



City of
New Braunfels

**Planning & Community Development Department
Planning Division**

550 Landa St. New Braunfels, TX 78130
(830) 221-4050 www.nbtexas.org

CC/Cash/Check No. 7498

Case No. SUP21-088

Amount Recd. \$ 1,798.00

Receipt No. 29781

Submittal date – office use only



Special Use Permit Application

Any application that is missing information will be considered incomplete and will not be processed.

1. **Applicant - If owner(s), so state; If agent or other type of relationship, a letter of authorization must be furnished from owner(s) at the time submitted.**

Leonard and Kay Kobeski

Name: _____

Mailing Address: 394 N. Market Ave. New Braunfels, Texas

Telephone: 832 656-6436 **Fax:** _____ **Mobile:** _____

Email: kobeski@att.net

2. **Property Address/Location:** 394 N. Market Ave.

3. **Legal Description:** A 0.221 of an acre tract of land, being out of lots 240 & 241, N.C.B. 2014, City of New Braunfels, Comal County, Texas.

Name of Subdivision: _____

Lot(s): 240 & 241 **Block(s):** _____ **Acreage:** 0.221 of an acre

4. **Existing Use of Property:** _____

5. **Current Zoning:** M1 district

6. **Proposed Special Use Permit*: Type 1** _____ **OR Type 2** yes

**see page 4 for information regarding Type 1 and Type 2 Special Use Permits*

7. **Proposed Use of Property and/or Reason for Request (attach additional or supporting information)**

Proposed addition to an existing single family residence circa 1896. The existing residence has nonconforming setbacks adjacent to both N. Market Ave. and E. Zink Street. We are requesting that the **Sun Porch Addition (A) & Second floor deck addition (B)** deviate from the 25' building setback along E. Zink St., as indicated on the Site & Roof Plan. The first and second floors of the primary addition will conform to the 25' front building setback along E. Zink St., the 20' back building setback and the 5' side building setback. Also, reference supplemental exhibits A1 & A2 for details showing front, back and side building setbacks.

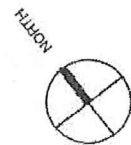
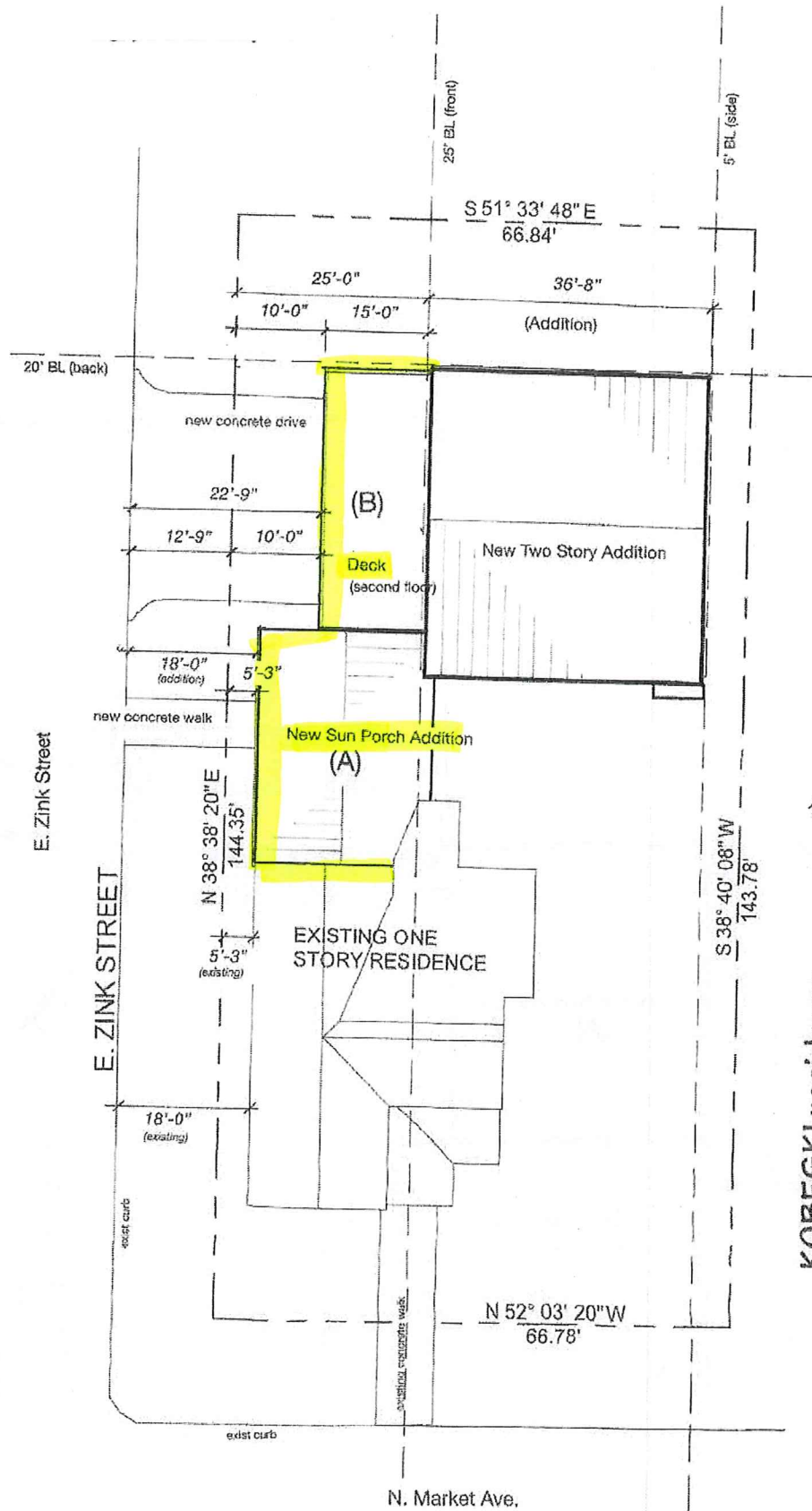
Drawings submitted:

Property survey (dated 02-13-14)

S1 Site & Roof Plan (as required)

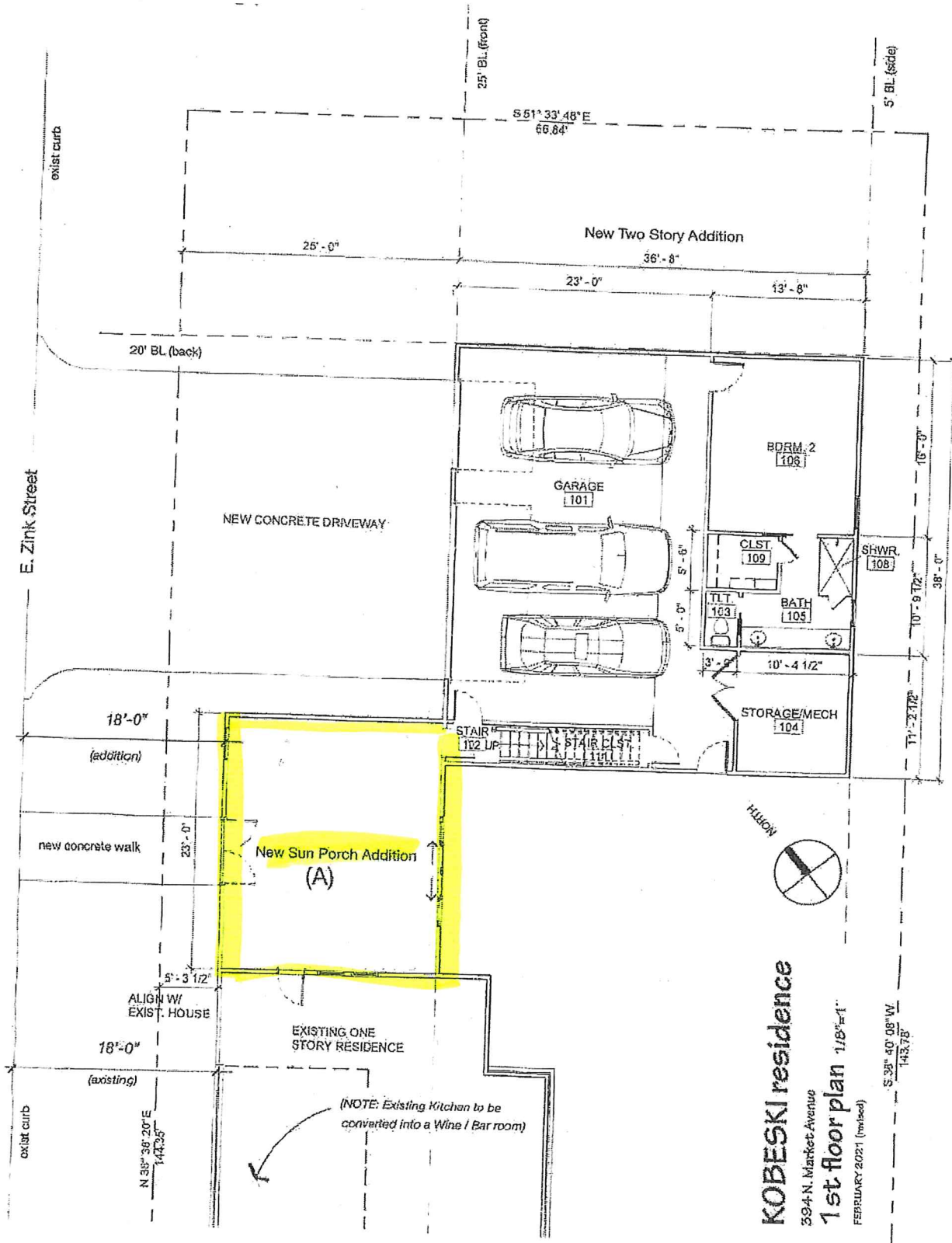
A1 1st Floor Plan (supplemental exhibit)

A2 2nd Floor Plan (supplemental exhibit)



KOBESKI residence
394 N. Market Avenue
Site & Roof plan 1"=20'
FEBRUARY 2021 (revised)

A1



KOBESKI residence

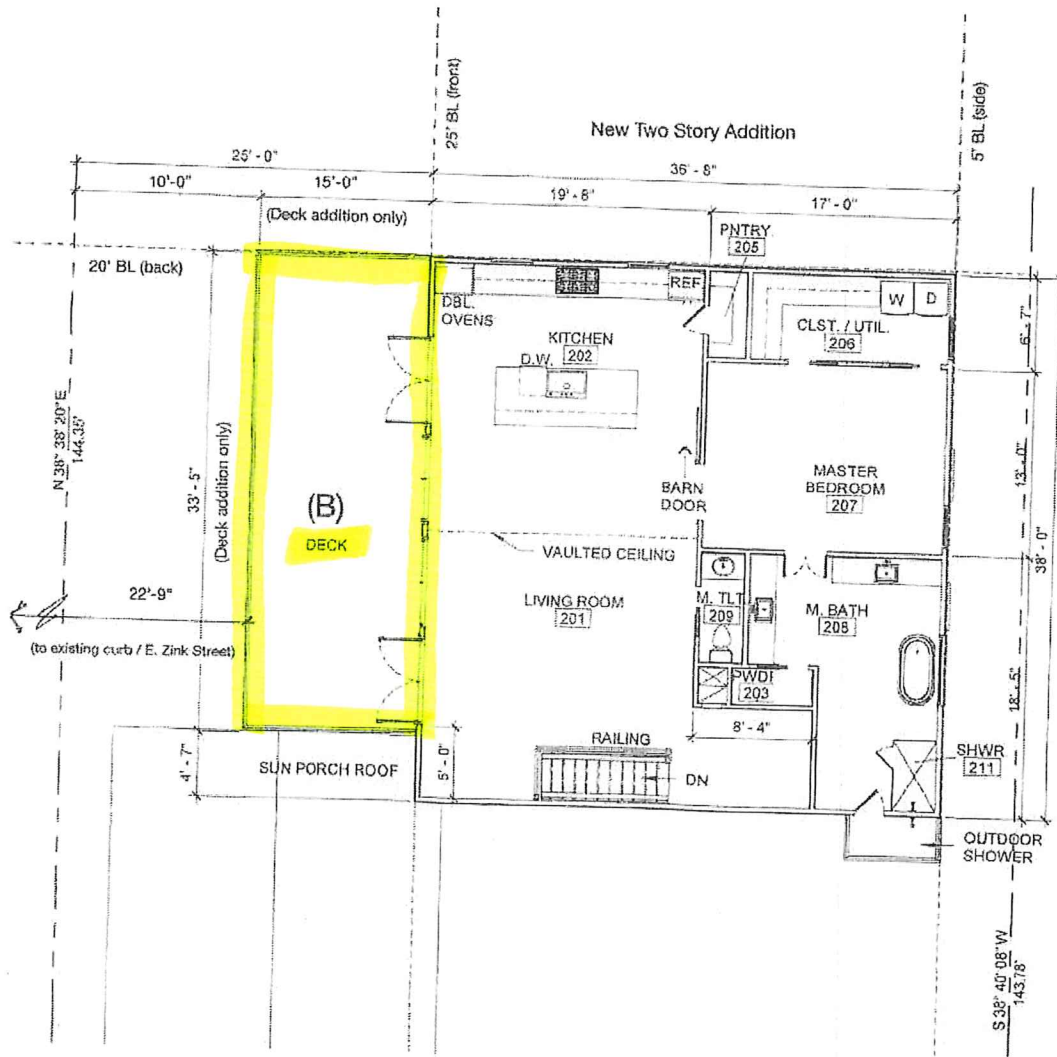
394 N. Market Avenue

1st floor plan 1/8"=1'

FEBRUARY 2021 (revised)

538' 40" 08" W
143.75'

Zink St.



KOBESKI residence

394 N. Market Avenue

2nd floor plan 1/8"=1'

FEBRUARY 2021 (revised)