



**NOTICE OF A REGULAR MEETING
BOARD OF ADJUSTMENT
MONDAY, MAY 13, 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

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 discuss and act upon it individually as part of the Regular Agenda.

4-a. Minutes from February 12, 2024, Board of Adjustment Meeting.

4-b. Minutes from April 8, 2024, Board of Adjustment Meeting.

REGULAR AGENDA

- 5. Public hearing, Discussion and Possible Action on Case Number B-24-004: A request by Dara Childs/Scott Bailey for a variance from the City of Brenham Code of Ordinances, Appendix A – Zoning, Part II, Division 2, Section 1.05(1)(a)(ii) to allow a lot width of 27.5-feet at the property line (frontage), where a minimum lot width of 60 feet is required for two proposed lots, in order to subdivide and plat the existing property into two (2) lots for the construction of two single-family homes located at 1307 Hidden Creek Lane, described as Lot 3, Block 1 of the Sycamore Hill Subdivision, in Brenham, Washington County, Texas.**

6. **Public hearing, Discussion and Possible Action on Case Number B-24-005: A request by Charles Keese / Craig and Theresa Norman for a Special Exception from the City of Brenham Code of Ordinances, Appendix A – Zoning, Part II, Division 2, Section 2.05(1)(a)(ii) to allow the existing 5-foot west side yard setback where a 10-foot side setback is required for a proposed attached accessory structure (garage) located at 413 W Main Street, described as Lot 7A1 of the West Main Subdivision, in Brenham, Washington County, Texas.**

7. **Adjourn.**

CERTIFICATION

I certify that a copy of the May 13, 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 May 10, 2024, at 10:50 a.m.

Shauna Laauwe

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

CITY OF BRENHAM BOARD OF ADJUSTMENT MINUTES

February 12, 2024

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 February 12, 2024, at 5:15 pm in the Brenham Municipal Building, City Council Chambers, at 200 West Vulcan Street, Brenham, Texas.

Commissioners present:

Jon Hodde, Chairman
Dax Flisowski
Danny Goss
Arlen Thielemann
Mary Lou Winkelmann

Commissioners absent:

None

Staff present:

Shauna Laauwe, City Planner
Sarah Hill, Administrative Assistant

Citizens / Media present:

Chris Strickland

1. Call Meeting to Order

Chairman Hodde called the meeting to order at 5:15 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 December 11, 2023, 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 (minutes from the December 11, 2023, meeting), as presented. The motion carried unanimously (5-0).

REGULAR AGENDA

5. Election of a Chair and Vice Chair for the Board of Adjustment for 2024.

The current Chair for the Board of Adjustment is Jon Hodde and the Vice Chair is Danny Goss. A Chair and Vice Chair need to be appointed annually.

A motion was made by Commissioner Winkelmann and seconded by Commissioner Thielemann to re-appoint Jon Hodde as Chair and Danny Goss as Vice Chair for 2024. The motion carried unanimously. (5-0).

6. Public hearing, Discussion and Possible Action on Case Number B-24-001: A request by Murphy Oil USA, Inc. for a variance from the City of Brenham Code of Ordinances, Appendix A – Zoning, Part II, Division 2, Section 4.06(1)(C) to allow a 5-foot rear yard setback, where a minimum 10-foot rear yard setback is required, for demolition of the existing gas station and construction of a new gas station/convenience store located at 2615 State Highway 36 S, described as Lot 3-C of the Wal-Mart SC 321 Center, in Brenham, Washington County, Texas.

Shauna Laauwe, City Planner, presented the staff report for Case No. B-24-001 (on file in the Development Services Department). Ms. Laauwe stated that this is a request from Murphy Oil USA, Inc. The subject property is zoned as B-2, Commercial Research and Technology Use District and currently is developed with an automobile gas station (Murphy Gas Station). The subject property is addressed as 2615 State Highway 36 S. The future land use designation is commercial, and the proposed use is commercial. The request is to allow a 5-foot reduction in the required rear yard setback to allow a 5-foot rear yard setback where a minimum 10-foot rear yard setback is required for a proposed commercial structure.

The existing gas station was constructed in 2000 (the Walmart site was constructed in the 1980's) and currently consists of 4 pump structures (8 pump stations total) with a small (132-square foot) pay-window structure and outdoor sales located in the center between the second and third pumps. The applicant plans to demolish the existing structures on site and construct a modern gas station with 6 pump structures (12 pump stations total), a new canopy with electronic display, and a 1,400 square foot convenience store. A convenience store requires one parking space per 250 square feet of gross floor area. This will require 6 parking spaces. With the proposed layout, there will be 1 ADA parking space and along with the 12 fuel spots, this makes a total of 13 parking spaces. Murphy has a shared parking agreement with Walmart so the employees can park in the Walmart parking lot.

STAFF ANALYSIS

- The lot is a small, 0.51-acre pad site that is approximately 25-feet from the shared property line with Walmart to the parking lot area.
- Placement of the canopy and fuel pumps is constrained by the existing utility lines; thus, the structures cannot shift to the west to accommodate the minimum required 10-foot setback.
- Will allow adequate separation and light and air. The proposed structure will have a setback of 530-feet from the Walmart store located on the adjacent property to the east.
- Will not be injurious to the public health, safety, or welfare. The reduced setback will allow two-way traffic circulation on the site.

Based on the findings, Staff recommends approval of this variance request to allow a 5-foot reduction to the minimum required 10-foot rear yard setback to allow a rear yard setback of 5-feet for the property located at 2615 State Highway 36 S.

Notifications were mailed to property owners within 200-feet of the subject property on February 1, 2024. Staff did not receive any written comments in favor or opposed to the request.

In response to questions from Commissioners, the following comments were clarified:

- The business will remain a Murphy Gas Station – just a larger, more modern Murphy Gas Station.
- Murphy and Walmart are two separate entities and two separate properties; however, they have partnered for many years.
- There will be one ADA accessible parking spot on the north side of the convenience store.
- There will be no parking in front of the convenience store.
- Restrooms will be available in the new convenience store.
- It will be a 3–4-month process to demolish the existing site and construct the new structures.
- New fuel tanks will be installed as part of this project as well.
- The convenience store will have a fire-rated wall due to its proximity to the fuel pumps.

Chairman Hodde opened the Public Hearing at 5:28 p.m. and asked for any comments. There were no citizen comments.

Chairman Hodde closed the Public Hearing at 5:28 p.m. and re-opened the Regular Session.

A motion was made by Commissioner Thielemann and seconded by Commissioner Goss to approve the request by Murphy Oil USA, Inc. for a variance from the City of Brenham Code of Ordinances, Appendix A – Zoning, Part II, Division 2, Section 4.06(1)(C) to allow a 5-foot rear yard setback, where a minimum 10-foot rear yard setback is required, for demolition of the existing gas station and construction of a new gas station/convenience store located at 2615 State Highway 36 S, as presented. The motion was carried unanimously (5-0).

7. Adjourn

A motion was made by Commissioner Winkelmann and seconded by Commissioner Flisowski to adjourn the meeting at 5:29 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:

Jon E. Hodde, Chairman

May 13, 2024
Meeting Date

Attest, Staff Secretary

May 13, 2024
Meeting Date

CITY OF BRENHAM BOARD OF ADJUSTMENT MINUTES

April 8, 2024

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 April 8, 2024, at 5:15 pm in the Brenham Municipal Building, City Council Chambers, at 200 West Vulcan Street, Brenham, Texas.

Commissioners present:

Jon Hodde, Chairman
Danny Goss, Vice Chair
Dax Flisowski
Arlen Thielemann
Mary Lou Winkelmann

Commissioners absent:

None

Staff present:

Stephanie Doland, Development Services Director
Shauna Laauwe, City Planner

Citizens / Media present:

Bryan Best	Michelle Wright
Sharon & Ken Miller	Mary Barnes
Fidel Vasquez	Donald W. Lampe
Nathan Touchette	

1. Call Meeting to Order

Chairman Hodde called the meeting to order at 5:13 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

Stephanie Doland informed the Board that recurrent board training and an appreciation dinner are being planned. Additional information will be provided once the dates have been confirmed.

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.**

Shauna Laauwe, City Planner, presented the staff report for Case No. B-24-002 (on file in the Development Services Department). Ms. Laauwe stated that this is a request from Paul and Michelle Wright. The subject property as well as adjacent properties to the west, east, and north are zoned as R-2, Mixed Residential Use District and currently is developed with single-family residence. Adjacent properties to the south and further east (adjacent to Chappell Hill Street) are zoned B-1, Local Business Mixed Residential Use District. The future land use designation is single-family residential, and the proposed use is single-family residential. The subject property is addressed as 704 Sycamore Street and is an approximate 60-foot x 163-foot (9,750 SF) rectangular lot that is part of the Days Addition, which is an unrecorded plat, that was in place before the Zoning and Subdivision regulations were adopted in 1968. The property currently is developed with a 1,667 square foot home that includes 151 square feet of porch and deck to the south and a detached garage. The existing home and detached garage are existing legally non-conforming to the current required setbacks. The home is nonconforming to the front yard setback since it has an approximate 20-foot front yard setback instead of the required 25-feet. The garage has a 2-foot setback instead of the required 5-foot setback. The proposed ADU would have an east side yard setback of 11-feet, a west side yard setback of 20.5-feet, and a 10-foot separation from the rear of the garage structure.

The request is to allow a 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 square feet) per section 10.02(4)(e).

ADU's are required to meet additional development standards. Except for the maximum size (item [e] listed below), the proposed ADU meets these requirements as follows:

- a) The property owner resides in either the principal structure or the ADU.
- b) The addition will be the same general architectural style and building material.
- c) The proposed ADU exceeds the 10-foot side yard and rear yard requirements.
- d) One additional off-street parking space requirement is met.
- e) The proposed ADU is less than one-half of the habitable area of the principal structure. [856 SF is **56.46%** of the 1,512 habitable area].
- f) The ADU is not a HUD-code manufactured home.

STAFF ANALYSIS

- The residential property is a large 9,750 square foot lot (minimum 7,000 SF).
- Homes in this neighborhood are typically over 2,000 square feet or have large accessory structures.
- The proposed structure will allow adequate separation, light and air and it will exceed all setback requirements.
- The proposed structure will not be injurious to the public health, safety, or welfare.

Based on the findings, Staff recommends approval of this variance request to allow an Accessory Dwelling Unit (ADU) to be greater than ½ of the habitable area of the 1,516 square foot principal structure for a proposed ADU of 896 square feet to be located at 704 Sycamore Street.

Notifications were mailed to property owners within 200-feet of the subject property on March 28, 2024. Staff did not receive any written comments in favor or opposed to the request but did receive one phone call *in favor* of the request.

In response to a question from Commissioner Flisowski, Staff clarified the following:

- The ADU guidelines were approved and enacted in 2019.
- This is the first variance request to the maximum size requirements.
- Several other variances have been granted for the ADU setback requirements.

Chairman Hodde opened the Public Hearing at 5:28 p.m. and asked for any comments. There were no citizen comments.

Chairman Hodde closed the Public Hearing at 5:29 p.m. and re-opened the Regular Session.

A motion was made by Commissioner Winkelmann and seconded by Commissioner Flisowski to approve the request by Paul and Michelle Wright for a variance to allow a proposed Accessory Dwelling Unit (ADU) to be 856 square feet where a maximum of 758 square feet is allowed for the construction of an Accessory Dwelling Unit located at 704 Sycamore Street, as presented. The motion carried unanimously (5-0).

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.**

Shauna Laauwe, City Planner, presented the staff report for Case No. B-24-003 (on file in the Development Services Department). Ms. Laauwe stated that this is a request from Habitat for Humanity / Nathan Touchette (the property owner and applicant). The subject property is zoned as R-2, Mixed Residential Use District and currently is an undeveloped, vacant infill lot (0.1933-acres) that is part of the Randle 2nd Addition and is a residue of an unrecorded plat that was in place before the Zoning and Subdivision regulations were adopted in 1968. The subject property is addressed as 708 Cottonwood Street and is considered a “through lot” since it has frontage along Cottonwood Street and Hosea Street, with Riggs Street to the north and Liberty Street to the south. 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 future land use designation is single-family residential, and the proposed use is single-family residential.

The property owner, Habitat for Humanity, is a nonprofit organization that works to provide people in our local community with affordable and safe homes. Unfortunately, infill lots are 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 divided into two lots with one having frontage onto Cottonwood Street and the second having 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 required setbacks, subdividing/platting the lot into two lots will cause the lot to lose its legally non-conforming status and will require several lot size variances. In order for the subject lot to be subdivided and platted as two lots, the Subdivision regulations require that proposed lots meet the zoning requirements or be granted variances by the Board of Adjustment. Therefore, the applicant is requesting the following variances:

Proposed Lot 1

1. 15-foot reduction in the required 60-foot lot width. [proposed 45-feet]
2. 21.04-foot reduction in the required 115-foot minimum average lot depth. [proposed 93.96-feet]
3. 2,778 square foot reduction in the required minimum 7,000 square foot lot area. [4,222 square feet]

Proposed Lot 2

1. 15-foot reduction in the required 60-foot lot width. [proposed 45-feet]
2. 19.86-foot reduction in the required 115-foot minimum average lot depth. [proposed 95.14-feet]
3. 2,732 square foot reduction in the required minimum 7,000 square foot lot area. [4,268 square feet]

STAFF ANALYSIS

- Varied size lots in this non-recorded neighborhood. There are lots in the vicinity that are of similar reduced size – Parklane Villas (zero lot line) and 305 Liberty Street. Patio home lots are allowed to be 4,000 square feet. R-2 Zoning typically allows for more density.

- This proposed development will allow adequate separation, light, and air. The proposed structures will meet all setback requirements.
- The proposed development will not be injurious to the public health, safety, or welfare.
- Standard #1: The lot “as-is” is developable for a single-family home. Regulations allow for an exception to the side yard setbacks for lots less than 45-feet in width to allow for 30-feet of buildable width (Section 17.03). With platting, new lots are required to meet all regulations.
- Standard #5: The need for the variance was created by the applicant.

Based on the findings of alternatives that meet the regulations and that the need for the variance was created by the Applicant, Staff recommends denial of the variance request for the proposed reductions in the minimum lot area, lot width, and average lot depth.

Notifications were mailed to property owners within 200-feet of the subject property on March 28, 2024. Staff received three written responses to the request, as follows:

- One *in favor* from Susanna Leonard of 201 Meadow Brook.
- One *in favor* from Sharon Gammel Miller of 826 Happy Hollow. [submitted at the beginning of this meeting]
- One *against* from John W. Walker of 712 Cottonwood, citing concerns about there not being enough room.

In response to questions from Commissioners, the following comments were clarified:

- The setback for the accessory garage at 406 Riggs Street is 5-feet.
- Variances are for the lot only.
- Any variances to the setback requirements would require Board of Adjustment consideration and approval.
- Variances are for the life of the property and are not applicant specific.

Chairman Hodde opened the Public Hearing at 5:45 p.m. and asked for any comments. Bryan Best, Director of Habitat for Humanity in Brenham, stated the following:

- Habitat for Humanity started in Washington County over 20 years ago.
- Habitat doesn't give away homes, but they help people finance and pay for a house.
- Three people have successfully built, moved-in, and paid off their notes on their habitat homes.
- If this request is denied, they will still build a home on this site, but it will just be one house on a long, skinny lot.
- If this request is approved, they will build two homes at one time to save on construction costs.
- This lot is unique as there are not many long, skinny lots with double frontage.
- The family moving into one of the homes has two jobs, are hard-working, and want a home to grow with.

Sharon Miller (826 Happy Hollow) spoke and made the following comments:

- This lot is uniquely situated and has access for two homes.
- This is an opportunity to provide affordable homes.
- People who move into Habitat for Humanity homes must pay mortgages, insurance, taxes, etc. just like everyone else.
- There are five (5) lots on Academy Street and four (4) lots on Riggs Street that are smaller sizes and are within 500-feet, as the crow flies, of the subject property.
- With these two proposed homes, the subject block is proposed to have nine (9) homes. The block immediately to the west has twelve (12) homes.

Commissioner Winkelmann asked if owners of these homes are required to put in sweat equity. Mr. Touchette responded that owners are required to provide a certain number of hours working on other homes to qualify. There are also other time/work requirements.

Chairman Hodde closed the Public Hearing at 5:52 p.m. and re-opened the Regular Session.

Commissioner Goss asked if this request was approved, would another dwelling or accessory structure of any type be allowed. Staff responded as follows:

- An accessory structure (i.e. small shed) may fit but it would be required to follow the setback requirements.
- It is unlikely that an ADU could be approved.
- A carport would be required to meet the front setback requirements.

A motion was made by Commissioner Thielemann and seconded by Commissioner Winkelmann to approve the request by Nathan Touchette on behalf of Habitat for Humanity for a variance 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, as presented. The motion carried by a vote of 4-1.

7. Adjourn

A motion was made by Commissioner Flisowski and seconded by Commissioner Winkelmann to adjourn the meeting at 5:55 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:

Jon E. Hodde, Chairman

May 13, 2024
Meeting Date

Attest, Staff Secretary

May 13, 2024
Meeting Date

CASE NUMBER: B-24-004

VARIANCE REQUEST: 1307 HIDDEN CREEK LANE

STAFF CONTACT: Shauna Laauwe, City Planner

OWNERS/APPLICANTS: Scott Bailey/Dara Childs

ADDRESS/LOCATION: 1307 Hidden Creek Lane (Exhibit "A")

LEGAL DESCRIPTION: Lot 3, Block 1 of the Sycamore Hill Subdivision, in Brenham, Washington County, Texas.

LOT AREA: 1.354-acres, 58,980 square feet.

**ZONING DISTRICT/
USE:** R-1 Single-Family Residential Use District/Single-family home
(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 1.05(1)(a)(ii) to allow a lot width of 27.5-feet at the property line (frontage), where a minimum lot width of 60 feet is required, (Exhibit "C").

BACKGROUND:

The subject property is a 1.354-acre lot addressed as 1307 Hidden Creek Lane, generally located at the west terminus of Hidden Creek Lane. Hidden Creek Lane has access to South Saeger Street to the east and is north of Old Mill Creek Road. The property owner is Scott Bailey and applicant is Dara Childs. As shown in Figure 1, the subject property, as well as adjacent properties to the north, west and east are currently zoned as R-1 Single-Family Residential Use District and developed as single-family homes. The adjacent properties to the south and southeast are vacant tracts that are zoned R-2, Mixed Residential District and B-1, Local Business Mixed Residential District, respectively. As shown in Figure 2 and Exhibit "A", the subject property consists of a single-family home, that was constructed in 2021, on the north side of the 1.354-acre property with a driveway access onto Hidden Creek Lane. Mr. Bailey wishes to subdivide the property into two lots in order to sell the southern lot (Lot 3B) for the development of

Figure 1



a single-family home. The subject lot and the adjacent lot to the west was shown in the Meadow Brook Subdivision Section II plat that was recorded in 1985, as having a future connecting street (Wyandotte Lane) connecting Meadow Brook Lane to Wyandotte Lane that is now Hidden Creek Lane. Nevertheless, the street was never developed. Thus, Hidden Creek Lane is a deadend street that does not meet the current Subdivision regulations or Infrastructure Design Manual. In 2019, the Applicant wished to develop several single family homes and was in talks with the City of Brenham to construct the connecting roadway and extend necessary utilities with the City agreeing to participate. The applicant opted not to construct the thru street and utility extension and instead construct three (3) single-family homes with one at 1400 Wyandotte Lane, 209 Meadowbrook Lane, and 1307 Hidden Creek Lane (Figure 2). The lots for these three (3) addresses are considered to be nonconforming as they do not meet the minimum lot width of 60-feet at the right-of-way and do not meet the Fire regulations for turnaround access.

Figure 2



The applicant has since sold the 1.354-acre subject property at 1307 Hidden Creek Lane to Mr. Bailey, who wishes to subdivide the subject property, shown in Figure 3 and 4 below, into two lots in order to sell the southern lot (Lot 3B) for the development of a single-family home. The existing subject property is proposed to be split evenly, with each lot (Lot 3A and Lot 3B) consisting of 0.6770-acres (29,490 SF). The west front property lines would measure approximately 115 feet in length, while the side property lines vary between 170-feet and 180-feet in depth and the rear property lines are approximately 150-feet in length. While the lots are large and exceed the minimum lot size of 7,000 square feet and depth, the subdividing of the original lot would cause the subject property to lose the grandfathered nonconforming status and each lot would only have a lot width of **27.5-feet** along at right-of-way of Hidden Creek Lane, where a minimum lot width of 60-feet is required for single-family

Figure 3



Figure 4



residential lots. If the variance and subsequent platting is approved, the existing home would be located on Lot 3A and a new single-family home could be constructed on Lot 3B. Each home would have access to Hidden Creek Lane via a elongated driveway. Per the International Fire Code (IFC), Section 503.1.1(1.1) Building and facilities, since an IFC approved fire truck turnaround would not be provided, the new single-family structure on proposed Lot 3B would be required to have an approved automatic sprinkler system installed (See Exhibit E). The property owner and applicant has been made aware of this provision.

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 3A and Lot 3B for to allow a lot width at the property line (frontage) of 27.5-feet instead of the required 60-feet.

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.

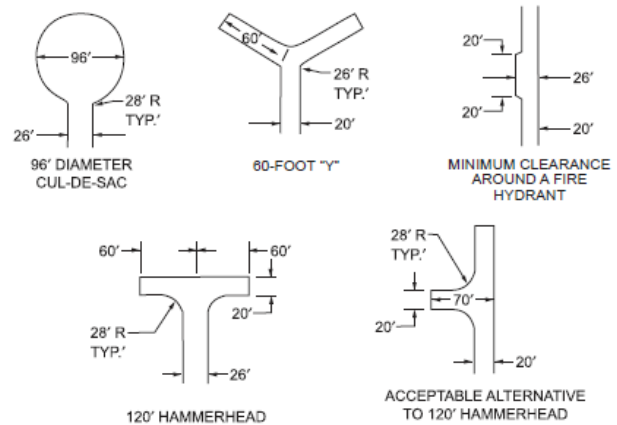
The subject property is a 1.354-acre, 58,980 square foot lot that is described as Lot 3 of the Sycamore Hill Subdivision and is adjacent to the nonconforming dead-end terminus of Hidden Creek Lane. The subject property is not eligible for platting unless a variance is granted to allow the lot width reduction. The existing single-family home on the subject property was constructed before the 2022 Infrastructure Design Manual was adopted that does not permit dead-end streets. If the property were developed today, City regulations would require the extension of Hidden Creek Lane or for a cul-de-sac or other approved turn-around to be constructed. The dead-end street results in an awkward lot frontage with no true front lot line or block face, this results in a home lot that is out of character with the single-family home properties along Hidden Creek Lane.

Strict adherence to the adopted ordinance would not allow for the development of an additional single dwelling unit with a lot width of 27.5-feet at Hidden Creek Lane, however if the proposed variance is granted the property could be further subdivided and a home built on proposed Lot 3B in accordance with the zoning, building and fire regulations.

(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 minimum lot width at the front property line along the Hidden Creek Lane right-of-way will not be materially detrimental or injurious to other properties and improvements in the general vicinity of the subject property. However, if approved an additional dwelling would be allowed to be constructed with limited fire access. An alternative to accommodate appropriate development is to extend Hidden Creek Lane with a cul-de-sac, "Y", or hammerhead turnaround (Figure 5) that would allow for the two lots to meet the lot width requirements as well as the approved fire access regulations. To adhere to the 2018 International Building Code, any new home built without an approved turnaround, would require a sprinkler system as part of the building plans.

Figure 5- IFC Appendix D



The subject property is zoned R-1 Single-Family 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. Except for the portion of the east property line that is along the right-of-way, the two proposed lots substantially exceed the R-1 lot requirements. However, if approved the lots would be out of character with the surrounding neighborhood in terms of access and blockface.

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

Literal enforcement of this ordinance would require the construction of a fire turnaround that meets Appendix D of the 2018 International Fire Code and that provides a lot width of 60-feet adjacent the zoning regulations. While these requirements may be cost prohibitive, hardships shall be with the development of the proposed subject property, not solely financial. The subject property is already developed and being utilized as a rental. Approving the variance would allow the subject property to be subdivided into two properties and a single-family home to be built in according to building and fire regulations.

(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 subject property is a large, underutilized infill property that exceeds the minimum required 7,000 square area and lot depth as a single lot. A portion of the subject property is within the floodplain and the subject lot has a dead-end access. The applicant did not create the dead-end of Hidden Creek Lane, but elected not to extend the right-of-way and utilities. Without the requested variance it would be unable to be platted into two lots for two residential dwellings.

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

The need for the variance was created by the applicant as the subject property is currently developed legally with a single-family home and alternatives were previously available to subdivide the property for further development in a way that would meet the zoning, building and fire regulations and overall neighborhood character. The choice of subdividing the lot into two lots would create two lots that do not meet the minimum lot width standards or fire regulations. 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 variance 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.*

Literal enforcement of the ordinance would prohibit the property owner from replatting the subject property into two legally conforming lots and would result in the remaining large infill lot.

(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 lot width is to protect the desired amount of density for a particular zoning district and adequate access to the public roadways. Granting a variance to the lot width requirement would not be injurious to the public health, safety, and welfare, however it would defeat the intent of the philosophy contained in the zoning ordinance. The proposal does not promote connectivity or good subdivision design. 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 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 variance being created by the applicant, Staff **recommends denying the requested** variances to allow proposed Lot 1 and Lot 2 a 27.5-foot lot width at the property line (frontage) instead of the required 60-foot lot width.

PUBLIC COMMENTS:

Property owners within 200 feet of the subject property were mailed notifications of this proposal on May 2, 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. Internation Fire Code- Appendix D
- F. Applicant photos
- G. Staff site Photos

EXHIBIT "A"
AERIAL MAP

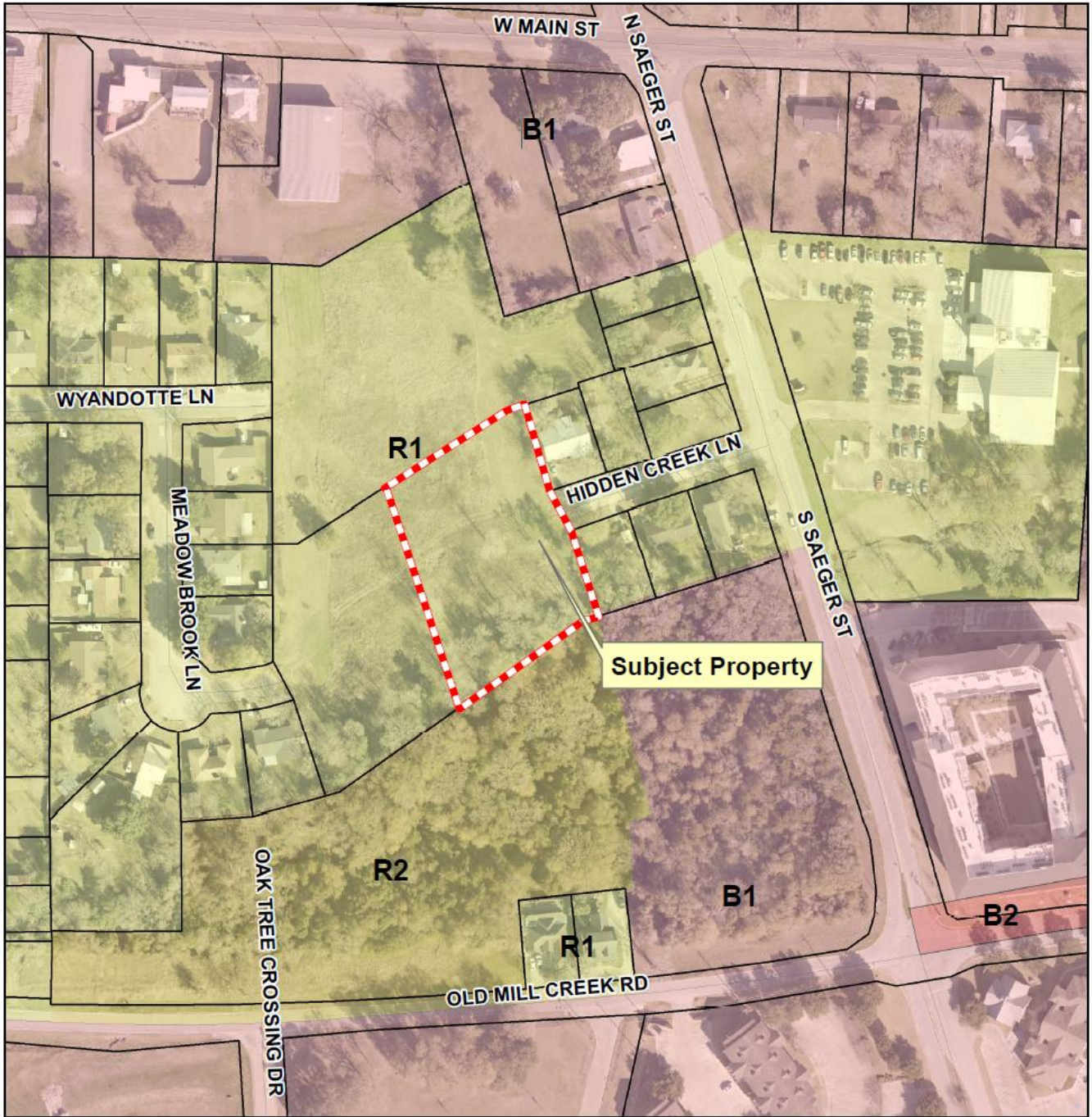


Location Map
Variance to Lot Width
1307 Hidden Creek Lane

1 inch = 167 feet



EXHIBIT "B"
ZONING MAP



Zoning Map
Variance to Lot Width
1307 Hidden Creek Lane

Legend

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



1 inch = 167 feet



EXHIBIT "C"
LETTER OF INTENT

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

Modifications necessary *

The subject property is currently 1.2 acres with a depth of 175 feet. The current owner has an opportunity to subdivide the lot into two lots however the street frontage within the right of way (not the width) would be 27.5 feet. The subject property would have an actual width of around 150 feet. The lot would not be eligible for platting unless a single variance was granted to allow frontage reduction allowable from 60 feet to 27.5.

[check spelling](#)

Materially detrimental or injurious *

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 current subject property is at the end of a dead end street. Parking, traffic and or visual crowding due to this replat/development would not materially impact the area in a negative or detrimental fashion. The lot in question would be 150' wide, 175' deep and be just under 30,000 square feet in total. All of these parameters greatly outstrip the City's current requirements of 60 wide, 115 deep and 7000 total square feet. the proposed lot is effectively equal in size to four standard city lots.

[check spelling](#)

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.

[check spelling](#)

Uniqueness *

The subject property is unique in that the property is a large underutilized infill property. The subject property meets the minimum required 7,000 square area and lot depth as a single lot, however without the requested variance it would be unable to be platted into two lots for two residential dwellings.

Not created by applicant *

The need for the variances was created by the applicant as the subject property is 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 width (frontage). 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 owner to formally replat the subject property into two lots in accordance with City standards.

[check spelling](#)

Hardship *

The hardship suffered through the literal enforcement of the ordinance would not be financial alone.

[check spelling](#)

Variance request will not be injurious to Health, Safety or Public Welfare *

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 width 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. As stated, this property would actually have a width of 150 feet, but due to the nature of the dead in street the actual frontage is what misses the 60 foot mark. A new home on the subject property would be required to adhere to the setback regulations and the applicable zoning, building and fire codes.

EXHIBIT "D"
PROPOSED LOT LAYOUT

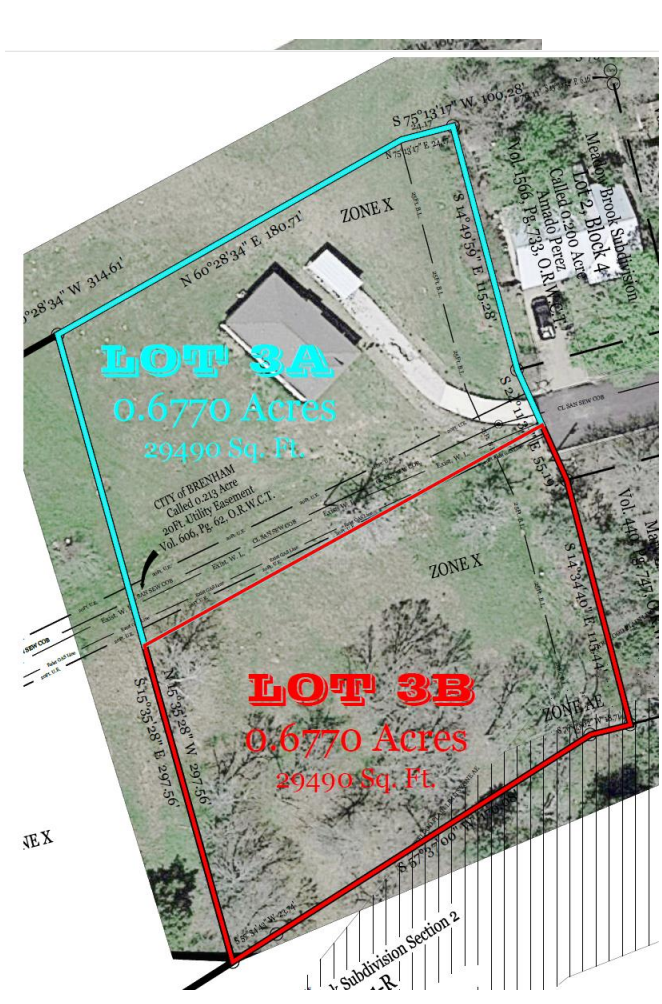


EXHIBIT "E"
2018 INTERNATIONAL FIRE CODE DOCUMENTS

503.1.1 Buildings and facilities. *Approved* fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the *exterior walls* of the first story of the building as measured by an *approved* route around the exterior of the building or facility.

Exceptions:

1. The *fire code official* is authorized to increase the dimension of 150 feet (45 720 mm) where any of the following conditions occur:

1.1. The building is equipped throughout with an *approved automatic sprinkler system* installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.

1.2. Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades, or other similar conditions, and an *approved* alternative means of fire protection is provided. 1.3. There are not more than two Group R-3 or Group U occupancies.

2. Where approved by the *fire code official*, fire apparatus access roads shall be permitted to be exempted or modified for solar photovoltaic power generation facilities.

APPENDIX D

FIRE APPARATUS ACCESS ROADS

The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance or legislation of the jurisdiction.

User note:

About this appendix: Appendix D contains more detailed elements for use with the basic access requirements found in Section 503, which gives some minimum criteria, such as a maximum length of 150 feet and a minimum width of 20 feet, but in many cases does not state specific criteria. This appendix, like Appendices B and C, is a tool for jurisdictions looking for guidance in establishing access requirements and includes criteria for multiple-family residential developments, large one- and two-family subdivisions, specific examples for various types of turnarounds for fire department apparatus and parking regulatory signage.

SECTION D101 GENERAL

D101.1 Scope. Fire apparatus access roads shall be in accordance with this appendix and all other applicable requirements of the *International Fire Code*.

SECTION D102 REQUIRED ACCESS

D102.1 Access and loading. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an *approved* fire apparatus access road with an asphalt, concrete or other *approved* driv-

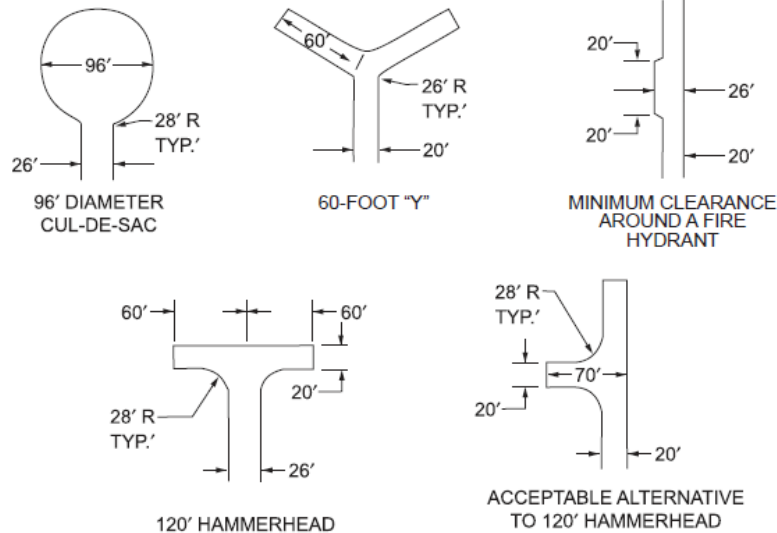
ing surface capable of supporting the imposed load of fire apparatus weighing up to 75,000 pounds (34 050 kg).

SECTION D103 MINIMUM SPECIFICATIONS

D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders (see Figure D103.1).

D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade.

Exception: Grades steeper than 10 percent as *approved* by the *fire code official*.



For SI: 1 foot = 304.8 mm.

**FIGURE D103.1
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND**

EXHIBIT "F"
APPLICANT PHOTOS



1307 Hidden Creek Lane



209 Meadowbrook – Back of home



Where 2nd home would be located.

EXHIBIT "G"
STAFF PHOTOS



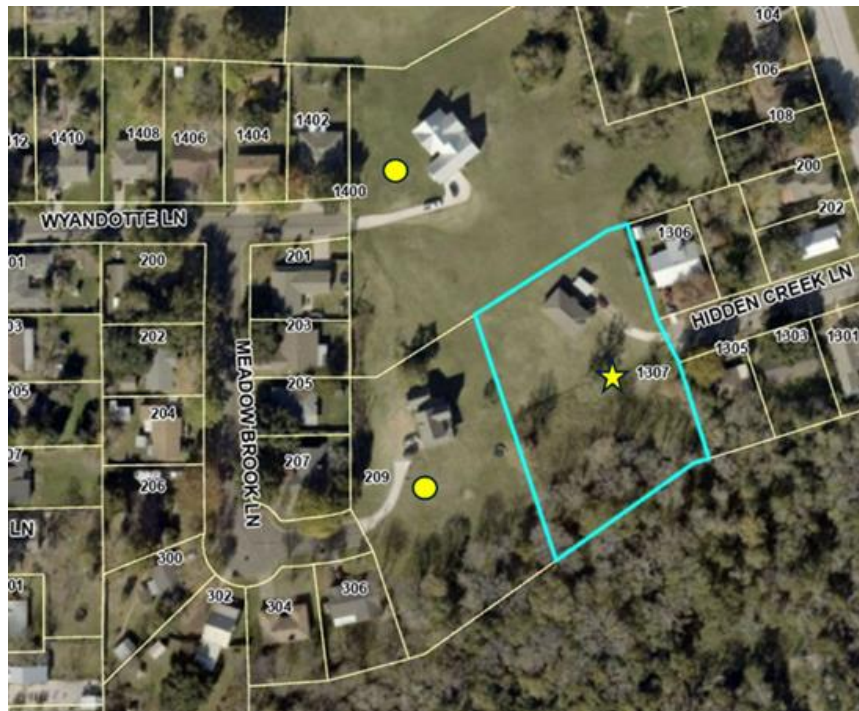
1307 Hidden Creek Lane



New home would be placed where overgrown area is located.



**209 Meadowbrook in forefront, 1400 Wyandotte Ln to the left (north),
1307 Hidden Creek to the right (east).**





CASE NUMBER: B-24-005

SPECIAL EXCEPTION REQUEST: 413 W. MAIN STREET

STAFF CONTACT: Shauna Laauwe, City Planner

OWNERS/APPLICANTS: Craig and Theresa Norman/Charles Keese, AIA

ADDRESS/LOCATION: 413 W. Main Street (Exhibit "A")

LEGAL DESCRIPTION: Lot 7A1, West Main Subdivision

LOT AREA: Approximately 5,532 square feet (0.1270 acres)

**ZONING DISTRICT/
USE:** R-2, Mixed Residential District / Single-family residence
(Exhibit "B")

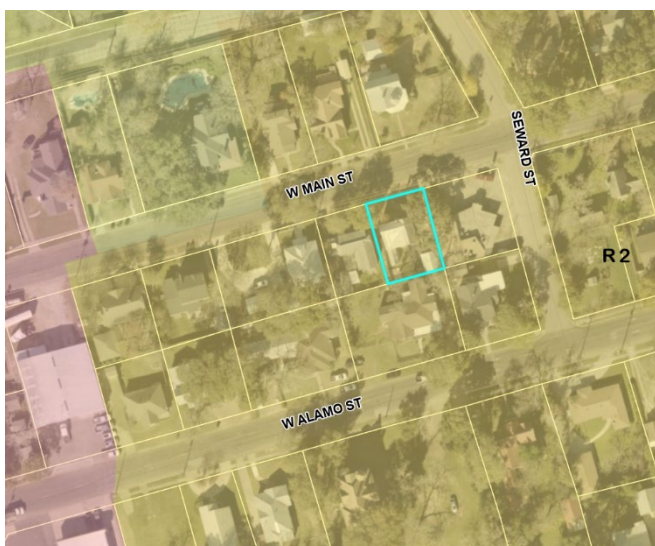
**COMP PLAN
FUTURE LAND USE:** Mixed-Use Downtown Adjacent

REQUEST: A request for a Special Exception from the City of Brenham Code of Ordinances, Appendix A – Zoning, Part II, Division 2, Section 2.05(1)(a)(ii) to allow the existing approximately 5-foot west side yard setback, where a minimum 10-foot west side yard setback is required for expansion of a non-conforming structure (addition of a two-story accessory structure/garage) at 413 W. Main Street, described as Lot 7A1 of the West Main Subdivision, in Brenham, Washington County, Texas. (Exhibit "C")

BACKGROUND:

The subject property is addressed as 413 W. Main Street and is generally located on the south side of W. Main Street and west of Seward Street and north of W. Alamo Street. The subject property and all adjacent properties are within a R-2, Mixed Residential District and developed with a mix of commercial and single-family residential units. The adjacent property to the east is Manuel's Mexican Restaurant that is a legally nonconforming use that has been in business since 1987. Neighboring properties to the northwest along W. Main Street are zoned R-1, Single-Family Residential District and developed as single-family homes. The subject property measures approximately 60-feet by 92-feet (5,532 square feet/0.1270-acres) and currently consists of a 2,061 square foot 2-story single-family home and a detached accessory garage

Figure 1



that were constructed in 1924. The subject property is an original lot of the West Main Subdivision, and the existing home built in 1924, was established before the subdivision and zoning regulations were adopted in 1968. The 5,532 square foot lot is legally nonconforming to the minimum lot size of 7,000 square feet and lot depth of 115-feet. In addition, the circa 1924 home is legally nonconforming to the minimum 25-foot front and rear yard setbacks and the minimum 10-foot west side yard setback. The existing home has a front yard setback of approximately 22-feet, a rear yard setback of approximately 19-feet 6" and a west side yard setback of approximately 5-feet. On December 11, 2023, the Board of Adjustments (BOA) unanimously approved (4-0) a Variance to allow a proposed attached accessory structure (garage) a 5-foot side yard setback and a 2-foot rear yard setback. The property owners proposed to demolish the then existing delapidated garage that was at a 2-foot east and a 0-foot rear year setback and replace it with a two-story two-car garage that would be angled and attached by a walkway to the second floor of the principal structure (Figure 2 & 3). While only a corner of the

Figure 2 - Former Site Plan Request

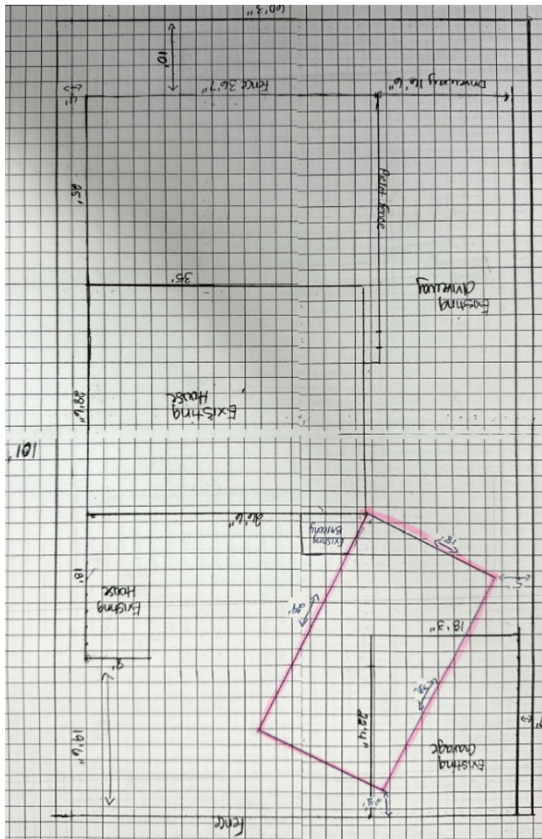


Figure 3 – Former Site Plan Request



proposed garage structure would be within the respected setbacks, variances do not have conditions and go with the land. Thus, the granted 2-foot rear yard setback is valid for the entire south rear property line and the 5-foot setback along the east property line.

After the December BOA decision, the property owners demolished the garage and began construction plans. They found that the proposed angled garage would not meet their space needs and would cause difficulty in backing up car maneuvers and sought out other designs from architect (and applicant) Charles Keese. Mr. Keese has redesigned the attached garage structure to be located on the west side of the property and be in line with the existing principal structure (See Figure 4). Placing the garage structure near the west property line allows for a 3-point turn to exit the driveway forward and make a safer turn onto W. Main Street. As stated above, the existing home has a legally nonconforming west side yard setback of 5-feet, where the current R-2 regulations required a side yard setback of 10-feet. The proposed garage addition is 670 square feet on each floor, with the

first floor consisting of the garage area, a workshop, storage space, a utility room (See Figure 5) . The proposed second floor would consist of a gameroom above the garage/workshop/storage space, an upstairs utility room on the west side that connects to the house, and a east walkway that connects to the master bedroom of the home.

Figure 4 – New Site Plan

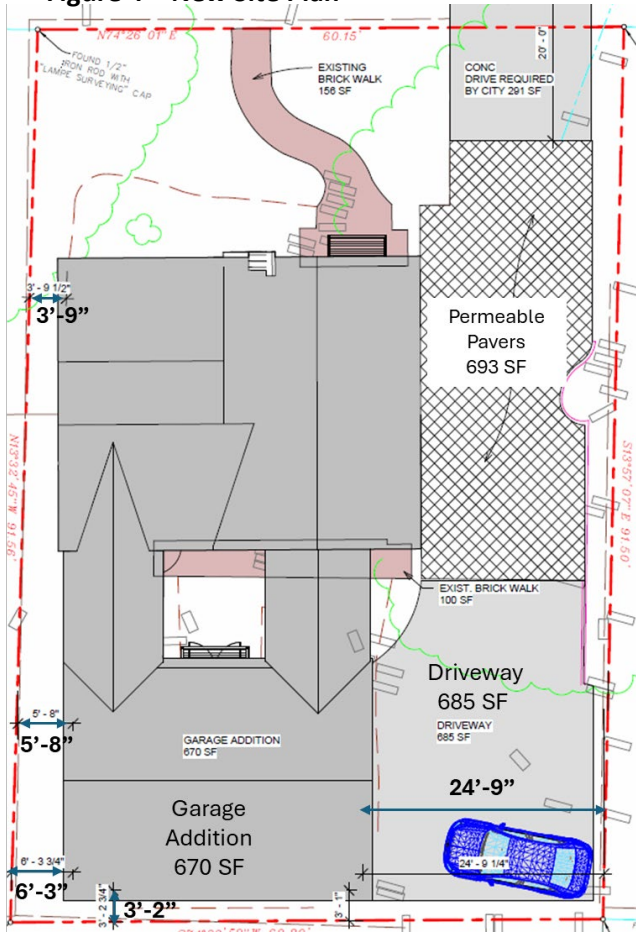
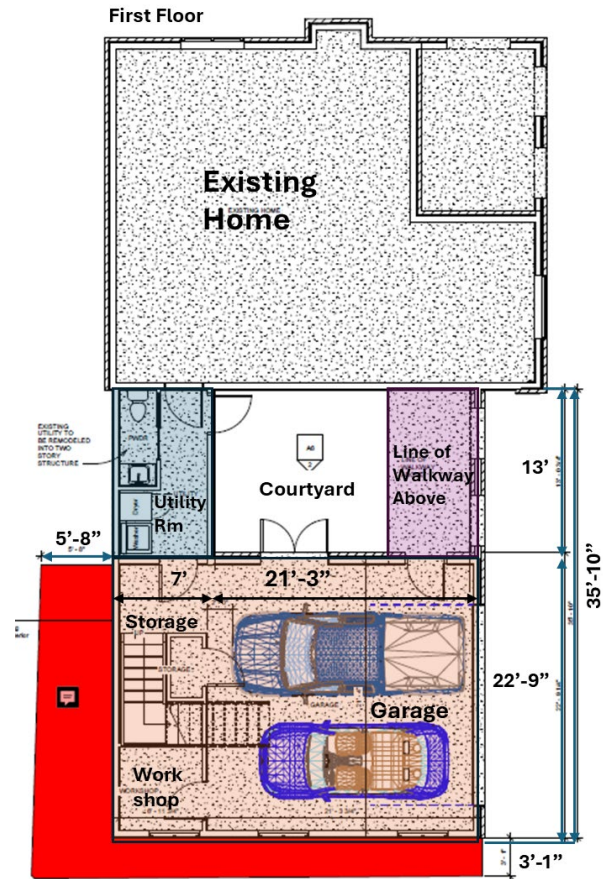


Figure 5 – Proposed Floor plan



An attached accessory structure has the same setbacks as a principle structure, thus the proposed attached garage would have a minimum required 10-foot west side yard setback. The proposed garage addition has a minimum west side yard setback of 5'-8" and a maximum side yard setback of 6'-3". The proposed rear yard setback will vary between 3'-1" and 3'-2". As the rear yard setback is within the previous variance setback of 2-feet granted in December 11, 2023, no action on the rear yard setback is required. As the garage addition is proposed to expand along the same setback as the nonconforming principal structure, a Special Exception is being requested to allow the proposed 4'-4" reduction in the minimum required 10-foot west side yard setback.

APPLICABLE SECTION OF ORDINANCE AND ANALYSIS:

(Sec. 1.01) Authority. The Board of Adjustment shall have the authority to grant special exceptions in accordance with the procedures and standards herein provided to permit:

- (2) 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.

Section 2.05(1)(a)(ii) of the City of Brenham Zoning Ordinance requires the following area regulations:

(1) Single Family Detached Units.

(a) Size of yards:

- (ii) Side yard: For all uses permitted in this district, there shall be a side yard on each side of the lot having a width of not less than ten (10) feet. A side yard adjacent to a side street shall not be less than fifteen (15) feet.

STAFF ANALYSIS & RECOMMENDATION:

The proposed addition is substantial and as shown in Figure 6, will increase the lot coverage of the property from 52% to 54.7%, where a maximum of 55% lot coverage is allowed. To help meet the maximum 55% limit, the applicant is proposing to place permeable pavers on a 693 square foot portion of the driveway. The proposed 54.7% of lot coverage is out of character for the surrounding area. However, the addition will be attached to the rear of the existing principal structure and will not be noticeable to passers-by on West Main Street. The adjacent property to the south has a large wing of the principal structure that is approximately 5-feet from the property line near where the proposed addition will be placed. As shown in Figure 1, the principal structure has a first-floor utility room in the same location where the new one is proposed and had a shed near the west property line that has been recently removed. Thus, while a second story structure will create additional bulk and less light and air, the subject property has had structures within the proposed setback area for several years.

Figure 6 – Lot Coverage Calculation

LOT COVERAGE	SF	
	CURRENT	PROPOSED
EXISTING HOME	1148	1124
WALK	180	180
BACK PATIO	100	100
DRIVEWAY	1482	978
GARAGE	0	870
TOTAL ADDITION	2870	3030
PERCENT COVERAGE	52%	54.7%
TOTAL LOT SIZE	5532	
COVERAGE AT 55%	3042.6	

No adverse effects to the adjacent properties, or the surrounding neighborhood is expected with the proposed expansion of the nonconforming principal home. The neighborhood was developed before the zoning and subdivision regulations were enacted in 1968, thus many of the structures in the vicinity have nonconforming setbacks. The adjacent property to the south is a large 2-story structure, where the roofline of approximately 18-feet of the structure is approximately 4-feet from the shared property line and aligned to the approximate location of the proposed garage. The adjacent property to the east, developed as Manuel’s Mexican Restaurant, will be less affected as the previous garage structure at the east property line has been removed. Lastly, the adjacent property to the west is also approximately 10-feet from the shared property line. The proposed renovations and addition will be required to meet all applicable building and fire code requirements.

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 (garages) are allowed in the R-2 zoning district. As stated above, the proposed expansion of the nonconforming structure will be required to meet the current R-2 standards, to include the adopted 2018 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 10-foot west side yard setback for the proposed accessory structure (garage).

STAFF RECOMMENDATION:

Staff has reviewed the request and *recommends approving the requested* special exception to allow a 5-foot reduction in the minimum required 10-foot west side yard for a setback of approximately 5-feet, for a proposed attached two-story garage at 413 W. Main Street.

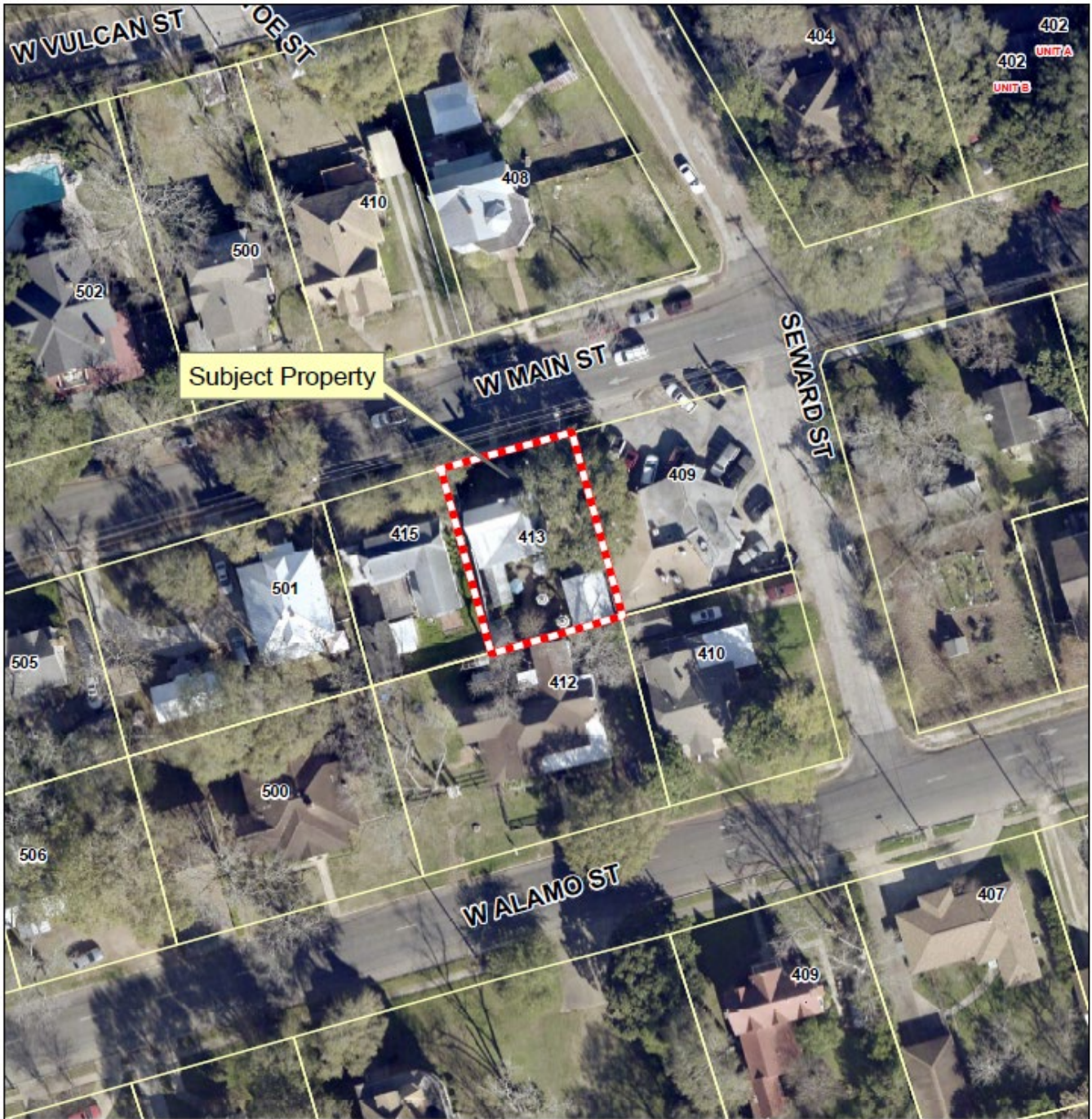
PUBLIC COMMENTS:

Property owners within 200 feet of the subject property were mailed notifications of this proposal on May 2, 2024. All public comments will be provided in the Board of Adjustment Packet or during the public hearing.

EXHIBITS:

- A. Aerial Map
- B. Zoning Map
- C. Cover Letter
- D. Site Plan
- E. Floor Plan
- F. Elevation Plan
- G. Staff Photos
- H. Comment Letter

EXHIBIT "A"
AERIAL MAP



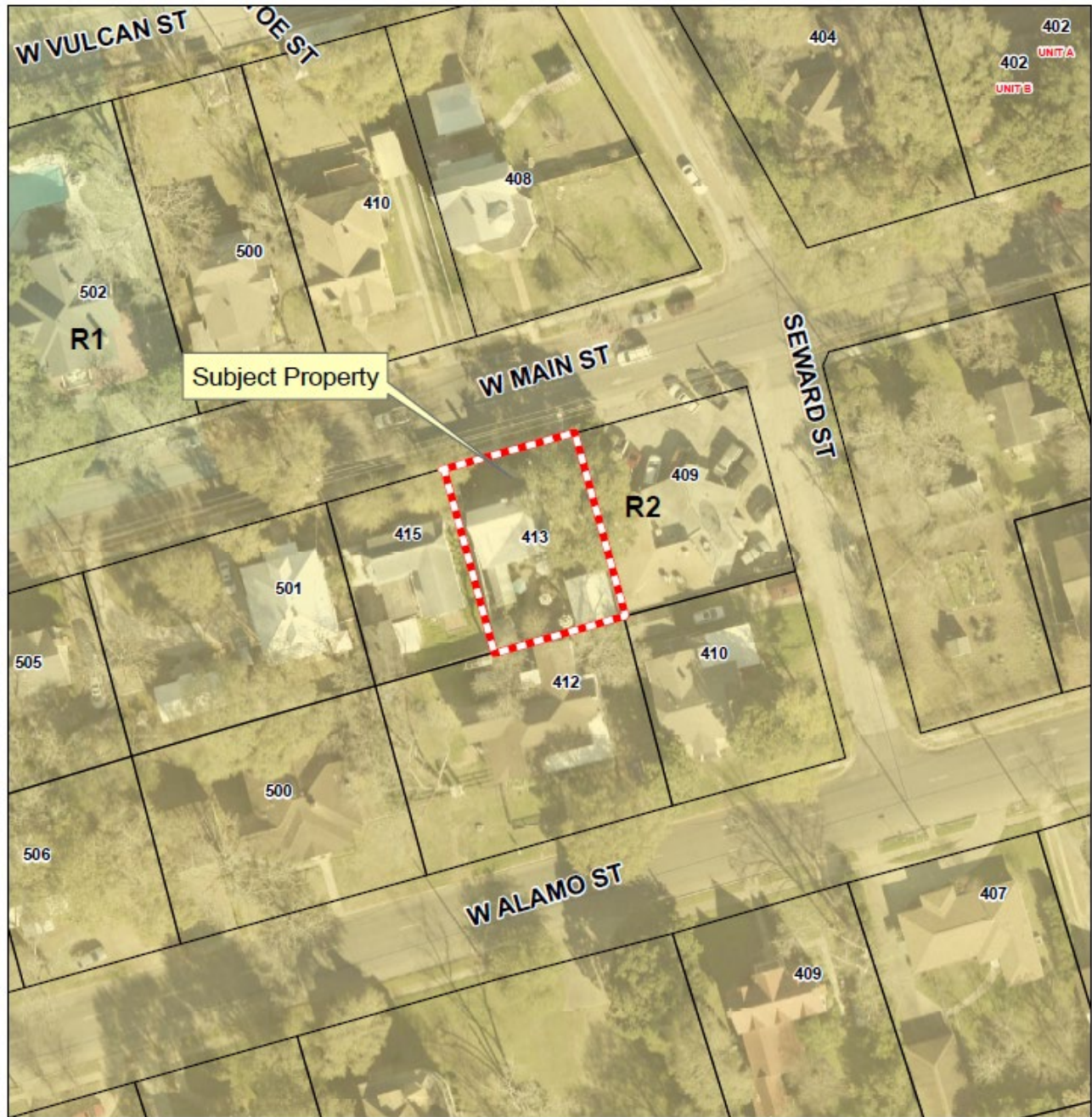
Location Map
Special Exception: Expansion of a
Nonconforming Structure
413 W Main St



1 inch = 63 feet



EXHIBIT "B"
ZONING MAP



Zoning Map
Special Exception: Expansion of a
Nonconforming Structure
413 W Main St



1 inch = 63 feet



EXHIBIT "C"
COVER LETTER



3671 FM 109
Brenham, TX 77833
979-836-6024

www.keeseearchitects.com
ckeese@keeseearchitects.com
nkeese@keeseearchitects.com

April 23, 2024

City of Brenham
Board of Adjustments
200 W. Vulcan St.
Brenham, Texas 77833

Regarding: 413 W Main

TO WHOM IT MAY CONCERN:

As agents/architect for the Owner we request the following:

A special exception request is being made to allow the construction of a new 2-story garage/gameroom addition at the same easement clearances as the existing residence. The current residence was built in 1924 before the property line easements were established and has a side lot clearance of 5'.

This is a very small lot, and the owner would like to add a new garage addition and an area to be enable them to turn around on-site rather than backing out into the traffic on Main Street which becomes congested with traffic and parked vehicles at the nearby restaurant.

The wall surfaces that face other properties will be constructed with fire resistant materials. The overall garage/gameroom will be designed in the same style as the existing residence.

We ask you to grant this special exception request so that the project can move forward and allow the Owner to add a garage and turn-around area for their vehicles.

Sincerely,

A handwritten signature in black ink that reads "Charles A. Keese".

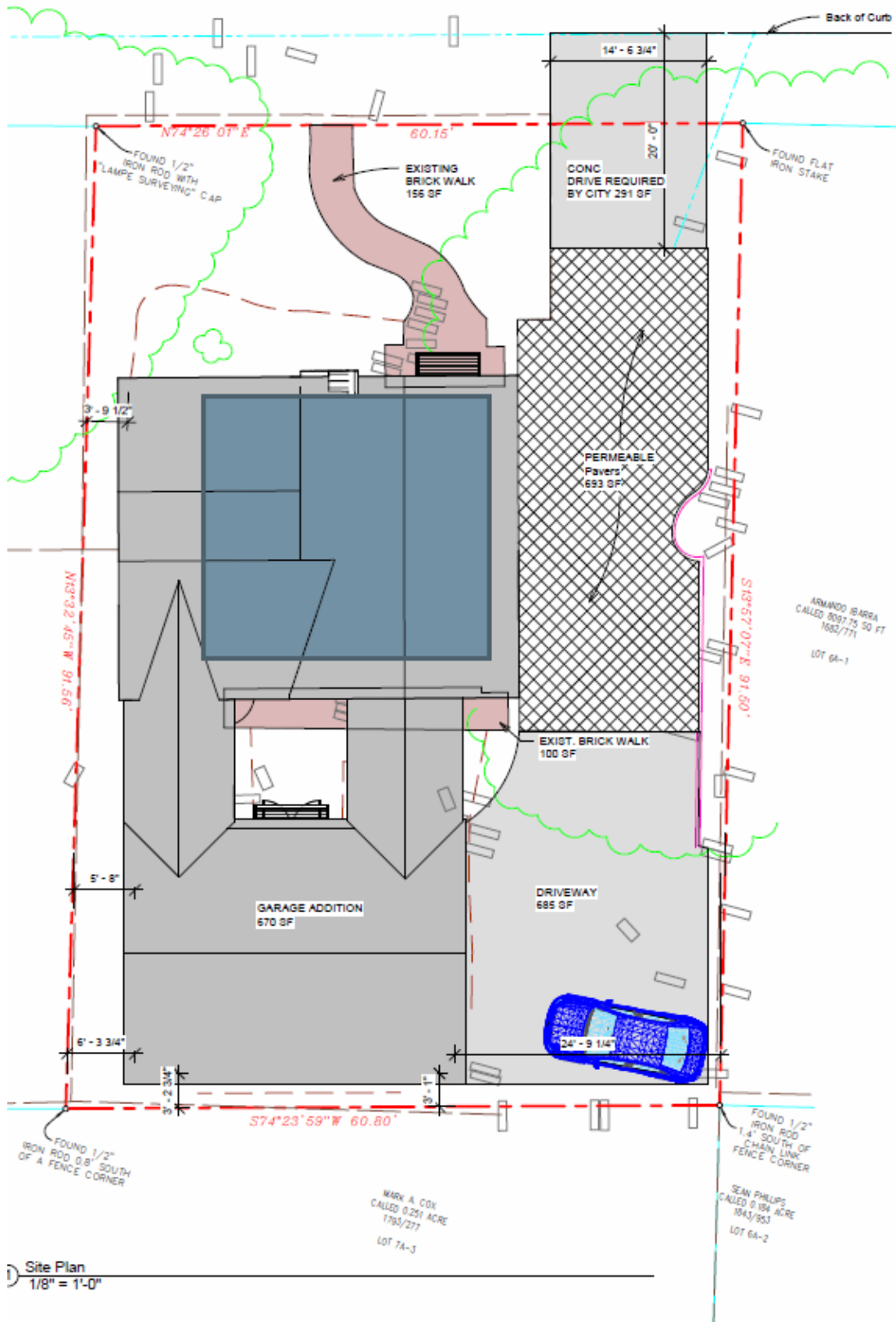
Charles A. Keese, AIA
Keese & Associates

Cc: Craig and Tussy Norman

413 W Main
Add new garage and re-design driveway.

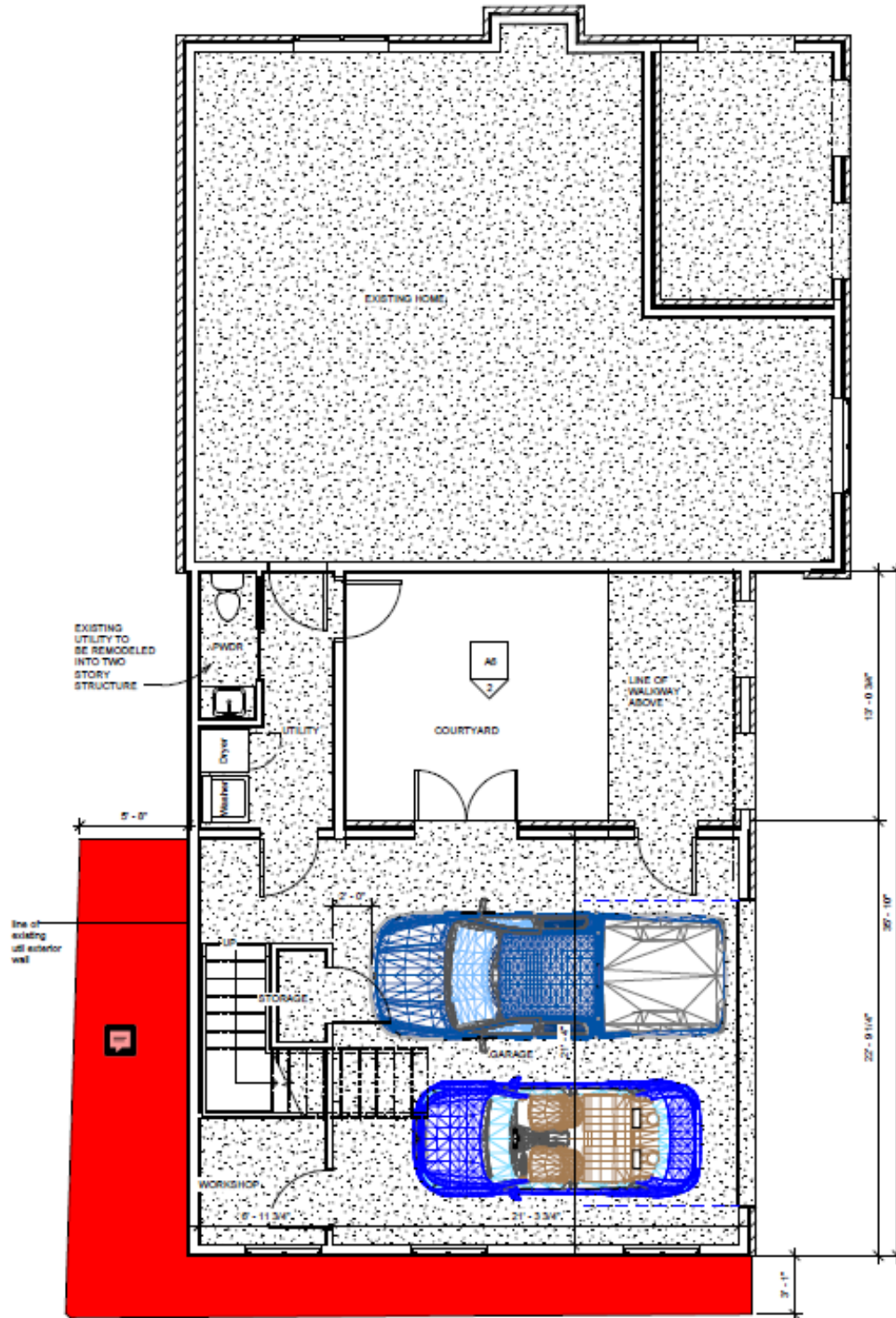
EXHIBIT "D"
SITE PLAN

WEST MAIN STREET



Site Plan
1/8" = 1'-0"

EXHIBIT "E"
FLOOR PLAN



**EXHIBIT "F"
ELEVATION**

West Main Street

Front of Principal Structure



EXHIBIT "G"
SITE PHOTOS



413 W Main Street



413 W Main Street & adjacent property to the west.



East side yard



Rear yard



South property line

EXHIBIT "H"
Letter of Support

City of Brenham
Development Services Department



PUBLIC COMMENT FORM

All submitted forms will become a part of the public record.

Please return to:
City of Brenham
Attn: Development Services Dept., Case B-24-005
P.O. Box 1059
Brenham, Texas 77834-1059

Name: Cheryl Duteil
(please print)
Address: 501 W Main St.
Brenham TX 77833
Signature: Cheryl Duteil
Date: 5/5/2024

I am FOR the requested special exception as explained on the attached public notice for BOA Case B-24-005. (Please state reasons below)

I am AGAINST the requested special exception as explained on the attached public notice for BOA Case B-24-005. (Please state reasons below)

Date, Location, & Time of **Board of Adjustment** meeting:
Monday, May 13, 2024, 5:15 PM
City Council Chambers, 2nd Floor, City of Brenham City Hall
200 West Vulcan Street, Brenham, Texas 77833

COMMENTS/REASONS:

You may also submit comments via email to khodde@cityofbrenham.org. Please reference the case number in the subject line.
For questions regarding this proposal, please call the Development Services Department at (979) 337-7220.

P.O. Box 1059 * 200 W. Vulcan Street * Brenham, Texas 77834 * 979-337-7200 * www.cityofbrenham.org
An Equal Opportunity Employer

City of Brenham
Development Services Department



PUBLIC COMMENT FORM

All submitted forms will become a part of the public record.

Please return to:

City of Brenham
Attn: Development Services Dept., Case B-24-005
P.O. Box 1059
Brenham, Texas 77834-1059

Name:
(please print)
Address:

SEAN PHILLIPS
410 WALAMOST
BRENHAM, TX 77833

Signature:

[Handwritten Signature]

Date:

05/07/2024



I am FOR the requested special exception as explained on the attached public notice for BOA Case B-24-005. (Please state reasons below)



I am AGAINST the requested special exception as explained on the attached public notice for BOA Case B-24-005. (Please state reasons below)

Date, Location, & Time of **Board of Adjustment** meeting:

Monday, May 13, 2024, 5:15 PM
City Council Chambers, 2nd Floor, City of Brenham City Hall
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