



Waller County Road & Bridge Department

775 Bus 290 E – Hempstead TX 77445
979-826-7670 www.co.waller.tx.us

\$1,000.00 Fee

NON-SINGLE FAMILY VARIANCE REQUEST APPLICATION

This form is used to request a variance to Waller County Standards. No variance will be granted unless the general purpose and intent of the Standards is maintained. Any variance granted will only be applicable to the specific site and conditions for which the variance was granted, and will not modify or change any standards as they apply to other sites or conditions.

The applicant must clearly demonstrate that the variance request meets minimum acceptable engineering and safety standards. The applicant must also clearly demonstrate that the variance is not detrimental to the health, safety, and welfare of the public.

Instructions: Complete all fields below. Additional sheets may be attached, however, a summary of your responses must be included in the spaces provided below. Simply stating "see attached" is considered insufficient information.

PROPERTY OWNER INFORMATION

Name: PHHOU - Cane Island 178, LLC
Mailing Address: 3200 Southwest Fwy Ste. 2800
City, State, Zip: Houston, TX 77027
Email: Connor.Young@perryhomes.com
Phone: 713.784.4500

APPLICANT INFORMATION

Name: Brad Sweitzer
Mailing Address: 10011 Meadowglen Lane
City, State, Zip: Houston, TX 77042
Email: bsweitzer@ehra.team
Phone: 713-337-7493

Location of Parent Tract (Picture of posted 9-1-1 numbers required before variance will be granted)

North of Morton Road, South of Clay Road, West of Pitts Road 11581 221.5

Address of Property Property ID # Acreage

PLEASE PROVIDE THE FOLLOWING:

- ☒ Sketch, drawing, boundary survey or WCAD map noting proposed development
☒ Copy of Recorded Deed

VARIANCE REQUEST OVERVIEW & JUSTIFICATION

Note the specific regulation(s) to which this variance is being requested. Describe why the County's minimum requirements can't be met and what the proposed deviation will achieve. (Attached additional sheets if more room is needed.)

We respectfully request a variance from the standard 25-foot front building line requirement. Specifically, we propose maintaining a 25-foot setback for garages while allowing a reduced 20-foot front building line for homes located on cul-de-sacs and knuckles. Allowing this would preserve sidewalk and street access, enhance backyard space, and improve safety and spacing.

OWNER/APPLICANT CERTIFICATION & ACKNOWLEDGEMENT

The owner and applicant declare under the penalty of perjury, and any other applicable state or federal law, that all information provided on this form and submitted attachments are true, factual, and accurate. The owner and applicant also hereby acknowledge any false misleading information contained herein is grounds for variance denial and/or permit revocation.

Brad Sweitzer

Brad Sweitzer

08/12/25

Printed Owner/Applicant Name

Signature Owner/Applicant

Date

OFFICE USE ONLY

☐ Approved ☐ Denied	NOTES
Waller County Commissioner Prct 1 2 3 4 Date	
Waller County Judge Date	

OFFICE USE ONLY Payment: Cash _____ Check _____ # _____ CC _____ ID # _____