



BOARD OF ADJUSTMENT
APPLICATION FOR VARIANCE

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

Applicant: Mikey Svoboda Phone: (281) 743-4939 Cell: _____

Address: 305 Silver Saddle

City: Angleton State: Texas Zip: 77515

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

Property owner: Barker Property Investments (BPI) Phone: (979) 849-2881 Cell: (979) 481-5711

Address: PO Box 400

City: Angleton State: Texas Zip: 77515

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: 509 W. Mulberry

Legal Description: Angleton (Angleton) BLK 91 LOT 1 (w/50')
(please provide copy of metes and bounds)

Present zoning: C-G - Commercial-General Present land use: Commercial

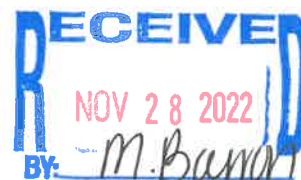
Is a site plan, preliminary or final plat pending on the agenda of the Planning & Zoning Commission or the City Council? ☐ Yes ☒ No

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: _____

The existing use of stabilized material consisting of Asphalt, Limestone and Oyster-shell, this is from an existing parking lot that originally supported a bar.

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: _____

Property was originally a bar in the 1970's and early 1980's Called Rose's Bar, from there the property has always been used for Retail sales including, Fried Fish, Chicken, Coffee and Ice-Cream. Property is equipped with Stabilized material and Concrete slabs, Water & Sewer Exist as well.

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

Yes, The Polymer business adjacent the this property currently uses Limestone and Stabilized Material for their parking lot, In addition Taco Loco, Shady's, Angleton Trucks, First Choice Waste Service, "The Fire Wood Guy" and Wireless Properties (Crown Castle) and Several Cell Tower Sites through the area all used Stabilized Material.

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

This is a business Catering to stop -N-Go Traffic and want to keep the natural appeal of the property unique to the business I am promoting, also most all equipment on site is considered to be modular and do not want to install permanent material that will be costly to re-move should land owner want to build.

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:

There are no Special Conditions this is a request to utilize the existing property as it is, as it has been used over the past 50 years.

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: There is nothing on this property that will/or have any effect on the health or welfare of the public. The only outcome will be the use of this property as it has been used in the past, and/or improvements to enhance and help beautify Angleton.

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: _____

I am not asking nor is this a strict enforcement, but would be beneficial to both the Tenant and the property owner, one is the cost to pave and this would be fixed to the property and upon development from modular/Portable buildings to a more permanent structure it would be costly to tear up and dispose of by the property owner.

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: 11/28/22 Received by: M. Barron

Fee of \$150.00 received: Check #1068

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: _____

#: 02188862 11/28/2022 12:17 PM
R: MAB TERM: 105
#: 1068

IN: 900.1190 ZONING VAR/PLATTING
ZONING/VARIANCE/PLA 150.00CR

TENDERED: 150.00 CHECK
APPLIED: 150.00-

CHANGE: _____ 0.00

Ten and no/100 (\$10.00) Dollars, and other good and valuable consideration.

Property (including any improvements):

Lot 2, Block 91 of Leonard's Westside Addition to the City of Angleton, Brazoria County, Texas, according to the map or plat thereof in the Office of the County Clerk of Brazoria County, Texas said Lot 2 being more particularly described in deed dated September 4, 2001, recorded at Clerk's File No. 2001039870 in the Office of the County Clerk of Brazoria County, Texas, reference to said deed being here made for a complete legal description of the property.

The west fifty (50) feet of Lot 1, Block 91 of Leonard's Westside Addition to the City of Angleton, Brazoria County, Texas, according to the map or plat thereof in the Office of the County Clerk of Brazoria County, Texas said west fifty feet of Lot 1 being more particularly described in deed dated September 4, 2001, recorded at Clerk's File No. 2001039869 in the Office of the County Clerk of Brazoria County, Texas, reference to said deed being here made for a complete legal description of the property.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property; rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or

AFTER RECORDING, RETURN TO:

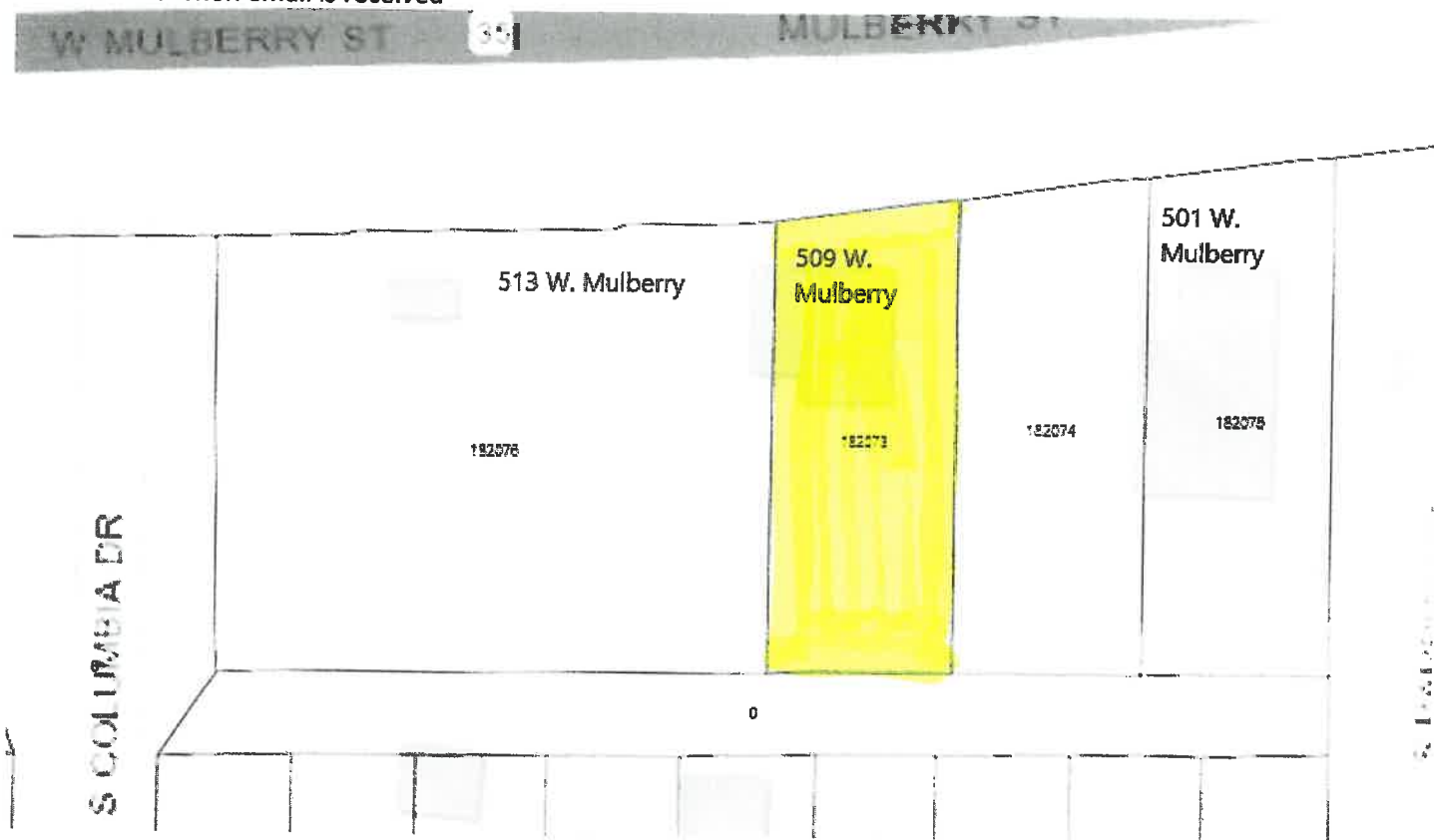
Jason Barker
c/o GREGORY L. DONNELL
112 East Locust
Angleton, Texas 77515

jason.barker umsservice.com

From: Brandy Follin <bfollin@angleton.tx.us>
Sent: Wednesday, January 5, 2022 8:51 AM
To: jason.barker umsservice.com
Subject: FW: New Addresses
Attachments: 509 513 W Mulberry.png

Subject: New Addresses

Please see attached information of addresses 509 and 513 W. Mulberry
Please advise when email is received



Brandy

Brandy Follin
Health Inspector/Code Enforcement Officer
City of Angleton
121 S. Velasco Street
Angleton, TX 77515
(979)849-4364, ext. 2135