

**ZONING BOARD OF ADJUSTMENT – March 4, 2024
STAFF REPORT**

APPLICATION TYPE:		CASE:	
Variance		ZBA24-01: 124 Medina Street	
SYNOPSIS:			
<p>A request for approval of a variance from Zoning Ordinance Sec. 501.A for a 17-foot rear yard setback in lieu of the required 20 feet.</p>			
LOCATION:		LEGAL DESCRIPTION:	
124 Medina Street		Andrew D Smith Subdivision, Lot 2A	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District #4 – Lucy Gonzales Neighborhood – Belaire	Single-Family Residential (RS-1)	Neighborhood	0.13 acres
NOTIFICATIONS:			
<p>26 notifications were mailed within 200-foot radius on February 15, 2024. Received 0 in support or opposition.</p>			
STAFF RECOMMENDATION:			
<p>Staff recommends APPROVAL of a variance from Section 501.A for a 17-foot rear yard setback in lieu of the required 20 feet.</p>			
PROPERTY OWNER/PETITIONER:			
Applicant: Mission Homes			
STAFF CONTACT:			
Austin Reed Planning Technician (325) 657-4210, Extension 1550 austin.reed@cosatx.us			

Additional Information:

This is one among several empty lots in a row that have been recently platted for the purpose of building single-family homes on. On this lot alone, there is a 10' wide sewer easement running along the property's eastern side property line, which the applicant says was requested by Water Utilities. The lot is about 58' by 100', so the applicant is looking to build three feet past the required rear setback in order to maximize their buildable area. The lot currently behind the subject property is vacant.

Variations: In addition to the six criteria in the City's Zoning Ordinance, in exercising its authority to grant a variance, per Section 207.F of the Zoning Ordinance, the Zoning Board of Adjustment must affirmatively find that each of the following circumstances applies:

1. **Special circumstances exist that are peculiar to the land or structure that are not applicable to other land or structures in the same zoning district and are not merely financial.**

This lot is currently at minimum length standards and the presence of the 10' sewer easement further restricts the lot's buildable area. Additionally, there is no existing alley behind the property, meaning the 20-foot rear setback is measured from the rear property line. This measurement would otherwise start at the center of an alleyway.

2. **These special circumstances are not the result of the actions of the applicant.**

The sewer easement cutting into the buildable area was requested by the City and is not a result of the actions of the applicant.

3. **Literal interpretation and enforcement of the terms and provisions of this Zoning Ordinance would deprive the applicant of rights commonly enjoyed by other land in the same zoning district, and would cause an unnecessary and undue hardship.**

There are no easements present on any lots in the vicinity that are similar in size to the 10' wide sewer easement on the subject property.

4. **Granting the variance is the minimum action that will make possible the use of the land or structure which is not contrary to the public interest and would carry out the spirit of this Zoning Ordinance and substantial justice.**

These are smaller lots and modest in nature – in an older area that has yet to be developed. The granting of a variance would serve those who wish to see the neighborhood developed, not be contrary to public interest, and would be consistent in keeping with the Zoning Ordinance.

5. **Granting the variance will not adversely affect adjacent land in a material way.**

Granting this variance will not adversely affect the area. The only nearby property that is currently improved is on the other side of the sewer easement. The lot to the rear is currently un-improved, but if it were to ever develop, its backyard would likely be adjacent to the subject property's backyard.

6. **Granting the variance will be generally consistent with the purposes and intent of this Zoning Ordinance.**

Granting a variance in this scenario would not be contrary to the intent of the Zoning Ordinance. A 3-foot variance for a rear yard would not impede upon the purpose of building setbacks. Utilities easements are known and set, and there should be ample room between the house as planned and any other future structure.

Allowed Variances:

In addition to the above criteria, in exercising its authority to grant a variance, per Section 207.D of the Zoning Ordinance, the Zoning Board of Adjustment must affirmatively find that one or more of the following circumstances applies:

1. **SPECIAL CIRCUMSTANCES RESULTING IN UNNECESSARY HARDSHIP.** *Where special circumstances exist on the property related to the size, shape, area, topography, surrounding conditions or location that do not generally apply to other property in the same zoning district, and that the circumstances are such that strict application of this zoning ordinance would create an unnecessary hardship or deprive the applicant of reasonable use of the land or building.*
2. **OVERRIDING PUBLIC INTEREST.** *If the variance further an overriding public interest or concern, including, but not limited to: (a) Preserving the natural environment, (b) Promoting maintenance or reuse of older urban or historic buildings, or (c) Helping to eliminate a nonconforming use at another location.*
3. **LITERAL ENFORCEMENT.** *If it is found that the literal enforcement and strict application of this Zoning Ordinance will result in extraordinary circumstances inconsistent with the general provisions and intent of this ordinance, and that, in granting the variance, the spirit of the ordinance will be preserved and substantial justice done.*

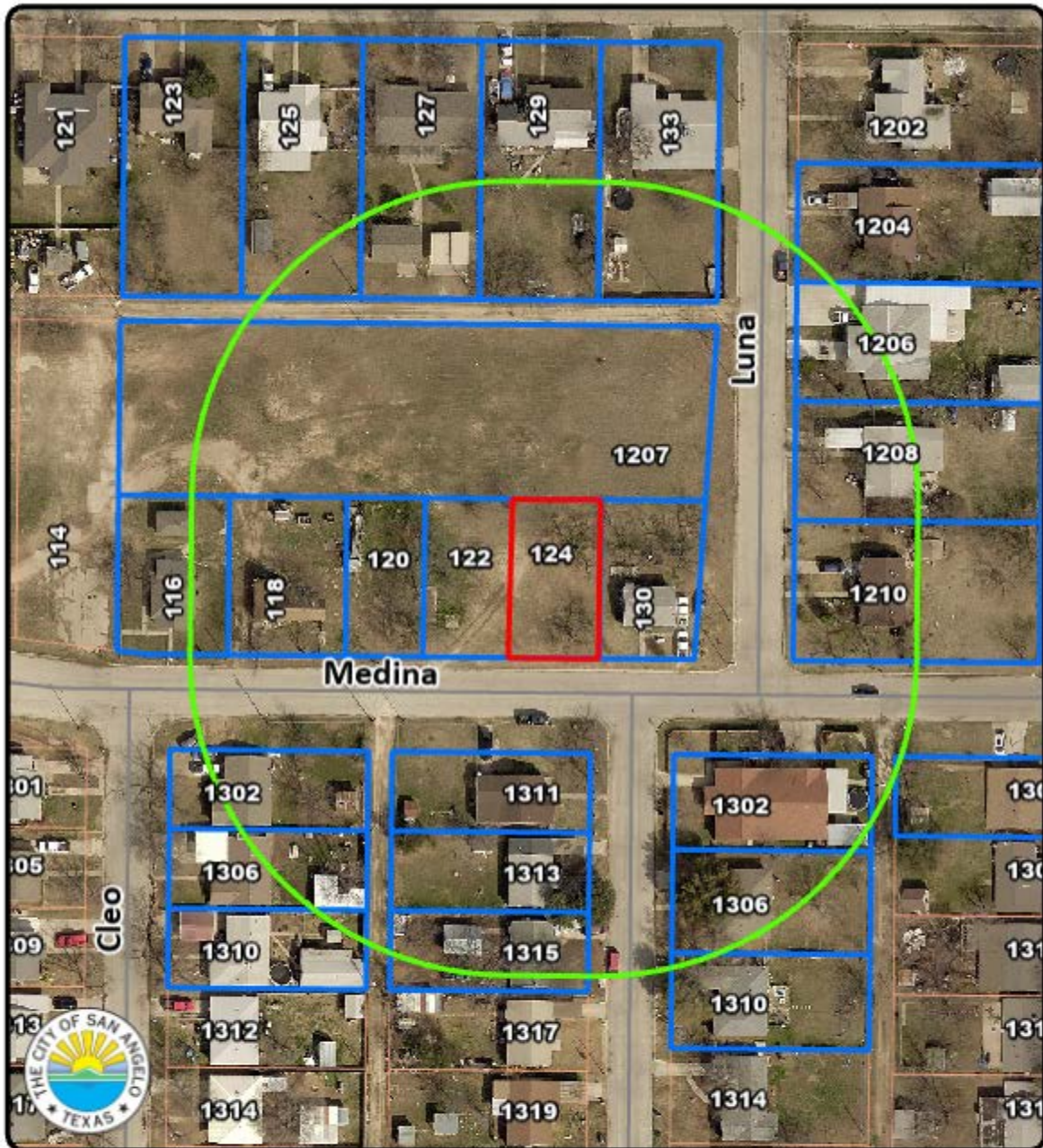
Recommendation:

Staff recommends APPROVAL of a variance from Section 501.A for a 17-foot rear yard setback in lieu of the required 20 feet.

Attachments:




Notification Map
Aerial Map
Site Photo
Site Plan
House Floor Plan


Notification Map



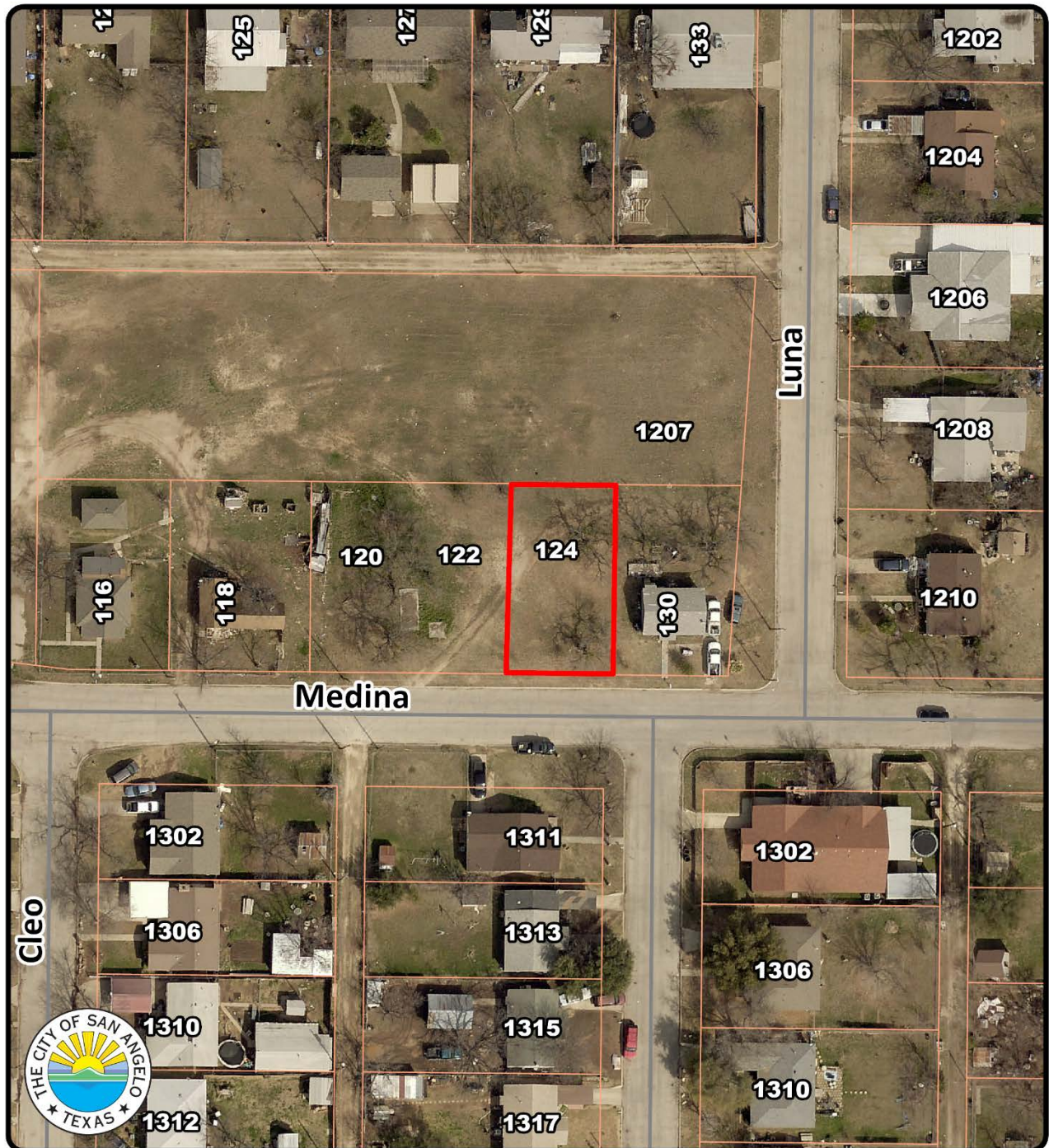
200' Notification Map
ZBA24-01: 124 Medina St
Council District: #4 Lucy Gonzales
Neighborhood: Belaire

Scale: 0 0.01 0.01 0.02 0.03 0.04 Miles


Subject Properties: 
200' Buffer: 
Notified Properties: 


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Aerial Map



Aerial Map
ZBA24-01: 124 Medina St
Council District: #4 Lucy Gonzales
Neighborhood: Belaire

Subject Properties: 

Scale:  Miles

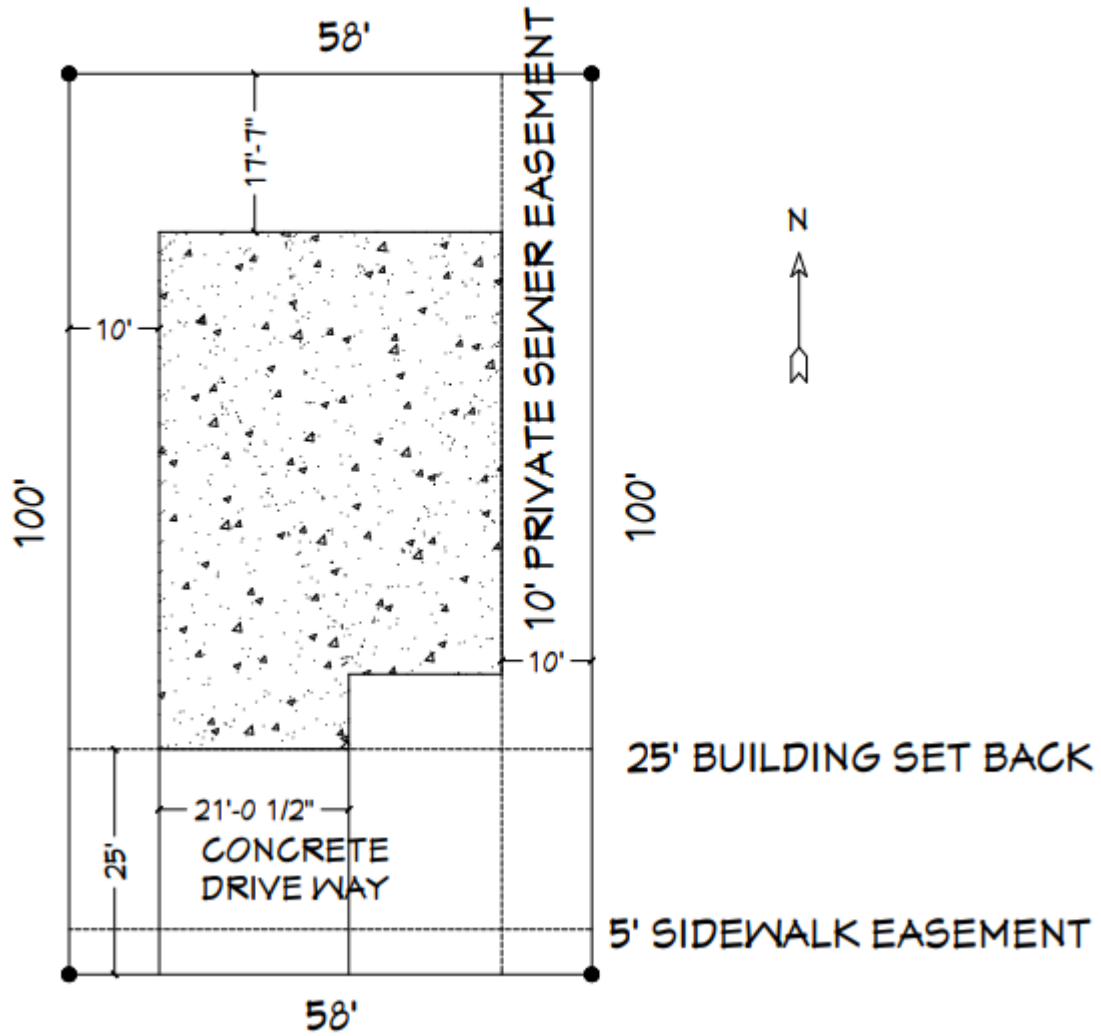


Site Photo

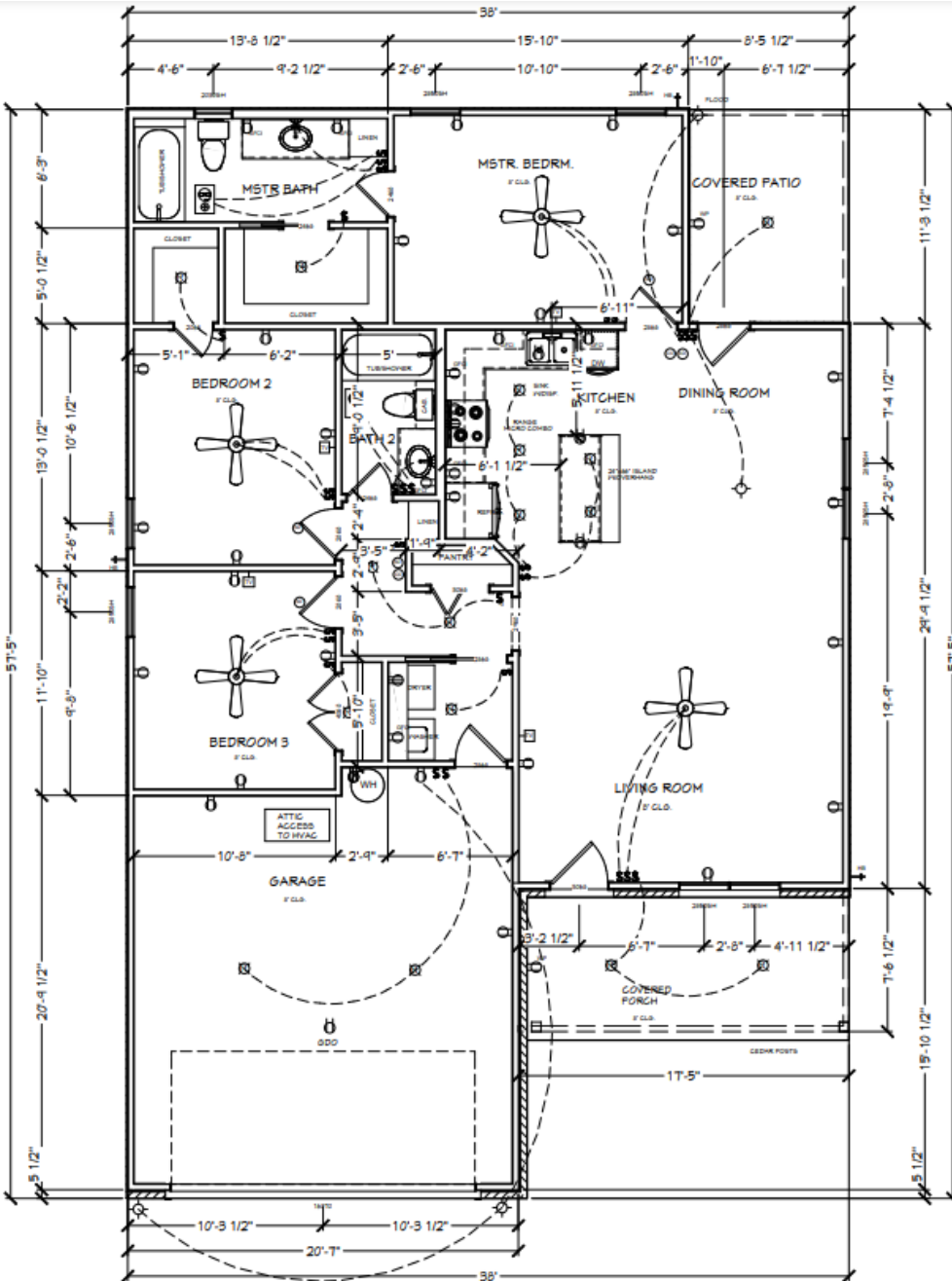


Site Plan

LOT 2A
ANDREW D. SMITH SUBDIVISION
SAN ANGELO, TOM GREEN COUNTY, TX



House Floor Plan



ELECTRICAL SYMBOLS

- CEILING FAN
- 120V CLS. MOUNT INCAND.
- 120V RECESSED CLS. LIGHT
- FLUORESCENT LIGHT
- HARD WIRED INTERCONNECTED SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
- SINGLE THROW SINGLE POLE WALL SWITCH
- THREEWAY WALL SWITCH
- 120V WALL MOUNT DUPLEX OUTLET
- 120V GFI DUPLEX OUTLET
- 120V WEATHER PROOF DUPLEX OUT.
- 220V OUTLET.
- TELEPHONE OUTLET.
- TELEVISION CABLE OUTLET.
- HOSE BIB
- EXHAUST, LIGHT, HEAT LAMP

AREA CALCULATIONS

HOUSE HEATED OVER MASONRY	1371 SQ. FT.
GARAGE	451 SQ. FT.
COVERED PORCH	128 SQ. FT.
COVERED PATIO	45 SQ. FT.
TOTAL AREA UNDER ROOF	2051 SQ. FT.

FLOOR PLAN
 SCALE: 1/4" = 1'

**ZONING BOARD OF ADJUSTMENT – March 4, 2024
STAFF REPORT**

APPLICATION TYPE:	CASE:		
Variance	ZBA24-02: 1015 E 40 th Street		
SYNOPSIS:			
<p>A request for approval of a variance from Zoning Ordinance Sec. 501.A for a 17-foot rear yard setback in lieu of the required 20 feet.</p>			
LOCATION:		LEGAL DESCRIPTION:	
1015 E 40 th Street		Shriner’s Point Subdivision, Block 2, Lot 6	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District – #2 Tom Thompson Neighborhood – Lake View	Single-Family Residential (RS-1)	Neighborhood	0.115 acres
NOTIFICATIONS:			
<p>7 notifications mailed within 200-foot radius on February 15, 2024. Received 0 in support or opposition.</p>			
STAFF RECOMMENDATION:			
<p>Staff recommends APPROVAL of a variance from Section 501.A for a 17-foot rear yard setback in lieu of the required 20 feet.</p>			
PROPERTY OWNER/PETITIONER:			
Applicant: Mission Homes			
STAFF CONTACT:			
<p>Austin Reed Planning Technician (325) 657-4210, Extension 1550 austin.reed@cosatx.us</p>			

Additional Information:

This is one of two identical lots platted in 2019 that are being developed for single-family homes. Located off 40th street not far from Lakeview High School, there are other homes in development on one side of the block, and only a few existing on larger lots to the other. Directly behind these lots is a drainage area and a large amount of open land.

Variations: In addition to the six criteria in the City’s Zoning Ordinance, in exercising its authority to grant a variance, per Section 207.F of the Zoning Ordinance, the Zoning Board of Adjustment must affirmatively find that each of the following circumstances applies:

1. **Special circumstances exist that are peculiar to the land or structure that are not applicable to other land or structures in the same zoning district and are not merely financial.** The size of these lots are at minimum and were limited by the drainage area. Because of this, there should be no future development to the rear of these lots. Additionally, East 40th is a relatively busy road with little right-of-way, so keeping the homes slightly further back would not only make sense but would match the other homes on their side of the street.
2. **These special circumstances are not the result of the actions of the applicant.** The drainage area and right-of-way are in no way a result of the actions of the applicant.
3. **Literal interpretation and enforcement of the terms and provisions of this Zoning Ordinance would deprive the applicant of rights commonly enjoyed by other land in the same zoning district, and would cause an unnecessary and undue hardship.** The other existing residences on the same side of the street sit on far larger lots, and even the lots that were platted at the same time as the subject properties are able to be longer.
4. **Granting the variance is the minimum action that will make possible the use of the land or structure which is not contrary to the public interest and would carry out the spirit of this Zoning Ordinance and substantial justice.** These projects are looking to bring housing where it is needed. The granting of a variance would help those who wish to improve and develop the neighborhood, not be contrary to public interest, and would be consistent in keeping with the Zoning Ordinance.
5. **Granting the variance will not adversely affect adjacent land in a material way.** Granting this variance will not adversely affect the area. As mentioned, there is not and cannot be any sort of development to the rear of these lots.
6. **Granting the variance will be generally consistent with the purposes and intent of this Zoning Ordinance.** Rear building setbacks seek to maintain the privacy and safety of neighboring properties in residential areas. Given that there is nothing but drainage and open land where the variance is being granted, the purposes and intent of the Zoning Ordinance are not being impeded.

Allowed Variations:

In addition to the above criteria, in exercising its authority to grant a variance, per Section 207.D of the Zoning Ordinance, the Zoning Board of Adjustment must affirmatively find that one or more of the following circumstances applies:

1. **SPECIAL CIRCUMSTANCES RESULTING IN UNNECESSARY HARDSHIP.** *Where special circumstances exist on the property related to the size, shape, area, topography, surrounding conditions or location that do not generally apply to other property in the same zoning district, and that the circumstances are such that strict application of this zoning ordinance would create an unnecessary hardship or deprive the applicant of reasonable use of the land or building.*
2. **OVERRIDING PUBLIC INTEREST.** *If the variance further an overriding public interest or concern, including, but not limited to: (a) Preserving the natural environment, (b) Promoting maintenance or reuse of older urban or historic buildings, or (c) Helping to eliminate a nonconforming use at another location.*
3. **LITERAL ENFORCEMENT.** *If it is found that the literal enforcement and strict application of this Zoning Ordinance will result in extraordinary circumstances inconsistent with the general provisions and intent of this ordinance, and that, in granting the variance, the spirit of the ordinance will be preserved and substantial justice done.*

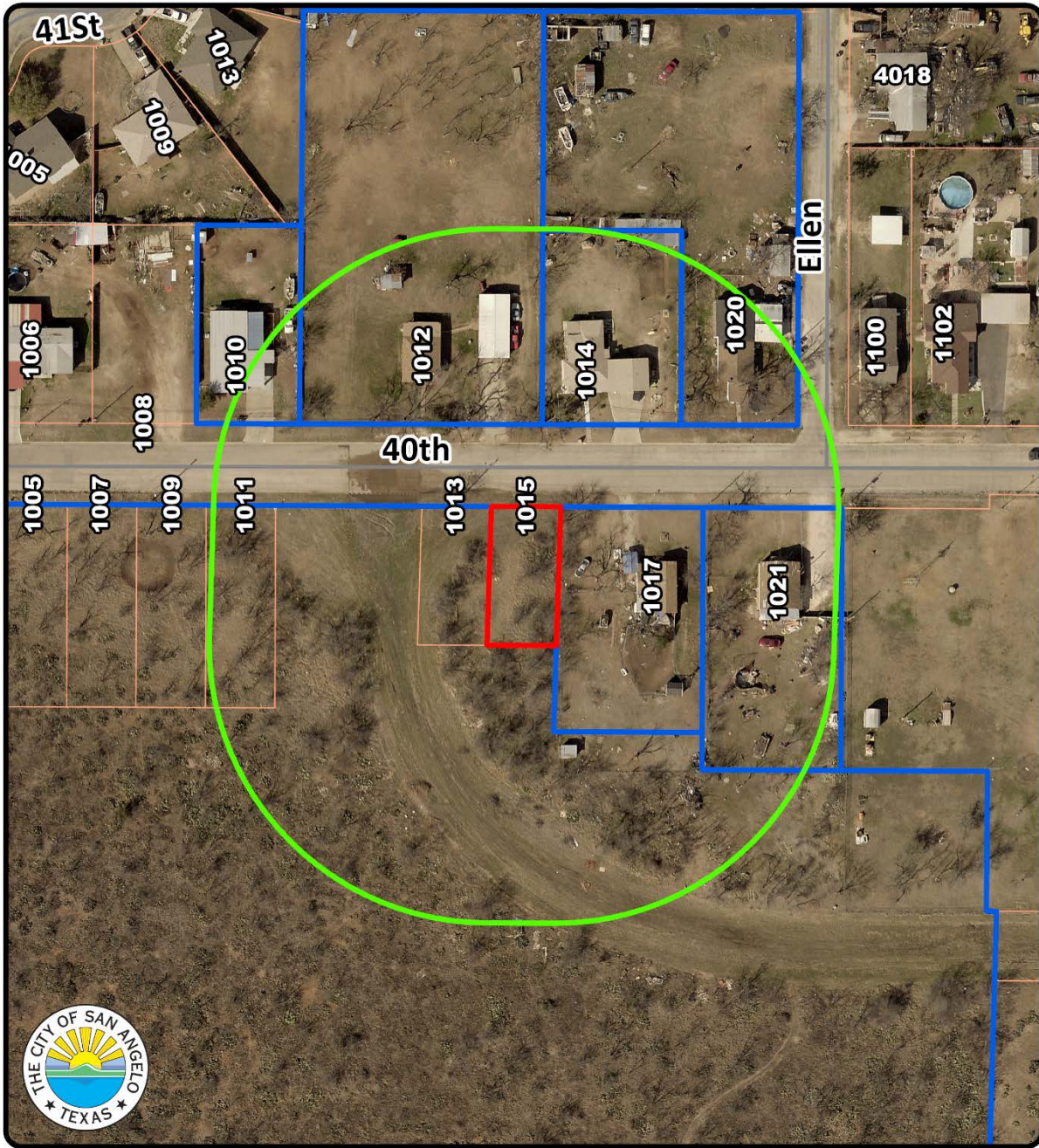
Recommendation:

Staff's recommendation is for the Zoning Board of Adjustment (ZBA) to **approve** of a variance from Section 501.A for a 17-foot rear yard setback in lieu of the required 20 feet.

Attachments:

Notification Map
Aerial Map
Site Photo
Site Plan
House Floor Plan

Notification Map



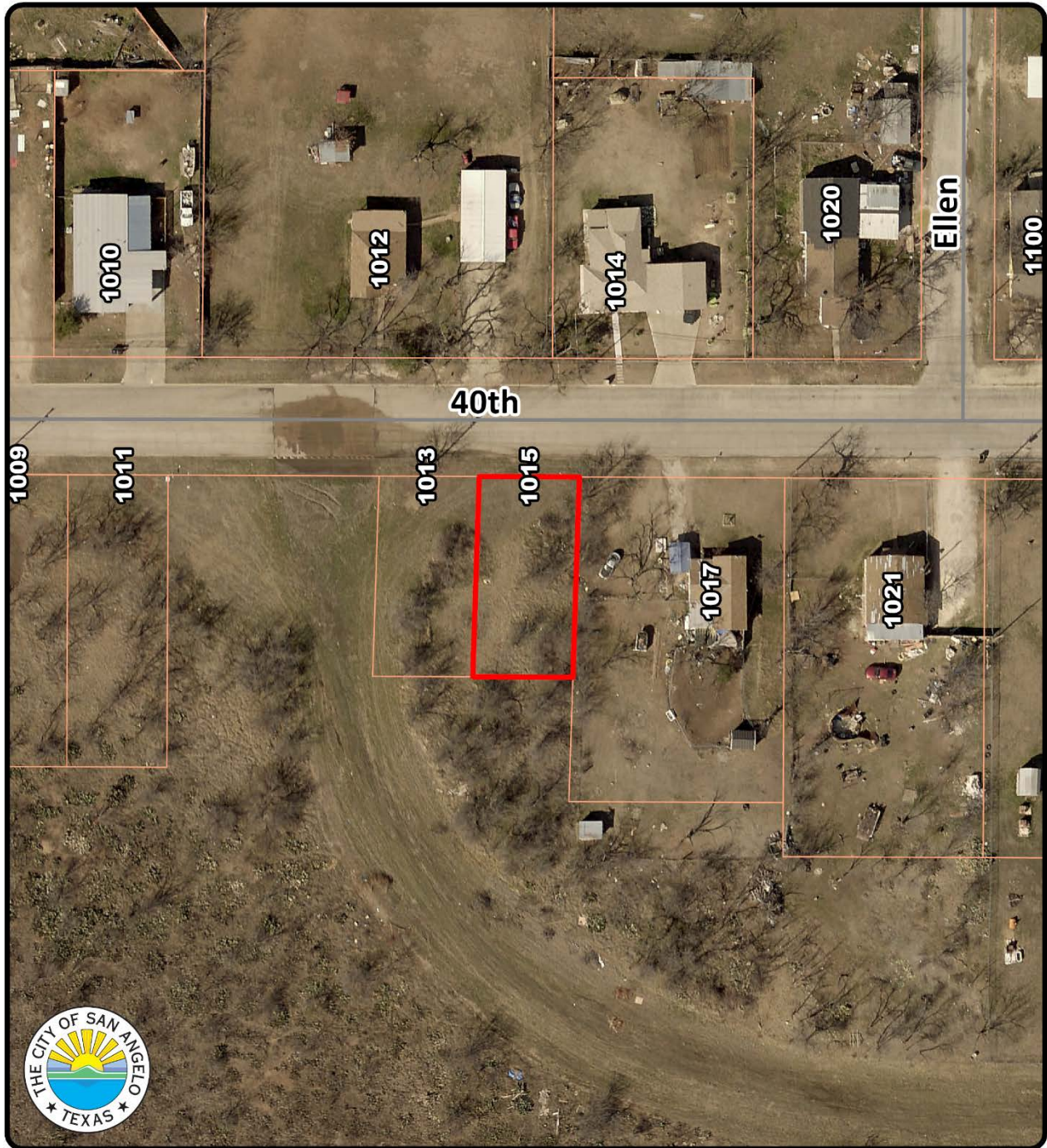
200' Notification Map
ZBA24-02: 1015 E 40th St
Council District: #2 Tom Thompson
Neighborhood: Lake View

Scale: 0 0.010.01 0.02 0.03 0.04 Miles


Subject Properties: 
200' Buffer: 
Notified Properties: 

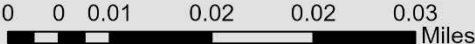



Aerial Map



Aerial Map
ZBA24-02: 1015 E 40th St
Council District: #2 Tom Thompson
Neighborhood: Lake View

Subject Properties: 

Scale:  Miles



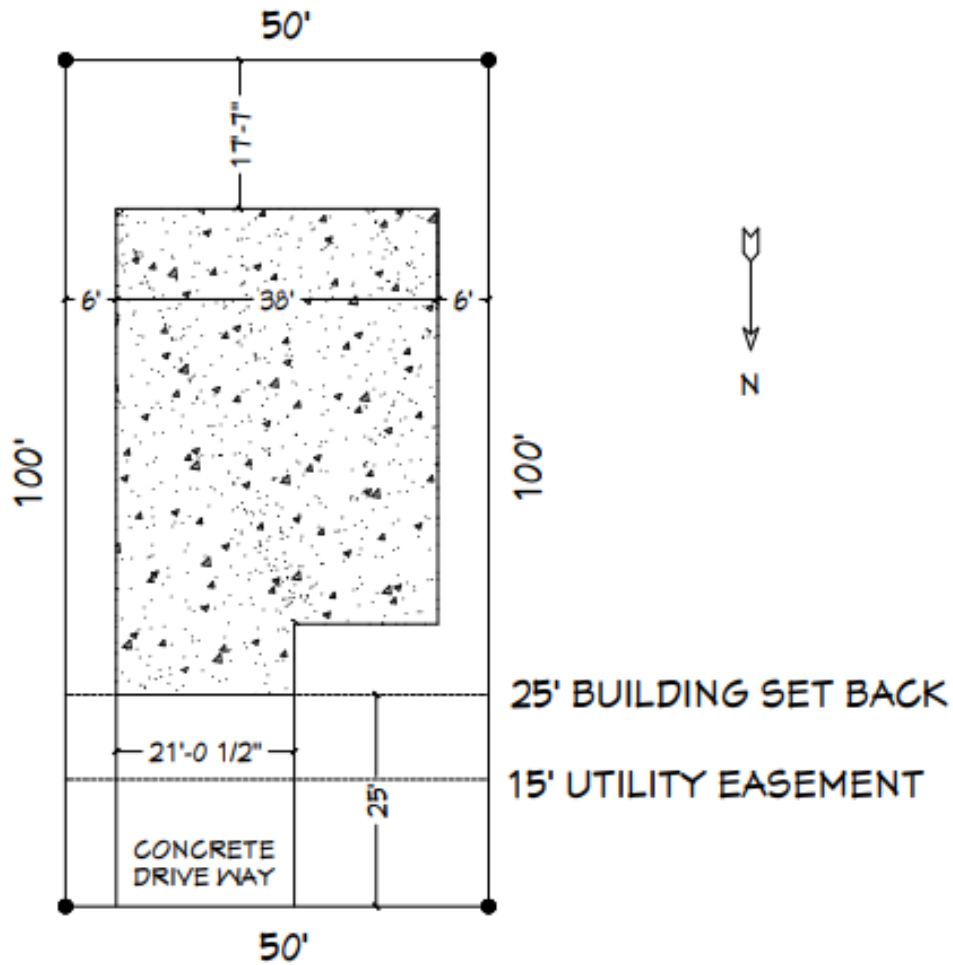
Site Photo

This photo shows both 1013 & 1015 E 40th



Site Plan

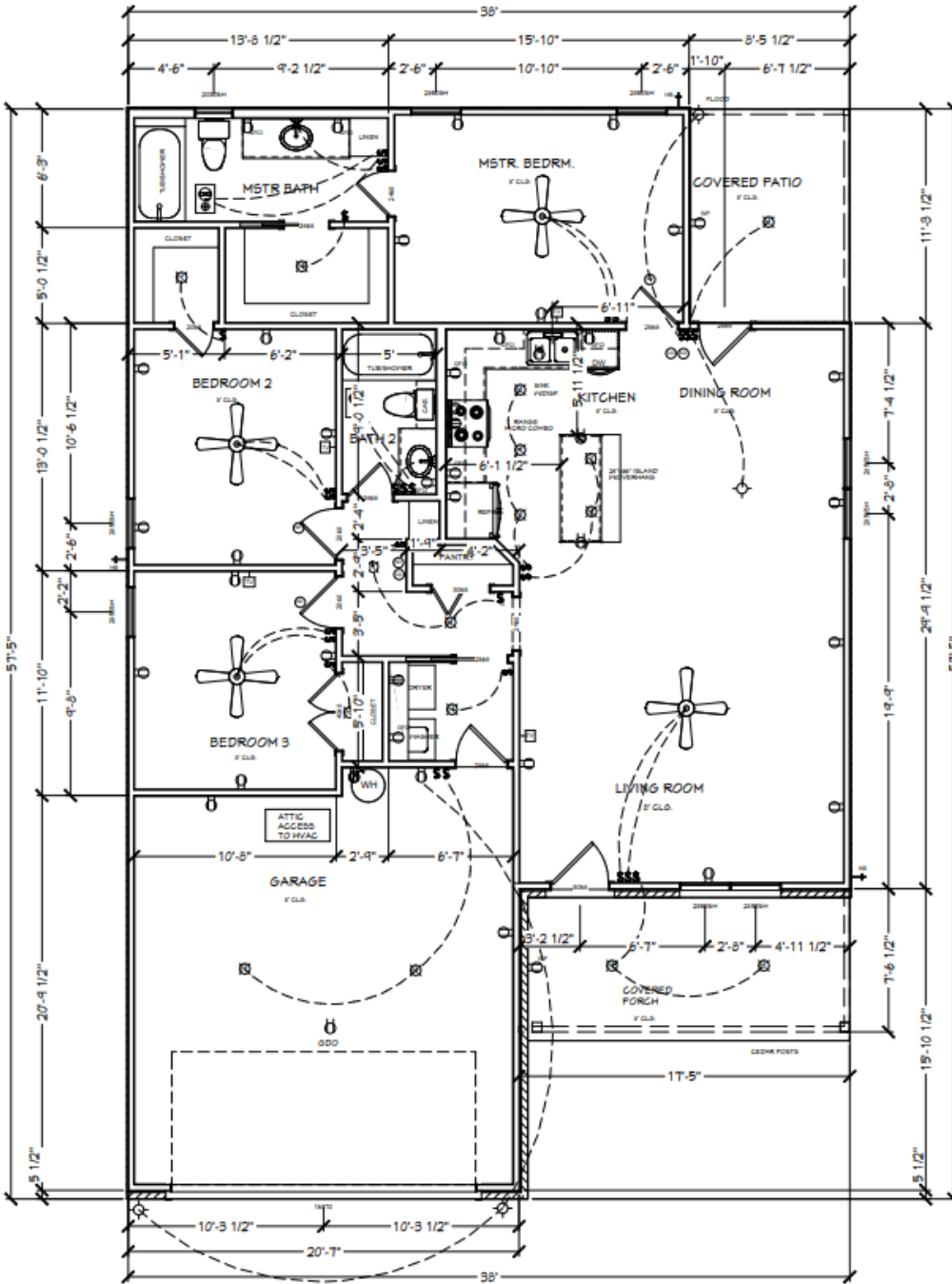
LOT 6, BLOCK 2
SHRINER'S POINT
SAN ANGELO, TOM GREEN COUNTY, TX



SITE PLAN
SCALE: 1/16" = 1'

LOT 6 40TH ST.

House Floor Plan



ELECTRICAL SYMBOLS

- CEILING FAN
- 120V CLS. MOUNT INCAND.
- 120V RECESSED CLG. LIGHT
- FLUORESCENT LIGHT
- HARD WIRED INTERCONNECTED SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
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- EXHAUST, LIGHT, HEAT LAMP

AREA CALCULATIONS

HOUSE HEATED OVER MASONRY	1911 SQ. FT.
GARAGE	457 SQ. FT.
COVERED PORCH	128 SQ. FT.
COVERED PATIO	95 SQ. FT.
TOTAL AREA UNDER ROOF	2051 SQ. FT.

FLOOR PLAN
 SCALE: 1/4" = 1'

**ZONING BOARD OF ADJUSTMENT – March 4, 2024
STAFF REPORT**

APPLICATION TYPE:		CASE:	
Variance		ZBA24-03: 1013 E 40 th Street	
SYNOPSIS:			
<p>A request for approval of a variance from Zoning Ordinance Sec. 501.A for a 17-foot rear yard setback in lieu of the required 20 feet.</p>			
LOCATION:		LEGAL DESCRIPTION:	
1013 E 40 th Street		Shriner’s Point Subdivision, Block 2, Lot 5	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District – #2 Tom Thompson Neighborhood – Lake View	Single-Family Residential (RS-1)	Neighborhood	0.115 acres
NOTIFICATIONS:			
<p>8 notifications mailed within 200-foot radius on February 15, 2024. Received 0 in support or opposition.</p>			
STAFF RECOMMENDATION:			
<p>Staff recommends APPROVAL of a variance from Section 501.A for a 17-foot rear yard setback in lieu of the required 20 feet.</p>			
PROPERTY OWNER/PETITIONER:			
Applicant: Mission Homes			
STAFF CONTACT:			
Austin Reed Planning Technician (325) 657-4210, Extension 1550 austin.reed@cosatx.us			

Additional Information:

This is one of two identical lots platted in 2019 that are being developed for single-family homes. Located off 40th street not far from Lakeview High School, there are other homes in development on one side of the block, and only a few existing on larger lots to the other. Directly behind these lots is a drainage area and a large amount of open land.

Variations: In addition to the six criteria in the City’s Zoning Ordinance, in exercising its authority to grant a variance, per Section 207.F of the Zoning Ordinance, the Zoning Board of Adjustment must affirmatively find that each of the following circumstances applies:

1. **Special circumstances exist that are peculiar to the land or structure that are not applicable to other land or structures in the same zoning district and are not merely financial.** The size of these lots are at minimum and were limited by the drainage area. Because of this, there should be no future development to the rear of these lots. Additionally, East 40th is a relatively busy road with little right-of-way, so keeping the homes slightly further back would not only make sense but would match the other homes on their side of the street.
2. **These special circumstances are not the result of the actions of the applicant.** The drainage area and right-of-way are in no way a result of the actions of the applicant.
3. **Literal interpretation and enforcement of the terms and provisions of this Zoning Ordinance would deprive the applicant of rights commonly enjoyed by other land in the same zoning district, and would cause an unnecessary and undue hardship.** The other existing residences on the same side of the street sit on far larger lots, and even the lots that were platted at the same time as the subject properties are able to be longer.
4. **Granting the variance is the minimum action that will make possible the use of the land or structure which is not contrary to the public interest and would carry out the spirit of this Zoning Ordinance and substantial justice.** These projects are looking to bring housing where it is needed. The granting of a variance would help those who wish to improve and develop the neighborhood, not be contrary to public interest, and would be consistent in keeping with the Zoning Ordinance.
5. **Granting the variance will not adversely affect adjacent land in a material way.** Granting this variance will not adversely affect the area. As mentioned, there is not and cannot be any sort of development to the rear of these lots.
6. **Granting the variance will be generally consistent with the purposes and intent of this Zoning Ordinance.** Rear building setbacks seek to maintain the privacy and safety of neighboring properties in residential areas. Given that there is nothing but drainage and open land where the variance is being granted, the purposes and intent of the Zoning Ordinance are not being impeded.

Allowed Variations:

In addition to the above criteria, in exercising its authority to grant a variance, per Section 207.D of the Zoning Ordinance, the Zoning Board of Adjustment must affirmatively find that one or more of the following circumstances applies:

1. **SPECIAL CIRCUMSTANCES RESULTING IN UNNECESSARY HARDSHIP.** *Where special circumstances exist on the property related to the size, shape, area, topography, surrounding conditions or location that do not generally apply to other property in the same zoning district, and that the circumstances are such that strict application of this zoning ordinance would create an unnecessary hardship or deprive the applicant of reasonable use of the land or building.*
2. **OVERRIDING PUBLIC INTEREST.** *If the variance further an overriding public interest or concern, including, but not limited to: (a) Preserving the natural environment, (b) Promoting maintenance or reuse of older urban or historic buildings, or (c) Helping to eliminate a nonconforming use at another location.*
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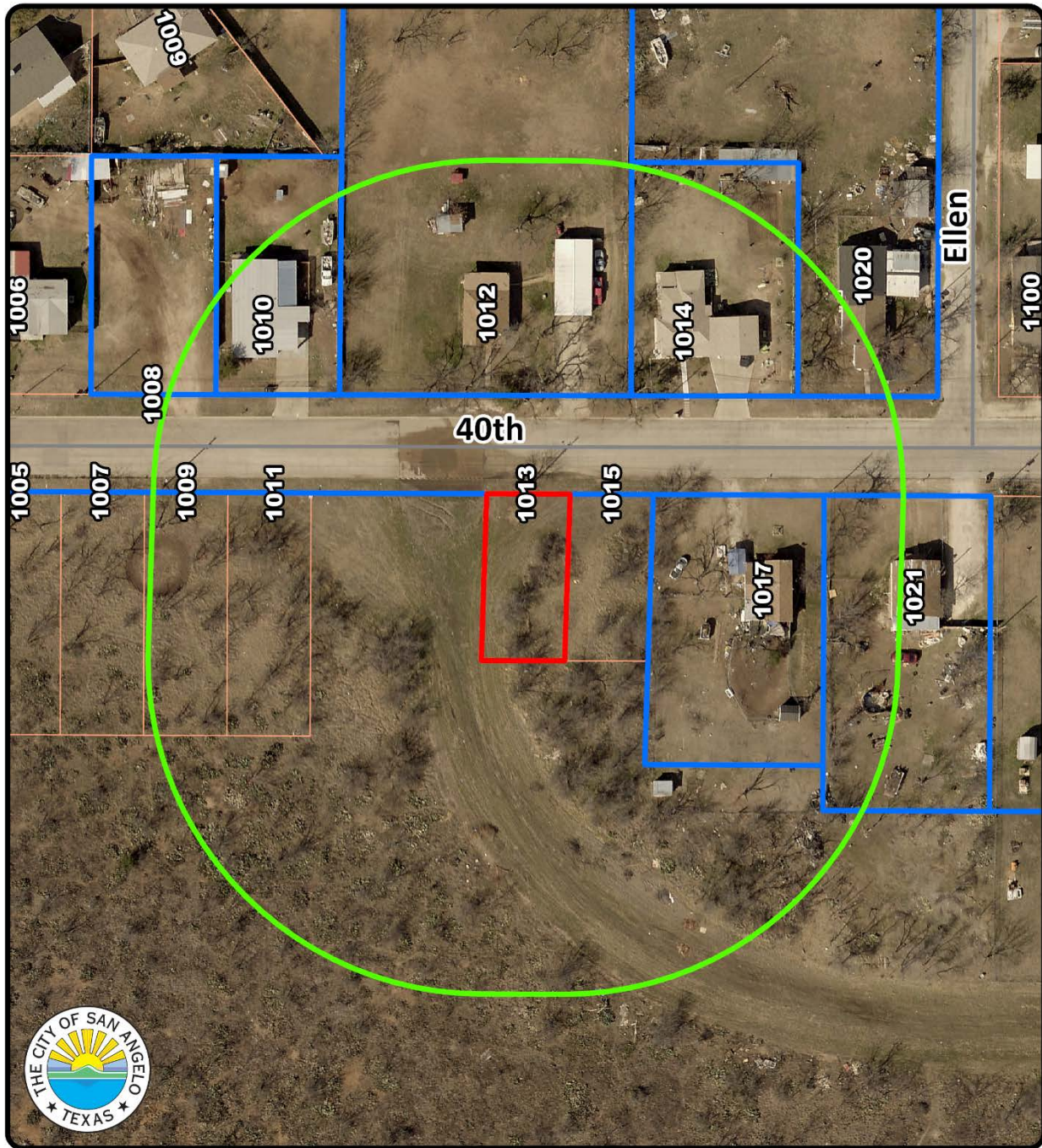
Recommendation:

Staff's recommendation is for the Zoning Board of Adjustment (ZBA) to **approve** of a variance from Section 501.A for a 17-foot rear yard setback in lieu of the required 20 feet.

Attachments:

Notification Map
Aerial Map
Site Photo
Site Plan
House Floor Plan

Notification Map




Notification Map
ZBA24-03: 1013 E 40th St

Council District: #2 Tom Thompson
Neighborhood: Lake View

Scale: 0 0.01 0.02 0.03 0.04 Miles

Subject Properties: 

200' Buffer: 

Notified Properties: 



Aerial Map



Aerial Map
ZBA24-03: 1013 E 40th St
Council District: #2 Tom Thompson
Neighborhood: Lake View

Subject Properties: —



Scale: 0 0.01 0.02 0.03 0.04 Miles

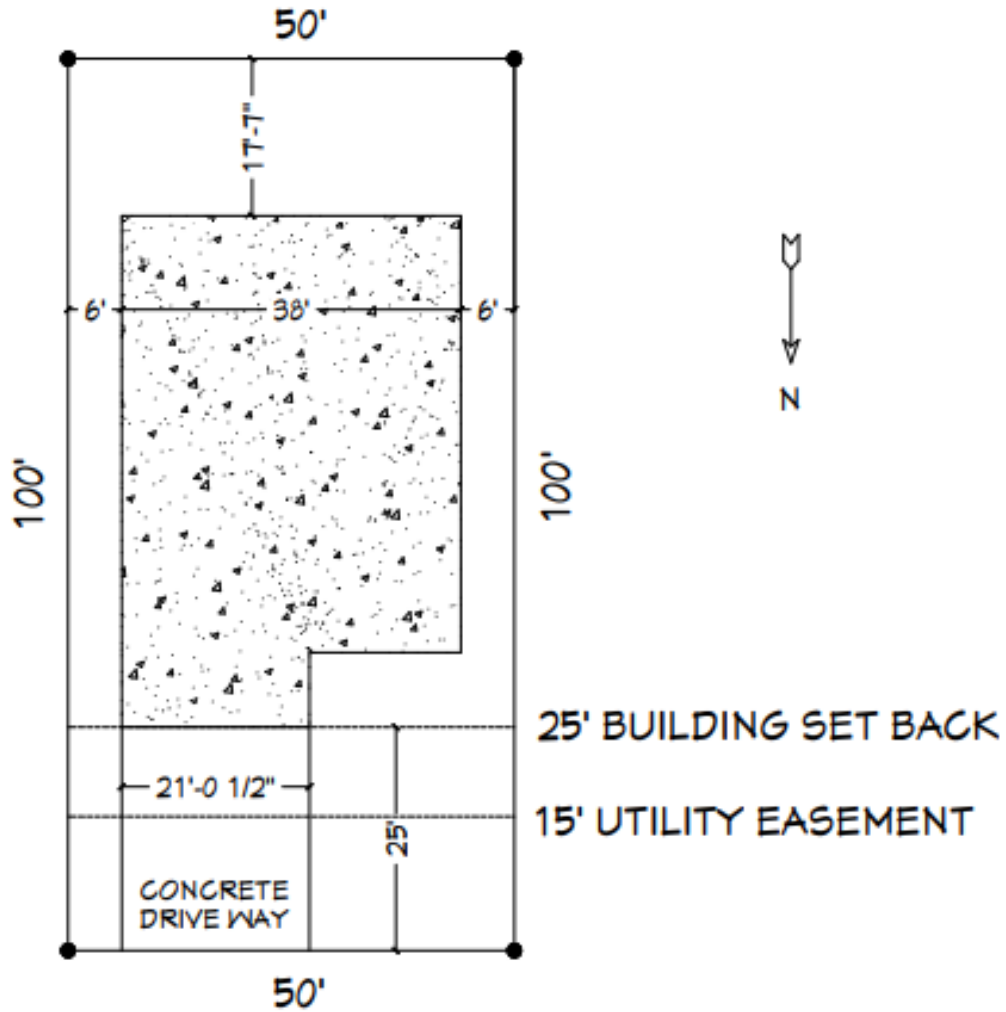
Site Photo

This photo shows both 1013 & 1015 E 40th



Site Plan

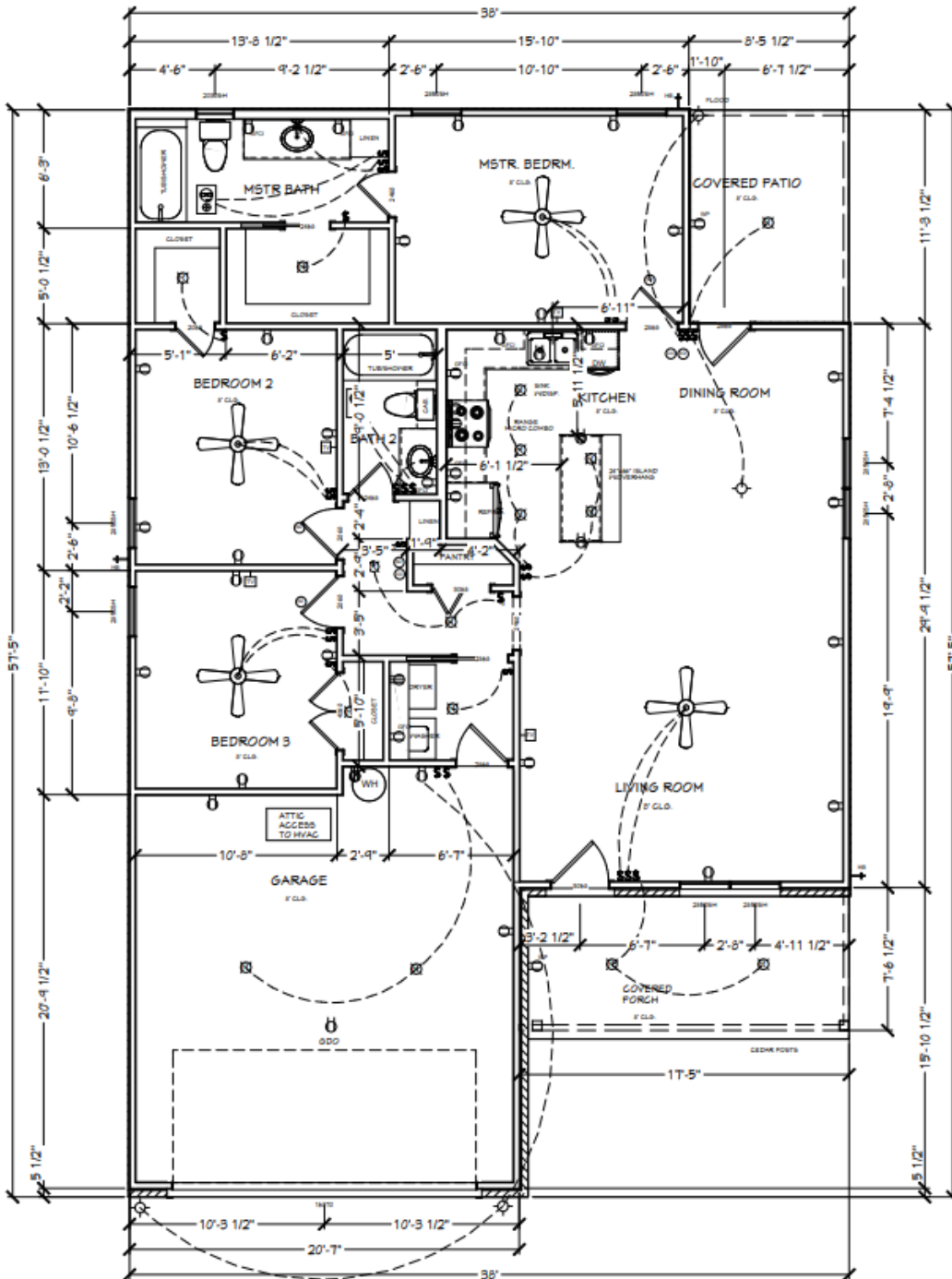
LOT 5, BLOCK 2
SHRINER'S POINT
SAN ANGELO, TOM GREEN COUNTY, TX



SITE PLAN
SCALE: 1/16" = 1'

LOT 5 40TH ST.

House Floor Plan



ELECTRICAL SYMBOLS

- CEILING FAN
- 120V CLS. MOUNT INCAND.
- 120V RECESSED CLG. LIGHT
- FLUORESCENT LIGHT
- HARD WIRED INTERCONNECTED SMOKE DETECTOR.
- CARBON MONOXIDE DETECTOR
- SINGLE THROW, SINGLE POLE WALL SWITCH.
- THREEWAY WALL SWITCH.
- 120V WALL MOUNT DUPLEX OUTLET.
- 120V GFI DUPLEX OUTLET.
- 120V WEATHER PROOF DUPLEX OUT.
- 220V OUTLET.
- TELEPHONE OUTLET.
- TELEVISION CABLE OUTLET.
- HOSE BIB
- EXHAUST, LIGHT, HEAT LAMP

AREA CALCULATIONS

HOUSE HEATED OVER MASONRY	1511 SQ. FT.
GARAGE	451 SQ. FT.
COVERED PORCH	128 SQ. FT.
COVERED PATIO	95 SQ. FT.
TOTAL AREA UNDER ROOF	2051 SQ. FT.

FLOOR PLAN
 SCALE: 1/4" = 1'

**ZONING BOARD OF ADJUSTMENT – March 4, 2024
STAFF REPORT**

APPLICATION TYPE:		CASE:	
Variance		ZBA24-05: 1905 Beatty Road	
SYNOPSIS:			
<p>The applicant has applied for a variance from Sec 501 to allow a floor area ratio in the RS-1 Zoning District of .50 rather than the required .40 located at 1905 Beatty Road the Single-Family Residential (RS-1) Zoning District located at 1905 Beatty Road, San Angelo, Tom Green County, Texas.</p>			
LOCATION:		LEGAL DESCRIPTION:	
1905 Beatty Road		Lake Nasworthy Subdivision, Group 1, Boathouse Lot Section 2, Blk. 1, Tr 29.	
SM DISTRICT / NEIGHBORHOOD:		ZONING:	FUTURE LAND USE:
SMD District #1 – Tommy Hiebert Nasworthy Neighborhood		Single-Family Residential (RS-1)	Neighborhood
NOTIFICATIONS:		SIZE:	
8 notifications mailed within 200-foot radius on February 14, 2024. Received 0 in support or opposition.		0.105 acres	
STAFF RECOMMENDATION:			
<p>Staff’s recommendation is for the Zoning Board of Adjustment (ZBA) to APPROVE a variance from Section 501.A of the Zoning Ordinance to allow a .50 Floor Area Ratio instead of the required .40 for Single Family Residentially zoned property.</p>			
PROPERTY OWNER/PETITIONER:			
Applicant: Bryan Benson			
STAFF CONTACT:			
Sherry Bailey Principal Planner (325) 657-4210, Extension 1546 sherry.bailey@cosatx.us			

Additional Information: The property is currently vacant. The new house being built is a 2,288 sq ft 2-story house. They are asking for a variance to allow a .50 Floor Area Ratio instead of the required .40 FAR at 1905 Beaty Road. On June 7, 1999 ZBA99-20 approved a variance for a plat for this piece of property allowing a lot size of 4,673 sq. ft. which is less than the required 5,000 sq. ft. In 1999 the City allowed any lease who wanted to purchase the property they were leasing to purchase the property with the requirement that the property be platting. There were a few plats with variances for lots with lesser sq. footage than required because they were lease properties.

Variances: In addition to the six criteria in the City’s Zoning Ordinance, in exercising its authority to grant a variance, per Section 207.F of the Zoning Ordinance, the Zoning Board of Adjustment must affirmatively find that each of the following circumstances applies:

1. **Special circumstances exist that are peculiar to the land or structure that are not applicable to other land or structures in the same zoning district and are not merely financial.** The existing lot does not meet the minimum sq. footage, but it is an approved platted lot.
2. **These special circumstances are not the result of the actions of the applicant.** The approved platted lot was offered for sale for a structure to be built on this property. The owner bought the lot expecting to be able to build a home on the lot of a reasonable size.
3. **Literal interpretation and enforcement of the terms and provisions of this Zoning Ordinance would deprive the applicant of rights commonly enjoyed by other land in the same zoning district and would cause an unnecessary and undue hardship.** Not being able to build a home on the lot is a reasonable expectation. There is an existing variance on the property granted in 1999 that allows this smaller lot.
4. **Granting the variance is the minimum action that will make possible the use of the land or structure which is not contrary to the public interest and would carry out the spirit of this Zoning Ordinance and substantial justice.** A two-story home of just 1144 sq. ft. per floor is a reasonable request. The FAR variance is a 10 percent difference, and it makes the proposed home function as a lake house.
5. **Granting the variance will not adversely affect adjacent land in a material way.** Granting this variance will not adversely affect the area.
6. **Granting the variance will be generally consistent with the purposes and intent of this Zoning Ordinance.** Section 104.2 of the Zoning Ordinance states that the purpose of the Ordinance is to “Protect the character and the established pattern of development in each area.” Granting the variance requires is the minimum that would allow this platted lot to function as it was intended and is like other lots that were approved at a smaller size because of the way the property was divided by the City.

Allowed Variances:

In addition to the above criteria, in exercising its authority to grant a variance, per Section 207.D of the Zoning Ordinance, the Zoning Board of Adjustment must affirmatively find that one or more of the following circumstances applies:

1. **SPECIAL CIRCUMSTANCES RESULTING IN UNNECESSARY HARDSHIP.** *Where special circumstances exist on the property related to the size, shape, area, topography, surrounding conditions or location that do not generally apply to other property in the same zoning district, and that the circumstances are such that strict application of this zoning ordinance would create an unnecessary hardship or deprive the applicant of reasonable use of the land or building.*
2. **OVERRIDING PUBLIC INTEREST.** *If the variance further an overriding public interest or concern, including, but not limited to: (a) Preserving the natural environment, (b) Promoting maintenance or reuse of older urban or historic buildings, or (c) Helping to eliminate a nonconforming use at another location.*
3. **LITERAL ENFORCEMENT.** *If it is found that the literal enforcement and strict application of this Zoning Ordinance will result in extraordinary circumstances inconsistent with the general provisions and intent of this ordinance, and that, in granting the variance, the spirit of the ordinance will be preserved, and substantial justice done.*

Staff believes that all three circumstances could be applied in this case.

Recommendation:

Staff's recommendation is for the Zoning Board of Adjustment (ZBA) to **APPROVE** a variance from Section 501.A of the Zoning Ordinance to allow a .50 percent FAR in place of the .40 percent FAR which is the minimum allowed in RS-1 Single Family Residential zoned property.

Attachments:

Notification Map
Aerial Map
Site Plan
Site Plan (zoomed in)

Notification Map



200' Notification Map
ZBA24-05: 1905 Beaty Rd

Council District: #1 Tommy Hiebert
Neighborhood: Country Club

Scale: 0 0.01 0.01 0.02 0.03 0.04 Miles

Subject Properties: —

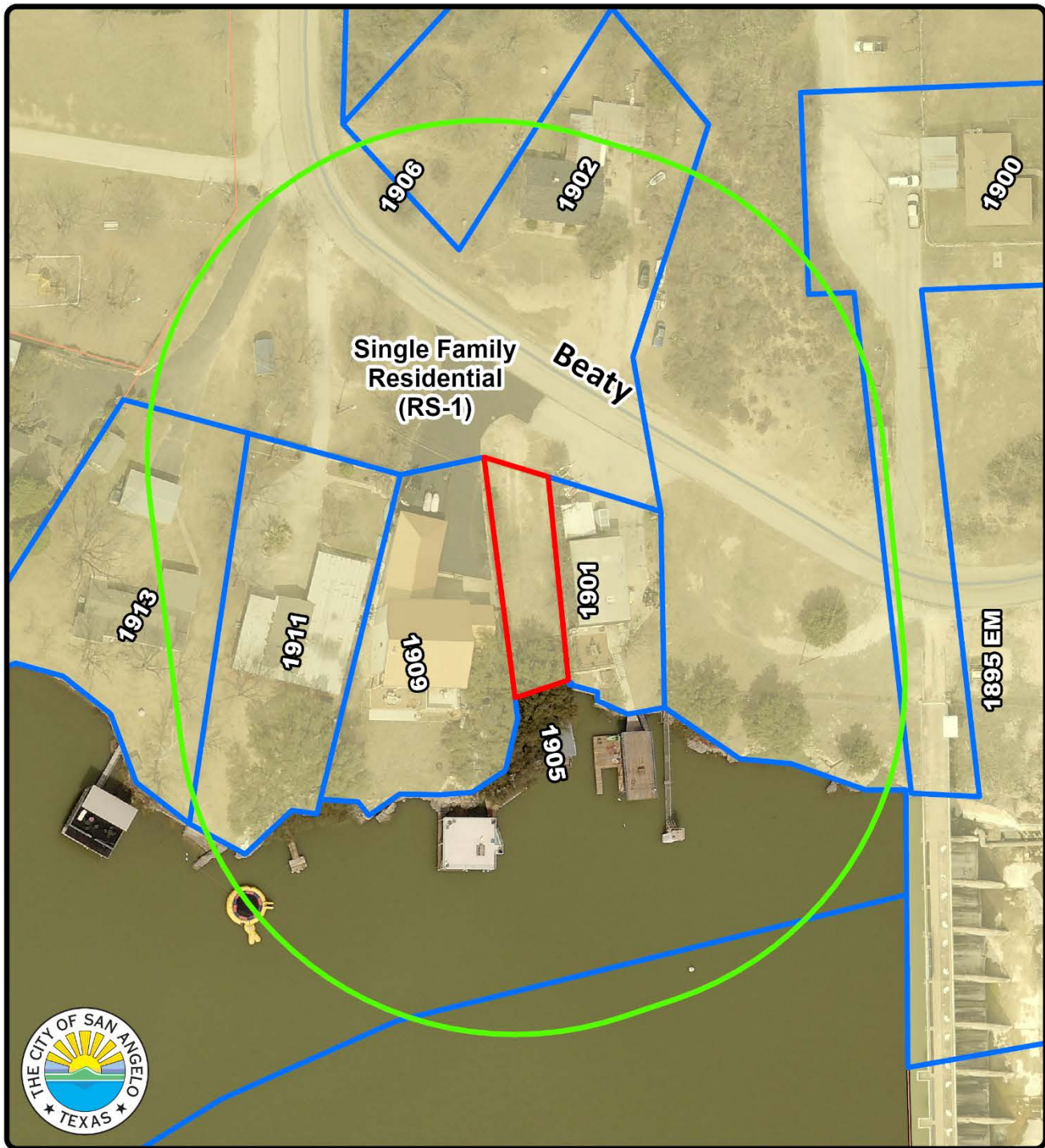
200' Buffer: —

Notified Properties: —



Aerial Map






Zoning Map
ZBA24-05: 1905 Beaty Rd

Council District: #1 Tommy Hiebert
Neighborhood: Country Club

Scale: 0 0.01 0.01 0.02 0.03 0.04 Miles

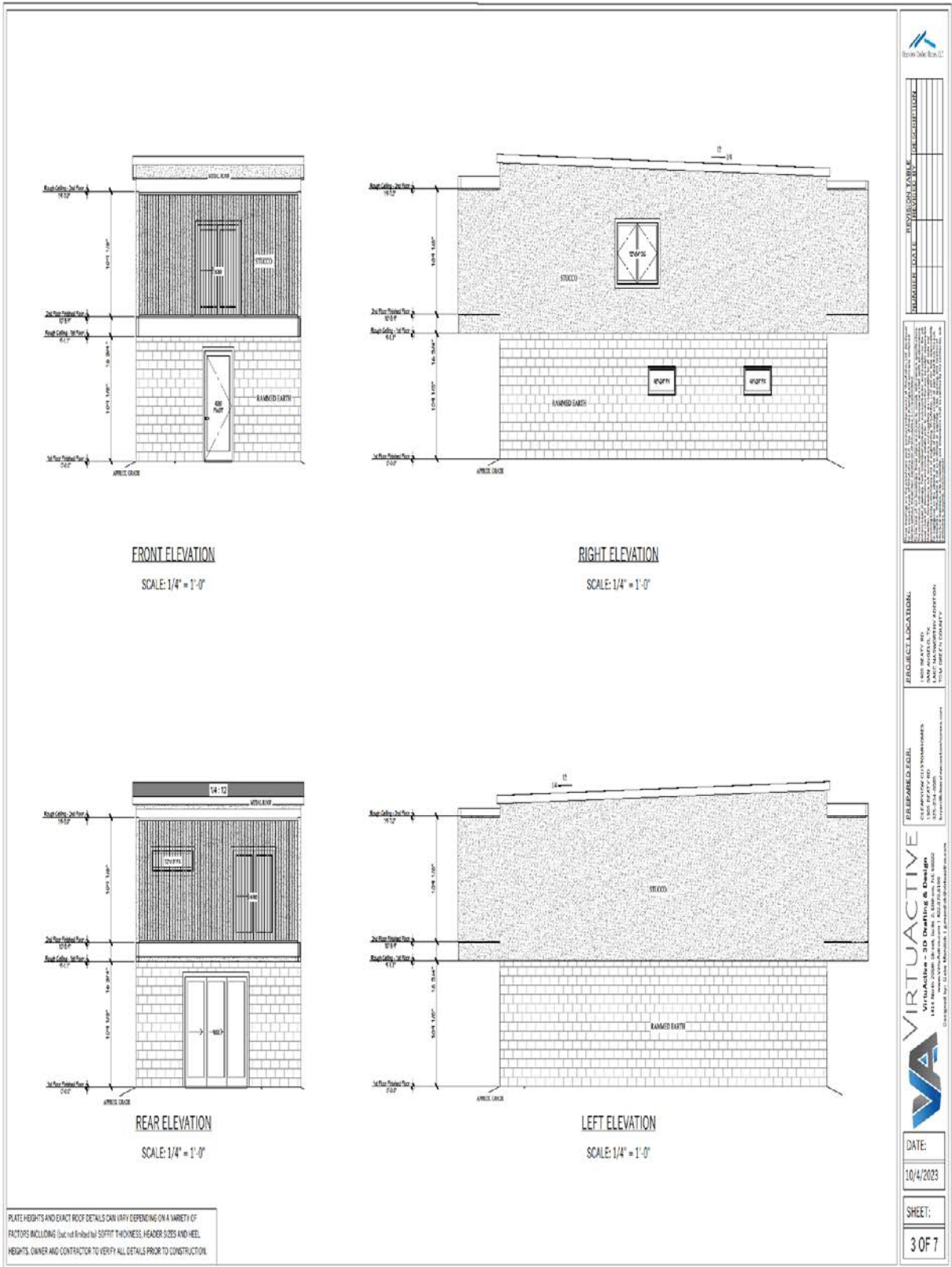
Subject Properties: 

200' Buffer: 

Notified Properties: 



Site Plan




 1905 Beaty Road, Suite 100
 Houston, Texas 77057
 Phone: 281.415.1111
 Website: www.virtuactive.com

REVISION NO.	DESCRIPTION

PROJECT LOCATION:
 1905 BEATY RD.
 HOUSTON, TX 77057
 TOTAL GROSS FTA CORP.

PREPARED FOR:
 FTA CORPORATION
 1905 BEATY RD.
 HOUSTON, TX 77057
 PREPARED BY:
 VIRTUACTIVE ARCHITECTURE, INC.
 1905 BEATY RD., SUITE 100
 HOUSTON, TX 77057

VIRTUACTIVE
 V/A
 VIRTUACTIVE ARCHITECTURE, INC.
 1905 BEATY RD., SUITE 100
 HOUSTON, TX 77057
 TEL: 281.415.1111
 WWW.VIRTUACTIVE.COM

DATE: 10/4/2023
 SHEET: 3 OF 7