

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

At a regular meeting held on October 24, 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
Kevin Risley	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 7:45 P.M.



Chair

BOARD OF ADJUSTMENT
CITY OF PINEY POINT VILLAGE

Action on Appeals
Meeting Date: October 24, 2019

1. Scheduled Appeal No: 19-6 Order No. 19-6
2. Applicant: Ryan and Kate Droll
3. Address: 230 Blalock Road
4. Type of Appeal: Variance
Applicable Zoning Ordinance Section 74-244(c)(2)
5. Applicant was present: Yes
Represented by Curtis Austin
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 230 Blalock Road to permit leaving the side yard setbacks for the existing house at 22 feet and 26.9 feet as they currently are such that the required side yards of not less than 15 percent of the lot width at the building line will instead be 22 feet and 26.9 feet, 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)
Sauermann	granted
Chapman	granted
Cooper	granted
Risley	granted


Chair

ORDER NO. 19-6
VARIANCE

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

Section 1. The appeal of Ryan and Kate Droll for a variance for 230 Blalock Road to permit leaving the side yard setbacks for the existing house at 22 feet and 26.9 feet as they currently are such that the required side yards of not less than 15 percent of the lot width at the building line will instead be 22 feet and 26.9 feet, 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 230 Blalock Road to permit leaving the side yard setbacks for the existing house at 22 feet and 26.9 feet as they currently are such that the required side yards of not less than 15 percent of the lot width at the building line will instead be 22 feet and 26.9 feet, 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)(2) of Chapter 74 will result in unnecessary hardship;

(c) The granting of the requested variance for 230 Blalock Road to permit leaving the side yard setbacks for the existing house at 22 feet and 26.9 feet as they currently are such that the required side yards of not less than 15 percent of the lot width at the building line will instead be 22 feet and 26.9 feet, 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 October 24, 2019 (transmitted to offices of the City of Piney Point on October 25, 2019).


Chair