

November 21, 2023

Ms. Ramie Hammonds
Development Services Director/Building Official
City of Sanger
201 Bolivar St.
P.O. Box 1729
Sanger, Tx. 76266

Re: Duck Creek Ridge Plat Variance Request Letter

Property: Southwest Corner of Duck Creek Road and Mesa Drive
Address: 2010 Duck Creek Road, Sanger, Texas

Variance Request Letter

Ms. Hammonds,

On behalf of my client, Tim Ball, I am requesting 2 variances for a proposed 4 lot subdivision development at address 2010 Duck Creek Road. The property is currently zoned SF-10, single family, which has a minimum lot depth of 100 feet. The existing road frontage (Mesa Drive) maintains a current right-of-way width of 40 feet. The posted "Future Thoroughfare Plan identifies Mesa Drive as a "Residential" road. The subdivision ordinance lists the minimum right-of-way width for a residential street of 50 feet. We respectfully request a variance to reduce the minimum right-of-way width on Mesa Drive to its current width of 40 feet.

In addition, I am requesting a variance for the minimum side yard for Lot 1. The property is currently zoned SF-10, single family, which has a minimum side yard of 8 feet and a minimum lot depth of 100 feet. The current property has an existing home that is to remain on its own lot. The 100 feet-depth of the proposed lots will leave 7.8 feet remaining for the side yard on the existing house's lot. We respectfully request a variance to reduce the minimum side yard for this lot from 8 feet to 7.5 feet.

We appreciate your review of my client's variance request and any comments or input you may have. If you have any questions or require additional information, please contact me at (940) 293-3180 or by email at mblack@trinity-surveying.com.

Thank you,
Michael L. Black, RPLS #6854 (Tx) PLS #1982 (Ok)
Trinity Land Surveying LLC
Email: mblack@trinity-surveying.com
Phone: 940-293-3180