

**CITY OF BRENHAM
BOARD OF ADJUSTMENT MINUTES**

November 9, 2020

The meeting minutes herein are a summarization of meeting proceedings, not a verbatim transcription.

A regular meeting of the Board of Adjustment was held on November 9, 2020 at 5:15 pm in the Brenham Municipal Building, City Council Chambers, at 200 West Vulcan Street, Brenham, Texas.

Commissioners present:

Jon Hodde, Chairman
Thomas Painter, Vice Chairman
Danny Goss
Arlen Thielemann
Mary Lou Winkelmann

Commissioners absent:

None

Staff present:

Shauna Laauwe, Project Planner
Kim Hodde, Planning Technician

Citizens present:

Cheryl Sevin

1. Call Meeting to Order

Chairman Hodde called the meeting to order at 5:15 p.m. with a quorum of five (5) Commissioners present.

2. Public Comments and Receipt of Petitions

There were no public comments and/or receipt of petitions.

3. Reports and Announcements

There were no reports or announcements.

CONSENT AGENDA

4. Statutory Consent Agenda

The Statutory Agenda includes non-controversial and routine items that the Commission may act on with one single vote. A Commissioner may pull any item from the Consent Agenda in order that the Commission discuss and act upon it individually as part of the Regular Agenda.

4-a. Minutes from the May 11, 2020 Board of Adjustment Meeting

Chairman Hodde called for any corrections or additions to the minutes as presented. Kim Hodde stated that on item number 1 of the minutes, it should read Vice Chairman Painter instead of Chairman Hodde. A motion was made by Commissioner Painter and seconded by Commissioner Thielemann to approve the minutes from the May 11, 2020 meeting, as corrected. The motion carried unanimously.

REGULAR AGENDA

- 5. Public hearing, Discussion and Possible Action on Case Number B-20-004: A request by Jared and Rachel Cook for a Variance from the City of Brenham Code of Ordinances, Appendix A – Zoning, Part II, Division 2, Section 1.05 (1)(b) to allow a 6-foot side yard setback where a minimum 10-foot side yard setback is required for an existing detached structure to be attached to a residential dwelling located at 1607 S. Jackson Street, described as Lots 7 & 8 of W. G. Wilkins Addition, in Brenham, Washington County, Texas.**

Shauna Laauwe presented the staff report for case No. B-20-004 (on file in the Development Services Department). The subject property located at 1607 S. Jackson Street is zoned R-1, single family residential, with the future land use designation being single family residential. The property is currently developed with a single-story residential structure that was built in 1958 (renovated in 1994) and a detached accessory structure (garage). This home was constructed prior to the City’s adoption of zoning in 1968. The property owner/applicant recently purchased the long-time “family home” and would like to renovate it by attaching the existing carport and garage to the home, remodeling the space as well as extending it to construct a 21’x41’ addition. The existing accessory structure is approximately 6-feet from the side property line and is currently in conformance with City regulations. However, if an accessory structure is attached to a main structure, it has to adhere to the main structure setbacks, which is a 10-foot side setback. The property owner/applicant is requesting a 4-foot variance to allow the side setback of 6-feet in order to renovate this property for their family.

Notifications were mailed to property owners within 200-feet on October 29, 2020. No comments have been received regarding the request.

Staff has reviewed the request and recommends approval of the requested variance to allow a 6-foot side yard setback where a 10-foot side yard is typically required.

Chairman Hodde opened the Public Hearing at 5:31 p.m. and asked for any comments. Cheryl Sevin stated that she owns property across the street (1604 & 1608 S. Jackson Street) and is in support of the variance as the owner is trying to improve the property. There were no other comments.

Chairman Hodde closed the Public Hearing at 5:33 p.m. and re-opened the Regular Session.

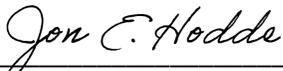
A motion was made by Commissioner Winkelmann and seconded by Commissioner Painter to the approve request by Jared and Rachel Cook for a variance to allow a 6-foot side yard setback where a minimum 10-foot side yard setback is required for an existing detached structure to be attached to a residential dwelling located at 1607 S. Jackson Street (Case No. B-20-004), as presented. The motion carried unanimously.

6. Adjourn

A motion was made by Commissioner Thielemann and seconded by Commissioner Painter to adjourn the meeting at 5:35 p.m. The motion carried unanimously.

The City of Brenham appreciates the participation of our citizens, and the role of the Board of Adjustment in this decision-making process.

Certification of Meeting Minutes:



Jon E. Hodde, Chairman

May 10, 2021

Meeting Date



Attest, Staff Secretary

May 10, 2021

Meeting Date