
CITY OF PORT LAVACA

PB MEETING: August 02, 2021

DATE: 07.26.2021

TO: PLANNING COMMISSION

FROM: JESSICA CARPENTER, DEVELOPMENT SERVICES DIRECTOR

SUBJECT: To consider and discuss approval for a Variance Request for a corner lot that shall have a minimum ten-foot setback on the side street, but the setback is 7-feet 6-inches for an open walled carport on a corner lot side street. The carport is under construction at the location of 1323 Algee Drive.

Sec. 12-24. - Building setbacks

(a) *Definitions.* For the purpose of this article, the term "building setback lines" means to the distance that buildings or structures must be from the property line.

(d) Minimum setback requirements.

(1) Front setback lines. Minimum front setback lines shall be 15 feet. Corner lots shall have a minimum ten-foot setback on the side street.

The variance request is for the flanking street where the secondary driveway is located and where the carport is currently under construction. The carport has a setback of 7'6" and the required setback for the corner lot shall have a minimum ten-foot setback on the side street as per the aforementioned code.

The applicant constructed the open walled carport for the property owner who is wheelchair bound. This open walled carport will be used to provide shelter from the weather conditions year-round as he exits his vehicle and is transported to his wheelchair to be taken into his residence.

The applicant did seek permit compliance after being informed by code enforcement he needed the permit for the construction of the carport. The permit will be issued upon approval of this variance request.

The applicant also sought a petition of approval from the neighboring properties on Second Street where the carport is located. There are only three (3) properties on this street. All three properties agreed they have no issue with the carport. Two neighbors signed the petition of approval and one neighbor preferred not to have any association with the city. This neighbor approved of the carport but preferred not to sign a petition.

The applicant will not be closing in the walls of the carport and the construction is near completion.

Attachments:

- Carport site plan
- Variance Petition
- Calhoun County Appraisal District Summary