

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

At a regular meeting held on July 19, 2018, 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
Vicki Driscoll	Present
Kevin Risley	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 7:00 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 7:45 P.M.



Chair

BOARD OF ADJUSTMENT
CITY OF PINEY POINT VILLAGE

Action on Appeals
Meeting Date: July 19, 2018

1. Scheduled Appeal No: 18-5 Order No. 18-5
2. Applicant: Brian Thompson with Thompson Custom Homes
3. Address: 11401 Quail Hollow
4. Type of Appeal: Variance
Applicable Zoning Ordinance Sections 74-245(i)(3)
5. Applicant was present: yes
Represented by: Applicant
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 allow an 80 percent fence to be constructed within the required east side yard of the property adjacent to Piney Point Road if such fence is constructed at least two feet inside of the property line and does not exceed six feet in height above the natural grade of the lot at mean elevation determined at the line seven feet inside of the east property line (which is where the wooden fence was located as allowed by Variance Order No. 14-5, which wooden fence was removed within the 30-day period preceding this meeting).
7. The vote of each Board Member was as follows:

Member	Vote (Granted/Denied)
Driscoll	yes/granted
Sauermann	yes/granted
Chapman	yes/granted
Cooper	yes/granted
Risley	yes/granted


Chair

ORDER NO. 18-5
VARIANCE

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

Section 1. The appeal of Brian Thompson with Thompson Custom Homes is for a variance for 11401 Quail Hollow to allow for an 80 percent fence to be constructed within the required east side yard of the property adjacent to Piney Point Road if such fence is constructed at least two feet inside of the property line and does not exceed six feet in height above the natural grade of the lot at mean elevation determined at the line seven feet inside of the east property line (which is where the wooden fence was located as allowed by Variance Order No. 14-5, which wooden fence was removed within the 30-day period preceding this meeting).

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

(a) The variance for 11401 Quail Hollow to allow for an 80 percent fence to be constructed within the required east side yard of the property adjacent to Piney Point Road if such fence is constructed at least two feet inside of the property line and does not exceed six feet in height above the natural grade of the lot at mean elevation determined at the line seven feet inside of the east property line (which is where the wooden fence was located as allowed by Variance Order No. 14-5, which wooden fence was removed within the 30-day period preceding this meeting), will not be contrary to the public interest;

(b) A literal enforcement of the provisions of Sections 74-245(i)(3) of Chapter 74 will result in unnecessary hardship;

(c) The granting of the requested variance to Sections 74-245(i)(3) for 11401 Quail Hollow to allow for an 80 percent fence to be constructed within the required east side yard of the property adjacent to Piney Point Road if such fence is constructed at least two feet inside of the property line and does not exceed six feet in height above the natural grade of the lot at mean elevation determined at the line seven feet inside of the east property line (which is where the wooden fence was located as allowed by Variance Order No. 14-5, which wooden fence was removed within the 30-day period preceding this meeting), 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 July 19, 2018 (transmitted to offices of the City of Piney Point on July 20, 2018).


Chair