

The Board of Adjustments of the City of Columbus, Texas met in regular session Tuesday, September 13, 2016 at 6:00 p.m., in the Council Chambers of City Hall located at 605 Spring Street, Columbus, Texas, with the following present:

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

1. **Call to order.**

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

2. **Pledge of Allegiance**

Mr. Warner led the Pledge of Allegiance.

3. **Approval of minutes from August 3, 2016 Regular Meeting.**

Chairman Warner made comment on the minutes and requested a motion.

Mrs. Werland made a motion to accept the minutes.

Mrs. Mangini second 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 twenty five (25) foot rear yard setback at 706 Washington Street.**

Chairman Warner opened the hearing by asking if everyone was contacted in the area about the request of the variance. Mr. LaCourse responded that letters were sent to all property owners in a 200 foot radius of the property. Mr. LaCourse also stated the only comment received was from Mrs. Moeller, in which she advised the city she had no objections to the setback request. Mr. Warner then asked the floor if anyone was present to describe the request and information. Mr. Donnie Rollins was acknowledged by the Chairman to speak upon the request. Mr. Rollins advised the respondent Mrs. Moeller, was the owner of the property adjacent to the back yard setback request. Mr. Rollins started by describing the setback request for both properties. He advised Lot 12, or 708 Washington, had a 1.44 ft difference on the Northeast corner and Lot 13, or 706 Washington, had a 1.44 ft difference on the Northwest corner with a 6.49 ft difference on the Northeast corner, Mr. LaCourse confirmed those numbers. Mr. Rollins advised that the center property lines would have 23 feet from the house to the fence and the right side property would have about 19 feet from the house to the fence, which he advised is still a good backyard. Mr. Warner stated that we needed to take one property variance request at a time. Mr. Rollins then went through each property and restated the variance request for each property ID with its respective new address. Board members made comment that they didn't have issues because the property survey lines are causing the problems with the setback specifications. Mr. Warner asked about the distance between the two structures. Mr. Rollins replied they meet the requirements set

by the ordinance of 5 ft from the property line to the house. Mr. Warner then proceeded by closing the hearing and moving to action.

5. **Discussion and action regarding a request for variance on the required twenty five (25) foot rear yard setback at 706 Washington Street.**

Mr. Warner asked for a motion.

Mrs. Mangini made a motion to approve the variance request for the rear yard setback. Mrs. Hill seconded the motion.

The vote was 4-0. The motion passed.

6. **Public Hearing for the purpose of receiving comments concerning a request for a variance on the twenty five (25) foot rear yard setback at 708 Washington Street.**

All discussion for this request was made under item 4. The Board chose to proceed with the vote and take action.

7. **Discussion and action regarding a request for variance on the required twenty five (25) foot rear yard setback at 708 Washington Street.**

Mr. Warner asked for a motion.

Mrs. Mangini made a motion to approve the variance request for the rear yard setback. Mrs. Werland seconded the motion.

The vote was 4-0. The motion passed.


8. **Adjournment.**

Mr. Warner adjourned the meeting at 6:15 p.m.



Mark Warner, Chairman

ATTEST:

  
Richard LaCourse, Code Enforcement