



Jennifer Johnston <jennifer.johnston@mansfieldtexas.gov>

Public Hearing Notice dated July 23, 2021

1 message

Hugh Chauvin <hugh@chauvinglobal.com>

Wed, Jul 28, 2021 at 1:52 PM

To: "jennifer.johnston@mansfieldtexas.gov" <jennifer.johnston@mansfieldtexas.gov>

Cc: Elizabeth Chauvin <eachauvin@sbcglobal.net>

Jennifer Johnston

Development Coordinator

City of Mansfield, Texas

Dear Ms. Johnston:

I am writing in regard to the public hearing notice I received concerning a zoning ordinance variance request for [3208 Ridge Trace Circle](#) owned by the Walters family. Specifically the letter states they have requested a variance "ZBA#21-008: Request for variance to Section 155.055(B)(1) of the Code of Ordinances allow a new addition to the house to encroach on the required 25-foot rear yard setback and the required 10-foot side yard setback at [3208 Ridge Trace Circle](#)."

My house is immediately next door to [3208 Ridge Trace Circle](#) and would be affected if this variance is approved.

I will be out of the country due to commitments of my consulting company for a large construction project in Saudi Arabia from August 1, 2021 until December 23, 2021 and will not be able to attend the hearing as an interested party. I am submitting this letter of objection for consideration during the hearing to be entered into the record.

Approval of this variance and allowing construction of an addition as shown in the drawings submitted to the City by Hillman Outdoor Living contractor could have a negative effect on the value of my property in addition to the encroachment. I bought the house at [3206 Ridge Trace Circle](#) fifteen years ago specifically because of the distance between houses, the high standards of the homes, the fact that there are only ninety seven homes on a fifty acre development, the proximity to recreation facilities, large lots and neighborhood ambiance. My concern over devaluation of my property due to approving this variance and allowing the Walters to build their addition, in my opinion is valid. I would encourage the board to reject this request and tell the requesting parties to shrink the footprint of their proposed addition to fit within the lawfully allowed setback restrictions.

If the variance is approved, I will seek the advice of counsel as to how to proceed in order to block this variance that could devalue my property.

Thank you in advance for your consideration.

Regards,

7/28/2021

City of Mansfield, Texas Mail - Public Hearing Notice dated July 23, 2021

Arlin H. Chauvin, owner

[3206 Ridge Trace Circle](#)

[Mansfield, Texas](#)

682-553-1053