

The Board of Adjustments of the City of Columbus, Texas met in regular session Thursday, January 4, 2018 at 6:00 p.m., in the Council Chambers of City Hall located at 605 Spring Street, Columbus, Texas, with the following present:

Member	-	Elizabeth Flint
Member	-	Patti Hill (absent)
Member	-	Modina Mangini
Member	-	Whitney Werland
Member	-	Mike Craddock
Code Enforcement	-	Richard LaCourse

1. **Call to order.**

Board Chair Modina Mangini called the meeting to order at 6:00 p.m.

2. **Pledge of Allegiance**

Board Chair Mangini led the Pledge of Allegiance.

3. **Approval of minutes from November 30, 2017 Regular Meeting.**

Board Chair Mangini opened the discussion for review of the minutes. No comments were made, she then asked for a motion.

Mrs. Flint made a motion to accept the minutes.

Mr. Craddock seconded the motion.

The vote was 4 – 0 in favor, motion passed.

4. **Public Hearing for the purpose of receiving comments concerning a request for a variance on the five (5) foot side yard setback at 1619 Back Street.**

Board Chair Mangini opened the public hearing for public comments. Mr. Scott Mattingly gave a brief description of the width of the lot and the new house proposed to be built. He said the lot was 37 feet wide and the new house would be 28 feet wide, leaving 4.5 feet on each side of the house. Board clarified the request was for basically one foot split to each side, which he replied yes. Mr. Mattingly also said the front and rear setbacks were not a problem. Mrs. Flint asked about the drainage on the front side and the drainage from across the street. Mrs. Flint asked for Mr. Mattingly to work with Donald Warschak on the drainage with the new construction. Several people were present at the meeting since they received letters concerning the variance, and they did not understand the intent. The board and code enforcement showed all in attendance the pictures of the proposed construction and explained the letters sent to their attention. Mr. Mattingly also joined the discussion to better explain his request. All in attendance were confused about the request and thought the requestor was trying to take land from the neighboring properties. It was explained by Mr. LaCourse, the setbacks were to the property owned by Habitat for Humanity and did not involve land outside the property stakes. One of the attendees asked about the location of the survey stakes and the fence location. The current fence was on Habitats side, the attendee asked if the fence was going to be taken down. They advised the previous owner measured out each lot and built the fences and they had to be correct. Mrs. Flint asked specifically what the location of the fence in relation of the existing manufactured home and the proposed new construction. There was a discussion regarding the possibility of giving a larger variance than was

requested. This would ensure all concerns were covered with the fence conflict between the survey and property owners' claim of the boundary location. Board Chair Mangini made a comment for changing the variance request from 6 inch on each side (1 foot.) to 2 feet to compensate for the conflict of the location of the fence. Then all parties can then work out the discrepancy of the location of the property lines. Mr. Mattingly agreed to that proposal.

5. **Discussion and action regarding a request for variance on the required five (5) foot side yard setback at 1619 Back Street.**

Mrs. Flint made a motion to amend the request from 1 foot to 3 feet so that Habitat can move forward to build the house and the two property owners can work out any issues with the location of the property lines.

Mr. Craddock seconded the motion.

The vote was 4-0. The motion passed.

6. **Adjournment.**

Board Chair Modina Mangini adjourned the meeting at 6:30 PM.



~~Modina Mangini, Board Chair~~
Whitney Werland Board Member

ATTEST:



Richard LaCourse, Code Enforcement