

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

At a regular meeting held on February 12, 2015, 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
Vickie Driscoll	Present
John Brennan	Present

Rob Potosky was also present but did not sit on the Board for this meeting.

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 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.
- II. The Board went into an executive session following the hearing of the two appeals.
- III. The meeting was adjourned at 8:19 P.M.




Chair

BOARD OF ADJUSTMENT
CITY OF PINEY POINT VILLAGE

Action on Appeals
Meeting Date: February 12, 2015

1. Scheduled Appeal No: 15-2
2. Applicant: Morteza Harandi
3. Address: 11329 Surrey Oaks Lane
4. Type of Appeal: Variance
Applicable Zoning Ordinance Section 74-244 (c)(1) and (2)
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 side yards variance from 15 feet to 10 feet setback and grant the appeal as to front yard variance from 50 feet to 25 feet setback, for new construction, such variance being subject to Section 74-212 such that the variance will terminate upon the occurrence of any of the events of construction or remodeling or destruction as described in Section 74-212(b) or (c).
7. The vote of each Board Member was as follows:

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




Chair

BOARD OF ADJUSTMENT
CITY OF PINEY POINT VILLAGE

Action on Appeals
Meeting Date: February 12, 2015

1. Scheduled Appeal No: 15-3
2. Applicant: Drake Forney with Forney Construction
3. Address: 11402 Calico Lane
4. Type of Appeal: Variance
Applicable Zoning Ordinance Section 74-244 (c)(1) and (2)
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 allow the existing house to remain exactly where it is on the date of this hearing and as shown on the survey presented to the Board at this hearing, as to the East side of the existing house and the South side of the existing house, such variance being in all respects subject to Section 74-212 such that the variance will terminate upon the occurrence of any of the events of construction or remodeling or destruction as described in Section 74-212(b) or (c).
7. The vote of each Board Member was as follows:

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


Chair

ORDER NO. 15-2
VARIANCE

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

Section 1. The appeal of Morteza Harandi, for the following variance as to 11329 Surrey Oaks Lane: a variance from Section 74-244 (c)(1) and (2) as to side yards variance from 15 feet to 10 feet setback and as to front yard variance from 50 feet to 25 feet setback, for new construction, such variance being subject to Section 74-212 such that the variance will terminate upon the occurrence of any of the events of construction or remodeling or destruction as described in Section 74-212(b) or (c).

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

(a) The variance requested as to Section 74-244 (c)(1) and (2) as to side yards variance from 15 feet to 10 feet setback and as to front yard variance from 50 feet to 25 feet setback, for new construction, will not be contrary to the public interest;

(b) A literal enforcement of the provisions of Section 74-244 (c)(1) and (2) of Chapter 74 will result in unnecessary hardship;

(c) The granting of the requested variance as to Section 74-244 (c)(1) and (2) for new construction to side yards variance from 15 feet to 10 feet setback and as to front yard variance from 50 feet to 25 feet setback, for new construction 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 February 12, 2015 (transmitted to offices of the City of Piney Point on February 13, 2015).


Chair

ORDER NO. 15-3
VARIANCE

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

Section 1. The appeal of Drake Forney with Forney Construction, for the following variance as to 11402 Calico Lane: a variance from Section 74-244 (c)(1) and (2) to allow the existing house to remain exactly where it is on the date of this Order and as shown on the survey presented to the Board at this hearing, as to the East side of the existing house and the South side of the existing house, such variance being in all respects subject to Section 74-212 such that the variance will terminate upon the occurrence of any of the events of construction or remodeling or destruction as described in Section 74-212(b) or (c).

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

(a) The variance requested as to Section 74-244 (c)(1) and (2) to allow the existing house to remain exactly where it is on the date of this Order and as shown on the survey presented to the Board at this hearing, as to the East side of the existing house and the South side of the existing house, will not be contrary to the public interest;

(b) A literal enforcement of the provisions of Section 74-244 (c)(1) and (2) of Chapter 74 will result in unnecessary hardship;

(c) The granting of the requested variance as to Section 74-244 (c)(1) and (2) to allow the existing house to remain exactly where it is on the date of this Order and as shown on the survey presented to the Board at this hearing, as to the East side of the existing house and the South side of the existing house, 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 February 12, 2015 (transmitted to offices of the City of Piney Point on February 13, 2015).


Chair