

May 3, 2021

City of Mansfield
Zoning Board of Adjustments
1200 E Broad Street
Mansfield, Texas 76063

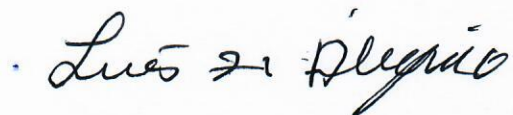
To whom it may concern:

We, Luis and Maria Alegria, would like to request for variance from the ZBA for approved of the proposed attached preliminary plat. The address of the property is 909 North Street.

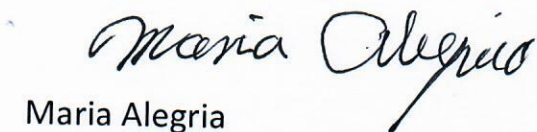
As set forth for Zoning SF-12/22, the current minimum width at setback is 90'. We currently do not meet that criteria. All other standards are met.

We purchased this property in 2013 with a structure on the property. We have based our current plans on a 90' minimum width for the lot. Please find attached. In order to meet the minimum requirement, it would cause financial hardship. Also, there are existing structures on the neighboring properties that would be affected.

Thank you for your time and consideration.



Luis Alegria



Maria Alegria



-BLOCK 1-

0.880 ACRE
LUIS ALEGRIA AND
WIFE MARIA ALEGRIA
CC # D213080947

LINDA LOUISE JOHNSON JENNINGS
VOL. 7844
PG. 102

NORTH STREET
(R.O.W. VARIES)
07+14.91'± 95 BS (ACQUA)

CONNIE JOY ADDISON
C/O. A
2.12547

-BLOCK

CALEB AND MELISSA CROCKER
CC# D25045492

FIELD NOTES:

0.850 acre of land situated in the MAGNET FLOODPLAIN SURVEY, ABSTRACT NO. 1267, City of Minneapolis, Tarrant County, Texas and being that certain tract of land described to-wit: and Maria Almaraz by deed recorded in County Clerk's Placemat No. D230503047, Deed Records, Tarrant County, Texas and being more particularly described by metes and bounds as follows:

RECORDING at a 2nd run found at the Southwest corner of said Hogue tract and the Northwest corner of a tract of land described to Linda Louise Johnson Jennings in deed recorded in Volume 7034. Page 802, Deed Records, Garretts County, Idaho, said 2nd run being in the West line of North Street (R.O.W. same);

00043 5 97 50 27 W. 50 27 28 East to a 5" run out with "False Surveys" exp as the Northwest corner of said Swamp tract in the Northwest 1/4 of a 1/4 of land described to Calde and Holmes Creek by deed recorded in County Clerk's Records No. 7250-45-697, Dixie Ranch, Tarrant County, Texas;

THENCE N 45° 14' 36" W, along the Northwest 1/4 of said Crocker tract, 29.90 feet to a 15" iron rod with "Candy" cap, at the west Northern corner of said Crocker tract and the Southeastern corner of Lot 1, Block 1, CONE NW 1/4 SECTION, as Addition to the City of Moundville, Tarrant County, Texas, according to the Plat recorded in Colwell's Shire 129-17, Plat Records, Tarrant County, Texas.

SENCE N 41° 29' 07" W, along the Northeast line of said Lot 1, a distance of 66.24 feet to a 6" iron nail with "Tilden Sprocket" cap at the north westerly corner of said Acrea track and the Southwest corner of Lot 1, Block 1, P19386-034075, as Addition to the City of Memphis, Tarrant County, Texas according to the Plat recorded in Volume 988-207, Page 92, Plat Records, Tarrant County, Texas.

BEARING N 85° 30' 40" E, along the common line of said Maple tract and said Lot 1, Block 1, PIERCE 250495, 450.60 feet to a 4" iron rod with a "Candidate cap at the Southwest corner of said Lot 1, Block 1, PIERCE 250495 and in the West line of said North Street

VERCEL: 5 07 14 51 E, along the West line of said North Street, 99 E55 feet to the POINT OF BEGINNING and containing 0.2300 acre of land.

SURVEY PLAT
909 North Street
0.880 Acre
Situated in the
MARGARET ROCKEFELLOW SURVEY
ABSTRACT NO. 1267
City of Mansfield
Tarrant County, Texas

FULTON SURVEYING, INC.
100 ST. LOUIS AVENUE
FORT WORTH, TEXAS 76101
(817) 338-3486
TX. PERM 888-A/LIC.
NO. 0003600

417009