



# MERITORIOUS EXCEPTION APPLICATION

To be completed by Town staff:  
Application date: \_\_\_\_\_ Application/Fee Received: \_\_\_\_\_ Fee paid: \_\_\_\_\_

## APPLICANT CONTACT

I hereby certify that the information in this application is true and correct to the best of my knowledge.


Name: (printed) ROGER DEGREGORI

Company name: FISH GALLERY - ADDISON PET YARDS DEVELOPMENT

Address: 15003 INWOOD ROAD

Phone: 713-875-3898 Email: rdegregori@thefishgallery.com

Status of Applicant:  Property Owner  Tenant  Contractor  Other: \_\_\_\_\_

Applicant's Signature: 

## INFORMATION ABOUT THE REQUEST

Address or location: 15003 INWOOD ROAD - ADDISON

Reasons for Meritorious Exception: \_\_\_\_\_

MULTIPLE REASONS FOR CONSIDERATION - THE OVERALL SCALE OF THE BUILDING PRODUCES  
A HIGH VERTICAL WALL THAT IS SET BACK FROM THE STREET. WITH BRISK TRAFFIC ON MAIN RD.  
IT WILL BE VERY DIFFICULT TO VIEW SUCH A SMALL BACK LIT SIGN THE REQUESTED  
SIGN WILL BE PROPORTIONED TO THE SIZE OF THE BUILDING AND WILL BE AESTHETICALLY PLEASING  
TO RESIDENTS. WITH INFLATED COSTS AND COVID PANDEMIC WE ARE REQUESTING TO NOT HAVE  
TO INVEST IN A NEW \$15K+ SIGN AND UTILIZE AN EXISTING NEW SIGN THAT WAS RECENTLY REMOVED FROM ANOTHER LOCATION.

## SUBMITTAL REQUIREMENTS

You must submit 2 paper copies (11x17) and a PDF of the following items:

- Site Plan showing:
  - Lot Lines
  - Names of Adjacent Streets
  - Location of Existing Buildings and Signs
  - Setbacks from the Proposed Sign/s
- Sign Plans of All Proposed Signs with:
  - Scales
  - Dimensions
  - All Letter/Logo Heights
  - Total Square Footage

**150" LENGTH**

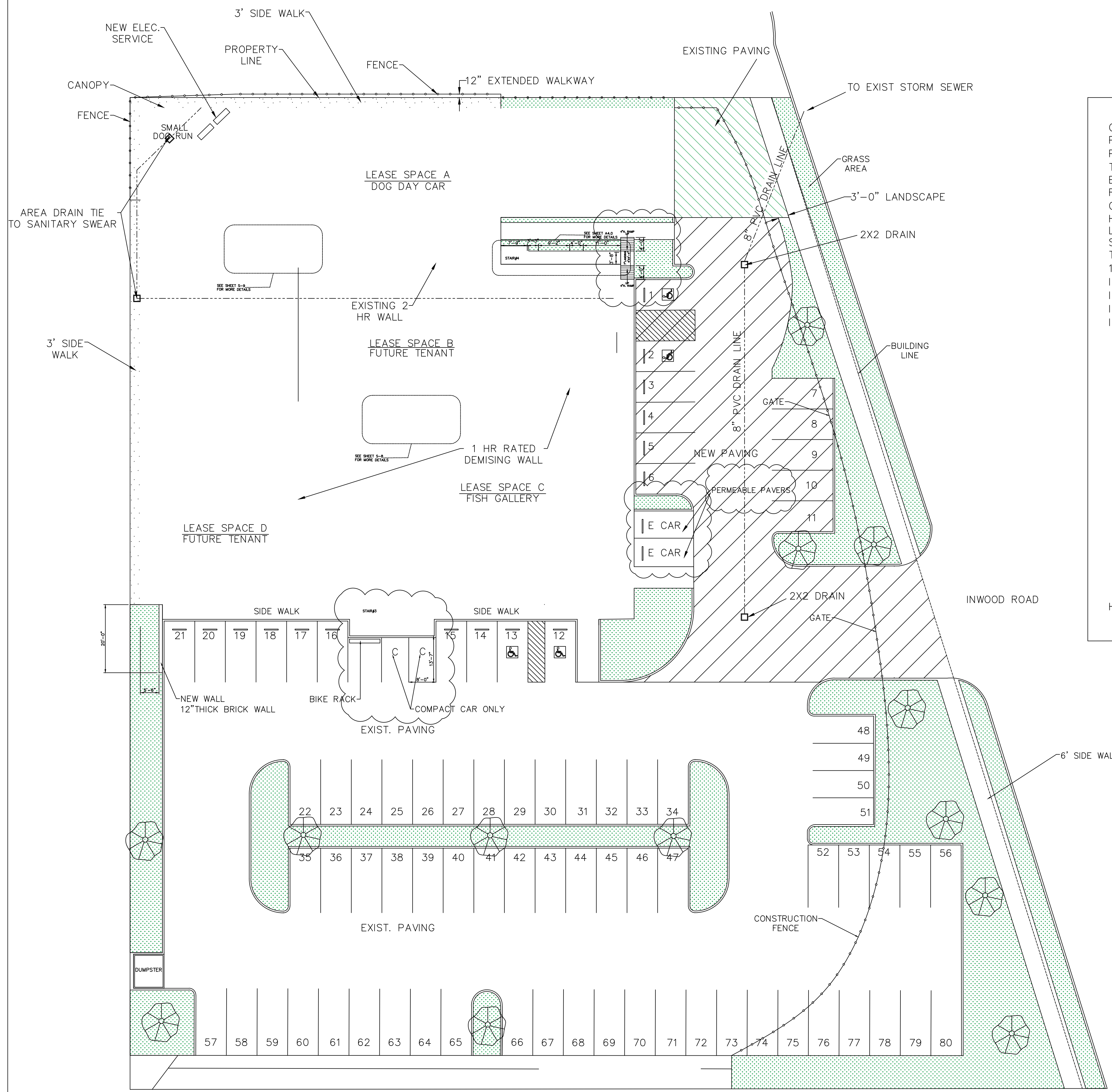
**33" TALL**



**FISH GALLERY  
BACK LIT CHANNEL LETTER SIGN**



REVISIONS AND ISSUANCE		
NO.	DATE	DESCRIPTION



CURRENT ZONING: COMMERCIAL 1  
 PROPOSED SUP: DOG KENNEL (10,464 SQ FT)  
 PROPOSED USES: OFFICE/KENNEL/RETAIL  
 TOTAL LOT AREA: 65,583 SQ. FT (1.506 ACRES)  
 BUILDING AREA: 28,138 SQ FT  
 REQUIRED GREEN SPACE: 20%/13,117 S Q. FT.  
 GREEN SPACE PROVIDED: 20%/13,003 SQ. FT  
 HEIGHT: 27 FT., 1 STORY  
 LOT COVERAGE: 30%  
 SQ. FT. OF IMPERVIOUS SURFACE: 52,380 SQ. FT  
 TOTAL PARKING: 1/PER 200 RETAIL,  
 1 PER/300 OFFICE, 1 PER/1,000 WAREHOUSE (EST. 83 NEEDED) CURRENT NUMBER OF PARKING: 81

I. RETAIL: 1/200 = 6216/200	=31 SPACES
II. MEDICAL: 1/200 = 4200/200	=21 SPACES
II. OFFICE: 1/300 = 1600/300	=6 SPACES
IJ. WAREHOUSE 1/1000 = 16122/1000	=17 SPACES
<b>TOTAL = 28,138 SQ. FT =75 CAR REQUIRED</b>	

a. SUITE A TOTAL = 10,464 SQ FT  
 KENNEL = 9,464 SQ FT =9.4 PARKING SPACE  
 OFFICE = 1000 SQ FT =3.3 PARKING SPACE

b. SUITE B TOTAL = 3,500 SQ FT  
 RETAIL = 2,000 SQ FT =10 PARKING SPACE  
 WAREHOUSE = 1,500 SQ FT =1.5 PARKING SPACE

c. SUITE C TOTAL = 7,176 SQ FT  
 RETAIL = 4,216 SQ FT =21 PARKING SPACE  
 OFFICE = 600 SQ FT =2 PARKING SPACE  
 WAREHOUSE = 2,560 SQ FT = 2.6 PARKING SPACE

d. SUITE D TOTAL = 6,798 SQ FT  
 WAREHOUSE = 2,598 SQ FT =2.6 PARKING SPACE  
 MEDICAL = 4,200 SQ FT = 21 PARKING SPACE

**TOTAL PARKING = 75 PARKING SPACE**

HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS

**ADDISON PET YARD**  
 15003 INWOOD RD.  
 ADDISON, TEXAS 75001



DRAWING TITLE

SITE PLAN

DRAWN BY: NR CHECKED BY: JM

DATE: 06/12/20 JOB NO.

DRAWING NO.

**SITE PLAN**  
 SCALE: 1/16"=1'-0"

**A1.0**

7/30/20



The sign is located 18 feet from grade.

