ZONING BOARD OF ADJUSTMENT
MUNICIPAL BUILDING
3800 UNIVERSITY BOULEVARD
TELECONFERNCE MEETING MINUTES
April 23, 2020
5:30 pm

I.	MEMBERS PRESENT:	Steven Segal (voting), Neil Martin (voting), Donald Yurewicz (voting), Edward Nikonowicz (voting), Janet Parisi (voting) Jay Cohen, John Brett, Sergio Amelio and Brennan Reilly
II.	MEMBERS ABSENT:	N/A
III.	STAFF PRESENT:	Zack Petrov, Legal Counsel, Clay Chew, Building Official and Josie M. Hayes, Administrative Coordinator
IV.	CALL TO ORDER:	5:33 p.m.

	Agenda Item	Discussion	Action
1	**Call the meeting to order. Notices, Rules, Etc.**	Steven Segal called the meeting to order at 5:33 p.m. Steven Segal asked each member to briefly introduce themselves and state if they are voting or nonvoting. Josie M. Hayes, Administrative Coordinator, stated that all notices were posted in accordance with state and local requirements. Steven Segal then described the hearing procedures. Swearing in of witnesses.	Edward Nikonowicz moved to accept that all notices were properly posted and distributed for this meeting. Second by Donald Yurewicz. Ayes: Steven Segal, Neil Martin, Donald Yurewicz, Edward Nikonowicz and Janet Paris. **Motion Carried (5-0).** Steven Segal administered the oath to all witnesses.
2	**Docket No. 2020-0003, regarding property at 2628 Quenby Ave., West University Place, Texas 77005 (Variance)** a. Public hearing regarding a request for a variance to authorize a second gas meter for a back-up generator. b. Deliberation, decisions, other action, etc. regarding the preceding	The applicant in Docket 2020-0003, 2628 Quenby Ave. is requesting a variance to install a second gas meter for a back-up generator. Staff did not receive correspondence letter in favor or against the application. There were no citizens speaking in favor or against the application. **<u>Background Information:</u>**	Motion to close the deliberation portion of the hearing was made by Steven Segal. Second by Janet Parisi. Ayes: Steven Segal, Neil Martin, Donald Yurewicz, Edward Nikonowicz and Janet Parisi. **Motion carried (5-0).** After deliberations Steven Segal made a motion to approve the variance to Appendix A, Article 2, Section 2-102 Certain Terms, Single-detached use to allow a second gas meter for a back-up generator. Seconded by Janet Parisi.

	matters.	The second meter was denied by Clay Chew, Building Official due to the Zoning Ordinance only allowing one on a single family detached building site. Appendix A, Article 2, Section 2-102 Certain Terms, Single-detached use. (2) There is no multiple utility service on the building site.	Ayes: Steven Segal, Neil Martin, Donald Yurewicz, Edward Nikonowicz and Janet Parisi. **Motion carried (5-0).**
3	**Meeting Minutes**	Approval of meeting minutes from February 27, 2020.	Steven Segal moved to approve the February 27, 2020 minutes. Second by Janet Parisi. Ayes: Steven Segal, Neil Martin, Donald Yurewicz, Edward Nikonowicz and Janet Parisi. **Motion carried.**
	Adjournment.	The meeting was adjourned at 5:55 pm.	Steven Segal moved to adjourn the meeting. Second by Janet Parisi. Ayes: Steven Segal, Neil Martin, Donald Yurewicz, Edward Nikonowicz and Janet Parisi. **Motion Carried.**

APPROVED THIS 29 DAY OF May 2020.

Steven Segal
Presiding Officer

ATTEST: Josie M. Hayes
Josie M. Hayes, Administrator Coordinator