

**AGENDA
BOARD OF ADJUSTMENT
FEBRUARY 12, 2020**

**Council Chambers
151 West Church Street
Lewisville, Texas
6:30 P.M.**

- 1. CALL TO ORDER AND ANNOUNCE THAT A QUORUM IS PRESENT.**
- 2. APPROVE MINUTES OF THE JANUARY 8, 2020, MEETING.**
- 3. PUBLIC HEARINGS:**
 - A. **Public Hearing** Consideration of a Variance Request to Allow an Existing Building to Encroach 18.7 Feet into the Required 25-Foot Front Setback; Located at 187 and 189 Elm Street and Legally Described as a 0.667-Acre Tract of Land out of the J.W. King Survey, Abstract Number 696; Currently Zoned General Business District (GB) with a Requested Zoning of Old Town Mixed Use 2 District (OTMU2); as Requested by Patricia Fant of McAdams, on Behalf of Mike Johnson, the Property Owner (Case No. 20-02-1-ZBOA).
 - B. **Public Hearing:** Consideration of a Variance Request to Allow a Residential Accessory Structure 13 Feet and 6 Inches in Height, 3 Feet and 6 Inches Greater than the 10 Feet Height Maximum; Located at 754 Red Wing Drive and Legally Described as Lot 8, Block B, Timberbrook No 4 Addition Phase A; Currently Zoned Single Family Residential District (R-7.5); as Requested by Erich Klein, the Property Owner. (Case No. 19-12-1-ZBOA).
- 4. ADJOURNMENT.**

NOTICE OF ASSISTANCE AT THE PUBLIC MEETINGS

The City will provide appropriate auxiliary aids and services, including sign language interpreters and assisted listening devices, whenever necessary to ensure effective communication with members of the public who have hearing, sight or speech impairments, unless doing so would result in a fundamental alteration of its programs or an undue financial burden. A person who requires an accommodation or auxiliary aid or service to participate in a City program, service or activity, should contact the sponsoring Department, or the Human Resource Department at 972-219-3450 or by Fax at 972-219-5005 as far in advance as possible but no later than 48 hours before the scheduled event.

MINUTES
ZONING BOARD OF ADJUSTMENT
JANUARY 8, 2020

Item 1: Call to Order

The Lewisville Zoning Board of Adjustment was called to order at 6:30 p.m.

Board Members Present: Antonio Gallizzi, Pamela Goodwin, James Collier, Douglas Hicks, Karen Locke, Alternate Audra Smolinski and Alternate Winston Edmondson.

Staff Members Present: Michele Berry, Planning Manager

Item 2: Minutes

Approval of the November 6, 2019 minutes was the next item on the agenda. *A motion was made by Doug Hicks to approve the minutes, seconded by Pamela Goodwin. The motion passed unanimously (5-0).*

Item 3: Selection of Chairman, Vice-Chairman

The item was removed from the agenda as the Chairman and Vice-Chairman were selected during the November 9, 2019, meeting.

Item 4: Public Hearing

There was one item on the agenda:

- A. **Public Hearing:** Consideration of Two Variance Requests to Reduce the Lot Width from 50 Feet to 49.46 Feet, and to Reduce the Side Yard Setback from 5 Feet to 4.42 Feet; Located at 1313 Prairie Lake Court and Legally Described as Lot 78, Block S, Lakewood Hills West Addition Phase 1; Currently Zoned Planned Unit Development District (PUD); Requested by Matt Rose, Lennar Homes, on behalf of CADG Lakewood Hills West LLC, the Property Owner. (Case No. 19-12-2-ZBOA).

Staff gave a brief presentation of the variance request and recommended approval of the item. The applicant was also present and available for questions. Chairman Gallizzi then opened the public hearing. Kyle Bradley of Lennar Homes came forward in favor of the item and was available for question. With no one else coming forward to speak, the public hearing was then closed. *A motion was made by James Collier to approve the variance request to Reduce the Lot Width from 50 Feet to 49.46 Feet as presented, seconded by Pamela Goodwin. The motion passed unanimously (5-0). A motion was made by Doug Hicks to approve the variance request to Reduce the Side Yard Setback from 5 Feet to 4.42 Feet as presented, seconded by James Collier. The motion passed unanimously (5-0).*

Item 5: Adjournment

A motion was made by James Collier to adjourn the meeting, seconded by Pamela Goodwin. The motion passed unanimously (5-0). The meeting adjourned at 6:36 p.m.

These minutes approved by the Lewisville Zoning Board of Adjustment on February 5, 2020.

Respectfully Submitted,

Approved,

Michele Berry, Planning Manager

Antonio Gallizzi, Chairman

STAFF REPORT

Date: February 12, 2020

To: Zoning Board of Adjustment

From: Jonathan Beckham, Planner

Subject: **Public Hearing:** Consideration of a Variance Request to Allow an Existing Building to Encroach 18.7 Feet into the Required 25-Foot Front Setback; Located at 187 and 189 Elm Street and Legally Described as a 0.667-Acre Tract of Land out of the J.W. King Survey, Abstract Number 696; Currently Zoned General Business District (GB) with a Requested Zoning of Old Town Mixed Use 2 District (OTMU2); as Requested by Patricia Fant of McAdmans, on Behalf of Mike Johnson, the Propoerty Owner (Case No. 20-02-1-ZBOA).

BACKGROUND:

The subject property, located on the southeast corner of Elm Street and South Charles Street, previously contained a fence company. The property is adjacent to single-family townhomes to the south, and an alley serving single-family townhomes to the east. Mike Johnson owns a feed store in Lewisville and would like to move his business into the Old Town. He proposes to reuse and improve the existing structures on site. All exterior modifications will require approval from the Old Town Design Review Committee.

City Council approved a zoned change request at this location from General Business district to Old Town Mixed Use 2 district on February 3, 2020.

The site is comprised of an existing building with two storage structures. The existing storage structures on the eastern portion of the lot are 6.5 feet from the property line and encroach on the current 10-foot rear yard setback 3.7 feet.

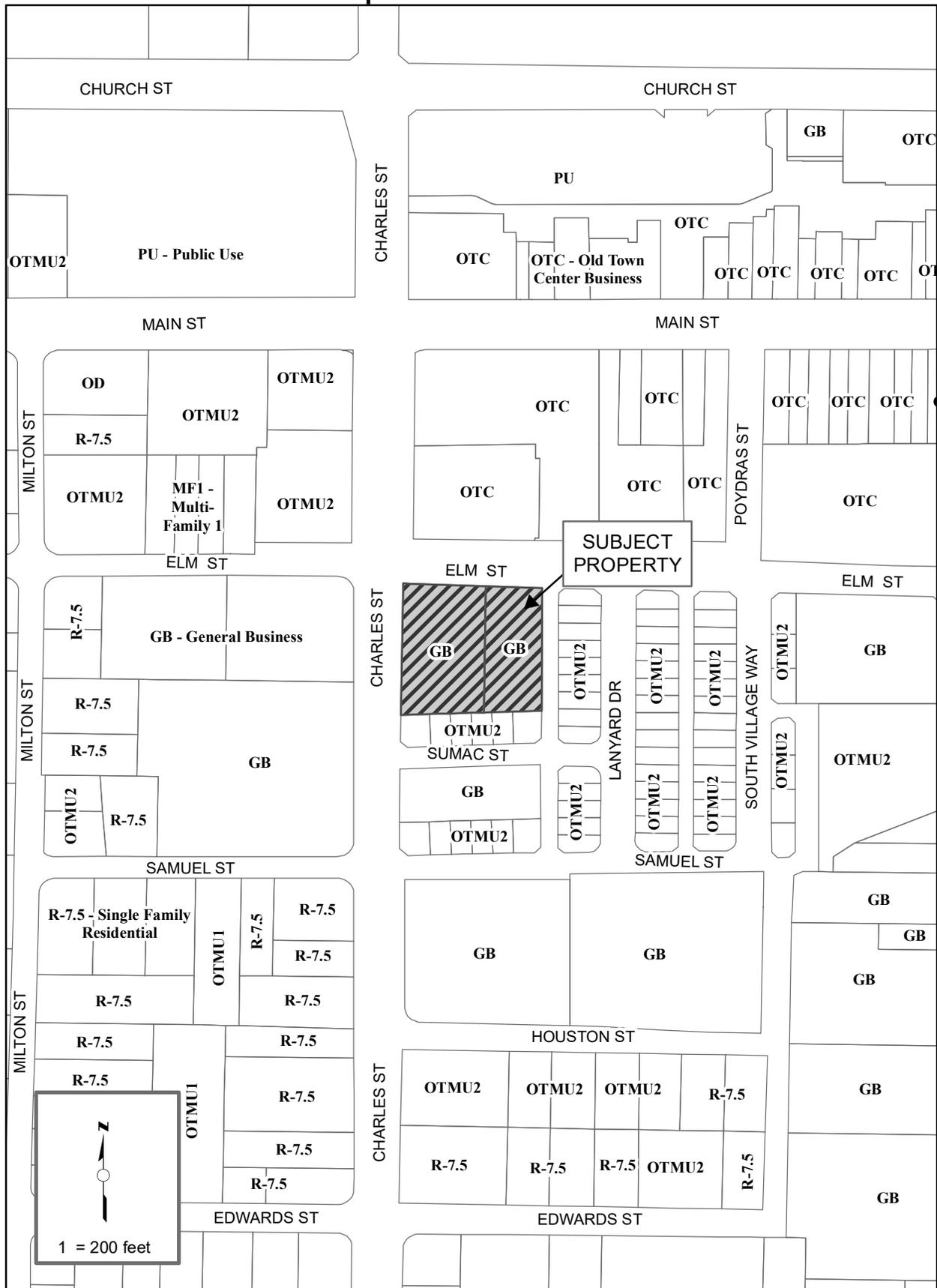
ANALYSIS:

The Board may approve a variance request for specific cases where granting a variance from the terms of the Zoning Ordinance will not be contrary to the public interest; where, owing to special conditions, a literal enforcement of the Ordinance will result in unnecessary hardship.

The structure has been existing on site for more than 20 years and meets all other required setbacks. The portion of the building that is encroaching backs up to an alley and has minimal impact on the adjacent property owners. In this case, the encroachment is not contrary to the public interest and literal enforcement of the code would require that a portion of the existing building be torn down.

RECOMMENDATION: That the Zoning Board of Adjustment approve the variance request to allow the existing building to encroach 3.7 feet into the required 10-foot rear yard setback.

Location Map - 187 & 189 Elm Street



Aerial Map - 187 & 189 Elm Street



ZBOA Meeting:

Case #



LEWISVILLE
One Step. One Mind. One Right Place.

DO NOT WRITE ABOVE THIS LINE

**PLANNING DEPARTMENT
APPLICATION FOR ZONING BOARD OF ADJUSTMENT (ZBOA)**

OWNER/APPLICANT/AGENT INFORMATION SECTION (OWNER(S) MUST SIGN OR SUBMIT LETTER(S) OF AUTHORIZATION)

NAME OF PROPERTY OWNER: Mike Johnson
MAILING ADDRESS: 901 W Mill St, Suite 201 Lewisville TX 75057
PHONE NUMBER: 972-221-7646 FAX NO.: _____ E-MAIL: johnsonfred78@gmail.com
OWNER SIGNATURE: [Signature] DATE: 1-14-2020
PRINTED NAME & TITLE (IF ANY): _____

NAME OF APPLICANT (FILL IN ONLY IF OTHER THAN OWNER): _____
MAILING ADDRESS: _____
PHONE NUMBER: _____ FAX NO.: _____ E-MAIL: _____
APPLICANT SIGNATURE: _____ DATE: _____
PRINTED NAME & TITLE (IF ANY): _____

NAME OF REPRESENTING AGENT (IF ANY): Patricia Fant
MAILING ADDRESS: 111 Hillside Dr Lewisville TX 75057
PHONE NUMBER: 972-436-9712 FAX NO.: _____ E-MAIL: pfant@mcadamisco.com
AGENT SIGNATURE: [Signature] DATE: 1/13/2020
PRINTED NAME & TITLE (IF ANY): Patricia Fant

ACRES .667 ZONING DTMV-2

PROPERTY IDENTIFICATION - (Address, Sub-Division, Lot, Block) W King, A0696A, Lot 185 & 186, 187 & 189 Elm St. Lewisville, TX 75057

DESCRIBE VARIANCE/S BEING REQUESTED: The requirements we are requesting a variance for is Sec. 17-22.7, e(4) "Rear yard. A rear yard of not less than ten feet in depth shall be provided."

APPLICATION FEE: \$100 (cash/check/credit card)

Planning Department
151 W. Church Street • P.O. Box 2990092 •
Lewisville, Texas 75029-9002
Tel: 972-219-3455 • Fax: 972-219-3698
www.cityoflewisville.com

January 16, 2020

Mr. Richard Luedke
Planning Director
City of Lewisville
151 Church Street
Lewisville, TX 75057

RE: Letter of Intent – Johnson Feed Co.

Mr. Luedke:

Please accept this letter, on behalf of Mike Johnson, as an explanation of the requested variance for the site on the corner of Elm St. and Charles St. This property is currently zoned General Business (GB) and we are proposing a zoning change to Old Town Mixed-Use (OTMU-2.) This zoning change will allow the site to better integrate with the surrounding downtown.

Johnson Feed Co. was founded in 1978 by Gayle and Glenda Johnson. Gayle Johnson is a retired fire captain from the City of Lewisville. Johnson Feed Co. currently resides on north Mill St but are looking to relocate to the property. The site along Elm and Charles has been chosen based on location and the existing structures. This location is optimal for a local business because of the continual growth of Main St. It is within walking distance of downtown Main as well as the new residences on Elm St. Mr. Johnson is currently planning on hosting seasonal activities on site, such as a farmer's market and a pumpkin patch. These activities would be a great addition to downtown Lewisville.

We are requesting a variance for the two structures on the site currently in the eastern building setback. Mr. Johnson is proposing to use those structures but redesign the exterior and interior while bringing them up to city standards. This is a main reason Mr. Johnson chose this property along with its location. These structures are conducive with Mr. Johnson's vision for the property. He wanted to buildings along the boundary in order to hold events (farmers market and pumpkin patches) in the middle of the property. The regulation states that there is a 10' setback along the eastern property line for buildings. The two buildings are located around 6.3' from the property line.

We believe this plan will provide for the appropriate development of the site in accordance with the City's standards. Thank you in advance for your consideration. Please do not hesitate to contact me with any questions or comments regarding this application.

Sincerely,



Patricia Fant,
Designer II, Planning + Entitlements
MCADAM

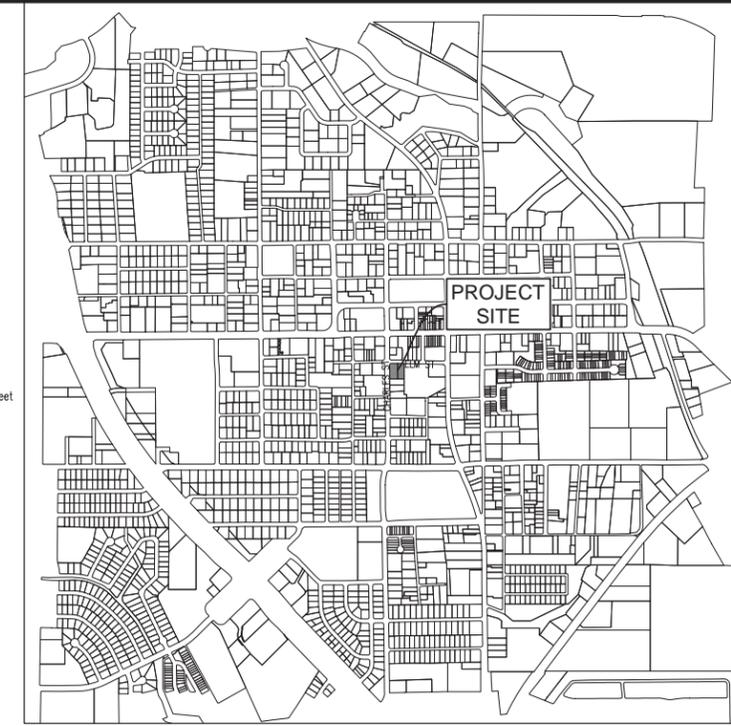
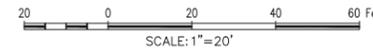
FILE: Z:\Projects\19-0001-0001\Drawings\Zoning\JOB.DWG
 Plotted: 1/16/2020 8:37 AM by fmcadams Date: 1/17/2020 5:03 PM, by fmcad

THE SALVATION
 ARMY
 SALVATION ARMY
 ADDN BLK A LOT 1

OLD TOWN SUITES
 LLC
 A0696A J. W. KING,
 TR 131,

BALLAS, VICTOR
 A0696A J. W. KING,
 TR 130, 133

RO PROPERTI
 MAIN STREET
 ADDITION BLK
 1R



S&H HOLDINGS INC
 ELM CENTRE ADDN
 BLK A LOT 1

CHARLES STREET

ELM STREET

N 88°47'06" E 164.44'

N 00°34'15" W 175.64'

JOHNSON FEED
 0.667 Acres

Existing Zoning: General Business
 Proposed Zoning: Old Town Mixed-Use 2

SIENA HOMES LLC
 SOUTH VILLAGE ADDITION

S 00°41'30" E 171.00'

ALLEY C

6.3'

Legal Description for Zoning
 0.667 Acres
Johnson Feed Store
 City of Lewisville
 Denton County, Texas

BEING a certain lot, tract, or parcel of land, situated in the J.W. KING survey, Abstract Number 696, City of Lewisville, Denton County, Texas, and being all of a certain tract of land described in deed to Eric & Sharon Schweitzer, recorded in Document Number 2002-78606, Deed Records, Denton County, Texas, and being more particularly described as follows:

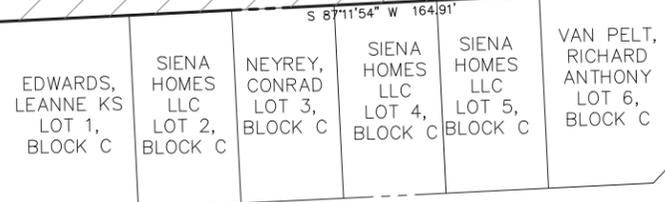
BEGINNING at the southeast intersection of Elm Street and Charles Street, and being the northwest corner of said Schweitzer tract;

THENCE N 88°47'06" E, with the north line of said Schweitzer tract, and the south line of said Elm Street, a distance of 164.44 feet, to the northeast corner of said Schweitzer tract, same being the northwest corner of Alley C, South Village Addition, an addition to the City of Lewisville, according to the plat thereof, recorded in Document Number 2016-2036, Plat Records, Denton County, Texas, and being in the south line of said Elm Street;

THENCE S 00°41'30" E, with the east line of said Schweitzer tract, and the west like of said Alley C, a distance of 171.00 feet, to the southeast corner of said Schweitzer tract, same being the northeast corner of Lot 6, Block C, of said South Village Addition, and being in the west line of said Alley C;

THENCE S 87°11'54" W, with the south line of said Schweitzer tract, and the north line of said Lot 6, Block C, passing the northwest corner thereof, a distance of 164.91 feet, to the southwest corner of said Schweitzer tract, same being the northwest corner of Lot 1, Block C, of said South Village Addition, and being in the east line of said Charles Street;

THENCE N 00°34'15" W, with the west line of said Schweitzer tract, and the east line of said Charles Street, a distance of 175.64 feet to the POINT OF BEGINNING and containing approximately 0.667 acres of land.



SIENA HOMES LLC
 SOUTH VILLAGE ADDITION

236 S CHARLES LLC
 A0696A J. W. KING, TR 188,

The John R. McAdams
 G & A
 111 Hillside Drive
 Lewisville, Texas 75057
 972-438-9712
 201 County View Drive
 Roanoke, Texas 76262
 TBPE: 19762 TBPS: 101094440
 www.mcadamsco.com

JOHNSON FEED STORE
 Lot 185 & 186,
 0.667 Acres
 in the
 J.W. KING SURVEY, ABSTRACT NO. 0696
 DENTON COUNTY, TEXAS

**ZONING BOARD OF
 ADJUSTMENTS EXHIBIT**

PRELIMINARY PLANS
 THIS DOCUMENT IS FOR
 INTERIM REVIEW AND IS
 NOT INTENDED FOR
 CONSTRUCTION, BIDDING,
 OR PERMIT PURPOSES.
 G&A | MCADAMS,
 TBPE: 19762
 JOSHUA M. BARTON,
 P.E. #129227
 DATE 1/16/2020

Drawn By: PF
 Date: 01/16/2020
 Scale: 1"=20'
 Revisions:

Spec-19261

ZE

OWNER/DEVELOPER
 Mike Johnson
 901 N Mill St. Suite 201
 Lewisville TX, 75057
 Ph. 817-789-7881
 Contact: Mike Johnson

JOHNSON FEED STORE

STAFF REPORT

Date: February 7, 2020

To: Board of Adjustment

From: Michele Berry, Planning Manager

Subject: **Public Hearing:** Consideration of a Variance Request to Allow a Residential Accessory Structure 13 Feet and 6 Inches in Height, 3 Feet and 6 Inches Greater than the 10 Feet Height Maximum; Located at 754 Red Wing Drive and Legally Described as Lot 8, Block B, Timberbrook No 4 Addition Phase A; Currently Zoned Single Family Residential District (R-7.5); as Requested by Erich Klein, the Property Owner. (Case No. 19-12-1-ZBOA).

Meeting Date: February 12, 2020

BACKGROUND:

The property is located on the south side of Red Wing Drive, east of Timberbrook Drive and south of Bellaire Blvd. The applicant is proposing to erect a ten by 12 accessory structure in the side yard. No permit is required for an accessory structure of 120 square feet or less. Per Section 17-32.5 of the zoning code the maximum height of an accessory structure 120 square feet or less is ten feet. The applicant, desires to erect a shed that is 120 square feet and 13 feet six inches in height for additional storage space.

The applicant's property consists of a pool in the rear yard and a fenced in the side yard. There is a 14-foot-wide drainage easement that runs north and south along the west property line. With the driveway, drainage easement, pool and deck there is no space for a shed in the rear yard. The applicant has an approximately 19-foot by 21-foot area to place a shed in the side yard, though this is in front of his front door based on the layout of the home.

ANALYSIS:

The Board may approve a variance request for specific cases where granting a variance from the terms of the Zoning Ordinance will not be contrary to the public interest; where, owing to special conditions, a literal enforcement of the Ordinance will result in unnecessary hardship.

Staff does not see that literal enforcement of the code will result in any hardship as there are viable options for the applicant per section 17-32.5 of the zoning code.

- The applicant is permitted one accessory structure not to exceed 250 square feet. If the shed is 120 square feet or less it will require no permit, no side yard setback, no setback from the main structure, and be limited to 10 feet in height.
- If the applicant desires more storage room than permitted by a 120 square foot shed, they can obtain a permit by for a shed up to 250 square feet with height of up to 12 feet six inches by right. Any shed over 120 square feet would be required to be setback five feet from the main structure. Per the survey provided by the applicant, there is an area slightly larger than 14 feet by 16 feet available. Maximizing this area would allow a 224 square foot shed with a height of 12 feet and six inches.

Staff is concerned about the visual impact the shed may have on the neighborhood. This is based on the location of the shed in front of a portion of the home, including the front door of the home. There is a six-

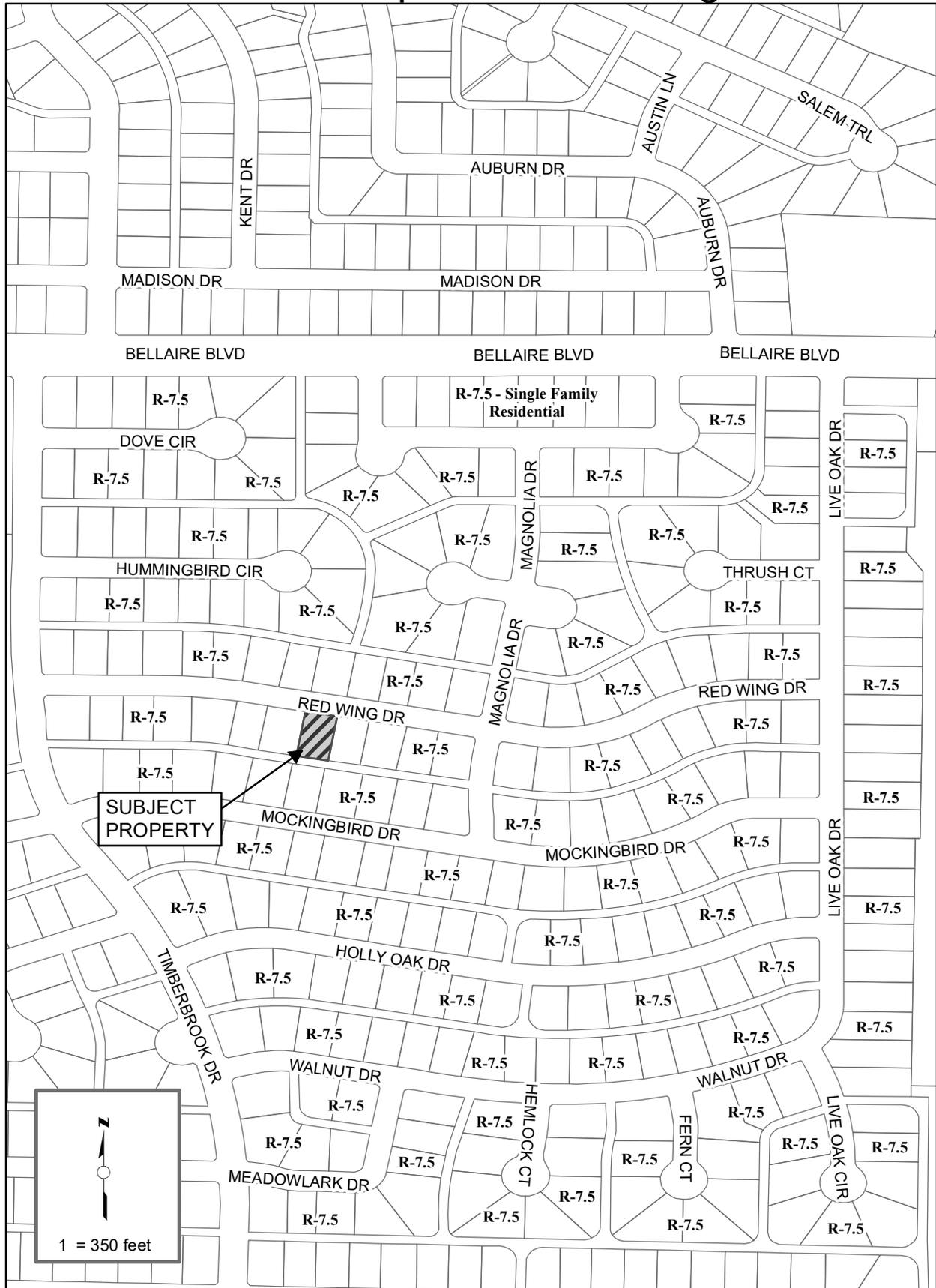
foot-tall solid wood fence in front of the home. Should the variance be approved, the shed would stand seven feet six inches above the fence height.

Board of Adjustment cases are evaluated on a case by case basis. Each case is unique and stands on its own merits. However, as a point of reference, staff has provided some relevant information from past height variances for accessory structures.

Address	Variance	Location	Size	Notes	Decision
1043 Greenwood	22-foot-tall detached garage with second floor	Behind the main structure	1,000 square feet	Second floor partially constructed, several homes in neighborhood with two story detached garages	Approved 11.15.17
588 Pine Street	16-foot-tall shed	Behind the main structure	256 square feet	Shed partially constructed, support petition from neighbors	Approved 9.24.13
1098 Holly Lane	13-foot 8-inch-tall accessory dwelling unit	Behind the main structure	1,320 square feet	Matched height of existing detached garage into which it was added	Approved 3.28.18
211 N Edna	18-foot tall detached garage	Behind the main structure	1,440 square feet	Storage of travel trailer and design of structure to fit Old Town guidelines.	Approved 1.2.19
331 Walters Street	15-foot 4-inch tall storage building	unknown	unknown	Built without permits, no hardship found, opportunity to permit shed per code.	Denied 8.14.03

RECOMMENDATION: That the Board of Adjustment deny the variance request to allow the accessory structure to exceed the 10-foot height maximum as there is no hardship since the applicant has options to achieve the objective that meet the current code and there is potential for negative impacts to surrounding properties based on the location of the structure.

Location Map - 754 Red Wing Dr.



Aerial Map - 754 Red Wing Dr.



ZBOA Meeting:

Case #



LEWISVILLE

Deep Roots. Broad Wings. Bright Future.

DO NOT WRITE ABOVE THIS LINE

**PLANNING DEPARTMENT
APPLICATION FOR ZONING BOARD OF ADJUSTMENT (ZBOA)**

OWNER/APPLICANT/AGENT INFORMATION SECTION (OWNER(S) MUST SIGN OR SUBMIT LETTER(S) OF AUTHORIZATION)

NAME OF PROPERTY OWNER: Erich Klein

MAILING ADDRESS: 754 Red Wing Drive Lewisville, TX 75067

PHONE NUMBER: 940-453-8796 FAX NO.:

E-MAIL: erich.klein@dfwgreenlawn.com

OWNER SIGNATURE:

DATE: 12-04-19

PRINTED NAME & TITLE (IF ANY): Erich Klein

NAME OF APPLICANT (FILL IN ONLY IF OTHER THAN OWNER):

MAILING ADDRESS:

PHONE NUMBER:

FAX NO.:

E-MAIL:

APPLICANT SIGNATURE:

DATE:

PRINTED NAME & TITLE (IF ANY):

NAME OF REPRESENTING AGENT (IF ANY):

MAILING ADDRESS:

PHONE NUMBER:

FAX NO.:

E-MAIL:

AGENT SIGNATURE:

DATE:

PRINTED NAME & TITLE (IF ANY):

ACRES 0.1815 - 7910sqft

ZONING R-7.5

PROPERTY IDENTIFICATION - (Address, Sub-Division, Lot, Block)

754 Red Wing Drive Lewisville, TX 75067 - Timberbrook 4 PH A BLK B Lot 8

DESCRIBE VARIANCE/S BEING REQUESTED:

Request variance to allow for installation of residential accessory building with a height of 13'6"

APPLICATION FEE: **\$100** (cash/check/credit card)

Planning Department
151 W. Church Street • P.O. Box 2990092 •
Lewisville, Texas 75029-9002
Tel: 972-219-3455 • Fax: 972-219-3698
www.cityoflewisville.com

Erich Klein

01/20/2020

City of Lewisville
Planning Department
151 W. Church Street
Lewisville, Texas 75029

Dear distinguished members of the Board:

I respectfully submit my request for a zoning variance for a residential accessory building.

I currently have a shed on my property located in the rear of my property by the alley. This shed is in a state of disrepair and creates a safety hazard when exiting my driveway as it obstructs the view of oncoming traffic. As such, I would like to replace the shed.

The replacement shed I would like to install is a professionally built barn style Tuff Shed. The shed will have horizontal Lap Siding and will be painted to match my newly installed siding.

As you can see from the attached survey, the current shed is located on an easement; a violation of the Code. Additionally, because of the configuration of my property and the easement, I am extremely limited on space in which I can place a shed and bring my property in to compliance with the Code.

I am requesting a variance allowance to build a shed height of 13.5-14.5 feet (depending on the footprint). This variance will allow me to have a shed with a smaller footprint, accommodate my storage needs, and bring my property in compliance with the Code.

When evaluating this request, please note that the survey submitted is from 2009 and is not a totally accurate representation of my property. Improvements I have made allow for the shed to be mostly hidden from public view. In the survey, you'll notice that there is a concrete pad located in the front of the main building. That pad has been removed. Additionally, I have installed an 8' fence that runs parallel to the front wall of the main building on the west (left side of the house as you view the survey) side of the main building that runs to the property line. The shed would be placed behind the fence and not on the easement.

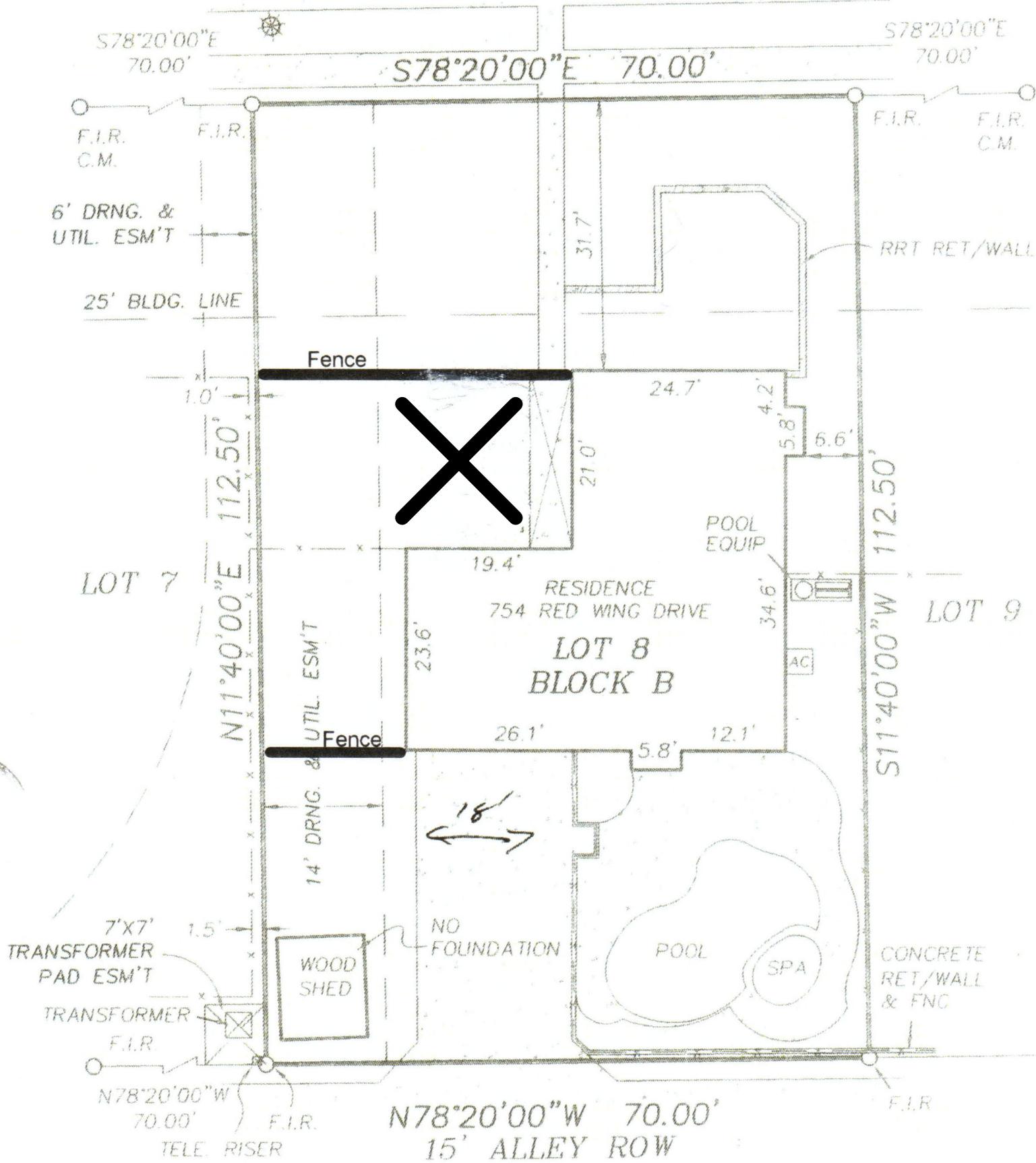
I hope I have been able to provide a proper description in this letter to allow for the members to have a clear visual of what I am requesting. If you have additional questions, concerns, or need any additional information, please do not hesitate to contact me. I have attached a copy of my survey, the quote for the shed, and specifications for the new shed. Please contact me if you have any questions, concerns, or need any additional information. I look forward to receiving your positive response

Sincerely,

Erich Klein

LIGHT POLE

RED WING DRIVE



NOTE: EASEMENT AS RECORDED IN VOL. 969, PG. 718 DOES NOT AFFECT SUBJECT PROPERTY.

SURVEYORS CERTIFICATION: The undersigned does hereby certify to CHICAGO TITLE COMPANY, (G.F. NO. 87309000664) that this survey was this day made on the ground of the property legally described hereon and is correct, and to the best of my knowledge, there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights of way that I have been advised of except as shown hereon. The bearings shown hereon are based on the above referenced recorded map or plat.

FLOOD NOTE: IT IS MY OPINION THAT THE PROPERTY DESCRIBED HEREON IS NOT WITHIN THE 100-YEAR FLOOD ZONE AREA ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NO. 480195 0545 E, PRESENT EFFECTIVE DATE OF MAP APRIL 02, 1997, HEREIN PROPERTY SITUATED WITHIN ZONE "X" (UNSHADED).

LEGEND - C.M. = CONTROLLING MONUMENT; F.I.R. = FOUND IRON ROD; F.I.P. = FOUND IRON PIPE; F.C.P. = FENCE CORNER POST; O.H.E. = OVERHEAD ELECTRIC; S.I.R. = SET IRON RODS 1/2" DIAMETER WITH YELLOW CAP STAMPED "ARTHUR SURVEYING COMPANY". ALL FOUND IRON RODS ARE 1/2" DIAMETER UNLESS OTHERWISE NOTED.

Arthur Surveying Co., Inc.
Professional Land Surveyors

P.O. Box 54 - Lewisville, Texas 75067

DATE: March 09, 2009
 SCALE: 1" = 20'
 ASC. NO. 290322
 DRAWN BY: L.G.




Customer Information

Erich Klein
 754 Red Wing Dr
 Lewisville, TX 75067
 erich.klein@dfwgreenlawn.com

Shipping Information

Erich Klein
 754 Red Wing Dr
 Lewisville, TX 75067

Description	Qty	List Price	Discount	Ext Net Price
Premier Pro Tall Barn 10 x 12	1/Ea	\$4336.00	\$0.00	\$4336.00
Upgrade - 3' x 6'7" Double Shed Door (6')	1/Ea	\$430.00	\$0.00	\$430.00
Credit for Removal of Default Door	1/Ea	\$-225.00	\$0.00	\$-225.00
4'x3' Insulated Horizontal Sliding Window	2/Ea	\$299.00	50.00%	\$299.00
House Wrap	414/Sq Ft	\$0.40	\$0.00	\$165.60
Horizontal Wood Lap Siding	414/Sq Ft	\$2.50	\$0.00	\$1035.00
Paint - Tundra Frost	414/Ea	\$0.00	\$0.00	\$0.00
Paint - Goblin	1/Ea	\$0.00	\$0.00	\$0.00
Paint 10% of building base price	1/Ea	\$434.00	\$0.00	\$434.00
Shingles TBD - Dimensional	209/Sq Ft	\$0.00	\$0.00	\$0.00
Ridge Vent	13/Lin Ft	\$11.00	50.00%	\$71.50
Shelving - 16" deep	40/Lin Ft	\$4.25	\$0.00	\$170.00
Overhead Loft	112/Sq Ft	\$4.75	\$0.00	\$532.00
16"x8" Wall Vent - White	4/Ea	\$21.00	50.00%	\$42.00
Floor Track Vent	12/Ea	\$2.00	50.00%	\$12.00
Leveling 0"-4"	1/Ea	\$0.00	\$0.00	\$0.00
Delivery Fee	1/Ea	\$95.00	\$0.00	\$95.00
List Price				\$7821.60 USD

Description	Qty	List Price	Discount	Ext Net Price
Discount				\$424.50 USD
Subtotal				\$7397.10 USD

Prices shown in the online Build-A-Quote process are subject to change without notice, do not reflect custom quote selections or any local taxes, and will be verified at time of order. Online customers selecting the Buy Now option will have appropriate local taxes added to their order. While Tuff Shed makes every effort to ensure correct information is included in the online Build-A-Quote process, Tuff Shed is not responsible for technical malfunction of any telephone network, telephone or data lines, computer online systems, servers, internet providers, computer equipment, or software that may result in a pricing error or other discrepancy with the online Build-A-Quote process.

Additional delivery charges and / or sales taxes may apply for out of state customers.

Building price is based on level lot and does not include any engineering fees or building permits unless otherwise indicated on order. Customer is responsible for site preparation. Engineered plans may be required for permit application, and are not included in above prices. Engineering charges are relative to style and size of building. Cancelled orders are subject to a restocking fee.

This saved quote includes any applicable promotional discounts, which have limitations and expiration dates.



TUFF SHED

Prices based on installation zip code. | [Terms & Conditions](#)

(<https://www.tuffshed.com>)

W x L x H

BASE PRICE

PAINTED PRICE

8' x 8' x 12'6"

8' x 10' x 12'6"

8' x 12' x 12'6"

8' x 14' x 12'6"

8' x 16' x 12'6"

10' x 10' x 13'6"

10' x 12' x 13'6"

10' x 14' x 13'6"

10' x 16' x 13'6"

10' x 20' x 13'6"

12' x 12' x 14'6"

12' x 16' x 14'6"

12' x 20' x 14'6"

12' x 24' x 14'6"

12' x 28' x 14'6"

12' x 32' x 14'6"

12' x 36' x 14'6"

12' x 40' x 14'6"

