

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

February 20, 2014 – 12:00 p.m.

The Board of Adjustment of the City of Jersey Village, Texas, convened on February 20, 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
Gerald Laws, Board Member	Robert Cunningham, Board Member
Ken Nguyen, Alternate Board Member	Joe Pennington, Alternate Board Member

Debra Sappington, Board Member, and Council Liaison, Sheri Sheppard were not present.

City Staff in attendance: Courtney Rutherford, Assistant City Secretary; Danny Segundo, Director of Public Works; 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. 2, Ken Nguyen, as a voting member in the absence of Board Member Debra Sappington.

C. Consider approval of the minutes for the meeting held on December 16, 2013.

Board Member Simchak moved to approve the minutes as presented for the meeting held on December 16, 2013. Board Member Cunningham seconded the motion. The vote follows:

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

Nays: None

The motion carried.

D. Conduct a public hearing on Mark and Linda Zehler's application for variance to the Jersey Village Code of Ordinances, Chapter 14, Section 14-101(b)(3)a, permitting applicant to add a wheelchair accessible bathroom/hurricane room to the primary structure located at 16022 Singapore Lane, Jersey Village, Texas 77040, which will locate said addition within 7 feet of the existing detached garage.

Chairman Hermis called item D and opened the public hearing at 12:02 p.m. on Mark and Linda Zehler's application for variance to the Jersey Village Code of Ordinances, Chapter 14, Section 14-101(b)(3)a, permitting applicant to add a wheelchair accessible bathroom/hurricane room to the primary structure located at 16022 Singapore Lane, Jersey Village, Texas 77040, which will locate said addition within 7 feet of the existing detached garage.

Board Secretary Courtney Rutherford stated for the record that all notification requirements for both the City and the applicant had been met. She also presented the Board with letters from 12 adjacent properties stating no objections to the variance requested.

Mr. Zehler was in attendance for the public hearing. The Building Official Christian Somers gave background information on the request for variance. He explained that current codes state that there must be at least 10 feet between a detached garage and the primary structure. The applicant's requested variance places the addition at 7 feet apart. He also stated that he is currently reviewing the 2012 IRC Code, and if the 2012 codes are approved by Council, the requested variance would not require a variance.

There was brief discussion between the Board and Staff regarding one hour fire rating. Mr. Somers explained that the Board could require the applicant to install drywall on the addition with no openings and this would meet the rating requirement, but that is not a requirement per current City code. Mr. Somers stated that he has reviewed the plans and due to the structure of the home this is the most reasonable place to install the addition. He also stated that Staff has no objections to this variance.

With no other party or individual signing up or requesting to speak at this public hearing, Chairman Hermis closed the public hearing 12:14 p.m.

E. Discussion with possible action on Mark and Linda Zehler's application for variance to the Jersey Village Code of Ordinances, Chapter 14, Section 14-101(b)(3)a, permitting applicant to add a wheelchair accessible bathroom/hurricane room to the primary structure located at 16022 Singapore Lane, Jersey Village, Texas 77040, which will locate said addition within 7 feet of the existing detached garage.

After limited discussion on the matter, Board Member Simchak moved to grant the request of Mark and Linda Zehler for a variance to the Jersey Village Code of Ordinances, Chapter 14, Section 14-101(b)(3)a, permitting the applicant to build a wheelchair accessible bathroom/hurricane room located at 15913 Tahoe, Jersey Village, Texas 77040 without limitations except as to the current existing structure building codes. Board Member Cunningham seconded the motion. The vote follows:

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

Nays: None

The motion carried.

F. Adjournment

With no additional business, the meeting adjourned at 12:19 p.m.

Courtney Rutherford, Assistant City Secretary