

RECEIVED

OCT 07 2016

Renee and Tim Voyt
921 Andrew Run
Canyon Lake, TX 78133
210-867-3768

COUNTY ENGINEER

October 7, 2016

Mr. Thomas H. Hornseth, P.E.
Office of Comal County Engineer
195 David Jonas Drive
New Braunfels, TX 78132

RE: Request for building setback variance
Cranes Mill Landing, Unit 1, Lot 14R

Dear Mr. Hornseth,

Please consider a building setback variance for construction of a workshop adjacent to our home. We have a large, mature elm tree that will be destroyed if we are unable to build the workshop closer to the road. We currently have a home and detached garage on Lot 14. In 2005, you granted a variance for the garage setback so that we could save a mature walnut. (Thank you for that.)

We have recently received approval from your office for the re-plat of Lots 14 and 15 into newly created Lot 14R. Now, we are in the design stage for construction of a workshop to be located on what was previously Lot 15. Attached is a drawing that shows the proposed building location on the lot. Also attached is a copy of a section of the county plat with the lots highlighted.

As you are aware, there is a 60' Right of Way (ROW) for Andrew Run. Additionally, there is a 25' building setback beyond the 60' ROW, resulting in a 55' setback from the center of the road. We are requesting a 10' variance to allow us to build the workshop set back 45' from the center of the road. With this variance, the workshop slab will still be located approximately 33' from the edge of the road and will allow us to save the mature elm.

We appreciate your assistance and guidance with this matter. Please contact us at 210-867-3768 if you have any questions or require any additional information.

Respectfully,



Renee and Tim Voyt

IN THE MATTER TO ACCEPT ROADS IN CRANES MILL LANDING UNIT I INTO UNIT ROAD SYSTEM (PCT. 111)

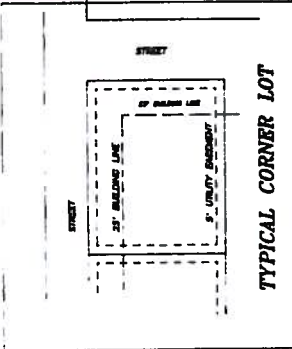
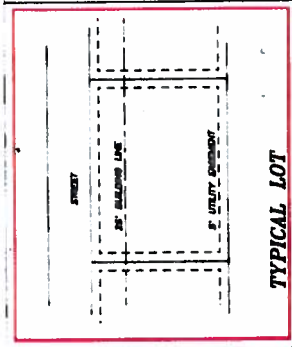
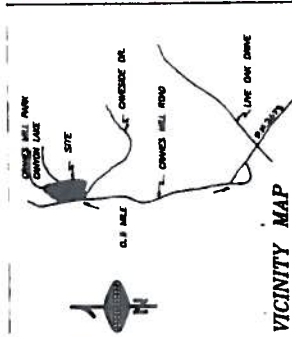
CRANES MILL LANDING UNIT 1

On this the 2nd day of June, A.D. 1988, Mr. McCoy, County Engineer, made a recommendation to accept the roads in Cranes Mill Landing Unit I. Commissioner Camarillo moved to accept the roads in Cranes Mill Landing Unit I into the Unit Road System. Commissioner Jacobs seconded. Judge Clark called the question, the motion carried and IT WAS SO ORDERED.

A SUBDIVISION OF 66.774 ACRES OF LAND SITUATED PARTLY (31.476 ACRES) IN THE I. H. TURNER SURVEY NO. 342 AND PARTLY (35.298 ACRES) IN THE H. OBERKAMP SURVEY NO. 933 AND BEING OUT A TRACT CALLED 165.42 ACRES IN A CONVEYANCE TO TOM SHERIDAN, RECORDED IN VOLUME 584, PAGE 509, DEED RECORDS, COMAL COUNTY, TEXAS

- 54.507 ACRES IN 70 TRACTS
- 31.476 ACRES IN THE I.H. TURNER SURVEY No. 342
- 35.298 ACRES IN THE H. OBERKAMP SURVEY No. 933
- 6.039 ACRES OF LAND IN 4117 FEET OF ROAD BEING
- 3.105 ACRES IN THE I. H. TURNER SURVEY No. 342
- AND 2.934 ACRES IN THE H. OBERKAMP SURVEY No. 933

NOTE: ALL TRACTS CONTAIN A MINIMUM OF 0.50 ACRES ABOVE THE 948' CONTOUR LINE.
 ALL HOUSE SLABS NEED TO BE 949' ELEVATION, OR HIGHER
 THIS SITE IS NOT LOCATED IN THE EDWARDS AQUIFER RECHARGE ZONE.
 LAND BELOW THE 948' CONTOUR IS THE U. S. GOVERNMENT FLOWAGE EASEMENT.
 ONLY AREA BELOW THE 948' CONTOUR IS SUBJECT TO FLOODING.
 CONTOURS WERE TAKEN FROM CONTOUR MAP PROVIDED TO SURVEYOR.
 LOCATION OF SURVEY LINES ARE APPROXIMATE.



NOTE:
 25 FOOT FRONT SETBACK LINE
 25 FOOT SIDE STREET SETBACK LINE
 5' UTILITY EASEMENT ALONG ALL LOT LINES

STATE OF TEXAS
 COUNTY CLERK, COMAL COUNTY, TEXAS

Tom Ashby
 COUNTY CLERK, COMAL COUNTY, TEXAS

STATE OF TEXAS
 COUNTY CLERK, COMAL COUNTY, TEXAS

James M. DeLander
 COUNTY CLERK, COMAL COUNTY, TEXAS



Raymond D. Dierck
 COUNTY CLERK, COMAL COUNTY, TEXAS

STATE OF TEXAS
 COUNTY CLERK, COMAL COUNTY, TEXAS

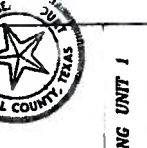
Debra L. Bond
 COUNTY CLERK, COMAL COUNTY, TEXAS



Resie Prosenbuty
 COUNTY CLERK, COMAL COUNTY, TEXAS

STATE OF TEXAS
 COUNTY CLERK, COMAL COUNTY, TEXAS

Madison Amundson
 COUNTY CLERK, COMAL COUNTY, TEXAS



M. M. Chasingmire
 COUNTY CLERK, COMAL COUNTY, TEXAS

STATE OF TEXAS
 COUNTY CLERK, COMAL COUNTY, TEXAS

Kevin Sheehy
 COUNTY CLERK, COMAL COUNTY, TEXAS

STATE OF TEXAS
 COUNTY CLERK, COMAL COUNTY, TEXAS

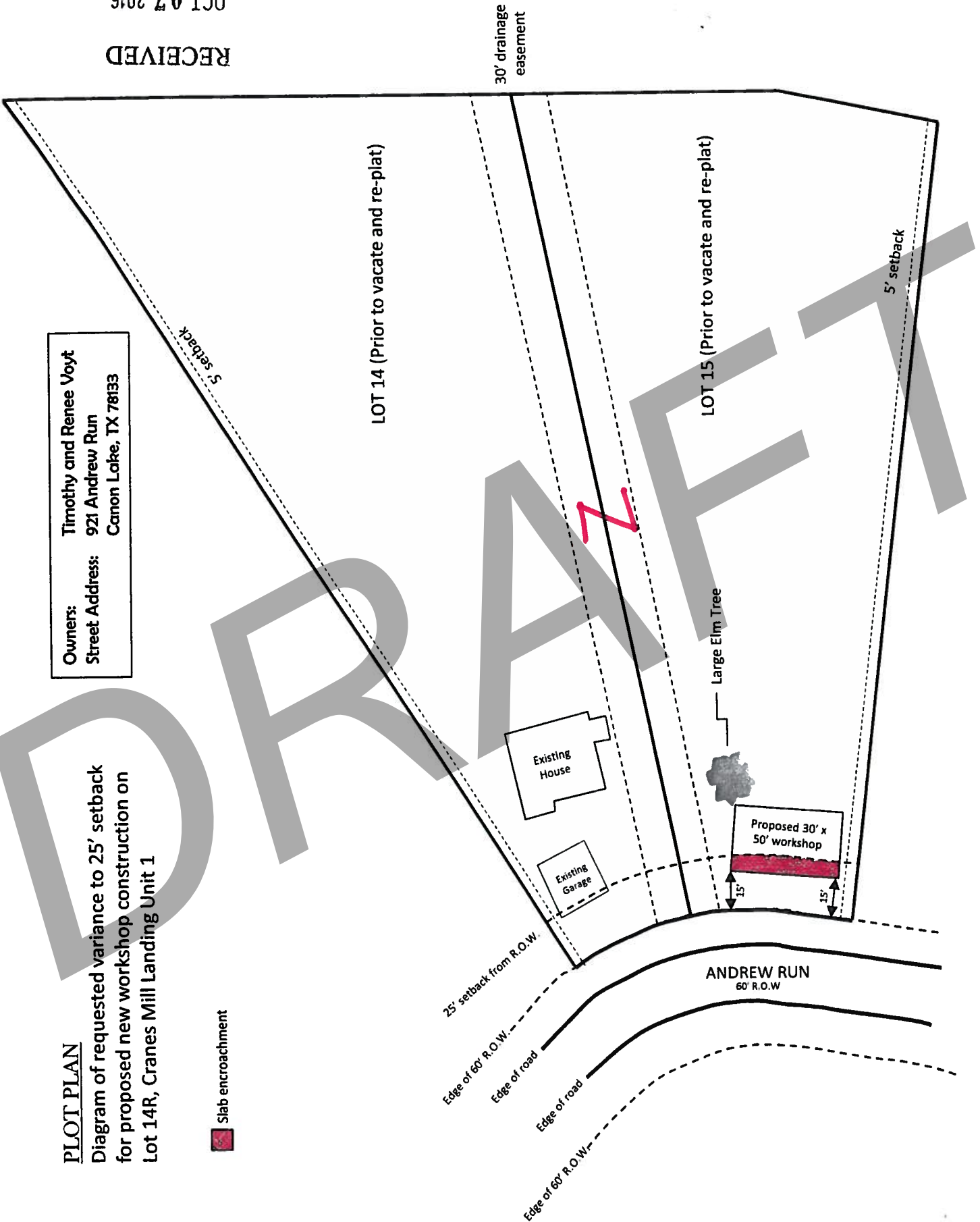
STATE OF TEXAS
 COUNTY CLERK, COMAL COUNTY, TEXAS

PLOT PLAN

Diagram of requested variance to 25' setback for proposed new workshop construction on Lot 14R, Cranes Mill Landing Unit 1

Owners: Timothy and Renee Voyt
Street Address: 921 Andrew Run
Canon Lake, TX 78133

 Slab encroachment



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