



CITY OF JAMAICA BEACH

5264 Jamaica Beach
Jamaica Beach, Texas 77554
www.jamaicabeachtx.gov



PUBLIC HEARING AGENDA – VARRIANCE REQUEST

NOTICE is hereby given that the **ZONING BOARD OF ADJUSTMENTS** of the **CITY OF JAMAICA BEACH** will hold a Public Hearing on Thursday, February 29, 2024, at 5:30 p.m. in the City Council Chambers, 16628 San Luis Pass Road, Jamaica Beach, Texas.

The meeting is open to those interested in attending the meeting in person.

1. ROLL CALL OF COMMISSIONERS
2. PLEDGE OF ALLEGIANCE TO THE UNITED STATES AND TEXAS FLAGS
3. Swear in new commissioner Susan Armstrong
4. READING OF THE ZBA MEETING MINUTES NOVEMBER 16, 2023
5. CITIZENS REQUEST TO SPEAK BEFORE THE ZBA COMMISSION: Members of the public are invited to give comments currently, lasting no longer than three minutes on agenda items only.
6. DISCUSS, CONSIDERATION AND TAKE ACTION TO APPROVE APPEAL BY EDUARDO GARCIA-RAMEAU: CONSIDER A VARIANCE REQUEST TO CONTRUACT AN AERIAL EASEMENT AT THE PROPERTY LOCATED AT: ABSTRACT HALL & JONES SURVEY LOT 7, BLOCK B, SECTION 16 JAMAICA BEACH, ALSO KNOWN AS 16721 JAMAICA BEACH ROAD – JAMAICA BEACH, TEXAS 77554.
7. ADJOURNMENT

CERTIFICATION

I, the undersigned authority, does hereby certify that this Notice of Meeting was posted on the bulleting board at City Hall, 16628 San Luis Pass, a place convenient and readily accessible to the general public at all times, and a notice was posted on the following date at time January 26, 2024 at 10:30 a.m., and remained so posted continuously for the last 72 hours prior to said meeting was convened.

Robert M. Quintero, Director of Operations
Interim City Secretary





CITY OF JAMAICA BEACH

5264 Jamaica Beach
Jamaica Beach, Texas 77554
PH (409) 737-1142 FAX (409) 737-5211
www.ci.jamaicabeach.tx.us



Zoning Board of Adjustments Meeting Minutes November 16, 2023

Chairman Toreno convened the meeting at 5:30 p.m.

The pledge of allegiance was recited by all commissioners, staff, and guests.

Reading of the minutes to the previous zoning Board of Adjustment meeting on July 17, 2023, were read. There was one correction. A motion was made to accept the minutes as corrected by Commissioner Trahan, it was seconded by Commission McLain, the motion was passed unanimously.


Citizens request to address the ZBA. There were none.

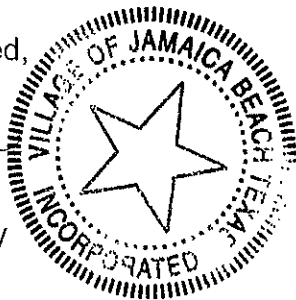
DISCUSS, CONSIDERATION AND TAKE ACTION TO APPROVE APPEAL BY BELLVILLE DEVELOPMENT CO. L. P'S DENIAL OF AN OCCUPANCY CERFTIFICATE THE EXISTING BOAT SLIP IS 7 INCHES IN VIOLATION OF THE 12 FOOT RESTRICTION. THE CANAL LOCATED ON ABSTRACT 121 OF THE HALL & JONES SURVEY LOT 18 BLK LOT 18, BLOCK L, SECTION 9, ALSO KNOWN AS 4621 JOLLY ROGER – JAMAICA BEACH, TEXAS 77554, REQUESTING A VARRIANCE.

Ed Caravello made a short presentation on why Bellville Development was requesting the variance. After a short discussion a motion was made Commissioner Trahan and seconded by Commssioner Quigley to approve the variance. The motion passed unanimously.

Motion was made by Chairman Toreno and seconded by Commissioner McLain to adjourn the meeting. The motion passed unanimously at 5:35 p.m.

Respectfully submitted,


Robert Quintero
Interim City Secretary





5198 Jamaica Beach
Galveston, TX 77554
Website: jamaicabeach.org

409-737-9850
(Office & Fax)
jbichoa@yahoo.com

February 21, 2024

Eduardo & Pamela-Garcia-Rameau
1110 Stoney Hill Drive
Houston, TX 77077

RE: 16721 Jamaica Beach Road

Dear Homeowners:

Thank you for submitting your JBIC building application for 16721 Jamaica Beach Road for an addition. Your JBIC building application has been denied. JBIC does not have the jurisdiction to approve building into an aerial easement.

Please contact us if we can be of further assistance.

Steve Walker, Joe Deforke, Michelle Ivy
Architectural Committee
Jamaica Beach Improvement Committee



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APPLICATION FOR VARIANCE

NAME OF APPLICANT:

Eduardo Garcia-Rameau

MAILING ADDRESS:

1110 STONEY HILL, HOUSTON, TX 77077

PHONE NO.: 713-822-6001

EMAIL: egarcia-rameau@down.com STATUS OF APPLICANT: OWNER:

or AGENT: _____ (IF AGENT, ATTACH LETTER OF AUTHORIZATION FROM

PROPERTY OWNER) PROPERTY DESCRIPTION PHYSICAL ADDRESS:

16721 JAMAICA BEACH RD, JAMAICA BEACH, TX 77554

LEGAL DESCRIPTION:

LOT 7 BLK B JAMAICA BEACH, SECTION 16

CURRENT ZONING: ? RESIDENTIAL

EXISTING USE:

RESIDENTIAL

ACRES/SQ. FT.: 0.1628 Acres

DOES OWNER

OWN ADJACENT PROPERTIES? YES NO CODE SECTION SEEKING VARIANCE /

RELIEF FROM: ?

TYPE OF VARIANCE REQUESTED (EXPLAIN IN

DETAIL):

? Request WAIVER OF CROSSING AERIAL EASEMENT by RIGHT FRONT CORNER of Addition. THE AREA OF THE Addition in the AERIAL EASEMENT is Approximately 18 inches at the base of a TRIANGULAR shape (See ATTACHED DRAWING). THE APPROXIMATE AREA in the AERIAL EASEMENT is 513 sq. inches, or 3.56 sq. ft.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE INFORMATION I HAVE PROVIDED TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS APPLICATION WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A VARIANCE OR SPECIAL EXCEPTION DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING THE USE OF PROPERTY.

Eduardo Garcia-Rameau
APPLICANT'S SIGNATURE

JAN 3, 2024
DATE

THERE IS A \$250.00 FILING FEE

TAX CERTIFICATE



CHERYL E. JOHNSON, PCC
GALVESTON COUNTY TAX ASSESSOR-COLLECTOR
722 Moody
Galveston, TX 77550

Issued To:

RAMEAU GARCIA EDUARDO JR & PAMBELA O
16721 JAMAICA BEACH RD
GALVESTON, TX 77554

Legal Description

ABST 121 HALL & JONES SUR LOT 7 BLK B
JAMAICA BEACH SBC 16

Parcel Address: 16721 JAMAICA BEACH RD

Legal Acres: .1628

Account Number: 125000

Certificate No: 250399252

Certificate Fee: \$10.00 CASH

Print Date: 01/03/2024 10:26:52 AM

Paid Date: 01/03/2024

Issue Date: 01/03/2024

Operator ID: STEWART_S

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 AND 11.43(i) OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2023. THE FOLLOWING YEARS ARE UNPAID: 2023

Exemptions:

Certified Owner:

RAMEAU GARCIA EDUARDO JR & PAMELA O.
16721 JAMAICA BEACH RD
GALVESTON, TX 77554

Certified Tax Unit(s):

- 1 GALVESTON CO
2 ROAD & FLOOD
210 GALVESTON ISD
334 JAMAICA BEACH
601 GALVESTON COLLEGE

Table with 2 columns: Description, Amount. Rows include 2023 Value (492,540), 2023 Levy (\$7,156.59), 2023 Levy Balance (\$7,156.59), Prior Year Levy Balance (\$0.00), Total Levy Due (\$7,156.59), P&I + Attorney Fee (\$0.00), Total Amount Due (\$7,156.59).

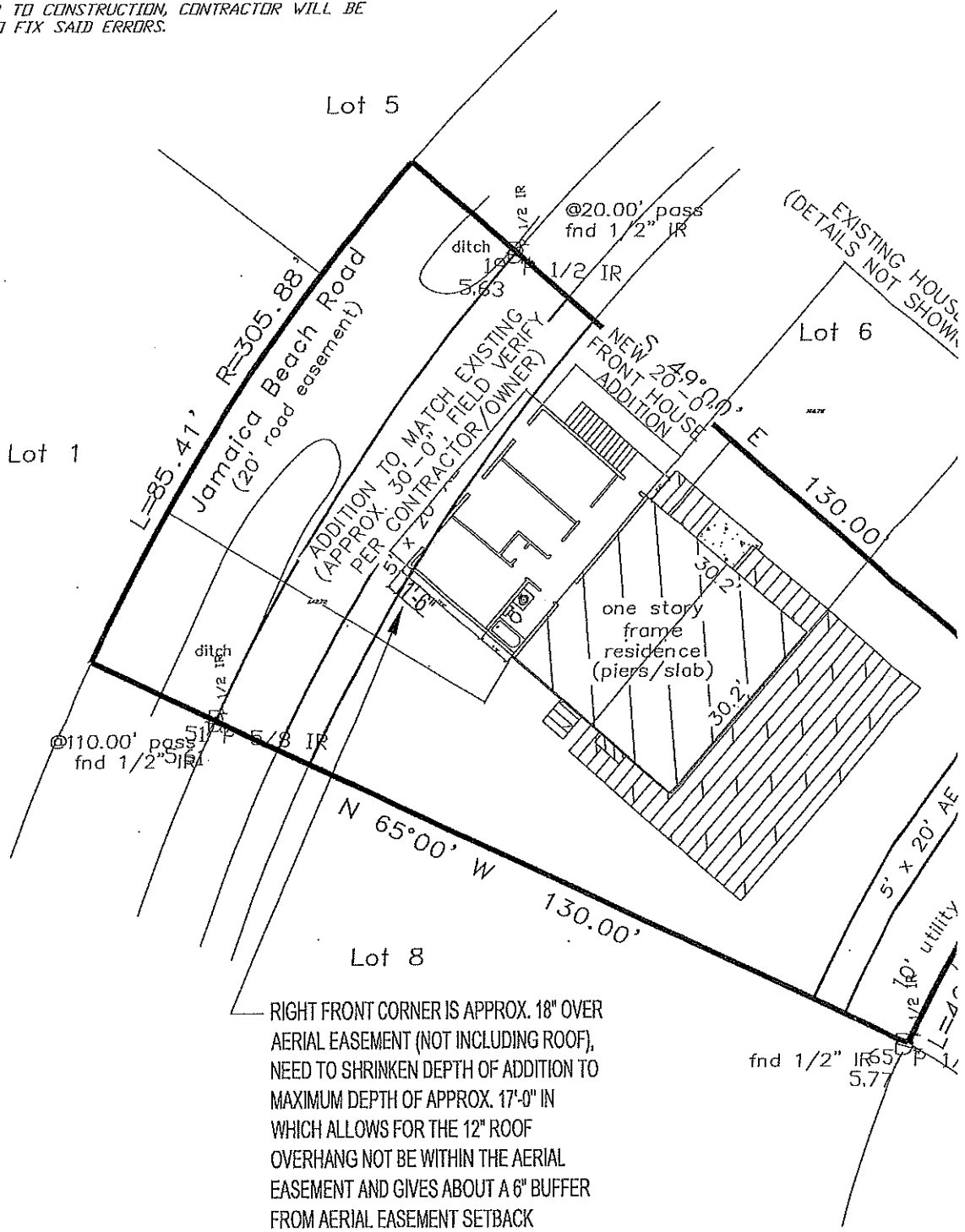
Reference (GE) No: N/A

Issued By: Stewart 128

CHERYL E. JOHNSON, PCC
GALVESTON COUNTY TAX ASSESSOR-COLLECTOR

NOTES:

CONTRACTOR TO VERIFY BUILDING LOCATION ON SITE PRIOR TO CONSTRUCTION. SHOULD THERE BE ANY DISCREPANCIES, CONTRACTOR IS TO NOTIFY ENGINEER IMMEDIATELY. SHOULD ANY ERRORS NOT BE REPORTED TO ENGINEER PRIOR TO CONSTRUCTION, CONTRACTOR WILL BE RESPONSIBLE TO FIX SAID ERRORS.

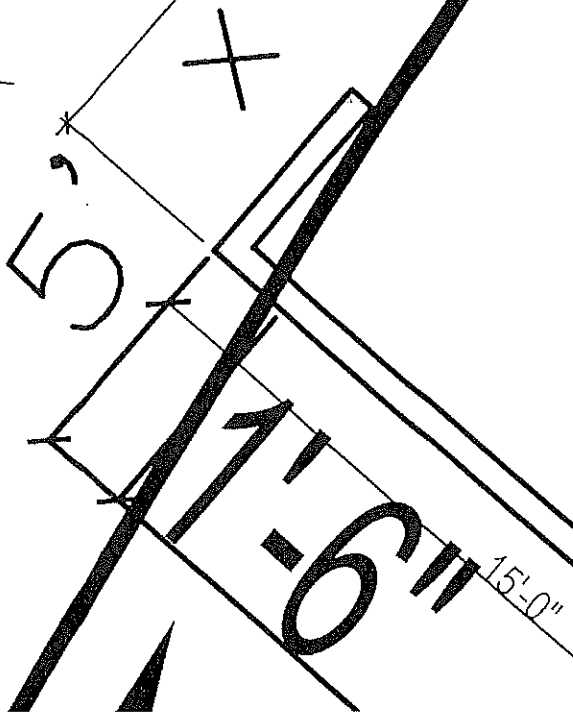


RIGHT FRONT CORNER IS APPROX. 18" OVER AERIAL EASEMENT (NOT INCLUDING ROOF), NEED TO SHRINKEN DEPTH OF ADDITION TO MAXIMUM DEPTH OF APPROX. 17'-0" IN WHICH ALLOWS FOR THE 12" ROOF OVERHANG NOT BE WITHIN THE AERIAL EASEMENT AND GIVES ABOUT A 6" BUFFER FROM AERIAL EASEMENT SETBACK

PLAN
3/2"=1'-0"

2 PER 204

CO-22



X

5'

1'-6"

15'-0"

Bailey Clement

From: Bailey Clement
Sent: Wednesday, November 29, 2023 10:52 AM
To: Osmani Castillo
Subject: 16721 Jamaica Beach Road
Attachments: Correct Blank_JBIC_Building Application (1) (1).doc

Good morning Manny,

Here is what the architectural committee wanted to let you know about 16721 Jamaica Beach Road.

JBIC cannot approve building into the easement. Homeowner will have to defer to the city of Jamaica Beach. Other than that the homeowners association architectural committee will need a building application. The JBIC building application will have to be filled out all sections of page one by the homeowner and signed and dated. I have attached a blank JBIC building application.

When application is completed please email back and I will get it over to the architectural committee.

Deborah 😊

AFFIDAVIT OF PUBLICATION

State of Pennsylvania, County of Lancaster, ss:

Nicole Riegert, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of The Galveston County Daily News, a newspaper printed and published in the City of Texas City, County of Galveston, State of Texas, and that this affidavit is Page 1 of 2 with the full text of the sworn-to notice set forth on the pages that follow, and the hereto attached:

PUBLICATION DATES:

Feb. 18, 2024

NOTICE ID: hskqMODtvYCMMypmnTT0

PUBLISHER ID: 1197587

NOTICE NAME: PUBLIC NOTICE

Publication Fee: 184.95

I declare under penalty of perjury that the foregoing is true and correct.

Nicole Riegert

(Signed)

VERIFICATION

State of Pennsylvania
County of Lancaster

Commonwealth of Pennsylvania - Notary Seal
Nicole Burkholder, Notary Public
Lancaster County
My commission expires March 30, 2027
Commission Number 1342120

Subscribed in my presence and sworn to before me on this: 02/20/2024

Nicole Burkholder

Notary Public
Notarized remotely online using communication technology via Proof.

Legal Notice

NOTICE OF PUBLIC HEARING

NOTICE Is hereby given that the **Zoning Board of Adjustments of the City of Jamaica Beach** will hold a Public Hearing on **Thursday, February 29, 2024, at 5:30 p.m. in the City Council Chambers, 16628 San Luis Pass Rd, Jamaica Beach, Texas 77554**, giving all interested parties the right to appear and be heard on the following item: consider a variance request to construct **aerial easement** at the property located at: **ABSTRACT HALL & JONES SURVEY LOT 7, BLOCK B, SECTION 16 JAMAICA BEACH**, also known as **16721 JAMAICA BEACH ROAD - JAMAICA BEACH, TEXAS 77554**.

Published: February 18, 2024