
CITY OF PORT LAVACA

MEETING: December 12, 2022

DATE: 12.06.2022

TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS

FROM: DERRICK SMITH, DEVELOPMENT SERVICES DIRECTOR

SUBJECT: Consider and discuss approval for a Variance request to the rear lot setback for a home addition to be built with a rear lot setback of 18-foot 6-inches. The site address for this variance request is 1317 Burkedale Dr.

This Variance request is for a home addition to be built with a rear lot setback of 18- foot 6-inches. This dwelling is located in the Burkshire subdivision which has a rear lot setback of 25 feet. This request is 6-feet 4-inches less than the minimum code requirement therefore, the following code requirements are not feasible to be met, and the home expansion project requires a variance approval to such code.

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.

(10) Subdivision building lines.

Subdivision	Front Building Setback Line	Front Maximum Setback Line (behind building line)	Interior Lot Boundary Line	Rear Lot Boundary Line	Corner Lot Line	Accessory Building (behind front setback line)
Burkeshire	25 feet min. 40 feet max.	-	6 feet	25 feet	7½ feet	3 feet from interior lot line

The applicant has not submitted building plans and is waiting approval of this variance to proceed..

Attachments:

- Home Expansion site plan
- Plat
- Calhoun County Appraisal District Summary