



# City of Piney Point Village

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HOUSTON, TX 77063-1523

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## **NOTICE OF BOARD OF ADJUSTMENT MEETING**

Thursday, March 10th, 2016 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 January 14<sup>th</sup>, 2016 regular session, Board of Adjustments meeting.
- 3.) **VARIANCE REQUEST:** Matters relating to a variance request from the City of Piney Point Zoning Ordinance, Reference Chapter 74 Section 244. Regulations. (c) Area regulations; size of yard. (1) Front yard. There shall be a front yard having a depth of not less than 50 feet. Reference Chapter 74 Section 245. Supplementary district regulation. (b) Driveways, walkways and sidewalks. However, no driveway or sidewalk shall be permitted within ten feet of the side and rear lot lines if such driveways or sidewalks are located in the rear third of the lot. Applicant: Fabian Duran with D & Q Designs. Owner: Bahador Shekaru. Variance request: Request a front yard setback of 25 foot and variance request to place hardscape in the rear 1/3 of the lot, less than 10 feet from the property line.
- 4.) **VARIANCE REQUEST:** Matters relating to a variance request from the City of Piney Point Zoning Ordinance, Reference Chapter 74 Section 245. Supplementary district regulations. (i) *Fences, front yard.* No fence or freestanding fence type walls may be constructed within a required front yard if not exceeding three feet in height; however, a fence not exceeding six feet in height above the natural grade of the lot at the lot line adjacent to such fence may be constructed within a required front yard if the front yard is adjacent to a four-lane, esplanade, curbed and guttered thoroughfare, the fence is set back at least three feet from the adjacent front lot line, and the fence is an 80 percent fence. Applicant: Mily Ramos. Owners: Ana and Victor Zurita. Property address: 11103 Memorial Drive, Houston, Texas 77024. Variance request: to install a front yard iron fence, six foot tall, with stucco columns.

5.) **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 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 Monday, March 7th at 12:00 o'clock a.m. /p. m. 2016.

  
Ms. Annette R. Arriaga