

July 28, 2022

Hello, I, Zachary Cummings, write this letter on behalf of my family, and several members of the Mansfield community.

My wife, Amy, and I purchased our home in 2019 located at 720 Danvers Lane, Mansfield, Texas 76063. After a long search we were able to find a home in Mansfield, a city we both agreed was a great place to raise our 5 children and had a great community. Our home is an older home and needed (needs) many updates, which I have done a lot of, on my own.

At the beginning of 2022 I began drafting plans to build a shed in our backyard to offer more storage space for our family and, be my workshop. When I first came up with the layout, I did, in fact, visit City Hall to see if a permit was needed for my original plans and due to Mansfield's strict accessory building codes for the size, and permits needed for something of that nature we decided to scale it back in size to 16x12 and make it just a shed for storage so we were not in violation of building codes and also within our budget. My original plan was to use it as a workshop to build furniture pieces not just for our home, but also to sell to make extra money as a hobby.

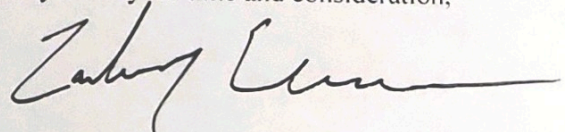
We have since built the shed, and when I say we, I mean my 5 kids, and myself. It has no electricity, and no water lines, it was built to serve as a storage space, as well as a shaded area to sit under in Texas' hot summers. My children helped with packing dirt, bringing and holding up boards as my sons and I screwed them in. We really got the whole family involved and made it something fun for all of us to do together. They even went around the frame of it writing out affirmations for our family, memories they will always have. It made me proud as a father to see my kids getting involved and getting excited to see our hard work paying off.

Recently, I was informed by Code Compliance that our shed was in violation of a setback code, something I was unaware of, and still to this day I do not completely understand. Being told to just simply tear it down, with little to no explanation, has me questioning, "why???" After doing research, it seems there are a few loopholes, but none of which are cheap or efficient. After spending close to \$10,000 on building this shed, that is a huge financial loss on a family of 7. Given the times we are in, it is not easy losing that kind of money. We are a hard-working family, we receive no government assistance, and we ask for no handouts. There must be something more that can be done than to just make us tear it down and lose not only all the money invested in it, but the time and memories.

The structure I built leaves room for all future utility needs. I can guarantee! That without a doubt, it is a solid structure. It is near a commercial concrete panel wall, and there is absolutely no possibility that it can damage that other structure, unless a tornado were to come through. That is the only possibility.

If you were to look at the layout of our property, to the right of us is Newport Drive, where that street dead ends, the commercial fence comes into our property, whereas a normal yard would be rectangular shaped, ours has a notch at the top right corner that is hindering the space needed to meet setback requirements. I ask that you please consider our request for leniency and take into consideration all the time, money, and effort it took my family to build this.

Thank you for your time and consideration,

  
Zachary Cummings



Dear Board of Adjustments, We are  
Writing this Letter to fight for  
our Shed/Swimshack.

We Promise it will look great,  
We know it will because we  
helped build it.

We also use the Shed/Swimshack  
for family get togethers and a  
nice place to cool down in the  
Shade.

We are also going to  
use the Shed/Swimshack  
to store things that we  
can't fit in our Garage.

We really don't want  
you to get rid of  
our Shed/Swimshack  
because we could all  
call it part of our  
Home!

Thank you for reading our  
Letter.

Sincerely, Gabriella Cummings +  
Dominic Cummings



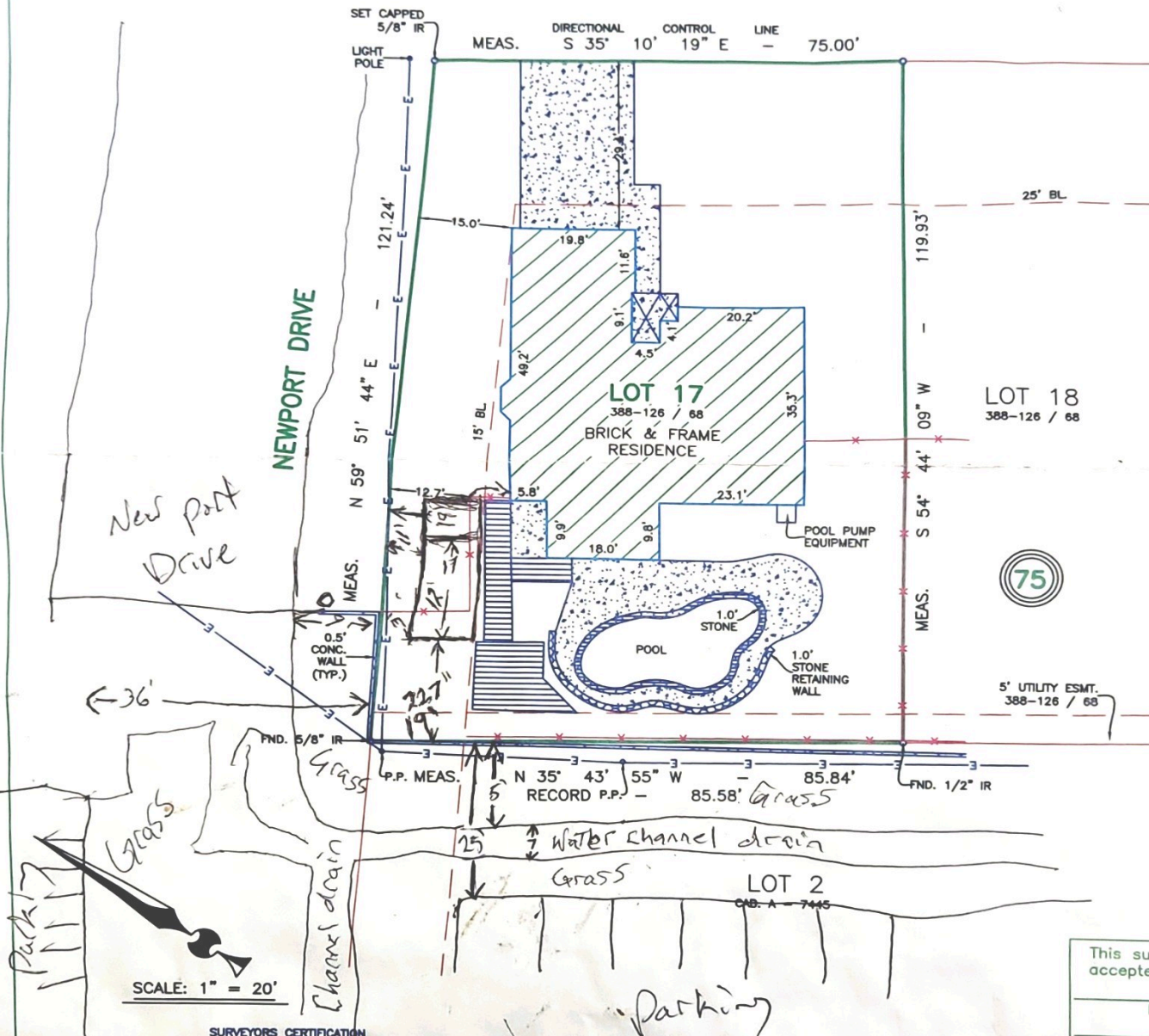
Reference No: 1910180720 G.F. No: 19-4197  
Title Co: RATTIKIN TITLE COMPANY  
Purchaser: KROMKAYASONE

#### PROPERTY DESCRIPTION

Lot 17, Block 75, SECTION X, PHASE ONE, WALNUT CREEK VALLEY, an Addition to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in Volume 388-126, Page 68, Deed Records of Tarrant County, Texas.

Tesco easement recorded in 6854/65, DRTCT, provides undefined service to residence.

### 720 DANVERS LANE



This survey is hereby accepted and approved.

Purchaser

Purchaser

Date

# PROLINE

SURVEYING LTD.

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SURVEY CAN BE UPDATED FOR DISCOUNTED PRICE



BOUNDARY LINE	—
BUILDING	—
OVERHEAD UTILITIES	—
FENCE	—
BRICK	—
WOOD DECK	—
CONCRETE	—

LEGEND



















