



Board of Adjustments (BOA)
City of Glen Rose, Texas 76043 Tel: (254) 897-9373 Fax: (254) 897-7989

Staff use only
Date Received: 2-8-2022
Fee : \$100.00 Paid on: 2-8-2022

Request for Board of Adjustment (BOA) Hearing

Address of property: 306 Hereford Street

Applicant's Name: SIMON SANTILLANES Date: 2/8/2022

Property Owner/Applicant Information

Full Name: SIMON P. SANTILLANES AND ALICE SANTILLANES

Address: 306 Hereford St Glen Rose TX 76043

Telephone No: _____ Email: _____

Present zoning at site: R1

I am requesting this hearing for the following reason(s):

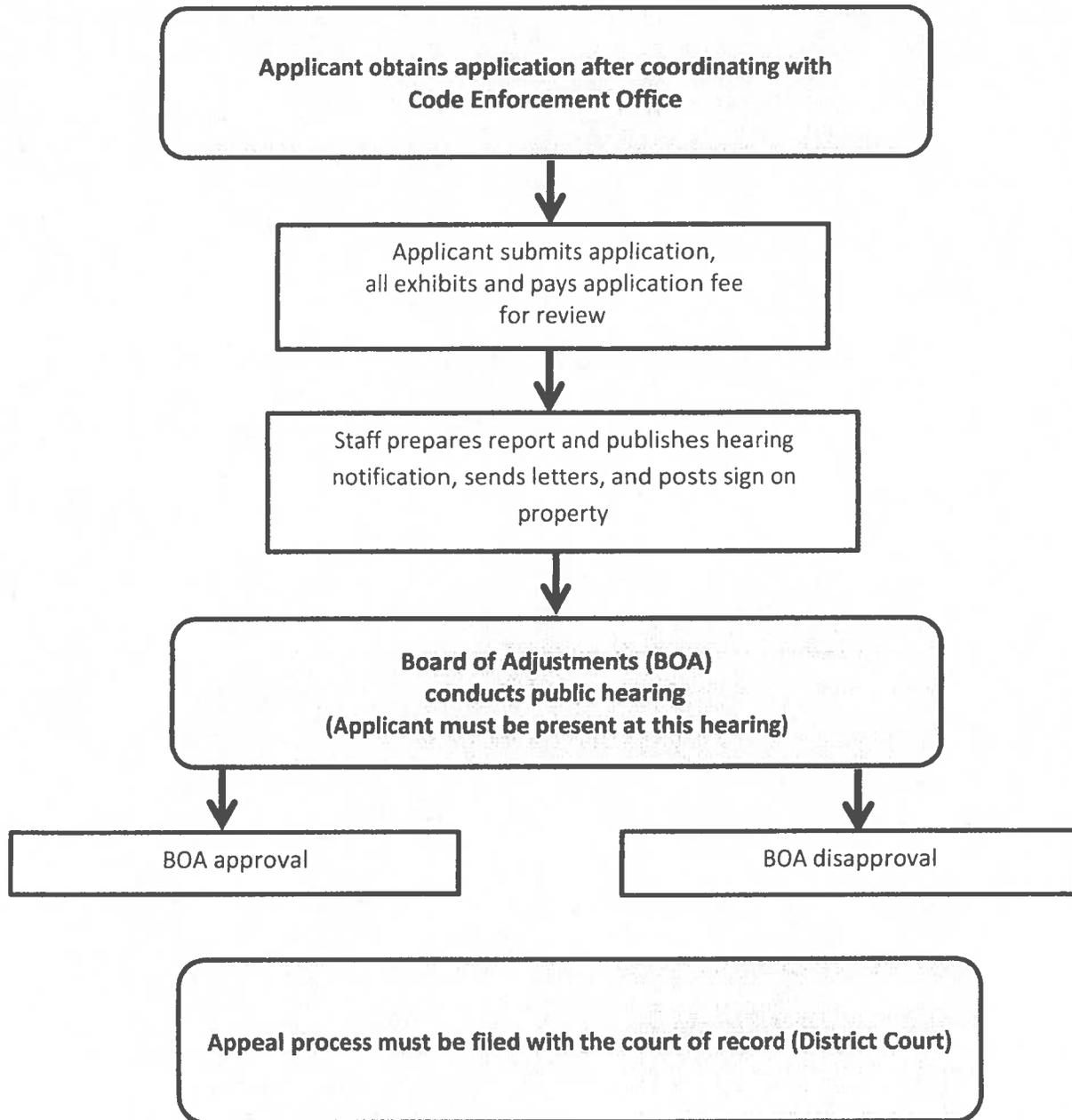
- Setback variance for [] side yard [] rear yard front yard
- [] Lot size variance [] Lot coverage variance
- [] Lot frontage width variance [] Lot depth variance [] Building height variance

- Challenging the decision of the [] Zoning Administrator Building Official
- [] Other City Official

Explain, in detail, the reason for appearing before the BOA: (Use a separate page if necessary. Attach all photos, maps, drawings, etc).

SEE ATTACHMENTS

I hereby certify that all the information provided is true and correct to the best of my knowledge.
Applicant's Signature: [Signature] Date: 2/8/2022



To: City of Glen Rose – Planning & Zoning

February 8, 2022

City of Glen Rose – City Council

From: Simon P Santillanes and Alice Santillanes
306 Hereford St, Glen Rose, Texas, 76043
Simon 214-404-4757; Alice 972-822-3333
simonandalice@hotmail.com

Variance request for 306 Hereford St.

The request is to build a “She shed” to the side and front of the property.

Based on the downward sloping terrain of the land to the rear of the property and the flood plain located in the rear of the property, the logical placement of the structure is on the side and to the front. (See Attachment A)

14.02.042 R-1 Single-Family Residential District

(g) Minimum setback requirements for carports and accessory buildings. Detached accessory buildings shall be located within the rear portion of the lot and shall not exceed one story in height, nor shall any structure be located closer than 3 feet to the main building nor 4 feet to a side lot line, nor closer than 5 feet to any rear lot line nor closer than 10 feet to any side street. Small structures of 200 square feet or less may be placed anywhere in the rear half of the lot.

How the request will differ from the ordinance

The detached accessory building will be located to the side and front of the property.

- It will be located 40 feet from the main structure.
- It will be located 18 feet from the side lot line.
- It will be located 32 feet from the front lot line.

How the request will comply with the ordinance

The small structure of 200 square feet or less shall not exceed one story in height, nor be located closer than 3 feet to the main building nor 4 feet to a side lot line, nor closer than 5 feet to any rear (or front) lot line nor closer than 10 feet to any side (or front) street.

Attachments

Attachment A is the original survey showing placement of the accessory building and the flood plain.

Attachment B shows a possible rendition of the structure

Attachment C shows the faux stone siding, matching the main structure, to ensure it does not look like a storage shed from the street.

A

SCALE 1"=40'
BEARINGS BASED ON SPCS NAD83 TN CZ
CSF=0.999947



PLAT NO. G85-200710-1B, SOMERSW.CRD, HEREFORD_306_2020.DWG

ACCORDING TO FEMA FIRM PANEL NO. 48425C0040 C, EFFECTIVE DATE 04/03/1995, SUBJECT PROPERTY IS PARTIALLY WITHIN THE LIMITS OF THE 100 YEAR FLOODPLAIN.

UTILITIES SHOWN REFLECT ONLY THOSE THAT WERE VISIBLY APPARENT AND FOUND DURING THE COURSE OF THE SURVEY OR EASEMENT DESCRIPTIONS FURNISHED TO US PRIOR TO THE SURVEY.

THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE CONVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.

NORTH

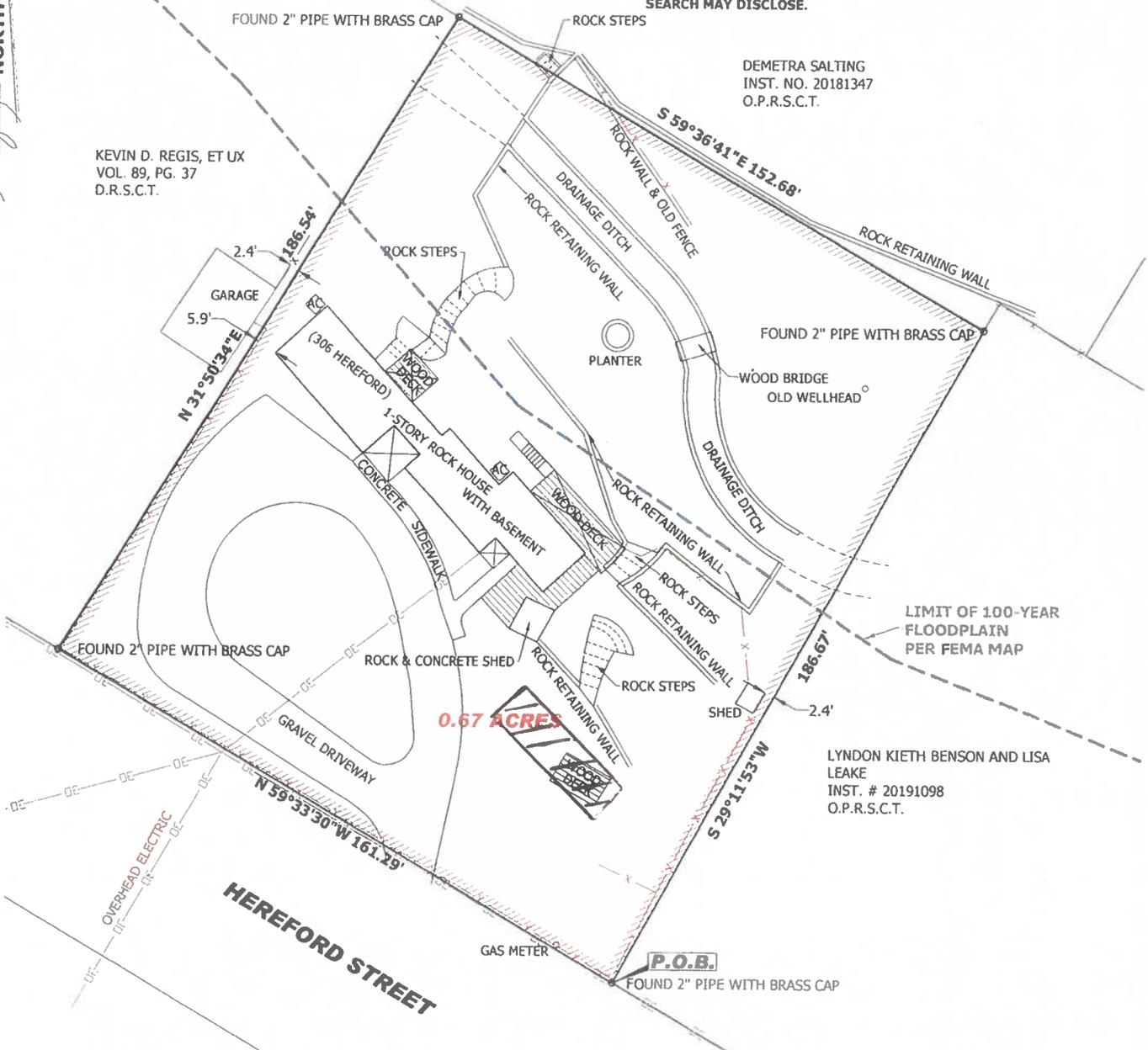
KEVIN D. REGIS, ET UX
VOL. 89, PG. 37
D.R.S.C.T.

DEMETRA SALTING
INST. NO. 20181347
O.P.R.S.C.T.

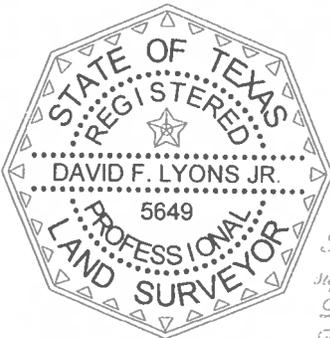
LIMIT OF 100-YEAR
FLOODPLAIN
PER FEMA MAP

LYNDON KIETH BENSON AND LISA
LEAKE
INST. # 20191098
O.P.R.S.C.T.

0.67 ACRES



HEREFORD STREET



CLEAR FORK SURVEYING
& MAPPING CO., INC.
"Thou Shalt Not Remove Thy Neighbor's
Landmark" Deut. 19:14
P.O. BOX 249
GLEN ROSE, TX 76043
254.897.3910

David F. Lyons Jr.
Surveyed on the ground under my
supervision on 07/10/2020
David F. Lyons Jr., R.P.L.S. No. 5649
Texas Surveying Firm No. 10083201

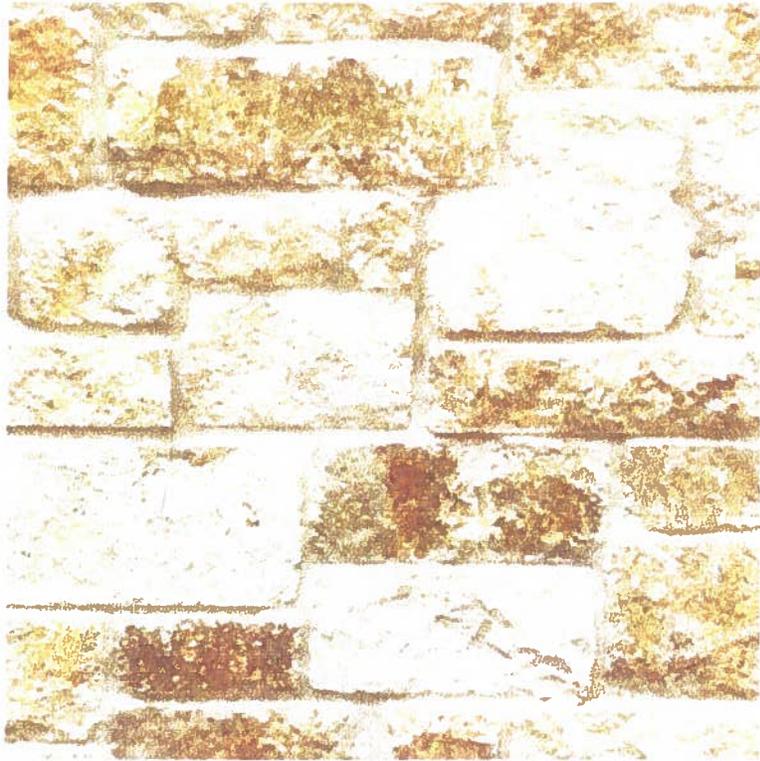
SOMERVELL COUNTY, TEXAS
BLOCK 57, MILAM COUNTY SCHOOL LAND
SURVEY, ABSTRACT NO. 136

A Survey of a
0.67 ACRE TRACT

BEING ALL OF THE TRACT DESCRIBED IN INST. #
20160859, OFFICIAL PUBLIC PROPERTY RECORDS,
SOMERVELL COUNTY

for
Century 21





Amherst Chop Flat

ZB25234



0 Review



0 Question

[Write a review](#)



11.75 / per sq ft

Units: PACK