

**MINUTES
CITY OF GALVESTON
ZONING BOARD OF ADJUSTMENT
4:00 p.m., Wednesday, March 4, 2015
City Council Chambers, 2nd Floor of City Hall
823 Rosenberg, Galveston, Texas**

THESE PROCEEDINGS HAVE BEEN FULLY RECORDED AND ARE AVAILABLE IN THE PLANNING DEPARTMENT FOR REVIEW/REPRODUCTION FOR THE PERIOD OF TIME REQUIRED BY THE CITY OF GALVESTON'S RECORDS RETENTION POLICY.

Members Present: William Clement, Lyssa Graham-Reynolds, Rhonda Gregg, John Listowski, Dominick Sasser, Ray Truitt

Members Absent: Andrea Sunseri, CM Carolyn Sunseri

Staff Present: Catherine Gorman AICP, Assistant Director/HPO; Janice Norman, Planner II; Adriel Montalvan, Planner II; Bryce Johnson, Planner I; Donald Glywasky, Assistant City Attorney

 **Attendance**

Taken by Staff


 **Conflict of Interest**

None

 **Minutes**

The February 4, 2015 minutes were approved as presented.

 **Old Business**

 **15Z-03 (4116 Avenue N 1/2)** Request for a variance from the Galveston Zoning Standards Section 29-82 (h) regarding illuminated signage and sign size requirements in a GR (General Residence) zoning district. Property is legally described as Lots 5 Through 10 & East Part of Lots 4 & 11 Northeast Block 33, Galveston Outlots, in the City and County of Galveston, Texas.

Applicant: Paul Byers

Property Owner: Galveston Independent School District

Staff presented a Memorandum.

Chairperson William Clement opened the public hearing on Case 15Z-03.

Paul Byers, applicant, made a presentation to the Board.

Chairperson William Clement closed the public hearing on Case 15Z-03 and called for questions or comments from the Board.

Chairperson William Clement moved to approve Case 15Z-03 with the following condition:

1. Comply with minimum of 8 second intervals or the City Code whichever is greater.

Lyssa Graham Reynolds seconded and the following votes were cast:

In Favor: Clement, Graham-Reynolds, Gregg, Listowski, Truitt
Non-voting
Participant: Sasser
Against: None
Abstain: None
Absent: Sunseri

The motion passed.



15Z-004 (1315 Moody/21st Street) Request for a special exception from the Galveston Zoning Standards Section 29-67 (c)(8) regarding parking requirements. Property is legally described as the East 213 feet of Northeast Block 18 (1000-2), Galveston Outlots, in the City and County of Galveston, Texas.

Applicant: Gregory Lewis, Lewis Design Group

Property Owner: Bryan Texana Foundation

Staff presented a Memorandum.

Chairperson William Clement opened the public hearing on Case 15Z-04.

Greg Lewis, applicant, made a presentation to the Board. Please see attached list for additional comments.

Chairperson William Clement closed the public hearing on Case 15Z-04 and called for questions or comments from the Board.

Lyssa Graham Reynolds moved to approve Case 15Z-04. Ray Truitt seconded and the following votes were cast:

In Favor: Clement, Graham-Reynolds, Gregg, Listowski, Truitt
Non-voting
Participant: Sasser
Against: None
Abstain: None
Absent: Sunseri

The motion passed.

New Business and associated Public Hearing:



15Z-07 (6127 Broadway/Avenue J) Request from an administrative determination regarding a request for a building permit for billboard repair. Property is legally described as Lots 1 through 4, Block 1, Robert Cohen Subdivision, in the City and County of Galveston, Texas.

Applicant: Don Bosley, Outfront Media LLC

Property Owner: Mike Dell, Jaz Trust

Staff presented a Staff Report.

Chairperson William Clement opened the public hearing on Case 15Z-07.

Don Bosley, applicant, made a presentation to the Board. Please see attached list for additional comments.

Chairperson William Clement closed the public hearing on Case 15Z-07 and called for questions or comments from the Board.

Chairperson William Clement moved to deny Case 15Z-07. Lyssa Graham Reynolds seconded and the following votes were cast:

In Favor: Clement, Graham-Reynolds, Gregg, Listowski, Truitt
Non-voting
Participant: Sasser
Against: None
Abstain: None
Absent: Sunseri

The motion passed.

Rhonda Gregg leaves meeting.



15Z-08 (202 37th Street) Request from an administrative determination regarding a request for a building permit for billboard repair. Property is legally described as Blocks 635 and 636 and Adjacent Streets, in the City and County of Galveston, Texas.

Applicant: Don Bosley, Outfront Media LLC

Property Owner: Farmer's Copper and Industrial Supply

Staff presented a Staff Report.

Chairperson William Clement opened the public hearing on Case 15Z-08.

Don Bosley, applicant, made a presentation to the Board. Please see attached list for additional comments.

Chairperson William Clement closed the public hearing on Case 15Z-08 and called for questions or comments from the Board.

Dominick Sasser moved to deny Case 15Z-08. Ray Truitt seconded and the following votes were cast:

In Favor: Clement, Graham-Reynolds, Listowski, Sasser, Truitt
Against: None
Abstain: None
Absent: Gregg, Sunseri

The motion passed.



15Z-009 (3228 Ave P 1/2) Request for a variance from the Galveston Zoning Standards Section 29-65 regarding lot are and lot depth and rear setback requirements. Property is legally described as Lot 14 Northwest Block 88, Galveston Outlots, in the City and County of Galveston, Texas.

Applicant and Property Owner: Molly Vernon

Staff presented a Staff Report and reported that 32 notices of public hearing were mailed to property owners within a 200' radius of the subject property. As of March 4, 2015, three (3) had been returned, one (1) in favor and two (2) no comment.

Chairperson William Clement opened the public hearing on Case 15Z-09.

Molly Vernon, applicant, made a presentation to the Board.

Chairperson William Clement closed the public hearing on Case 15Z-09 and called for questions or comments from the Board.

John Listowski moved to approve Case 15Z-09. Dominick Sasser seconded and the following votes were cast:

In Favor: Clement, Graham-Reynolds, Listowski, Sasser, Truitt
Against: None
Abstain: None
Absent: Gregg, Sunseri

The motion passed.



15Z-11 (1310 57th Street) Request for a variance from the Galveston Zoning Standards Section 29-65 (g) regarding side yard setback requirements in a General Residence (GR) zoning district. Property is legally described as Part of Lots 1 & 2 (1-7) Block 48 Also Known As Lot C, Denver Resurvey, in the City and County of Galveston, Texas.

Applicant: URS c/o Zach Martin

Property Owner: Victor Leos

Staff presented a Staff Report and reported that 33 notices of public hearing were mailed to property owners within a 200' radius of the subject property. As of March 4, 2015, none had been returned.

Chairperson William Clement opened the public hearing on Case 15Z-11.

David Kehrer, applicant, made a presentation to the Board.

Chairperson William Clement closed the public hearing on Case 15Z-11 and called for questions or comments from the Board.

Chairperson William Clement moved to approve Case 15Z-11. Lyssa Graham Reynolds seconded and the following votes were cast:

In Favor:	Clement, Graham-Reynolds, Listowski, Sasser, Truitt
Against:	None
Abstain:	None
Absent:	Gregg, Sunseri

The motion passed.



15Z-12 (5623 Avenue L) Request for a variance from the Galveston Zoning Standards section 29-67 regarding off-street parking requirements in a General Residence (GR) zoning district. Property is legally described as Lot 3, Block 25, in the City and County of Galveston, Texas.

Applicant: SLSCO, Ltd.

Property Owner: Aurelia Garcia

Staff presented a Staff Report and reported that 40 notices of public hearing were mailed to property owners within a 200' radius of the subject property. As of March 4, 2015, none had been returned.

Chairperson William Clement opened the public hearing on Case 15Z-12.

Cheryl Blair, applicant, made a presentation to the Board.

Chairperson William Clement closed the public hearing on Case 15Z-12 and called for questions or comments from the Board.

Lyssa Graham Reynolds moved to continue Case 15Z-12 until the April 8, 2015 regular meeting. Dominick Sasser seconded and the following votes were cast:

In Favor:	Clement, Graham-Reynolds, Listowski, Sasser, Truitt
Against:	None
Abstain:	None
Absent:	Gregg, Sunseri

The motion passed.



The meeting adjourned at 6:10 p.m.