



NOTICE IS HEREBY GIVEN PURSUANT TO V.T.C.A., GOVERNMENT CODE, CHAPTER 551, THAT THE BOARD OF ADJUSTMENT FOR CITY OF ANGLETON WILL CONDUCT A MEETING, OPEN TO THE PUBLIC, ON WEDNESDAY, AUGUST 16, 2023 AT 12:00 P.M., AT THE CITY OF ANGLETON COUNCIL CHAMBERS LOCATED AT 120 S. CHENANGO STREET ANGLETON, TEXAS 77515.

DECLARATION OF A QUORUM AND CALL TO ORDER

1. Discussion and possible action on the minutes for the Board of Zoning Adjustment meeting on May 17, 2023.

PUBLIC HEARINGS AND ACTION ITEMS

2. Conduct a public hearing, discussion, and possible action on a request for a variance to Sec. 28-45. - SF-7.2—Single-family residential-7.2 district.d.2., (Lot Setbacks) to allow for carport to be constructed over existing driveway in front yard with a reduced setback.

The subject property is located at 2829 N. Remington, being the fifth lot north from the NW intersection of S. Remington and E. Remington (East Remington DR in original plat).

REGULAR AGENDA

ADJOURNMENT

CERTIFICATION

I, Otis Spriggs, Development Services Director, do hereby certify that this Notice of a Meeting was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times and to the City's website, www.angleton.tx.us, in compliance with Chapter 551, Texas Government Code. The said Notice was posted on the following date and time: Thursday, August 10, 2023, by 12:00 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

/S/ Otis Spriggs

Otis T. Spriggs, AICP

Development Services Director

Public participation is solicited without regard to race, color, religion, sex, age, national origin, disability, or family status. In accordance with the Americans with Disabilities Act, persons with disabilities needing special accommodation to participate in this proceeding, or those requiring language assistance (free of charge) should contact the City of Angleton ADA Coordinator, Colleen Martin, no later than seventy-two (72) hours prior to the meeting, at (979) 849-4364 ext. 2132, email: cmartin@angleton.tx.us.



**CITY OF ANGLETON
BOARD OF ADJUSTMENT AGENDA
120 S. CHENANGO STREET, ANGLETON, TEXAS 77515
WEDNESDAY, MAY 17, 2023 AT 12:00 PM**

NOTICE IS HEREBY GIVEN PURSUANT TO V.T.C.A., GOVERNMENT CODE, CHAPTER 551, THAT THE BOARD OF ADJUSTMENT FOR CITY OF ANGLETON WILL CONDUCT A MEETING, OPEN TO THE PUBLIC, ON WEDNESDAY, MAY 17, 2023, AT 12:00 P.M., AT THE CITY OF ANGLETON COUNCIL CHAMBER, LOCATED AT 120 S. CHENANGO STREET ANGLETON, TEXAS 77515.

DECLARATION OF A QUORUM AND CALL TO ORDER

Present: Ms. Michelle Townsend
Ms. Danielle Graham, Chair
Ms. Janie Schwartz-Shaw
Mr. Terry Roberts
Mr. Blaine Smith
Ms. Ellen Eby

Absent: None

DECLARATION OF A QUORUM AND CALL TO ORDER

1. Discussion and possible action on the minutes for the Board of Zoning Adjustment meeting on February 22, 2023.

Board Action:

A motion was made by Board member Terry Roberts to approve the minutes as presented; motion seconded by Board member Danielle Graham.

ROLL CALL VOTE:

Chair Danielle Graham- Aye., Board member Michelle Townsend- (had not arrived); Board member Janie Schwartz-Shaw - Aye., Board member Blaine Smith- Aye; Board member Terry Roberts- Aye; Board member Ellen Eby- Aye. (5-0 vote). **The minutes were approved.**

PUBLIC HEARINGS AND ACTION ITEMS

2. Conduct a public hearing, discussion, and possible action on a request for a variance to Sec. 28-46. - SF-6.3—Single-family residential-6.3 district, (d).(2).b., (Corner Lot Setbacks) to allow for new single family home to be placed on an existing narrow lot with a reduced corner sideyard of 8’-9” +/-.

The subject property is located at 724W. Ash ST., at the NW intersection of North Walker St.

Staff: Kandice Haseloff-Bunker, Development Coordinator gave staff summary comments: The application is for a variance at 724 W. Ash St. The document packet has

been provided with all the details, qualifying the property for a variation, so I'll briefly explain why staff feels that we should grant the variance.

The narrow lots in the subdivision were created by plat in 1943, prior to the current set back standards. I heard a question earlier about, When were the standards? The standards were set around the 80s. The home was built shortly after the plat and it remained on the property until 2017, then it was torn down. The lot has been vacant since.

The corner lot regulations are in effect now for the additional setbacks, spacing or to create a secondary front yard on the property. The original home didn't appear to have a secondary front yard. The other properties on the street don't have the secondary yard. The applicant is requesting to rebuild a residential home there, which is in compliance with the use and zoning there, within accordance with the other residential lots that are there in the area.

Staff finds that the request wouldn't be detrimental as there should be no change to the street signs or the visibility there on the corner. Notices were sent out and we haven't had any response in the negative. We find that the home would be a great opportunity for infill development. We recommend that it be passed with the condition that there would not be a driveway on the street side yard. The owner has expressed an understanding of that and Staff recommends that they maintain the visibility on the street corner.

Board member Michelle Townsend made a motion to open the public hearing; motion was seconded by Board Member Danielle Graham. Motion carried.

Public Input: Veronica Johnson was present but did not wish to speak for or against the project.

Board Member Janie Schwartz-Shaw made a motion to close the public hearing; motion was seconded by Board Member Terry Roberts. Motion carried.

Board Deliberation: Board Member Ellen Eby commented on the newer house right next to this one. Kandice Haseloff-Bunker explained that the resident across the street had that house moved in and remodeled it. Ms. Eby asked why purchase that lot as opposed other areas. She also asked where the driveway would go. (Ash Street). Michelle Townsend asked about the floor plan in the packet. Mr. Spriggs explained that the home will not be a pre-manufactured home. The driveway would just extend into the front yard (no garage). Kyle Reynolds explained the old home was condemned.

Veronica Johnson at the request of Board Member Townsend approached the mic to explain she received notice and was curious to find out what was being proposed. She owns property in the area that is a part of an estate co-owned with siblings. She does not have a problem with the proposed home because one was previously there.

Board Member Roberts asked if staff received any other comments from the public. Mr. Spriggs stated that the notices went out to everyone within 200 ft. of the property.

Board Action:

A motion was made by Board Member Terry Roberts to grant the variance based on the presented findings and details; motion seconded by Board Member Janie Schwartz-Shaw.

ROLL CALL VOTE:

Chair Danielle Graham- Aye., Board member Michelle Townsend- Aye; Board member Janie Schwartz-Shaw - Aye., Board member Blaine Smith- Aye; Board member Terry Roberts- Aye; Board member Ellen Eby- Aye. **(6-0 vote).**

The variance was granted.

3. Conduct a public hearing, discussion, and possible action on a request for a variance to Sec. 28-46. - SF-6.3—Single-family residential-6.3 district, (d).(2).b., (Lot Setbacks) to allow for new single family home to be placed on an existing narrow lot with reduced side yards of 4'-7" (3" +/- on each side yard).

The subject property is located at 504 W. Peach St., one lot west-ward of the NW intersection of W. Peach St. and S. Parrish St.

Staff: Kandice Haseloff-Bunker, Development Coordinator gave staff summary comments: This document packet was provided with all the details. But I'll go over to the unique conditions required to grant a variance and why the staff supports. It in this case. The narrow lots again exist since 1946, when it was platted. There was a home that was built in 1935, to the extent of the full lot width. That home stood and was occupied until earlier this year. The owners applied for and were awarded a grant which funded the replacement through the Brazoria County Community Development Department, Home Reconstruction and Rehabilitation Program. There's a limited selection of standard design plans that they have used all over the county for these grant-funded homes. The proposed plan is the closest fit for the narrow lot when chosen out of the available plans offered, and we feel that imposing the current set back regulations will limit, prevent significantly, impede, and hinder the development of the lot. We feel that the construction is necessary for the reasonable use of the property, and it represents the least intrusive solution. We feel that we are minimizing the variance and that there's no change to the safety, the street visibility or the existing site distance that will still be in place because the front and the rear setbacks will still be the same. Public notices have been sent out and we have not heard any objections. We feel that the variance granted would allow for infill and increase in the property value and conform with the existing homes in the neighborhood. That's why we recommend this variance for approval.

Motion was made by Ellen Eby to open the public hearing; motion was seconded by Michelle Townsend. Motion carried.

Public Input:

Matt Summers, spoke and explained that the lot to the right is owned by the funeral home, it will be used for parking and nothing is built on the lot to the left.

Motion was made by Board Member Michelle Townsend to close the public hearing; motion was seconded by Board Member Ellen Eby. Motion carried.

Board Action:

Board member Michelle Townsend moved that we find criteria of section 28-23,F2 and findings of 28-23,F3 of the Code of ordinances are met and grant the requested set back variance with any recommended conditions of staff; motion seconded by Board member Board member Janie Schwartz-Shaw. The variance was granted.

ROLL CALL VOTE:

Chair Danielle Graham- Aye., Board member Michelle Townsend- Aye; Board member Janie Schwartz-Shaw - Aye., Board member Janie Schwartz-Shaw - Aye; Board member Terry Roberts- Aye. (6-0 vote). **The variance was granted.**

PUBLIC HEARINGS AND ACTION ITEMS: NONE

ADJOURNMENT: 12:12 PM

CITY OF ANGLETON, TEXAS

Chair, Danielle Graham

ATTEST:

Otis T. Spriggs, AICP, Development Services Department Director



AGENDA ITEM SUMMARY FORM

MEETING DATE: August 16, 2023

PREPARED BY: Kandice Haseloff-Bunker, Development Coordinator

AGENDA CONTENT: Conduct a public hearing, discussion, and possible action on a request for a variance to Sec. 28-45. - SF-7.2—Single-family residential-7.2 district.d.2., (Lot Setbacks) to allow for carport to be constructed over existing driveway in front yard with a reduced setback.

The subject property is located at 2829 N. Remington, being the fifth lot north from the NW intersection of S. Remington and E. Remington (East Remington DR in original plat).

AGENDA ITEM SECTION: Public Hearing and Action

BUDGETED AMOUNT: None

FUNDS REQUESTED: None

FUND: None

EXECUTIVE SUMMARY:

A variance request has been submitted to the City of Angleton Development Services Department for construction of a new polygon shaped aluminum carport with largest measurement of 28' x 24' to be built on an existing lot of a property more commonly known as 2829 N. Remington.

Staff has identified a variance of the front yard setback as necessary to process the potential building permit application. This variance is to the minimum front setback requirement of the SF-7.2 district. Additional requirements of Sec. 28-103. - Accessory structure and use regulations.e(2) limit carport maximums to 40 feet width and 12 feet depth.

This residence has existed on the property since 1979 according to Brazoria County Tax Appraisal records.

The proposed new carport will be less than 1' from the front property line and 7'+/- from the nearest interior side property line. The carport is proposed to abut the home's existing roof line and be installed to completely shelter the existing (20') concrete drive and walkway. There is no additional concrete flatwork proposed to widen or change the existing driveway and walkway. Additionally, all existing greenspace of the front yard will remain wholly in place.

Applicant is required to satisfy the following:

Sec. 28-45. - SF-7.2—Single-family residential-7.2 district.d.2.

a. Minimum front yard: 25 feet.

b. Minimum side yard: Five feet for interior side yard; 15 feet for a corner lot on a street; 25 feet for a key corner lot. **Variance is required (24' reduction of front yard setback is proposed).**

c. Minimum rear yard: Twenty feet for the main building and any accessory building(s); 25 feet for rear entry garage. (See section 28-103 for accessory building standards.)

Sec. 28-103. - Accessory structure and use regulations.e(2)

Carports shall be measured from the part of the carport (usually the roof) that is closest to the street or alley (see Illustration 5), and shall be constructed of materials like the main building(s) on the premises. In single-family and two-family zoning districts, carports shall be a maximum size of 40 feet wide and 12 feet deep. In multifamily and nonresidential zoning districts, carports shall be a maximum size of three bays in width and one bay in depth. **Applicant's requested variance doubles the 12' maximum depth.**

ANALYSIS:

The proposed new carport is requested to enable the fully sheltered transfer of a medically fragile resident between their residence and a transport vehicle. Said transfer is facilitated by medical equipment and human assistant(s). The medically necessary condition is not a self-created condition and was not present when ownership was initiated 29 years ago. The proposed carport will be reasonable accommodation that will enable the existing residents to continue occupying the home they own. The proposed variance is necessary for the owner's continued use of the property.

The lots in this section of Greenridge North Subdivision were created by plat recorded in 1980 (V16P48, 1980004514). A 25-foot building setback is included in the original plat. Brazoria County Appraisal District indicates that the home was constructed in 1979 and met all requirements at that time. The home is unable to be relocated, the proposed construction represents a less intrusive solution.

The property is in the SF-7.2 Zoning District which specifically calls for residential use. Applicant's residential home remains in compliance with this designated zoning use.

Greenridge North Subdivision platting occurred from late 1978 to early 1982. All 98 original lots have the same setback requirements of a 25 foot front yard setback. The corner lots in this neighborhood were allowed a 15 foot setback on the "secondary" front yard.

The proposed variance will maintain the existing visual appeal of the neighborhood. In fact, in this subdivision, there are 9 existing carports that are being utilized in similar manner. Two of these are in very close proximity; one is located almost directly across the Right-of-Way and the second is joined diagonally with the rear corner of this lot.

There are no proposed changes to the setbacks for the side yards or back yard of this property.

Zoning Ordinance requires minimum setbacks in order to allow for proper maintenance of structures, to allow adequate circulation of light and air, and to impede the spread of fire and water run-off onto adjacent properties. By retaining the property's other setbacks and minimizing the amount of variance, the intended purpose of the setbacks will remain in place.

If a financial consideration is present, it is because the hardship is depriving the owner of the land's value and use in an egregious way, either completely or almost completely.

Pursuant to Chapter 28, Section 28-23(h)(3) of the Code of Ordinances of the City of Angleton (Code), notice was published in the "Facts," on August 02, 2023 and mailed to all property owners within two-hundred feet of the subject property on July 27, 2023.

Pursuant to Section 28-23(h)(4): The board of adjustment shall not grant a variance unless it finds, based upon compelling evidence provided by the applicant, that each of the conditions of subsection (f) have been satisfied..."

Pursuant to Section 28-23(f)(2): No variance shall be granted without first having given public notice and having held a public hearing on the variance request in accordance with subsection (h) of this section and unless the board of adjustment finds:

- a. **That there are special circumstances or conditions affecting the land involved such that the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of his/her land;**

The lot was platted according to the regulations during that time. Imposing the current setback regulations will limit, prevent, or significantly impede the development and use of this lot. There are existing residential homes in the area with the same lot sizes and lot challenges to currently satisfy code requirements of the SF-7.2 Zoning District front and side yard setbacks. Applicant's intended use is most similar use to the other lots and homes in the neighborhood. The necessity for fully sheltered, equipment assisted transfer of the medically fragile resident is a unique condition at this specific address.

- b. **That the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant.**

Applicant owns the home that has continuously occupied this lot. The current setback requirements of this lot will not permit any permanent shelter to be constructed over the existing driveway. The proposed carport can not be relocated as it is requested to shelter the driveway and walkway that is pre-existing at the front of this home. The strict application of the requirements of this applicable zoning chapter would deprive the existing property owner of rights and privileges to be enjoyed on this site and currently enjoyed by other property owners in the same zoning district.

- c. **That the granting of the variance will not be detrimental to the public health, safety or welfare, or injurious to other property within the area;**

Staff feels that the overall nature of the variance will not be detrimental to the area as long as all other setbacks are adhered to. The variance will not cause changes to the Right-of-Way nor to traffic conditions in the area. Other homes in the same subdivision possess carports that have been placed along street Right-of-Ways with a reduced setback line. The proposed carport will be a reasonable opportunity to enable the existing residents to continue occupying the home they own. Staff cautions that the 24' encroachment into the front yard may be considered excessive by causing and less than 1' setback from the Right-of-Way.

- d. **That the granting of the variance will not have the effect of preventing the orderly use of the other land within the area in accordance with the provisions of this chapter; and**

There are existing residential homes in the area with the same lot sizes and lot challenges to currently satisfy code requirements of the SF- 7.2 Zoning District front and side yard setbacks. The general objective of the zoning is to allow for placement of residential structures in the existing zone. The suitable use of the property will preserve the appearance and ambience of the existing residential neighboring properties. The home will continue to blend with the other homes in the neighborhood and will be well within the spirit of the street and community. The proposed construction would not alter the essential character of the neighborhood. The proposed building setback variance will not interfere with or prevent the orderly use of other land in the area doing the same.

- e. **That a finding of undue hardship exists.**

The hardship is imposed only by conditions that are existing outside the property owner's control. Due to the pre-existing driveway location combined with the current front yard setback, an undue hardship exists pursuant to Section 28-23(f)(3). Granting a variance would allow for the best and most reasonable use of this property. The proposed carport will be reasonable accommodation that will enable the existing residents to continue occupying the home they own.

Pursuant to Section 28-23(f)(3): In order to grant a variance, the board of adjustment must make written findings that an undue hardship exists using the following criteria:

- a. **That literal enforcement of the controls will create an unnecessary hardship in the development of the affected property;**

There are existing residential homes in the area with the same lot sizes and lot challenges to currently satisfy code requirements of the SF- 7.2 Zoning District front and side yard setbacks. The existing homes were platted and built according to the regulations in place at that time. Imposing the current setback regulations will limit, prevent, or significantly impede the development and use of this lot, creating an unnecessary hardship in the development of the affected property.

- b. **That the situation causing the hardship or difficulty is neither financial in nature, self-imposed nor generally affecting all or most properties in the same zoning district;**

The necessity for fully sheltered equipment assisted transfer of the medically fragile resident is not a condition generally present in the majority of the overall SF-7.2 zoning district. The hardship is not financial, self-imposed nor generally affect all or most properties in the same zoning district.

- c. **That the relief sought will not injure the permitted use of adjacent conforming property; and**

Lots within this subdivision are already utilizing carports in similar manner without injury to the permitted use of adjacent conforming properties. The relief sought will not injure the permitted use of adjacent conforming property.

d. That the granting of a variance will be in harmony with the spirit and purpose of these regulations.

Granting of a variance will be in harmony with the spirit and purpose of these regulations.

Pursuant to Section 28-23(f)(4); A variance shall not be granted to relieve a self-created or personal hardship, nor shall it be based solely upon economic gain or loss, nor shall it permit any person the privilege in developing a parcel of land not permitted by this chapter to other parcels of land in the particular zoning district. No variance may be granted which results in undue hardship upon another parcel of land.

RECOMMENDATION:

Staff recommends that the Board of Zoning Adjustment grants the variance to allow for a reduction of front yard setback to allow for placement of a carport over the home's existing driveway.

SUGGESTED MOTION: I move we that we find that the criteria of Sections 28-23(f)(2) and the findings of 28-23(f)(3) of the Code of Ordinances are met and that we grant the requested setback variance with the recommended condition.

(Site photograph pages follow)

SITE PHOTOGRAPHS
2829 N. Remington



View of site showing location



View of site showing location facing South



View of site showing road frontage facing North



View of site showing road frontage facing South



View of existing carport on lot across R-O-W



View of existing carport on diagonal rear lot



Other lot with carport in area



Other lot with carport in area



Other lot with carport in area



Other lot with carport in area



BOARD OF ADJUSTMENT
APPLICATION FOR VARIANCE

City of Angleton
121 S. Velasco
Angleton, TX 77515
979-849-4364

Applicant: BO: REGINA DURR Phone: [REDACTED] Cell: [REDACTED]

Address: 2829 N. REMINGTON

City: ANGLETON State: TEXAS Zip: 77515

Applicant's Status: (check one) Owner Representative Tenant

Property owner: _____ Phone: _____ Cell: _____

Address: _____

City: _____ State: _____ Zip: _____

[Signature]
Applicant Signature

7-24-23
Date

[Signature]
Owner Signature

Date

Property Information:

This application must be accompanied by a site plan and any other documents requested, such as plot plans, photographs, topographic contour maps that are necessary to properly review the application.

Street address or location: 2829 N. REMINGTON

Legal Description: LOT 20, BLOCK 4, GREENRIDGE NORTH S/D
(please provide copy of metes and bounds)

Present zoning: SF7.2 Present land use: RESIDENTIAL

Is a site plan, preliminary or final plat pending on the agenda of the Planning & Zoning Commission or the City Council? _____ Yes No

Have you applied for a building permit? Yes _____ No Date denied: 6-30-23

Has the Board of Adjustments issued an unfavorable ruling on this property within the last six months? _____ Yes No

If yes, when: _____

Please provide proof of taxes paid on this property.

Variance Request for Regina Durr 2829 N. Remington

Item 2.

My dear wife has been through 14 surgeries in the past few years, with a couple more remaining for 2023 when they install (4) titanium plates to close the hole in her skull.

Consequently she's in a fragile condition, and we rely on a wheelchair to transport her to the truck for doctor appointments. Inclement weather makes it a rough transition from the wheelchair into the truck cab, open to the sky above at our home.

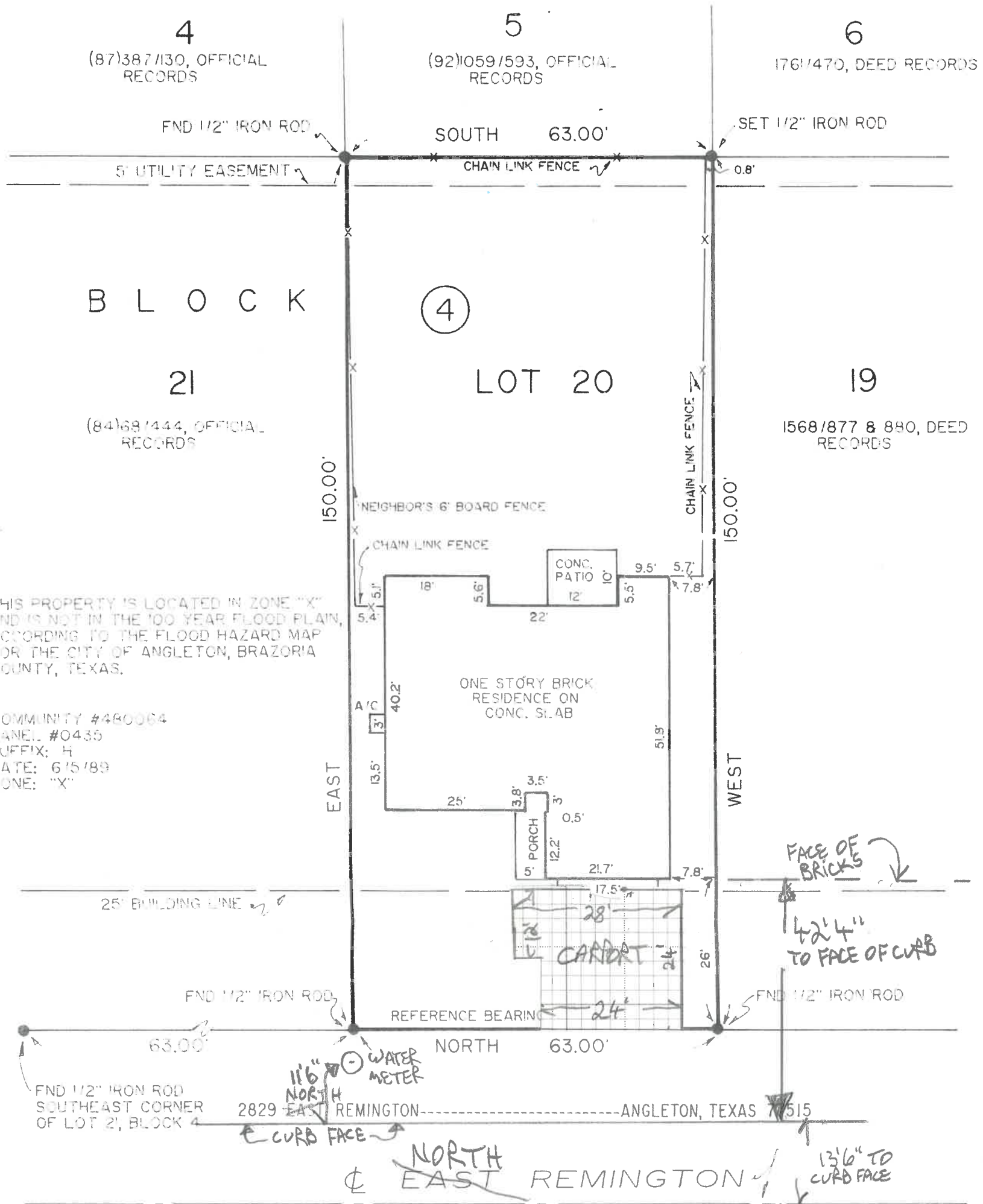
It is hoped the Angleton Variance Board will allow us to have an aluminum carport installed to relieve the stress about weather impacting Regina's transitions in and out of her wheelchair to the truck seat for appointments. We have occupied this home for 29 years and own it free and clear, but now need to make this accommodation for her needs.
Thank y'all for your consideration.

Bo Durr

cell



PURCHASERS: BO SANFORD DURR and wife, REGINA N. DURR



LOT 20, BLOCK 4, GREENRIDGE NORTH SUBDIVISION, SECTION 3, CITY OF ANGLETON, BRAZORIA COUNTY, TEXAS, ACCORDING TO THE RECORDED MAP OR PLAT THEREOF IN VOLUME 16, PAGE 48, OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.

SCALE: 1" = 20'

4714,435

7-27-94

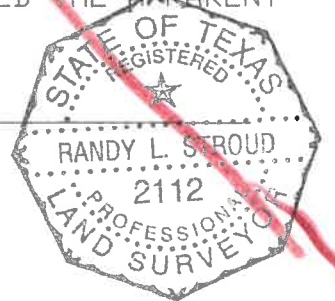
7-28-94 Revised address

NOTE: CARPORT WILL ATTACH TO FACIA INDICATED HOUSE FOOTPRINT IS FACE OF BRICK SOFFIT IS 18" WIDE

THE PLAT HEREON IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE PROPERTY AS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION IN JULY, 1994. THE LINES AND DIMENSIONS OF SAID PROPERTY ARE AS INDICATED. THE SIZE, LOCATION AND TYPE OF BUILDINGS ARE AS SHOWN. ALL IMPROVEMENTS, BEING WITHIN THE BOUNDARIES OF THE PROPERTY LINES THE DISTANCES INDICATED. I HAVE LOCATED THE APPARENT ENCROACHMENTS SHOWN ON THE PLAT HEREON.

CERTIFIED CORRECT:

RANDY L. STROUD, REGISTERED PROFESSIONAL LAND SURVEYOR LICENSE #2112



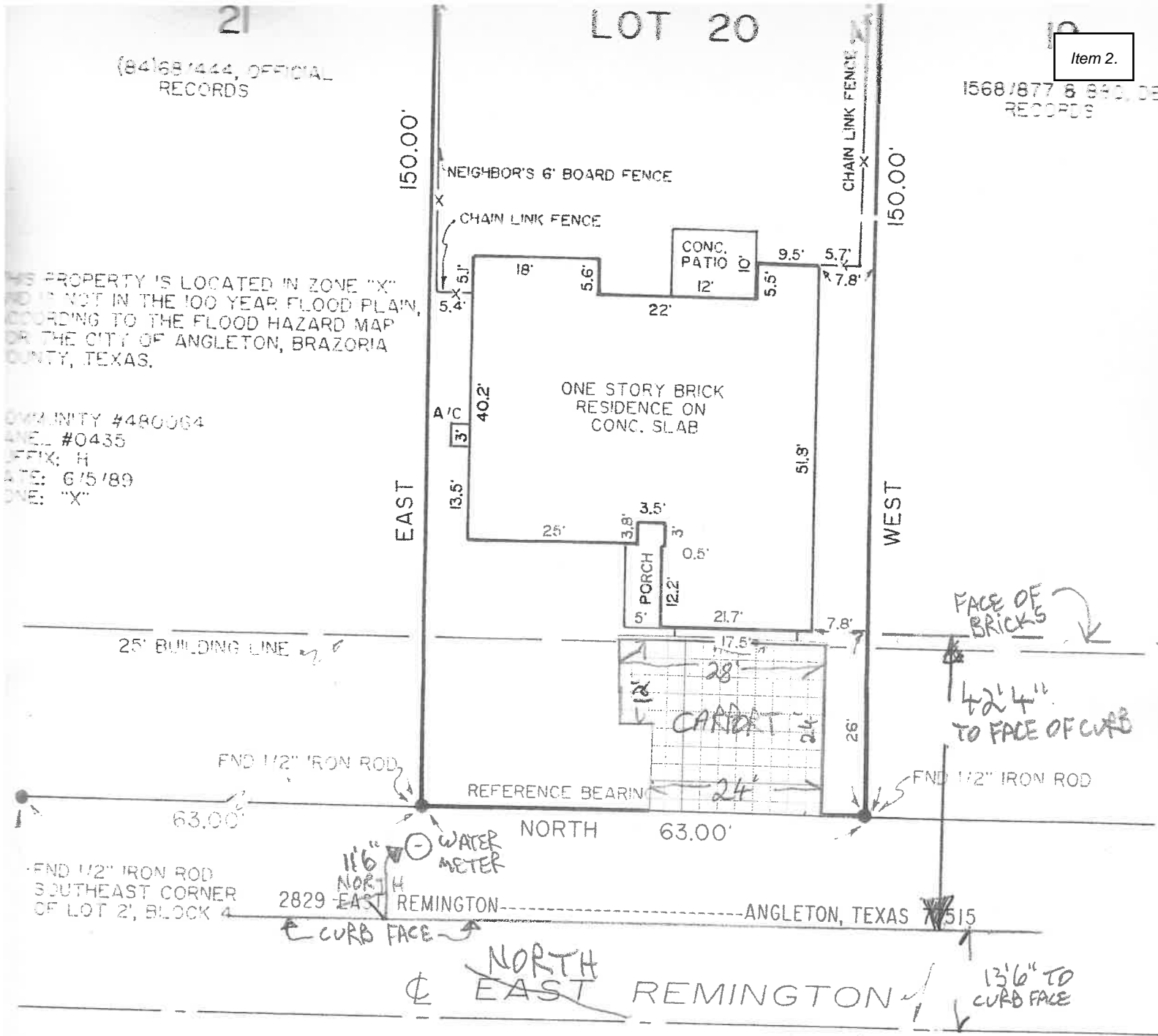
FROM THE OFFICE OF:
 RANDY L. STROUD, P.E.
 201 SOUTH VELASCO
 ANGLETON, TEXAS 77515

(84)681444, OFFICIAL RECORDS

1568/877 & 890, DEE RECORDS

PROPERTY IS LOCATED IN ZONE "X" AND IS NOT IN THE 100 YEAR FLOOD PLAIN, ACCORDING TO THE FLOOD HAZARD MAP OF THE CITY OF ANGLETON, BRAZORIA COUNTY, TEXAS.

COMMUNITY #480064
WELL #0435
PREFIX: H
DATE: 6/5/89
ZONE: "X"



LOT 20, BLOCK 4, GREENRIDGE NORTH SUBDIVISION, SECTION 3, CITY OF ANGLETON, BRAZORIA COUNTY, TEXAS, ACCORDING TO THE RECORDED MAP OR PLAT THEREOF IN VOLUME 16, PAGE 48, OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.

SCALE: 1" = 20'

4T 14,435

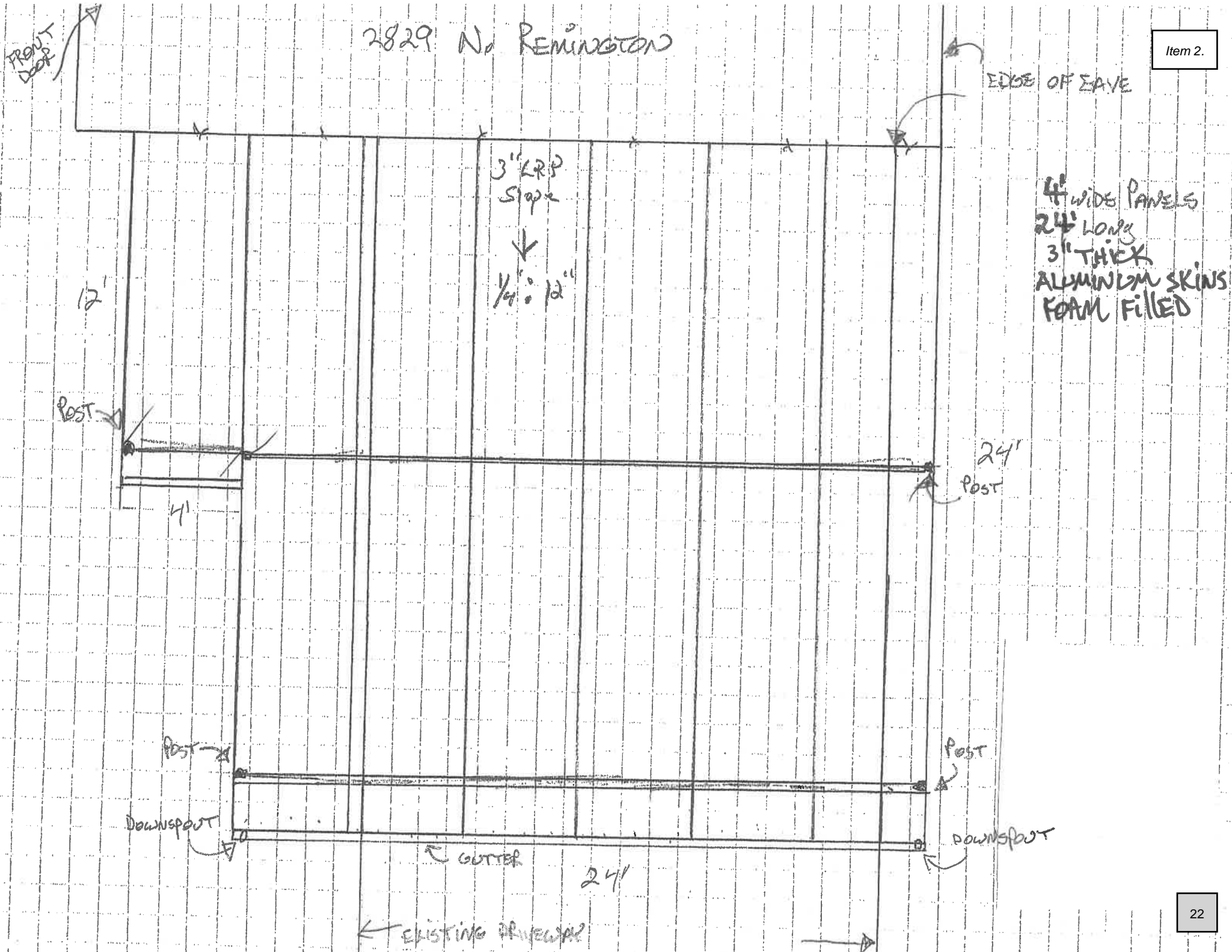
7-27-94

7-28-94 Revised address

NOTE: CARPORT WILL ATTACH TO FACIA INDICATED HOUSE FOOTPRINT IS FACE OF BRICK SOFFIT IS 18" WIDE

2829 N. REMINGTON

Item 2.



2829 N. Remington

Item 2.

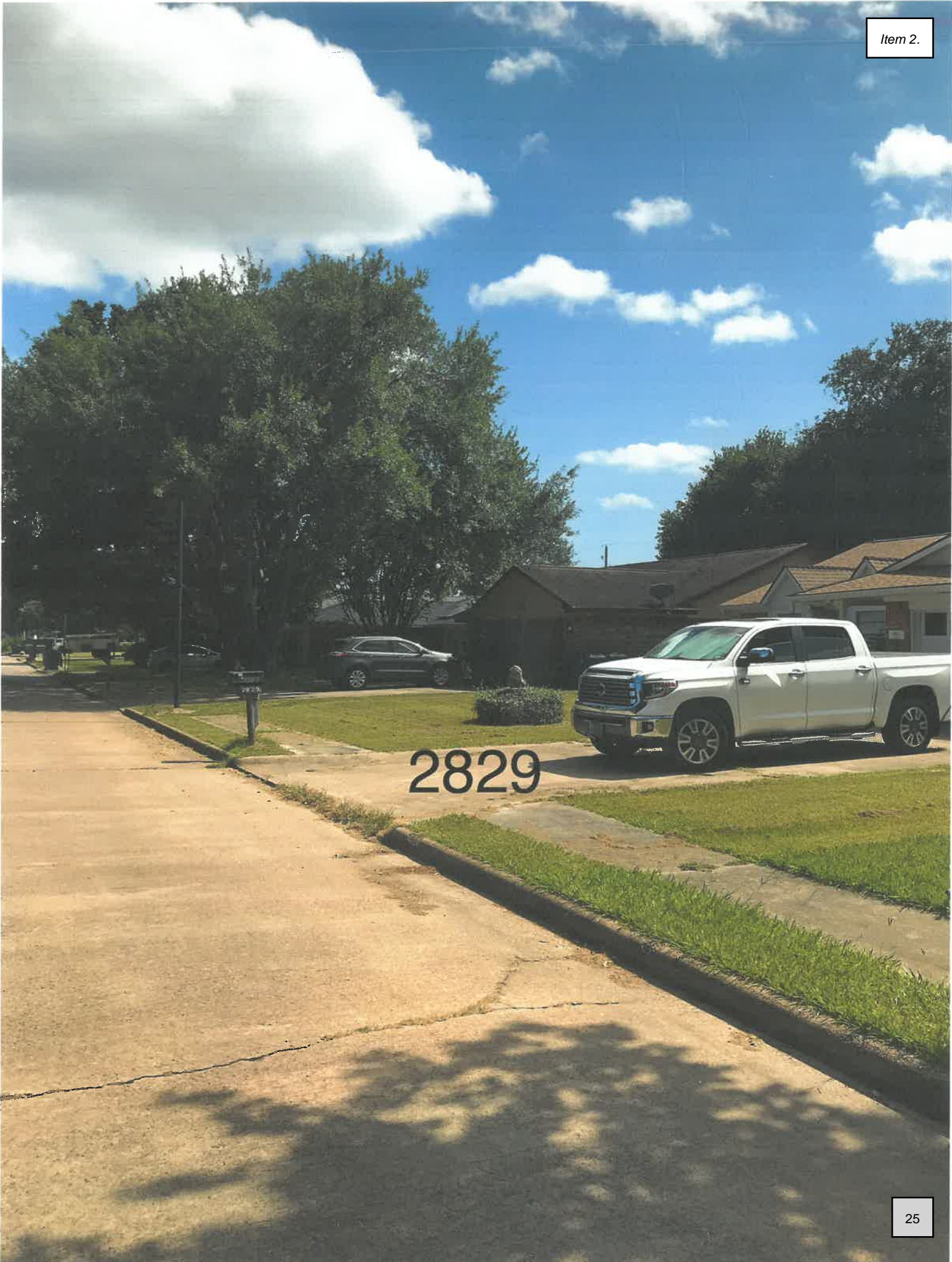


HALLCON
PERGOLDES

1000 Louisiana, Suite 6700, Houston, TX 77024
Phone: 832.538.0900

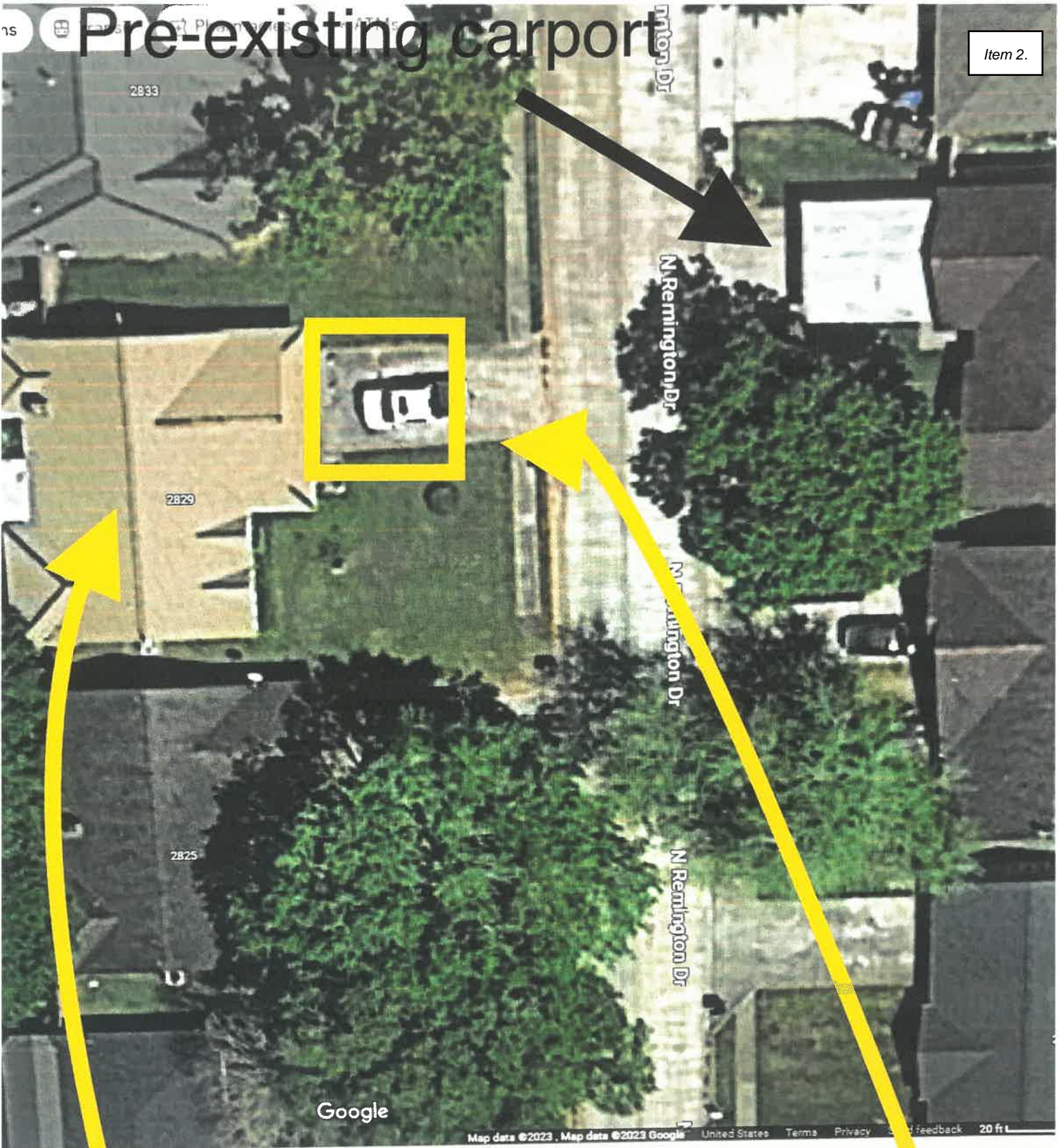


2829 N Remington



Pre-existing carport

Item 2.



Proposed Site of Carport
2829 N. Remington

2829

Pre-existing carport



**City of Angleton
Notice of Public Hearing**

Notice is hereby given that the Board of Adjustment (BOA) of the City of Angleton, Texas will conduct public hearings at 12:00 pm on Wednesday, August 16, 2023. The meeting will be held at Angleton City Hall in the City Council Chambers at 120 S. Chenango Street, Angleton, Texas 77515. At the meeting, the following public hearing will be held:

Conduct a public hearing, discussion, and take possible action on a request for a variance to the Code of Ordinances, Sec. 28-45. - SF-7.2—Single-family residential-7.2 district.d.2., (Minimum Front Yard Setback) to allow for carport to be placed in front yard within a reduced front yard line of 24 feet. The subject property is located at 2829 North Remington Drive, oriented north of the NW intersection of South Remington Drive and North Remington Drive.

The meeting agenda and agenda packet will be posted online at <https://angleton-tx.municodemeetings.com/>. The public will have the opportunity to offer comments on each agenda item by registering prior to the meeting.

For more information regarding these requests please contact Otis T. Spriggs, AICP, Development Services Director by email at ospriggs@angleton.tx.us or by phone at (979) 849-4364 x-2108 or Kandice Haseloff-Bunker, Development Coordinator by email at kbunker@angleton.tx.us or by phone at (979) 849-4364 x-2131.