

STATE OF TEXAS

**MINUTES OF BOARD OF
ADJUSTMENTS AND APPEALS**

COUNTY OF NUECES

TUESDAY, November 4th, 2014

CITY OF PORT ARANSAS

COUNCIL CHAMBERS – 3:00 P.M.

The Board of Adjustments and Appeals of the City of Port Aransas met in Called Session on Wednesday November 4th, 2014, at their regular meeting place, 710 W. Avenue A, Port Aransas, Nueces County, Texas, with the following members present:

BOA MEMBERS PRESENT

Member Glenn Martin
Member Flip Burleson
Member Linda Daves
Member Noyes Livingston
ALTERNATE Member Patty Eggleston

BOA MEMBERS ABSENT

Chair Billy Gaskins

STAFF MEMBERS PRESENT

Director of Development Services Rick Adams
Planning Assistant Nicole Hammock
Building Clerk Carla Vanzant

1) **CALL TO ORDER:** With a quorum of the Board of Adjustments and Appeals Members present, the Called Meeting of the Board of Adjustments and Appeals was called to order by Acting Chair Glenn Martin at 3:05 pm on Tuesday, November 4th, 2014 in the Council Chambers of the Port Aransas City Hall, 710 W Avenue A, Port Aransas, Texas.

2) **PUBLIC HEARINGS:**

- A. **Public hearing to receive comments on Variance Application #VAR-140927, Aransas Holding Co S/D C, Block 127, Portion of Lot 8, All Lots 9& 10, & Portion of the Alley. Request is by Timothy & Ginger Kasner to reduce the side yard setback on west side of lot to accommodate proposed addition. Property Location: 505 E Avenue B.**

No citizens signed up to speak.

3) **ITEMS FOR DISCUSSION AND ACTION:**

A. Discussion and take appropriate action on Variance Application #VAR-140927, Aransas Holding Co S/D C, Block 127, Portion of Lot 8, All Lots 9& 10, & Portion of the Alley. Request is by Timothy & Ginger Kasner to reduce the side yard setback on west side of lot to accommodate proposed addition. Property Location: 505 E Avenue B.

Director of Development Rick Adams presented the variance request for a setback encroachment at 505 Avenue B. Rick used the photos in the packet to explain that the bulk of the structure to the east of the residence is garages of a historical nature, so the only way to expand the residence would be to the rear of the structure. He mentioned that Trojan has a 61 foot right of way, and that it is a permanent dead-end street, just north of this property. He pointed out that the house is built slightly crooked on the lot, so if you created an addition square with the structure, the angle that would create would have it slightly encroach into the 15 foot side setback. He stated that the four responses that were received from the neighbors were all in approval. Rick invited the applicants Timothy and Ginger Kasner to speak to the Board.

Applicants Timothy and Ginger Kasner, 505 E Ave B addressed the Board. They stated that the historical record has their home listed as “two 1925 bungalows joined together.” Other information that they have shows the house belonged to Andy Dallas, the early fire chief, who housed the fire truck in the barn that existed there, was a mechanic, and also ran the island’s first locksmith service from the home. Their request will facilitate adding a couple of bedrooms to the rear of the house. As defined now, there are technically no bedrooms in this home (none have a closet). Their goal is to keep the main house structure as close to the same as possible and just add the two bedrooms onto the rear.

Board Member Patty Eggleston asked how wide the encroachment was going to be. The Kasners informed the board that at the widest portion, it was about 40inches, but then it tapers down to square up with the house behind the setback line. Board member Glenn Martin asked if the house was built into the setback as it stands. The Kasners pointed out that it is about 10 feet into that setback and Rick Adams showed that the proposed addition comes nowhere close to encroaching to that degree.

MOTION: Member Flip Burleson made the motion to approve Variance Application #VAR-140927 to allow the applicant to construct the proposed addition. Seconded by Member Noyes Livingston and carried with the following vote:

Name	Yes	No	Abstain	Absent
Chair Billy Gaskins				x
Member Glenn Martin	x			
Member Flip Burleson	x			
Member Linda Daves	x			
Member Noyes Livingston	x			
Alternate Patty Eggleston	x			

5) **ADJOURNMENT:** There being no further business Acting Chair Glenn Martin adjourned the Called Board of Adjustments and Appeals Meeting at 3:20 pm.

PASSED AND APPROVED on this _____ day of _____, 2013

Glenn Martin, Acting Chair

Nicole Hammock, Planning Assistant

DRAFT