

10/05/2020

ZONING BORAD OF ADJUSTMENT

1200 E. BROAD ST || MANSFIELD TX || 76063

This is a letter of request for adding a new accessory/ detached garage to my properly located on 2210 N Main St. Mansfield TX 76063 with a lot size of 0.81 acres. There currently are two other sheds with a combined square footage of approx. 209 sq. ft. There also is a treehouse built into a tree which is 10' above ground and is 87 sq. ft.

Based on my lot size, my request does not exceed the 4% allowance on square footage and will not exceed 24' in height. It will have 1200 sq. ft. and will be 16' at the tallest point from the ground. The dimension for the shop is 30'x40'x16'. It will be located approx. 150' from the front property line, approx. 100' from the rear property line and another approx. 10' from the side property line. There is an existing concrete driveway that circles the house, as shown in the survey plan. The shop will be built on a concrete slab that will connect to the existing concrete driveway. It is intended to store our RV, boat, motorcycles, vehicles and household goods.

4% of .81 acres = 1,418.80 sq. ft.

Current Accessory Building Square Footage: 209 sq. ft.

Requested Square Footage: 1,200 sq. ft

SINCERELY,



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(C)

Elevation / Site Plan

2210 N Main St
Mansfield, TX 76063

Accessory Building/ Detach Garage:

1200 sqft

30' x 40' x 16'

Concrete Slab

(1) 12' x 12' Garage Bay Side (A)

(1) 12' x 12' Garage Bay Side (C)

(2) 10' x 10' Garage Bay Side (B)

(2) 36" x 80" Side (B)

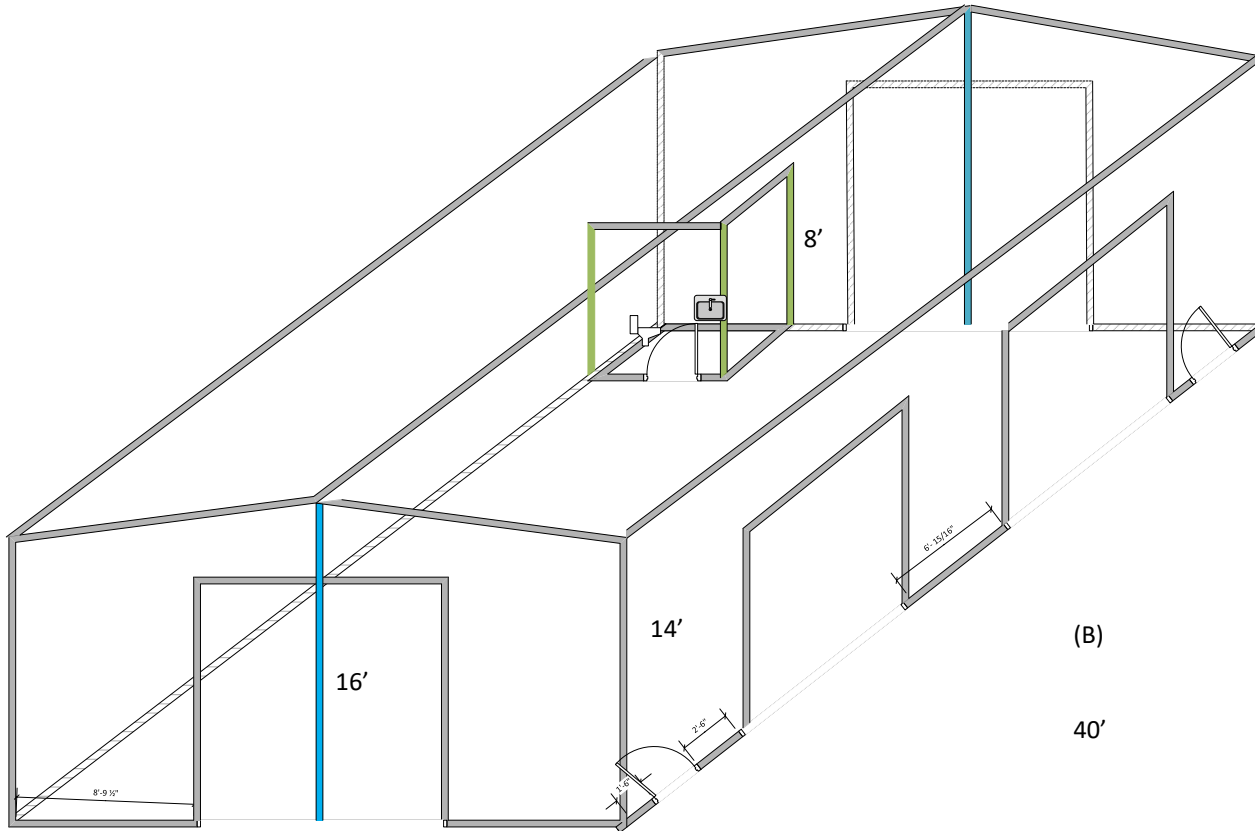
Intended For Storage:

RV Storage

Boat Storage

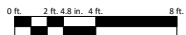
Motorcycle Storage

Misc Household Goods



(A)

30'

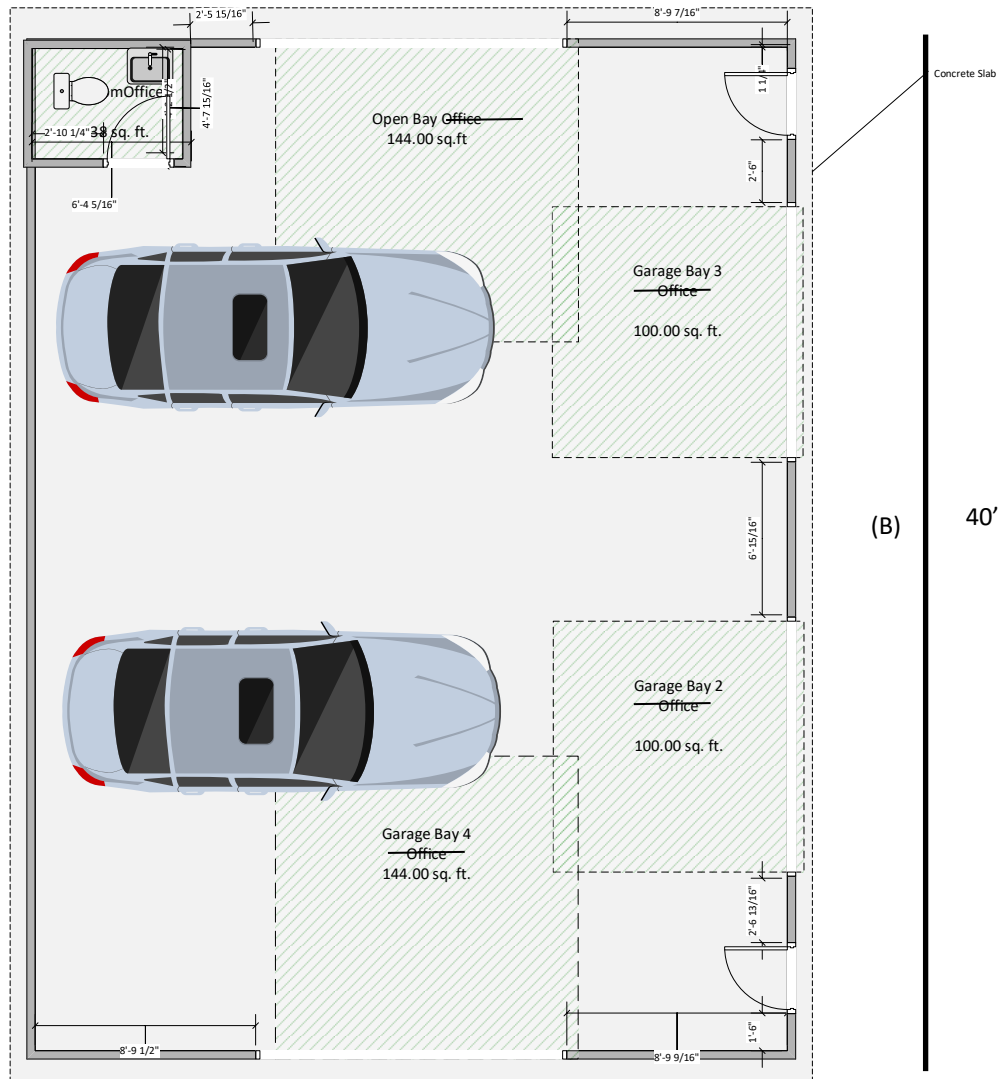


Scale: 1/48 : 1

Floor Plan

2210 N Main St
Mansfield, TX 76063

(C)



(B)

40'

(A)

30'

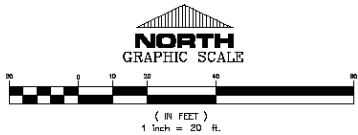
Accessory Building / Detached Garage:

- Single Story
- Concrete Slab
- 1200 sq. ft.
- 30' x 40' x 16'
- (2) 10' x 10' Garage Roll Up Doors
- (2) 12' x 12' Garage Roll Up Doors
- (2) Standard Entry Doors
- Bathroom (26.38 sq. ft.) with Toilet and Wall mount Sink
- Green Shaded area shows Roll Up Garage Door Clearance
- "Office": Couldn't remove the label. Crossed out to show its not a room. There will no rooms with the exception of the bathroom.



Survey Plan

2210 N Main St
Mansfield, TX 76063



Legal Description:
Lot 1, Block 1, CORR ADDITION, an Addition to the City of Mansfield, Tarrant County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 12167, Plat Records, Tarrant County, Texas.

Note:
According to the Flood Insurance Rate Map for Tarrant County, Texas, and incorporated areas, Community Panel Number 48239C 0450 K, Dated September 25, 2009, this tract is in Zone K, which is not in the 1% annual chance flood.

