

11-22-16

Re: 16-328SP (401 S. Church single family residence)

In regards to the initial staff review comments, the applicant acknowledges each comment and has no objection to any of them. If for some reason the revised site plan fails to address every comment, the applicant is aware that the review comment still applies to the project and humbly requests that the variance request continues on pace for the 12-13-16 P&Z meeting.

After speaking with Staff, the following design exceptions are being requested:

- **60' BTZ**
The MTC requires a 5'-20' build-to zone (BTZ). The requested 60' is to preserve a massive 48" DBH red oak that is among the biggest trees in the historic district and a nice 12" pecan tree. The applicant met with the City Arborist on-site on November 11th to verify that the requested setback variance is justified.
- **50% Building Frontage**
The over-sized lot is approximately 115' in width, and the proposed house is approximately 51' in width, which does not meet the 50% requirement (approx 44%).
- **18" pad**
For residential buildings, the finished floor elevation is required to be 18" above the sidewalk. On the subject property, the sidewalk is the highest point, as the lot slopes downward to the east. The applicant requests waiver of this requirement.

If you have any questions or comments, please do not hesitate to contact me. Thanks!

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