

AGENDA
CITY OF FREDERICKSBURG
BOARD OF ADJUSTMENT

Thursday, January 14, 2016

5:30 P.M.

CITY HALL CONFERENCE ROOM, 126 W. MAIN ST.

- | | <i>PAGE REF.</i> |
|---|------------------|
| 1. Call to Order | |
| 2. Approve Minutes of the December 2015 Meeting | <i>Pp 1 - 2</i> |

PUBLIC HEARINGS

- | | |
|---|------------------|
| 3. <u>PUBLIC HEARING:</u> (ZBA2015-3) by Mike and Nadine Starks to consider a variance to section 3.110 of the Zoning Ordinance relating to rear setback in the R-2, Mixed Residential Zoning District on property located at 201 W. Travis | <i>Pp 3 - 25</i> |
| 4. Consider taking action on ZBA2015-3 | |

ADJOURN

**STATE OF TEXAS
COUNTY OF GILLESPIE
CITY OF FREDERICKSBURG**

**BOARD OF ADJUSTMENT
December 17, 2015
5:30 P.M.**

On this the 17th day of December 2015, the BOARD OF ADJUSTMENT convened in regular session at the regular meeting place thereof with the following members present to constitute a quorum:

ROBERT DEMING
CYNTHIA SCROGGINS
DONNIE FINN
JIM MCAFEE
JOHN SMILIJANIC
TOM MUSSELMAN

ABSENT: BARBARA HEINEN

ALSO PRESENT: BRIAN JORDAN – Director of Development Services
PAT MCGOWAN – City Attorney
TAMMIE LOTH - Development Coordinator

The meeting was called to order at 5:30 P.M. by Robert Deming.

MINUTES

Donnie Finn moved to approve the minutes of the May, 2015 meeting and Cindy Scroggins seconded the motion. All voted in favor and the motion carried.

PUBLIC HEARING - (ZBA 2015-2) by Jose Aguilar to consider a variance to section 3.110 of the Zoning Ordinance relating to street side setback in the R-2, Mixed Residential Zoning District on property located at 702 E. San Antonio Street. Robert Deming opened Public Hearing (ZBA 2015-2) by Jose Aguilar to consider a variance to section 3.110 of the Zoning Ordinance relating to street side setback in the R-2, Mixed Residential Zoning District on property located at 702 E. San Antonio Street. Wes Giesbers, Realtor, and Jose Aguilar, owner of the property, were in attendance to present the application. Mr. Giesbers stated Mr. Aguilar obtained a building permit for the construction of the house and was not advised the slab was in the setbacks during the inspection. Mr. Giesbers noted after the house was constructed the owner wished to build a fence and he advised him to have a local surveyor mark the property pins so his fence would be on the property line. Mr. Giesbers noted the surveyor decided to survey the house while he was on site and informed Mr. Giesbers the house did not meet the required setbacks.

There was no public comment. Public Hearing 2015-2 was closed.

STAFF COMMENTS

Brian Jordan, Director of Development Services, explained how setbacks are determined on a lot

and noted the setback requirements are enforced from the property line. Mr. Jordan stated before the structure was built, a layout inspection was done and the Building Official and Building Inspector inadvertently did not catch that the setbacks were incorrect. Mr. Jordan noted this was not discovered until this application was brought to City Staff. Mr. Jordan explained the city does not historically make an owner tear down a building if it does not meet the required setbacks. Mr. Jordan commented City Staff used to write a letter acknowledging the encroachment, but the City Attorney has determined that decision needs to be made by the Board of Adjustment because this is the type situation that is within their authority. Mr. Jordan added there are photos of the house and neighborhood included in the meeting packet and while attention is drawn to the house because it sits on the corner, he does not believe the encroachment has a negative effect on the neighborhood.

Brian Jordan noted Staff recommendation of approval of the variance request.

John Smilijanac asked if a site plan was submitted with the building permit application and Mr. Jordan stated there was and the proper setbacks were noted on the site plan.

Jim McAfee moved to approve variance application 2015-2 and Tom Musselman seconded the motion. All voted in favor and the motion carried.

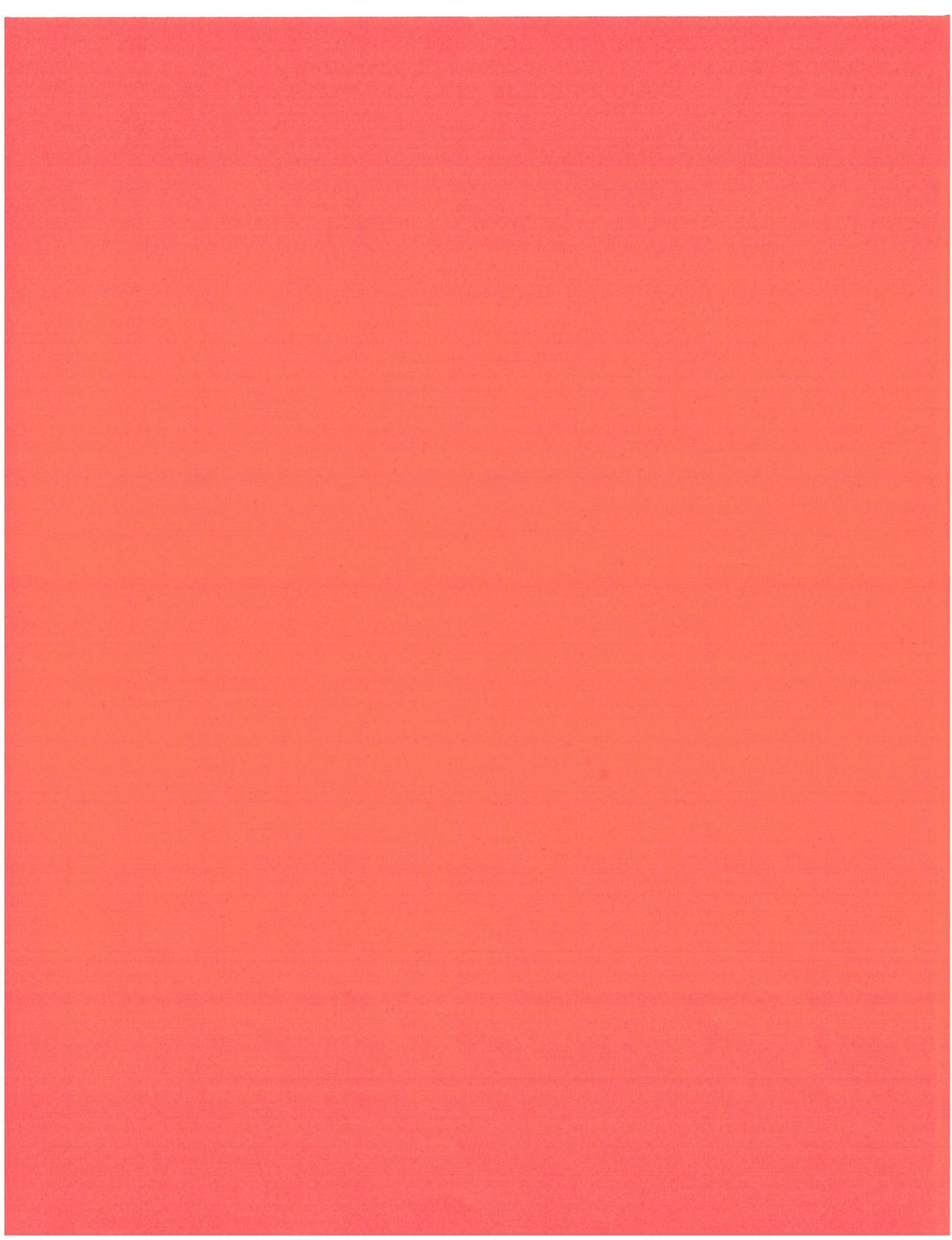
ADJOURN

With nothing further to come before the Board, Donnie Finn moved to adjourn the meeting and Cindy Scroggins seconded the motion. All voted in favor and the meeting was adjourned at 5:41 p.m.

PASSED AND APPROVED this the 14th day of January, 2016.

SHELLEY BRITTON, CITY SECRETARY

ROBERT DEMING, CHAIR



VARIANCE BRIEF

Request # 2015-3

- APPLICANT:** Mike and Nadine Starks
- ZONING:** R-2, Mixed Residential District
- LOCATION:** 201 W. Travis Street (southwest corner of Travis and Crockett Streets).
- REQUEST:** Variance to Section 3.110 of the Zoning Ordinance, pertaining to the Rear Yard Setback.
- FINDINGS:**
- The property is located at the southwest corner of Travis Street and Crockett Street
 - The property contains an existing residence with a driveway on Travis Street and a driveway on Crockett Street. The driveway on Crockett Street is the subject of this request.
 - The lot has 100' of frontage on Travis Street and 120' of frontage on Crockett Street.
 - Based on the lot configuration and zoning, the building setbacks on the property are 15' Front Yard (Travis), 15' Street Side Yard (Crockett), 5' Side Yard (west side of lot) and 10' Rear Yard (south side of lot).
 - A permit was issued in 2004 for a concrete slab on the Crockett Street side of the property. While the applicant may have intended to build a carport structure, no structure was built at the time the permit was issued.
 - The applicant is requesting a reduction in the Rear Yard Setback from 10' to 6'.

The Board of Adjustment may grant a variance if it makes affirmative findings of fact on **each** of the criteria described below:

- a. The Zoning Regulations applicable to the property do not allow for reasonable use. **The owner has noted that this situation is the result of an inadvertent review and approval of the Rear Yard Setback on the property by a former Building Inspector, and does not involve reasonable use. In reviewing the permit issued in 2004, it is clear that the permit was issued for a slab only, and not a carport structure. However, in discussing this matter with the owner, and evaluating the drawing attached to the permit, we understand why there may have been confusion. The**

Building Inspector is no longer with the City. There is adequate room on the lot to construct the proposed carport structure without the need for a variance, but the slab that was poured would need to be modified to be effective.

- b. The plight of the owner of the property is due to unique circumstances existing on the property, and the unique circumstances were not created by the owner of the property and are not merely financial, and are not due to or the result of general conditions in the zoning district in which the property is located. **The circumstances in this case are not necessarily unique to the property, but that the owner was led to believe the setback along the south property line was 5' rather than 10'. The permit issued in 2004 was for a slab only, not a structure. A slab is considered "flat" work and may be located within the setback.**
- c. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purposes or regulations to the zoning district in which the property is located. **In reviewing other properties within the vicinity, and based on the information provided by the applicant on surrounding properties, a variance in this case will likely not affect other properties within the area.**

OPPOSITION/SUPPORT OF REQUEST: Other than the letter provided with the application, no letters have been received.

STAFF RECOMMENDATION: The situation being considered in this request does not appear to be any fault of the owner. However, the permit was issued for a slab only, and not a carport structure. While the allowance of a variance would not appear to affect any nearby properties, there is adequate room on the property to modify the slab and build the carport in compliance with the setbacks. Since the circumstances are not unique to the property, Staff recommends denial of the request.

**VARIANCE REQUEST APPLICATION
TO
BOARD OF ADJUSTMENT**

1. APPLICANT: Mike and Nadine Starks

2. ADDRESS: 201 West Travis, fredericksburg TX

PHONE: 830-990-8906 FAX: _____

3. DESCRIPTION OF PROPERTY INVOLVED IN THIS REQUEST:

ADDRESS: 201 West Travis, Fredericksburg TX

LEGAL DESCRIPTION: Block 36 , part of lot 536 Fredericksburg Addition

LOT SIZE: 0.28 acres , surwy attached ZONING DISTRICT: R-2

4. REQUEST IS MADE HEREWITH TO THE BOARD OF ADJUSTMENT THAT A VARIANCE BE GRANTED TO THE FOLLOWING PROVISIONS OF THE ZONING ORDINANCE:

SECTION: 3.110 PAGE: 25 and 26

SUBSECTION: _____

ITEM: set back lines

RELATING TO: Rear Set Back line

REQUIRING: variance to 10ft rear set back line

5. INFORMATION TO BE SUBMITTED BY THE APPLICANT:

A. Site plans, preliminary building elevations, preliminary improvement plans, or other maps or drawings, sufficiently dimensioned as required to illustrate the following, to the extent related to the Variance application:

- a. Existing and proposed location and arrangement of uses on the site, and on abutting sides within 50-feet.
- b. Existing and proposed site improvements, buildings, and other structures on the site, and any off-site improvements related to or necessitated by the proposed use. Building elevations shall be sufficient to indicate the general height, bulk, scale, and architectural character.
- c. Existing and proposed topography, grading, landscaping, and screening, irrigation facilities, and erosion control measures.
- d. Existing and proposed parking, loading, and traffic and pedestrian circulation features, both on the site and any off-site facilities or improvements related to or necessitated by the proposed use.

B. The Building Official and/ or Director of Development Services may request additional information necessary to enable a complete analysis and evaluation of the variance request, and a determination as to whether the circumstances prescribed for the granting of a Variance exists.

6. REASONS FOR THE REQUEST: Building carport

A. The Board of Adjustment may grant a variance if it makes affirmative findings of FACT on EACH of the criteria. The applicant shall give a reason why the request complies with the following criteria:

1. The Zoning Regulations applicable to the property do not allow for a reasonable use.

See Exhibit A

2. The plight of the owner of the property is due to unique circumstances existing on the property, and the unique circumstances were not created by the owner of the property and are not merely financial, and are not due to or the result of general conditions in the zoning district in which the property is located.

See Exhibit A

3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purposes or regulations to the Zoning District in which the property is located.

See Exhibit A

B. PARKING: ADDITIONAL CRITERIA-The Board may grant a Variance to a regulation prescribed by this ordinance with respect to the number of off-street spaces required if it makes findings of fact that the following additional criteria are also satisfied:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonably require strict or literal interpretation and enforcement of the specified regulation.

N/A

2. The granting of the Variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets.

N/A

3. The granting of the Variance will not create a safety hazard or any other condition inconsistent with the objectives of this ordinance.

N/A

4. The Variance shall run with the use or uses to which it pertains, and shall not run with the site.

N/A

C. SIGNS: ADDITIONAL CRITERIA-The Board may grant a Variance to a regulation prescribed by the Sign Ordinance with respect to the placement of signs, the height of signs or the area of signs if it affirmatively finds each of the following.

1. That a sign is being replaced. For the purposes of this Section, replacement shall include the erection of a new or different sign due to the removal of another sign for any reason, including the change of name of a business, whether from change of ownership, business being conducted, or otherwise, the change of a sign for a continuing business containing the same or different information as the sign being replaced, and the replacement of signs due to damage or vandalism.

N/A

2. That all structures on the property for which the sign is proposed that would impede the replacement of a sign were constructed prior to February 17, 1986.

N/A

3. That it is impractical to abide by existing placement, height or area regulations due to the placement, size of construction of existing structures in relationship to the physical characteristics of the site. For purposes of illustration, physical characteristics may include topography of the site or the surrounding sites, structures on surrounding sites, traffic conditions, street layouts and existing natural vegetation.

N/A

4. That the other types of signs which are permitted by this Ordinance cannot practically be used. In making this determination of practicality , the Board may consider
- a. The undesirability of altering a historic site to accommodate a sign which would be permitted with no variance under this Ordinance ; or
 - b. That alternatives permitted by this Ordinance would involve extensive reconstruction of structures; or
 - c. That alternatives permitted by this Ordinance are prohibitively expensive; or
 - d. That alternatives permitted by this Ordinance will not effectively identify the subject of the sign.

N/A

5. That the proposed sign has been reviewed by the Historic Review Board if applicable.

N/A

6. That the proposed variance is as close to the requirements of the sign ordinance as is feasible.

N/A

7. **NOTICE TO APPLICANT: YOU, OR YOUR REPRESENTATIVE ARE STRONGLY URGED TO ATTEND THE BOARD OF ADJUSTMENT MEETING AT WHICH YOUR VARIANCE REQUEST WILL BE CONSIDERED.** The Board will consider whatever evidence is presented at that time, and may approve, deny, or postpone consideration of your request. Failure to attend may result in the presentation of inadequate or inaccurate information which may result in denial or postponement.

Signature of Owner:  _____

Date: _____ Fee Paid: _____

8. List of property owners within 200 ft. (Provided by City)

Exhibit A for Variance Request

concerning 201 West Travis

Section 6A2

In 2004-2005 I obtained a building permit from the city for a carport and home addition. (Permit attached) Prior to construction the then building inspector, Marlin, came to the property to advise on the building of the home addition as it related to an existing sidewalk. While there the carport was discussed. I stated I had intended to have the carport 5 feet from the property line and at the time was advised by Marlin that I should build the slab 6 feet from the property line so that the overhang of the carport would not be encroaching. The concrete was poured the home addition was done but due to unforeseen circumstances the carport was not completed at that time. Fast forward to today, We are finally getting back around to building the carport and upon applying for permit was told that the setback line is 10 feet. Brian Jordan was very helpful in assisting me to investigate the matter and in the name of full disclosure we discovered that even back in 2005 the zoning ordinance did not say 5 feet but was indeed 10ft. That said, at the time the concrete slab for the construction of the carport was poured, I was indeed acting in good faith and was under the impression I was following the city guidelines as per the city inspector and was issued a permit as such. I therefore argue that I do have a unique circumstance that was not directly caused by myself.

Section 6A3

As you will see in the following pages the character and integrity of the neighborhood would not be changed by granting this variance or the building of the carport. Everyone of my immediate neighbors and indeed most everyone in my neighborhood already has a building of some sort located within the current setback lines. The following pages will show pictures and examples of several of these but these should not be taken as a complaint or request on my part for any action from the city but is rather a visual aid showing the character of the neighborhood as it currently exists. After reviewing these you might agree that having at least one building within the set back line seems to be the rule not the exception.

Section 6A1

Given the above information, Allowing for the carport to be built in the original location that the permit was granted and the slab was poured would be a reasonable use.

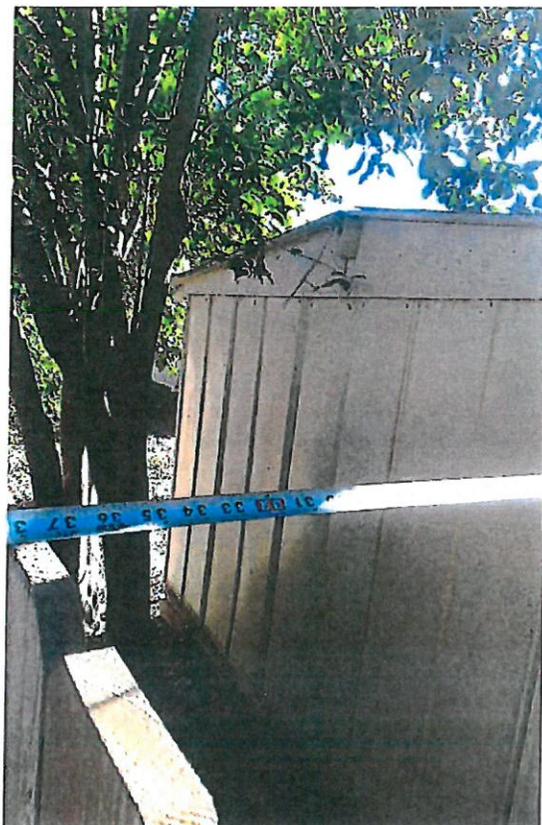
Also attached are letters from my three immediate joining neighbors stating that they see no negative impact to their property and have no problem with the carport construction.

201 West Travis, this is the slab that was poured in 2005 for a carport. It faces Crockett Street and is 6 feet from the property line. And was pored for a carport (see preset re-bar for posts and storage area)

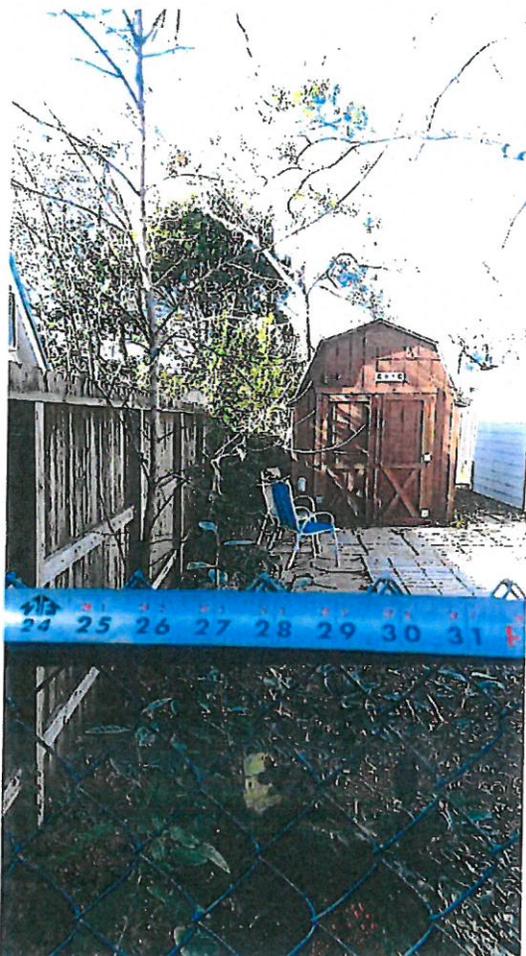
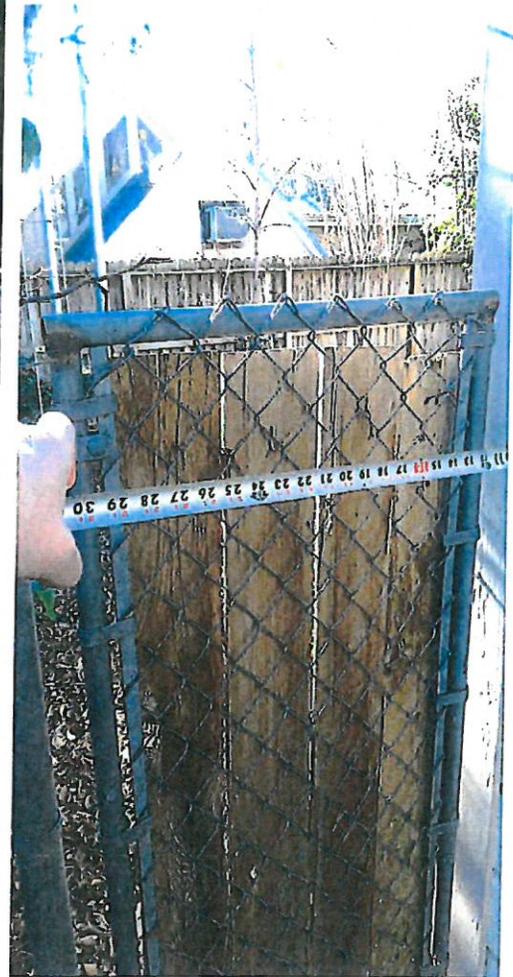


The following pages show my immediate neighbors and locations of other structures built within the current set back requirements. These pictures are not to be construed as complaints against any of my neighbors or as a request that anything be done with the other structures built within the set backs, but rather is included strictly to demonstrate that a carport built 6 feet from the property line would not change the integrity or character of the neighborhood. It would appear having at least one building within the set back line is more of the rule than the exception on this block.

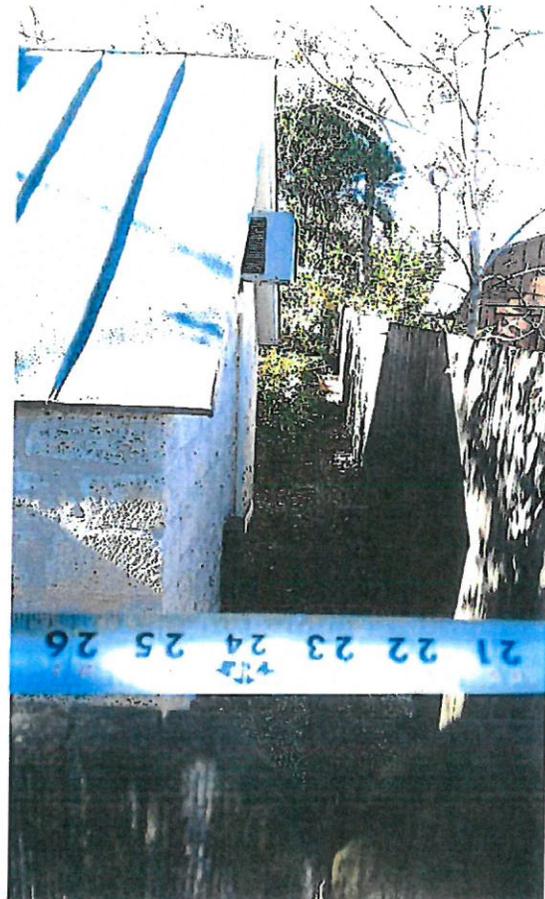
302 North Crockett is my immediate neighbor where the carport will go. Storage Building is approx 3 feet from back property line



203 West Travis is my next closest neighbor. Located to the West, it is not located near my carport area. Home itself is approx 3 feet from the side property line nearest me and storage building in back is approx 4ft from back line. Also my old carport is approx 3 feet from the property line, I am hoping to tear this one down.



204 West Schubert , Doctors office in R2 is my only other neighbor with adjoining property line, just a small corner actually adjoins. The main building is approx 2.5 feet from back property line



208 Schubert , 210 Schubert, 212 Schubert , all three homes where built within the 25 ft street setback line and all 3 where recently granted variances



111 West Travis, neighbor right across the street from where my carport would go. Guest house B&B is approx 3 ft from back property line.



205 West Travis , Garage is approx 8 ft from the back property line.



207 West Travis, Garage is approx 4 feet from side property line and 7ft from back line





Concerning variance request for 201 West Travis

To Whom it may Concern

I , Marlene Deike am the owner of 302 North Crockett which borders Mike and Nadine Starks located at 201 West Travis. Mike informed me of his need for a variance on the set back lines for him to build a carport along our common boundary line. I understand that the carport he intends to build is approx 5 feet from the property line and that the city has a set back of 10 feet. I see no reason why granting the variance would have any negative impact upon me or my property and would be in agreement with a variance being granted by the city so that Mike can build his carport over where his concrete slab is already set.

Sincerely,



LEGEND

- ☐ ELECTRIC METER
- ☐ WATER METER
- ☐ GAS METER
- ⊙ POWER POLE
- - - WOOD FENCE
- OHE- OVERHEAD ELECTRIC
- OHT- OVERHEAD TELEPHONE
- CATV- OVERHEAD CABLE TV
- POB POINT OF BEGINNING

Mike
Nadine W. Starks

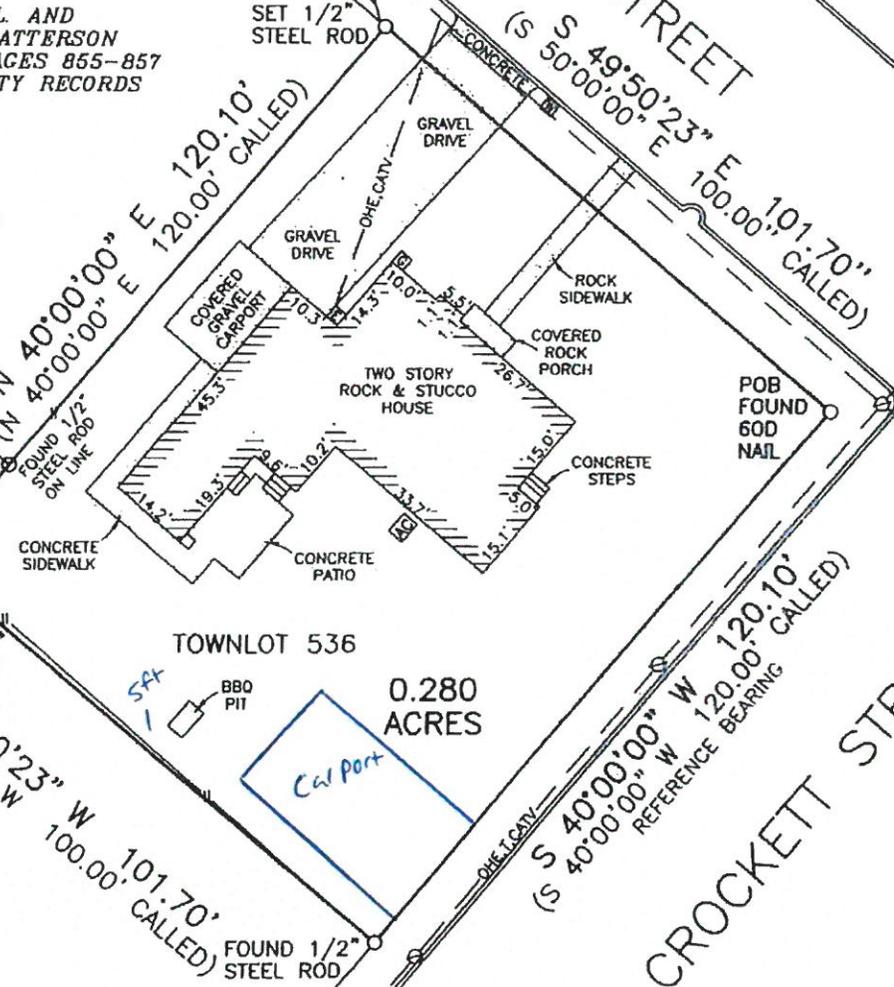


Scale: 1" = 30'

WAYNE L. AND
 NANCY E. PATTERSON
 VOLUME 210, PAGES 855-857
 REAL PROPERTY RECORDS

TOWNLOT 537

JML NO. SIXTEEN LIMITED
 PARTNERSHIP-0.237 ACRES
 VOLUME 331
 PAGES 538-542
 REAL PROPERTY
 RECORDS



TOWNLOT 536

0.280
 ACRES

MARLENE DEIKE
 VOLUME 292, PAGES 313-314
 REAL PROPERTY RECORDS

ADDRESS:
 201 WEST TRAVIS STREET

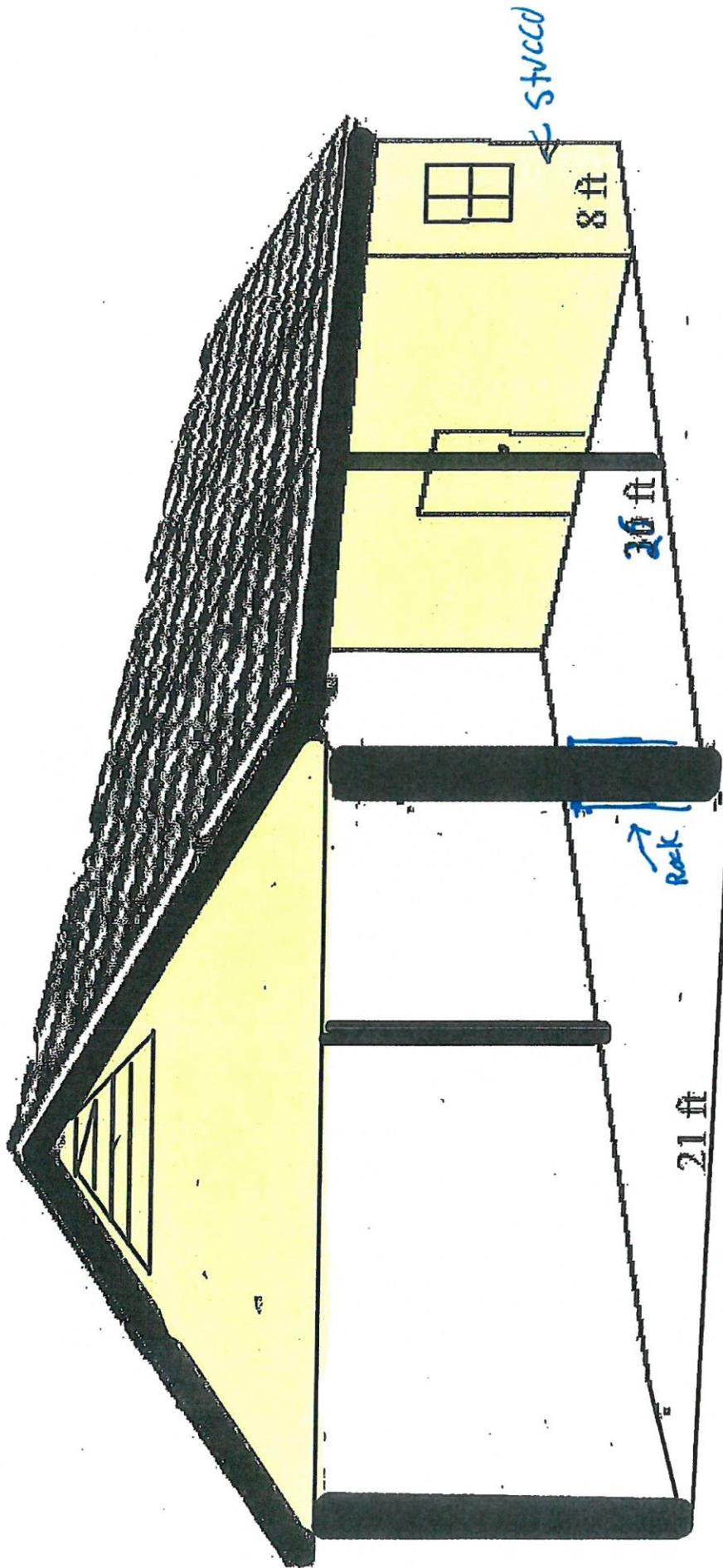
- NOTE:
- 1) BASIS OF BEARING WAS ESTABLISHED FROM THE STREET BEARING ALONG NORTH CROCKETT STREET ON THE BELOW REFERENCED PLAT.
 - 2) A FIELDNOTE DESCRIPTION OF THE ABOVE SHOWN TRACT WAS PREPARED.

PLAT SHOWING: A 0.280 ACRE TRACT OF LAND OUT OF TOWNLOT NO. 536, AS SAID TOWNLOT IS SHOWN AND DESIGNATED ON THE MAP OF FREDERICKSBURG, TEXAS BY THE GERMAN EMIGRATION COMPANY, SAID 0.280 ACRE TRACT OF LAND ALSO BEING THAT CERTAIN TRACT OF

BORROWERS:
 MICHAEL STARKS AND NADINE STARKS

FLOOD NOTE:
 THIS LOT IS NOT LOCATED WITHIN FLOOD ZONE A ACCORDING TO FEDERAL INSURANCE RATE MAP # 48171C 0288 C DATED OCTOBER 19, 2001.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF



CITY OF FREDERICKSBURG BUILDING PERMIT APPLICATION

04 379

01571

TDLR #		ASBESTOS				
JOB ADDRESS 201 W. Travis						
1	LEBAL DESCR.	LOT NO.	BLK TRACT			
<input type="checkbox"/> SEE ATTACHED SHEET						
2	OWNER	MAIL ADDRESS	ZIP PHONE			
Mike Steels						
3	CONTRACTOR	MAIL ADDRESS	PHONE LICENSE NO.			
Thomas Mall Concept						
4	ARCHITECT OR DESIGNER	MAIL ADDRESS	PHONE LICENSE NO.			
5	ENGINEER	MAIL ADDRESS	PHONE LICENSE NO.			
6	Type of building: <input type="checkbox"/> RESIDENCE <input type="checkbox"/> GARAGE <input type="checkbox"/> ACCESSORY BLDG <input type="checkbox"/> BUSINESS <input checked="" type="checkbox"/> OTHER					
7	USE OF BUILDING Residence					
9	Describe work: addition - slab only		8 FEES			
		IMPACT WATER \$	BUILDING PERMIT \$ 50-			
		SEWER \$	TRANS. \$			
		TOTAL \$	TEMP. \$			
10 Change of use from		TOTAL FEES DUE \$ 50-				
Change of use to						
11	Valuation of work: \$ 7900-	APPLICANT	STANDARD COST			
APPLICATION ACCEPTED BY		PLANS CHECKED BY	APPROVED FOR ISSUANCE BY K. Koo			
<p style="text-align: center;">NOTICE</p> <ul style="list-style-type: none"> SEPARATE PERMITS ARE REQUIRED FOR ELECTRICAL, PLUMBING, HEATING, VENTILATING OR AIR CONDITIONING. THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 1 YEAR AT ANY TIME AFTER WORK IS COMMENCED. I HEREBY CERTIFIED THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION. I CERTIFY THE IMPROVEMENTS BEING MADE TO THE PROPERTY WILL NOT ADVERSELY AFFECT THE DRAINAGE CHARACTERISTICS OF THIS PROPERTY NOR OF ANY UPSTREAM OR DOWNSTREAM PROPERTIES. IF THERE ARE ANY ALTERATIONS TO, OR CHANGES IN, DRAINAGE CHARACTERISTICS, THEY WILL CONVEY SURFACE RUNOFF TO AN ADEQUATE AND ACCEPTABLE DISCHARGE POINT AND WILL CONFORM TO THE CODES AND ORDINANCES OF THE CITY OF FREDERICKSBURG. I ACCEPT FULL RESPONSIBILITY AND LIABILITY FOR ANY AND ALL DAMAGES THAT MAY RESULT FROM THE DESIGN OF THESE IMPROVEMENTS AND CONSTRUCTION PERTAINING THERETO. 		Type of Const.	Occupancy Group	Division		
		Size of Bldg. (Total) Sq. Ft.	No. of Stories	Max. Occ. Load	ZONING	
		District	Use	Historic	Fire Sprinkles Required <input type="checkbox"/> Yes <input type="checkbox"/> No	
		No. of Dwelling Units	Offstreet Parking Spaces		Provided	
		Special Approvals	Required	Special Approvals	Required	
		ZONING		SITE PLAN REVIEW		
		FLOOD HAZARD		LANDSCAPE PLAN		
		FIRE MARSHAL		VARIANCE		
		SOIL REPORT		HISTORIC REVIEW		
		CONDITIONAL USE		DRAINAGE		
LIVING AREA		FOUNDATION				
CARPORT/GARAGE		WALL STRUCTURE				
PORCH/PATIO		FLOORING				
		ROOFING				
TOTAL SQ. FT.		SPECIAL CONDITIONS				
SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT		SIGNATURE OF OWNER (IF OWNER BUILDER)				
[Signature]		[Signature]				
(DATE)		(DATE)				
11-15-04						

BUILDING SETBACKS OTHER FROM 25 SIDE 5 STREETSIDE IMPERVIOUS COVER 25 REAR 0

WHEN PROPERLY VALIDATED (IN THIS SPACE) THIS IS YOUR PERMIT

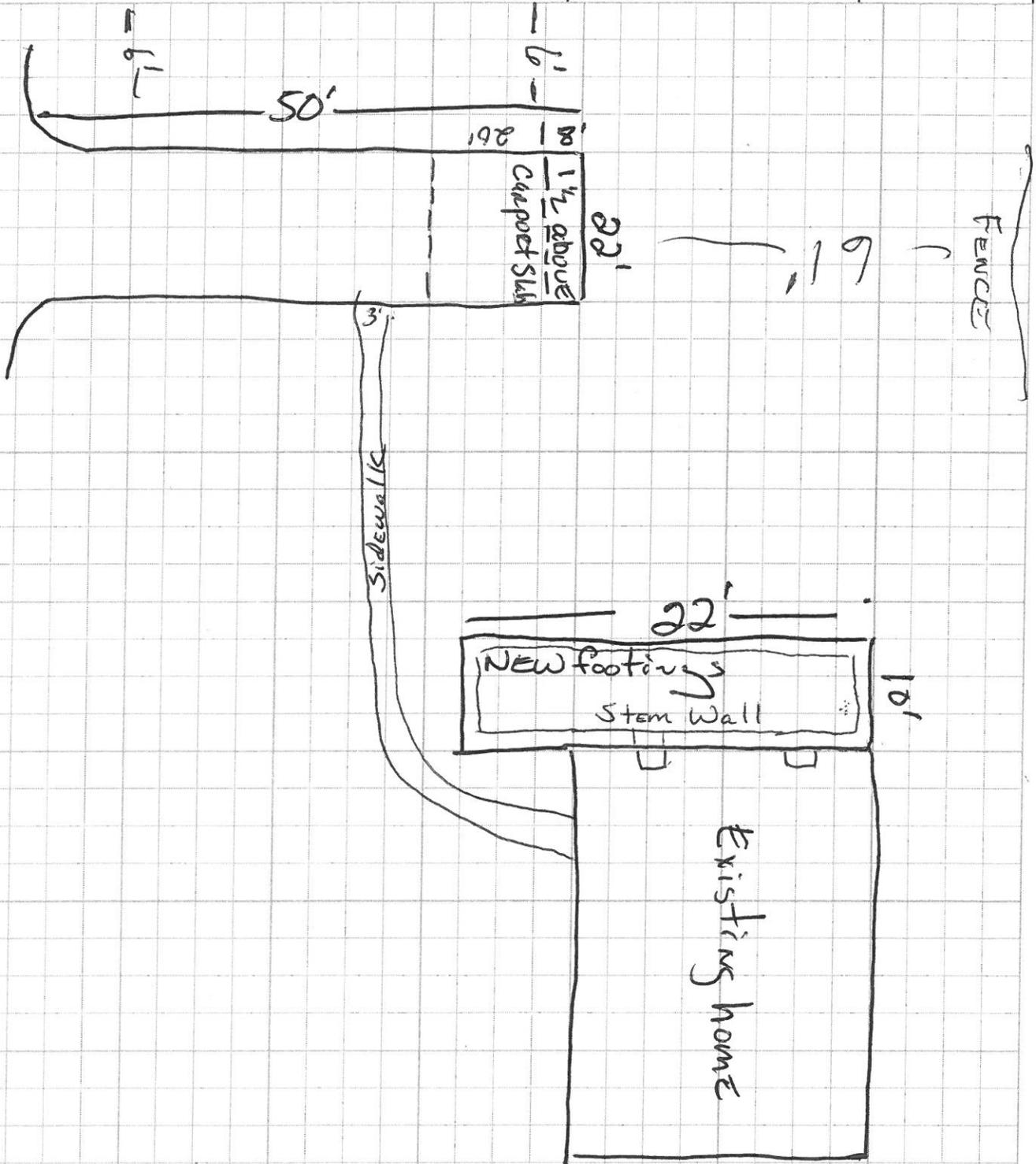
PLAN CHECK VALIDATION CK. M.O. CASH PERMIT VALIDATION CK. M.O. CASH

WHITE - ORIGINAL YELLOW - FILE PINK - ASSESSOR GOLDENROD - APPLICANT

20

CALCULATION WORKSHEET

CLIENT:	FILE NO.:	BY:	PAGE OF
SUBJECT:	CHECKED BY:		DATE:

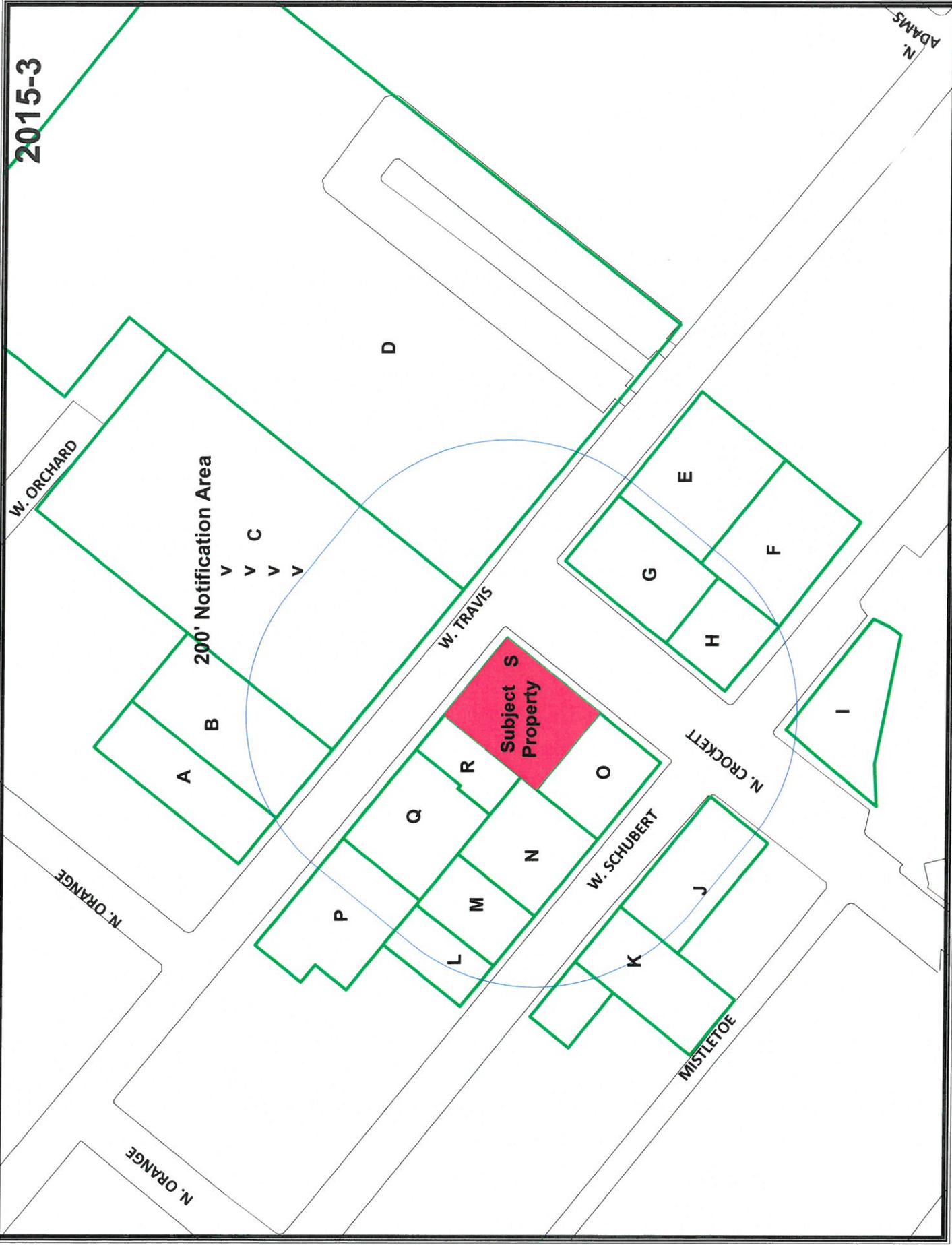


2015-3



2015-3

N. ADAMS



LETTER	OWNER	SITE ADDRESS
A	DENNIS BASSE ETAL	208 W TRAVIS ST
B	TREX FAMILY HOLDINGS LC	206 W TRAVIS ST
C	FREDBG IND SCHOOL DIST	110 W TRAVIS ST
D	FREDBG IND SCHOOL DIST	110 W TRAVIS ST
E	KURT F DITGES	109 W TRAVIS ST
F	THIS IS LIFE, LLC	110 W SCHUBERT ST
G	LEE R & DEBORAH L KUNKEL	111 W TRAVIS ST
H	SANDRA G BARR	112 W SCHUBERT ST
I	SAMUEL K WEBER	209 N CROCKETT ST
J	SJO, LLC	208 N CROCKETT ST
K	PENICK ESTATE LIMITED PARTNERSHIP ETAL	206 MISTLETOE ST
L	TREX FAMILY HOLDINGS, LLC	210 W SCHUBERT ST
M	TEXAS REEXPLORATION LTD 04	208 W SCHUBERT ST
N	JOSE A & RHONDA LOPEZ	204 W SCHUBERT ST
O	MARLENE V DEIKE REVOCABLE LIVING TRUST	302 N CROCKETT ST
P	WILLIAM M & SALLY CLARK	207 W TRAVIS ST
Q	JERRY DANIEL & JOAN MONTGOMERY	205 W TRAVIS ST
R	MICHAEL A & LINDA GOY	203 W TRAVIS ST
S	MICHAEL & NADINE STARKS	201 W TRAVIS ST
T	MARK W & KRISTINA D BIERSCWALE &	209 W SCHUBERT ST

24

2015-3



NOTICE OF PUBLIC HEARING ON VARIANCE REQUEST

HEARING DATE: January 14, 2016

TIME: 5:30 P.M.

APPEAL NO. 2015-3

The BOARD OF ADJUSTMENT of the City of Fredericksburg will hold a public hearing at the above stated time and date in the Conference Room of City Hall, 126 W. Main St. to consider a variance request as indicated below.

According to City Tax Record, you are the owner of real property listed below, or are the owner within 200' of the requested variance. You are not required to attend the hearing, but if you care to attend you will be given full opportunity to be heard. If you cannot attend the hearing, but wish to comment on the request, please detach the response form below and return it to the City of Fredericksburg, 126 W. Main St., Fredericksburg, Texas 78624. All protests must be submitted in writing.

The decision of the BOARD OF ADJUSTMENT on the requested variance is final. For additional information please do not hesitate to contact the Development Services Department at 830-997-7521.

APPLICANT: Mike and Nadine Starks

ADDRESS OF THE SUBJECT PROPERTY: 201 W. Travis
(See accompanying map)

EXPLANATION OF REQUEST: Variance to section 3.110 of the Zoning Ordinance pertaining to rear setback on property located in the R-2, Mixed Residential Zoning District

(detach here)

Appeal No. 2015-3

As an interested property owner, I (PROTEST) (APPROVE) the requested variance represented by the above appeal number because:

Signed

Address