



Height = 14.7'  
Width: 8'  
Length: 18'



Lot 30, Block 03, of NEWPORT HARBOR ADDITION PHASE V, an addition to the City of Wyke, Collin County, Texas, according to the Map or Plat thereof in Cabinet L Slide 37 of the Plat Records of Collin County, Texas.

## Survey Approved

L. Boonae 3/21/03

**Zone II**  
Areas determined to be outside  
of 500-year flood plain.

[illegible]

0.....IRON ROD  
-X-X-.....FENCE LINE  
-T-C-.....UTILITY LINE

7104 GRAPEVINE HIGHWAY  
FORT WORTH, TEXAS 76118  
(817) 268-0200

**SCALE: 1"=30'**

11 NH-03-30

July 9, 2024

City of Wylie  
Planning Department  
300 Country Club Rd  
Building 100  
Wylie, TX 75098  
Permit # 24-001600

**INTRODUCTION:**

Below are our written responses to the comments received via e-mail from Kevin Molina, Senior Planner, dated Tuesday, June 11<sup>th</sup>, 2024, for the application requesting a variance.

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**1. COMMENT:**

Section 2.5.C of the Zoning Ordinance: When the accessory building is located in the side yard, the setback for the accessory building will be the same as the setback requirement for the main building. (There is a 6' side setback, and the accessory structure is shown as being 3' from the side property line.).

**RESPONSE:**

We would like to request a variance for the setback requirement. We would like to request that the accessory building be allowed to be 3' from the property line instead of 6'. Most zoning laws require sheds to be placed at least 3-5 feet from the property line. Our shed is 3 feet away, it has been cleared for maintenance and we will adhere to fire safety codes. Leaving at least 2 to 3 feet of clearance around the shed allows for the integrity of the shed. There is enough clearance around the shed for adequate airflow and the shed will stay dry and ventilated.

**2. COMMENT:**

Section 2.5.C of the Zoning Ordinance: Accessory buildings, other than carports, shall not be located within five (5) feet of any other structure. (The submitted drawing shows the accessory structure being 2' away from the house.)

**RESPONSE:**

We want to request a variance for the location of the accessory building. We request that the accessory building be allowed to be 2' from the house. The exterior materials on the house are of non-combustible materials, brick, and Hardie board cement siding. The exterior material installed on the accessory building will also be of non-combustible material, Hardie board cement siding.

**3. COMMENT:**

Section 2.5.C: No accessory structure shall be located within any easement. (There is a 5' Utility easement which the shed is built over)

**RESPONSE:**

We have received responses from all the utility companies that may have access to this utility easement. All utilities have been cleared. They have confirmed that the accessory building will be allowed to be built within this easement. I have attached the link and all of the comments from 811. The 811 ticket number is 2466986675.



Thank you for your time and attention to this project. Should you have any questions or need additional information, please contact me.

Sincerely,

Attachments,

<https://portal.texas811.org/#/ticket/2466986675>

Responses

WYLIE City of Wylie

Jun 17, 2024, 12:27:25 PM by james.hathorn@wylietexas.gov: Clear

UFTRTX01 Frontier Communications Inc

Jun 19, 2024, 3:41:46 PM by txusic.pr: Located

MK4 Oncor Electric Distribution

Jun 19, 2024, 3:41:46 PM by txusic.pr: Located

PL4 Oncor Electric Distribution

Jun 19, 2024, 3:41:46 PM by txusic.pr: Located

CCTXN Spectrum

Jun 19, 2024, 3:42:06 PM by irth.pr: Clear

Jun 19, 2024, 3:41:46 PM by txusic.pr: Located

UPN Unite Private Networks LLC

Jun 17, 2024, 12:47:00 PM by irth.pr: Clear