



17Z-007

STAFF REPORT

ADDRESS:

Northwest 518.22 Feet of Reserve A

LEGAL DESCRIPTION:

Property is legally described as the northwest 518.22 feet of Reserve A (0-3), Pirates Retreat, Section 2, a subdivision in the City and County of Galveston, Texas.

APPLICANT/REPRESENTATIVE:

John Roy Hall

PROPERTY OWNER:

John Roy Hall

ZONING:

Residential, Single Family (R-1)

VARIANCE REQUEST:

- 1) 10-foot Rear Yard Setback.
- 2) 20-foot Front Yard Setback.

APPLICABLE ZONING LAND

USE REGULATIONS:

Article 3, Addendum for Residential, Single Family District, Setbacks

EXHIBITS:

- A – Aerial Map
- B – Applicants Submittal

STAFF:

Janice Norman, Planning Manager, CFM
 409-797-3670
jnorman@galvestontx.gov

Public Notice and Comment:

Sent	Returned	In Favor	Opposed	No Comment
18				

City Department Notification:



Executive Summary:

The applicant is requesting variances from the Galveston Land Development Regulations, Article 3, Addendum for the Single-Family Residential (R-1) zoning district for the front and rear yard setback requirements of an unusual shaped lot in the Spanish Grant subdivision. The applicant is planning on either constructing a single-family home or possibly selling the lot as a residential lot, but with the current lot configuration a new structure would not be able to meet the setbacks.

Lot measurements are 56-feet in depth and 518-feet in width.

Applicable Standards:

Article 3, District Yard, Lot and Setback Standards, Addendum for Single-Family Residential (R-1)

Front Yard: 20-Feet

Side Yard: 3-Feet

Rear Yard: 10-Feet

Requested Variance:

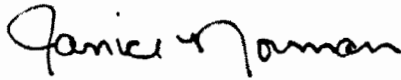
Setbacks	Current	Proposed Variance
Front	20-Foot	5-Foot
Rear	10-Foot	5-Foot

Applicants Justification

Want to build a home.

Please see Agenda for Appeal from Decision of Board Process.

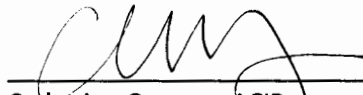
Respectfully Submitted,



Janice Norman, Planning Manager

9/27/17

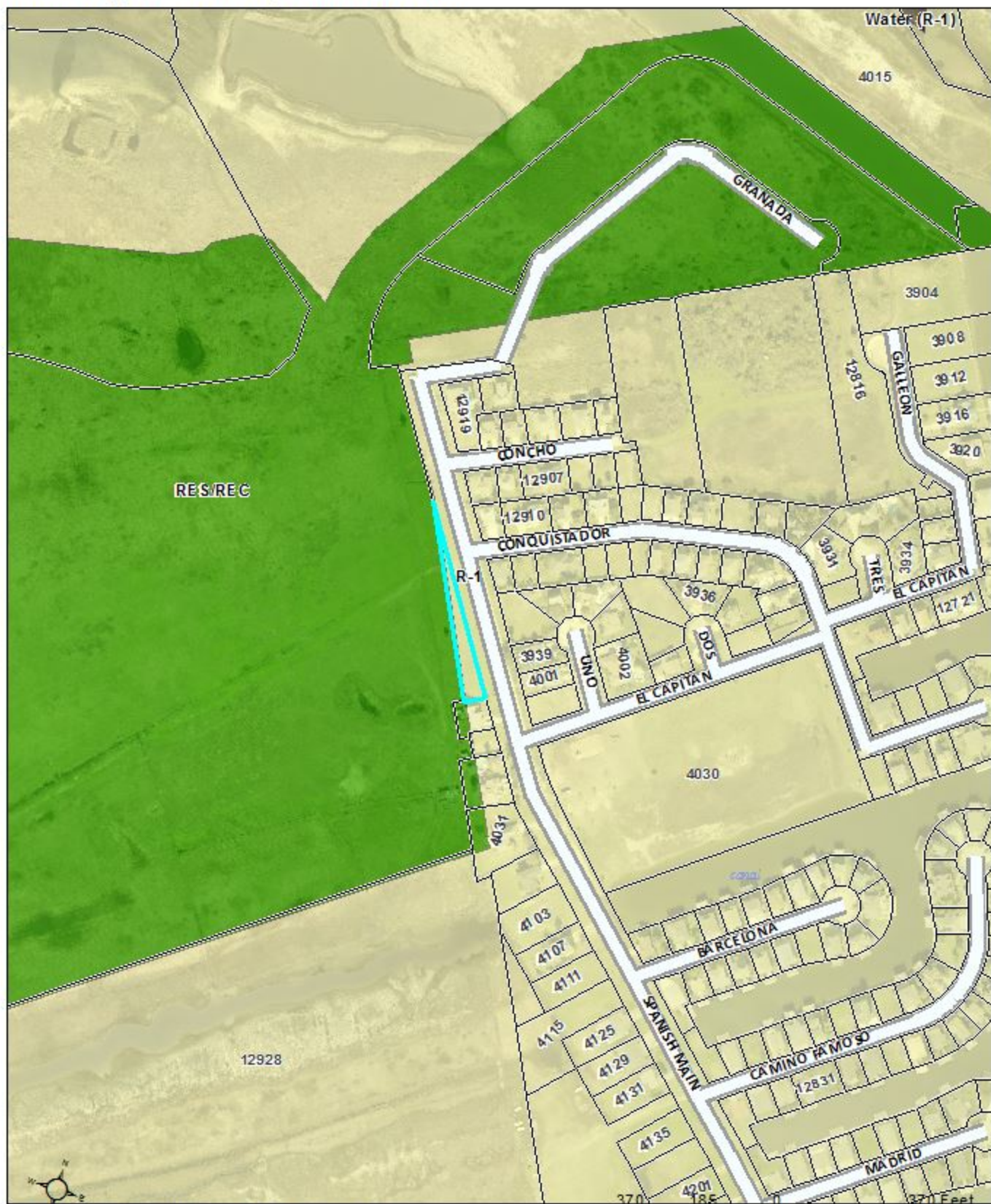
Date



Catherine Gorman, ACIP
Assistant Director/HPO

9-27-17

Date

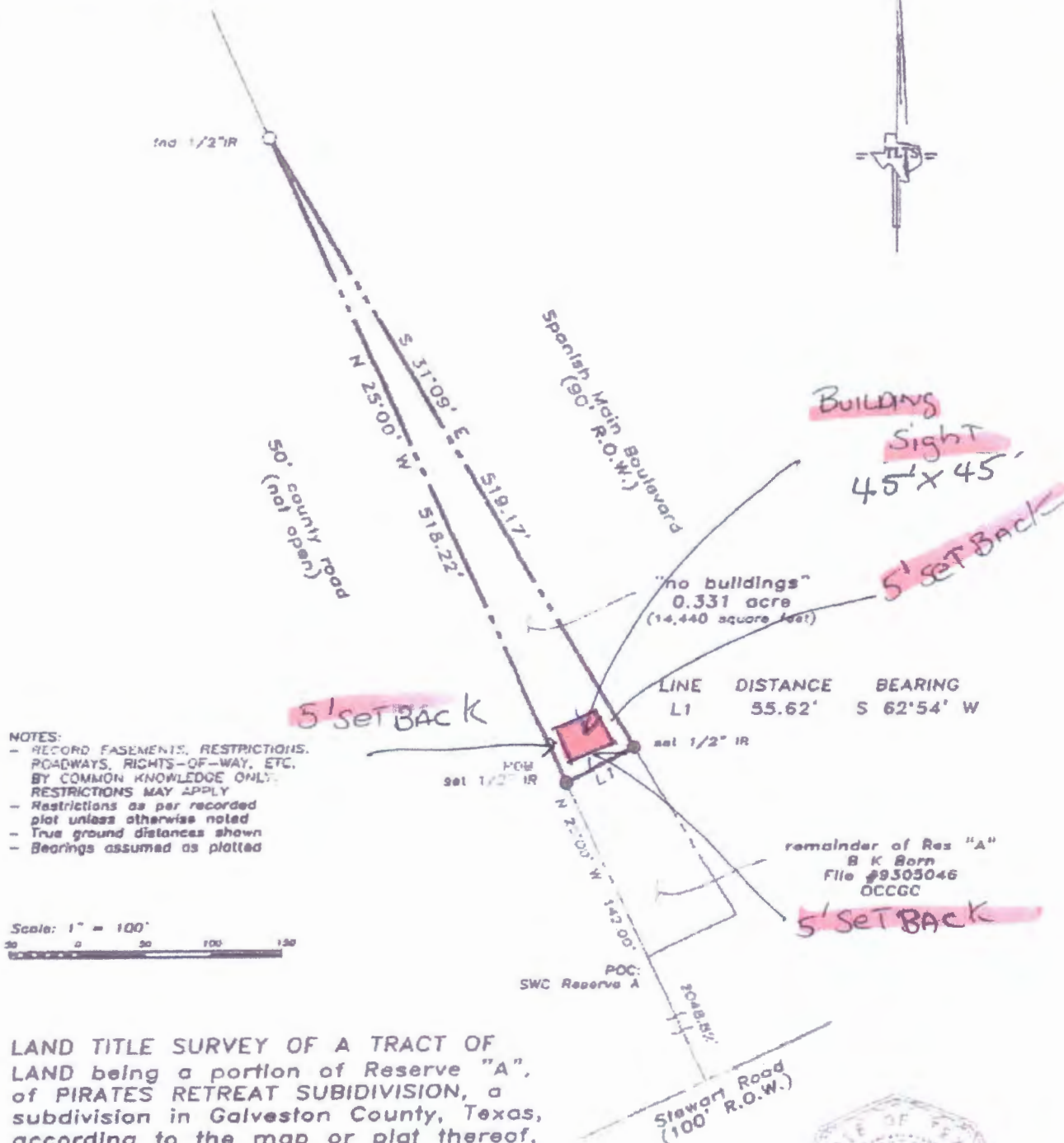


Map prepared by the City of Galveston Development Services Department (msman/jas) - 9/27/2017

This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

The data presented on these pages is not legally binding on the City of Galveston or any of its departments. This map and the associated data are representations (GIS) and may contain errors in the database. Therefore, the information presented on this map is for informational purposes only and should not be relied on as legally binding.

This property is within the 100-Year Special Flood Hazard Area & is designated to be w/in FIRM Zone AE, located on Panel 0042-E, Community #485469, December 8, 2002.



LAND TITLE SURVEY OF A TRACT OF LAND being a portion of Reserve "A", of PIRATES RETREAT SUBDIVISION, a subdivision in Galveston County, Texas, according to the map or plat thereof, recorded in Volume 16, Page 37, in the Office of the County Clerk of Galveston County, Texas, and being further described in the Field Notes attached.

Vacant property: Spanish Main Boulevard
Galveston County, Texas
To J. Roy Hall;
I hereby certify that this survey was made on the



Laurence C. Wall



TLTS, Inc.
TEXAS LAND TITLE SURVEYORS

FIELD NOTES

THE STATE OF TEXAS, §

§

COUNTY OF GALVESTON §

A TRACT OF LAND being part of Reserve "A", of PIRATES RETREAT SUBDIVISION, SECTION TWO, a subdivision in Galveston County, Texas, according to the plat recorded in Volume 16, Page 116 of the Map Records of Galveston County, Texas, said TRACT OF LAND containing 0.330 acre (14,380 square feet) of land and being further described by metes and bounds as follows:

COMMENCING at the southwest corner of Reserve "A";

THEN N 25° 00' W along the common line of Reserve "A" and a 50 foot county road (not open), 142.00 feet to a set 1/2 inch diameter steel reinforcement bar (1/2" IR) for the POINT OF BEGINNING;

THEN N 25° 00' W, 518.22 feet to a found 1/2" IR for the North corner of Reserve "A";

THEN S 31° 09' E along the East line of Reserve "A" and the West line of Spanish Main Boulevard (90 foot width), 519.17 feet to a set 1/2" IR;

THEN S 62° 54' W, 55.62 feet to the POINT OF BEGINNING, containing 0.331 acre (14,400 square feet) of land.

This description has been prepared in conjunction with the survey plat attached hereto. Bearings described are assumed as platted. Distances are true ground distances.

Laurence C. Wall
RPLS #4814
March 28, 2007

