
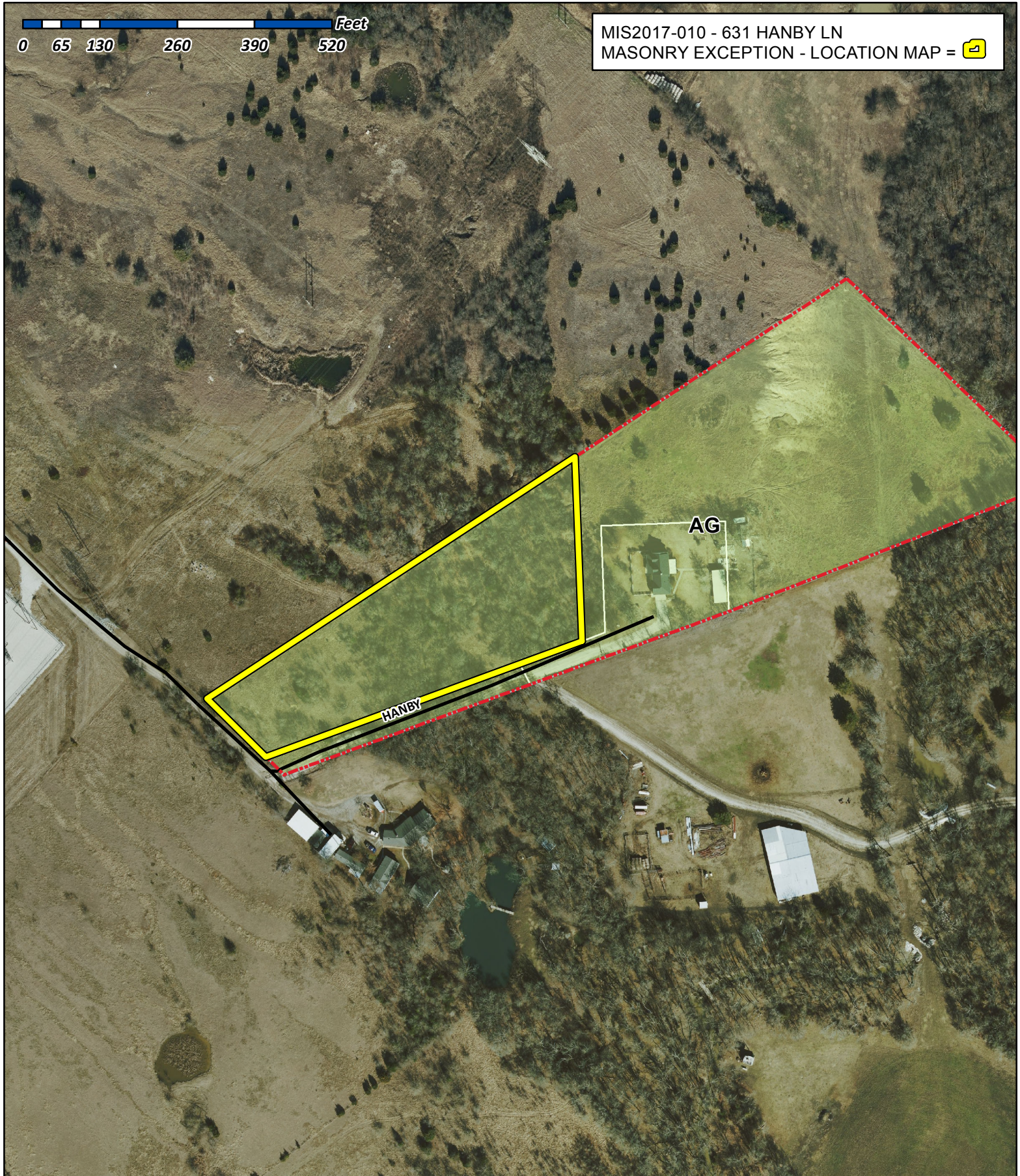


0 65 130 260 390 520 Feet

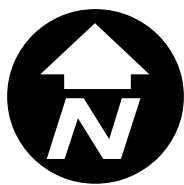
MIS2017-010 - 631 HANBY LN
MASONRY EXCEPTION - LOCATION MAP = 



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



Brian Kelly
2846 Bent Ridge Dr.
Rockwall, TX 75032
469-774-7139
September 15, 2017

City of Rockwall
385 S. Goliad Street
Rockwall, TX 75087

Dear City of Rockwall:

I am writing to request a variance from the masonry requirements for the exterior of new homes within the City of Rockwall. My wife Darla Kelly and I are building a 3083 sf. single family home on our 3.27 acre property at 631 Hanby Lane. The house will be our permanent residence.

The house style is a modern farmhouse. The exterior will be fiber-cement (Hardie Board) siding in a vertical board and baton pattern. The exterior will be white. The look will be similar to the homes in the Park Place subdivision. The architectural style will fit the countryside location and add variety to the cities landscape. The modern farmhouse look has become quite popular in recent years.

I have attached elevations of the home and pictures of the finished exterior.

Thank you for your time in considering my request. I look forward to hearing from you.

Sincerely,

A handwritten signature in cursive script, appearing to read "B. Kelly".

Brian Kelly

[illegible]

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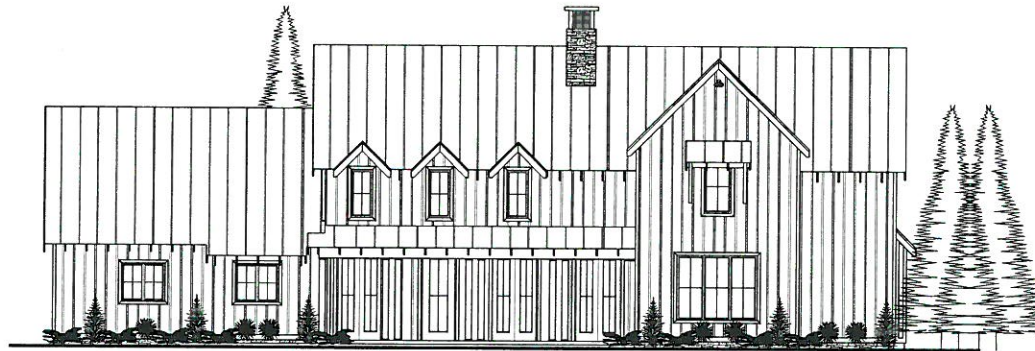
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PLAN OF THE WEEK

advancedhouseplans.com/subscribe

advancedhouseplans

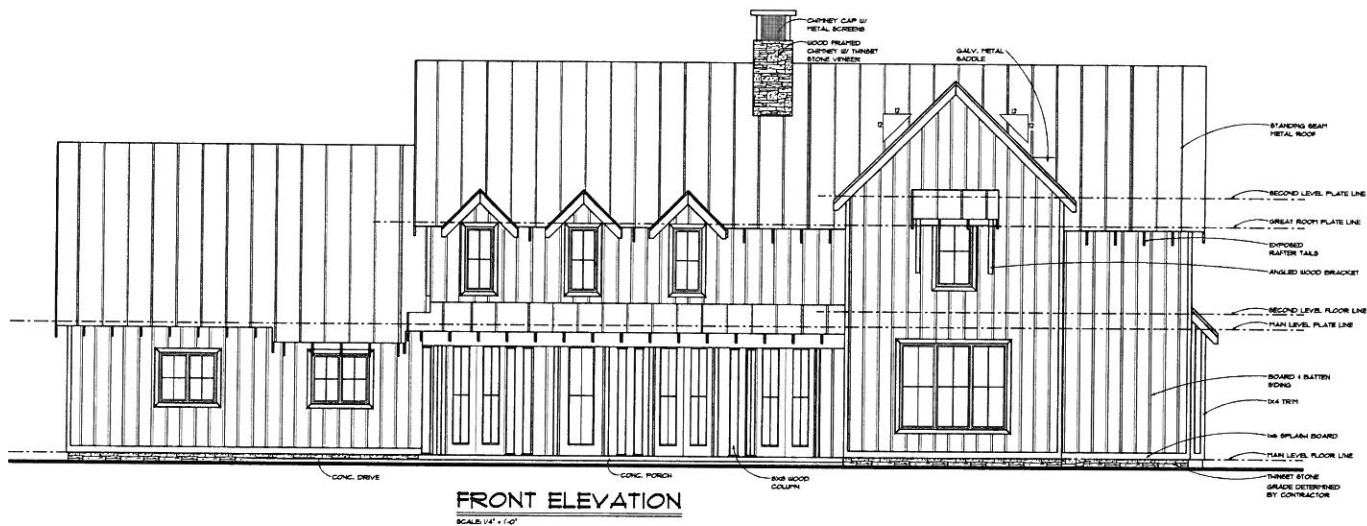
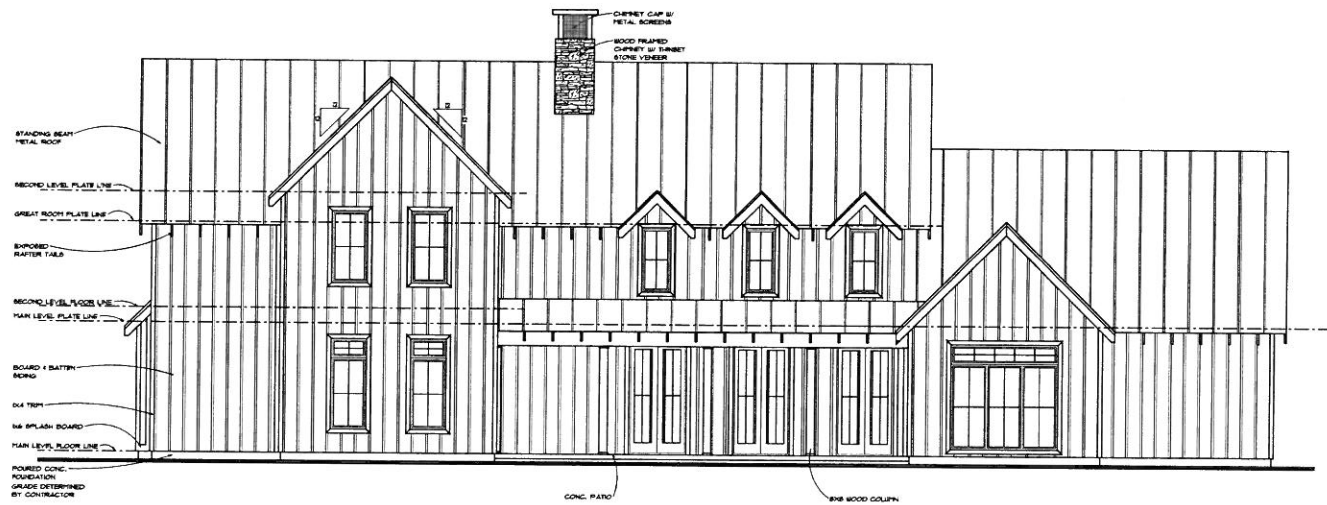
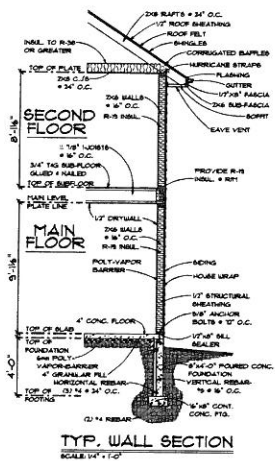
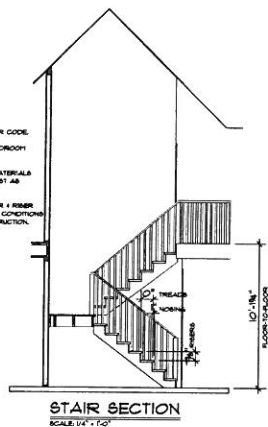
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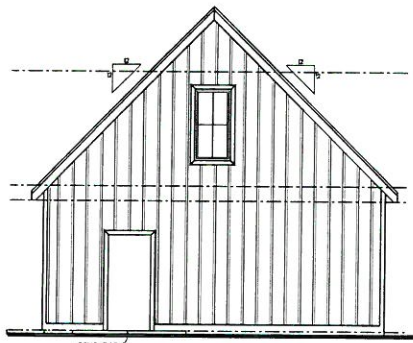


2015
29386
SHEET
1

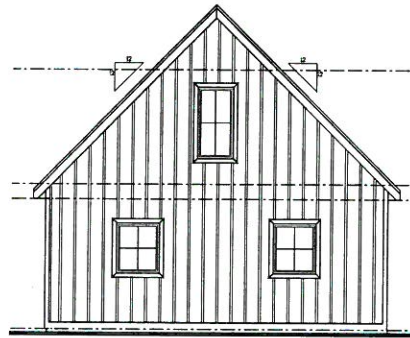
2015
29386
SHEET
1

NOTES:
 PROVIDE MATERIAL PER CODE.
 FINISHES 6" x 8" T&B HEADROOM
 PER CODE.
 VERIFY FINISH FLOOR MATERIALS
 BY CONTRACTOR & ADJUST AS
 NECESSARY.
 VERIFY FLOOR-TO-FLOOR & RISER
 DIMENSIONS BY ADJUST CONDITIONS
 PRIOR TO START CONSTRUCTION.

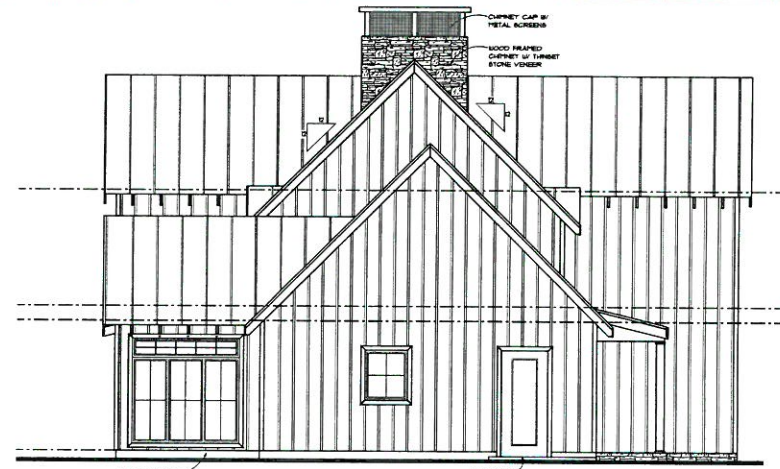




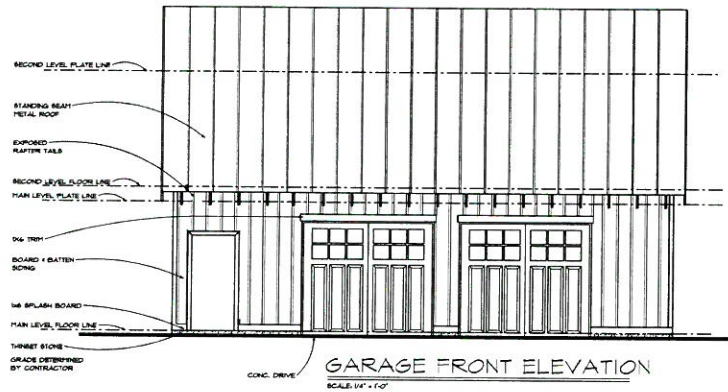
GARAGE RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



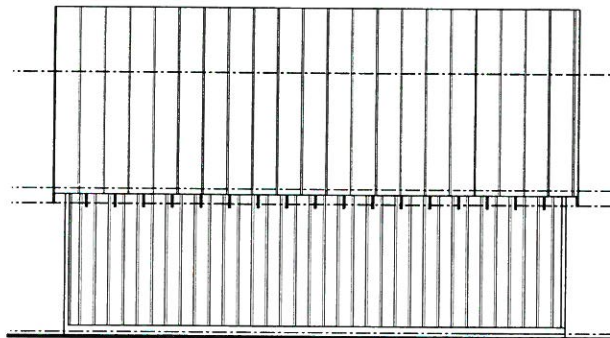
GARAGE LEFT ELEVATION
SCALE: 1/4" = 1'-0"



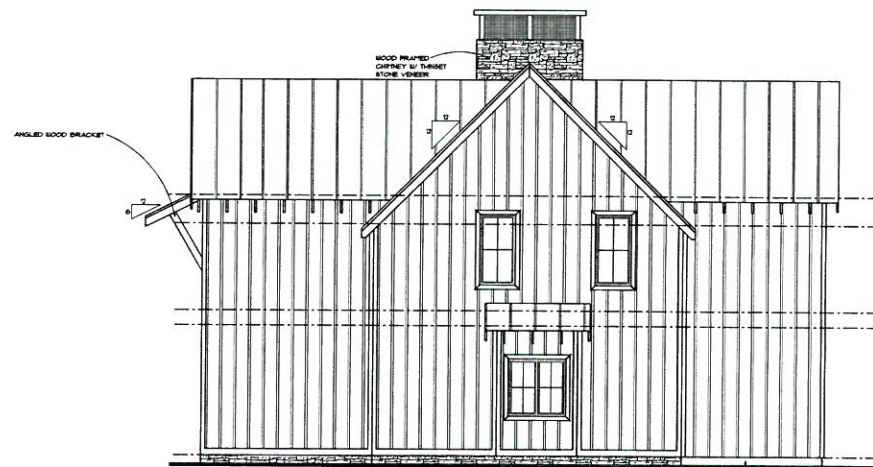
LEFT ELEVATION
SCALE: 1/4" = 1'-0"



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



GARAGE BACK ELEVATION
SCALE: 1/4" = 1'-0"



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



BEING A 3.217 ACRE TRACT OF LAND SITUATED IN THE W. W. FORD SURVEY, ABSTRACT NO. 80, ROCKWALL COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO WAYNE CURTIS JONES, AS RECORDED IN INSTRUMENT NO. 20130009500818, DEED RECORDS, ROCKWALL COUNTY, TEXAS (SAID TRACT BEING DESCRIBED BY METES AND BOUNDS IN VOLUME 4062, PAGE 212, SAID DEED RECORDS), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND FROM WHICH A 1/2-INCH IRON ROD FOUND BEARS SOUTH 67° 47' 15" WEST - 2.18 FEET, SAID FIRST MENTIONED IRON ROD BEING THE SOUTH CORNER OF SAID JONES TRACT, AND BEING ON THE MOST SOUTHWESTERLY NORTHEAST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO JOHN N. CULLINS AND WIFE, JANE M. CULLINS, AS RECORDED IN VOLUME 539, PAGE 187, SAID DEED RECORDS;

THENCE NORTH 44° 45' 20" WEST, A DISTANCE OF 150.00 FEET ALONG THE COMMON LINE OF SAID JONES TRACT AND SAID CULLINS TRACT TO A 1/2-INCH IRON ROD SET AT THE WEST CORNER OF SAID JONES TRACT;

THENCE NORTH 58° 51' EAST ALONG SAID COMMON LINE, PASSING THE MOST NORTHEASTLY EAST CORNER OF SAID GULF TRACT AND THE SOUTH CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO P8B INDEMNITY FAMILY LIMITED PARTNERSHIP, AS RECORDED IN INSTRUMENT NO. 20140000003957, AFORESAID DEED RECORDS, AT A DISTANCE OF 516.09 FEET AND CONTINUING ALONG THE COMMON LINE OF SAID JONES AND P8B TRACTS A TOTAL DISTANCE OF 740.80 FEET TO A 1/2 INCH IRON ROD SET AT THE COMMON NORTH CORNER OF SAID JONES TRACT AND THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO JOANN VOSTITSIANOS JONES, AS RECORDED IN INSTRUMENT NO. 20130000500814, SAID DEED RECORDS;

THENCE SOUTH 06° 42' 38" EAST, A DISTANCE OF 300.89 FEET ALONG THE COMMON LINE OF SAID JONES TRACTS TO A 1/2-INCH IRON ROD SET AT THE COMMON SOUTH CORNER OF SAID TRACTS, SAID IRON ROD BEING ON THE MOST SOUTHERLY NORTHWEST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO JOANIN VOSTSIANOS JONES, AS RECORDED IN INSTRUMENT NO. 20130000500815. SAID DEED RECORDS:

THENCE SOUTH 68° 31' 52" WEST ALONG THE COMMON LINE OF SAID JONES (20130000500816) AND JONES (20130000500815) TRACTS, PASSING THE MOST SOUTHERLY WEST CORNER OF SAID JONES TRACT (20130000500815) AT A DISTANCE OF 111.54 FEET AND CONTINUING ALONG THE SOUTHEAST LINE OF SAID JONES TRACT (20130000500815) A TOTAL DISTANCE OF 568.84 FEET TO THE POINT OF BEGINNING AND CONTAINING 140,138 SQUARE FEET OR 3.217 ACRES OF LAND.

[illegible]

HANBY LANE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

FIELD: MJ	FIELD DATE: 03/07/16
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CONCRETE	WOOD FENCE
BRICK	CHAIN LINK FENCE
ASPHALT	WROUGHT IRON FENCE
WOOD	WIRE FENCE
STONE	R.R. RETAINING WALL
GRAVEL	BRICK WALL
COVERED AREA	STONE WALL
	OVERHEAD TELEPHONE LINE
	OVERHEAD ELECTRIC LINE
	REF. - IRON ROD FOUND
	REF. - IRON PIPE FOUND
	IR. - IRON RICO SET
	MFCP - METAL FENCE COR POST

CM = CONTROLLING MEASUREMENT

5700 W. Plano Parkway
Suite 2700
Plano, Texas 75093
612.360.1 Office | 972.964.7021 Fax

5700 W. Plano Parkway
Suite 2700
Plano, Texas 75093
Office: 972-512-3601
Fax: 972-954-7021

