

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

At a regular meeting held on January 9, 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
Roland Sauermann	Present
Michael Cooper	Present
John Brennan	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 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 7:55 P.M.

  
Chair

BOARD OF ADJUSTMENT  
CITY OF PINEY POINT VILLAGE

Action on Appeals  
Meeting Date: January 9, 2014

1. Scheduled Appeal No: 14-1 Order No. 14-1
2. Applicant: Jim and Franny Gray
3. Address: 11543 Raintree Circle
4. Type of Appeal: Variance  
Applicable Zoning Ordinance Section 74-245(b)
5. Applicant was present: yes  
Represented by: self and Bill Prewett
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 driveway to be one foot from the East property line for a distance of 23 feet South into the rear 1/3 of the property, so the permitted encroachment into the rear 1/3 of the side yard on the East side of the property is 9 feet wide (from East to West) by 23 feet long (from North to South), 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
Sauermann	no/denied
Driscoll	yes/granted
Cooper	yes/granted
Brennan	yes/granted

1. Scheduled Appeal No: 14-2 Order No. 14-2
2. Applicant: Michael and Stacy Medrano
3. Address: 145 Radney Road
4. Type of Appeal: Variance  
Applicable Zoning Ordinance Section 74-244(b)(2)(c)

5. Applicant was present: yes  
Represented by: self and Joel Lowery
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 re-roofing of the existing accessory building such that the roof line and height will not change from that currently existing, thereby permitting a triangular area of the roof 7 feet high by 12 feet long (from West to East) to remain as currently existing, 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
Sauermann	yes/granted
Driscoll	yes/granted
Cooper	yes/granted
Brennan	yes/granted

1. Scheduled Appeal No: 14-3 Order No. 14-3
2. Applicant: Robert and Julie Shuford
3. Address: 11326 Piney Point Circle
4. Type of Appeal: Variance  
Applicable Zoning Ordinance Section 74-245(b)
5. Applicant was present: yes  
Represented by: Self and Stephen Oglesby
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 wood deck walkway on the east side of the accessory building to be replaced in its existing location (and no closer to the east property line) with a brick pavers walkway (deck) so as to shed water towards owner's drainage plan and away from the neighbor's yard, 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:

Member

Vote (Granted/Denied)

Chapman  
Sauermann  
Driscoll  
Cooper  
Brennan

yes/granted  
yes/granted  
yes/granted  
yes/granted  
yes/granted



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Chair

ORDER NO. 14-1  
VARIANCE

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

Section 1. The appeal of Jim and Franny Gray, for the following variance at 11543 Raintree Circle:

to permit the driveway to be one foot from the East property line for a distance of 23 feet South into the rear 1/3 of the property, so the permitted encroachment into the rear 1/3 of the side yard on the East side of the property is 9 feet wide (from East to West) by 23 feet long (from North to South),

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 January 9, 2014 (transmitted to offices of the City of Piney Point on January 10, 2014).

  
Chair

ORDER NO. 14-2  
VARIANCE

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

Section 1. The appeal of Michael and Stacy Medrano, for the following variance at 145 Radney Road:

to permit the existing re-roofing of the existing accessory building such that the roof line and height will not change from that currently existing, thereby permitting a triangular area of the roof 7 feet high by 12 feet long (from West to East) to remain as currently existing,

from Section 74-244(b)(2)(c) 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 or 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 January 9, 2014 (transmitted to offices of the City of Piney Point on January 10, 2014).

  
Chair

ORDER NO. 14-3  
VARIANCE

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

Section 1. The appeal of Robert and Julie Shuford, for the following variance at 11326 Piney Point Circle:

to permit the existing wood deck walkway on the east side of the accessory building to be replaced in its existing location (and no closer to the east property line) with a brick pavers walkway (deck) so as to shed water towards owner's drainage plan and away from the neighbor's yard,


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 January 9, 2014 (transmitted to offices of the City of Piney Point on January 10, 2014).

  
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