



BOARD OF ADJUSTMENT
APPLICATION FOR VARIANCE

City of Angleton
121 S. Velasco
Angleton, TX 77515
979-849-4364

Applicant: Brazoria County Comm. Development Phone: (979) 864-1220 Cell: -

Address: 1524 E. Mulberry Suite 102

City: Angleton State: TX Zip: 77515

Applicant's Status: (check one) [ ] Owner [x] Representative [ ] Tenant

Property owner: David Maness Phone: 849-6782 Cell: -

Address: 417 Evans

City: Angleton State: TX Zip: 77515

Signature section with Applicant Signature (Nancy Freidenberg), Date (12/5/11), Owner Signature, and Date.

This application must be accompanied by a site plan and any other documents requested, such as plot plans, photographs, topographic contour maps that are necessary to properly review the application..

Property Information:

This application must be accompanied by a site plan and any other documents requested, such as plot plans, photographs, topographic contour maps that are necessary to properly review the application..

Street address or location: 417 Evans

Legal Description: Lot 16, Block 3, of the McCormack Addition, volume 4 Page 108

Present zoning: residential Present land use: residential

Is a site plan, preliminary or final plat pending on the agenda of the Planning & Zoning Commission or the City Council? [x] Yes [ ] No

Have you applied for a building permit? [x] Yes [ ] No Date denied: N/A

Has the Board of Adjustments issued an unfavorable ruling on this property within the last six months? [ ] Yes [x] No

If yes, when: -

Please provide proof of taxes paid on this property.

**Request Information:**

Please answer the following questions as completely as possible. Failure to outline fully the situation by answering these questions could cause unnecessary delay in evaluating your appeal. Additional pages may be attached if necessary.

1. Will any undue hardship result if a variance is not granted?  Yes  No

If yes, please explain: federal tax dollars are being used and becoming more and more limited. the family does not pay for the reconstruction but they do pay the increased property taxes and insurance.

2. If the variance is granted, describe the effect it will have upon traffic conditions and the public health, safety, convenience and welfare of the community. there will be no effect on traffic or the community. Mr. Maless owns 1 vehicle which currently fits on the existing parking area.

3. Completely describe the variance you are requesting. we are requesting the variance to utilize the existing parking area, which is uniform on the street in which the home is.

4. Do similar conditions exist in the area? Explain. yes, the home is located in an older subdivision with older homes with like parking areas. with the current code requirement, the parking area (with setbacks) would take almost half of the front yard.

5. Describe how the unique conditions or circumstances do not result from your actions. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Acknowledgements**

I certify that the above information is correct and complete to the best of my knowledge and ability and that I am now or will be fully prepared to present the above proposal at the Board of Adjustments hearing.

I understand that in the event that I am not present or represented at the public hearing, the Board shall have the power to dismiss the proposal either at the call of the case or after the hearing, and that such dismissal shall constitute denial.

I reserve the right to withdraw this proposal at any time upon written request filed with the City Secretary's office, and such withdraw shall immediately stop all proceedings. I understand the filing fee is not refundable upon withdraw of the proposal after public notice.

I understand that if the request is approved, I must obtain a building permit from the City before any work is started on the property, and that the Board of Adjustments action does not constitute the approval of the building permit.

Applicants Initials: \_\_\_\_\_ Date: \_\_\_\_\_

Office use only

Date received: \_\_\_\_\_ Received by: \_\_\_\_\_ Fee of \$150.00 received: \_\_\_\_\_

Proof of taxes paid: \_\_\_\_\_ date verified: \_\_\_\_\_

Appointment of agent form attached if required: \_\_\_\_\_

BOA Public Hearing date: \_\_\_\_\_ Date to send letters to residents: \_\_\_\_\_

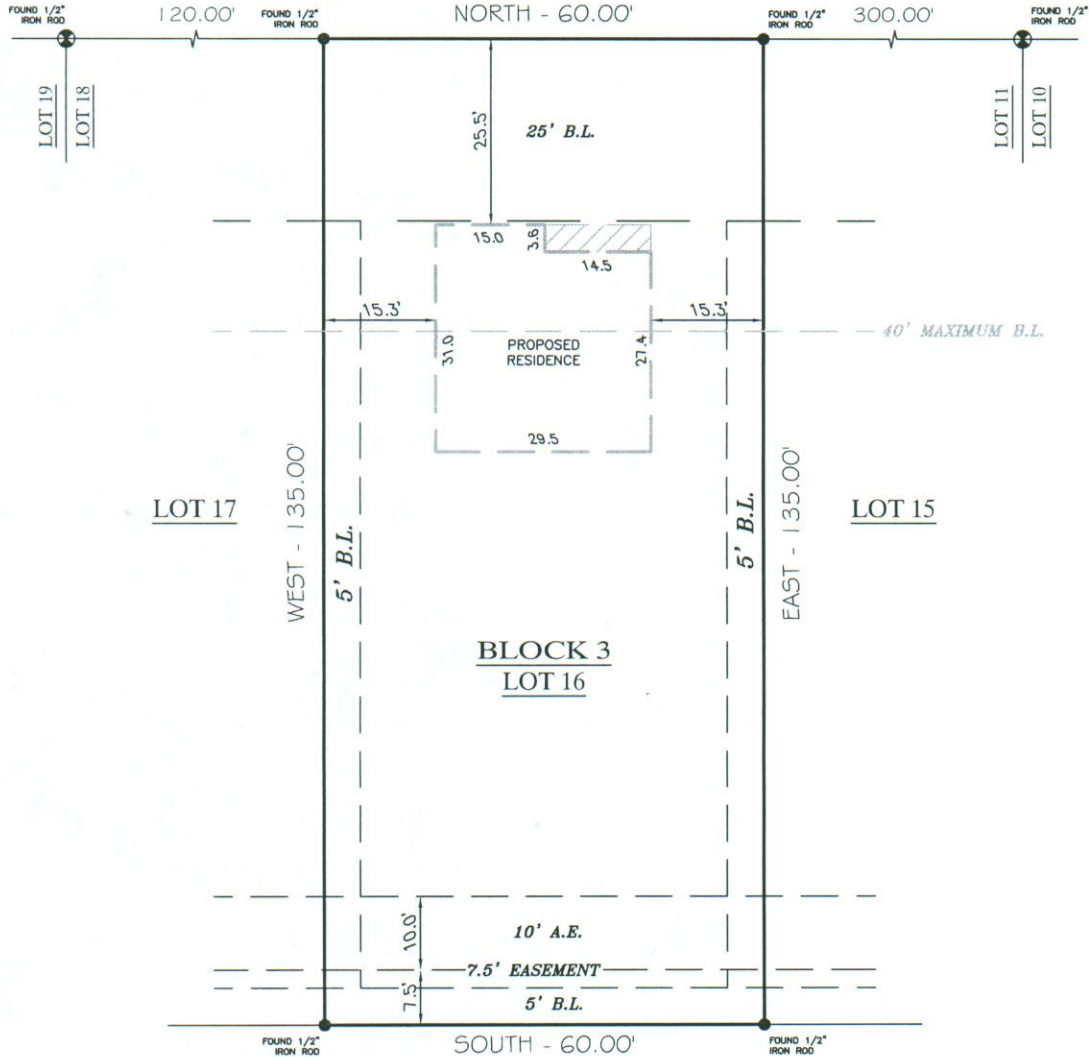
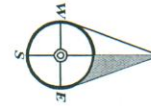
Date to publish: \_\_\_\_\_



P.O. BOX 3344, LAKE JACKSON, TEXAS. 77566 (979) 299-3373

Surveying & Mapping, LLC

EVANS STREET  
(60' R.O.W., VOL. 4, PG. 107, P.R.B.C.)



LOT 16, BLOCK 3

McCORMACK ADDITION

COMMUNITY NO: 480064 PANEL NO: 0445 SUFFIX: H\_ZONE: X BASE: N/A MAP REVISED: 06/05/89

I have consulted the HUD-FIA Flood Hazard Boundary Map in the above described property and it IS NOT in a designated flood hazard area. The plat hereon is a true, correct and accurate representation of the property as determined by survey. The lines and dimensions of said property being as indicated by the plat; the size, location and type of buildings and improvements are as shown, all improvements being within the boundaries of the property, set back and distances from property lines are as indicated. There are no encroachments, conflicts, or protrusions, except as shown.

NOTES:

PROPERTY SUBJECT TO RECORDED, RESTRICTIONS, REGULATIONS, & ORDINANCES (IF ANY), INCLUDING THOSE IN THE CITY OF: ANGLETON  
1) EXISTING RESIDENCE NOT SHOWN AT TIME OF SURVEY AS IT IS TO BE DEMOLISHED.

ABSTRACT INFORMATION PROVIDED HEREON IS BELIEVED TO BE SUFFICIENT AND CORRECT BY THE UNDERSIGNED SURVEYOR. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. THE ENCUMBRANCES OF RECORD, AS REFLECTED ON THIS SURVEY ARE BASED ON THE RECORDED MAP OR PLAT AND MAY NOT CONSTITUTE ALL ENCUMBRANCES OF RECORD.

ALL BUILDING LINES, EASEMENTS, BUILDING RESTRICTIONS (DEED RESTRICTIONS, ETC.) AND ZONING ORDINANCES, IF ANY, THAT MAY AFFECT SUBJECT PROPERTY SHOULD BE VERIFIED BY BUILDER BEFORE COMMENCING CONSTRUCTION.

PREPARED EXCLUSIVELY FOR: BRAZORIA COUNTY COMMUNITY DEVELOPMENT

This is to certify that I have made an on the ground survey of the property located at:  
417 EVANS STREET IN THE CITY OF ANGLETON, TEXAS.

Lot 16, Block 3, of McCormack Addition to the City of Angleton, Brazoria County, Texas, according to the map or plat thereof recorded in Volume 4, Page 107 of the Plat Records of Brazoria County, Texas.

Borrower(s):

Drawn by: J. MOORE  
Job No.: 2011-0610  
Request: JENNIFER C.  
Book No: 11P0020  
Scale: 1" = 20'  
Date: 10/09/2011

LEGEND	
	GRAVEL
	COVERED
	CONCRETE
	CHAIN-LINK
	WOOD FENCE
	IRON FENCE
	CONTROLLING MONUMENT
	CORNER
	U.E. UTILITY EASEMENT
	A.E. AERIAL EASEMENT
	B.L. BUILDING LINE
	R.O.W. RIGHT-OF-WAY
	I.R. IRON ROD
	I.P. IRON PIPE
	D.E. DRAINAGE E'SMNT

George K. Lane, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6086



**CITY OF ANGLETON  
APPOINTMENT OF AGENT**

As owner of the property described as 417 EVANS,  
I hereby appoint the person designated below to act for me, as my agent in this request.

Name of Agent: Brazoria County Comm Dev - Nancy Friedenberg

Mailing Address: 1524 E. Mulberry Ste 162 Email: nancyf@brazoria-county.com

City: Angleton State: TX Zip: 77515

Home Phone: ( ) \_\_\_\_\_ Business Phone: (979) 864-1860

I verify that I am the legal owner of the subject property and I acknowledge and affirm that I will be legally bound by the words and acts of my agent, and by my signature below, I fully authorize my agent to:

**be the point of contact between myself and the City; make legally binding representations of fact and commitments of every kind on my behalf; grant legally binding waivers of rights and releases of liabilities of every kind on my behalf; to consent to legally binding modifications, conditions, and exceptions on my behalf; and, to execute documents on my behalf which are legally binding on me.**

I understand that the City will deal only with a fully authorized agent. At any time it should appear that my agent has less than full authority to act, then the application may be suspended and I will have to personally participate in the disposition of the application. I understand that all communications related to this application are part of an official proceeding of City government and, that the City will rely upon statements made by my agent. Therefore, I agree to hold harmless and indemnify the City of Angleton, its officers, agents, employees, and third parties who act in reliance upon my agent's words and actions from all damages, attorney fees, interest and costs arising from this matter. If my property is owned by a corporation, partnership, venture, or other legal entity, then I certify that I have legal authority to make this binding appointment on behalf of the entity, and every reference herein to 'I', 'my', or 'me' is a reference to the entity.

Signature of owner David F. Maness Title owner

Printed/Typed Name of owner David F Maness Date 12/13/11

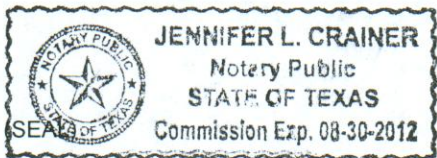
\*Application must be signed by the individual applicant, by each partner of a partnership, or by an officer of a corporation or association.

STATE OF TEXAS §

COUNTY OF Brazoria §

Before me, Jennifer Craiger, on this day personally appeared DAVID F. MANESS, known to me (or proved to me on the oath of \_\_\_\_\_ or through \_\_\_\_\_) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this 13<sup>th</sup> day of December, 2011



Jennifer L Craiger  
Notary Public Signature

Commission Expires \_\_\_\_\_