

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.

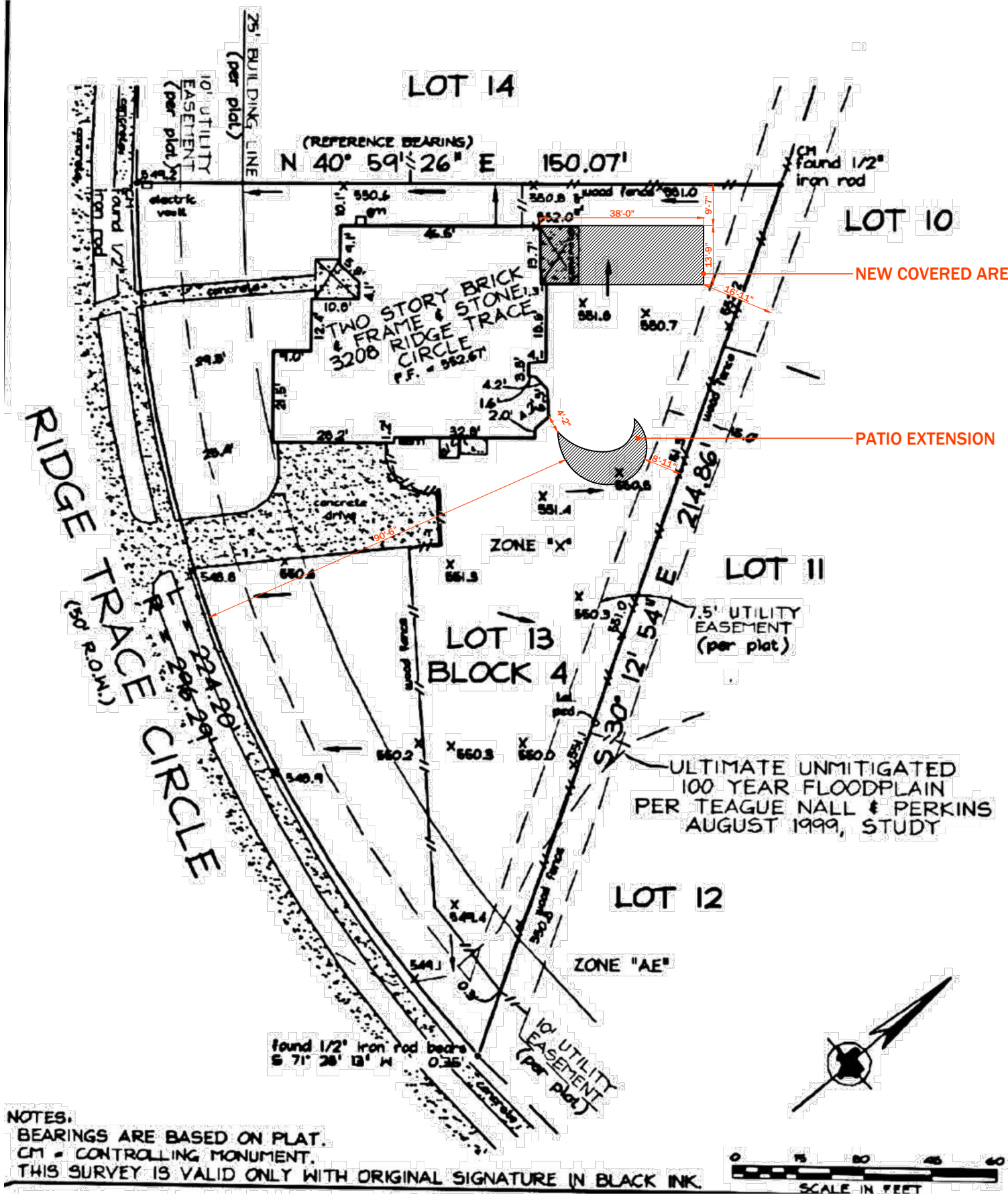
The adjacent yard is currently in the 100 year flood plane and currently the neighborhood drains through the adjacent side in which would not be prudent to move the structure to the opposite side.

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



NOTES:
BEARINGS ARE BASED ON PLAT.
CM = CONTROLLING MONUMENT.
THIS SURVEY IS VALID ONLY WITH ORIGINAL SIGNATURE IN BLACK INK.



LOT 14

CE BEARING)

59° 26" E

150.07'

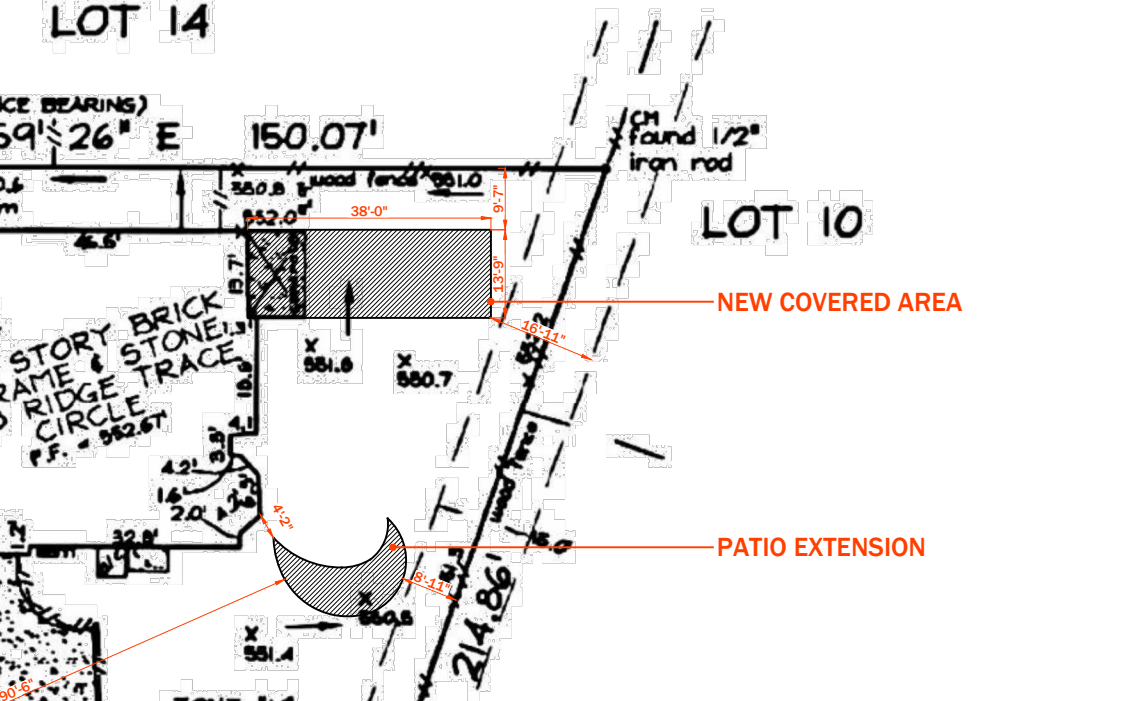
1cm
found 1/2"
iron rod

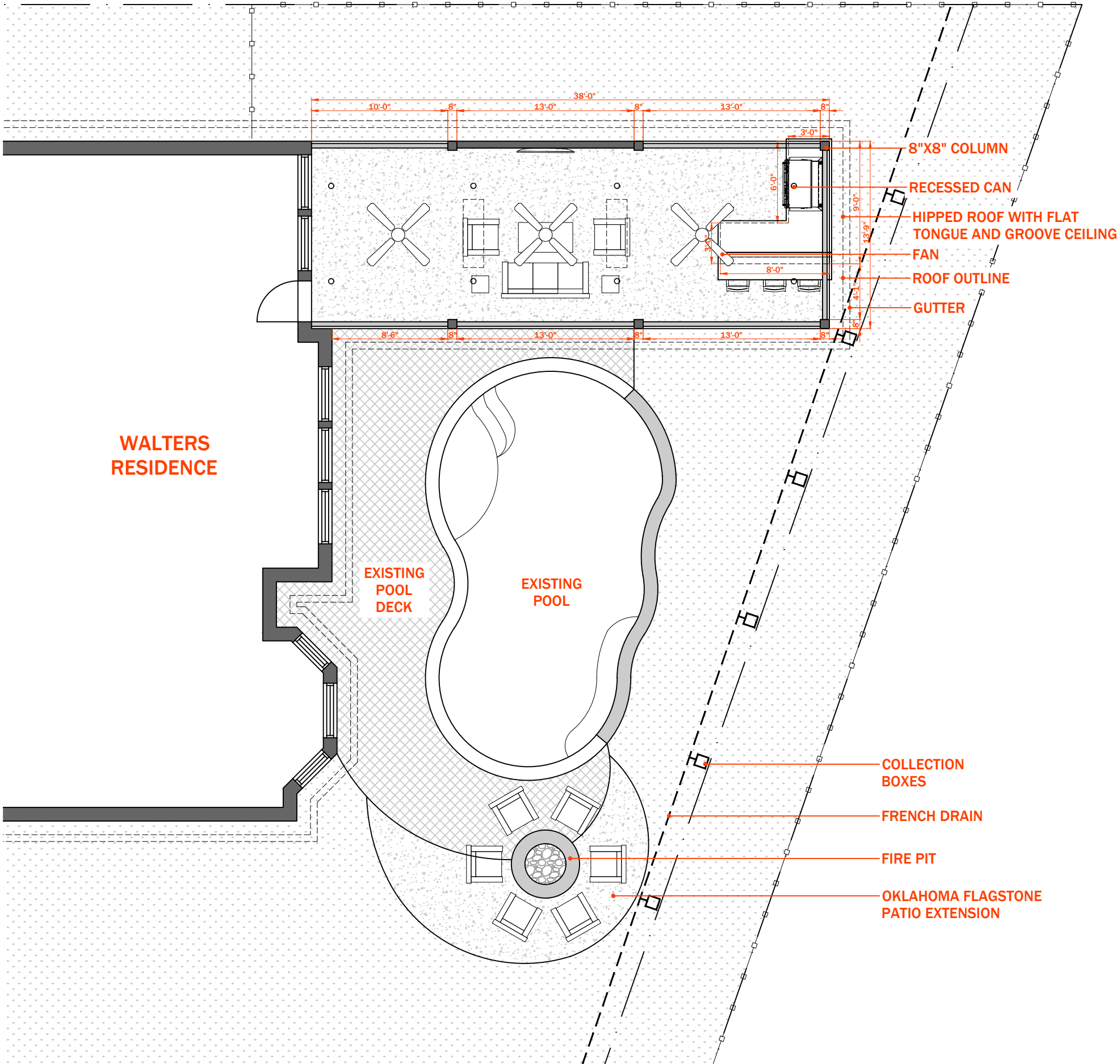
LOT 10

NEW COVERED AREA

PATIO EXTENSION

STORY BRICK
FRAME & STONE
RIDGE TRACE
CIRCLE
P.F. = 952.67





WALTERS
RESIDENCE

EXISTING
POOL
DECK

EXISTING
POOL

COLLECTION
BOXES

FRENCH DRAIN

FIRE PIT

OKLAHOMA FLAGSTONE
PATIO EXTENSION

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.



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, THE
WRITTEN DIMENSIONS SHALL
PREVAIL.

ISSUED FOR PERMIT



PLAN VIEW

SCALE: 1/8"=1'-0"

A1

DRAWN BY: NTV

WALTERS RESIDENCE

RIDGE TRACE CIR,
MANSFIELD, TX 76063

DATE: 5/6/2021
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REVISION	DATE
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ISSUED FOR PERMIT



ELEVATIONS

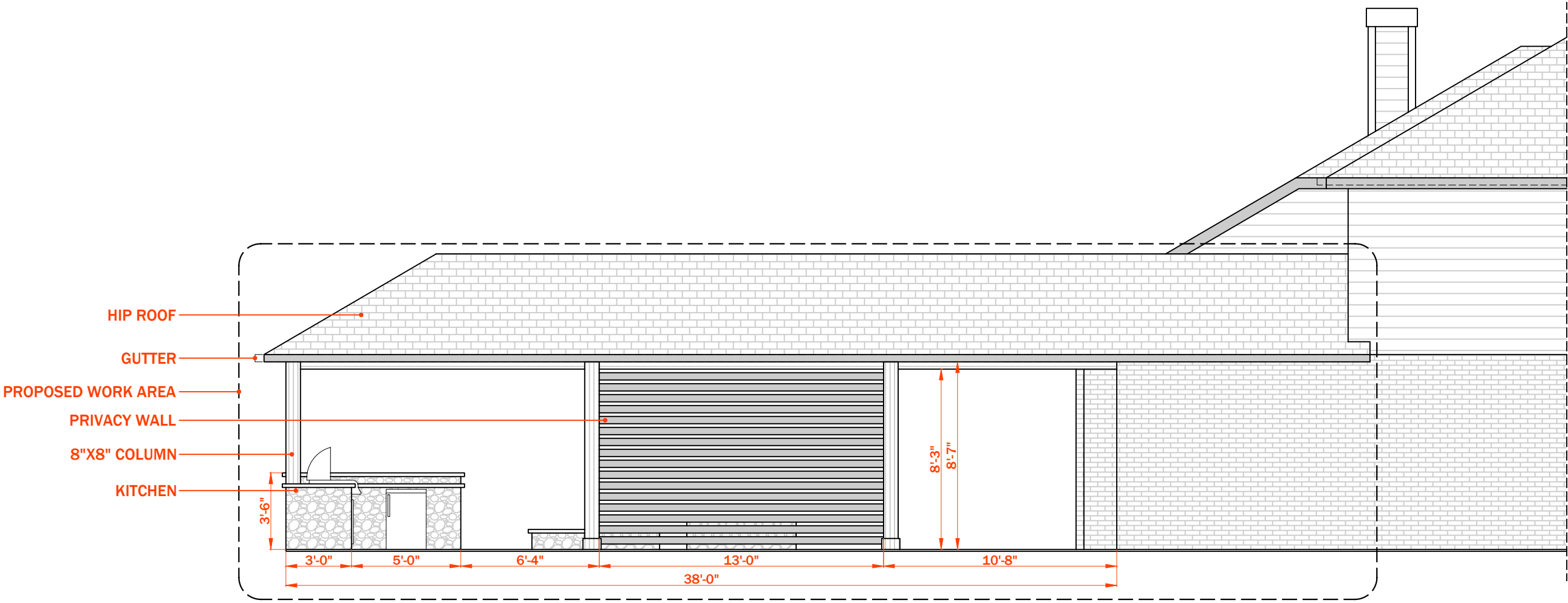
SCALE: 3/16"=1'-0"

A3

DRAWN BY: NTV

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.



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