

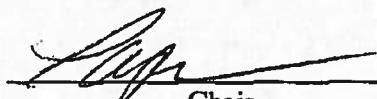
MINUTES
BOARD OF ADJUSTMENT
CITY OF PINEY POINT VILLAGE
HARRIS COUNTY, TEXAS

At a regular meeting held on March 13, 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
Vicki Driscoll	Present
Kevin Risley	Present
Michael Cooper	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 7:01 P.M.
- II. Board's actions and comments on scheduled appeals are attached hereto. The number of appeals considered was two. 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 8:10 P.M.


Chair

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

Action on Appeals
Meeting Date: March 13, 2014

1. Scheduled Appeal No: 14-4 Order No. 14-4
2. Applicant: Robert G. Reedy
3. Address: 426 Gingham Drive
4. Type of Appeal: Variance
Applicable Zoning Ordinance Section 74-245(b)
5. Applicant was present: yes
Represented by: self
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 permit the existing driveway at its Northeast end to "balloon" in a curved (half-moon) manner to be at its closest point to the North boundary line of the property 4.5 feet from the North boundary line such that 110 square feet of the driveway will encroach upon the 10 foot building line, as shown on the diagram presented to the meeting, and such variance being subject to Section 74-212 such that the variance will terminate upon the occurrence of any of the events of subsequent construction or remodeling or destruction as described in Section 74-212(b) or (c). This variance does not permit any encroachment on any adjoining property or within any easements.
7. The vote of each Board Member was as follows:

<u>Member</u>	<u>Vote (Granted/Denied)</u>
Chapman	yes/granted
Risley	yes/granted
Driscoll	yes/granted
Cooper	yes/granted

1. Scheduled Appeal No: 14-5 Order No. 14-5
2. Applicant: Brian and Katherine Thompson
3. Address: 11401 Quail Hollow Lane
4. Type of Appeal: Variance
Applicable Zoning Ordinance Section 74-245(i)(3)

5. Applicant was present: yes
Represented by: self
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 permit the construction of an 8 foot wooden fence along the east side of the property, seven feet within the property line, while leaving and maintaining the landscaping previously installed, the fence to not extend to the North past the front building line and with the finished exterior side facing the adjacent street with no posts or rails visible from such adjacent street, and such variance being subject to Section 74-212 such that the variance will terminate upon the occurrence of any of the events of subsequent construction or remodeling or destruction as described in Section 74-212(b) or (c). This variance does not permit any encroachment on any adjoining property or within any easements.
7. The vote of each Board Member was as follows:

<u>Member</u>	<u>Vote (Granted/Denied)</u>
Chapman	yes/granted
Risley	yes/granted
Driscoll	yes/granted
Cooper	yes/granted



Chair

ORDER NO. 14-4
VARIANCE

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

Section 1. The appeal of Robert G. Reedy, for the following variance at 426 Gingham Drive:

to permit the existing driveway at its Northeast end to "balloon" in a curved (half-moon) manner to be at its closest point to the North boundary line of the property 4.5 feet from the North boundary line such that 110 square feet of the driveway will encroach upon the 10 foot building line, as shown on the diagram presented to the meeting,

from Section 74-245(b) of Chapter 74, Zoning, Code of Ordinances of the City, a copy of which appeal is attached hereto, is hereby granted, such variance being subject to Section 74-212 such that the variance will terminate upon the occurrence of any of the events of subsequent construction or remodeling or destruction as described in Section 74-212(b) or (c). This variance does not permit any encroachment on any adjoining property on within any easements.

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

- (a) The variance requested as to Section 74-245(b) will not be contrary to the public interest;
- (b) A literal enforcement of the provisions of Section 74-245(b) of Chapter 74 will result in unnecessary hardship;
- (c) The granting of the requested variance as to Section 74-245(b) 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 March 13, 2014 (transmitted to offices of the City of Piney Point on March 17, 2014).


Chair

ORDER NO. 14-5
VARIANCE

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

Section 1. The appeal of Brian and Katherine Thompson, for the following variance at 11401 Quail Hollow Lane:

to permit the construction of an 8 foot wooden fence along the east side of the property, seven feet within the property line, while leaving and maintaining the landscaping previously installed, the fence to not extend to the North past the front building line and with the finished exterior side facing the adjacent street with no posts or rails visible from such adjacent street,

from Section 74-245(i)(3) of Chapter 74, Zoning, Code of Ordinances of the City, a copy of which appeal is attached hereto, is hereby granted, such variance being subject to Section 74-212 such that the variance will terminate upon the occurrence of any of the events of subsequent construction or remodeling or destruction as described in Section 74-212(b) or (c). This variance does not permit any encroachment on any adjoining property on within any easements.

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

(a) The variance requested as to Section 74-245(i)(3) will not be contrary to the public interest;

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

(c) The granting of the requested variance as to Section 74-245(i)(3) 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 March 13, 2014 (transmitted to offices of the City of Piney Point on March 17, 2014).


Chair