

**MINUTES
CITY OF GALVESTON
ZONING BOARD OF ADJUSTMENT
4:00 p.m., Wednesday, February 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, Rhonda Gregg, John Listowski, Dominick Sasser, Andrea Sunseri, Ray Truitt, CM Carolyn Sunseri

Members Absent: Lyssa Graham-Reynolds

Staff Present:: Catherine Gorman AICP, Assistant Director/HPO; Bryce Johnson, Planner I; Donna Fairweather, Assistant City Attorney

Attendance

Taken by Staff

Conflict of Interest

None

Minutes

The January 7, 2015 minutes were approved as presented.

New Business and associated Public Hearing:

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.

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

Rhonda Gregg moved to continue Case 15Z-03 until the March 4, 2015 regular meeting. John Listowski seconded and the following votes were cast:

In Favor: Clement, Gregg, Listowski, Sasser, Truitt

Non-voting

Participant: Sunseri

Against: None

Abstain: None

Absent: Graham-Reynolds

The motion passed.

15Z-04 (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.

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

John Listowski moved to continue Case 15Z-04 until the March 4, 2015 regular meeting. Rhonda Gregg seconded and the following votes were cast:

In Favor: Clement, Gregg, Listowski, Sasser, Truitt

Non-voting

Participant: Sunseri

Against: None

Abstain: None

Absent: Graham-Reynolds

The motion passed.

15Z-05 (1827 Avenue N½) Request for a variance from the Galveston Zoning Standards Section 29-65(h)(1) regarding rear yard requirements in a GR (General Residence) zoning district. Property is legally described as Lot 1, SW Block 45, in the City and County of Galveston, Texas.

Applicant: Gregory Lewis, Lewis Design Group

Property Owner: Robert & Lee Glover

Staff presented a Staff Report and reported that 30 notices of public hearing were mailed to property owners within a 200' radius of the subject property. As of February 4, 2015, four (4) had been returned in favor.

Chairperson William Clement opened the public hearing on Case 15Z-05.

Greg Lewis, applicant, and Robert Glover, property owner, made a presentation to the Board. Please see attached list for additional comments.

Chairperson William Clement closed the public hearing on Case 15Z-05 and called for questions or comments from the Board.

William Clement moved to approve Case 15Z-05. Rhonda Gregg seconded and the following votes were cast:

In Favor: Clement, Gregg, Listowski, Truitt

Non-voting

Participant: Sunseri

Against: Sasser

Abstain: None

Absent: Graham-Reynolds

The motion passed.

The meeting adjourned at 4:29 p.m.