



March 8, 2024

Re:

A2157 Chin Evangelical Baptist Church Addition

175 Bellaire Blvd.

Lewisville, TX

Pemit Number: 24-02-1-AltStd

Narrative Response for Alternative Standard Submittal Request

This request is for a reduction in the 40 % door/window requirement for the Front (South) façade of the Building Gymnasium addition. The request is for a reduction to 7% of the façade to be actual doors and/or windows.

Placing windows at lower levels in a Gymnasium is inappropriate as well as a safety concern.

The enclosed proposed Front (South) Façade demonstrates achieving the appearance of window openings utilizing areas of dark earth-toned brick in lieu of the original earth-tone brick mix currently on the existing building (refer to enclosed existing photos). The alternative windows are outlined with a projected brick to accent the dark alternative window areas.

The enclosed proposed Right Side (East) Façade demonstrates achieving the appearance of window openings utilizing areas of dark earth-toned brick in lieu of the original earth-tone brick mix currently on the existing building (refer to enclosed existing photos). The alternative windows are outlined with a projected brick to accent the dark alternative window areas.

The enclosed proposed Left Side (West) Façade is dominated by the existing building and does not present opportunity for significant alternative dark brick window areas.

The enclosed proposed Rear (North) Façade faces the alley shared by the adjacent shopping center. Façade articulation is exempted from alley facades.

These proposed solutions meet the purpose and intent of the regulation, as the alternative window areas are permitted by the requirements, and a reasonable amount of the alternative window areas have been proposed for the applicable facades.

Color changes, accent patterns and projected surfaces of brick are provided to be consistent with the comprehensive plan requirements for articulation and color variety. Earth-tone colors of brick and stucco are proposed as indicated in the comprehensive plan.

The building addition has been designed to conform to zoning regulations and development standards, including setbacks, areas, heights, exterior materials, parking, landscape and accessibility.

No adverse impact to adjacent properties is anticipated. Site lighting is designed per code for light levels and areas. Storm water is properly controlled.

The proposed building addition usage and exposed facades are not considered unique for a religious facility with a gymnasium. It is simply inappropriate to place window glazing in a gymnasium and the associated areas.

This request is respectfully submitted,

Ron A. Marrs, AIA
Principal, Architect Emeritus
WRIGHT GROUP Architects • Planners PLLC
1430 South Broadway Street
Carrollton, Texas 75006
Tel: 972-242-1015
Email: rmarrs@wrightgroup.net