

City of Richwood — TEXAS —

BOARD OF ADJUSTMENTS AGENDA

Monday, September 11, 2023 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, September 11, 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
- 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 August 8, 2022
- VII. DISCUSSION AND ACTION ITEMS
 - A. Discuss and consider an application for variance to allow additional driveway and culverts be installed and an accessory structure be erected within the side setback in a R-1 Residential District, as requested by Stephen Vasek.
- 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, August 08, 2022 at 6:00 PM

BE IT KNOWN THAT a City of Richwood Board of Adjustments will meet Monday, August 8, 2022, 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 Boykin led the pledges.

IV. ROLL CALL OF COUNCIL MEMBERS

Steve Boykin, Mayor:	Present
Mike Johnson, Position 1:	Present
Melissa Strawn, Position 2:	Present
Matthew Yarborough, Position 3:	Absent
Rory Escalante, Position 4:	Present
Carey Lankford, Position 5:	Absent

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

V. PUBLIC COMMENTS

No public comment.

VI. CONSENT AGENDA

A. Approval of minutes from called meeting held July 11, 2022.

Motion to approve minutes from called meeting held July 11, 2022.

Motion made by Mike Johnson, Seconded by Melissa Strawn.

Voting Yea: Mike Johnson, Melissa Strawn, Rory Escalante

Motion carries.

VII. DISCUSSION AND ACTION ITEMS

A. Public hearing and action regarding variance request to allow construction of a carport to be placed within the setbacks, located at 109 Austins Ct.

Discussion held on design.

Mike Johnson requested letters received to be attached the minutes.

Motion to approve variance request to allow construction of a carport to be placed within the setbacks, located at 109 Austins Ct.

**Motion made by Mike Johnson, Seconded by Melissa Strawn.
Voting Yea: Mike Johnson, Melissa Strawn, Rory Escalante**

Motion carries.

VIII. ADJOURNMENT

Being there no further business, the meeting was adjourned at 6:08 p.m.

These minutes were read and approved on this 11th day of September 2023.

Mayor

ATTEST:

City Secretary



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

stephenvasek
@ymail.com

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: STEPHEN VASEK Date: AUGUST 01, 2023
Address: 602 OYSTER CREEK DRIVE
(CELL)
Home Phone: (979) 418-3312 Business Phone: _____

SUBJECT PROPERTY:

Address of property in question: 602 OYSTER CREEK DRIVE
Legal Description of property: RESIDANCE
The subject property is currently zoned _____

PURPOSE OF THE VARIANCE (be specific): I AM WANTING TO ADD A DETACHED

GARAGE APPROXIMATELY 900 sq FT THAT WOULD RUN PARRALLEL TO
PIN OAK STREET (SEE DRAWING A). I WOULD ALSO LIKE TO ADD CULVERTS
TO THE DITCH PARRALLELING PIN OAK STREET TO BE ABLE TO ADD
A CONCRETE DRIVE THAT WOULD SIT IN FRONT OF THE NEW
DETACHED GARAGE (SEE DRAWING B). THE PURPOSE OF THE
VARIANCE IS THAT THE NEW GARAGE PLACEMENT INFRINGES
PAST THE BUILDING LINE ON MY SURVEY.

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:

MY PROPERTY IS ON A CORNER LOT. THE PLACEMENT OF THE NEW DETACHED GARAGE WILL BE PARALLEL TO PIN OAK STREET. WE DO NOT HAVE ANY NEIGHBORS THAT WOULD BE ACROSS THE STREET FROM THE DETACHED GARAGE SO THERE SHOULD NOT BE AN ISSUE ABOUT BEING AN EYE SORE.

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

N/A

How will the variance improve your use of the property?

IT WILL ALLOW ME TO HAVE MORE STORAGE AND PROTECTED PARKING AS WELL AS MORE DRIVEWAY SPACE.

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

YES, THERE ARE MANY NEIGHBORS IN THE AREA WITH DETACHED GARAGES.

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?

THE VARIANCE I AM PROPOSING WILL BE IN GREAT HARMONY WITH THE NEIGHBORHOOD BY ADDING A GREAT LOOKING STRUCTURE TO MY PROPERTY.

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 ___ If yes, explain why the alternative solutions are not feasible:

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.

STEPHEN VASEK
Name of Applicant

Stephen Vasek
Signature of Applicant

AUGUST 01, 2023
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.

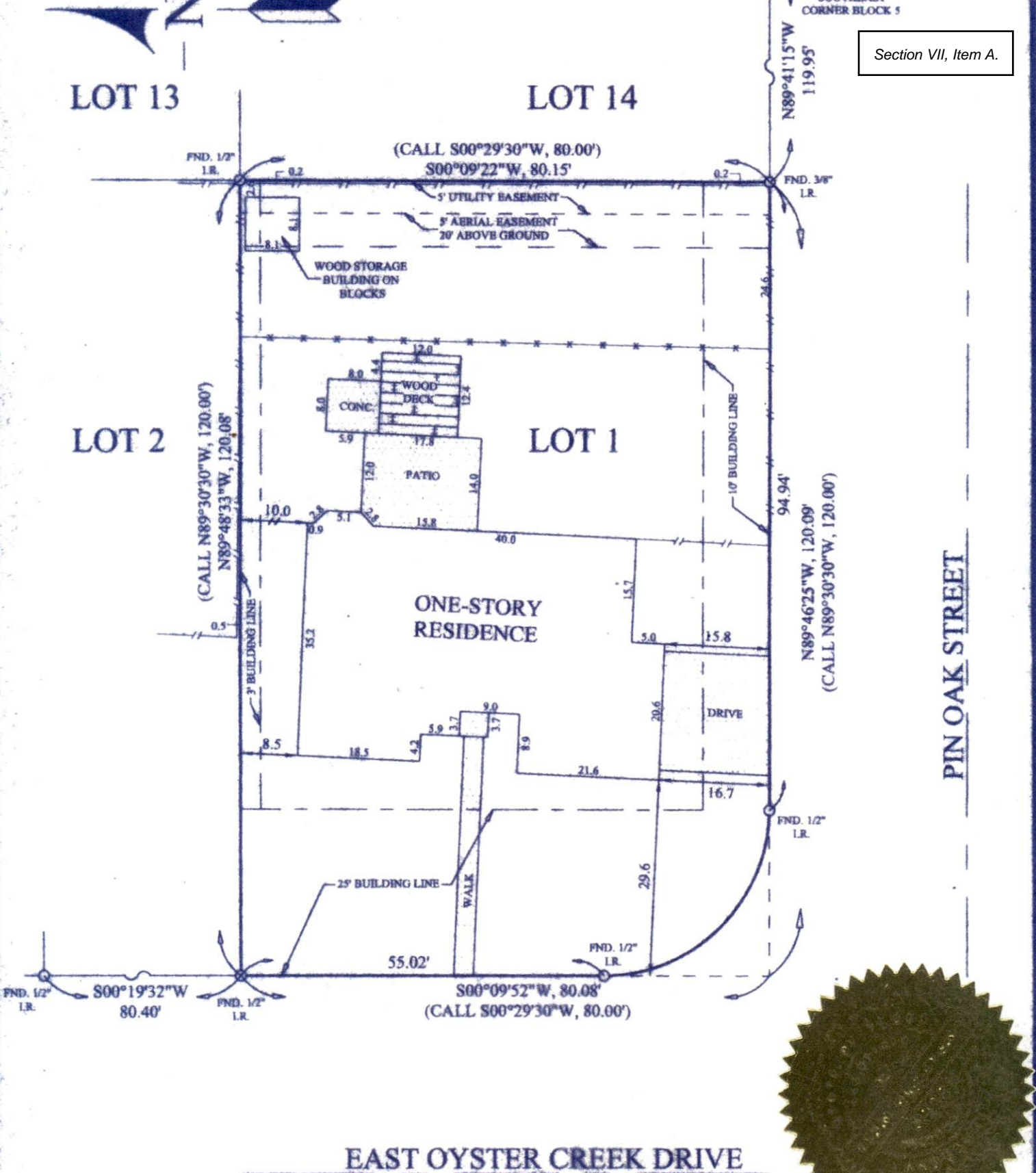
Section VII, Item A.

LOT 13

LOT 14

LOT 2

LOT 1



PIN OAK STREET

EAST OYSTER CREEK DRIVE



NOTE: WOOD STORAGE BUILDING ON BLOCKS ENCLOSED INTO 3' BUILDING LINE & 5' UTILITY BASEMENT.

COMM. NO. 480068 MAP # 48039C PANEL 0620 SUFFIX H FIRM DATE 6-5-89 DATE REV 6-5-89 ZONE X BASE -

I have consulted the HUD-FIA Flood Hazard Boundary Map in the above described property and it is not in a designated flood hazard area. (For information only, Singletary Surveying, Inc. assumes no liability for the correctness of the cited map and does not represent Singletary Inc. opinion of the probability of flooding.) As of the date of this survey, the plat hereon is a representation of the property as determined by survey. The lines and dimensions of said property being as indicated by the plat, the size, the location and type of buildings or improvements are of above ground improvements only and are as shown. The above ground improvements shown are those within the boundaries of the property and are set back from the property lines the distances indicated. No excavations were made during this survey to locate buried facilities, utilities, or structures. The encroachments, conflicts, or protrusions are as shown and not necessarily bolded. This is not a valid survey unless accompanied by an original signature and seal. The legal description provided by Singletary Surveying, Inc. is based on the description provided by the title company, owner or person requesting the survey to be performed. Neither the surveyor nor Singletary Surveying, Inc. retains any liability for, or makes no representation concerning the condition of title of the subject property. The research performed on the subject property was gathered by a qualified provider being a Singletary Surveying staff member or other outside source. This Survey is not transferable to additional institutions or subsequent owners.

LEGEND OF SYMBOLS	B.L. - BUILDING LINE	P.C. - POINT OF CURVE	FND. 1/2" I.R. - FOUND 1/2" IRON ROD	---*---*---	---CONCRETE
D.R. - DEED RECORDS	U.E. - UTILITY BASEMENT	P.O.B. - POINT OF BEGINNING	FND. 1" D.I.P. - FOUND 1" DIMENSION IRON PIPE	---W	---WOOD FENCE
O.R. - OFFICIAL RECORDS	D.E. - DRAINAGE BASEMENT	C.F. - CLOSURE FILE	FND. 1" D.D.P. - FOUND 1" DIMENSION IRON PIPE	---B	---BRICK
P.R. - PLAT RECORDS				---	---BARBED WIRE FENCE

Scale 1"=20' Req.# 439570-G Inv.# 00080428 *Larry Singletary*
 Date 02-22-2001 Request AMERICAN TITLE Registered Professional Land Surveyor No. 480

Oyster Creek Dr

Oyster Creek Dr

Pin Oak Pin Oak

606



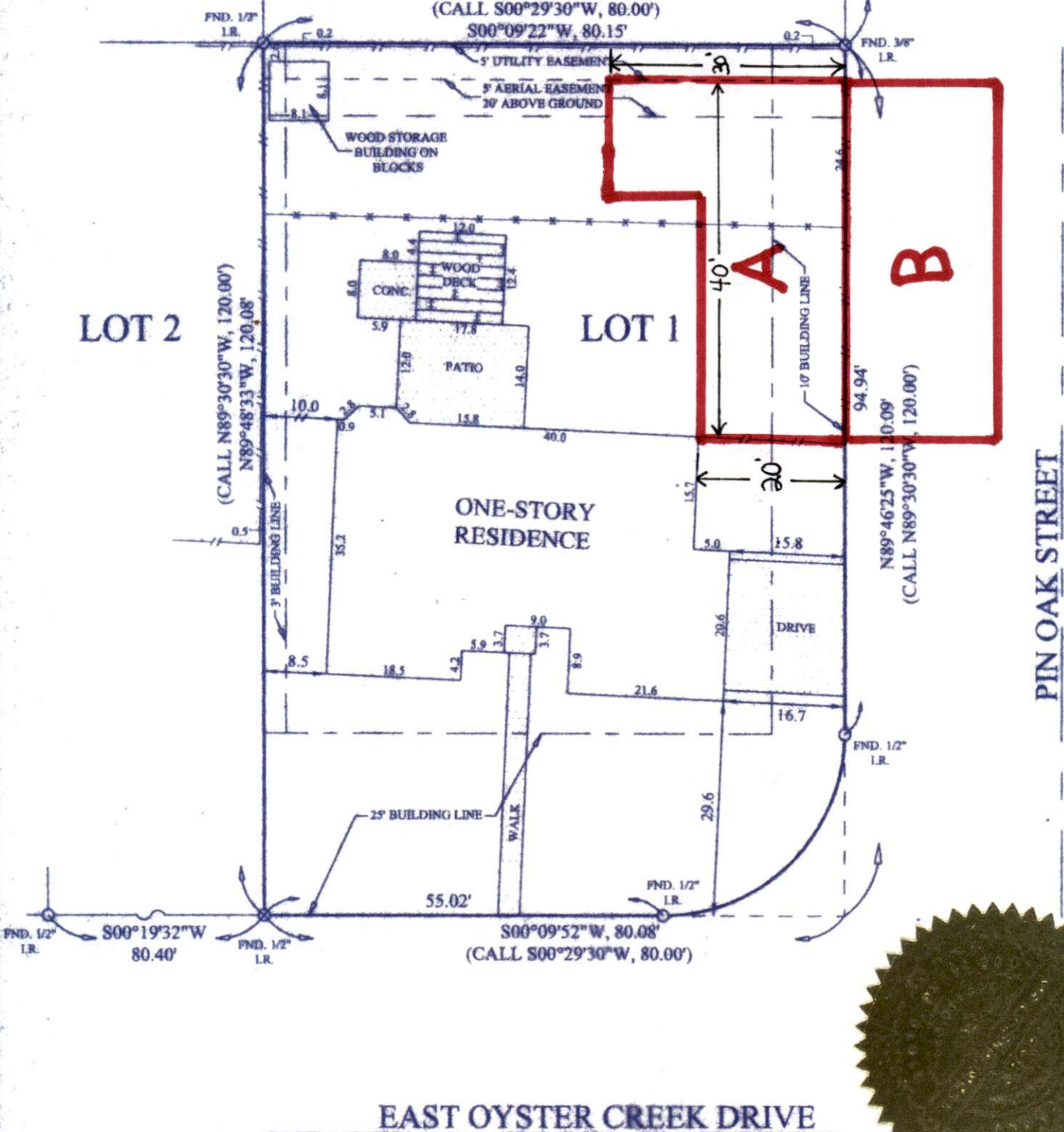
Home



Section VII, Item A.

LOT 13

LOT 14



PIN OAK STREET

EAST OYSTER CREEK DRIVE



NOTE: WOOD STORAGE BUILDING ON BLOCKS ENCLOSES INTO 3' BUILDING LINE & 5' UTILITY BASEMENT.

COMM. NO. 480068 MAP # 48039C PANEL 0620 SUFFIX H FIRM DATE 6-5-89 DATE REV 6-5-89 ZONE X BASE

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LEGEND OF SYMBOLS	B.L. - BUILDING LINE	P.C. - POINT OF CURVE	FND. 1/2" I.R. - FOUND 1/2" IRON ROD	- - - CHAIN LINKED FENCE	- - - CONCRETE
D.R. - DEED RECORDS	U.B. - UTILITY BASEMENT	P.O.B. - POINT OF BEGINNING	FND. 1" I.D.I.P. - FOUND 1" INNER DIMENSION IRON PIPE	- - - WOOD FENCE	- - - WOOD FENCE
O.R. - OFFICIAL RECORDS	D.E. - DRAINAGE BASEMENT	C.P. - CLERK'S FILE	FND. 1" O.D.I.P. - FOUND 1" OUTER DIMENSION IRON PIPE	- - - BARBED WIRE FENCE	- - - BRICK
P.R. - PLAT RECORDS					

Scale 1"=20'

Req.# 439570-G

Inv.# 000800428

Date 02-22-2001

Request AMERICAN TITLE

Terry Singletary
Terry Singletary
 Registered Professional Land Surveyor No. 4

