



ZONING BOARD OF ADJUSTMENTS AND APPEALS
CITY HALL - COUNCIL CHAMBERS, 300 W. MAIN STREET
MONDAY, MAY 16, 2022 AT 5:30 PM

AGENDA

BRIEFING SESSION - 5:30 PM

The staff will brief the board and preview the cases on tonight's agenda. Board members will have the opportunity to ask questions that may facilitate the meeting and the presentation of the cases. No action will be taken during the briefing.

REGULAR MEETING - 6:00 PM

Call to Order

Invocation

APPROVAL OF MINUTES

1. Approval of the April 18, 2022 Meeting Minutes

PUBLIC HEARING

The Zoning Board of Adjustments and Appeals is appointed by the City Council to consider variances, exceptions and appeals as prescribed by the City of Grand Prairie's Unified Development Code. In accordance with Section 211.009 of the Local Government Code of the State of Texas and Article 1 of the Unified Development Code of the City of Grand Prairie, the concurring vote of seven members of the Board is necessary to decide in favor of an applicant on any matter on which the Board has jurisdiction. Members of the public may address the Board on items listed on the agenda under Public Hearing Items.

2. ZBA-22-04-0014 (Council District 6) – Special Exception for a garage conversion, located at 4329 Matthew Road, legally described as Tract 3, W. H. Beeman Survey, Abstract 126, Page 12, City of Grand Prairie, Dallas County, Texas, zoned Agriculture District.
3. ZBA-22-04-0015 (Council District 4) – Special Exception for a garage conversion, located at 2642 Berkshire Lane, legally described as Lot 27, Block K, Oak Hollow Addition Phase 1A, City of Grand Prairie, Tarrant County, Texas, zoned "PD-50" Planned Development -50 District.
4. ZBA-22-04-0016 (Council District 2) – Variance to reduce the minimum internal side yard setback requirement permitted under the Unified Development Code, located at 3805 E. Verde Woods Street, legally described as Lot 9, Block 3, Coronado Woods Addition Phase 1, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Two Residential District.
5. ZBA-22-04-0017 (Council District 2) – Variance to reduce the minimum rear setback and internal side setback and to increase the maximum lot coverage permitted under the Unified Development Code, located at 514 E Grand Prairie Road, legally described as a portion of Lot 4,

Block C, Bairds Dallas Addition, City of Grand Prairie, Dallas County, Texas, zoned Two Family Residential District.

CITIZEN COMMENTS

Citizens may speak during Citizen Comments for up to five minutes on any item not on the agenda by completing and submitting a speaker card.

ADJOURNMENT

The City Hall is wheelchair accessible. If you plan to attend this public meeting and you have a disability that requires special arrangements, please call 972-237-8255 at least 24 hours in advance. Reasonable accommodations will be made to assist your needs.

MESSAGE OF RELIGIOUS WELCOME

As many of you are aware, we customarily begin our meetings with an invocation. This prayer is intended for the benefit of the board members and is directed to them and not the audience. Those who deliver the invocation may reference their own religious faith as you might refer to yours when offering a prayer. We wish to emphasize, however, that members of all religious faiths are welcome, not only in these meetings, but in our community as well. The participation of all our citizens in the process of self-government will help our fine city best serve the good people who live here. Employees and audience members are welcome to pray or not pray, and this choice will have no bearing on any vote made by the board.

Certification

In accordance with Chapter 551, Subchapter C of the Government Code, V.T.C.A, the Zoning Board of Adjustments and Appeals agenda was prepared and posted May 13, 2022.



Monica Espinoza, Planning Secretary



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 05/16/2022

REQUESTER: Monica Espinoza

PRESENTER: June Sin, Planner

TITLE: Approval of the April 18, 2022 Meeting Minutes

RECOMMENDED ACTION: Approve



300 W. Main Street – Council Chambers

MEETING AGENDA

Zoning Board of Adjustments and Appeals

Date: April 18th, 2022

BRIEFING:

5:40 P.M.

The staff will brief the board and preview the cases on tonight’s agenda. Board members will have the opportunity to ask questions that may facilitate the meeting and presentation of the cases. No action will be taking place during the briefing.

Board Members In Attendance:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Barry Sandacz | <input type="checkbox"/> Ralph Castro |
| <input checked="" type="checkbox"/> Michelle Madden | <input checked="" type="checkbox"/> Debbie Hubacek |
| <input type="checkbox"/> Clayton Hutchins | <input checked="" type="checkbox"/> Heather Mazac |
| <input type="checkbox"/> Timothy Ibidapo | <input checked="" type="checkbox"/> Robert Mendoza |
| <input checked="" type="checkbox"/> Anthony Langston Sr. | <input type="checkbox"/> Melinda Rodgers |
| <input checked="" type="checkbox"/> Eric Smith | <input type="checkbox"/> David Baker |
| <input checked="" type="checkbox"/> Tommy Land | |

2. ZBA-22-03-0011 (Council District 3) – Variance to reduce the minimum front setback requirement for a porch, permitted under the Unified Development Code, located at 525 Cranbrook Lane, legally described as Lot 7, Block 6, Sharpston Heights No. 2 Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Three Residential District.

June Sin from Planning briefed the Board on the reason for the case and provided information on the lot.

CALL TO ORDER

6:00 P.M.

The Zoning Board of Adjustments and Appeals is appointed by the City Council to consider variances, exceptions and appeals as prescribed by the City of Grand Prairie’s Unified Development Code. In accordance with Section 211.009 of the Local Government of the State of Texas and Article 1 of the Unified Development Code of the City of Grand Prairie, the concurring vote of seven members of the Board is necessary to decide in favor of an applicant on any matter on which the Board has jurisdiction. Members of the public may address the Board on items listed on the agenda under Public Hearing Items

Board Members In Attendance:

- Barry Sandacz
- Michelle Madden
- Clayton Hutchins
- Timothy Ibidapo
- Anthony Langston Sr.
- Eric Smith
- Tommy Land
- Ralph Castro
- Debbie Hubacek
- Heather Mazac
- Robert Mendoza
- Melinda Rodgers
- David Baker

INVOCATION:

Eric Smith led the invocation

APPROVAL OF MINUTES:

The motion to Approve the minutes made by Michelle Madden
The motion was seconded by Debbie Hubacek
Motion Carried 8-0

PUBLIC HEARING:

2. ZBA-22-03-0011 (Council District 3) – Variance to reduce the minimum front setback requirement for a porch, permitted under the Unified Development Code, located at 525 Cranbrook Lane, legally described as Lot 7, Block 6, Sharpston Heights No. 2 Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Three Residential District

June Sin presented the requested variance to the Board.

Applicant / Spokesperson: Jesus Garcia
Address: 525 Cranbrook Ln Grand Prairie, TX 75051

Any comments from Spokesman:

Any questions from Board:

The following persons spoke in favor of the application:

The following persons noted their support for the application:

The following evidence was presented to the Board by those in favor of the case:

The following persons noted their opposition to the application

The following evidence was presented to the Board by those in opposition to the case:

The applicant did *or* **did not** speak in rebuttal.

After consideration of the evidence, the Board discussed the evidence and the documentation on the record.

The Board makes the following findings, indicated by a check or x in the blank next to the finding:

- Proper notification was done in accordance with the statutes and ordinances.
- The decision of the City building or administrative official to deny the permit or construction was in error, and the permit should be granted.
- A variance, if granted, is not contrary to the public interest, and, due to special conditions, a literal enforcement of the ordinance would result in unnecessary hardship, and the granting of the variance would be in the spirit of the ordinances and substantial justice would be done.
- The variance or exception will not substantially or permanently injure the appropriate use of adjacent property in the same district.

- The variance or exception will not adversely affect the health, safety, or general welfare of the public.
- The variance or exception will not be contrary to public interest.
- The variance or exception will not authorize the operation of a use other than those uses specifically authorized for the district in which the property for which the variance is sought is located.
- The variance or exception will be in harmony with the spirit and purpose of the Unified Development Code and all other ordinances of the City.
- The variance or exception will not alter the essential character of the district in which is located the property for which the variance is sought.
- The variance or exception will not substantially weaken the general purposes of the zoning regulations established for the district in which the property is located;
- The plight of the owner of the property for which the variance or exception is sought is due to unique circumstances existing on the property, including, but not limited to, area, shape or slope, and the unique circumstances were not created by the owner of the property, and are not merely financial, and are not due to or the result of general conditions in the district in which the property is located.
- The variance or exception is not a self-created hardship.

Any additional findings: None

The motion to close the public hearing and Approve with a condition the Case
Michelle Madden

The motion was seconded by **Debbie Hubacek**

Motion was **approved**/denied: 8 yays to 0 Nays

Members that objected:

NEW BUSINESS:

CITIZENS COMMENTS: None

ADJOURNMENT : The meeting was adjourned at 6:07 PM

Signed on this the _____ day of April 2022

**THE ZONING BOARD OF ADJUSTMENT
OF THE CITY OF GRAND PRAIRIE, TEXAS**

by: _____
Printed Name: _____
Title: _____



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 05/16/2022

REQUESTER: Monica Espinoza

PRESENTER: June Sin, Planner

TITLE: ZBA-22-04-0014 (Council District 6) – Special Exception for a garage conversion, located at 4329 Matthew Road, legally described as Tract 3, W. H. Beeman Survey, Abstract 126, Page 12, City of Grand Prairie, Dallas County, Texas, zoned Agriculture District.

APPLICANT: Ronald & Miriam Plowman

RECOMMENDED ACTION: Staff does not object to the request

SUMMARY:

Special Exception for a garage conversion, located at 4329 Matthew Road, legally described as Tract 3, W. H. Beeman Survey, Abstract 126, Page 12, City of Grand Prairie, Dallas County, Texas, zoned Agriculture District.

- a. Special Exception: Conversion of garage into living space.
Required: Two garage parking spaces
Requested: No garage parking spaces

PURPOSE OF REQUEST:

The applicant requests a garage conversion to add extra living space to the current single-family dwelling. This requires a Special Exception to the minimum garage parking spaces required per Section 10.7.2.A of the Unified Development Code (UDC). The UDC requires that applicants maintain a minimum of two off-street parking spaces if the garage is enclosed. The applicant meets this requirement. Staff reviewed the surrounding area and were unable to discover any existing permitted garage conversions within 300 feet.

PUBLIC NOTIFICATION:

Legal notice of this item was published in the Fort Worth Star Telegram on May 6 and May 15.

Notices to property owners were placed in the City of Grand Prairie out-going-mail on May 6.

10 notices were sent, 0 were returned in favor, 0 returned opposed and there is not a homeowner's association.

FINDINGS:

As authorized in Section 1.11.7.4 of the UDC, the ZBA may grant variances and exceptions provided the following findings are met:

- A. Such variance or exception will not substantially or permanently injure the appropriate use of adjacent property in the same district.

Staff Evaluation: Staff believes that approving such an exception will not substantially or permanently injure the appropriate use of adjacent property in the same district.

- B. Such variance or exception will not adversely affect the health, safety, or general welfare of the public.

Staff Evaluation: Staff suggests that the exception will not adversely affect the health, safety, or general welfare of the public. The property owner currently has a driveway to park a minimum of two vehicles. The property is accessed by a private driveway that exceeds 100 feet. Granting this exception will not increase any overflow parking on the public street.

- C. Such variance or exception will not be contrary to the public interest, and such variance or exception will not authorize the operation of a use other than those uses specifically authorized for the district in which the property for which the variance is sought is located.

Staff Evaluation: Staff believes the exception will not authorize the operation of a use other than those already allowed in Agricultural District.

- D. Such variance or exception will be in harmony with the spirit and purpose of this ordinance.

Staff Evaluation: Staff suggests that the exception will not harm the spirit and purpose of this ordinance. The granting of this exception will allow the homeowner to expand the amount of useable living space.

- E. Such variance or exception will not alter the essential character of the district in which is located the property for which the variance is sought.

Staff Evaluation: Staff believes that such an exception will not alter the essential character of the district.

- F. Such variance or exception will not substantially weaken the general purposes of the zoning regulations established for the district in which the property is located.

Staff Evaluation: Staff believes that such an exception for a garage conversion will not substantially weaken the general purpose of the underlying zoning district.

- G. The plight of the owner of the property for which the variance or exception is sought is due to unique circumstances existing on the property, including but not limited to the area, shape or slope, and the unique circumstances were not created by the owner of the property and are not merely financial, and

are not due to or the result of general conditions in the district in which the property is located.

Staff Evaluation: Staff cannot find that the property owner has a hardship that is a unique circumstance of the property.

H. The variance or exception is a self-created hardship.

Staff Evaluation: Staff finds that the hardship is self-created.

RECOMMENDATION:

Staff does not object to ZBA-22-04-0014 as requested.

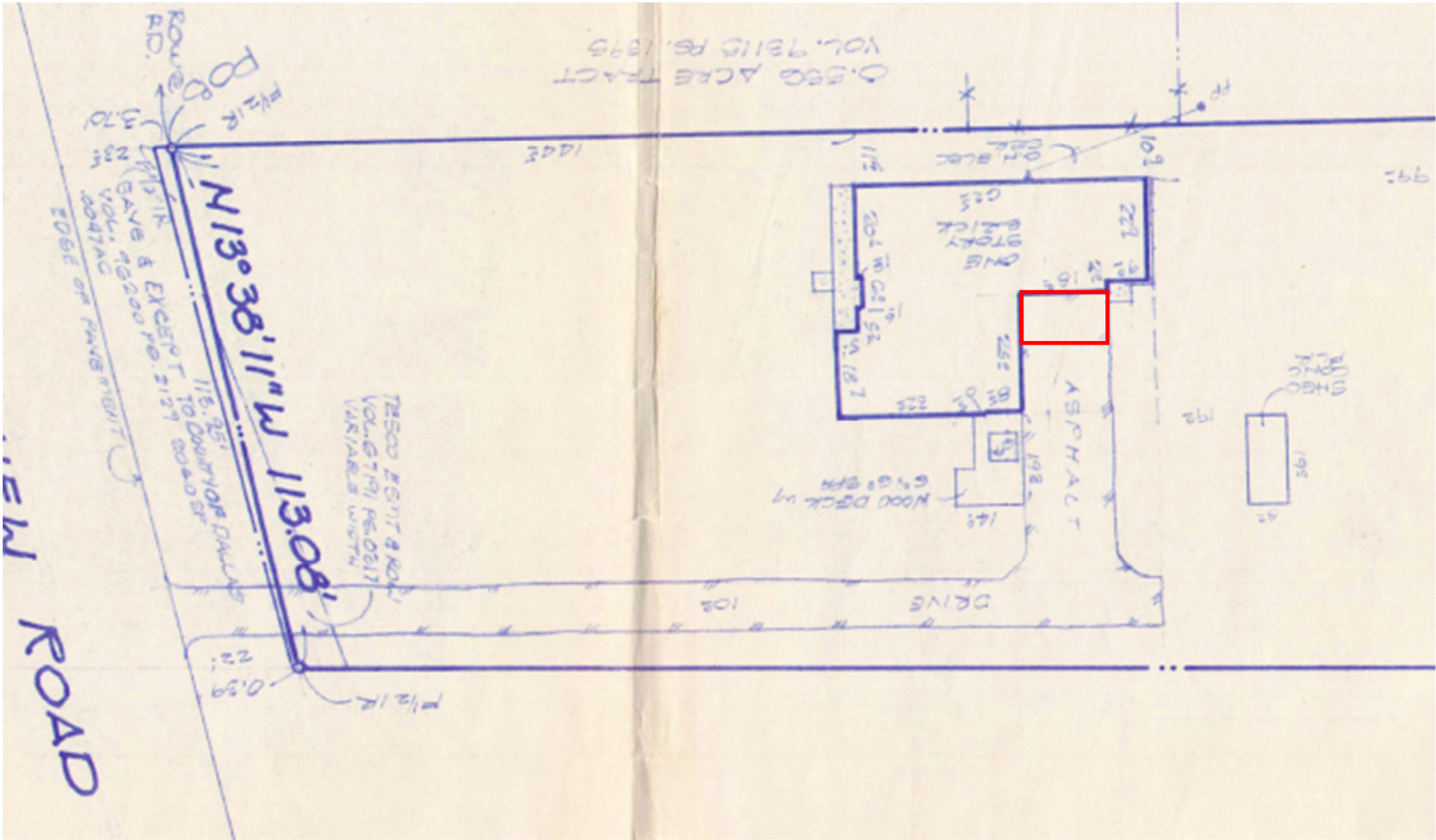
If the Board chooses to grant the request, the applicant must abide by the following:

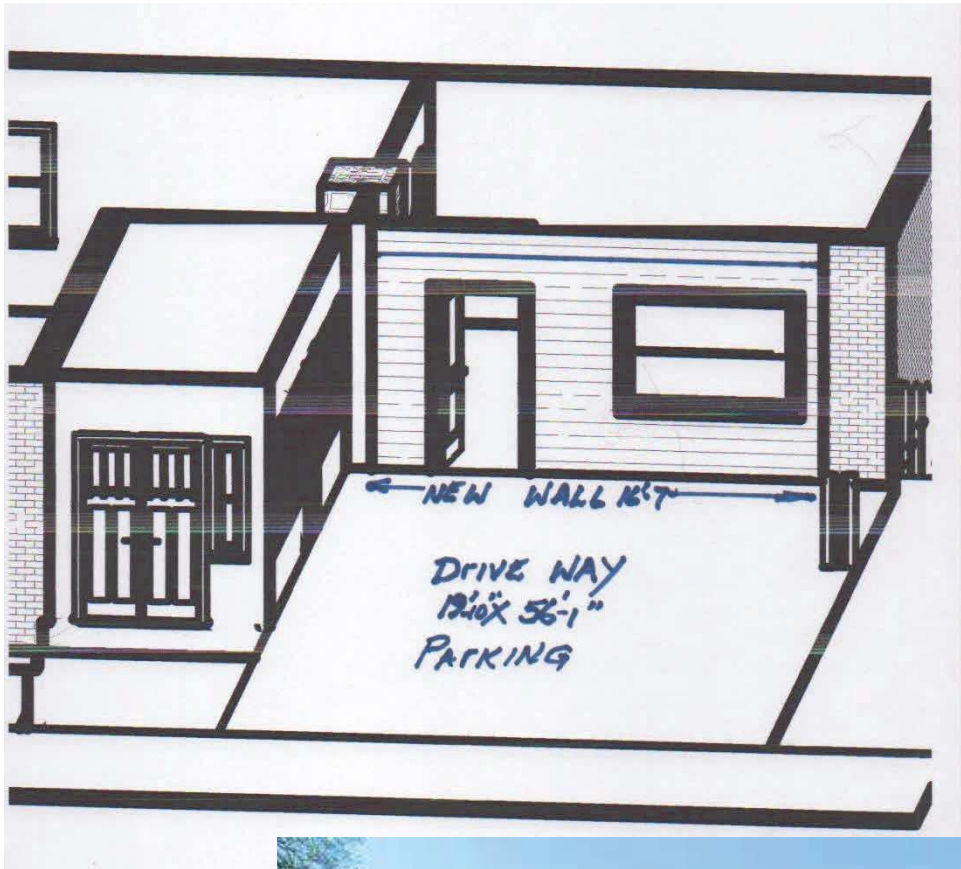
- 1. Any construction or building allowed by this variance must conform to the requirements set forth by the Unified Development Code, the 2021 International Building Code, the Grand Prairie Municipal Code of Ordinances, the city adopted fire codes, and with other applicable regulatory requirements administered and/or enforced by the state and federal government. If a building permit has not been applied for or issued within a ninety (90) day period or as the Board may specifically grant, the variance shall be deemed waived; and all rights thereunder terminated.**



Exhibit B - Site Plan
Page 1 of 1

Item 2.





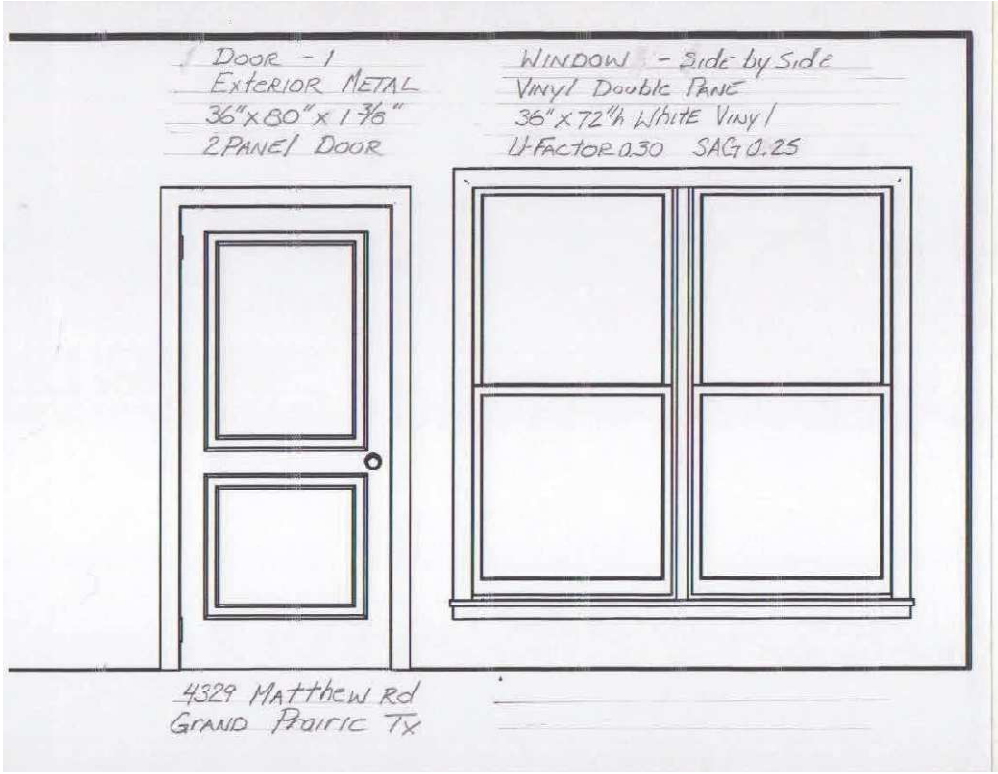


Exhibit D - Photo
Page 1 of 1





CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 05/16/2022

REQUESTER: Monica Espinoza

PRESENTER: June Sin, Planner

TITLE: ZBA-22-04-0015 (Council District 4) – Special Exception for a garage conversion, located at 2642 Berkshire Lane, legally described as Lot 27, Block K, Oak Hollow Addition Phase 1A, City of Grand Prairie, Tarrant County, Texas, zoned “PD-50” Planned Development -50 District.

APPLICANT: Roberto Gaytan

RECOMMENDED ACTION: Staff does not object to the request

SUMMARY:

Special Exception for a garage conversion, located at 2642 Berkshire Lane, legally described as Lot 27, Block K, Oak Hollow Addition Phase 1A, City of Grand Prairie, Tarrant County, Texas, zoned “PD-50” Planned Development -50 District.

- a. Special Exception: Conversion of garage into living space.
Required: Two garage parking spaces
Requested: No garage parking spaces

PURPOSE OF REQUEST:

The applicant requests a garage conversion to add extra living space to the current single-family dwelling. This requires a Special Exception to the minimum garage parking spaces required per Section 10.7.2.A of the Unified Development Code (UDC). The UDC requires that applicants maintain a minimum of two off-street parking spaces if the garage is enclosed. The applicant meets this requirement. Staff reviewed the surrounding area and were unable to discover any existing permitted garage conversions within 300 feet.

PUBLIC NOTIFICATION:

Legal notice of this item was published in the Fort Worth Star Telegram on May 6 and May 15.

Notices to property owners were placed in the City of Grand Prairie out-going-mail on May 6.

61 notices were sent, 0 were returned in favor, 0 returned opposed and there is not a homeowner's association.

FINDINGS:

As authorized in Section 1.11.7.4 of the UDC, the ZBA may grant variances and exceptions provided the following findings are met:

- A. Such variance or exception will not substantially or permanently injure the appropriate use of adjacent property in the same district.

Staff Evaluation: Staff believes that approving such an exception will not substantially or permanently injure the appropriate use of adjacent property in the same district.

- B. Such variance or exception will not adversely affect the health, safety, or general welfare of the public.

Staff Evaluation: Staff suggests that the exception will not adversely affect the health, safety, or general welfare of the public. The property owner currently has a paved driveway that can park a minimum of two vehicles.

- C. Such variance or exception will not be contrary to the public interest, and such variance or exception will not authorize the operation of a use other than those uses specifically authorized for the district in which the property for which the variance is sought is located.

Staff Evaluation: Staff believes the exception will not authorize the operation of a use other than those already allowed in Planned Development -50 (PD-50) District.

- D. Such variance or exception will be in harmony with the spirit and purpose of this ordinance.

Staff Evaluation: Staff suggests that the exception will not harm the spirit and purpose of this ordinance. The granting of this exception will allow the homeowner to expand the amount of useable living space.

- E. Such variance or exception will not alter the essential character of the district in which is located the property for which the variance is sought.

Staff Evaluation: Staff believes that such an exception will not alter the essential character of the district.

- F. Such variance or exception will not substantially weaken the general purposes of the zoning regulations established for the district in which the property is located.

Staff Evaluation: Staff believes that such an exception for a garage conversion will not substantially weaken the general purpose of the underlying zoning district.

- G. The plight of the owner of the property for which the variance or exception is sought is due to unique circumstances existing on the property, including but not limited to the area, shape or slope, and the unique circumstances were not created by the owner of the property and are not merely financial, and are not due to or the result of general conditions in the district in which the property is located.

Staff Evaluation: Staff cannot find that the property owner may have a hardship that is a unique circumstance of the property.

H. The variance or exception is a self-created hardship.

Staff Evaluation: Staff finds that the hardship is self-created.

RECOMMENDATION:

Staff does not object to ZBA-22-04-0015 as requested.

If the Board chooses to grant the request, the applicant must abide by the following:

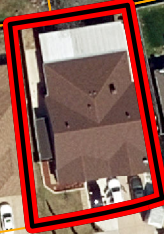
- 1. Any construction or building allowed by this variance must conform to the requirements set forth by the Unified Development Code, the 2021 International Building Code, the Grand Prairie Municipal Code of Ordinances, the city adopted fire codes, and with other applicable regulatory requirements administered and/or enforced by the state and federal government. If a building permit has not been applied for or issued within a ninety (90) day period or as the Board may specifically grant, the variance shall be deemed waived; and all rights thereunder terminated.**

Channing Dr

Exhibit A - Location Map
Page 1 of 1

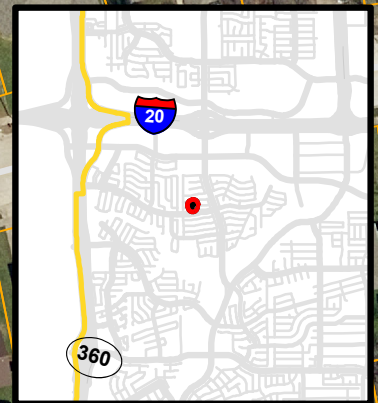
Item 3.

Danberry Ln



Berkshire Ln

Claremont Dr



CASE LOCATION MAP
ZBA-22-04-0015
2642 BERKSHIRE LANE



City of Grand Prairie
Development Services

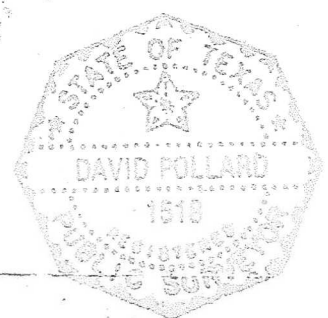
(972) 237-8255
www.gptx.org

SUBJECT PROPERTY IS A
ACCELERATED ERECTION
DATE: 1-29-03



EST. TO 16500
FOR UNDERGROUND
ELECT. SERVICES.
V. 786
P. 1535
D.P.T.C.T.

BERKSHIRE LAKE
(50' WIDE)



STATE OF TEXAS
COUNTY OF TARRANT Buyer: Eugene Patterson
"To the Lienholders and/or the Owners of the Premises surveyed and to
Stewart Title

G.F.# 86088609099 REVISED: 5/5/06

FLOOD NOTE: I hereby certify that the property described herein
is not within a special flood hazard area as identified by the

Exhibit C - Photos
Page 1 of 1

Item 3.





CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 05/16/2022

REQUESTER: Monica Espinoza

PRESENTER: June Sin, Planner

TITLE: ZBA-22-04-0016 (Council District 2) – Variance to reduce the minimum internal side yard setback requirement permitted under the Unified Development Code, located at 3805 E. Verde Woods Street, legally described as Lot 9, Block 3, Coronado Woods Addition Phase 1, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Two Residential District.

APPLICANT: David Russell

RECOMMENDED ACTION: Staff cannot support the request

SUMMARY:

Variance to reduce the minimum internal side yard setback requirement permitted under the Unified Development Code, located at 3805 E. Verde Woods Street, legally described as Lot 9, Block 3, Coronado Woods Addition Phase 1, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Two Residential District.

- A. Variance: Reduction of the internal side setback required by SF-2 zoning district.
 Required Setback: 6 feet (72 inches)
 Requested Setback: 3 feet (36 inches)

PURPOSE OF REQUEST:

The applicant is requesting a variance to the internal side setback requirement for an attached garage located within Single Family-Two zoning district. The Unified Development Code (UDC) states that the minimum internal side setback requirement shall be 72 inches. The applicant is requesting a setback of 37 inches.

The house has a side-entry garage. The proposed garage will be located over the existing pavement in front of the old garage doors. The new garage will be a front-entry garage with doors facing the street. The garage addition is 22 feet by 39 feet with a total area of 836 square feet.

Subject to the approval of this application, an approved building permit will be required prior to the final

inspection of the structure. As part of the building permit review process, Building Inspections will ensure that the structure complies with all regulations.

PUBLIC NOTIFICATION:

Legal notice of this item was published in the Fort Worth Star Telegram on May 6 and May 15.

Notices to property owners were placed in the City of Grand Prairie out-going-mail on May 6.

46 notices were sent, 0 were returned in favor, 0 returned opposed and there is not a homeowner's association.

FINDINGS:

As authorized in Section 1.11.7.4 of the UDC, the ZBA may grant variances and exceptions provided the following findings are met:

- A. Such variance or exception will not substantially or permanently injure the appropriate use of adjacent property in the same district.

Staff Evaluation: Staff believes that such variance may substantially or permanently injure the appropriate use of adjacent property in the same district. The proposed structure does not meet the required side setback. Staff found that a similar variance was granted in 2017, for the house located at 3810 E Verde Woods, across from the applicant's house. ZBA approved their request to reduce the side yard from six feet to 3 feet 6 inches.

- B. Such variance or exception will not adversely affect the health, safety, or general welfare of the public.

Staff Evaluation: Staff suggests that the variance will not adversely affect the health, safety, or general welfare of the public.

- C. Such variance or exception will not be contrary to the public interest, and such variance or exception will not authorize the operation of a use other than those uses specifically authorized for the district in which the property for which the variance is sought is located.

Staff Evaluation: The variance will not authorize the operation of a use other than those already allowed in Single Family-Two Residential District.

- D. Such variance or exception will be in harmony with the spirit and purpose of this ordinance.

Staff Evaluation: Staff suggests that the variance may not harm the spirit and purpose of this ordinance.

- E. Such variance or exception will not alter the essential character of the district in which is located the property for which the variance is sought.

Staff Evaluation: Staff believes that the variance may alter the essential character of the district. The area generally has side entry garages. However, there are a few houses that do have a garage addition with garage doors facing the street such as the ones at 3802, 3810, 3814, and 3818 E Verde

Woods Street.

- F. Such variance or exception will not substantially weaken the general purposes of the zoning regulations established for the district in which the property is located.

Staff Evaluation: Staff believes that the variance will not substantially weaken the general purpose of the underlying zoning district.

- G. The plight of the owner of the property for which the variance or exception is sought is due to unique circumstances existing on the property, including but not limited to the area, shape or slope, and the unique circumstances were not created by the owner of the property and are not merely financial, and are not due to or the result of general conditions in the district in which the property is located.

Staff Evaluation: Staff finds that the property owner does not have a hardship that is a unique circumstance of the property.

- H. The variance or exception is a self-created hardship.

Staff Evaluation: Staff finds that the hardship is self-created.

RECOMMENDATION:

Staff cannot support ZBA-22-04-0016 as requested, but notes the following findings of fact:

1. On June 26, 2017, the Zoning Board of Adjustment granted a similar variance to the property at 3810 E. Verde Woods. The variance was the reduction of the internal side yard setback from the required 6 feet to 3.5 feet to construct a two-car garage attached to the home. The variance was granted on the basis that there are other accessory structures and garages in the rear yard of neighboring properties.

If the Board chooses to grant the request, the applicant must abide by the following:

1. **Any construction or building allowed by this variance must conform to the requirements set forth by the Unified Development Code, the 2021 International Building Code, the Grand Prairie Municipal Code of Ordinances, the city adopted fire codes, and with other applicable regulatory requirements administered and/or enforced by the state and federal government. If a building permit has not been applied for or issued within a ninety (90) day period or as the Board may specifically grant, the variance shall be deemed waived; and all rights thereunder terminated.**



Exhibit B - Site Plan
Page 1 of 1



STUDIO S2C
ARCHITECTURE
1722 RIO BLANCO
DRIVE
FRISCO, TX 75033
PH. 817.845.8937

Garage Addition
3805 East Verde Woods,
Grand Prairie, Texas



MARCH 26, 2022

ISSUE DATE:
MARCH 26, 2022
PROJECT NUMBER
03032022.00001

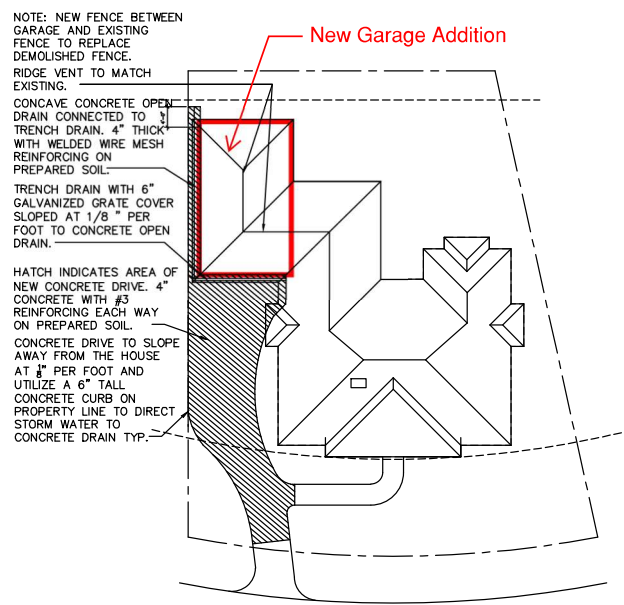
SHEET NAME:
SITE PLAN

SHEET NUMBER:
A1.0

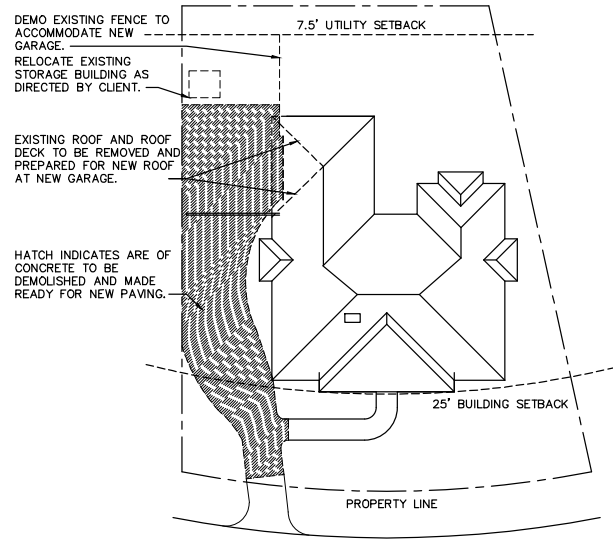
95% REVIEW
NOT FOR
REGULATORY
APPROVAL, BIDDING
OR CONSTRUCTION

SHANE CHRISTIAN
TX# 16019

REVISIONS



2 NEW ROOF PLAN
SCALE: 1/32"=1'-0"
0 10' 20' 40' TRUE NORTH PLAN NORTH



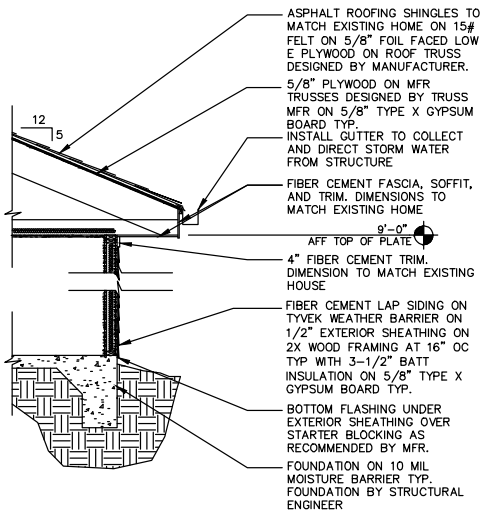
1 DEMO SITE PLAN
SCALE: 1/32"=1'-0"
0 10' 20' 40' TRUE NORTH PLAN NORTH

Exhibit C - Floor Plan
Page 1 of 1



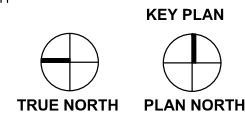
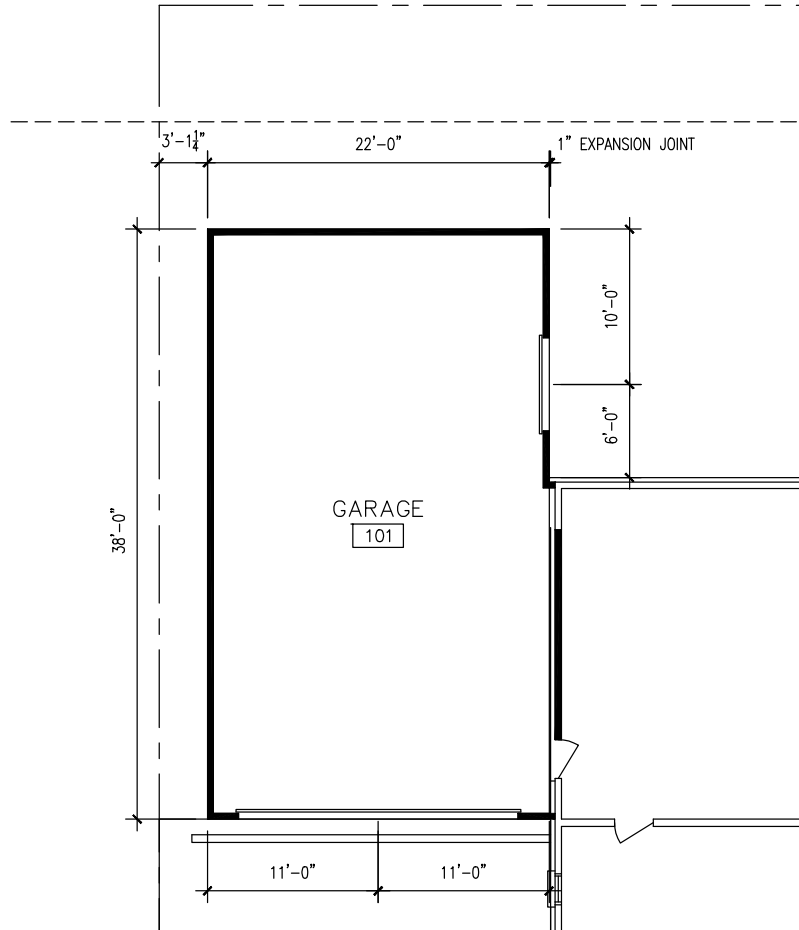
STUDIO S2C
ARCHITECTURE
1722 RIO BLANCO DRIVE
FRISCO, TX 75033
PH. 817.845.8937

Garage Addition
3805 East Verde Woods,
Grand Prairie, Texas



2 TYP WALL DETAIL
SCALE: 1/4" = 1'-0"
0 1' 2' 4' 8'

1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"
0 5' 8' 16'



- GENERAL NOTES:
1. PLUGS ARE GFI TYP.
 2. GARAGE TO HAVE TYPE "X" GYP BOARD ON WALLS AND CEILING THROUGHOUT.
 3. PROVIDE ONE 8'Hx16"W AND ONE 8'Hx6"W INSULATED ALUMINUM FINISHED SECTIONAL OVERHEAD DOORS (OD) WITH OD LIFT.
 4. INTERIOR DOOR TO BE 3'x6'-8" SOLID CORE MATCHING EXISTING HOME DOORS.
 5. POWER TO BE PULLED FROM EXISTING POWER PANEL WITHIN GARAGE IN HOME.
 6. EXTERIOR WALLS TO BE INSULATED WITH BATT INSULATED, R-12. ATTIC TO BE INSULATED WITH BLOWN INSULATION, R-30.

REVISIONS	

ISSUE DATE:
MARCH 3, 2022
PROJECT NUMBER
03032022.00001

SHEET NAME:
FLOOR PLAN

SHEET NUMBER:
A2.0

Exhibit D - Photos
Page 1 of 1





CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 05/16/2022

REQUESTER: Monica Espinoza

PRESENTER: June Sin, Planner

TITLE: ZBA-22-04-0017 (Council District 2) – Variance to reduce the minimum rear setback and internal side setback ~~and to increase the maximum lot coverage~~ permitted under the Unified Development Code, located at 514 E Grand Prairie Road, legally described as a portion of Lot 4, Block C, Bairds Dallas Addition, City of Grand Prairie, Dallas County, Texas, zoned Two Family Residential District.

APPLICANT: Jorge Juarez

RECOMMENDED ACTION: Staff cannot support the request

SUMMARY:

Variance to reduce the minimum rear setback and internal side setback ~~and to increase the maximum lot coverage~~ permitted under the Unified Development Code, located at 514 E Grand Prairie Road, legally described as a portion of Lot 4, Block C, Bairds Dallas Addition, City of Grand Prairie, Dallas County, Texas, zoned Two Family Residential District.

- A. Variance: Reduction of the rear setback required by 2F zoning district.
Required Setback: 10 feet (120 inches)
Requested Setback: 6 feet 3 inches (75 inches)
- B. Variance: Reduction of the internal side setback required by 2F zoning district.
Required Setback: 5 feet (60 inches)
Requested Setback: 2 feet 2 inches (26 inches)

PURPOSE OF REQUEST:

The applicant is requesting a variance to the rear setback and internal side setback requirement for an accessory structure located within a Two-Family (2F) zoning district. The Unified Development Code (UDC) states that the minimum rear setback shall be 120 inches. The applicant is requesting a rear setback of 75 inches. The UDC states that the internal side setback requirement shall be 60 inches. The applicant is requesting an internal setback of 26 inches.

The applicant constructed a secondary dwelling unit in his backyard without obtaining a permit. January 11, 2022, Code Enforcement issued a notice for the property owner to apply for a building permit. During the permit review, staff discovered that the structure does not meet the required setbacks.

Section 4.2.3 of the UDC states that an accessory structure is prohibited from being used as a separate dwelling unit on a lot that has a dwelling unit situated on it. If ZBA grants this variance, the new structure will need to be attached to the main house.

Subject to the approval of this application, an approved building permit will be required prior to the final inspection of the structure. As part of the building permit review process, Building Inspections will ensure that the structure complies with all regulations.

PUBLIC NOTIFICATION:

Legal notice of this item was published in the Fort Worth Star Telegram on May 6 and May 15.

Notices to property owners were placed in the City of Grand Prairie out-going-mail on May 6.

34 notices were sent, 0 were returned in favor, 0 returned opposed and there is not a homeowner's association.

FINDINGS:

As authorized in Section 1.11.7.4 of the UDC, the ZBA may grant variances and exceptions provided the following findings are met:

- A. Such variance or exception will not substantially or permanently injure the appropriate use of adjacent property in the same district.

Staff Evaluation: Staff believes that such variances may substantially or permanently injure the appropriate use of adjacent property in the same district. The new addition does not meet the required setback.

- B. Such variance or exception will not adversely affect the health, safety, or general welfare of the public.

Staff Evaluation: Staff suggests that variances may adversely affect the health, safety, or general welfare of the public. Code enforcement also received citizen complaints about water draining unto adjacent properties. If variances are granted, staff recommends that proper drainage is provided on-site, and not increase any run-off to neighboring properties.

- C. Such variance or exception will not be contrary to the public interest, and such variance or exception will not authorize the operation of a use other than those uses specifically authorized for the district in which the property for which the variance is sought is located.

Staff Evaluation: The variances may authorize the operation of a use other than those already allowed in Two Family Residential District. In Section 4.2.3 of the UDC, an accessory structure is prohibited from being used as a separate dwelling unit on a lot that has a dwelling unit situated on it. If ZBA grants this variance, the new structure will need to be attached to the main house.

- D. Such variance or exception will be in harmony with the spirit and purpose of this ordinance.

Staff Evaluation: Staff suggests that variances may harm the spirit and purpose of this ordinance. An accessory dwelling unit is prohibited in the UDC.

- E. Such variance or exception will not alter the essential character of the district in which is located the property for which the variance is sought.

Staff Evaluation: Staff believes that variances may not alter the essential character of the district. The structure is situated behind the existing house.

- F. Such variance or exception will not substantially weaken the general purposes of the zoning regulations established for the district in which the property is located.

Staff Evaluation: Staff believes that variances may substantially weaken the general purpose of the underlying zoning district.

- G. The plight of the owner of the property for which the variance or exception is sought is due to unique circumstances existing on the property, including but not limited to the area, shape or slope, and the unique circumstances were not created by the owner of the property and are not merely financial, and are not due to or the result of general conditions in the district in which the property is located.

Staff Evaluation: Staff finds that the property owner does not have a hardship that is a unique circumstance of the property.

- H. The variance or exception is a self-created hardship.

Staff Evaluation: Staff finds that the hardship is self-created.

RECOMMENDATION:

Staff cannot support ZBA-22-04-0017 as requested based on the following findings of fact:

1. The exception is a self-created hardship.
2. Staff believes that such variances may substantially or permanently injure the appropriate use of adjacent property in the same district.
3. Staff suggests that variances may adversely affect the health, safety, or general welfare of the public.

If the Board chooses to grant the request, the applicant must abide by the following:

1. The accessory dwelling needs to be attached to the main house.
2. The applicant needs to apply for a building permit with Building Inspections and be approved before continuing construction. During this review. Stormwater shall review the permit to verify that the drainage issue is resolved.
3. **Any construction or building allowed by this variance must conform to the requirements set forth by the Unified Development Code, the 2021 International Building Code, the Grand Prairie Municipal Code of Ordinances, the city adopted fire codes, and with other applicable regulatory requirements administered and/or enforced by the state and federal government. If a building permit has not been applied for or issued within a ninety (90) day period or as the**

Board may specifically grant, the variance shall be deemed waived; and all rights thereunder terminated.



SIDEBACK VARIANCE

514 E. GRAND PRAIRIE RD,
GRAND PRAIRIE, TX.

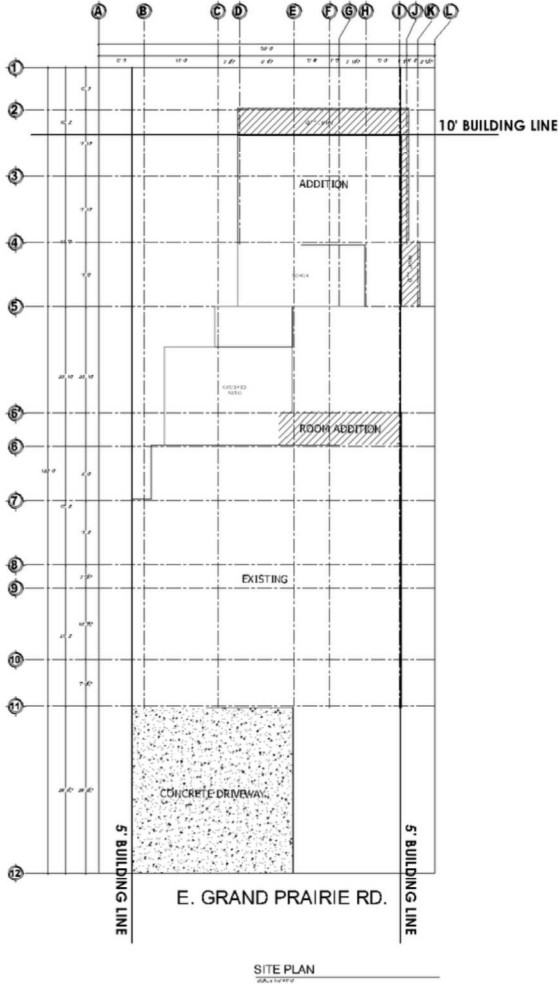
Exhibit B - Project Narrative
Page 1 of 2



Exhibit B - Project Narrative
Page 2 of 2

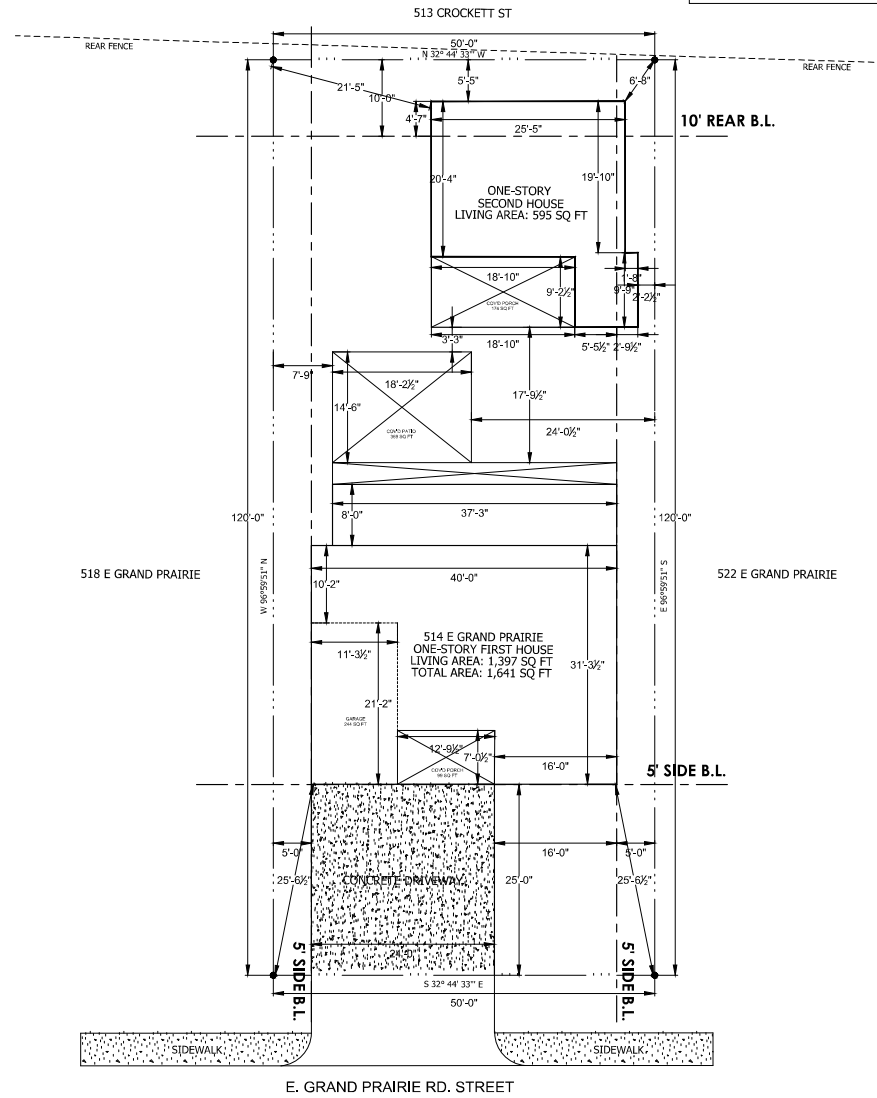
REASONS

- MINIMUM PERCENTAGE OF OCCUPATION IN THE LOT
- THE BUILDING HAS MORE THAN 15 YEARS
- THE OWNER DIDN'T KNOW ABOUT THE BUILDING LINE RESTRICTIONS
- THE OWNER DOESN'T COUNT WITH THE ECONOMIC RESOURCES TO DEMOLISH THE AREA OVER THE RESTRICTIONS LINES
- THE BATHROOM AND THE REST OF THE HOUSE WILL TURN UNFUNCTIONAL



AREA TABULATION	
LIVING AREA	1,397 SQ. FT.
PORCH	244 SQ. FT.
COVERED PATIO	266 SQ. FT.
1 CAR GARAGE	244 SQ. FT.
CONCRETE DRIVEWAY	587 SQ. FT.
ADDITION	595 SQ. FT.
AREA OF ADDITION OFF THE BUILDING LINE	146 SQ. FT.
TOTAL AREA	3,333 SQ. FT.

Exhibit C - Site Plan
Page 1 of 1



PROJECT DATA

PROJECT NAME: ZONING BOARD OF ADJUSTMENT
ADDRESS: 514 E GRAND PRAIRIE RD, GRAND PRAIRIE TX 75051
OWNER/CUSTOMER: JORGE JUAREZ

AREA CALCULATION TABLE

1ST. FLOOR (FIRST HOUSE)	1,397 SQ.FT.
1ST. FLOOR (SECOND HOUSE)	594 SQ. FT.
TOTAL LIVING AREA	1,991 SQ. FT.
1 CAR GARAGE	244 SQ.FT.
COVERED PORCH (FIRST HOUSE)	99 SQ. FT.
COVERED PORCH (SECOND HOUSE)	174 SQ. FT.
COVERED PATIO	369 SQ. FT.
TOTAL COVERED AREA	2,778 SQ.FT.
TOTAL COVERED SLAB	2,778 SQ.FT.
TOTAL LOT AREA	6,000 SQ.FT.
LOT COVERAGE PERCENTAGE	46%
TOTAL ACRES AREA	0.137

SITE PLAN

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

PROJECT: RESIDENTIAL HOME
CLIENT OWNER: JORGE JUAREZ
LOCATION: 514 E GRAND PRAIRIE RD GRAND PRAIRIE, TX 75051

Gamma Group, Design & Construction LLC
100 S Bellme Rd. # 34 Dallas, Texas, 75235
www.gammagroup.com
gammagroup@hotmail.com
(469) 463-2761 & (214) 272-8186

ENGINEERING GENERAL NOTES

1. THESE PLANS ARE PREPARED BY THE ENGINEER FOR THE SPECIFIC PROJECT AND SITE SHOWN HEREON. THE ENGINEER HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE INFORMATION PROVIDED TO HIM AND HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE INFORMATION PROVIDED TO HIM AND HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE INFORMATION PROVIDED TO HIM. THE ENGINEER HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE INFORMATION PROVIDED TO HIM AND HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE INFORMATION PROVIDED TO HIM.

CONTRACTOR NOTES

1. THE GENERAL CONTRACTOR SHALL EXAMINE AND VERIFY THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS OF THESE PLANS/DOCUMENTS AND NOTIFY OWNER OF ANY DISCREPANCIES AND/OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION. THESE PLANS ARE INTENDED FOR THE GENERAL RESIDENTIAL CONSTRUCTION PURPOSES ONLY AND ARE NOT EXHAUSTIVELY DETAILED OR FULLY SPECIFIED.

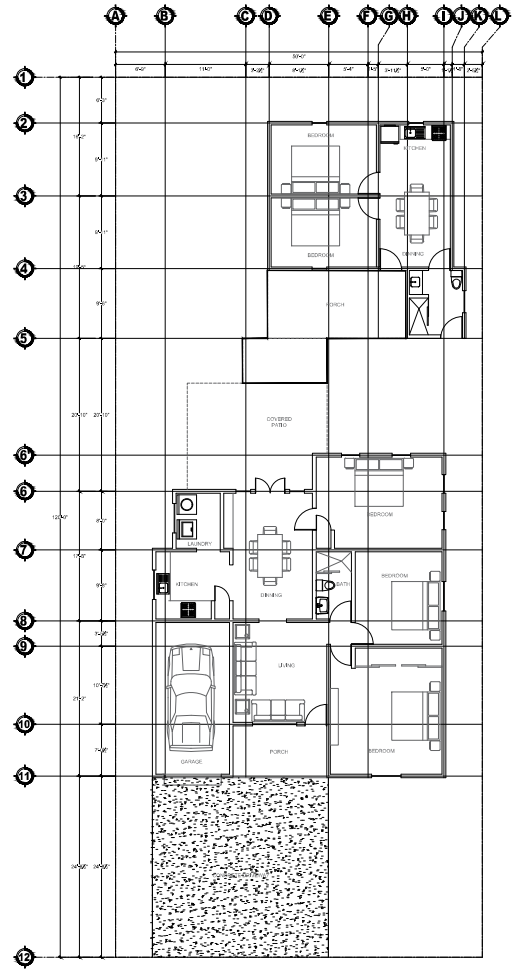
2. THE GENERAL CONTRACTOR SHALL SUPERVISE CONSTRUCTION AND IT SHALL BE RESPONSIBILITY TO SELECT, VERIFY, RESOLVE AND INSTALL ALL EQUIPMENT AND MATERIALS AND TO CONTROL THE QUALITY THEREOF.

3. ALL WORK PERFORMED ON THIS PROJECT SHALL MEET OR EXCEED THE CURRENT EDITION OF THE UNIFORM BUILDING CODE AND ANY APPLICABLE STATE AND LOCAL ORDINANCES, CODES AND REGULATIONS.

4. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE ANY ENGINEERING NECESSARY TO THE STABILITY OF THE STRUCTURES OF THE PROJECT. ENGINEERING IS RECOMMENDED THAT THESE PLANS SHALL BE REVIEWED BY A QUALIFIED PROFESSIONAL ENGINEER.

REVISION:
EXPIRATION DATE:
PLAN: SITE PLAN
DATE: 29/04/2022
DRAWN BY: F.G.M. SHEET 01 OF 01

Exhibit D - Floor Plan
Page 1 of 1



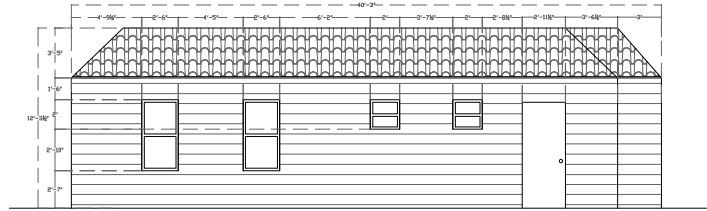
FLOOR PLAN
SCALE: 1/8" = 1'-0"

PROJECT: RESIDENTIAL HOME	
CLIENT/OWNER: Larry J. Guadalupe Mc Ghee Victor Sánchez	
LOCATION: 700 Bent Oak Drive Forth Worth, Texas	
 gamma GROUP	
Gamma Group, Design & Construction LLC 130 S. Beltline Rd. # 34, Dallas Texas, 75233 www.gammagroupus.com gammagroupus@comcast.net (469)463-2761 & (214)272-8186	
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EXPIRATION DATE:	
PLAN: FLOOR PLAN	
DATE: 26/04/22	
DRAWN BY: F.G.M.	SHEET 01 OF 01

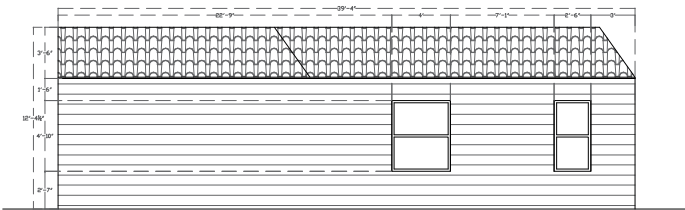
Exhibit E - Elevations
Page 1 of 1



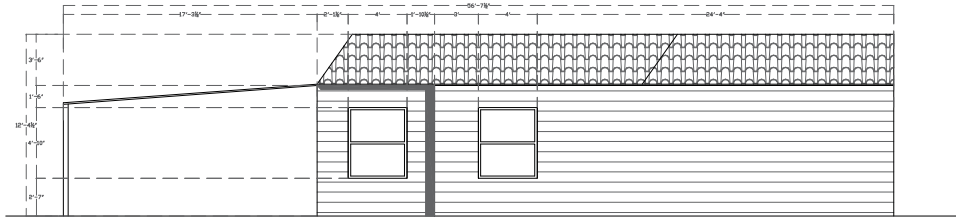
SOUTH ELEVATION
SCALE: 1/4"=1'-0"



NORTH ELEVATION
SCALE: 1/4"=1'-0"



EAST ELEVATION
SCALE: 1/4"=1'-0"



WEST ELEVATION
SCALE: 1/4"=1'-0"

PROJECT: RESIDENTIAL HOME									
CLIENT/OWNER: Larry J. Guadalupe Mc Ghee Victor Sánchez									
LOCATION: 700 Bent Oak Drive Forth Worth, Texas									
									
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DATE: 26/04/22	DRAWN BY: F.G.M.								
SHEET 01 OF 01									

Exhibit F - Photos
Page 1 of 3



Exhibit F - Photos
Page 2 of 3



Exhibit F - Photos
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