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NOTICE OF A PUBLIC MEETING
TOWN OF RANCHO VIEJO
STRATEGIC PLANNING COMMITTEE

DECEMBER 6, 2010

5:30 P.M.

NOTICE is hereby given of a MEETING of the STRATEGIC PLANNING COMMITTEE of the TOWN OF RANCHO VIEJO, TEXAS, to be held on Monday, December 6, 2010, at 5:30 P.M., in the TOWN MUNICIPAL OFFICE, 3301 CARMEN AVENUE, RANCHO VIEJO, TEXAS.

Review Request for a Variance by Mr. George Angel, owner, Section 4S, Lot 701, 304 Balboa, Rancho Viejo, Texas, to provide for a variance from the Code of Ordinances, Chapter 70, Article III, Zoning Regulations and Rules, Division 1. Generally, Section 70-250 Regulations applicable to all districts, Setback Regulations (a) (4) - to be within five feet of a side lot line. This would apply to the molding on the North side of the house.

Cheryl J. Kretz
Town Administrator

Town of Rancho Viejo
3301 Carmen ave.
Texas.78575

11-16,2010

My name is George Angel and I live at 304 Balboa ave. in Rancho Viejo. I am currently building an addition to my house, and I would like to apply for a building zone variance.

The variance will apply only to the molding on the North side of the house.

Article III. Zoning regulations and rules.

Sec. 70-250. Regulations applicable to all districts.

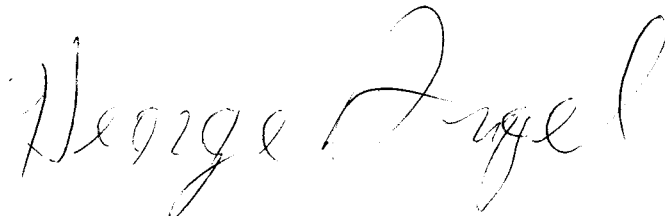
(a) Setback regulations.

Specifically-- From the property survey line of the N. side, to the beginning of the building, the distance is-- 5' 6". From the end of the building, the molding at the top of the building, is protruding 12" into the 5' 6" distance. Which is only 6" in violation of the setback regulations.

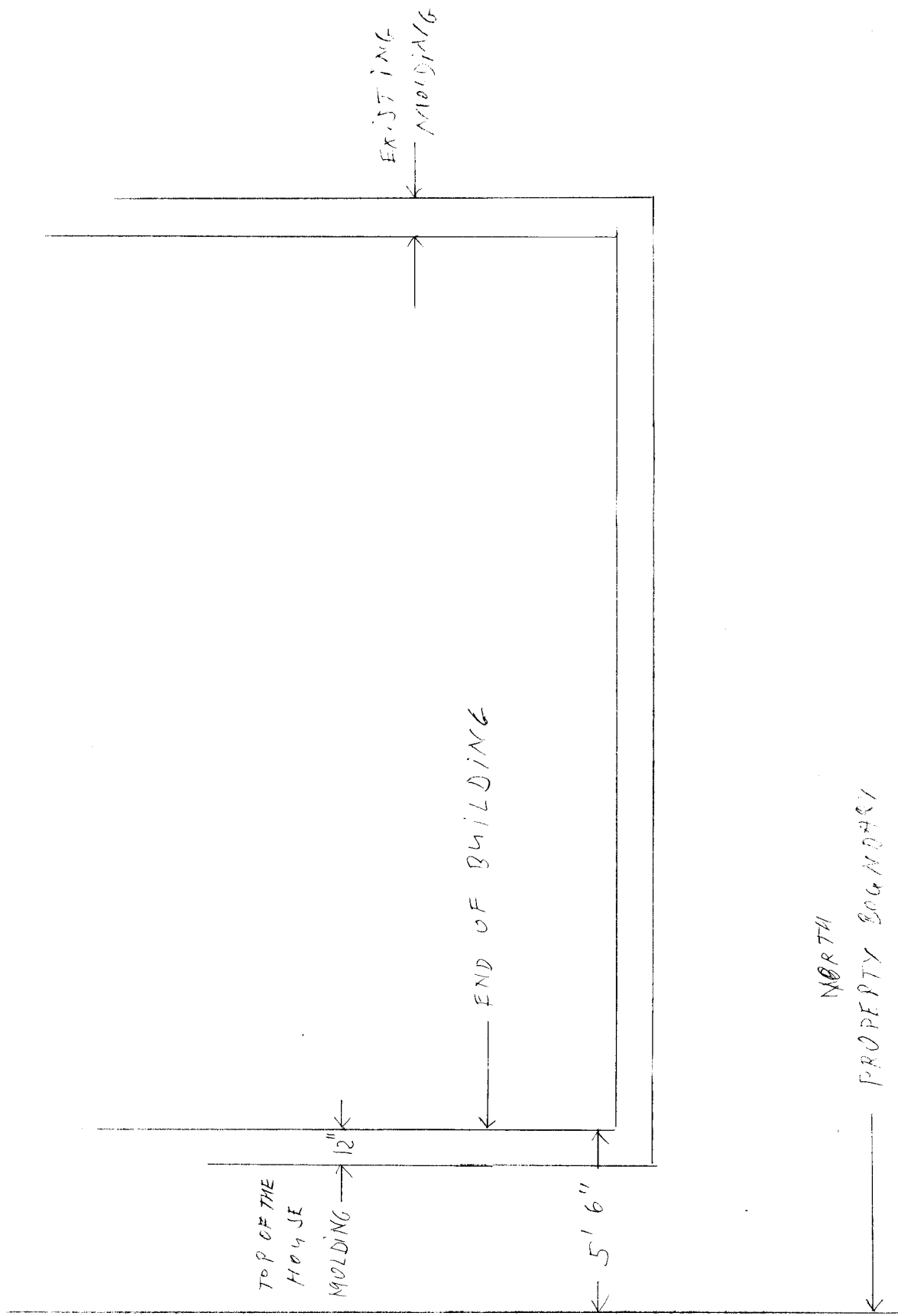
I could not install a smaller molding, because it would not have matched the existing molding and it would have destroyed the symmetry and the appearance of the house.

I hope that this would be given appropriate consideration.

Sincerely,
George Angel



956-350-5844



DIVISION 1. GENERALLY

Sec. 70-250. Regulations applicable to all districts.

(a) *Setback regulations.* No vertical structure or manufacture of any kind, temporary or permanent, including overhangs (no roofs may overhang into any setback area) which has a vertical height of more than two feet from the slab shall be placed within the setback herein set forth, to wit: Except fence and wall regulations which have different setbacks.

For the purpose of these ordinances the following definitions shall prevail:

Right-of-way: Includes the paved portion as well as the unpaved portion of the "right-of-way". Any other words, road, roadway or thorough-fare, are not to be used in the zoning chapter.

- (1) Within 25 feet of the edge of the water of a resaca or other waterway;
- (2) Within 25 feet of a rear property line;
- (3) Within 25 feet of the right-of-way;
- (4) Within five feet of the side lot line.