

Bastrop Zoning Board of Adjustments Agenda

Bastrop City Hall City Council Chambers

1311 Chestnut Street

Bastrop, TX 78602

(512) 332-8800



September 10, 2026

Agenda - Zoning Board of Adjustments at 6:00 PM

Bastrop Zoning Board of Adjustments meetings are available to all persons regardless of disability. If you require special assistance, please contact the City Secretary at (512) 332-8800 or write 1311 Chestnut Street, 78602, or by calling through a T.D.D. (Telecommunication Device for the Deaf) to Relay Texas at 1-800-735-2989 at least 48 hours in advance of the meeting.

1. CALL TO ORDER

2. CITIZEN COMMENTS

At this time, three (3) minute comments will be taken from the audience on any topic. Anyone in attendance wishing to address the Board/Commission must complete a citizen comment form and give the completed form to the Board/Commission Secretary prior to the start of the Board/Commission meeting. In accordance with the Texas Open Meetings Act, if a citizen discusses any item not on the agenda, the Board/Commission cannot discuss issues raised or make any decision at this time. Instead, the Board/Commission is limited to making a statement of specific factual information or a recitation of existing policy in response to the inquiry. Issues may be referred to the City Manager for research and possible future action. Profanity, physical or other threats are not allowed and may subject the speaker to loss of the time for comment, and if disruptive to the conduct of business, could result in removal of the speaker.

3. ITEMS FOR INDIVIDUAL CONSIDERATION

3A. Consider and act to approve meeting minutes from the August 20, 2026, Regular Zoning Board of Adjustment Meeting.

Submitted by: Alondra Macias, Planner I

3B. Conduct a public hearing, consider and act on a request for a zoning variance from Section 14.03.001, District 1832, Subsection (D)(1)(b), of the Bastrop Development Code, which allows Single Family Districts to have a build to zone of 15-25 feet from the property line. The applicant is requesting approval to allow the build to zone to go down to a 0-foot setback from the property line for a carport for the property being 0.354 acres out of Farm Lot 11 and 12 West of Main Street, located at 406 Magnolia Street, within the city limits of Bastrop, Texas.

Submitted by: James E. Cowey, Director of Development Services

4. ADJOURNMENT

I, the undersigned authority, do hereby certify that this Notice of Meeting as posted in accordance with the regulations of the Texas Open Meetings Act on the bulletin board located at the entrance to the City of Bastrop City Hall, a place convenient and readily accessible to the general public, as well as to the City's website, www.cityofbastrop.org and said Notice was posted on the following date and time: Thursday, September 3, 2026 at 5:00 p.m. and remained posted for at least two hours after said meeting was convened.

/s/ James E. Cowey
James E. Cowey, Director of Development Services



STAFF REPORT

MEETING DATE: September 10, 2026

TITLE:

Consider and act to approve meeting minutes from the August 20, 2026, Regular Zoning Board of Adjustment Meeting.

STAFF REPRESENTATIVE:

Alondra Macias, Planner I

ATTACHMENTS:

Meeting Minutes

REGULAR ZONING BOARD OF ADJUSTMENT MEETING
MEETING MINUTES
August 20, 2026, at 6:00 P.M.

Item 3A.

The City of Bastrop Zoning Board of Adjustment met Thursday, August 20, 2026, at 6:00 PM in the Council Chambers located at 1311 Chestnut Street, Bastrop, Texas 78602.

1. CALL TO ORDER

Chairman David Cruz called the meeting to order at 6:08 pm.

Place 1- David Lowen	Present
Place 2- David Cruz	Present
Place 3- Vicky Lindsey	Present
Place 4- Judith Hoover	Present
Place 5- Dock Jackson	Present

2. CITIZEN COMMENTS

There were no citizen comments.

3. ITEMS FOR INDIVIDUAL CONSIDERATION

- 3A. Consider and act to approve meeting minutes from the June 18, 2026, Zoning Board of Adjustment Meeting.

Board member Vicky Lindsey made a motion to approve with the amendment to correct her last name and correct the attendance to demonstrate attendance of an alternate board member and absence of a regular board member. Judith Hoover seconded the motion. Board members David Lowen, David Cruz, Vicky Lindsey, Judith Hoover, and Dock Jackson voted in favor of the motion. The motion passed unanimously.

- 3B. Consider and act to approve meeting minutes from the July 16, 2026, Zoning Board of Adjustment Meeting.

Board member Vicky Lindsey made a motion to approve with the amendment to correct her last name and correct the attendance to demonstrate attendance of an alternate board member and absence of a regular board member. Judith Hoover seconded the motion. Board members David Lowen, David Cruz, Vicky Lindsey, Judith Hoover, and Dock Jackson voted in favor of the motion. The motion passed unanimously.

- 3C. Consider and act on a request for a zoning variance from the Bastrop Building Block Code, Section 6.5.003, Building Standards per Place Type for the P5 Core zoning district, to allow an existing nonconforming lot to be subdivided into three lots to accommodate two new businesses on a portion of the existing parking lot. One of the resulting lots would exceed the district's maximum impervious cover requirement of 65 percent, with proposed impervious cover percentages of approximately 88.6 percent, 64.3 percent, and 61.8 percent, respectively.

Chairman David Cruz had questions pertaining the request of the variance and requested clarification to understand the subdivision language and property owner notification requirements.

James Cowey answered the questions by explaining the reason for the variance is for the impervious cover and the reason for the request is due to the subdivision of the property. The property owner notification requirement was explained in the presentation.

Vice chair Judith Hoover stated that she saw the changes in the proposal and was glad that the site was overall proposed to change for better.

Board member Vicky Lindsey asked the applicant how long the property was owned for and what the thought process was to get to the proposal.

The applicant answered the question and stated that the property was owned since 2018, and the proposal was intended to maximize the use of the lot and still try to comply with city codes.

Board member David Lowen asked about the lot that was left with a higher impervious cover and what that meant for the city in the future if the lot was sold and new development was proposed.

James Cowey answered the question and let the board know that at the time of the site being redeveloped the property would lose its nonconforming status and would be required to be built to the new standards.

Board Member Dock Jackson stated that because the proposed businesses are drive-through businesses it also helps with the overall parking.

Chairman David Cruz opened the public hearing at 6:47.

Chairman David Cruz closed the public hearing at 6:47.

Vice Chairwoman Judith Hoover made a motion to approve the request for a zoning variance from the Bastrop Building Block Code, Section 6.5.003, Building Standards per Place Type for the P5 Core zoning district, to allow an existing nonconforming lot to be subdivided into three lots to accommodate one of the resulting lots to exceed the district's maximum impervious cover requirement of 65 percent, with proposed impervious cover percentage of approximately 88.6 percent. Board member David Lowen seconded the motion. Board members David Lowen, David Cruz, Vicky Lindsey, Judith Hoover, and Dock Jackson voted in favor of the motion. Board member Vicky Lindsey voted against the motion. The motion passed 4-1.

4. ADJOURNMENT

Board Member Dock Jackson made a motion to adjourn the meeting at 6:51 pm. Judith Hoover seconded the motion. Board members David Lowen, David Cruz, Vicky Lindsey, Judith Hoover, and Dock Jackson voted in favor of the motion. The motion was passed unanimously and the meeting adjourned at 6:51 pm.

David Cruz, Chair

Judith Hoover, Vice-Chair



STAFF REPORT

MEETING DATE: September 10, 2026

TITLE:

Conduct a public hearing, consider and act on a request for a zoning variance from Section 14.03.001, District 1832, Subsection (D)(1)(b), of the Bastrop Development Code, which allows Single Family Districts to have a build to zone of 15-25 feet from the property line. The applicant is requesting approval to allow the build to zone to go down to a 0-foot setback from the property line for a carport for the property being 0.354 acres out of Farm Lot 11 and 12 West of Main Street, located at 406 Magnolia Street, within the city limits of Bastrop, Texas.

AGENDA ITEM SUBMITTED BY:

James E Cowey, Director of Development Services

PROPERTY INFORMATION:

Applicant:	Phyllis Mathison
Property Owner:	Bobby Dan & Phyllis Mathison
PID #	29999
Acreage:	0.354 Total Acres/15,376.68 SF
Request:	Allow Build to Zone to decrease
Current Zoning:	Single Family Residential (SF-1)
Existing Use:	Single Family Residential (SF-1)
Proposed Use:	Single Family Residential
Requested Setback:	0-foot setback from property line
Currently Allowed Setback:	15-25 feet from property line

BACKGROUND/HISTORY:

The applicant is requesting a variance to exceed the minimum allowed setback decreasing it from a 15–25-foot build to zone allowed by the applicable zoning district to a 0-foot setback from the property line for a carport. The current zoning district is Single Family Residential within District 1832 under the Bastrop Development Code.

The subject property consists of one lot currently used as a single-family residence. The applicant is proposing to build a carport that extends to the property line being about 8.5 feet away from the road itself.

The newspaper notice was published in the Elgin Courier on August 19, 2026. Signs were visibly placed in front of the property on August 28, 2026, and notice was sent to property owners within 200 feet of the property boundary on August 27, 2026. At the time of this report there was only one property owner response received with no objection.

VARIANCE CRITERIA FOR ZBA CONSIDERATION:

Zoning Variances are considered under **Article 14.12, ZONING BOARD OF ADJUSTMENTS, Sec. 14.12.005 Variances**, of the Bastrop Development Code, and as authorized under Chapter 211 of the Texas Local Government Code.

“In order to grant a variance from these zoning standards, the ZBA must make written findings that unnecessary hardship exists, using the criteria listed below.”

1. *The variance is not contrary to the public interest and will not be detrimental to the public health, safety, or welfare or injurious to other property in the area.*

Information for Consideration:

The added carport will still be required to follow site design standards and meet building code regulations.

Examples of factors the ZBA may consider include:

- Whether the request to build the carport at the 0-foot build to zone setback could affect stormwater runoff, downstream drainage, or nearby properties.
 - Whether required drainage improvements, detention, or detention standards adequately address potential impacts.
 - Whether the proposed site improvements protect public health, safety, and welfare.
 - Whether the decrease in the front setback could positively or negatively affect site design to reduce traffic, visibility, and neighborhood compatibility.
2. *Due to special conditions peculiar to the property, a literal enforcement of this Code would result in unnecessary hardship as applied to the property.*

Information for Consideration:

The subject property consists of one lot currently used as a single-family residence that is 0.354 acres in size. The applicant will still be required to meet impervious cover regulations.

Examples of factors the ZBA may consider include:

- Whether the size, configuration, location, or existing condition of the property creates a special condition peculiar to the property.
 - Whether the property has unusual physical conditions not generally shared by nearby properties.
 - Whether the reduction in the front setback is a result of a special condition of the property or the proposed site design.
 - Whether reasonable use of the property remains available if the variance is not granted.
3. *The variance is necessary to permit the applicant to preserve and enjoy a substantial property right, and the spirit and intent of this Code are observed and substantial justice is done.*

Information for Consideration:

The variance requested would allow for a decrease in the front setback to allow for a carport to have a 0-foot setback from the property line. The use will not be increasing intensity.

Examples of factors the ZBA may consider include:

- Whether the ability to build the carport at the 0-foot build to zone setback is necessary to preserve and enjoy a substantial property right.
 - Whether the property can continue to serve its function without the requested variance.
 - Whether approval of the variance would observe the spirit and intent of the Code.
 - Whether granting or denying the variance would result in substantial justice based on the facts in the record.
4. *The unnecessary hardship is based on conditions related to the property, including exceptional narrowness, shallowness, shape, topography, or similar extraordinary physical conditions, and is not shared generally by other property in the same district or vicinity.*

Information for Consideration:

The record may be reviewed to determine whether the property has extraordinary physical conditions, such as exceptional narrowness, shallowness, shape, topography, drainage constraints, or other site-specific characteristics.

Examples of factors the ZBA may consider include:

- Whether the lot has exceptional narrowness, shallowness, shape, topography, or similar extraordinary physical conditions.
 - Note: The typical minimum lot size for Single-Family Zoning is 1/3 acre. The lot is less than 1/3 acre.
 - Whether the conditions relied on for the variance are related to the property itself.
 - Whether similar conditions are generally shared by other properties in the same zoning district or vicinity.
 - Whether other small or infill residential lots in the area face similar constraints.
 - Whether the hardship arises from the property characteristics or from the proposed development layout.
5. *The unnecessary hardship is not self-created. The Board shall deny a variance if the requested relief is based on a condition created by a person with an interest in the property.*

Information for Consideration:

The variance request is associated with the proposed carport and layout for the carport on the property.

Examples of factors the ZBA may consider include:

- Whether the need for the variance results from the physical characteristics of the property.
- Whether the need for the variance results from the proposed site design or the desire for the addition of the carport.
- Whether alternative layouts, materials, or site improvements could reduce or eliminate the need for the variance.
- Whether the circumstances supporting the request were created by the applicant, property owner, or proposed development plan.

- Whether the requested relief is necessary due to existing conditions or due to the proposed redevelopment plan.
6. *Financial impact alone, including loss of profits, personal circumstances, or higher development costs typical of the district, does not constitute unnecessary hardship. However, in evaluating unnecessary hardship as applied to a structure, the Board may consider the grounds listed in Texas Local Government Code Section 211.009(b-1).*

Texas Local Government Code Section 211.009(b-1): In exercising its authority under Subsection (a)(3), the board may consider the following as grounds to determine whether compliance with the ordinance as applied to a structure that is the subject of the appeal would result in unnecessary hardship:

- (1) the financial cost of compliance is greater than 50 percent of the appraised value of the structure as shown on the most recent appraisal roll certified to the assessor for the municipality under Section 26.01, Tax Code;*
- (2) compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development may physically occur;*
- (3) compliance would result in the structure not being in compliance with a requirement of a municipal ordinance, building code, or other requirement;*
- (4) compliance would result in the unreasonable encroachment on an adjacent property or easement; or*
- (5) the municipality considers the structure to be a nonconforming structure.*

Information for Consideration:

The request is for a decrease in the front build to zone allowance to a 0-foot build to zone for a carport.

Examples of factors the ZBA may consider include:

- Whether the request is based on financial hardship, operational convenience, parking demand, or site functionality.
 - Whether project impracticality constitutes unnecessary hardship under the criteria.
 - Whether the hardship is based on property-specific conditions rather than financial impact alone.
 - Whether Texas Local Government Code Section 211.009(b-1) applies to the specific facts of the request.
 - Whether any evidence in the record supports a hardship beyond ordinary development costs or project preference.
7. *The applicant bears the burden of proof, and the evidence supporting each finding must be documented in the record.*

Information for Consideration:

The applicant has provided a variance justification letter and supporting site plan materials.

Examples of factors the ZBA may consider include:

- Whether the applicant has provided sufficient evidence to support each required finding.
- Whether the record identifies a property-specific unnecessary hardship.
- Whether the record identifies special conditions peculiar to the property.
- Whether the record includes evidence related to drainage, impervious cover, site constraints, parking needs, and alternative layouts.
- Whether the record supports approval, denial, or the need for additional information.

8. *A variance shall not authorize a use that is not otherwise permitted in the zoning district.*

Information for Consideration:

The property is currently used as single family residence and the use will not be changing. The proposed use is a single-family residence. The request is to allow the build to zone line to decrease to a 0-foot build to line.

ZBA ACTION:

The ZBA may approve, approve with conditions if legally authorized, deny, or postpone the request for additional information.

Any action on the variance request should be based on the ZBA's written findings regarding the applicable variance criteria.

RECOMMENDATION:

Conduct a public hearing, consider and act on a request for a zoning variance from Section 14.03.001, District 1832, Subsection (D)(1)(b), of the Bastrop Development Code, which allows Single Family Districts to have a build to zone of 15-25 feet from the property line. The applicant is requesting approval to allow the build to zone to go down to a 0-foot setback from the property line for a carport for the property being 0.354 acres out of Farm Lot 11 and 12 West of Main Street, located at 406 Magnolia Street, within the city limits of Bastrop, Texas.

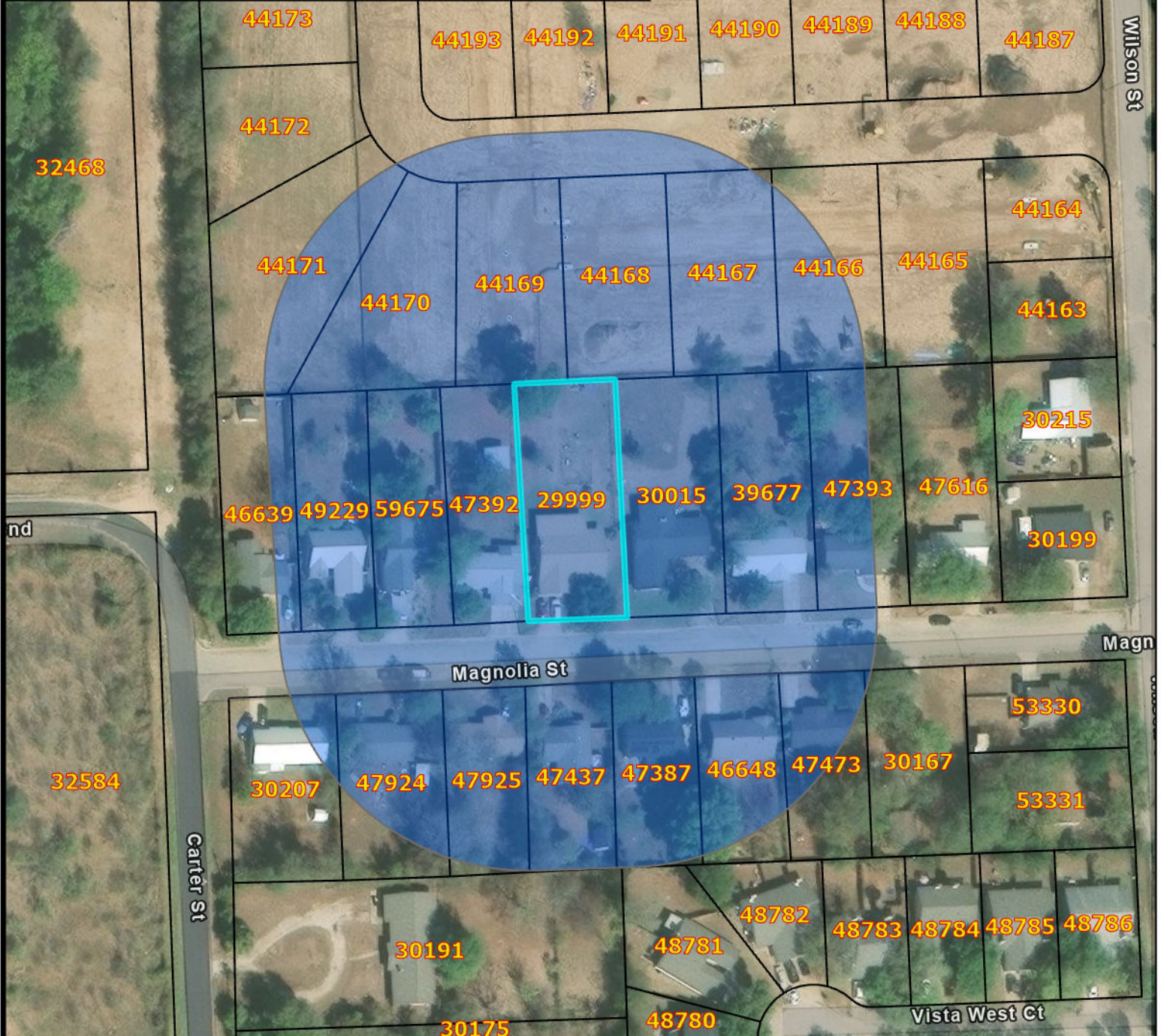
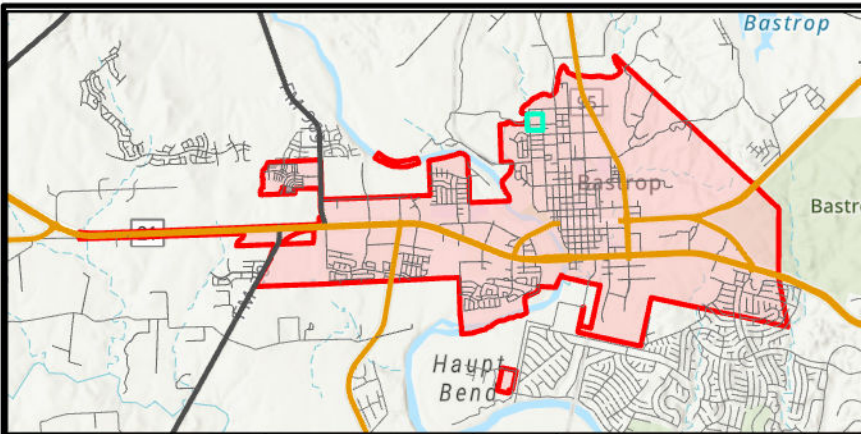
ATTACHMENTS:

1. Notification Map
2. Zoning and Site Map
3. Survey Drawing
4. Applicant's Findings
5. Presentation from Applicant



Attachment 1 Notification Map

PID - #29999
406 Magnolia St.



8/21/2026



Scale: 1:1,385

The City of Bastrop, Texas makes no warranties regarding the accuracy or completeness of the information used to compose this map or the data from which it was produced. The map does not purport to depict boundaries between private and public property. This map is general in nature and is not for navigational purposes.

Zoning Map



Site Map



Applicant's Findings Supporting Request for Variance

Property: 406 Magnolia

Request: Variance from the required front setback to allow construction of a residential carport while maintaining approximately an 8.5-foot setback from the front property line.

1) The variance is not contrary to the public interest and will not be detrimental to public health, safety, or welfare.

The requested variance will not negatively impact the public interest, public safety, or surrounding properties. The proposed carport will be constructed in accordance with applicable building codes, engineering requirements, and safety standards. The structure will remain on the applicant's property, will not interfere with public access, utilities, drainage, or neighboring properties, and will maintain the established residential character of the neighborhood.

The request is intended to provide covered parking and protect vehicles from weather conditions, which is consistent with normal residential use.

2) Due to special conditions peculiar to the property, strict enforcement of the Code would result in unnecessary hardship.

The property has unique physical conditions that make strict compliance with the required setback difficult without preventing reasonable use of the property.

The existing home placement, existing driveway configuration, lot dimensions, and location of the existing concrete slab/parking area create a condition where the most practical location for a carport is within the required setback area.

Relocating the carport farther back would require significant alteration to the existing property layout, including removal or reconstruction of existing improvements, reducing the functionality of the property, and creating unnecessary expense and hardship.

3) The variance is necessary to permit the applicant to preserve and enjoy a substantial property right.

The requested variance allows the applicant to enjoy a reasonable residential use that is commonly available to other similarly situated properties, including covered vehicle parking.

Without the variance, the applicant would be denied the ability to reasonably use the existing front parking area for a covered carport, despite the property being otherwise suitable for this improvement.

The request does not seek additional living space or an expansion beyond normal residential expectations; it only allows a reasonable accessory structure serving the existing home.

4) The hardship is based on conditions related to the property and is not generally shared by other properties.

The hardship is created by the specific characteristics of this property, including the existing location of the home, driveway, slab, and available buildable area.

The requested variance is not based on personal circumstances or preference, but on the physical configuration and limitations of the lot itself.

5) The hardship is not self-created.

The hardship was not created by the applicant. The existing house and property layout were established before this request was made.

The applicant is not attempting to create a violation or avoid zoning requirements; rather, the applicant is seeking relief because the existing conditions of the property make strict compliance impractical while still allowing a reasonable residential improvement.

6) Financial impact alone is not the basis of the hardship.

The applicant understands that financial considerations alone do not constitute unnecessary hardship. The basis for this request is the physical condition of the property, including the existing site layout and limited placement options.

The applicant has explored reasonable alternatives and determined that strict enforcement of the setback requirement would significantly limit the practical use of the property and would not provide a reasonable solution given the existing conditions.

7) The applicant has provided evidence supporting each finding.

The applicant has provided supporting documentation, including:

- Property survey showing existing conditions and the proposed 8.5-foot setback
- Proposed carport drawings
- Site plan showing relationship to property lines and existing improvements
- Photographs showing existing conditions
- Building plans demonstrating compliance with applicable construction standards

These materials demonstrate that the requested variance is limited, reasonable, and consistent with the intent of the zoning ordinance.

8) The variance will not authorize a use that is otherwise prohibited.

The requested variance does not allow a prohibited use. A residential carport is an allowed accessory structure within the zoning district. The request is only for relief from the setback requirement due to the unique conditions of the property.

Closing Statement

The applicant respectfully requests that the Zoning Board of Adjustment approve the variance because the request satisfies the required findings. The variance is limited in scope, addresses a hardship created by the physical characteristics of the property, preserves reasonable residential use, and will not negatively impact surrounding properties or the community.

Request for Variance

406 Magnolia

City of Bastrop Zoning Board of Adjustment

Presented by: Phyllis Mathison

Front of Home on 406 Magnolia



Purpose of Request

Variance Requested

Request

Approval of a front setback variance to allow construction of an attached residential carport.

Proposed Front Setback

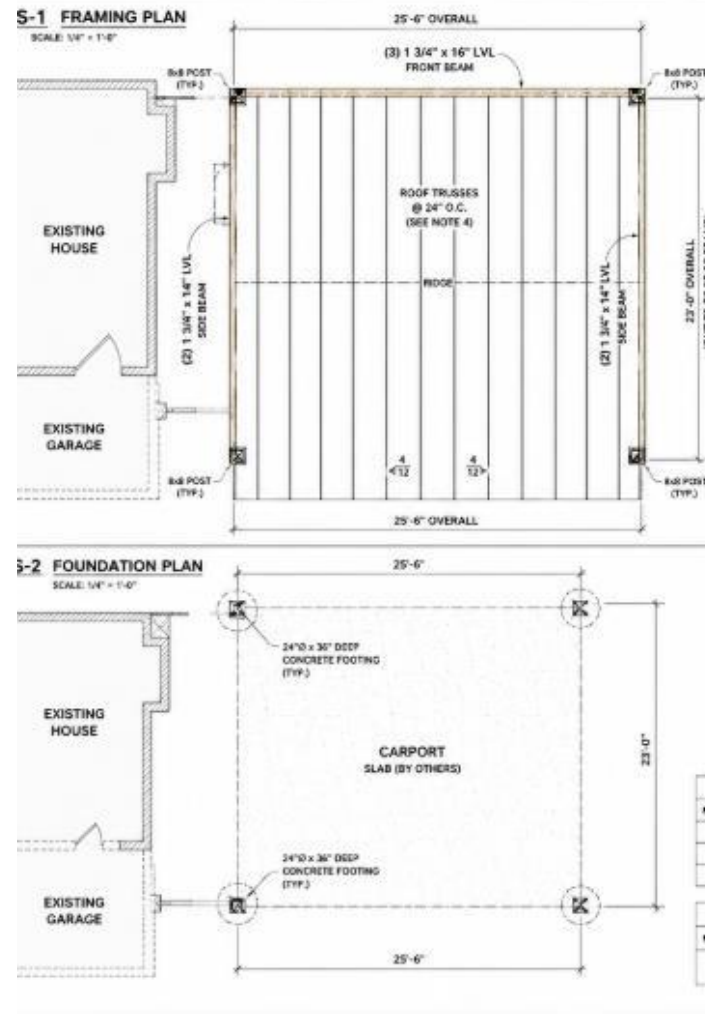
8.5 feet

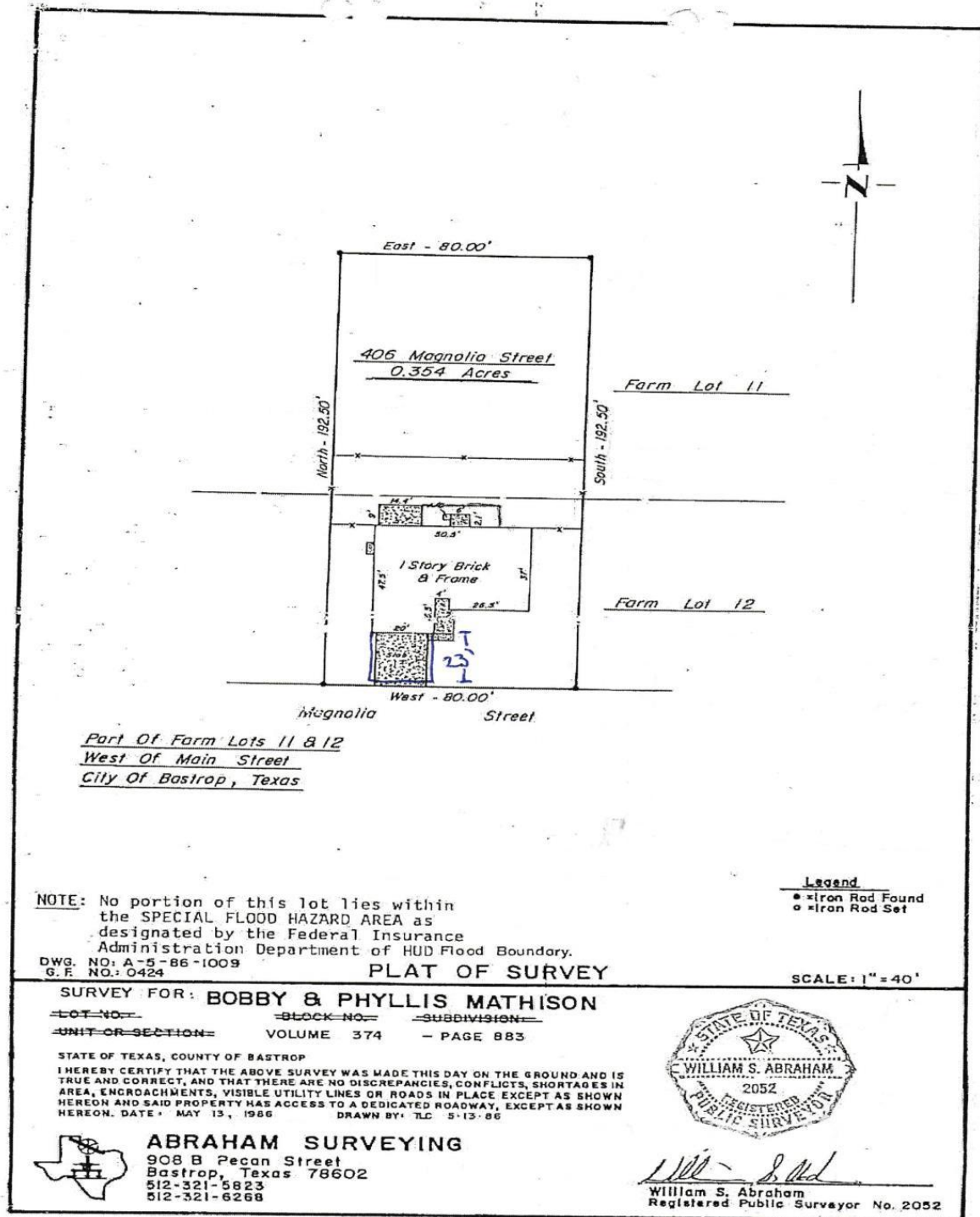
Project Goals

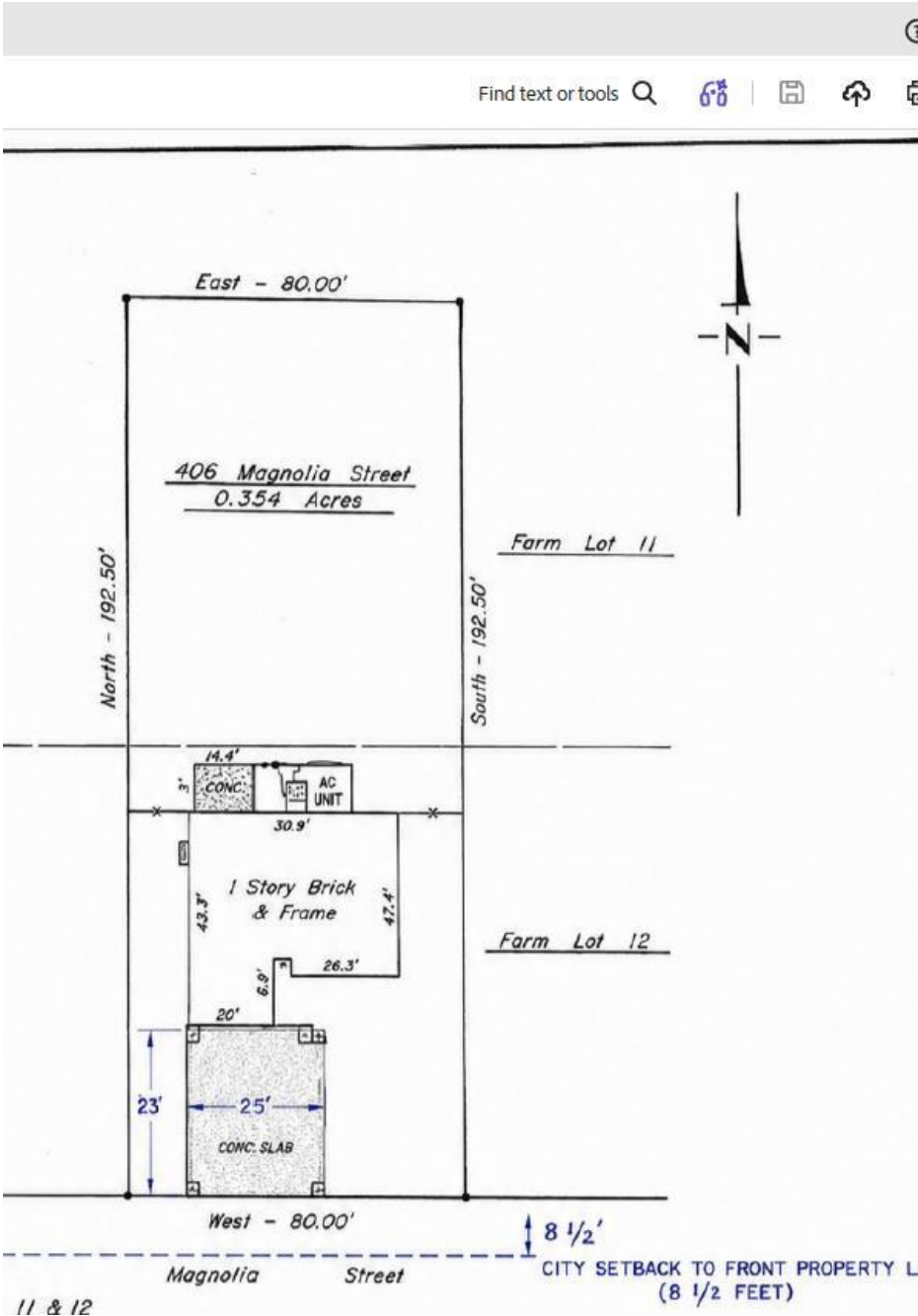
- Protect vehicles from weather
- Improve safety and accessibility
- Utilize the existing driveway and concrete slab
- Maintain the residential character of the neighborhood

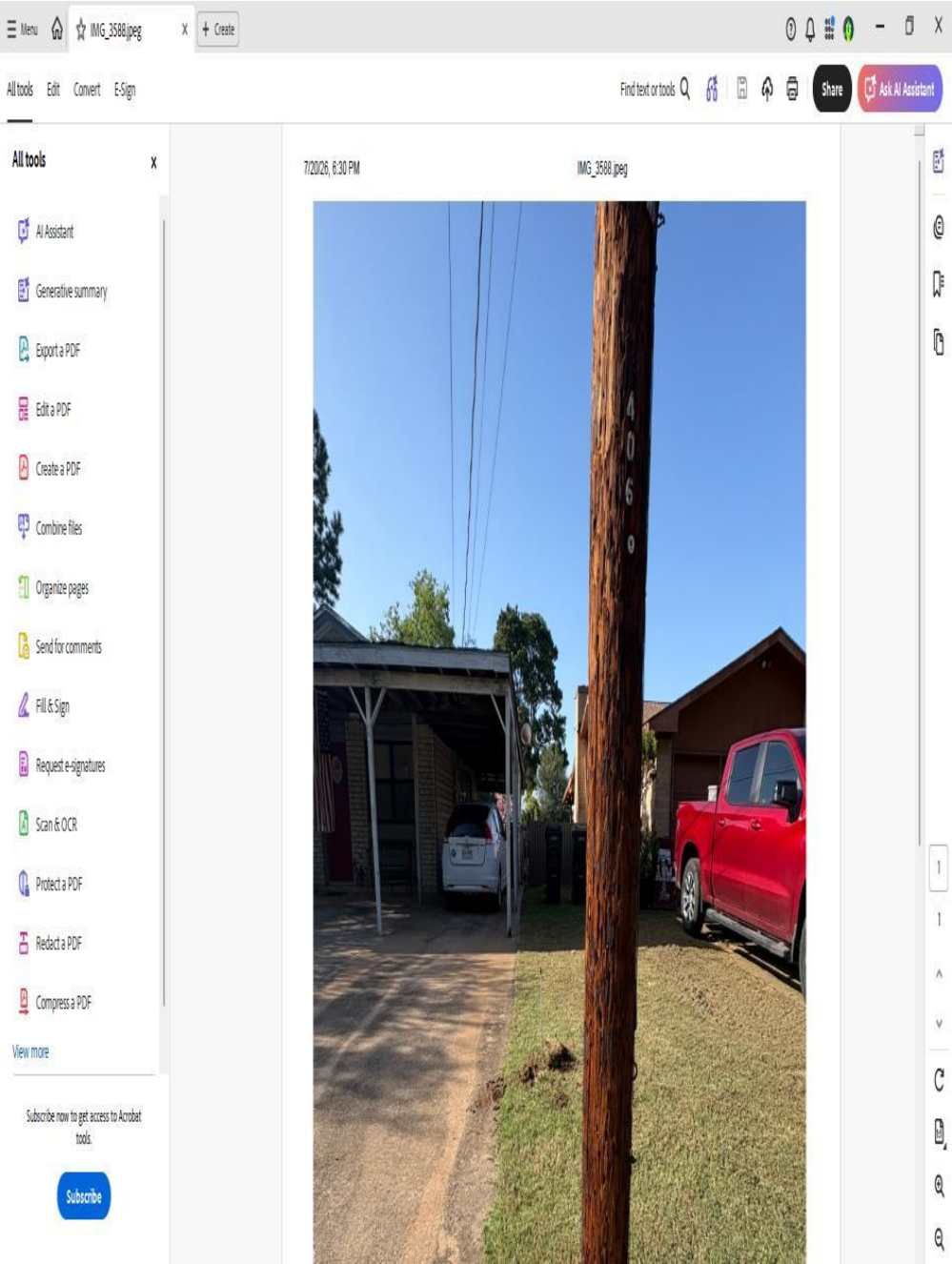
This shows 13.5 ft from Garage Door









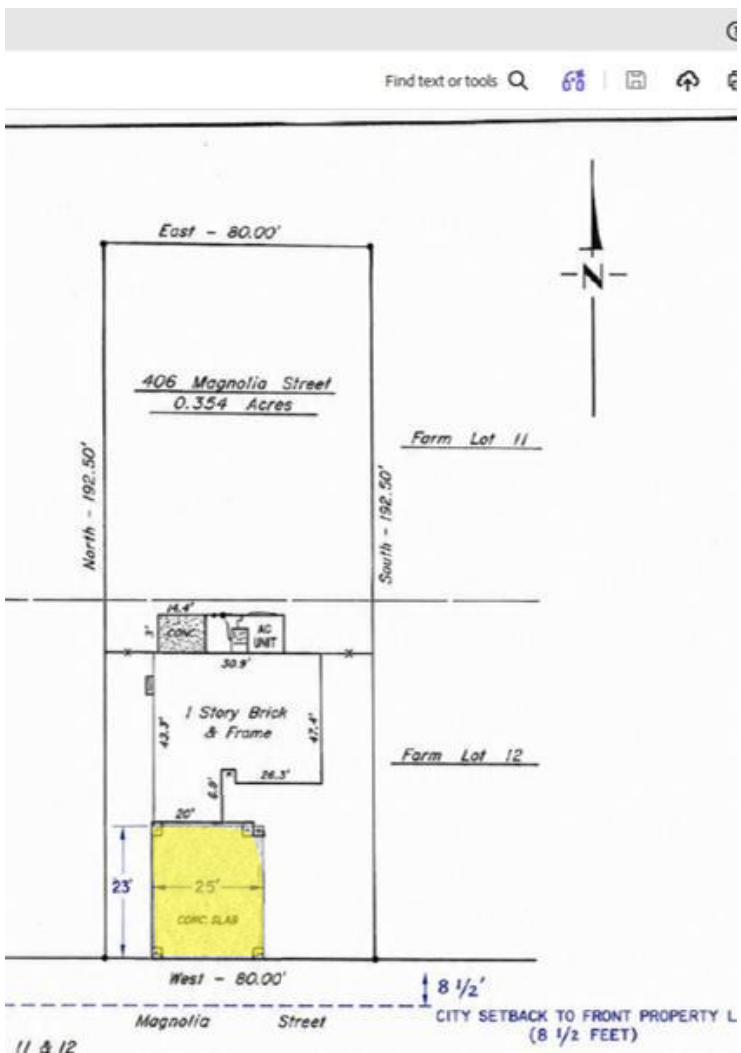


Why a Variance is Needed

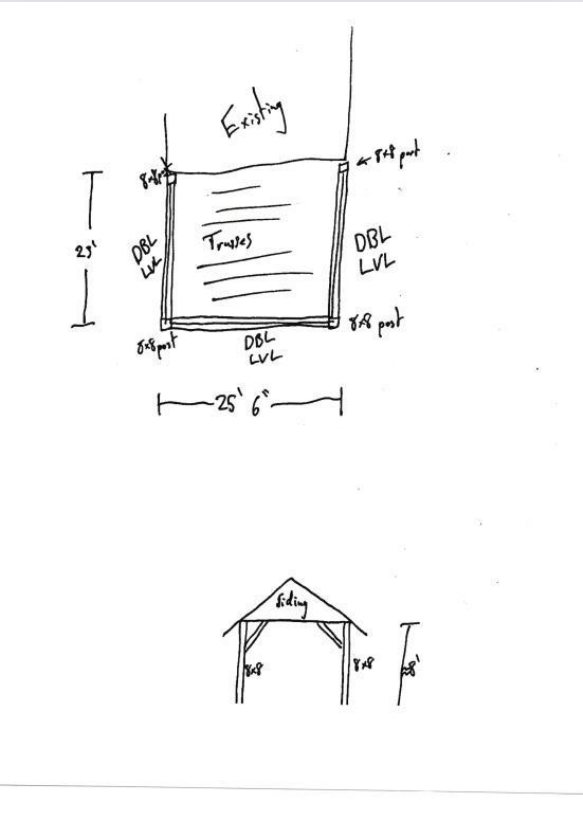
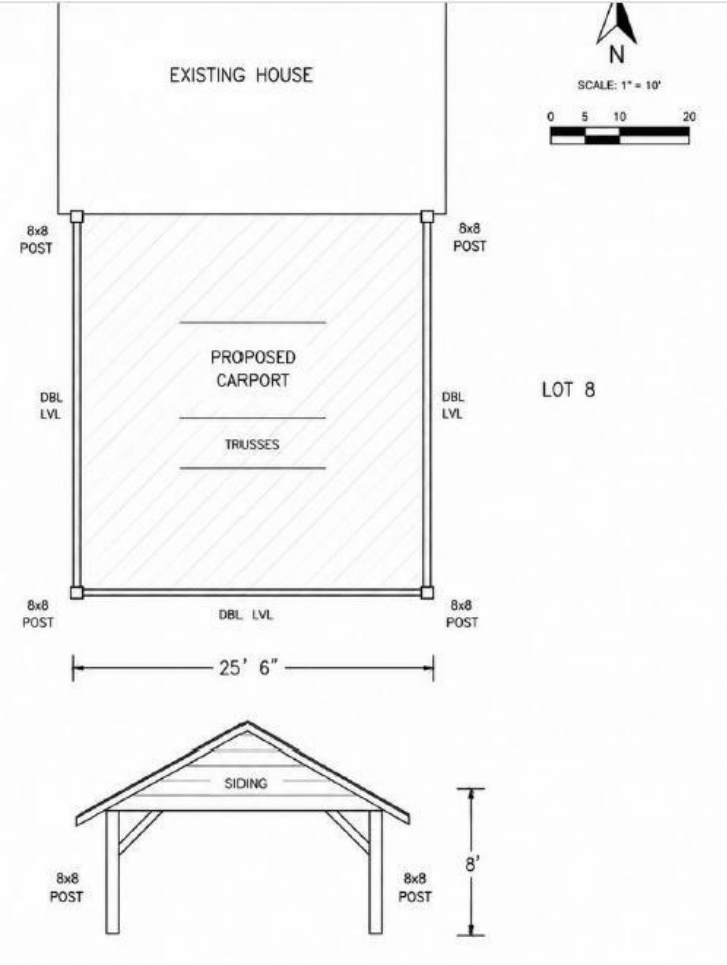
The existing home, driveway, and concrete slab limit where the carport can reasonably be constructed.

Moving the structure farther back would:

- Require major reconstruction
- Reduce functionality of the driveway
- Eliminate practical vehicle access
- Increase construction costs without improving neighborhood safety or appearance



Drawings



Variance Finding #1

Not Contrary to the Public Interest

The proposed carport:

- ✓ Meets building code requirements
- ✓ Does not obstruct visibility
- ✓ Does not affect neighboring properties
- ✓ Will not interfere with utilities or drainage
- ✓ Preserves the residential appearance of the neighborhood

Conclusion

The variance is not detrimental to the public health, safety, or welfare.

Finding #2

Unique Property Conditions Create Hardship

This hardship is caused by:

- Existing location of the home
- Existing driveway
- Existing concrete parking slab
- Limited buildable area

Strict enforcement of the setback prevents reasonable use of the property.

Finding #3

Preserves a Substantial Property Right

The variance allows the owner to:

- Construct a typical residential carport
- Protect vehicles from weather
- Use the existing parking area
- Enjoy a common residential improvement available to many homeowners

The request is modest and reasonable.

Finding #4

Hardship Relates to the Property

The hardship is based on the physical layout of the property—not on personal circumstances.

It results from:

- Existing improvements
- Lot configuration
- Existing driveway alignment
- Existing parking area

Finding #5

Hardship Was Not Self-Created

The existing home and site layout were already established.

The applicant is:

- ✓ Following the City's process
- ✓ Seeking approval before construction
- ✓ Requesting only the minimum variance necessary

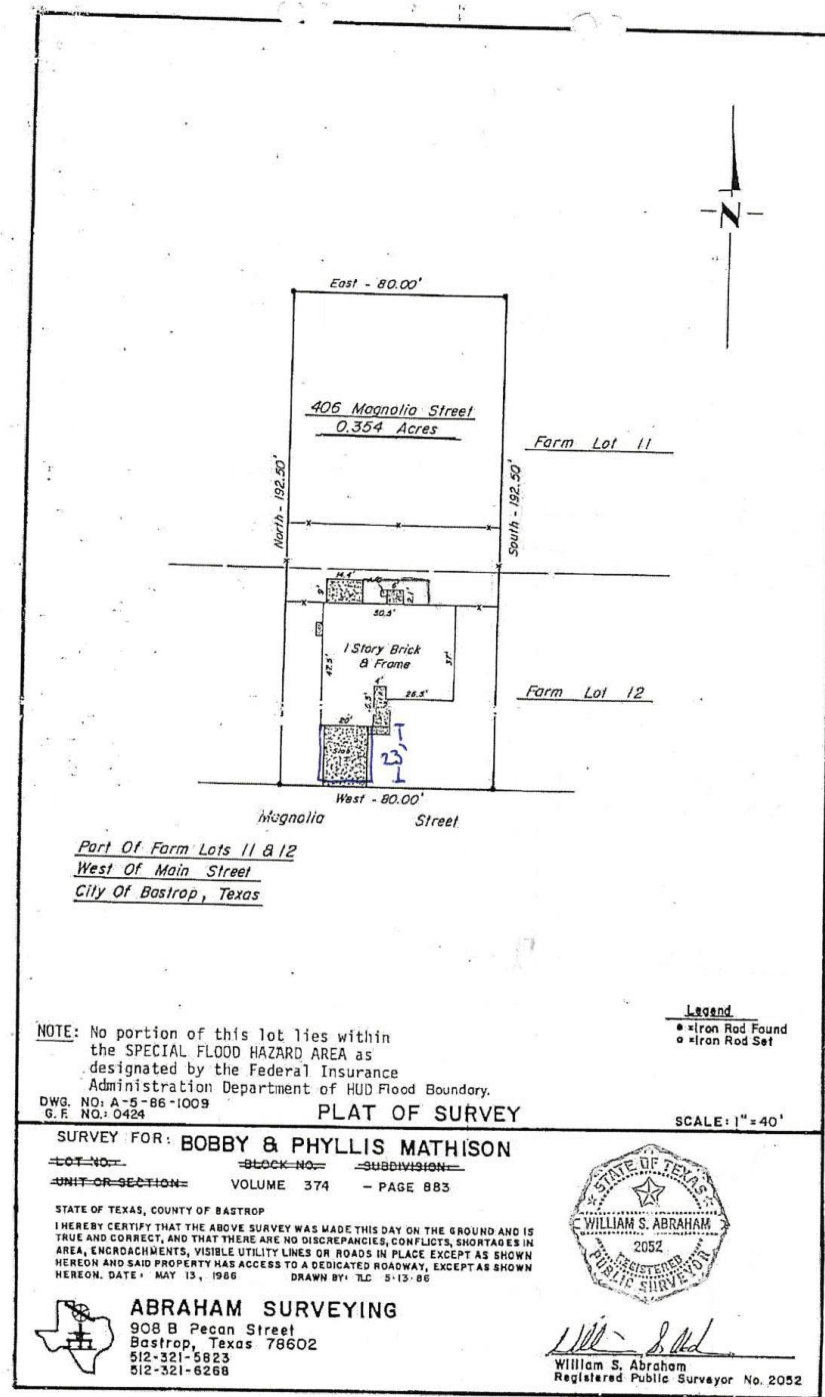
Finding #6

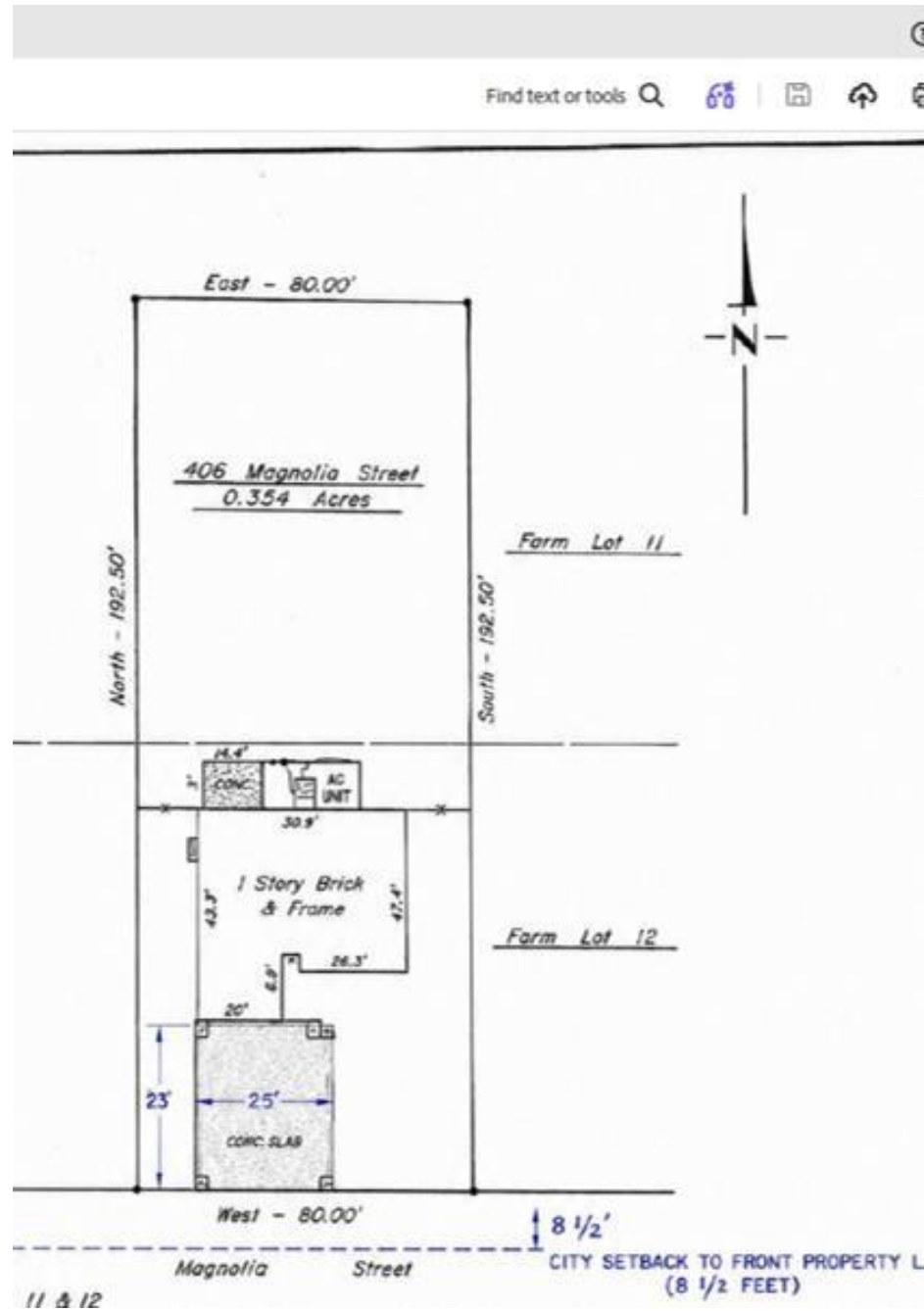
This Request Is Not Based on Financial Hardship

The request is based on:

- Physical limitations of the property
- Existing site conditions
- Reasonable use of the property

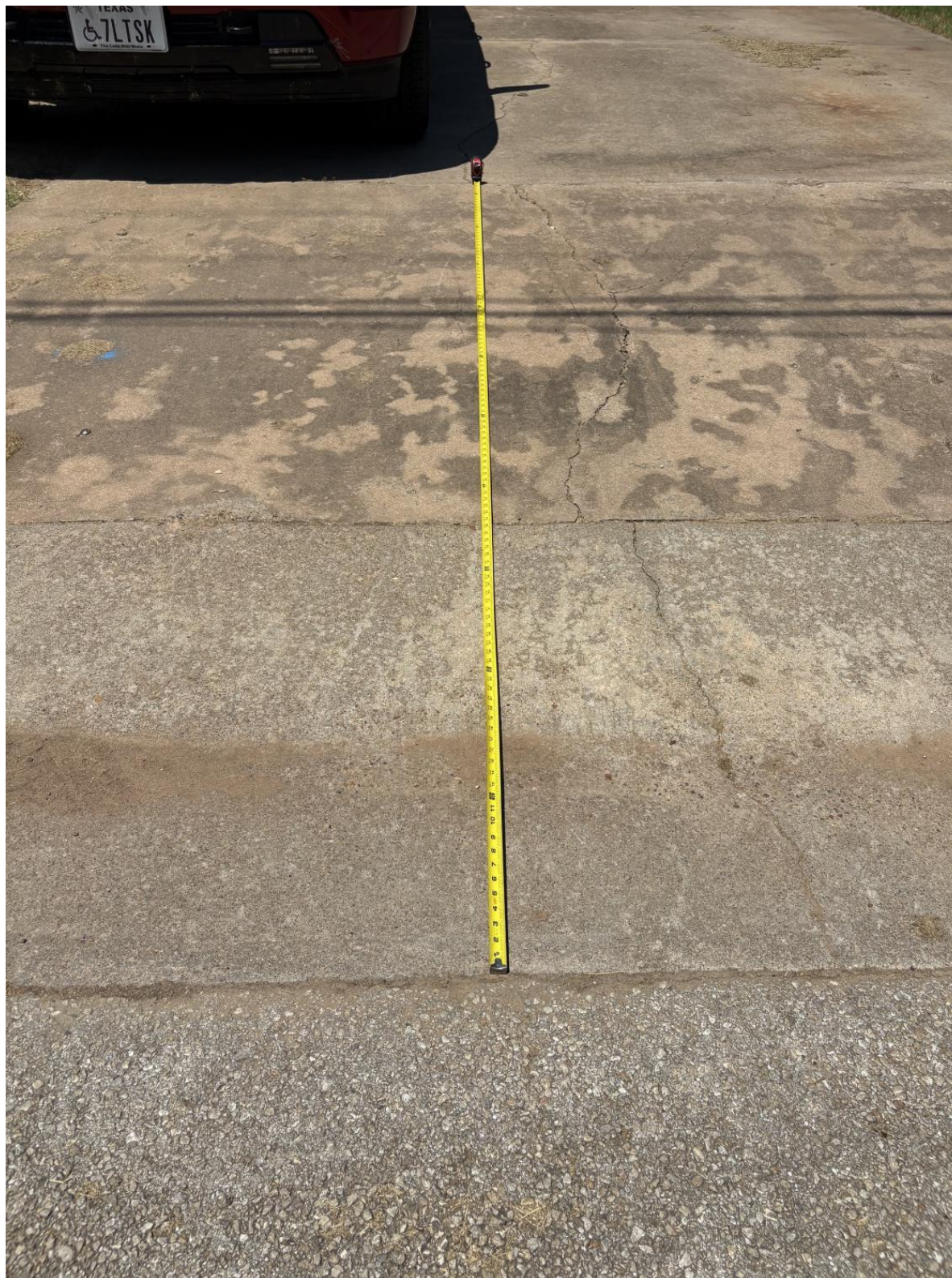
Although relocating the project would increase costs, the hardship exists because of the property's configuration—not because of expense alone.







From
the
street it
is 10.5 ft
to
property
line





J.B. Hoffman Homes Inc.

***190 Walter Hoffman Road
Cedar Creek, Texas 78612***

Mathison Carport Tie-In

Slab extensions to approximately 23'

- Scrape off overburden
- Provide proper grade for water runoff
- Tie into existing slab

Remove existing overhang where new tie in will be located

Match existing shingle roof

Match existing paint on house

****Paint includes new addition only**

Doug Fir posts, stained

Hardie eaves and overhangs

Hardie soffit

No gutters

No plumbing

No A/C

Electric to include all wiring, installation, and fixtures of

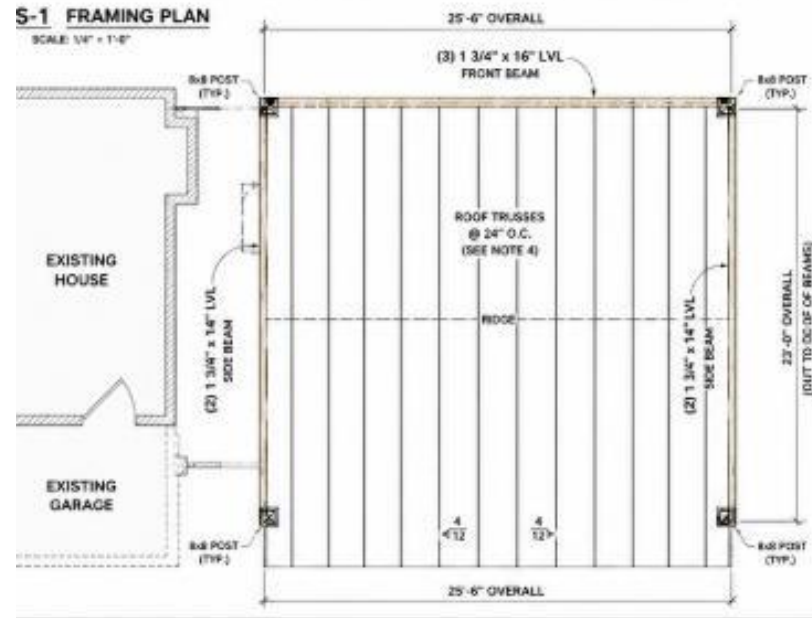
6—LED recessed cans under carport

1—LED flood lights

Bid includes all materials, labor, and clean up

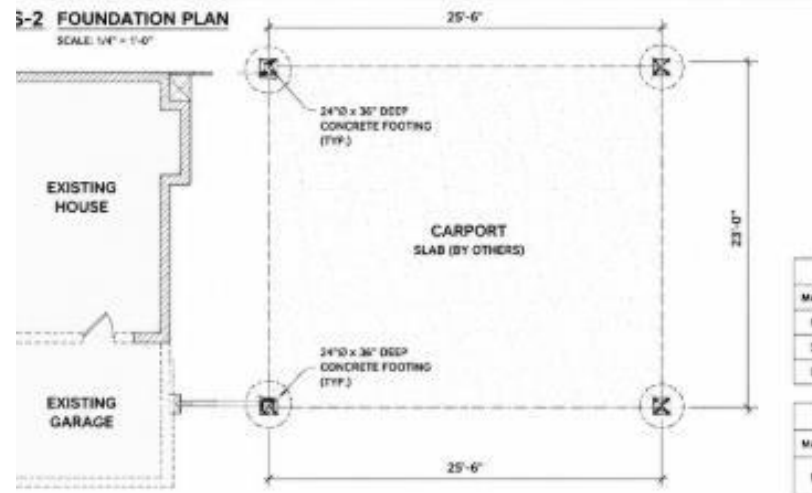
S-1 FRAMING PLAN

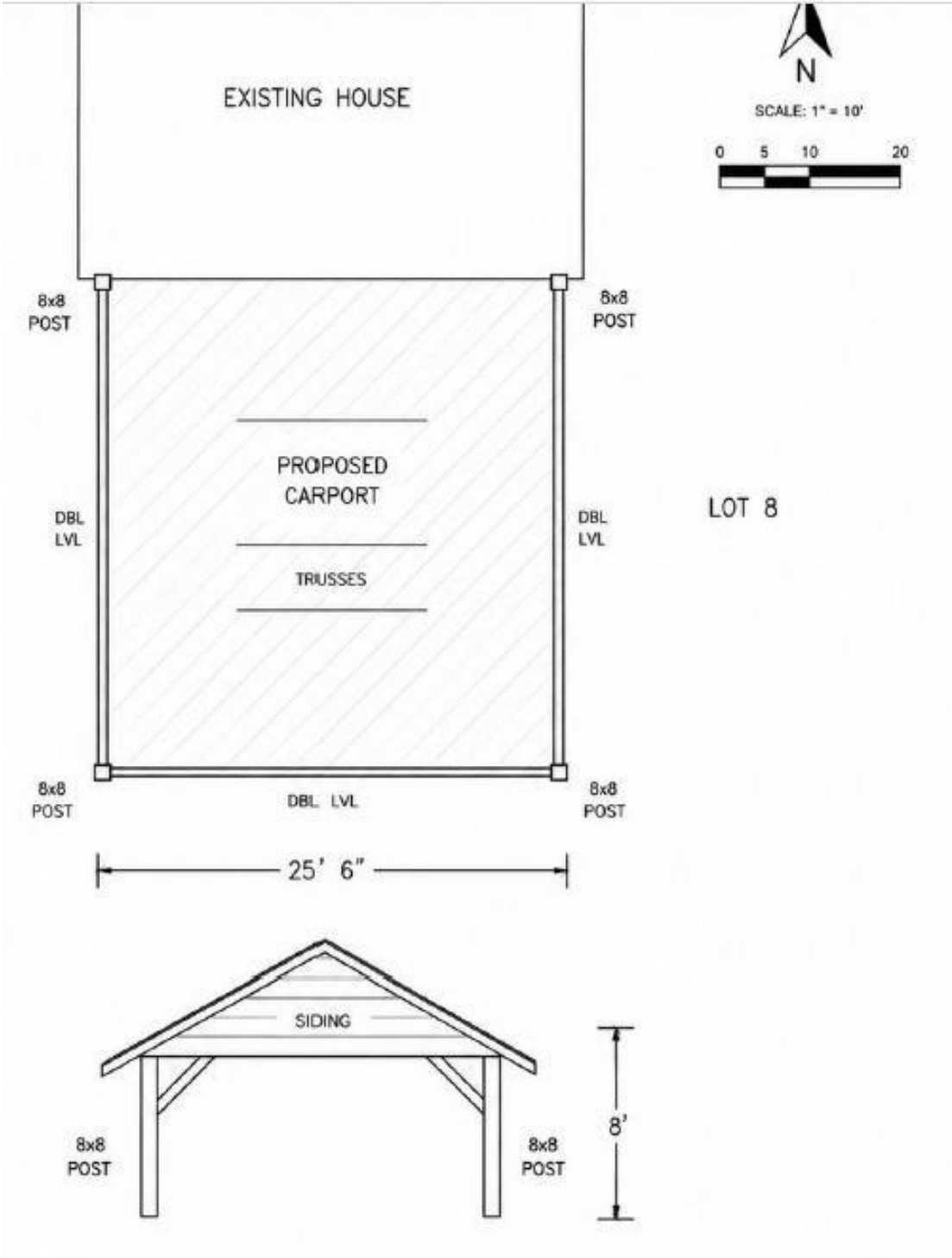
SCALE: 1/4" = 1'-0"



3-2 FOUNDATION PLAN

SCALE: 1/4" = 1'-0"





Carport add on in Smithville by Contractor



July 17, 2026

Delorie Betts
408 Magnolia Street
Bastrop, TX 78602

Mr. James E. Cowey
Development Director/Building Office
1311 Chestnut Street
Bastrop, TX 78602

Re: Carport addition to 406 Magnolia Street/Mathison Residence

Dear Sir:

I understand that the residence mentioned above is asking to build a carport on the front of their residence for their vehicles.

As their neighbor to the ~~west~~^{East}, I have no objection to this addition as long as it is built to the building code and standards of the City of Bastrop. I do expect that this will be built in an aesthetic manner that will only enhance their property.

Sincerely,



Delorie Betts
Neighbor

July 15, 2026

Beverly Thompson
404 Magnolia Street
Bastrop, Tx 78602

Mr. James E. Cowey
Development Director/Building Office
1311 Chestnut
Bastrop, TX 78602

Re: Carport addition to 406 Magnolia Street/Mathison Residence

Dear Sir:

I understand that the residence mentioned above is asking to build a carport on the front of their residence for their vehicles.

As their neighbor on the West, I have no objection to this addition as long as it is built to the building code and standards of the City of Bastrop. I do expect that this will be built in an aesthetic manner that will only enhance their property.

Thank you for the opportunity to have my input on this.

Sincerely,

A handwritten signature in cursive script that reads "Beverly Thompson". The signature is written in black ink and is positioned above the printed name and title.

Beverly Thompson
BSW, M. Div.

Exhibit 1

Home on Laural St (sample of the look)



Showing Setback





Exhibit 2

Home on Wilson



Magnolia Street



Timeline

Late March

Began planning project

April

Obtained contractor bids

June

Started permit process

Visited City Hall

Worked with staff to correct permit application

July

Met with Building Official

Requested additional drawings and documentation

Submitted revised plans showing the 8.5-foot setback

Now respectfully requesting consideration by the Zoning Board of Adjustment.

Respectfully Requesting Approval

The requested variance:

- ✓ Meets the legal standards for approval
- ✓ Is the minimum relief necessary
- ✓ Does not harm neighboring properties
- ✓ Preserves reasonable use of the property
- ✓ Protects the intent of the zoning ordinance

Thank you for your time and consideration.