

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

At a regular meeting held on January 8, 2015, 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
Zeb Nash	Present
Michael Cooper	Present
Rob Potosky	Present
Scott Bender	Present

Roland Sauermann, John Brennan and Vickie Driscoll were also present but did not sit on the Board for this meeting.

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 7:00 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 meeting was adjourned at 7:52 P.M.

  
Chair

BOARD OF ADJUSTMENT  
CITY OF PINEY POINT VILLAGE

Action on Appeals  
Meeting Date: January 8, 2015

1. Scheduled Appeal No: 15-1
2. Applicant: Li Li with Villa Luxury Home Design LLC
3. Address: 355 Tynebridge Lane
4. Type of Appeal: Variance  
Applicable Zoning Ordinance Section 74-244 (c)(1)
5. Applicant was present: yes  
Represented by: self
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 deny the variance requested from Section 74-244 (c)(1) for new construction to allow a front yard depth of not less than 35 feet on Tynebridge.
7. The vote of each Board Member was as follows:

<u>Member</u>	<u>Vote (Granted/Denied)</u>
Nash	no/denied
Potosky	no/denied
Chapman	no/denied
Cooper	no/denied
Bender	no/denied

  
Chair

ORDER NO. 15-1  
VARIANCE

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

Section 1. The appeal of Li Li with Villa Luxury Home Design LLC, for the following variance as to 355 Tynebridge Lane: a variance from Section 74-244 (c)(1) for new construction to allow a front yard depth on Tynebridge of not less than 35 feet.

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

(a) The variance requested as to Section 74-244 (c)(1) for new construction to allow a front yard depth of not less than 35 feet on Tynebridge, will be contrary to the public interest;

(b) A literal enforcement of the provisions of Section 74-244 (c)(1) of Chapter 74 will not result in unnecessary hardship;

(c) The granting of the requested variance as to Section 74-244 (c)(1) for new construction to allow a front yard depth of not less than 35 feet on Tynebridge 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 January 8, 2015 (transmitted to offices of the City of Piney Point on January 9, 2015).

  
Chair