



We build strength, stability, self-reliance, and shelter.

3/31/2023

Board of Adjustment
Sanger Development Services
201 Bolivar Street
Sanger, TX 76266

Dear Board of Adjustment,

Habitat for Humanity of Denton County was founded on the conviction that every man, woman, and child in Denton County should have a simple, durable place to live in dignity and safety, and should be a matter of conscience and action for all.

This Letter of Intent is in support of three variances for the empty lot of 102 Sims Street. The requested variances will allow a new single-family residence home to be built for a hard-working family that is vetted through our stringent processes. Habitat families purchase their homes and receive mortgages with 0% interest rates. Our families also contribute sweat equity.

The new single-family residence we are proposing to build at 102 Sims Street is complimentary and similar to the existing neighborhood. (Please see attached elevation and floor plan.) Our homes are built utilizing quality materials and are certified energy efficient. The proposed project would be an improvement to the neighborhood and result in an overall increase in property value and tax base.

We are requesting three variances. The first variance requested is for a 4' reduction in the front yard for the front porch, so the porch would have a 21' setback – the rest of the home would be on the 25' setback. The second requested variance is for the rear yard. We are requesting a 18' setback from the 25' requirement. The third variance request is for the total lot area – 102 Sims total lot is 5,460 square feet. (Please see attached site plan.)

We appreciate the Board of Adjustment's consideration. Please let me know if we can provide further information.

Kindly,

A handwritten signature in black ink, appearing to read "Lora Blakeslee Atkinson".

Lora Blakeslee Atkinson, MNM
Executive Director