



NOTICE IS HEREBY GIVEN PURSUANT TO V.T.C.A., GOVERNMENT CODE, CHAPTER 551, THAT THE BOARD OF ADJUSTMENT FOR CITY OF ANGLETON WILL CONDUCT A MEETING, OPEN TO THE PUBLIC, ON WEDNESDAY, MAY 17, 2023, AT 12:00 P.M., AT THE CITY OF ANGLETON COUNCIL CHAMBER, LOCATED AT 120 S. CHENANGO STREET ANGLETON, TEXAS 77515.

DECLARATION OF A QUORUM AND CALL TO ORDER

Present: Ms. Michelle Townsend
Ms. Danielle Graham, Chair
Ms. Janie Schwartz-Shaw
Mr. Terry Roberts
Mr. Blaine Smith
Ms. Ellen Eby

Absent: None

DECLARATION OF A QUORUM AND CALL TO ORDER

1. Discussion and possible action on the minutes for the Board of Zoning Adjustment meeting on February 22, 2023.

Board Action:

A motion was made by Board member Terry Roberts to approve the minutes as presented; motion seconded by Board member Danielle Graham.

ROLL CALL VOTE:

Chair Danielle Graham- Aye., Board member Michelle Townsend- (had not arrived); Board member Janie Schwartz-Shaw - Aye., Board member Blaine Smith- Aye; Board member Terry Roberts- Aye; Board member Ellen Eby- Aye. (5-0 vote). The minutes were approved.

PUBLIC HEARINGS AND ACTION ITEMS

2. Conduct a public hearing, discussion, and possible action on a request for a variance to Sec. 28-46. - SF-6.3—Single-family residential-6.3 district, (d).(2).b., (Corner Lot Setbacks) to allow for new single family home to be placed on an existing narrow lot with a reduced corner sideyard of 8'-9" +/-.

The subject property is located at 724W. Ash ST., at the NW intersection of North Walker St.

Staff: Kandice Haseloff-Bunker, Development Coordinator gave staff summary comments: The application is for a variance at 724 W. Ash St. The document packet has

been provided with all the details, qualifying the property for a variation, so I'll briefly explain why staff feels that we should grant the variance.

The narrow lots in the subdivision were created by plat in 1943, prior to the current set back standards. I heard a question earlier about, When were the standards? The standards were set around the 80s. The home was built shortly after the plat and it remained on the property until 2017, then it was torn down. The lot has been vacant since.

The corner lot regulations are in effect now for the additional setbacks, spacing or to create a secondary front yard on the property. The original home didn't appear to have a secondary front yard. The other properties on the street don't have the secondary yard. The applicant is requesting to rebuild a residential home there, which is in compliance with the use and zoning there, within accordance with the other residential lots that are there in the area.

Staff finds that the request wouldn't be detrimental as there should be no change to the street signs or the visibility there on the corner. Notices were sent out and we haven't had any response in the negative. We find that the home would be a great opportunity for infill development. We recommend that it be passed with the condition that there would not be a driveway on the street side yard. The owner has expressed an understanding of that and Staff recommends that they maintain the visibility on the street corner.

Board member Michelle Townsend made a motion to open the public hearing; motion was seconded by Board Member Danielle Graham. Motion carried.

Public Input: Veronica Johnson was present but did not wish to speak for or against the project.

Board Member Janie Schwartz-Shaw made a motion to close the public hearing; motion was seconded by Board Member Terry Roberts. Motion carried.

Board Deliberation: Board Member Ellen Eby commented on the newer house right next to this one. Kandice Haseloff-Bunker explained that the resident across the street had that house moved in and remodeled it. Ms. Eby asked why purchase that lot as opposed other areas. She also asked where the driveway would go. (Ash Street). Michelle Townsend asked about the floor plan in the packet. Mr. Spriggs explained that the home will not be a pre-manufactured home. The driveway would just extend into the front yard (no garage). Kyle Reynolds explained the old home was condemned.

Veronica Johnson at the request of Board Member Townsend approached the mic to explain she received notice and was curious to find out what was being proposed. She owns property in the area that is a part of an estate co-owned with siblings. She does not have a problem with the proposed home because one was previously there.

Board Member Roberts asked if staff received any other comments from the public. Mr. Spriggs stated that the notices went out to everyone within 200 ft. of the property.

Board Action:

A motion was made by Board Member Terry Roberts to grant the variance based on the presented findings and details; motion seconded by Board Member Janie Schwartz-Shaw.

ROLL CALL VOTE:

Chair Danielle Graham- Aye., Board member Michelle Townsend- Aye; Board member Janie Schwartz-Shaw - Aye., Board member Blaine Smith- Aye; Board member Terry Roberts- Aye; Board member Ellen Eby- Aye. **(6-0 vote).**

The variance was granted.

3. Conduct a public hearing, discussion, and possible action on a request for a variance to Sec. 28-46. - SF-6.3—Single-family residential-6.3 district, (d).(2).b., (Lot Setbacks) to allow for new single family home to be placed on an existing narrow lot with reduced side yards of 4'-7" (3" +/- on each side yard).

The subject property is located at 504 W. Peach St., one lot west-ward of the NW intersection of W. Peach St. and S. Parrish St.

Staff: Kandice Haseloff-Bunker, Development Coordinator gave staff summary comments: This document packet was provided with all the details. But I'll go over to the unique conditions required to grant a variance and why the staff supports. It in this case. The narrow lots again exist since 1946, when it was platted. There was a home that was built in 1935, to the extent of the full lot width. That home stood and was occupied until earlier this year. The owners applied for and were awarded a grant which funded the replacement through the Brazoria County Community Development Department, Home Reconstruction and Rehabilitation Program. There's a limited selection of standard design plans that they have used all over the county for these grant-funded homes. The proposed plan is the closest fit for the narrow lot when chosen out of the available plans offered, and we feel that imposing the current set back regulations will limit, prevent significantly, impede, and hinder the development of the lot. We feel that the construction is necessary for the reasonable use of the property, and it represents the least intrusive solution. We feel that we are minimizing the variance and that there's no change to the safety, the street visibility or the existing site distance that will still be in place because the front and the rear setbacks will still be the same. Public notices have been sent out and we have not heard any objections. We feel that the variance granted would allow for infill and increase in the property value and conform with the existing homes in the neighborhood. That's why we recommend this variance for approval.

Motion was made by Ellen Eby to open the public hearing; motion was seconded by Michelle Townsend. Motion carried.

Public Input:

Matt Summers, spoke and explained that the lot to the right is owned by the funeral home, it will be used for parking and nothing is built on the lot to the left.

Motion was made by Board Member Michelle Townsend to close the public hearing; motion was seconded by Board Member Ellen Eby. Motion carried.

Board Action:

Board member Michelle Townsend moved that we find criteria of section 28-23,F2 and findings of 28-23,F3 of the Code of ordinances are met and grant the requested set back variance with any recommended conditions of staff; motion seconded by Board member Board member Janie Schwartz-Shaw. The variance was granted.

ROLL CALL VOTE:

Chair Danielle Graham- Aye., Board member Michelle Townsend- Aye; Board member Janie Schwartz-Shaw - Aye., Board member Janie Schwartz-Shaw - Aye; Board member Terry Roberts- Aye. (6-0 vote). **The variance was granted.**

PUBLIC HEARINGS AND ACTION ITEMS: NONE

ADJOURNMENT: 12:12 PM

CITY OF ANGLETON, TEXAS

Chair, Danielle Graham

ATTEST:

Otis T. Spriggs, AICP, Development Services Department Director