

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

At a regular meeting held on June 12, 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
Michael Cooper	Present
Rob Potosky	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 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 7:15 P.M.

  
Chair

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

**Action on Appeals  
Meeting Date: June 12, 2014**

1. Scheduled Appeal No: 14-8 Order No. 14-8
2. Applicant: Todd and Heidi Binet
3. Address: 11120 N. Country Squire
4. Type of Appeal: Variance  
Applicable Zoning Ordinance Section 74-245(b)
5. Applicant was present: yes  
Represented by: Todd Binet
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 variance requested from Section 74-245(b) so as to allow the driveway to be resurfaced or reconstructed in its present location, without being extended either to the West or to the North, including the portion in the rear third of the lot, 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
Potosky	yes/granted
Driscoll	yes/granted
Cooper	yes/granted

1. Scheduled Appeal No: 14-9 Order No. 14-9
2. Applicant: Andrea T. Banks
3. Address: 502 W. Dana Lane
4. Type of Appeal: Variance  
Applicable Zoning Ordinance Section 74-244(a) (2)
5. Applicant was present: no  
Represented by: Gonzalo Filgueira with Artex Construction and Remodeling

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 variance requested from Section 74-244(a) (2) so as to allow for the extension of the master bath 10 feet to the back (the East) of the existing house structure no nearer to the North property line (side lot line) as is the existing house structure, 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
Cooper	yes/granted
Driscoll	yes/granted
Potosky	yes/granted

  
Chair

ORDER NO. 14-8  
VARIANCE

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

Section 1. The appeal of Todd and Heidi Binet, for the following variance as to 11120 N. Country Squire:

a variance from Section 74-245(b) so as to allow the driveway to be resurfaced or reconstructed in its present location, without being extended either to the West or to the North, including the portion in the rear third of the lot, 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.

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

(a) The variance requested as to Section 74-245(b) to allow the driveway to be resurfaced or reconstructed in its present location, without being extended either to the West or to the North, 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) to allow the driveway to be resurfaced or reconstructed in its present location, without being extended either to the West or to the North, 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 June 12, 2014 (transmitted to offices of the City of Piney Point on June 16, 2014).

  
Chair

ORDER NO. 14-9  
VARIANCE

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

Section 1. The appeal of Andrea T. Banks, for the following variance as to 502 W Dana Lane:

a variance from Section 74-244(a) (2) for the extension of the master bath 10 feet to the back (the East) of the existing house structure no nearer to the North property line (side lot line) as is the existing house structure, 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.

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

(a) The variance requested as to Section 74-244(a) (2) to allow the extension of the master bath 10 feet to the back (the East) of the existing house structure no nearer to the North property line (side lot line) as is the existing house structure, will not be contrary to the public interest;

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

(c) The granting of the requested variance as to Section 74-244(a) (2) to allow the extension of the master bath 10 feet to the back (the East) of the existing house structure no nearer to the North property line (side lot line) as is the existing house structure, 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 June 12, 2014 (transmitted to offices of the City of Piney Point on June 16, 2014).

  
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