



CITY OF ANGLETON
BOARD OF ADJUSTMENT MINUTES
120 S. CHENANGO STREET, ANGLETON, TEXAS 77515
WEDNESDAY, OCTOBER 30, 2024 AT 12:00 PM

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, OCTOBER 30, 2024, AT 12:00 P.M., AT THE CITY OF ANGLETON COUNCIL CHAMBERS LOCATED AT 120 S. CHENANGO STREET ANGLETON, TEXAS 77515.

DECLARATION OF A QUORUM AND CALL TO ORDER

Roll Call: Present were: Board Members Blaine Smith, Gary Dickey, Michelle Townsend, Janie Swartz-Shaw, and Chair Danielle Graham.

1. Discussion and possible action on the Board of Adjustment meeting minutes for Wednesday, July 17, 2024.

The motion was made by Board Member Michelle Townsend to approve the minutes. The motion was seconded by Board Member Janie Swartz-Shaw. The motion carried unanimously, the minutes were approved.

PUBLIC HEARINGS AND ACTION ITEMS

2. **Conduct a public hearing, discussion, and take possible action on a request for a variance to the Code of Ordinances, Sec. 28-45. - SF-7.2—Single-family Residential-7.2 Zoning District,.d.2., (Minimum Front Yard Setback) to allow for a carport to be placed in the front yard, within a reduced front yard line of 17 feet +/- from the right-of-way. The subject property is located at 304 Farrer St., Angleton, TX 77515.**

D.S. Director Otis Spriggs presented the variance case to the Board noting that the owner applied for the appeal for the carport, which is a replacement of an existing carport that was unfortunately destroyed by the last storm. They are requesting that the carport be replaced in the same position because of our ordinances, Code of Ordinances Section 7.2 District, the minimum front yard requirement would deem this not possible. The owner is asking that it be placed 17+/- feet from the right of way. We have provided you with the staff report and all of the attachments in terms of the surrounding conditions of the property.

As you see in the aerial view, there are a number of carports that are similarly along the right of way which would not comply with today's ordinance requirements. The applicant is here along with a couple of neighbors and they will present the request.

Mr. Spriggs added that shown are views taken prior to the storm and also some current views along the street right away that show a lot of the other carports and existing conditions. We have also looked at the criteria for granting appeals and in terms of any

impacts on the surrounding community, there are none. This is a reasonable request, as we stated, because of the storm event and there are more than five homes in the immediate vicinity of the area in which the carports do exist. The applicant is seeking relief of this to rebuild the carport due to accessibility and walking assistance needed and for protection from the weather. They are not asking for anything that would be detrimental to public health and safety of the surrounding area.

Kyle Reynolds explained that the setback measures from the property line, back toward the home, not the street or curb or the center of the street like some cities (the water meter is the point of reference).

Public Hearing:

Board member Michelle Townsend made motion to open the public hearing. Seconded by Board Member Janie Swartz-Shaw, the motion carried, the public hearing was opened.

Ronnie Hamlet, spoke in favor of the appeal. He lives adjacent from the project site. And my greatest concern is I've watched her when it's raining real hard. It is hard watching her experience a terrible time getting from her house to her car. But I just hope that you folks can find it your heart to grant this in favor of rebuilding the car, because she's already ordered the thing

Percy Moons live across the streets. He is in favor of granting the variance due to her handicap.

Board Member Michelle Townsend made motion to close the public hearing. Seconded by Board Member Janie Swartz-Shaw, the motion carried, the public hearing was closed.

Board Member Michelle Townsend made motion to that we find the hardship exists and grant the variance according to our code of ordinances to allow for a carport to be placed back in the front yard within a reduced frontline yard of 17 feet, give or take of the right away; motion was seconded by Board Member Blaine Smith.

Roll Call Vote: Board Members Blaine Smith-Aye, Gary Dickey-Aye, Michelle Townsend-Aye, Janie Swartz-Shaw-Aye, and Chair Danielle Graham-Aye. (5-0) Appeal was granted.

REGULAR AGENDA: None.

ADJOURNMENT: Board member Michelle Townsend made motion to adjourn; seconded by Board Member The meeting was adjourned at 12:10 PM.