
CITY OF PORT LAVACA

MEETING: December 11, 2023 **AGENDA ITEM** _____

DATE: 12.05.2023

TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS

FROM: DERRICK SMITH, DEVELOPMENT SERVICES DIRECTOR

SUBJECT: **At the recommendatin of the Planning Board,** consider and discuss approval of a Variance request to the front lot setback for a second-floor deck. The site address for this variance request is 212 S. Commerce (Lots 4 and 5 of the Cottage Cove Subdivision).

Applicant: Mr. and Mrs. Kevin Nevarez

This Variance request is for a second-floor deck on a new mixed-use build that will encroach into the platted front setback 3 foot. The platted front building setback for the Cottage Cove Subdivision is 15 foot.

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.

Staff Recommendation: Approval

Planning Board Recommendation: Approve: Since it is for life safety purposes above a commercial avenue, the Planning Board recommends approval of the variance and notes that future developments should strive to provide fire escapes inside the building lines.

City of Port Lavaca Request for Variance

Date: 11/9/2023

Name: Kevin Nevarez, Sasha Nevarez

Address: 212 S. Commerce


Variance being requested: Encroachment to building setback (front)

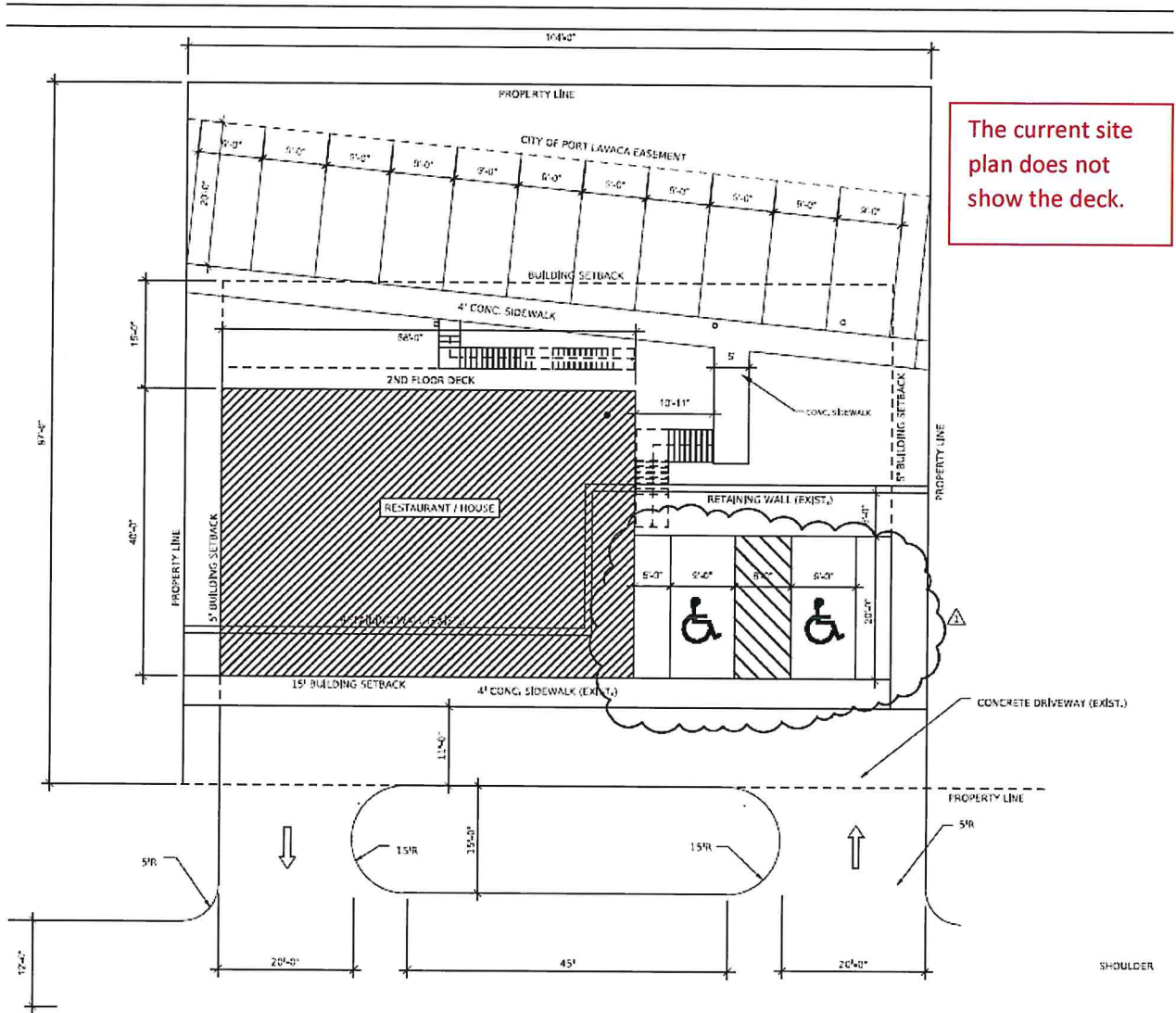
Reason for request: To allow for a 3' deck on 2nd floor of proposed structure to allow for emergency access from bedrooms in the event of a fire. Encroachment would be 3' in the air at the second floor level (10' above ground) directly above a 4' sidewalk.


Signature

979-557-3738
Phone number

Date of Planning Board: 11/28/23

Received by: 
11/14/23

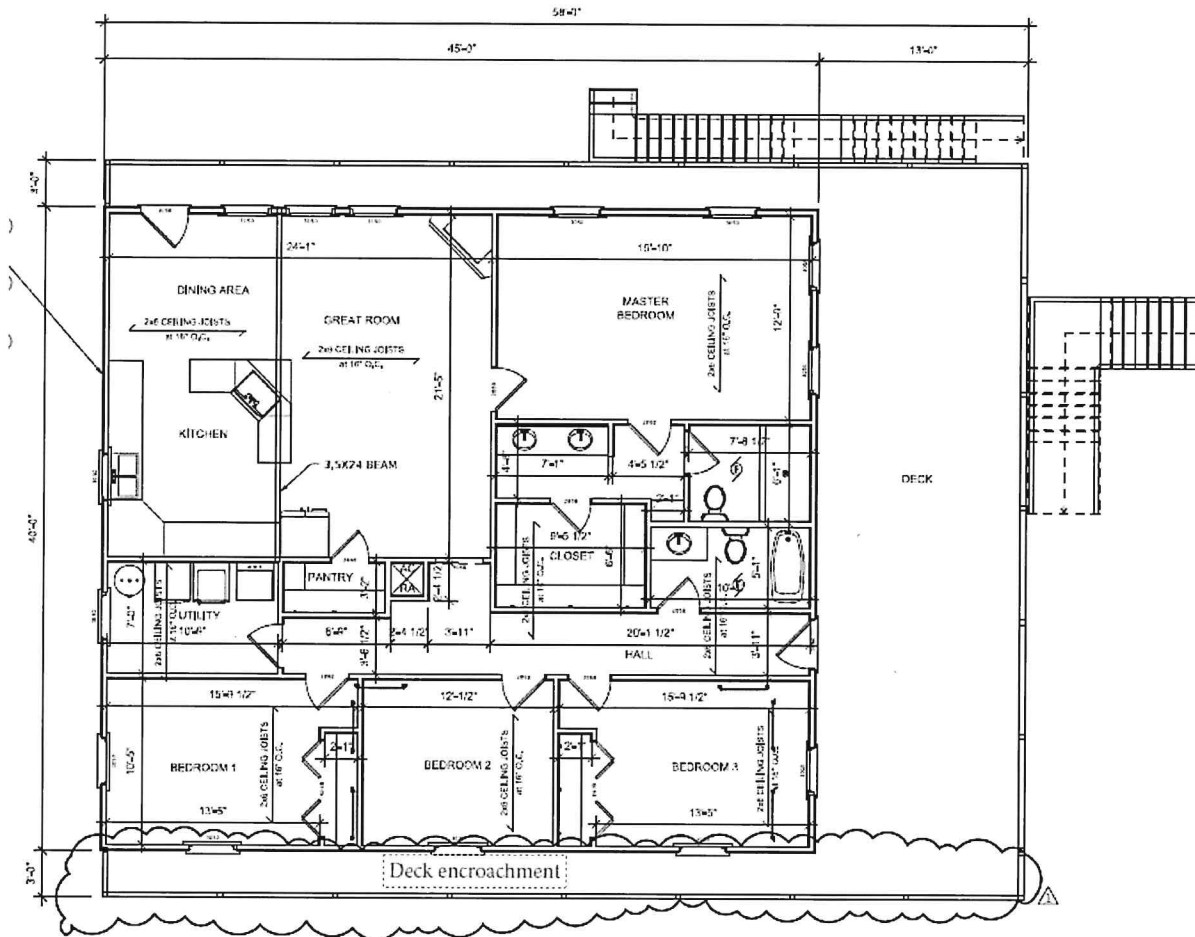


The current site plan does not show the deck.

S. COMMERCE ST. (SH 238)

CITY OF PORT LAVACA

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



Attachments:

- Variance request
- Parcel ID