



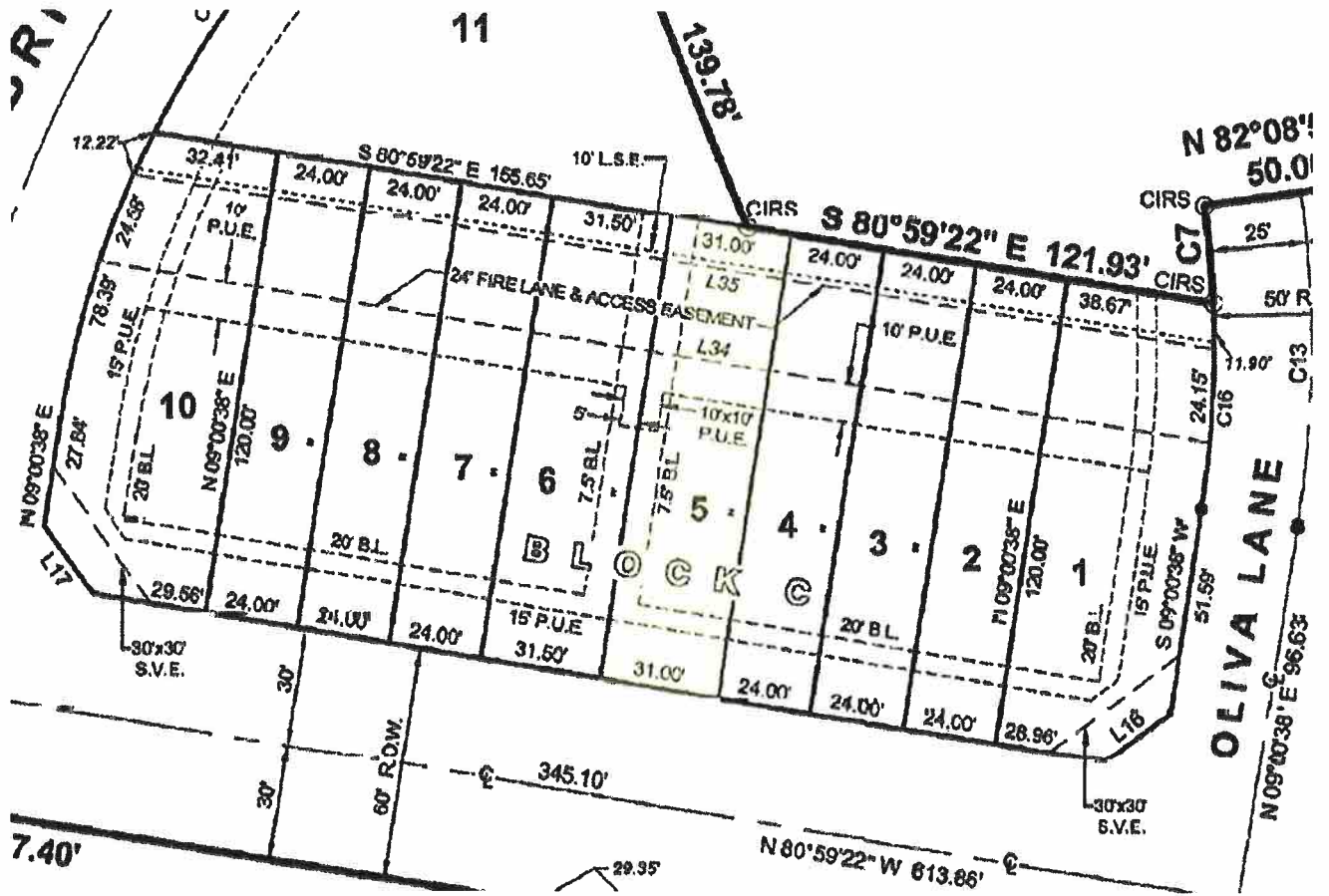
LETTER OF INTENT

December 17th, 2024

Ramie Hammonds
Director of Development Services
City of Sanger
201 Bolivar Street/ PO Box 1729
Sanger, TX 76266
Re: Sanger Circle Townhomes Phase 6A: Lot 5, Block C

Dear Ms. Hammonds,

Impression Homes respectfully requests a variance to the side yard building setback for Lot 5; Block C in the Sanger Circle Townhome Subdivision (see image below). Current platted setback for the west side of the lot is 7.5 feet. With this lot width being 31' instead of 31.5' like the other end cap townhome lots, the buildable pad width is only 23.5', which is 6" narrower than the standard 24'-wide townhomes. A variance to the side yard setback requirement to 7 feet for this one lot will allow consistent townhome slab footprint to all other townhome groups in the subdivision.



The variance request will not interfere with platted easements adjacent to the property.

We have also attached a copy of the final plat for Sanger Circle Phase 6A for your reference.

Sincerely,

Jason Grace
 Land Development Manager
 Impression Homes, LLC