7/5/2021

City of Mansfield Zoning Board of Adjustments

1200 E Broad Street

Mansfield, Texas 76063

TO WHO IT MAY CONCERN:

We are requesting a variance for an attached patio cover at the address 3208 Ridge Trace. Currently the new attached patio cover is within 10' of rear setback. Currently it shows a 25' setback because the lot is considered a corner lot.

There is a 7.5' utility easement from the rear property line. We are adding 7.9' to the existing concrete patio.

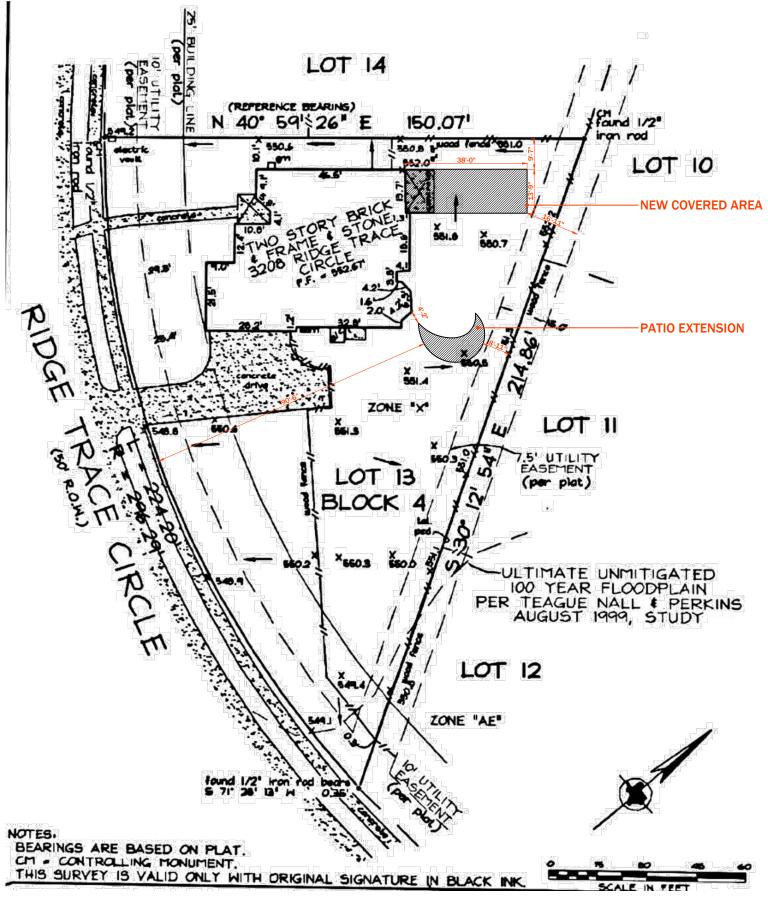
The adjacent yard is currently in the 100 year flood plane and currently the neighborhood drains through the adjacent side in which would not be prudent to move the structure to the opposite side.

Currently there are other homes built adjacent within 10' of the property line.

Request for a special exception under 155.055(A)

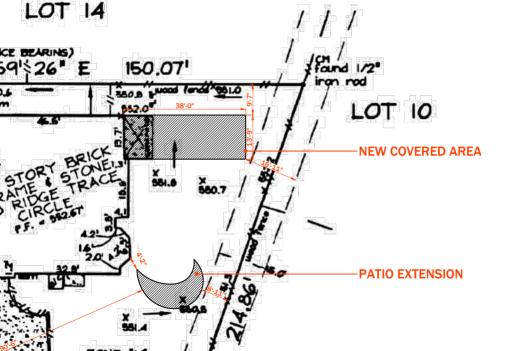
Regards,

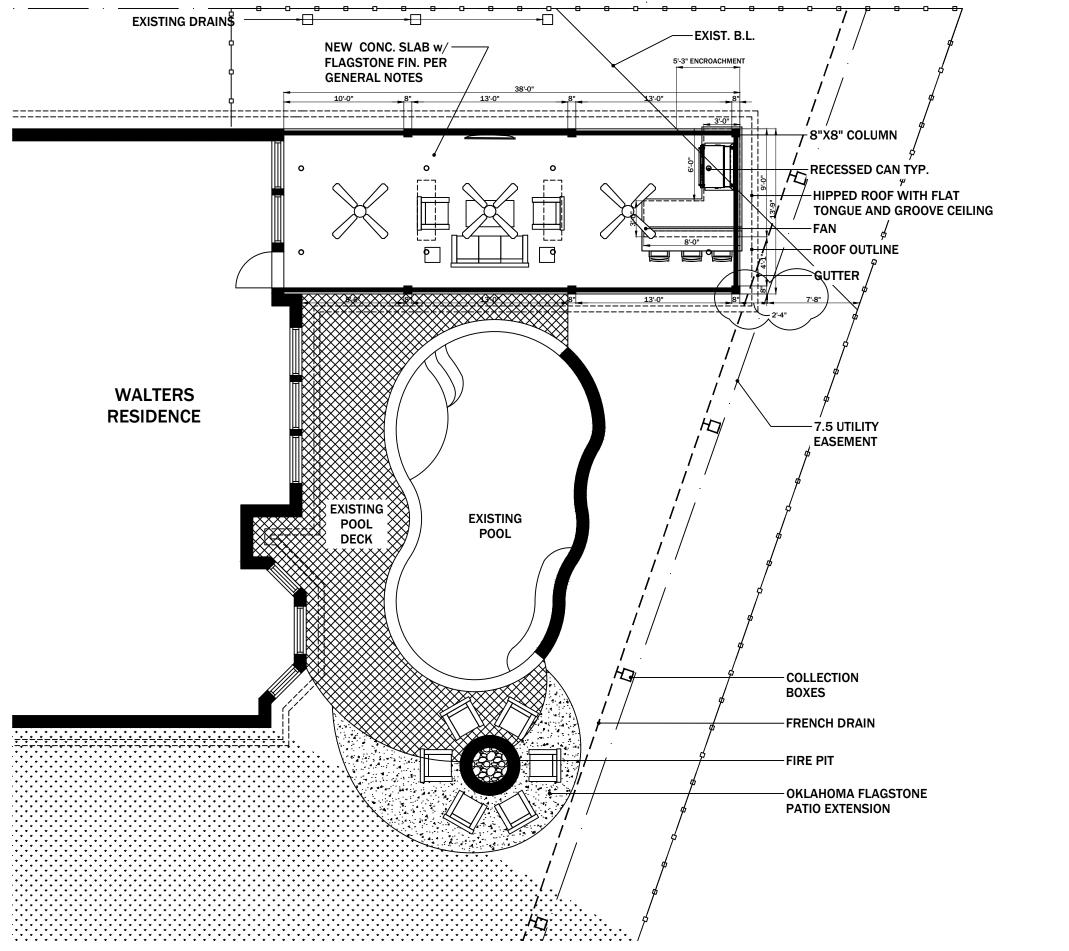
Mike Hillman



1 SITE SURVEY SCALE: 1"=30'-0"

PROJECT © 2021 WALTERS RESIDENCE RIDGE TRACE CIR, MANSFIELD, TX 76063 DATE: 5/6/2021 PROJECT NO. TBD REVISION DATE 1 2 3 4 5 6 NOTES: 1. ALL DIMENSIONS ARE APPROXIMATE. IN THE EVENT OF A DIFFERENCE BETWEEN THE DRAWN AND WRITTEN DIMENSIONS SHALL PREVAIL	WALTERS RESIDENCE RIDGE TRACE CIR, MANSFIELD, TX 76063 DATE: 5/6/2021 PROJECT NO. TBD REVISION DATE 1 2 3 4 5 6 NOTES: 1. ALL DIMENSIONS ARE APPROXIMATE. IN THE EVENT OF A DIFFERENCE BETWEEN THE DRAWN AND WRITTEN DIMENSIONS, THE WRITTEN DIMENSIONS SHALL	WALTERS RESIDENCE RIDGE TRACE CIR, MANSFIELD, TX 76063 DATE: 5/6/2021 PROJECT NO. TBD REVISION DATE 1 2 3 4 5 6 NOTES: 1. ALL DIMENSIONS ARE APPROXIMATE. IN THE EVENT OF A DIFFERENCE BETWEEN THE DAWN AND WRITTEN DIMENSIONS, THE WRITTEN DIMENSIONS, SHALL	WALTERS RESIDENCE RIDGE TRACE CIR, MANSFIELD, TX 76063 DATE: 5/6/2021 PROJECT NO. TBD REVISION DATE 1 2 3 4 5 6 NOTES: 1. ALL DIMENSIONS ARE APPROXIMATE. IN THE EVENT OF A DIFFERENCE BETWEEN THE DRAWN AND WRITTEN DIMENSIONS SHALL	WALTERS RESIDENCE RIDGE TRACE CIR, MANSFIELD, TX 76063 DATE: 5/6/2021 PROJECT NO. TBD REVISION DATE 1 2 3 4 5 6 NOTES: 1. ALL DIMENSIONS ARE APPROXIMATE. IN THE EVENT OF A DIFFERENCE BETWEEN THE DRAWN AND WRITTEN DIMENSIONS, SHALL PREVAIL.		HILLMAN	OUTDOOR LIVING DESIGN · BUILD · CREATE
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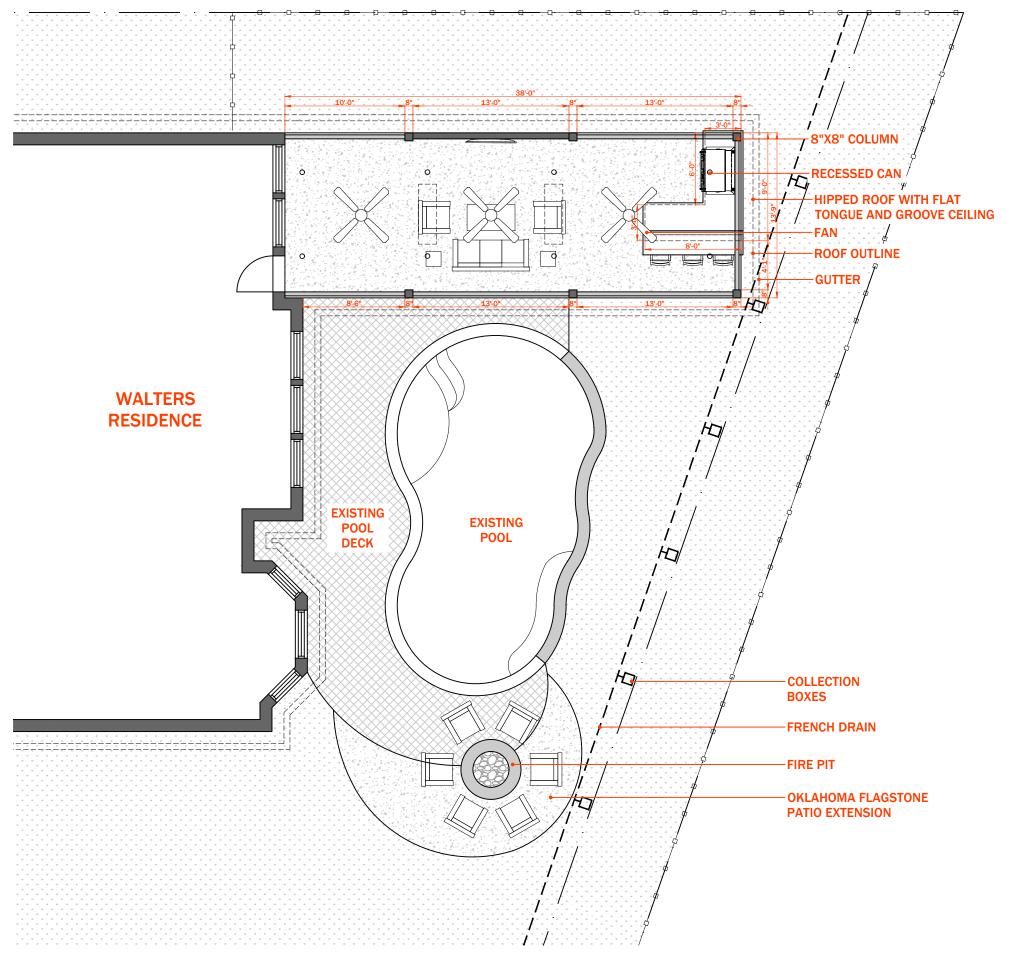




IMPORTANT NOTE:

CONTRACTOR MUST VERIFY AND COORDINATE DIMENSIONS BETWEEN ALL DRAWINGS IN ORDER TO FIX ANY DISCREPANCY, PRIOR TO START THE PROJECT. ANY DEVIATION OR DISCREPANCY ON THESE DRAWINGS MUST BE ATTENDED AND RESOLVED BEFORE CONTINUING THE CONSTRUCTION.

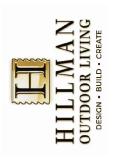
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PLAN VIEW





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PROJECT

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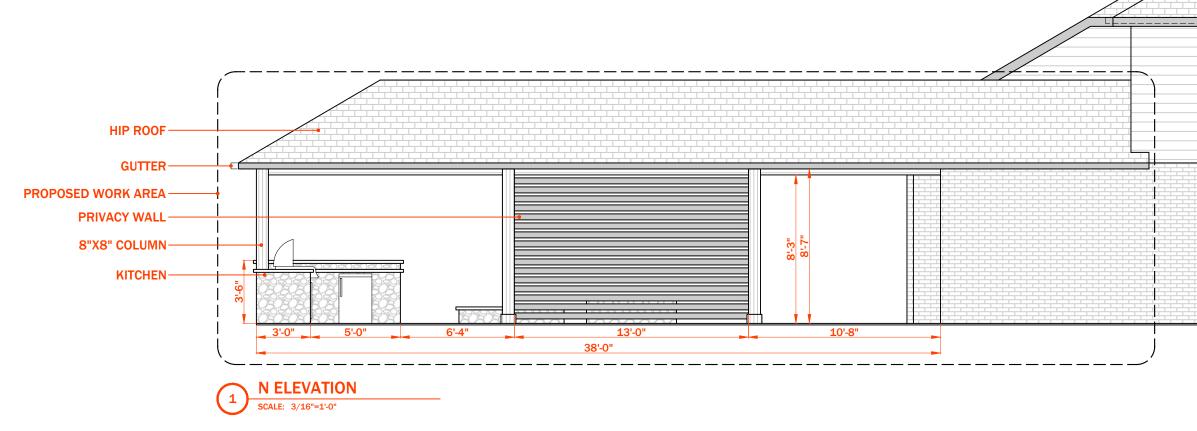
WALTERS RESIDENCE

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ELEVATIONS

SCALE:	3/16"=1'-0"



