

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

At a regular meeting held on August 14, 2014, 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

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 7:05 P.M.
- II. Board's actions and comments on scheduled appeals are attached hereto. The number of appeals considered was three. 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 7:35 P.M.


Chair

**BOARD OF ADJUSTMENT
CITY OF PINEY POINT VILLAGE**

**Action on Appeals
Meeting Date: August 14, 2014**

1. Scheduled Appeal No: 14-10 Order No. 14-10
2. Applicant: Dr. Vivekanathan
3. Address: 11519 Dunsinane
4. Type of Appeal: Variance
Applicable Zoning Ordinance Section 74-245(i)(3)
5. Applicant was present: no
Represented by: Steve Horn, Horn Building Company
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 74-245(i)(3) to allow a solid, six feet tall wall approximately 198.7 linear feet in length along the rear yard facing Blalock, ten feet from the property line.
7. The vote of each Board Member was as follows:

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

1. Scheduled Appeal No: 14-11 Order No. 14-11
2. Applicant: Brad and Jennifer Hutchinson
3. Address: 11314 Iris Lee Lane
4. Type of Appeal: Variance
Applicable Zoning Ordinance Section 74-245(i)(3)
5. Applicant was present: no
Represented by: Brian Thompson, Thompson Custom Homes
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 74-245(i)(3) to allow an eight feet high solid cedar fence to be placed on the North property line along Kingsworthy Lane.

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

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

1. Scheduled Appeal No: 14-12 Order No. 14-12
2. Applicant: Mike and Donna Bahorich
3. Address: 152 Radney Road
4. Type of Appeal: Variance
Applicable Zoning Ordinance Section 74-245(i)
5. Applicant was present: yes
Represented by: Brian Thompson, Thompson Custom Hoselfmes
6. After presentation of the appeal by applicant, discussion by all interested parties either for or against and deliberation by the Board, the Board took no action.


Chair

ORDER NO. 14-10
VARIANCE

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

Section 1. The appeal of Dr. Vivekanathan, for the following variance as to 11519 Dunsinane Street: a variance requested from Section 74-245(i)(3) to allow a solid, six feet tall wall approximately 198.7 linear feet in length along the rear yard facing Blalock, ten feet from the property line.

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


(a) The variance requested as to Section 74-245(i)(3) to allow a solid, six feet tall wall approximately 198.7 linear feet in length along the rear yard facing Blalock, ten feet from the property line, will be contrary to the public interest;

(b) A literal enforcement of the provisions of Section 74-245(i)(3) of Chapter 74 will not result in unnecessary hardship;

(c) The granting of the requested variance as to Section 74-245(i)(3) to allow a solid, six feet tall wall approximately 198.7 linear feet in length along the rear yard facing Blalock, ten feet from the property line, 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 August 14, 2014 (transmitted to offices of the City of Piney Point on August 18, 2014).


Chair

ORDER NO. 14-11
VARIANCE

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

Section 1. The appeal of Brad and Jennifer Hutchinson, for the following variance as to 11314 Iris Lee Lane:

a variance requested from Section 74-245(i)(3) to allow an eight feet high solid cedar fence to be placed on the North property line along Kingsworthy Lane.

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


(a) The variance requested as to Section 74-245(i)(3) to allow an eight feet high solid cedar fence to be placed on the North property line along Kingsworthy Lane, will be contrary to the public interest;

(b) A literal enforcement of the provisions of Section 74-245(i)(3) of Chapter 74 will not result in unnecessary hardship;

(c) The granting of the requested variance as to Section 74-245(i)(3) to allow an eight feet high solid cedar fence to be placed on the North property line along Kingsworthy Lane, 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 August 14, 2014 (transmitted to offices of the City of Piney Point on August 18, 2014).


Chair