



The City of West University Place  
*A Neighborhood City*

**ZONING BOARD OF ADJUSTMENT**  
 MUNICIPAL BUILDING  
 3800 UNIVERSITY BOULEVARD  
**TELECONFERENCE MEETING MINUTES**  
**February 25, 2021**  
**6:30 p.m.**

I.	MEMBERS PRESENT:	Donald Yurewicz (voting), Edward Nikonowicz (voting), Janet Parisi (voting), Jay Cohen (voting), John Clayton Brett (voting), Sergio Amelio and Brennan Reilly
II.	MEMBERS ABSENT:	Steven Segal and Neil Martin
III.	STAFF PRESENT:	Zac Petrov, Legal Counsel, Clay Chew, Building Official and Josie M. Hayes, Administrative Coordinator
IV.	CALL TO ORDER:	6:30 p.m.

**Agenda Item**

**Discussion**

**Action**

	<b>Agenda Item</b>	<b>Discussion</b>	<b>Action</b>
1	<b>Call the meeting to order. Notices, Rules, Etc.</b>	Janet Parisi called the meeting to order at 6:30 p.m. Janet Parisi asked each member to briefly introduce themselves. Josie M. Hayes, Administrative Coordinator, stated that all notices were posted in accordance with state and local requirements. Janet Parisi then described the hearing procedures. Swearing in of witnesses. Josie M. Hayes stated the alternate voting members were Jay Cohen and John Clayton Brett.	Edward Nikonowicz moved to accept that all notices were properly posted and distributed for this meeting. Second by Donald Yurewicz. <b>AYES:</b> Donald Yurewicz, Edward Nikonowicz, Janet Parisi, Jay Cohen and John Clayton Brett. <b>Motion Carried (5-0).</b> Janet Parisi administered the oath to all witnesses.
2	<b>Docket No. 2021-0002, regarding property at 4260 Judson Ave., West University Place, Texas 77005 (Variance)</b> a. Public hearing regarding a variance request to allow less than the required 60% open area in the rear yard per Section 7-101, Table 7-3 and allow more than 600 square feet	The applicant in Docket 2021-0002, 4260 Judson Ave. is requesting a variance to provide less than the 60% open area in the rear yard and exceed the maximum 600 square feet of non-garage space.  Staff did not receive any correspondence in favor or against the variance. No one spoke in favor or against the variance.  <b>Background Information:</b> The applicant is proposing to replace an	The applicant presented his request for the variance. After deliberation Edward Nikonowicz made a motion to suspend the hearing until the next meeting so the applicant could amend their application for a special exception. Second by John Clayton Brett. <b>AYES:</b> Donald Yurewicz, Edward Nikonowicz, Janet Parisi, Jay Cohen and John Clayton Brett. <b>Motion carried (5-0).</b>

