

CITY OF BRENHAM BOARD OF ADJUSTMENT MINUTES

August 14, 2023

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 August 14, 2023, at 5:15 pm in the Brenham Municipal Building, City Council Chambers, at 200 West Vulcan Street, Brenham, Texas.

Commissioners present:

Danny Goss, Vice Chairman
Walt Edmunds
Dax Flisowski
Arlen Thielemann
Mary Lou Winkelmann

Commissioners absent:

Jon Hodde, Chairman

Staff present:

Shauna Laauwe, City Planner
Kim Hodde, Planning Tech

Citizens / Media present:

Charles Keese

1. Call Meeting to Order

Vice Chairman Goss called the meeting to order at 5:18 p.m. with a quorum of five (5) Commissioners present.

2. Public Comments and Receipt of Petitions

There were no public 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 discuss and act upon it individually as part of the Regular Agenda.

4-a. Minutes from the July 10, 2023, Board of Adjustment Meeting.

Vice Chairman Goss called for any corrections or additions to the minutes as presented. A motion was made by Commissioner Thielemann and seconded by Commissioner Winkelmann to approve the Consent Agenda (minutes from the July 10, 2023, meeting), as presented. The motion carried unanimously.

REGULAR AGENDA

- 5. Public hearing, Discussion and Possible Action on Case Number B-23-007: A request by Katherine Cooper & Colby Crouse for a variance from the City of Brenham Code of Ordinances, Appendix A – Zoning, Part II, Division 2, Section 2.05(1)(A)(ii) to allow an 7-foot, 7-inch west side yard setback, where a minimum 10-foot side yard setback is required for a utility/mudroom addition to the home that will connect to the rear of the garage located at 500 W. Alamo Street, described as West Main Subdivision, Lot 8A3 in Brenham, Washington County, Texas.**

Arlen Thielemann recused himself from any participation on this item since Thielemann Construction is the contractor for this project.

Shauna Laauwe, City Planner, presented the staff report for Case No. B-23-007 (on file in the Development Services Department). Ms. Laauwe stated that this is a request from Katherine Cooper and Colby Crouse. The subject property is zoned as R-2, Mixed Residential District and is developed with a single-family residence. The future land use designation is residential, and the proposed use is single-family residential. The subject property is located on the north side of W Alamo Street, west of Seward Street, and east of S. Jackson Street. The surrounding properties are zoned R-2. The single-family home was constructed in 1920 before the subdivision and zoning regulations were adopted in 1968. The lot size, width and setbacks are conforming. The lot depth of 92-feet is legally non-conforming to the current minimum requirement of 115-feet; however, the lot with is 120-feet. The existing detached garage accessory structure was built in 1978 with a side yard setback of approximately 7-feet 8-inches, which conforms to the 5-foot side yard setback required for accessory structures.

The proposed 653-square foot addition of a mudroom / utility room to the existing home that will attach to the existing garage will make the garage an attached garage instead of a detached garage, thus requiring a 10-foot side yard setback. The addition will be flush with the existing rear of the home and the side of the garage so it will not encroach any further into the setback. Staff feels that this is a reasonable alternative for remodel of this existing 1920's residence and meets the hardship requirement.

Notifications were mailed to property owners within 200-feet of the subject property on August 3, 2023. Staff received two (2) written citizen responses and all were in support of the requested variance.

Staff has reviewed the request and recommends approval of the requested variance to allow a 7-foot 7-inch west side yard setback for a proposed addition to be located at 500 W. Alamo Street.

Vice Chairman Goss opened the Public Hearing at 5:37 p.m. and asked for any comments. Charles Keese, architect for the proposed renovations, stated that the home was built in the 1920's when there were no setback requirements. There are not many options to enlarge this home since the existing foundation will not support building up. The interior will be brought up to Code as they are removing lots of walls and the fireplace. New electrical, plumbing and HVAC renovations will be done.

Vice Chairman Goss closed the Public Hearing at 5:39 p.m. and re-opened the Regular Session.

A motion was made by Commissioner Flisowski and seconded by Commissioner Edmunds to approve the request by Katherine Cooper & Colby Crouse for a variance to allow a 7-foot, 7-inch west side yard setback, where a minimum 10-foot side yard setback is required for a utility/mudroom addition to the home that will connect to the rear of the garage located at 500 W. Alamo Street, as presented. The motion carried unanimously (4-0).

- 6. Public hearing, Discussion and Possible Action on Case Number B-23-008: A request by Bevers Family Trust / Bradley Bevers for a variance from the City of Brenham Code of Ordinances, Appendix A – Zoning, Part II, Division 2, Section 2.05(2)(C)(iii) to allow the existing 77.78-foot lot depth, where a minimum average lot depth of 100-foot lot is required, for a multi-family residence (duplex) located on the property addressed as 405 Botts Street #A and #B, and described as Block 1, Part of Lots 8, 9 and Lot 10 of the Old McIntyre Homestead Addition in Brenham, Washington County, Texas.**

Shauna Laauwe, City Planner, presented the staff report for Case No. B-23-008 (on file in the Development Services Department). Ms. Laauwe stated that this is a request from the Bevers Family Trust / Bradley Bevers for the property located at 405 Botts Street and 402 Cottonwood. The subject property is zoned R-2, Mixed Residential District. The future land use map shows this property as single-family residential and the existing and proposed use is two-family residential (duplex). The subject property is currently an L-shaped lot that has a single-family residence and an accessory dwelling unit that faces Cottonwood Street and a two-family dwelling unit (duplex) that faces Botts Street. Although the lot configuration was established before the subdivision and zoning regulations were adopted in 1968, the current lot configuration is non-conforming in that the current zoning and subdivision regulations only allow one principal structure per lot. The owner/applicant desires to replat the property into two lots for future sale of the properties. The proposed division of the lot follows the existing south property line of 402 Cottonwood and will include the single-family residence and accessory dwelling unit on one lot being approximately 0.223-acres. The proposed lot at 405 Bott will be approximately 0.136-acres. The existing duplex structure address as 405 Botts Street Unit A and Unit B is 1,872 square feet or 936 square feet per unit. Staff was not able to determine the exact date that the duplex was constructed; however, a permit for a new roof was issued in 1982. The proposed lot at 402 Cottonwood will meet the lot size, depth, and width regulations; however, the proposed division leaves 405 Botts Street with a lot depth of 77.78-feet and this would not meet the lot depth regulations since a duplex requires an average 100-foot lot depth. The hardship for this request is that without this variance, the property owner cannot split the properties or sell them individually.

Notifications were mailed to property owners within 200-feet of the subject property on August 3, 2023. Staff received two (2) written citizen responses in support of the requested variance.

Staff has reviewed the request and recommends approval of the requested variance to allow a proposed 77.78-foot lot depth (a 22.22-foot reduction in the minimum 100-foot lot depth) for the property located at 405 Botts Street to allow for the future replatting of the subject property into a two-family dwelling lot as presented.

Vice Chairman Goss opened the Public Hearing at 5:55 p.m. and asked for any comments. There were no citizen comments. Commissioner Edmunds stated that replatting the properties will make both properties more conforming.

Vice Chairman Goss closed the Public Hearing at 5:55 p.m. and re-opened the Regular Session.

A motion was made by Commissioner Winkelmann and seconded by Commissioner Thielemann to approve the request by Bevers Family Trust / Bradley Bevers for a variance to allow a proposed 77.78-foot lot depth, where a minimum average lot depth of 100-feet lot is required, for a multi-family residence (duplex) located on the property addressed as 405 Botts Street #A and #B, as presented. The motion carried unanimously (5-0).

7. Adjourn

A motion was made by Commissioner Flisowski and seconded by Commissioner Edmunds to adjourn the meeting at 5:56 p.m. The motion carried unanimously (5-0).

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:

Danny Goss
Danny Goss, Vice Chairman

October 9, 2023
Meeting Date

Kim Hodde
Attest, Staff Secretary

October 9, 2023
Meeting Date