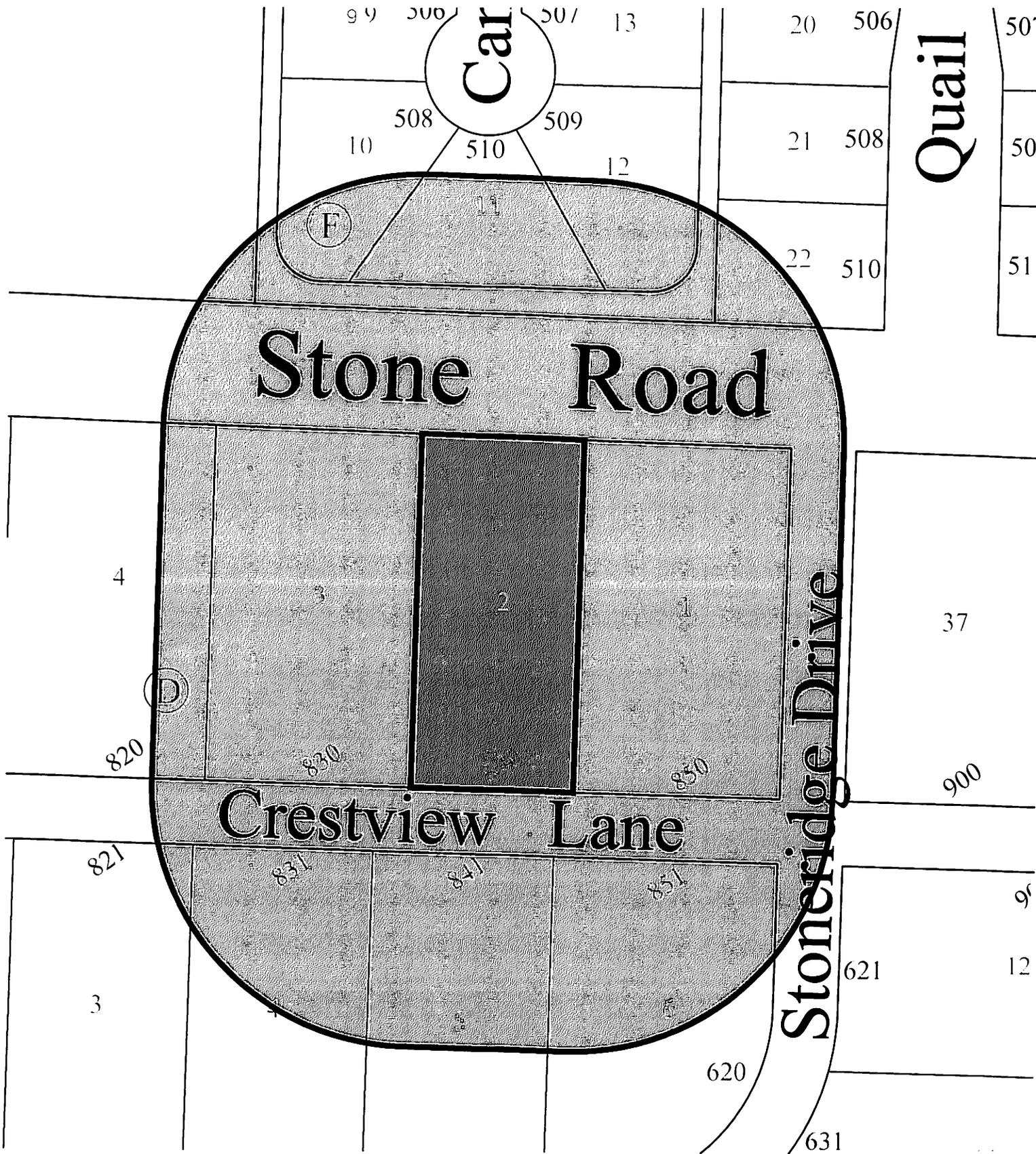


DATE: _____
 ACCEPTED BY: _____



Premier
 Surveying Inc.

5700 W. Plano Parkway
 Suite 2700
 Plano, Texas 75093
 Office: 972-612-3601
 Fax: 972-964-7021



OWNER NOTIFICATION MAP
 ZBA CASE #2016-02

NOTIFICATION REPORT

APPLICATION FILE 2016-02

APPLICANT: Travis J. Hallford
840 Crestview Lane Wylie, Texas 75098

#	BLK/ABST	LOT/TRACT	TAX I.D. #	PROPERTY OWNER NAME	ADDRESS
1				Applicant Travis J. Hallford	840 Crestview Lane Wylie, Texas 75098
2	Blk C	Stoneridge Farms Lot 3	R-3718-00C-0030-1	Kevin Sharples	821 Crestview Lane Wylie, Texas 75098
3	Blk C	Stoneridge Farms Lot 4	R-3718-00C-0040-1	Haywood Brown	831 Crestview Lane Wylie, Texas 75098
4	Blk C	Stoneridge Farms Lot 5	R-3718-00C-0050-1	Russell Davis	841 Crestview Lane Wylie, Texas 75098
5	Blk C	Stoneridge Farms Lot 6	R-3718-00C-0060-1	Cara White	851 Crestview Lane Wylie, Texas 75098
6	Blk D	Stoneridge Farms Lot 1	R-3718-00D-0010-1	Joshua Moczygamba	850 Crestview Lane Wylie, Texas 75098
7	Blk D	Stoneridge Farms Lot 2	R-3718-00D-0020-1	Travis Hallford	840 Crestview Lane Wylie, Texas 75098
8	Blk D	Stoneridge Farms Lot 3	R-3718-00D-0030-1	No Information Available	
9	Blk D	Stoneridge Farms Lot 4	R-3718-00D-0040-1	Arthur Willingham	820 Crestview Lane Wylie, Texas 75098
10	Blk F	Quail Hollow Lot 10	R-2052-00F-0100-1	Baltazar Dena	508 Candlewood Court Wylie, Texas 75098
11	Blk F	Quail Hollow Lot 11	R-2052-00F-0110-1	Jerry Minihan	510 Candlewood Court Wylie, Texas 75098
12	Blk F	Quail Hollow Lot 12	R-2052-00F-0120-1	Anita Connors	509 Candlewood Court Wylie, Texas 75098
13	Blk F	Quail Hollow Lot 22	R-2052-00F-0130-1	Wendy Bolden	510 Quail Creek Boulevard Wylie, Texas 75098
14					
15					
16					
17					



Wylie Zoning Board of Adjustment

AGENDA REPORT

Meeting Date:	<u>April 18, 2016</u>	Item Number:	<u>2</u>
Department:	<u>Planning</u>	Case Number:	<u>2016-03</u>
Prepared By:	<u>Kevin Molina</u>	Project Location:	<u>1503 Schooner Bay Drive</u>
Date Prepared:	<u>April 04, 2016</u>	Subdivision Name:	<u>Newport Harbor</u>
		Exhibits:	<u>Location Map, Land Title Survey, Graphics and Photos, Notification List and Map with Responses</u>

Subject

Hold a public hearing to consider and act upon a request by **Debra Walker Rust** for a Variance to Section 2.5.C.2c (4) and 2.5.C.2d (2) and 2.5.C.2e (2) of the Zoning Ordinance requiring no accessory structure be placed within a side yard setback of less than five feet, and requiring that all premanufactured structures that cover more than two percent of the lot match the color and exterior materials for both the roof and walls. The property is located at 1503 Schooner Bay Drive in the Newport Harbor Subdivision, Block 14, Lot 10.

Discussion

The subject property is located at 1503 Schooner Bay Drive and was platted under the 1985 Zoning Ordinance. The dwelling was built in 1988 and has rear entry garage access from the alley.

The applicant is requesting three variances to maintain an existing accessory building.

The first variance is to Section 2.5.C.2c (4) for the requirement for a side yard setback of five feet in order to maintain an existing accessory structure to be located two feet two inches from the side property line. The requested variance of two feet two inches from the required five foot setback represents a 43% adjustment to the requirements of the Zoning Ordinance. The setback requires that any accessory structure not be located closer than five feet from the side property line. The purpose of the building setback requirement is to preserve and promote open space and increase neighborhood safety.

The next two variances are to Section 2.5.C.2d (2) and Section 2.5.C.2e (2) for the requirement that accessory structures that exceed two percent of the lot match the color and exterior materials of the existing primary structure. Accessory structures covering more than two percent of the lot are required to be constructed with exterior walls composed of composite masonry façade material or the same masonry content required of the main structure. The applicant's premanufactured structure currently has treated wood siding with a green shingled roof which does not match the primary structures exterior materials.

The applicant has provided a survey showing the location of the accessory building that is currently in place. During a remodeling of the current structure the applicant's contractor pulled other permits for work that was done on the permit and the applicant did not realize that the contractor failed to pull a permit for the nonconforming accessory structure.

Public comment forms were mailed to 31 property owners within 200 feet of this request, as required by State Law. Four (4) response in opposition of the request has been received at the time of this posting.

The Board shall not grant a variance to the development code which:

- (1) Permits a land use not allowed in the zoning district in which the property is located; or
- (2) Is in the public right-of-way or on public property; or
- (3) Alters any definition of the development code; or
- (4) Is other than the minimum variance that will afford relief with the least modification possible to the requirements of the development code; or
- (5) Is based on physical conditions or circumstances of the property so general or recurring in nature as to reasonably make practicable the formulation of a general regulation to be adopted as an amendment to the development code;
or
- (6) Is based exclusively on findings of personal or financial hardship.

In order to grant a variance to the development code the Board shall find that all the following have been satisfied:

- (1) That there are unique physical circumstances or conditions of the lot, or other exceptional physical condition particular to the affected property;
- (2) That because of these unique physical circumstances or conditions, the property cannot be reasonably developed or used in compliance with the provisions of the development code;
- (3) That due to such unique physical circumstances or conditions, the strict application of the development code would create a demonstrated hardship;
- (4) That the demonstrable hardship is not self-imposed;
- (5) That the variance if granted will not adversely affect the proposed development or use of adjacent property or neighborhood;
- (6) That the variance, if granted will not change the character of the zoning district in which the property is located;
- (7) That the variance, if granted is in keeping with the intent of the development code; and
- (8) That the variance, if granted will not adversely affect the health, safety or welfare of the citizens of Wylie.

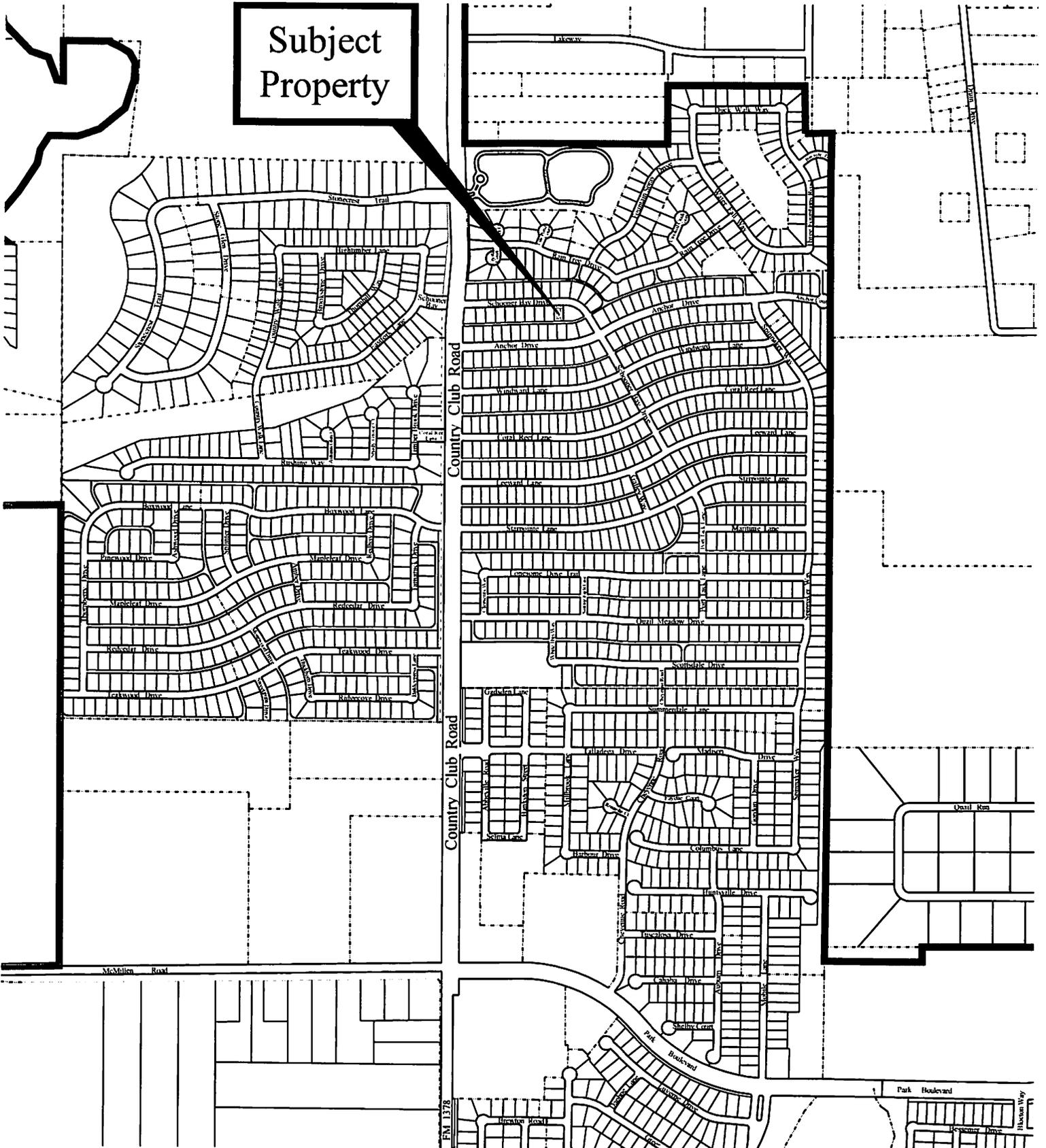
Approved By

Department Director

Initial
RO

Date
04-12-16

Subject Property



LOCATION MAP
ZBA CASE #2016-03

Our Mission...

*to be responsible stewards of the public trust,
to strive for excellence in public service, and
to enhance the quality of life for all.*



Permit # ACC-16-1171 3-16--2016
1503 Schooner Bay Dr.
Wylie tx.

Plan Review Comments

- 1) *Must be a min. of 5 foot away from property line.*
- 2) *Apply for variance with ZBOA at planning and zoning.*

Once the changes have been completed please resubmit and the plan review process will continue.

Thank You,

David Adams
Building Inspector
City of Wylie
(972) 516-6427 office
david.adams@wylitetexas.gov

**RESIDENTIAL BUILDING APPLICATION
RESIDENTIAL PLAN REVIEW IS 5 - 10 BUSINESS DAYS**

Updated March 20, 2015

CITY OF WYLIE

PERMIT #: ACC-16-1171

DATE: 3-11-2016

PROJECT ADDRESS: 1503 Schooner Bay Dr

SUBDIVISION: Newport Harbor R PHASE: 1 LOT: 10 BLOCK: 14

PLAN #: _____ ELEVATION: _____ GARAGE SWING: _____

APPLICANT/CONTRACTOR: Debra Rust PHONE: 214-497-1305

ADDRESS: 1503 Schooner Bay Dr CITY Wylie STATE TX ZIP 75098

OWNER OF PROPERTY: Lance Rust PHONE: 214-882-5414

ADDRESS: 1503 Schooner Bay Dr CITY Wylie STATE TX ZIP 75098

TYPE OF RESIDENTIAL CONSTRUCTION - PLEASE CIRCLE ONE OF THE FOLLOWING: NEW HOME / REMODEL / ADDITION / SWIMMING POOL / CARPORT / STORAGE / FENCE / ROOF / PATIO / FOUNDATION / IRRIGATION

DESCRIPTION OF WORK: Storage Building 10 x 20 w/ electrical

BACK FLOW TESTER: _____ COST OF CONSTRUCTION: \$ 15,000

SQ FOOT UNDER ROOF: _____ NUMBER OF BEDROOMS: _____ NUMBER OF BATHROOMS: _____

Electrical Provider: _____ Gas Provider: _____ Water Meter Size: _____

THIS PERMIT WILL EXPIRE IF WORK HAS NOT COMMENCED WITHIN 180 DAYS OF THE ISSUANCE OF THIS PERMIT. THE EXCEPTIONS ARE FENCE AND IRRIGATION PERMITS WHICH EXPIRE IN 60 DAYS.

YES	NO	ELEVATION CERTIFICATE MAYBE REQUIRED FOR THE FINISHED FLOOR BY ENGINEERING PRIOR TO CERTIFICATE OF OCCUPANCY ISSUANCE.
YES	NO	BOUNDARY FORM SURVEY IS REQUIRED PRIOR TO FOUNDATION INSPECTIONS

THE GRANTING OF A BUILDING PERMIT DOES NOT CONSTITUTE A DETERMINATION THAT THE PROPOSED CONSTRUCTION WILL OR WILL NOT VIOLATE ANY DEED RESTRICTIONS OR COVENANTS APPLICABLE TO THE PROPERTY UPON WHICH THE CONSTRUCTION TAKES PLACE, NOR DOES IT AUTHORIZE ANY SUCH VIOLATION. I, Debra Rust (PRINT NAME), AS OWNER OR AS AGENT FOR THE OWNER, HEREBY CERTIFY THAT I HAVE REVIEWED ALL THE COVENANTS AND RESTRICTIONS APPLICABLE TO THE ABOVE PROPERTY. I FURTHER CERTIFY THAT I HAVE READ AND UNDERSTAND THE ABOVE PROVISIONS OF THIS NOTICE.

SIGNATURE: Debra Rust DATE: 3/11/2016

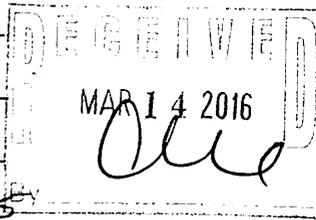
*******BUILDING DEPARTMENT ONLY*******

BUILDING FEE: <u>100</u>	PLAN REVIEW FEE: _____
ELECTRICAL FEE: <u>50</u>	MECHANICAL FEE: _____
PLUMBING FEE: _____	MISCELLANEOUS FEE: _____
BLDG INSPECTION FEE: _____	GRAND TOTAL FEES: <u>150</u>
BLDG SET BACKS: FRONT YARD _____ REAR YARD: _____	
SIDE YARD _____ CORNER YARD _____	
PLANS CHECKED BY: _____	APPROVAL DATE: _____

RESIDENTIAL BUILDING PERMIT FEE SCHEDULE:

PER SQUARE FEET OF ALL AREA COVERED BY ROOF.....	\$.04
BASE PERMIT FEE NEW RESIDENTIAL.....	\$ 550.00
REINSPECTION FEE.....	\$ 50.00
PLAN REVIEW FEE FOR ALL RESIDENTIAL IMPROVEMENTS.....	\$ 50.00
CERTIFICATE OF OCCUPANCY FEE.....	\$ 75.00
FENCE.....	\$ 40.00
MINIMUM BUILDING PERMIT FEE.....	\$ 50.00

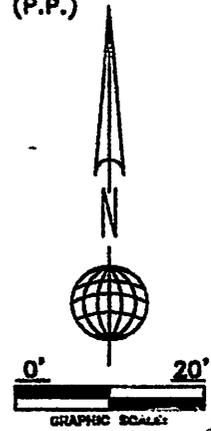
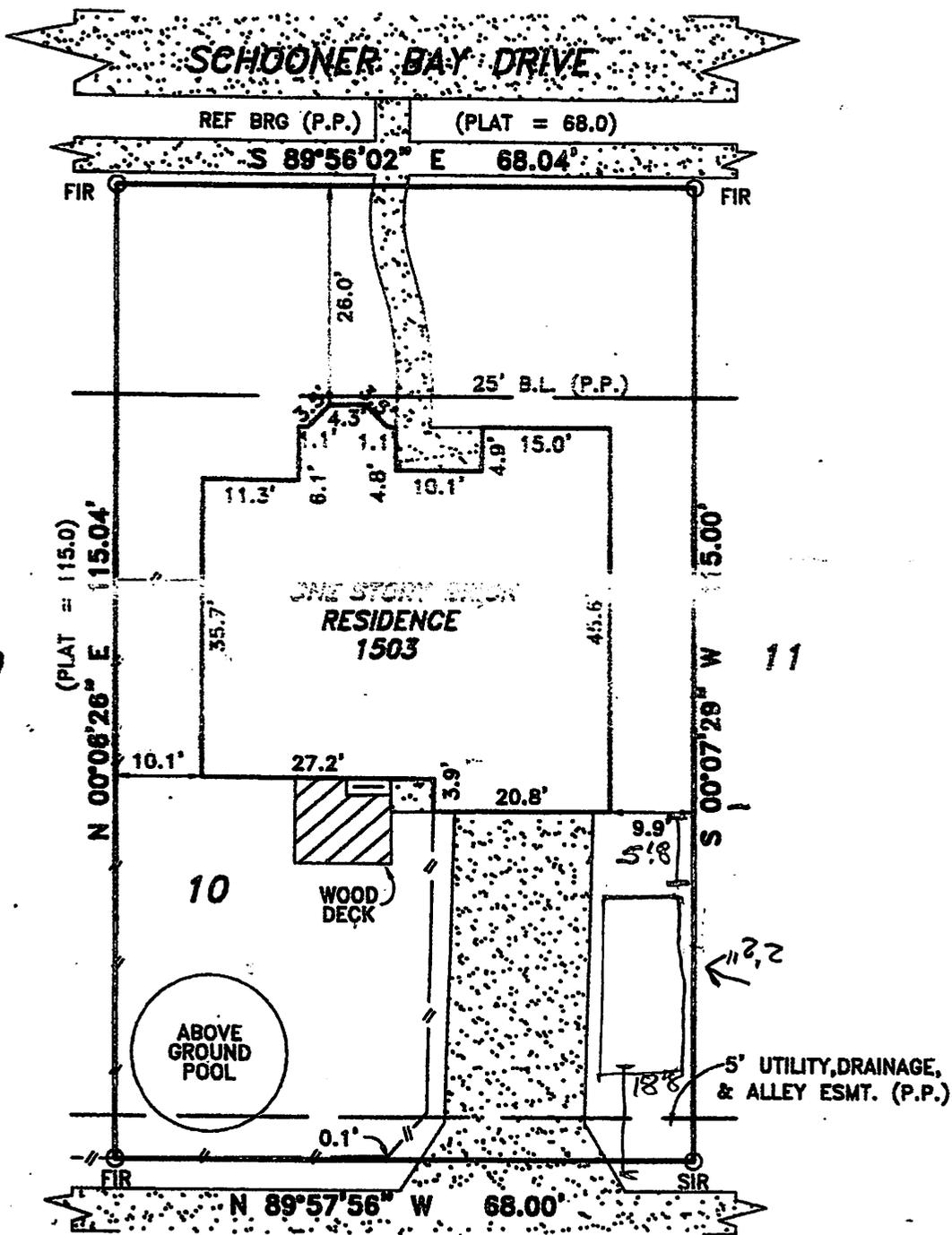
City of Wylie Texas - 300 Country Club, Bldg. 100, Wylie, TX 75098 - www.wylietexas.gov 972-516-6420



ZBOA
Zoning Based on ADJUSTMENT

* Bldg already installed.

1503



(P.P.) INDICATES THAT BUILDING LINES, EASEMENTS, R.O.W.'S, ETC. AS SHOWN HEREON ARE PER PLAT RECORDED IN VOLUME G, PAGE 224, MAP RECORDS, COLLIN COUNTY, TEXAS.

HOME

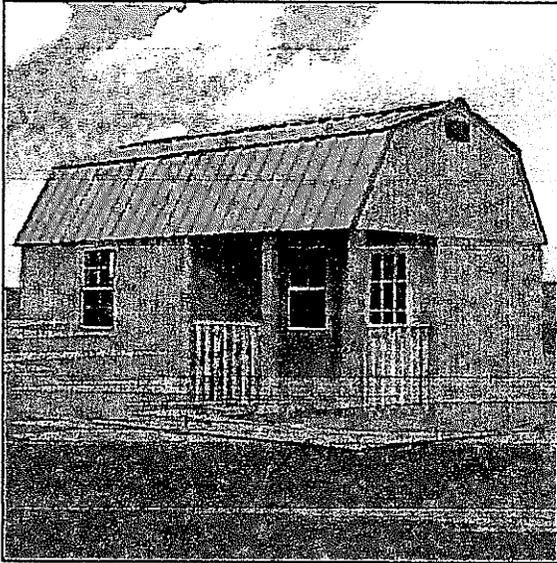
PRODUCTS

DEALERS

MEDIA

BUYING

ABOUT US



Treated Side Lofted Barn Cabin

Available Sidings: Treated • Painted • Metal

Available Widths (ft): 10 • 12 • 14 • 16

The Side Lofted Barn Cabin is available in 10' and 12' widths (14' & 16' available in some areas, based on hauling restrictions). It combines the best features of the lofted barn and cabin. All models feature a loft, extra high walls, a 9-lite door, three 2' x 3' windows, and a side porch and entryway.

Product Information

TREATED BUILDINGS

(Features, specifications and options may vary by state. See your dealer for details)

Treated Buildings are finished with a water resistant stain at no extra charge.

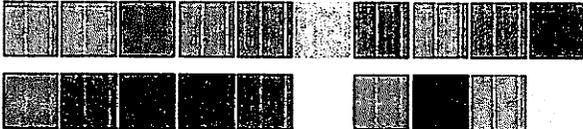
Wall studs are 24 inch on center, and DOUBLED under siding seams. This feature gives our buildings the same strength as 16 inch on center walls, but increases the seal of our buildings.

Floor joists are 2x6's in 10' and 12' wides, 16 inch on center and set into notched skids to prevent twisting.

Floor joists never span more than about 5 ft without being supported by a 4x6 skid.) Floor Joists are 12 inch on center on all Garages.

- Siding and trim is 5/8 inch pressure treated T1-11.
- Floor decking is 5/8 inch. Skids and floor joists on all buildings are pressure treated.
- Exposed nails are ring shank & galvanized for maximum strength, which means no rust spots.
- All buildings come with locks and keys.
- Choose high quality 30-Year Metal Roof or 30-year architectural shingle roof - Same Price.

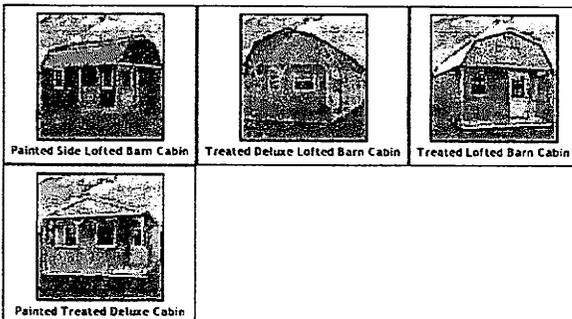
Roof Colors



Shingle Colors



Not all products, materials and sizes are available in all areas. See your dealer for details.





CIRCLE W STRUCTURES LLC. - DENTON Texas State Fair

5101 E. UNIVERSITY DR. SUITE 601 DENTON TX 76208

Phone: 817-400-6911 CELL 817-891-6950 Fax

Circle W Structures llc. - Denton Authorized Agent of Derksen Portable Buildings

NOV 02 2015 (Grady Wallace)

SELECT ONE: CASH SALE RENT TO OWN 36 MO 60 MO BUILD AT MCGREGOR TX PLANT Jeff Chandler

Salesman: Please Fill in Date INV.# 0 DATE: 10/31/15

Choose Building Sale Type

New ~~Contract~~ Sale

ORDER

Please Select One Of The Building Types Urethane

RTO HOLDER: Country Barn

STYLE OF BLDG: E Utility

BARN

CABIN

COTTAGE SHED

GARAGE

LOFTED BARN

Lofted Barn Cabin

Side Lofted Barn

Side Utility 8' Walls

Utility 8' Walls

Lofted Utility 8' Walls

E Barn

BEST VALUE

Hide Out

Victorian

Cottage

KABANA

Horse Barn

Side LBC 10x20

Side C

Deluxe LBC

Deluxe C

SIDING COLORS: Urethane Driftwood

TRIM COLORS: Urethane Chestnut

ROOF COLORS: Green - Dimensional

EXTRA OPTIONS DESCRIPTION

CODE

COST

Add 36" Solid Metal Walk In Door Pre Hung MSWD36 \$200.00

Add 36" Solid Metal Walk In Door Pre Hung BLTMWD \$250.00

Deduct 1 - 2'x3' Window -1-2x3 -\$75.00

0 \$0.00

0 \$0.00

Electric Pkg. Spray-Foam Insulation \$1,435.50

SELECT YOUR PAYMENT DUE DATE: 5TH

ROOF \$0.00

PURCHASER NAME Debra Rust

CO-RENTER

ROOF \$0.00

CO-Cell: 214-497-1305

CO-Employer

CO-WK Ph:

TOTAL \$1,810.50

MAILING ADDRESS

DELIVERY ADDRESS

1503 Schooner Bay

1503 Schooner Bay

City: Wiley

State: Texas

Zip: 75088

County: Collin

City: Wiley

State: Texas

ZIP: 75098

County: Collin

HOME PHONE:

Own / Rent: Land?

WORK PHONE:

Landlord's Phone:

CELL PHONE:

Landlord's Name:

Employer:

CASH SALE	
1 SALES PRICE	\$0.00
2 OPTION COST (Describe Above)	
3 TOTAL PRETAX COST (LINE 1 + LINE 2)	\$0.00
4 SALES STATE TAX (LINE 3 x 0.06250)	\$0.00
5 TOTAL SALES TAX (LINES 4)	\$0.00
6 TOTAL COST W/ TAX (LINE 3 + 5)	\$0.00
7 CASH RECEIVED	
8 NET AMOUNT DUE (LINE 6 - LINE 7)	\$0.00

MAKE ALL CHECKS PAYABLE TO ***DERKSEN PORTABLE BUILDINGS***

Guevara

RENT-TO-OWN SALE		USLBC-10x20
1 SALES PRICE		\$5,140.00
2 OPTION COST (Describe Above)		\$1,810.50
3 TOTAL COST (LINE 1 + LINE 2)		\$6,950.50
4 Cost Reduction AMOUNT		\$2,000.00
5 NET Cost Reduction (LINE 4 + 1.0 + tax rate)	1.06250	\$1,882.35
6 AMOUNT TO RTO (LINE 3 - Line 5)		\$5,068.15
7 MONTHLY PAYMENT (LINE 6 + 37)		\$187.71
8 W/ State SALES TAX (LINE 7 x 0.06250)		\$11.73
9 TOTAL SALES TAX (LINES 8)		\$11.73
10 TOTAL PAYMENT: (LINE 7 + LINE 9)		\$199.44
11 Total Cost 60 Months put on Contract (Line 17 x 60)		\$11,966.40
12 SECURITY DEPOSIT		\$0.00
13 TOTAL RECEIVED (Method, Ckr -CC- Cash)		\$2,000.00

FOR ALL REPAIRS FAX TO KY SHOP AT (270) 804-7567

MAKE ALL CHECKS PAYABLE TO

DERKSEN PORTABLE BUILDINGS

DRIVER TO PICK-UP REMAINING "BALANCE"

ESTIMATED DELIVERY DATE:

10 TO 15 WORKING DAYS FROM PURCHASE DATE

OPTION DRAWING: SHOW STANDARD "DOOR" THEN PLACE YOUR "OPTIONS"

PENCIL IN WHERE YOU WANT MEASUREMENTS FROM END OF SIDE OF BLDG. TO PLACE OPTIONS.

DOOR!

DIREC

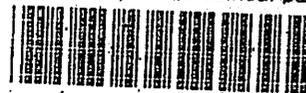
USLBC-231468-1020-110215

Rust, Debra

Circle W Structures LLC - I

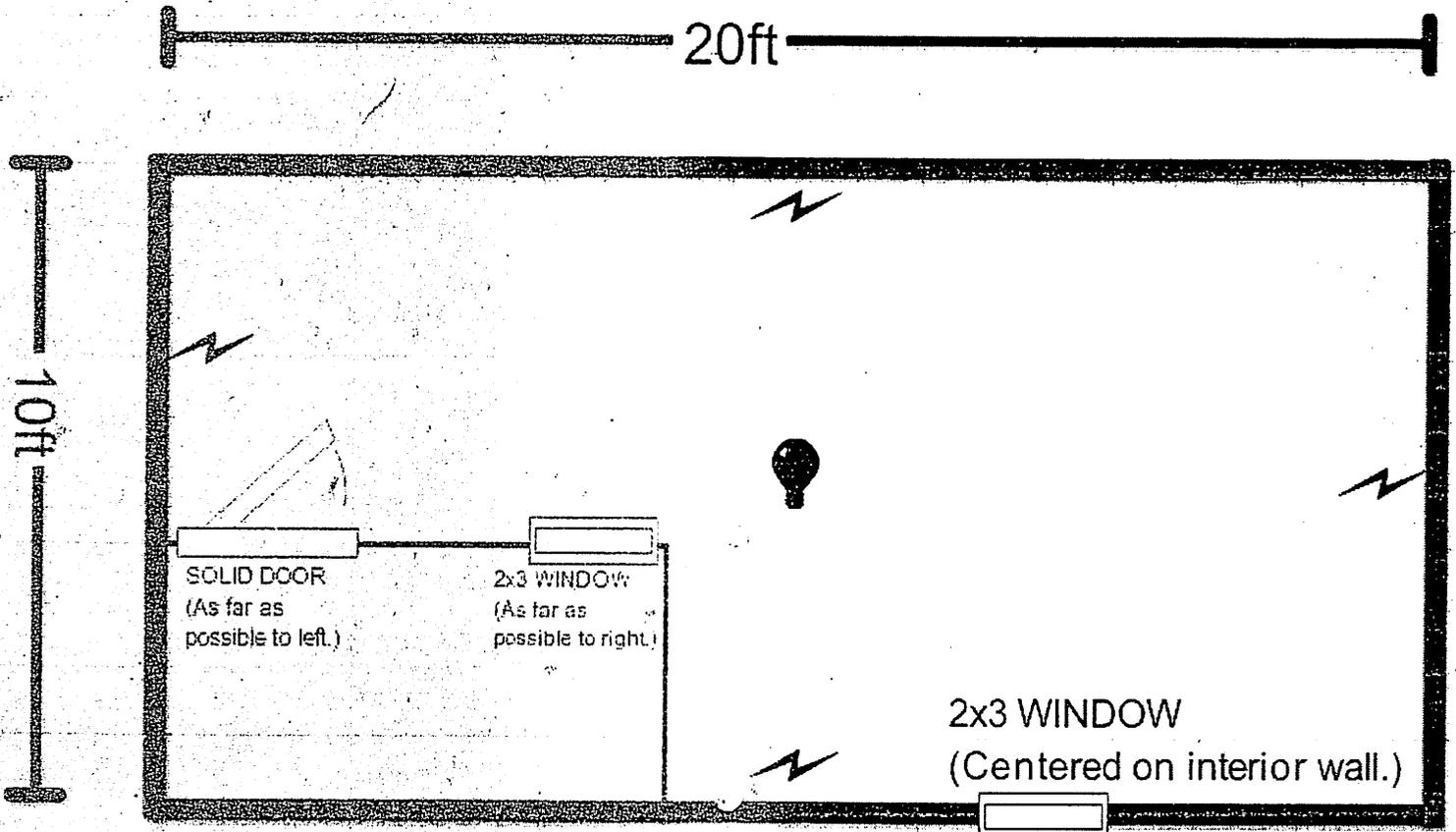
-1-2x3, 1-MTL DR; 1-9LT DR; electrical package, spray fo

DEALER'S OPTION DRAWING



Derksen Buildings and its agents are NOT responsible for permits, setbacks, restrictions, or covenants. PLEASE contact your local codes department or Homeowners Association. It is up to the customer to decide whether ground conditions are suitable for delivery. Derksen Buildings is NOT responsible for yard or driveway damage. Free delivery and set up includes ONE TRIP, additional trips may incur CHARGES to the customer. I, the customer, have read the disclosure form, Conditions Of Sale and fully accept the terms provided therein. First 50 miles Free Delivery From Lot Thereafter \$3.00 Per Mile.

MCGREGOR Customer's Signature: Debra Rust



DEBRA RUST

USLBC-231468-1020-110215



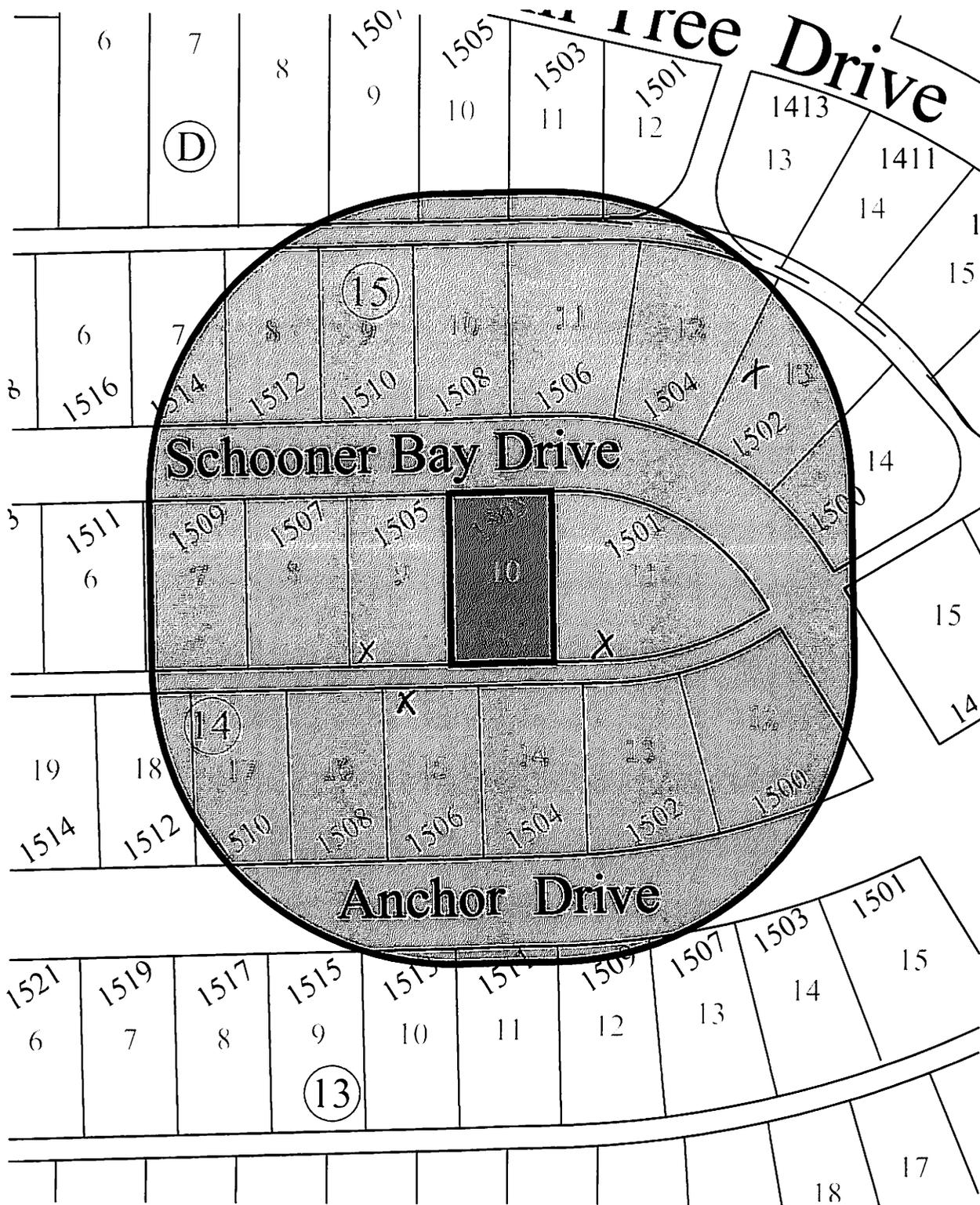
Certified Pools
214-497-1305
www.pooltexas.net

System

WHAT DELIVER

26

15 6



**OWNER NOTIFICATION MAP
ZBA CASE #2016-03**

NOTIFICATION REPORT

APPLICATION FILE 2016-03

APPLICANT: Debra Walker Rust
1503 Schooner Bay Drive Wylie, Texas 75098

#	BLK/ABST	LOT/TRACT	TAX I.D. #	PROPERTY OWNER NAME	ADDRESS
1				Applicant Debra Walker Rust	1503 Schooner Bay Drive Wylie, Texas 75098
2	Blk 13	Newport Harbor Lot 9	R-2273-013-0090-1	No Information Available	
3	Blk 13	Newport Harbor Lot 10	R-2273-013-0100-1	Stephen Moslet	1513 Anchor Drive Wylie, Texas 75098
4	Blk 13	Newport Harbor Lot 11	R-2273-013-0110-1	Britt Volker	1511 Anchor Drive Wylie, Texas 75098
5	Blk 13	Newport Harbor Lot 12	R-2273-013-0120-1	Dollie Ste4wart	1509 Anchor Drive Wylie, Texas 75098
6	Blk 13	Newport Harbor Lot 13	R-2273-013-0130-1	Allison Moore	1507 Anchor Drive Wylie, Texas 75098
7	Blk 14	Newport Harbor Lot 7	R-2273-014-0070-1	Paul Brooks	1509 Anchor Drive Wylie, Texas 75098
8	Blk 14	Newport Harbor Lot 8	R-2273-014-0080-1	Paul Brooks	1509 Anchor Drive Wylie, Texas 75098
9	Blk 14	Newport Harbor Lot 9	R-2273-014-0090-1	J. Fredericks	1505 Schooner Bay Drive Wylie, Texas 75098
10	Blk 14	Newport Harbor Lot 10	R-2273-014-0100-1	Lance Rust	1503 Schooner Bay Drive Wylie, Texas 75098
11	Blk 14	Newport Harbor Lot 11	R-2273-014-0110-1	Jo Duncan	1501 Schooner Bay Drive Wylie, Texas 75098
12	Blk 14	Newport Harbor Lot 12	R-2273-014-0120-1	Catherine Goodrich	330 Las Colinas Blvd. E #610 Irving, Texas 75039
13	Blk 14	Newport Harbor Lot 13	R-2273-014-0130-1	David Couron	1502 Anchor Drive Wylie, Texas 75098
14	Blk 14	Newport Harbor Lot 14	R-2273-014-0140-1	Lyel Upshaw	1504 Anchor Drive Wylie, Texas 75098
15	Blk 14	Newport Harbor Lot 15	R-2273-014-0150-1	Mildred Rainey	1506 Anchor Drive Wylie, Texas 75098
16	Blk 14	Newport Harbor Lot 16	R-2273-014-0160-1	Janet Carter	1508 Anchor Drive Wylie, Texas 75098
17	Blk 14	Newport Harbor Lot 17	R-2273-014-0170-1	Joshua Johnson	8817 Thompson Drive Argyle, Texas 76226

X X X

18	Blk 14	Newport Harbor Lot 18	R-2273-014-0180-1	Roberto Medrano	1512 Anchor Drive Wylie, Texas 75098
19	Blk 15	Newport Harbor Lot 7	R-2273-015-0070-1	Paul Brooks	1509 Anchor Drive Wylie, Texas 75098
20	Blk 15	Newport Harbor Lot 8	R-2273-015-0080-1	Ronald Ward	1512 Schooner Bay Drive Wylie, Texas 75098
21	Blk 15	Newport Harbor Lot 9	R-2273-015-0090-1	Salvador Solis	1510 Schooner Bay Drive Wylie, Texas 75098
22	Blk 15	Newport Harbor Lot 10	R-2273-015-0100-1	Tarek Nahlawi	2988 Mazin Court Ypsilanti, MI 48198
23	Blk 15	Newport Harbor Lot 11	R-2273-015-0110-1	Paul Brooks	1509 Anchor Drive Wylie, Texas 75098
24	Blk 15	Newport Harbor Lot 12	R-2273-015-0120-1	Randy LaJaunie	1504 Schooner Bay Drive Wylie, Texas 75098
25	Blk 15	Newport Harbor Lot 13	R-2273-015-0130-1	Floyd Cowart	1502 Schooner Bay Drive Wylie, Texas 75098
26	Blk 15	Newport Harbor Lot 14	R-2273-015-0140-1	Leland Rooney	1500 Schooner Bay Drive Wylie, Texas 75098
27	Blk 15	Newport Harbor Lot 15	R-2273-015-0150-1	Irina Dudina	1416 Anchor Drive Wylie, Texas 75098
28	Blk D	The Cascades Lot 9	R-5132-00D-0090-1	Damir Nozinovic	1507 Rain Tree Drive Wylie, Texas 75098
29	Blk D	The Cascades Lot 10	R-5132-00D-0100-1	Michael Weaver	1505 Rain Tree Drive Wylie, Texas 75098
30	Blk D	The Cascades Lot 11	R-5132-00D-0110-1	Michael Burnett	1503 Rain Tree Drive Wylie, Texas 75098
31	Blk D	The Cascades Lot 12	R-5132-00D-0120-1	Dzung Nguyen	1501 Rain Tree Drive Wylie, Texas 75098
32					
33					
34					
35					
36					
37					
38					

X

PUBLIC COMMENT FORM

(Please type or use black ink)

Planning Department
300 Country Club Road
Building 100
Wylie, Texas 75098

I am **FOR** the requested variance as explained on the attached public notice for ZBA Case#2016-03.

I am **AGAINST** the requested variance as explained on the attached public notice for ZBA Case#2016-03.

Date, Location & Time of
Planning & Zoning
Commission meeting:

Monday, April 18, 2016, 6:30 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: J. FREDRICKS
(please print)

Address: 1505 SCHWIMM BAY DR
WYLIE TX 75098

Signature: 

Date: 4 APR 16

COMMENTS:

I HAVE A QUESTION REGARDING (D:2) COLOR OF ROOF. I ALSO
DO NOT AGREE WITH A VARIANCE. THE STRUCTURE IS UGLY AND MUST
COMPLY WITH SABBATH REQUIREMENTS - NO VARIANCE
I WOULD NOT LIKE THIS STRUCTURE EXCAVATING ON MY PROPERTY LINE

PUBLIC COMMENT FORM

(Please type or use black ink)

Planning Department
300 Country Club Road
Building 100
Wylie, Texas 75098

I am **FOR** the requested variance as explained on the attached public notice for ZBA Case#2016-03.

I am **AGAINST** the requested variance as explained on the attached public notice for ZBA Case#2016-03.

Date, Location & Time of
Planning & Zoning
Commission meeting:

Monday, April 18, 2016, 6:30 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Mildred Rainey
(please print)

Address: 1506 Anchor Dr

Wylie Tx 75098

Signature: *Mildred Rainey*

Date: 4-12-16

COMMENTS:

Case ZBA No. 2016-03 Debra Walker Rust

E-MAILED
APR 14 2016

PUBLIC COMMENT FORM

(Please type or use black ink)

Planning Department
300 Country Club Road
Building 100
Wylie, Texas 75098

I am **FOR** the requested variance as explained on the attached public notice for ZBA Case#2016-03.

I am **AGAINST** the requested variance as explained on the attached public notice for ZBA Case#2016-03.

Date, Location & Time of
Planning & Zoning
Commission meeting:

Monday, April 18, 2016, 6:30 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Floyd + Cindy Cowart
(please print)
Address: 1502 Schooner Bay Dr.
Wylie Tx 75098
Signature: Cindy Cowart
Date: 4/12/16

COMMENTS:

I feel this change will lower the value
of the homes around this address. The changes
they have made and continue to try and make
are sub standard to the surrounding homes.
This request should not be allowed.

Thank you, for allowing our input.

E-MAILED

APR 14 2016

PUBLIC COMMENT FORM

(Please type or use black ink)

Planning Department
300 Country Club Road
Building 100
Wylie, Texas 75098

ZBA No. 2016-03

I am **FOR** the requested variance as explained on the attached public notice for ZBA Case #2016-03.

I am **AGAINST** the requested variance as explained on the attached public notice for ZBA Case #2016-03.

Date, Location & Time of
Planning & Zoning
Commission meeting:

Monday, April 18, 2016, 6:30 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: JO ELANE DUNCAN
(please print)
Address: 1501 SCHOONER BAY DR

Signature: *Jo Elane Duncan*
Date: 4-13-16

COMMENTS:

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Wylie Zoning Board of Adjustment

AGENDA REPORT

Meeting Date:	<u>April 18, 2016</u>	Item Number:	<u>3</u>
Department:	<u>Planning</u>	Case Number:	<u>2016-04</u>
Prepared By:	<u>Jasen Haskins</u>	Project Location:	<u>22 Steel Road</u>
Date Prepared:	<u>April 8, 2016</u>	Subdivision Name:	<u>Steel Industrial Park Addition</u>
		Exhibits:	<u>Location Map, Exhibit, Notification List and Map with Responses</u>

Subject

Hold a public hearing to consider and act upon, a request from **Evelyn Young** for a Variance to Section 4.3.F.1.a of the Zoning Ordinance requiring the building materials for commercial structures within a Light Industrial District (LI) to be masonry with 20% stone on the facade, property located at 22 Steel Road, Lot 6, Block A of the Steel Industrial Park Addition. **ZBA 2016-04**

Discussion

The subject property is located at 22 Steel Road and is a 100% metal structure.

The applicant requests a variance to Section 4.F.1.C of the Zoning Ordinance which states:

“Primary materials for buildings in the NS, CR, CC, BG, LI and HI districts shall be constructed of a masonry product with at least 20 percent stone on the front façade. Approved masonry materials include, but are not limited to brick, stone, cast stone, decorative concrete, concrete block, stucco or cementitious fiberboard. Tilt wall construction is permissible in LI and HI districts.”

The property is located in a Light Industrial District in which there are other metal structures, as they predate the current Ordinance. However, most of those were updated with masonry facades. Many more, including nearly all of those in the Hooper Business Park located about 1300’ to the east of the subject property, were constructed after the Ordinance update and are 100% masonry.

The property was legally non-conforming until April of 2012. The steel structure of the building was allowed up to that time because the Ordinance allowed metal as an exterior building material when the structure was built in 1986. The City allows non-conforming uses to continue even through change of ownership or tenant provided the previous use and proposed use are very similar. The applicant requested a Certificate of Occupancy (CO) for a Personal Service Use, Gym, which differs from the previous uses closely related to office/warehouse. The change of use requires that the structure conform to current standards. Therefore the applicant applied for, and was granted, a Variance by the Zoning Board of Adjustments to allow the metal building to be used for a period of 30 months.

In that time, the Gym went out of business and the property owner has had other tenants as the Variance granted by the Board in 2012 made the structure legal until October 2014.

In September 2015 the applicant was denied a new Certificate of Occupancy based on the structures now non-conforming status and applied for a new Variance. This Variance was to allow for time to add external building materials that would have brought the building into compliance. The variance was granted for 120 days to complete the work.

This work was not completed, nor started, within the time frame granted by the Board. The applicant is asking for another Variance, this time a permanent one, to the exterior materials requirement, as an engineer's report (included as Exhibit "a") has been presented stating that masonry material could not be safely added to the building without additional structure support to the interior of the building.

Public comment forms were mailed to 12 (twelve) property owners within 200 feet of this request, as required by State Law. No comment forms were received in favor or in opposition at the time of this posting.

The Board shall not grant a variance to the development code which:

- (1) Permits a land use not allowed in the zoning district in which the property is located; or
- (2) Is in the public right-of-way or on public property; or
- (3) Alters any definition of the development code; or
- (4) Is other than the minimum variance that will afford relief with the least modification possible to the requirements of the development code; or
- (5) Is based on physical conditions or circumstances of the property so general or recurring in nature as to reasonably make practicable the formulation of a general regulation to be adopted as an amendment to the development code; or
- (6) Is based exclusively on findings of personal or financial hardship.

In order to grant a variance to the development code the Board shall find that all the following have been satisfied:

- (1) That there are unique physical circumstances or conditions of the lot, or other exceptional physical condition particular to the affected property;
- (2) That because of these unique physical circumstances or conditions, the property cannot be reasonably developed or used in compliance with the provisions of the development code;
- (3) That due to such unique physical circumstances or conditions, the strict application of the development code would create a demonstrated hardship;
- (4) That the demonstrable hardship is not self-imposed;
- (5) That the variance if granted will not adversely affect the proposed development or use of adjacent property or neighborhood;
- (6) That the variance, if granted will not change the character of the zoning district in which the property is located;
- (7) That the variance, if granted is in keeping with the intent of the development code; and
- (8) That the variance, if granted will not adversely affect the health, safety or welfare of the citizens of Wylie.

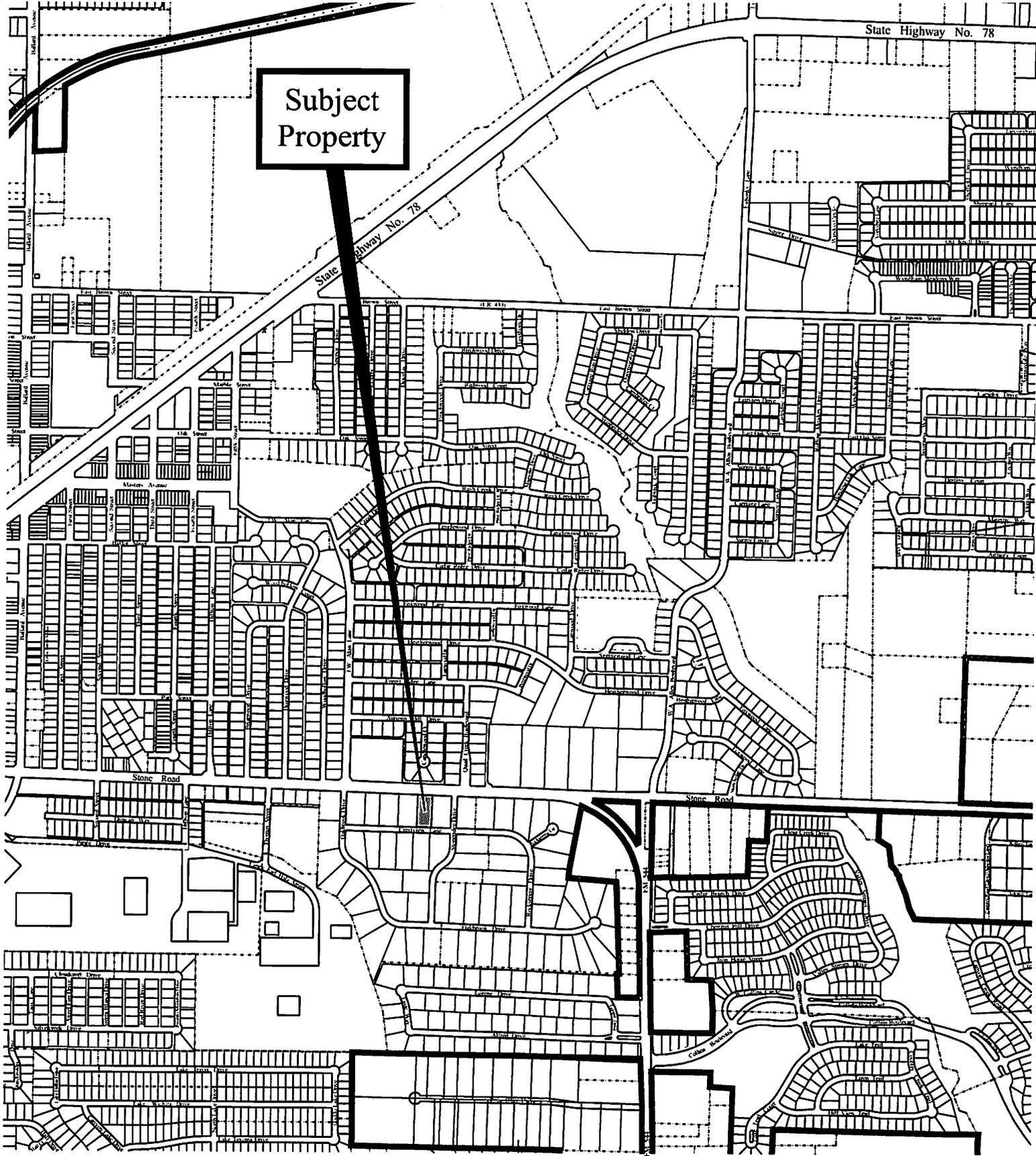
Approved By

Department Director

Initial
RO

Date

04-12-16



LOCATION MAP
ZBA CASE #2016-02

MONK CONSULTING ENGINEERS, INC.

March 29, 2016

City of Wylie Planning Department
300 Country Club Road
Wylie, TX 75098

RE: Review of Hardi-Siding over existing 22 gage steel panels at 22 Steele Road

Existing Conditions:

22 gage steel R –Panel exterior skin over steel building frame
Girt located at 7 ft and at approximately 13 ft.
10 self tapping screws thru 22 gage panel into 16 gage girts

New Condition Proposed:

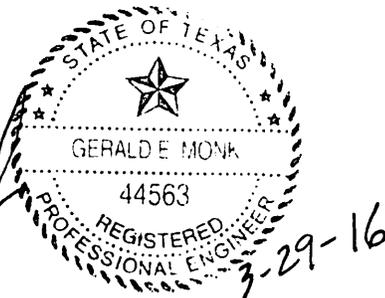
Add Hardi-Siding 4 x 8 panels to the metal skin with furring strips and battens over the siding joints

Opinions:

While the metal panel would hold the screwed on siding skin in a vertical plane, the Hardi product proposed is a masonry product that is more rigid than the proposed substrate. The Hardi is susceptible to bending and will crack and break if deflection is an issue. This would be, in my opinion, an issue in a high wind condition. Not only could the deflection cause continual maintenance from the screw pulling out, but the deflection could cause the Hardi panels or battens to break and fall on the pedestrians walking below as this building has a walk along the perimeter of the building. Hardi Siding requires support at a maximum of 24" on center to support the panels from a wind load. The girt spacing that is present now is 84" on center vertical and greater in a horizontal direction. This minimum support would allow exceeding the manufactures requirement of L/360 significantly. A typical metal building exterior wall will not conform to this loading as a support for the Hardi panels without significant added support within the building substrate; i.e. additional wall girt or added walls on the interior.

Sincerely;


Gerald. E. Monk, PE



1200 W. STATE STREET • GARLAND, TEXAS • 75040
PHONE: 972-272-1763 • FAX: 972-272-8761
FIRM REGISTRATION NUMBER E-2567

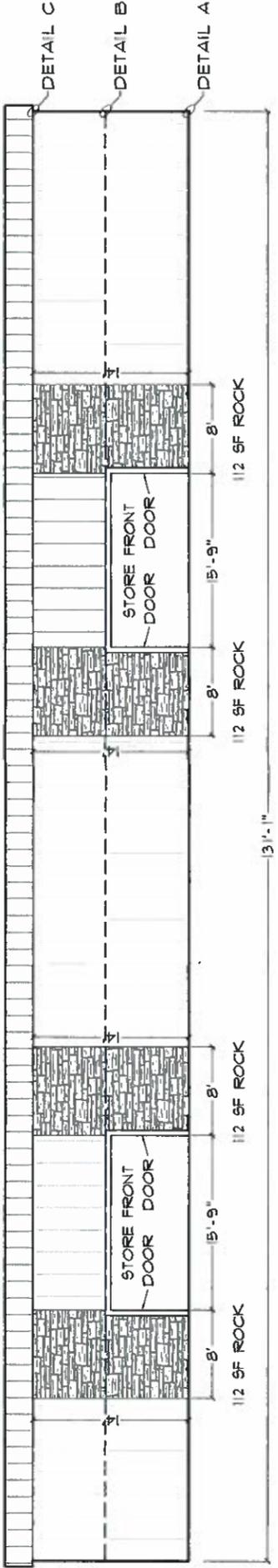


DRAWING REV. FOR CONSTRUCTION

DRAWN BY: Bryan D. Rogers

DATE: 03-20-2016

SHEET A2 OF

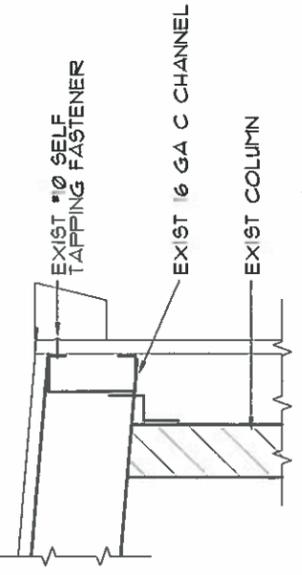


TOTAL OF 448 SF ROCK

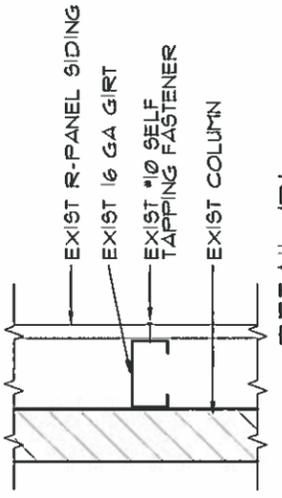
WEST ELEVATION
SCALE: 1/8" = 1'-0"

GENERAL NOTES:

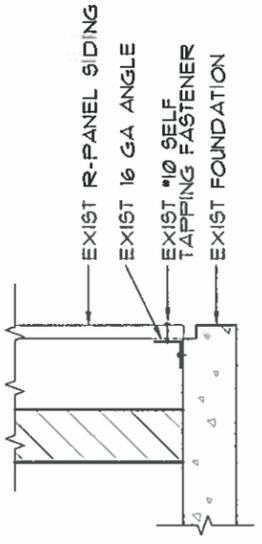
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, COUNTY, STATE, OR FEDERAL LAW AND APPLICABLE CONSTRUCTION CODES AS CURRENTLY RECOGNIZED BY THE CITY WYLIE, COLLIN COUNTY, TEXAS.
 - ARTICLES, SECTIONS, OR TABLES REFERRED TO HEREIN ARE TAKEN FROM CODES LISTED BELOW. CONSTRUCTION MUST COMPLY WITH:
2012 INTERNATIONAL BUILDING CODE (IBC)
CITY OF WYLIE ORDINANCES AND AMENDMENTS
 - TOTAL FRONT FACADE = 1,592 SF. 20% = 318 SF. ROCK PROVIDED = 448 SF OR APX 40% MORE THAN REQUIRED STONE SF.
 - ALL DIMENSIONS SHOWN ARE FINISH DIMENSIONS, UNLESS NOTED OTHERWISE.
 - ROCK PANELS ON EXTERIOR WALL FACADES SHALL CONSIST OF MATERIALS AS SPECIFIED IN ZONING ORD SECTION 4.3 NON-RESIDENTIAL STANDARDS, F. ARCHITECTURAL FEATURES, 1 A (1). MATERIALS SHALL BE INSTALLED PER IBC CHAPTER 21, MASONRY.
 - BRICK TIES SHALL BE INSTALLED ON AN 8" x 18" PATTERN.
 - NO LINTELS ARE REQUIRED IN THIS INSTALLATION.
 - INSTALL ROCK WITH TYPE 'S' MORTAR. KEEP MORTAR LINES SMALL.
- FACADE NOTES:**
- EXTERIOR R-PANEL SHEETS ARE ATTACHED TO 16 GA (.0598) ANGLE AT BASE, 16 GA C-CHANNEL AT CENTER GIRT, AND 16 GA C-CHANNEL AT TOP WITH #10 (Ø.19) SELF-TAPPING SCREW.



DETAIL 'C'
SCALE: 1" = 1'-0"



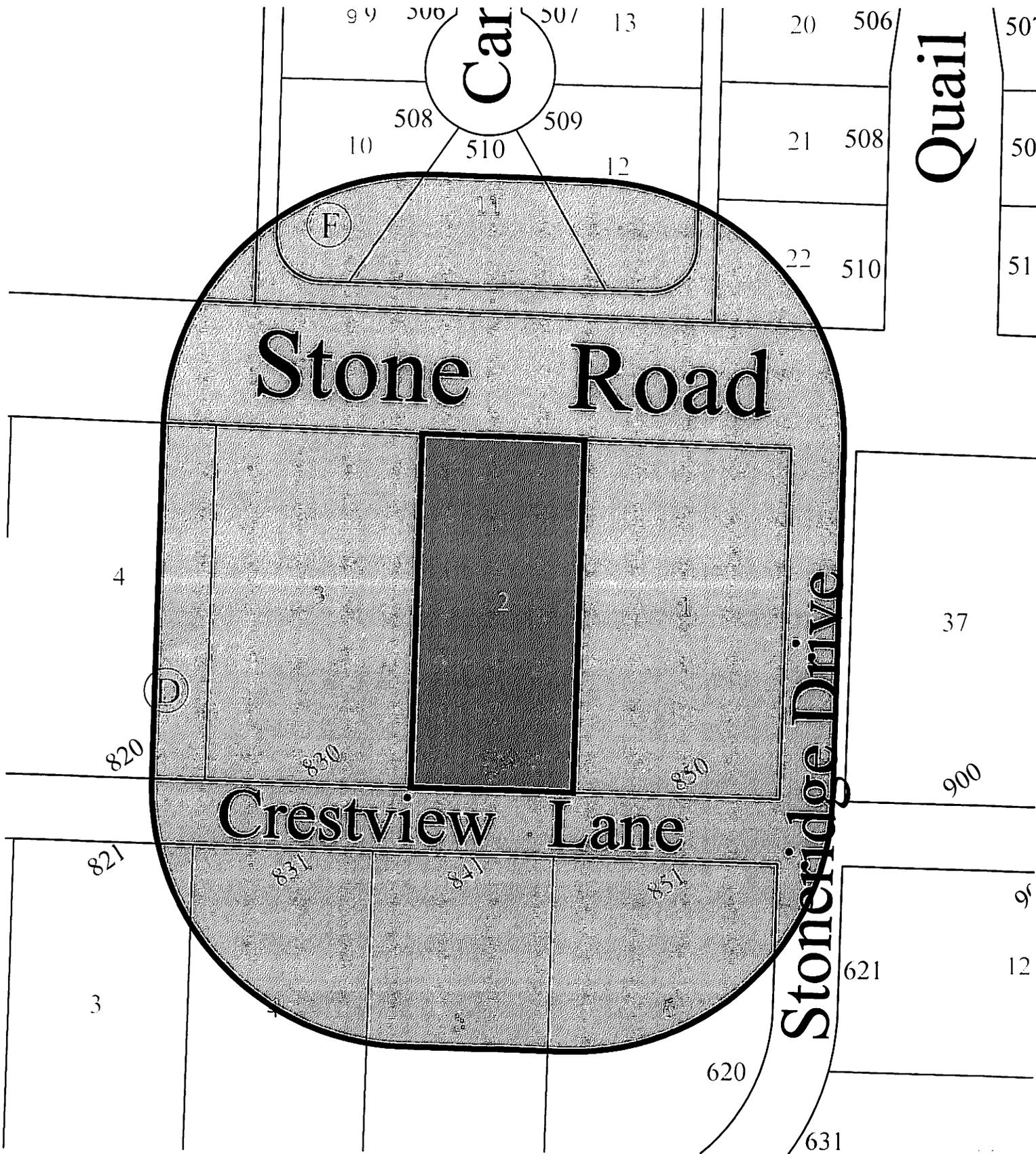
DETAIL 'B'
SCALE: 1" = 1'-0"



DETAIL 'A'
SCALE: 1" = 1'-0"



VICINITY MAP
NOT TO SCALE



OWNER NOTIFICATION MAP
 ZBA CASE #2016-02

NOTIFICATION REPORT

APPLICATION FILE 2016-02

APPLICANT: Travis J. Hallford
840 Crestview Lane Wylie, Texas 75098

#	BLK/ABST	LOT/TRACT	TAX I.D. #	PROPERTY OWNER NAME	ADDRESS
1				Applicant Travis J. Hallford	840 Crestview Lane Wylie, Texas 75098
2	Blk C	Stoneridge Farms Lot 3	R-3718-00C-0030-1	Kevin Sharples	821 Crestview Lane Wylie, Texas 75098
3	Blk C	Stoneridge Farms Lot 4	R-3718-00C-0040-1	Haywood Brown	831 Crestview Lane Wylie, Texas 75098
4	Blk C	Stoneridge Farms Lot 5	R-3718-00C-0050-1	Russell Davis	841 Crestview Lane Wylie, Texas 75098
5	Blk C	Stoneridge Farms Lot 6	R-3718-00C-0060-1	Cara White	851 Crestview Lane Wylie, Texas 75098
6	Blk D	Stoneridge Farms Lot 1	R-3718-00D-0010-1	Joshua Moczygamba	850 Crestview Lane Wylie, Texas 75098
7	Blk D	Stoneridge Farms Lot 2	R-3718-00D-0020-1	Travis Hallford	840 Crestview Lane Wylie, Texas 75098
8	Blk D	Stoneridge Farms Lot 3	R-3718-00D-0030-1	No Information Available	
9	Blk D	Stoneridge Farms Lot 4	R-3718-00D-0040-1	Arthur Willingham	820 Crestview Lane Wylie, Texas 75098
10	Blk F	Quail Hollow Lot 10	R-2052-00F-0100-1	Baltazar Dena	508 Candlewood Court Wylie, Texas 75098
11	Blk F	Quail Hollow Lot 11	R-2052-00F-0110-1	Jerry Minihan	510 Candlewood Court Wylie, Texas 75098
12	Blk F	Quail Hollow Lot 12	R-2052-00F-0120-1	Anita Connors	509 Candlewood Court Wylie, Texas 75098
13	Blk F	Quail Hollow Lot 22	R-2052-00F-0130-1	Wendy Bolden	510 Quail Creek Boulevard Wylie, Texas 75098
14					
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17					