



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

**BOARD OF ADJUSTMENT  
APPLICATION FOR VARIANCE**

**Applicant:** Randy Roberts Construct Phone: \_\_\_\_\_ Cell: \_\_\_\_\_

**Address:** \_\_\_\_\_

**City:** \_\_\_\_\_ **State:** \_\_\_\_\_ **Zip:** \_\_\_\_\_

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

**Property owner:** J & R Wang Family Phone: \_\_\_\_\_ Cell: \_\_\_\_\_

**Address:** Dennis Avenue

**City:** Angleton **State:** TX **Zip:** 77515

Randy Roberts 5/1/24  
**Applicant Signature** **Date** **Owner Signature** **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:** Dennis Avenue

**Legal Description:** \_\_\_\_\_  
(please provide copy of metes and bounds)

**Present zoning:** SFA **Present land use:** Vacant

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

Have you applied for a building permit?  Yes  No **Date denied:** \_\_\_\_\_

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

If yes, when: \_\_\_\_\_

**Please provide proof of taxes paid on this property.**



**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: Construction of multi-family units on available space.

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: depth and width for construction prevent property from being used.

3. Do similar property conditions exist in your area? Explain: No

4. Explain how your need for a variance is unique to those special property-related conditions described above: Utilization of vacant lots will allow for additional growth, tax revenue, and completion of developable real estate.

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: The number of units is an issue. 10 units per acre is currently the rule. I am requesting to build 8 units on the side of Dennis that can be utilized.

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: Housing is in high demand. I will control tenants to the degree that I can. Those that don't follow rental agreements will be removed. I don't want pests.

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: There is no other way to utilize this real estate due to the previous plat and neighborhood design.

**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:  Date: 5/1/24

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: _____