



BOARD OF ADJUSTMENT
APPLICATION FOR VARIANCE

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

Applicant: \_\_\_\_\_ Phone: \_\_\_\_\_ Cell: \_\_\_\_\_

Address: 504 W Peach

City: Angleton State: TX Zip: 77515

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

Property owner: Shreka Hernandez Phone: \_\_\_\_\_ Cell: \_\_\_\_\_

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

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

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: 504 W. Peach Angleton, Tx 77515

Legal Description: Lot(17) sweeten, Block E. WA Leonard's Westside addition to the city of Angleton.

Present zoning: \_\_\_\_\_ Present land use: \_\_\_\_\_

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: The existing drawings for the house being constructed on 504 W. Peach are 5 five inches too wide for the distance of five feet on each side of the house from the property line. We are asking for a total of six inches of variance  
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: 13 on each side

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

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

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 lots on either side of the property are vacant

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: \_\_\_\_\_

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: An increase in cost to the home owner for new drawings

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

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: _____



**CITY OF ANGLETON  
APPOINTMENT OF AGENT**

As owner of the property described as 504 W Peach Block E, lot 17 (6/9) westside (angleton)  
I hereby appoint the person designated below to act for me, as my agent in this request.

Name of Agent: Math Summers HVD Project Coordinator/Inspector

Mailing Address: 1524 E. Mulberry Suite 162 Email: M.Summers@BrazoriaCountyTX.gov

City: Angleton State: TX Zip: 77515

Home Phone: ( ) Business Phone: (979) 864-1953

I verify that I am the legal owner of the subject property and I acknowledge and affirm that I will be legally bound by the words and acts of my agent, and by my signature below, I fully authorize my agent to:

**be the point of contact between myself and the City; make legally binding representations of fact and commitments of every kind on my behalf; grant legally binding waivers of rights and releases of liabilities of every kind on my behalf; to consent to legally binding modifications, conditions, and exceptions on my behalf; and, to execute documents on my behalf which are legally binding on me.**

I understand that the City will deal only with a fully authorized agent. At any time it should appear that my agent has less than full authority to act, then the application may be suspended and I will have to personally participate in the disposition of the application. I understand that all communications related to this application are part of an official proceeding of City government and, that the City will rely upon statements made by my agent. Therefore, I agree to hold harmless and indemnify the City of Angleton, its officers, agents, employees, and third parties who act in reliance upon my agent's words and actions from all damages, attorney fees, interest and costs arising from this matter. If my property is owned by a corporation, partnership, venture, or other legal entity, then I certify that I have legal authority to make this binding appointment on behalf of the entity, and every reference herein to 'I', 'my', or 'me' is a reference to the entity.

Signature of owner [Signature] Title homeowner

Printed/Typed Name of owner Shreka Hernandez Date 5-3-23

\*Application must be signed by the individual applicant, by each partner of a partnership, or by an officer of a corporation or association.

STATE OF TEXAS §  
COUNTY OF Brazoria §

Before me, Maria Barron, on this day personally appeared Shreka Hernandez known to me (or proved to me on the oath of \_\_\_\_\_ or through \_\_\_\_\_) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this 3<sup>rd</sup> day of May, 2023

Maria Barron  
Notary Public Signature  
4-29-25  
Commission Expires



SET 1/2" IRON ROD

EAST - 35.11'

SET 1/2" IRON ROD

35.12

Site Plan

FOI

16

NORTH - 125.00'

BLOCK "E"

LOT 17

SOUTH - 125.00'

LOT 18

35.12

SET 1/2" IRON ROD

WEST - 35.11'

SET 1/2" IRON ROD

*need 5'*

*need 5'*

63'9"

11'9"

35'3"

11'9"

25'6"

13'11"

26'

PARISH STREET  
(60' R.O.W., VOL. 4, PG. 140, P.R.B.C.)