

Hello.

8/8/17

We are seeking a Building Permit for a proposed project at our property at 3329 Hummingbird Lane in Denton, Texas (76209). We have signed a contract with Alternatex Energy Solutions to have energy Solar Panels installed. Since we live in an established neighborhood (1960s) we have a very shady yard and roof. We are proposing attaching a structure to our home, to stand over our driveway where there is sun, upon which to attach the solar panels. The Denton Development Code guideline is that nothing should protrude from the front of your house more than 8 feet, so we are asking for a variance to that section of the DDC.

We believe you will find that our proposed project's use will conform to local, state, and federal law and will in no way hinder The Denton Plan's success. The project will be compatible with and not injurious to anyone's use and enjoyment of any other properties. We have letters from our two neighbors who own the homes they live in. The other near-by properties are operated by Property Management Leasing offices.

There is adequate drainage and the necessary supporting facilities (driveway) are already in place. The design of the project is compatible with the driveway and parking spaces so that neither vehicular nor pedestrian traffic is affected in any way. There should be no nuisance measures needed because the project will have no impact of odor, fumes, dust, noise, or vibrations.

The project will not add any new directional lighting and landscaping will complement any changes in the view and compatibility with the adjoining properties.

We believe, per Subchapter 3 of the DDC, that this variance request is peculiar to our situation and that strict application of the provisions of this ordinance would deprive us of a reasonable use of our property.

The infrastructure for the project has been designed by an experienced company and comfortably exceeds required specifications. Nothing in the proposed project would encroach upon any easement. The structure being attached to the existing home insures the project will be in keeping with the look of the neighborhood and the standards put forth in The Denton Plan.

We have enclosed the plans for the structure, notes from the neighbors most directly impacted by the structure, and photos of our home, shady yard, and a few of the surrounding properties. We'd love for you to drive down Hummingbird Lane and see that we have the overall well-being of our neighbors, our street, and our city in mind as we seek this improvement.

Thank you,

Sharon and Bill Barnhill

3329 Hummingbird Lane

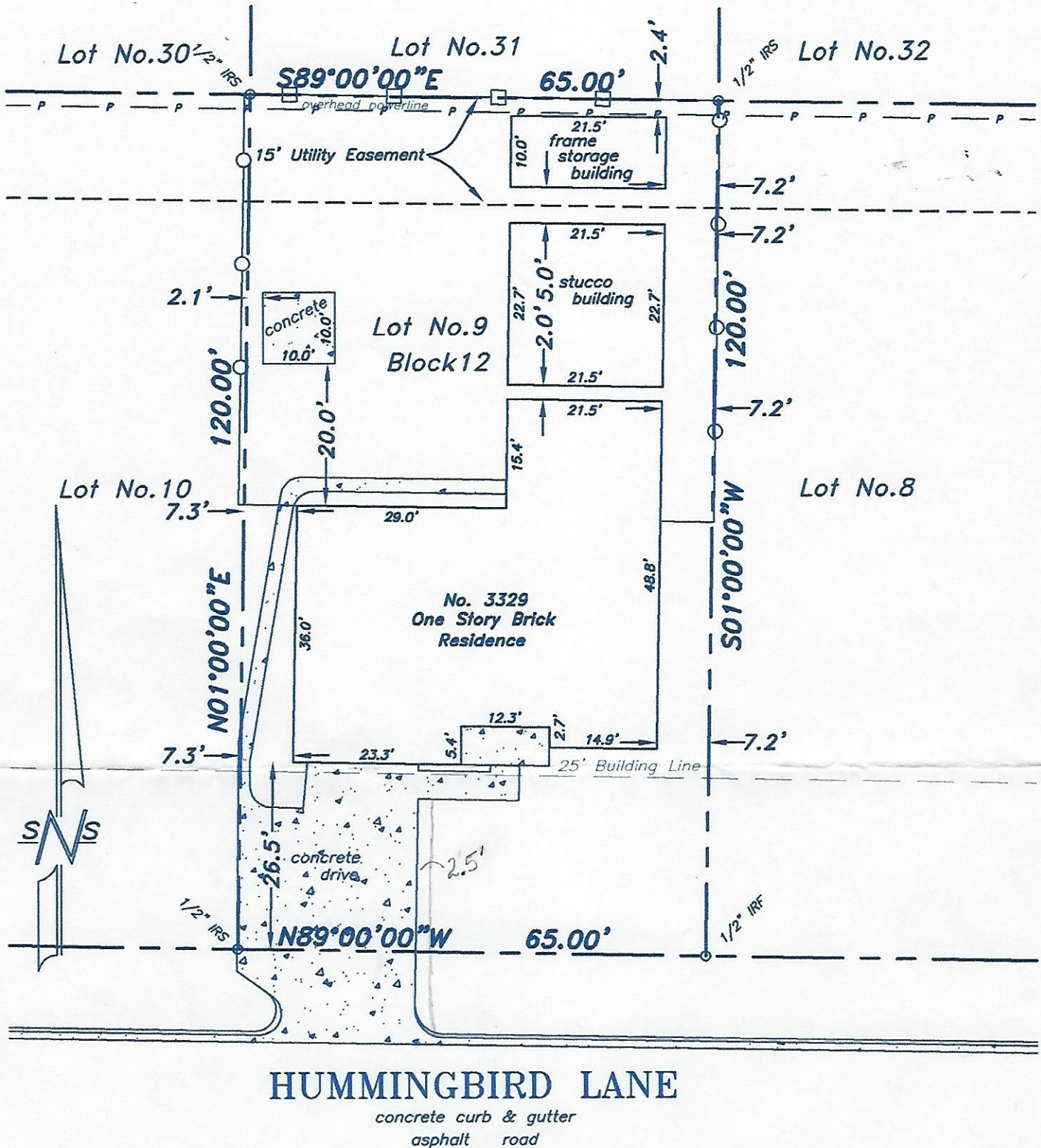
Denton, Texas 76209

940-390-6303

Momster9@verizon.net

SURVEY PLAT

I, J. Scott Cole, Registered Professional Land Surveyor No. 5411, do certify that the plat hereon was prepared from an actual survey on the ground of that certain Lot, Tract or Parcel of Land located at 3329 Hummingbird Lane Denton, Texas 76209 and:
Being Lot 9, Block 12, of FIRST SECTION, SINGING OAKS ADDITION, an Addition to the City of Denton, Denton County, Texas, according to the Plat thereof recorded in Volume 4, Page 21, of the Plat Records of Denton County, Texas.



This plat is the result of a survey made by me or under my direction on the ground of the property shown hereon, the lines and dimensions of said property being as indicated by this plat, the size, location and types of buildings and improvements are as shown, set back from the property lines the distances indicated. Evaluation of Restrictions and Easements of record which may affect this property, if any, has been limited to those provided from Schedule B listed below.

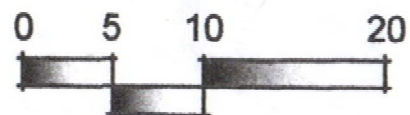
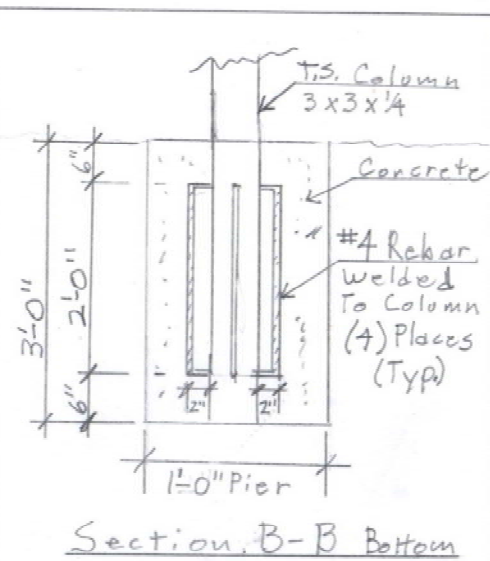
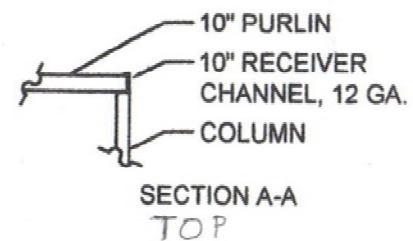
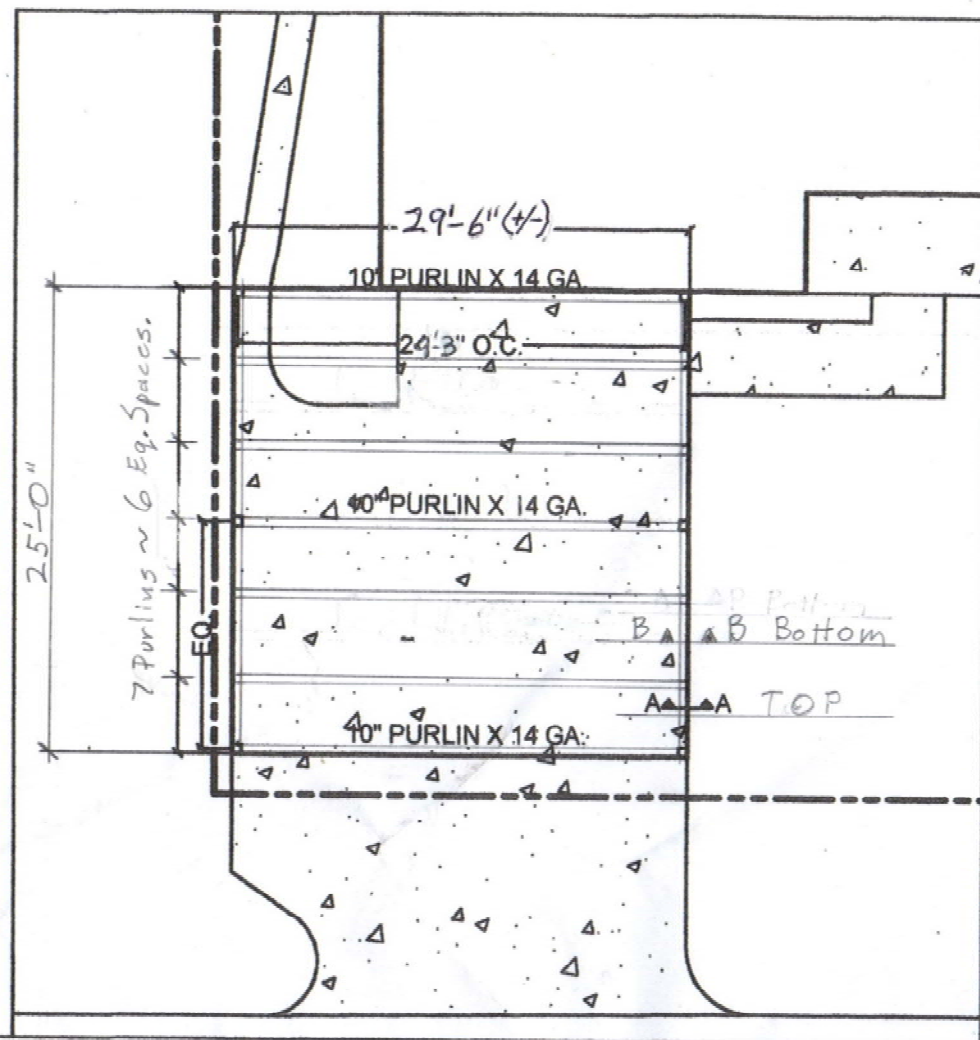
Schedule "B" Information Provided By: Alamo Title Company

Visible and Apparent Easements, if any, are as shown.

Conflicts, Encroachments, or Protrusions, if any, are as shown.

National Flood Insurance Rate Map - ZONE "X" Determined by scale from:





BARNHILL RESIDENCE
3329 HUMMINGBIRD LN
DENTON, TEXAS 76209

LANDSCAPE CONCEPT

NO.	REVISION	DATE
1	POST LAYOUT	07/17
DATE	SCALE	
05/17/17	1" = 10'-0"	
SHEET NO.		

L 1.1
OF 1

Materials List

Barnhill Residence

3329 Hummingbird Ln Denton , Texas 76209

Structural Steel Framed Metal Covered Carport

#	Material
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6	Tube Steel 3 x 3 x 1/4 @12'
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2	10" Receiver Channel @ 25' x 12 gauge
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7	10" C - Purlin @ 30' x 14 gauge
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10	R-Panel (White) @ 25' 0 "
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11	Outside Trim Angle 3 x 3 x 10' (rustic red)
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4	1 1/2" x 1 1/2" x 1/8" @ 20' (bridging and braces)
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300 TEK screws #12 x 3/4 (white)

100 Side lap screws #14 x 7/8 (white)

100 Side lap screws #14 x 7/8 (rustic red)

12	#4 Rebar @ 10' (Column base)
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12	bags maximizer 5000 psi concrete
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Ref: Landscape drawing - L 1.1

To Whom it May Concern:

My name is Angelina Pace and I own the home at 3325 Hummingbird Lane, next door to The Barnhills at 3329 Hummingbird. I understand they want to put up a structure over the driveway that would hold Solar Panels. I have no objection to the proposed structure.

Thank you,

A handwritten signature in cursive script that reads "Angelina Pace". The ink is dark and the signature is fluid.

Angelina Pace

3325 Hummingbird Ln.

Denton, Texas

To Whom it May Concern:

My name is Wanda Holcomb and I own the home at 3328 Hummingbird Lane, across the street from The Barnhills at 3329 Hummingbird. I understand they want to put up a structure over the driveway that would hold Solar Panels. I have no objection to the proposed structure.

Thank you,

A handwritten signature in cursive script that reads "Wanda Holcomb". The signature is written in dark ink and has a fluid, connected style.

Wanda Holcomb

3328 Hummingbird Ln.

Denton, Texas

At 3512 Hummingbird Lane, a new carport was added last Oct. When I called the city it inquire if they had received a building permit, I was told they had been granted one. At that point, we started looking for someone who could install solar panels for us. After we researched who to contact, decided on a plan, and signed a contract, our contractor tried to acquire a building permit, only to be turned away. When I called and checked with the City Dept. of Development, I was told the building permit for 3512 was mistakenly issued. This property is on the corner, so many neighbors and traffic in the area could be affected.



We think the new carport is very nice and adds to the look of the neighborhood. We are not opposed to it in any way, and feel that our solar panel attached structure will, also, enhance our property. We approve of The Denton Plan and feel our proposed project will in no way diminish the face of Hummingbird Lane.

We have owned our home at 3329 Hummingbird Lane since 2003.



Since most of the trees and shrubs have been there since long before we arrived, they make for a very shady piece of property. This is the back yard and back side of the roof.



We have wonderful neighbors, and this is the view I have out my kitchen window.



There are a number of rental and Section 8 Federal Housing properties near our home. This is a picture of a next-door neighbor's home looking about as good as it ever does.



And a few of the nearby neighbors' homes. ↕

