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September 16, 2020

Attn: Art Wright  
Planning Department  
City of Mansfield  
1200 E. Broad Street  
Mansfield, Texas 76063

Re: Somerset Phase III Final Plat Variance Request

Dear Mr. Wright

At the Planning and Zoning Commission meeting for the above referenced final plat, LJA Engineering will respectfully request a variance for the provision of the Subdivision Control Ordinance that corner lots be at least 15' wider than the adjacent lot for the following lots: Lots 1 and 25, Block 38; Lots 1 and 26, Block 37; Lots 1 and 20, Block 36; Lots 11 and 12, Block 41; Lots 15 and 16, Block 40; and Lot 18, Block 35.

The lots in question are at least 10 feet wider than what is required in accordance with the Planned Development and meet the minimum exterior side yard setback criteria set out in the Planned Development.

In total, this variance request is for eleven lots out of 204 total residential lots. The number of lots for which this variance is requested, considering the total number of residential lots being platted, represents a negligible departure from the subdivision ordinance and is in keeping with the overall intent of that ordinance.

For the foregoing reasons, LJA would like the support of the City of Mansfield Planning Department in this variance request.

If you have any additional comments or concerns, please feel free to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Andrew Kubiak'.

Andrew Kubiak, PE  
Project Engineer

AK/rr

cc: Landon King – LJA  
Clint Vincent – Bloomfield Homes  
Ben Luedtke – Hanover Property Company