



RECORD OF MINUTES VIA Audio/Video Broadcast

CITY OF SAN ANGELO, TEXAS ZONING BOARD OF ADJUSTMENT MONDAY, January 4, 2021 AT 1:30 P.M.

PRESENT: Gary Cortese (Chair), Bobby Guerrero, Debbie Cunningham, Don Barnhart, Stephanie Hamby, Jason Fernandez,

ABSENT: Member Morales; Alternate Aquero

STAFF: Hillary Bueker, Planning Manager
Sherry Bailey, Principal Planner
Jeff Fisher, Principal Planner
Brandon Dyson, Assistant City Attorney
Charlie Kemp, Building Official
Rae Lineberry, Host

I. Call to order and establish that a quorum is present.

II. Review and take any action related to minute record of the regular meeting held on Monday, October 26, 2020.

A motion to approve the minutes as presented was made by board member Hamby and seconded by board member Fernandez. The motion carried unanimously, 6-0.

III. Election of Chair.

Motion by board member Cunningham to reappoint Gary Cortese as Chair; seconded by board member Fernandez. The motion passed unanimously, 6-0.

IV. Election of Vice-Chair.

Motion by board member Fernandez was made to reappoint Bobby Guerrero as Vice Chair; seconded by board member Cunningham. The motion passed unanimously, 6-0.

V. ZBA20-30: 2902 Coleman Street (Weiershausen) SMD #2 – Tom Thompson
A request for a variance from Section 501.A of the Zoning Ordinance to allow a 16-foot rear yard setback in lieu of the required 20 feet for a home to be located at 2902 Coleman Street.

Principal Planner Jeff Fisher presented the request by the applicant Mr. Weiershausen to allow the 16 foot rear yard setback in lieu of the required 20 feet. The applicant has built a number of homes in this area and been granted similar variances in all cases. This area was platted in the 1920's with 92 feet of depth for the lots instead of the 100 feet that are required today. That means each lot is short 8 feet. In this case the established building line is set at 18.5 feet instead of the usual 25 feet so it has allowed the home to be brought forward resulting in just a 4 foot deficient for the rear yard.

Chair Cortese called for questions from the board. The Chair asked if the alley 10 feet came into play in reference to this request. Planning Manager Bueker responded that this was an old plan and there is no alley behind this home. It was noted that the applicant could not present for the meeting. The Chair called for a motion.

Board Member Barnhart moved and board member Guerrero seconded to approve the request as presented. All present voted aye, the request passed unanimously, 6-0.

VI. ZBA20-31: 924 Tarver Street (Reyes)

SMD #3 – Harry Thomas

A request for a variance from Section 501.A of the Zoning Ordinance, to allow a 1-foot side yard setback for an existing carport attached to a single-family home in lieu of the required 5-foot side yard setback, for a property located at 924 Tarver Street.

Principal Planner Bailey presented the request. The applicant built the carport on the side of the house adjacent to his neighbor who built an addition to his home in 1983. That addition is on the property line. When the applicant came into the office to apply for another project he was held up because he did not get a building permit for the carport. When the request was examined it was found that the carport did not meet the Open Structures Overlay District requirement. The applicant then came to the Planning Office to apply for a variance. Staff explained the options to the applicant, but he wanted to apply for a variance for the existing carport.

Planner Bailey brought forward the review and memo by the Fire Chief who felt that this situation was too dangerous from a potential fire situation to encourage the ZBA to approve the request. Discussion then followed about what the applicant could do to correct the problem; how he could meet the intent of the ordinance; how he could build a structure that meet the requirements of the Overlay District and meets the requirements of the Building Code. Building Official Kemp presented the building code requirements in this situation and how the Zoning Ordinance and the Building Code may be in opposition in this situation. Chair Cortese presented a option for a CMU wall to replace the fence that would meet the requirements.

Discussion continued; Manager Bueker reminded the Board the question before was the request for a variance to allow 1 foot from the side yard setback. If that was not approved then staff could share with the applicant some of the suggestions that he might consider.

A motion to deny the requested variance as presented was made by board member Cunningham and seconded by board member Fernandez. The motion carried unanimously, 6-0.

VII. Division Report

Planning Manager, Hillary Bueker, informed the Board that the meetings will probably be held remotely through ZOOM for the next few meeting. Staff will work with the Board to keep them informed.

VIII. Next Meeting Agenda

The next regular meeting of the Zoning Board of Adjustment is scheduled to begin at 1:30 p.m. on **Monday, March 1, 2021**, in the City Hall East Reception Room or via Zoom.

VIII. Adjournment

A motion was made to adjourn the meeting by board member Fernandez and seconded by board member Hamby. The motion carried unanimously, 6-0.

Gary Cortese
Chair