



City of Galveston

MINUTES OF THE ZONING BOARD OF ADJUSTMENT OF THE CITY OF GALVESTON REGULAR MEETING – November 3, 2021

CALL MEETING TO ORDER

The meeting was called to order at 4:02 p.m.

ATTENDANCE

Members Present via Videoconference: Lidija Bikova, Andrew Galletti, Robert Girndt, Carol Hollaway (Alternate), CM Bill Quiroga (Ex-Officio)

Members Absent: Bill Clement, Barbara Railey, Susan Syler (Alternate)

Staff Present: Catherine Gorman, AICP, Assistant Director/Historic Preservation Officer; Patrick Collins, Planning Technician

Staff Present via Telephone: Adriel Montalvan, Planning Manager; Donna Fairweather, Assistant City Attorney

CONFLICT OF INTEREST

None.

APPROVAL OF MINUTES

The approval of the August 4, 2021 minutes was delayed to the following meeting.

MEETING FORMAT

Staff explained the adjusted meeting format to the Board and the public.

PUBLIC COMMENT

None.

NEW BUSINESS AND ASSOCIATED PUBLIC HEARINGS

212-012 (3910 Avenue R) Request for a variance from the Galveston Land Development Regulations, Article 3, District Yard, Lot and Setback Addendum, for the Urban Neighborhood (UN) zoning district, to increase the maximum building height. Property is legally described as Lot 1, Galveston College Addition, in the City and County of Galveston, Texas.

Applicant: Jason Mooney, PBK Architects

Property Owner: Galveston College

Staff presented the staff report and reported that of 47 notices sent, one was returned in opposition.

Chairperson Andrew Galletti opened the public hearing on the case. Myles Shelton, property owner, and Alan Stilts, applicant, presented to the Board. The public hearing was closed, and the Chairperson called for a motion.

Carol Hollaway made a motion to approve the request with the special condition that Galveston College property and proposed structure are unique in that they provide higher education in an area generally residential in nature and that the variance is based on health, safety, and welfare interests for the building inhabitants. Vice-Chairperson Robert Girndt seconded.

Chairperson Andrew Galletti called for questions or comments from the Board, and the following votes were cast:

In favor:	Bikova, Galletti, Girndt, Hollaway (Alternate)
Opposed:	None
Absent:	Clement, Railey, Syler (Alternate)
Non-voting participant:	CM Quiroga (Ex-Officio)

The motion passed.

21Z-013 (11225 Bernice Drive) Request for a special exception from the Galveston Land Development Regulations, Article 3, District Yard, Lot and Setback Addendum, for the Residential, Single-Family (R-1) zoning district, to reduce the rear yard setback. Property is legally described as Lot 2, Block 5, Sunny Beach Extension, in the City and County of Galveston, Texas.

Applicant: Madonna Fanos

Property Owners: Ajay and Larrissa Sharma

Staff presented the staff report and reported that of 28 notices sent, two were returned in opposition.

Chairperson Andrew Galletti opened the public hearing on the case. Madonna Fanos, applicant, and Ajay Sharma, property owner, presented to the Board. For a list of presentations to the Board, please refer to the attached sign-in sheet. The public hearing was closed, and the Chairperson called for a motion.

Vice-Chairperson Robert Girndt made a motion to approve the request with the special condition that the new rear setback would be in conformance with the subdivision as it was platted prior to the Land Development Regulations and that there are other lots in the subdivision which also do not conform to the 10-foot rear setback. Chairperson Andrew Galletti seconded.

Chairperson Andrew Galletti called for questions or comments from the Board, and the following votes were cast:

In favor:	Bikova, Galletti, Girndt
Opposed:	Hollaway (Alternate)
Absent:	Clement, Railey, Syler (Alternate)
Non-voting participant:	CM Quiroga (Ex-Officio)

The motion failed due to a lack of four affirmative votes.

THE MEETING ADJOURNED AT 4:54 PM