City of New Braunfels

Planning & Development Services Department
550 Landa Street
New Braunfels, Texas 78130
(830) 221-4050   www.nbtexas.org

CC/Cash/Check No.: __2074__
Amount Recd. $ __360.00__
Receipt No.: __41190__
Case No.: __ZB21-0006__

Submittal date – office use only

RECEIVED
SEP 2 8 2021
BY: ......RR........

Variance Application
(Zoning Board of Adjustment)

APPLICATION FEES:
Homestead: $350 plus $50 for each additional variance sought
Non-Homestead: $700 plus $50 for each additional variance sought
Please note that a 3% technology fee is applied to the total application fee

Any application that is missing information will be considered incomplete and will not be processed.

The applicant bears the burden of proof in establishing the facts that may justify a variance, a special exception, an appeal, or any other action in his/her favor by the ZBA.

Name of Applicant/Agent*: _____ Robert S. and Chandler B. Gray _____

Property Address: _____ 186 E Lincoln St New Braunfels, TX 78130 _____

Mailing Address: _____ 186 E Lincoln St New Braunfels, TX 78130 _____

Contact information:

Phone: _____ 512.658.2490 _____

E-Mail: _____ gray.texas@gmail.com _____

Legal Description: Lot #: __6__ Block: __5002__ Subdivision: _____ Comal River NB _____
(NOTE: If property is not platted, attach a copy of the metes and bounds description and survey/drawing.)

Present Use of Property: __Residence / Homestead__   Zoning: __R-1A-6.6__

Describe Variance Request: _____

_____

_____

SUBMITTAL CHECKLIST:

STAFF:	APPLICANT:	
☐	☒	Completed application
☐	☒	Copy of deed showing current ownership
☐	☒	Homestead Verification (if applicable)
☐	☒	Application Fee
☐	☐ N/A	Letter of authorization if applicant is not property owner
☐	☒	Site plan, drawn to scale and no larger than 11"x17", showing all existing and proposed improvements, setbacks from the property lines, and building elevations (if applicable.)

Explain the following in detail:

Please note: The information provided in response to the following questions is imperative to the variance request process. You may use additional pages if necessary.

(1) What are the special circumstances or conditions affecting the _land_ that warrant the variance?

This is a narrow 50 foot lot with a 1933 residence built within 2-3 feet of property line. The proposed sunshade would follow along one edge of the house, but due to today's city codes, the sunshade would not be in compliance due the current 5 foot setback requirement.

(2) Why is the variance necessary to preserve a substantial _property right_ of the applicant?

We received a permit in 2001 for our driveway (where we would now like to install a sunshade) and a variance later in 2001 for an addition/remodel along this same side of the property. We would now like to enhance our home, and better protect our vehicles, by adding the least obtrusive structure to protect our vehicles (vs a fully enclosed garage.) We would appreciate being granted a variance to help protect our property and to provide us a reasonable use of our land.

(3) Will the granting of the variance be detrimental to the public health, safety or welfare, or injurious to _other properties_ within the surrounding area?

No

(4) Would granting the variance prevent the orderly use of _other properties_ within the area?

No

(5) Does an undue hardship _to the land_ exist that is not self-created, personal or financial?

If yes, please explain in detail. If no, a variance cannot be granted.

Yes, this 1933 home was platted as a narrow 50 foot lot and subsequently built before today's vehicles and garages became standard in the mid-century. Most homes in this old neighborhood now have some sort of structure or carport to protect their vehicles and we would like the protection.

(6) Will granting the variance be in harmony with the spirit and purpose of the City's regulations?

Yes, except for the side setback all other features of the carport/shade structure conform to City regulations. The two post carport would be a neutral grey in color and set back more from the street than neighboring garages/carports.

Please initial the following important reminders:

RSC **APPEARANCE AT MEETINGS**
It is strongly advised that the applicant be represented at the hearing. The Board may deny requests for which the applicant or an agent do not appear.

RSC **NOTIFICATION SIGNS**
The applicant shall post the public hearing notification sign(s) at least **15 days prior to the hearing date and maintain said sign(s) in good condition**. One sign shall be required for the first 100 feet of frontage of the tract, and one additional sign for every 200 feet of frontage thereafter, or fraction thereof, except that no more than three (3) signs shall be required on each roadway frontage. If the tract has less than 200 feet of frontage per roadway, then only one sign is required per road.

The applicant is responsible for:
1. Paying for the required mail notification **($2.15 per mailed notice)**
2. Purchasing **($15 per sign)** and placing the signs at least **15 days prior to the hearing date**
3. Posting signs so they are clearly visible to the public from the adjacent public streets.
4. Ensuring that the signs remain on the property throughout the variance process.
5. In the event that a sign(s) is removed from the property or damaged, the applicant shall be responsible for purchasing a replacement sign(s) and installing it immediately.
6. Removing the signs <u>after</u> the final action by the Zoning Board of Adjustment.

I hereby certify that the information provided is true and correct to the best of my knowledge.

Date: September 27, 2021

Signed: _____
Applicant/Agent*

Print Name: Robert S. Gray
~~Chandler B. Gray~~

* If signed by an agent, a letter of authorization must be furnished by the property owner.

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