

1209 CEDAR POINT DR

SCALE 1"=20.0'

BARRETT RESIDENCE

LOT: 12 BLK: 8

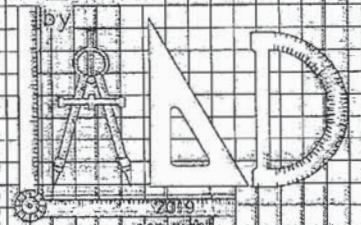
WYLIE, TX

**MICHAEL V. LAND**

RICHARDSON TX. 75080  
PHONE: 972.250.2005

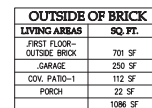
EMAIL: plansbyland@att.net

PLANS





SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

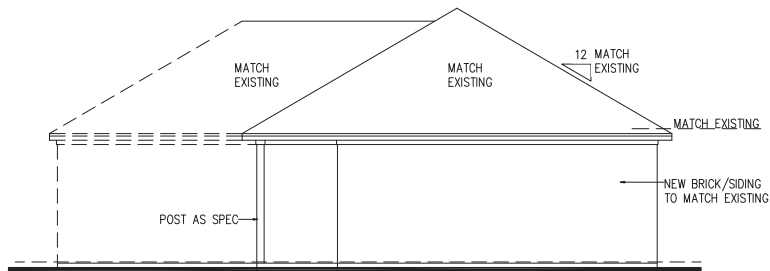
THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION/DESIGN INFORMATION NECESSARY TO COMPLETE THIS STRUCTURE. FIELD VERIFY THE ACCURACY OF THESE PLANS PRIOR TO CONSTRUCTION.

DESIGNER RESERVES THE RIGHT TO MODIFY THESE PLANS AS REQUIRED IN THE FIELD. LOCAL CODES, ORDINANCES AND RESTRICTIONS APPLY. LIMIT OF DESIGNER'S LIABILITY NOT TO EXCEED PRICE PAID FOR THE PLANS.

PLAN NO.

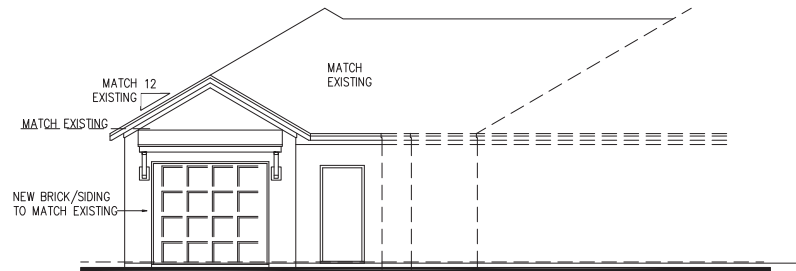
DATE  
2-17-23  
JP(23-012)

$$= 1.0$$



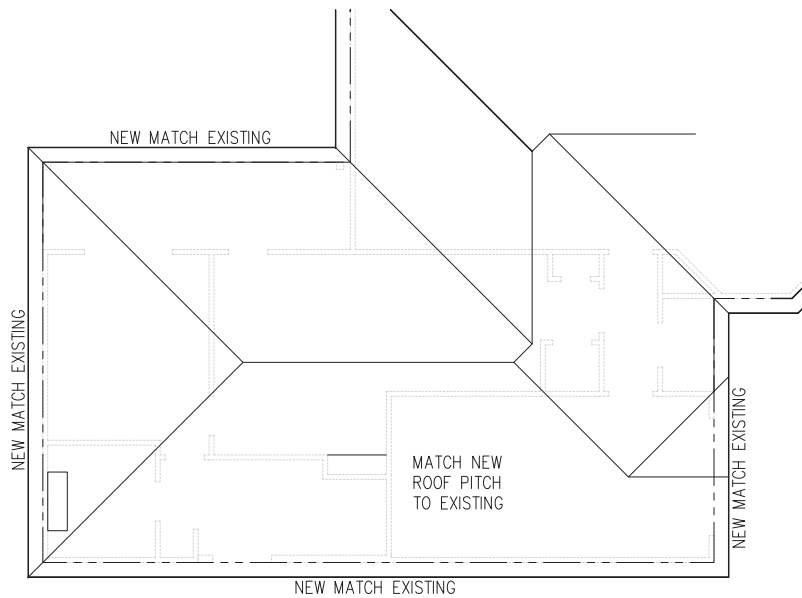
**REAR ELEVATION-NEW**

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



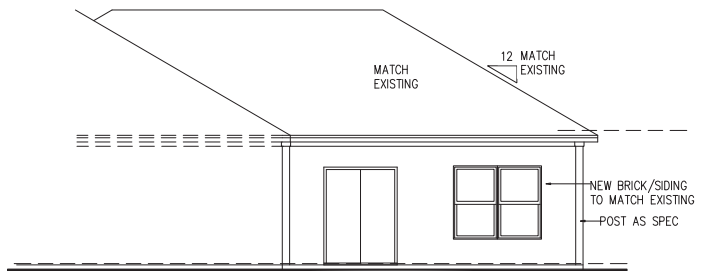
**FRONT ELEVATION-NEW**

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



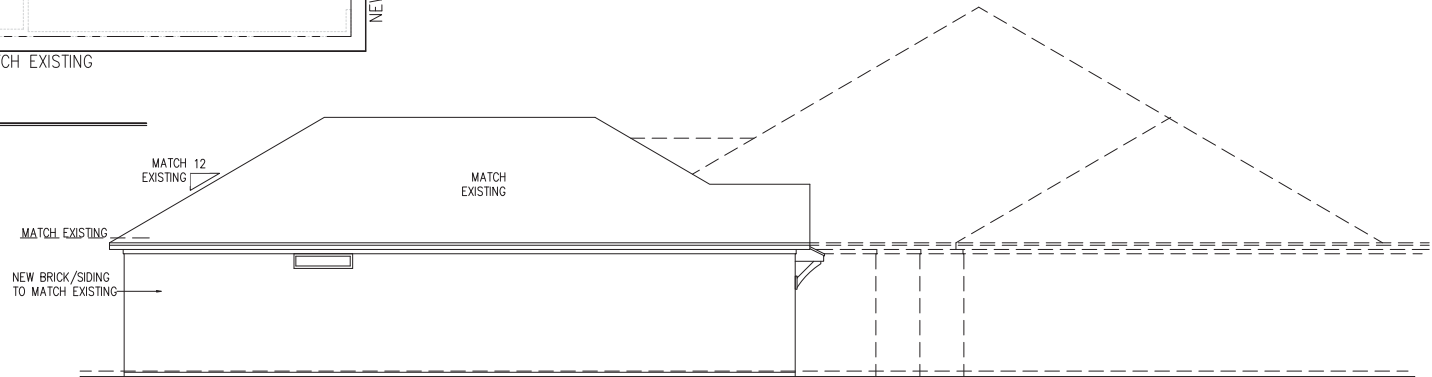
**ROOF PLAN**

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



**RIGHT ELEVATION-NEW**

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



**LEFT ELEVATION-NEW**

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

April 12, 2023

Barrett and Kelley Smith

1209 Cedar Point Dr

Wylie, TX 75098

Project #23-000772

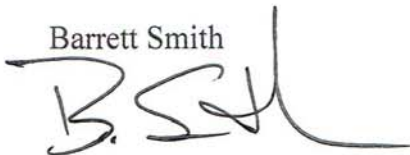
To the members of the Board of Adjustments,

My name is Barrett Smith, 1209 Cedar Point Dr., Wylie, Collin County, Texas. My wife and I are the original homeowners and current residents of this address. I am requesting a variance to the current municipal ordinance (i.e. side lot line) so that I may construct an additional living space to my residence.

An elderly family member will be permanently residing in the home and occupying this addition. The addition is designed to be as complainant as possible to ADA recommendations for wheelchair accessibility (36" wide doorways, 48" hallway and passages, etc.). In order to achieve this accessibility this addition will need to encroach onto the side easement by 12 inches.

Thank you for your time and consideration in this matter.

Barrett Smith

A handwritten signature in black ink, appearing to be 'B. Smith', written over the printed name 'Barrett Smith'.

**Braddock Place Estates HOA**  
1024 S. Greenville Ave., Suite 230  
Allen TX 75002  
Main Phone: 972-359-1548

Date: 4/11/2023 2:31:31 PM

**Architectural Control Committee Conditional**

**Approval**

Barrett & Kelley Smith  
1209 Cedar Point Drive  
Wylie TX 75098-4005

**Re: 1209 Cedar Point Drive: House Addition**

Dear **Barrett**:

Thank you for submitting your written request to the Braddock Place Estates HOA Architectural Control Committee (ACC), as required by the governing documents for Braddock Place Estates HOA. We are pleased to let you know that your request has been approved by the Committee per the following provision(s):

- 1) The homeowner is responsible for ALL city permits at each phase of the construction; and**
- 2) All the exterior brick, stone, siding, flatwork, and shingles must match the existing structure.**

**Thank you.**

This approval is valid for one year from this date. Please remember that you are responsible for obtaining any and all required permits from the City of Wylie for this project, and that you must complete the project within 60 days of its start date. If this project has already been started or if your submission is in response to a current violation on the property, the work must be initiated within 30 days and completed within 60 days.

Thank you again for your compliance. Please keep this letter for your records.

Sincerely,

Braddock Place Estates HOA  
Architectural Control Committee