
CITY OF PORT LAVACA

PB MEETING: August 27, 2024 **AGENDA ITEM** _____

DATE: 08/21/2024

TO: PLANNING BOARD

FROM: DERRICK SMITH, DEVELOPMENT SERVICES DIRECTOR

SUBJECT: To consider a Variance to Ordinance Section 12-24(d)(10) for Interior Lot Boundary Line Setback Requirements. The property is described as Block 5, Lot 5-6 of the Lynnhaven Subdivision (111 Bonham St.).

Chapter 12, Article II, Section 12-24. – Building setbacks.

In accordance with Section 12-24(d)(10), the Lynnhaven Subdivision requires a five (5) foot setback for interior lot lines. The staircase provided for the 2nd floor of the garage apartment at 111 Bonham St. encroaches into the required side yard by 2.13 feet and lessens the encroachment to .69 feet as shown on the attached proposed minor re-plat. According to the Calhoun County Appraisal District Summary, the main dwelling and garage were built in 1965. The city does not have any building permit records for this property. Therefore, we cannot verify when the staircase was built and if the setbacks were approved at the time of construction.

Staff Recommendation: Approval

When considering whether to grant a variance, the Board must make specific findings that (1) it meets the intent of the ordinance and substantial justice will be provided to the applicant; (2) the variance is not contrary to public interest; and (3) that due to special conditions, literal enforcement of the ordinance would result in an unnecessary hardship to the property owner.

It is the staff's opinion that the garage and staircase were both approved by the city for construction. Therefore, it is the staff's recommendation to approve the request.

Attachments:

- Request for Variance Form
- Calhoun County Appraisal District Summary
- Calhoun County Appraisal District Parcel Image
- Site Plan
- Current Deed
- Current Picture

Property Details

Account

Property ID:	18848	Geographic ID:	S0200-00050-0004-00
Type:	R	Zoning:	
Property Use:		Condo:	

Location

Situs Address:	111 NULL BONHAM (GARAGE APT) ST NULL, TX 77979		
Map ID:	S0200-00050-0005-00	Mapsco:	
Legal Description:	LYNNHAVEN (PORT LAVACA), BLOCK 5, LOT 5,6		
Abstract/Subdivision:	S0200		
Neighborhood:	(1375) LYNNHAVEN AREA		

Owner

Owner ID:	89059
Name:	ATCHISON JACOB
Agent:	
Mailing Address:	16403 HILLVIEW PASS DR SAN ANTONIO, TX 78247-4451
% Ownership:	100.0%
Exemptions:	For privacy reasons not all exemptions are shown online.

