



PAID
Memo CASH CHECK CREDIT
2/23/24 815265

**BOARD OF ADJUSTMENT
APPLICATION FOR VARIANCE**

City of Angleton
121 S. Velasco
Angleton, TX 77515
979-849-4364

Applicant: STEWART CHRISTENSEN Phone: _____ Cell: _____

Address: _____


City: ANGLETON **State:** TX **Zip:** 77515

Applicant's Status: (check one) Owner Representative Tenant

Property owner: STEWART CHRISTENSEN Phone: _____ Cell: _____

Address: _____

City: ANGLETON **State:** TX **Zip:** 77515


Applicant Signature

2/23/24
Date


Owner Signature

2/23/24
Date

Property Information:

This application must be accompanied by a site plan and any other documents requested, such as plot plans, photographs, topographic contour maps that are necessary to properly review the application.

Street address or location: 32 COLONY SQUARE

Legal Description: COLONY SQUARE (ANGLETON) (318 T S LEE) BLK 1 LOT 15
(please provide copy of metes and bounds)

Present zoning: ANGLETON **Present land use:** RESIDENTIAL

ending on the agenda of the Planning & Zoning Commission or the City
 Yes No

? Yes No Date denied: _____

1 unfavorable ruling on this property within the last six months?

879-843-5665

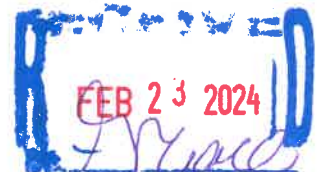
REC#: 02283894 2/23/2024 1:11 PM
OPER: 3G TERM: 105
REF#: 01564c christiansen

TRAN: 300.1190 ZONING VAR/PLATTING
ZONING/VARIANCE/PLA 150.00CR

TENDERED: 150.00 CREDIT CARD
APPLIED: 150.00-

CHANGE: 0.00

this property.





PAID
 CASH CHECK CREDIT \$15200
Memo 2/23/24

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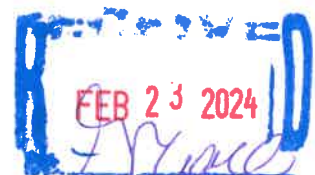
Is a site plan, preliminary or final plat pending on the agenda of the Planning & Zoning Commission or the City Council? Yes X No


Have you applied for a building permit? Yes X No Date denied: _____

Has the Board of Adjustments issued an unfavorable ruling on this property within the last six months?
 Yes X No

If yes, when: _____

Please provide proof of taxes paid on this property.





KRISTIN R. BULANEK
 BRAZORIA COUNTY TAX ASSESSOR-COLLECTOR
 111 E. Locust
 Angleton, TX 77515
 (979) 864-1320

Tax Certificate

Property Account Number:
28720115000

Statement Date: 02/22/2024
Owner: CHRISTENSEN STEWART & EMMA
Mailing Address:

Property Location: 0000032 COLONY SQ
Legal: COLONY SQUARE (ANGLETON)
 (318T S LEE) BLK 1 LOT 15 0000032
 COLONY SQ
Acres: 0.5627 ACRES

TAX CERTIFICATE FOR ACCOUNT : 28720115000
 AD NUMBER: 197792
 GF NUMBER:
 CERTIFICATE NO : 2740684

FEE : \$10.00
 DATE : 2/22/2024

COLLECTING AGENCY
 Brazoria County
 111 E. Locust
 Angleton TX 77515

CURRENT VALUES 2 023
 APPRAISED VALUE: 425,000
 EXEMPTIONS: General Homestead, Optional Homestead

REQUESTED BY
 STEWART CHRISTENSEN

YEAR TAX UNIT

32 COLONY SQ
 ANGLETON TX 77515

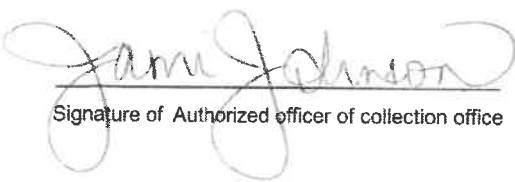
2023	ANGLETON - DANBURY HOSPITAL
2023	ANGLETON DRAINAGE DIST. NO 1
2023	ANGLETON ISD
2023	BRAZORIA COUNTY
2023	CITY OF ANGLETON
2023	PORT FREEPORT
2023	SPECIAL ROAD & BRIDGE

THIS IS TO CERTIFY THAT AFTER A CAREFUL REVIEW OF THE TAX RECORDS, ALL TAXES DUE THE TAX ASSESSOR COLLECTOR OF BRAZORIA COUNTY ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN PAID UP TO AND INCLUDING THE CURRENT YEAR TAXES WITH ANY ABOVE LISTED EXCEPTIONS. THE ABOVE DESCRIBED PROPERTY TAX HAS/IS RECEIVING SPECIAL VALUATION BASED ON ITS USE, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL VALUATION. SPTB RULE 155.40 (B) PARAGRAPH 6. THE TAXES TO BE IMPOSED FOR 2024 HAVE NOT BEEN CALCULATED.

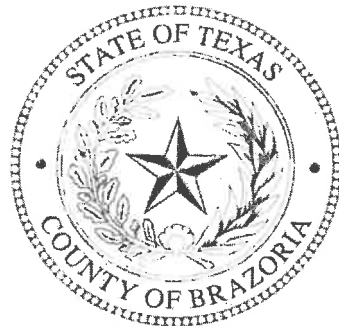
ACCOUNT NUMBER: 28720115000

CERTIFICATE NO : 2740684

TOTAL CERTIFIED TAX DUE 2/2024 : \$0.00


 Signature of Authorized officer of collection office

2/22/24
 Date



Request Information:

Please answer the following questions as completely as possible. Failure to outline fully the situation by answering these questions could cause unnecessary delay in evaluating your appeal. Additional pages may be attached if necessary.

1. Describe the variance you are requesting: Requesting to build a 10.5 foot privacy fence in the backyard.

2. Describe the special or unique condition(s) of your property that exist, such as restricted area, shape, topography or physical features that are peculiar to your property: _____

The new development (Riverwood Ranch) adjacent to the property built the land up approximately 4 ft. 10.5 feet is needed to make up for the 4 feet difference in property elevation to provide adequate privacy.

3. Do similar property conditions exist in your area? Explain: _____

All houses in Colony Square adjacent to Riverwood Ranch are approximately 4 ft lower than the houses being built behind them.

4. Explain how your need for a variance is unique to those special property-related conditions described above: _____

In order for my fence to block the line of sight from first story windows behind the property, 10.5 feet is needed since the neighboring houses are built up so much higher.

5. Are there special conditions affecting your property such that the strict application of the provisions of the Zoning Ordinance would deprive you of the reasonable use of your land? Explain: _____

Property elevation is approximately 4 feet lower than the neighbors. Strict application of the zoning ordinance deprives the residents of 32 Colony Sq from having adequate privacy.

6. Explain why the granting of the variance will not be detrimental to the public health, safety or welfare, or injurious to other property within the area: _____

The fence is not close enough to any occupied residence to be injurious.

7. Describe how strict enforcement of the zoning ordinance creates a hardship that is unique to your property, imposing a hardship above that suffered by the general public: _____

Zoning ordinance does not allow for fences higher than 8 feet. Strict enforcement prevents adequate height for privacy.

A completed variance application is due 30 days prior to the next Board of Adjustment meeting. Board of Adjustment meetings are held at noon on the third Wednesday of each month. At this meeting, a public hearing will be held. A public hearing notice must be published in the local newspaper (at least 14 days before the meeting) and a notice must be sent to all property owners within 200' of the property where the variance is being requested (the notice must be sent at least 10 days prior to the meeting).

Acknowledgements

I certify that the above information is correct and complete to the best of my knowledge and ability and that I am now or will be fully prepared to present the above proposal at the Board of Adjustments hearing.

I understand that in the event that I am not present or represented at the public hearing, the Board shall have the power to dismiss the proposal either at the call of the case or after the hearing, and that such dismissal shall constitute denial.

I reserve the right to withdraw this proposal at any time upon written request filed with the City Secretary's office, and such withdraw shall immediately stop all proceedings. I understand the filing fee is not refundable upon withdraw of the proposal after public notice.

I understand that if the request is approved, I must obtain a building permit from the City before any work is started on the property and that the Board of Adjustment action does not constitute the approval of the building permit.

Applicant's Initials: SBC Date: 2/23/24

Office use only	
Date received: _____	Received by: _____
Fee of \$150.00 received: _____	
Proof of taxes paid: _____	date verified: _____
Appointment of agent form attached if required: _____	
BOA Public Hearing date: _____	
Date to send letters to residents: _____	
Letters Mailed: _____	
Date to publish: _____	Date published: _____

Google Maps

