

7/6/2020

Zoning Board of Adjustments
City of Mansfield
1200 E. Broad St.
Mansfield, Tx 76063

To ZBA,

We, Adam and Ashley Coffman, would like to submit for a variance from the ZBA for approval of the proposed attached garage addition (Exhibit 1). The address of the property is 3205 Penny Lane.

The current residence at 3205 Penny Ln has a 25' rear setback as-built. Per Exhibit 1, the request is to allow the proposed attached garage addition to utilize a 10' setback. Much consideration was given to honor the rear setback of Section 4500.B (Area, Setback, and Height Regulations. Additional consideration was also given to utilize a detached structure and have a Special Exception Section 6300.E.6.

Following the Residential Accessory and Storage Building guidelines, a detached garage accessory building could be located as close to 7.5' rear setback with an approved Special Exception. Based on the current building proximities of 120 Creekwood Dr. and 3205 Penny Ln, the proposed attached garage addition would be less impact for all parties when constructed as an attached addition.

Reasoning:

- 1) 3205 Penny Ln is south of 120 Creekwood Dr., which has zoning of SF-12/22 and has a 10' side setback that is adjacent to the rear-setback of 3205 Penny Ln. 3205 Penny Ln is zoned PR and has a 25' rear-setback that mirrors the 10' side setback of the northern property.
- 2) 3205 Penny Ln sits in a cul-de-sac and has narrow street frontage along with a shallow depth of 120.57' on the right property line. When constructed, these factors forced the current garage to be placed at the 25' rear setback.
- 3) There is an existing 8' board on board fence between 120 N. Creekwood and 3205 Penny.
- 4) By attaching the garage addition, visual impact to 120 N. Creekwood is lessened, as opposed to a detached structure that is 7.5' from the property line.

Per previous conversations with Joe Stivers, owner of 120 Creekwood Dr, he would approve of a garage addition with a 10' setback. At this point, both 120 Creekwood Dr and 3205 Penny Ln would share a property line where either side would have 10' setbacks.

The proposed attached garage addition would conform to maximum lot coverage, as an accessory building given the size of the property is 23,335 sqft.

Also attached to this variance request is an overhead picture showing the zoning of 3205 Penny Ln along with the adjacent properties as well as the neighborhood to the west (Arbors) and to the south (Lakes of Creekwood).

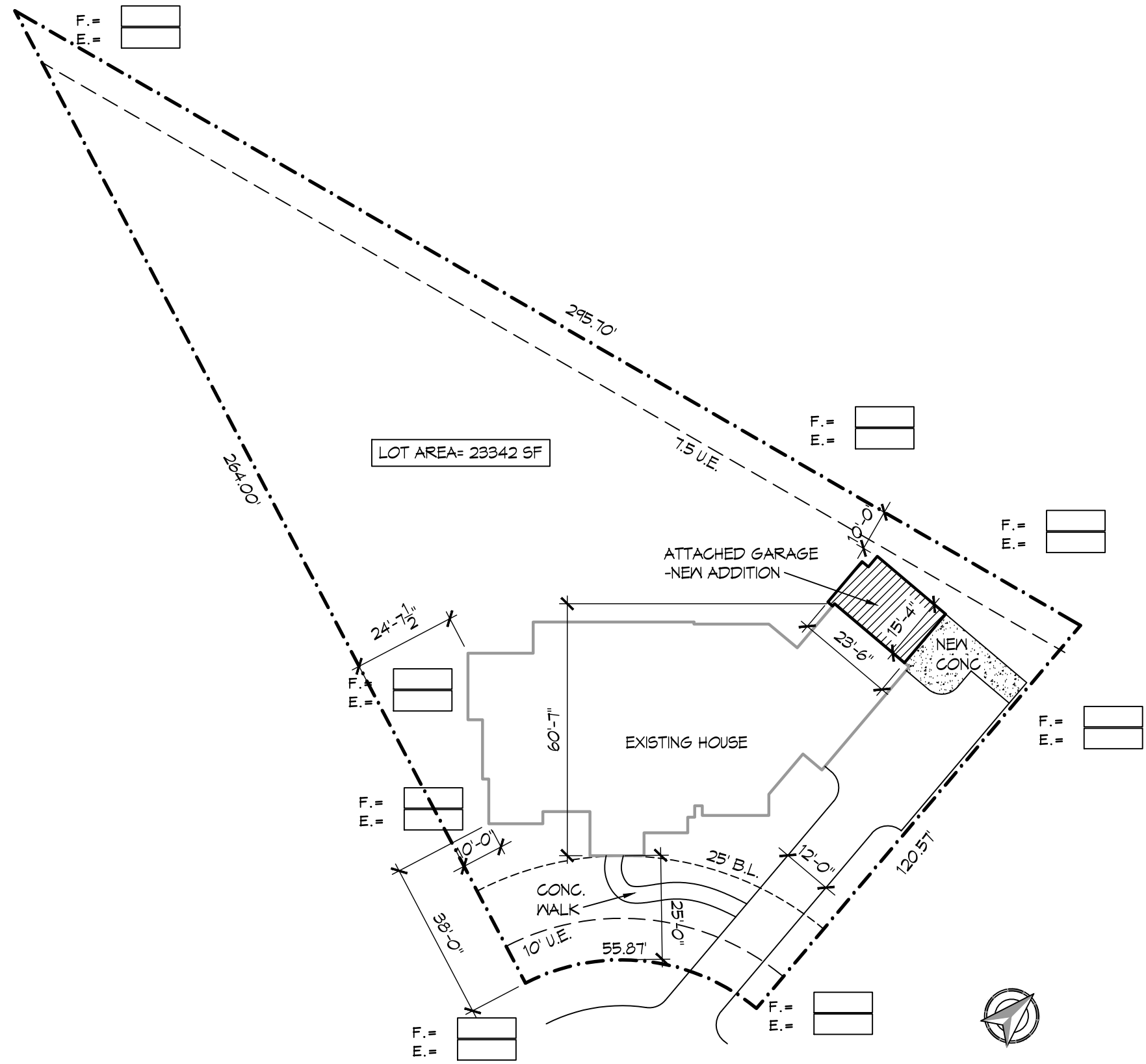
The addition would not change the essential character or appearance of the current residence and will not diminish or impair property values. The proposed construction is visible from only 2 lots.

Construction:

- 1) Construction of the proposed attached garage addition will be of same materials (brick facade with asphalt roof) as the existing residence, and will include architectural details such as rafter-tails to match the existing residence.
- 2) A matching stained cedar garage door will be used to match the existing garage doors.
- 3) The east wall of the proposed attached garage is offset behind the existing garage 1'6" so that the addition is not visible from Penny Ln.
- 4) The proposed garage will have a 10' plate as opposed to the 11'7" plate of the existing garage. This 19" shorter plate height will make the addition subordinate to the current garage. The new addition has a height of 21' 9" and will sit lower/behind than the 24' height of the current garage.

Thank you for your time and consideration,

Adam Coffman
Ashley Coffman



110304

M/M
COFFMAN

MANSFIELD, TX
TARRANT COUNTY
3205 PENNY LANE
LOT 35 BLOCK 3
STRAWBERRY FIELDS PH. 2

DATE: 6-22-20

- GENERAL NOTES:
- 1. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO BEGINNING CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY.
 - 2. CONTRACTOR TO OBSERVE ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES.
 - 3. ALL ELECTRICAL OUTLETS AT YET AREAS (INCL. GARAGE) TO BE 6 FT.
 - 4. ALL EXTERIOR ELECTRICAL OUTLETS TO BE WEATHER PROOF.
 - 5. ALL GLAZING WITHIN 20" HORIZ. DISTANCE FROM JAMB OF EXTERIOR DOORS TO BE TEMPERED GLASS.
 - 6. PLUMBING WALLS AT TOILETS TO BE 2X6 STUDS.
 - 7. ALL DIMENSIONS ARE TO FACE OF STUD OR FACE OF BRICK. ALL DIMENSIONS ARE FOR NOMINAL 4" STUD (ACTUAL 3-1/2" STUD).
 - 8. PROVIDE 110V, WIRED IN SERIES SMOKE DETECTORS OR PER LOCAL CODE REQUIREMENTS.
 - 9. WINDOW AND DOOR SIZES ARE AS INDICATED ON PLANS AT INDN. & DOOR LOCATIONS.

SHEET Title:

SITE PLAN
1" = 30'0"
EXHIBIT 1

**NO. 10
DESIGN
GROUP**

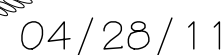
214 N. WALNUT CREEK DR. MANSFIELD, TEXAS 76063
817.471.1924 METRO 817.471.3899 FAX

ARCHITECTS

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SHEET No.:

S-1



M/M
COFFMAN

DATE: 6-22-20

1. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO BEGINNING CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY.
2. CONTRACTOR TO VERIFY ALL DIMENSIONS APPLICABLE STATE AND LOCAL CODES AND ORDINANCES.
3. ALL ELECTRICAL OUTLETS AT KET AREAS (INCL. GARAGE) TO BE G.F.I.
4. ALL EXTERIOR ELECTRICAL OUTLET AREAS TO BE WEATHER PROOF.
5. ALL GLAZING WITHIN 20" HORIZ. DISTANCE FROM EXTERIOR ENTRY DOORS TO BE IMPERFECT GLASS.
6. PLUMBING WALLS AT TOILETS TO BE 2X6 STUDS.
7. ALL DIMENSIONS ARE TO FACE OF STUD OR FACE OF BRICK. ALL DIMENSIONS ARE FOR NORMAL 4' X 8' MATERIAL. 3/4" TOL.
8. PROVIDE 110V. WREN IN BERRIES SMOKE DETECTORS OR FER. LOCAL CODE REQUIREMENTS.
9. ALL DOOR AND WINDOW LOCATIONS INDICATED ON PLANS AT KED. 4 DOOR LOCATIONS.

EXHIBIT 1
FLOOR PLAN
& ELEVATIONS



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A1-1



SF-12/22

PR

10' |

25' |

PR

20'

PR

25'

WEST - Arbors
SF-8.4/18

SOUTH - Lakes of Creekwood
SF-9.6/20