

JOHN & SHARON BANTA

To Whom it May Concern

We are requesting to build an accessory building on our property at 233 N. Creekwood dr., Arbors of Creekwood Addition, Block 1, Lot 73R. This is our principal residence. The function of the building will be a two-car garage with an attached hobby shop. Our lot is 147,886 sq. ft. There is an existing accessory property on the acreage, a pool house of 816 sq. ft. The proposed building will be 32' x 45', 1,440 sq. ft., for a combined area under accessory buildings of 2,256 sq. ft. This is less than what is allowed for our size lot. We are asking for a height exemption of 20'.

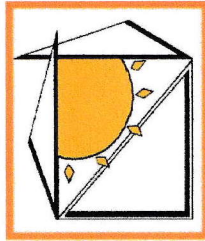
The building will be stick frame. The exterior will have a base of 4' of Austin stone, topped with painted Hardie board to the eaves. This will match the exterior of the house and the pool house which are Austin stone and cedar-look Hardie board.

SINCERELY YOURS

John Banta

233 N Creekwood Dr.
Mansfield, TX 76063
817-319-4778

[Pick the Date]



Scoggin Outdoor Living & Shops

5/1/22

To whom it may concern,

My name is Jarod Scoggin, I own Scoggin Outdoor Living. I have been hired by John and Sharon Banta to build a detached garage at their home, property address is 233 N Creekwood Dr, Mansfield 76063.

I have applied for a permit but we have been told that the maximum allowable height for a standard permit is 12' or under. We would like to build the garage at an 18' peak height.

Please accept this letter on our behalf to apply for a variance to allow for the taller height.

John Banta will be representing himself at the variance meeting and I will be there with him. Please let me know if there is anything further that you will need from him or I prior to that meeting.

Thank you,

A handwritten signature in blue ink, appearing to be 'Jarod Scoggin', written over a horizontal line.

Jarod Scoggin

Scoggin Outdoor Living and Shops
682-407-5803

This architectural floor plan shows a building layout with the following features and dimensions:

- Overall Dimensions:**
 - Overall Width: 45'-0"
 - Overall Depth: 32'-0"
- Room Layout and Dimensions:**
 - Bathroom (Top Left):** 6'-0" wide by 6'-0" deep. Contains a toilet, sink, and shower area. A door is 2'-4" wide.
 - Main Open Area (Left):** 16'-0" wide by 16'-0" deep.
 - Main Open Area (Right):** 26'-11 1/2" wide by 16'-0" deep.
 - Bottom Section:**
 - Left section: 5'-0" wide by 5'-0" deep.
 - Middle section: 6'-2" wide by 2'-8" deep.
 - Right section: 6'-1 1/2" wide by 16'-0" deep.
 - Far right section: 4'-0" wide by 16'-0" deep.
- Proposed Addition:** A dashed rectangle indicates a proposed addition measuring 16'-0" wide by 16'-0" deep, located in the bottom right area.
- Wall and Opening Details:**
 - Top wall openings: 2'-0" x 3'-0" (left), 2'-0" x 3'-0" (middle), 2'-0" x 3'-0" (right).
 - Left wall openings: 2'-0" x 3'-0" (top), 2'-0" x 3'-0" (middle), 2'-0" x 3'-0" (bottom).
 - Right wall openings: 2'-0" x 3'-0" (top), 2'-0" x 3'-0" (middle), 2'-0" x 3'-0" (bottom).
 - Bottom wall openings: 2'-0" x 3'-0" (left), 2'-0" x 3'-0" (middle), 2'-0" x 3'-0" (right).

Scoggin Outdoor Living

6451 Jasper Circle
Midlothian
Texas
76065

PHONE: 682-407-5803
FAX:
scogginjarod@gmail.com

233 N Creekwood Dr
Mansfield
TX

DRAWN BY:

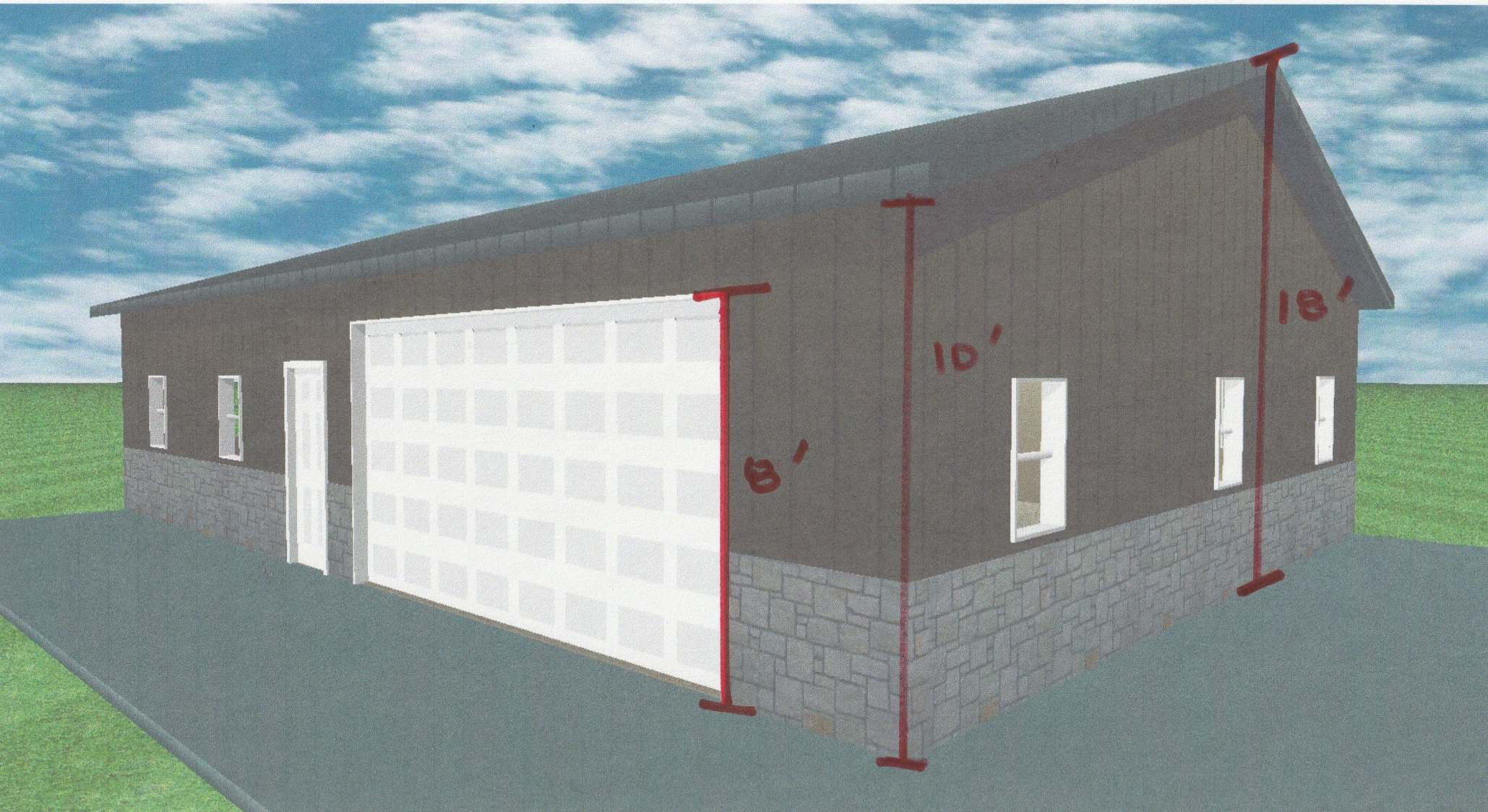
SCALE: 1/4" = 1'-0"

DATE: Tuesday, January 25, 2022

PAGE:

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Framing Plan



Sub
Lot

The Arbors of City of Mansfield

Being all of Lot 73R, Block 1, The Arbors
City of Mansfield, Tarrant County
in Cabinet A, Slide 2229

LOT 1R, BLOCK 1
CREEKWOOD FARMS
C.A. 9.2227, P.R.T.C.T.

LOT 2R, BLOCK 1
CREEKWOOD FARMS
C.A. 9.2227, P.R.T.C.T.

'X' IN CONCRETE
SET

CONCRETE
RUNNER

25' BUILDING LINE
C.A. 9.2229, P.R.T.C.T.

PICCADILLY COURT
S 80° 13' 13" E 229.93'

(PLAT: N 65° 10' 33" E - 35.66')
N 65° 10' 33" E
35.66'

(PLAT: R=40.00' - L=27.70')
R=40.00'
L=27.73'

1/2" IRON ROD FOUND (CM)

1/2" IRON ROD FOUND (CM)

1/2" IRON ROD FOUND (CM)

BRICK WALL

25' BUILDING LINE
C.A. 9.2229, P.R.T.C.T.

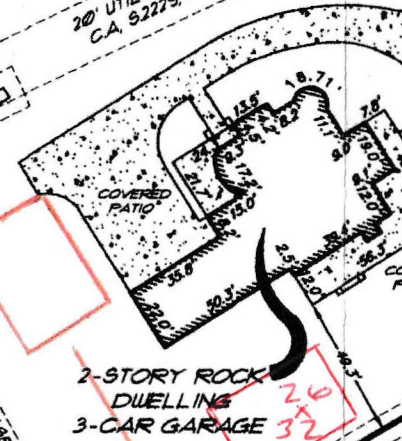
233 NORTH CREEK
S 29° 55' 35" E 127.60'

(PLAT: S 29° 55' 35" E - 127.60')
S 29° 55' 35" E 127.60'

20' UTILITY EASEMENT
C.A. 9.2229, P.R.T.C.T.

15' x 15'
TRANSFORMER EASEMENT
V.B.B.39, P.1216, P.R.T.C.T.

TRANSMISSION
BOX



2-STORY ROCK
DWELLING
3-CAR GARAGE

5' UTILITY EASEMENT
C.A. 9.2229, P.R.T.C.T.

CONCRETE
RUNNER

1/2" IRON ROD FOUND (CM)

427° 82'

02° 31' W - 427.94'

(PLAT: N 56° 16' 45" E - 380.29')
N 56° 16' 45" E
380.61'

25' DRAINAGE AND UTILITY EASEMENT
C.A. 9.2229, P.R.T.C.T.

230'

LOT 73R
BLOCK 1

50' DRAINAGE AND UTILITY EASEMENT
C.A. 9.2229, P.R.T.C.T.

(PLAT: N 31° 03' 58" W - 174.42')
N 31° 03' 58" W
174.20'

1/2" IRON ROD FOUND (CM)

LOT 60

LOT 59

1/2" IRON ROD FOUND (CM)

WOOD FENCE

LOT 58

(PLAT: N 29° 55' 35" E - 127.60')
N 29° 55' 35" E 127.60'

150'

80'

260'