



**NOTICE OF A REGULAR MEETING
BOARD OF ADJUSTMENT
MONDAY, OCTOBER 13, 2025, AT 5:15 P.M.
SECOND FLOOR CITY HALL
COUNCIL CHAMBERS
200 W. VULCAN
BRENHAM, TEXAS**

1. Call Meeting to Order

2. Public Comments and Receipt of Petitions

[At this time, anyone will be allowed to speak on any matter other than personnel matters or matters under litigation, for length of time not to exceed three minutes. No Board discussion or action may take place on a matter until such matter has been placed on an agenda and posted in accordance with law.]

3. Reports and Announcements

CONSENT AGENDA

4. Statutory Consent Agenda

The Statutory Consent Agenda includes non-controversial and routine items that the Commission may act on with one single vote. A Commissioner may pull any item from the Consent Agenda in order that the Commission discusses and act upon it individually as part of the Regular Agenda.

4-a. Minutes from September 8, 2025, Board of Adjustment Meeting.

REGULAR AGENDA

- 5. Public hearing, Discussion and Possible Action on Case Number VARIANCE-25-0011: A Request by Jake Carlile / Arete Property Group for a variance from the City of Brenham Code of Ordinances, Appendix A – Zoning, Part II, Division 1, Section 12.02 and Table 3, for a 15-foot north side yard setback and to allow a 0-foot bufferyard where a 20-foot bufferyard between a Multifamily use and a Single-Family use is required for construction of a multifamily-townhome style development to be located at 1307 N Park Street, described as Lot 2A, Block 16 of the Washington Terrace Addition in Brenham, Washington County, Texas.**
- 6. Adjourn.**

CERTIFICATION

I certify that a copy of October 13, 2025, agenda of items to be considered by the Board of Adjustment was posted to the City Hall bulletin board at 200 W. Vulcan, Brenham, Texas on October 7, 2025, at 1:30 p.m.

Kim Hodde

Kim Hodde, Planning Technician

Disability Access Statement: This meeting is wheelchair accessible. The accessible entrance is located at the Vulcan Street entrance to the City Administration Building. Accessible parking spaces are located adjoining the entrance. Auxiliary aids and services are available upon request (interpreters for the deaf must be requested seventy-two (72) hours before the meeting) by calling (979) 337-7200 for assistance.

I certify that the attached notice and agenda of items to be considered by the Board of Adjustment was removed by me from the City Hall bulletin board on the _____ day of _____, 2025 at _____ am/pm.

Signature

Title

CITY OF BRENHAM BOARD OF ADJUSTMENT MINUTES

September 08, 2025

The meeting minutes herein are a summarization of meeting proceedings, not a verbatim transcription.

A regular meeting of the Board of Adjustment was held on September 8, 2025, at 5:15 pm in the Brenham Municipal Building, City Council Chambers, at 200 West Vulcan Street, Brenham, Texas.

Commissioners present:

Jon Hodde, Chairman
Walt Edmunds
Dax Flisowski
Mary Lou Winkelmann

Commissioners absent:

Darren Huckert
Arlen Thielemann

Staff present:

Stephanie Doland, Development Services Director
Shauna Laauwe, City Planner
Megan Mainer, Assistant City Manager
Kim Hodde, Planning Technician

Citizens / Media present:

Ronnie & Melissa Zientek

1. Call Meeting to Order

Chairman Hodde called the meeting to order at 5:16 p.m. with a quorum of four (4) Commissioners present.

2. Public Comments and Receipt of Petitions

There were no comments and/or receipt of petitions.

3. Reports and Announcements

There were no reports or announcements.

CONSENT AGENDA

4. Statutory Consent Agenda

The Statutory Agenda includes non-controversial and routine items that the Commission may act on with one single vote. A Commissioner may pull any item from the Consent Agenda in order that the Commission discusses and act upon it individually as part of the Regular Agenda.

4-a. Minutes from August 11, 2025, Board of Adjustment Meeting.

Chairman Hodde called for any corrections or additions to the minutes as presented. A motion was made by Commissioner Flisowski and seconded by Commissioner Winkelmann to approve the Consent Agenda (item 4-a) as presented. The motion carried unanimously.

REGULAR AGENDA

- 5. Public hearing, Discussion and Possible Action on Case Number VARIANCE-25-0010: by Ronnie L. Zientek for a Special Exception as described in Part IV, Division 4, Section 1.01(2) [extension or enlargement of a nonconforming structure] to allow a 10-inch west side yard setback, where a minimum 5-foot side yard setback is required, limited only to the proposed construction of an accessory structure (carport attached to the existing nonconforming detached garage) at 308 E. Tom Green Street, described as Lot PT 4, Block J of the Keys 2nd Addition, Brenham, Washington County, Texas.**

Shauna Laauwe, City Planner, presented the staff report for Case No. VARIANCE-25-0010. Ms. Laauwe stated that this is a request from Ronnie L. Zientek, as the applicant and owner. The subject property is addressed as 308 E. Tom Green Street and is identified as Lot PT 4, Block J of the Keys 2nd Addition. It is generally located on the south side of E. Tom Green Street, east of S. Market Street and west of Lee Street. The subject property and adjacent properties to the north and west are zoned B-1, Local Business Mixed Use District and developed with a mix of residential and neighborhood commercial uses. The adjacent properties to the to the east are zoned R-1, Single Family Residential Use District and developed with single family homes. The property to the northeast across E. Tom Green Street is the Brenham Independent School District Pride Academy and rock gym. The subject property is 0.45-acres and is currently developed with a 1,938 square foot single family home and a 23'x30' (690 SF) detached garage structure that is located 16.5-inches from the west side property line. The Washington County Appraisal District says that the home and detached garage structure were built in 1949, which predates adoption of the Zoning and Subdivision Ordinances. The lot is approximately 93-feet wide by 209-feet in depth and meets or exceeds all of the zoning requirements except for the west side setback of 16.5" for the detached garage including the following:

- 40.1' north front yard setback
- 79' south rear yard setback
- 65' east side yard setback

The applicant proposes to construct a 20'x25' (500 SF) open air carport attached to the existing detached garage to provide protection from the weather. The applicant is requesting a 10-inch west side setback in order to have the posts beside the existing concrete. Placing the carport structure 5-feet from the property line would put the structure in front of the existing garage doors and would essentially render them useless.

No adverse effects to adjacent and surrounding properties are expected. The subject and adjacent properties to the north and west are within a B-1 District, Local Business/Residential Mixed-Use District, where both residential and local commercial businesses are permitted. The adjacent property to the west is a two-story single-family residence that is set further back than the subject garage and appears to meet the 10-foot side yard setback. Additionally, no adverse effects to the adjacent property to the west are expected as the property line is screened by a 6-foot-tall fence. The property to the north, across from E. Tom Green, is the rear yard of 1307 S. Market Street, a 1.00-acre single-family lot. The perimeter of the rear yard of 1307 S. Market Street is lined with tall vegetation. The adjacent properties to the east and south are within a R-1, Single-Family Residential District. Due to the garage being setback behind the home, the proposed carport would not be visible from the neighboring single-family homes to the east. Likewise, the proposed carport will not be visible to adjacent properties to the south as the existing garage would block visibility. Furthermore, it would not be reasonable to require the attached carport to be offset from the garage to meet the current setback regulations as it would obstruct the ability to park a vehicle inside the garage. The surrounding neighborhood was developed before the zoning and subdivision regulations were enacted in 1968, thus many of the residential structures in the vicinity have nonconforming setbacks, including accessory structures.

The provision to request a special exception states: “The extension or enlargement of a nonconforming structure, provided that the structure or portion thereof being extended or enlarged ***is not for the purpose of a nonconforming use.***” Accessory structures are allowed in the B-1 zoning district. The proposed expansion of the nonconforming structure will be required to meet the current B-1 standards, to include the adopted 2021 International Building Code and Fire Codes.

Based on the finding that the proposed expansion will not cause any adverse effects to the adjacent properties or surrounding neighborhood, this request meets the criteria for Part IV, Division 4, Section 1.01(2), Special Exceptions of the Zoning Ordinance. Should the special exception be denied, the applicant would be required to adhere to the 5-foot north side yard setback for the proposed accessory structure (carport).

STAFF ANALYSIS

- The existing home and garage were constructed in 1949. The detached garage is at a negligible setback.
- Granting this variance will not be materially detrimental or injurious to adjacent or surrounding properties.
- A 5-foot setback would place the carport in front of the garage doors.
- The request would not be out of character with the neighborhood.
- The need for the side yard variance was not created by the applicant/property owner.

Notices were mailed to property owners within 200 feet of the subject property regarding these requests on August 28, 2025. Staff did not receive any phone calls or written comments regarding this request.

STAFF RECOMMENDATION:

Staff has reviewed the request and ***recommends approval*** of the requested Special Exception to allow a 4-foot, 2-inch reduction in the minimum required 5-foot west side yard for a setback of 10-inches for construction of a carport to be attached to the existing nonconforming detached garage located at 308 E. Tom Green Street. This special exception applies only to construction of the carport.

Chairman Hodde opened the Public Hearing at 5:29 p.m. and asked for any comments. Property owner & Applicant, Ronnie L. Zientek, stated that they are just trying to improve their property and keep their vehicles and themselves out of the elements such as rain, hail, etc.

There were no other comments.

Chairman Hodde closed the Public Hearing at 5:30 p.m. and re-opened the Regular Session.

A motion was made by Commissioner Edmunds and seconded by Commissioner Flisowski to **approve** the request from Ronnie L. Zientek for a Special Exception to allow a 10-inch west side yard setback, where a minimum 5-foot side yard setback is required, limited only to the proposed construction of an accessory structure (carport attached to the existing nonconforming detached garage) at 308 E. Tom Green Street, as presented. The motion carried unanimously (4-0).

6. Adjourn

A motion was made by Commissioner Flisowski and seconded by Commissioner Winkelmann to adjourn the meeting at 5:31 p.m. The motion carried unanimously (4-0).

The City of Brenham appreciates the participation of our citizens, and the role of the Board of Adjustment in this decision-making process.

Certification of Meeting Minutes:

Jon E. Hodde, Chairman

October 13, 2025
Meeting Date

Attest, Staff Secretary

October 13, 2025
Meeting Date

CASE NUMBER: VARIANCE-25-0011
VARIANCE REQUEST: 1307 N. Park Street

STAFF CONTACT: Shauna Laauwe, City Planner

OWNERS/APPLICANTS: Arete Property Group / Jake Carlile

ADDRESS/LOCATION: 1307 N. Park Street (Exhibit "A")

LEGAL DESCRIPTION: Lot 2A, Block 16, Washington Terrace Addition

LOT AREA: 0.60 acres (26,223.12 square feet)

**ZONING DISTRICT/
USE:** B-1, Local Business Mixed Residential/ Vacant property
(Exhibit "B")

**COMP PLAN
FUTURE LAND USE:** Single-Family Residential and Commercial

REQUEST: A request for a Variance from the City of Brenham Code of Ordinances, Appendix A – Zoning, Part II, Division 1, Section 12.02 and Table 3 to allow to allow a 0' buffer yard (north side) where a 20' buffer yard between a Multifamily use and a Single-Family use is required for construction of a multifamily development (Exhibit "C").

BACKGROUND:

The subject property is addressed as 1307 N. Park Street and is generally located on the west side of N. Park Street, south of McNeese Street and north of Sayles Street. In addition, the subject property is a 0.60-acre vacant lot that has a unique "L" shape configuration (Figure 1). The subject property, adjacent properties to the north and south, and properties to the east across N. Park Street are within a B-1, Local Business Mixed Use District and developed with commercial and residential uses. The adjacent properties to the west are located within an R-1, Single-Family Residential District and developed as single-family uses. The applicant, Arete Property Group, would like to construct a 12-unit multifamily development that is similar to a townhome development at this location. Townhomes are single-family attached units on individual (separate) lots that typically have garages. The subject property was replatted in December 2024, where portions of five small lots were combined to create the existing one lot, 0.602-acre property. As shown in

Figure 1



the site plan detailed on the next page in Figure 2 and Exhibit “C”, the proposed development consists of two buildings, with Building 1 having four (4) attached units along the north side of the property and Building 2 having eight (8) attached units along the east side of the subject property. In Building 1, the units will have 3 bedrooms, 3 bathrooms, and 2 car covered parking spaces each, while in Building 2, the units will have 3 bedrooms, 2 bathrooms, with 1 car covered parking space each. The site also details 14 additional parking spaces to include 2 ADA accessible parking spaces. The proposed development is considered to be multifamily as the property is platted as one individual lot and has one owner. The proposed development site plan meets the following zoning requirements: off-street parking of a total of 33 overall parking spaces that includes 2.5 parking spaces per 3 bedroom unit plus an additional 10% for guest parking; the north side yard and south side street setbacks of 15-feet, and the 35 foot setback from the adjacent single-family residential property to the west that includes the standard 15-foot rear yard setback in addition to the 20-foot bufferyard setback. On June 9, 2025, the Board of Adjustment granted the applicant a variance for a 5-foot reduction in the front setback to allow for a 20-foot front setback along N. Park Street. This reduction allows the applicant to meet the buffer yard requirements adjacent to the single family residential to the west of this development.

The adjacent property to the north is zoned B-1, Local Business/ Mixed Residential and is developed with a single-family home and a nonconforming detached garage Accessory Dwelling Unit (ADU). Due to the applicant proposing to construct a more intense use, a multifamily development, adjacent to the existing single-family home and ADU, a 20-foot bufferyard in addition to the standard side-yard setback is required. The applicant is requesting a 20-foot variance to the 20-foot bufferyard requirement for the north side of the development adjacent to a single family use for the proposed multifamily development. Bufferyard requirements to the south, for the remainder of the development, are being met.

Figure 2

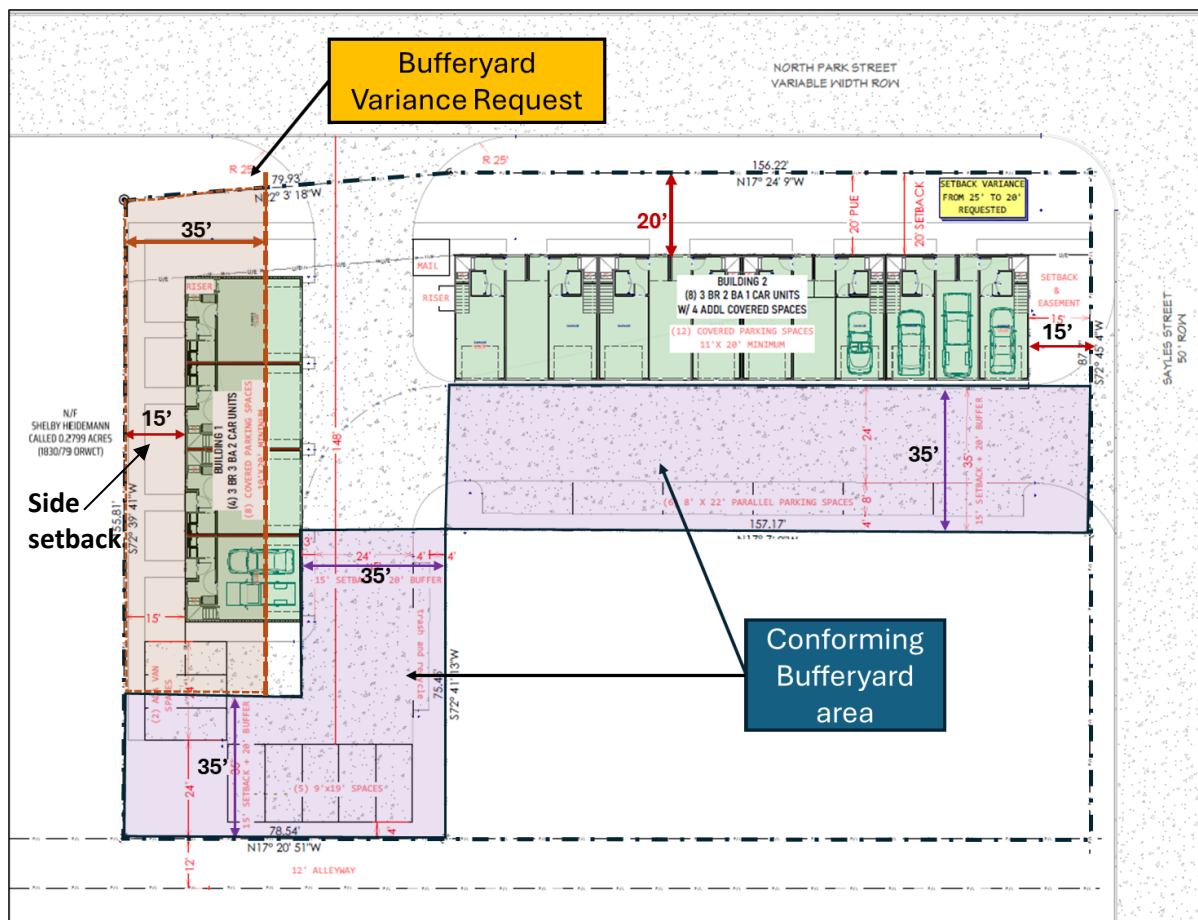


Figure 3



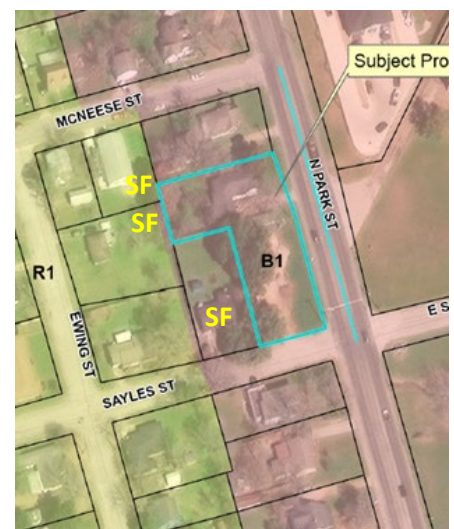
APPLICABLE SECTION OF ORDINANCE AND ANALYSIS:

(Sec.5.02)(132)Variance: A type of relief that may be granted by the Board of Adjustment in order to accommodate appropriate development of a particular parcel of land that cannot otherwise be appropriately developed. The granting of such relief is subject to the standards and procedures as established in part IV, Variances, Special Exceptions, Nonconforming Uses and Appeals, Division 1. The Board may not grant variances to use requirements or procedural requirements related to the granting of a variance.

(DIVISION 2. VARIANCES Sec. 1. Limitations.) The Board of Adjustment shall have the authority to grant variances in accordance with the standards and procedures provided herein, from any and all technical requirements of the zoning ordinance, but may not grant variances to use requirements or procedural requirements or for procedural requirements for hearing or notice, provided that:

- (1) *Such modifications are necessary to accommodate appropriate development of a particular parcel of land that is restricted by attributes inherent in the land such as area, shape or slope to the extent that it cannot otherwise be appropriately developed.*

The subject property has a unique shape in that it is a 0.60-acre, “L” shaped lot that is 155.81’ along the north property line, 236.15’ along N. Park Street to the east, and 87.7’ along Sayles Street to the south. Additionally, the subject tract is zoned B-1, Local Business/Residential Mixed-Use District and has adjacent single-family residential uses to the west within a R-1 district zoned area as well as to the southwest along Sayles Street. For multifamily developments in the B-1 district, the minimum site area is 2,000 square feet per unit with a minimum front yard setback of 25-feet, and minimum side and rear yard setbacks of 15 feet. In addition, property lines that are adjacent to single-family uses are required to have an additional 20-feet of bufferyard added onto the affected setback. The subject property is over 26,000 square feet, thus meets the regulations for the proposed twelve (12) units, and with the 5-foot variance to the front yard setback in June 2025, has adequate space to provide the 35-foot buffer along the east property line that is adjacent to the single-family uses.



However, after review of recent cases and the definition of multifamily dwelling being “. . .three or more separate dwelling units which may share means of egress and other essential facilities;” Staff interpreted that the proposed multifamily development also required a bufferyard along the north property line. Due to the applicant proposing to construct a more intense use, a multifamily development, adjacent to the existing single-family home and ADU, a 20-foot bufferyard in addition to the standard side-yard setback is required. To meet the 35-foot bufferyard requirements along the west property line along the R-1 District properties, the applicant did reduce the number of units from the original site plan and redesign the plan until the only variance needed was for the 20-foot front yard setback along N. Park Street. To meet bufferyard regulations along the north property line, the applicant would have to reduce additional units. The shape of the property restricts the townhome development from being platted on individual lots, which would classify them as single-family attached units and not require the bufferyard. However, the townhome units being platted on a single lot, results in them being defined as multifamily units that do require the bufferyard under the zoning ordinance. Requiring a 35-foot bufferyard for along both the west and north property lines would not accommodate appropriate development of the subject property.

- (2) The granting of the variance will not be materially detrimental or injurious to other property or improvements in the neighborhood in which the subject property is located, nor impair an adequate supply of light or air to adjacent property, nor substantially increase the congestion in the public streets, nor increase the danger of fire, or in any way endanger the public health, safety and well-being of the neighborhood in which the subject property is located.*

Granting a 20-foot reduction to the north bufferyard requirements will not be materially detrimental or injurious to other property or improvements in the neighborhood in which the subject property is located, nor impair an adequate supply of light or air to the adjacent property, nor substantially increase the congestion in the public streets, nor increase the danger of fire, or in any way endanger the public health, safety and well-being of the neighborhood in which the subject property is located. The requested variance for a 20-foot reduction in the bufferyard will provide the standard 15-foot multifamily side-yard setback. Furthermore, in accordance with the landscape and bufferyard standards, fencing and landscaping will also be required. The nearest structure to the proposed development is the ADU, which faces McNeese Street and backs up to the subject property. The proposed development does meet or exceed the 35-foot bufferyard setback along all points of the west property line that is adjacent to the R-1, Single-Family District and uses. North Park Street is a TXDOT roadway with an ample 70-foot right-of-way. In addition, the surrounding neighborhood is a transitional area with a variety of uses to include the IQ car wash, Adult Teen Challenge, Lauren Concrete, public parks, residential neighborhoods, and neighborhood commercial uses. Staff finds granting the proposed multifamily development a 20-foot reduction to the bufferyard requirement along the north property line adjacent to a B-1 property with two (2) single-family units, would not be injurious to the public health, welfare and safety of the neighborhood and surrounding area.

- (3) The literal enforcement of the ordinance would work on unnecessary hardship.*

Staff finds that the literal enforcement of this ordinance would further limit the developability of the subject property as the proposed development meets the 35-foot bufferyard requirement along the west property line that abuts the R-1, Single-Family Residential District. For internal circulation, the proposed development needs drive access on both Sayles Street and N Park Street. The N Park driveway, according to TXDOT regulations, is to line up with the driveway across the street (Adult Teen Challenge), therefore limiting the ability for the units to be moved further internal to the site. An additional 20-foot bufferyard along the north property line would likely result in a reduction of units and parking. Thus, granting a variance for the reduction to the north bufferyard is reasonable and would work on an unnecessary hardship.

- (4) The piece of property is unique and contains properties or attributes not common to other similarly situated properties.*

The subject property has a unique shape in that it is a “L” shaped lot that is 155.81’ along the north property line, 236.15’ along N. Park Street to the east, and 87.7’ along Sayles Street to the south. Additionally, the subject tract is zoned B-1, Local Business/Residential Mixed Use District and has adjacent single-family residential uses to the west within a R-1 district zoned area as well as to the southwest on a B-1 district lot along Sayles Street. For multifamily developments in the B-1 district, the minimum site area is 6,000 square feet with a minimum front yard setback of 25-feet, and minimum side and rear yard setbacks of 15 feet. In addition, property lines that are adjacent to single-family uses are required to have an additional 20-feet of bufferyard added onto the adjacent setback. Staff finds that the subject property’s unique shape and that many of the permitted uses of the B-1 district would require a bufferyard setback along a large portion of the subject tract on the north and west side that is adjacent to the single-family uses, does result in the subject property being an unique and challenging tract to develop as a whole.

- (5) The need for the variance was not created by the applicant.*

The need for the variance was not solely created by the applicant. The applicant is seeking to develop a multifamily development on a piece of property that is constrained by size, shape, and zoning limitations. The B-1 District is a unique transitional district that permits both neighborhood commercial and residential uses. Both the proposed multifamily units and the existing single-family home with ADU are allowed by right and the Zoning Ordinance is ambiguous on how bufferyards should be applied for uses within the same zoning district. Staff is currently researching how other cities treat such bufferyard criteria. If the units were on individual townhome lots, a bufferyard variance would not be required as they would be considered to be attached single-family homes rather than multifamily units. The reason that the lots are not individual townhome units is because of the need for direct and immediate access to a street. Which due to the L shape cannot be achieved.

- (6) The hardship to be suffered through the literal enforcement of the ordinance would not be financial alone.*

The hardship suffered through the literal enforcement of the ordinance would not be financial alone. Literal enforcement would include 35-foot bufferyard setback requirements along the west and north property lines and street frontage setbacks that result in greatly reducing the amount of developable area of the site. The site is also constrained by driveway placement on N. Park Street, that reduces the flexibility of redesigning the site to move the units more internally to meet the bufferyard setback. Without the bufferyard variance, a further reduction in the number of units would likely be required.

- (7) The granting of the variance would not be injurious to the public health, safety and welfare or defeat the intent of the philosophy contained in the Zoning Ordinance.*

Bufferyard requirements that include additional setbacks, landscaping, and screening are established to provide adequate separation and openness between different intensity of land uses that may be deemed incompatible. Bufferyard requirements between multifamily uses and single-family uses include, 20-foot bufferyard setback in addition to the minimum setback, 20% of the buffer to be landscaped, and 6-feet of screening either by fence or vegetation to separate the properties. As shown in Figure 2, there is adequate space for the required 35-foot bufferyard (shaded in purple), landscaping and fencing along the west property line that is adjacent to the single-family uses. Along the north property line, while the 15-foot side yard setback is met, the 20-foot additional bufferyard area (shown in orange) encroaches into the northern four units. The site plan also shows a sidewalk and landscaping will be required as part of the development, which will lessen the perception of density. The B-1, Local Business Mixed Residential District is a

transitional zoning district between residential and more intense commercial uses. Staff is currently researching the intent of bufferyards within mixed use districts such as the B-1 District, where permitted uses range from a single-family home to a multifamily apartment, to a restaurant or hotel. Given that the property to the north is also within the B-1 District, that the 15-foot north side yard setback is met, and that the fence and landscaping bufferyard requirements may be met, Staff finds that granting a 20-foot variance to the north bufferyard setback would not be injurious to the public health, safety, and welfare or defeat the intent of the philosophy contained in the zoning ordinance. If approved, the multifamily development would be required to obtain a building permit and necessary reviews and approvals to ensure adherence to adopted Building, Zoning, and Fire Codes.

STAFF RECOMMENDATION:

Staff has reviewed the request and *recommends approval* of the requested variance to allow a 20-foot reduction in the minimum required 20-foot north side bufferyard for a north side setback of 15-feet for a multifamily development to be located at the existing site at 1307 N. Park Street.

PUBLIC COMMENTS:

Property owners within 200 feet of the subject property were mailed notifications of this proposal on October 2, 2025. At the time of the packet, no public comments have been received. Any public comments will be provided in the Board of Adjustment Packet or during the public hearing.

EXHIBITS:

- A. Aerial Map
- B. Zoning Map
- C. Site Plan
- D. Building Elevations
- E. Site Photos

EXHIBIT "A"
AERIAL MAP



Location Map
Variance to Front Yard Setback
1307 N Park Street

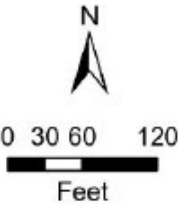
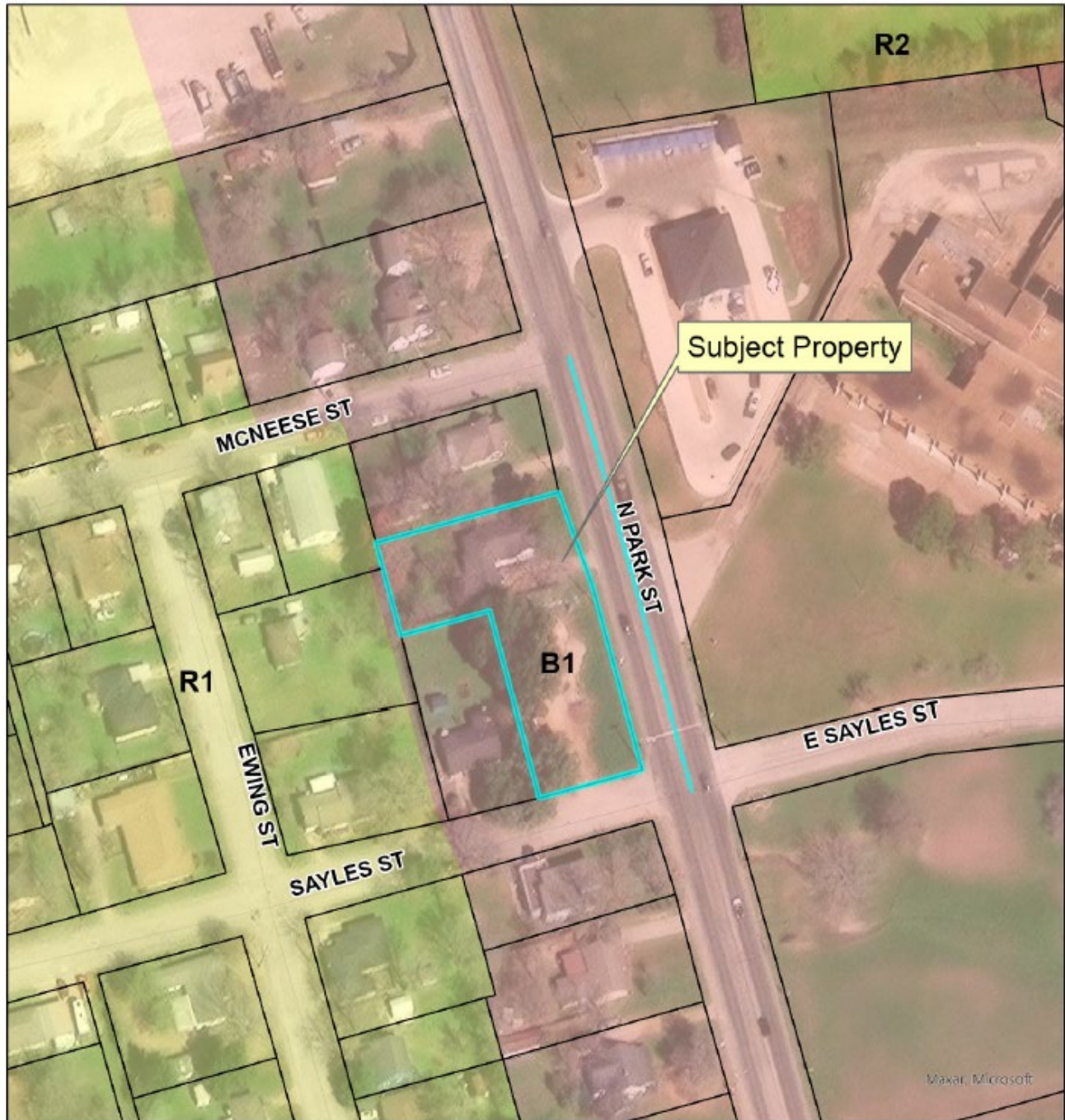


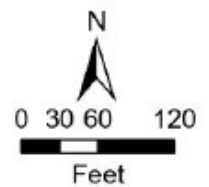
EXHIBIT "B"
ZONING MAP



Zoning

- B1 Local Business Mixed
- B2 Commercial Research and Technology
- R1 Residential Single Family
- R2 Mixed Residential

Zoning Map
Variance to Front Yard Setback
1307 N Park Street



SHEDY HEDGMAN
CALLED 0.2799 ACRES
(R380/79 DRWCT)

NORTH PARK STREET
VARIABLE WIDTH ROW

SAYLES STREET
50' ROW

BUILDING 1
(4) 3 BR 3 BA 2 CAR UNITS
(8) COVERED PARKING SPACES
10' X 20' MINIMUM

BUILDING 2
(3) 3 BR 2 BA 1 CAR UNITS
W/ 4 ADJL COVERED SPACES
(12) COVERED PARKING SPACES
11' X 20' MINIMUM

TABLE 1: BUILDING REQUIREMENTS

| ITEM | REQUIREMENT | COMMENTS |
|-------------------|----------------|----------|
| MINIMUM LOT AREA | 10,000 SQ. FT. | |
| MINIMUM LOT WIDTH | 20' FT. | |
| MINIMUM LOT DEPTH | 50' FT. | |
| MINIMUM LOT AREA | 10,000 SQ. FT. | |
| MINIMUM LOT WIDTH | 20' FT. | |
| MINIMUM LOT DEPTH | 50' FT. | |

TABLE 2: PARKING REQUIREMENTS

| ITEM | REQUIREMENT | COMMENTS |
|-------------------|----------------|----------|
| MINIMUM LOT AREA | 10,000 SQ. FT. | |
| MINIMUM LOT WIDTH | 20' FT. | |
| MINIMUM LOT DEPTH | 50' FT. | |
| MINIMUM LOT AREA | 10,000 SQ. FT. | |
| MINIMUM LOT WIDTH | 20' FT. | |
| MINIMUM LOT DEPTH | 50' FT. | |

TABLE 3: LAND USE REQUIREMENTS

| ITEM | REQUIREMENT | COMMENTS |
|-------------------|----------------|----------|
| MINIMUM LOT AREA | 10,000 SQ. FT. | |
| MINIMUM LOT WIDTH | 20' FT. | |
| MINIMUM LOT DEPTH | 50' FT. | |
| MINIMUM LOT AREA | 10,000 SQ. FT. | |
| MINIMUM LOT WIDTH | 20' FT. | |
| MINIMUM LOT DEPTH | 50' FT. | |

TABLE 4: COORDINATE DATA

| ITEM | REQUIREMENT | COMMENTS |
|-------------------|----------------|----------|
| MINIMUM LOT AREA | 10,000 SQ. FT. | |
| MINIMUM LOT WIDTH | 20' FT. | |
| MINIMUM LOT DEPTH | 50' FT. | |
| MINIMUM LOT AREA | 10,000 SQ. FT. | |
| MINIMUM LOT WIDTH | 20' FT. | |
| MINIMUM LOT DEPTH | 50' FT. | |

TABLE 5: SETBACK & BUFFER REQUIREMENTS

| ITEM | REQUIREMENT | COMMENTS |
|-------------------|----------------|----------|
| MINIMUM LOT AREA | 10,000 SQ. FT. | |
| MINIMUM LOT WIDTH | 20' FT. | |
| MINIMUM LOT DEPTH | 50' FT. | |
| MINIMUM LOT AREA | 10,000 SQ. FT. | |
| MINIMUM LOT WIDTH | 20' FT. | |
| MINIMUM LOT DEPTH | 50' FT. | |

TABLE 6: SETBACK & BUFFER REQUIREMENTS

| ITEM | REQUIREMENT | COMMENTS |
|-------------------|----------------|----------|
| MINIMUM LOT AREA | 10,000 SQ. FT. | |
| MINIMUM LOT WIDTH | 20' FT. | |
| MINIMUM LOT DEPTH | 50' FT. | |
| MINIMUM LOT AREA | 10,000 SQ. FT. | |
| MINIMUM LOT WIDTH | 20' FT. | |
| MINIMUM LOT DEPTH | 50' FT. | |

TABLE 7: SETBACK & BUFFER REQUIREMENTS

| ITEM | REQUIREMENT | COMMENTS |
|-------------------|----------------|----------|
| MINIMUM LOT AREA | 10,000 SQ. FT. | |
| MINIMUM LOT WIDTH | 20' FT. | |
| MINIMUM LOT DEPTH | 50' FT. | |
| MINIMUM LOT AREA | 10,000 SQ. FT. | |
| MINIMUM LOT WIDTH | 20' FT. | |
| MINIMUM LOT DEPTH | 50' FT. | |

TABLE 8: SETBACK & BUFFER REQUIREMENTS

| ITEM | REQUIREMENT | COMMENTS |
|-------------------|----------------|----------|
| MINIMUM LOT AREA | 10,000 SQ. FT. | |
| MINIMUM LOT WIDTH | 20' FT. | |
| MINIMUM LOT DEPTH | 50' FT. | |
| MINIMUM LOT AREA | 10,000 SQ. FT. | |
| MINIMUM LOT WIDTH | 20' FT. | |
| MINIMUM LOT DEPTH | 50' FT. | |

TABLE 9: SETBACK & BUFFER REQUIREMENTS

| ITEM | REQUIREMENT | COMMENTS |
|-------------------|----------------|----------|
| MINIMUM LOT AREA | 10,000 SQ. FT. | |
| MINIMUM LOT WIDTH | 20' FT. | |
| MINIMUM LOT DEPTH | 50' FT. | |
| MINIMUM LOT AREA | 10,000 SQ. FT. | |
| MINIMUM LOT WIDTH | 20' FT. | |
| MINIMUM LOT DEPTH | 50' FT. | |

TABLE 10: SETBACK & BUFFER REQUIREMENTS

| ITEM | REQUIREMENT | COMMENTS |
|-------------------|----------------|----------|
| MINIMUM LOT AREA | 10,000 SQ. FT. | |
| MINIMUM LOT WIDTH | 20' FT. | |
| MINIMUM LOT DEPTH | 50' FT. | |
| MINIMUM LOT AREA | 10,000 SQ. FT. | |
| MINIMUM LOT WIDTH | 20' FT. | |
| MINIMUM LOT DEPTH | 50' FT. | |

TABLE 11: SETBACK & BUFFER REQUIREMENTS

| ITEM | REQUIREMENT | COMMENTS |
|-------------------|----------------|----------|
| MINIMUM LOT AREA | 10,000 SQ. FT. | |
| MINIMUM LOT WIDTH | 20' FT. | |
| MINIMUM LOT DEPTH | 50' FT. | |
| MINIMUM LOT AREA | 10,000 SQ. FT. | |
| MINIMUM LOT WIDTH | 20' FT. | |
| MINIMUM LOT DEPTH | 50' FT. | |

TABLE 12: SETBACK & BUFFER REQUIREMENTS

| ITEM | REQUIREMENT | COMMENTS |
|-------------------|----------------|----------|
| MINIMUM LOT AREA | 10,000 SQ. FT. | |
| MINIMUM LOT WIDTH | 20' FT. | |
| MINIMUM LOT DEPTH | 50' FT. | |
| MINIMUM LOT AREA | 10,000 SQ. FT. | |
| MINIMUM LOT WIDTH | 20' FT. | |
| MINIMUM LOT DEPTH | 50' FT. | |

TABLE 13: SETBACK & BUFFER REQUIREMENTS

| ITEM | REQUIREMENT | COMMENTS |
|-------------------|----------------|----------|
| MINIMUM LOT AREA | 10,000 SQ. FT. | |
| MINIMUM LOT WIDTH | 20' FT. | |
| MINIMUM LOT DEPTH | 50' FT. | |
| MINIMUM LOT AREA | 10,000 SQ. FT. | |
| MINIMUM LOT WIDTH | 20' FT. | |
| MINIMUM LOT DEPTH | 50' FT. | |

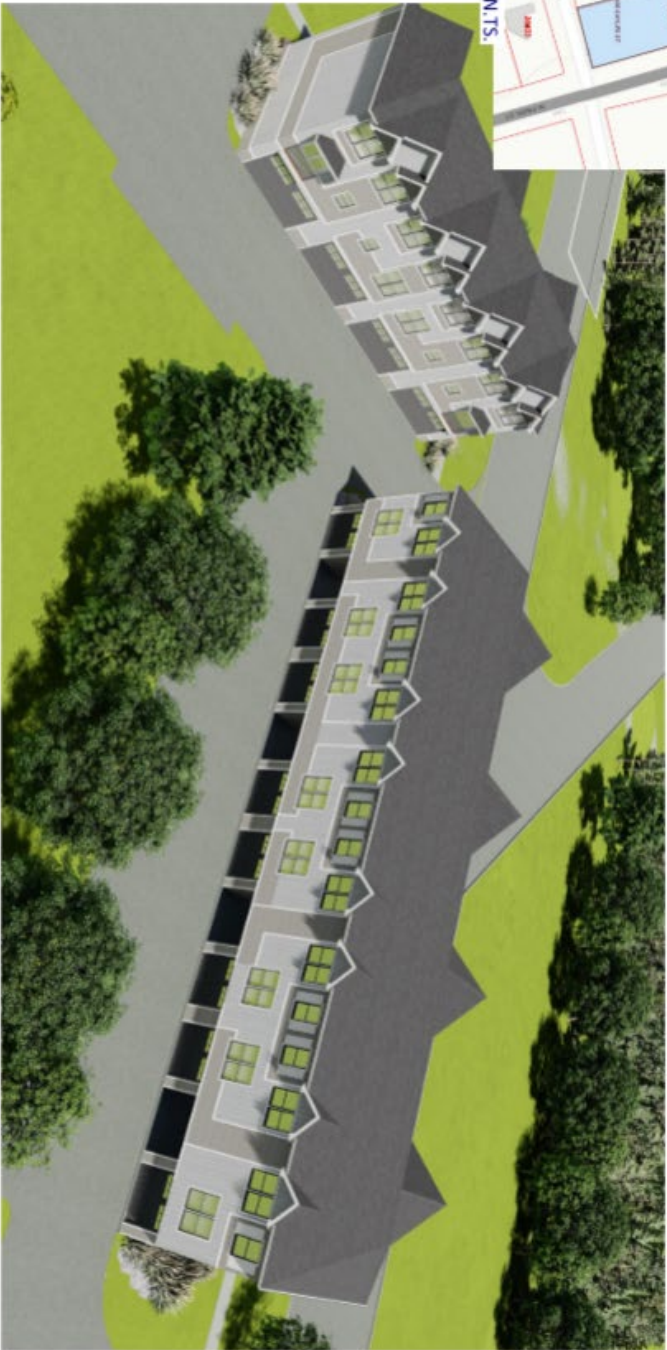
TABLE 14: SETBACK & BUFFER REQUIREMENTS

| ITEM | REQUIREMENT | COMMENTS |
|-------------------|----------------|----------|
| MINIMUM LOT AREA | 10,000 SQ. FT. | |
| MINIMUM LOT WIDTH | 20' FT. | |
| MINIMUM LOT DEPTH | 50' FT. | |
| MIN | | |

EXHIBIT "D"
BUILDING ELEVATIONS



VICINITY MAP - N.T.S.



| NORTHSPARK TOWNHOME APARTMENTS | | | | | | | | | |
|--------------------------------|-------------|-------|------------|----------|-----------|------|--------------|-------------------|--------------|
| UNIT SCHEDULE | | | | | | | | | |
| UNIT COUNT | UNIT NUMBER | BLD # | UNIT TYPE | BEDROOMS | FULL BATH | HALL | DECKED PATIO | UNCOVERED PARKING | HEATED SQ FT |
| 1 | 101 | 1 | 1 BR, 2 BA | 1 | 1 | 0 | 2 | 1 | 1215 |
| 1 | 102 | 1 | 1 BR, 2 BA | 1 | 1 | 0 | 2 | 1 | 1215 |
| 1 | 103 | 1 | 1 BR, 2 BA | 1 | 1 | 0 | 2 | 1 | 1215 |
| 1 | 104 | 1 | 1 BR, 2 BA | 1 | 1 | 0 | 2 | 1 | 1215 |
| 1 | 201 | 2 | 1 BR, 2 BA | 1 | 1 | 0 | 2 | 1 | 1215 |
| 1 | 202 | 2 | 1 BR, 2 BA | 1 | 1 | 0 | 2 | 1 | 1215 |
| 1 | 203 | 2 | 1 BR, 2 BA | 1 | 1 | 0 | 2 | 1 | 1215 |
| 1 | 204 | 2 | 1 BR, 2 BA | 1 | 1 | 0 | 2 | 1 | 1215 |
| 1 | 205 | 2 | 1 BR, 2 BA | 1 | 1 | 0 | 2 | 1 | 1215 |
| 1 | 206 | 2 | 1 BR, 2 BA | 1 | 1 | 0 | 2 | 1 | 1215 |
| 1 | 207 | 2 | 1 BR, 2 BA | 1 | 1 | 0 | 2 | 1 | 1215 |
| 1 | 208 | 2 | 1 BR, 2 BA | 1 | 1 | 0 | 2 | 1 | 1215 |
| TOTAL OF ALL | | | | | | | | | 12150 |

NOTE: 33 TOTAL PARKING SPACES PROVIDED

| Energy Information | |
|-------------------------------------|------|
| Whole Insulation R Value | 15 |
| Ceiling 1 Insulation R Value (Frac) | 49 |
| Ceiling 2 Insulation R Value (Frac) | 49 |
| Glazing SFGC | 0.25 |
| Glazing U-Factor | 0.8 |
| Doors R Value | 8 |
| A/C SEER Rating | 15 |

| LANDSCAPE TABLE | |
|-----------------|-----------------------|
| Label | Title |
| CS | PROJECT SHADINGS |
| GV | GENERAL VIEWS |
| A1 | SCHEMATIC SITE PLAN |
| A2 | BUILDING 1 PLAN VIEW |
| A2.1 | BUILDING 1 PLAN VIEW |
| A2.2 | BUILDING 2 ELEVATIONS |
| A2.3 | BUILDING 2 ELEVATIONS |
| A3 | BUILDING 1 PLAN VIEW |
| A3.1 | BUILDING 1 ELEVATIONS |
| A4 | LAND BUILDING 1 |
| A5 | LAND BUILDING 2 |

EXHIBIT "E"
SITE PHOTOS



Subject Property – 1307 N. Park Street from the east



Subject Property – from northeast corner



Adjacent Single-Family Home and ADU to the rear



**Adjacent Property – McNeese Street. Principle Structure on corner,
ADU is the tan structure.**



**Adjacent Property – McNeese Street. ADU main access is from
McNeese Street.**