

On January, 2024, the City of Lewisville granted attached building permits number 2023-9078, 2022-4966, 2023-9078, 2023-9088 to build four units town homes at 230,232, 234 & 236 Milton Street, Lewisville, Texas. The permit was issued based on plans submitted, which included a cantilever of 1 foot 6 inches that was 9 feet off the ground. Based upon the approved plans, we constructed the town homes and construction has been 70% completed. See attached photos. It has now been determined that the cantilever, 9 feet above the ground, protrudes over the building line (drainage easement), We are still very within our property and there is a minimum 5-foot setback to the property line.

As an owner, we followed what was approved by City of Lewisville during all construction process. All the work done was approved by the Building Inspection Department during construction. The Form Survey was done and were approved by Building Inspections before we poured the foundation. All exterior work of the town homes has been completed including sheathing, sidings, windows, paint etc. and the roof has also been installed as per City approved Plans. During exterior sheathing Inspection by the City, no comments were made by the Department for this offset. Currently it is not possible to correct the offset without demolishing the roof, sidings, framing, windows and other already finished work.

For water drainage in the back, as per Civil drawings prepared by Homeyer Engineering Inc. and approved by the City's Engineering Department, we installed drainage system draining water from the backyard directly to the City's storm sewer system. We are also ready to install gutters and downspout at the back roof to direct the water to the drains installed. As can be seen from the attached photos, the protrusion will not affect the ability of property owners to enjoy their land and would not be detrimental to public welfare. As stated above, literal enforcement of this building line would create a hardship on the property owner. As the current structure that was erected with full approval of the city's building inspection department would have to be modified at substantial cost.

For all the foregoing reasons, we request the approval of this variance to encroach 1ft. 6inches to the rear yard setback.

Thank you
MSKM Inc.
Shamsuddin Ali.

(Please see attached file of the City approved Plan, Engineering Plan, Copy of Form Survey, Pictures of Completed Work)