

**MINUTES OF THE MEETING OF THE JERSEY VILLAGE
BOARD OF ADJUSTMENT**

June 17, 2014 – 12:00 p.m.

The Board of Adjustment of the City of Jersey Village, Texas, convened on June 17, 2014, at 12:00 p.m. in the Civic Center Meeting Room, 16327 Lakeview, Jersey Village, Texas.

A. The meeting was called to order by Chairman Henry Hermis at 12:00 p.m. and the roll of appointed officers was taken. Board Members present were:

Henry Hermis, Chairman	Thomas Simchak, Vice Chairman
Debra Sappington, Board Member	Robert Cunningham, Board Member
Gerald Laws, Board Member	Joe Pennington, Alternate Board Member
Ken Nguyen, Alternate Board Member	

Chairman Simchak was not present when the meeting was called to order but arrived while the meeting was in progress at 12:07 p.m.

Council Liaison, Sheri Sheppard was present.

City Staff in attendance: Courtney Rutherford, Assistant City Secretary; Mike Castro, City Manager; Christian Somers, Building Official; and Deborah Capaccioli-Paul, Engineering Technician.

B. Designate Alternate Members to serve in place of any absent Board Member.

Chairman Hermis appointed Alternate Board Member No. 1, Joe Pennington, as a voting member in the absence of Board Member Thomas Simchak.

C. Consider approval of the minutes for the meeting held on May 1, 2014.

Board Member Cunningham moved to approve the minutes as presented for the meeting held on May 1, 2014. Board Member Sappington seconded the motion. The vote follows:

Ayes: Board Members Sappington Cunningham, Laws, and Pennington
Chairman Hermis

Nays: None

The motion carried.

D. Conduct a public hearing on Mark Santos' application for variance to the Jersey Village Code of Ordinances, Chapter 14, Article IV, Division 2, Section 14-101(b)(3)a, permitting applicant a 1.09'/13.08" encroachment of an as-yet-to-be-permitted 18" garage addition-already constructed-within the rear, 10' deep setback for the property located at 112 Windcrest Ct., Jersey Village, Texas 77064.

Chairman Hermis called item D and opened the public hearing at 12:01 p.m. on Mark Santos' request for variance to the Jersey Village Code of Ordinances, Chapter 14, Article IV, Division 2, Section 14-101(b)(3)a, permitting applicant a 1.09'/13.08" encroachment of

an as-yet-to-be-permitted 18” garage addition-already constructed-within the rear, 10’ deep setback for the property located at 112 Windcrest Ct., Jersey Village, Texas 77064.

Board Secretary Courtney Rutherford stated for the record that all notification requirements for both the City and the applicant have been met.

Mark Santos was in attendance for the hearing. The Building Official, Christian Somers, gave background information on the request for variance. He explained that the home owner’s contractor built a garage addition without a permit. Once Mr. Somers noticed it, he contacted the home owner and started a plan review. During the plan review he found that the addition encroached into the Utility Easement and 10’ rear set back. After much research, it was determined that a variance is needed from the Board of Adjustment for the encroachment into the 10’ rear set back while the utility easement encroachment will go before City Council. Mr. Somers tried to contact the contractor and got no response; therefor, he started to work with home owner, Mark Santos.

Board Member Simchak arrived while the meeting was in progress at 12:07 p.m. and took the place of Alternate Member Joe Pennington who had heretofore been designated as the replacement for Board Member Simchak during his absence.

Mr. Santos explained that he has a very narrow lot and built the 13 inch addition in order to get his vehicle off the street and into his garage. He told the Board that before the addition was built, his truck did not fit in the garage.

There was brief discussion among the Board, Staff, and Mr. Santos regarding the addition and the 13 inch encroachment into the rear setback.

With no other party or individual signing up or requesting to speak at this public hearing, Chairman Hermis closed the public hearing 12:15 p.m.

E. Discuss with possible action the request of Mark Santos’ application for variance to the Jersey Village Code of Ordinances, Chapter 14, Article IV, Division 2, Section 14-101(b)(3)a, permitting applicant a 1.09’/13.08” encroachment of an as-yet-to-be-permitted 18” garage addition-already constructed-within the rear, 10’ deep setback for the property located at 112 Windcrest Ct., Jersey Village, Texas 77064.

After limited discussion, Board Member Simchak moved to approve the request of Mark Santos, for variance to the Jersey Village Code of Ordinances, Chapter 14, Article IV, Division 2, Section 14-101(b)(3)a, permitting applicant a 1.09’/13.08” encroachment of an as-yet-to-be-permitted 18” garage addition-already constructed-within the rear, 10’ deep setback for the property located at 112 Windcrest Ct., Jersey Village, Texas 77064. Board Member Simchak seconded the motion. The vote follows:

Ayes: Board Members Simchak, Sappington Cunningham and Laws
Chairman Hermis

Nays: None

The motion carried.

F. Adjournment

With no additional business, Board Member Simchak moved to adjourn the meeting. Board Member Sappington seconded the motion. The vote follows:

Ayes: Board Members Simchak, Sappington Cunningham and Laws
Chairman Hermis

Nays: None

The motion carried and the meeting adjourned at 12:23 p.m.

Courtney Rutherford, Assistant City Secretary