



**CITY OF FRIENDSWOOD
ZONING BOARD OF ADJUSTMENT
TUESDAY, JUNE 23, 2020 - 7:00 PM**

Minutes

**MINUTES OF A FRIENDSWOOD REGULAR MEETING HELD AT 910 S. FRIENDSWOOD
DRIVE, FRIENDSWOOD, TEXAS**

STATE OF TEXAS
CITY OF FRIENDSWOOD
COUNTIES OF GALVESTON/HARRIS
JUNE 23, 2020

1. Call to Order

MINUTES OF A REGULAR MEETING OF THE FRIENDSWOOD ZONING BOARD OF ADJUSTMENT THAT WAS HELD ON TUESDAY, JUNE 23, 2020, AT 07:00 PM AT FRIENDSWOOD CITY HALL COUNCIL CHAMBERS, 910 S. FRIENDSWOOD DRIVE, FRIENDSWOOD, TEXAS, WITH THE FOLLOWING PRESENT CONSTITUTING A QUORUM:

CHAIRMAN PHIL RATISSEAU
VICE-CHAIRMAN MIKE CZAROWITZ
BOARD MEMBER GLENN MINTZ
ALTERNATE MEMBER JASON BYERS
BOARD MEMBER RONALD DYER
CITY ATTORNEY MARY KAY FISCHER
DEPUTY DIRECTOR OF CDD/CHIEF BUILDING OFFICIAL BRIAN ROUANE
DIRECTOR OF CDD/PLANNING AUBREY HARBIN
DEVELOPMENT COORDINATOR BECKY BENNETT
COUNCIL LIAISON STEVE ROCKEY

ALTERNATE MEMBER THORNTON WAS ABSENT FROM THE MEETING. ALTERNATE MEMBERS GRAYBAN AND FERNANDEZ WERE PRESENT.

2. Communications from the Public

- A. (To comply with provisions of the Open Meetings Act, the Board may not deliberate on subjects discussed under this agenda item. However, the Board may direct such subjects be placed on a later regular agenda for discussion and/or possible action.)

None.

3. Public Hearing

- A. To receive comments, both oral and written, regarding a request for a variance of 3 feet from the required 10-foot interior side yard setback on the property located at 16802 David Glen Drive, being Lot 20, Block 5, Forest Bend Subdivision Section 1, Friendswood, Harris County, Texas

None.

4. Consideration and Possible Actions

- A. Consideration and possible action regarding a request for a variance of 3 feet from the required 10-foot interior side yard setback on the property located at 16802 David Glen Drive, being Lot 20, Block 5, Forest Bend Subdivision Section 1, Friendswood, Harris County, Texas

Building Official Rouane explained the applicant would be rebuilding their home following a fire using the existing slab. He said the slab does not meet the current city interior side setback of 10-feet. He said since this subdivision was built before being annexed into the city, they only used a 5-foot setback at the time. Rouane stated the applicant is requesting a 3-foot encroachment.

Mr. Fontenot, the applicant, said he has owned that house for 15 years and just wants to build it back the way it was. He said the home had been there for 50 years and the lot is only 68-feet wide, smaller than the city's current minimum of 90-feet. He said since the lot is already 22-feet more narrow, the increased setbacks would change the character of the home to not be in line with the neighborhood. Fontenot said his wife has medical issues and to meet the setbacks, he would have to build a two story instead of one story, creating a stairs issue for her.

Dyer asked if there are other 60-foot lots in the city. Rouane said there are several in this neighborhood and other subdivisions.

****Board Member Ronald Dyer moved to approve Consideration and possible action regarding a request for a variance of 3 feet from the required 10-foot interior side yard setback on the property located at 16802 David Glen Drive, being Lot 20, Block 5, Forest Bend Subdivision Section 1, Friendswood, Harris County, Texas. Seconded by Board Member Glenn Mintz. The motion was approved unanimously.**

5. Public Hearing

- A. To receive comments, both oral and written, regarding a request for a variance of 10 feet from the required 20-foot exterior side yard setback on the property located at 16802 David Glen Drive, being Lot 20, Block 5, Forest Bend Subdivision Section 1, Friendswood, Harris County, Texas

None.

6. Consideration and Possible Actions

- A. Consideration and possible action regarding a request for a variance of 10 feet from the required 20-foot exterior side yard setback on the property located at 16802 David Glen Drive, being Lot 20, Block 5, Forest Bend Subdivision Section 1, Friendswood, Harris County, Texas

Rouane explained the applicant is having the same issue with the exterior side setback. He said the current side setback on a corner lot is 20-feet but the home was originally built using a 10-foot side setback.

Fontenot said his house was built in the 1970s and his subdivision was not annexed into the city until 1985.

****Board Member Ronald Dyer moved to approve Consideration and possible action regarding a request for a variance of 10 feet from the required 20-foot exterior side yard setback on the property located at 16802 David Glen Drive, being Lot 20, Block 5, Forest Bend Subdivision Section 1, Friendswood, Harris County, Texas. Seconded by Alternate Member Jason Byers. The motion was approved unanimously.**

7. Approval of Minutes

- A. Minutes for the regular meeting held Tuesday, May 19, 2020

****Board Member Ronald Dyer moved to approve Minutes for the regular meeting held Tuesday, May 19, 2020. Seconded by Board Member Glenn Mintz. The motion was approved unanimously.**

8. Staff and/or Council or Board Liaison Reports

Council Liaison Rockey announced two new alternate members would be joining the board.

9. Adjournment

****Board Member Ronald Dyer moved to approve Adjournment. Seconded by Board Member Glenn Mintz. The motion was approved unanimously.**

This meeting was adjourned at 07:26 PM.