



JR ROSE
PLANNERS,
ARCHITECTS,
DEVELOPERS
*Imagine,
Believe,
Build.*

October 3, 2018

Planning Department
151 West Church Street
Lewisville, TX 75029
(972) 219-3455 T.

Subject: *"Proposed Oakbend & Rockbrook Development Variance Request Letter"*

Sir/Madam:

Please accept this letter as our formal variance request for the proposed development to be located along Oakbend between Uecker Drive & Rockbrook Drive on the North side.

We are requesting the following three variances:

- a) Section 6-96 (b) Waive the requirement to convey the existing drainage ditches with less than 200 cfs in a closed system. Due to the large number of desirable mature trees along Uecker drive we are requesting to handle drainage across the property adjacent to Uecker via the existing open channel to preserve trees.
- b) Section 6-92(j). Waive the requirement to construct a right turn-lane at the intersection of Rockbrook and Oakbend.
- c) Section 6-142 and 6-143. Waive the requirement for screening walls. No screening walls to be provided as the existing drainage area and trees will screen this development from existing multi-family. A screening fence is proposed to be provided along Oak Bend Drive to have a softer aesthetic per the Screening Fence Detail. Homes will front towards Rockbrook Drive and home will be separate from Uecker Drive by a drainage easement and trees

Respectfully,

Jason Rose
Architect/Developer