

Date Received 8/7/13

Payment 100<sup>00</sup>  
check 1564  
15172

**PETITION FOR VARIANCE**  
**La Vernia Zoning Board of Adjustment**

Date 8-7-13

I (we) the undersigned, having an interest in property located at 100 Micah  
Point (2L) Zoning R2

Subdivision Micah Point Lot 2L Block Set. 2 Prop ID No. 60767

Property Owner Name Kenneth and Elysia Finch

Phone 830-391-6056 Cell 210-324-7214

Mailing Address P.O. Box 245, La Vernia 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 (X) 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. \_\_\_\_\_, Chapter 38, Section 402, \_\_\_\_\_; to permit a reduction of off street parking from 12 spaces to 10 spaces.

**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: When <sup>the</sup> property was  
platted, the ordinance was for one space per dwelling and  
constructed with eight spaces.

[Signature]  
Signature of Petitioner

\_\_\_\_\_  
Property Owner(s) of Record or Authorized Agent



### SITE PLAN GENERAL NOTES

- A. REFER TO LEGEND FOR SYMBOLS
- B. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY ALL APPROPRIATE UTILITY COMPANIES 48 HOURS PRIOR TO ACTUAL CONSTRUCTION WORK FOR THE LOCATION OF EXISTING UTILITIES
- C. REFER TO ARCHITECTURAL FOR ADDITIONAL INFORMATION
- D. REFER TO CIVIL DRAWINGS FOR GRADE, PAVING, UTILITIES SERVICE AND ASSOCIATED WORK
- E. CONTRACTOR SHALL COORDINATE ALL WORK, DIMENSIONS, ETC. WITH DRAWINGS
- F. CONSTRUCTION STAGING AREA SHALL BE FENCED AND FULLY SECURED THROUGHOUT THE CONSTRUCTION PROCESS. CONTRACTOR SHALL REMOVE FENCE UPON COMPLETION OF THE PROJECT AND RETURN THE LANDSCAPING / GRADES BACK TO THEIR ORIGINAL CONDITION AS DETERMINED BY THE DESIGNER.

### LEGEND

- CONCRETE PARKING LOT
- CONCRETE WALK
- RESIDENTIAL BUILDING
- LANDSCAPE ROCK
- GRASS SEEDING
- BUILDING SETBACK LINE
- UTILITY EASMENT LINE
- 6' HIGH PRIVACY FENCE
- MINOR CONTOUR 1' INTERVAL
- MAJOR CONTOUR 10' INTERVAL
- WATER LINE
- OVERHEAD ELECTRIC LINE
- SEWER CLEANOUT
- ELECTRIC TRANSFORMER
- WATER METER
- POWER POLE
- PROPOSED LIGHT POLE
- PROPOSED TREE
- PROPOSED CACTUS



PHONE: (214) 272-2600  
 WEBSITE: WWW.ARCDISIGNLIVE.COM  
 EMAIL: ARCMARKET@LIVE.COM

No.	Revision/Issue	Date

SITE & LANDSCAPE PLAN

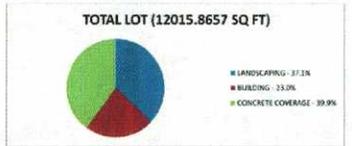
100 MICAH POINT  
LA VERNIA, TEXAS

Drawn By <b>TYT</b>	Sheet <b>AS</b>
Date 7/29/13	
Scale 1/16" = 1'-0"	

### SPECIFICATIONS

- LANDSCAPING:**
- A. ALL LANDSCAPING STANDARDS SHALL COMPLY WITH ORDINANCE IN SECTION 38-403.
  - B. TREES PLANTED SHALL BE A MINIMUM OF 2.5 INCHES IN CALIPER MEASURED 4.5 FEET ABOVE THE GROUND AT THE TIME OF PLANTING.
  - C. SHRUBS, VINES AND GROUND COVER PLANTED PURSUANT TO THIS ARTICLE SHOULD BE GOOD, HEALTHY NURSERY STOCK. SHRUBS SHALL BE A MINIMUM OF ONE-GALLON CONTAINER SIZE AT THE TIME OF PLANTING.
  - D. GRASS AREAS ARE REQUIRED TO BE PLANTED IN SPECIES NORMALLY GROWN AS PERMANENT LAWNS IN THE CITY, INCLUDING BERMUDA, BUFFALO GRASS, ZOYSIA, OR OTHER DROUGHT-TOLERANT GRASS. GRASS AREAS SHALL REQUIRE THE INSTALLATION OF SOLID SOD.
  - E. AN IRRIGATION SYSTEM MUST BE PROVIDED OR A HOSE BIB CONNECTION BE AVAILABLE WITHIN 100 FEET OF ALL LANDSCAPE AREAS WITH ALL LANDSCAPE PLANS FOR NONRESIDENTIAL DEVELOPMENTS.

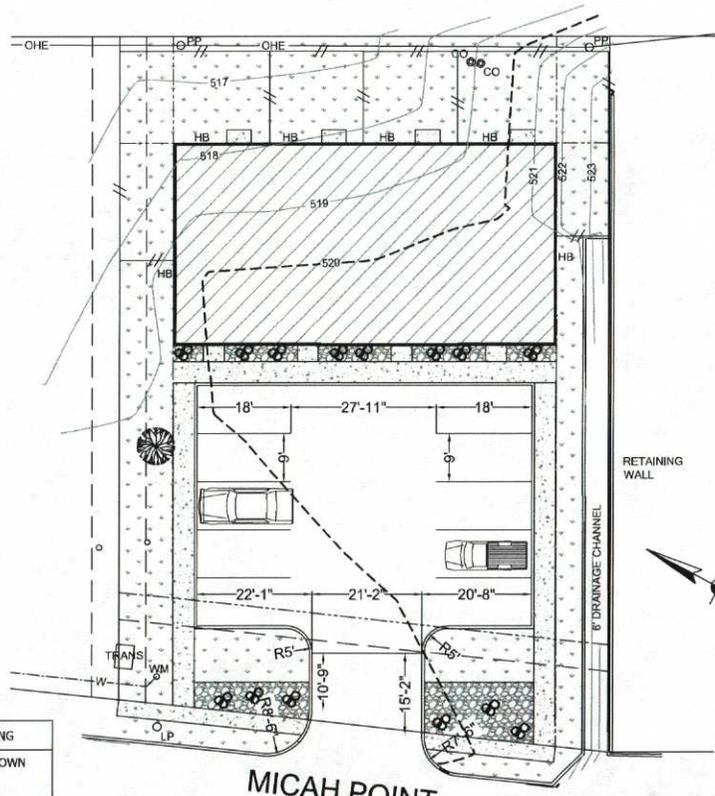
TOTAL LOT: 12015.8657 square ft	100.0%
TOTAL LANDSCAPING: 4463.9123 square ft	37.1%
TOTAL BUILDING: 2767.8920 square ft	23.0%
CONCRETE SIDEWALKS/CURBS/PARKING: 4794.7755 square ft	39.9%



FRONT VS TOTAL LANDSCAPING OF PROPERTY: 2156.1766 square ft 48.1%

### PLANT LIST

QNTY	NAME	SIZE	COMMENTS	SPACING
1	MOUNTAIN LAUREL SOPHORA SECUNDIIFLORA	2.5" CALIPER	SINGLE TRUNK/ 7'-8" HIGH 7" SPREAD	AS SHOWN
14	WARM HAND CACTUS OPUNTIA -V- NAPALITO	1 GALLON	1 CLUMP/ 18" HIGH	AS SHOWN

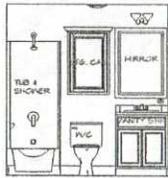


**MICAH POINT**  
(50' ROW)

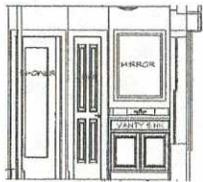
### SITE PLAN

SCALE: 1/16" = 1'-0"

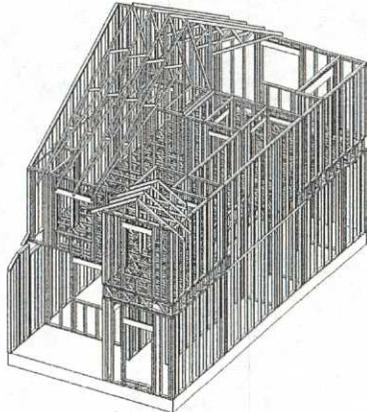




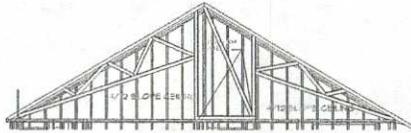
BATH B2



BATH B3  
CABINET DETAILS  
SCALE: 3/8"=1'-0"



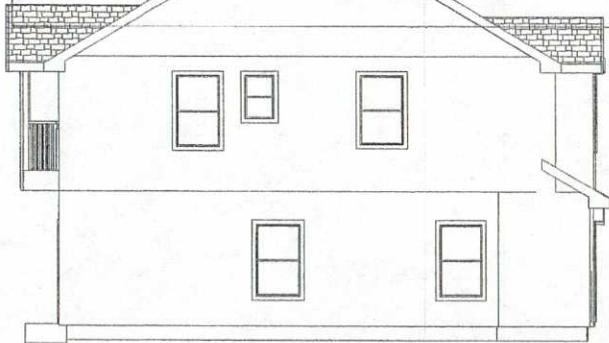
SUGGESTED FRAMING



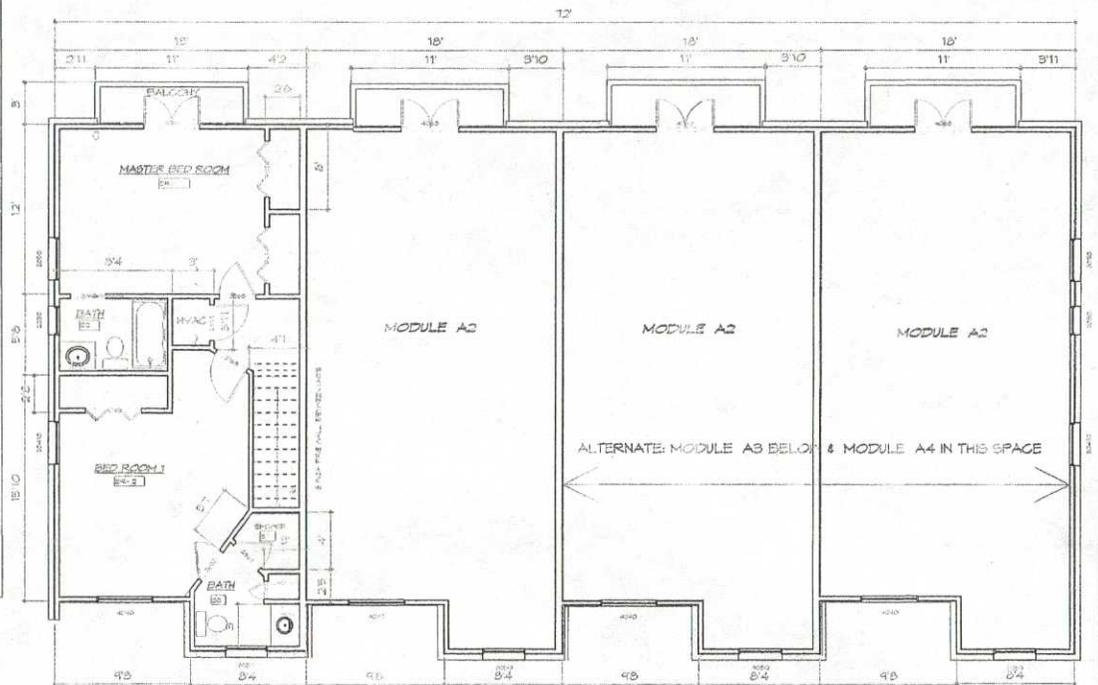
THIS VIEW SHOWS MASONRY ALTERNATE ON FIRST FLOOR



BUILDING A (Rear)



LEFT SIDE ELEVATION  
SCALE: 1/4"=1'-0"



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



REAR ELEVATION  
SCALE: 1/4"=1'-0"

DATE  
12/13/06

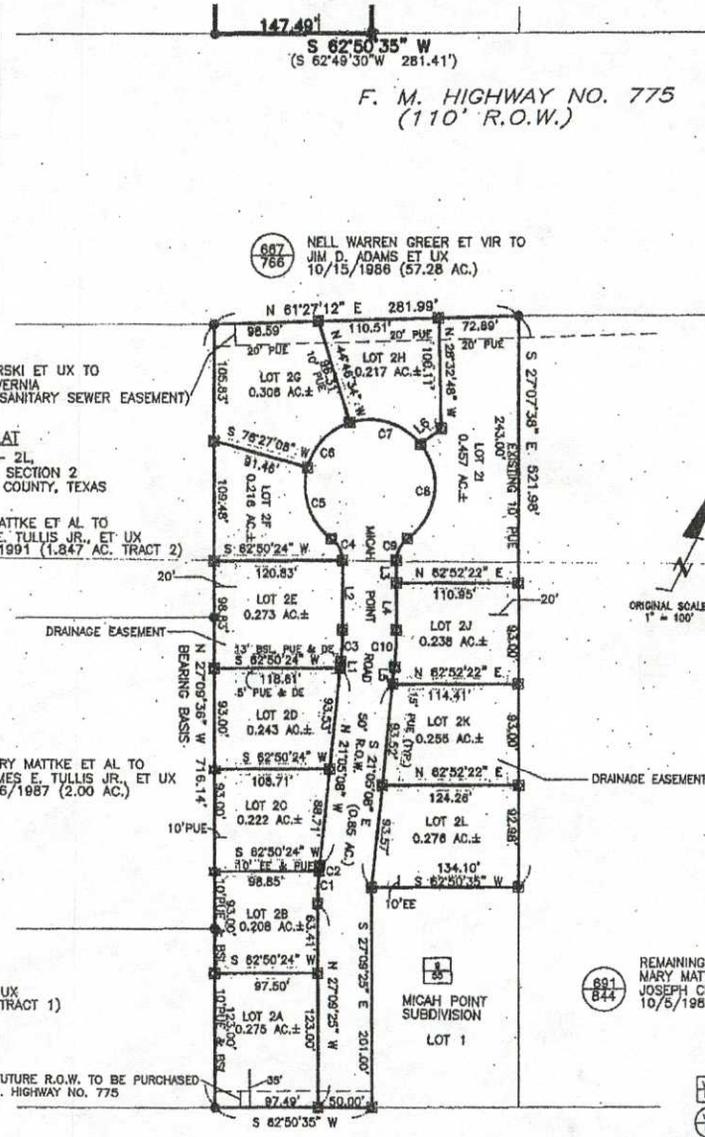
DRAWN BY: JERRY MYCIE  
BOX 377, MCQUEENEY, TX 78123  
(830) - 557 - 6387

Mican Point Subdivision  
LAVERNIA, TEXAS

BUILDING A  
SECOND FLOOR

SHEET  
2 OF 9

LIMITED TO REMOVAL OF TREES AND OTHER OBSTRUCTIONS), READING OF METERS, AND REPAIR OF ALL OVERHEAD AND UNDERGROUND UTILITIES.



780  
98 JOSEPH L. CICHERSKI ET UX TO THE CITY OF LA VERNIA 6/18/1991 (20' SANITARY SEWER EASEMENT)

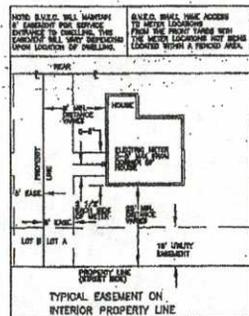
**RESUBDIVISION PLAT**  
ESTABLISHING LOTS 2A - 2L,  
MICAH POINT SUBDIVISION, SECTION 2,  
CITY OF LA VERNIA, WILSON COUNTY, TEXAS

789  
725 MARY MATTKE ET AL TO JAMES E. TULLIS JR., ET UX 11/18/1991 (1.847 AC. TRACT 2)

581  
725 MARY MATTKE ET AL TO JAMES E. TULLIS JR., ET UX 8/6/1987 (2.00 AC.)

789  
804 MARY MATTKE ET AL TO JAMES E. TULLIS JR., ET UX 11/18/1991 (1.153 AC. TRACT 1)

15' STRIP DESIGNATED AS FUTURE R.O.W. TO BE PURCHASED FOR THE WIDENING OF F. M. HIGHWAY NO. 775



147.49'  
S 62°50'35" W  
(S 62°49'30" W 281.41')  
F. M. HIGHWAY NO. 775  
(110' R.O.W.)

687  
766 NELL WARREN GREER ET VIR TO JIM D. ADAMS ET UX 10/15/1988 (57.28 AC.)

STATE OF TEXAS  
COUNTY OF WILSON # 23918  
I, Eva Martinez CLERK OF THE COUNTY COURT OF WILSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WRITTEN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON April 12, 2001 AT 2:35 O'CLOCK, P.M., VOLUME 170, PAGE 54, OF RECORDS OF SAID COUNTY.



WITNESSED BY HAND AND SEAL OF OFFICE, AT 2:35 PM THE DAY AND DATE LAST ABOVE WRITTEN  
EVA S. MARTINEZ, COUNTY CLERK

CLERK, COUNTY COURT  
WILSON COUNTY  
BY Judy Fleming  
JUDY FLEMING

THIS SUBDIVISION PLAT OF LOTS 2A THROUGH 2L, MICAH POINT SUBDIVISION, SECTION 2, SUBMITTED TO AND APPROVED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC. FOR EASEMENTS.

Sandra Young  
AGENT FOR GUADALUPE VALLEY ELECTRIC COOP., INC.

KNOW ALL MEN BY THESE PRESENTS:

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY STATE THAT TO THE BEST OF MY SKILL AND KNOWLEDGE THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

Kyle Smith  
KYLE SMITH, R.P.L.S. NO. 5307



BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Kyle Smith, 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 CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 14th DAY OF March, A.D., 2001

891  
844 REMAINING PORTION OF MARY MATTKE ET AL TO JOSEPH CICHERSKI 10/6/1987 (9.647 AC.)



MARIA D. WILLIAMSON  
Notary Public, State of Texas  
My Commission Expires November 12, 2010 THE STATE OF TEXAS  
BY Maria D. Williamson  
MY COMMISSION EXPIRES:

- LEGEND
- WILSON COUNTY PLAT RECORDS
  - WILSON COUNTY DEED RECORDS
  - 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "BYRN SURVEY"

