

City of Sanger
Zoning Board of Adjustment
201 Bolivar St/PO Box 1729
Sanger, TX 76266

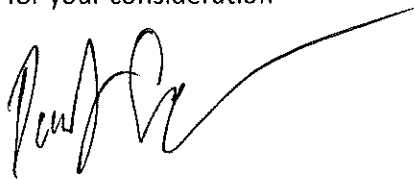
Letter of Intent for Zoning Variance/Special Exception Zoning:
Residential PH2 BLK F LOT 16
Parcel ID: 274529

Dear Zoning Board of Adjustment Members:

We respectfully request a variance of the 25 FT setback requirement to 16 FT for the rear and east build lines of 731 La Paloma Rd, Sanger, TX 76266. The following considerations support the proposed reduction:

1. The subject property is positioned on a corner lot that is oddly shaped and narrow. A 25 FT setback would create a tight build configuration for a quality custom home compared to neighboring homes. The requested 9 FT reduction for the rear and east build lines will allow for the home to be built symmetrical and more proportional to the homes in the neighborhood.
2. Granting the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the zoning district in which the subject property is located.
3. The granting of this variance would have no effect on any adjoining properties. The build line for non-street side homes is 10 FT on the east sides.
4. The requested build line will fall within the 16 FT utility line easement that is required for end of street buildings.
5. Home builder Kent Key believes the requested variance will provide the most opportunity to create a desirable home while adding to the strength of Ranger Creek Estates.

Thank you for your consideration

A handwritten signature in black ink, appearing to read 'Dustin Schertz', with a long, sweeping horizontal line extending to the right.

Sincerely, Dustin Schertz