

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

At a regular meeting held on October 13, 2016, 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
Kevin Risley	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 7:04 P.M.
- II. Board's actions and comments on scheduled appeals are attached hereto. The number of appeals considered was one. 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: October 13, 2016

1. Scheduled Appeal No: 16-6
2. Applicant: Clay and Grace Carrell
3. Address: 11322 Iris Lee Lane
4. Type of Appeal: Variance
Applicable Zoning Ordinance Section 74-245 (b)
5. Applicant was present: yes
Represented by: Clay Carrell
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 to permit a driveway pavement encroachment of 3 feet into the 10 feet required setback (from side lot line) along the West side of the property extending northward from the east-west line which marks the beginning of the back 1/3 of the property, north 5 feet past (north of) the north edge of the garage door opening as the garage exists on the date of this order, 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:

Member Vote

Brennan	yes/granted
Risley	yes/granted
Chapman	yes/granted
Cooper	yes/granted


Chair

ORDER NO. 16-6
VARIANCE

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

Section 1. The appeal of Clay and Grace Carrell for the following variance as to 11322 Iris Lee Lane: a variance from Section 74-245 (b) to permit a driveway pavement encroachment of 3 feet into the 10 feet required setback (from side lot line) along the West side of the property extending northward from the east-west line which marks the beginning of the back 1/3 of the property, north 5 feet past (north of) the north edge of the garage door opening as the garage exists on the date of this order, 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 74-245 (b) to permit a driveway pavement encroachment of 3 feet into the 10 feet required setback (from side lot line) along the West side of the property extending northward from the east-west line which marks the beginning of the back 1/3 of the property, north 5 feet past (north of) the north edge of the garage door opening as the garage exists on the date of this order, 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), 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 permit a driveway pavement encroachment of 3 feet into the 10 feet required setback (from side lot line) along the West side of the property extending northward from the east-west line which marks the beginning of the back 1/3 of the property, north 5 feet past (north of) the north edge of the garage door opening as the garage exists on the date of this order, 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), 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 October 13, 2016 (transmitted to offices of the City of Piney Point on October 14, 2016).


Chair