



City of Piney Point Village

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

TELEPHONE (713) 782-0271
FAX (713) 782-0281

NOTICE OF BOARD OF ADJUSTMENT MEETING

Thursday, October 10th, 2013 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 September 12th, 2013 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. (1) *Rear yard.* (b) *Height regulations.* (2) *Accessory building.* No accessory building shall: a. Exceed 20 feet in height above the average natural grade; b. Contain more than one story; or c. Contain any part which is higher than an imaginary line rising from a point beginning at ten feet high; ten feet from the property line and rising seven feet for each additional 12 feet from the property line. Owners: Michael and Edwina Casid. Property address: 11527 Green Oaks Drive, Houston, Texas 77024. Variance request; to allow the height of the new structure (pool structure) to be 3'8" higher than the required allowable height for an accessory structure in the rear yard.
- 4.) **VARIANCE REQUEST:** Matters relating to a variance request from the City of Piney Point Zoning Ordinance, Reference Chapter 74 Section 244. Regulations. (1) *Rear yard.* An accessory structure or accessory building not attached or made part of the main building may be placed not less than ten feet from the property line. Owners: Vincent and Mary Mandola. Property address; 11212 Wilding Lane, Houston, Texas 77024. Variance request; to allow for the new (BBQ pit) accessory structure to be 4'6" off of the rear property line.
- 5.) **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) *Fence and walls in required yards.* No fence or freestanding fence type wall shall be permitted in any required yard except as specifically authorized below; (1) *Fence front yard.* Fences and free standing fence type walls may be constructed within a required front yard if not exceeding three feet in height.

Owners; Tod and Amy Greenwood. Property address; 11319 Greenbay Street, Houston, Texas 77024. Variance request; to allow for a 6' iron fence in the front yard.

6.) **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) *Fence and walls in required yards.* No fence or freestanding fence type wall shall be permitted in any required yard except as specifically authorized below; (1) *Fence front yard.* Fences and free standing fence type walls may be constructed within a required front yard if not exceeding three feet in height. Owners; Aida and Henrik Nazarian. Property address; 11302 Greenbay Street, Houston, Texas 77024. Variance request; to allow for a 6' iron fence in the front yard.

7.) **VARIANCE REQUEST:** Matters relating to a variance request from the City of Piney Point Zoning Ordinance, Reference Chapter 74 Section 245. Supplementary District Regulations. (3) *Fences, side and rear yard adjacent to a street.* Fences may be constructed within a required side and rear yard adjacent to a street if such fence does not exceed six feet in height above the natural grade of the lot at the lot line adjacent to such fence, and the fence is an 80 percent fence. Owners; Brian and Katherine Thompson. Property address; 11401 Quail Hollow Lane, Houston, Texas 77024. Variance request; to construct a 8'solid cedar fence, 7' off of the side yard property line.

8.) **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 Friday, October 4th at 12:00 o'clock noon a.m./p. m. 2013.


Ms. Annette R. Arriaga