

Date Received _____

Payment _____

PETITION FOR VARIANCE
La Vernia Zoning Board of Adjustment

Date 7/22/24

I (we) the undersigned, having an interest in property located at 157 W. Magnolia Circle
La Vernia, TX 78121 Zoning _____

Subdivision Woodbridge Farms Lot 1 Block 7 Prop ID No. _____

Property Owner Name Brent & Joanna Kinzel

Phone 925-482-4223 Cell 925-482-4223

Mailing Address 157 W Magnolia Cir State TX Zip 78121

respectfully request that I (we) be granted the following variance(s) to the regulations established by the Zoning Ordinance of the City of La Vernia, Texas (Mark "X" where applicable):

- () Permit a change of occupancy from one non-conforming use to another non-conforming use permitted in the same or higher (more restricted) zoning classification as the original non-conforming use. NOTE: Prior to application or relief by the Board, there shall be in force a valid "Certificate of Occupancy and Compliance."
- () Permit the reconstruction, extension, or enlargement of a building occupied by a non-conforming use on the lot or tract occupied by such building, subject to such building modification not preventing the return of the subject property to a conforming use. Refer to above "NOTE".
- (X) Permit the modification of the () height, () yard, () area, () coverage and/or () parking regulations as are necessary to secure appropriate development of the subject parcel.

The variance requested being more particularly the Board's consideration for relief from

Ordinance No. _____, Article _____, Section _____, _____; to permit
Construction of a swimming pool within the 8' building setback

(Will not breach the 5' easement setback)

The petitioner will provide a building plan, sketch, plat and/or survey for the purpose of clearly and accurately depicting the type and extent of relief being sought.

Explain how the hardship is not contrary to the public interest and due to special conditions, a literal enforcement of the ordinance would result in unnecessary hardship, and that the spirit of the ordinance is observed and substantial justice is done: Without the variance our ability to put a standard size pool in our non standard lot would be severely hampered. This variance has been granted multiple times within our development to other similar homeowners.

Brent Kinzel

Signature of Petitioner

Property Owner(s) of Record or Authorized Agent



WOODBIDGE FARMS ARCHITECTURAL REVIEW APPLICATION

Please submit to: Ger2302@att.net Gerry Yost, Association Manager

Phone 210-492-7264

Name of Builder Custom Pools by Reynolds Lot: 1 Blk: 7
 Owner Name: Brent Kinzel Date: 7/19/24
 Property Address: 157 W. Magnolia Cir City: La Verne
 Phone: 925 482 4223 Email: JREKBEK7@sbcsglobal.net
 Briefly describe the improvement purpose: Swimming Pool
 Type of Improvement: Please check off with improvement applies to your request.

- Permanent Basketball Goal
- Temporary Basketball Goal
- Fencing/Extend Fencing
- Paint Exterior (Samples Required)
- Porch Railing
- Play Structure
- Permanent Gazebo
- Wall Art/ Outside Décor
- Exterior Landscape Lighting
- Deck
- Replacing Roof
- Other: _____

- Pool
- Spa/ Hot Tub
- Gutters
- Room Addition (Elevation Drawings)
- Landscaping
- Replacing Doors
- Solar Screens/ Window Treatments
- Patio/ Patio Cover/Extending Patio
- Arbor/ Trellis
- Carport/ Shop

Plan Submittal Requirements

Site Plan (Survey): Issued in closing papers showing the building setback lines.

Materials: List all materials used in the project (ex: Brick/ Hardie/ Roofing Material)

Color Examples: Provide brand and color name for the paint, stain and brick colors to be used on the exterior of the home.

Photos/Elevation Drawings/Brochures: Any elevation photos showing materials.

Dimensions: For all improvements such as outbuildings, play structures, decks, arbors, patios, pools

Other Information Needed:

Pool Equipment- Locate on Site Plan

Landscape Plans- Type of Sod and Irrigation

Fencing Requests- Show gate locations and fencing selections on site plan.



The overall objective of this document is to serve as a uniform guide to submitting an application for construction in a specific and carefully designed community. This process outlines the standards for which an application will be held to and considered for approval by the Architectural Review Board. The purpose of design controls is to assure the developer, builders, homeowners and residents that the standards of design quality will be maintained. This, in turn, protects property values and enhances the community's overall environment. The authority for maintaining the quality of design in a community is found in the Declaration of Covenants, Conditions and Restrictions and Association By-Laws, which are a part of the deed to every property.

ACKNOWLEDGEMENTS (Initials below):

DC I acknowledge receipt of the Architectural Design Guidelines and have read and agree to abide with them in regards to the modification/ addition as proposed.

DC I hereby agree not to begin any improvements or changes until the Architectural Committee or Reviewer notifies me of their approval.

DC I understand that I am responsible for maintaining a clean construction site.

DC I understand that plans and specification submitted for review are not being reviewed for structural integrity; compliance with zoning and building ordinances or any other applicable statutes, ordinances or governmental rules or regulations, compliance with the requirements of any public utility, easement or other agreements or preservation of any view.

SPECIAL NOTE-CITY APPROVALS. It is the builder's responsibility to obtain all required approvals and permits. Proper authorities should be contacted prior to beginning any work in order to verify what procedures must be followed and obtain required city permits. City or County approval does not preclude the need for architectural approval and vice versa.

I hereby acknowledge that I have read the architectural process and procedures and understand the information that has been provided to me regarding the process.

Signature of Homeowner: Date

Signature of Builder: Date

Brent K 7/19/24

Bobby Reynolds 7-19-2024

Approved Denied Comments

As a reminder you must get approval from the city, also.

Signatures of Architectural Control Committee Members

Jeanine Schoenert Date 7-19-24
via email

Craig Vacek Date 7-19-2024
via email

Justin Keck 7-19-2024
via email