



Artisan Construction Group LLC

September 23rd, 2026

City of Wylie
Planning Department / Zoning Board of Adjustment
Wylie, Texas

RE: Request for Building Height Variance
Property Address: 631 Rockspring Dr. Wylie, TX. 75098
Project: Lively

To Whom It May Concern:

We respectfully submit this letter to request a variance from the applicable building height requirements for the property located at 631 Rockspring Dr. Wylie, Texas.

We are currently proposing the construction of the garage on the property. As part of the proposed design, the building will have a height of approximately 20ft which exceeds the current allowable height of and therefore requires approval of a height variance.

We believe the requested variance is reasonable and consistent with the existing character of the surrounding neighborhood. There are other buildings in the immediate area with heights comparable to the height being proposed for this project. As a result, the proposed building would not introduce a height or scale that is out of character with existing development in the neighborhood.

Additionally, we have communicated with the neighboring property owners regarding the proposed construction and requested height variance. None of the neighbors we have spoken with have expressed an objection to the proposed building height. We believe this demonstrates that the requested variance can be granted without creating an unreasonable adverse impact on the surrounding properties.

The requested additional height is an important component of the proposed building design and will allow us to complete the project as intended while maintaining a design that is compatible with other structures in the surrounding area.

We respectfully request that the City of Wylie and the appropriate reviewing board consider and approve this building height variance. We are happy to provide any additional plans, elevations, photographs of comparable nearby buildings, neighbor acknowledgments, or other supporting documentation that may assist in the City's review. Thank you for your time and consideration of our request.

Sincerely,
Claudette Nava
Office Manager
Artisan Construction Group LLC