



City of Galveston

MINUTES OF THE ZONING BOARD OF ADJUSTMENT OF THE CITY OF GALVESTON REGULAR MEETING – May 8, 2019

CALL MEETING TO ORDER

The meeting was called to order at 3:59 p.m.

ATTENDANCE

Members Present: Louis Fuchs (ALT), Andrew Galletti, Robert Girndt, Lyssa Graham Reynolds, Jeff Patterson (ALT), CM David Collins

Members Absent: James Hoffman

Staff Present: Catherine Gorman, Assistant Director; Janice Norman, Planning Manager; Karen White, Planning Technician; Mehran Jadidi, Assistant City Attorney

CONFLICT OF INTEREST

None

APPROVAL OF MINUTES

The April 3, 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-004 (1314 11th Street) Request for a variance from the Galveston Land Development Regulations, Article 3, District Yard, Lot and Setback requirements for minimum lot depth in a Commercial (C) zoning district. Property is legally described as North 80 Feet of Lot 14 (14-1) Block 24 Galveston Outlots, a subdivision in the City and County of Galveston, Texas.

Applicant: Michael Gaertner, AIA

Property Owner: Timothy Church / Full Spinnaker Investments

Staff presented the Staff Report and noted that of twenty-three (23) notices of public hearing sent, two (2) had been returned in favor and one (1) had been returned without comment.

Chairperson Lyssa Graham Reynolds opened the public hearing on case 19Z-004. Applicant Michael Gaertner presented to the Commission. The public hearing was closed and the Chairperson called for questions or comments from the Commission.

Vice-Chairperson Andrew Galletti made a motion to approve case 19Z-004 based on the hardships created by the unique shape of the lots and the fact that the structures predate zoning in Galveston. Jeff Patterson seconded, and the following votes were cast:

In favor: Galletti, Girndt, Patterson, Fuchs, Graham Reynolds
Opposed: None

Absent: Hoffman
Non-voting participant(s): None

The motion passed.

19Z-005 (4628 Avenue S) Request for a variance from the Galveston Land Development Regulations, Article 3, Addendum for Residential, Single Family, (R-1-Modified) Minimum Lot Standards regarding Lot Area. Property is legally described as Lot 14, in Southwest Block 131, Galveston Outlets, in the City and County of Galveston, Texas.

Applicant: Larry Thompson
Property Owner: Elnita Brown

Staff presented the Staff Report and noted that of twenty-eight (28) notices of public hearing sent, one (1) had been returned in favor and one (1) had been returned in opposition.

Chairperson Lyssa Graham Reynolds opened the public hearing on case 19Z-005. Applicant Larry Thompson 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 19Z-005 based on the unique hardship created by the location of the mature tree on the lot. Vice-Chairperson Andrew Galletti seconded, and the following votes were cast:

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

The motion passed.

19Z-006 (1602 Market Street/Avenue D) Request for a variance from the Galveston Land Development Regulations, Article 3, District Yard, Lot and Setback Addendum, for the Residential, Single Family with Historic Overlay (R-3-H) zoning district, to reduce the lot area. Property is legally described as Lot 8 and the east part of Lot 9, Block 556, in the City and County of Galveston, Texas.

Applicant: Millard Johnson, Counsel
Property Owners: Noble Capitol Servicing, LLC., Kim Trigo

Staff presented the Staff Report and noted that of twenty-nine (29) notices of public hearing sent, two (2) had been returned in opposition.

Chairperson Lyssa Graham Reynolds opened the public hearing on case 19Z-006. Applicant Millard Johnson presented to the Commission. The public hearing was closed and the Chairperson called for questions or comments from the Commission.

Vice-Chairperson Andrew Galletti made a motion to approve case 19Z-006 based on the hardship created by the structures predating zoning and because of the Historic District restraints set on the property. Robert Girndt seconded, and the following votes were cast:

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

The motion passed.

DISCUSSION ITEMS

THE MEETING ADJOURNED AT 4:33 PM

