
ZONING BOARD OF ADJUSTMENTS MINUTES

On this the 17th day of August, 2015, the Zoning Board of Adjustments held a Meeting at 5:30 p.m. at the City Hall, 622 E. Market Street, Rockport, Texas and notice of meeting giving time, date and subject having been posted as described in V.T.C.A., Government Code § 551.041.

Members Present

Members Absent

Gilbert Jurenka – Vice Chairman
Tom Kramer – Secretary
Michael Mahoney
Leo Villa

Staff Members Present

Mike Donoho, Director Building and Development
Frank Truitt, Building Inspector
Kimber Clark, Community Planner
Mary Bellinger, Assistant to Director

Open Meeting

1. Called meeting to order at approximately 5:30 p.m.

Public Hearing

2. Public Hearing

Conduct and deliberate a Public Hearing to consider a request from Bernardine A. Voges for relief from the zoning ordinance to property located at 801 S. Austin Street, also known as Lots 1, and 2, Block 31, Doughty & Mathis Division Rockport, Aransas County, Texas, The purpose of the request is for a variance to the City's side yard setbacks.

Vice Chairman Jurenka asked: is there anyone wanting to comment on this request? Ms. Voges stated: I (Voges) am the property owner and I am asking for the same luxury as the rest of my neighbors have. Ms. Voges continued: at my house I don't have a garage nor a utility room, I don't have a place to put a lawn mower. I am asking to put in a carport so that I (Voges) have a place for a laundry room as well as a place to put a lawn mower. Ms. Voges stated; at one time a garage existed on the property. The concrete pad is still there and that is where I (Voges) would like to place my carport.

After some discussion Vice Chairman Jurenka asked if there were any more questions or comments. Hearing none Vice Chairman Jurenka closed the Public Hearing at approximately 5:40 p.m.

Regular Hearing

Deliberate and act on a request from Bernardine A. Voges for relief from the zoning ordinance to property located at 801 S. Austin Street, also known as Lots 1 and 2, Block 31, Doughty & Mathis Division Rockport, Aransas County, Texas, The purpose of the request is for a variance to the City's side yard setbacks.

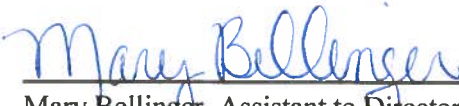
Findings of Fact list. (See attached).

After answering **no** to question number one (1), with four (4) members present, all four (4) voted against granting the variance– motion carried unanimously.

Adjournment

There being no further business, Vice Chairman Jurenka adjourned the meeting at approximately 6:00 p.m.

Prepared By:



Mary Bellinger, Assistant to Director

Approved By:

~~Gilbert Jurenka, Vice Chairman~~



Tom Kramer, Secretary



**City of Rockport
Board of Adjustment
Findings of Fact for Zoning Ordinance Variance**

Applicant: Bernardine A. Voges Case Number: 2015-016

Lot/Tract: Lot 1 and 2, Block 31, Doughty & Mathis

Upon giving public notice and conducting a public hearing on this variance request in accordance with the City of Rockport Code of Ordinances, the Zoning Board of Adjustment adopts these specific, written findings as follows:

All of the findings must be determined in the affirmative in order for the variance to be granted.

		YES	NO
1.	That there are special circumstances or conditions peculiar to the property involved; and		✓
2.	That the strict application of the terms of the Ordinance will impose upon the applicant unusual and practical difficulties or particular hardship; and		
3.	Due to special conditions, a literal enforcement of the Zoning Ordinance would result in unnecessary hardship; and		
4.	That the proposed variance is in harmony with the Ordinance's general purpose and intent; and		
5.	That the granting of the variance will not merely serve as a convenience to the applicant; and		
6.	That the granting of the variance will alleviate some demonstrable and unusual hardship or difficulty for the applicant that is not based solely on expense or financial concerns; and		
7.	That granting the variance will not confer upon the applicant any special privilege that is denied by the Ordinance to other similarly-situated properties in the same district; and		
8.	That the variance is in the public interest and will ensure that public substantial justice will be done; and		
9.	That the surrounding property will be properly protected; and		
10.	That the variance will not establish, prolong, or preserve a condition that constitutes a risk to the health, safety or welfare of the public; and		
11.	That remaining regulations are adequate to govern the project.		

With 4 members present, and upon a vote of 0 for, 4 against, and abstaining, the variance is hereby:

_____ **Granted** ✓ **Denied**

R. D. Jovanick
Presiding Officer of the Zoning Board of Adjustment

8/17/2015
Date

