

Is the subject property currently a designated Homestead?Non-Homestead

how many variance requests are included in this application:

Qty: 1.00

Rate: 1.0000

Value: 1.0000

Description of Variance request in detail

Comment: REQUEST REDUCTION OF PARKING FROM 18 TO 14

What are the special circumstances or conditions affecting the LAND that warrant the Variance?

Comment: LOCATED AT A CORNER LOT 14,391 SF. (SMALL COMMERCIAL LOT) WITH BUILDING SETBACKS, DUMPSTER ACCESS AND FIRE DEPARTMENT ACCESS THR RESULTING BUILDING PAD AREA IS SMALL. THE TYPE OF BUSINESS IS MERCANTILE- SPECIFIC TOBACCO PRODUCT. CUSTOMER SHOPPING TIME WITHIN THE BUILDING IS VERY LIMITED IN BROWSING TIME.

Why is the variance necessary to preserve a substantial PROPERTY RIGHT of the applicant?

Comment: THE SMALL LOT WILL LIMIT DEVELOPMENT POTENTIAL

Will the granting of the Variance be detrimental to the public health, safety or welfare, or injurious to OTHER PROPERTIES within the surrounding area?

Comment: NO

Would granting the variance prevent the orderly use of other properties within the area?

Comment: NO

Does an undue hardship TO THE LAND exist that is not self-created, personal or financial?

Comment: YES - LOT IS SMALL

Will granting the variance be in harmony with the spirit and purpose of the Citys regulations?

Comment: YES

Present Use of property Vacant

Current Zoning of property C-3 AH

ACKNOWLEDGEMENTS: APPEARANCE AT MEETINGS- It is strongly Y
advised that the Applicant be represented at the hearing. The Board may
deny requests for which the Applicant or an agent do not appear.

NOTIFICATION SIGNS- The Applicant shall post the public hearing Y
notification signs at least 15 days prior to the hearing date and maintain
said signs in good condition. (see help for more details)

The Applicant is responsible for: purchasing required mail notifications, Y
purchasing, properly placing and maintaining notice signage prior to and
throughout the duration of the variance process.

I hereby certify that the information provided is true and correct to the Y
best of my knowledge (If signed by an agent, a letter of authorization
must be furnished by the property owner)

ZBA VARDL2 :	Variance Addtl Items of Consideration	Group Sum	Sum Flag <input type="checkbox"/>
	<p>Is the financial cost of compliance with the zoning ordinance over 50% of the appraised value of the structure as shown on the most recent appraisal roll under Section 26.01, Tax Code?</p> <p>Comment:</p>		
	<p>Would compliance with the zoning ordinance result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development may physically occur?</p> <p>Comment:</p>		
	<p>Would compliance with the zoning ordinance result in the structure not being in compliance with a requirement of a municipal ordinance, building code, or other requirement?</p> <p>Comment:</p>		
	<p>Would compliance with the zoning ordinance result in the unreasonable encroachment on an adjacent property or easement?</p> <p>Comment:</p>		
	<p>Does the city consider the structure to be nonconforming? See Section 144-2.3(a) regarding nonconforming structures.</p> <p>Comment:</p>		

▼ Type/Subtype: P ZBA - VARIANCE Number: ZB23-0014 Sta

People				
	Role Code ▼	<input type="text"/>		
<input type="checkbox"/> 	Role Code	Name ^	City	- +
<input type="checkbox"/> 	APPLICANT	ALVIN G PETERS	Boerne	
<input type="checkbox"/> 	OWN_AGNT	ALVIN G PETERS	San Antonio	
<input type="checkbox"/> 	PROP_OWNER	Sohail Khan	new braunfels	
Size: 10		Go	Found: 3	Displaying 1 to 3