

CITY OF FREEPORT

BOARD OF ADJUSTMENT AND APPEALS

Thursday, December 14, 2017 at 6:00 P.M.

Freeport City Hall-Conference Room-2nd Floor, City Hall

200 West 2nd Street

Freeport, Texas 77541

AGENDA

Eric Hayes

Roddy Mohler

Jim Pirrung

Annette Sanford

Sammy Moore

Raul Ramirez

Tim Closs

NOTICE is hereby given that the Board of Adjustments and Appeals of the City of Freeport, Texas will meet in a scheduled meeting on Thursday, December 14, 2017 at 6:00 P.M. at the Freeport Conference Room, Second Floor, at City Hall 2nd Floor, 200 West Street, to discuss the following:

1. Open Meeting.
2. Approval of the Minutes for November 17, 2015
3. Consider a request by Roy Yates that the setback off Mystery Harbor Lane be changed from 10' to 5' to add a 14' X 25' storage building in the North East corner of his property located at 314 Mystery Harbor Lane.
4. Adjourn.

I Yvette Ruiz, Building Secretary, City of Freeport, Texas, hereby certify that this Agenda was posted on the official glass bulletin board of City Hall facing the rear parking lot of the building with 24-hour access at 200 West 2nd St. Freeport, Texas, on or before Monday, December 11, 2017 at 5:00 P.M.

Yvette Ruiz Building Secretary, City of Freeport

State of Texas

County of Brazoria

City of Freeport

BE IT REMEMBERED, that the Board of Adjustment and Appeals of the City of Freeport, Texas met in a scheduled meeting on Tuesday, November 17, 2015 at 6:00 p.m., at the Freeport City Hall, Conference Room, 200 West 2nd Street, Freeport Texas to discuss the following:

Board of Adjustment: Jim Pirrung
 Sammye Moore - Absent
 Eric Hayes - Absent
 Annette Sanford
 Raul Ramirez
 Roddy Mohler
 Tim Closs - Absent

Staff: Nat Hickey, Property Manager
 Delia Munoz, City Secretary
 Scott Rogers, Building Inspector

Visitors: Edward Pupo
 Laura Pupo
 Christian Pupo
 Keith Johnson

Open Meeting.

There being a quorum Scott Rogers, Building Inspector opened the meeting at 6:00 p.m.

Approval of the minutes for September 25, 2104 meeting.

On a motion by Annette Sanford, seconded by Raul Ramirez, the minutes for September 25, 2014 were unanimously approved.

Consider a request by Edward Pupo to grant a variance of Section 155.043 of the Comprehensive Zoning Ordinance of said City, codified as Chapter 155 of the Code of Ordinances of said City, allowing a 24 foot front set back by the southwesterly corner of the dwelling located thereon: Lot 3 of the replat of Lots 1, 2, 3 Bridge Harbor Subdivision, in the City of Freeport, Brazoria County, Texas according to the map plat thereof recorded in the Plat Records said Brazoria County, known as 12 Kingfish Lane, Freeport Texas.

On a motion by Roddy Mohler, seconded by Annette Sanford, with all present voting "Aye" the committee approved to grant a variance of Section 155.043 of the Comprehensive Zoning Ordinance of said City, codified as Chapter 155 of the Code of Ordinances of said City, allowing a 24 foot front set back by the southwesterly corner of the dwelling located thereon:

Lot 3 of the replat of Lots 1, 2, 3 Bridge Harbor Subdivision, in the City of Freeport, Brazoria County, Texas according to the map plat thereof recorded in the Plat Records said Brazoria County, known as 12 Kingfish Lane, Freeport Texas.

Adjourn.

On a motion by Annette Sanford, seconded by Raul Ramirez, the Building Inspector adjourned the meeting at 6:06 p.m.

Scott Rogers, Building Inspector
City of Freeport, Texas

Delia Munoz, City Secretary
City of Freeport, Texas

City of Freeport
Building Department
Phone: 979-233-3526

For Office Use Only

Case Number: _____
Date Filed: _____
ZBA Date: _____
Request for:

**Application for
Variance**

_____ Variance
_____ Nonconforming Use

1. Address or general location of site: 314 Mystery Harbor Lane

Subdivision	Block	Lots	Acres
<u>Mystery Harbor</u>	_____	<u>7</u>	<u>1.069</u>

3. Current Zoning Classification: _____

4. Proposed or existing use of the site (please be specific): _____
We want to add a 14' X 25' storage building in the North East
corner, next to Mystery Harbor Lane (see attached drawing & photo).
This building will have a concrete floor.

5. Request a variance to the following sections of the Zoning Ordinance: _____
Request that the setback off Mystery Harbor Lane be changed
from 10' to 5'.

I hereby certify that I am the owner, or duly authorized agent of the owner, for the purposes of this application. The application fee of \$150.00, to cover the cost of this variance request application, has been paid to the City of Freeport on December 4, 2017. I also certify that I have been informed and understand the regulations regarding variances as specified in the Zoning Ordinance of the City of Freeport. I understand it is necessary for me or my authorized agent to be present at the Zoning Board of Adjustment public hearing.

Owner's signature: _____ 

Owners name: Roy E. Yates

Address: 314 Mystery Harbor Lane

City, State, Zip: Freeport, Texas 77541 Phone: 979-248-6266

In lieu of representing this request myself as owner of the subject property, I hereby authorize the person designated below, to act in the capacity as my agent for the application, processing, representation, and/or presentation of this request. The designated agent shall be the principal contact person with the city (and vice versa) in processing and responding to requirements, information or issues relative to this request.

Signature of Owner _____ Name printed or typed _____

Signature of Agent _____ Name printed or typed _____

Address of Agent: _____

Agent's Phone Number: _____

RECORDED
DEC 04 2017

C. Additional Notes

Note 1: Application Withdrawal – Any request for withdrawal of an application must be submitted in writing to the Zoning Administrator. Once notification of the public hearing has been mailed on a request for a variance, the withdrawal request will be presented to the Zoning Board of Adjustment to act on the request for withdrawal of the application. The Zoning Board of Adjustment is under no obligation to grant a request for withdrawal of the application, and may still act on the request for a variance as originally submitted. **It should be understood that there will be no refunds.**

Note 2: Denial of Request – In the event that the Zoning Board of Adjustment may deny the variance request, an applicant may appeal the decision to a court of record (District Court) by filing a petition with the court of record **no later than ten (10) days** after the recommendation of denial by the Zoning Board of Adjustment.

Note 3: Application Presentations – At the applicable Zoning Board of Adjustment public hearing, an applicant shall have ten (10) minutes to make a formal presentation of the project proposal. Tripod mounted opaque renderings generally prove to be an effective means of presentation. The use of slides is another means of visual aid for project presentations. Presentation of slides at the public hearing is at the discretion of the applicant. The applicant shall assume full responsibility for providing a properly prepared and compatible slide carousel to staff prior to the public hearing. The use of transparencies on an overhead projector is another effective means of material presentation. If additional equipment is needed, it shall be the applicant's responsibility to provide or make the necessary arrangements.

D. The Zoning Board of Adjustment (ZBA)

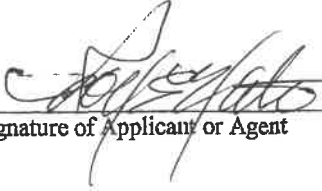
The Zoning Board of Adjustment shall review and act upon variance requests for an advertised public hearing, when called. When the Board judges that the public convenience and welfare will be substantially served and the appropriate use of the neighboring property will not be substantially or permanently injured, the Board may, after public notice and public hearing, and subject to appropriate conditions and safeguards, authorize variances to the ordinance.

The Zoning Board of Adjustment also hears requests to expand non-conforming uses. A nonconforming use may be expanded by the Board of Adjustment in accordance with the provisions of Section 6 of the Zoning Ordinance.

E. Fees

Initial application for a variance for a building line or setback line encroachment for residential and commercial buildings is \$150.

I acknowledge that I have read and understand the variance procedures and requirements as presented in this packet and by staff at the pre-application conference



Signature of Applicant or Agent



Date

DEC 04 2017

Karankawa St.

Mystery Harbor Lane

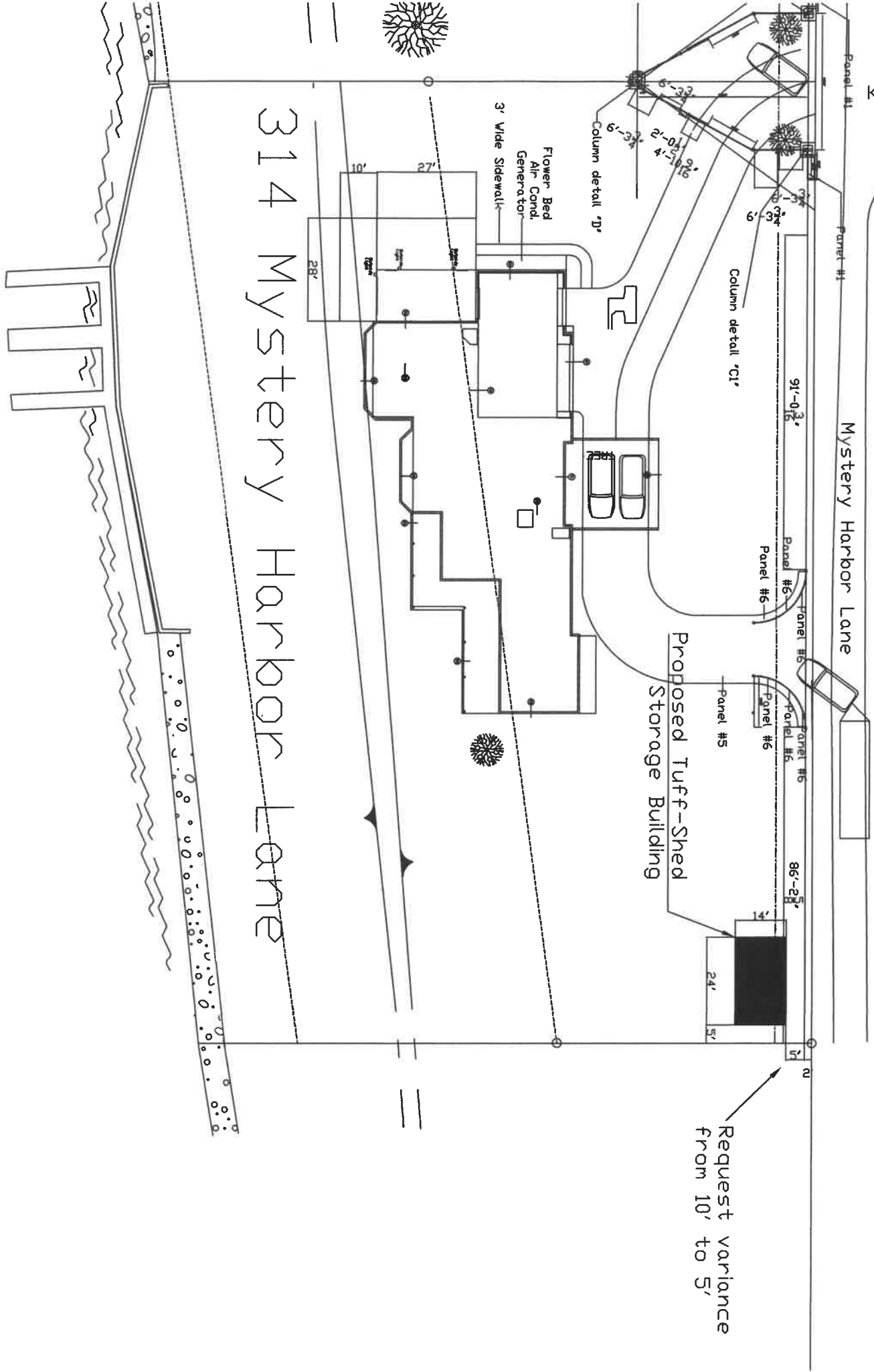
314 Mystery Harbor Lane

Proposed Tuff-Shed
Storage Building

Flower Bed
Air Cond.
Generator

3' Wide Sidewalk

Request variance
from 10' to 5'





<https://www.tuffshed.com>)



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GOOD BETTER BEST

PREMIER RANCH GARAGE

Preferred by most homeowners, the gable style roof on the TUFF SHED Ranch Garage blends in with typical urban and suburban homes, and can be constructed as a detached or attached unit. Base prices include complete installation, an overhead garage door, and a service door for a detached garage. Concrete is required, but not included in posted prices on this website.

- Ranch Style 4/12 Roof Pitch & 3-Tab Shingles
- 8'1" Clear Interior Sidewall Height
- LP SilverTech Radiant Barrier Siding & 2x4 Wall Studs Spaced 16" On Center

- "Option" of Panel Residential Door and 7' Tall Windows



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