City of Granite Shoals
2221 N. Phillips Ranch Road
Granite Shoals, TX 78654
(830) 598-2424 fax (830) 598-6538
www.graniteshoals.org

AGENDA FOR A MEETING OF THE BOARD OF ADJUSTMENTS (BOA) OF THE CITY OF GRANITE SHOALS GRANITE SHOALS CITY HALL, COUNCIL CHAMBER, 2ND FLOOR 2221 N. PHILLIPS RANCH ROAD, GRANITE SHOALS, TX MONDAY, JANUARY 11, 2016 , 6:00 PM

1. Call meeting to order / Introductions/ Welcome.
2. Review, consider and possibly take action related to the meeting minutes from the November 23, 2015, meeting of the Board of Adjustments. *(City Secretary Elaine Simpson)* p. 3-7
3. Consider BOA CASE 2015-004. p. 13-34

Consider the request of Mr. and Mrs. Strehlow for a variance from *Granite Shoals City Code, Zoning Ordinance, Section 40-6. Single Family Residential District 1 (R-1), (l) Yard requirements, 2.) Side yard (Ord. 663),* to cure existing encroachment(s) of house, and of eaves, respectively, that extend into the required side yard setbacks at 2820 Lakeview Drive, Granite Shoals, TX.

1) Administration of Oaths to participants
2) Hold Public Hearing
3) Consider variance
4) Make determination

4. Consider BOA CASE 2015-005. p. 35-49

Consider the request of Mr. Blythe for a variance from *Granite Shoals City Code, Zoning Ordinance, Section 40-6. Single Family Residential District 1 (R-1), (l) Yard requirements, 2.) Side yard (Ord. 663),* to cure existing encroachment of house eaves that extend into the required side yard setback at 513 Briarway, Granite Shoals, TX.

1) Administration of Oaths to participants
2) Hold Public Hearing
3) Consider variance
4) Make determination

5. **Executive Session:** The Board of Adjustment members may go into Executive Session to Consult with City Attorney to discuss any matters listed on the agenda, as authorized by Texas Government Code Section 551.071 (consultation with attorney).

6. Future Meetings

7. Adjournment.

CERTIFICATION

I certify that the foregoing agenda has been posted at Granite Shoals City Hall, 2221 N. Phillips Ranch Road, both on the indoor bulletin board and the six panel Park Information and City Notice Outdoor Bulletin Board cases which are accessible to the public at all times, and the city website at www.graniteshoals.org on Friday, December 11, 2015 and shall remain there continuously from such time until after this meeting is adjourned on January 11, 2016. City Hall is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 8 hours prior to this meeting. Please contact the City Secretary at (830) 598-2424 for further information.

Elaine Simpson, TRMC/MMC
City Secretary

City of Granite Shoals
2221 N. Phillips Ranch Road
Granite Shoals, TX 78654
(830) 598-2424 fax (830) 598-6538
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MEETING MINUTES
OF THE BOARD OF ADJUSTMENTS (BOA)
OF THE CITY OF GRANITE SHOALS
GRANITE SHOALS CITY HALL,
COUNCIL CHAMBER, 2ND FLOOR
2221 N. PHILLIPS RANCH ROAD, GRANITE SHOALS, TX
TUESDAY, NOVEMBER 23, 2015 6:00 PM

Board Members Present:
Chair Ted Gulden
Vice Chair Stephen Carter
Don Bryant
Bill Farr
Larry Crochet

Absent:
Jon R. Campbell
City Manager Ken Nickel

City Staff Members Present:
City Attorney Brad Young
City Secretary Elaine Simpson (recording/meeting minutes)
Code Compliance Officer Preston Williams
Code Compliance Officer Mike Bishop

Other participants
Mr. Bart Vincent

1. Call meeting to order. Meeting called to order by Chair Gulden at 6:01 PM.

2. Review, consider and possibly take action related to the meeting minutes from the April 21, 2015, meeting of the Board of Adjustments. *(City Secretary Elaine Simpson)*

Board Member Farr made a motion, and Board Member Carter seconded, to approve, as presented, the BOA Meeting minutes from April 21, 2015. Motion carried by unanimous 5-0 vote.

3. Consider BOA CASE 2015-003.

Consider the request of Mr. Bart Vincent for a variance from the City Code, Zoning (Chapter 40), 40.6, (c), (1).

Sec. 40-6. - Single-Family Residential District, R-1.

(a) *Permitted uses.*

(c) *Yard requirements.*

(1) *Front yard.* There shall be a front yard having a depth of not less than 20 feet.

To cure existing encroachment of house that extends into the required front yard setback at 1701 Belaire, Granite Shoals, TX.

1) Administration of Oaths to participants: Chair Gulden administered the Oath, as directed by the City Attorney Brad Young, to the following individuals:

Preston Williams, Mike Bishop, Merilyn Nations and Bart Vincent.

2) Hold Public Hearing

Chair Gulden called the Public Hearing to order at 6:04 PM.

Chair Gulden adjourned the Public Hearing at 6:42 PM.

3) Consider variance

Code Compliance Officer Preston Williams introduced the agenda item and presented a staff report. Williams noted that the question is whether there is a need for a variance at 1701 Belaire. There are things the property owner can do with this non-conforming property, just not the modifications proposed. Staff cannot recommend a variance, since the role of staff is to enforce the City Code/Zoning Ordinance. Staff believes it is necessary to uphold the integrity of the Code.

There was a discussion that the property was non-conforming when it was purchased by Mr. Vincent in 2011. Mr. Vincent may do all normal maintenance and can build the boat dock that he has begun out in the back.

Williams explained that the property owner could add flatwork for a driveway, as this is his right to ingress/egress.

City Secretary Simpson noted that of the surrounding property owners' letters which were mailed out in advance of this hearing (as legally required), 16 were sent, and 5 have been returned. All five of the surrounding property owners who responded to their letters have indicated they are in favor of this request by Mr. Vincent.

The Code compliance staff discussed that after the driveway was worked on, the officers began to notice a great deal of dirt being moved on the other side. There was a discussion regarding the non-conforming nature of the structure means that it is not legal to expand the footprint of the structure.

Mr. Vincent, the applicant, presented his report and explained that he is trying to renovate the house in order to make it suitable as a retirement home, instead of simply a weekend get-away which is the current use. There was a discussion related to the situation of the house being built at an angle 45 years ago, and how part of it is in the setback. When the house was built, the lot itself was smaller. After the house was built, previous owner and his neighbor bought lot between them and split it in half.

Mr. Vincent described that he believed his contractor was approved to move the dirt. There are drainage issues with water draining off Belaire and Live Oak and it is washing this dirt off. The 'wash out' area has been getting more pronounced the last few years. The intent of the renovations is partly to take steps to prevent more erosion. There was a discussion of concern that continued erosion could eventually lead to instability for the structure. If the variance is granted, Mr. Vincent explained that the non-conforming status would be removed from the structure and he planned to begin the standard process of applying for a permit for all the planned renovations.

Merilyn Nations, neighbor to Mr. Vincent, spoke in favor of the variance request. She explained that she lives across the street from Mr. Vincent and she described the problems with drainage that exists at the culvert from Live Oak where it meets Belaire directly in front of the Vincent property. The culvert is blocked. Mrs. Nations continued with a description of the structure as having existed before the area was annexed into the city. She also noted that the neighbors who have expressed an opinion are all in favor of the variance being granted. The neighborhood has been working on neighborhood improvements (dredging the cove) and indicated that the neighbors support the improvements Mr. Vincent requests to make to his property.

There was a discussion that some of the flatwork being proposed is to build a new outside stairway. This is not for erosion control.

There was a discussion of the structure as a non-conforming structure. If this variance is granted, Mr. Vincent can apply for building permits for renovations as he desires. If not, he can still live in this structure and make routine repairs.

Mr. Vincent, city staff and BOA members reviewed maps and plans for the renovations from the agenda packet. Mr. Vincent showed the Board Members pictures of his house displayed on his tablet computer. He noted how the crushed granite was washing away.

4) Make determination

Motion was made by Don Bryant and seconded by Larry Crochet to approve the request for a variance. Mr. Bryant read the model motion for approval: Motion to approve the request for a variance from Mr. Bart Vincent for a variance from the City Code, Zoning (Chapter 40), 40.6, (c), (1).

Sec. 40-6. - Single-Family Residential District, R-1.

(a) *Permitted uses.*

(c) *Yard requirements.*

(1) *Front yard.* There shall be a front yard having a depth of not less than 20 feet.

To cure existing encroachment of approximately 3.7 feet of existing house that extends into the required front yard setback at 1701 Belaire, Granite Shoals, TX, as requested in case # 2015-003, based on the following findings: there are special circumstances or conditions peculiar to the subject property; and the strict application of the terms of the Zoning Ordinance will impose upon the applicant unusual and practical difficulties or a particular hardship which would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the Ordinance. As part of the motion to approve, we find that the proposed variance is in harmony with the Ordinance's general purpose and intent, is in the public interest and will ensure that substantial justice will be done, and the granting of the variance will not merely serve as a convenience to the applicant but will alleviate some demonstrable and unusual hardship or difficulty for the applicant; and will not confer upon the applicant any special privilege that is denied by the Ordinance to other similarly situated properties in the same district. The surrounding property will be properly protected and there are sufficient remaining regulations adequate to govern the project'. Motion failed by a vote of 2-3. Ayes: Bryant and Crochet. Nays: Gulden, Carter and Farr.

4. **Executive Session:** The Board of Adjustment members may go into Executive Session to Consult with City Attorney. *The BOA reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any matters listed on the agenda, as authorized by Texas Government Code Sections 551.071 (consultation with attorney).*

The BOA did not go into executive session to consult with the attorney.

5. Future Meetings: City Secretary Simpson explained that there are some more cases which will be scheduled soon, they are currently being discussed at the City Council level because there are multiple issues with the properties, including easements which only City Council can resolve.

6. Adjournment.

With no other business on the agenda, and no objections from any members of the Board, Chair Gulden adjourned the meeting at 7:08 PM.

I, _____, Chairman of the Board of Adjustments for the City of Granite Shoals, Texas, certify that the attached are true and correct minutes taken from recordings and notes of the BOA Regular meeting held on November 23, 2015.

_____ date _____
Ted Gulden, Chairman

DRAFT

Excerpt from Code.

Side setbacks.

(d) *Used buildings.* No building which is not constructed of new materials, shall be designated for use for any purpose or in any manner moved, relocated or permanently installed within the corporate limits of the city; provided, however Texas Manufactured Housing, or Texas Industrialized Housing, no older than five years of age, and used for residential purposes in a district zoned residential, shall be exempt from this section.
(Ord. No. 409, § VI, 8-24-2004; Ord. No. 409-A, § 4, 12-7-2006; Ord. No. 663, § II, 7-28-2015)

Sec. 40-5. General compliance for all districts.

(a) Temporary electrical meters should be installed and maintained in a safe manner, Pedernales Electric Cooperative (PEC), should be consulted for specific safety requirements at installation.

(b) Surface area of any building façade must be glass, rock, wood, engineered wood exterior siding, masonry, copper, vinyl siding, aluminum siding, cement board or combination of these materials. Wood must be properly painted, stained, protected, sealed or otherwise treated appropriate for the type of wood material used. Corrugated metal sheets are not an acceptable siding material in residential areas. Sheets of pressed wood or plywood material, not specifically engineered for use as exterior siding, are not considered acceptable except when applied to an accessory storage building.
(Ord. No. 409-C, § II.B, 8-13-2008; Ord. No. 663, § II, 7-28-2015)

Sec. 40-6. Single-Family Residential District, R-1.

(a) *Permitted uses.* In Single-Family Residential District, R-1, no building or land shall be used, and no building shall hereafter be erected or structurally altered, unless otherwise provided for in this chapter, except for one or more of the following uses:

(1) Single-family dwellings.

(2) Churches and other places of worship.

(3) Colleges, universities, vocational schools and schools of higher learning.

(4) Parks, playgrounds, community buildings and other public recreational facilities owned and/or operated by the municipality or other governmental agency.

(5) Public buildings including libraries, museums, police and fire, and primary or secondary schools.

(b) *Prohibited uses.*

(1) Use of a recreational vehicle, tent, lean-to, shack, or temporary structure of any nature for residential occupancy.

(2) Any other use not specifically permitted under this chapter for Single-Family Residential District, R-1.

(c) *Building permit.* A city building permit must be obtained prior to all construction, alteration or demolition.

(d) *Repairs.* Repairs may be made with the approval of the city manager or city manager's designee without a permit. If the permitted facility is located off-site from the principal residence then the application shall provide the legal description of both properties.

(e) *Approval.* The owner, contractor, architect or engineer authorized to represent the owner shall submit an application on a form prescribed by the city for approval, plans which show dimensions and specifications and the proposed construction to be done, and pay any application fee, if adopted by the city council, to the city manager or city manager's designee for review. If the permitted facility is located off-site from the principal residence, then the building permit shall be valid so long as the properties are in conformance with the city building codes and the ownership of the two properties is the same. If the ownership of a property changes, the building permit automatically terminates and a new application will be required.

(f) *Garages and accessory buildings.* Garages and accessory buildings shall be of similar appearance in design to the main dwelling; which may be achieved with materials, color, pitch, roofline, trim or other architectural features. There is no square footage limitation on the total area of an approved garage. A single accessory building shall not exceed 500 square feet, and no more than two accessory buildings are allowed on a single lot.

(1) *All property except waterfront property.* All garages and accessory buildings are allowed on the lot adjacent or contiguous to or on the lot on which the primary residence is located.

(2) *Waterfront property.* For waterfront lots, the garage or accessory building may be permitted to be built after January 1, 2016, located on a lot that is directly across the street from the lot upon which the primary dwelling is located or on a lot that is adjacent to either side, but not the rear, of the lot directly across the street from the lot upon which the primary dwelling is located. Any such lot on which a garage or accessory building is located must be tied with an affidavit filed at Burnet County to the lot upon which the primary dwelling is located. Off-site accessory buildings must be on the same street as the lot upon which the primary dwelling is located or on an intersecting street.

(g) *Carports and recreational vehicle (RV) covers.* A carport or RV cover is a site-built structure with at least two open sides, similar in color and design to the main dwelling and adjacent to the main dwelling. A property owner may construct a carport or RV cover on a lot where the main dwelling is located or on a lot adjacent or connected to the main dwelling. No temporary or portable carports are permitted. Temporary or portable carports are carports built from a kit. Examples would be: Carolina Carports, Eagle Carports, King Canopy, etc., or carports made from materials similar to the material provided in kits.

(h) *Residential accessory buildings.* Accessory buildings shall be located on the rear half of the lot and shall be located a minimum of five feet from the main building, and shall comply with the side and side street and rear yard requirements.

(i) *Hangars for aircraft.* Personal hangars may be constructed on any lot bordering the Granite Shoals city-owned airstrip, with or without a dwelling on the lot.

(j) *Home-based business.* A Home-based business is an office in a residential dwelling that occupies no more than 25 percent of the total floor area of that dwelling. It is operated by one or more of the residents of that particular dwelling and employs no more than two nonresidents.

(1) The home-based business is conducted entirely within a dwelling which is the bona fide residence of the practitioner or within an accessory building located on the same property as the dwelling (not to include a driveway, yard or outside area).

(2) The residential character of the lot and dwelling shall be maintained. Neither the interior nor the exterior of the dwelling shall be structurally altered so as to require compliance with nonresidential construction codes to accommodate the home business. No outdoor storage of material related to the home-based business shall be permitted.

(3) No equipment or materials associated with the home business shall be displayed or stored where visible from anywhere off the premises.

(4) The business shall emit no external noise, vibration, smoke, dust, odor, heat, glare, fumes, electrical interference or waste runoff outside the dwelling unit or on the property surrounding the dwelling.

(5) Outside signs shall be regulated by the city sign ordinance.

(6) Child day care as a home-based business shall only be permitted on presentation to the city manager or city manager's designee of valid permits and licenses as required by the state, and shall be limited to no more than six children other than children living with and related to the applicant, and shall be limited to 12 consecutive hours per 24-hour period.

(7) Parking and vehicular traffic shall remain reasonable within the neighborhood of the home-based business. No more than two vehicles related to the home-based business may be visible from anywhere off premises.

(8) The following businesses or occupations shall not be allowed in residential neighborhoods as home-based businesses, including but not limited to: Animal hospitals, animal breeding, clinics, hospitals, contractor's yards, dancing schools, junkyards, restaurants, rental outlets, vehicle repair shops or massage parlors. The decision of this city to recognize the importance and validity of home-based businesses in no way should be construed to open the way for a variety of borderline businesses to function in residential areas. The city manager or city manager's designee should be contacted with any concerns about a business. If necessary the concerns regarding the business must be presented to the planning and zoning commission and then to city council for resolution before the home based business can begin operation.

(k) *Height regulations.* No building shall exceed two stories in height, and no building shall exceed a maximum of 35 feet in height measured from the highest terrain elevation on the front side of the building. For purposes of this subsection, the "front" of the building is the side that faces the street that corresponds to the building's street address. No more than an additional five feet for chimneys, railings, satellite dishes or other features will be allowed; to 40 feet.

(l) *Yard requirements.*

(1) *Front yard.* There shall be a front yard having a depth of not less than 20 feet.

(2) *Side yard.* All lots shall have a side yard of not less than five feet on each side, provided that on a corner lot the side yard on the street side of the lot shall be not less than ten feet and shall extend from front to rear of the lot. Sidewalk/flatwork may be located in the side yard only if all easements have been released from the side yard area where the sidewalk/flatwork is located.

(3) *Rear yard.* All lots shall have a rear yard of not less than five feet.

(4) *Shoreline.* Where a lot abuts Lake Lyndon B. Johnson or other waterway designated by the city, the following setback and other requirements in relation to the shoreline shall be used. The shoreline shall usually be the water's edge, under normal conditions, existing as of the date of the requested building permit.

a. No main or accessory building, except as otherwise specified, shall be located closer than ten feet to the shoreline. In no instance shall it extend beyond the original platted lot line.

b. A boat dock shall not exceed 18 feet in height (as measured from an 825-foot lake level). No boat dock shall be closer than five feet to any extended side property line.

(m) *Lot requirements.* No residence shall be constructed on any lot containing fewer than 5,000 square feet. Lower Colorado River Authority (LCRA) requirements for septic system may call for greater lot size. A septic system permit shall be obtained from the LCRA before construction of a building is started.

(n) *Off-street parking.* No 18-wheelers, truck tractors, dump trucks, large commercial box trucks, goose-neck trailers or tractor rigs, or any vehicle which requires a class "A" or class "B" Texas Driver's license to operate, may be parked off-street in any district zoned for residential use. Permitted off-street parking spaces shall be provided in accordance with section 40-16.

(o) *Minimum dwelling requirements.*

(1) Texas Industrialized housing must:

a. Have a value equal to or greater than the median taxable value for each single-family dwelling located within 500 feet of the lot on which the industrialized housing is proposed to be located, as determined by the most recent certified tax appraisal roll for Burnet County.

b. Have exterior siding, roofing, roof pitch, foundation fascia and fenestration compatible with the single-family dwellings located within 500 feet of the lot on which the industrialized housing is proposed to be located.

c. Comply with city building setbacks, side and rear yard offsets, subdivision control, square footage and other site requirements applicable to single-family dwellings.

d. Be securely fixed to a permanent foundation and installed in accordance to the manufacturers' specifications. If the typical manufacturer's foundation is not approved by local authority, a licensed state professional engineer shall design a foundation for this unique home and site.

(2) No residential dwelling shall be constructed, or moved in, which contains fewer than 1,200 square feet of living area (excluding garage); provided, however, that the owner of a residential dwelling that contains fewer than 1,200 square feet of living area may add a garage without expanding the living area of the residential dwelling as long as the residential dwelling complies with other provisions of this chapter. Any new home construction, permitted after January 1, 2016, shall be required to include a minimum of a one-car enclosed garage; which may be attached or detached. For purposes of this subsection, the term "new home construction" does not include renovations, remodeling, or additions. The dwelling shall have a minimum of 16 inches of roof overhang with a vented soffit. The city manager or city manager's designee may waive the venting requirement if, in his judgment, the additional venting is not required for public safety or health reasons.

(p) *Fencing.* Fences may be located directly on the property/lot lines, i.e. front, side(s) and rear yard lot lines. Front yard fencing must have no more than 50 percent density.

(1) *Fence materials.* All fences shall be constructed with new and of good quality materials. Allowable materials are milled wood, split-rails, masonry, rock, stone, chain link and/or wrought iron.

a. Chain link fences are required to have a top rail, bottom guide wire and traditional chain link fence hardware.

b. Cinder block shall not be considered a masonry product.

c. Except as provided in subsection (p)(1)d., agriculture fence materials such as pipe, drill stem, T-Post, rolled wire fence, stranded wire, barbed wire, cow panel, corral panel, non-milled cedar posts, and all other types of agriculture fencing shall not be allowed in any residential district.

d. Sheets of galvanized welded wire panels of 20 feet or less, framed in wood, metal or masonry are allowed.

(2) *Fence height.*

a. Front yard lot line maximum height five feet.

Strehlow
2015-004

CITY OF PARKS

Application for Variance from Board of Adjustments

City of Granite Shoals, TX
2221 North Phillips Ranch Road
Granite Shoals, TX 78654
phone (830) 598-2424 x 303
www.graniteshoals.org

FOR OFFICE USE ONLY

CASE NO.: _____

Application Received By:_____ Receipt No:_____ Date: _____

Fee: $_____ Zoning:_____ Meeting Date _____

☐ Completed application and fee - (Granite Shoals City Code. Ordinance 646) $350 for variance or adjustment, $100 for appeals.

☐ Site plan, drawn to scale and no larger than 11"x17", showing all existing and proposed improvements, setbacks from the property lines, and building elevations (if applicable.)

☐ If request is for an APPEAL OF DECISION of a city official, submit copy of decision as issued and a detailed statement explaining the grounds for the appeal.

☐ Proof of Ownership of the Property/tax appraisal information (available from Burnet County Central Appraisal District)

Variance to Section(s) No.: _____

Checklist: Metes & Bounds/Survey _____ Notarized Owner Signature: _____

Please write legibly in black or blue pen, or type.

Owner: Nancy A, Strehlow & Robert Strehlow, V	Applicant (if different than owner):
Address: 2820 Lakeview Lane	Address:
Granite Shoals	
Telephone:	Telephone:
Email*:	Email*:

**Email should only be provided if you consent to your email address becoming a part of public record.*

A variance shall not be granted to relieve a self-created or personal hardship, nor shall it be based solely upon economic gain or loss, nor shall it permit any person the privilege in developing a parcel of land not permitted by the Zoning Ordinance to other parcels of land in the particular zoning district. No variance may be granted that results in undue hardship upon another parcel of land.

00775312;1

Location of the Property: (address/legal description)

Lot # 133+ of Block # _____ of the Bel Air Section .026 fill

of Sherwood Shores Subdivision. Commonly known as

2820 Lakeview Lane Granite Shoals, Texas 78654

(if applicable) Abstract # 530 Survey Name: Arthur Luckey Survey 23

Size of property: .260 acres

Metes and Bounds description - if applicable: please attach on separate page to this application.

Zoning of property: Residential

Present Use of Property: Residential

State the SPECIFIC PROVISION of the zoning ordinance for which you are requesting a variance. (You may give the Section number and paragraph, OR you may DESCRIBE the regulation/requirement.)

See Attachment A

Describe SPECIFICALLY the variance you are seeking:

See Attachment B

In order for your request to be granted, the Board of Adjustment must cast at least FOUR out of five votes in support of your application.

In order for the Board members to vote in support of your application, you must prove several things by your application.

Your application must clearly show that your property has SPECIAL CONDITIONS- for instance - AREA, SHAPE or SLOPE of the property that distinguish it from other properties within the same zoning district and must explain how these conditions prevent your property from being appropriately developed without a variance. (This section may not be necessary for appeal of decision cases, complete if applicable)

Describe the SPECIAL CONDITIONS of the property that distinguish it from other properties in the same zoning district:

See Attachment C

Explain how these SPECIAL CONDITIONS prevent the property from being appropriately developed without a variance:

See Attachment D

Additionally, in order for the Board members to vote in support of your application, it must be shown that the SPECIAL CONDITIONS that you have described are NOT the result of your own actions (*See City of Dallas v. Vanesko,* 189 S.W.3d 769 (Tex. 2006)).

Explain how the SPECIAL CONDITIONS affecting your property came to be, AND how they ARE NOT the result of YOUR OWN ACTIONS, (This section may not be necessary for appeal of decision cases, complete if applicable):

See Attachment E

Furthermore, you must demonstrate that the variance you are seeking will permit you to enjoy the same rights with respect to the use of your property that are presently enjoyed by other properties in the same vicinity or zone as your property.

Explain how the City's ordinance requirement(s) prevent you from enjoying a right to use your property that is presently enjoyed by other properties in the same vicinity or zone as your property:

See Attachment F

Additionally, you must demonstrate that the granting of a variance will not adversely affect the land use pattern as outlined in the City's zoning map and will not adversely affect any other feature of the City's comprehensive use plan.

Explain how your request for a variance will not adversely affect the City's land use pattern or any other feature of the City's comprehensive use plan: (This section may not be necessary for appeal of decision cases, complete if applicable)

See Attachment G

Finally, you must demonstrate that the granting of the variance will not be a material detriment to the public welfare or injure the use, enjoyment or value of the properties in the vicinity of your property.

Explain how the granting of a variance will not be injurious to the public welfare or to the use, enjoyment or value of the properties in the vicinity of your property (This section may not be necessary for appeal of decision cases, complete if applicable):

See Attachment H

Required Acknowledgements

Please read the following statements carefully and initial each line. By placing your initials next to the statements below, you, **the property owner**, are stating that you agree with and will abide by these requirements (please initial acknowledging adherence).

Initial

RS MGS By filing this request for a variance, I understand that any construction that requires said variance shall cease until such time that the variance is approved, if applicable. Should the Board of Adjustment deny the request, I may pursue an appeal or bring my property into compliance in accordance with any and all City codes **within 30 days.**

RS MGS I understand and agree that prior to the hearing of this case by the Board of Adjustment, staff will conduct a thorough site visit in order to take photographs of the property for use at the public hearing. This site visit may necessitate complete access to the subject property. Staff will make a reasonable attempt to contact the property owner prior to visiting the site. I hereby agree to allow staff to enter the property for the purposes of conducting the site visit, and I understand that it is my responsibility to ensure that conditions at the subject site will not create a hindrance to city staff. If site conditions are not conducive to staff completing the necessary task during the site visit, I understand that my case may be delayed.

RS MGS Any exhibits submitted by the applicant (audio, visual, document, or otherwise) must be submitted to staff at least five (5) business days prior to the public hearing, and will not be returned.

RS MGS Refunds will not be issued.

RS MGS I understand that I may be represented at the hearing, either personally or through the agent of my choosing. I understand that the Board may deny requests for which the applicant or an agent do not appear to provide testimony.

RS MGS I understand that letters will be sent to neighboring property owners, and that information from this application will be published in the *Highlander News*, to notify the public and interested parties about this case.

RS MGS I understand that all Board of Adjustment Hearings are noticed and held in open session and that citizens will be given a chance to be heard.

YOUR RIGHT TO APPEAL THE BOARD'S DECISION.

If you are dissatisfied with the Board's decision, you have a right to seek judicial review pursuant to Texas Local Government Code § 211.011.

Granite Shoals Board of Adjustments operates under applicable sections of the Local Government Code Section 211. This Code is available on the internet at the State of Texas website.

The BOA may authorize a variance from the Zoning Ordinance only upon finding:

(1) There are special circumstances or conditions peculiar to the property;

(2) The strict application of the terms of the Zoning Ordinance will impose upon the applicant unusual and practical difficulties or a particular hardship that would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the Ordinance;

(3) The proposed variance is in harmony with the Ordinance;

(4) The proposed variance is in the public interest and will ensure that substantial justice will be done;

(5) The granting of the variance will not merely serve as a convenience to the applicant, but will alleviate some demonstrable and unusual hardship or difficulty for the applicant;

(6) The proposed variance not confer upon the applicant any special privilege that is denied by the Ordinance to other similarly-situated properties in the same district;

(7) The surrounding property will be properly protected and there are sufficient remaining regulations adequate to govern the project.

STATEMENT REGARDING RESTRICTIVE COVENANTS/DEED RESTRICTIONS

I have diligently searched all applicable records, and to my best knowledge and belief, there are no restrictive covenants that apply to the property that would be in conflict with this Variance Request, except as follows:

Copy here or attach any restrictive covenant(s) that apply to your request. If there are none, then enter the word "NONE".

NONE

Definition:

"Restrictive Covenants and/or Deed Restrictions" are legal restrictions on the use of land in a subdivision, and are conditions under which you received title. These restrictions were made by the original developer and can be different for each subdivision. The City of Granite Shoals is not legally a party to these conditions and does not enforce restrictive covenants, but the owner of any property in the subdivision may have the right to file litigation if you violate a restrictive covenant. Restrictive Covenants/Deed Restrictions are on file at the Burnet County Courthouse and are also contained in the property abstract.

(Additional information may be deemed necessary by staff for processing this request.) This application must be completed in full, and all information requested must be provided, or this application will be declared incomplete and the case will not be scheduled.

Any additional information applicant wishes to provide regarding this request (optional):

See Attachment I

I hereby certify that the information provided is true and correct to the best of my knowledge.

Date: Dec. 3, 2015

Signed: Nancy A. Strehlow **Print Name:** NANCY A. STREHLOW

ATTACHMENTS TO APPLICATION FOR VARIANCE

BY NANCY & ROBERT STREHLOW

Attachment A (Applicable Code Provision)

We are seeking a variance from Section 40-18 (Noncomforming Buildings and Uses) of the Granite Shoals Code of Ordinances, which states that "…no structural alterations shall be made..." to a nonconforming building or structure.

Attachment B (Variance Sought)

Our house at 2820 Lakeview Lane is too close to the property lines to comply with the city's side yard setback requirement and the existing structure thus is "nonconforming." We are seeking permission to upgrade the house, but the improvements would involve structural alterations, and we therefore cannot do them without a variance from Section 40-18.

More specifically, we are seeking permission to make internal improvements to the house by converting part of an existing laundry room and hallway into a third bathroom, and permission to make external improvements, as follows: 1) replacing the existing metal pole, metal-roofed carport with a attached garage and bedroom, which would be finished in stone and siding to match the existing house; 2) expanding the existing den in back, which expansion would be finished in siding and stone to match the existing house; and 3) covering the existing wood deck with a roof, which would match the existing roof.

We are not seeking a variance to allow us to build into any setbacks or easements, or permission to do any nonconforming work. The proposed additions would be set back further from the property line than the existing house, and all of the work would fully comply with all Code provisions and regulations, including the side yard and front yard setbacks. We cannot proceed with the improvements, however, unless we receive a variance from Section 40-18.

Attachment C (Special Circumstances or Conditions)

The special circumstance or condition that distinguishes our property from other properties in the same zoning district is that our house was built in such a way that it is impossible for us to bring it into compliance with the side setback requirements without either tearing it down or buying land from our neighbors. The portion of the building on each side that is within the setback area contains the main load-bearing walls of the house, plus the plumbing for the two existing bathrooms. We have looked at trying to slice a foot or two off each side of the building, and it would create such structural issues and costs that it is not reasonably feasible.

Originally, the car port in front of the house was also noncompliant, but we paid to have it narrowed to make it compliant. We would be willing to do the same thing with the house if it were reasonably feasible, but it is not.

We also have made repeated attempts to buy a strip of land from our neighbor to bring the side yard into compliance, but, although our neighbor does not object to our improvements, he is not interested in selling us any land.

Attachment D (Impact of the Special Conditions)

If we had to bulldoze the house, it would be a huge waste, as well as major financial blow to us. The house is not fancy, but it isn't a tear down. It has about 2000 square feet, is solidly built, and has a classic stone fireplace and a nice game room.

When we bought the house, however, we knew we would have to upgrade it to accomplish our needs. We bought it intending to use it as family gathering spot and a retirement haven. We have three grown children, one of whom is already married and expecting a baby, and we need the additional bedroom to be able to host family gatherings at the lake. For retirement, we really want a master bathroom (which would be made possible by adding the hall bath) and a garage, since my husband wants to build and tinker in his free time. If we can't make the requested improvements, the house won't really be usable for the purpose for which we purchased it.

Furthermore, if we cannot improve it, the house will not be up to the standards of neighboring houses. It is situated on a lovely (and pricey) piece of lakefront property, on a street with nicely upgraded homes. In comparison to those homes, our house, with its cheap metal carport, looks somewhat shabby, and its low "street appeal" probably brings down the value of nearby homes. The improvements we propose would bring our house into alignment with other nearby homes.

If we cannot get a variance from Section 40-18, we will suffer a serious, demonstrable hardship, because we will be locked into a house that doesn't meet our needs. The public interest also will not be furthered, because a street with nice-looking houses will be stuck with one that is not up to its standards.

Attachment E (Origin of the Special Conditions)

The special conditions creating this problem arose for two reasons. First, the people who originally built the house believed that the City's required side yard setback was measured from the foundation of the property, and they placed the foundation five feet from the property line. The house's location was approved by the City at the time, but the City has now clarified that side yard setbacks must be measured from the edge of the overhang roof eave, rather than the foundation. For that reason, the house is noncompliant on the west side, because its roof eave hangs 18" into the five-foot side yard. Second, a previous property owner later sold an additional 18" strip of land to the neighbor on the east side. That sale and re-plat apparently were approved by the City, even though it created further side yard setback issues. When we bought the house, we were told that the narrow side yard on the existing house was "grandfathered" and therefore was not an issue.

We did not cause the overly-narrow side yard issue, because we did not build the house, or sell the additional strip of land. To the contrary, we have done everything we could (short of bulldozing the house) to ameliorate the issue. We narrowed the carport to make it compliant. We have tried to buy additional land along the side of the house. And, we have obtained easement waivers from PEC and Verizon, even though PEC required us to move our electrical meter and bury our lines (which cost several thousand dollars) before they would grant the easement.

Attachment F (Enjoyment of Rights, Unnecessary Hardship and Substantial Justice)

The City's ordinance prohibiting structural changes to noncomplying buildings, in our case, prevents us from enjoying our property like the properties around us. The house sits on a lovely piece of waterfront property, and most of the houses around us have been improved in the way we would like to improve ours. Upgrading the house to add a bedroom, bath, garage, larger living area and cover to the deck would make the house comparable to similarly-situated lakefront homes. We bought the house because we wanted to create a family retreat and retirement haven, we loved the location and the core of the house, and we thought we could improve it. Unless we can get a variance so that we can make improvements, however, we won't be able to use the house for those purposes.

It would truly create an unnecessary hardship if we are denied a variance. It is understandable if the City wants to take a hard line on people who seek permission to build inside setbacks, or to otherwise build structures that are noncompliant with the code. In our case, however, our proposed improvements would not encroach into any setbacks, or otherwise violate any code provisions or regulations. We are just seeking relief from a provision that, if strictly applied in our unusual circumstances, materially affects our ability to enjoy the property by essentially freezing it in its current condition, including the tacky car port. We genuinely believe that substantial justice would be served, in this case, by granting us a variance from Section 40-18.

Attachment G (No Effect on Land Use Patterns).

The land currently is used as a single-family residence, and it will continue to be so used if the variance is granted. There would be no adverse effect on the City's land use pattern.

Attachment H (No Detriment to the Public Welfare or Other Properties)

The granting of the proposed variance would not create any detriment to the public welfare or other properties. To the contrary, it would allow us to improve the property and make it more compatible with the existing lakefront homes around it. Having a larger house, with a nicely-

finished, attached garage, in place of the current car port, would enhance the value of the nearby homes.

We are not seeking any special privileges, such as the ability to build higher than our neighbors, or to use materials different than those specified by the code. The existing Code regulations will apply to all our work and improvements and will continue to protect other property owners.

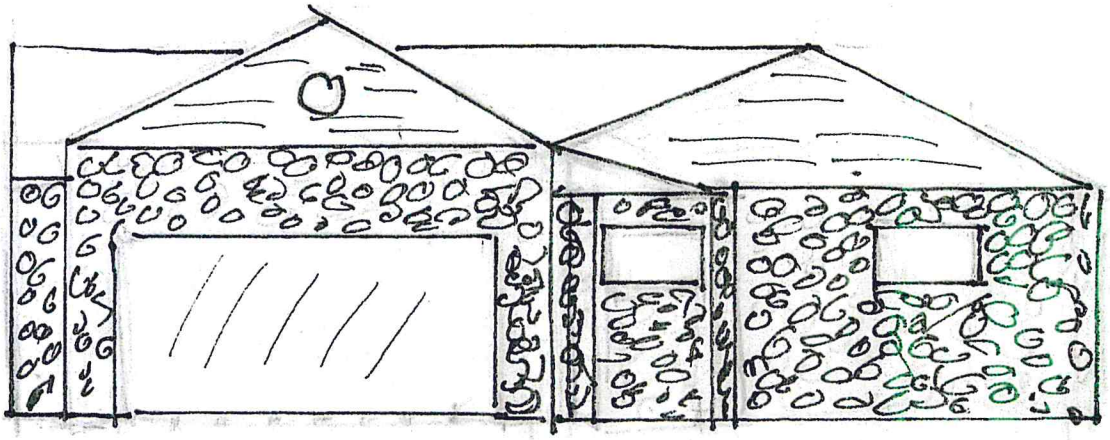
One of the main purposes of the Code is to encourage homeowners to upgrade their properties to the standards of the properties around them. In this case, however, if Section 40-18 is literally applied, it will prevent us from engaging in such upgrades.

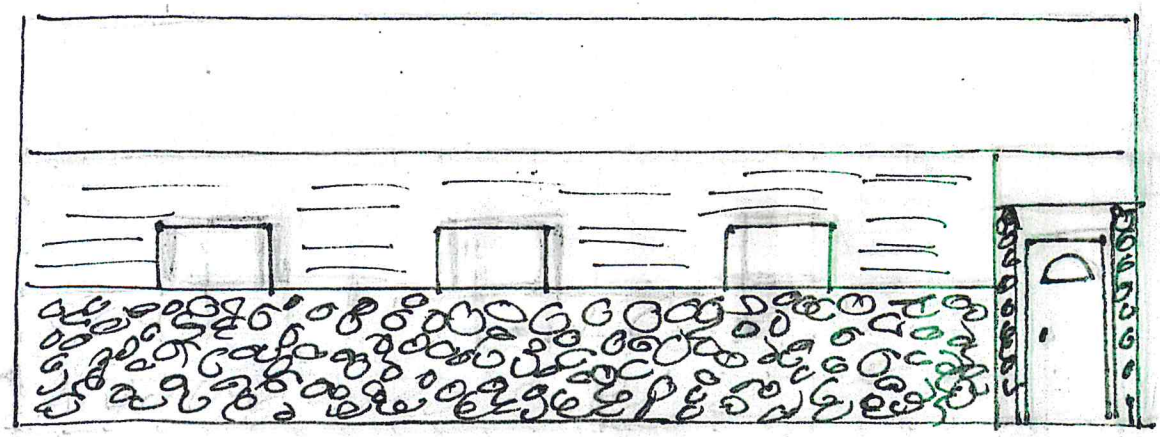
Attachment I (Additional Information, and Alternative Relief)

If the Board declines to grant the full relief requested, we respectfully request that the Board alternatively grant us a variance to just allow us to do the internal work proposed (converting part of a laundry room into a hall bath). That work is technically deemed to be a "structural alteration" under the code because it involves plumbing and electrical changes. It would not, however, affect the size or shape of the structure, and it would no impact at all on the exterior of the house.

The reasoning stated above also applies to the interior work, but we believe that "substantial justice" would be served even more in the case of the interior work, since it involves more minor changes that often are not thought of as "structural alterations." For that reason, if the full variance is not granted, we ask the Board consider granting the variance just as to the interior work, so that work can be performed.

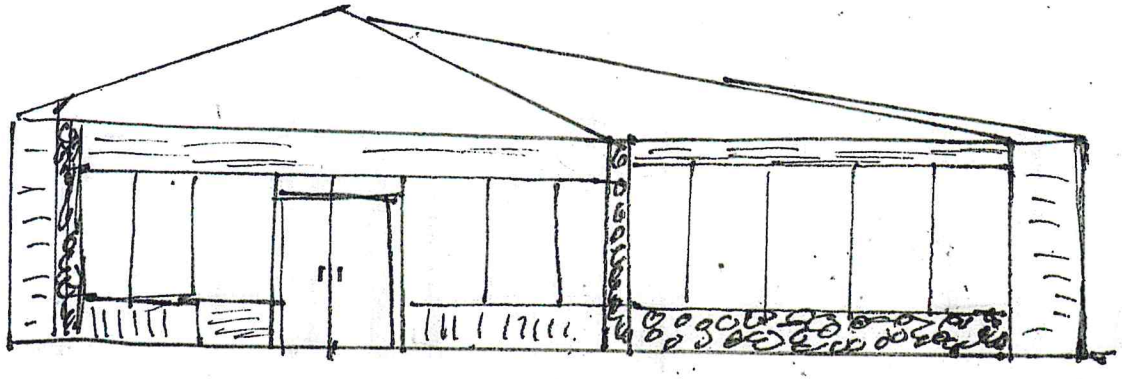
FRONT OF HOUSE





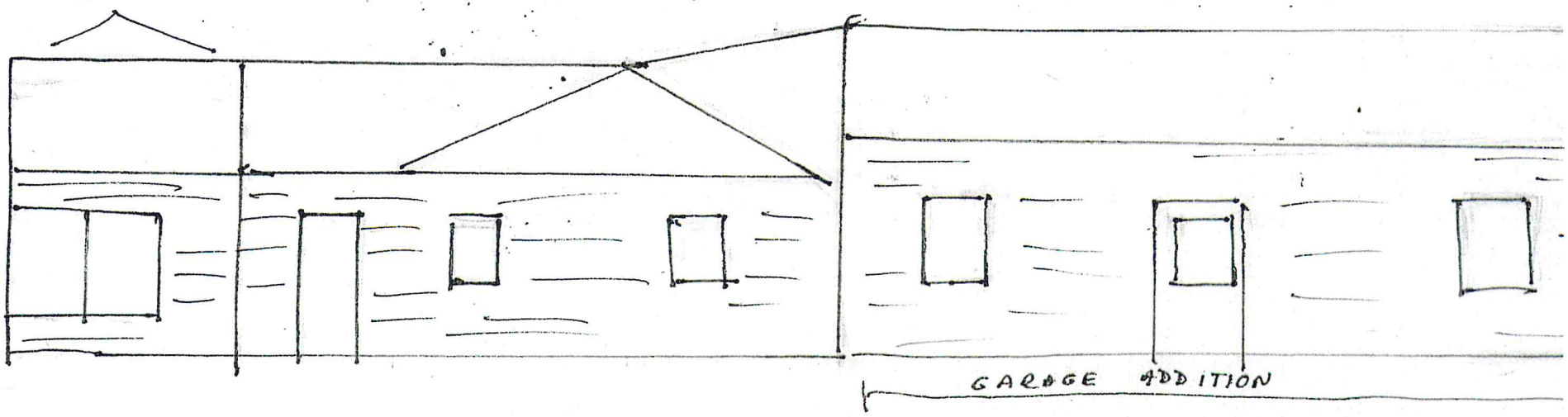
WEST SIDE OF GARAGE ADDITION

BACK OF HOUSE

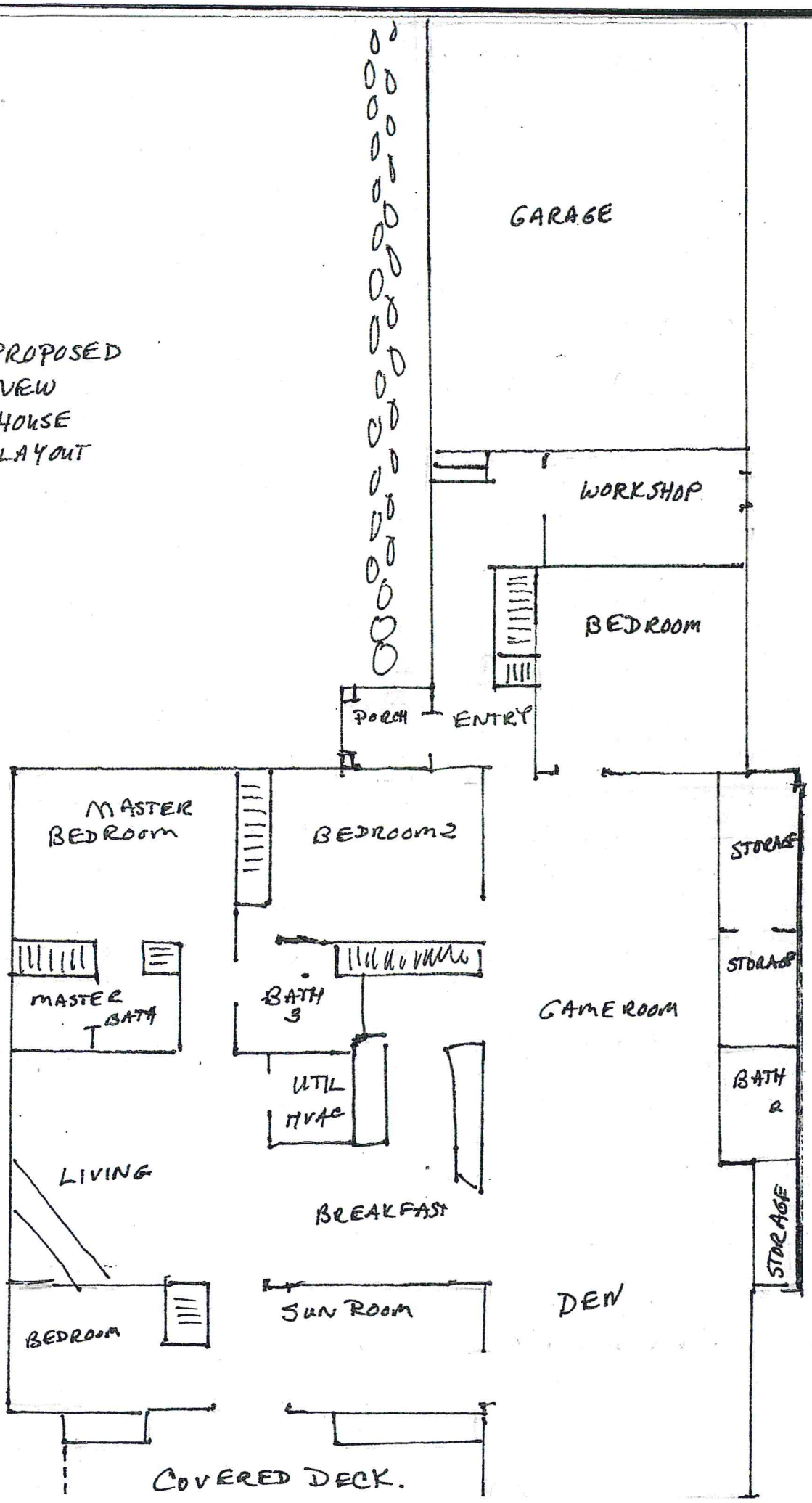


DEN ADDITION

EAST SIDE OF HOUSE

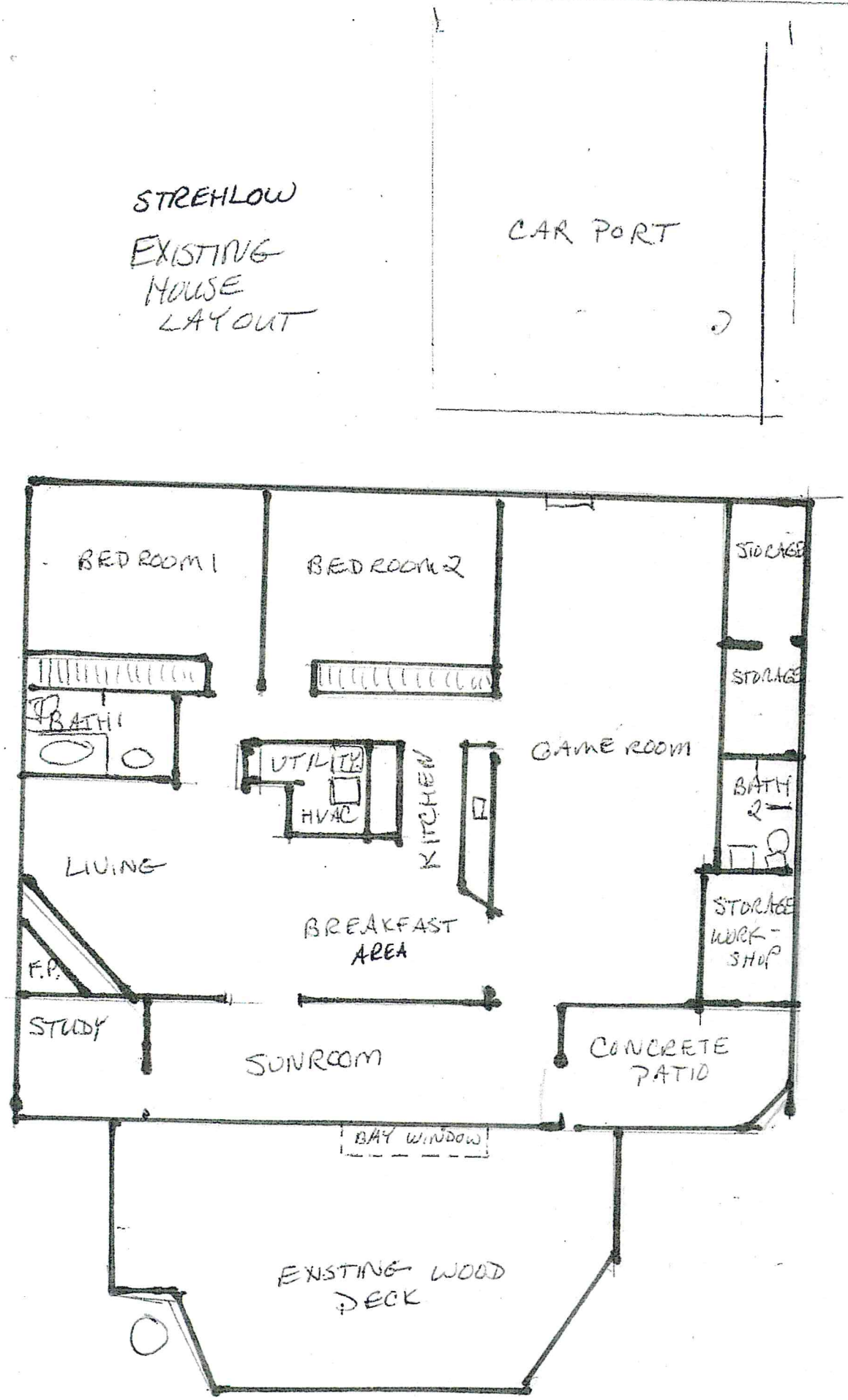


PROPOSED
NEW
HOUSE
LAYOUT



STREHLOW

EXISTING HOUSE LAYOUT



LAND TITLE SURVEY

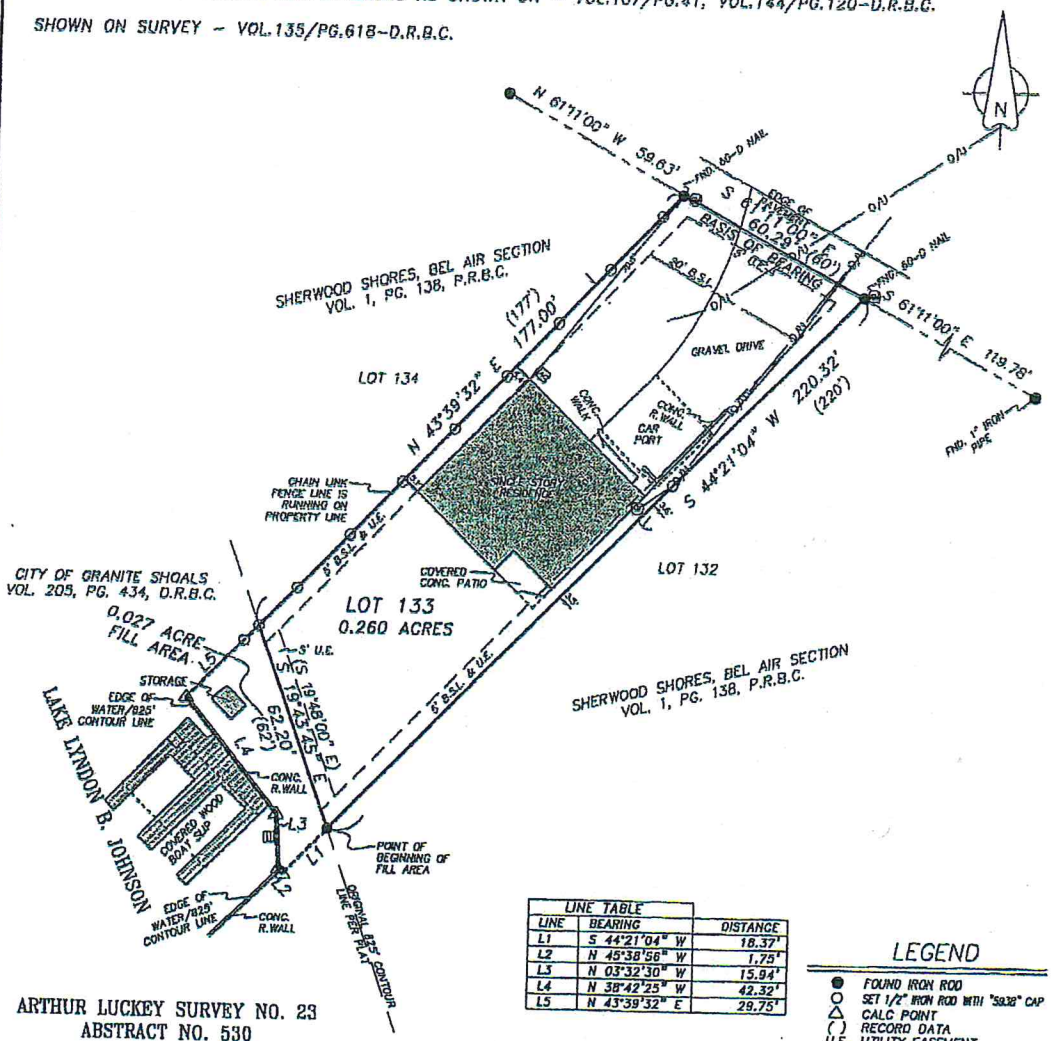
LOCAL ADDRESS: LAKEVIEW LANE, GRANITE SHOALS, TX.

LEGAL DESCRIPTION: BEING LOT 133 OF SHERWOOD SHORES, BEL AIR SECTION, A SUBDIVISION IN BURNET COUNTY, TEXAS, AS SHOWN BY PLAT RECORDED IN VOLUME 1, PAGE 138, ALSO REFERENCED IN CABINET 1, SLIDE 35-D, PLAT RECORDS OF BURNET COUNTY, TEXAS, ALSO A 0.027 ACRE FILL AREA TRACT OUT OF THE ARTHUR LUCKEY SURVEY NO. 23, ABSTRACT NO. 530, BURNET COUNTY TEXAS, AND BEING OUT OF A TRACT OF LAND CONVEYED TO THE CITY OF GRANITE SHOALS IN DOCUMENT RECORDED IN VOLUME 205, PAGE 434 OF THE DEED RECORDS OF BURNET COUNTY, TEXAS, SAID 0.027 ACRE FILL AREA BEING MORE PARTICULARLY DESCRIBED BY SEPARATE METES AND BOUNDS DESCRIPTION TO ACCOMPANY THIS SURVEY OF EVEN DATE.

TITLE COMMITMENT PREPARED BY: STEWART TITLE GUARANTY COMPANY/SERVICE TITLE COMPANY
G.F. NO.:29357 EFFECTIVE DATE: JULY 9, 2008 ISSUED: JULY 17, 2008
SCHEDULE "B" ITEMS PER THE ABOVE REFERENCED TITLE COMMITMENT THAT PERTAIN TO EASEMENTS AND SETBACK RESTRICTIONS ARE LISTED AS FOLLOWS:
SUBJECT TO – RESTRICTIVE COVENANTS AS SHOWN ON – VOL.135/PG.618–D.R.B.C.

SUBJECT TO – EASEMENTS AND SETBACKS AS SHOWN ON – VOL.107/PG.41, VOL.144/PG.120–D.R.B.C.

SHOWN ON SURVEY – VOL.135/PG.618–D.R.B.C.



ARTHUR LUCKEY SURVEY NO. 23
ABSTRACT NO. 530

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 44°21'04" W	18.37'
L2	N 45°38'56" W	1.75'
L3	N 03°32'30" W	15.94'
L4	N 38°42'25" W	42.32'
L5	N 43°39'32" E	29.75'

LEGEND

- FOUND IRON ROD
- SET 1/2" IRON ROD WITH "5938" CAP
- CALC POINT
- ( ) RECORD DATA
- U.E. UTILITY EASEMENT
- B.S.L. BUILDING SETBACK LINE
- D.E. DRAINAGE EASEMENT
- GUY WIRE
- UTILITY POLE
- LIGHT POLE
- FIRE HYDRANT
- WATER VALVE
- CHAIN LINK FENCE
- WOOD PRIVACY FENCE
- WIRE FENCE
- OVERHEAD UTILITY LINE
- ELECTRIC METER
- CABLE TV PEDESTAL
- WATER METER
- SANITARY
- WELL
- CLEANOUT
- AIR CONDITIONING UNIT
- TELEPHONE PEDESTAL
- ELECTRIC PEDESTAL
- ELECTRIC PAD WITH TRANS.

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND AND WAS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT MINIMUM STANDARDS FOR A LAND TITLE SURVEY AS ESTABLISHED BY THE TEXAS BOARD OF LAND SURVEYING.

Kyle P. Cuplin DATED 7/23/08
KYLE P. CUPLIN, R.P.L.S
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5938
CUPLIN & ASSOCIATES, INC.

STATE OF TEXAS REGISTERED KYLE P. CUPLIN 5938 PROFESSIONAL LAND SURVEYOR

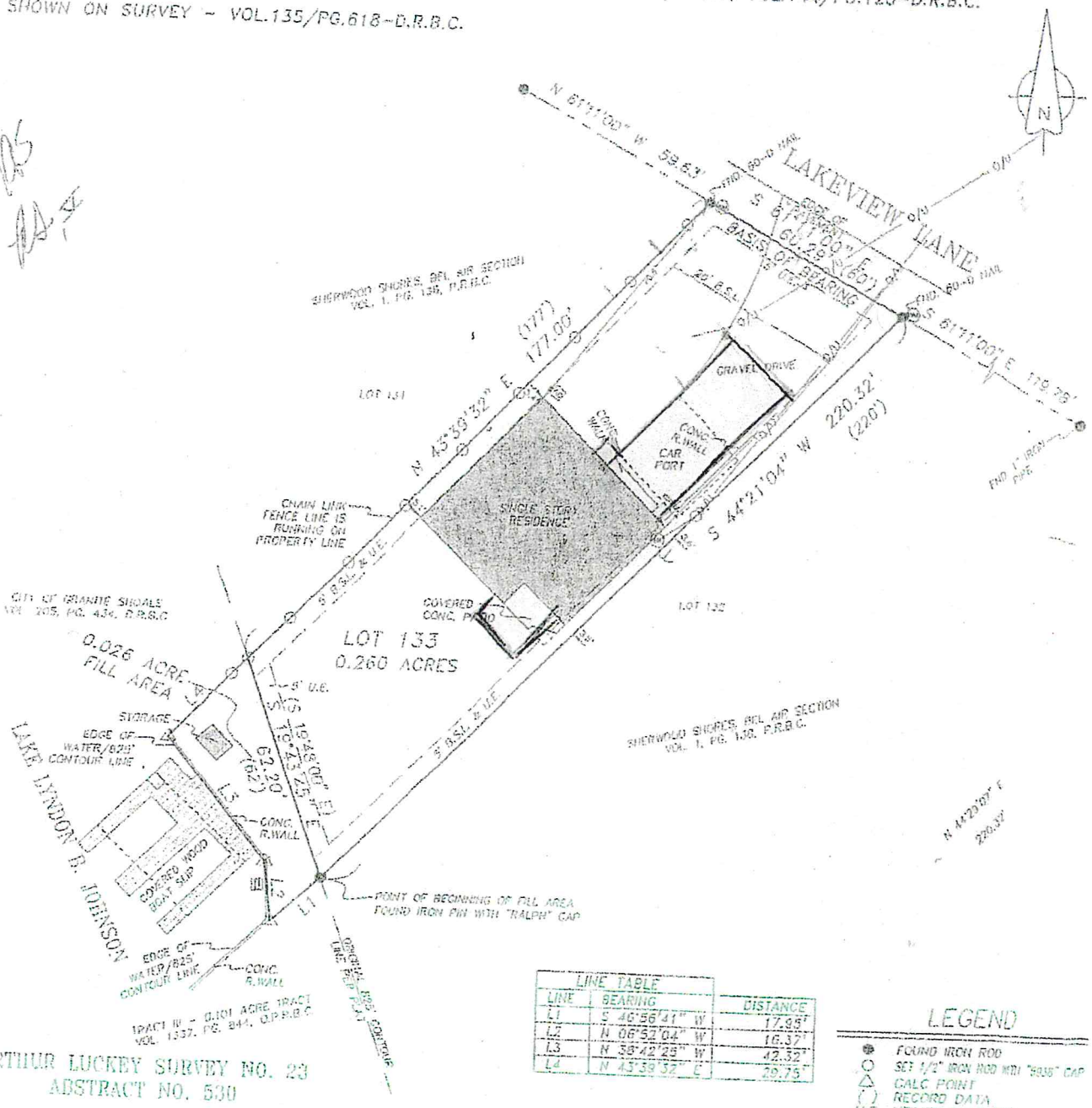
SHEET	PROJ NO. 08269		PREPARED FOR:	CUPLIN & ASSOCIATES			DRAWN BY: CWC
1	DATE: 07/22/08	LAND TITLE SURVEY	STREHLOW	3010 WEST RR 1431, SUITE B	2		CHECKED BY: KPC
OF 1	SCALE 1"= 40' (0 20 40)			KINGSLAND, TEXAS 78639	1		APPROVED BY:
				PHONE: 325-388-3300	DATE	NO. DESCRIPTION	FILE NO.
				FAX: 325-388-3320	REVISIONS		COPYRIGHT 2008

SCHEDULE B ITEMS PER THE ABOVE REFERENCED TITLE COMMITMENT THAT PERTAIN TO EASEMENTS AND SETBACK RESTRICTIONS ARE LISTED AS FOLLOWS:

SUBJECT TO -- RESTRICTIVE COVENANTS AS SHOWN ON - VOL.135/PG.618-D.R.B.C.

SUBJECT TO -- EASEMENTS AND SETBACKS AS SHOWN ON - VOL.107/PG.41, VOL.144/PG.120-D.R.B.C.

SHOWN ON SURVEY - VOL.135/PG.618-D.R.B.C.



LINE TABLE		
LINE	BEARING	DISTANCE
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L3	N 36°42'28" W	42.32'
L4	N 43°39'32" E	29.75'

ARTHUR LUCKEY SURVEY NO. 23
ABSTRACT NO. 530

LEGEND

- FOUND IRON ROD
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- CALC POINT
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- B.S.L. BUILDING SETBACK LINE
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- GUY WIRE
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- TELEPHONE PEDESTAL
- ELECTRIC PEDESTAL
- ELECTRIC PAD WITH TRANS.

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND AND WAS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT MINIMUM STANDARDS FOR A LAND TITLE SURVEY AS ESTABLISHED BY THE TEXAS BOARD OF LAND SURVEYING.

DATED 7/31/08

KYLE R. CUPLIN, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5938
CUPLIN & ASSOCIATES, INC.

STATE OF TEXAS REGISTERED KYLE R. CUPLIN 5938 PROFESSIONAL LAND SURVEYOR

SHEET	PROJ. NO. 08259					
1	DATE: 07/22/08	LAND TITLE SURVEY	PREPARED FOR: STREHLOW	CUPLIN & ASSOCIATES 3010 WEST RR 1431, SUITE 6 KINGSLAND, TEXAS 78639 PHONE 325-388-3300		DRAWN BY: CWC
OF 1	SCALE 1" = 40' (0 20 40)					CHECKED BY: KRC
						APPROVED BY:
					DATE / NO / DESCRIPTION	FILE NO.

RELEASE of EASEMENT

verizon

August 14, 2015

GTE Southwest, Incorporated d/b/a/ Verizon Southwest Inc. a Texas Corporation, for the good and valuable consideration, hereby releases and relinquishes all right, title, and interest in that easement granted by Sherwood Shores Subdivision, Bel Air Section owned by Robert and Nancy Strehlow. On the 17th of August, 2015 and recorded under the Auditor's File Cabinet 1, Slide 35D of plat records situated in Burnet County, State of Texas and described as follows:

THAT TRACT OR PARCEL OF LAND BEING LOT NUMBER 133 LOCATED AT 2820 LAKEVIEW LN, GRANITE SHOALS, BURNET COUNTY, TEXAS ON ADJACENT LINES COMMON TO LOT 132 AND 134 AS SHOWN ON THE PLAT RECORDED IN CAB 1, SLIDE 35D, BURNET COUNTY, TEXAS.

WITNESS WHEREOF, said corporation has caused this instrument to be executed by its proper authority on the 17th day of August, 2015.

GTE Southwest Incorporated d/b/a Verizon Southwest, Inc.

BY Kathy Heiner

Kathy Heiner

ITS Supv-Ntwk Eng & Ops

Verizon Southwest, Inc.

STATE OF TEXAS

COUNTY OF BURNET

On this _____ day of _____, 20____ before me, the undersigned, a Notary Public in and for the State of Texas, duly commissioned and sworn, personally appeared _____ of Verizon Southwest, Inc., the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said Corporation, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute the said instrument.

Witness my hand and official seal hereto affixed the day and year first above written.

NA

NOTARY PUBLIC in and for the State of Texas

PARTIAL RELEASE OF EASEMENT

STATE OF TEXAS ∞

∞ KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF BURNET ∞

WHEREAS, the previous owners/developers of the lots in Sherwood Shores Subdivision, Bel Air Section, a subdivision in Burnet County, Texas according to the map or plat thereof, heretofore granted utility easements to Pedernales Electric Cooperative, Inc., a corporation for public utility purposes covering property situated within Sherwood Shores Subdivision, Belaire Section, said utility easements being recorded in Volume 1, Page 138 in the Plat Records and Volume 144, Page 120 in the Deed Records of Burnet County, Texas; and,

WHEREAS, said utility easements referred to hereinabove include and are comprised of all lots within Sherwood Shores Subdivision, Bel Air Section, in Burnet County, Texas; and,

WHEREAS, Robert Strehlow and Nancy Strehlow, as current owners of Lot 133 and .026 acre fill area, desires that the five foot (5') utility easement along the westerly property line be partially abandoned and released save and except the first 70' from the road of Lot 133 and the five foot (5') utility easement along the easterly property line be partially abandoned and released save and except the first 85' from the road of Lot 133, Sherwood Shores Subdivision, Bel Air Section, Burnet County, Texas; and,

WHEREAS, Pedernales Electric Cooperative, Inc. provides electric service to the aforementioned area and will continue to have an adequate easement to said property through the remaining utility easements as granted above;

NOW, THEREFORE, be it known that Pedernales Electric Cooperative, Inc., a corporation whose post office address is Johnson City, Texas, for and in consideration of One Dollar ($1.00), does hereby partially release the five foot (5') utility easements as referenced above, Sherwood Shores Subdivision, Bel Air Section, Burnet County, Texas.

EXECUTED: October 28, 2015

PEDERNALES ELECTRIC COOPERATIVE, INC.

BY: _____

Nathan Burns
Director, District Operations

THE STATE OF TEXAS ∞

COUNTY OF BURNET ∞

BEFORE ME, the undersigned authority, on this day personally appeared Nathan Burns, Director, District Operations of Pedernales Electric Cooperative, Inc., a corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE October 28, 2015.

RENETTA KAY JEANES
Notary Public, State of Texas
My Commission Expires
OCTOBER 1, 2018

Renetta Kay Jeanes
Notary Public in and for the State of Texas

HENRY WILLIAM R
2505 BELAIRE EAST LN
MARBLE FALLS, TX 78654-3108

BRYANT DONALD R & SARA B
2824 LAKEVIEW LN
GRANITE SHLS, TX 78654-3123

CARROLL EVELYN READ
10339 HUNTINGTON PLACE DR
HOUSTON, TX 77099-2304

WOODS DENNIS J & KATHLEEN V
21906 PALE MEADOW CT
KATY, TX 77450-1017

STEVENS TAMRA LYN
1604 NORTHWOOD DR
MARBLE FALLS, TX 78654-4550

SAGRAY CHARLES & DENISE
PO BOX 29543
SAN ANTONIO, TX 78229-0543

DE LA GARZA FRANK H ETUX CYNTHIA
13143 N HUNTERS CIR
SAN ANTONIO, TX 78230-2842

DE LA GARZA G ALEXIS & DEBBI WINTER
6000 SHENANDOAH AVE
LOS ANGELES, CA 90056-1428

PATTERSON ROBERT MILTON AND
3205 PICKWICK LN
AUSTIN, TX 78746-5516

RSJS LIMITED PARTNERSHIP
PO BOX 960
MANOR, TX 78653-0960

BODUNGEN TOM & KATHY
503 REGENCY DR
EL CAMPO, TX 77437-2013

STREHLOW ROBERT V & NANCY A
8 CORBY LN
SAN ANTONIO, TX 78218-6062

PRASAD ANANTH K
19419 STRAUSS
SAN ANTONIO, TX 78256-2032

DENNEY JOHN M & JOHN E PACE
8624 OLD BEE CAVES RD
AUSTIN, TX 78737

REICH STEPHANIE J & MOORE MELANIE P
2814 LAKEVIEW LN
GRANITE SHOALS, TX 78654

BULLOCK GARY & JANICE
5111 TEAKWOOD TRACE
MIDLAND, TX 79707

HALLAM SUSAN G
126 MAPLE DR
MOUNTAIN CITY, TX 78610

WALKER LIVING TRUST
9606 ASTER CIRCLE
SAN ANTONIO, TX 78266

Strehlow
neighbors

12.11.15. printed labels.

Mailed 12.14.15. USPS. E. Simpson

Blythe 2015-005

Variance Request Form for Board of Adjustment

CITY OF PARKS

City of Granite Shoals, Texas
2221 N. Phillips Ranch Road, Granite Shoals TX 78654 ~ 830-598-2424

Name STEPHEN & CINDY BLYTHE

Address 513 E. BRIARWAY GRANITE SHOALS, TX (MAIL: P.O. BOX 2088 TEMPLE, TX 76503)

Phone number 254/760-0431 ; 254/721-4277

Email twoblythes@yahoo.com

What is the request for variance?

WE HAVE FILED FOR A BUILDING PERMIT TO CONSTRUCT A CARPORT ON FRONT OF HOUSE ON EXISTING DRIVEWAY. PERMIT HAS BEEN DENIED BECAUSE THE EAVES OF HOUSE EXTEND INTO THE 5 FT. SETBACK ON SIDE OF HOUSE. HOUSE WAS BUILT IN APPROX. 1970. WE HAVE OBTAINED RELEASE OF EASEMENT FROM PEDERNALES ELEC. COOP, INC. ON THE WESTERLY PROPERTY LINE. WE REQUEST THAT A VARIANCE BE GRANTED TO ALLOW THE NEW CONSTRUCTION TO PROCEED WITHOUT BRINGING THE EXISTING ROOFLINE INTO COMPLIANCE.

Reason for request of variance?

THE VARIANCE IS REQUESTED SO THAT WE MAY PROCEED WITH CONSTRUCTION OF CARPORT EVEN THOUGH EXISTING ROOF EAVES EXTEND INTO THE 5 FT. SETBACK ON WEST SIDE OF HOUSE. WE REQUEST A VARIANCE BE GRANTED FROM APPLICATION OF ORDINANCE NO. 40-6(q) TO ALLOW THE NEW CONSTRUCTION.

Signature Stephen E. Blythe

Print Name STEPHEN E. BLYTHE

Date 11/30/15

Fee: There is a nonrefundable fee of $100 for the first appeal and $50 for each additional.

Updated in 2014

Location of the Property: (address/legal description)
Lot # 995 of Block # _____ of the MYSTIC CASTLE Section

of SHERWOOD SHORES Subdivision. Commonly known as

513 E. BRIARWAY Granite Shoals, Texas 78654

(if applicable) Abstract # _____ Survey Name: _____

Size of property: 50' X 176'

Metes and Bounds description - if applicable: please attach on separate page to this application.

Zoning of property: R-1

Present Use of Property: RESIDENTIAL

State the SPECIFIC PROVISION of the zoning ordinance for which you are requesting a variance. (You may give the Section number and paragraph, OR you may DESCRIBE the regulation/requirement.)

SIDE YARD SETBACK (ORD. 663, SECTIONS L AND Q)

Describe SPECIFICALLY the variance you are seeking:
WE HAVE BEEN DENIED A BUILDING PERMIT TO CONSTRUCT A CARPORT ON FRONT OF HOUSE ON A PORTION OF EXISTING DRIVEWAY BECAUSE THE EXISTING ROOF EAVES EXTEND INTO THE 5' SIDE SETBACK. THE HOUSE WAS BUILT IN 1970 OR EARLIER. WE REQUEST A VARIANCE FROM APPLICATION OF SETBACK REQUIREMENT. WE HAVE OBTAINED A RELEASE OF EASEMENT FROM PEDERNALES ELEC. COOP, INC ON THE WESTERLY SIDE EASEMENT (ALL ELECTRICAL SERVICE LINES ARE ON EASTERN SIDE OF HOUSE).

In order for your request to be granted, the Board of Adjustment must cast at least FOUR out of five votes in support of your application.

In order for the Board members to vote in support of your application, you must prove several things by your application.

Your application must clearly show that your property has SPECIAL CONDITIONS- for instance - AREA, SHAPE or SLOPE of the property that distinguish it from other properties within the same zoning district and must explain how these conditions prevent your property from being appropriately developed without a variance. (This section may not be necessary for appeal of decision cases, complete if applicable)

Describe the SPECIAL CONDITIONS of the property that distinguish it from other properties in the same zoning district:

THE EXISTING ROOF EAVES EXTEND APPROX. 2½ FT INTO THE 5' SIDEYARD SETBACK. HOUSE WAS BUILT IN 1970 OR BEFORE. THE BUILDING INSPECTOR HAS ADVISED OUR CONTRACTOR THAT ANY NEW CONSTRUCTION (THE PROPOSED CARPORT) CANNOT PROCEED UNTIL THE HOUSE (ROOF EAVES) ARE BROUGHT INTO COMPLIANCE.

Explain how these SPECIAL CONDITIONS prevent the property from being appropriately developed without a variance:

IT WOULD NOT BE PRACTICAL AND WOULD BE COST PROHIBITIVE TO CONFORM THE ROOF EAVES.

Additionally, in order for the Board members to vote in support of your application, it must be shown that the SPECIAL CONDITIONS that you have described are NOT the result of your own actions (*See City of Dallas v. Vanesko,* 189 S.W.3d 769 (Tex. 2006)).

Explain how the SPECIAL CONDITIONS affecting your property came to be, AND how they ARE NOT the result of YOUR OWN ACTIONS, (This section may not be necessary for appeal of decision cases, complete if applicable):

OUR HOUSE WAS PURCHASED IN ITS PRESENT CONDITION IN 2005. AS STATED THE HOUSE WITH THESE ROOF EAVES HAVE BEEN IN PLACE SINCE APPROX. 1970.

Furthermore, you must demonstrate that the variance you are seeking will permit you to enjoy the same rights with respect to the use of your property that are presently enjoyed by other properties in the same vicinity or zone as your property.

Explain how the City's ordinance requirement(s) prevent you from enjoying a right to use your property that is presently enjoyed by other properties in the same vicinity or zone as your property:

MANY HOMES IN OUR AREA USE EXTERNAL PARKING COVERS (CARPORTS) OF VARIOUS STYLE AND SHAPE. MANY HOMES IN OUR AREA HAVE SIMILAR ROOF EAVES EXTENDING INTO THE SIDE SETBACK AREA.

Additionally, you must demonstrate that the granting of a variance will not adversely affect the land use pattern as outlined in the City's zoning map and will not adversely affect any other feature of the City's comprehensive use plan.

Explain how your request for a variance will not adversely affect the City's land use pattern or any other feature of the City's comprehensive use plan: (This section may not be necessary for appeal of decision cases, complete if applicable)

CONSTRUCTION OF OUR CARPORT WITHOUT BRINGING ROOF EAVES INTO COMPLIANCE WOULD NOT IMPACT THE CITY IN ANY WAY.

Finally, you must demonstrate that the granting of the variance will not be a material detriment to the public welfare or injure the use, enjoyment or value of the properties in the vicinity of your property.

Explain how the granting of a variance will not be injurious to the public welfare or to the use, enjoyment or value of the properties in the vicinity of your property (This section may not be necessary for appeal of decision cases, complete if applicable):

GRANTING OF THE VARIANCE WILL NOT INJURE PUBLIC WELFARE AND WILL NOT IMPACT ANY ADJOINING PROPERTIES IN OUR AREA. MY NEIGHBOR ON WEST SIDE OF OUR PROPERTY IS AWARE OF AND SUPPORTIVE OF OUR REQUEST AND PROPOSED CONSTRUCTION.

Required Acknowledgements

Please read the following statements carefully and initial each line. By placing your initials next to the statements below, you, **the property owner**, are stating that you agree with and will abide by these requirements (please initial acknowledging adherence).

Initial

SB CB By filing this request for a variance, I understand that any construction that requires said variance shall cease until such time that the variance is approved, if applicable. Should the Board of Adjustment deny the request, I may pursue an appeal or bring my property into compliance in accordance with any and all City codes **within 30 days**.

SB CB I understand and agree that prior to the hearing of this case by the Board of Adjustment, staff will conduct a thorough site visit in order to take photographs of the property for use at the public hearing. This site visit may necessitate complete access to the subject property. Staff will make a reasonable attempt to contact the property owner prior to visiting the site. I hereby agree to allow staff to enter the property for the purposes of conducting the site visit, and I understand that it is my responsibility to ensure that conditions at the subject site will not create a hindrance to city staff. If site conditions are not conducive to staff completing the necessary task during the site visit, I understand that my case may be delayed.

SB CB Any exhibits submitted by the applicant (audio, visual, document, or otherwise) must be submitted to staff at least five (5) business days prior to the public hearing, and will not be returned.

SB CB Refunds will not be issued.

SB CB I understand that I may be represented at the hearing, either personally or through the agent of my choosing. I understand that the Board may deny requests for which the applicant or an agent do not appear to provide testimony.

SB CB I understand that letters will be sent to neighboring property owners, and that information from this application will be published in the *Highlander News*, to notify the public and interested parties about this case.

SB CB I understand that all Board of Adjustment Hearings are noticed and held in open session and that citizens will be given a chance to be heard.

YOUR RIGHT TO APPEAL THE BOARD'S DECISION.

If you are dissatisfied with the Board's decision, you have a right to seek judicial review pursuant to Texas Local Government Code § 211.011.

Granite Shoals Board of Adjustments operates under applicable sections of the Local Government Code Section 211. This Code is available on the internet at the State of Texas website.

The BOA may authorize a variance from the Zoning Ordinance only upon finding:

(1) There are special circumstances or conditions peculiar to the property;

(2) The strict application of the terms of the Zoning Ordinance will impose upon the applicant unusual and practical difficulties or a particular hardship that would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the Ordinance;

(3) The proposed variance is in harmony with the Ordinance;

(4) The proposed variance is in the public interest and will ensure that substantial justice will be done;

(5) The granting of the variance will not merely serve as a convenience to the applicant, but will alleviate some demonstrable and unusual hardship or difficulty for the applicant;

(6) The proposed variance not confer upon the applicant any special privilege that is denied by the Ordinance to other similarly-situated properties in the same district;

(7) The surrounding property will be properly protected and there are sufficient remaining regulations adequate to govern the project.

STATEMENT REGARDING RESTRICTIVE COVENANTS/DEED RESTRICTIONS

I have diligently searched all applicable records, and to my best knowledge and belief, there are no restrictive covenants that apply to the property that would be in conflict with this Variance Request, except as follows:

Copy here or attach any restrictive covenant(s) that apply to your request. If there are none, then enter the word "NONE".

NONE

Definition:

"Restrictive Covenants and/or Deed Restrictions" are legal restrictions on the use of land in a subdivision, and are conditions under which you received title. These restrictions were made by the original developer and can be different for each subdivision. The City of Granite Shoals is not legally a party to these conditions and does not enforce restrictive covenants, but the owner of any property in the subdivision may have the right to file litigation if you violate a restrictive covenant. Restrictive Covenants/Deed Restrictions are on file at the Burnet County Courthouse and are also contained in the property abstract.

(Additional information may be deemed necessary by staff for processing this request.) This application must be completed in full, and all information requested must be provided, or this application will be declared incomplete and the case will not be scheduled.

Any additional information applicant wishes to provide regarding this request (optional):
NONE

I hereby certify that the information provided is true and correct to the best of my knowledge.

Date: 12-1-15

Signed: Stephen E Blythe
Cindy Blythe

Print Name: STEPHEN E. BLYTHE
CINDY BLYTHE

00775312;1

513 E. BRIARWAY DRIVE, GRANITE SHOALS, TX 78654

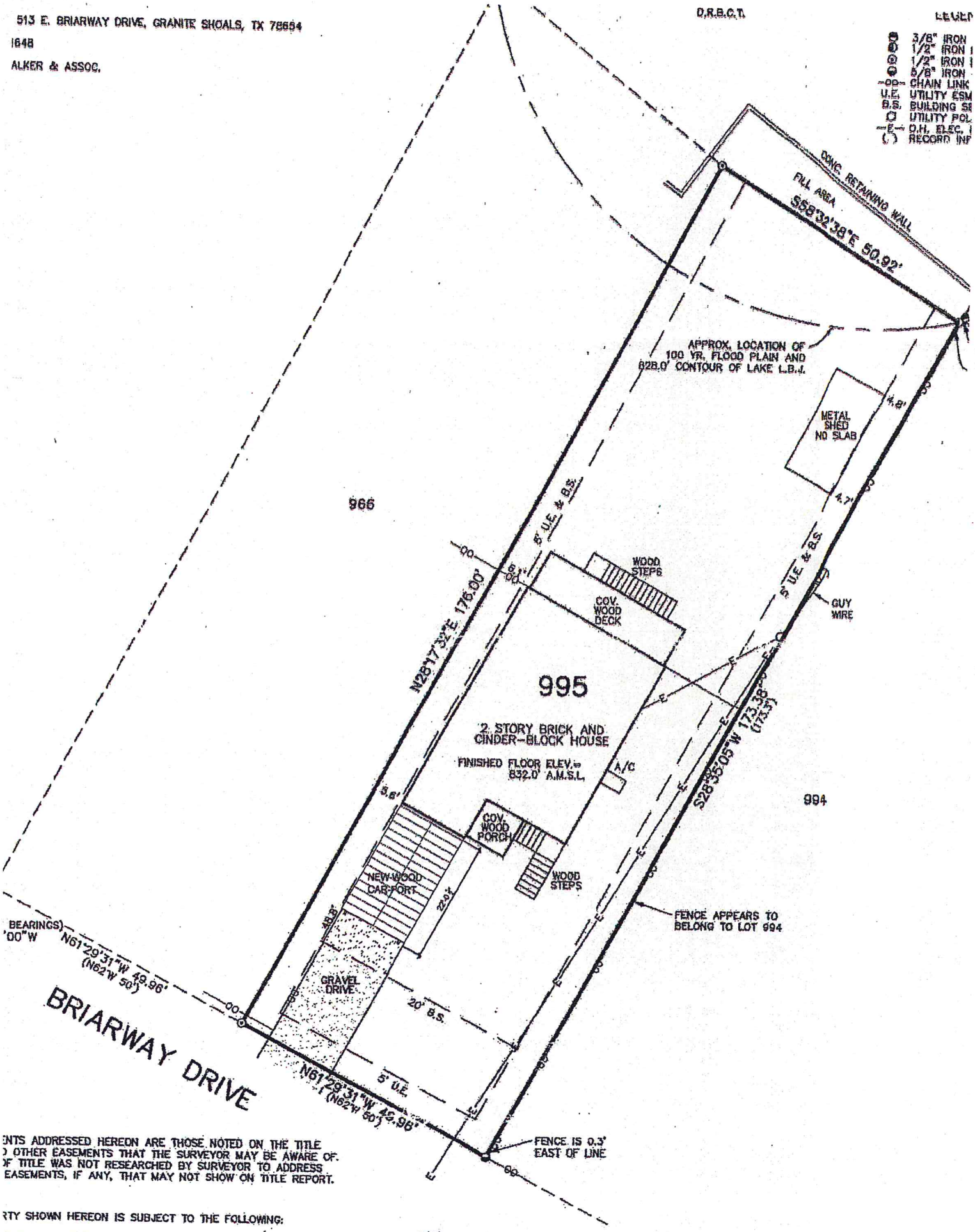
1648

ALKER & ASSOC.

D.R.B.C.T.

LEGEND

3/8" IRON
1/2" IRON
1/2" IRON
5/8" IRON
CHAIN LINK
U.E. UTILITY ESM
B.S. BUILDING SE
UTILITY POL
O.H. ELEC.
RECORD INF



ENTS ADDRESSED HEREON ARE THOSE NOTED ON THE TITLE
D OTHER EASEMENTS THAT THE SURVEYOR MAY BE AWARE OF.
OF TITLE WAS NOT RESEARCHED BY SURVEYOR TO ADDRESS
EASEMENTS, IF ANY, THAT MAY NOT SHOW ON TITLE REPORT.

RTY SHOWN HEREON IS SUBJECT TO THE FOLLOWING:

SMTS. AND BLDG. SETBACKS AS SHOWN HEREON AND IN VOL.
5 D.R.B.C.T.

NOTE:
A PORTION OF THE PROPERTY SHOWN HEREON DOES LIE WITHIN THE 100

STAN HEMPHILL - CHIEF APPRAISER
P. O. Box 908 Burnet, Texas 78611
Phone: 512-756-8291
Fax: 512-756-7873

BURNET CENTRAL APPRAISAL DISTRICT

2015 TAX STATEMENT

STATEMENT NUMBER
62171
PROPERTY ID NUMBER
32361
PROPERTY GEOGRAPHICAL ID
06560-0000-00995-000
PROPERTY SITUS / LOCATION
513 E BRIARWAY DR

NAME & ADDRESS	PROPERTY DESCRIPTION
Owner ID: 107000 Pct: 100.000% BLYTHE STEPHEN E AND CINDY A PO BOX 2088 TEMPLE, TX 76503-2088	S6560 MYSTIC CASTLE (SHERWOOD SHORES) LOT 995 Acreage: 0.0000 Type: R

LAND MARKET VALUE	IMPROVEMENT MARKET VALUE	AG/TIMBER USE VALUE	AG/TIMBER MARKET	ASSESSED VALUE
115,000	167,408	0	0	282,408

100% Assessment Ratio Appraised Value: 282,408

Taxing Unit	Assessed	Homestead Exemption	OV65 or DP Exemptions	Other Exemptions	Freeze Year and Ceiling	Taxable Value	Rate Per $100	Tax Due
**WATER CONSERV DIST O	282,408	0	0	0		282,408	0.009100	25.70
*MARBLE FALLS ISD	282,408	0	0	0		282,408	1.280000	3,614.82
*CO SPECIAL, ROAD & BR	282,408	0	0	0		282,408	0.042400	119.74
*BURNET COUNTY	282,408	0	0	0		282,408	0.360100	1,016.95
*CITY OF GRANITE SHOAL	282,408	0	0	0		282,408	0.520700	1,470.50

CITY TAXES REDUCED BY SALES TAX $45.75

Total Taxes Due by Jan 31, 2016	6,247.71

Penalty & Interest if paid after Jan 31, 2016

If Paid in Month	P&I Rate	Tax Due
February 2016	7%	6,685.06
March 2016	9%	6,809.99
April 2016	11%	6,934.97
May 2016	13%	7,059.92
June 2016	15%	7,184.86

operty taxes in Texas are assessed as of January 1st each year and cover a period of one ar from that date. Tax statutes make no provisions for proration; therefore, a change of ldress during the year would have no effect on the tax liability established on January 1st the calendar year. These tax statutes also make no provisions for proration in case the operty is disposed of during the calendar year. Also, if you owned personal property scribed on the tax statement on January 1st, then you are personally liable for the taxes. YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED, AND YOU OCCUPY HE PROPERTY DESCRIBED IN THIS DOCUMENT AS YOUR RESIDENCE HOMESTEAD, OU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT OU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.

www.burnet-cad.org

DETACH HERE AND RETURN WITH PAYMENT

Make check payable to:

STAN HEMPHILL - CHIEF APPRAISER
BURNET CENTRAL APPRAISAL DISTRICT
PO BOX 908
223 SOUTH PIERCE
BURNET, TX 78611

Owner Name and Address	Statement Number
BLYTHE STEPHEN E AND CINDY PO BOX 2088 TEMPLE, TX 76503-2088	2015 62171
	Prop ID Number: 32361
	Geographical ID: 06560-0000-00995-000

See payment schedule below for tax due.

If Paid in Month	Tax Due
October 2015	6,247.71
November 2015	6,247.71
December 2015	6,247.71
January 2016	6,247.71
February 2016	6,685.06
March 2016	6,809.99
April 2016	6,934.97
May 2016	7,059.92
June 2016	7,184.86

In January Pay
6,247.71

Taxes are payable October 1, 2015 and become delinquent on February 1,2016

14489

BLYTHE STEPHEN E AND CINDY A
PO BOX 2088
TEMPLE TX 76503-2088

Loan No: 068-02847
Borrower: STEPHEN E. BLYTHE

Data ID: 205 002606

2005020233B-HB

WARRANTY DEED WITH VENDOR'S LIEN

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Date: March 1, 2005

Grantor: SAJAL, LTD

Grantee: STEPHEN E. BLYTHE AND WIFE, CINDY A. BLYTHE

Grantee's Mailing Address (including county):

3409 CHISHOLM TRAIL
SALADO, TEXAS 76571

Consideration:

TEN AND NO/100 DOLLARS ($10.00) and other valuable consideration and note of even date executed by Grantee payable to the order of
LRS FINANCIAL NETWORK, INC. DBA HNB MORTGAGE ("Lender"),
in the amount of $ 167,500.00
the note being secured in whole or in part by vendor's lien and superior title retained in favor of Lender in this deed and also secured by a deed of trust of even date from Grantee to REBECCA SUZANNE SMITH, Trustee;

and a note dated 03/01/05 executed by Grantee payable to the order of
M. T. JOHNSTON ("Lender"),
in the amount(s) of $ 40,000.00
the note being secured in whole or in part by vendor's lien retained in favor of Lender in this deed and also secured by a deed of trust of even date from Grantee to
JACK M. TARVER , Trustee.

Property (including any improvements):

BEING THE SURFACE RIGHTS ONLY IN AND TO LOT NO. NINE HUNDRED NINETY-FIVE (995), MYSTIC CASTLE SECTION, SHERWOOD SHORES, A SUBDIVISION IN BURNET COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED IN VOLUME 1, PAGE 150, PLAT RECORDS OF BURNET COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR ALL PERTINENT PURPOSES.

OFFICIAL PUBLIC RECORD
BURNET COUNTY, TEXAS

1315 0058

Reservations from and Exceptions to Conveyance and Warranty:
All valid easements, restrictions, covenants, mineral reservations and maintenance fund liens, if any, applicable to the above described property as shown by the records of the County Clerk of the county in which said real property is located.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns, as the case may be, forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, successors and assigns, as the case may be, to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute. The vendor's lien and superior title are transferred to Lender without recourse on Grantor.

When the context requires, singular nouns and pronouns include the plural.

SAJAL, LTD
—Seller

By: _____

Its:

State of TEXAS §
County of ~~BURNET~~ LLANO §

This instrument was acknowledged before me on the 1 day of March, 2005, by CHARLES, the PRES. of SAJAL, LTD on behalf of said Limited Partnership

_____
Notary Public

_____
(Printed Name)

My commission expires: _____

DARLENE RILEY
Notary Public
STATE OF TEXAS
My Commission
Expires 05/03/2005

OFFICIAL PUBLIC RECORD
BURNET COUNTY, TEXAS

1315 0059

REL 201508877

2 PGS

RELEASE OF EASEMENT

STATE OF TEXAS ∞

∞ KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF BURNET ∞

WHEREAS, the previous owners/developers of the lots in Sherwood Shores Subdivision, Mystic Castle Section, a subdivision in Burnet County, Texas according to the map or plat thereof, heretofore granted utility easements to Pedernales Electric Cooperative, Inc., a corporation for public utility purposes covering property situated within Sherwood Shores Subdivision, Mystic Castle Section, said utility easements being recorded in Volume 1, Page 150 in the Plat Records of Burnet County, Texas; and,

WHEREAS, said utility easements referred to hereinabove include and are comprised of all lots within Sherwood Shores Subdivision, Mystic Castle Section, in Burnet County, Texas; and,

WHEREAS, Steve Blythe, as current owner of Lot 995, desires that the five foot (5') utility easement along the most westerly property line of Lot 995, Sherwood Shores Subdivision, Mystic Castle Section, Burnet County, Texas be abandoned and released in full; and,

WHEREAS, Pedernales Electric Cooperative, Inc. provides electric service to the aforementioned area and will continue to have an adequate easement to said property through the remaining utility easements as granted above;

NOW, THEREFORE, be it known that Pedernales Electric Cooperative, Inc., a corporation whose post office address is Johnson City, Texas, for and in consideration of One Dollar ($1.00), does hereby release the five foot (5') utility easement along the most westerly property line of Lot 995, Sherwood Shores Subdivision, Mystic Castle Section, Burnet County, Texas, and referred to hereinabove.

EXECUTED: October 7, 2015

PEDERNALES ELECTRIC COOPERATIVE, INC.

BY: _____

Nathan Burns
Director, District Operations

THE STATE OF TEXAS ∞

COUNTY OF BURNET ∞

BEFORE ME, the undersigned authority, on this day personally appeared Nathan Burns, Director, District Operations of Pedernales Electric Cooperative, Inc., a corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE October 7, 2015.

Renetta Kay Jeanes

Notary Public in and for the State of Texas

RENETTA KAY JEANES
Notary Public, State of Texas
My Commission Expires
OCTOBER 1, 2018

13 E. BRIARWAY DRIVE, GRANITE SHOALS, TX 78654

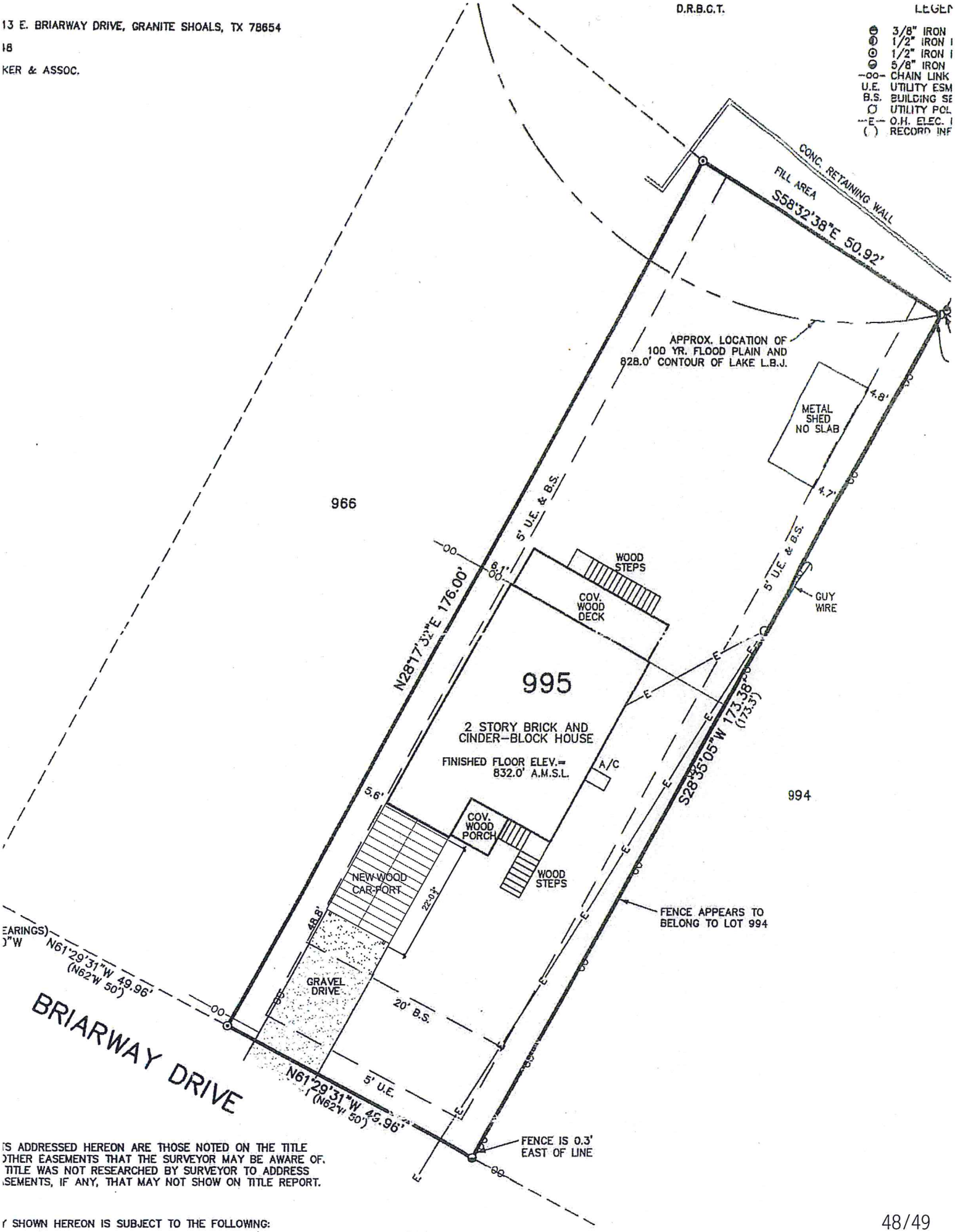
18

KER & ASSOC.

D.R.B.C.T.

LEGEN

3/8" IRON
1/2" IRON
1/2" IRON
5/8" IRON
CHAIN LINK
U.E. UTILITY ESM
B.S. BUILDING SE
UTILITY POL
O.H. ELEC.
RECORD INF



IS ADDRESSED HEREON ARE THOSE NOTED ON THE TITLE
OTHER EASEMENTS THAT THE SURVEYOR MAY BE AWARE OF.
TITLE WAS NOT RESEARCHED BY SURVEYOR TO ADDRESS
SEMENTS, IF ANY, THAT MAY NOT SHOW ON TITLE REPORT.

SHOWN HEREON IS SUBJECT TO THE FOLLOWING:

ITS. AND BLDG. SETBACKS AS SHOWN HEREON AND IN VOL.
D.R.B.C.T.

NOTE:
A PORTION OF THE PROPERTY SHOWN HEREON DOES LIE WITHIN THE 100

FLETCHER PAUL L & TERESA L
434 E CASTLESHOALS DR
GRANITE SHLS, TX 78654-2634

CHYTEN ERIK C
12102 SAGE HEN CIR
AUSTIN, TX 78727-6733

RUFF ROBERT M JR ETUX KAREN
30966 DEERFIELD TER
BULVERDE, TX 78163-2165

BLYTHE STEPHEN E AND CINDY A
PO BOX 2088
TEMPLE, TX 76503-2088

LIETHA TODD & MICHELLE
1205 WOOD ROCK DR
ROUND ROCK, TX 78681-6236

HUGHES TIMOTHY ETUX KATHLEEN
11216 LADERA VISTA DR
AUSTIN, TX 78759-5587

TERRY EDWIN E & SUSAN L
2106 BLUFF CIR
SALADO, TX 76571-5458

GALLAGHER STEVE & CAROL
518 E CASTLESHOALS DR
GRANITE SHOALS, TX 78654

BOHLEN GALEN J
5510 LOCKHILL RD
SAN ANTONIO, TX 78240

CHENEY GEORGE K III
PO BOX 740
PEARLAND, TX 77588-0740

FOX JANIS FENWICK
429 EAST BRIARWAY
GRANITE SHOALS, TX 78654

SLOVACEK JESSE P ETUX PATRICIA
7324 SCENIC OAKS CIR
AUSTIN, TX 78745-5217

PARKER ROGER ETUX MARY
PO BOX 151521
AUSTIN, TX 78715-1521

CLEMENTS IAN W D & DIANE
206 WEST WOODLAWN AVE
SAN ANTONIO, TX 78212

LIETHA TROY A & NORA V
25221 BATTLE LAKE
SAN ANTONIO, TX 78260

MONROE ROBERT M & GAIL T
1506 TARTON LN
SAN ANTONIO, TX 78231

WAGNER JAMES R
505 E BRIARWAY
GRANITE SHOALS, TX 78654

RUBIN RICHARD A & FRANCES L
202 S TIMBERHILL DR
GRANITE SHOALS, TX 78654

RONNEBERG ERIK L
611 E BRIARWAY DR
GRANITE SHLS, TX 78654-2626

PARKER ROGER W & MARIA A
PO BOX 151521
AUSTIN, TX 78715-1521

ALDERSON KATHLEEN D
1307 S COUNTY ROAD 1110
MIDLAND, TX 79706-4918

MCDONALD DENISE LYNETTE & ALLEN CHARLES MCDONALD JR
1424 LIKENESS RD
SPICEWOOD, TX 78669-1625

MILLMEYER LOUIS G & SHARON A
516 E CASTLESHOALS DR
GRANITE SHLS, TX 78654-2632

FAHEY DAVID PAUL & AUDRA MARIE
2515 ROGERS COVE
SAN ANTONIO, TX 78258

OLEA JOSEPH S & MICHELE M
13120 HUNTERS LEDGE
SAN ANTONIO, TX 78230

Blythe neighbors
12.11.15 printed labels
12.14.15 letters metered
12.15.15 " went out in mail