



February 19, 2024

Michele Berry, AICP
Planning Manager
City of Lewisville, TX

RE: VARIANCE REQUEST: Side Yard Building Setback at Main Street.

PROJECT: Town Homes at 115 Leonard Street, Lewisville, TX

Dear Michele,

Please accept the following as a formal application to the City of Lewisville for variances from the requirements of the Planning and Zoning requires a minimum setback distance between sides of the building of 5 feet. The standards cannot be meet due to the new right of way requirements. It was previously 50' but current city requirements, it is requested to be 60'. So, the 5' setback requirements cannot be met.

So, we are able to provide 3'-0" due to extension of right of way. The side of the building is facing Leonard Street and there is no other building or structure next to this building. So there will be no issue of fire fighter to manage rear hose or equipment. So we are respectfully requesting consideration for approval of this variance request given our explanation. Please review and let us know if you have any questions or any additional information to process this request.

Respectfully,

Fk + architect, llc

A handwritten signature in black ink, appearing to read 'Fahim Khan', with a long horizontal flourish extending to the right.

Fahim Khan, Architect
Fk + architect, llc

The End