



Permit #: 5471

Permit Date: 01/23/25

Permit Type:

Permit Type: Variance Request

Residential or
Commercial: Residential

Flood Plain: AE

Owner Name: CURTIS OLSON

Address: 5002 MAGNOLIA BEND DR

City, State,
ZIP: IOWA COLONY TX 77583

Owner Phone
Number: 346-269-3037

Applicant
Email: CURTISOLSON2005@GMAIL.COM

Description: ZONING ORDINANCE VARIANCE 70.D.2 REQUIREMENTS FOR SIDE YARDS - I'm requesting for City council to review the applicability of this requirement to my permit request as the definition of Side Yard would make the scope of application for my building as not applicable for side yards. 70.D.3 REQUIREMENTS FOR REAR YARDS - Im requesting for my building to be located in the Rear Yard of my property and be located 5 feet from the property line due to best use of property and to minimize financial hardship via location of building.

Project Cost: 0

Number of
Bathrooms: 0.0

Number of
Bedroom: 0

Number of
Garage Bays: 0

Number of
Stories: 0

Living Area
SQF: 0

Garage Area
SQF: 0

Total SQF: 0

Parcel Address: 5002 MAGNOLIA BEND DR

Status: Pending

Assigned To:

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
63691003013	5002 MAGNOLIA BEND DR	ABST - 537 SUBD - Magnolia Bend Sec 1 BLK - 3 Lot - 13	CURTIS OLSON		SFR - SINGLE FAMILY RESIDENTIAL

Fees

Fee	Description	Notes	Amount
VARIANCE REQUESTS			\$1,000.00
		Total	\$1,000.00

Attached Letters

Date	Letter	Description
01/23/2025		Invoice
01/23/2025		Web Form - New Home Permits Application

Payments

Date	Paid By	Description	Payment Type	Accepted By	Amount
01/28/2025	curtis olson	1134879			\$1,000.00
				Outstanding Balance	\$0.00

Uploaded Files

Date	File Name
01/23/2025	23915174-5002 Magnolia Bend Dr updated.pdf
01/23/2025	23915150-5002 Magnolia Bend Dr.pdf
01/23/2025	23915148-f- coic variance request jan 2024- Curtis Olson- 5002 Magnolia Bend.pdf



CITY OF IOWA COLONY

Permit #: 5471

Permit Type:

Address: 5002 MAGNOLIA BEND DR

City: IOWA COLONY

State: TX

Zip: 77583

Owner: CURTIS OLSON

Owner Address: 5002 MAGNOLIA BEND

Owner City: IOWA COLONY

Owner State: TX

Owner Zip: 77583-6094

Owner Phone:

Owner Email:

Receipt #: 8040

Date: 01/28/2025

Paid By: curtis olson

Description: 1134879

Payment Type: IBX CC

Payment Type Description:

Accepted By:

Fees Paid

Fee Name	Fee Type	Description	Factor	Total Fee Amount	Amount Paid
VARIANCE REQUESTS	City Planning		0.00	1,000.00	1,000.00
				Total:	\$1,000.00



APPLICATION FOR VARIANCE REQUEST or APPEAL

3144 MERIDIANA PKWY, IOWA COLONY, TEXAS 77583 | PHONE: 281-369-2471 | FAX: 281-369-0005 | WWW.IOWACOLONYTX.GOV

Please use this application to request a variance/appeal within the Subdivision Ordinance, Zoning Ordinance, Unified Development Code (UDC) and Sign Ordinance. An Application for Variance Request/Appeal shall be considered by Planning Commission and Planning Commission shall make a recommendation to City Council, who has the authority to grant or deny variance requests. Considerations are made at the monthly Planning Commission and City Council meetings. Refer to the www.iowacolonytx.gov for Planning Commission and City Council scheduled meeting dates and all ordinances and development guidelines affecting the City. Provide hard copies and digital files (cd or flash drive) of application and any supporting documentation to the City Secretary. This application may be used for several requests but only one property or one section of a subdivision. The application fee for Variance Requests/Appeal is \$1,000, due at the time of submission and is non-refundable. Applications received without the required fee shall be considered incomplete.

TYPE OF VARIANCE REQUEST (SELECT ONE): ☐ ZONING ☐ UDC ☒ ZONING ORDINANCE ☐ SIGN ORDINANCE ☐ APPEAL

APPLICANT INFORMATION:

Name of Applicant: Curtis Olson
Address of Applicant: 5002 Magnolia Bend Dr. Phone: 346-269-3037
Email: curtisolson2005@gmail.com
Name of Owner: Curtis Olson
Address of Owner: 5002 Magnolia Bend Dr. Phone: 346-269-3037
Email: curtisolson2005@gmail.com

PROPERTY INFORMATION:

Address of Subject Property: 5002 Magnolia Bend Dr. Rosharon, TX 77583
Legal Description of Subject Property: Single Family Residence
Brazoria County Tax No(s): 63691003013
Current Zoning: SFR Water and Sanitary Serviced by: Whitt Septic
Street Frontage Type (Circle One): Private or Public FIRM Map Panel Number: _____

VARIANCE REQUEST/APPEAL INFORMATION: Requestor must identify specific Chapter and Section of the Subdivision Ordinance, Zoning Ordinance, Unified Development Code or Sign Ordinance that the Variance Request applies to. If additional space is needed, please attach to this application.

List Ordinance or Code: 70.D.2 -Requirements for Side Yards.
Request and reason: Im requesting for City council to review the applicability of this requirement to my permit request as the definition of Side Yard would make the scope of application for my building as not applicable for side yards.
List Ordinance or Code: 70.D.3.-Requirements for Rear Yards.
Request and reason: Im requesting for my building to be located in the Rear Yard of my property and be located 5 feet from the property line due to best use of property and to minimize financial hardship via location of building.

List of supplemental documentation provided: 5002 MAGNOLIA BEND - New Shop Plot Layout- 11-10-24

Planning Commission Date Requested: Next earliest available

City Council Date Requested: Next earliest available

Requestor Signature or Owner and Date: Curtis Olson

Digitally signed by Curtis Olson
Date: 2025.01.17 19:46:10 -06'00'

FOR CITY USE ONLY: Application Received By: RACHEL PATTERSON

Date Received: 1.23.2025

Planning Commission Date: _____

Fee Received: 1,280.00

City Council Date: _____

Notifications Required: ☐ Published Notice ☐ Public Hearing

Date Approved or Denied: _____

☐ Posting on Property (applicant responsibility) ☐ Personal Notice

Project No.: 5471

☐ Written Notice of Decision