



April 15, 2019

Mr. Jeff Kelly  
Assistant City Engineer  
City of Lewisville  
131 Church St  
Lewisville TX, 75057

**RE: CB Exteriors Addition  
Variance Request Letter  
G&A Job No. SPEC-19011**

Mr. Kelly:

Please accept this letter as an explanation of the requested variances for approximately 0.400 acres of land known as the CB Exteriors Addition, generally located northwest of the intersection of E Purnell St and S Kealy Ave.

The two requested variances, **A** and **B**, are as follows:

**Requested Variance A:** To reduce the required driveway spacing to less than 50' off an existing drive on S Kealy Ave.

**Section 9.5-92 (i) (2) c.)** of the Lewisville Old Town Development Ordinance requires that driveways not be within 50' of an existing drive. Due to the constraints of the site, the only existing 24' drive isle opening is within 50' of a residential driveway. It is 6.1 feet between the drives from radius to radius. Our client requests a variance to allow this drive isle to be utilized.

**Requested Variance B:** To reduce the required driveway spacing to less than 50' off E. Purnell St.

**Section 9.5-92 (i) (2) c.)** of the Lewisville Old Town Development Ordinance requires that driveways not be within 50' of an existing drive. The only available exit on the southern portion of the site is and will continue to be within 50' of an existing drive isle to the west. It is 7.0 feet between the drives from radius to radius. Our client requests a variance to allow this exit to be rebuilt to city paving standards and be used.

Thank you in advance for your consideration of these requests. Please do not hesitate to contact me with any questions or comments regarding this application.

Respectfully,

Connor Murrell, E.I.T.