



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

CC/Cash/Check No.: 2788
Amount Recd. \$ 360.00
Receipt No.: 22441
Case No.: Z-21-002

Submittal date – office use only

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*: SAMUEL REVERS

Property Address: 480 California Blvd, New Braunfels, TX 78130

Mailing Address: 480 California Blvd, New Braunfels, TX 78130

Contact information:

Phone: 831-261-6853

E-Mail: SRREVERS@GMAIL.COM

Legal Description: Lot #: 1 Block: 11 Subdivision: Lander Park Highlands 2

(NOTE: If property is not platted, attach a copy of the metes and bounds description and survey/drawing.)

Present Use of Property: Residential Zoning: R2

Describe Variance Request: Replace existing carport with an attached
\$ enclosed 2-car garage.

SUBMITTAL CHECKLIST:

STAFF:

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APPLICANT:

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Completed application

Copy of deed showing current ownership

Homestead Verification (if applicable)

Application Fee

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?

The existing carport appears to be closer than 5 ft. from property line. ~~New Construction~~ City code says any new construction on this property must have a 5 ft. setback from property line. I wish to replace the structure within the same footprint.

(2) Why is the variance necessary to preserve a substantial property right of the applicant?

A grand-fathered variance is necessary to replace an ugly/dilapidated structure with a new, enclosed and attached structure, within the same footprint. The survey (site-plan) shows the existing structures closest corner to be 1.9 ft. from property line. However existing property line privacy fence is actually 5 ft. from structure.

(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.

The undue hardship that exists is that current code would not allow the existing structure to be re-built within the same footprint. A new-build ~~at~~ following the required 5 ft. setback would not allow enough width for the structure to be useful. The existing driveway and existing carport footprint would not be enlarged or encroach in any further way if variance is granted. There would simply be a new/attached structure built within the existing footprint.

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

I believe it would be and also beautify the neighborhood.

Please initial the following important reminders:

SR. **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.

SR. **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 after 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: 2/23/2021

Signed: _____

SR.

Applicant/Agent*

Print Name: _____

Samuel Revers

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