



Planning Department
Variance Request Application

Post 201306 R# 584151

Submit this application and the appropriate (completed) documents to the Planning Department at the City Hall Annex, located at 2220 Fourth Street. See the attached schedule for submittal deadlines. Contact 832-595-3500 for assistance.

Project Name: Fort Bend County - Community Center / Boys & Girls Club of Greater Houston
Date: 6-22-21

Applicant / Project Manager's Information (Primary Contact for the Project):

Contact & Company: James Knight / Director of Facilities - Fort Bend County
Street Address: 401 Jackson Street City: Richmond
State: Texas Zip Code: 77469 E-Mail Address: james.knight@fortbendcountytexas.gov
Phone Number: 281-238-3095 Fax Number: _____

Property Location:

☒ City ☐ Extraterritorial Jurisdiction

Geographic Location (List major streets, bayous, creeks, and adjacent subdivisions):
Vacant Lot bordered by Ave. E (on the north side) and Walnut Ave. (on the south side)
and the property address of 1901 Ave. E (on the west half of the property).

Requesting Variance from [i.e. Subdivision Regulations; Section 4-65(B)(1)]:

City of Rosenberg - Chapter 4 Subdivision - Section 4 - 69. - Building Lines

Submittal Fees:

☒ Variance \$200.00

Pursuant to Sec. 4-8 of the Rosenberg Unified Development Code, the applicant has the responsibility of proving that compliance with the Ordinance will create undue hardship*, and the following conditions must be present for consideration:

1. There are special circumstances affecting the land involved such that the strict application of the provisions of this ordinance would deprive the applicant of the reasonable use of this land.
2. The granting of the variance will not be detrimental to the public safety or welfare or injurious to other property in the area.
3. The granting of the variance will not have the effect of preventing the orderly subdivision of other lands in the area in accordance with the provisions of this ordinance.
4. A more appropriate design solution exists which is not currently allowed in this ordinance.

* Economic hardship (financial impact) to the subdivider, standing alone, shall not be deemed to constitute undue hardship.

No variance will be granted unless an undue hardship exists. No application will be deemed complete unless the applicant has explained in detail and demonstrated that ALL FOUR conditions have been met. On a separate sheet, please clearly label by number the condition, and then proceed to demonstrate in writing how this application meets each condition.

This is to certify that the information on this form is complete, true, and correct and the undersigned is authorized to make this application.

[Signature]
Signature of Applicant

6/22/21
Date

