

January 6, 2023

Board of Adjustment  
City of Sunset Valley  
3205 Jones Road  
Sunset Valley, TX 78745

Dear Board of Adjustment Members,

We are seeking a variance approval to install a swimming pool that would encroach the 15-foot rear setback.

Our lot is located at 15 Lovegrass Lane. It is an irregular lot and there is no location on the lot that would not require a variance for a normal sized swimming pool. Please see the attached documents for the survey of the lot with the pool.

We have a narrow backyard and large side yards. Our lot backs to the greenbelt that is between The Meadows and the Village Shopping Center. There is no housing behind us. Our backyard is 30 feet in depth. The only location that would not interfere with trees is the left side of the back yard as depicted in the survey drawing. Our right side yard has large oak trees. Our left side yard has large oak trees, three large crepe myrtles and has a drainage ditch. Code would require a variance for a pool for locations in side yards also.

- (1) **Special circumstances or conditions exist such that requiring compliance with the provisions of the applicable zoning provisions of the Code will cause significant practical difficulties to the applicant. Pecuniary hardship to the applicant, standing alone, shall not be deemed to constitute practical hardship.**

The lot is an irregular lot with only a 30 foot backyard area. A normal size swimming pool would require some of the setback being used. Placement of a swimming pool within the 15 feet between the house and the setback would be impractical as the pool would be very narrow and just off the backdoor creating a safety hazard. As the lot backs to a greenbelt, no other housing would be affected.

- (2) **Special circumstances of conditions affecting the parcel of land exist such that requiring strict compliance with the provisions of the Code will result in one of more of the following:**

- (a) **Depriving the applicant of the reasonable use of his land;**  
This location is the only location on the lot that would not compromise existing trees and drainage, and is the best location for a pool. We believe a swimming pool will be an improvement and will provide us recreational as well as healthful benefits.
- (b) **Significant or unreasonable disruption of the natural terrain: or**  
This location is the only location on the irregular lot that would not compromise existing trees and drainage.
- **destruction of(c) Significant or unreasonable the existing flora.**  
This location is the only location on the irregular lot that would not compromise existing trees or drainage.

- (3) **That the variance is necessary for the preservation and enjoyment of a substantial property rights of the applicant:**

A swimming pool will enhance our enjoyment of our property. It will provide us recreational as well as healthful benefits.

- (4) There is no practical alternative to the requisite variance that will alleviate the difficulty or hardship complained of or the requisite enhances the quality of the project as a whole and would result in a better project than requiring strict compliance with the provisions of the Code;**

Locations in the side yards would also require a Code variance. It is impractical to build a normal size swimming pool in the 15 feet between the house and the rear setback. It would require an extremely narrow pool located right off the backdoor, resulting in safety issues. We have designed a pool that is 15x30, a common sized pool.

- (5) The variance will be no greater than the minimum required to alleviate the difficulty or hardship complained of;**

As depicted in the drawing, the pool will be located only in the left backyard.

- (6) The granting of the variance will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area; and**

Granting this variance will not impact any neighbors and will not be detrimental to anyone's health and safety.

- (7) The granting of the variance will not have the effect of preventing the orderly use of other land in the area in accordance with the provisions of the Code. The variance will not affect any other lot/land development. The structure is well within the property lines.**

Granting this variance will have no impact on any other lot/land use. The swimming pool will be located within defined property lines.

- (8) The variance is in harmony with the intent of the Code's zoning provisions and with the goals, standards and policies of the City's Comprehensive Plan;**

This variance conforms to the City's Comprehensive Plan.

- (9) The granting of the variance will not cause an unreasonable obstruction of direct sunlight to adjacent property; and**

The granting of the variance will not cause obstruction of direct sunlight to adjacent property.

- (10) The proposed variance prescribes only conditions deemed necessary to or desirable in the public interest.**

Our residents expect a Code that provides them reasonable enjoyment of their private property. This variance is in line with that expectation.

Thank you for your time and consideration of our request,

Respectfully,

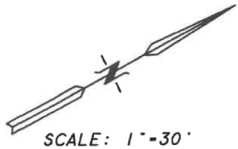
Bob and Wanda Reetz  
15 Lovegrass Lane





**SURVEY OF LOT 1 BLOCK D  
SUNSET VALLEY MEADOWS SUBDIVISION  
BLOCKS "D" & "E" SECTION ONE  
DOCUMENT NO. 199900116  
TRAVIS COUNTY, TEXAS**

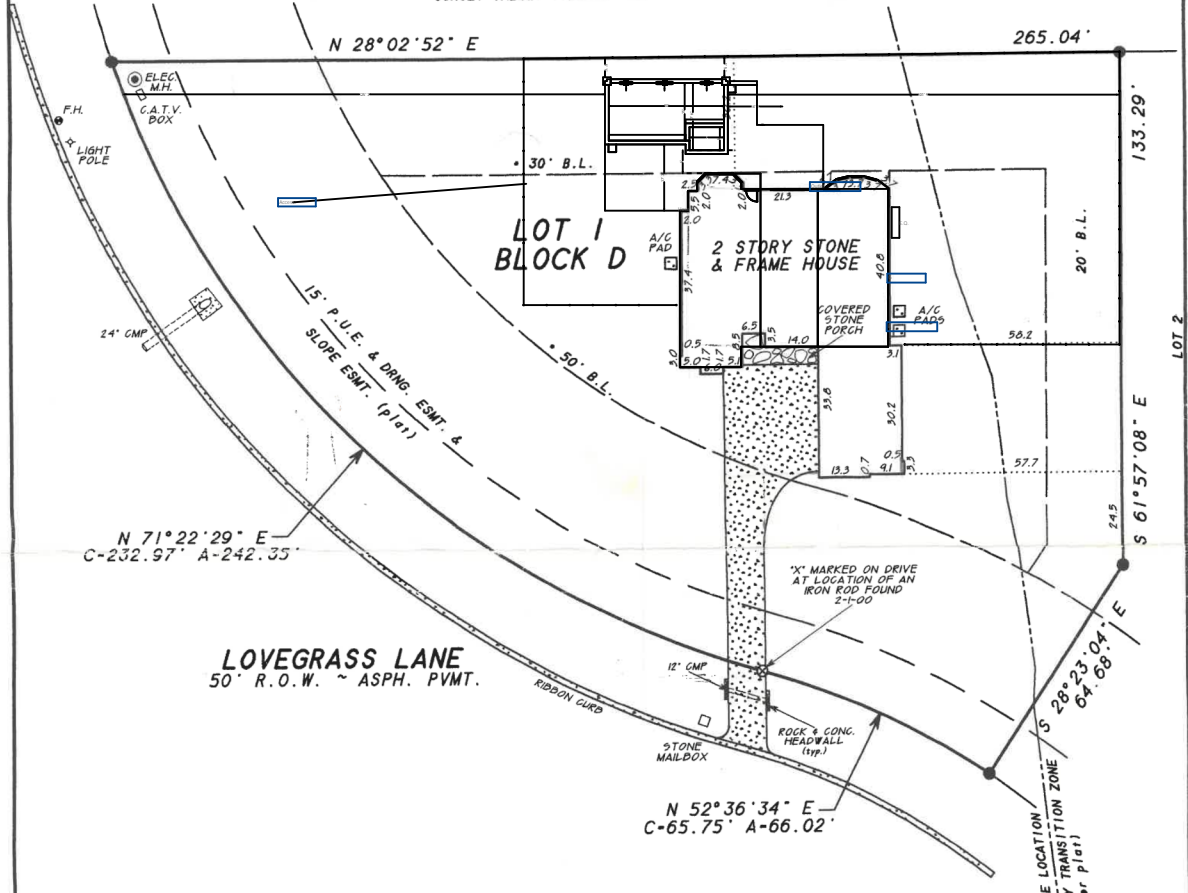
REF: HIGHLAND HOMES  
ADDRESS: 15 LOVEGRASS LANE



**LEGEND**

- iron rod found
- iron rod set
- △ nail found
- ▭ concrete
- // wooden fence
- x- metal fence

NOW OR FORMERLY  
RESUBDIVISION OF LOT 1, BLOCK F  
SUNSET VALLEY VILLAGE SUBDIVISION SECTION ONE ~ BK. 102 PG. 278



\* BUILDING LINES PER DOCUMENT NO. 199900116 AND DOCUMENT NO. 1999032885, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

AT THE TIME THIS SURVEY WAS COMPLETED A COMMITMENT FOR TITLE INSURANCE WAS NOT AVAILABLE AND NO RESEARCH OF RECORDED EASEMENTS OR RESTRICTIONS WAS MADE BY THE SURVEYOR. THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS WHICH AFFECT THIS PROPERTY THAT ARE NOT SHOWN HEREON.

EXCLUSIVELY TO THE LIENHOLDERS AND/OR THE OWNERS OF THE PREMISES SURVEYED AND TO :

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON UNDER MY DIRECTION AND SUPERVISION; THERE ARE NO APPARENT DISCREPANCIES, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, OR VISIBLE UTILITY LINES, EXCEPT AS SHOWN HEREON; THERE ARE NO KNOWN CONFLICTS WITH THE ADJOINING PROPERTIES SHOWN HEREON, EXCEPT AS MAY BE SHOWN HEREON, AND THAT SAID PROPERTY ADJOINS A PUBLIC ROADWAY, EXCEPT AS MAY BE SHOWN HEREON.

ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP F.E.M.A. PANEL NO. 48453C 0255F DATED JUNE 5, 1997 FOR TRAVIS COUNTY, TEXAS. THIS LOT IS LOCATED IN ZONE X, PER PLAT.

DATE	COMMENT	BY
2-1-00	LOT SURVEYED	J.T.
4-20-00	FORM LOCATED	J.T.
5-20-00	FORM RELOCATED	J.T.
11-27-00	FINAL SURVEY	J.T.

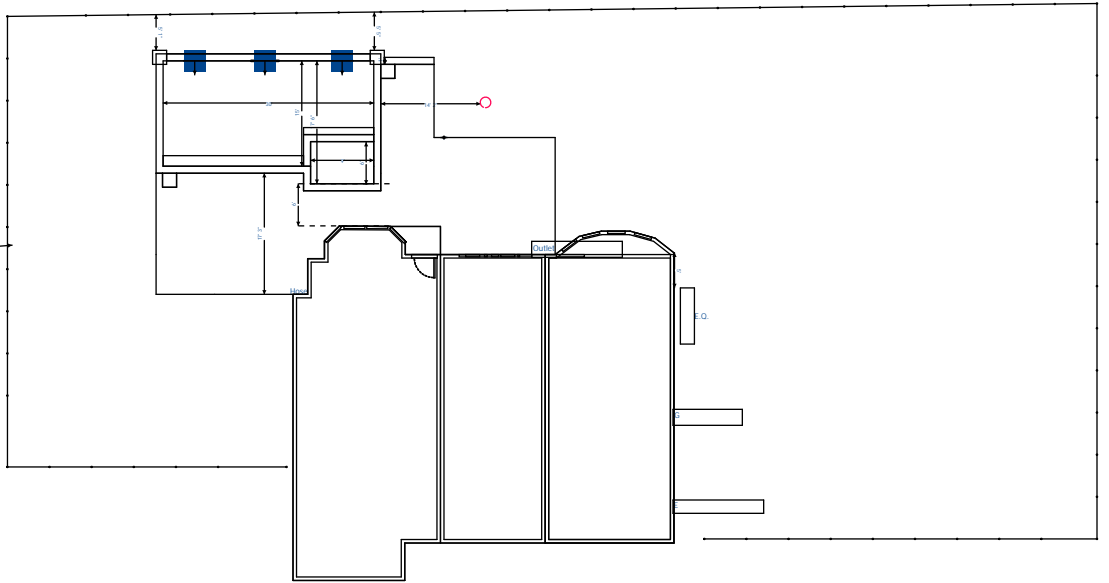


*Lot*  
Total area = 34064 SF  
allowed = 5000 SF or 14.68%

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foundation + front porch = 3219.5 SF  
foundation driveway = 1275  
4494.5 SF  
or 13.19%

SURVEYED BY  
**BRANDT SURVEYING CO., P.C.**  
5524 BEE CAVES RD., SUITE F-1  
AUSTIN, TEXAS 78746  
(512) 328-0621



100%