
CITY OF PORT LAVACA

MEETING: November 28, 2023 **AGENDA ITEM** _____
DATE: 11.20.23
TO: PLANNING BOARD
FROM: DERRICK SMITH, DEVELOPMENT SERVICES DIRECTOR

SUBJECT: Consider and discuss approval for a Variance request to the front lot setback for a deck to be built. The site address for this variance request is 212 S. Commerce

This Variance request is for a second-floor deck on a new mixed use build that will encroach into the front setback 3 foot. The required minimum setback is 15 foot. This will leave a 12 foot front setback for this address.

The applicant has adhered to chapter Sec.12-24 (8) and requested a variance for this encroachment and paid the fee associated with the variance request.

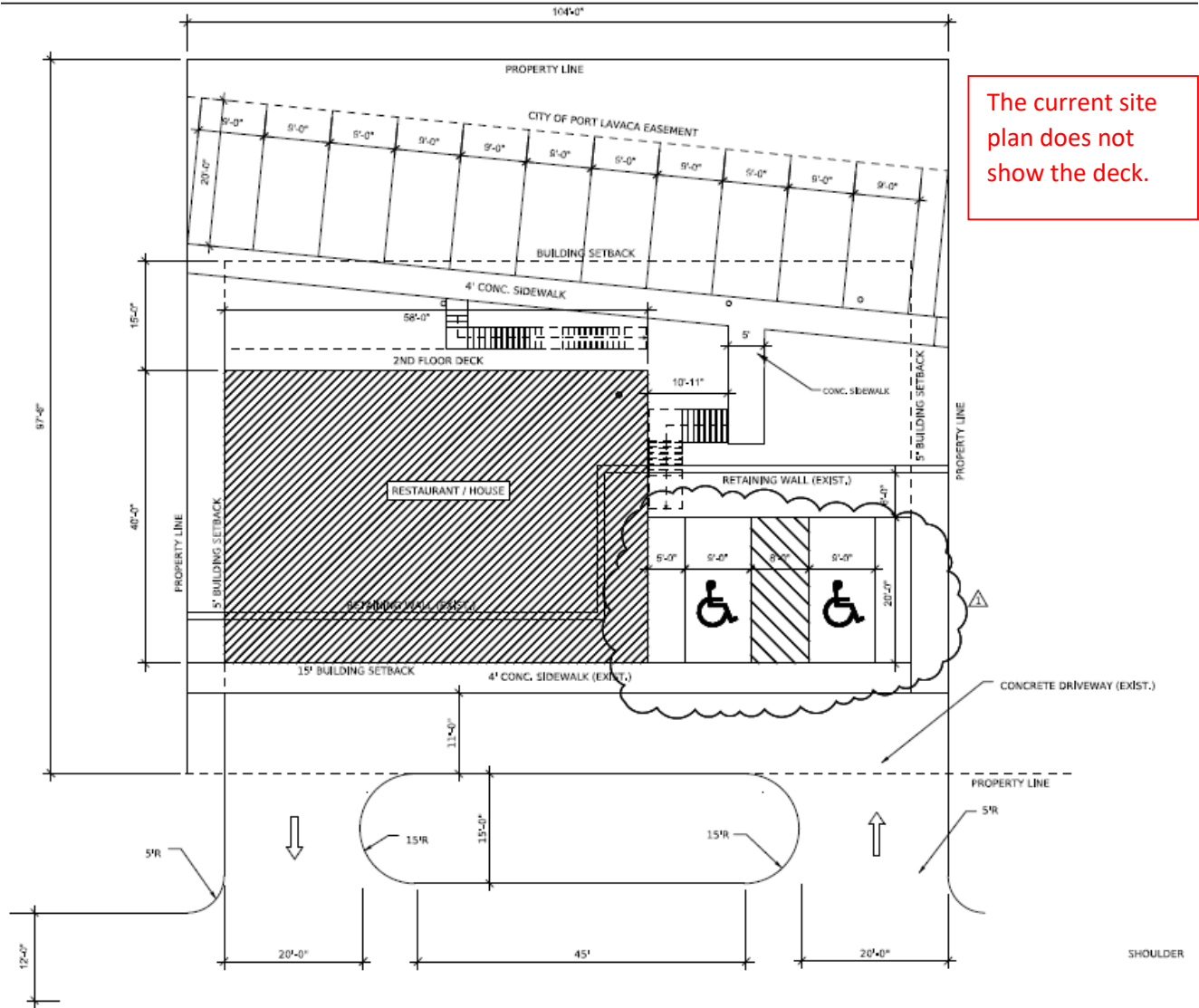
Sec. 12-24. - Building setbacks

- (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 applicant has adhered to chapter Sec.12-24 (8) and requested a variance for this encroachment and paid fee associated with the variance request.

Staff Recommendation: Approval

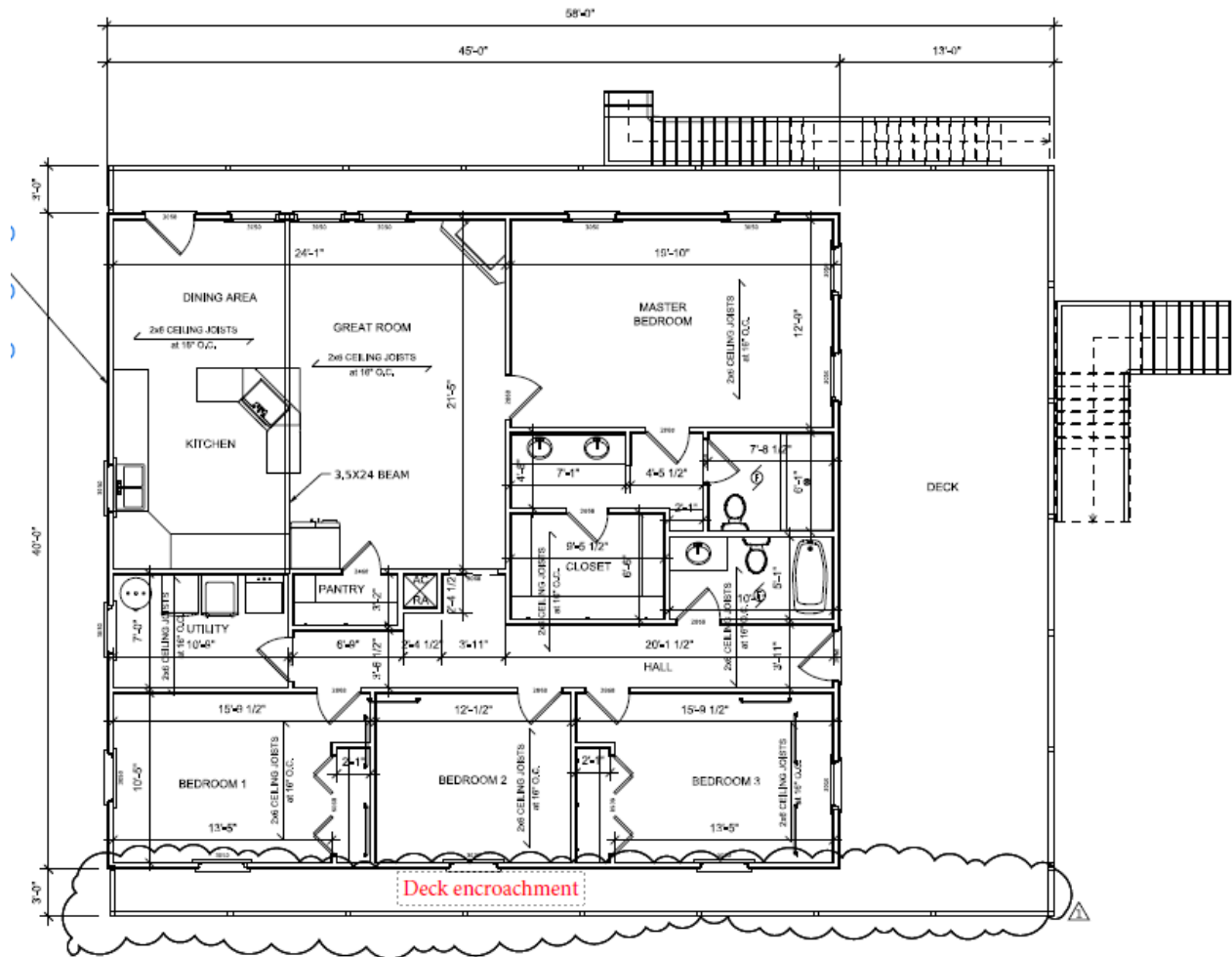


The current site plan does not show the deck.

S. COMMERCE ST. (SH 238)

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NOTE: NFPA 13 SPRINKLER SYSTEM TO BE
INSTALLED ON BOTH FLOORS.



Attachments:

- Variance request
- Parcel ID