

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

At a regular meeting held on April 12, 2012, 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
Vicky Driscoll	Present
Kevin Risley	Present
Michael Cooper	Present
Zeb Nash	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 is 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 7:15 P.M.

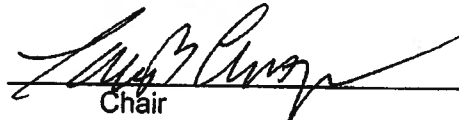

Chair

BOARD OF ADJUSTMENT
CITY OF PINEY POINT VILLAGE

Action on Appeals
Meeting Date: April 12, 2012

1. Scheduled Appeal No: 12-03 Order No. 12-03
2. Applicant: Town West Development, President, Mr. Bassam Ounsi
3. Address: 11313 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: Mr. Bassam Ounsi
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.
8. The vote of each Board member was as follows:

<u>Member</u>	<u>Vote (Granted/Denied)</u>
Chapman	yes/granted
Risley	yes/granted
Driscoll	yes/granted
Nash	yes/granted
Cooper	yes/granted
9. Other comments or actions, if any:


Chair

ORDER NO. 12-03
VARIANCE

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

Section 1. The appeal of Town West Development, for the following variance as to 11313 Surrey Oaks Lane:

For new home construction, side yard setbacks on east and west sides of 10 feet rather than the required 15 feet and front yard setback of 25 feet rather than the required 50 feet,

from Sections 74-244(c) (1) and (2) of Chapter 74, Zoning, Code of Ordinances of the City, a copy of which appeal is attached hereto, is hereby granted, subject to the following limitations, conditions or safeguards (if there be any): No permission is given to violate any impervious cover requirements.

Unless a building permit is issued pursuant to this variance within 90 days after the date hereof, or 180 days after the date hereof if extended by the Board at its discretion (only one extension being permitted), this variance will expire and be of no further force or effect.

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

- (a) The variance requested as to Sections 74-244(c)(1) and (2) will not be contrary to the public interest;
- (b) A literal enforcement of the provisions of from Sections 74-244(c)(1) and (2) of Chapter 74 will result in unnecessary hardship;
- (c) The granting of the requested variance as to Sections 74-244(c)(1) and (2) 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 April 12, 2012 (transmitted to offices of the City of Piney Point on April 13, 2012).


Chair