



City of Piney Point Village

7676 WOODWAY DR., SUITE 300
HOUSTON, TX 77063-1523

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NOTICE OF BOARD OF ADJUSTMENT

Thursday, September 13, 2018 at 7:00 O' Clock p.m.

THE SUBJECTS OF THE MEETING ARE AS FOLLOWS:


- 1.) **CALL TO ORDER:**
- 2.) **MEETING MINUTES:** Matters relating to the approval of minutes from the August 9th, 2018 regular session, Board of Adjustments meeting.
- 3.) **VARIANCE REQUEST:** Matters relating to a variance request from the City of Piney Point Zoning Ordinance, Reference Sec. 74-244. Regulations. 4.) Generator. If not located in the existing building lines, the generator may be located: a.) On the ground; b.) In the rear third of the property; and c.) Ten feet from the property line. Residents: Patti and Tom Owens. Property address: 8B Wood Edge Lane, Houston, Texas 77024. Variance Request: To place generator 10 ft. from the property line, in the side yard setback.
- 4.) **VARIANCE REQUEST:** Matters relating to a variance request from the City of Piney Point Zoning Ordinance, Reference Sec. 74-244. Regulations. (c) Area regulations, size of yards. (1) Front yard. There shall be a front yard having a depth of not less than 50 feet. Owner and applicant: Partners in Building, Kevin Osborne. Owner: Anup Shah. Property address: 467 Gingham Drive, Houston, Texas 77024. Variance request: To allow for a 40 ft. front yard setback.
- 5.) **APPEAL FROM DETERMINATION MADE BY ADMINISTRATIVE OFFICIAL:** Matters relating to an appeal from a determination made by the City's Zoning Administrative Official, specifically the determination made that all driveway and other related improvements that provide a point of secondary driveway access to the side yard are an unlawful expansion of a nonconforming structure and prohibited under Sec. 74-212(a) of the City's Zoning Ordinance. Applicant and owner: Brett Moody. Address 5 Derham Parc Street, Houston, Texas 77024. Appeal to reverse or modify the determination made by the Zoning Administrative Official that all driveway and related improvements constructed to allow secondary driveway access to a side yard is and unlawful expansion of a nonconforming structure and therefore prohibited by the City's Zoning Ordinance.

6.) **VARIANCE REQUEST:** Matters relating to a variance request from the City of Piney Point Zoning Ordinance, Reference Sec. 74-245(k). Supplementary District Regulations. It shall be unlawful for any person to cause or permit the construction of any driveway curbcut which constitutes a driveway with any street other than the street adjacent to the front yard of the lot upon which the driveway is situation. (1) *On a corner lot, one curb cut only shall be allowed in a side yard adjacent to a side street if and for as long as* (1) no accessory building or structure (except a conforming fence) is located within the side yard containing the curb cut, (2) no garage door opening faces the street adjacent to such side yard, and such openings are at angles of not less than 90 degrees to such street, (3) **no driveway located within the front yard of the same lot is connected with the driveway utilizing such side yard curb cut.** Notwithstanding the foregoing, no side yard curb cut shall be permitted on or adjacent to the following streets: Memorial Drive, San Felipe Drive, Greenbay Road, Claymore Road, Smithdale Road, **Taylorcrest Road,** Beinhorn Road, Hedwig Road, Piney Point Road, Blalock Road and/or South Piney Point Road. Applicant and owner: Brett Moody. Address 5 Derham Parc Street, Houston, Texas 77024. Variance Request: To allow the driveway and other related improvements to the existing curb cut off of Taylorcrest and allow a secondary point of driveway access in the side yard that is connected to the driveway located in the front yard.

7.) **ADJOURNMENT:**

If you plan to attend this public meeting and you have a disability that requires special arrangements at the meeting, please contact the City Secretary at 713-782-0271 in advance of the meeting. Reasonable accommodations will be made to assist your participation in the meeting. The City Offices are wheelchair accessible from the front entrance and specially marked parking spaces are available in the southwest parking area. Special seating will be provided in the Council Chambers.

I, Annette R. Arriaga, Director of the Planning, Development, and Permits for the City of Piney Point Village, do hereby certify that the above notice of meeting of the City of Piney Point Village City Council was posted in a place convenient to the general public in Compliance with Chapter 551, Texas Government Code, on Thursday, September 6th at 4:30 p.m. a.m. 6.m. 2018.


Ms. Annette R. Arriaga/Director of Planning, Development & Permits

If you have any questions, please contact Annette Arriaga at 713-782-1757 or bldgofficial@pineypt.org