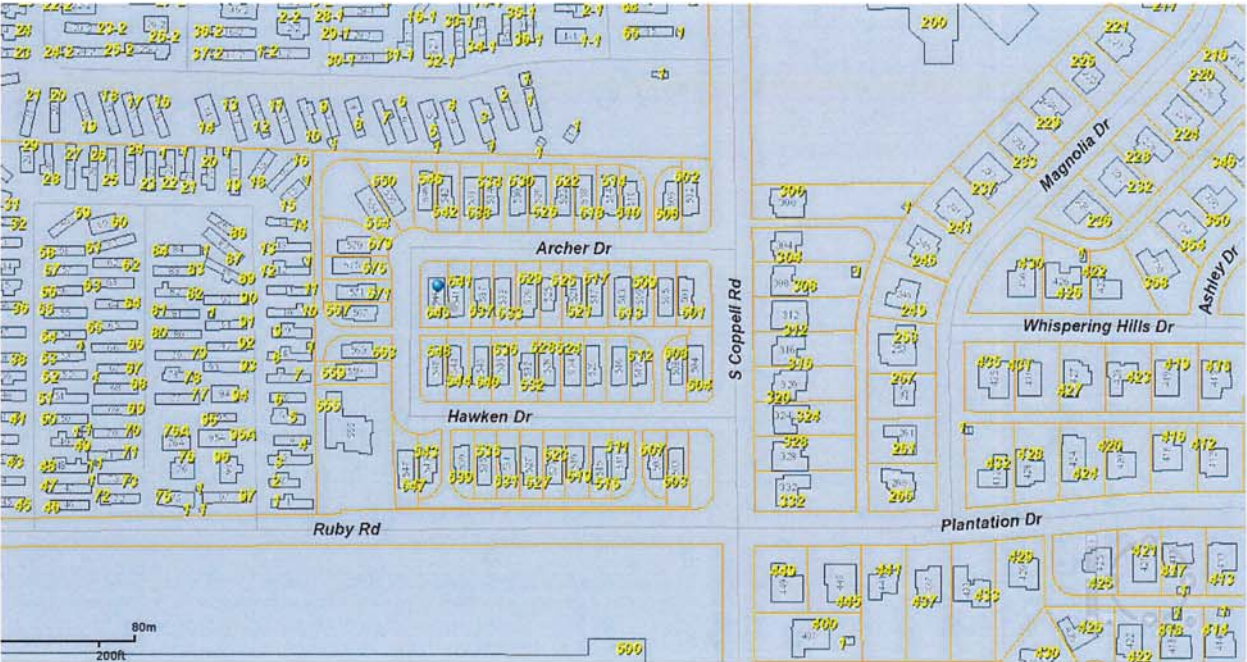
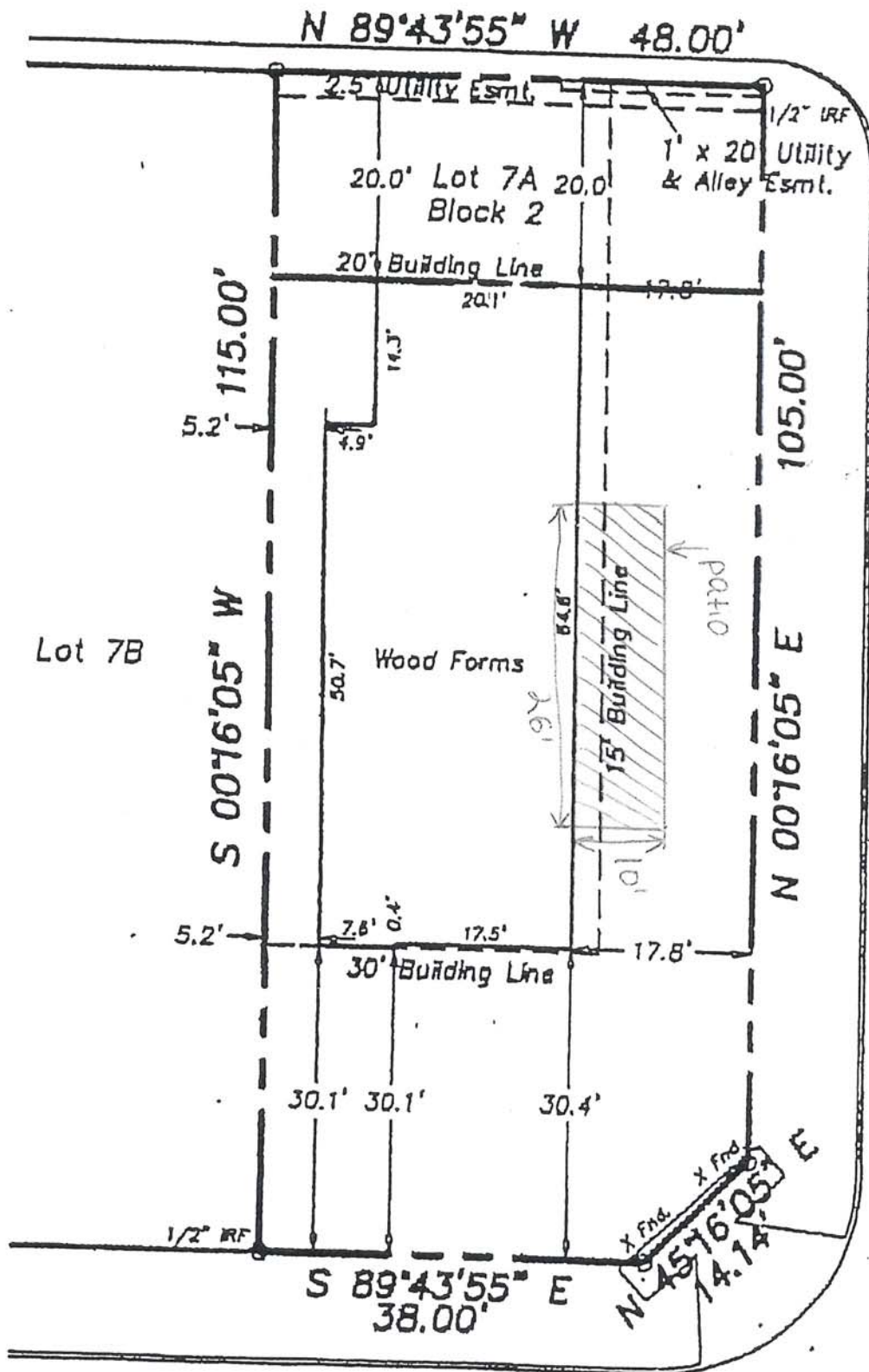


Exhibit A: Location Maps



15' ALLEY



HAWKEN DRIVE



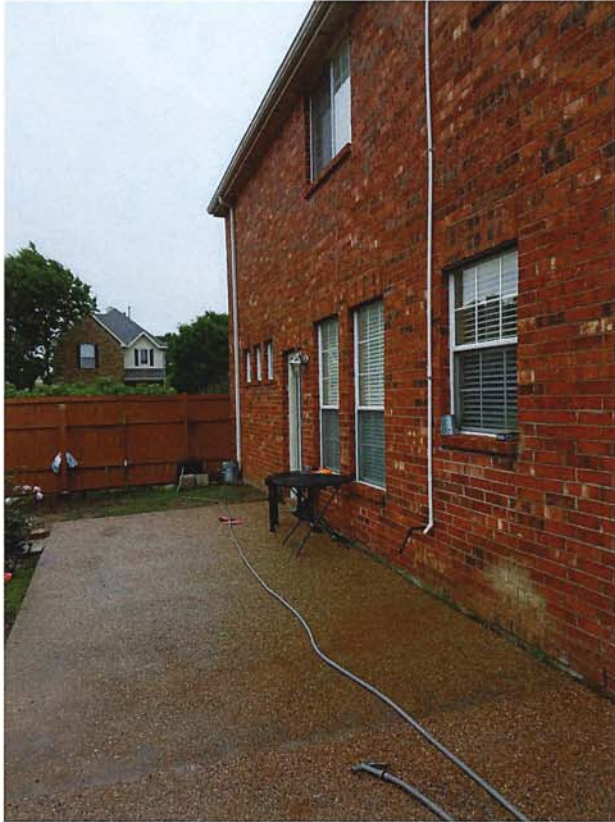
Scale 1" = 20'

545 ARCHER DRIVE

Center line control monumentation found
was used for controlling monumentation.

Exhibit C: Photos of Existing Site







City of Coppell
Building Inspections Dept.
 265 E. Parkway Blvd
 Coppell, TX 75019

Phone: (972) 304-3500
 Fax: (972) 462-5318
 E-mail: inspect@coppelltx.gov

APPLICATION REQUEST FOR VARIANCE - BOARD OF ADJUSTMENT

Date: 05/08/2018

I, the undersigned owner or _____ (option-holder, etc.), of the following described real property located in the City of Coppell, Texas, hereby make application for a request for a variance from the terms of Section 12-35-2 B(2)(b)(ii) of the City of Coppell Zoning Ordinance. The current zoning of my property is: residential 2F-9.

PLEASE NOTE: The Board of Adjustment is not authorized to consider cases in districts zoned as Planned Development (PD), with the exception of fence variances.

LOCATION OF PROPERTY

Street Address: 545 Archer Drive, Coppell, TX 75019

REQUEST: (If there is additional information that you feel would be helpful to the Board in making a decision, please include this information in your request.)

Allow to build covered patio. The property is on the corner lot. Current city ordinance doesn't permit to build a patio or any structure on our backyard due to setback regulation. Covered patio is needed for our daughter to safely play in the yard and avoid the sun exposure as she has a skin condition that may become cancerous when exposed to the sun.

Before your application will be considered by the Board, the attached checklist must be completed.

A non-refundable application fee of \$50.00 is required at the time of application. A deposit of \$50 is also required at the time of application. The deposit is charged for the variance sign that will be placed in your yard. You are responsible for returning the sign to the Building Inspections Department, 265 Parkway Boulevard, following the hearing. The deposit will be returned to the applicant if the sign is returned undamaged.

I have read this application form and understand that filing the application and paying the fees does not guarantee an affirmative action by the Board of Adjustment. I further understand that at least four (4) affirmative votes must be cast in order to receive a variance.

<u>[Signature]</u> Staff Member's Signature	<u>5/8/18</u> Date	<u>000888-0011</u> Receipt Number
<u>[Signature]</u> Signature of Applicant	<u>Elena Ansary</u> Print name	
<u>PO Box 2004, Coppell, TX 75019</u> Mailing address	<u>972-697-1561</u> Phone (Home)	 Phone (Daytime)

CHECKLIST REQUEST FOR A VARIANCE - BOARD OF ADJUSTMENT

To assist Board of Adjustment in establishing the information necessary to make a decision regarding the request for a variance, please complete the following checklist:

1. Is your land or your building different from others around you? Yes _____ No X _____
If yes, explain how.

2. Is your land or building useful for any purpose without the variance requested?
Yes _____ No X _____ If no, explain why not.
My daughter has a skin condition that prevents her being under direct sun. We want to build a covered patio to have backyard safe for her

3. Is there a property hardship associated with this particular parcel? Yes X _____ No _____
If yes, explain the hardship.
Our daughter needs a SAFE place on the backyard that protects her skin from direct sun exposure, which prevents her skin condition from getting worse and possibly cancerous.

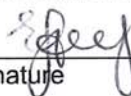
4. Is there any reason that you would be unable to comply with the Ordinance provisions if the variance was denied?
Yes X _____ No _____ If yes, explain why.
Our property is on the corner lot. Due to the city ordinances (setback regulation) we are unable to build any structure on our backyard

5. Does the property surrounding you have different zoning requirements? Yes _____ No _____
If yes, what are they?
Our neighbor was allowed to build an attached patio on their backyard

6. Are there any special conditions where a literal interpretation of the Ordinance would result in an unnecessary hardship? Yes X _____ No _____ If yes, what are they?
Our daughter would not be able to play safe (from the sun exposure, due to skin condition) in our backyard.

7. Will traffic conditions be affected by the requested change? Yes _____ No X _____
If yes, how?

In order to be assured of a fair hearing, it is important that the applicant furnish as much information to the Board as possible, in the form of site plans, elevations, photographs, renderings, and any other supporting evidence. Incomplete submittals will result in a recommendation by staff for denial. Economic hardship is insufficient for approval of a variance.



Signature

05/08/2018

Date

**Proposal letter to building/zoning department, requesting a variance
for allowing an attached patio built.**

April 6, 2018

To whom it may concern:

This proposal letter is to request and substantiate the grant of a Variance for a residence at 545 Archer Drive, Coppell, TX 75019.

Attached Patio

The petitioner requests a Variance allowing a Attached Patio to be built attached to the residential property. The reason for following the proposed fence line is primarily to bring the property as safe environment for the kids, protecting them from the sun as one of our daughters has a skin condition leading to skin cancer. The petitioner's equally important need for this patio is to ensure wellbeing of the children and saving them from excessive sun. The requested Variance would provide a safe environment for petitioner's children in the home. It is the absolute intent of the petitioner (for his own personal architectural preferences as well as the needs of the Zoning Administrator/Planning Commission) to create an attached patio that specifically blends in with not only the existing architecture, but is also in complete harmony with the neighboring properties and appearances:

- The proposed attached patio shall be constructed of pressure treated wood and stained to preserve good appearance and durability
- The proposed attached patio is desired, intended, and shall be built specifically to be unobtrusive and "low key", blending in with the neighborhood

"The granting of such Variance will not be materially detrimental to the public welfare..." the proposed Variance does no harm to either public or private interests and is not injurious to any property or interest. In fact, granting the proposed Variance will serve only to create a better safe environment for petitioner's children as well more pleasing visual harmony, by virtue of the careful architectural design to make the attached patio lines blend and visually "disappear";

"The granting of such Variance will be in harmony with the general purpose and intent of this Title..." The proposed patio is designed, laid out, and shall be constructed in a manner that achieves harmony with the neighborhood, fosters peaceful relations with neighbors, and blends in visually in a low-key, unobtrusive manner with the surroundings. As such, it is clearly in harmony with the overall intents and purposes of the Title.

Additionally, the proposed attached patio that this Variance is being requested for does not encroach or infringe on any neighboring residential properties, nor would it impose any hardship on any neighbors, nor would it serve to create a situation where any neighbor's quality of life, property value, or peaceful co-existence would be negatively affected.

Photographs and diagrams in support of the requested Variance are attached hereto.

Respectfully submitted,

Hamid and Elena Ansary

545 Archer Drive,
Coppell, TX 75019
972-697-1561
elenaansary@hotmail.com

To whom it may concern:

We are Hamid and Elena Ansary, applying for the permit to build the attached covered patio in our backyard.

We have 4 children (13y.o, 9 y.o., 5 y. o. and 2 y.o), who like to play outside in the yard. Unfortunately, in Texas most of the year and especially in Summer it is not always fisible due to heat and extremely bright sun, that as we all know is damaging especially to children's skin.

In fact, last summer one of my younger kids was diagnosed with the skin condition caused by the sun exposure that may lead to skin cancer. Doctor advised to use the sunscreens and avoid the sun as possible, to delay progressing of the illness. So, covered patio seems like a good idea not to compromise the outside time for our kids and avoid sun exposer at the same time.

My husband and my father have experience in construction and want to build the patio themselves.

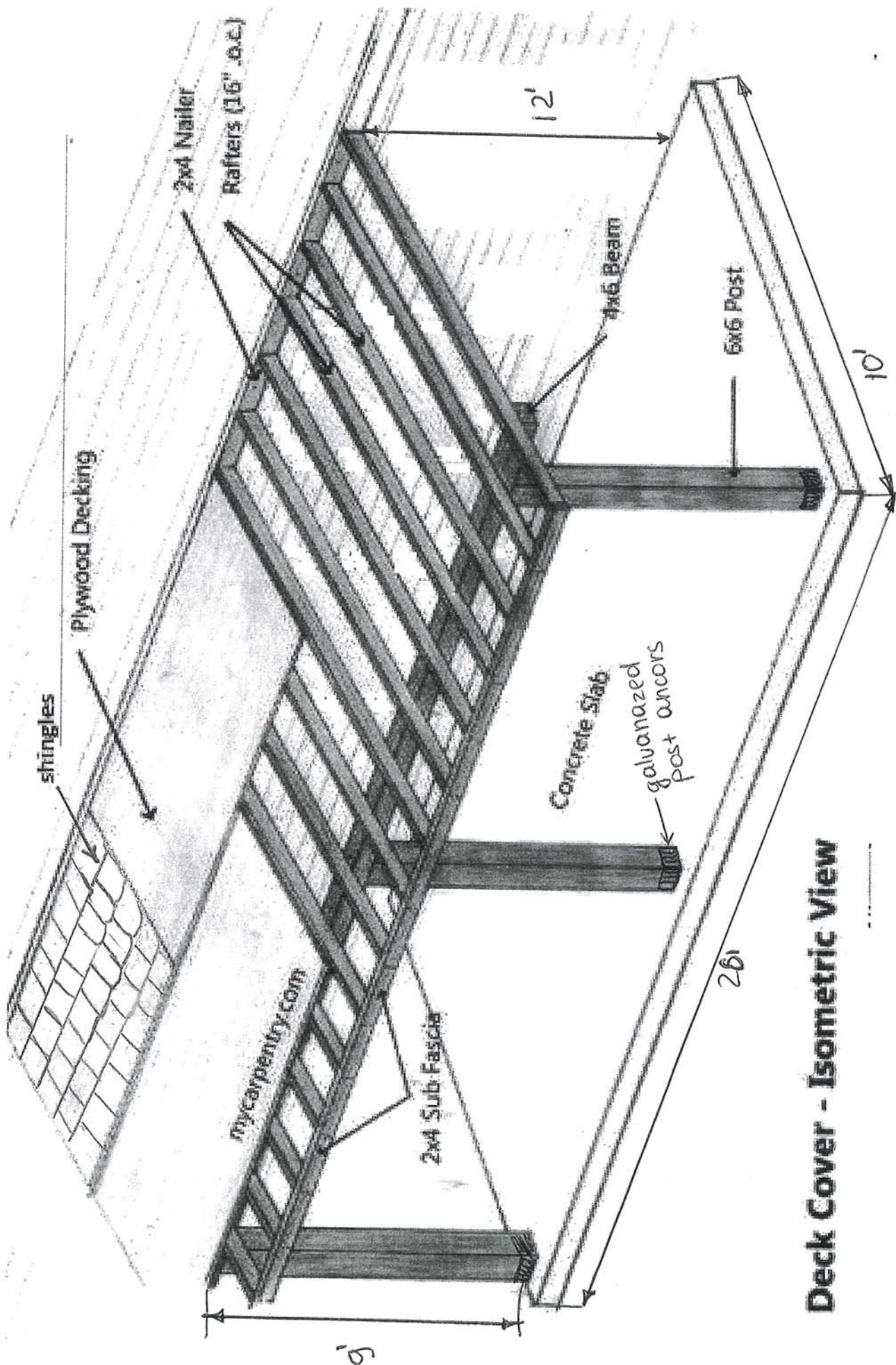
Attached please find the plat with marked concrete slab with sizes (it was built with the house originally), photos of the sample look for the attached covered patio and sketch where the covered patio dimensions and materials are shown.

The posts for the patio will be secured onto existing concrete slab (picture of possible connection is attached). We will use pressure treated wood and stain it after the patio is complete. The shingles on the patio roof will be matching the shingles that used on the existing house roof, to match the exterior.

Please consider this proposal.

Thank you,

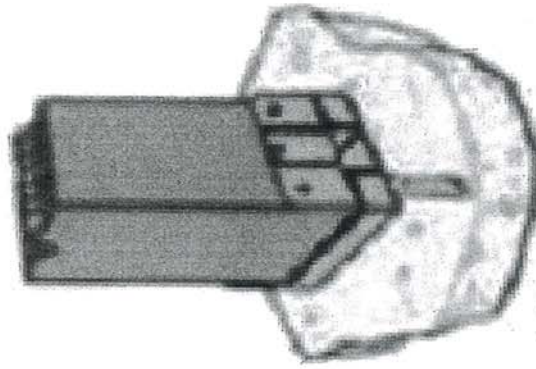
Hamid and Elena Ansary



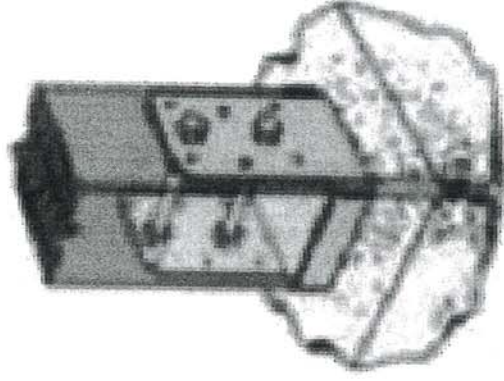
Deck Cover - Isometric View

POST-INSTALLED

These products utilize anchor bolts installed during the pour or after concrete hardens.



Adjustable Post Base: Offers adjustability to account for imperfect bolt placement as well as a 1" standoff.



Adjustable Post Base: Offers adjustability, a 1" standoff and increased uplift loads.





T H E . C I T Y . O F
COPPELL



City of Coppell, TX
Building Inspection
255 Parkway Blvd, Coppell, TX 75019
Coppell, Tx 75019
972-304-3500
Welcome

000888-0011 Desiree H 04/06/2018 01:49PM

ENERGOV INVOICE

Ansary, Hamid & Elena
VAR18-04-000233
2018 Item: INV-00008860
Balance due: 0.00
Balance unpaid: 0.00
Variance Sign Deposit 50.00
Fee assessed for
processing and
reviewing a varian 50.00
Payment Id: 5507

100.00

Subtotal 100.00
Total 100.00

CHECK 100.00
Check Number 854

Change due 0.00

Paid by: Ansary, Hamid & Elena

Thank you for your payment

City of Coppell, TX COPY
DUPLICATE RECEIPT



PERMIT APPLICATION

Permit ID #

Application Date:

Print or Type in a Clear, Legible Manner

Job Address:

545 ARCHER DR.

Property Owner:

HAMID & ELENA ANSARY

Phone #:

972-697-1561

E-mail:

elenansary@hotmail.com

Contractor:

owner

Primary Contact's Phone: (required)

Primary Contact's Email: (required)

Description of Work to be Done:

Attached covered patio ~~etc~~

Commercial Tenant:

Phone #:

E-mail:

Architect:

Phone #:

E-mail:

Work Class:

☐ New

☐ Addition

☐ Alteration

☐ Repair

☐ Demolition

Area of Building in Square Feet:

First Floor

Second

Garage

Other

Total =

Value of Work to be Performed

\$ 5000.00

NOTICE

An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing.

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The issuance or granting of a permit shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this code or of any other ordinance of the City, federal, state law.

Signature of Contractor or Authorized Agent

Elena Ansary

Print Name

Electrical Contractor

Plumbing Contractor

Mechanical Contractor

AREA BELOW FOR OFFICE USE ONLY

Plan Review Fee:

Receipt #/Date:

Permit Fee:

Receipt #/Date:

Total Permit Fees:

Zoning:

Approved by:

Date:

Issued by:

Date:

Comments: