



NOTICE OF PUBLIC HEARING

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

Subject Property: 780 Elizabeth Avenue

Variance Requests: To allow an encroachment of up to 15 feet into the required 20-foot rear setback for a main structure as a result of the expansion of an existing detached structure (5-foot setback) and attaching it the main structure. (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 **Wednesday, August 25, 2021** 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. You may also participate in the meeting virtually via Zoom. Information on how to join the meeting via Zoom Meeting is included with this notice. Please see the attached instructions on accessing and participating in the online 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, Assistant Planner
Development Planning Division

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

Case: ZB21-0001 (Miller) MO

Name: _____

I favor: _____

Address: _____

Circled property number from map: _____

I object: _____
(State reason for objection)

Comments: (Use additional sheets if necessary)

Signature _____

PROCEDURE DURING THE HEARING

- The Board will first call for the City's statement on the request.
- The City's statement will be followed by the applicant's statement. At the time of the hearing, the applicant may appear in his own behalf or may appoint an agent to represent him/her.
- Statements will then be accepted from any private citizen for the proposal.
- Statements will then be accepted from any private citizen against the proposal.
- The applicant will be given an opportunity for a final rebuttal.
- The final decision of the Board on any variance request shall be in the form of a motion which must be approved by four of the participating Board members.

NOTE:

The Board may, at any time during the hearing, question the City, the applicant or a private citizen in attendance.

For additional information visit www.nbtexas.org/2662/Zoning-Board-of-Adjustment or call the Development Planning Division at: (830) 221-4050.



Zoning Board of Adjustments Meeting to be conducted via Zoom Webinar

Department of Planning and Development Services

The public is welcome to join the meeting by phone, computer, or any other internet connected device rather than in person if so desired.

Public attendees may participate or observe the meeting as detailed on this website: <https://www.nbtexas.org/2727/ZBA-Online-Meeting-Guide>. A meeting ID and phone number will be posted the day of the meeting.

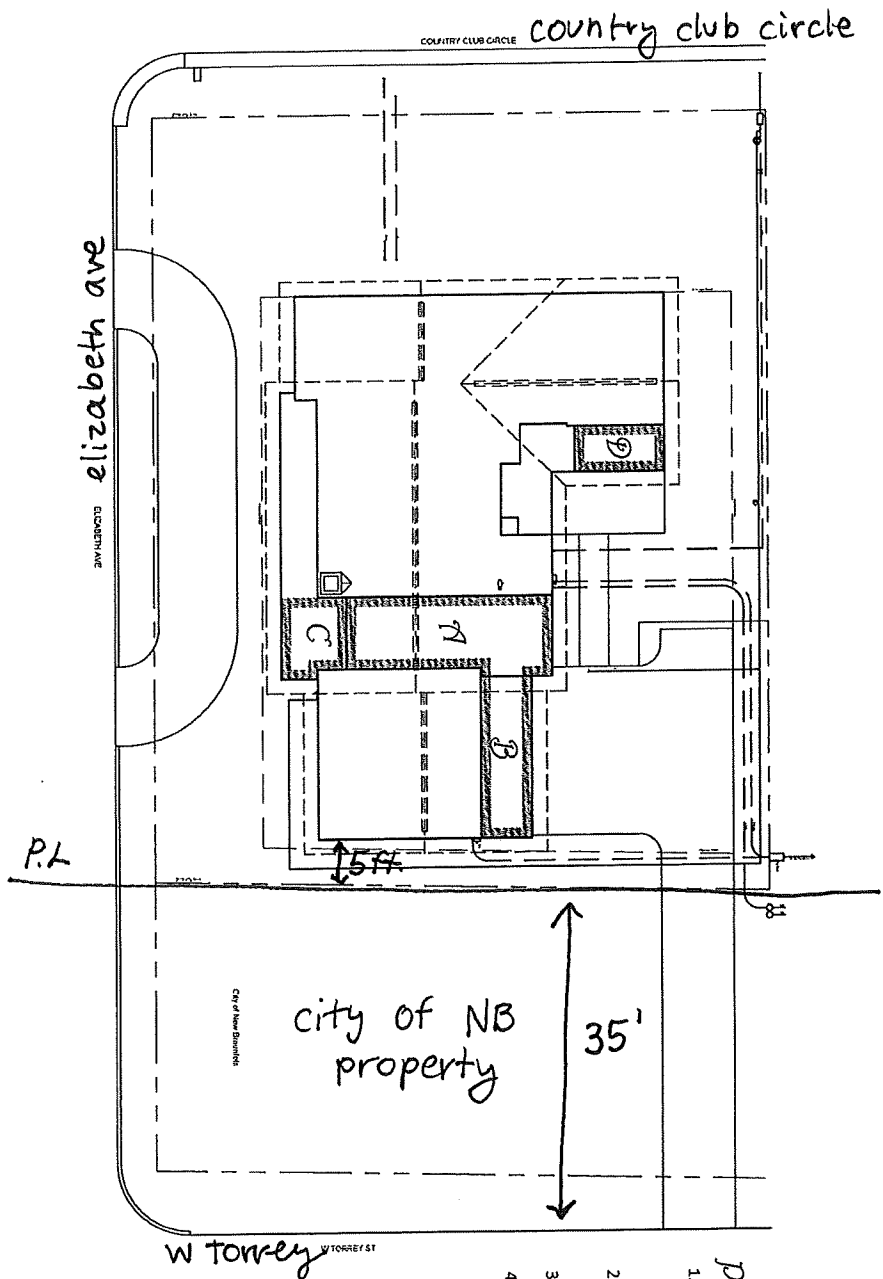
Please note the following if you would like to provide comments on individual agenda items during the meeting:

- This is a public meeting and normal meeting procedures and decorum are required.
- The City of New Braunfels will host the meeting and will share a prepared PowerPoint presentation on the host screen. As a meeting attendee you will be able to view the host screen.
- Anyone wanting to submit materials (e.g: letters, drawings, pictures) for consideration by the Planning Commission must do so via email to planning@nbtexas.org no later than 5:00 p.m. the day prior to the meeting. Include the last four digits of your phone number in the email for identification purposes.

Steps to speak during the meeting:

- During the public hearing and/or public comment time frame for the agenda item, if you would like to speak, please raise your hand in one of the two following methods to be recognized and given an opportunity to speak:
 - If you are communicating through a device (computer, laptop, tablet, etc.), click the "raise hand" icon at the bottom of the screen to request to speak.
 - IF your device does not have a microphone and you are calling from a telephone, dial *9 to request to speak.
- The host will identify participants in the order they are received. The host will identify you by name if you used the "raise hand" icon. If you are on the phone, the host will identify you by the last 4 digits of the phone number you are calling from.
- Participants will be muted, and the Host will unmute you when it is your turn to speak.
- Please state your full name and physical address for the official record and then proceed to make your statement or ask a question.
- Please introduce yourself each time you begin speaking unless you have been introduced by the chair or the host.
- Please restrict or minimize background noise while you are speaking to preserve the quality of the meeting.
- Please restrict or limit household internet activities while you are connected to the meeting to preserve the quality of the meeting.

If you have any questions or concerns please email Planning@nbtexas.org or call the planning line at (830) 221-4087. Thank you.



Project Summary

1. Area A is a 10ft infill connecting the existing residence to the detached garage. The addition allows for an accessible access from the garage to the residence and creates floor area for a new kitchen.
2. Area B is a 7ft extension for the existing garage to create storage in the garage. The garage extension matches the existing setback of the garage.
3. Area C is an extension of the existing porch with no encroachments in the corner side yard setback.
4. Area D is a Closet addition with no changes to the side yard setback.

-- Site Plan for 780 Elizabeth --

New Braunfels, Texas
1/16" scale

Prepared by D. Daniel Castillo, Architect, T3742 Lic. No. 17257
This preliminary design document is not for regulatory review or permitting

Variance Application

ZONING BOARD OF ADJUSTMENT – AUGUST 25, 2021
CITY COUNCIL CHAMBERS AND
ZOOM WEBINAR MEETING

Address/Location: 780 Elizabeth Avenue

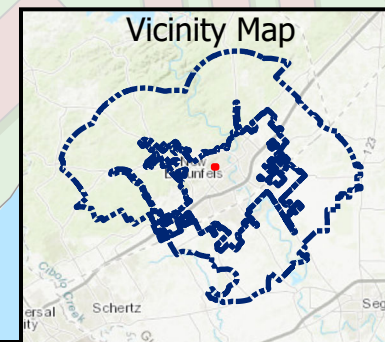
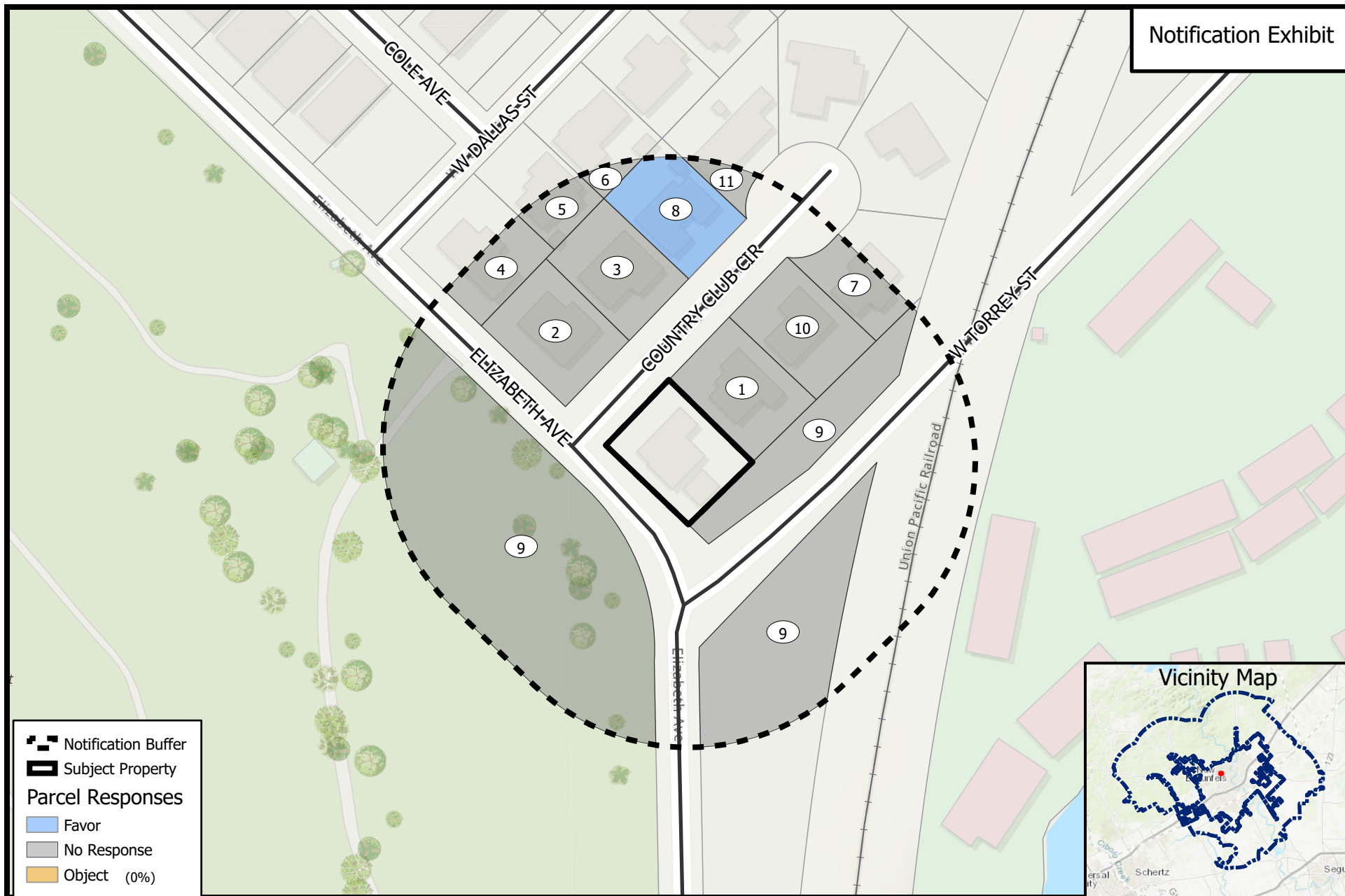
Applicant: Carrell Miller

Case #: ZB21-0001

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

- | | |
|---------------------------------------|-------------------------------|
| 1. JERGIN SPENCER ET AL | 7. SUTTON JOLENE & RANDALL |
| 2. MCCALL CLEO B & JODY M | 8. NOVSEK ALISON R & NATHAN J |
| 3. OKRASINSKI MICHAEL & NELLE GLASSER | 9. NEW BRAUNFELS CITY OF |
| 4. JONAS KATHERINE O | 10. WILLETT SCOTT L & LINDA |
| 5. HERMANN CLAY B & JENNIFER N | 11. DOMIER CLAYTON & MARLENE |
| 6. YOUNG LESLIE S & JUDY W | |

SEE NOTIFICATION MAP



From: [Nathan Novsek](#)
To: [Maddison O'Kelley](#)
Subject: 780 Elizabeth Avenue Case # ZB21-0001
Date: Monday, August 16, 2021 10:15:43 PM

Property #8

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Mrs. O'Kelley,

My name is Nathan Novsek. I received your information with my packet from the city regarding Mrs. Miller's request for her property on 780 Elizabeth Avenue. I will not be able to attend the meeting on August 25th but wanted to voice my opinion which is with Mrs. Miller. I feel she should be allowed to attach the structures on her property regardless of the 20' rule. This small project will not have any effect that would trouble the neighborhood or guests passing through. The real issue here is how the contractors you hired left your property touching Mrs. Miller's property on that corner.

One proposal I would like to make is that the city clean up the corner on Elizabeth & Torrey they own. The past few months construction has been ongoing for the water/sewer line which touches Mrs. Miller's property. Upon completion, this area was left full of road base and gravel where it once was grass and wildflowers. We are very proud of our neighborhood and being this area is the start of Landa Park, I feel it is in the city's best interest to keep it well maintained as opposed to allow it to continue in its current state. I'm sure the city employee who left the variance sign there noticed the eye sore corner we have to pass everyday. We hope that regardless of this variance case you can take pride in keeping our community clean and appealing.

We thank you for allowing us to be a part of this process and sending out the information packets.

-Nathan Novsek
15 Country Club Circle