

The Board of Adjustments of the City of Columbus, Texas met in regular session Tuesday, January 31, 2017 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
Member	-	Patti Hill (absent)
Member	-	Modina Mangini (absent)
Member	-	Whitney Werland
Alternate Member	-	Mike Craddock
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**

Chairman Warner led the Pledge of Allegiance.

3. **Approval of minutes from September 13, 2016 Regular Meeting.**

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

Mr. Craddock made a motion to accept the minutes.

Mrs. Werland second the motion.

The vote was 3 – 0 in favor, motion passed. Mrs. Flint abstained from the vote.

4. **Public Hearing for the purpose of receiving comments concerning a request for a variance on the five (5) foot side yard setback at 1115 Travis Street.**

Chairman Warner opened the hearing by asking the landowner that was present, Mr. Durbin, if he wanted to comment on their request. Mr. Durbin proceeded by giving the history of the structure as it relates to the City of Columbus and its past use, its location, and the dates he had purchased the property. Mr. Durbin advised that when he purchased the property, it was going to be used as a weekend type property. He advised that he currently lives in Houston, but plans now to move permanently to Columbus. He will also have additional relatives that will be residing with him at the 1115 Travis address, requiring him to add on to his residence. These relatives are taken care of by Mr. and Mrs. Durbin. He said that the new proposed addition would require a 2 ½ foot variance on the your closest to the county property. Mr. Durbin said the addition on the structure would match the existing building type that the current building siding had been removed, with exception of the front wall facing Travis Street, and insulation was installed. The siding was then replaced to match the previous siding. The new addition will match the front main house, which is the reason for the 2 ½ foot variance request. The old addition on the house is about 6 inches from the property line to the south near the county building. The variance request for the new addition will allow them to match the front dance studio in relation to the width. He commented that they had done a good job with the restoration of the property and wishes to keep it that way for another 100 years. Chairman Warner commented that the 5 foot setback variance request would be quite a difficult improvement. Mr. Durbin responded that if they were to move the addition to the north it would meet the requirements, but then the north wall would look awkward since it would not be in

line with the main structure. This side of the house would be seen by the general public. The south side of the building would not be easily seen, due to the county building blocking the view. Mr. Durbin commented they want an addition to the old structure, without looking like an addition. Chairman Warner asked the Board for comments and questions. Mrs. Flint gave comment that she has lived here since 1965 and the house has never looked better. Mrs. Flint said the reduction in their proposed size of house from 25 foot to 22 ½ foot to meet the set back requirements would be an inconvenience and would be difficult with the possibility of the relatives moving with them to Columbus. Mr. Durbin responded that the house would not be sufficient in size with the number of people potentially living in the house. His maternal aunt, which is in her later years, will have the option to move with them when the addition is complete. Mrs. Flint stressed the importance of keeping the current design of the front and following through to the new addition. Mrs. Flint also commented the importance of following the setbacks as required by the Code of Ordinances, but it should not make for the unnecessary hardship on the owners to make changes to the structure. Being that the lot is so narrow, it makes any addition difficult. She then asked if the Board shared those same thoughts. Chairman Warner had no objections. Mr. Craddock commented the new addition would have a straight line view on the north side. The south side would be hidden from view by the building next to it. Mr. Craddock also commented the space needed for the new addition is important. He then asked He if he had contacted his neighbors. Mr. Durbin then responded he has spoke with the county officials and they had no objections to the new addition and letters had been sent out communicating the request for variance. Mr. LaCourse confirmed that all letters had been sent out, but no one had asked any questions or contacted the city office. Most of the property around 1115 Travis is owned either by the county or the City of Columbus. Mr. Craddock asked if the front section was 25 feet wide. Mr. Durbin confirmed that the parlor is 25 feet wide and the next addition was about 6 inches from the property line. Mrs. Flint asked if the east side old addition would be torn down or incorporated into the new addition. Mr. Durbin answered it would be incorporated and a new level built. Chairman Warner asked the Board for any other comments or questions.

5. **Discussion and action regarding a request for variance on the required five (5) foot side yard setback at 1115 Travis Street.**


Chairman Warner asked for a motion.

Mr. Craddock made a motion to approve the variance request for the side yard setback. Mrs. Werland seconded the motion.

The vote was 4-0. The motion passed.

6. **Adjournment.**

Mr. Warner adjourned the meeting at 6:25 p.m.

  
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Mark Warner, Chairman     *Patti Hill, Secretary*

ATTEST:

  
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Richard LaCourse, Code Enforcement