



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

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

Maddison O'Kelley, Planner
Development Planning Division

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

Case: ZB22-0011 (Gips) MO

Name: _____

I favor: _____

Address: _____

Circled property number from map: _____

I object: _____
(State reason for objection)

Comments: (Use additional sheets if necessary)

Signature _____

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 | 6. AGUIRRE BEATRIZ G |
| 2. TRISTAN VENTURES LLC | 7. RODARTE PEDRO & MARIA |
| 3. NUHN SCOTT A & LAURA J | 8. ESPINOZA RAMIRO G |
| 4. GARDENS AT NEW BRAUNFELS LLC | 9. CHESSER JASON R & ASHLEIGH E |
| 5. NEW BRAUNFELS CITY OF | |

SEE MAP

