
POWERS BROWN ARCHITECTURE



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November 12, 2014

Jim Hinderaker
Chief City Planner
City of Grand Prairie

**Re: Avera January Lane
Grand Prairie, Texas**

Dear Jim,

Powers Brown Architecture is requesting to submit a variance request for the January Lane project located on HWY1651 and January Lane.

Item 1: The variance requests per Appendix F that we are seeking are as follows:

Appendix F Section B.1

- In lieu of having the width 3x the height of the corner building entrance, we are looking for relief in the amount of having the width 2x height of the corner building entrance.

Item 2: Site variance request as follows:

- We respectfully request a variance allowing the dumpster enclosure at the NW corner to be built within the 50' side yard along the west property line.



Figure 1: Original Design



Figure 2: Proposed Design



Item 3: The variance requests per Appendix F as follows:

Appendix F Section B.2

- The stone/masonry requirement calls for a minimum of 15% of the articulation zone to be finished in stone or masonry. We respectfully request a relief allowing the required amount of stone at the entrances to be substituted for glazing. We believe that the stone would be a detriment to the design aesthetically in comparison to the proposed design (Figure 2). The proposed design uses glass to wrap the corner of the entrances and incorporates design elements such as uplighting at columns in the articulation zone. The original design's entrance faced January Lane only. By providing more glazing and by turning the corner, we will be producing a better product for the city of Grand Prairie. The proposed entrance design will be used on each corner of the building providing a more beautified entrance feature that will be visible from the 161 corridor, January Lane and view from the North.

Best Regards,

Nazir Khalfe, RIBA