

**Matt Hanks, P.E.**  
COUNTY ENGINEER

**Karen McKinnon, P.E.**  
ASST. COUNTY ENGINEER

(979) 864-1265  
OFFICE



**Wael Tabara, P.E., CFM**  
ASST. COUNTY ENGINEER

**Barbara X. Martinez, P.E.**  
STAFF ENGINEER

(979) 864-1270  
FAX

**BRAZORIA COUNTY ENGINEERING**

451 N VELASCO, SUITE 230  
ANGLETON, TEXAS 77515

**APPLICATION FOR VARIANCE  
FROM PLATTING REQUIREMENTS**

**Applicant Information:**

**Name:** Charles S. Bertolini **Phone:** (714) 864 - 7003

**E-mail Address:** scott@welldone1cs.com

**Section II – Developer/Owner Information:**

**Name:** Charles S. Bertolini **Phone:** (714) 864 - 7003

**E-mail Address:** scott@welldone1cs.com

**Property Information/Location:**

**Property ID#:** 22 - 050100 B.C.O.R. **Tax Account #:** 88 - 0738953 **Precinct:** Comm. Precinct 1

**Acreage:** 45.862 Acres **Number of Lots:** 141 **Average Lot Frontage:** 29 ft

**Planned Road Maintenance:**

☐ Brazoria County ☒ MUD or HOA ☐ OTHER \_\_\_\_\_

**Variance Request:**

**Date submitted to Brazoria County Engineering:** MAY 31st 2024

**Description of Variance being requested:**

Requesting a variance for the required 10ft. side setback per the Brazoria County Subdivision

Regulations Page 38 Section 4.02, F.3.

Requesting approval for lot line to lot line construction.

**Explanation of Hardship:**

The existing extensive natural wetlands on the site have forced us to adjust lots to preserve and buffer the wetlands. These homes that are lot line to lot line construction will overlook the wetlands, taking advantage of the natural beauty. These lots will not require individual wastewater or wells due to the HOA run community water well and sewage treatment facility.