



MINUTES

The Board of Adjustments met on Tuesday, February 18, at 6:00 pm in the City Hall Council Chambers, 200 Franklin Street.

The meeting was called to order by Board president Dan Barz.

Board members present were Dan Barz, Kyle Emery, Cliff Beaugard and Kevin Jones. Absent: Mark Geroge

M/S Jones/Emery To approve the 02/18/2025 agenda. Aye: 4 Nay: 0 Abstention: 0 Absent: 1

M/S Emery/Beaugard To approve the 10/15/2024 agenda. Aye:4 Nay: 0 Abstention: 0 Absent: 1

Public Hearing

A Public Hearing was held in regard to a variance request filed by Brian Hancock, Westview Development. The request is for a variance on double frontage lot setbacks from 25' to 15' at 3 parcels in the Westview Addition, Lot #14, Lot #16, and Lot #18. Mr. Hancock said the setbacks make it difficult to place a home a lot that is line with the other homes in the neighborhood, the setbacks will require him to decrease the size of the home or put a 2-car garage in. Westview purchased the lots; they were not aware of the 25' setbacks. Board Member Jones asked if there are any safety concerns, but we are unsure of the house plans, so it is uncertain at this time. Board Member Barz mentioned Westview wanting a variance for a non-hardship, but more convenient for the sale of homes or the lots. Jones mentioned maybe revamping the zoning ordinance. Board Member Emery asked what other cities' setbacks are, Hancock mentioned other cities' setbacks are 12' or 15'. Hancock mentioned putting up fences on a corner lot on the property line, Clerk Tritle replied that the height is less on a corner lot, but residents can still place a fence on property line. Emery mentioned that the zoning ordinance reads 25' and it was known coming into the new builds that this is the setback. Emery said he understands Westview's request about revisiting the ordinance and potentially changing it for future developers in comparison to other like sized communities.

M/S Jones/Emery To deny the variance on double frontage lot setbacks from 25' to 15' at 3 parcels in the Westview Addition, Lot #14, Lot #16, and Lot #18. Aye: 3 Nay: 1 Abstention: 0 Absent: 1

Board Member Jones requested that Planning and Zoning to revisit Ordinance #467 regarding corner lot setbacks. Jones said he will make a motion for the request.

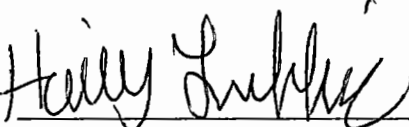
M/S Jones/Barz To send ordinance 467 to P&Z for review for corner lot setbacks.

A Public Hearing was held for a variance request from Deana Pillard , 821 Franklin Street. The variance request is to replace her current garage on the same footprint, Pillard's property is non-conforming with the current zoning code. Pillard is requesting the following variances for a double frontage lot setbacks from 25' to 22' on the Washington St side and rear yard from 15' to 3' at 821 Franklin St, to build a new garage. Deana Pillard spoke about her existing garage and wanting to replace it with the same size garage. Jones spoke about how this a existing structure and this qualifies as a hardship due to lot size. Barz agreed that this is a hardship. The garage will be put in the same place as the previous garage.

City of 
Center Point

M/S Jones/ Beaugard To approve the variance on double frontage lot setbacks from 25' to 22' on Washington St side and rear yard from 15' to 3' at 821 Franklin St, to build a new garage. Aye: 4 Nay: 0 Abstention: 0 Absent: 1

M/S Jones/Emery To Adjourn the meeting at 6:30 pm. Aye: 4 Nay: 0 Abstention: 0 Absent: 1



Hailey Fruehling, Deputy City Clerk

City of
Center Point

MINUTES

The Board of Adjustments met on Tuesday, May 20, at 6:00 pm in the City Hall Council Chambers, 200 Franklin Street.

The meeting was called to order by Mark George

Board members present were Kyle Emery, Cliff Beauregard, Mark George and Kevin Jones. Absent: Kevin Jones, Dan Barz

M/S Beauregard/Emery To approve the 05/20/2025 agenda. Aye: 3 Nay: 0 Abstention: 0 Absent: 2
M/S Emery/ Beauregard To approve the 02/18/2025 minutes. Aye: 3 Nay: 0 Abstention: 0 Absent: 2

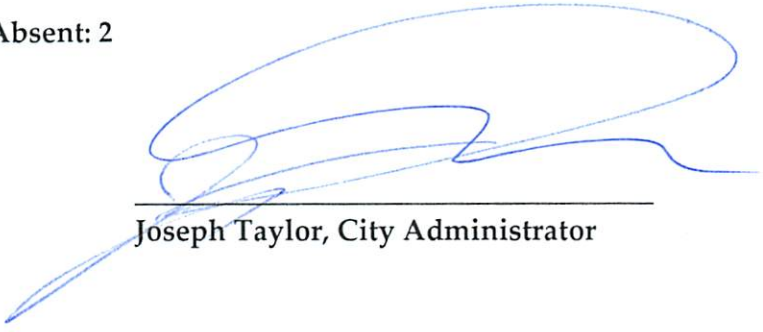
Public Hearing

A Public Hearing was held in regard to a variance request filed by Request for variance on double frontage lot setbacks from 25' to 2' at 1220 Franklin Street for a garage in the rear yard along N. Ridge Street.

- George suggested that we approve a 6ft variance to make it in acceptance of a side yard setback

M/S Beauregard/Emery To Approve the Variance request for the setbacks on double frontage from 25' to 6 ft' at 1220 Franklin Street for a garage in the rear yard along N. Ridge Street Aye: Nay: Abstention: 0 Absent: 2

Adjourn George/Emery Aye: 3 Naye: 0 Absent: 2



Joseph Taylor, City Administrator