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LETTER OF INTENT

May 24, 2023

ATTN: Ramie Hammonds
Development Service Department- City of Sanger
201 Boliver Street
PO Box 1729
Sanger, TX 76266

Subject: Letter of Intent to request a Variance of waiver for 25' Building setback and change to 20' Building setback.

Dear Madam,

This letter serves as a formal request for a Variance of waiver for 25' building setback on side(south side)of the property in the City of Sanger. The subject property is a vacant lot located at the Northwest corner of W. Chapman Drive and 10th Street in Sanger, TX, covering an area of approximately 0.779 acres. As per the current zoning regulations, the property is designated as B-2 (Business District), allowing the use of the property for a restaurant with Drive-Thru service.

However, dedicating 25 feet of building setback will significantly impact the proposed site design of the Restaurant with Drive-thru service. Therefore, we kindly request that the city accepts the Variance waiver and exempts us from dedicating 25' building setback and allow us to dedicate 20' building setback instead on the side of property.

Please find attached the site plan for your reference.

Should you require any further information or clarification, please do not hesitate to contact us.

Sincerely,

Triangle Engineering
TX PE FIRM #11525
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