

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

At a regular meeting held on November 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 |
| Zeb Nash | Present |
| Michael Cooper | Present |
| Roland Sauermann | Present |
| Scott Bender | Present |

Kevin Risley and Vickie Driscoll were 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.
- III. The meeting was adjourned at 7:18 P.M.


Chair

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

**Action on Appeals
Meeting Date: August 14, 2014**

1. Scheduled Appeal No: 14-13 Order No. 14-13
2. Applicant: Victoria Hawes with Jamestown Estate Homes
3. Address: 11323 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 variance requested from Section 74-244 (c)(1) and (2) for new construction to allow a front yard depth of not less than 25 feet, and as to the two side yards each shall be not less than 10 feet.
7. The vote of each Board Member was as follows:

| <u>Member</u> | <u>Vote (Granted/Denied)</u> |
|---------------|------------------------------|
| Chapman | yes/granted |
| Sauermann | yes/granted |
| Nash | yes/granted |
| Cooper | yes/granted |
| Bender | yes/granted |

1. Scheduled Appeal No: 14-14 Order No. 14-14
2. Applicant: Thang Le with 350 Tynebridge LLC
3. Address: 350 Tynebridge
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 variance requested from

Section 74-245(b) to allow a new driveway to replace the existing driveway, in the same location of the existing driveway, being 1 foot 8 inches from the rear property line and 4 feet 2 inches from the property line at the curb cut at Lacewood Lane as shown on the Buildable Area Plan presented to the meeting.

7. The vote of each Board Member was as follows:

| <u>Member</u> | <u>Vote (Granted/Denied)</u> |
|---------------|------------------------------|
| Chapman | yes/granted |
| Sauermann | yes/granted |
| Nash | yes/granted |
| Cooper | yes/granted |
| Bender | yes/granted |


Chair

ORDER NO. 14-13
VARIANCE

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

Section 1. The appeal of Victoria Hawes with Jamestown Estate Homes, for the following variance as to 11323 Surrey Oaks Lane:

a variance from Section 74-244 (c)(1) and (2) for new construction to allow a front yard depth of not less than 25 feet, and as to the two side yards each shall be not less than 10 feet. 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:

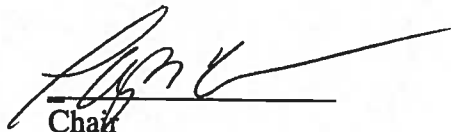
(a) The variance requested as to Section 74-244 (c)(1) and (2) for new construction to allow a front yard depth of not less than 25 feet, and as to the two side yards each shall be not less than 10 feet, will not be contrary to the public interest;

(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 allow a front yard depth of not less than 25 feet, and as to the two side yards each shall be not less than 10 feet, 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 November 13, 2014 (transmitted to offices of the City of Piney Point on November 14, 2014).


Chair

ORDER NO. 14-14
VARIANCE

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

Section 1. The appeal of Thang Le with 350 Tynebridge LLC, for the following variance as to 350 Tynebridge:

a variance from Section 74-245(b) to allow a new driveway to replace the existing driveway, in the same location of the existing driveway, being 1foot 8 inches from the rear property line and 4 feet 2 inches from the property line at the curb cut at Lacewood Lane as shown on the Buildable Area Plan presented to the meeting.

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

(a) The variance requested as to Section 74-245(b) to allow a new driveway to replace the existing driveway, in the same location of the existing driveway, being 1foot 8 inches from the rear property line and 4 feet 2 inches from the property line at the curb cut at Lacewood Lane as shown on the Buildable Area Plan presented to the meeting, 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 a new driveway to replace the existing driveway, in the same location of the existing driveway, being 1foot 8 inches from the rear property line and 4 feet 2 inches from the property line at the curb cut at Lacewood Lane as shown on the Buildable Area Plan presented to the meeting, 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 November 13, 2014 (transmitted to offices of the City of Piney Point on November 14, 2014).


Chair