

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

At a regular meeting held on May 17, 2018, 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
John Brennan	Present
Michael Cooper	Present
Vicki Driscoll	Present
Kevin Risley	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 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 7:30 P.M.


Chair

BOARD OF ADJUSTMENT
CITY OF PINEY POINT VILLAGE

Action on Appeals
Meeting Date: May 17, 2018

1. Scheduled Appeal No: 18-4 Order No. 18-4
2. Applicant: Bronwyn Swinbank
3. Address: 442 Gingham Drive
4. Type of Appeal: Variance
Applicable Zoning Ordinance Sections 74-244 (a)(2) and 74-244(b)(2)(a) and (b)
5. Applicant was present: yes
Represented by: Applicant
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 deny the appeal as to allow for a playhouse to be in the side yard at 3'6" from the property line and for the playhouse to be 21 feet tall and contain more than one story and not be fully within the rear third of the lot.
7. The vote of each Board Member was as follows:

Member	Vote (Granted/Denied)
Driscoll	no/denied
Brennan	no/denied
Chapman	no/denied
Cooper	no/denied
Risley	no/denied


Chair

ORDER NO. 18-4
VARIANCE

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

Section 1. The appeal of Bronwyn Swinbank is for a variance for 442 Gingham Drive to allow for a playhouse to be in the side yard at 3'6" from the property line and for the playhouse to be 21 feet tall and contain more than one story and not be fully within the rear third of the lot.

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

(a) The variance for 442 Gingham Drive to allow for a playhouse to be in the side yard at 3'6" from the property line and for the playhouse to be 21 feet tall and contain more than one story and not be fully within the rear third of the lot, will be contrary to the public interest;

(b) A literal enforcement of the provisions of Sections 74-244 (a)(2) and 74-244(b)(2)(a) and (b) of Chapter 74 will not result in unnecessary hardship;

(c) The granting of the requested variance to Sections 74-244 (a)(2) and 74-244(b)(2)(a) and (b) for 442 Gingham Drive to allow for a playhouse to be in the side yard at 3'6" from the property line and for the playhouse to be 21 feet tall and contain more than one story and not be fully within the rear third of the lot), is not 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 May 17, 2018 (transmitted to offices of the City of Piney Point on May 18, 2018).


Chair