

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

June 14, 2016 – 12:00 p.m.

The Board of Adjustment of the City of Jersey Village, Texas, convened on June 14, 2016, 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 Chairman Henry Hermis at 12:01 p.m. and the roll of appointed officers was taken. Board Members present were:**

Henry Hermis, Chairman	Thomas Simchak, Vice Chairman
Ken Nguyen, Board Member	Doyle Stuckey, Alternate 1, Board Member
Debra Sappington, Board Member	M. Reza Khalili, Alternate 2, Board Member

M. Reza Khalili, Alternate 1 Board Member, was not present when the meeting was called to order but joined the meeting in progress at 12:10 p.m.

Joe Pennington, Board Member was not present; and Council Liaison, Tom Eustace was not present.

City Staff in attendance: Leah Hayes, City Attorney, Lorri Coody, Board Secretary; Kevin T. Hagerich; 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.**

Alternate Board Member, Doyle Stuckey, was appointed as a voting member in the absence of Board Member, Joe Pennington.

**C. Election of Chair and Vice Chair for one year term.**

Chairman Hermis opened nominations for Chair of the Board for a one year term beginning October 1, 2015 and ending September 30, 2016. Board Member Simchak nominated Board Member Henry Hermis. Board Member Sappington seconded the nomination. With no other nominations being made, the vote follows:

Ayes: Board Members Simchak, Sappington, Nguyen, and Stuckey  
Chairman Hermis

Nays: None

The motion carried.

Chairman Hermis opened nominations for the office of Vice Chair for a one year term beginning October 1, 2015 and ending September 30, 2016. Board Member Sappington nominated Board Member Thomas Simchak. Board Member Nguyen seconded the nomination. With no other nominations being made, the vote follows:

Ayes: Board Members Simchak, Sappington, Nguyen, and Stuckey  
Chairman Hermis

Nays: None

The motion carried.

**D. Consider approval of the minutes for the meeting held on July 2, 2015.**

Board Member Simchak moved to approve the minutes for the meeting held on July 2, 2015. Board Member Nguyen seconded the motion. The vote follows:

Ayes: Board Members Simchak, Sappington, Nguyen, and Stuckey  
Chairman Hermis

Nays: None

The motion carried.

**E. Conduct a public hearing on Steven Coe Wilson’s request for variance to the Jersey Village Code of Ordinances at Chapter 14, Article XIII Section 14-333 by allowing the applicant to vary from the 18 inch lowest finished floor elevation by 2 inches for proposed additions for his property located at 15600 Yampa, Jersey Village, Texas, 77040.**

Chairman Hermis opened the public hearing on Steven Coe Wilson’s request for variance to the Jersey Village Code of Ordinances at Chapter 14, Article XIII Section 14-333 by allowing the applicant to vary from the 18 inch lowest finished floor elevation by 2 inches for proposed additions for his property located at 15600 Yampa, Jersey Village, Texas, 77040 at 12:05 p.m. Steven Coe Wilson was present for the hearing.

The Board found that all notification requirements for both the City and the applicant have been met for this public hearing.

The Building Official, Christian Somers, gave background information on Steven Coe Wilson’s request for variance to the Jersey Village Code of Ordinances at Chapter 14, Article XIII Section 14-333 by allowing the applicant to vary from the 18 inch lowest finished floor elevation by 2 inches for proposed additions for his property located at 15600 Yampa, Jersey Village, Texas, 77040. Mr. Somers explained the elements of his construction review letter that was issued in connection with the proposed construction. He informed the Board that the elevation of the home was certified via certificate demonstrating that the existing floor is 2 inches below design flood elevation. Additionally, Building Official Somers reminded the Board of the requirements outlined in Section 14-225 concerning flood damage prevention.

*Board Member M. Reza Khalili joined the meeting in progress at 12:10 p.m.*

The applicant, Steven Coe Wilson, addressed the Board. He told them that the area they want to enclose is located between the garage and the kitchen. It is an open space that already has a slab. Basically, they want to be able to come from the garage into the kitchen without a change in elevation because Mr. Wilson’s wife is in a wheelchair and any change in elevation would require a lift or ramp.

The Board inquired as to the size of the addition in comparison to the entire home. The applicant and the Building Official agreed that it was no more than five (5%) percent of the

total home. The proposed structure will bump out to the rear left and encompass the existing foundation and enclosed area between the garage and kitchen.

There was brief discussion about drainage from the newly constructed roof.

With no other party or individual signing up or requesting to speak at this public hearing, Chairman Hermis closed the public hearing at 12:16 p.m.

**F. Discuss and take appropriate action on Steven Coe Wilson's request for variance to the Jersey Village Code of Ordinances at Chapter 14, Article XIII Section 14-333 by allowing the applicant to vary from the 18 inch lowest finished floor elevation by 2 inches for proposed additions for his property located at 15600 Yampa, Jersey Village, Texas, 77040.**

The Board discussed the need for ADA standards and decided that these standards apply to public facilities and not private homes. They also discussed if the request meets the standards of Section 14-225 as outlined by the Building Official and if there is a hardship. In these discussions, it was pointed out that the space being enclosed is rather small and would not accommodate the ramps needed for a wheelchair to navigate the 2 inch offset. Without the variance there will be the need for a seven (7) foot ramp at each entrance to the new construction. It was the consensus of the Board that this constitutes undue burden considering the space involved is so small in relation to the entire home.

With no further discussion on the matter, Board Member Simchak moved that the variance be granted as submitted and that the applicant be allowed to deviate from the ordinance by the amount stated in the application. Board Member Sappington seconded the motion. The vote follows:

Ayes: Board Members Simchak, Sappington, Nguyen, and Stuckey  
Chairman Hermis

Nays: None

The motion carried.

**G. Adjournment**

With no other business, Chairman Hermis adjourned the meeting at 12:25 p.m.

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Lorri Coody, Board Secretary