



ZONING BOARD OF ADJUSTMENT

MINUTES OF A
REGULAR MEETING HELD
TUESDAY, MARCH 27, 2018 AT 7:00 PM

CITY HALL COUNCIL CHAMBERS
910 S. FRIENDSWOOD DRIVE
FRIENDSWOOD, TEXAS

1. The meeting was called to order at 7:00 pm with the following people in attendance:

Chairman Greg Hughes	Regular Member Ron Dyer
Regular Member David O'Brien	Regular Member Glenn Mintz
Regular Member Mike Czarowitz	City Attorney Mary K. Fischer
Brian Rouane, Building Official	Jim Hill, City Council Liaison
Aubrey Harbin, Deputy Director of CDD/Planner	

Alternate members present: Glen Grayban, Linda Thornton, Jason Byers, Michael Fernandez

Hughes explained the procedure of the meeting and explained that 4 out of 5 votes are required in order for a request to be approved. He stated that if a request is not granted, the applicant has 10 days to file an appeal with the court. Hughes administered an oath to everyone who would be speaking during the meeting.

2. Introduction of newly appointed Regular Board Members

Harbin announced Mike Czarowitz and Glenn Mintz had been promoted from alternate members to regular board members. She introduced the two new alternate members, Jason Byers and Michael Fernandez.

3. The Board will conduct a public hearing and consider a request for a variance **to encroach 12 feet into the required 30 foot front yard with entry stairs** on the property located at **503 Independence Drive**, Block 5, Lot 19, Heritage Estates Section 1 Subdivision, Friendswood, Galveston County, Texas being a variance from the recorded plat of Heritage Estates Section 1, being more restrictive than Appendix C – Zoning Ordinance Section 7.Q.2. Regulation Matrix – Residential Districts.

Building Official Rouane explained the previous elevated home was demolished post Hurricane Harvey. Rouane said the applicant is requesting to build a new elevated home with an additional 3-feet of stairs to reach the new elevation.

Patrick Rudy/owner stated he has flooded twice and would like to elevate a home to avoid flooding again. He said the stairs for his previous home were built 9-feet in front of the build line and he is requesting an additional 3-feet to reach the new elevation.

O'Brien asked for clarification whether the front build line was 25-feet or 30-feet. Rouane stated the front build line was 30-feet on the recorded plat.

Hughes remarked the front build line seemed to be set further back.

O'Brien asked the applicant why he could not move the house back. The owner stated he wanted to utilize the existing under slab pilings and there was also a pool in the backyard.

Motion to Approve: Dyer

Second: O'Brien

Vote: 5-0 (unanimous)

Motion Approved

4. Consideration and possible action regarding approval of minutes for the:

A. **February 27, 2018 regular meeting**

Motion to Approve: Mintz

Second: Dyer

Vote: 5-0 (unanimous)

Motion Approved

5. Comments from Board Members

Dyer welcomed the new the members and thanked them for volunteering.

O'Brien ask for clarification on the difference between a platted build line and the City's minimum requirement. Rouane explained the more restrictive build line would take precedent.

6. Staff and/or Council or Board Liaison Reports

Hughes told Councilman Hill he understood Council was looking at adopting a blanket ordinance to allow elevated homes to have stairs encroaching the build line. Hill said he was not sure about that but he would rather process variance requests for individually than see the ordinance changed but conceded it would be a City Council decision. Dyer remarked the area around this request still had many homes not reoccupied and foresaw more of these requests.

CLOSED EXECUTIVE SESSION

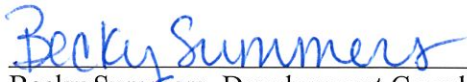
The Board convened into executive session at 7:13pm as authorized by Texas Government Code Section 551.071 (Consultation with Attorney) to consult with its attorney about pending litigation, No. 18-CV-0294; Christine Audibert, v. Zoning Board of Adjustment of the City of Friendswood, Texas; in the 405th Judicial District Court of Galveston County, Texas.

RECONVENE INTO OPEN SESSION

The Board reconvened into Open Session at 7:27pm.

7. The meeting was adjourned at 7:27pm.

Respectfully submitted by:


Becky Summers, Development Coordinator

Approved by:


Greg Hughes, Chairman

