

NOTICE OF PUBLIC HEARING

The New Braunfels Zoning Board of Adjustment will hold a public hearing at the request of **Jameson Gips** to consider the following variance:

Subject Property: 261 S. East Avenue

Variance Request: To allow a proposed single-family dwelling to encroach up to 15 feet into

the required 20-foot rear setback. (Site plan and other details are

available at www.nbtexas.org/PublicNotice)

Required standards: Section 3.3-2(b)(1)(v) which states:

Rear building setback. 20 feet.

Because you own property within 200 feet of the subject property, state law requires that we notify you of the request and allow you to comment. Comments aid the Board of Adjustment in determining whether to grant or deny the variance. **The zoning of the property will not change.**

The public hearing will be held on **Thursday**, **June 23**, **2022**, at 6:00 p.m. in the City Hall Council Chambers, addressed at 550 Landa Street, and is open to the public. All interested persons are invited to attend the meeting. **If you wish to submit written comments, please complete the information below and reply to:**

Mail: City of New Braunfels

Zoning Board of Adjustment

550 Landa Street

New Braunfels, TX 78130

Email: mokelley@nbtexas.org

Maddison O'Kelley, Planner Development Planning Division

DETACH & RETURN THIS PORTION IF YOU WISH TO SUBMIT WRITTEN COMMENT

Contact Maddison O'Kelley at (830) 221-4056, if you have any questions

Zoning Board of Adjustment – June 23, 2022 – 6:00PM

City Hall Council Chambers

Applicant/Owner: Jameson Gips

Address/Location: 261 S. East Avenue

PROPOSED VARIANCE REQUEST - CASE #ZB22-0011

The circled numbers on the map correspond to the property owners listed below. All information is from the Appraisal District Records. The property under consideration is marked as "Subject Property".

1. DELEON ROGELIO

2. TRISTAN VENTURES LLC

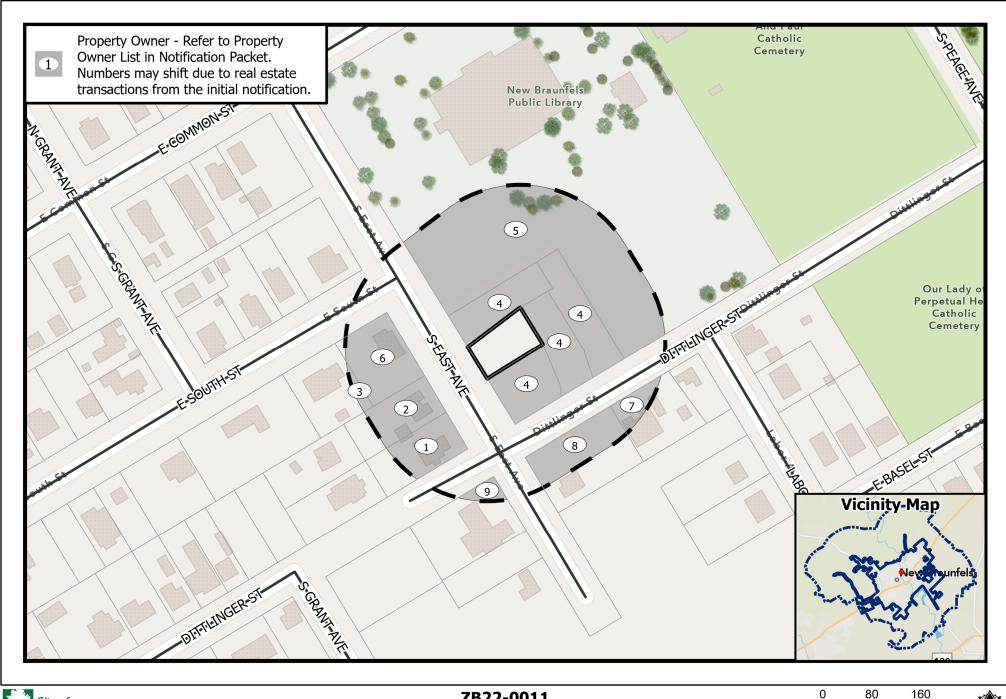
3. NUHN SCOTT A & LAURA J

4. GARDENS AT NEW BRAUNFELS LLC

5. NEW BRAUNFELS CITY OF

- 6. AGUIRRE BEATRIZ G
- 7. RODARTE PEDRO & MARIA
- 8. ESPINOZA RAMIRO G
- 9. CHESSER JASON R & ASHLEIGH E

SEE MAP





ZB22-0011 Rear Setback Encroachment

DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of New Braunfels. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of New Braunfels, its officials or employees for any discrepancies, errors, or variances which may exist.