



City of Galveston

MINUTES OF THE ZONING BOARD OF ADJUSTMENT OF THE CITY OF GALVESTON REGULAR MEETING – April 3, 2024

CALL MEETING TO ORDER

The meeting was called to order at 3:31 p.m.

ATTENDANCE

Members Present: James Fagan (Alternate), Robert Girndt, Carol Hollaway, Barbara Railey, Becca Scoville (Alternate), Susan Syler, Ex-Officio David Finklea

Members Absent: Lidija Bikova,

Staff Present: Catherine Gorman, AICP, Assistant Director/HPO; Adriel Montalvan, Planning Manager; Daniel Lunsford, Senior Planner; Karina Rosales, Planning Technician; Donna Fairweather, Sr. Assistant City Attorney.

CONFLICT OF INTEREST

None

APPROVAL OF MINUTES

The March 6, 2024, minutes were approved as presented.

Board Member Susan Syler made a motion to approve the minutes. Board Member Hollaway seconded.

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

In favor:	Girndt, Hollaway, Railey, Scoville (Alternate), Syler
Opposed:	None
Absent:	Bikova
Non-voting participant:	Fagan (Alternate), Ex-Officio David Finklea

The motion passed.

PUBLIC COMMENT

None

OLD BUSINESS AND ASSOCIATED PUBLIC HEARINGS

24Z-002 (17427 Bristow) 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 Abst 121 Hall & Jones Survey, West Half of Lot 33 (33-1) Gulf Palms, in the City and County of Galveston, Texas.
Applicant: Ryan Gannon, Gannon Investments, LLC.
Property Owner: Gannon Investments, LLC.

Staff presented the staff report and reported that of 40 notices sent, three returned in favor, and one in opposition.

Chairperson Robert Girndt opened the public hearing on the case. Ryan Gannon, the applicant, gave a presentation to the board. See the attached list of presentations made to the commission. The public hearing was closed, and the Chairperson called for a motion.

Board Member Syler made a motion to approve the request. Board Member Holloway seconded.

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

In favor:	Girndt, Holloway, Railey, Scoville (Alternate), Syler
Opposed:	None
Absent:	Bikova,
Non-voting participant:	Fagan (Alternate), Councilmember David Finklea

The motion passed.

NEW BUSINESS AND ASSOCIATED PUBLIC HEARINGS

24Z-004 (5210 Avenue S) Request for a variance from the Galveston Land Development Regulations, Article 3, Commercial (C) Addendum, regarding minimum lot width. Property is legally described as Lot 15 and 16, Block 165, Denver Resurvey, in the City and County of Galveston, Texas.

Applicant: Ramzey Zein-Eldein

Property Owner: Betty Everts, Estate of Betty Everts

Staff presented the staff report and reported that of 22 notices sent, none returned.

Chairperson Robert Girndt opened the public hearing on the case. Ramzey Zein-Eldein, the applicant, gave a presentation to the board. See the attached list of presentations made to the commission. The public hearing was closed, and the Chairperson called for a motion.

Board Member Syler made a motion to approve the request. Board Member Scoville seconded.

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

In favor:	Girndt, Holloway, Railey, Scoville (Alternate), Syler
Opposed:	None
Absent:	Bikova,
Non-voting participant:	Fagan (Alternate), Councilmember David Finklea

The motion passed.

THE MEETING ADJOURNED AT 4:29 PM



ZONING BOARD OF ADJUSTMENT
REGULAR MEETING
MEMBER SIGN-IN SHEET

MEETING DATE: April 3, 2024

BIKOVA, LIDIJA

Absent

GIRNDT, ROBERT

Robert Girndt

HOLLAWAY, CAROL

Carol Hollaway

RAILEY, BARBARA

Barbara Bailey

SYLER, SUSAN

Susan Syler

FINKLEA, DAVID (EX-OFFICIO)

David Finklea

FAGAN, JAMES (ALTERNATE)

James Fagan

SCOVILLE, BECCA (ALTERNATE)

Becca Scoville

Meeting Date: April 3, 2024, 3:30 pm

