

Mr. Richard Luedke
City of Lewisville – Planning Dept.
151 W Church Street
Lewisville, TX 75057

11 February, 2026

Dear Mr. Luedke,

In June of 2025, we sadly lost my mother, thus leaving my father living alone in a house in another city. While searching for active senior living facilities in Lewisville so he could be closer to my wife and I, we discovered the price of such facilities to be outside his budget. Thus, our conversation switched to the feasibility of building a backyard cottage. After months of research and review, we landed on a design that will meet all our needs, both for dad and us. However, due to existing easements and building setbacks, the architect could not meet all the City's ordinance requirements for backyard cottages.

Thus, we are seeking an SUP to build a backyard cottage behind our house at 1001 Forest Park Dr., 75057, as our design does not meet the following requirements:

- 1) A backyard cottage must have ten (10) feet of separation from the principal building.
 - a. Ours has a little over five (5) feet at the narrowest point.
 - i. Mr. Booker in Neighborhood and Inspection Services says he has no issue with the distance as long as the appropriate fire-rated construction materials are used.
(Ex. Cinder blocks, cement board, Type X sheetrock, etc.)
- 2) If the parking space for the backyard cottage is on a paved surface located outside of a residential garage, it may be not be achieved through tandem parking spaces and must be contiguous with the residential driveway serving the principal building.
 - a. Our lot is situated on a slope and has two (2) existing, separate driveways due to elevation differences. We wish to utilize the second driveway, not the driveway to the main house, as primary means of vehicular use for the cottage.

I understand the original intent of the backyard cottage ordinance was allow housing flexibility to families in our situation and foreseeing the need for multi-generational living in Lewisville. Thank you for allowing us your time and attention to this request.

Blessings,

Jeff Woods and Ainsley Stelling