

AGENDA
ZONING BOARD OF ADJUSTMENT CITY OF MANSFIELD, TEXAS CITY COUNCIL CHAMBERS WEDNESDAY, JUNE 6, 2018, 6:00 PM

1. CALL TO ORDER

2. APPROVAL OF LAST MEETING MINUTES

3. PUBLIC HEARINGS:

- A.** ZBA#18-003: Request for a Special Exception under Section 6300.E.6 of the Zoning Ordinance to allow modifications to an existing accessory building with an area of approximately 1,080 square feet and a height of approximately 19.5 feet at 1419 Waterwood Drive.
- B.** ZBA#18-004: Request for a Special Exception under Section 6300.E.5 of the Zoning Ordinance to allow a reduction of the 80% minimum masonry construction requirement for a new single-family residence at 1595 W. Broad Street.

4. ADJOURNMENT OF MEETING

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on **May 31, 2018**, in accordance with Chapter 551 of the Texas Government Code.

Delia Jones, Secretary

- This building is wheelchair accessible. Disabled parking spaces are available. Request for sign interpreter services must be made 48 hours ahead of meeting to make arrangements. Call 817-473-0211 or TDD 1-800-RELAY TX, 1-800-735-2989.

**ZONING BOARD OF ADJUSTMENT
CITY OF MANSFIELD**

May 2, 2018

Chairman Jones called the meeting to order at 6:00 p.m. in the Council Chambers of City Hall, 1200 East Broad Street, with the meeting being open to the public and notice of said meeting, giving date, place, and subject thereof, having been posted as prescribed by Chapter 551, Texas Government Code, with the following members present:

Present:

Kelly Jones	Chairman
Robyn Accipiter	Vice-Chairman
Ann Smith	Board Member
Joe Glover	Board Member
Michael Aguillard	Board Member

Absent:

None

Staff:

Art Wright	Planner
Delia Jones	Secretary

Approval of Last Meeting Minutes

Board Member Aguillard made a motion to approve the minutes of the February 7, 2018, meeting. Board Member Glover seconded the motion, which carried by the following vote:

Ayes: 5 – Jones, Accipiter, Smith, Glover and Aguillard

Nays: 0

Abstain: 0

ZBA#18-002: Request for a Special Exceptions under Section 6300.E.7 of the Zoning Ordinance to allow an attached accessory building with an area of approximately 650 square feet at 3 Woodbridge Court

Audrey Iverson, the applicant, stated that she purchased the home in 2016 and planned for her daughter and family to live in the main house and she will live in the attached accessory building. She noted that she is in poor health but likes her independence which is why she is requesting a full kitchen because she enjoys cooking. She also noted that she is separated from the main house by a laundry room. She was available for questions.

Chairman Jones opened the public hearing.

Sandy Null spoke in support of the request.

Steve Casio, HOA President, spoke in opposition to the request noting that everyone is required to have a 2-4 car garage according to the HOA rules and the CC&R's. He stated that the decision tonight will affect all 282 neighbors. He noted that they seem like nice neighbors, however, everyone must follow the same rules. Keith Roten stated that without a garage, cars will always be in the driveway and in the cul-de-sac. Richard Littell stated that the bylaws state that you when you purchase your home you automatically become a member of the HOA and you must abide by the rules which includes going before the Architectural Review Committee and obtaining the proper permits before constructing anything on your property. Amber Roten stated that she is objecting to the request because the rules were not followed and she is concerned about what will happen to the attached dwelling if and when Mrs. Iverson's daughter and family decide to move.

Don Wester (son-in-law of Mrs. Iverson) stated that he did not know you needed a permit to make changes on his home and he was never told that what he was doing was wrong. He added that he will be building a new garage behind the attached accessory building within the next six months

Rebuttal

Mrs. Iverson stated that she never intended to do something illegal. She added that she was unaware of the HOA rules.

Seeing no one else come forward to speak, Chairman Jones closed the public hearing.

Chairman Jones read the criteria for approval and stated that the Board does not enforce HOA rules or CC&R's.

Board Member Glover made a motion to approve the request. The motion died for lack of a second.

Board Member Smith made a motion to deny the requested based on Comment #11--The granting of the special exception does not change the essential character or appearance of the neighborhood or diminish or impair property values within the neighborhood. Vice-Chairman Accipiter seconded the motion, which carried by the following vote:

Ayes: 4 – Jones, Accipiter, Smith and Aguillard

Nays: 1 - Glover

Abstain: 0

Adjournment

With no further business Chairman Jones adjourned the meeting at 6:42 p.m.

Kelly Jones, Chairman

ATTEST:

Delia Jones, Secretary

ZBA COMMUNICATION

Agenda Date: June 6, 2018

Case Number: ZBA#18-003

Applicant: Statewide Remodeling, builder
Robertson Intellectual Pro, LLC, owner

Subject Land Use: Single-family residence

Zoning: SF-8.4/18

Request: Special Exceptions to allow modifications to an accessory building with an area of approximately 1,080 square feet and a height of approximately 19.5 feet

Zoning Ordinance Reference: 6300.E.6

Location: 1419 Waterwood Drive

STAFF COMMENTS

On May 5, 2004, the Board granted Special Exceptions to allow the owner to construct a pool cabana with an area of approximately 1,080 square feet and a height of approximately 19.5 feet. The cabana included an exercise room and bathroom inside the building, and a covered patio with an outdoor kitchen area. The exceptions were approved by the Board as presented.

The new property owner is proposing to remodel the cabana by enclosing the covered patio with windows. The applicant is seeking the Board's approval for the proposed modifications. The Board may grant a Special Exception under these regulations if the following criteria are met:

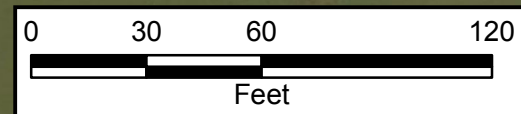
1. The building or structure must be located on a lot of one-half (0.5) acre in size or larger. According to the tax roll, the lot is approximately 0.78 acres.
2. The applicant requesting an exception for the total building area. The proposed building will exceed 2% of the square footage of the lot or tract for accessory structures. The Board may approve an increase in building area up to 4% of the square footage of the property. The cabana has an area of approximately 1,080 square feet, or 3.17% of the property area.
3. The applicant is requesting an exception for the building height. The maximum height allowed for a accessory building is 12 feet. The Board may grant a Special Exception to allow accessory buildings up to 24 feet in height for properties less than two acres in size. The height of the cabana is approximately 19.5 feet.
4. The applicant is not requesting a reduction to the building setback requirements.
5. The Board must find that there will be no negative impact to abutting properties.

If approved, the Special Exceptions are for an accessory building. The structure does not meet the accessory dwelling regulations and cannot be used as a guest house.

Please note that the accessory building regulations are intended to restrict tall or large accessory buildings from being located too close to property lines. To this end, the Board may establish conditions with respect to the maximum area, height and setbacks of the accessory building. If approved, the accessory building may not be used for business purposes.

Attachments:

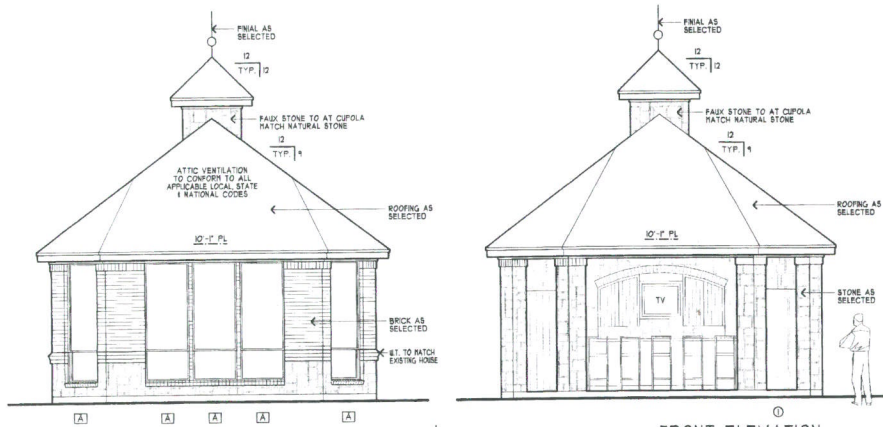
Maps and supporting information
Previously approved accessory building
Letter from property owner
Site plan and exhibits
Provisions of Section 6300.E.6



ZBA#18-003

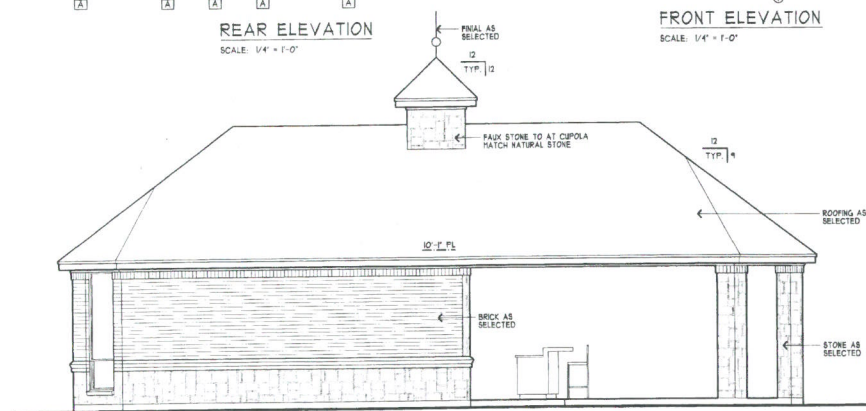
This information is for illustrative purposes only. Not for design or development purposes. Site-specific studies may be required to obtain accurate feature locations. Every effort is made to ensure the information displayed here is accurate; however, the City of Mansfield makes no claims to its accuracy or completeness.

5/8/2018

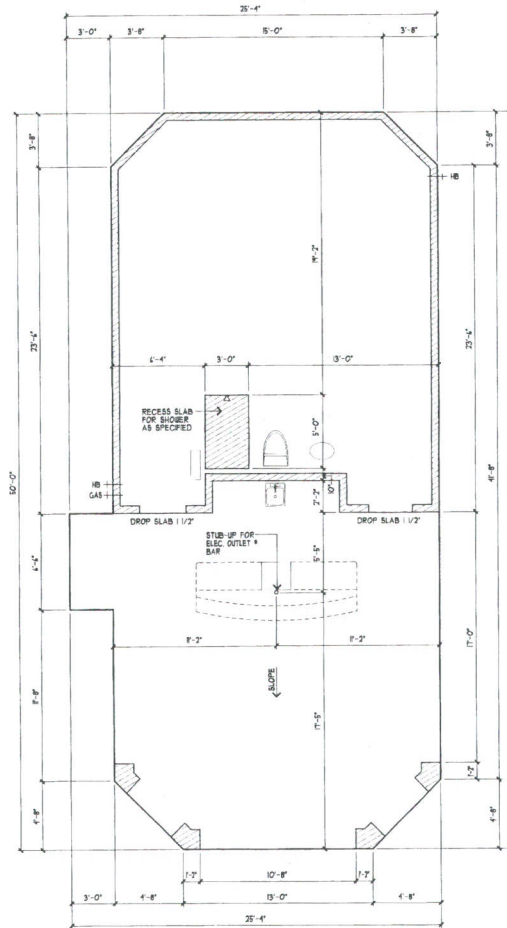


REAR ELEVATION
SCALE: 1/4" = 1'-0"

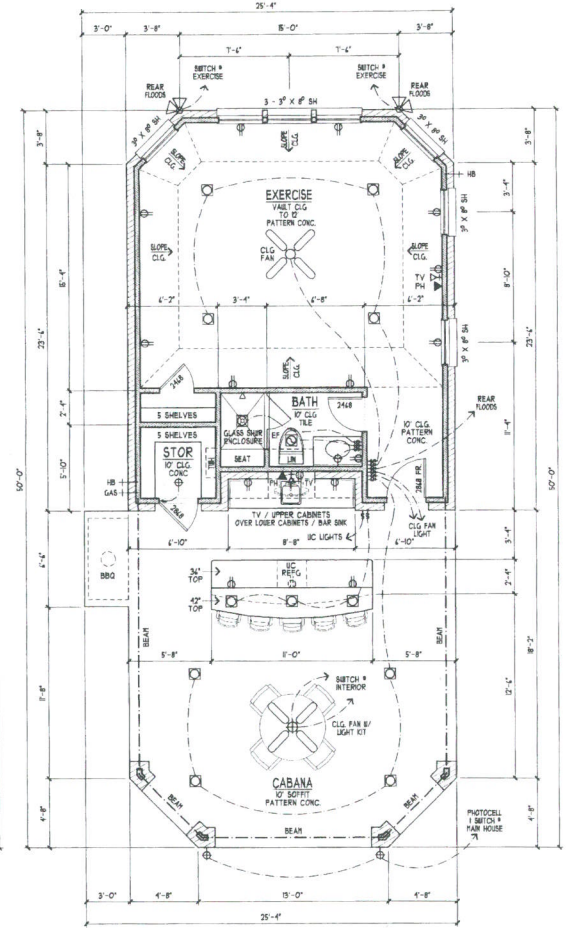
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



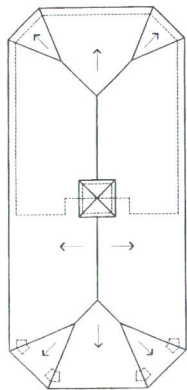
LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



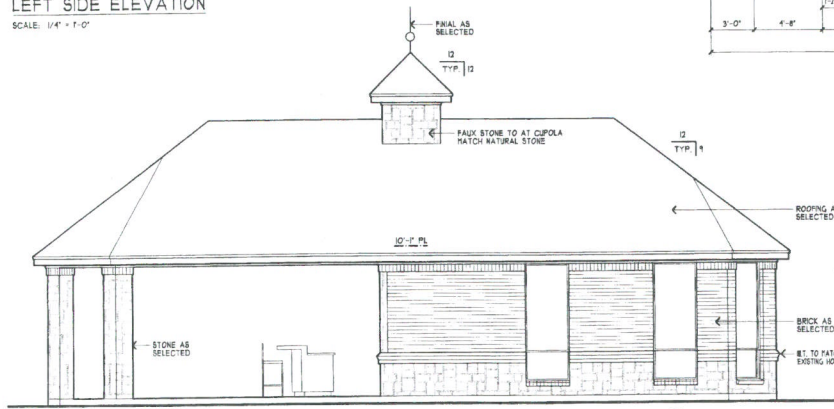
FOUNDATION PROFILE
SCALE: 1/4" = 1'-0"



FLOOR PLAN
SCALE: 1/4" = 1'-0"



ROOF PLAN
SCALE: 1/8" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

IEC 2000 BUILDING ENVELOPE ENERGY DATA							AREA																													
THIS SCHEDULE IS FOR ENERGY CALCULATIONS ONLY. DOORS & WINDOWS IN GARAGE ARE NOT INCLUDED IN QUANTITIES. SEE PLAN.							A/C	544 S.F.																												
							COVERED & UNCONDITIONED STORAGE	534 S.F.																												
A NEW HOME BUILT BY:																																				
MR. & MRS. DAVID JOHNSON																																				
MANSFIELD, TARRANT COUNTY, TEXAS																																				
HomeWorks																																				
WILLIAM UNDERWOOD, ARCHITECT																																				
(817) 718-5202																																				
1001 N. BOBEN RD. - SUITE 201																																				
ARLINGTON, TX 76010																																				
DESIGN NO.							DATE:																													
418-544							03/18/04																													
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THIS SCHEDULE DOES NOT INCLUDE WINDOWS IN GARAGE. SEE PLAN REFER TO READING CALCULATIONS (SEPARATE DOCUMENT) FOR ENERGY CODE COMPLIANCE. PROVIDE STEEL LINTELS ABOVE WINDOWS & EXTERIOR DOORS AS REQUIRED.																																				
<table border="1"> <tr> <th>ITEM</th> <th>QTY</th> <th>SIZE</th> <th>TYPE</th> <th>AREA</th> <th>U-FACTOR</th> </tr> <tr> <td>(D)</td> <td>2</td> <td>7'-0" X 8'-0" X 1 1/4"</td> <td>1-50% GL</td> <td>118 SF</td> <td>0.40</td> </tr> </table>									ITEM	QTY	SIZE	TYPE	AREA	U-FACTOR	(D)	2	7'-0" X 8'-0" X 1 1/4"	1-50% GL	118 SF	0.40																
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EXTERIOR DOOR SCHEDULE																																				

PREVIOUSLY APPROVED ACCESSORY BUILDING

April 26, 2018

To Whom It May Concern,

Statewide Remodeling is requesting special permission to enclose a portion of an existing cabana structure which is not attached to the house structure located in the backyard of the main dwelling at 1419 Waterwood Drive in the City of Mansfield.

The existing cabana structure was previously approved by the Zoning Board of Adjustment in 2004 and this request is to enclose a portion of that structure that was previously not enclosed.

1. Will not be used as a guest house.
2. See attached drawings

Thank you in advance for your consideration. Should you need further information, I may be reached at 817-637-5579.

Sincerely,

Andy Johns
Statewide Remodeling Inc.
ajohns@statewideremodeling.com

Reference No. 1815Y12 G.F. No. 182046-HXFE
 Title Co. HENNER FAIRFIRST AMERICAN TITLE COMPANY
 Purchaser ROBERTSON INTELLECTUAL PROCESSES LLC

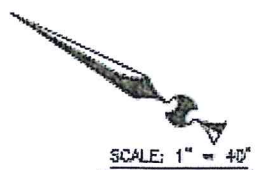
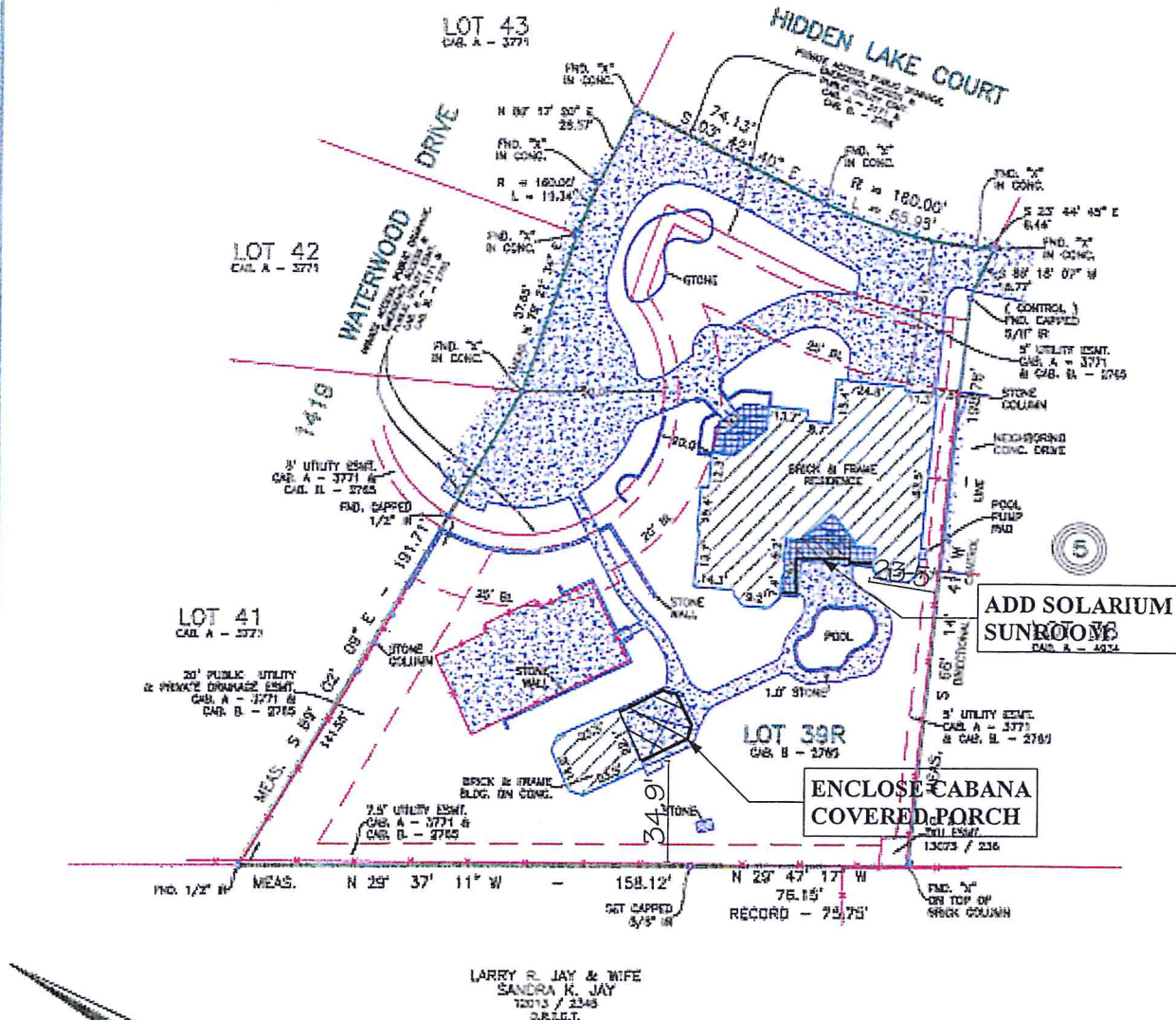
SITE PLAN

PROPERTY DESCRIPTION

Lot 39R, Block B, AMENDING PLAT OF THE ARROWS OF GREENWOOD, PHASE EIGHT, an Addition to the City of Mansfield, Tarrant County, Texas, according to the Map or Plat thereof recorded in Cabinet B, Size 2702, of the Map and/or Plat Records of Tarrant County, Texas.

There is no visible, on the ground incidence of the easement recorded in 1320246, ERTCT.

Property subject to terms and measurements recorded in 13073233, ERTCT.



SURVEYOR'S CERTIFICATION

I, WILLIAM H. MOSS, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND CORRECTLY SHOWS THE BOUNDARY LINE AND DIMENSIONS OF THE LAND INDICATED THEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, SAID PROPERTY BEING SUBJECT TO ANY AND ALL EASEMENTS, RESERVATIONS AND RESTRICTIONS THAT MAY BE OF RECORD, AND THAT ONLY THE EASEMENTS SHOWN ON THE REFERENCED PLAT OF RECORD, VISIBLE EASEMENTS AND THOSE OF WHICH THE SURVEYOR HAS BEEN GIVEN WRITTEN NOTICE FROM TITLE COMPANY ARE SHOWN ON THIS PLAT. SURVEYOR DOES NOT ABSTRACT THIS PROPERTY. THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR THE TITLE COMPANY AND PURCHASER SHOWN AND IS LICENSED FOR ONE SINGLE USE. THIS SURVEY WILL BE VOID IF USED BY ANY OTHER PERSON OR FOR ANY OTHER PURPOSE. SURVEYOR BEARS NO RESPONSIBILITY FOR SAID USE.

PROLINE
 SURVEYING LTD.
www.prolinesurveyors.com
 PH: 817-276-1148 info@prolinesurveyors.com
 © Proline Surveying, LTD. 2013
 SURVEY CAN BE UPDATED FOR DISCOUNTED PRICE



LEGEND
OVERHEAD UTILITIES
FENCE
BRICK
WOOD DECK
CONCRETE



This survey is hereby accepted and approved.

Purchaser
 Purchaser
 Date

DRAWN BY: M/MS DATE: 05-09-13

SURVEY ONLY VALID WITH ORIGINAL SIGNATURE

PARTS LEGEND

[FEMALE] VERTICAL CHANNEL

[MALE] L-ANGLE

[CORNER]

INSTALLERS LAYOUT SKETCH

VERIFY ALL FILL MEASUREMENTS BEFORE CUTTING

NOTICE: * DBL-CHECK BOM *

THIS JOB HAS NOT BEEN CONFIRMED.
PLEASE FAX AN APPROVAL WHEN READY TO ORDER.
DEALER RESPONSIBLE FOR ALL CUSTOM CHARGES

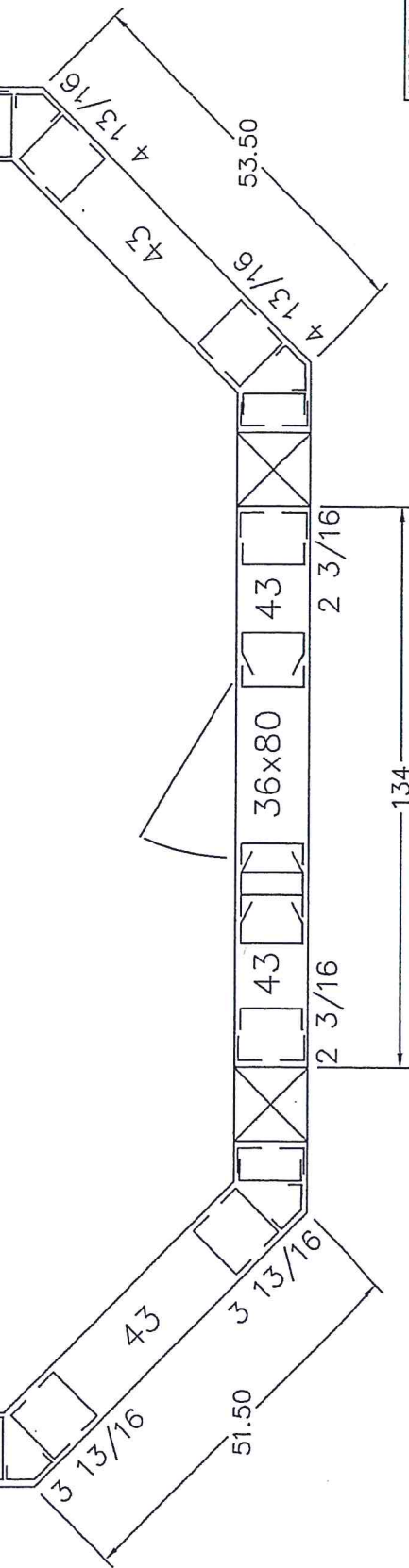
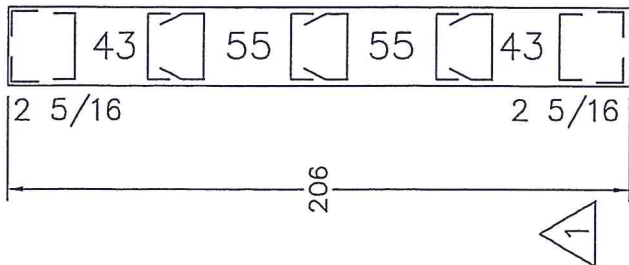
RELEASE APPROVED BY

Fax: (586) 412-6090 (converts to email)

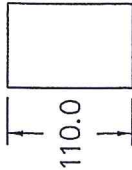
CUSTOMER: STATEWIDE (DALLAS)

JOB NAME: ROBERTSON, MIKE

3 5/8" WALLS



DATE: 04/04/18



18W1080 03/19/18 SWIDGRPR


DETAILED BY: PHIL TARAVELLA

NOT TO SCALE

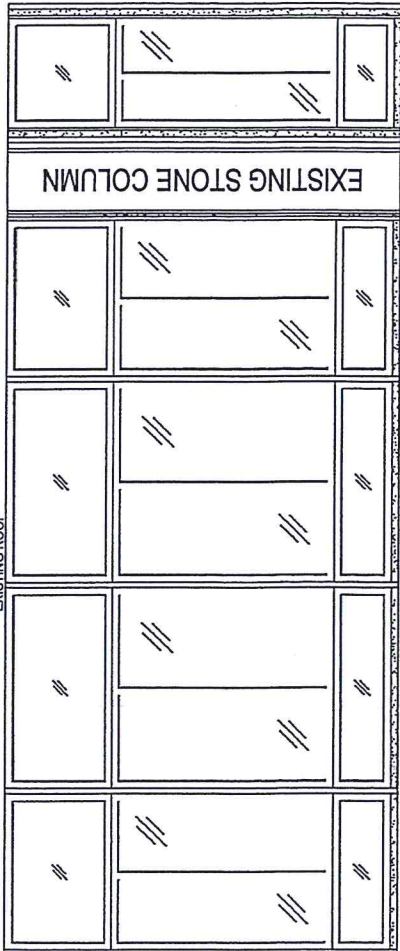
IAPMO EVALUATION REPORT 0118
ICC LEGACY REPORT ESR-1801
FLORIDA PRODUCT APPROVAL 5505-R1
FLORIDA PRODUCT APPROVAL 5505-R2
FLORIDA PRODUCT APPROVAL 10293-R1
FLORIDA PRODUCT APPROVAL 10293-R2
FLORIDA PRODUCT APPROVAL 7086-R1
FLORIDA PRODUCT APPROVAL 7086-R2
FLORIDA PRODUCT APPROVAL 1267-R1
FLORIDA PRODUCT APPROVAL 3557-R2

LUAY ESHO, P.E.
20400 HALL RD
CLINTON TWP, MI, 48038
PH: (800) 344-8366
TX Lic. #100755
PROFESSIONAL ENGINEER



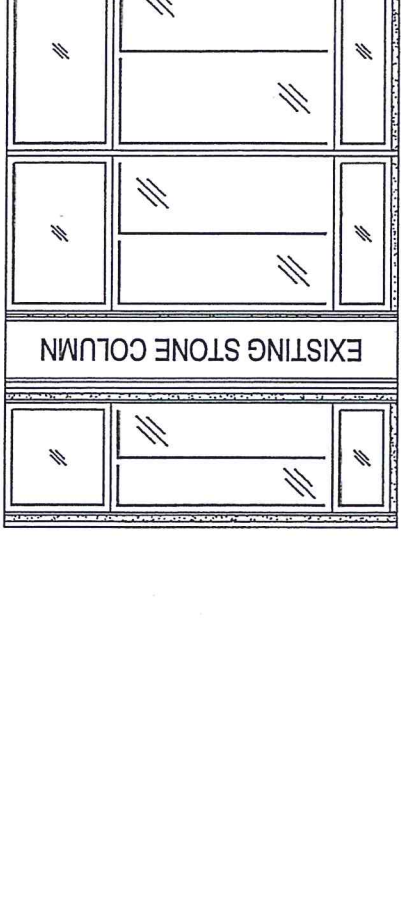


EXISTING ROOF



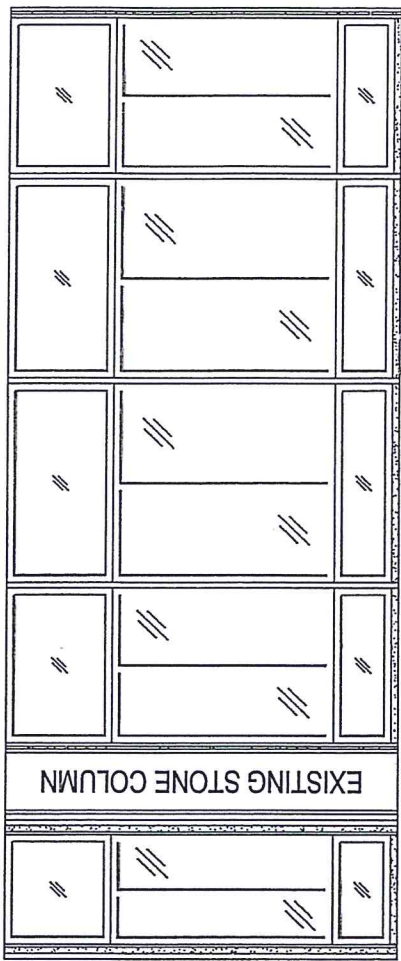
EXISTING SLAB

EXISTING ROOF



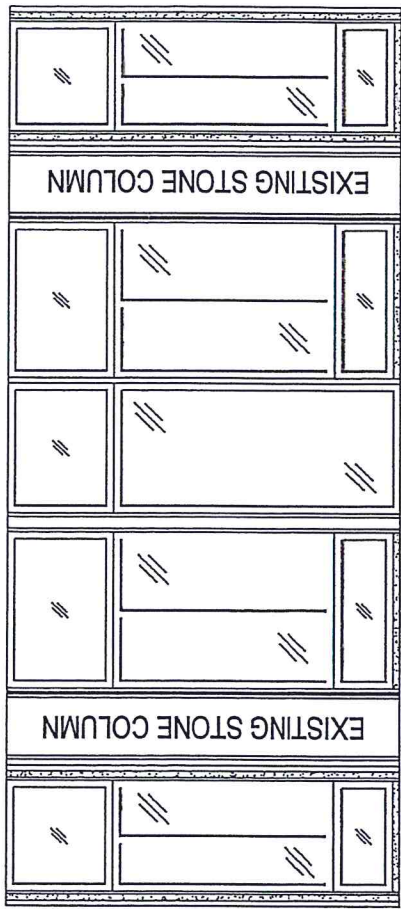
EXISTING SLAB

EXISTING ROOF



EXISTING SLAB

EXISTING ROOF



EXISTING SLAB

ELEVATIONS

ALL TEMO SUNROOMS ARE DESIGNED IN ACCORDANCE WITH THE 2006 IRC.
 NOTE: ALL OPERATING GLAZING PRODUCTS SUPPLIED BY TEMO SUNROOMS INCLUDE TEMPERED HPG-2000 GLASS THAT CONFORMS WITH SECTION R308 OF THE IRC.

DEAD LOADS:

- 1) ROOF: 2PSF
- 2) WALLS: 5PSF
- 3) FLOOR: 5PSF

MINIMUM DESIGN LIVE LOADS:

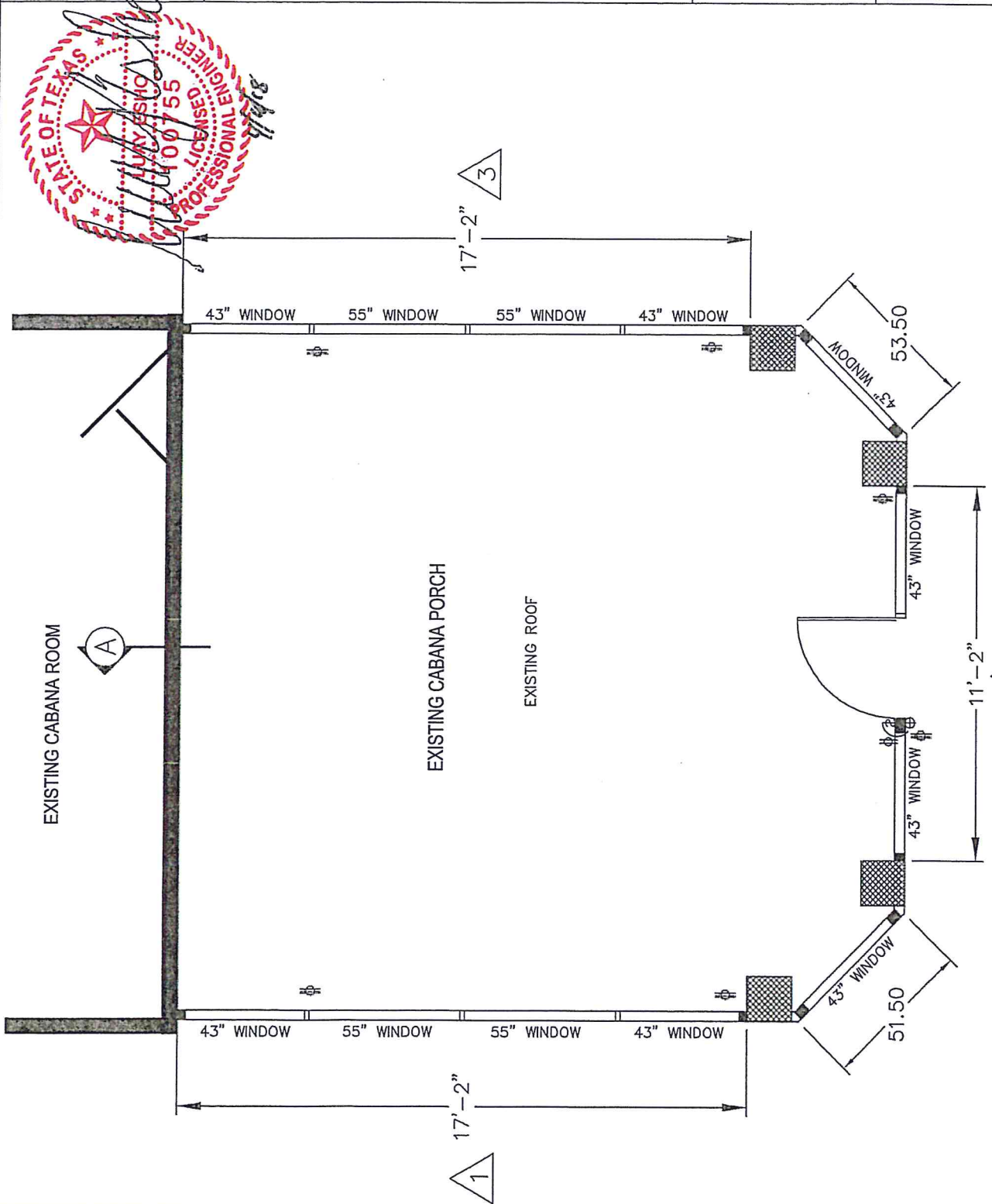
- 1) ROOF: 20PSF
- 2) WALLS: 90MPH
- 3) FLOOR: 40PSF

DEFLECTION LIMITS:

- 1) ROOF: L/180
- 2) WALLS: L/175
- 3) FLOOR: L/240

WINDOW SPECIFICATIONS

- 1) U VALUE: 0.5
- 2) SHGC: 0.4



NOTE:
 THE SIDE WALL ATTACHMENT
 TO HOUSE IS A NON-LOAD
 BEARING CONNECTION.
 PROPERLY CAULK BOTH SIDES
 OF ALUMINUM EXTRUSION
 AT THIS CONNECTION.

NOTE: ENCLOSURE NOT TO BE USED
 AS A PERMANENT LIVING AREA

- LEGEND:
- \$ LIGHT SWITCH
 - ⊕ LIGHT
 - ⊕ RECEPTACLE
 - FAN

FRAME COLOR: WHITE
 FASCIA/TRIM: WHITE
 INTERIOR KP: BRONZE
 EXTERIOR KP: SANDSTONE
 SKIN TYPE: TEMKOR

SECTION 6300.E

6. An increase in the maximum allowable area or height, or a reduction of the minimum setback requirements for accessory buildings or structures.
 - a. Conditions of Approval:
 1. No special exception may be granted by the Board of Adjustment unless the building or structure is to be located on a lot of one-half (0.5) acre in size or larger.
 2. The Board may grant an increase in building area provided that the total building area resulting from the approval of the special exception shall not exceed four (4) percent of the square footage of the lot.
 3. The Board may grant an increase in height not to exceed twenty-four (24) feet for buildings or structures located on lots of one-half (0.5) acre to two (2) acres in size, and not to exceed thirty-five (35) feet for buildings or structures located on lots of two (2) acres in size or larger.
 4. The Board may grant a reduction in the minimum required setbacks to allow an accessory building to be located no closer than five (5) feet from the side property line and seven and one-half (7.5) feet from the rear property line, unless the accessory building or structure is intended to house or contain livestock, in which case the setbacks established in Section 7800.B.13 shall apply.
 5. To grant a special exception, the Board must find that there will be no negative impact to the abutting properties.

ZBA COMMUNICATION

Agenda Date: June 6, 2018

Case Number: ZBA#18-004

Applicant: Guadalupe L. Martinez

Subject Land Use: Single-family residence

Zoning: SF-7.5/12

Request: Special Exception to allow a reduction of the 80% minimum masonry construction requirement for a new single family residence

Zoning Ordinance Reference: 6300.E.5

Location: 1595 W. Broad St.

STAFF COMMENTS

The applicant is proposing a new, craftsman style home. The Zoning Ordinance requires that the house be constructed of at least 80% masonry materials (brick, stone, or split-face or textured concrete masonry units, laid course by course and mortared together). The elevation drawings indicate the exterior of the proposed house will use fiber-cement lap siding. The Zoning Ordinance does not classify fiber-cement siding as a masonry material. No documentation was provided to show that fiber-cement siding is as durable as masonry.

The Board may grant a Special Exception to allow a reduction in the minimum masonry requirement if the following criteria are met:

1. The proposed construction must accommodate architectural features which are integral to the building design;
2. All alternate construction materials must have the same durability as masonry; and
3. The granting of the special exception must not diminish or impair property values within the neighborhood.

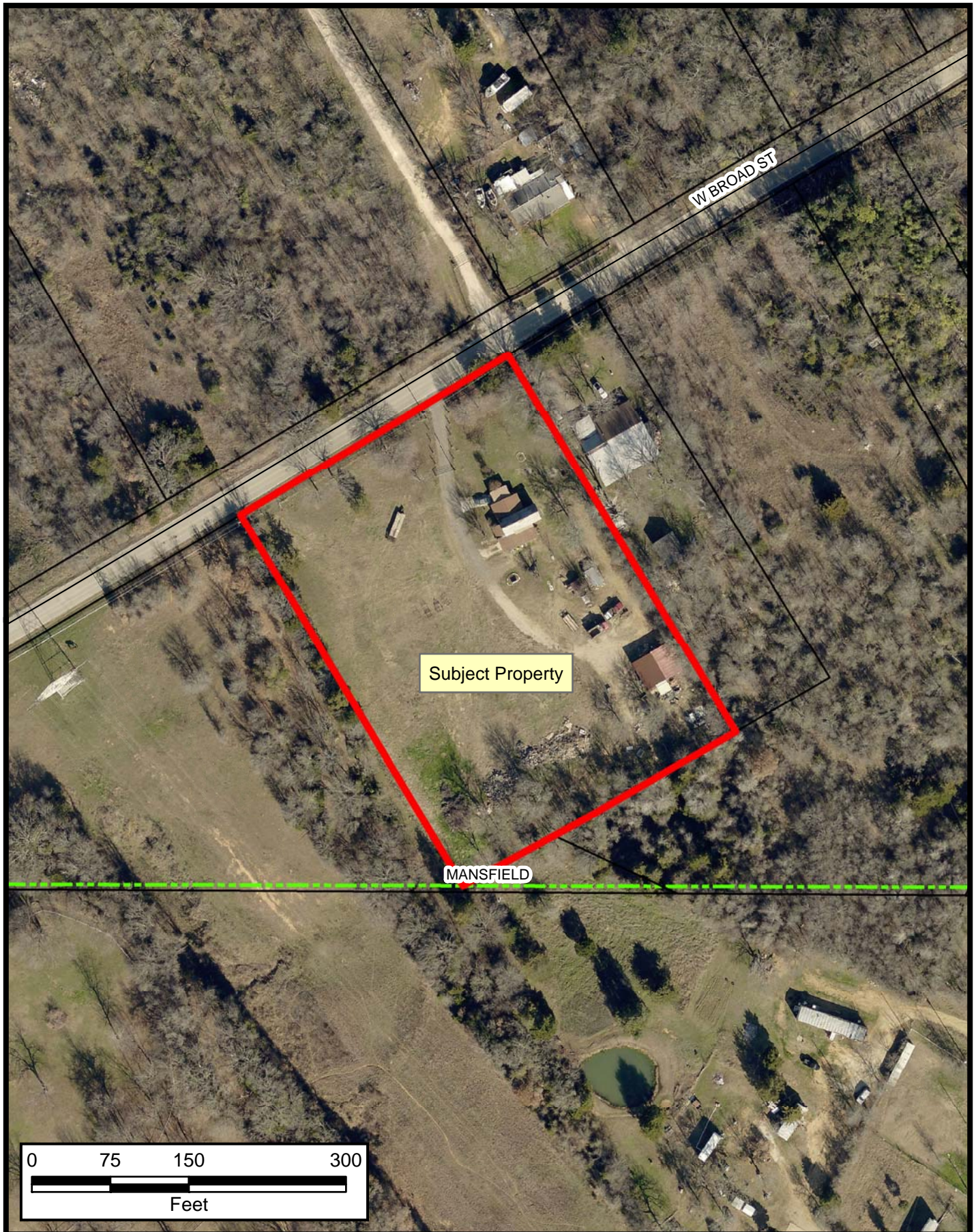
Attachments:

Maps and supporting information

Letter from applicant

Site plan and exhibits

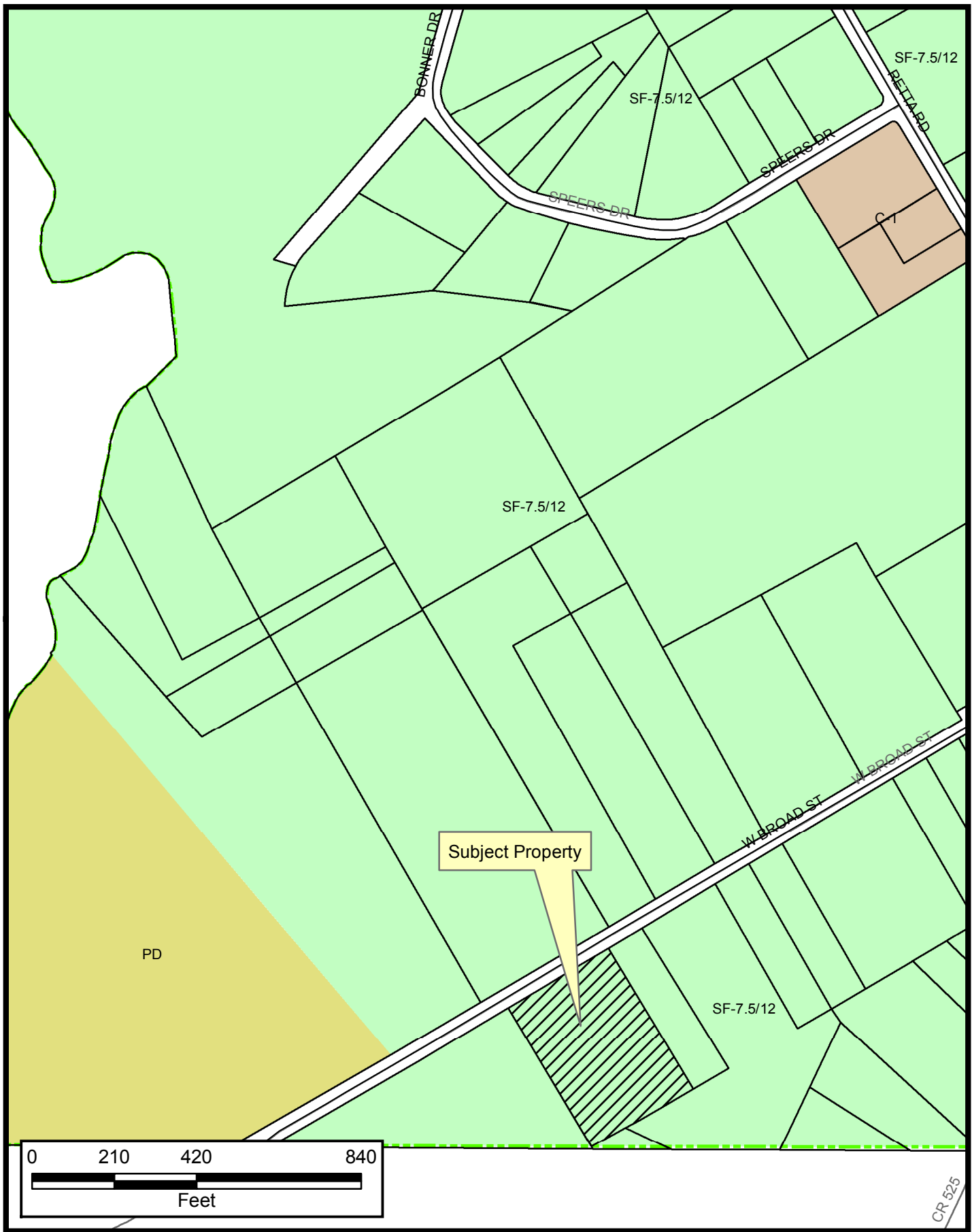
Provisions of Section 6300.E.5



ZBA#18-004

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5/22/2018





05/01/2018

In reference to address : 1595 W. Broad Mansfield Texas 76063

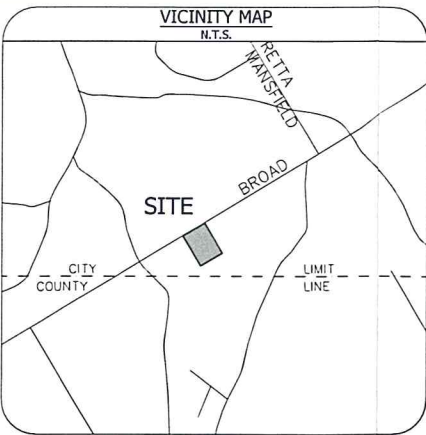
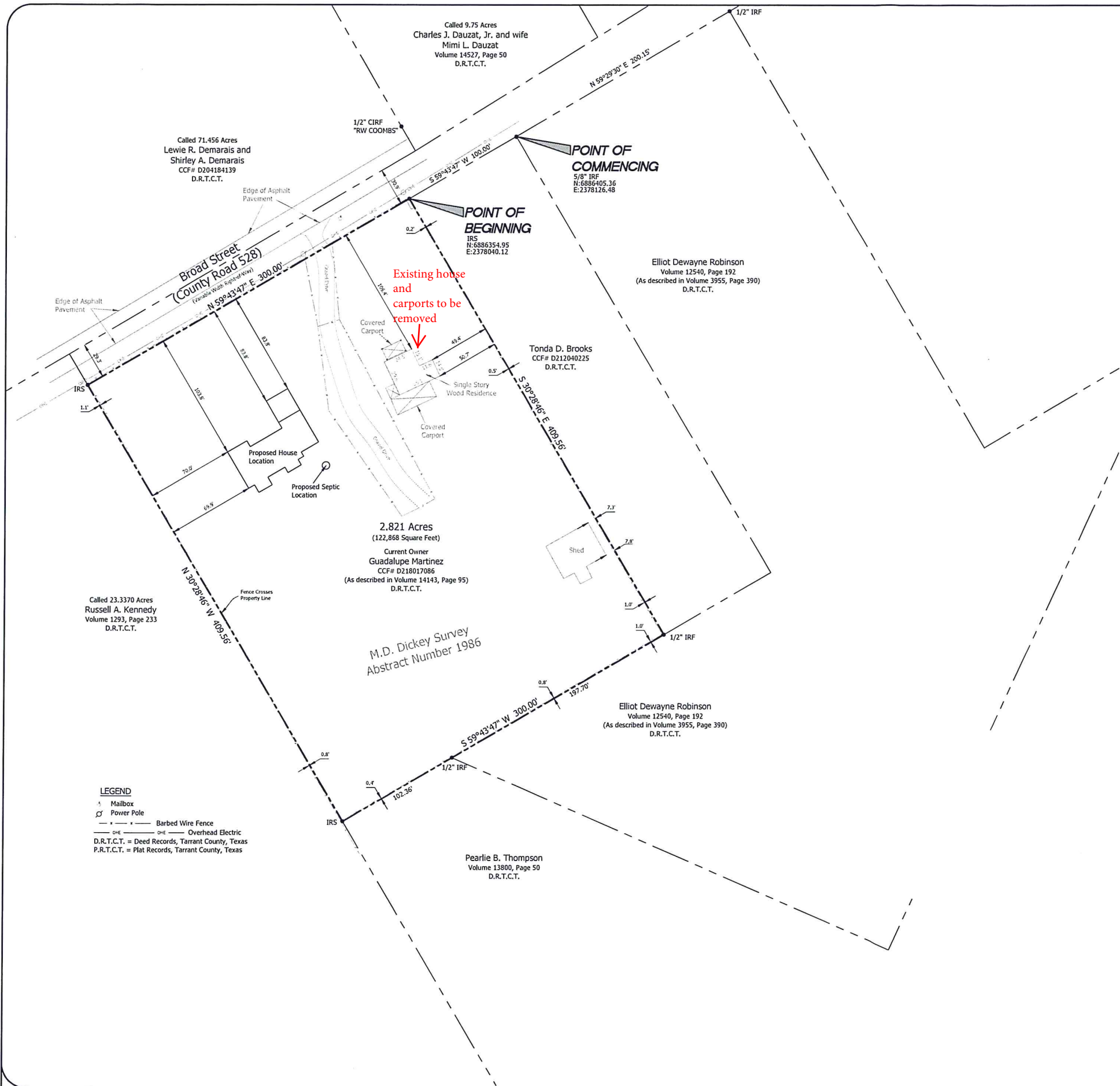
To Whom it may concern:

We are requesting a variance on the 80% masonry requirement. This would enable us to be consistent with the craftsman style homes nearby. I am submitting several photographs of craftsman style homes from two other builders that are in the same zoning jurisdiction.

Thank you for your favorable consideration in this matter.

On behalf of Mr. & Mrs. Martinez , property owners,

United Built Homes
10305 S. Frwy
Ft. Worth, Texas 76140
817-293-8950



Flood Statement

According to Community Panel Number 48439C0470K, dated September 25, 2009, of the Federal Emergency Management Agency, National Flood Insurance Program Map, this property lies within Zone "X" which is not a Special Flood Hazard Area. If this site is not within a Special Flood Hazard Area, this statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man made or natural causes. This statement shall not create liability on the part of the Surveyor.

LEGAL DESCRIPTION

BEING a 2.821 acre tract of land situated in the M.D. Dickey Survey, Abstract Number 1986, Tarrant County, Texas, and being all of that certain tract of land described by deed to Guadalupe Martinez, recorded in County Clerk's File Number D218017086, Deed Records, Tarrant County, Texas, as described in Volume 14143, Page 95, Deed Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2" iron rod found at the northeast corner of that certain tract of land tract of land described by deed to Tonda D. Brooks, recorded in County Clerk's File Number D212040225, Deed Records, Tarrant County, Texas, same begin the northwest corner of that certain tract of land described by deed to Elliot Dewayne Robinson, recorded in Volume 12540, Page 192, Deed Records, Tarrant County, Texas, being on the South right-of-way line of Broad Street (County Road 528), a variable width right-of-way, from which a 1/2" iron rod found at the northeast corner of said Robinson tract bears North 59 Degrees 29 Minutes 30 Seconds East, a distance of 200.15 feet;

THENCE South 59 Degrees 43 Minutes 47 Seconds West, along said South right-of-way line, a distance of 100.00 feet, to a 5/8" capped iron rod set stamped "Realsearch", at the northwest corner of said Brooks tract, same being the northeast corner of said Martinez tract, and being the POINT OF BEGINNING, from which a 1/2" capped iron rod found stamped "RW COOMBS" bears for reference North 06 Degrees 26 Minutes 12 Seconds West, a distance of 58.80 feet;

THENCE South 30 Degrees 28 Minutes 46 Seconds East, departing said South right-of-way line and along the East line of said Martinez tract, being common with the West line of said Brooks tract, a distance of 409.56 feet, to a 1/2" iron rod found at the southeast corner of said Martinez tract, same being the southwest corner of said Brooks tract, and being on the lower North line of said Robinson tract;

THENCE South 59 Degrees 43 Minutes 47 Seconds West, departing said common line and along the South line of said Martinez tract, being partially common with the lower North line of said Robinson tract, at a distance of 197.70 feet, passing a 1/2" iron rod found at the lower northwest corner of said Robinson tract, same being the northernmost northeast corner of that certain tract of land described by deed to Pearlle B. Thompson, recorded in Volume 13800, Page 50, Deed Records, Tarrant County, Texas, and continuing in all, with the North line of said Thompson tract, a distance of 300.00 feet, to a 5/8" capped iron rod set stamped "Realsearch" at the southwest corner of said Martinez tract, same being the northwest corner of said Thompson tract, and being on the East line of a called 23.3370 acre tract of land described by deed to Russell A. Kennedy, recorded in Volume 1293, Page 233, Deed Records, Tarrant County, Texas;

THENCE North 30 Degrees 28 Minutes 46 Seconds West, departing said common line and along the West line of said Martinez tract, being common with the East line of said called 23.3370 acre tract, a distance of 409.56 feet, to a 5/8" capped iron rod set stamped "Realsearch" at the northwest corner of said Martinez tract, being on the South right-of-way line of said Broad Street (County Road 528);

THENCE North 59 Degrees 43 Minutes 47 Seconds East, departing said common line and along said South right-of-way line, a distance of 300.00 feet, to the POINT OF BEGINNING, and containing 2.821 acres or 122,868 square feet of land, more or less.

Surveyor's Certification

I, Jeremy Luke Deal, Registered Professional Land Surveyor Number 5696, State of Texas, do hereby certify that this sketch was prepared from the public records, and from an actual and accurate survey of the property performed on the ground under my direction and supervision on April 24, 2018. The visible improvements are as shown hereon. Except as shown hereon, there are no apparent encroachments onto the property or apparent protrusions therefrom. This sketch and the survey on which it is based were prepared without the benefit of Current Commitment for Title Insurance. I did not abstract the title to this property, nor did I search the public records for easements, adverse claims, or other encumbrances that might affect this property.

Executed this the ____ day of _____, in the year of our Lord 2018.

PRELIMINARY

Jeremy Luke Deal
Registered Professional Land Surveyor
Texas Registration No. 5696

This document shall not be recorded
for any purpose and shall not be
used or viewed or relied upon as a
final survey document

Notes

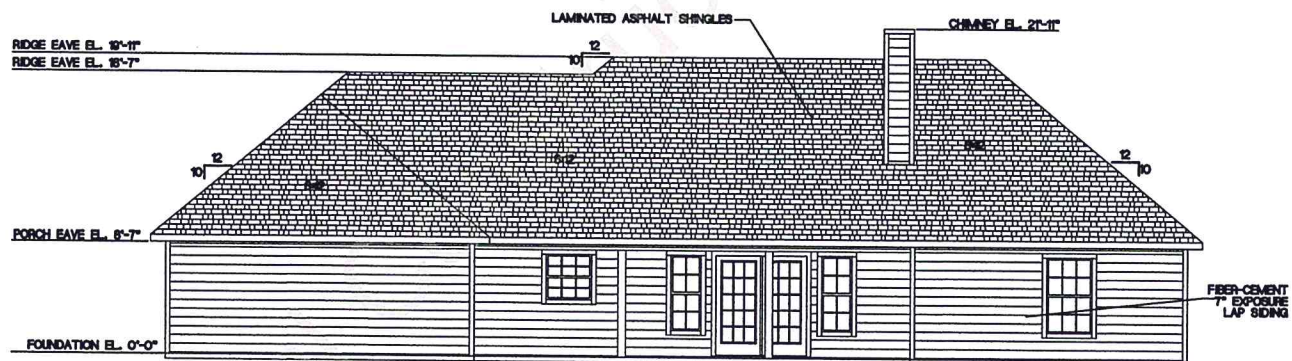
1. The Basis of Bearing is the Texas Coordinate System, North American Datum of 1983, North Central Zone, 4202.

**BOUNDARY SURVEY OF
2.821 ACRES OF LAND**
situated in the M.D. Dickey Survey, Abstract
Number 1986, Tarrant County, Texas.

Project Number: 180069 Date: April 25, 2018
Revised Date:
Revision Notes:



FRONT ELEVATION



REAR ELEVATION

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SCALE: 1/8"=1'-0"

DATE: 05-01-2018

ACT. NO.: 25004702

DRAWN BY: N. PARKER

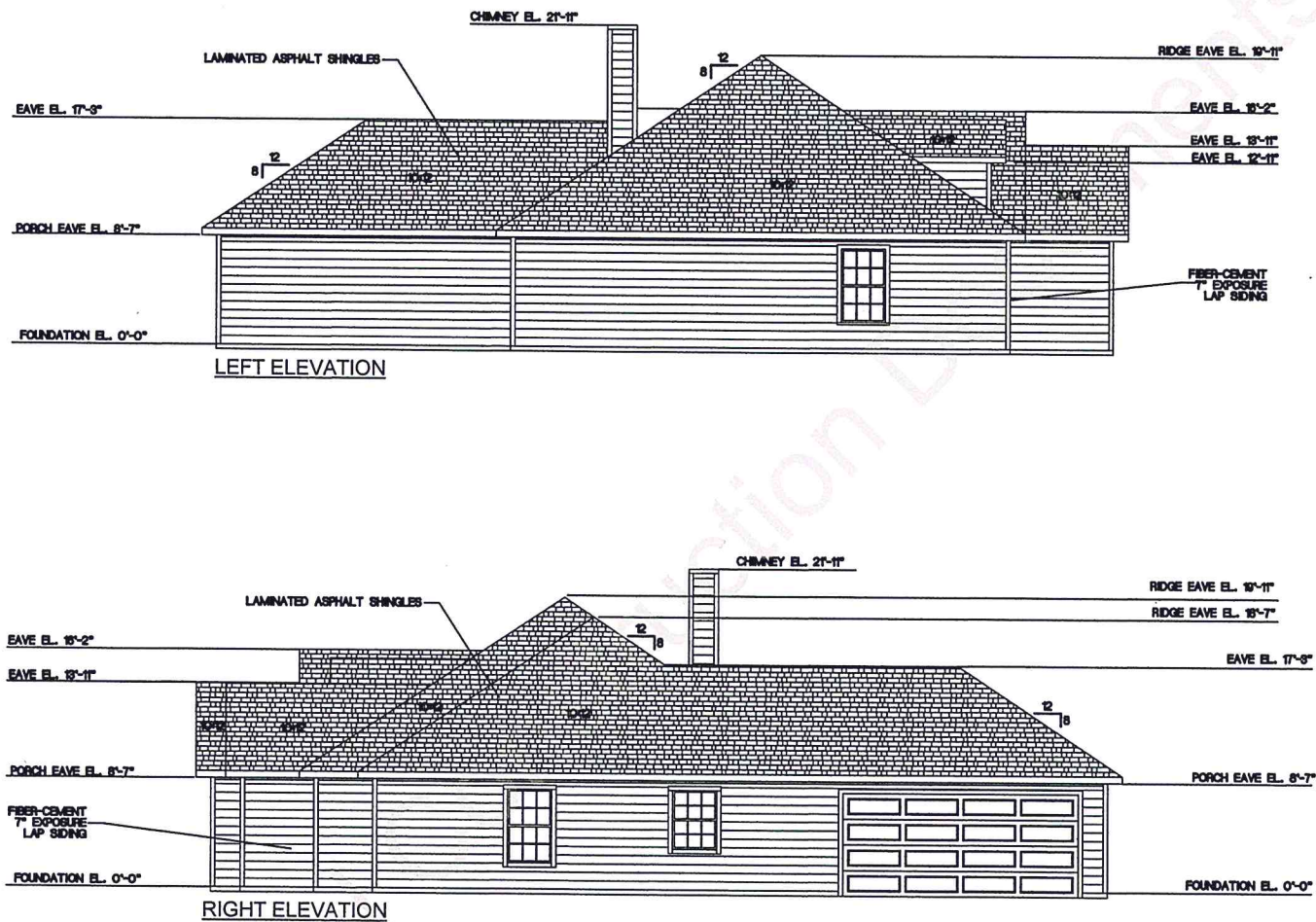
SHEET NO.: 3 of 11

HOUSE PLANS FOR
MARTINEZ

UBH UNITED BUILT
HOMES

FLOOR PLAN

SCALE: 1/8"=1'-0"



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SCALE: 1/8"=1'-0"
 DATE: 05-01-2018
 ACCT. NO.: 25004702
 DRAWN BY: N. PARKER
 SHEET NO.: 4 of 11

LEFT AND RIGHT
 PLAN

HOUSE PLANS FOR
 MARTINEZ

UBH UNITED BUILT
 HOMES













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SECTION 6300.E.5

5. A reduction of the 80% minimum masonry construction requirement or deviation from the masonry material construction requirement imposed on all dwelling units within any SF, Single-Family Residential or 2F, Two-Family Residential Districts.

- a. Conditions of Approval:

1. The proposed construction must accommodate architectural features which are integral to the building design;
2. All alternate construction materials must have the same durability as masonry; and
3. The granting of the special exception must not diminish or impair property values within the neighborhood.