

Board of Adjustments
City of Columbus, Texas
May 18, 2011
Minutes of Meeting

1. **Call to Order.**

Chairperson Belinda Hastedt called the meeting to order at 6:30 pm.

Members Present: Belinda Hastedt Chairperson, Modina Mangini, Secretary, Trey Baumgart, and Rita Ruffino.

2. **Pledge of Allegiance**

3. **Approval of December 14, 2010 Minutes.**

Ms. Mangini made motion to approve the December 14, 2010 meeting minutes. Mr. Baumgart seconded the motion. The vote was 4-0 in favor. The motion passed.

4. **Public hearing for the purpose of receiving comments concerning a request for a variance on the condition that the driveway would be build between both homes to allow for parking in the rear at 1212 Montezuma Street, Block 136 Lot A as requested by Habitat for Humanity.**

Chairperson Hastedt opened the public hearing.

Phil Willenberg with Habitat for Humanity stated that the Board had granted a variance to allow for two houses to be built on the property with the condition that parking would be built in the back. He also stated that after the Board meeting it was discovered that a utility pole and phone box were located in the middle of where the driveway would be built and he would feel better if they could build the driveway in the front.

Scott Mattingly with Habitat for Humanity stated that they were thankful to receive the first variance. He stated that they would create a two-car parking area substantially off the street and that this would be a better solution than moving the utility pole and phone box. Chairperson Hastedt asked if it would be two standard parking spaces in the front of the property. Mr. Mattingly stated that yes they would standard parking spaces. He also stated that each house would have a porch on the front and having the driveway in the front would allow for good access to the homes and give a good appearance for the neighborhood.

Ms. Mangini asked how the neighbors park. City Manager, Donald Warschak, stated that they have a driveway. Chairperson Hastedt stated that they also have a garage.

where she would like to have the most space in the front or the back. Ms. Young stated in the back because it would allow for a safe place for her children to play.

Chairperson Hastedt stated that they are more than meeting the side set backs. Ms. Mangini asked what are the set backs of the neighbor's property. Donald Warschak stated that he did not know but the home was built before the current set backs were in place. Chairperson Hastedt stated that she drove by the property and that none of the homes in the neighborhood appear to meet the current set back requirements.

7. **Discussion and action regarding a request for a variance on the required twenty (20) foot front yard and the required twenty-five (25) foot back yard set backs at 1231 Preston Street Block 111 Lot PT S-5, 6.**

Chairperson Hastedt proposed a fifteen (15) foot front yard and a twenty-four (24) foot back yard set back. She also stated that the new home would be an improvement to the neighborhood and that the other homes in the neighborhood did not meet the current set back requirements.

Mr. Baumgart stated that he did not feel that five (5) foot would make a big change.

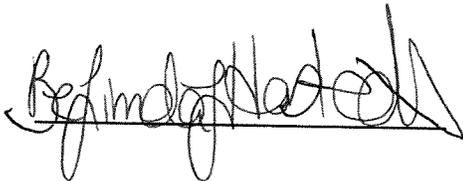
Ms. Hill stated that the size of the lot does not allow for any reasonable size home.

Ms. Mangini made a motion approving the variance of not less than a fifteen (15) foot front yard set back with a one (1) foot variance in the back yard therefore changing the front yard set back from twenty (20) foot to fifteen (15) foot and changing the back yard set back from twenty-five (25) foot to twenty-four (24) foot. Ms. Hill seconded the motion. The vote was 4-0. The motion passed.

8. **Adjournment**

The meeting was adjourned at 6:56 p.m.

Chairperson:



Attest
Secretary:

