

MINUTES  
BOARD OF ADJUSTMENT  
CITY OF PINEY POINT VILLAGE  
HARRIS COUNTY, TEXAS

At a regular meeting held on June 13, 2019, at City Offices, 7676 Woodway, Suite 300, the following members of the Board of Adjustment were present:

<u>MEMBER</u>	<u>PRESENT/ABSENT</u>
Larry Chapman	Present
Roland Sauermann	Present
Michael Cooper	Present
Zeb Nash	Present

Those in attendance included the Applicant and other interested parties as set out on the Registration Sheet for this meeting.

- I. The meeting was called to order at 7:00 P.M.
- II. Board's actions and comments on scheduled appeals are attached hereto. The number of appeals considered was one. The action taken by the Board on any application (i) is limited solely to such application, (ii) shall not be applicable to any other application whether on the property involved with such application or any other property and (iii) shall not alter or modify any of the terms and provisions of Chapter 74, Zoning, of the Code of Ordinance of the City, or any other ordinance.
- III. The Board's actions on the above stated appeal(s) are attached hereto and incorporated herein by this reference for all purposes.
- IV. The meeting was adjourned at 7:35 P.M.


  
Chair

BOARD OF ADJUSTMENT  
CITY OF PINEY POINT VILLAGE

Action on Appeals  
Meeting Date: April 11, 2019

1. Scheduled Appeal No: 19-4 Order No. 19-4
2. Applicant: Jennifer and Lin Espey
3. Address: 11305 Iris Lee Lane
4. Type of Appeal: Variance  
Applicable Zoning Ordinance Section 74-244(c)(1) and 74-245(i)(1)
5. Applicant was present: Yes  
Represented by Rob Robinowitz with McIntyre and Robinowitz Architects
6. After presentation of the appeal by applicant, discussion by all interested parties either for or against and deliberation by the Board, the Board voted to grant the appeal as to a variance for 11305 Iris Lee Lane to permit a two-foot encroachment into the front yard for the existing master bath and existing master bath privacy fence, as presented by the Applicant to the Board and in accordance with the drawings presented by the Applicant to the Board, to allow repair of the master bath and the replacement of the existing privacy fence, with no expansion whatsoever of the footprint of the existing master bath and the existing privacy fence and no increase in height of the existing privacy fence, such variance being subject to Section 74-212 such that the variance will terminate upon the occurrence of any of the events of construction or remodeling or destruction as described in Section 74-212(b) or (c).
7. The vote of each Board Member was as follows:

Member	Vote (Granted/Denied)
Nash	yes/granted
Chapman	yes/granted
Cooper	yes/granted
Sauremann	yes/granted

  
Chair

ORDER NO. 19-4  
VARIANCE

BE IT ORDERED BY THE BOARD OF ADJUSTMENT OF THE CITY OF PINEY POINT VILLAGE:

Section 1. The appeal of Jennifer and Lin Espey for a variance for 11305 Iris Lee Lane as to Sections 74-244(c)(1) and 74-245(i)(1) is to permit a two-foot encroachment into the front yard for the existing master bath and existing master bath privacy fence, as presented by the Applicant to the Board and in accordance with the drawings presented by the Applicant to the Board, to allow repair of the master bath and the replacement of the existing privacy fence, with no expansion whatsoever of the footprint of the existing master bath and the existing privacy fence and no increase in height of the existing privacy fence, such variance being subject to Section 74-212 such that the variance will terminate upon the occurrence of any of the events of construction or remodeling or destruction as described in Section 74-212(b) or (c).

Section 2. The Board hereby finds and determines as follows:

(a) The variance for 11305 Iris Lee Lane as to Sections 74-244(c)(1) and 74-245(i)(1) to permit a two-foot encroachment into the front yard for the existing master bath and existing master bath privacy fence, as presented by the Applicant to the Board and in accordance with the drawings presented by the Applicant to the Board, to allow repair of the master bath and the replacement of the existing privacy fence, with no expansion whatsoever of the footprint of the existing master bath and the existing privacy fence and no increase in height of the existing privacy fence, such variance being subject to Section 74-212 such that the variance will terminate upon the occurrence of any of the events of construction or remodeling or destruction as described in Section 74-212(b) or (c), will not be contrary to the public interest;

(b) A literal enforcement of the provisions of Sections 74-244(c)(1) and 74-245(i)(1) of Chapter 74 will result in unnecessary hardship;

(c) The granting of the requested variance for 11305 Iris Lee as to Sections 74-244(c)(1) and 74-245(i)(1) to permit a two-foot encroachment into the front yard for the existing master bath and existing master bath privacy fence, as presented by the Applicant to the Board and in accordance with the drawings presented by the Applicant to the Board, to allow repair of the master bath and the replacement of the existing privacy fence, with no expansion whatsoever of the footprint of the existing master bath and the existing privacy fence and no increase in height of the existing privacy fence, such variance being subject to Section 74-212 such that the variance will terminate upon the occurrence of any of the events of construction or remodeling or destruction as described in Section 74-212(b) or (c), is consistent with the spirit of the Ordinance and its general purpose and intent.

Section 3. The action taken by the Board (i) is limited solely to this appeal and the improvements under consideration, (ii) shall not be applicable to any other appeal whether on this property or any other property and (iii) shall not alter or modify any of the terms and provisions of Chapter 74, Zoning, of the Code of Ordinances of the City or any other ordinance.

PASSED, APPROVED, and ORDERED June 13, 2019 (transmitted to offices of the City of Piney Point on June 14, 2019).



Chair