



CEI Engineering Associates, Inc.

ENGINEERS ■ SURVEYORS ■ LANDSCAPE ARCHITECTS ■ PLANNERS

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December 18, 2018

David Russell, PE
Engineering Division
City of Lewisville
P: 972-219-3421
131 Church Street
Lewisville, TX 75057

**RE: Restaurant Depot- 601 W FM 3040
Variance Request**

Mr. Russell:

Please accept this letter and accompanying documentation as justification for a requested variance on the site located at the intersection of Round Ground Rove and Edmonds Lane.

Requested Variance

- a) To provide a street, sidewalk, and utility easement along Edmonds Lane in lieu of a Right of Way dedication.

Justification of Hardship

1. Should Restaurant Depot be required to shift the property boundary by 12 feet, the building will need to move 12 feet in the same direction to be out of the adjusted building setback line. This will then cause the building to be located within a 100-foot TESCO easement.
2. There is an existing power pole in the truck circulation area. Moving the building closer to this pole will limit the truck access to two of the loading docks.

Please contact me should you have any questions or need additional information.

Respectfully submitted,
CEI Engineering Associates, Inc.

Megan Silva, PE
Assistant Project Manager

Providing Consolidated Land Development Services

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