



### **City of Woodcreek Application for Variance**

Please provide the following items with the completed Application for Variance for a variance request:

- One paper copy and one digital copy of the survey or site plan with the requested area for the variance clouded to indicate the location.
- A filing fee of \$500.00 (Applicant will also be charged the cost of postage and publication).
- If requesting a variance of an existing structure, please include 2-3 photographs that will show the structure placement in relation to your property and adjacent structures.
- If requesting a variance in impervious cover limits, please include calculations showing current impervious cover (as of date of application) and proposed impervious cover.

Following receipt of the completed Application for Variance, along with the required items and filing fee, Woodcreek will schedule your request for consideration at a future Board of Adjustment meeting. You will be notified of the Board of Adjustment meeting date.

Woodcreek will prepare and send notices via the USPS to property owners within two hundred (200) feet of the property before the Board of Adjustment scheduled meeting date. The notice will also be published in the newspaper of record.

#### **Application Information**

Date of Application Submission: \_\_\_\_\_

Petitioner's Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Email Address(s): \_\_\_\_\_

Telephone Number(s): (\_\_\_\_) \_\_\_\_\_: (\_\_\_\_) \_\_\_\_\_

#### **Description and Location of Property for which Variance is Requested.**

Property Owner's Name: \_\_\_\_\_

Property Owner's Mailing Address: \_\_\_\_\_

Section Location, Lot Number, & Zoning Designation: \_\_\_\_\_

Property Address: \_\_\_\_\_



**As per § 30.57 of the Woodcreek Code of Ordinances, a Variance is defined as “An adjustment or deviation in the application of specific regulations of Ch. 50, 154 and 156 of this code of ordinances or other applicable ordinances under the purview of the city and applicable to a particular parcel of property which, because of special conditions or circumstances peculiar to the particular parcel, is necessary to prevent the property owner from being deprived rights and privileges, enjoyed by other owners of similarly situated parcels in the same vicinity and district.”**

**No variance shall be granted unless the Board finds that each of the following provisions are met.**

**State how your request meets each provision:**

1. There are special circumstances or conditions affecting the land involved, such that the strict application of the provisions of Ch. 50 or Ch. 154 or Ch. 156 would deprive the applicant of the reasonable use of the involved land.

---

---

2. The variance is necessary for the preservation and enjoyment of a substantial property right of the applicant.

---

---

3. The granting of the variance will neither be detrimental to the public health, safety or welfare, nor injurious to other property in the area.

---

---

4. The granting of the variance will not have the effect of preventing the orderly development of other land in the area in accordance with the provisions of this chapter.

---

---

---



IN THE MIDST OF THE TEXAS HILL COUNTRY

**Variance Requested** – Please be specific. Pecuniary hardship to the applicant, property owner or developer, standing alone, shall not be deemed sufficient to constitute undue hardship.

---

---

---

---

**Applicant Signature:**

---

**Date:**

---

**For City Use Only:**

Application, required information, and fee received:

Date: \_\_\_\_\_ Check # \_\_\_\_\_ Initials: \_\_\_\_\_

Referred to Board of Adjustment:

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

Publication of Public Hearing by Board of Adjustment:

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

Action by Board of Adjustment:

Approved: \_\_\_\_\_ Denied: \_\_\_\_\_

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

Notes:

---

---

---

---

---

---

---