



**NOTICE OF A REGULAR MEETING
BOARD OF ADJUSTMENT
MONDAY, APRIL 8, 2024 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

REGULAR AGENDA

- 4. Public hearing, Discussion and Possible Action on Case Number B-24-002: A request by Paul and Michelle Wright for a variance from the City of Brenham Code of Ordinances, Appendix A – Zoning, Part II, Division 1, Section 10.02(4)(E) to allow a proposed Accessory Dwelling Unit (ADU) to be 856 square feet where a maximum of 758 square feet is allowed as the maximum habitable area of an ADU is limited to either one-half (1/2) of the habitable area of the principal structure (1,516 SF), or one thousand (1,000) square feet, whichever is smaller for the construction of an Accessory Dwelling Unit located at 704 Sycamore Street, described as Portion of The Day Homestead Addition, 0.223-acres, A. Harrington Survey A-55 in Brenham, Washington County, Texas.**
- 5. Public hearing, Discussion and Possible Action on Case Number B-24-003: A request by Nathan Touchette on behalf of Habitat for Humanity for a variance from the City of Brenham Code of Ordinances, Appendix A – Zoning, Part II, Division 2, Section 2.05(b)(i-iii) to allow a lot size of 4,222 SF and 4,268 SF, where a minimum lot size of 7,000 square feet is required; to allow a lot width of 45 feet, where a minimum lot width of 60 feet is required; and to allow an average lot depth of 93 feet and 95 feet, where a minimum average lot depth of 115 feet is required, in order to subdivide and plat the existing property into two (2) lots for the construction of two single-family homes located at 708 Cottonwood Street, described as Residue of Lot 11, Randalls 2nd Addition (unrecorded) A. Harrington Survey, A-55, in Brenham, Washington County, Texas.**

6. Adjourn.

CERTIFICATION

I certify that a copy of the April 8, 2024, 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 April 5, 2024, at 12:00 p.m.


Shauna Laauwe, City Planner

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 twenty-four (24) 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 _____, 2024 at _____ am/pm.

Signature

Title

CASE NUMBER: B-24-002
VARIANCE REQUEST: 704 Sycamore Street

STAFF CONTACT: Shauna Laauwe, City Planner

OWNERS/APPLICANTS: Paul and Michelle Wright

ADDRESS/LOCATION: 704 Sycamore Street (Exhibit "A")

LEGAL DESCRIPTION: Days Addition, Lot 6 (unrecorded) A. Harrington Survey, A-55, in Brenham, Washington County, Texas.

LOT AREA: 0.2238-acres, 9,750 square feet

**ZONING DISTRICT/
USE:** R-2 Mixed Residential Use District/Vacant
(Exhibit "B")

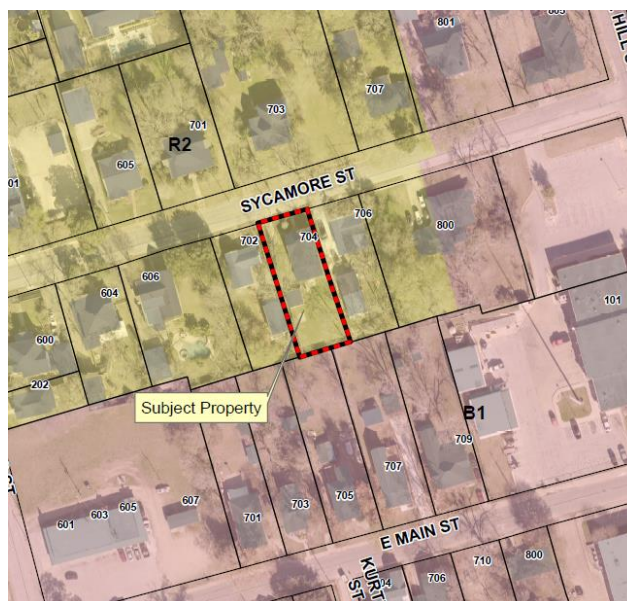
**COMP PLAN
FUTURE LAND USE:** Single-Family Residential

REQUEST: A request for a Variance from the City of Brenham Code of Ordinances, Appendix A – Zoning, Part II, Division 1, Section 10.02(4)(E)(1) to allow a proposed Accessory Dwelling Unit (ADU) to be 856 square feet where a maximum of 758 square feet is allowed as the maximum habitable area of an ADU is limited to either one-half (1/2) of the habitable area of the principal structure (1,516 SF), or one thousand (1,000) square feet, whichever is smaller (Exhibit "C").

BACKGROUND:

The subject property is a 0.2238-acre, 9,750 square foot lot that is generally located on the south side of Sycamore Street four (4) lots west of the North Chappell Hill Street intersection and addressed as 704 Sycamore Street. The property owners/applicants are Paul and Michelle Wright. The subject property, as well as adjacent properties to the west, east and north are currently zoned as R-2 Mixed Residential Use District, while adjacent properties to the south and further east, adjacent to N Chappell Hill Street, are within a B-1, Local Business Mixed Residential District. The surrounding R-2 properties are a mix of single and two-family residential, with the B-1 properties being local commercial and residential uses to the south along E Main Street and the Fire Station to the east located on southwest corner of N. Chappell Hill Street and Sycamore Street.

Figure 1



The subject property is an approximate 60-foot x 163-foot (9,750 SF) rectangular lot that is part of the Days Addition that is an unrecorded plat that was in place before the Zoning and Subdivision Regulations were adopted in 1968. The subject property currently consists of a 1,667 square foot home that includes a 151 square feet of porch and deck that was constructed in 1963 and a 296 square foot detached garage that was constructed in 1993. The habitable living area of the home is 1,516 square feet, this area does not include the existing porch to the north, the deck to the south and the detached garage. The existing home and detached garage are legally nonconforming to required setbacks. The home is nonconforming to the front yard setback with an approximate 20-foot front yard setback instead of the minimum required 25-foot setback, while the garage has a setback of approximately 2-feet instead of the current 5-yard setback for accessory structures (Figure 2).

The property owners have submitted a building permit to construct an Accessory Dwelling Unit (ADU) within the existing rear yard that measures 27'3" x 31'5" (856 SF). The proposed ADU would have an east side yard setback of 11-feet, a west side yard setback of 20.5' and have a 10-foot separation from the rear of the garage structure (Figure 2).

Figure 2

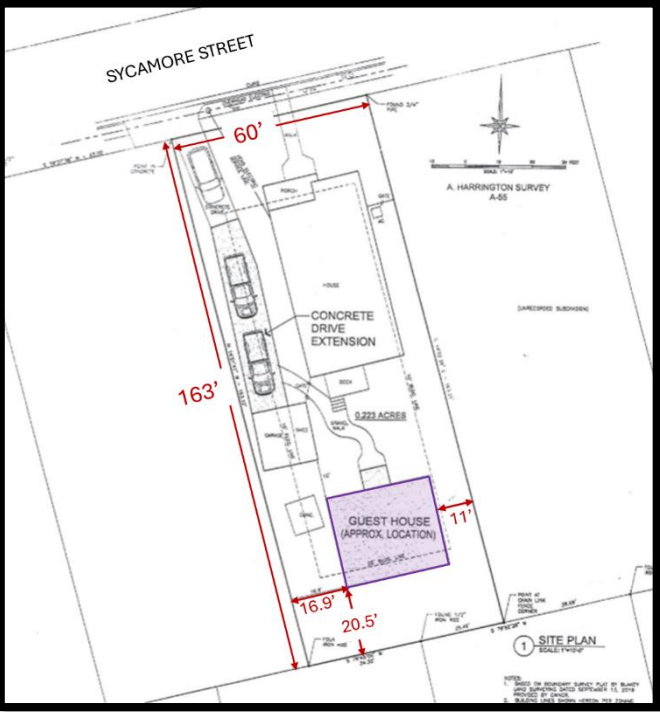
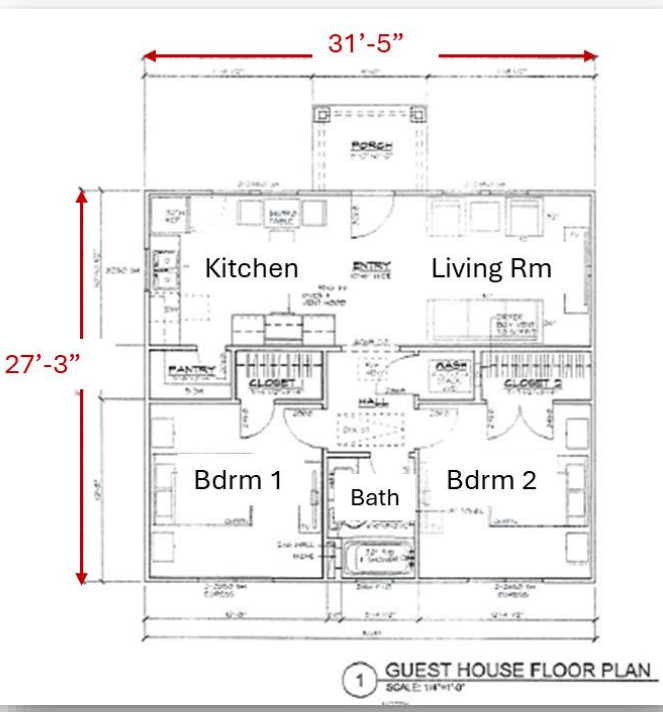


Figure 3



Accessory Dwelling Units are permitted uses within the R-2 District, however Section 10.02(4) of the Zoning Regulations lists additional development standards that pertain to ADUs and the proposed structure meets all of the criteria except for **e)** below:

- a) Should the primary use be a single-family dwelling, the property owner’s primary residence shall be the single-family dwelling or ADU.
The property owners plan to continue to reside in the principal home and propose to utilize the ADU for family guests.

- b) An ADU must be designed and constructed in keeping with the general architecture and building material of the principal structure.
The proposed addition will be in the same general architecture style and building material of the principal structure.
- c) An attached ADU shall be subject to the regulations affecting the principal structure. A detached ADU shall have side yards of not less than the required side yard for the principal structure and rear yards of not less than ten (10) feet.
The proposed ADU exceeds the rear and side yard setback requirements with a rear yard setback of 20.5-feet, a west side yard setback of 16.9-feet and an east side yard setback of approximately 11-feet.
- d) One (1) on-site parking space, located to the side or rear of the primary structure, shall be provided for the ADU in addition to the required parking for the principal structure.
The site plan shows that the existing driveway will be lengthened to provide adequate off-street parking.
- e) The maximum habitable area of an ADU is limited to either one-half (1/2) of the habitable area of the principal structure, or one thousand (1,000) square feet, whichever is smaller.
The principal structure has a habitable area of 1,516 square feet and the proposed ADU has a habitable square of 856 square feet, that is more than ½ of the habitable area of the principal structure (758 SF).
- f) ADUs shall not be HUD-code manufactured home or mobile home.
The proposed ADU will not be a HUD-code manufactured home or mobile home

Therefore, the applicant is requesting a variance to allow the proposed ADU to have 856 habitable square feet, equating to **56.46%** of the 1,516 square feet of habitable area of the principal structure, a **6.46% increase** to the maximum ½ of the habitable area allowed (758 SF) per Section 10.02(4)(e).

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 is an elongated rectangular lot that is 9,750 square feet and has approximately 163-feet of depth, much greater than the minimum required 115-feet required for a single-family lot in the R-2

District. This allows for ample space to place the proposed ADU to the back of the existing principal structure and have a rear yard setback of 20.5-feet that exceeds the minimum required 10-feet and side yard setbacks of 16.9-feet and 11-feet, that also exceed the 10-foot minimum. The proposed ADU will increase the lot coverage to approximately 40-percent, that is less than the maximum allowance of 55-percent.

Staff finds that the proposed variance would accommodate development on the subject property which is in conformance with the City's Comprehensive Plan and zoning map. (Exhibit "C").

- (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 the variance to the maximum allowed ADU habitable area will not be materially detrimental or injurious to other properties and improvements in the general vicinity of the subject property. The subject property is 9,750 square feet and exceeds the minimum lot area of 7,000 square feet for a single-family home in an R-2 District. The large lot allows for ample setbacks to provide adequate supply of light and air to adjacent properties, with a west side yard setback of 16.9-feet, an east side yard setback of 11-feet and a rear yard setback of 20.5-feet. These setbacks are greater than the minimum required for a detached ADU of 10-foot minimum side and rear yard setbacks. The property to the west has a large accessory room built on the top of the carport and the adjacent properties to the south are B-1 properties that have reduced setbacks. Lastly, the existing driveway will be extended to provide parking for at least three off-street parking spaces in order to not increase congestion on Sycamore Street.

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

Literal enforcement of this ordinance would prohibit the property owner from building a two-bedroom ADU that would provide guest space for visiting grandchildren and other family members. No reductions in setbacks or lot coverage are necessary as the subject property can support the requested ADU size without any reductions to standard zoning or applicable building requirements for residential structures.

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

For the proposed 856 square foot ADU to be allowed without a variance, the existing 1,516 square foot principal structure would be required to be a minimum of 1,712 square feet. The 9,750 square foot subject property, that is greater than the minimum 7,000 square foot lot size, could support an equal or larger principal home than the minimum 1,712 square feet and meet all the required setbacks for both such a larger home and an ADU that is 856 square feet. If the existing home that was built in 1963 had been constructed 200 square feet larger, than no variance for the proposed ADU would be necessary.

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

The applicant can reduce the size of the proposed ADU by 198 square feet and have an accessory structure that meets all the zoning regulations and additional accessory dwelling standards. However, if the home built in 1963 had been built larger like most of the single-family homes found along the 600 thru 800 blocks of Sycamore Street, that typically are between 1,700 to 2,500 square feet, the need for the variance would

not be required. The requested variance will allow the property owners to construct the proposed ADU on the subject property in accordance with City standards.

(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.

(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.

The intent of the restriction on the size of an Accessory Dwelling to ½ the habitable area of the principal structure, or 1,000 SF, whichever is smaller is to ensure that such a dwelling unit is secondary to the principal structure and did not create more density and large structures that would be out of character of most residential neighborhoods. For the circumstances of the subject property, granting a variance for a 6.46% increase to the habitable area, an allowance of an additional 96 square feet of area would not be injurious to the public health, safety, and welfare, nor would it defeat the intent of the philosophy contained in the zoning ordinance.

STAFF RECOMMENDATION:

Staff has reviewed the request and ***recommends approving the requested*** variance to allow an Accessory Dwelling Unit to be greater than ½ the habitable area of a 1,516 square foot principal structure for a proposed ADU of 896 square feet to be located at 704 Sycamore Street.

PUBLIC COMMENTS:

Property owners within 200 feet of the subject property were mailed notifications of this proposal on March 28, 2024. 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. Application Letter
- D. Site plan
- E. Floor plan
- F. Photos

EXHIBIT "A"
LOCATION MAP



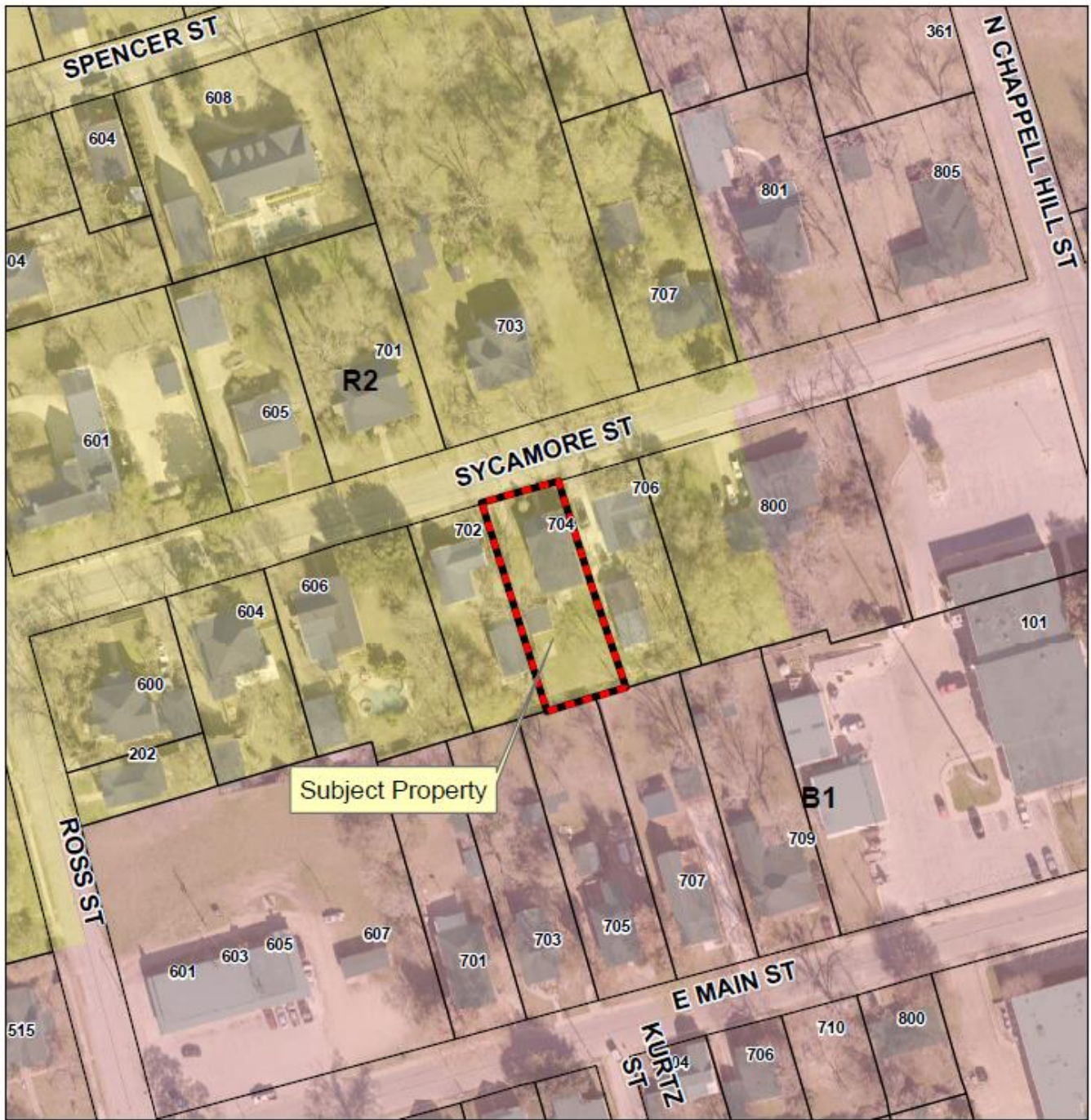
Location Map
Maximum ADU Size
704 Sycamore St




1 inch = 100 feet



EXHIBIT "B"
ZONING MAP



Legend

-  B1 Local Business Mixed
-  R2 Mixed Residential

Zoning Map
Maximum ADU Size
704 Sycamore St



1 inch = 100 feet



EXHIBIT "C"
APPLICATION LETTER

To Whom it may concern, 2/23/24

This is a letter of intent requesting permission to build a guest house on my existing property at 704 Sycamore. It is my wish to build an additional property, guest house to accommodate all 11 members of my immediate family when they come in from out of town.

Regards
Richelle G Wright

**EXHIBIT "E"
FLOOR PLAN**



1 GUEST HOUSE FLOOR PLAN
SCALE 1/4"=1'-0"

- NOTES:
1. 2" x 4" STUDS USED WALLS WITH 2x4 INTERIOR AND EXTERIOR WALLS NOTED OTHERWISE.
 2. CONCRETE FOR ALL FOUNDATIONS. FOUNDATIONS ARE 12" THICK OR NOTED.
 3. ALL 2" x 4" STUDS UNLESS NOTED OTHERWISE.
 4. WATER AND SEWER LOCATED IN ATTIC. SPACES WITH DUCTS ARE TRANSLATED FOR VOOE.

| TABLE OF AREAS | |
|--------------------|---------------------|
| DESCRIPTION | AREA IN SQUARE FEET |
| FRONT PORCH | 48.00 |
| LIVING | 288.00 |
| TOTAL COVERED AREA | 336.00 |

| Windows | |
|---------|-----|
| Dist. | Wt. |
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SHELDON, WEAVER, THRELL

**MICHELL WRIGHT
GUEST HOUSE**
304 S-CARDONE STREET

SHEET NO.
A-2
JAN. 25, 2024

PRELIMINARY

EXHIBIT "F"
SITE PHOTOS



704 Sycamore Street



Side Yard- Showing the existing garage, driveway & adjacent property.



Rear yard – Lots of accessory structures on adjacent properties



CASE NUMBER: B-24-003

VARIANCE REQUEST: 708 Cottonwood Street

STAFF CONTACT: Shauna Laauwe, City Planner

OWNERS/APPLICANTS: Habitat for Humanity / Nathan Touchette

ADDRESS/LOCATION: 708 Cottonwood Street (Exhibit "A")

LEGAL DESCRIPTION: Residue of Lot 11, Randle 2nd Addition (unrecorded) A. Harrington Survey, A-55, in Brenham, Washington County, Texas.

LOT AREA: 0.1993-acres, 8,683 square feet.

**ZONING DISTRICT/
USE:** R-2 Mixed Residential Use District/Vacant
(Exhibit "B")

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

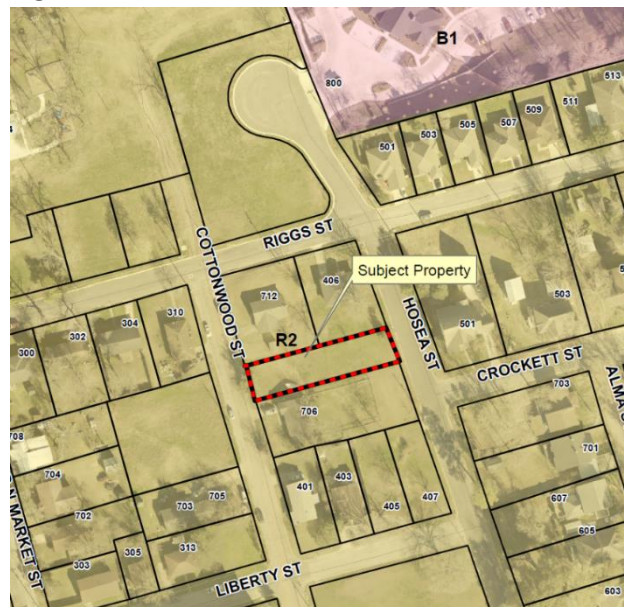
REQUEST: A request for a Variance from the City of Brenham Code of Ordinances, Appendix A – Zoning, Part II, Division 2, Section 2.05(1)(b)(i-iii) to allow a lot area of 4,222 SF and 4,268 SF, where a minimum lot size of 7,000 square feet is required; to allow a lot width of 45 feet, where a minimum lot width of 60 feet is required; and to allow an average lot depth of 93 feet and 95 feet, where a minimum average lot depth of 115 feet is required, (Exhibit "C").

BACKGROUND:

The subject property is a vacant lot addressed as 908 Cottonwood Street and is a through lot with frontage along both Cottonwood Street and Hosea Street, with Riggs Street to the north and Liberty Street to the south. The property owner and applicant is Habitat for Humanity (Nathan Touchette). The subject property, as well as all adjacent and surrounding properties are currently zoned as R-2 Mixed Residential Use District (Figure 1). The surrounding properties are a mix of single and two-family residential, with Henderson Park located to the north, across Riggs Street. Further to the northeast is property zoned B-1, Local Business Mixed Residential that is developed as Parklane Villas Apartments.

The subject property is a 0.1993-acre (8,683 sf) vacant infill property that is part of the Randle 2nd Addition and is

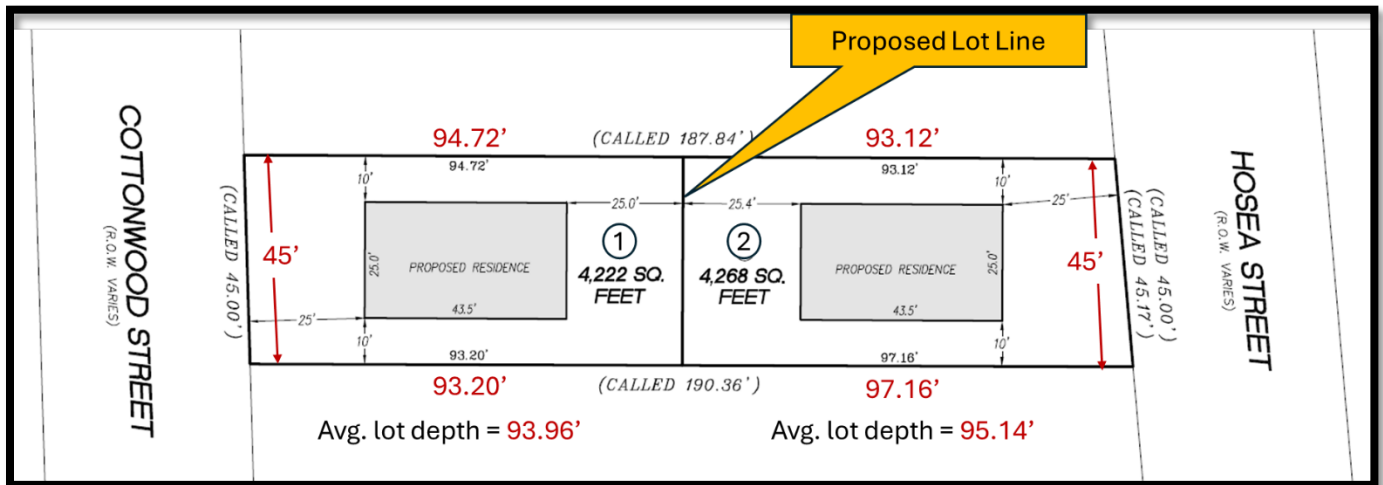
Figure 1



a residue of Lot 11 of an unrecorded plat that was in place before the Zoning and Subdivision Regulations were adopted in 1968. The subject property is approximately 45-feet in width and 190-feet in depth. The existing 8,686 square foot property meets the current minimum lot area requirement of 7,000 square feet and depth of 115-feet for R-2 district property, but is legally nonconforming to the minimum lot width of 60-feet. As a lot that was created before the subdivision and zoning regulations were adopted, and having a lot width of less than 50-feet, the property owner could pull a permit to build a single-family or two-family dwelling unit. A new dwelling on the existing property would be required to meet the 25-foot front and rear yard setbacks, but would be allowed 7.5-foot setbacks to allow a minimum buildable width of 30-feet per [Section 17.03\(3\)](#).

The property owner, Habitat for Humanity, is a nonprofit organization that works to provide people in our community affordable and safe homes. Unfortunately infill lots are currently difficult to find in the City of Brenham. Habitat for Humanity has a client that is ready to build a home on the subject property, however the client is agreeable to have a smaller lot if it were to be subdivided into two lots, with one lot having frontage onto Cottonwood Street and a second lot with frontage onto Hosea Street. This would provide the applicant with two lots for potential homeowners. While there is a floorplan that would be able to fit on the proposed lots and meet all the required setbacks, subdividing/platting the lot into two would cause the lot to lose its legally nonconforming status and require several lot size variances. As shown in Figure 2 below and Exhibit "C", splitting the subject property into two lots would result in projected Lot 1 and Lot 2 to have a lot width of 45-feet, where the minimum required lot width is 60-feet; Lot 1 would have an average lot depth of 93.96-feet and Lot 2 would have an average lot depth of 95.14-feet where an average lot depth of 115-feet is required and lastly, the lots would not meet lot area minimum of 7,000 square feet with lot sizes of 4,222 square feet and 4,268 square feet, respectively. In order for the subject property to be subdivided and platted into two separate lots, the Subdivision regulations require that proposed lots meet the zoning requirements or be granted variances by the Board of Adjustment. The applicant, therefore, is requesting variances for proposed Lot 1 and Lot 2 for a 15-foot reduction in the minimum required lot width, a 21.04-foot (Lot 1) and 19.86-foot (Lot 2) reduction in the 115-foot minimum average lot depth and a 2,778 SF reduction in the minimum lot area for Lot 1 and a 2,732 SF reduction in the minimum lot size of Lot 2.

Figure 2



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 is an 8,686 square foot lot that is within the unrecorded Randle 2nd Addition subdivision that was created before the Brenham Subdivision and Zoning Regulations were adopted in 1968. The subject property is an infill vacant lot that has a nonconforming lot width of 45-feet. Section 17 of the Zoning Regulations provides an exception to allow nonconforming lots with less than 50-feet in width to have reduced side yard setbacks to allow a 30-foot buildable width. Even with this allowance, the subject property has remained a vacant tract that is prone to tall grass violations, illegal parking and dumping. The property owners, Habitat for Humanity, have an opportunity to subdivide the existing lot into two lots, however doing so would create two lots that would not conform to the minimum required lot area, lot width and average lot depth. The lots would not be eligible for platting unless variances were granted to allow the lot size reductions. The applicants have stated that they have a floor plan for the proposed lots that would conform to the required 25-foot front and rear yard setbacks and the minimum 10-foot side yard setbacks. The proposed lot layout with home setbacks are shown in Figure 2 and Exhibit "C".

A variance to the lot area, lot width and average minimum lot depth will allow the subject property to be replatted into two proposed lots for infill affordable housing. Strict adherence to the adopted ordinance would allow for the development of a single dwelling unit on a narrow lot with extra depth, however if the proposed variances are granted the property could be further subdivided and developed with two dwelling units.

- (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 the variances to the minimum lot area, width and average depth will not be materially detrimental or injurious to other properties and improvements in the general vicinity of the subject property. The subject property is zoned R-2 Mixed Residential District and as such, minimum lot standards include minimum area of 7,000 square feet, a lot width of 60-feet, and a lot depth of 115-feet depth. The existing lot has never met the minimum lot width as it was previously platted in the unrecorded Randle 2nd Addition. Even with a reduced lot area, lot width and depth, when developed, the property would be subject to existing setback and development standards to preserve the well-being of the neighborhood and adjacent properties. The applicant has a building plan for a single-family home within the proposed new lot lines that will meet the required building setbacks. The lots would not be out of character with the surrounding neighborhood as there are several properties in the area to the south and east that are smaller in lot size and have an increased density. In addition, a zero-lot line development to the northeast is developed as the minimum 4,000 square foot, 10 lot, Parkcrest Subdivision.

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

Literal enforcement of this ordinance would prohibit the property owner from replatting the subject property into two legally conforming lots and would result in only one infill lot to be available for a home to be constructed by the Habitat for Humanity organization.

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

The subject property is unique in that the property is a small vacant infill property created by an unrecorded plat that predates the subdivision and zoning regulations established in 1968. The subject property meets the minimum required 7,000 square area and lot depth as a single lot, however without the requested variances it would be unable to be platted into two lots for two residential dwellings. There are several properties in the area to the south and east that are smaller in lot size and have an increased density. In addition, a zero-lot line development to the northeast is developed as the minimum 4,000 square foot, 10 lot, Parkcrest Subdivision.

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

The need for the variances was created by the applicant as the subject property is legally nonconforming but buildable for one dwelling. The choice of subdividing the lot into two lots would create two lots that do not meet the minimum lot size standards for area, width, and average depth. The subdividing of the property would create an additional lot and would be required to meet all building setbacks and applicable building, zoning, and fire codes. The requested variances will allow the property owners to formally replat the subject property into two lots in accordance with City standards.

(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.

(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.

The intent of regulations for lot sizes to include a minimum area, depth, and width is to protect the desired amount of density for a particular zoning district. Granting a variance to the lot area, lot width and lot depth requirement would not be injurious to the public health, safety, and welfare, nor would it defeat the intent of the philosophy contained in the zoning ordinance. In theory, one home twice the size of each of the proposed homes on the proposed lots could be developed and meet all the setbacks and maintain the intended density of the R-2 District. The Randle 2nd Addition was created before the subdivision and zoning regulations were adopted in 1968 and as such, lots in the vicinity are not uniform in size with many that are nonconforming to the current lot size regulations. Homes on the subject property would be required to adhere to the setback regulations and the applicable zoning, building and fire codes.

STAFF RECOMMENDATION:

Staff acknowledges that the proposed two lots would provide the possibility of an additional affordable home for the community and meet the objectives of the Housing Task Force. However, due to the subject property being buildable for a single-family home in its current configuration and the requested variances being created by the applicant, Staff ***recommends denying the requested*** variances to allow proposed Lot 1 and Lot 2 a 15-foot reduction in the minimum required lot width, a 21.04-foot (Lot 1) and 19.86-foot (Lot 2) reduction in the 115-foot minimum average lot depth and a 2,778 SF reduction in the minimum lot area for Lot 1 and a 2,732 SF reduction in the minimum lot size of Lot 2.

PUBLIC COMMENTS:

Property owners within 200 feet of the subject property were mailed notifications of this proposal on March 28, 2024. 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. Letter of Intent
- D. Proposed Lot Layout
- E. Site Photos

EXHIBIT "A"
AERIAL MAP



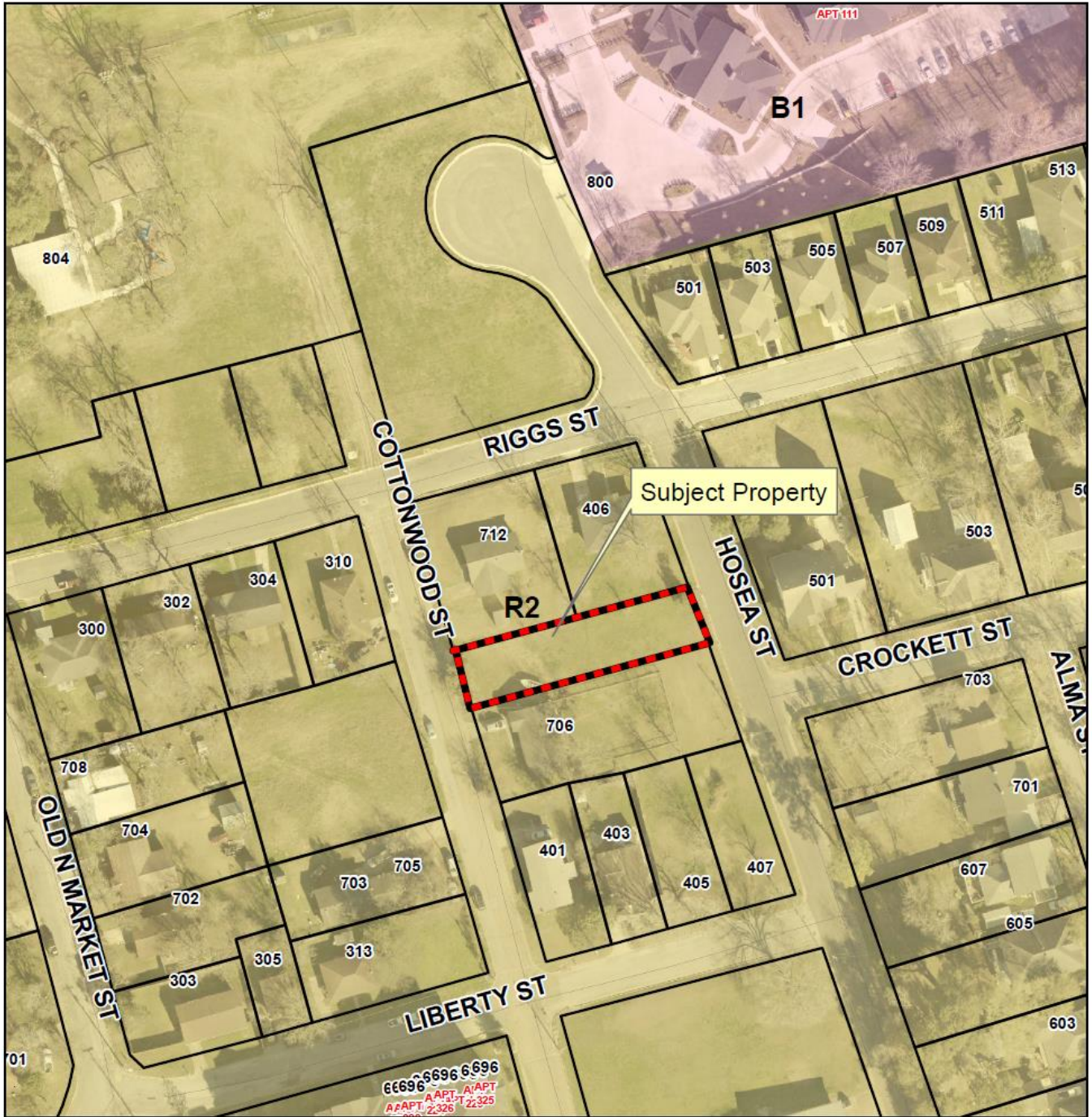
Location Map
Variance: Lot Size, Lot Depth, Lot Width
708 Cottonwood St



1 inch = 100 feet



EXHIBIT "B"
ZONING MAP



Zoning Map
Variance: Lot Size, Lot Depth, Lot Width
708 Cottonwood St



1 inch = 100 feet

Legend

-  B1 Local Business Mixed
-  R2 Mixed Residential



EXHIBIT "C"
LETTER OF INTENT

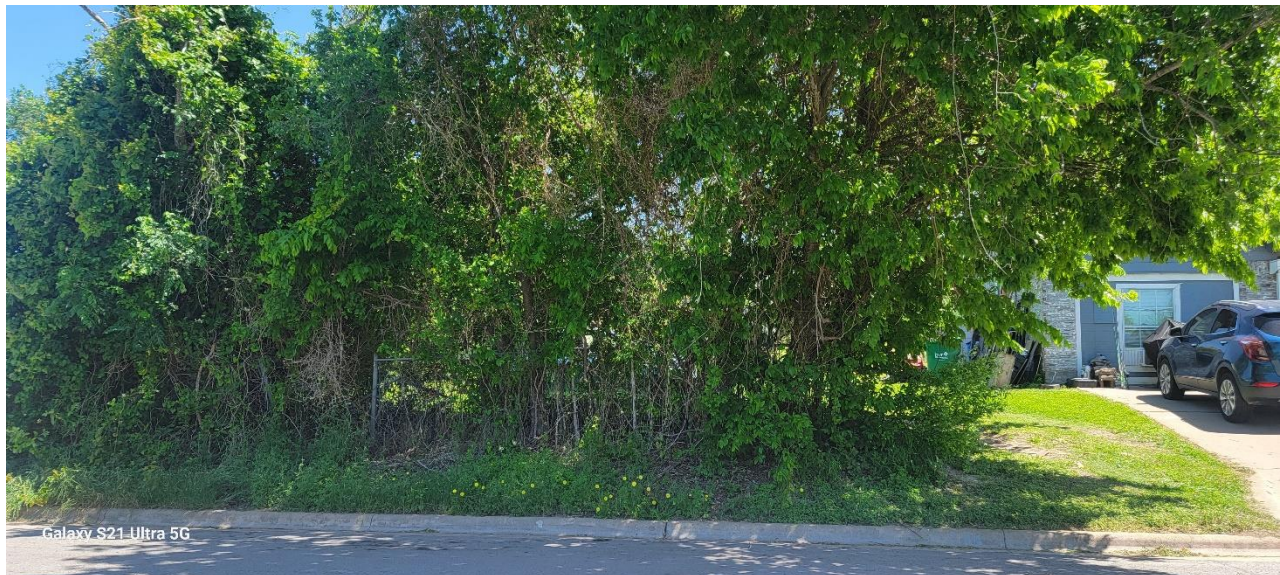
The description provided by the Applicant on the Accella online portal:

This Single-Family Affordable Housing Project is a community-driven initiative aimed at addressing the pressing need for affordable housing within our locality. Central to this project is the proposal to split an existing property into two lots, with each lot designated for the construction of single-family homes that are both economically feasible for lower-income families and environmentally sustainable. Through meticulous planning and collaboration with relevant stakeholders, the proposed property splitting aims to optimize land utilization. The heart of the project lies in the variance request for splitting the property into two lots. This request seeks approval from local authorities to deviate from standard zoning requirements to accommodate the creation of smaller, affordable housing lots. The variance aims to address the unique socio-economic challenges faced by our community by allowing for the development of affordable housing options within existing residential zones. A thorough site analysis is conducted to evaluate the suitability of the property for subdivision. Factors such as lot dimensions, access to utilities, environmental considerations, and impact on neighboring properties are carefully assessed to ensure a sustainable and harmonious development. The project emphasizes the importance of architectural design in creating aesthetically pleasing, functional, and energy-efficient homes. Design plans prioritize affordability without compromising on quality or comfort, incorporating features such as efficient floor plans, energy-efficient appliances, and sustainable building materials. Community engagement plays a pivotal role in the success of the project. Transparent communication and collaboration foster a sense of ownership and support for the project among residents. A key objective of the project is to make homeownership accessible to low and moderate-income families. To achieve this, Habitat for Humanity uses various affordability measures. Overall, this Single-Family Affordable Housing Project represents a collaborative effort to address the critical need for affordable housing while promoting sustainable development and community resilience. Through innovative planning, design, and partnerships, the project aims to create a vibrant and inclusive neighborhood where all residents can thrive.

EXHIBIT "D"
SITE PHOTOS



Subject Property from Hosea Street Frontage. Car & boat do not belong on the property.



Subject Property from Cottonwood Street Frontage. Lot not visible due to trees.



Looking north on Hosea Street towards Henderson Park



Looking south on Cottonwood Street



Henderson Park and Parklane Villas Apartments to the northeast.