

Development Services Department

823 Rosenberg, Room 401
Galveston, Texas 77550

Phone (409) 797-3660 planningcounter@cityofgalveston.org



AGENDA
ZONING BOARD OF ADJUSTMENT
REGULAR MEETING
4:00 p.m., Wednesday, August 3, 2016
City Council Chambers, 2nd Floor of City Hall
823 Rosenberg, Galveston, Texas

- A. Attendance
- B. Conflict of Interest
- C. Election of Chair and Vice Chair
- D. Request to Address Commission on Non-Agenda Items
- E. New Business and associated Public Hearing:

16Z-004 (2203 61st Street) Request for an appeal regarding Staff's determination of the height of a Vending Kiosk/ATM, in a Commercial (C) zoning district. Property is legally described as Lots 4, 5 and the west 5 feet of Lot 3, Block 1 Home True Hearts Addition, in the City and County of Galveston, Texas.

Applicant: Brandon Remeny

Property Owner: Khalid M. Khan

- E. Adjournment

Prepared By:

Athena Petty, Planning Tech

Date Prepared:

July 26, 2016

APPEAL FROM DECISION OF BOARD

In accordance with Section 13-901 (I) of the Land Development Regulations, Should the applicant or City be aggrieved by or dissatisfied with the decision of the Zoning Board of Adjustment, the applicant or City may pursue all legal remedies to appeal the decision to a court of competent jurisdiction pursuant to Texas Local Government Code, Chapter 211.

IN ACCORDANCE WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA), PERSONS IN NEED OF A SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHALL, WITHIN THREE (3) DAYS PRIOR TO ANY PROCEEDING, CONTACT THE CITY SECRETARY'S OFFICE, SUITE 201, 823 ROSENBERG, GALVESTON, TEXAS 77550 (409 797-3510).

MEMBERS OF CITY COUNCIL MAY BE ATTENDING AND PARTICIPATING IN THIS MEETING.



16Z-004

STAFF REPORT

ADDRESS:

2203 61st Street

LEGAL DESCRIPTION:

Property is legally described as Lots 4, 5 and the west 5 feet of Lot 3, Block 1 Home True Hearts Addition, in the City and County of Galveston, Texas.

APPLICANT/REPRESENTATIVE:

Brandon Remyen

PROPERTY OWNER:

Khalid M. Khan

ZONING:

Commercial (C)

APPEAL REQUEST:

Vending Kiosk/ATM height requirement.

APPLICABLE ZONING LAND

USE REGULATIONS:

Article 2, Section 2.358 Limited Use Standards

EXHIBITS:

- A – Aerial Map
- B – Site Plan
- C- Article 2, Section 2.358
- D- Applicants Photo and Elevation

STAFF:

Janice Norman, Planning Manager, CFM
409-797-3670
jnorman@galvestontx.gov

Public Notice and Comment:

Sent	Returned	In Favor	Opposed	No Comment
18				

City Department Notification: No Objections



Executive Summary:

The applicant is requesting an appeal of staff's determination regarding the Limited Use Standards for Article 2, Section 2.358, "Vending Kiosks and ATM's"

Maximum Height:

2.Vending kiosks and ATMs shall not exceed 10 feet in height.

The applicant's Ice Kiosk will exceed the height due to the condenser and Ice maker located on the top of the kiosk. The applicant believes the measurement should be from the ground to the roof and not include the 5-foot 3-inch condenser on top. Please reference Exhibit D for more details.

Requested Variance:

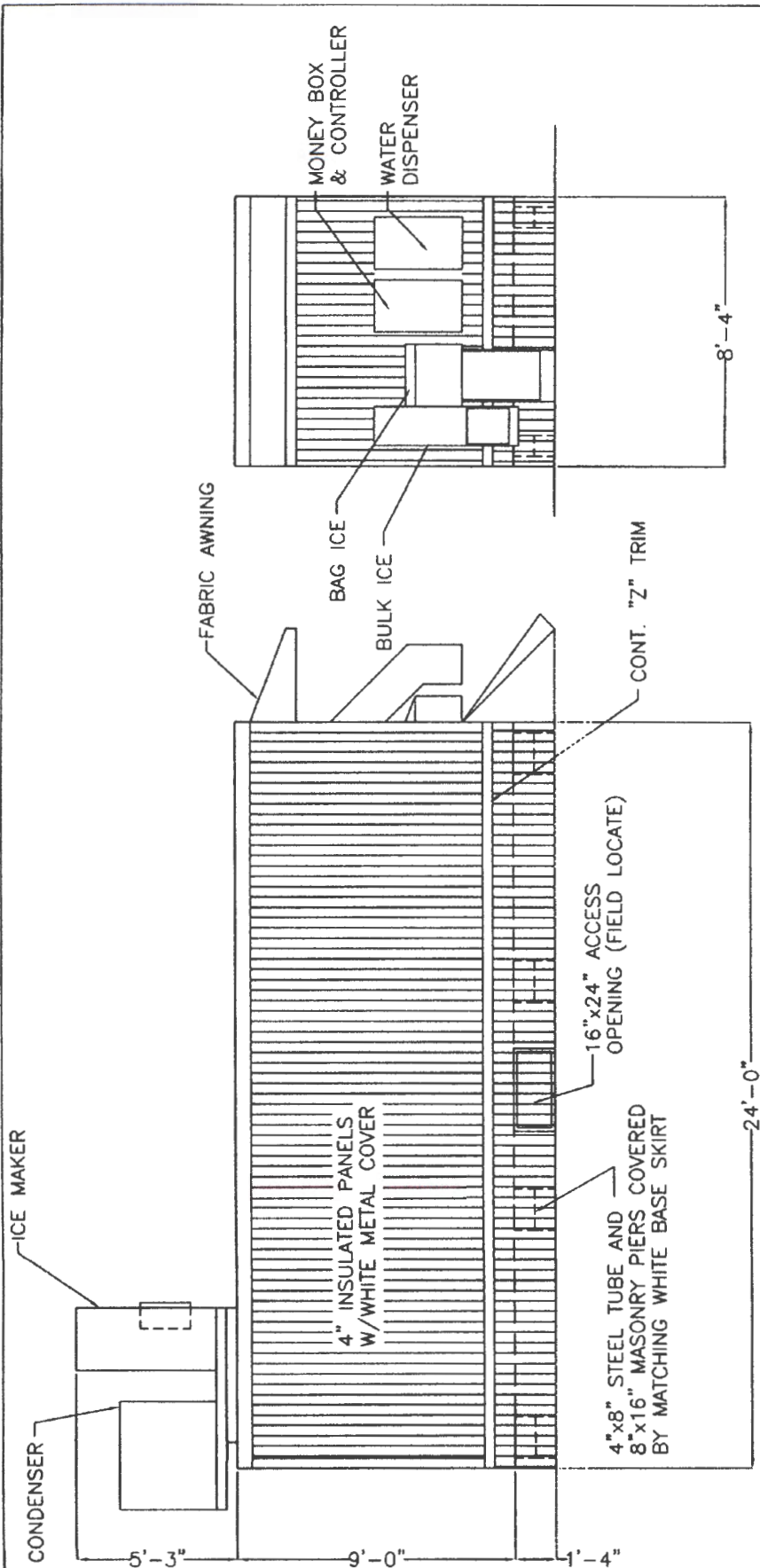
Required Height	10- feet
Proposed Height	15-feet 7-inches

Applicant's Justification:

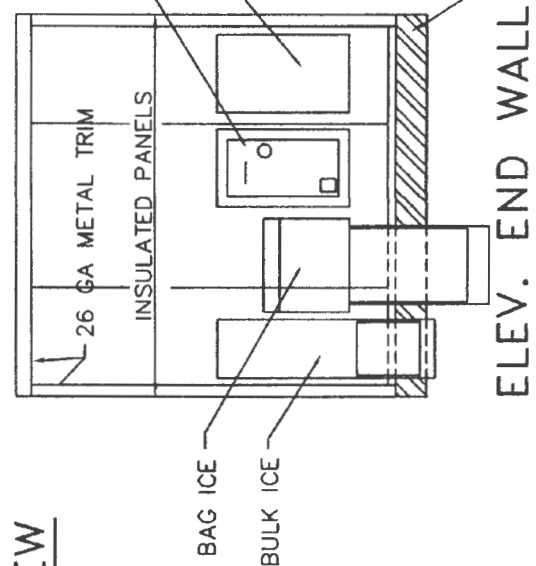
The applicant believes the measurement should be from the ground to the roof and not include the condenser on top.

Please see Agenda for Appeal from Decision of Board Process.

TBPE FIRM #4534 - TBPLS FIRM #10061900
P.O. BOX 382 LA MARQUE, TEXAS 77568
409/935-2462 TEXAS CITY 281/488-6969 HOUSTON



FRONT VIEW



SIDE VIEW

ELEV. END WALL



CORPORATE REGISTRATION NO. F-4359

06/06/2016
SCALE: NONE
REV:
CITY:
STATE: TX

MA & A March
Adams &
Associates
Consulting Engineers

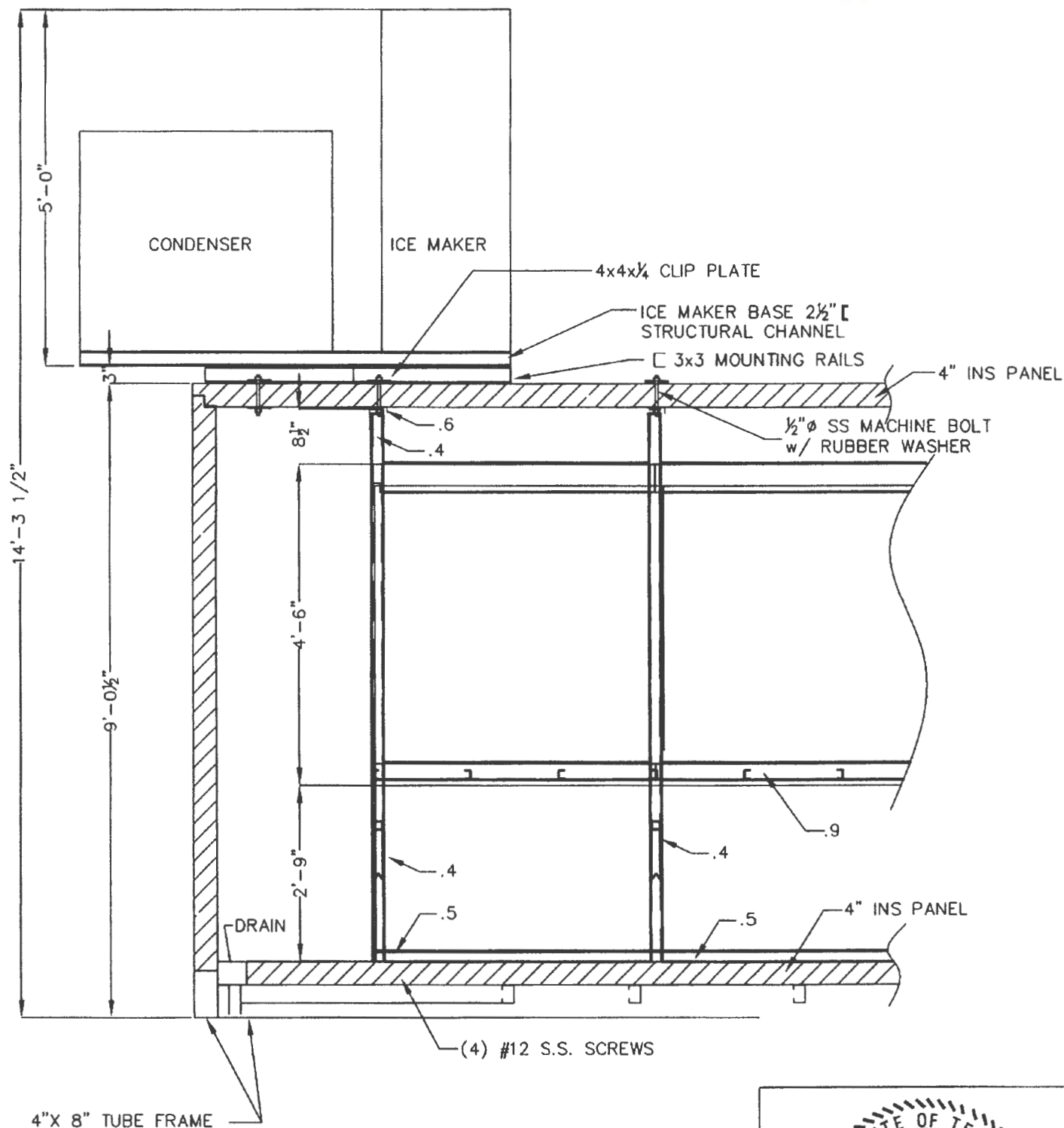
310 Dodds Ave.
P.O. Box 3689
Chattanooga, Tennessee 37404
PH: (423) 698-6675
M/A AIN: 16-189

Ice House America
1597 The Greens Way
Jacksonville Beach, Florida 32250
904-241-7535

**BUILDING
ELEVATIONS
W/CANOPY**

A6

PG OF



PARTIAL SECTION

SEE MATERIAL LIST
ON DWG A2



06/06/2016
SCALE: NONE
REV:
CITY:
STATE: TX



**March
Adams &
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**ROOF SUPPORT
UNIT M-101**

A4

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