



-high p copy

BOARD OF ADJUSTMENT APPLICATION FOR VARIANCE

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

Applicant: Jason Riley Phone: _____

Address: _____

City: Angleton State: TX Zip: 77515

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

Property owner: Jason Riley Phone: _____

Address: _____

City: Angleton State: TX Zip: 77515

[Signature] 8-30-23 [Signature]
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: 512 W Mulberry St, Angleton, TX 77515

Legal Description: Angleton Blk 86 LOT 4507 & Portion of 20' alley
(please provide copy of metes and bounds)

Present zoning: Commercial Present land use: Commercial

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: We are asking for a
variance for an 8ft fence to be a 9ft fence
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: we have 8ft conexes
that are unattractive. we would like to put a 9ft fence to
hide them.
3. Do similar property conditions exist in your area? Explain: not that I know of
4. Explain how your need for a variance is unique to those special property-related conditions described above: I am not familiar with any areas that have the
conexes.
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: I do not believe so.
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: I cannot imagine how making
a fence 12" higher could negatively effect anyone or
anything.
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: Since the conexes are not pretty. we just want to
clean our place up.

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: AK 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: _____

6ft fence



These are currently @ 620 W. Mulberry. We want to move behind the Cut-Rate Carpet building @ 512 W. Mulberry. and put a fence high enough they are not visible to the public

we also stack pallets outside that are between 8 - 8½ ft tall. Again, the 9ft fence would hide this, & keep us looking more presentable.

* PICS are from 620 W. Mulberry. We are moving this behind the carpet store @ 512 W. Mulberry. So the variance we are asking for is for a 9ft fence to be allowed @ 512 W. Mulberry.

Not the best pic, but an example of what is currently visible, that a 9ft fence would block out of vision.





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

Statement Date: 08/29/2023
Owner: RILEY JASON DEREK
Mailing Address:

Tax Certificate

Property Account Number:
13100538000

Property Location: 512 W MULBERRY ST
Legal: ANGLETON (ANGLETON) BLK 86
LOT4TO7 & PORTION OF 20' ALLEY
512 W MULBERRY ST
Acres: 0.8517 ACRES

TAX CERTIFICATE FOR ACCOUNT : 13100538000
AD NUMBER: 182030
GF NUMBER:
CERTIFICATE NO : 1960482

FEE : \$10.00
DATE : 8/29/2023

COLLECTING AGENCY

Brazoria County
111 E. Locust
Angleton TX 77515

CURRENT VALUES 2,022

APPRAISED VALUE: 261,320
EXEMPTIONS:

REQUESTED BY

JASON RILEY

512 W MULBERRY
ANGLETON TX 77515

YEAR	TAX UNIT
2022	ANGLETON - DANBURY HOSPITAL
2022	ANGLETON DRAINAGE DIST. NO 1
2022	ANGLETON ISD
2022	BRAZORIA COUNTY
2022	CITY OF ANGLETON
2022	PORT FREEPORT
2022	SPECIAL ROAD & BRIDGE

THIS IS TO CERTIFY THAT AFTER A CAREFUL CHECK 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.

ACCOUNT NUMBER: 13100538000

CERTIFICATE NO : 1960482

TOTAL CERTIFIED TAX DUE 8/2023 : \$0.00



Signature of Authorized officer of collection office

Date