



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

CC/Cash/Check No.: 5559

Amount Recd. \$ 412.00

Receipt No.: _____

Case No.: Z-21-005

Submittal date – office use only

RECEIVED

MAR 23 2021

BY: RP

Variance Application

(Access Management 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 AMBA.

Name of Applicant/Agent*: Santiago Quiroz

Property Address: 133 E. Nacogdoches St.

Mailing Address: 133 E. Nacogdoches St.

Contact information:

Phone: 830-832-1088

E-Mail: jimmyquiroz1963@gmail.com

Legal Description: Lot #: 3 Block: 1041 Subdivision: Voelcker Addition

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

Present Use of Property: Residential Zoning: C3

Describe Variance Request: Requesting to encroach 5 feet in the front property line and 10 feet in the back of property lines to construct an addition to existing structure.

SUBMITTAL CHECKLIST:

STAFF:

APPLICANT:

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Completed application

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Copy of deed showing current ownership

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Homestead Verification (if applicable) utilities

☐☒

Application Fee \$412

☐☒

Letter of authorization if applicant is not property owner

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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? _____

Lot 3 is a small lot, only 74 feet deep and 65 feet across making it hard
to add on to the existing structure and staying off 20 feet from
the property lines.

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

Allowing the variance will permit us to add-on to the existing
house, make upgrades and repairs needed to keep the house as
our homestead.

(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, granting of the variance will not interfere with the public
welfare or safety to other properties in the area it will stay
within the lot. No other residence are in back of the property.

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

No, granting the variance will not prevent use of other properties,
all adjustments will be within the property not interfering with
any driveways or right of way to surrounding properties.

(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.

Permitting the variance to be granted will allow me to add on to
the existing house and expanding the doorways, hall and bathroom
making it easier for my father to move around in his wheelchair.

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

Yes, granting the request for the variance all of the City's regulations, building permits and codes will be followed needed to comply to this project.

Please initial the following important reminders:

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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.

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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: 3-19-21

Signed: Santiago Quiroz
Applicant/Agent*

Print Name: Santiago Quiroz

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