



The City of West University Place
A Neighborhood City

ZONING BOARD OF ADJUSTMENT
MUNICIPAL BUILDING
3800 UNIVERSITY BOULEVARD
TELECONFERENCE MEETING MINUTES
May 28, 2020
5:30 pm

I.	MEMBERS PRESENT:	Steven Segal (voting), Neil Martin (voting), Donald Yurewicz (voting), Janet Parisi (voting) Jay Cohen, John Brett, Sergio Amelio and Brennan Reilly (voting)
II.	MEMBERS ABSENT:	Edward Nikonowicz
III.	STAFF PRESENT:	Zack Petrov, Legal Counsel, Gerardo Barrera, Public Works Director, Clay Chew, Building Official and Josie M. Hayes, Administrative Coordinator
IV.	CALL TO ORDER:	5:35 p.m.

Agenda Item

Discussion

Action

	Agenda Item	Discussion	Action
1	Call the meeting to order. Notices, Rules, Etc.	Steven Segal called the meeting to order at 5:35 p.m. Steven Segal asked each member to briefly introduce themselves. Josie M. Hayes stated the alternate voting member would be Brennan Reilly. 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.	Steven Segal moved to accept that all notices were properly posted and distributed for this meeting. Second by Janet Parisi. Ayes: Steven Segal, Neil Martin, Donald Yurewicz, Janet Paris and Brennan Reilly. Motion Carried (5-0). Steven Segal administered the oath to all witnesses.
2	Docket No. 2020-0002, regarding property at 6429 Virginia Ct/6430 Mercer St., West University Place, Texas 77005 (Special Exception) a. Public hearing regarding a request for 1) a special exception to allow a front facing garage to be at the front building line, 2)	The applicant in Docket 2020-0002, 6429 Virginia Ct./6430 Mercer St. is requesting a special exception to 1) build a garage accessory building which would contain more than 600 square feet of non-garage space, 2) place a front facing garage at the front building line instead of 10 feet back from the front building line and 3) retain a driveway that does not connect to a garage.	The applicant presented his request for the special exceptions. After deliberations Steven Segal made a motion to suspend the hearing until the next meeting due to additional information being submitted to members at the last minute and so the applicant could address all neighbors with any concerns. Second by Donald Yurewicz. Ayes: Steven Segal, Donald Yurewicz and Janet Parisi. Noes: Neil Martin and Brennan Reilly. Motion





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	<p>allow more than 600 square feet of non-garage space and 3) a driveway which does not connect to garage space.</p> <p>b. Deliberation, decisions, other action, etc. regarding the preceding matters.</p>	<p>Staff received six correspondence emails in favor and one against (with eight signatures from surrounding neighbors) the application.</p> <p>There was one citizen speaking in favor of the application: Lynn Rosas, 6433 Virginia Ct. and two speaking against: Jonathan Shoebottom, 6437 Mercer St. and Jim Moskowsky, 6425 Mercer St.</p> <p><u>Background Information:</u> The original plan was to build a primary structure at 6430 Mercer St. with a four car garage which is not allowed based on the size of the property (Table 7-4a Garage Space). The applicant decided to join 6430 Mercer St. and 6429 Virginia Ct. which would provide enough lot square footage for a four car garage. This would make it a garage accessory structure which is limited to 600 square feet of non-garage space. The existing garage at 6429 Virginia Ct. will be demolished but the applicant has requested that the driveway remain as is.</p>	<p>carried (3-2).</p>
3	Meeting Minutes	Approval of meeting minutes from April 23, 2020.	Brennan Reilly moved to approve the April 23, 2020 minutes. Second by Janet Parisi. Ayes: Steven Segal, Neil Martin, Donald Yurewicz, Janet Parisi and Brennan Reilly. Motion carried.
	Adjournment.	The meeting was adjourned at 7:42 p.m.	Brennan Reilly moved to adjourn the meeting. Second by Neil Martin. Ayes: Steven Segal, Neil Martin, Donald Yurewicz, Janet Parisi and Brennan Reilly. Motion Carried.

APPROVED THIS 25 DAY OF Jun 2020.

Steven Segal
Presiding Officer

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

