

Board of Adjustments
City of Columbus, Texas
September 20, 2011
Minutes of Meeting

1. **Call to Order.**

Chairperson Belinda Hastedt called the meeting to order at 6:35 p.m.

Members Present: Belinda Hastedt Chairperson, Modina Mangini, Secretary, Trey Baumgart, and Mark Warner.

2. **Pledge of Allegiance**

Belinda Hastedt led the Pledge of Allegiance.

3. **Approval of May 18, 2011 Minutes.**

Modina Mangini made a motion to approve the May 18, 2011 meeting minutes. Trey 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 required twenty (20) foot front yard and the required twenty-five (25) foot back yard set backs at 308 Houston Street, Block 22 Lot S-13.**

Belinda Hastedt explained that the required set backs for this property are twenty feet in the front and 25 feet in the back. Kristie Dungen who is the architect for the owners, Jim and Joan Whitcomb, explained that since the lot is so small, they have had to request the variance on the setbacks. She said that they are requesting a 10 foot setback on the front and a 5 foot setback on the back of the property. Belinda Hastedt asked what the set back is on the Voelkel's house next door. Ms. Dungen was not sure but thought that it was approximately 20 feet.

Next Laura Ann Rau, who is a neighbor across the street, told the Board that she has no objections to the Whitcomb's house.

Elizabeth Flint, who also lives across the street, told the Board that she would like to know where the property line is and exactly where the house would be. She also expressed a concern about parking. She said that she was looking forward to having the Whitcombs as neighbors.

Carolyn Hastedt, who is a neighbor, told the Board that she also thought it was important to know where the property line is and to be able to see where the house will be in relation to the others on the block.

Sarah Uzzi, another neighbor, said that she thought that the house would be too close to the street. She stated that she hated to have the view of the river ruined for those who travel on Houston Street.

The property owner, Joan Whitcomb, told the Board that she and her husband bought the property in 2005 with the intention of building a home to downsize from their current one. She said that the home that they want to build is approximately 1600 square feet and that in order to get that size, they will require the setbacks requested. She said that they have a survey of the property which she showed to the City Manager, Donald Warschak. He told her that the survey shows that there are two iron rods in the street so they should be able to get someone to mark where the property line is and where the front of the house would be. Mr. Warschak also said that he had received a message from another neighbor, Wade Gibson, stating that he did not have a problem with the variance being granted.

5. **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 308 Houston Street, Block 22 Lot S-13.**

Belinda Hastedt said this is a difficult situation and that she thought that it was reasonable to request a frame of reference for where the house would be. Modina Mangini said that she would also like to wait and find out where the house would be. Trey Baumgart said that he was also on the same page. Mark Warner said that he would like to know if the house would be closer to the street than the Voelkel's house next door.

Modina Mangini made a motion to table the request until the owners can establish where the property line is and give the Board a frame of reference as to where the home will be in relation to the neighboring homes. Mark Warner seconded the motion. The vote was 4-0 in favor. The motion passed.

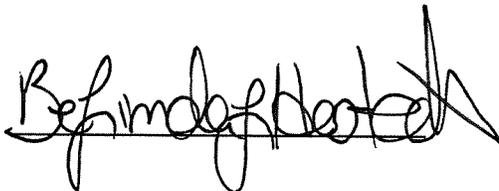
6. **Discussion and action to elect a Vice-chairperson of the Board of Adjustments.**

Belinda Hastedt nominated Trey Baumgart as Vice-chairperson of the Board of Adjustments. Modina Mangini seconded the motion. The vote was 4-0 in favor. The motion passed.

7. **Adjournment**

The meeting was adjourned at 7:15 p.m.

Chairperson:



Attest

Secretary:

