



SUBDIVISION VARIANCE APPLICATION CITY OF BAYTOWN

Apply Date: 1/16/2024
Plan Number: ZS24010002

Description: To allow for the creation of a lot with no frontage on an improved public right-of-way (ROW)

Parcel: 0402210000513
Address: 1,680-feet east of the intersection of Garth Rd and Plum Creek Ln

Applicant Hutchinson & Associates

Pre-Application N/A

Property 5.01 acres out of the George Ellis League, Abstract No. 21, Baytown ETJ, Harris County, Texas

Acres: 5.01

Number of Proposed Lots: 1

Use

Current Use Type	Vacant
Specific Current Use	Vacant
Proposed Use Type	Unknown
Specific Proposed Use	Unknown

Utilities

Water Service	Unincorporated Harris County, Well
Sewer Service	Unincorporated Harris County, Septic
Any lots proposed under 1/2 acre	No
Any lots proposed under 1 acre	No

Request

Why is a variance needed?

The property has no frontage on an improved public right-of-way.

What section of Code are you requesting a variance from?

Section 4.17(1) of the Unified Land Development Code (ULDC).

What does the Code require?

To have frontage on an existing, dedicated Public Right-of-Way.

What deviation from the Code is being requested?

To plat the lot utilizing the existing 50-foot access easement from Garth Road to the subject property.



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Applicant Statement

Explain the special circumstances or conditions affecting the land involved, such that the strict application of this chapter would deprive the applicant of the reasonable use of his land

Land has no direct access to Garth Road and will need access by access easement for future development.

Explain how granting of the variance will not be detrimental to the public health, safety, welfare or will be injurious to other property in the area
Granting the variance for this property will have no effect to public health.

Explain how granting of the variance will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the code

Granting the variance for this property will have no effect to adjacent properties.