

**MINUTES
CITY OF GALVESTON
ZONING BOARD OF ADJUSTMENT
4:00 p.m., Wednesday, December 4, 2013
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: Clement, Graham-Reynolds, Gregg (Alt. 1), Listowski (Alt. 2), Sunseri, Truitt, CM Legg

Members Absent: None

Staff Present: Catherine Gorman AICP, Assistant Planning Director/HPO; Janice Norman, Planner II; Ian Knox, Urban Planner I; Donna Fairweather, Assistant City Attorney

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Attendance

Attendance was taken by Staff

Conflict of Interest

None

Approval of Minutes

The November 6, 2013 minutes were approved as presented.

Old Business and associated Public Hearing:

13Z-41 (1111 56th Street) Request for a variance from the Galveston Zoning Standards Section 29-65 regarding rear yard setback. Property is legally described as the South 40.8 feet of Lots 11 and 12 (11-2), Block 24, Denver Resurvey, in the City and County of Galveston, Texas.

Applicant: Zach Martin, URS

Property Owner: Ruth Martinez

Case 13Z-41 was withdrawn by Applicant before the meeting.

New Business and associated Public Hearing:

13Z-45 (4212 Church) Request for a variance from the Galveston Zoning Standards Section 29-65 regarding rear yard setbacks. Property is legally described as part of lots 11 & 12 (11-2) Block 462, in the City and County of Galveston, Texas.

Applicant: Doug Curry, Sullivan Land Services

Property Owner: Jerusha Robinson

Staff presented a Staff Report and reported that 37 notices of public hearing were mailed to property owners within a 200' radius of the subject property. As of December 4, 2013, none had been returned.

Chairperson William Clement opened the public hearing on Case 13Z-45.

Tom DeVane, representative for applicant, made a presentation to the Board.

Chairperson William Clement closed the public hearing on Case 13Z-45 and called for questions or comments from the Board.

John Listowski moved to approve Case 13Z-45. Lyssa Graham Reynolds seconded and the following votes were cast:

In Favor:	Clement, Graham-Reynolds, Gregg (Alt. 1), Listowski (Alt. 2), Truitt
Non-voting	
Participant:	Sunseri
Against:	None
Abstain:	None
Absent:	None

The motion passed.

13Z-44 (2104/2102 Strand) Request to appeal the City of Galveston Landmark Commission's decision regarding case 13LC-76. Request for a Certificate of Appropriateness for a pole mounted sign. Property is legally described as Lot 8, Block 681, in the City and County of Galveston, Texas.

Applicant: Shlomi Wolraich

Property Owner: NAYA Investments LLC. c/o Mehboob ail Udawala

Staff presented a Memorandum.

Chairperson William Clement opened the public hearing on Case 13Z-44.

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

Chairperson William Clement closed the public hearing on Case 13Z-44 and called for questions or comments from the Board.

William Clement moved to uphold the Landmark Commission's decision on Case 13Z-44. John Listowski seconded and the following votes were cast:

In Favor:	Clement, Graham-Reynolds, Gregg (Alt. 1), Listowski (Alt. 2), Truitt
Non-voting	
Participant:	Sunseri
Against:	None
Abstain:	None
Absent:	None

The motion passed.

The meeting adjourned at 5:05 p.m.

Chair, Zoning Board of Adjustment

Secretary, Zoning Board of Adjustment