

CITY OF DEER PARK

52-74

710 EAST SAN AUGUSTINE

DEER PARK, TEXAS 77536

Minutes

of

A PUBLIC HEARING OF THE BOARD OF ADJUSTMENT OF THE CITY OF DEER PARK, TEXAS, 710 EAST SAN AUGUSTINE STREET, DEER PARK, TEXAS VIA TELEPHONE CONFERENCE, APRIL 6, 2020 BEGINNING AT 6:20 P.M. RELATING TO THE REQUEST OF RAMON JIMENEZ FOR A FIVE (5) FOOT VARIANCE TO THE SIDE BUILDING LINE FOR A CARPORT THAT HAS ALREADY BEEN CONSTRUCTED AT 809 HARVARD STREET, WITH THE FOLLOWING MEMBERS PRESENT:

RAY BALUSEK
DOUGLAS COX
DANIELLE WENDEBURG
DON TIPPIT

CHAIRMAN
COMMISSIONER
COMMISSIONER
COMMISSIONER

OTHER CITY OFFICIALS PRESENT WERE:

LARRY BROTHERTON
SHANNON BENNETT

CHIEF BUILDING OFFICIAL
CITY SECRETARY

1. NOTICE OF PUBLIC HEARING – The public hearing was opened by the City Secretary reading the Notice of Public Hearing. (Exhibit A)
2. HEARING OPENED FOR THOSE PERSONS DESIRING TO SPEAK IN FAVOR OF THE REQUEST – Chairman Balusek opened the public hearing for those persons desiring to speak in favor of the request.
 - a. Juan Corales, Architect for Ramon Jimenez, 809 Harvard Street, commented, “I represent my client Ramon Jimenez who lives at 809 Harvard Street. My client constructed a canopy without a permit. The way this canopy was constructed, he cannot move it five feet. It has a central column and cantilevers in two directions. The whole structural piece that touches the floor is in the center, and it’s cantilevers in the air. It was constructed out of 100% steel and it was welded. If he moves that column five feet, it is right in the middle of his driveway that leads to his garage and he would never be able to use the garage. We have included some photographs, the way the canopy is constructed, the drainage is towards the center where the columns are at and he has some stoppers there, where the water can go out. The drainage is never toward the edge, it is always towards the center. My client understands if the variance is granted, we will still have to go through the building process to get the permit. He has so far spent about \$20,000 on the canopy. If he was to demolish the whole canopy, it would be a financial burden, especially right now with this Coronavirus. He works at the refineries, but they are not working at full capacity. We are asking you to grant him those five feet because the only interference is up in the air. There is no structure anywhere near the five feet. We have included some photos for you to see how it is constructed and included site plans. It is 24 feet wide by 28 feet deep.

There is also a little section that is 8 feet by 19 feet that connect the front door entry and there is also a survey of the property. We are requesting that you grant the variance and we will go through the proper process and are willing to pay any penalty to get the permit."

Chairman Balusek asked, "Why did he build the canopy without a permit?"

Mr. Corales responded, "It was just something he overlooked. He did not know he needed a permit for a canopy or carport. Lack of knowledge would be the right answer."

Chairman Balusek asked, "Did he build that carport himself?"

Mr. Corales responded, "Yes. He got friends and a professional welder to build it."

Commissioner Tippit asked, "To verify, is there water that drains off to the neighbor to the left?"

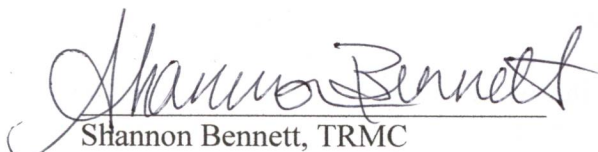
Mr. Corales responded, "There is no drainage to either side, it drains into the center column."

Commissioner Wendeburg asked, "Does this meet code requirements on the height?"

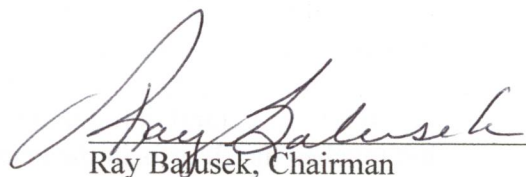
Mr. Corales responded, "Yes ma'am. There is no aerial easement on this property."

3. HEARING OPENED FOR THOSE PERSONS DESIRING TO SPEAK AGAINST THE REQUEST – Chairman Balusek opened the hearing for those persons desiring to speak against the request. No one spoke.
4. HEARING CLOSED – Chairman Balusek closed the public hearing at 6:27 p.m.

ATTEST:



Shannon Bennett, TRMC
City Secretary

APPROVED:


Ray Balusek, Chairman
Board of Adjustment

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Board of Adjustment of the City of Deer Park, Texas will hold a public hearing at City Hall, 710 East San Augustine Street, Deer Park, Texas at 6:20 p.m. on the 6th day of April, 2020 at which time and place they will hear all persons desiring to be heard on or in connection with any matter or question relating to the request from Ramon Jimenez for an five (5) foot variance to the side building line for an existing carport constructed at 809 Harvard Street.


Shannon Bennett, TRMC
City Secretary

Dated this 3rd of March 2020