



**ZONING BOARD OF ADJUSTMENT
REGULAR MEETING
New Braunfels Municipal Building, Council Chambers
424 S. Castell Avenue, New Braunfels, Texas
June 26, 2014
6:00 P.M.
AGENDA**

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES

- May 22, 2014 Regular Meeting.

4. PUBLIC HEARINGS

(A) Case #Z-14-012: Hold a public hearing and consider a request for a variance to Section 3.3-9(b)(1) to allow a six-foot setback rather than the required 20-foot setback adjacent to residential uses, for a modular classroom building in the "C-3" Commercial District located at 2002 Spur Street.

Applicant: Community Bible Church (Stephen Stogner, Pastor) for Randal & Cynthia Kerner; Case Manager: Holly Mullins

(B) Case #Z-14-013: Hold a public hearing and consider a request for a variance to:
1) Section 5.4(c) to allow a proposed detached garage to encroach up to 3.3 feet into the five-foot side building setback; and
2) Section 5.4(d) to allow a proposed detached garage to encroach up to 1.8 feet into the rear building setback at 582 S. Academy Avenue in the "SND-1" Special Neighborhood District 1.

Applicant: Patricia Ketchmark; Case Manager: Matt Greene

(C) Case #Z-14-014: Hold a public hearing and consider a request for a variance to Section 5.3-1(b)(7) to not require a masonry wall and landscape buffer adjacent to residential use in the "C-3" Commercial District at 120 W. Faust Street.


Applicant: Jon Miller for Rose Mary Coffey; Case Manager: Holly Mullins

5. ADJOURNMENT

CERTIFICATION

I hereby certify that the above Notice of Meeting was posted on the Bulletin Board at the New Braunfels Municipal Building, New Braunfels, Texas on this the 20th day of June, 2014, at 12:00 p.m.





Patrick Aten, City Secretary
City of New Braunfels

NOTE: Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers, or large print, are requested to contact the City Secretary's Office at 221-4010 at least two work days prior to the meeting so that appropriate arrangements can be made.