

## APPLICATION & CHECKLIST -- BOARD OF ADJUSTMENT

Variance: \_\_\_\_\_  
(Variance Requested) (Submittal Date)

### INSTRUCTIONS:

- Fill out the following application and checklist completely prior to submission.
- Use the most current application from the City's website ([www.cityofkyle.com](http://www.cityofkyle.com)) or at city hall.
- Place a check mark on each line if you have complied with that item. Indicate with N/A if the item does not apply to your subdivision. *This checklist is only a guide.*

### REQUIRED ITEMS FOR SUBMITTAL PACKAGE:

The following items are required to be submitted to the Planning Department in order for the variance application to be accepted.

- \_\_\_\_ 1. Letter to Board of Adjustment signed by owner in which written appeal states all facts and circumstances making a variance or special exception necessary.
- N/A 2. Name and address of property owners within 200 feet of property and from that a location map and key showing the notification boundaries and numbered key listing the names and mailing addresses of those to be notified.
- N/A 3. Number of property owners to be notified: \_\_\_\_\_
- \_\_\_\_ 4. Two prints of the plan.  
Site plan or plot plan of property must include north arrow, scale, dimensions, setbacks, property lines, easements, right-of-way, adjacent streets, and any other information to assist in consideration of request.
- N/A 5. Photographs and/or drawings to support request.
- \_\_\_\_ 6. Application fee:           \$428.06 + 3.62 per acre (or portion thereof) + \$127.00 sign fee (per sign) + \$190.21 newspaper publication fee
- \_\_\_\_ 7. Findings Statements (see attached)
- \_\_\_\_ 8. Additional support information: \_\_\_\_\_

A meeting will be scheduled for the Board of Adjustment after the application has been received and notification requirements have been met.

**Variance Application:**

**1. Ownership Information:** \_\_\_\_\_  
Name of Property Owner: Jacob Campbell


(If property ownership is in the name of a partnership, corporation, joint venture, trust or other entity, please list the official name of the entity and the name of the managing partner.)

Address: 319 Pine Arbol  
\_\_\_\_\_  
Buda, TX 78610

Phone: 512-787-4281

Fax: \_\_\_\_\_

Notary Public State of Texas (Seal) :

Signed(Owner): 

Date:(Owner): \_\_\_\_\_

**2. Nature of Request**  
The above named applicant hereby requests a variance from the following portion of the City of Kyle Ordinances:

Ordinance #: Ord. No. 92, Section VI

Section: 41-136(b)

Current Zoning of Property: R-1

Legal description: ABS 220 Z HINTON SURVEY 0.72 AC GEO#90620234

Brief explanation of request: The parcel is currently landlocked on three sides with a 15 foot access point on the fourth side similar to a driveway. The 15 foot access does not meet the current 50 foot minimum requirement for R-1 zoning.

\_\_\_\_\_

\_\_\_\_\_

**3. Agent Information:**

If an agent is representing the owner of the property, please complete the following information:

Agent's Name: \_\_\_\_\_  
Agent's address: \_\_\_\_\_  
Agent's Phone Number: \_\_\_\_\_  
Agent's Fax Number: \_\_\_\_\_  
Agent's Mobile Number: \_\_\_\_\_  
Agent's Email Address: \_\_\_\_\_

I hereby authorize the person named above to act as my agent in processing this application before the Board of Adjustment of the City of Kyle:

Owner's Signature: \_\_\_\_\_  
Date: \_\_\_\_\_

**4. The Board of Adjustment must determine the existence of, sufficiency of and weight of evidence supporting the findings below. Therefore, you must complete each applicable Findings Statement as part of your application. Failure to do so may result in your application being rejected as incomplete:**

**(A) Reasonable Use:**

The zoning regulations applicable to the property do not allow for a reasonable use because:  
The parcel is currently landlocked on three sides with a 15 foot access point on the fourth side similar to a driveway. The 15 foot access does not meet the current 50 foot minimum requirement for R-1 zoning.

**(B) Hardship:**

**(1) The hardship for which the variance is requested is unique to the property in that:**  
The lot cannot be platted and used currently because the minimum lot width required at the street.

**(2) The hardship is not general to the area in which the property is located because:**  
Most of the lots are divided or platted with adequate road frontage

**(C) Area Character:**

The variance will not alter the character of the area adjacent to the property, will not impair the use adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

It will be used the same as the neighboring single family R-1 zoned lots, it just needs legal right of way to use the entire property with its current shape and zoning.

*Note: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.*

I hereby certify that the above information provided to the City of Kyle is true and accurate and that I am the owner of the above described property.

  
Owner's Signature

4/8/20

Date

*Do Not Write Below This Line -- Staff Will Complete*

Hearing Date Before Board of Adjustment: \_\_\_\_\_

Action: \_\_\_\_\_