

AGENDA
ZONING BOARD OF ADJUSTMENT
REGULAR MEETING
4:00 P.M., Wednesday, May 9, 2018
City Council Chambers, 2nd Floor of City Hall
823 Rosenberg, Galveston, Texas

1. Call Meeting To Order
2. Attendance
3. Conflict Of Interest
4. Approval Of Minutes: March 7, 2018

Documents:

[030718 ZBA MINUTES.PDF](#)

5. Request To Address Commission On Non-Agenda Items (Three Minutes Maximum Per Speaker)

6. New Business And Associated Public Hearings

- A. 18Z-006 (2201 71st Street) Request For A Variance From The Galveston Land Development Regulations, Article 3, District Yard, Lot And Setback Requirements For Rear Yard Setbacks In A Residential, Single Family (R-1) Zoning District. Property Is Legally Described As The North 31.4 Feet Of Lot 8 (8-1) Jones And Garden Homes, A Subdivision In The City And County Of Galveston, Texas. Applicant: Deldotto Homes, Cortland Tyler Property Owner: James Yarbrough Jr.

Documents:

[18Z-006 PKT.PDF](#)

- B. 18Z-008 (1701 Market/Avenue D) Request For Variances From The Galveston Land Development Regulations, Article 3, District Yard, Lot And Setback Standards, Historic Zoning District Addendum, To Increase The Number Of Parking Spaces Allowed On-Street For A Bed And Breakfast; From Article 8, Section 8.201, (D) Calculation Of Required Parking Spaces, To Increase The Distance Required From The Remote Parking Location To The Property; And From Article 8 Section 8.201 (D), (1) To Allow The Handicap Parking Space To Be Located On-Street. Property Is Legally Described As In The Northeast Part Of Lot 6 And The North 66.33 Feet Of Lot 7 (6-1), Block 497, Also Known As A Special Subdivision, In The City And County Of Galveston, Texas. Applicant: Darci Vence Property Owner: Kolongi And Darci Vence

Documents:

[18Z-008 PKT.PDF](#)

- C. 18Z-009 (1211 11th Street) Request For A Variance From The Galveston Land Development Regulations, Article 3, Urban Neighborhood (UN) Addendum, Regarding Minimum Lot Area Requirements In An Urban Neighborhood (UN) Zoning District. Property Is Legally Described As The South 22.17 Feet Of Lot & (7-4), Block 11, A Subdivision In The City And County Of Galveston, Texas. Applicant: Brene Addison, Tricon Land Surveying Property Owner: Barbara Guerra

Documents:

7. Adjournment

I certify that the above Notice of Meeting was posted in a place convenient to the public in compliance with Chapter 551 of the Texas Government Code on May 2, 2018 at 4:00 P.M.



Prepared By: Karen White, Planning Technician

SEC. 13.401.B VARIANCES FROM DEVELOPMENT STANDARDS

Approval Standards. The Board of Adjustment may grant a variance under this Section only if the variance is not prohibited by Section 12.401.C, and if the Zoning Board of Adjustment makes a determination in writing that all of the following are demonstrated:

1. The request for the variance is rooted in special conditions of the applicant's property that do not generally exist on other properties in the same zoning district.
2. Due to said special conditions, the enforcement of the strict terms of these regulations would impose an unnecessary hardship on the applicant.
3. The variance is not contrary to the public interest, in that:
 - a. It does not allow applicants to impair the application of these regulations for:
 1. Self-imposed hardships;
 2. Hardships based solely on financial considerations, convenience, or inconvenience; or
 3. Conditions that are alleged to be "special" but that are actually common to many properties within the same zoning district.
 - a. The variance will not have a detrimental impact upon:
 1. The current or future use of adjacent properties for purposes for which they are zoned;
 2. Public infrastructure or services; and
 3. Public health, safety, morals, and general welfare of the community.
4. The degree of variance allowed from these regulations is the least that is necessary to grant relief from the identified unnecessary hardship.
5. The variance shall not be used to circumvent other procedures and standards of these regulations that could be used for the same or comparable effect (e.g., if alternative development patterns, alternative development standards, or other flexible measures in these regulations are available that would avoid or mitigate hardship without using a variance, then they must be used).
6. By granting the variance, the spirit of these regulations is observed and substantial justice is done.

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.



City of Galveston

MINUTES OF THE ZONING BOARD OF ADJUSTMENT OF THE CITY OF GALVESTON REGULAR MEETING – March 7, 2018

CALL MEETING TO ORDER

The meeting was called to order at 4:08 p.m.

ATTENDANCE

Members Present: David Collins, Andrew Galletti, Robert Girndt (Alt. 2), Rhonda Gregg-Hirsch, CM Carolyn Sunseri

Members Absent: James Bangle (Alt. 1), Lyssa Graham Reynolds, Dominick Sasser

Staff Present: Catherine Gorman AICP, Assistant Director/HPO; Karen White, Planning Technician; Donna Fairweather, Assistant City Attorney

CONFLICT OF INTEREST

None

APPROVAL OF MINUTES

The February 7, 2018 minutes were approved with changes. During the second vote for Case 18Z-001, Rhonda Gregg-Hirsch voted in favor, not in opposition.

REQUEST TO ADDRESS COMMISSION ON NON-AGENDA ITEMS (THREE MINUTE MAXIMUM PER SPEAKER)

NEW BUSINESS AND ASSOCIATED PUBLIC HEARINGS

18Z-004 (1604 Biovu) Request for a variance from the Galveston Land Development Regulations, Article 3, District Yard, Lot and Setback requirements for front yard setbacks in a Residential, Single Family (R-1) zoning district. Property is legally described as lot 25, Bayou Shores-Wheelers Subdivision, a subdivision in the City and County of Galveston, Texas.

Applicant: Daniel Quigley

Property Owner: Eliza Kempner Thomas Quigley

Staff presented the Staff Report and noted that of twenty (20) public notices sent, zero (0) had been returned.

Vice-Chairperson Rhonda Gregg-Hirsch opened the public hearing on Case 18Z-004. Daniel Quigley, applicant, made a presentation to the Commission. The public hearing was closed and the Vice-Chairperson called for questions or comments from the Commission.

Rhonda Gregg-Hirsch moved to approve Case 18Z-004. David Collins seconded and the following votes were cast:

In Favor: David Collins, Andrew Galletti, Robert Girndt (Alt. 2), Rhonda Gregg-Hirsch

In Opposition: None

Non-Voting

Participant: CM Carolyn Sunseri

Absent: James Bangle (Alt. 1), Lyssa Graham Reynolds, Dominick Sasser

The motion passed.

18Z-005 (41 Grand Beach Boulevard) Request for a variance from the Galveston Land Development Regulations, Article 3, District Yard, Lot and Setback requirements for side yard setbacks in a Resort/Recreation (Res/Rec) zoning district. Property is legally described as Lot 9, Block 2, The Preserve at Grand Beach (2014), a subdivision in the City and County of Galveston, Texas.

Applicant: Lloyd Martin

Property Owner: Lloyd and Linda Martin

Staff presented the Staff Report and reported that of eight (8) notices sent, zero (0) had been returned.

Vice-Chairperson Rhonda Gregg-Hirsch opened the public hearing on Case 18Z-005. Lloyd Martin, applicant, made a presentation to the Commission. Mr. Martin indicated that he would be moving the encroachment to the other side of his property where it would no longer be encroaching on the required side yard setback. No action by the Commission was required.

THE MEETING ADJOURNED AT 4:34 PM



823 ROSENBERG, GALVESTON, TX 77550 | WWW.GALVESTONTX.GOV | FOLLOW US ON FACEBOOK, YOUTUBE, TWITTER, & INSTAGRAM!



18Z-006

STAFF REPORT

ADDRESS:

2201 71st Street

LEGAL DESCRIPTION:

Property is legally described as the North 31.4 feet of Lot 8 (8-1), Jones and Garden Homes, a subdivision in the City and County of Galveston, Texas.

APPLICANT/REPRESENTATIVE:

DSW Homes, Cortland Tyler

PROPERTY OWNER:

Delldotto Homes

ZONING:

Residential, Single Family (R-1)

VARIANCE REQUEST:

- 1) 10-foot rear yard setback to a 6-foot rear yard setback.

APPLICABLE ZONING LAND

USE REGULATIONS:

Article 3, Addendum for Residential, Single Family District, Setbacks.

EXHIBITS:

- A – Survey
- B – Final Survey

STAFF:

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

Public Notice and Comment:

Sent	Returned	In Favor	Opposed	No Comment
28				

City Department Notification:



Executive Summary:

The applicant is requesting a variance from the Galveston Land Development Regulations, Article 3, Addendum for the Residential, Single-Family (R-1) zoning district for the rear yard setback requirements. The applicant has constructed a new home and the air conditioning unit is in the 10-foot rear yard setback.

Applicable Standards:

Article 3, District Yard, Lot and Setback Standards, Addendum for Residential, Single-Family (R-1)

Front Yard: 20-Feet

Side Yard: 3-Feet

Rear Yard: 10-Feet

Variance Diagram:

Setbacks	Current	Proposed Setback
Rear	10-Foot	6-feet

Requested Variance: From 10-foot to 6-foot rear yard setback.

Applicants Justification *"The air conditioner pad is within the 10-foot rear yard setback line by 3-feet, 2-inches, but not within the 5-foot building line".*

Please see Agenda for Appeal from Decision of Board Process.

Respectfully Submitted,



Janice Norman, Planning Manager

3/19/18

Date



Catherine Gorman, ACIP
Assistant Director/HPO

4-11-18

Date

NATIONAL FLOOD INSURANCE PROGRAM
FIRM Zone AE
Panel 0024-E
Community #485488
December 6, 2002



NOTES:
NO RECORDS SEARCH CONTRACTED.
SURVEY PREPARED FROM TITLE
COMPANY SPECIFICATIONS. CLIENT
RELIES SOLELY ON TITLE COMPANY
SPECIFICATIONS AS TO RECORD EASEMENTS,
RESTRICTIONS, ROADWAYS, RIGHTS-OF-WAY,
BUILDING LINES, ENCUMBRANCES, ETC.;
CLIENT AND TITLE COMPANY HOLD
TLTS, INC. HARMLESS FROM RESPONSIBILITY
FOR SAME

- Restrictions as per recorded
plat unless otherwise noted
- True ground distances shown
- Bearings assumed as plotted
- V797P831, V835P408 & V930
P188, OCCGC
- 5' building lines from adjacent
properties
(Lot 6 only property adjacent
to subject property)
- Survey monuments reconciled
w/numerous previous surveys

Scale: 1" = 20'
10 Feet 0 10 20 30

LAND TITLE SURVEY OF A TRACT OF LAND being
the North 31.4 feet of Lot 8 of JONES GARDEN
HOMES, a subdivision in Galveston County, Texas,
according to the map or plat thereof recorded in
Volume 707, Page 56 and transferred to Plat
Record 12, Map No. 58, both of the Map Records
of Galveston County, Texas.

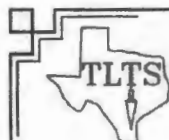
Vacant property: 2201 71st Street

This survey is certified for this transaction only and may only
be relied on by James D. Yarborough, Jr. and South-Land Title
Co., GF #GV1751828. This survey is only valid if print has
original seal and signature of surveyor.

I hereby certify that this survey was made on the ground
under my direct supervision and that this plat correctly
represents the facts found at the time of the survey.



Laurence C. Wall
RPLS #4814
April 4, 2017

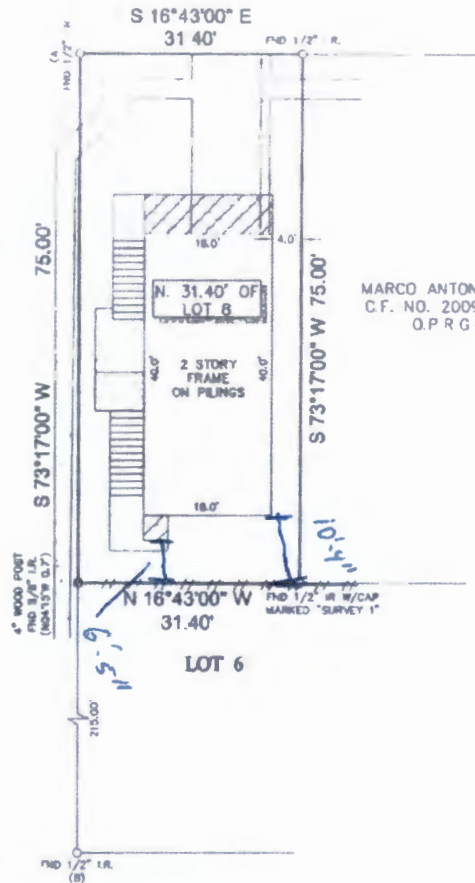


TLTS, Inc.
TEXAS LAND TITLE SURVEYORS
1801 Moody Avenue
Galveston, Texas 77550
(409) 765-8883



71ST STREET
(50' R.O.W.)

AVENUE Q 1/2
(50' R.O.W.)



MARCO ANTONIO RIOS
C.F. NO. 2009061619
O.P.R.G.C.

72ND STREET
(50' R.O.W.)

LEGEND

	ELEVATED WOOD DECK		COVERED AREA
	CONCRETE		FENCE
	STEPS		WOOD

NOTES

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
2. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF INFORMATION CONTAINED IN A TITLE REPORT PER THE REQUEST OF THE BUYER.
3. THIS SURVEY IS CERTIFIED TO DSW HOMES FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
4. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
5. THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.

LEGAL DESCRIPTION: NORTH 31.40 FEET OF LOT 8, OF JONES GARDEN HOMES, A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 12, PAGE 58 OF THE MAP RECORDS OF GALVESTON COUNTY, TEXAS.



SURVEYOR'S CERTIFICATE:
IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE
FACTS FOUND ON THE GROUND DURING THE COURSE OF A
BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON
MAR. 14, 2018 AND THAT THIS PLAT SUBSTANTIALLY
COMPLIES WITH THE CURRENT STANDARDS AS ADOPTED BY
THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND
THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS
EXCEPT AS SHOWN.

RICHARD FURBELL
RPLS 4348

CLIENT:

DSW HOMES, LLC

ADDRESS:

2201 71ST STREET

www.survey1inc.com
survey1@survey1inc.com



Your Land Survey Company

Firm Registration No. 100758-00

P.O. Box 2543 | Alvin, TX 77512 | (281) 393-1362

FIELD CREW	TECH
MV	RK
DRAFTER	FINAL CHECK
RK	SF
DATE:	MAR. 15, 2018
CB#	3-61542-18



18Z-008

STAFF REPORT

ADDRESS:

1701 Market/Avenue D

LEGAL DESCRIPTION:

Property is legally described as in the Northeast part of Lot 6 and the North 66.33 feet of Lot 7 (6-1), Block 497, Also known as A Special Subdivision, in the City and County of Galveston, Texas.

APPLICANT/REPRESENTATIVE:

Darci Vence

PROPERTY OWNER:

Kolongi and Darci Vence

ZONING:

Historic Zoning District, Historic Overlay (HZD-H)

VARIANCE REQUEST:

- 1) To increase the number of parking spaces allowed on-street for a Bed and Breakfast from 2 to 6;
- 2) To increase the distance required from the remote parking location to the property from 600-feet to 1500-feet;
- 3) Allow the handicap parking space to be located on-street.

APPLICABLE ZONING LAND

USE REGULATIONS:

Article 3, Addendum for Historic Zoning District.
Article 8, Section 8.201 (D)
Article 8, Section 8.201 (D), (1)

EXHIBITS:

- A – Applicants Narrative
- B – Parking Agreement
- C– Survey
- D- Route to remote parking location

STAFF:

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

Public Notice and Comment:

Sent	Returned	In Favor	Opposed	No Comment
33				

City Department Notification:



Executive Summary:

The applicant is opening a Bed and Breakfast at this location and will not be able to meet the parking requirement. The applicant is requesting variances from the Galveston Land Development Regulations:

- 1)Article 3, District Yard, Lot and Setback Standards, Historic Zoning District Addendum, to increase the number of parking spaces allowed on-street for a Bed and Breakfast from 2 to 6 spaces and to allow parking to be on-street in the front and side of the house;
- 2)Article 8, Section 8.201, (D) Calculation of Required Parking Spaces, to increase the distance required from the remote parking location to the property from 600-feet to 1500-feet;
- 3)Article 8 Section 8.201 (D), (1) to allow the one handicap parking space to be located on-street.

Applicable Standards Article 3, District Yard, Lot and Setback Standards, Addendum for Historic Zoning District (HZD).

Bed and Breakfast: One per guest room, two of which may be placed in the street along the front yard

Variance Request To allow 6 on-street parking spaces for the Bed and Breakfast. 3 in the front along Market and 3 on the side street along 17th Street.

	Parking Spaces	Location
Bed and Breakfast Parking Requirement	2	Front Yard
Variance Request	3 Spaces	Front Yard
Variance Request	3 spaces	17th Street

Applicable Standards Article 8, Section 8.201, (D):
Off-Site Parking. Spaces needed to meet parking requirements for a use may be located off-site on a separate property provided that the most distant parking space that is located off-site is no more than 600 feet from the site, measured as a radius from property lines.

Variance Request To increase the distance required from the remote parking location to the property from 600-feet to 1500-feet;

Required Distance	600-Feet from site to remote location
Variance Distance	1500-Feet from site to remote location

Applicable Standards Article 8, Section 8.201, (D), (1)
Extent of Off-Site Parking. None of the required parking spaces for disabled persons shall be located off site.

Variance Request: The one required handicapped parking space to be located in the street.

Applicants Justification *Please see Narrative in Exhibit A.*

Please see Agenda for Appeal from Decision of Board Process.

Respectfully Submitted,



4/19/18

Janice Norman, Planning Manager

Date

Catherine Gorman, ACIP
Assistant Director/HPO

Date

Domum de Vence' LLC
Kolongi Vence | Darci Vence
kvence38@gmail.com | dvence38@gmail.com



PARKING SPACE – 1701 MARKET STREET
April 11 2018

1701 Market Street is the focus of planned renovation; intended for Bed and Breakfast modeled use. In accordance with applicable parking regulations, variances are required, and requested, in order to meet the directive of “one (parking space) per guest room...” (source: Land Development Regulations of 2015, City of Galveston Article 3. District Yard, Lot and Setback Standards). The following delineates known hardships:

1. 1701 Market Street is a 3,528 sqft structure, positioned on a 4,356 sqft corner lot. The lack of uncommitted space prohibits repurposing in a manner that both maintains historical appeal, and accommodates the full requirement.
2. Alley options are not organic to the subject property.
3. 1701 Market Street assigned street parking is currently limited to a maximum of two parking spaces.

Two variances are requested: 1) An increase from a maximum of two to six street parking spaces, positioned parallel to the main and side entrance of the subject property, is requested. Additional permission for one of the six to serve as ADA committed, off-site, on street parking is requested. The property's position as a corner lot compliments feasibility. 2) Implementation of a standing agreement between local parking facilities, and 1701 Market Street, is put forward as a solution to accommodate the remaining three spaces. 2100 Market St. Parking Garage is the closest facility at approximately 1500 feet. As such, a request to extend beyond 600 feet is submitted.



2100 Market St
Galveston, TX 77550

p. 409-750-9133
f. 409-750-9135
www.spplus.com

SP + Says that they can offer Domum De Vence 7 Monthly parking spots at the current rates. April 1st 2018.

SP+ is a diverse provider of professional parking, ground transportation, facility maintenance, security, and event logistics services to real estate owners and managers in a wide array of markets.

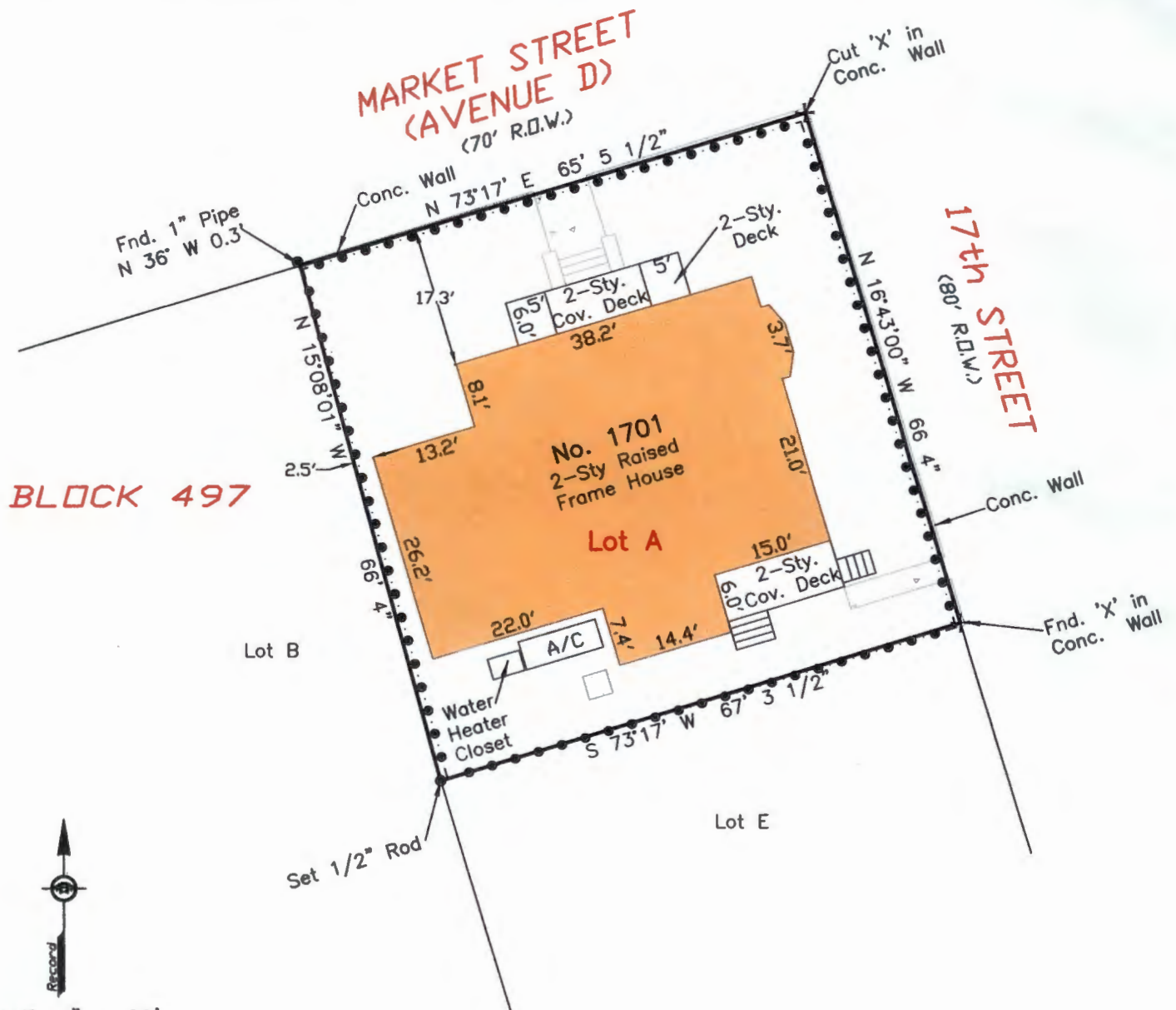
Our commitment to Innovation in Operation has made us an industry leader in delivering advanced capabilities to support our clients' expanding performance and financial needs. Not only can we provide exceptional market-based expertise in each of our service lines, we utilize the latest in advanced technologies and marketing strategies, and have taken new innovative approaches supporting revenue management to maximize the performance of our clients' businesses.

Thank you

Edward Drozdik

Facility Manager.

A handwritten signature in black ink, appearing to read 'Edward Drozdik', is written over a horizontal line. The signature is fluid and cursive, with a long, sweeping underline that extends to the right.



SCALE: 1" = 20'

Survey of Lot "A" of a Special Subdivision of Lots 4, 5, 6, & 7 in Block 497, in the City of Galveston, Galveston County, Texas, according to the map or plat thereof as recorded in Volume 707, Page 100, later transferred to Plat Record 11, Map Number 57.1, of the Map Records in the Office of the County Clerk of Galveston County, Texas.

I hereby certify that on the below date, the herein described property, together with improvements located thereon, was surveyed on the ground and under my direction, and that this map, together with dimensions as shown hereon, accurately represents the facts as found on the ground this date.

Brene Addison
Brene Addison
Registered Professional
Land Surveyor No. 6598



 = route (currently under road construction)
 = alternate route





18Z-009

STAFF REPORT

ADDRESS:

1211 11th Street

LEGAL DESCRIPTION:

Property is legally described as South 22.17 Feet of Lot 7 (7-4), Block 11, in the City and County of Galveston, Texas.

APPLICANT/REPRESENTATIVE:

Tricon Land Surveying, Brene Addison

PROPERTY OWNER:

Sylvia Reyna

ZONING:

Urban Neighborhood, San Jacinto
Neighborhood Conservation District
(UN-NCD-1)

APPEAL REQUEST:

Variance of minimum lot area

APPLICABLE ZONING LAND

USE REGULATIONS:

Urban Neighborhood (UN) Addendum

ATTACHMENTS:

- A - Applicant's submittal
- B - Article 3, Section 3.301(A),
Article 3, Page 3-9
- C - Photos

STAFF:

Daniel Lunsford, Planner
409-797-3659
dlunsford@galvestontx.gov

Public Notice and Comment:

Sent	Returned	In Favor	Opposed	No Comment
35				

City Department Notification: No Objections



Background:

A survey conducted in 2018 indicates that the house located at 1211 11th Street encroaches the property line of adjacent lot located at 1105 Avenue L by 1.6 feet. In order to resolve this encroachment, the owner of 1211 11th wishes to purchase additional land. However, the lot will remain below the minimum 2,500 square foot limit set by the city's Land Development Regulations.

Executive Summary:

The applicant is requesting a variance from the Urban Neighborhood (UN) Addendum regarding minimum lot area as provided in Article 3, Section 3.301(A) and Article 3, page 3-9: Minimum Lot Standards in Urban Neighborhood (UN) zoning district.

Minimum Lot Standards, Urban Neighborhood (UN):

The applicant requests a variance from the 2,500 square foot minimum lot area to allow a lot of 1,005 square feet in area.

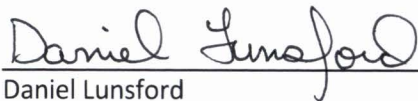
Minimum Lot Standards	
Area:	2,500 square feet
Width:	0 feet
Depth:	0 feet

Applicant's Justification:

The owner of the adjacent parcel at 1105 Avenue L wishes to sell a small portion of that parcel to the owner of 1211 11th Street in order to resolve the encroachment of the existing house. It will be necessary to resolve the encroachment in the event that the current owners should sell either property.

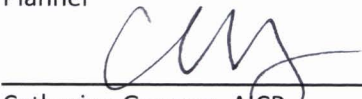
Please see Agenda for Approval Standards for Variances and Appeal from Decision of Board Process.

Respectfully Submitted,



Daniel Lunsford
Planner

05/02/18
Date



Catherine Gorman, AICP
Assistant Planning Director

5-2-18
Date

Drafting: kr	Survey Date: February 01, 2018 February 13, 2018
Surveyed for: Barbara Guerra	

URBAN NEIGHBORHOOD (UN)

Notes:

1. A site plan is required prior to the issuance of a building permit.
2. No side or rear yard required when adjacent to a canal or body of water.
3. New buildings shall utilize building elements and details to achieve a pedestrian-oriented public realm.
4. Compatibility is not meant to be achieved through uniformity, but through the use of variations in building elements to achieve individual building identity.
5. Building facades shall include appropriate architectural details and ornament to create variety and interest.
6. All primary entrances shall be oriented to the public sidewalk for ease of pedestrian access. Secondary and service entrances may be located from internal parking areas or alleys.
7. Encroachments: Canopies, signs, awnings, balconies and similar overhangs may encroach over any required setback, build-to-line or the sidewalk as long as the vertical clearance is a minimum of 8 feet. In no case shall an encroachment be located over any side or rear property line.
8. Average Front Yard Setback: Where 30 percent of buildings on one side of a street, on a single block, are built with 10 feet or less front yard setback, the average setback of the structures shall be the required setback.
9. Building setback may conflict with Fire Code. Refer to Fire Code to determine final building and fire code setbacks.

CONTINUE TO NEXT PAGE.



City of Galveston
823 Rosenberg
Galveston, TX 77550



Minimum Lot Standards

Area:	2,500 square feet
Width:	0 feet
Depth:	0 feet

Setbacks

Front-Build-to-Line:	0 – 5 feet
Side:	0 – 5 feet
Rear:	0 – 5 feet

Building Height

Maximum:	50 feet, measured from base flood elevation
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Parking:

Residential:	Minimum 0 per unit; Maximum 1.5 per unit
Non-Residential:	Minimum 1 per 1,500 square feet gross floor area
Lodging:	Minimum .75 per unit
Parking Location:	On/Off site

Landscaping

Refer to Article 9, Landscaping of the City Land Development Regulations.

14th Street Corridor

The table on Page 3-11 will govern land uses within the Parking Structure/Lot Incidental to Main Use = Permitted Use
Home Based Occupation/Business = Permitted Use

Division 3.300 Lot and Yard Standards

SEC. 3.301 MINIMUM LOT AREA

Lot area is the square footage contained within the lot lines bounding the lot that shall not include any portions of streets or alleys. Minimum lot area requirements are provided later in this Division for each type of residential dwelling unit by zoning district. General exceptions include:

- A. **Lot Area Reduction.** The minimum lot area may be reduced to 2,500 square feet for any lot that:
1. Abuts a public street in the 1F-3, 1F-4, or GR zoning districts that were in effect prior to the effective date of these regulations; and
 2. Is a part of any recorded subdivision prior to January 1, 1971.