

October 4, 2021

Zoning Board of Adjustment
City of Mansfield
1200 E. Broad Street
Mansfield, TX 76063

RE: Request for Variance Letter
Corner Lot of the Samuel West Survey
S. Cooper Street – FM HWY 157
Mansfield, Tarrant County, Texas
Mazidji Group Project No. MG335

Dear Sir/Madam,

We are writing to request a variance from the Subdivision Zoning Ordinance Section 4500B as related to the C-2 Zoning District for the 1.14-Acre Corner Lot of the Samuel West Survey, located North of the Tanglewood residential area and fronting the West side of South Cooper Street. The variance request is to allow for the placement of a proposed veterinarian office building with a setback of 20 feet from the Southern property line that separates the commercially zoned corner lot from the residential zoned lots to the South. This 20-Foot building setback from the Southern property line is requested in lieu of the 52.5 Feet setback required by the zoning ordinance.

Our argument for the request for variance is that the constructible portion of the subject lot is only 67 percent of the overall lot area due to the presence of a 50 Ft gas easement diagonally crossing the lot from East to West. In addition to the loss of constructible areas, the presence of the gas easement results in an odd shaped triangular lot that makes it undevelopable under current zoning regulations that require a 52.5 FT building setback from the southern property line.

Because of the presence of the gas easement and the resulting shape of the above-referenced property a hardship to the owner would result if the strict letter of these regulations is carried out.

It is our belief that the development of this parcel will not be possible without the reduction of the building setback line to the Southern property boundary. Having outlined the constraints of the existing site on the property, we believe that this request is consistent with the City's objectives, and therefore kindly request the Zoning Board of Adjustment review and consideration for approval of our variance request.

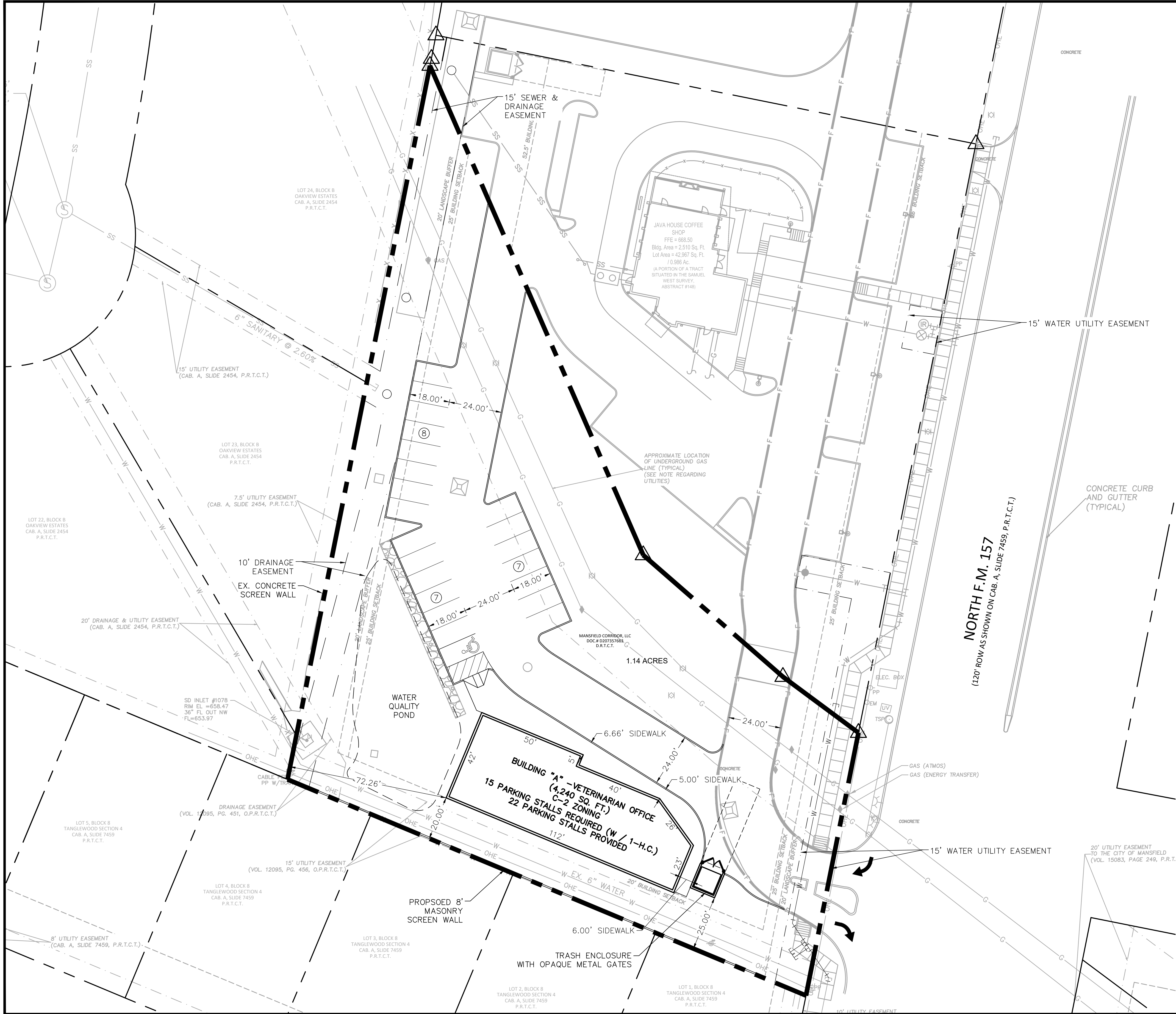
Please feel free to contact me at 214-663-1068 should you have any questions or if you need clarifications regarding the present communication.

Sincerely,
Mazidji Group
TBPE Firm No. F-10158

Costa Mazidji
Costa Mazidji, PhD, PE
Principal

CC: Dr. Hany Azer
Roy English

Letter via email: Hany.Azer@hotmail.com
Letter via email: JudgeRoyEnglish@AOL.com



LEGEND

PROPOSED WATER	— W —
PROPOSED SEWER	— SS —
EXISTING WATER	— W —
EXISTING SAN. SEWER	— SS —
EXISTING FIRE HYDRANT	⊙ FH
PROPOSED FIRE HYDRANT	●

SITE DATA

ZONING: C-2

USE: VETERINARIAN OFFICE

PARKING REQUIRED: (1 SP : 300 SF) = 15 SPACES

PARKING PROVIDED: 22 SPACES

OWNER
MANSFIELD CORRIDOR, LLC
1019 WALNUT FALLS CIRCLE
MANSFIELD, TX 76063
PHONE: (817) 456-4302
CONTACT: ROY ENGLISH
JUDGEROYENGLISH@AOL.COM

DEVELOPER
ST. MINA ANIMAL HOSPITAL, PLLC
4196 STONEBRIAR TRAIL
MANSFIELD, TX 76063
PHONE: (817) 891-3313
CONTACT: DR. HANY AZER
AZER.HANY@HOTMAIL.COM

FIRM REGISTRATION F-10158
CITY OF MANSFIELD, TX
CORNER LOT
VETERINARIAN OFFICE
CONCEPTUAL SITE PLAN
BEING A PORTION OUT OF THE
SAMUEL WEST SURVEY, ABSTRACT #1648
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS
DATE OF PREPARATION: 06/01/2021
1.14 ACRES
1 COMMERCIAL LOT
MAZIDJI GROUP
CIVIL ENGINEERING AND ENVIRONMENTAL PROFESSIONALS
11105 FERNALD AVE. DALLAS, TX 75218 214-663-1068
CONTACT: COSTA MAZIDJI, P.E.

DESIGNED CM	SCALE: AS SHOWN	JOB NO.
DRAWN JDB	DATE: SEPTEMBER 2021	MG335
CHECKED CM		

EXHIBIT A