

CITY OF SINTON

P. O. Box 1395
301 E. Market St.
Sinton, Texas 78387
361-364-2381

APPLICATION TO BOARD OF ADJUSTMENT

<i>For Office Use Only</i>	Date Rcvd: _____
Fee: _____	Receipt # _____
BOA Date: _____	Approved/Denied _____

TYPE OF REQUEST: Variance Appeal Specific Use

PROPERTY INFORMATION:

Address: 1117 David St., Sinton, 78387

Lot 12/13 Block 5 Subdivision Odem Current Zoning: residential

Lot Width: 135' Lot Depth: 197.88' Total SF of Lot: 26,713.8'

Is this property located on a corner lot? Yes No

OWNER INFORMATION:

Owner's Name: Charles + Shonna Starnes

Owner's Address: SAME Phone: 512-294-1721

IF APPLICABLE: Owner hereby gives _____ permission to seek the variance or appeal stated herein and to represent him/her at the meeting of the Board of Adjustment.

I hereby certify that the above statements are true and correct to the best of my knowledge.

Owner's Signature

STATE OF TEXAS
COUNTY OF _____

Subscribed and sworn to before me this _____ day of _____, 20____

(seal)

Notary Public
My Commission expires: _____

IF DIFFERENT FROM ABOVE, APPLICANT INFORMATION:

Applicant's Name: _____

Applicant's Address: _____ Phone: _____

ACTION REQUESTED:

- Seeking an appeal from Zoning Ordinance No. 156, Section _____
- Seeking a permit for the reconstruction, extension, or enlargement of a building occupied by a nonconforming use.
- Seeking a Specific Use Permit
- Seeking a variance as follows:

	Ordinance Requirements	Requested Dimensions	Variance From Ordinance
LOT SIZE			
LOT WIDTH			
LOT DEPTH			
SIDE YARD			

SIDE YARD @ CORNER			
FRONT YARD			
REAR YARD	20' Set back	3' Set back	17' 20' Variance.
COVERAGE AREA			
PARKING SPACES			
OTHER: Specify			

HARDSHIP FINDINGS

IN ORDER TO MAKE A FINDING OF HARDSHIP AND TO GRANT A VARIANCE, THE BOARD OF ADJUSTMENT MUST DETERMINE THAT ALL OF THE FOLLOWING CONDITIONS ARE MET. STATE HOW YOUR REQUEST MEETS THESE CONDITIONS. PLEASE NOTE THAT THE STATED HARDSHIP MAY NOT BE FINANCIAL OR SELF-CREATED.

1. The request for variance is in harmony with the general purposes and intent of Zoning Ordinance No. 1710, as amended, and continues to protect surrounding properties from any negative impacts because:

2. If the request is to permit the reconstruction, extension, or enlargement of a building occupied by a nonconforming use, such reconstruction will not prevent the return of such property to a conforming use. because:

3. The special or unique condition(s) of restricted area, shape, topography, or physical features that exist on the subject parcel of land, which are not applicable to other parcels of land in the same zoning district, and which cause unusual and practical difficulty or unnecessary hardship in compliance with the provisions sought here to be varied are:

4. The hardship sought to be avoided is NOT the result of (a) the applicant's own actions (self-imposed or self-created) and (b) economic or financial hardship because:

5. The provisions of Zoning Ordinance No. 1710, and its amendments, that are sought to be varied deprive the applicant of the following rights to use his property that are commonly enjoyed by other properties in the same zoning district which comply with these ordinance provisions:

REQUIRED SUBMITTALS:

- Completed application
- Owner permission, if applicable
- Application Fee (\$200.00)
- Site Plan or Survey drawn to scale

NOTICE TO APPLICANT:

I have carefully read the complete application and know the same is true and correct. I hereby agree to comply with all provisions of local, State, and Federal Laws will be complied with, whether herein specified or not. As the owner of the above property or a duly authorized agent as provided herein, I hereby grant permission to enter the premises and make all necessary inspections.

Signed: Charles C. Starnes Address: 1117 David St
 Print Name: Charles C. Starnes Phone Number: 512294-1721
 Date: 11/13/2025 E-Mail: cstarnes1@gmail.com

STATE OF TEXAS

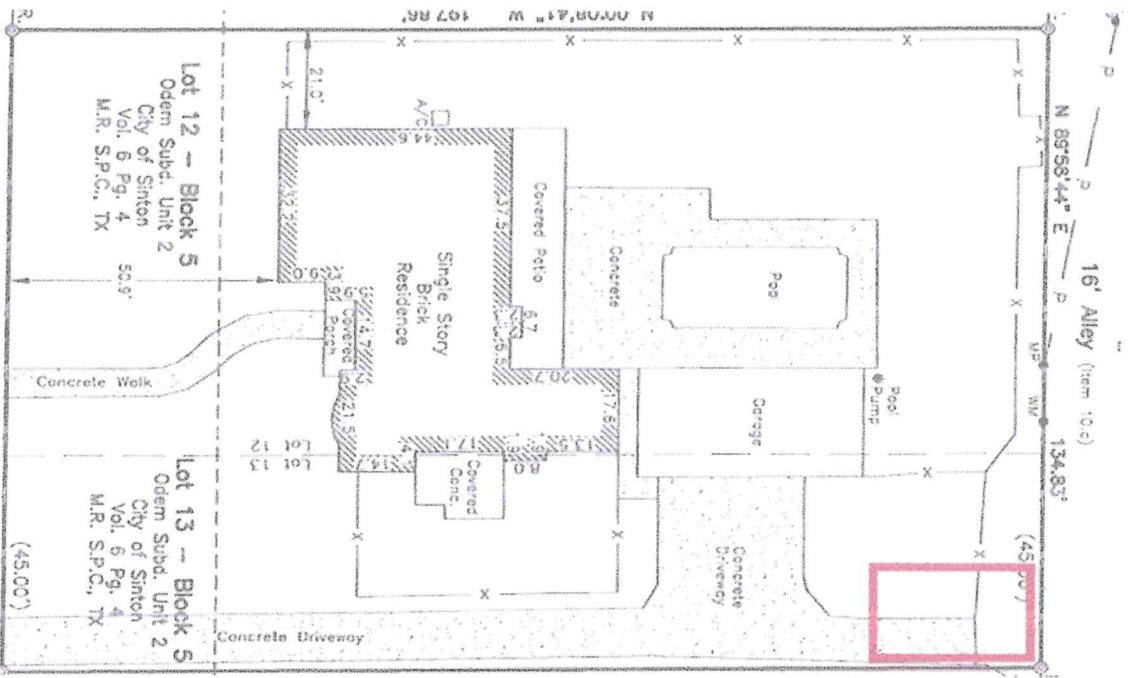
COUNTY OF San Patricio

Subscribed and sworn to before me this 13th day of November, 20 25

(seal)



Angela Montemayor
 Notary Public
 My Commission expires: 6/26/2029



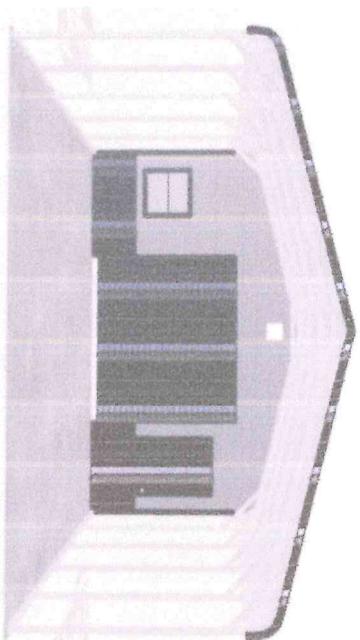
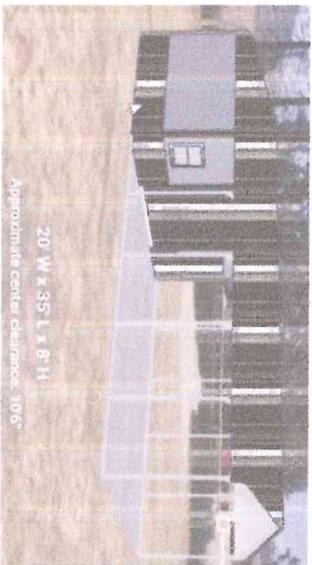
Appx 45' of new fence will be installed on back property line once building is complete

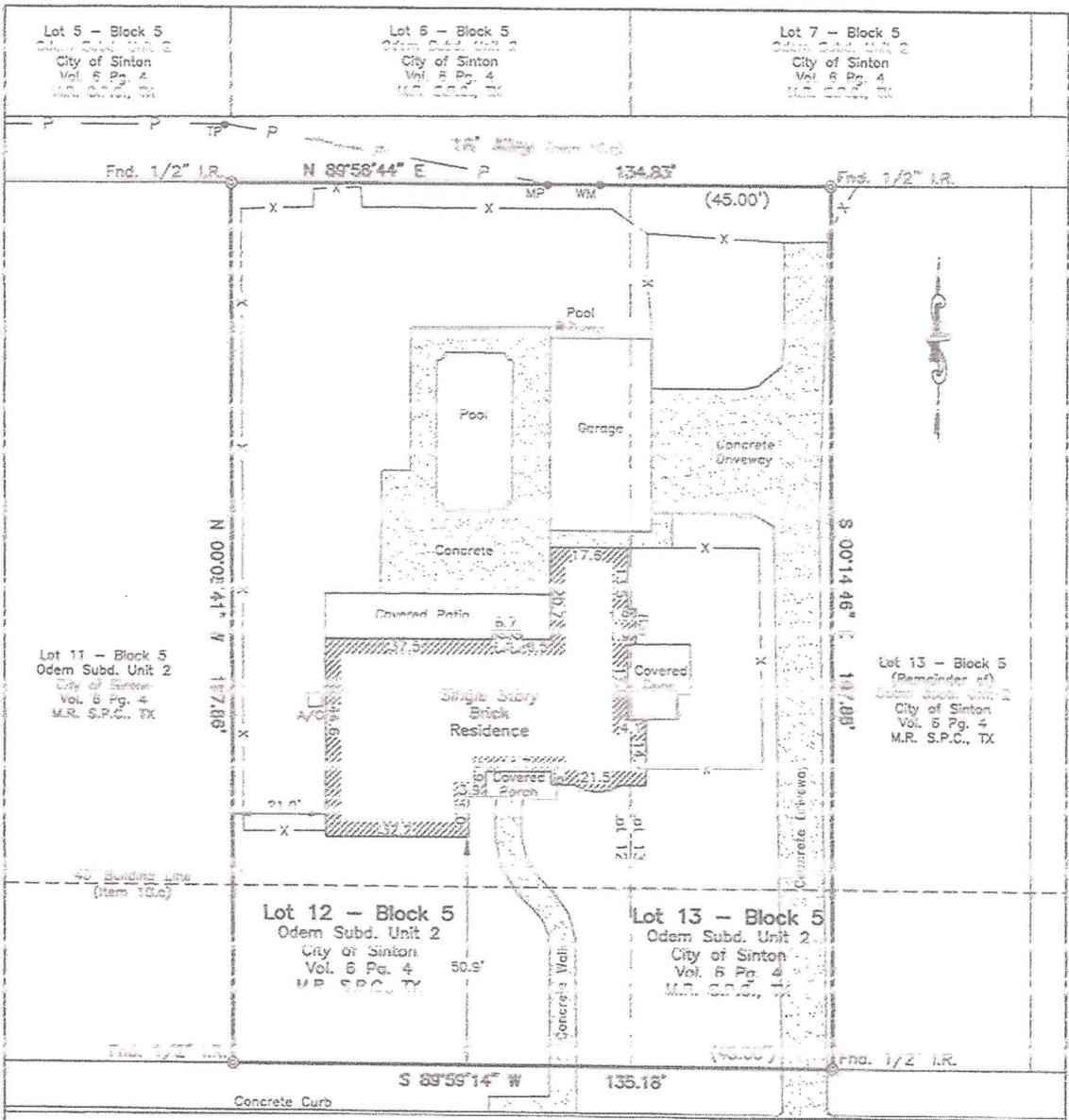
Appx 600 square feet of concrete poured to make driveway 22' wide

6" concrete slab

3/4" rebar

Concrete and building construction will be done by ACE Buildings of Corpus Christi, 361-688-8492 (Arnold Gonzalez)





WM - water meter
 w - water pole
 TP - transformer pole
 -P- power line
 --- Sewer Line

1117 David Street (Map 100)

Shawn Starnes

Bearings are Grid, Texas Coordinate System of 1927, South Zone.

FEMA Flood Insurance Rate Map Community Panel No. 48409C0275E, effective date November 4, 2016, shows that the property described herein is located in Flood Zone X, an area of minimal flooding.

There may be existing pipelines not shown on this map. Use the Texas One Call System to locate pipelines before performing any excavation on this property.

Schedule B.10 item a (Vol. 194 Pg. 524) DOES NOT affect this tract. Item c (Vol. 6 Pg. 4) DOES affect this tract.

**PLAT SHOWING SURVEY OF
 LOT 12
 & THE WEST HALF
 OF LOT 13 - BLOCK 5
 ODEM SUBDIVISION
 CITY OF SINTON
 VOLUME 6, PAGE 4, MAP RECORDS
 OF SAN PATRICIO COUNTY, TEXAS
 SCALE: 1" = 30'
 GF# 25-06015**

I, Julius L. Petrus Jr., Registered Professional Land Surveyor of Texas, do hereby state that this plat represents an actual survey completed on the ground under my direction, and that there are no visible encroachments or intrusions of buildings or structures on this tract, this the 29th day of May, 2025.

King & Petrus, Inc.
 Firm No. 10127000
 P. O. Box 605
 Sinton, Texas 78387
 Phone: 361-336-7422
 Randy 28959



Julius L. Petrus Jr.

Registered Prof. Land Surveyor
 Texas Registration No. 1907