



City of Galveston

MINUTES OF THE ZONING BOARD OF ADJUSTMENT OF THE CITY OF GALVESTON REGULAR MEETING – March 4, 2020

CALL MEETING TO ORDER

The meeting was called to order at 4:00 p.m.

ATTENDANCE

Members Present: William Clement (Alternate), Andrew Galletti, Robert Girndt, Jeff Patterson, Sharon Stetzel-Thompson (Alternate), Alice Watford

Members Absent: Louis Fuchs, CM David Collins (Ex-Officio)

Staff Present: Catherine Gorman, AICP, Assistant Director/Historic Preservation Officer; Janice Norman, CFM, Planning Manager; Karen White, Planning Technician; Donna Fairweather, Assistant City Attorney

CONFLICT OF INTEREST

None

APPROVAL OF MINUTES

The February 5, 2020 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

20Z-003 (1207 10th Street) Request for a variance from the Galveston Land Development Regulations, Article 3, District Yard, Lot and Setback Addendum, for the Urban Neighborhood with Neighborhood Conservation District (UN-NCD-1) zoning district, to reduce the lot area. Property is legally described as the North 98 Feet of Lot 7 (7-0), Block 10, in the City and County of Galveston, Texas.
Applicant & Property Owner: Aguiar Properties #2, Pedro Aguiar

Staff presented a memorandum requesting that case 20Z-003 be deferred until the regular meeting of April 8, 2020 in order for the applicant to provide additional information requested by staff.

Chairperson Andrew Galletti opened the public hearing on case 20Z-003. The public hearing was closed and the Chairperson called for questions or comments from the Commission.

Andrew Galletti made a motion to continue case 20Z-001 per staff's request. Alice Watford seconded, and the following votes were cast:

In favor:	William Clement (Alternate), Galletti, Girndt, Patterson, Watford
Opposed:	None
Absent:	Fuchs
Non-voting participant(s):	CM Collins (Ex-Officio), Sharon Stetzel-Thompson (Alternate)

The motion passed.

20Z-004 (613 15th Street and 1506 Winnie/Avenue G) Request for a variance from the Galveston Land Development Regulations, Article 3, District Yard, Lot and Setback Addendum, for the Single Family, Residential R-3, with a Historic District overlay (R-3-H) zoning district, to reduce the lot area. Properties are legally described as Lots 8 and 9 (9-2), Block 375, Also known as Lot 2, Special Subdivision and Lots 8 and 9 (8-4), Block 375, Also known as Lot 4 and the North 4-feet of Lot 3 Special Subdivision, in the City and County of Galveston, Texas.

Applicant and Property Owner: Jinping Yang

Staff presented the staff report and noted that of twenty-nine (29) notices of public hearing sent, one (1) was returned in favor and one (1) was returned in opposition.

Chairperson Andrew Galletti opened the public hearing on case 20Z-004. Applicant and property owner Jinping Yang presented to the Commission. For additional presentations to the Commission, please refer to the attached list. The public hearing was closed and the Chairperson called for questions or comments from the Commission.

William Clement made a motion to approve case 20Z-004 based on the following findings:

1. The special condition of the utility easement being inaccessible;
2. The creation of additional off-street parking for 1506 Winnie/Avenue G;
3. There will not be an additional hardship on the community; and
4. The request is not self-imposed or based on financial considerations.

Vice-Chairperson Robert Girndt seconded, and the following votes were cast:

In favor:	William Clement (Alternate), Galletti, Girndt, Patterson, Watford
Opposed:	None
Absent:	Fuchs
Non-voting participant(s):	CM Collins (Ex-Officio), Sharon Stetzel-Thompson (Alternate)

The motion passed.

20Z-006 (10 Campeche Estates Drive) Request for a variance from the Galveston Land Development Regulations, 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 10, Block 1, Campeche Estates Subdivision, in the City and County of Galveston, Texas.

Applicants: Robert Dowdy and Tim Webb

Property Owners: Robert and Marlo Dowdy

Staff presented the staff report and noted that of twenty (20) notices of public hearing sent, one (1) was returned in favor and two (2) were returned in opposition.

Chairperson Andrew Galletti opened the public hearing on case 20Z-006. Applicant Tim Webb and property owner Marlo Dowdy presented to the Commission. The public hearing was closed and the Chairperson called for questions or comments from the Commission.

Jeff Patterson made a motion to approve case 20Z-006 based on the following findings:

1. The special condition of the position of the lot with regard to the cul-de-sac; and
2. There will not be an additional hardship on the community.

Chairperson Andrew Galletti seconded, and the following votes were cast:

In favor:	Patterson
Opposed:	William Clement (Alternate), Galletti, Girndt, Watford
Absent:	Fuchs
Non-voting participant(s):	CM Collins (Ex-Officio), Sharon Stetzel-Thompson (Alternate)

The motion failed.

William Clement made a motion to deny case 20Z-006 based on the following finding:

1. The lack of a special condition.

Vice-Chairperson Robert Girndt seconded, and the following votes were cast:

In favor:	William Clement (Alternate), Galletti, Girndt, Patterson, Watford
Opposed:	None
Absent:	Fuchs
Non-voting participant(s):	CM Collins (Ex-Officio), Sharon Stetzel-Thompson (Alternate)

The motion passed.

DISCUSSION ITEMS

THE MEETING ADJOURNED AT 4:38 PM

