City of West University Place

Public Works Department

ZONING BOARD OF ADJUSTMENT
MUNICIPAL BUILDING
3800 UNIVERSITY BOULEVARD
TELECONFERENCE MEETING MINUTES
June 24, 2021
6:30 p.m.

I.	MEMBERS PRESENT:	Steven Segal (voting), Donald Yurewicz (voting), Edward Nikonowicz (voting), Janet Parisi (voting), Jay Cohen (voting), John Clayton Brett and Brennan Reilly
II.	MEMBERS ABSENT:	Neil Martin and Sergio Amelio
III.	STAFF PRESENT:	Scott Bounds, Legal Counsel, Clay Chew, Building Official and Josie Hayes, Administrative Coordinator
IV.	CALL TO ORDER:	6:34 p.m.

1.	**Call the meeting to order. Notices, Rules, Etc.**	Steven Segal called the meeting to order at 6:34 p.m. Steven Segal asked each member to briefly introduce themselves. Josie 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. Josie Hayes stated the alternate voting member was Jay Cohen.	Steven Segal moved to accept that all notices were properly posted and distributed for this meeting. Second by Edward Nikonowicz. **AYES:** Steven Segal, Donald Yurewicz, Edward Nikonowicz, Janet Parisi and Jay Cohen. **Motion Carried (5-0).** Steven Segal administered the oath to all witnesses.
2.	**Docket No. 2021-0009, regarding property at 6317 Belmont St., West University Place, Texas 77005 (Variance)** a. Public hearing regarding a variance to Appendix A, Article 2, Section 2-102 Certain Terms, Single-detached	**Applicant's Request** The applicant in Docket 2021-0009, 6318 Belmont St. is requesting a variance to allow a second gas meter for a back-up generator. Staff did not receive any correspondence in favor or against the variance. No one spoke in favor or against the variance.	Applicant was not present. Steven Segal made a motion to move onto Agenda Item #3 until applicant joined the meeting. Second by Edward Nikonowicz. **AYES:** Steven Segal, Donald Yurewicz, Edward Nikonowicz, Janet Parisi and Jay Cohen. **Motion carried (5-0).** Applicant never joined the meeting. No action was taken.

	use to request a second gas meter for a back-up generator. b. Deliberation, decisions, other action, etc. regarding the preceding matters.	**Background Information:** The second gas meter would be denied due to the Zoning Ordinance only allowing one on a single family detached building site.	
3.	**Docket No. 2021-0011, regarding property at 5402 Buffalo Spwy., West University Place, TX 77005 (Variance).** a. Public hearing regarding a special exception to Section 70—27(b) to allow a curb cut for a circular driveway to be on a side street line instead of both on the front street line. b. Deliberation, decisions, other action, etc. regarding the preceding matters.	**Applicant's Request** Applicant is requesting a special exception to allow a curb cut for a circular driveway to be on a side street line instead of both on the front street line. Staff did not received correspondence in favor or against the special exception. No one spoke in favor or against the variance. **Background Information** Due to the negative impact of large tree roots, the applicant is requesting one curb cut on Buffalo Speedway and the other on Albans St.	Motion to close the deliberation portion of the hearing was made by Janet Parisi. Second by Edward Nikonowicz. **AYES:** Steven Segal, Donald Yurewicz, Edward Nikonowicz, Janet Parisi and Jay Cohen. **Motion carried (5-0).** After deliberation, Steven Segal made a motion to approve the special exception to allow a curb cut for a circular driveway to be on a side street line instead of both on the front street line. Second by Janet Parisi. **AYES:** Steven Segal, Donald Yurewicz, Edward Nikonowicz, Janet Parisi and Jay Cohen. **Motion carried (5-0).**
4.	**Meeting Minutes.**	Approval of meeting minutes from May 27, 2021.	Steven Segal moved to approve the April 22, 2021 minutes. Second by Edward Nikonowicz. **AYES:** Steven Segal, Donald Yurewicz, Edward Nikonowicz, Janet Parisi and Jay Cohen. **Motion carried (5-0).**
5.	**Adjournment.**	The meeting was adjourned at 7:02p.m.	Steven Segal moved to adjourn the meeting. Second by Edward Nikonowicz. **AYES:** Steven Segal, Donald Yurewicz, Edward Nikonowicz, Janet Parisi and Jay Cohen. **Motion carried (5-0).**

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APPROVED THIS 22 DAY OF July 2021.

Steven Segal
Presiding Officer

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

3826 Amherst St.
West University Place, TX 77005
713-662-5830

www.westutx.gov