

City of Richwood — TEXAS —

BOARD OF ADJUSTMENTS AGENDA

Monday, June 10, 2024 at 6:00 PM

Richwood City Hall, 1800 Brazosport Blvd. N.

BE IT KNOWN THAT a City of Richwood Board of Adjustments will meet Monday, June 10, 2024, beginning at 6:00 PM at Richwood City Hall, located at 1800 Brazosport Blvd. N., Richwood, Texas 77531 with the following agenda:

- I. CALL TO ORDER
- II. INVOCATION
- III. PLEDGES OF ALLEGIANCE
- IV. ROLL CALL OF COUNCIL MEMBERS
- V. PUBLIC COMMENTS
- VI. CONSENT AGENDA
 - A. Approval of minutes from meeting held October 9, 2023.
- VII. DISCUSSION AND ACTION ITEMS
 - A. Discuss and consider an application for a variance to allow an accessory structure (RV carport) to be within the setbacks, as requested by Clinton and Darian Warren.
- VIII. ADJOURNMENT

The City Council may go into Executive Session on any item listed on the Agenda in accordance with Section 551.071 of the Government Code (attorney-client privilege).

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (979) 265-2082 or FAX (979) 265-7345 for further information.

I, Kirsten Garcia, to hereby certify that I did, on _____ at _____ post this notice of meeting on the bulletin board at 1800 N. Brazosport Blvd., Richwood TX, in compliance with the Texas Open Meetings Law.

Kirsten Garcia, City Secretary
City of Richwood

MINUTES

RICHWOOD BOARD OF ADJUSTMENTS

Monday, October 09, 2023 at 6:00 PM

BE IT KNOWN THAT a City of Richwood Board of Adjustments will meet Monday, October 9, 2023, beginning at 6:00 PM at Richwood City Hall, located at 1800 Brazosport Blvd. N., Richwood, Texas 77521 with the following agenda:

I. CALL TO ORDER

The meeting was called to order at 6:00 p.m.

II. INVOCATION

Tricia Ditto, Finance Director, led the invocation.

III. PLEDGES OF ALLEGIANCE

Mayor Durham led the pledges.

IV. ROLL CALL OF COUNCIL MEMBERS

Michael Durham, Mayor:	Present
Mike Johnson, Position 1:	Present
Mike Challenger, Position 2:	Present
Amanda Reynolds, Position 3:	Present
Rory Escalante, Position 4:	Present
Jeremy Fountain, Position 5:	Present

Others present: Eric Foerster, City Manager; Kirsten Garcia, City Secretary; Tricia Ditto, Finance Director; Clif Custer, Public Works Director; Stephen Mayer, Chief of Police; Phillip Knop, City Attorney

V. PUBLIC COMMENTS

There was no public comment.

VI. CONSENT AGENDA

A. Approval of minutes from meeting held September 11, 2023.

Motion to approve consent agenda.

Motion made by Mike Johnson, Seconded by Mike Challenger.

Voting Yea: Mike Johnson, Mike Challenger, Amanda Reynolds, Rory Escalante, Jeremy Fountain

Motion carried.

VII. DISCUSSION AND ACTION ITEMS

A. Discuss and consider an application for variance to allow an accessory structure (barn) to be erected prior to the existence of a primary structure (dwelling), as requested by Mark & Jacqueline Rhone.

Mike Challenger excused himself due to a conflict of interest.

Mr. Rhone presented the variance request.

Discussion was held on the status of the house.

Discussion held on ordinances versus HOA bylaws.

Discussion held on form survey.

Motion to approve a variance allowing an accessory structure (barn) to be erected before a primary structure (dwelling) exists.

Motion made by Jeremy Fountain and seconded by Rory Escalante.

Voting Yea: Mike Johnson, Amanda Reynolds, Rory Escalante, Jeremy Fountain

Voting Abstaining: Mike Challenger3

Motion carried.

- B. Discuss and consider an application for variance to allow an accessory structure (RV carport) to be within the setbacks, 4 feet from the property line, as requested by Howard Fitts.

Mr. Fitts presented his request.

Discussion held on neighbor responses.

Motion to approve.

Motion made by Amanda Reynolds, Seconded by Mike Johnson.

Voting Yea: Mike Johnson, Mike Challenger, Amanda Reynolds, Rory Escalante, Jeremy Fountain

Motion carried.

VIII. ADJOURNMENT

Being there no further business, the meeting was adjourned at 6:15 p.m.

These minutes were read and approved on the 10th day of June 2024.

Mayor

ATTEST:

City Secretary



1800 Brazosport Blvd
Richwood, TX 77531
(979)265-2082 (979)265-7345 (fax)

APPLICATION FOR VARIANCE REQUEST

PLEASE NOTE: The following questions must be answered completely. If additional space is needed, attach extra pages to the application. Contact the City of Richwood at (979) 265-2082 for clarification of terms or for specific zone district requirements.

DATA ON APPLICANT AND OWNER:

Name: Darian and Clinton Warren Date: 5/8/2024
Address: 141 Dove Trl Richwood
Home Phone: 409 594 1695 Business Phone: 979 549 8215

SUBJECT PROPERTY:

Address of property in question: 141 Dove Trl.
Legal Description of property: Residential Home
The subject property is currently zoned Audubon Woods s/d sec II phase II

PURPOSE OF THE VARIANCE (be specific):

we are wanting to
have a carport installed/built on the right
side of our home where the 7.5 B.O.L. is
located. Concrete is pre existing and has
all the permits needed from the city of
Richwood.

BEFORE COMPLETING THE FOLLOWING, READ THE NOTICE TO THE ZONING VARIANCE APPLICANTS - PAGE 1

Which exceptional conditions apply to your property that do not generally apply to other properties in your zoning district:

We have several boats we are wanting to store under the carport we wish to build. concrete is pre existing in the area of installation.

How do the above conditions prevent reasonable use of your land under the term of the Zoning Ordinance?

Without the carport our boats are exposed to harsh weather conditions. With the carport being built our home and yard will look more pleasing to our fellow neighbors.

How will the variance improve your use of the property?

The variance will not only add to the value of the home, but it will also have curb appeal. Make the overall appearance look better.

Are there other properties in your area that have a similar type of improvement?

Yes there are at least 2 other homes on our street alone that have the same type of carport we are wanting to have built.

Will the granting of a variance in the form requested be in harmony with the neighborhood and not contrary to the intent and purpose of the Zoning Ordinance?

I would think so. I think the addition of the carport being built will make everyone in our neighborhood happy.

Application for Zoning Request

OTHER LAND USE CONSIDERATIONS:

Is the request the least modification possible of the Zoning Ordinance which are in question?

No ___ Yes X If yes, explain why the alternative solutions are not feasible:

The airport would be the best route to go due to its the least amount of construction needed route to go. It looks good yet its not too over the top

I (we) certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true and accurate to the best of my knowledge and belief. The work within the request must be carried out within one year of the public hearing or the variance becomes null and void..

I also hereby give permission for the members of the City of Richwood Board of Adjustments and City Staff to access the property in question for the purpose of gathering information to make an informed decision on this variance request.

Darrian Warren Clinton Warren
Name of Applicant

[Handwritten signatures]
Signature of Applicant

5/8/2024
Date

IMPORTANT:

A drawing, including all dimensions and structures, must be attached along with the applicable fee, to be considered. Failure to include both will result in automatic denial of application.



FIRM REGISTRATION NO. 10156700

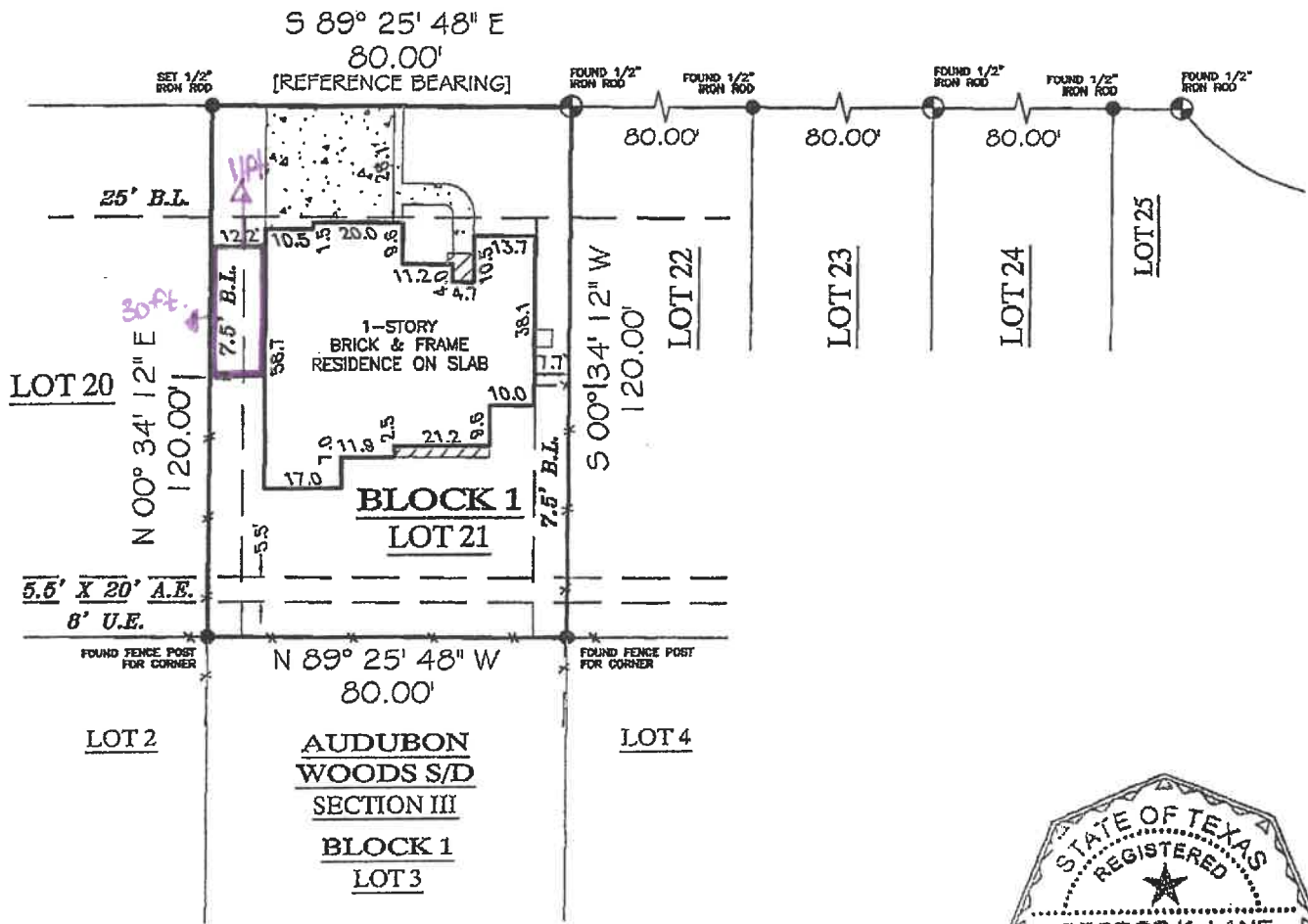
P.O. BOX 3344, LAKE JACKSON, TEXAS. 77566 (979) 299-3373

Surveying & Mapping, LLC



DOVE TRAIL

(60' R.O.W., VOL. 22, PG. 381, P.R.B.C.)



LOT 21, BLOCK 1

AUDUBON WOODS S/D, SEC. II, PHASE II

COMMUNITY NO: 485502 PANEL NO: 0610 SUFFIX: K ZONE: AE BASE: 12.5' MAP REVISED: 12/30/2020

I have consulted the HUD-FIA Flood Hazard Boundary Map in the above described property and it IS in a designated flood hazard area. The plat hereon is a true, correct and accurate representation of the property as determined by survey. The lines and dimensions of said property being as indicated by the plat; the size, location and type of buildings and improvements are as shown, all improvements being within the boundaries of the property, set back and distances from property lines are as indicated. There are no encroachments, conflicts, or protrusions, except as shown.

NOTES:

PROPERTY SUBJECT TO RECORDED, RESTRICTIONS, REGULATIONS, & ORDINANCES (IF ANY), INCLUDING THOSE IN THE CITY OF: RICHWOOD

- 1) BUILDING LINES AND EASEMENTS PER PLAT.
- 2) BEARINGS BASED ON THE NORTH LINE OF LOTS 20 THRU 24. BEING S 89° 25' 48" E.
- 3) EASEMENT PER CCFN: 2007-018630 O.R.B.C. IS CONGRUENT WITH U.E.'S SHOWN HEREON.

ABSTRACT AND TITLE INFORMATION WAS PROVIDED BY: GREAT AMERICAN TITLE

ALL BUILDING LINES, EASEMENTS, BUILDING RESTRICTIONS, (SETBACK RESTRICTIONS, ETC.) AND ZONING ORDINANCES

May 9, 2024

SPARKMAN JUSTIN J & ROBBIE
140 DOVE TRAIL
RICHWOOD, TX 77531

Dear SPARKMAN JUSTIN J & ROBBIE:

Notice is hereby given that a Public Hearing will be held before the Board of Adjustments and City Council of the City of Richwood to consider a variance of property located at 141 Dove Trail. The lot in question is currently zoned R-1 Residential. The request is to allow a carport to be built within the allowed setbacks. The current side setback for R-1 Residential Districts is 7 1/2 feet. This variance is being requested by Darian and Clinton Warren, and the property is shown on the following page.

You are receiving this notice because you are either the proposed property owner or the registered owner of a piece of property within 200 ft.

Anyone seeking to give or receive information on this requested variance should be present at Richwood City Hall (1800 N. Brazosport Boulevard) on Monday, June 10, 2024, at 6:00 p.m. before the Board of Adjustments.

If you have any questions or concerns, please feel free to contact me at 979-265-2082 or at kgarcia@richwoodtx.gov.

Sincerely,

Kirsten Garcia
City Secretary

(See Public Notice on back)

APPROVE

DISAPPROVE

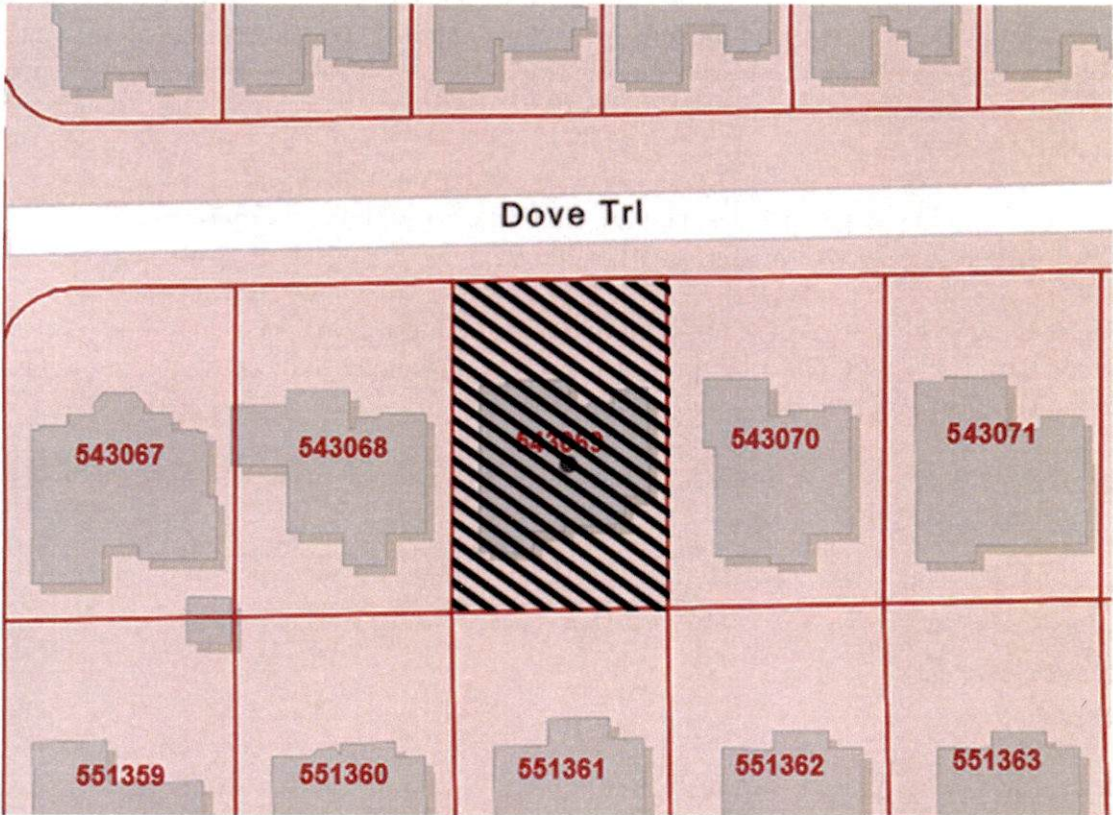
Comments:

Justin Sparkman
Name (printed /signed)

5/21/24
Date

Public Hearing Notice

The City of Richwood will hold a public hearing on Monday, June 10, 2024, at 6:00 p.m. to consider a request for a zoning variance to allow the construction of a carport on the property line at 141 Dove Trail. The current side setback for this property is seven and a half feet.



May 9, 2024

ARRAMBIDE HOMER & TERESA
137 DOVE TRL
RICHWOOD, TX 77531

Dear ARRAMBIDE HOMER & TERESA :

Notice is hereby given that a Public Hearing will be held before the Board of Adjustments and City Council of the City of Richwood to consider a variance of property located at 141 Dove Trail. The lot in question is currently zoned R-1 Residential. The request is to allow a carport to be built within the allowed setbacks. The current side setback for R-1 Residential Districts is 7 1/2 feet. This variance is being requested by Darian and Clinton Warren, and the property is shown on the following page.

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If you have any questions or concerns, please feel free to contact me at 979-265-2082 or at kgarcia@richwoodtx.gov.

Sincerely,

Kirsten Garcia
City Secretary

(See Public Notice on back)

APPROVE DISAPPROVE

Comments:

Homer Arrambide
Name (printed /signed)

5/14/24
Date

Public Hearing Notice

The City of Richwood will hold a public hearing on Monday, June 10, 2024, at 6:00 p.m. to consider a request for a zoning variance to allow the construction of a carport on the property line at 141 Dove Trail. The current side setback for this property is seven and a half feet.

