



# City of Galveston

## MINUTES OF THE ZONING BOARD OF ADJUSTMENT OF THE CITY OF GALVESTON REGULAR MEETING – August 7, 2019

### CALL MEETING TO ORDER

The meeting was called to order at 4:18 p.m.

### ATTENDANCE

Members Present: Louis Fuchs, Andrew Galletti, Robert Girndt, Jeff Patterson, CM David Collins

Members Absent: Lyssa Graham Reynolds, James Hoffman (ALT)

Staff Present: Catherine Gorman, Assistant Director; Janice Norman, Planning Manager; Daniel Lunsford, Planner; Karen White, Planning Technician; Donald Glywasky, City Attorney; Donna Fairweather, Assistant City Attorney

### CONFLICT OF INTEREST

None

### APPROVAL OF MINUTES

The May 8, 2019 minutes were approved as presented.

### REQUEST TO ADDRESS COMMISSION ON AGENDA ITEMS WITHOUT PUBLIC HEARINGS AND NON-AGENDA ITEMS (THREE MINUTE MAXIMUM PER SPEAKER)

None

### NEW BUSINESS AND ASSOCIATED PUBLIC HEARINGS

**19Z-008 (2908 Avenue O)** Request for a Special Exception in compliance with the Galveston Land Development Regulations Section 11.400 making a non-conforming use conforming. Property is legally described as M.B. Menard Survey, Lots 2, 3, & 4 (3002-3), Southeast Block 39 Galveston Outlots, in the City and County of Galveston, Texas.

Applicant: Peter Sapio

Property Owners: Erik van Kuijk and Virginia Brooke

Staff presented the staff report and noted that of twenty-one (21) notices of public hearing sent, two (2) had been returned in favor.

Vice-Chairperson Andrew Galletti opened the public hearing on case 19Z-008. Property owner Erik van Kuijk presented to the Commission. The public hearing was closed and the Vice-Chairperson called for questions or comments from the Commission.

Robert Girndt made a motion to approve case 19Z-008. Louis Fuchs seconded the motion. Robert Girndt amended his motion to specify that approval was recommended because the property's management practices eliminate nuisances such as noise, light, waste materials, unreasonably congested on-street parking, or similar conflicts and because the use has been maintained in good condition and its classification as a nonconformity would be a disincentive for such maintenance. Robert Girndt also

amended his motion to include staff's recommended conditions. Louis Fuchs seconded, and the following votes were cast:

In favor: Fuchs, Galletti, Girndt, Patterson  
Opposed: None  
Absent: Graham Reynolds, Hoffman (ALT)  
Non-voting participant: CM Collins

**The motion passed.**

**19Z-009 (1810 19<sup>th</sup> Street)** Request for a variance from the Galveston Land Development Regulations, Article 3, Addendum for Urban Neighborhood, Minimum Lot Standards regarding reducing the lot area from 2,500 to 1,800. Property is legally described as the South one half of Lots 1 and 2 (1-2) Hoxies Unrecorded Subdivision, in the City and County of Galveston, Texas.

Applicant: Tina Ho

Property Owner: DNT Rentals, LLC.

Staff presented the staff report and noted that of thirty-seven (37) notices of public hearing sent, three (3) had been returned in favor.

Vice-Chairperson Andrew Galletti opened the public hearing on case 19Z-009. Applicant Tina Ho presented to the Commission. The public hearing was closed and the Vice-Chairperson called for questions or comments from the Commission.

Jeff Patterson made a motion to approve case 19Z-009 based on the unique situation of two properties on one lot sharing an address. Louis Fuchs seconded, and the following votes were cast:

In favor: Fuchs, Galletti, Girndt, Patterson  
Opposed: None  
Absent: Graham Reynolds, Hoffman (ALT)  
Non-voting participant: CM Collins

**The motion passed.**

**19Z-010 (23002 Buena)** Request for a variance from the Galveston Land Development Regulations, Article 3, District Yard, Lot and Setback requirements for front yard setbacks and from Article 3, Section 3.303 (A) Building line previously established, regarding front building line requirements in a Single Family (R-1) zoning district. Property is legally described as Lot 54, Terramar Beach, Section 7, a subdivision, in the City and County of Galveston, Texas.

Applicant and Property Owner: Mark Styron

Staff presented the staff report and noted that of thirty-six (36) notices of public hearing sent, five (5) had been returned in favor.

Vice-Chairperson Andrew Galletti opened the public hearing on case 19Z-010. Applicant and property owner Mark Styron presented to the Commission. The public hearing was closed and the Vice-Chairperson called for questions or comments from the Commission.

Andrew Galletti made a motion to continue case 19Z-010 in order to gather more information from the applicant. Robert Girndt seconded, and the following votes were cast:

In favor: Fuchs, Galletti, Girndt, Patterson  
Opposed: None  
Absent: Graham Reynolds, Hoffman (ALT)  
Non-voting participant: CM Collins

**The motion passed.**

**DISCUSSION ITEMS**

- Discussion of State Law mandated changes to the Land Development Regulations (Staff)

**THE MEETING ADJOURNED AT 5:16 PM**



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