

1 City of Pass Christian  
2 Municipal Complex Auditorium  
3 105 Hiern Avenue

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5 **Zoning Board of Adjustments**  
6 **Meeting Minutes**  
7 **Tuesday, February 13, 2018, 6pm**  
8

9 **CALL TO ORDER**

10 Chairman Eugene Russell called the meeting to order at 6:00 PM. In attendance were Commissioners  
11 Craig Steenkamp, Willie Cox, Lisa Smith and Bruce Anthony.  
12

13 **ADOPTION OF MINUTES**

14 The first order of business was the adoption of the minutes from the monthly Zoning Board of  
15 Adjustments meetings held on January 9, 2018. A *Motion* by Commissioner Smith, seconded by  
16 Commissioner Cox, was made to adopt the minutes. The motion passed unanimously.  
17

18 **NEW BUSINESS**

19 • *Open Public Hearing*

20 A *Motion* by Commissioner Smith, seconded by Commissioner Cox, was made to open the public  
21 hearing. The motion passed unanimously.  
22

- 23 ○ Application #PD-6-2018, Tray W & Naomi K Strawhorn, 919 E 2<sup>nd</sup> Street, Parcel #0412O-02-  
24 007.000, Variance request for a proposed residential addition to have a 1.5-foot side setback  
25 from the roof overhang to the east side property line, and for the addition's roof to have a non-  
26 symmetrical pitch less than the 5:12 minimum to match the existing house's roof line, in the T4L  
27 Limited Mixed-Use Zone.

28  
29 Chairman Russell introduced the project.  
30

31 The City Planner, Danit Simon, briefed the ZBA on the project: The applicant is requesting a side setback  
32 variance in order to build an addition to the existing house. The T4L Zone requires a 3-foot side setback,  
33 and the applicant is requesting for the side setback to be one and a half feet from the roof overhang to  
34 the east side property line. Due to the internal layout of the existing house, the only logical location for  
35 the addition is on the east side of the house. Please reference the floor plan on sheet A1.1 in your  
36 packets. The applicant is also requesting for the addition to match the pitch of the existing non-  
37 symmetrical roof, 4 to 12 and 2.75 to 12, which is less than the code's minimum is 5 to 12. The City's  
38 Building Code Official has confirmed that the decreased pitch with a metal roof will provide sufficient  
39 drainage.  
40

41 The request meets the Variance Requirements as listed in your packet, and it is the minimum variance  
42 needed to make possible the use of the land due to the layout of the existing house and width of the lot.  
43 The Planning Office did not receive any objection letters for this application, and please note the three  
44 letters of support included in your packet. This concludes my report and the applicant is here to answer  
45 any questions you may have.  
46

47 The Commissioners had no questions on the application, and stated that the application was  
48 straightforward.

49 A *Motion* by Commissioner Anthony, seconded by Commissioner Steenkamp, was made to approve the  
50 Variance for a 1.5-foot side setback from the roof overhang to the east side property line, and for the  
51 addition's roof to have a non-symmetrical pitch less than the 5:12 minimum, with a time limit of one-  
52 year to obtain a building permit. The motion passed unanimously.

53

54 • *Close Public Hearing*

55 A *Motion* by Commissioner Anthony, seconded by Commissioner Steenkamp, was made to close the  
56 public hearing. The motion passed unanimously

57

58 **OLD BUSINESS**

59

60 **OTHER BUSINESS/PUBLIC COMMENT**

61

62 **ADJOURN**

63 A *Motion* by Commissioner Cox, seconded by Commissioner Smith, was made to adjourn the meeting at  
64 6:10 P.M. The motion passed unanimously.