

RAYMOND COMPANY, LLC

2230 Union Church Road

Keller, TX 76248

Cell (817) 903-8887

Home (817) 488-8820

April 28, 2017

SUBJECT: UDC trash dumpster screening variance request

To Whom It May Concern:

I have been involved for along time in leasing to small businesses. Since 1994, I have had properties in Irving and Saginaw. I manage those properties and make sure they are clean and kept in good repair. As part of the leasing process, an 8 cubic yard trash dumpster is made available to the tenants for normal office trash. The dumpsters I use have sliding doors on both sides and a lid on the top which is locked with a standard key lock. Each tenant is given a key for access.

After a period of time both cities passed an ordinance for the screening of dumpsters. The ordinance was for one purpose and that is to hide the appearance of a dumpster from the street or sidewalk from the view of a passerby. That is the single purpose of a dumpster screen. If a dumpster can be placed in an area that is hidden behind a building or elsewhere that cannot be observed by a passerby, there is no screening requirement.

With my process of keeping the dumpster locked and only accessible to the tenants, there has never been an overflow trash problem. However when the screens were put up, drive-by people throw trash over the screen that falls to the side of the dumpster. To date, daily those dumpsters that are screened on my locations must be cleaned up because of illegal dumping. That problem did not exist prior to the screening. I guess the psychology is they get rid of a bag of trash quickly and not be seen for along period of time from the street.

I had one episode where one of the businesses was robbed in daylight. They think the robber stayed within the dumpster screen area prior to making the robbery. I have seen at other poorly managed properties the screen dumpster is used for outdoor storage since it cannot be seen from the street.

The UDC design for a dumpster screen is excellent but is designed to enclose a dumpster that can be seen from any direction. In my building design for my property on Rufe Snow, the dumpster will be set in between two buildings which will block the view of that dumpster from both the north and the south. On the east is an eight-foot tall residential fence and is approximately 60 feet from the dumpster placement. The dumpster would be set in a gap that could only be seen by two residents and then only if they were properly lined up to view the gap between the two buildings from the east. The only way they could view the dumpster is to climb up on a ladder and view it over their fence.

For those who are not familiar with property management, the screen dumpster does not serve the purpose of containing trash. In fact it promotes illegal dumping and in many poorly managed facilities, the screen gate is left wide open for view of the dumpster as well as all the trash in and around the dumpster.

In my request for a variance, I will put a swing gate screen on the west side for access to the dumpster by the dump truck and block the view of the dumpster from any passerby's. I respectfully request a waiver not to have to use the UDC dumpster screen design as it is considerably bigger than a dumpster. It would require a sidewalk around the dumpster and possibly moving the garage to the south end of the property to accommodate the screen thus causing the loss of a parking spot. We have just enough parking spots now and one less is not desirable.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Frank Roszell", written in a cursive style.

Frank Roszell