

CITY OF SANTA FE
ZONING BOARD OF ADJUSTMENTS
BUILDING STANDARDS COMMISSION
MARCH 5, 2012
CITY OF SANTA FE COUNCIL CHAMBERS HIGHWAY 6, SANTA FE, TEXAS

MINUTES

1. **Call to Order:**

The meeting was called to order at 7:00 p.m.

2. **Roll Call:**

Present: Fred Sandberg, Robert Watts, Jason Tabor, Wanda Wagner, Mark Mazoch, Community Services Director, Diana Steelquist, Absent: Scott Eckenrode, Community Services Assistant Stacey Baker.

3. **Invocation and Pledge of Allegiance:**

The Invocation was led by Mr. Sandberg and Pledge was led by Mr. Tabor.

4. **Approval of Minutes of the Building Standards Commission for January 16, 2012.**

Mr. Watts made a motion to approve the minutes and Mr. Tabor seconded the motion. None of the Commissioners objected to the minutes, and the minutes were approved.

5. **Public Hearing, Consideration and possible action regarding BOA 12-01: 11859 14th St. ABST 149 PAGE 10 LOTS 14 &15 (14-1) BLK 9 ALTA LOMA TOWNSITE, A City of Santa Fe, Galveston County, Texas. Requesting a front set back variance of less than 25 feet from Section 4.02.04 D of the Santa Fe Zoning Ordinance.**

Ms. Steelquist advised that Mr. Reddy, the property owner, acquired the property in 2011 and did not know that he needed to get a variance and a permit through the city to remodel the structure. Mr. Reddy removed one of the bedrooms and rebuilt it completely to the same exact measurement it was before and did not get a permit or a variance. The set back requirement is now 25 feet and he needs a variance to complete the work.

Mr. Reddy advised he was present and that he was not aware that he needed permits and a variance to replace the room since he was rebuilding it to the exact size it was.

Mr. Benny Davis, Building Official, advised that it would be a hardship on Mr. Reddy if the variance was not granted. The bedroom that was replaced would not meet the building requirements if the variance is not granted and he recommended that the 8 foot variance be passed. If the variance is not passed the owner will not have a room big enough for a living area.

Mr. Reddy then advised that he received a windstorm certificate on the new bedroom, windows, and the door, and presented the certificate to Mr. Davis. Mr. Davis then

verified and reported to the committee that all was in windstorm compliance and he advised Mr. Reddy to visit with him within the next few days and get all permits necessary to complete his project for this property.

A motion was made by Robert Watts to approve the variance as requested. The motion was seconded by Jason Tabor and was approved unanimously.

6. Adjournment

The hearing was adjourned at 7:20 p.m.

Fred Sandberg, Chairperson

Diana Steelquist, Community Services Director