



3301 CARMEN AVE, 78575

Phone 956-350-4093

Fax 956-350-4156


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

January 16, 2012

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, January 16, 2012, at 5:30 P.M., in the TOWN MUNICIPAL OFFICE, 3301 CARMEN AVENUE, RANCHO VIEJO, TEXAS.

Review Request for a Variance by Mr. Enrique Corona, Jr., agent for Mr. and Mrs. Juan Loya, Section 4N, Lot 301, 208 Zapata, 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 east side of a proposed room addition.


Cheryl J. Kretz
Town Administrator



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NOTICE OF PUBLIC MEETING
TOWN OF RANCHO VIEJO
BOARD OF ADJUSTMENTS AND APPEALS

January 17, 2012
5:30 P.M.

NOTICE is hereby given of a Meeting of the BOARD OF ADJUSTMENTS AND APPEALS of the TOWN OF RANCHO VIEJO, to be held on Tuesday, January 17, 2012, at 5:30 P.M., in the TOWN MUNICIPAL OFFICE, 3301 Carmen Avenue, Rancho Viejo, Texas to consider the following items:

1. Call to Order
2. Roll Call
3. Approval of Minutes - June 8, 2011
4. Request for a Variance by Mr. Enrique Corona, Jr., agent for Mr. and Mrs. Juan Loya, Section 4N, Lot 301, 208 Zapata, 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 east side of a proposed room addition.
5. Adjourn


Cheryl J. Kretz
Town Administrator

CORONA ENGINEERING / SURVEYING CO.

654 W. ST. CHARLES
BROWNSVILLE, TX. 78520
(956) 541-3222 FAX (956) 541-3838

DECEMBER 19 , 2011

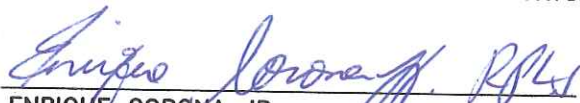
TOWN OF RANCHO VIEJO
BOARD OF ADJUSTMENTS AND APPEALS
3301 CARMEN AVE.
RANCHO VIEJO, TEXAS 78575

DEAR BOARD MEMBERS;

WE WOULD LIKE TO MAKE REFERENCE TO THE RESIDENTIAL EXPANSION CONSTRUCTION PRESENTLY TAKING PLACE AT 208 ZAPATA AVENUE. A BUILDING PERMIT HAS BEEN ACQUIRED AND FOUNDATION WORK HAS STARTED. FOUNDATION TRENCHES WITH REBAR AND PLUMBING HAVE BEEN INSTALLED. A FOUNDATION FORM SURVEY WAS REQUESTED FROM OUR FIRM ON DECEMBER 14, 2011. ACCORDING TO RANCHO VIEJO'S CODE OF ORDINANCES, CHAPTER 70 SECTION 70-250, ITEM (A) 4, THE SIDE SETBACK FOR A "B" SINGLE FAMILY DWELLING IS 5 FEET. THE NEW SURVEY SHOWS THE FOUNDATION FORM CLOSER THAN 5 FEET TO THE EAST PROPERTY LINE. THE EXISTING FORMS WERE BUILT FOLLOWING THE EXTENSION OF THE REAR WALLS OF THE RESIDENCE SHOWN ON A PREVIOUS SURVEY DONE BY US ABOUT EIGHT YEARS AGO. ACCORDING TO A SITE PLAN PREPARED BY THE BUILDER, THE EAST SETBACK WOULD HAVE MET THE FIVE FOOT SIDE SETBACK. THE NEW FOUNDATION SURVEY SHOWS AN EXISTING SIDE SETBACK OF 2.2 FEET ON THE NORTH END AND 4.3 FEET ON THE SOUTH END OF THE PROPOSED FAMILY ROOM. THE CURRENT (17.5 FEET) WIDTH OF THE FAMILY ROOM ON THE EAST SIDE OF THE PROPOSED EXPANSION ALLOWS FOR A COMFORTABLE SETTING AND A REDUCTION WOULD CONSTRAINT ITS USAGE. THE CORRESPONDING WEST WALL OF THE FAMILY ROOM CANNOT BE MOVED WESTERLY BECAUSE IT IS AN EXTENSION OF THE DINING ROOM AREA AND WOULD REDUCE THE VISIBILITY OF THE RESACA FROM THE ENTRY AND DINING ROOM AREAS.

WE HEREBY RESPECTFULLY REQUEST A VARIANCE OF THE SIDE SETBACK ON THE EAST PROPERTY LINE OF 2.8 FEET TO 0.7 FEET AND ALLOW THE EXISTING CONSTRUCTION TO CONTINUE. THE ADJOINING NEIGHBOR ON THAT SIDE HAS NO PROBLEMS WITH THE VARIANCE.

THANKING YOU FOR YOUR CONSIDERATION AND FAVORABLE REVIEW, I REMAIN.


ENRIQUE CORONA JR.
REGISTERED PROFESSIONAL LAND SURVEYOR

ARTICLE III. ZONING REGULATIONS AND RULES

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;

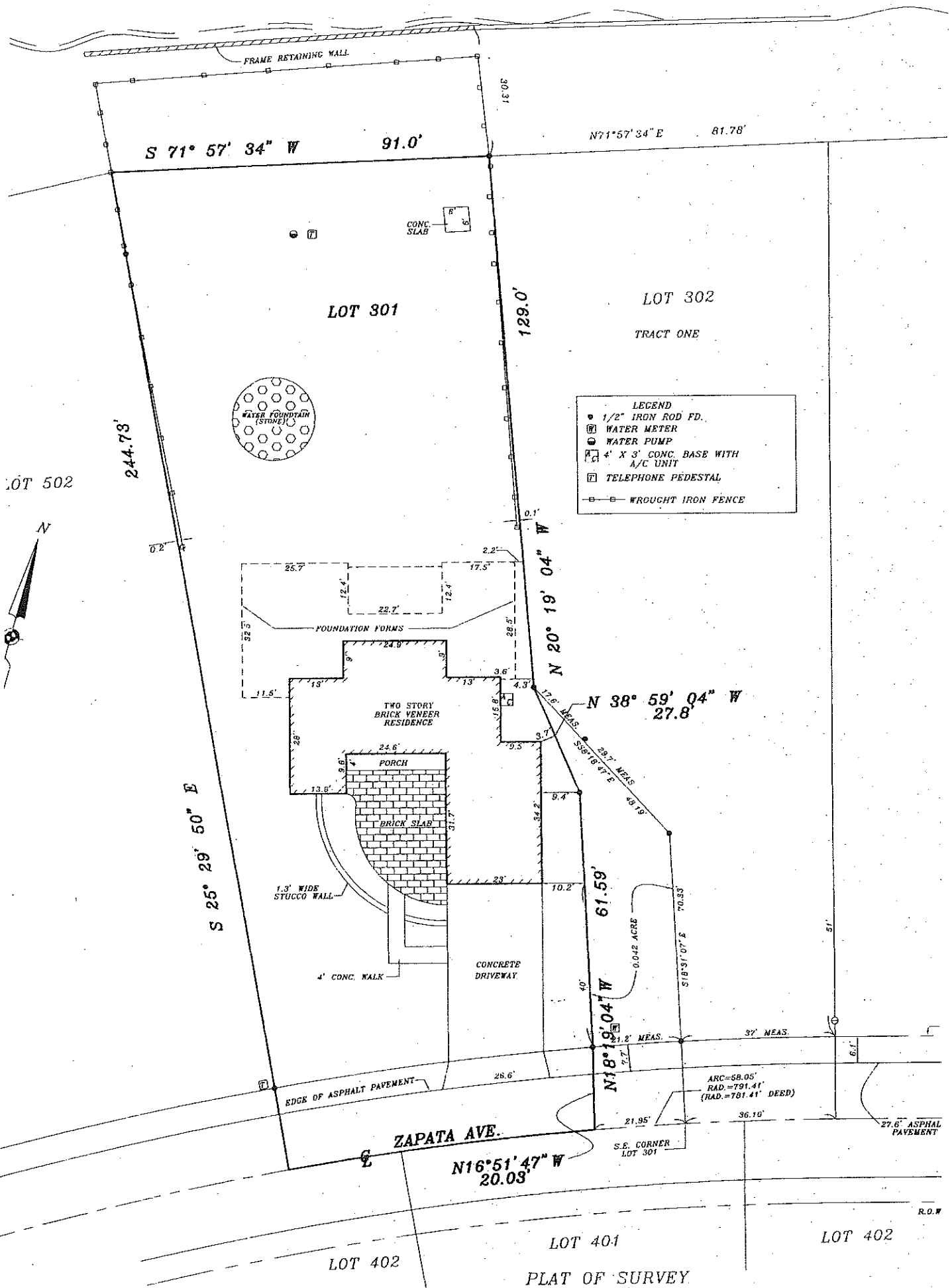
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ZONING

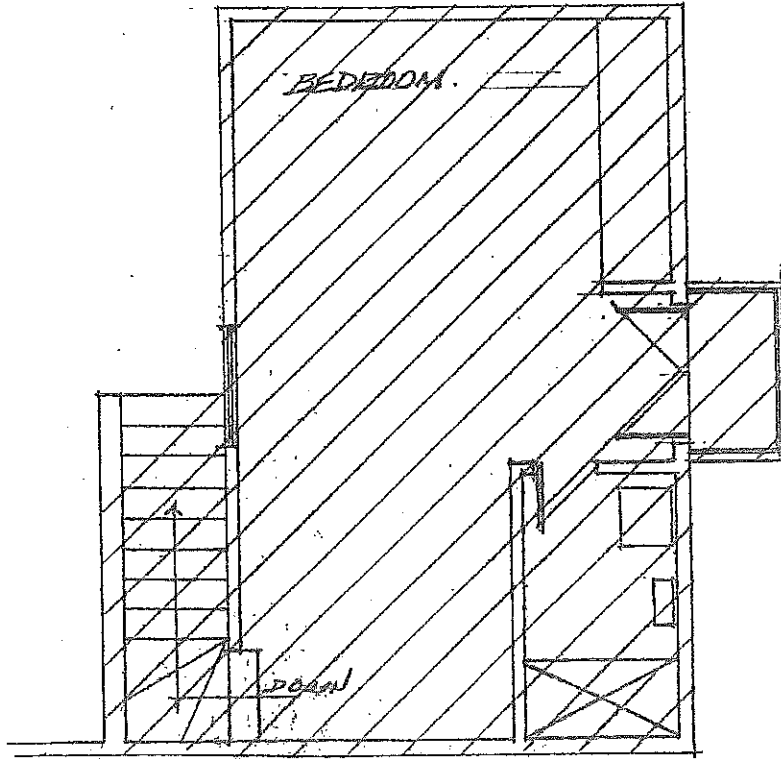
§ 70-250

- (4) Within five feet of the side lot line.

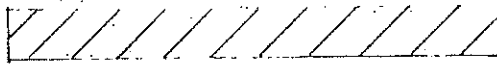


LOT 301, NORTH, RANCHO VIEJO SUBDIVISION, SECTION FOUR IV, AN ADDITION TO THE TOWN OF RANCHO VIEJO, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF SAID SUBDIVISION RECORDED IN VOLUME 25, PAGES 34-46, MAP RECORDS OF CAMERON COUNTY, TEXAS. SAVE AND EXCEPT 0.042 ACRE OUT OF LOT 301, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEING SAID ACRE OF LAND OUT OF LOT 301 (0.0498 ACRE) RANCHO VIEJO, SECTION 4, NORTH AS RECORDED IN THE





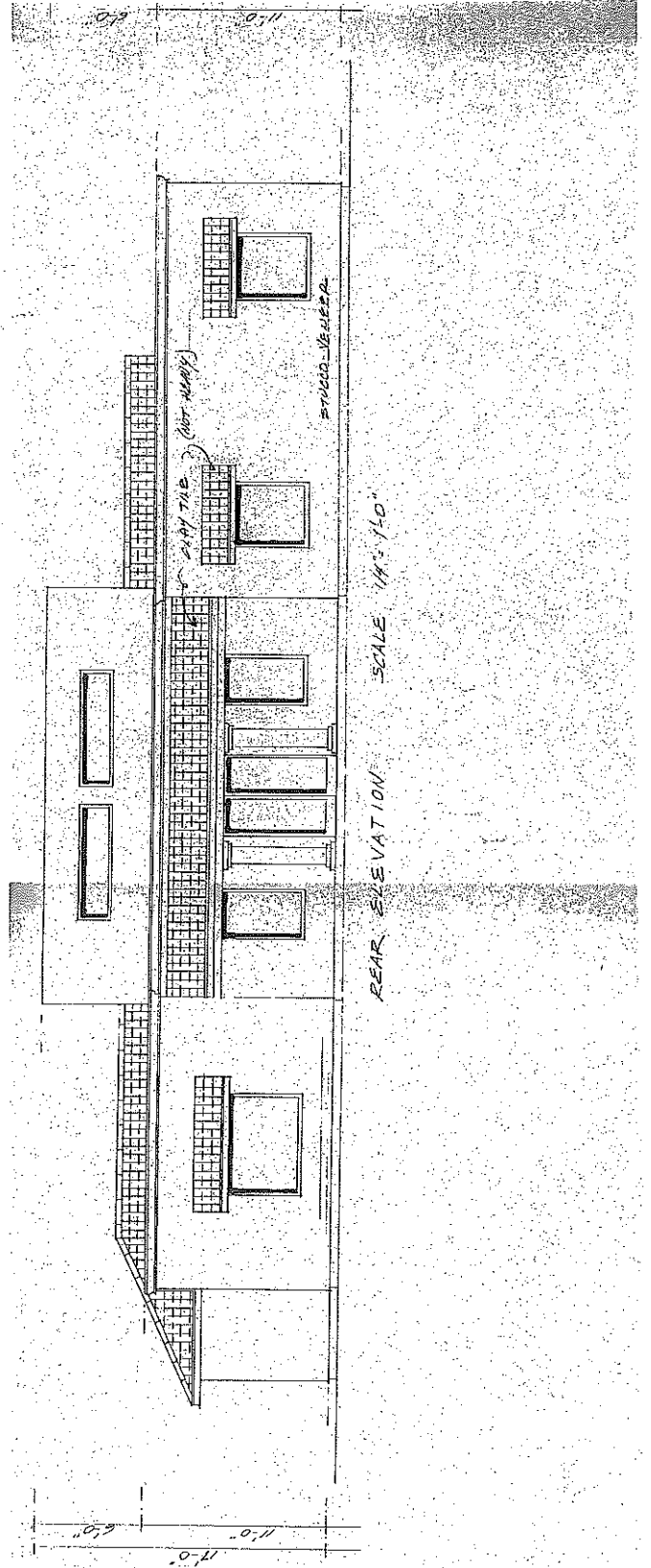
SECOND FLOOR SCALE 1/4" = 1'-0"

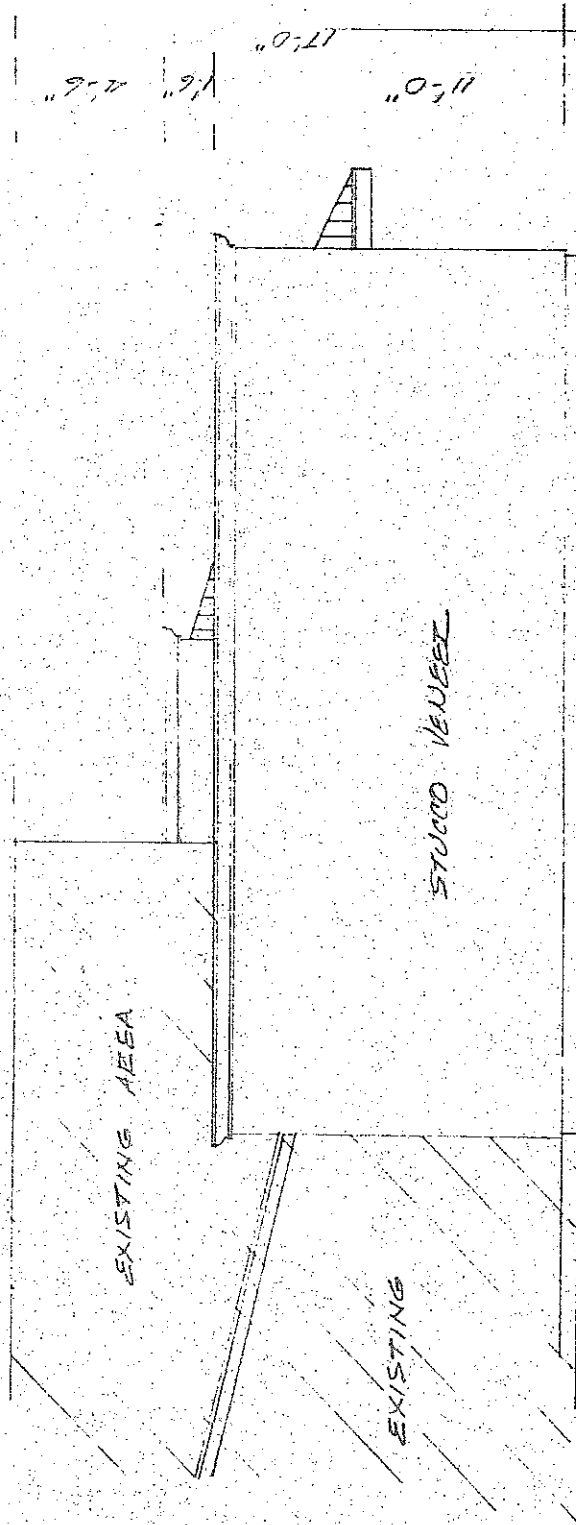
 EXISTING AREA.

NEW CONSTRUCTION ADDITION PROPOSAL
208 AVE. ZAPATA, RANCHO VIEJO, TX. 78575
ANA CRISTINA AND JUAN MANUEL LOYA OWNERS.

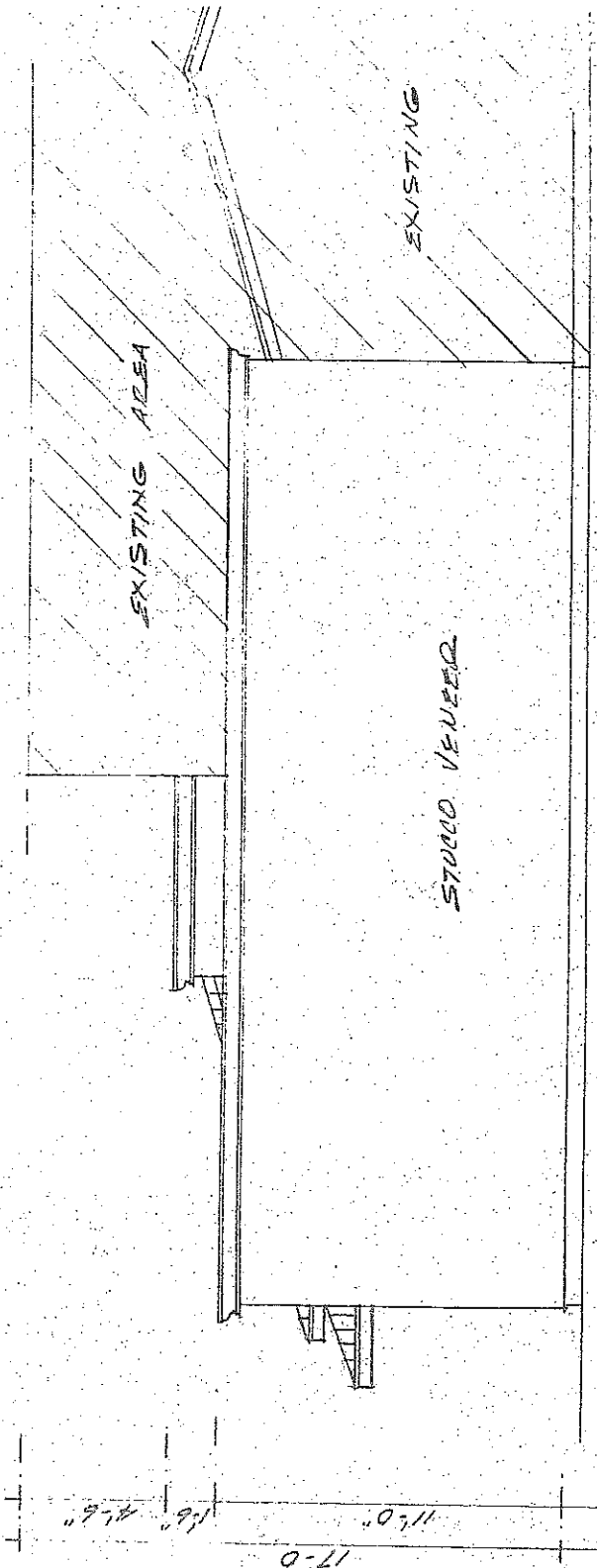
SCALE 1/4" = 1'-0"

MAY-2011





EAST ELEVATION SCALE 1/4" = 1'-0"



WEST ELEVATION SCALE 1/4" = 1'-0"