

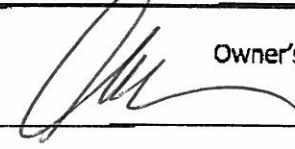
Exhibit "B"

OLD ROCKWALL HISTORIC DISTRICT GUIDELINES

- EXHIBIT (2) -

OLD ROCKWALL HISTORIC DISTRICT - Certificate of Appropriateness - Application

Please complete the following table. In addition, it is requested that photographs of the property be submitted. Please submit a sufficient number of photographs of the property to adequately represent the character of the subject property. If additional space is needed, please continue on additional sheets.

Address of Property: <u>702 N. GOLIAD</u>			
Street Address <u>Rockwall</u>	State <u>Texas</u>	Zip Code <u>75087</u>	County <u>Rockwall</u>
Name of Property, If Applicable: _____			
Has the building been moved? No <input checked="" type="checkbox"/> Yes _____ If yes, when was the property moved? (mm/dd/yr -if known, otherwise, the year moved is sufficient)			
Name of Historic District: _____ <input type="checkbox"/> National Register District <input checked="" type="checkbox"/> Certified State or Local District <input type="checkbox"/> Proposed Historic District If listed individually in the National Register of Historic Places, Please give date of listing _____ (mm/dd/yy)			
Owner: <u>G. DAVID SMITH</u>		Street Address: <u>702 N. GOLIAD</u>	
City <u>Rockwall</u>	State <u>TX</u>	Zip Code <u>75087</u>	County <u>Rockwall</u>
Telephone Number (preferably daytime) <u>972-771-2579</u>			
Authorized Contact: <u>SAME</u>		Street Address: _____	
(if different from Owner)			
City	State	Zip Code	County
Telephone Number (preferably daytime)			
Description of Property Construction, Renovation and Repair (attach photographs, plans, elevations, etc.): <u>SIGN PLACED ON REPLICA ANTIQUE ANTIQUE YARD LIGHT PER DRAWING SUBMITTED TO CITY OF ROCKWALL</u>			
Owner's Signature 		City of Rockwall Use Only: <u>HP-2002-3-CofA</u>	Project Number
		<u>APPROVED: 11/14/2002</u>	

HP-2002-3-CofA

REHABILITATION, RESTORATION AND NEW CONSTRUCTION

Prepared by the Old Rockwall Historic District Planning Committee

Law Office of G. David Smith

702 N. Goliad
Rockwall, Texas 75087
(972) 771-2579

G. David Smith, Attorney
Board Certified - Personal Injury Trial Law
Texas Board of Legal Specialization

November 6, 2002

Fax (972) 771-0513
Toll Free (800) 548-8128
Odessa (915) 334-8165

City of Rockwall City Council
385 South Goliad
Rockwall, Texas 75087

Re: Request for Variance for 702 N. Goliad, Rockwall, Texas

To The Honorable City Council:

As the owner of the property located at 702 N. Goliad, I would like to take this opportunity to request a variance on the sign restrictions for the above-referenced property. Specifically, the variance I request is to locate the sign for which I have previously made application at a point 3 ½ feet from the set-back line for my property as opposed to the standard 10 foot set-back required by the City's zoning ordinance.

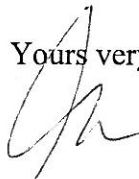
The basis of this request is hardship. As you may be aware, my property is zoned residential office. This is a relatively new zoning ordinance. Because of the parking previously approved for my property, I really have no place to locate a sign other than within the 10 foot limitation on sign placement. To comply with the 10 foot limitation, I would have to place the sign directly in the middle of the parking area at my property.

I have designed the sign to be placed on an antique lamppost consistent with the street lights around the square. I believe that this would be most attractive and would not be inconsistent with the residential office district as well as the Historical District in which my property is located.

The proposed location for my sign does not interfere with traffic entering into my property, nor will it impose any type of obstacle or distraction for vehicles traveling down Goliad.

I respectfully request that the Counsel consider this variance and grant the same for the purposes stated herein. I would like to add that City personnel, most notably, David Gonzales and James Williams, have been most helpful throughout this process and commend their efforts to you.

Yours very truly,



G. David Smith

GDS/sd

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November 6, 2002

VIA FAX (972) 772-6550

Mr. David Gonzales
Code Enforcement Officer
City of Rockwall
385 South Goliad
Rockwall, Texas 75087

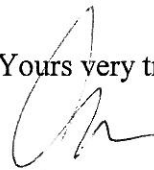
Re: Variance Request for 702 N. Goliad, Rockwall, Texas

Dear David:

Enclosed please find the letter to the City Counsel requesting variance on my property.
Thank you for your courtesy and helpfulness throughout this process.

Please call me if you have any questions or need additional information.

Yours very truly,



G. David Smith

GDS/sd
Enclosure

- - Property Data Selection Menu - -

Prop ID: R14189 (Real Property) Owner: SMITH G DAVID
 XRef ID: 3090-0000-0003-B0-OR (66712) 131 SHEPHERDS GLEN ROAD
 Legal : BARNES, LOT 8' OF 3 & ALL OF 4 HEATH, TX 75032

Situs : 702 GOLIAD N Owner Phone: 972-771-2578
 Entities : GRW, SRW, CRW Prop Links :
 CAD (Yes) Nbhd. Code : S3090
 Exemptions : Mort Lender:
 Freeze Year:
 Agent Info Total Land HS/NHS : 30,000
 ARB Docs : Total Prod. Mkt. : 0
 Chief Appr : Total Imp. HS/NHS : 128,440
 Entity Docs: Total Mkt. Value : 158,440
 *

Alt. (D)isp. (G)en. Appr.	(P)rimary (O)wnership	(S)econdary (H)istory	(L)and/Impr. (.) More
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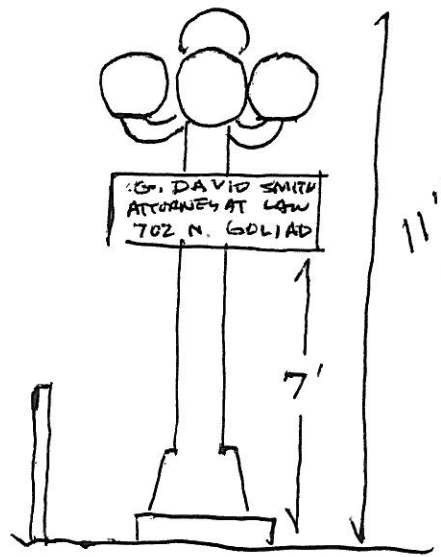
Enter Option from Above, or "RETURN" to Exit: __

Enter Option from Above or "RETURN" to Exit: __

(P) Print Card	(L#) View Land	(I#) View Imp.	(AM) Amenities
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Appraisal Land and Improvement Information - -
 Property ID: R14189 (Real Property)
 XRef ID: 3090-0000-0003-B0-OR
 Nbhd: S3090

Land ID	Description.....	SPTB HS	Size	Market Value	AG Use Value
L1	CV	A1	Y	0.3860-AC	\$30,000
				0.3860-AC	\$30,000
	Land Totals				
Imp ID	Description.....	SPTB HS	# SEGS	MTH	Market Value
I1	RESIDENTIAL	R	A1	Y	\$126,260
I2	BLDG	R	A1	Y	\$2,180
	Improvement Totals				\$128,440



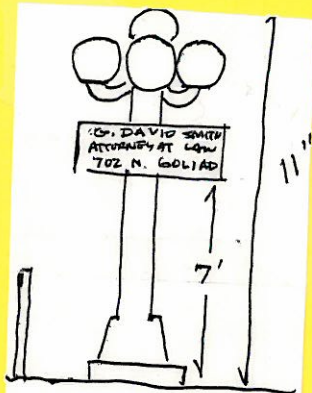
SIGN WILL BE ON BOTH SIDES OF LAMP POST.

24" x 30"

SIGN LANGUAGE :

G. DAVID SMITH
 ATTORNEY AT LAW
 702 N. GOLIAD

SEE ATTACHED FOR SIGN LOCATION



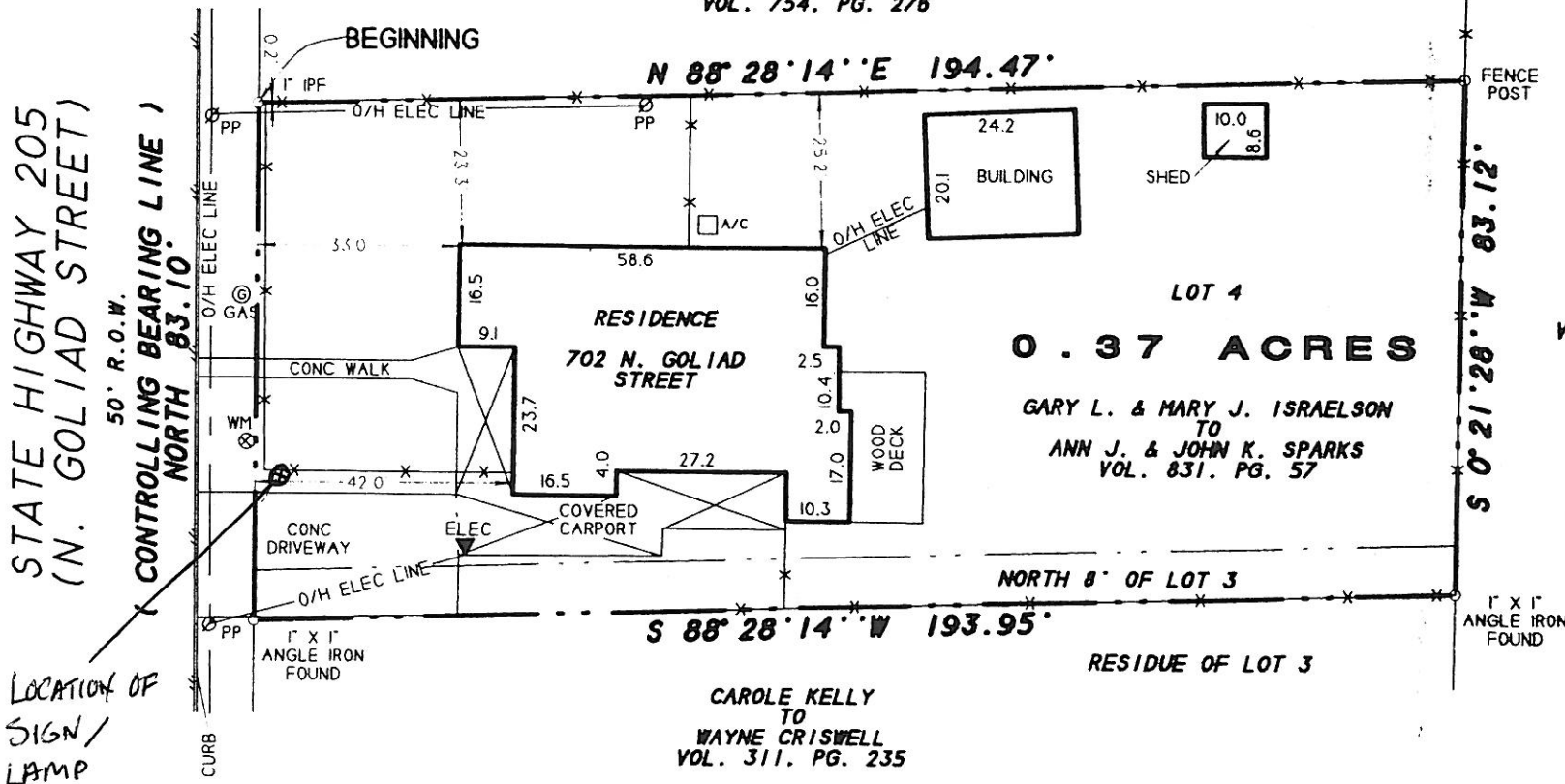
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24" x 30"

SIGN LANGUAGE:

G. DAVID SMITH
ATTORNEY AT LAW
702 N. GOLIAID

SEE ATTACHED FOR SIGN LOCATION



HOWARD JOHNSON
VOL. 789. PG. 318

LOT 4
0.37 ACRES
GARY L. & MARY J. ISRAELSON
TO
ANN J. & JOHN K. SPARKS
VOL. 831. PG. 57

CAROLE KELLY
TO
WAYNE CRISWELL
VOL. 311. PG. 235

NOTES

- 1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 480547 0005 C date June 16, 1992, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
- 2) BEARING SOURCE: RECORDED PLAT.
- 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."

SURVEYOR'S CERTIFICATE

I, Harold D. Fetty, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the plat of the property surveyed for AMERICAN TITLE COMPANY, EQUITY LINE MORTGAGE, and G. DAVID & BEVERLY D. SMITH at 702 N. GOLIAD STREET, ROCKWALL, Rockwall County, Texas, is the result of a careful collection of the best evidence available to me and my opinion is based on facts as found at the time of survey. This survey meets the requirements of the Minimum Standard Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1992 and subsequent revisions, and the same was surveyed under my supervision on the ground this the 29th day of May, 2001.

DESCRIPTION

1 of land situated in the B.F. BOYDSTUN SURVEY, ABSTRACT 111, Rockwall County, Texas, and being all of Lot 4 and the North 8' of Lot 3, an Addition to the City of Rockwall, Texas, according to Plat No. T, Page 437, of the Deed Records of Rockwall County, Texas, of land as described in a Warranty deed from Gary L. Israelson to Ann J. Sparks and John K. Sparks, dated October 10, 1991, Volume 831, Page 057 of the Real Property Records of Rockwall County, Texas, particularly described as follows:

Beginning at the Northwest corner of said Sparks tract and said Lot 4;

thence Sec. E. along the common line between said Lot 4 and Lot 5, a distance of 83.12 feet to a 1" x 1" angle iron found at the Northeast corner of said Lot 4;

thence Sec. W. a distance of 83.12 feet to a 1" x 1" angle iron found at the Northwest corner of said Sparks tract;

thence Sec. W. a distance of 193.95 feet to a 1" x 1" angle iron found at the West line of said State Highway 205 (N. Goliad Street);

thence (bearing line) along said right-of-way line, a distance of 83.10 feet to the East line of said Highway and containing 0.37 acres of land, and also being known as

Harold D. Fetty, III



GARNER :

CITY

LIMITS

BOYSTUN &

HEATH

BARNES ADD.

GOLIAD

ST.

ST.

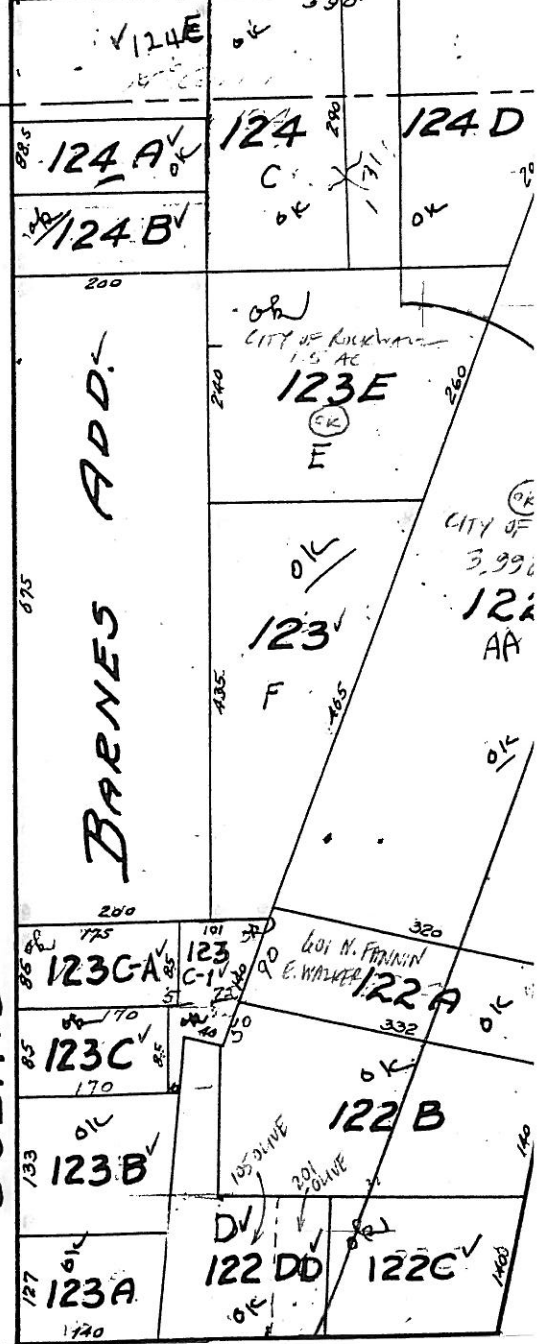
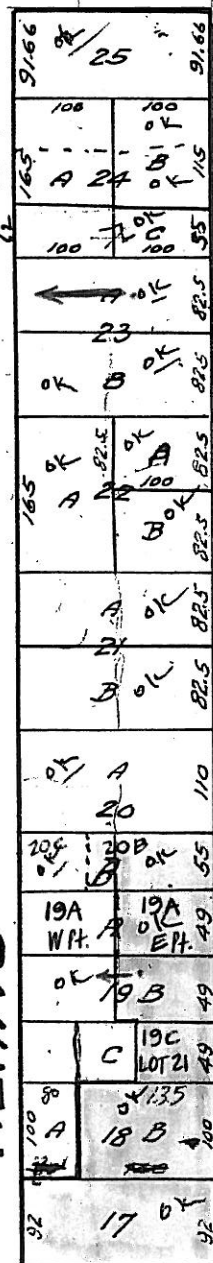
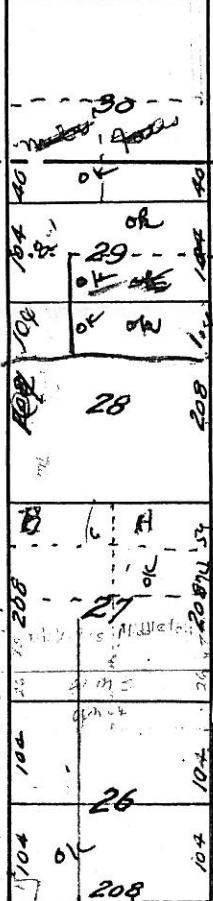
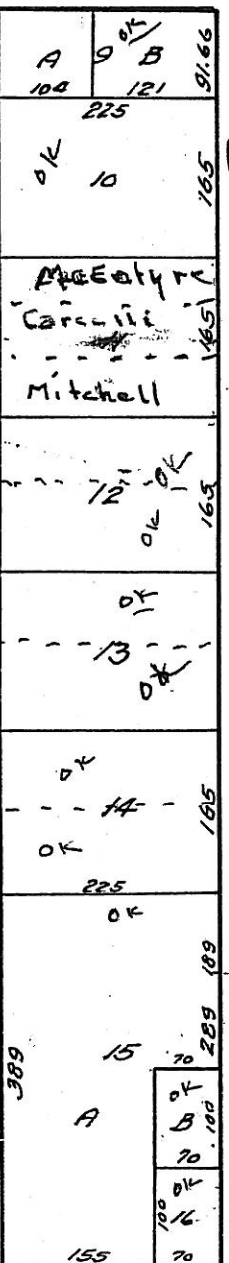
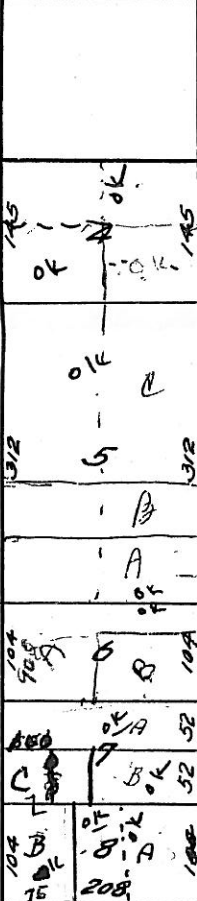
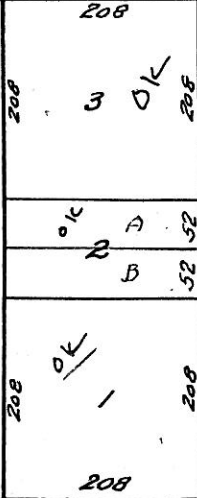
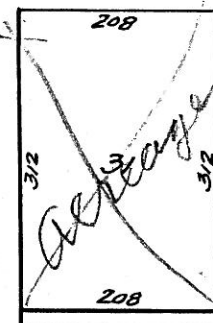
ALAMO

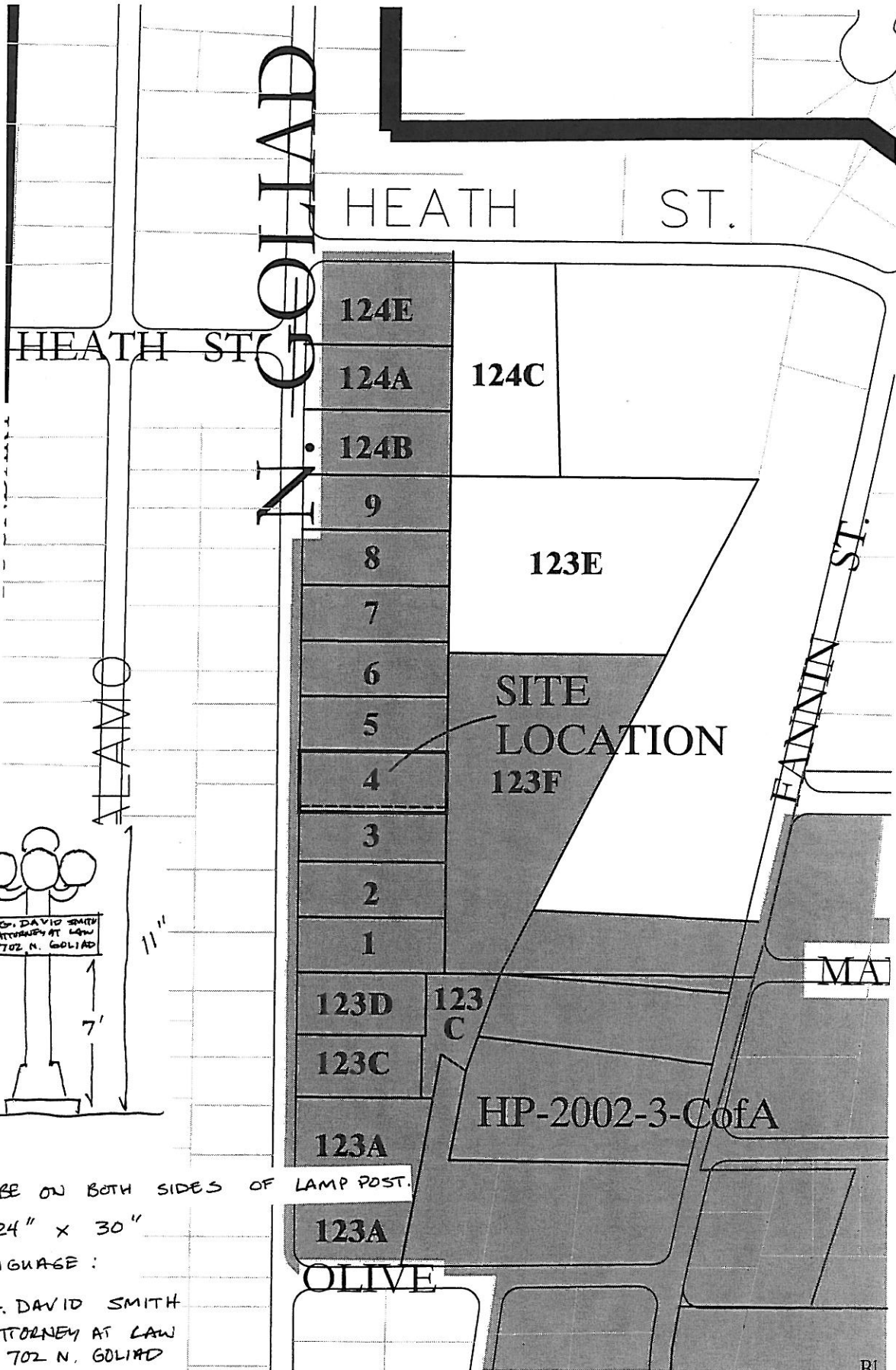
ST.

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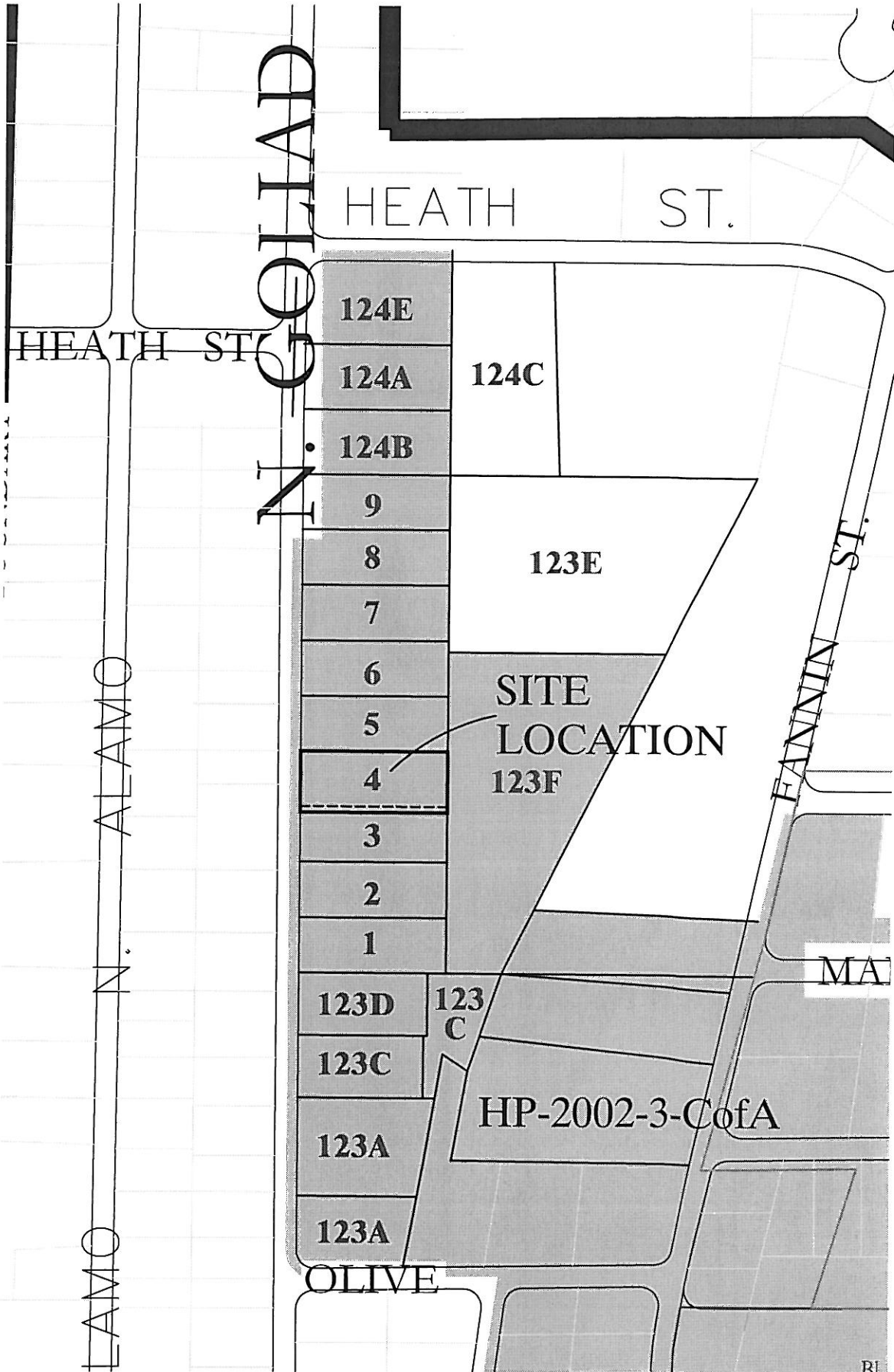
SIGN WILL BE ON BOTH SIDES OF LAMP POST.

24" x 30"

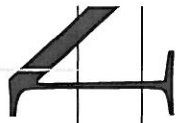
SIGN LANGUAGE:

G. DAVID SMITH
ATTORNEY AT LAW
702 N. GOLIAD

SEE ATTACHED FOR SIGN LOCATION



ALAMO



9

8

7

6

5

4

3

2

1

123E

123F

20R

20C

20B

601 N. Street

123D

123

EARTH ST

HOI

N

124E

124A

124C

124B

9

8

123E

7

6

5

123F

4

3

2

1

25

A 24 B

C

A 23

B

22

NOT IN B DISTRICT

A DISTRICT

21

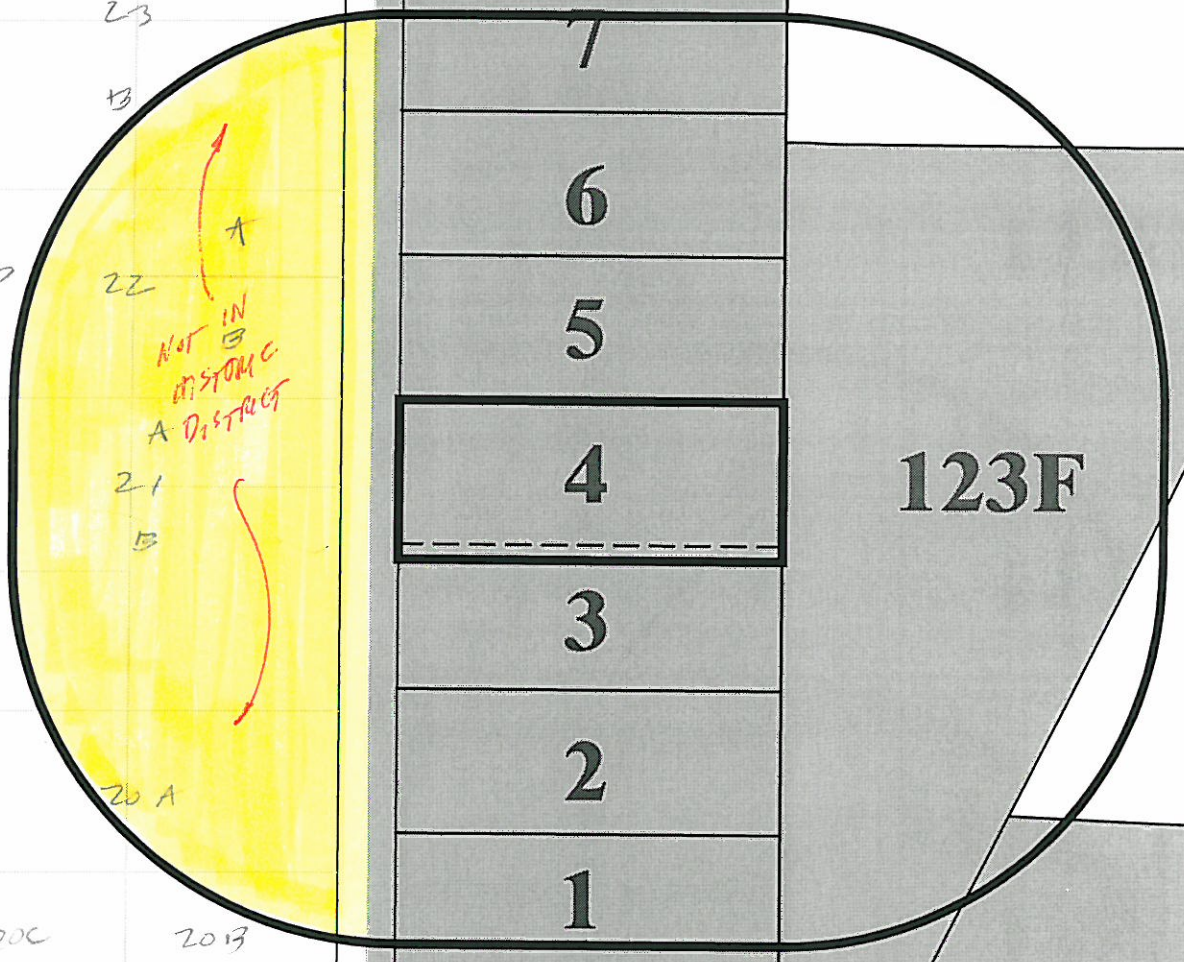
B

20 A

20C

20B

ALAMO





CITY OF ROCKWALL

at Rockwall CityPlace

The City of Rockwall Historic Preservation Advisory Board will hold a public hearing on **Thursday, November 14, 2002 at 7:00 p.m.**, at the Rockwall City Hall (Second Floor), 385 South Goliad, Rockwall, Texas 75087 to consider the following item:

HP-2002-03-CofA

A request from David Smith for a Certificate of Appropriateness (CofA) serving to permit the installation of a on-site business sign on a single, 0.386-acre lot located at 702 North Goliad (Barnes, Lot 8' of 3, all of 4) zoned (R-O) Residential-Office.

In the event that there is not a quorum of the Historic Preservation Advisory Board (HPAB) the public hearing item listed above will be considered at the Rockwall City Council meeting on Monday, November 18, 2002 at 6:00 p.m.

As an interested property owner, you are invited to attend this meeting or make your feelings known in writing by returning the form below. If you want your comments sent to the Historic Preservation Advisory Board prior to the meeting please return the *completed* form by **November 14, 2002**.

James Williams
Rockwall City Planner

(Please return portion of form below the dotted line)

Case Number: HP-2002-3-CofA

Please place a check mark on the appropriate line below:

_____ I am ***in favor*** of the request for the reasons listed below

_____ I am ***opposed to*** the request for the reasons listed below

- Please see the Location Map of the Subject Property on reverse side of this notice -

David Smith
131 Shepherds Glen Rd.
Heath, Texas 75032
3090; Lot 8' of 3 & all of 4 (702)

Eddie Walker
601 N. Fannin Street
Rockwall, Texas 75087
3090; Lot 1(506 N Goliad)/3140; 122A

Gray and Deborah Arnold
219 Scenic Drive
Heath, Texas 75032
3090; Barnes; Lot 2 (602 N Goliad)

Wayne Criswell
604 North Goliad
Rockwall, Texas 75087
3090; Barnes; Lot S 67' of 3

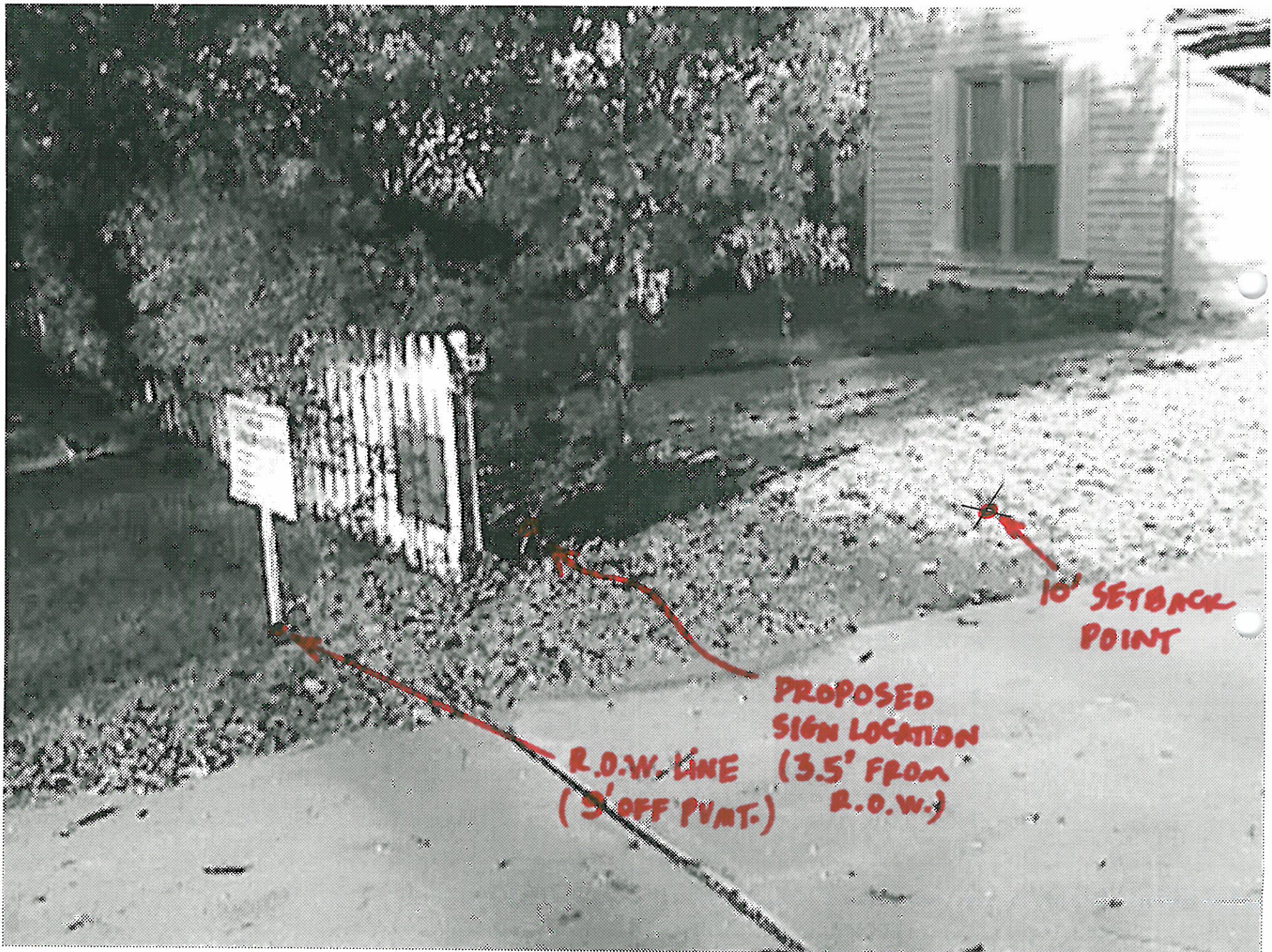
Hooper Family Partnership Ltd.
2255 Ridge Road
Rockwall, Texas 75087
3090; Barnes; Lot 5

Charles Brown
802 North Goliad
Rockwall, Texas 75087
3090; Barnes; Lot 6, 7 & S 10' of 8









10' SETBACK POINT

PROPOSED SIGN LOCATION

R.O.W. LINE (3.5' FROM (9' OFF PVMT.))