

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

At a regular meeting held on September 13, 2012, 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
Scott Bender	Present
Roland Sauermann	Present
Michael Cooper	Present
Vicki Driscoll	Present

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

- I. The meeting was called to order at 7:10 P.M.
- II. Board's actions and comments on scheduled appeals are attached hereto. The number of appeals considered is two. 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 meeting was adjourned at 8:20 P.M.


Chair

BOARD OF ADJUSTMENT
CITY OF PINEY POINT VILLAGE

Action on Appeals
Meeting Date: September 13, 2012

1. Scheduled Appeal No: 12-06 Order No. 12-06
2. Applicant: Timothy R. and Anna M. Jones
3. Address: 11110 Wickway Drive
4. Type of Appeal: Variance
Applicable Zoning Ordinance Section 74-244(c)(2).
5. Applicant was present: yes
Represented by: Anna Jones' father
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 side yard variance relating to the existing home structure so as to permit the existing home structure to be and remain where it is currently situated, such that beginning at a point approximately 90 feet north from the front property line and extending north for approximately 9 feet therefrom, the side yard setback is where the existing house structure is situated being at least 16 feet from the east property line.
8. The vote of each Board member was as follows:

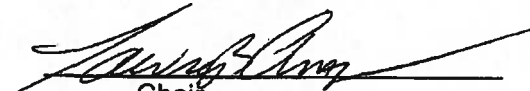
<u>Member</u>	<u>Vote (Granted/Denied)</u>
Chapman	yes/granted
Driscoll	yes/granted
Sauermann	yes/granted
Cooper	yes/granted
Bender	yes/granted

9. Scheduled Appeal No: 12-07 Order No. 12-07
10. Applicant: Randall H. and Susan K. Carter
11. Address: 11523 Wendover Lane
12. Type of Appeal: Variance
Applicable Zoning Ordinance Section 74-245(i)
13. Applicant was present: yes
Represented by: Brian Thompson with Thompson Construction
14. 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 deny the appeal as to a variance

permitting the existing 6 foot solid cedar fence to remain in its current location which is at the West boundary line of the property along Blalock Drive.

15. The vote of each Board Member was as follows:

<u>Member</u>	<u>Vote (Granted/Denied)</u>
Chapman	no/denied
Driscoll	yes/granted
Sauermann	no/denied
Cooper	yes/granted
Bender	no/denied


Chair

ORDER NO. 12-06
VARIANCE

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

Section 1. The appeal of Timothy R. and Anna M. Jones, for the following variance as to 11110 Wickway Drive:

A variance in the side yard setback relating to the existing home structure so as to permit the existing home structure to be and remain where it is currently situated, such that beginning at a point approximately 90 feet north from the front property line and extending north for approximately 9 feet therefrom, the side yard setback is where the existing house structure is situated being at least 16 feet from the east property line,

from Section 74-244(c)(2) of Chapter 74, Zoning, Code of Ordinances of the City, a copy of which appeal is attached hereto, is hereby granted.

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

(a) The variance requested as to Section 74-244(c)(2) will not be contrary to the public interest;

(b) A literal enforcement of the provisions of Section 74-244(c)(2) of Chapter 74 will result in unnecessary hardship;

(c) The granting of the requested variance as to Section 74-244(c)(2) 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 September 13, 2012 (transmitted to offices of the City of Piney Point on September 14, 2012).


Chair

ORDER NO. 12-07
VARIANCE

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

Section 1. The appeal of Randall H. and Susan K. Carter, for the following variance as to 11523 Wendover Lane:

For new construction of a residence, a variance permitting the existing 6 foot solid cedar fence to remain in its current location which is at the West boundary line of the property along Blalock Drive.,

from Section 74-245(i) of Chapter 74, Zoning, Code of Ordinances of the City, a copy of which appeal is attached hereto, is hereby denied.

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

- (a) The variance requested as to Section 74-245(i) will be contrary to the public interest;
- (b) A literal enforcement of the provisions of Section 74-245(i) of Chapter 74 will not result in unnecessary hardship;
- (c) The granting of the requested variance as to Section 74-245(i) is not 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 September 13, 2012 (transmitted to offices of the City of Piney Point on September 14, 2012).


Chair