



BOARD OF ADJUSTMENT
APPLICATION FOR VARIANCE

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

Applicant: Jasmine Acero Phone: 832-858-9114 Cell: NA

Address: 9830 Camclots Ct.

City: Pearland State: TX Zip: 77584

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

Property owner: Bryan Hankins Phone: 979-236-7686 Cell: NA

Address: 450 Westwood Rd

City: Angleton State: TX Zip: 77515

Jasmine Acero 4/21/20
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: 0 E Peach St 200' east of E Peach St. & S Arcola St.

Legal Description: Lot 5-SA Block 67 W.A. Leonard's Addition PropID# 715814
(please provide copy of metes and bounds)

Present zoning: SF 6.3 Residential 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 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.

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: I am requesting a variance to allow the development of a single-family residence on a legally platted lot that is 50 feet wide. Zoning requires a minimum of 60 feet.
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 property is a legally existing lot approximately 50 feet wide and 186 feet deep. The lot's width is pre-existing.
3. Do similar property conditions exist in your area? Explain: Yes. The surrounding areas include properties that were subdivided prior to the current zoning. These conditions reflect the historical development patterns in the area.
4. Explain how your need for a variance is unique to those special property-related conditions described above: Strict enforcement of the ordinance prevents reasonable residential development. The proposed residence has been designed to comply fully with all applicable setbacks.
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: Strict application of the zoning ordinance would deprive the applicant of reasonable use of the property by preventing development of a single-family residence, which is intended use under the zoning designation.
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: Granting the variance will not be detrimental to public health, safety, or welfare. The proposed residence will comply with all building codes and required setbacks and will be compatible with the neighborhood.
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: The hardship is unique to the property and results from its pre-existing width of 50 feet which cannot be modified. This condition imposes a limitation that renders it unusable for its intended residential use.

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: JA Date: 4/21/26