



To: City of Mansfield; Zoning Board of Adjustments  
From: Mike Farley with Claffey Pools  
Subject: 10 Woodland Drive Mansfield, TX 76063  
Date: November 2<sup>nd</sup>, 2020

I, Mike Farley with Claffey Pools am representing the home owners of: 10 Woodland Drive in Mansfield Texas, Mr. & Mrs. Darien Bradford. I would like to submit for a special exception through the Zoning Board of Adjustment for an increased height to 16'-6" for an accessory structure.

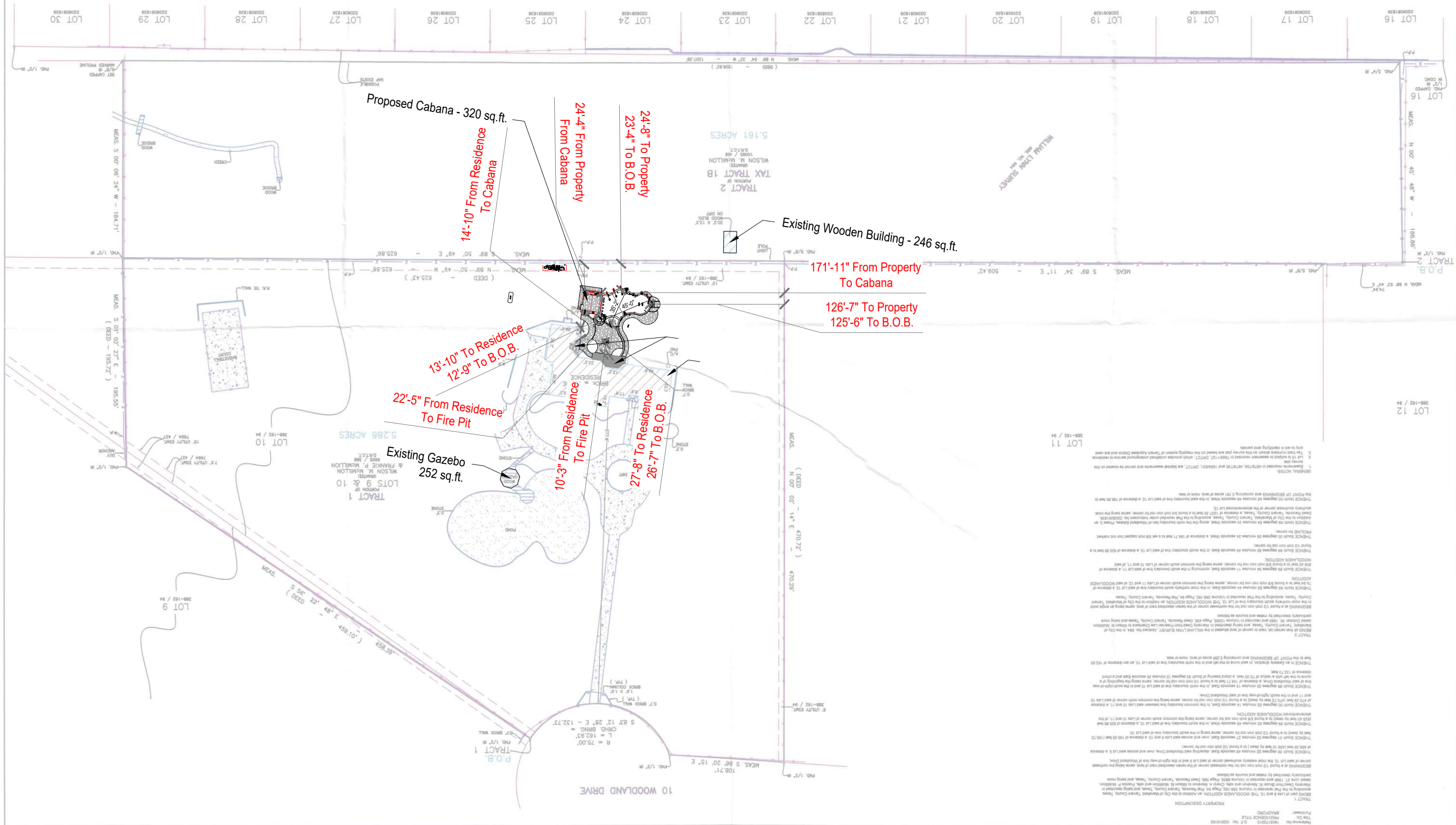
RESIDENTIAL ACCESSORY AND STORAGE BUILDING GUIDELINES states "Accessory or storage buildings are limited to one story and can be no more than 12 feet in height"

The max height of the proposed detached, gabled cabana at the address stated above is 16'-6" with the measurement taken from the base of the cabana to the tallest point (ref. O.5). This cabana was designed to work with the restrictions of an existing hillside. The structure is considered a sunken cabana (ref.O.4/01) in which the finished floor sets below the top of the pool beam. In order to achieve this design type there needs to be enough clearance for a person to enter, without restriction, into the structure. With a max height of 12' this would not be possible as it would only allow of clearance 5'-5" from the base to the bottom plate of the cabana and even less upon entry from the pool level at the top of the steps.

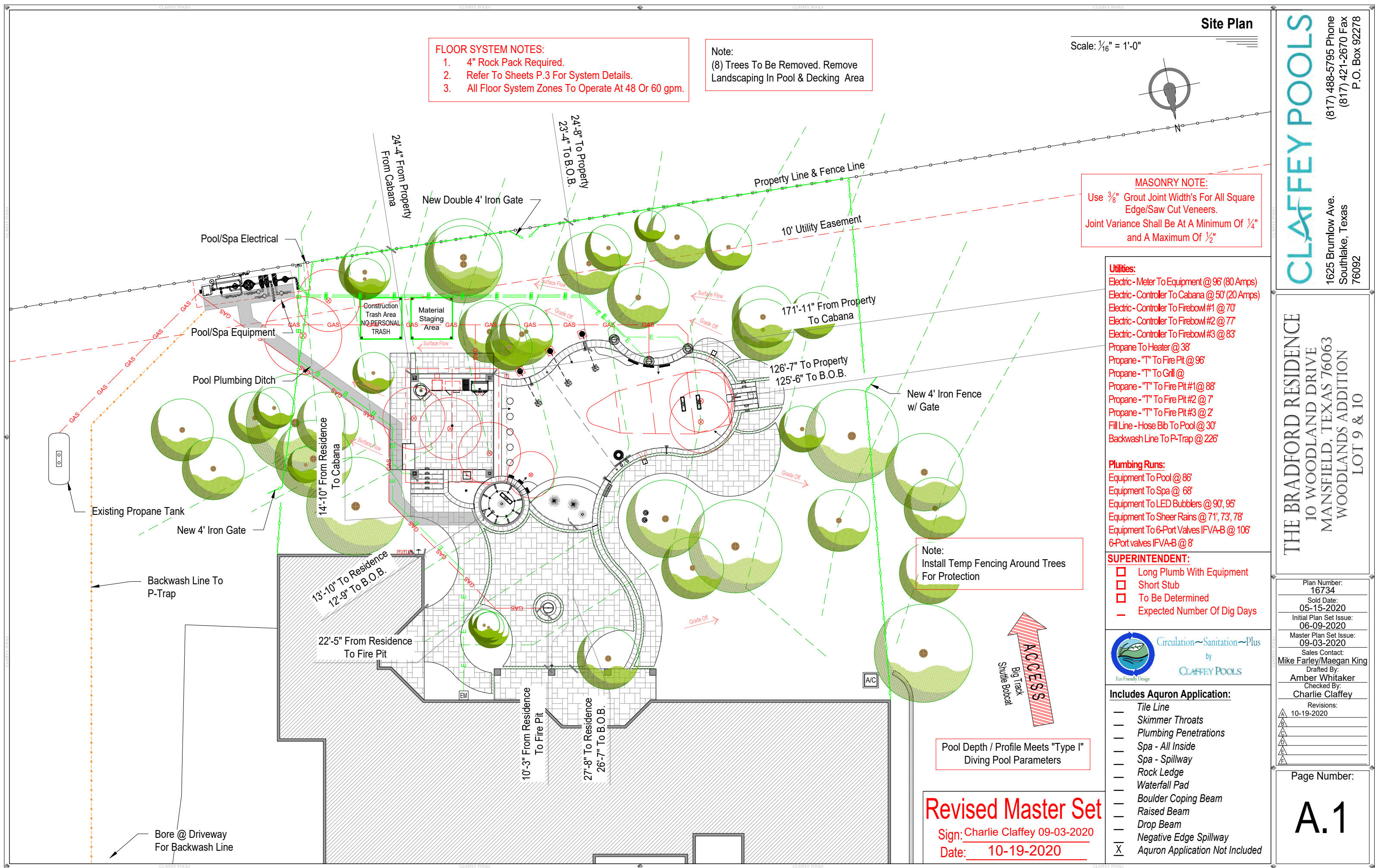
Mr. & Mrs. Bradford owners of subject property: 10 Woodland Drive; Woodlands Addition, Lot 10A make up 5.286 acres. They also own the tract of land immediately South (LYNN, WILLIAM SURVEY Abstract 984 Tract 1B) which is an additional 5.161 acres making a total of 10.447 acres.

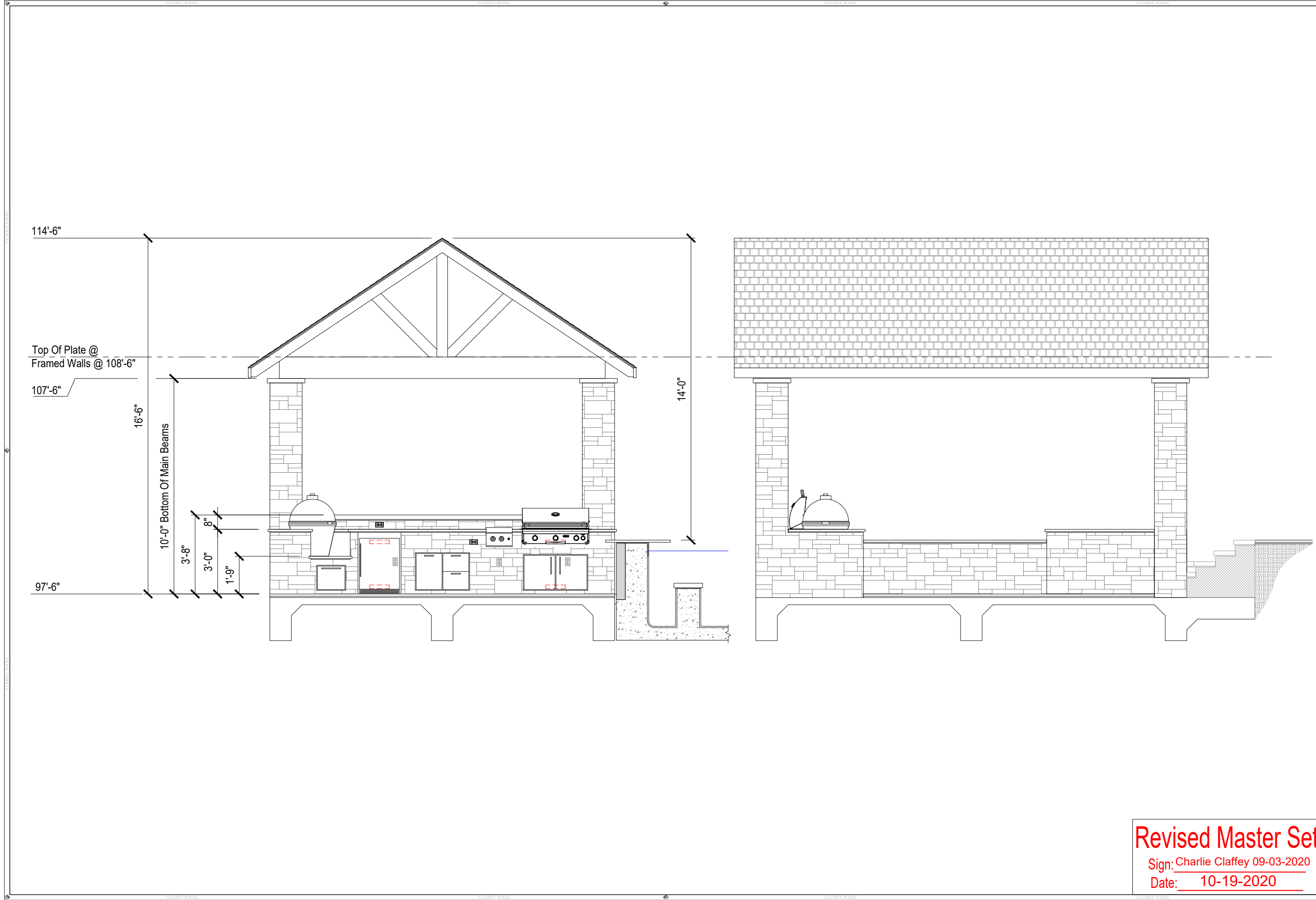
We are requesting an increased height to 16'-6" for an accessory structure. The height restriction has a significant impact on the design for this project. With consideration of the design of the accessory structure, and the size of the properties owned by the homeowner, this decision should have no negative consequences for the City or surrounding neighbors. Thank you for your consideration.

Mike Farley  
Claffey Pools









**CLAFFEY POOLS**

1625 Brumlow Ave.  
Southlake, Texas  
76092

(817) 488-5795 Phone  
(817) 421-2670 Fax  
P.O. Box 92278

THE BRADFORD RESIDENCE  
10 WOODLAND DRIVE  
MANSFIELD, TEXAS 76063  
WOODLANDS ADDITION  
LOT 9 & 10

Plan Number:	16734
Sold Date:	05-15-2020
Initial Plan Set Issue:	06-09-2020
Master Plan Set Issue:	09-03-2020
Sales Contact:	Mike Farley/Maegan King
Drafted By:	Amber Whitaker
Checked By:	Charlie Claffey
Revisions:	
10-19-2020	

**Revised Master Set**

Sign: Charlie Claffey 09-03-2020

Date: 10-19-2020

Page Number:

**0.5**















artistic conception

 **Pool Studio**









