

The Board of Adjustments of the City of Columbus, Texas met in regular session Thursday, April 4, 2019 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
Member	-	Modina Mangini (absent)
Member	-	Whitney Werland
Member	-	Mike Craddock
Member	-	Michelle Gorman
Code Enforcement	-	Richard LaCourse

1. Call to order.

Code Enforcement Officer Richard LaCourse called the meeting to order at 6:00 p.m.

2. Pledge of Allegiance

Mr. LaCourse led the Pledge of Allegiance.

3. Approval of minutes from January 4, 2018 Regular Meeting.

Mr. LaCourse opened the discussion for review of the minutes. No comments were made, he then asked for a motion.

Mrs. Flint made a motion to accept the minutes.

Mrs. Hill seconded the motion.

Mrs. Gorman abstained.

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 twenty (20) foot back yard setback and the twenty (20) foot front yard setback at 1707 Fannin Street.

Mr. LaCourse opened the public hearing for public comments at 6:06 PM. Mr. LaCourse introduced Mrs. Cunningham, a flood victim from Hurricane Harvey, and gave a history of her situation from her previous residence at Milentz Trailer park and how the flood affected her living conditions. She received a Government Land Office (GLO) manufactured home as her new permanent residence. Mr. LaCourse laid out to the board the proposed location of the manufactured home and the conflicts it has to the family land at the end of Fannin Street. The company providing the home was in attendance of the meeting to provide further comments. Mr. LaCourse gave the measurements of the lot of the proposed location of the manufactured home to be 35 ft wide x 166 ft deep. The lot next to the proposed location is 20 ft wide x 166 ft deep. Mr. LaCourse advised a large double wide manufactured home was in the same location as to where this home was to be located. The old anchors were still in the ground and the lot had the city utilities (water and sewer) in place, along with the electrical service. Mr. LaCourse gave a report on the proposed location of the manufactured home and the conflicts with the code for the front setback and the setback between structures. In order to allow for the maximum use of the home, parking requirements, and obstacles on the property, a 15 ft setback variance was requested on the front yard, making the front yard to be 5 ft deep. A 4 ft variance was requested in-between the rear of the manufactured home and the structure at the rear of the property, making the rear yard 16 ft deep. Mr. LaCourse gave code sections advising the specific measurements that were to be followed. Discussion was made by the board to

adjust the location to better suit the manufactured home, utilities, parking, and the odd shape of the property. Mr. LaCourse proposed the location of the parking spots to be on the 20 ft lot next to the manufactured home. Both lots are owned by the family unit. Mr. LaCourse showed the board a letter from the individual (Ann Marie Porter) that gave Mrs. Cunningham permission to place the manufactured home on one lot and use the adjacent lot for parking. Mr. LaCourse gave a report on the method of parking for both homes and the front and rear of the property. The board was provided aerial pictures of the property, along with a drawing of the manufactured home and its layout. The board was advised letters were sent to all property owners in a 200 ft radius around the property. Only one person voiced opposition to the variance request on the basis that the code needed to be followed, not because of any issues with the person or location of the property. All other persons who made contact with the Code Enforcement Office had no issue with granting the variances. Mr. LaCourse reported about 10 residents had called his office. The GLO representative gave a short report of the manufactured home and its restrictions to design in order to make it ADA compliant. Mr. LaCourse and Duane Naiser advised all measurements were taken off the existing fences and structures already in place. A survey would have made it easier, but having one done was cost prohibited and difficult given the properties on the end of Fannin Street haven't been surveyed in a long period of time. Mrs. Flint asked questions on Mrs. Cunningham's family status, property ownership, and right to use the family land. Mrs. Flint suggestions to move the manufactured home on the lot and change the direction it was proposed to face. She also made comments to move the parking on the same lot as the manufactured home, but the narrow lot size, made it difficult to get the dimensions to work out. Much discussion was made for moving the manufactured home over to allow for sufficient room for parking on the same lot and parking for the rear structure. Mrs. Flint went into detail on the need to ensure the manufactured home would be properly transferred to Mrs. Cunningham's descendants and the need to properly transfer the land to the owner that is paying the taxes. Mr. LaCourse asked the board if anyone had any other comments before ending the public hearing. No other comments were made, the public hearing was closed at 6:39 PM.

5. **Discussion and action regarding a request for a variance on the twenty (20) foot back yard setback and the twenty (20) foot front yard setback at 1707 Fannin Street.**

Mrs. Flint made a motion to accept with the stipulations of moving the home over 5 ft and getting a letter from the landowner saying they would not ask for adverse possession of the manufactured home once it's in place. The motion didn't get a second, but was discussed by the board further for clarification. Mrs. Flint reinforced the need for proper ownership of the manufactured home and the land it sits on.

A motion was made by Mrs. Hill to grant the variance on the front yard of 15 ft and the 4 ft in the rear of the manufactured home to the structure in the backyard and obtain a letter from Mrs. Porter on the adverse possession issue..

Mrs. Werland seconded the motion.

The vote was 4-1. Motion passed.

6. **Adjournment.**

Mr. LaCourse adjourned the meeting at 6:54 PM.



Modina Mangini, Board Chair

Patti Hill Board Member

ATTEST:



Richard LaCourse, Code Enforcement