



City of Helotes
 Development Services
 Department
 P.O. Box 507
 12951 Bandera Road
 Helotes, TX 78023
 Phone (210) 695.8877
 Fax (210) 695.2123

Application Date: _____

**APPLICATION TO BOARD OF ADJUSTMENT
 FOR VARIANCE**
 CHAPTER 98, Board of Adjustment

JAN 04 2024

NAME OF APPLICANT: Daniel Aguilar

MAILING ADDRESS: 4703 Shavano Oak, Suite 100, San Antonio TX 78249

PHONE #: 210-462-9334 EMAIL: build@bexareng.com

STATUS OF APPLICANT: OWNER: _____

AGENT: X (IF AGENT, ATTACH LETTER OF AUTHORIZATION FROM PROPERTY OWNER)

CITY OF HELOTES

PROPERTY DESCRIPTION

PHYSICAL ADDRESS: Beverly Hills, Helotes TX 78023 (BCAD Parcel ID: 236956 & 236954)

LEGAL DESCRIPTION: CB 4469 P-6F ABS 869 & CB 4469 P-6G ABS 982

CURRENT ZONING: R-1 PROPOSED ZONING: R-1

EXISTING USE: Undeveloped PROPOSED USE: Single-Family Residential

ACRES/SQ. FT.: 1.58 Acres DOES OWNER OWN ADJACENT PROPERTIES? Yes No

REQUESTED BOARD ACTION SPECIAL EXCEPTION _____ VARIANCE 40' Setback to 30'

PURPOSE OF REQUEST: We are requesting a variance for the 40' building setback line to be changed to a 30' building setback line in order to allow the placement of a house on the lot.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND THE ATTACHED INSTRUCTION SHEET AND KNOW THE INFORMATION I HAVE PROVIDED TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS APPLICATION WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A VARIANCE OR SPECIAL EXCEPTION DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING THE USE OF PROPERTY.

 APPLICANT'S SIGNATURE

1/3/2024
 DATE

BEVERLY HILLS PLAT VARIANCE REQUEST

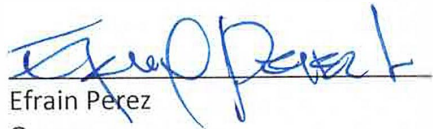
Beverly Hills, Helotes, TX 78023

January 3, 2024
City of Helotes
Development Services Department
P.O. Box 507
12951 Bandera Road
Helotes, TX 78023

To whom it may concern,

I am writing to express the urgent need for the approval of my 30' variance request to proceed with the construction of my house. I am enthusiastic about being a part of this neighborhood community. The variance is essential for accommodating the specifications of my house, ensuring that the structure aligns with both safety regulations and my vision for my property. Your consideration of allowing me a 30' setback rather than the original 40' setback is greatly appreciated.

Respectfully,

A handwritten signature in blue ink, appearing to read "Efrain Perez", is written over a horizontal line.

Efrain Perez
Owner

BEVERLY HILLS PLAT

Beverly Hills, Helotes, TX 78023

January 3, 2024
City of Helotes
Development Services Department
P.O. Box 507
12951 Bandera Road
Helotes, TX 78023

Attn: Development Services Department

This letter hereby authorizes Daniel Aguilar to act as signing agent for Efrain Perez for all documents pertaining to the Zoning - Variance Request for Beverly Hills, Helotes, TX 78023 (BCAD Parcels #236956 & #236954).

If you have any questions, please call 210-797-6424

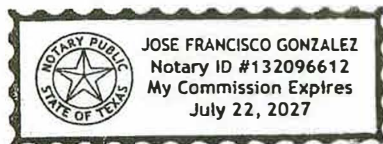
Respectfully,


Efrain Perez
Owner

State of Texas:
County of Bexar:

Before me, the undersigned authority, a notary public for the State of Texas, on this day personally appeared Efrain Perez, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same of the purpose and consideration therein expressed. Given under my hand and seal of office, this the 3rd day of January, 2024.

(SEAL)





1% AC PER FLOODPLAIN FEMA PANEL
 48029C0370G REVISED PER LOMR
 11-06-1835P EFFECTIVE FEBRUARY 10, 2012

PHONE: 210.462.9334
 www.bexareng.com

BEXAR

ENGINEERS | ASSOCIATES
 4703 SHAVANO OAK | STE. 100 | SAN ANTONIO | TX | 78249

11/27/23

STATE OF TEXAS
 I LICH DANIEL AGUILAR
 108449
 LICENSED PROFESSIONAL ENGINEER

GRAPHIC SCALE

0 40' 80'

1 inch = 40 feet

SITE PLAN

BEVERLY PLAT
 11244 BEVERLY HILLS
 HELOTES, TX 78023

DESIGN	DA
DRAWN	ELB
CHECKED	CAH
DATE	12/27/2023
JOB NO.	2301538

Property Identification #: 236954

Geo ID: 04469-000-0066
 Situs Address: BEVERLY HILLS HELOTES, TX 78023
 Property Type: Real
 State Code: C1

Property Information: 2024

Legal Description: CB 4469 P-6F ABS 869 (CITY OF HELOTES ANNEX)
 Abstract: A04469
 Neighborhood: BEVERLY HILLS (NS)
 Appraised Value: N/A
 Jurisdictions: 09, 10, 42, 06, CAD, 11, 08, 56

Owner Identification #: 2857392

Name: PEREZ EFRAIN
 Exemptions:
 DBA: Null



B-CAD, Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

Bexar CAD Map Search

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 Bexar County Appraisal District expressly disclaims any and all liability in connection herewith.

Property Identification #: 236956

Geo ID: 04469-000-0068
Situs Address: BEVERLY HILLS HELOTES, TX 78023
Property Type: Real
State Code: C1

Property Information: 2024

Legal Description: CB 4469 P-6G ABS 982 (CITY OF HELOTES ANNEX)
Abstract: A04469
Neighborhood: BEVERLY HILLS (NS)
Appraised Value: N/A
Jurisdictions: 10, 06, CAD, 09, 11, 42, 56, 08

Owner Identification #: 3092524

Name: PEREZ EFRAIN
Exemptions:
DBA: Null



BCAD, Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

Bexar CAD Map Search

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