

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

April 16, 2015 – 12:00 p.m.

The Board of Adjustment of the City of Jersey Village, Texas, convened on April 16, 2015, at 12:00 p.m. in the Civic Center Meeting Room, 16327 Lakeview Drive, Jersey Village, Texas.

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

Thomas Simchak, Vice Chairman	Debra Sappington, Board Member
Ken Nguyen, Board Member	Robert Cunningham, Board Member
Joe Pennington, Alternate Board Member	Reza Khalili, Alternate Board Member

Henry Hermis, Chairman was not present.

Council Liaison, Tom Eustace was present.

City Staff in attendance: Courtney Rutherford, Assistant City Secretary; Brian Breeding; Public Works Director, Christian Somers, Building Official; and Jim Bridges, Engineering Technician.

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

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

C. Consider approval of the minutes for the meeting held on December 11, 2014.

Board Member Cunningham moved to approve the minutes as presented for the meeting held on December 11, 2014. Board Member Sappington seconded the motion. The vote follows:

Ayes: Board Members Sappington, Cunningham, Nguyen and Pennington
Vice Chairman Simchak

Nays: None

The motion carried.

D. Conduct a public hearing on Charles Bilnoski's request for variance to the Jersey Village Code of Ordinances Chapter 14, Article IV, Division 2, Section 14-101(b)(3), by allowing the applicant to build a detached structure (Tuff Shed) closer than ten feet to the single-family dwelling for the property located at 15706 Honolulu Street, Jersey Village, Texas.

Vice Chairman Simchak opened the public hearing on items D at 12:02 p.m.

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

Vice Chairman Simchak stated for the record that the board did receive two written responses from adjacent properties in support of the variance. Mr. Charles Bilnoski was in attendance for

the hearing. The Building Official, Christian Somers, gave background information on the request for variance. Mr. Somers stated that the applicant chose the proposed location of the detached structure due to the narrowness of the lot and lot drainage. He also stated that the property owner has several large trees on his lot which make it difficult to build the structure on other parts of the lot. The applicant, Mr. Bilnoski, explained to the board that he will use the building for storage and there is really no other place on his property to accommodate the building.

There was brief discussion among the Board, Staff, and Mr. Bilnoski regarding other locations on the property to place the building.

With no other party or individual signing up or requesting to speak at this public hearing, Vice Chairman Simchak closed the public hearings at 12:27 p.m.

E. Discuss with possible action on Charles Bilnoski's request for variance to the Jersey Village Code of Ordinances Chapter 14, Article IV, Division 2, Section 14-101(b)(3), by allowing the applicant to build a detached structure (Tuff Shed) closer than ten feet to the single-family dwelling for the property located at 15706 Honolulu Street, Jersey Village, Texas.

The Board briefly discussed different locations for the building using a google map printout of the property. It was determined that the other locations would not accommodate the building. Staff and the Board then discussed options for material to be used on the building walls that are parallel to the main structure for fire safety.

With no further discussion, Board Member Sappington moved to grant the variance request of Mr. Charles Bilnoski for variance to the Jersey Village Code of Ordinances Chapter 14, Article X Section 14-253(c), by allowing the applicant to build a detached structure (Tuff Shed) as follows:

1. The detached structure must be built not less than 4 feet from the primary structure;
2. The exterior wall that is parallel to the primary structure must be covered in a cementitious material with no soffit venting; and
3. The home owner must apply for a no fee permit and schedule inspections to ensure structure is in compliance with this variance.

Board Member Cunningham seconded the motion. The vote follows:

Ayes: Board Members Sappington, Cunningham, and Nguyen
Vice Chairman Simchak

Nays: None

Abstain: Board Member Pennington

The motion carried.

F. Adjournment

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

Ayes: Board Members Sappington, Cunningham, Nguyen and Pennington
Vice Chairman Simchak

Nays: None

The motion carried and the meeting adjourned at 12:47 p.m.

Courtney Rutherford, Assistant City Secretary