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Nicole Benoit
Tarrant County Development Coordinator
100 E. Weatherford, Fort Worth, TX 76195
817-212-7202 - nrbenoit@tarrantcountytx.gov

Re: 70' ROW Variance Request

Dear Nicole,

Please let this letter serve as the official request for a variance from the new 70' ROW requirement for lots 1 thru 7, block 1, Sullivan Addition, FW case number FP-24-016.

We have been diligently working through the platting process over the past two years on this small development. The preliminary plat was approved on 4/26/2023 and final plat was conditionally approved by Fort Worth on 3/8/2024. Our project was already in review at the time the new regulations were adopted, and it is imperative for the project that we obtain a variance for the ROW dedication as approved thus far by CFW and Tarrant County.

The new 70' ROW requirement would require us to change all our lot sizes and basically restart the platting process. This additional 10' would reduce out lot sizes below what is needed for minimum required septic size, possibly requiring the elimination of one lot just to keep the remaining lots. Any of these changes this late in the game would result in a complete redesign and restart of the entire platting process.

I sincerely hope the court understands the predicament this new ROW requirement has levied on our project which is literally at the finish line for being approved.

Best regards,

Sean Sullivan