

The Board of Adjustments of the City of Columbus, Texas met in regular session Wednesday, July 6, 2016 at 6:00 p.m., in the Council Chambers of City Hall located at 605 Spring Street, Columbus, Texas, with the following present:

Chairperson	-	Mark Warner
Member	-	Elizabeth Flint
Member	-	Patti Hill (absent)
Member	-	Modina Mangini
Member	-	Whitney Werland
Alternate Member	-	Mike Craddock (absent)
City Manager	-	Donald Warschak

1. **Call to order.**

Mark Warner called the meeting to order at 6:00 p.m.

2. **Pledge of Allegiance**

Mr. Warner led the Pledge of Allegiance.

3. **Public Hearing for the purpose of receiving comments concerning a request for a variance on the required (20) foot front yard setback and the (25) foot rear yard setback at 1304 Travis Street.**

Mr. Warner stated the purpose for the hearing. He asked for anyone wishing to make a comment to step to the podium and state their name. City Manager, Donald Warschak introduced the property owner and his wife.

Property owner, Larry Petter, spoke to the Board about his search for a home in town, and how he had noticed several vacant properties. He purchased one of these vacant homes, and wants to make improvements. The garage apartment that had existed on the property has been demolished, and the proposed new garage will go in the same location, and it would be connected to the house. He also stated he wanted to extend the front porch 2 feet towards the street.

Mr. Warner asked if the Board had any questions for Mr. Petter.

Libby Flint asked Mr. Petter what the height of the garage would be because he has an RV. Petter stated the garage would be the same elevation as the house. Additionally, he told Ms. Flint he originally wanted to build an RV garage, but it was cost prohibitive.

Ms. Flint gave a brief history of the zoning ordinances and the contentious times in the City during the process of adoption. She stated much thought went in to the ordinances, and there was a lot of input from the community. She continued, by saying generally, she did not like to approve variances, but she felt this project was the last hope to make this property into a home again. Ms. Flint indicated she had spoken with neighbors of the property, and they had no exceptions to the project.

Modina Mangini stated she had looked at the existing front porch, and she did not feel the extension would be out of line with neighboring properties.

4. **Discussion and action regarding a request for variance on the required (20) foot front yard setback and (25) foot rear yard setback at 1304 Travis Street.**

Mr. Warner asked for a motion.

Ms. Mangini made a motion to approve the variances for both the front and rear yard setbacks.

Ms. Flint seconded the motion.

The vote was 4-0 in favor. The motion passed.

5. **Adjournment.**

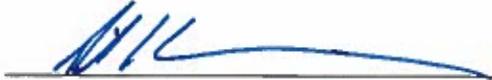
Mr. Warner adjourned the meeting at 6:10 p.m.



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Mark Warner, Chairman

**ATTEST:**



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Richard LaCourse, Code Enforcement