

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

At a regular meeting held on October 11, 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
Scott Bender	Present
Roland Sauermann	Present
Kevin Risley	Present
Vicki Driscoll	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 7:05 P.M.
- II. Board's actions and comments on scheduled appeals are attached hereto. The number of appeals considered is 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 7:50 P.M.


Chair

BOARD OF ADJUSTMENT
CITY OF PINEY POINT VILLAGE

Action on Appeals
Meeting Date: October 11, 2012

1. Scheduled Appeal No: 12-08 Order No. 12-08
2. Applicant: Randall H. and Susan K. Carter
3. Address: 11523 Wendover Lane
4. Type of Appeal: Variance
Applicable Zoning Ordinance Section 74-245(l)
5. Applicant was present: yes
Represented by: Brian Thompson with Thompson Construction
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 a variance permitting the installation of a new 6' tall privacy fence (solid wood) along the line 10 feet east of the West boundary line of the property along Blalock Drive, and the Applicant committed to place and maintain shrubbery and landscaping on the west side of the fence between the fence and the sidewalk.

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

<u>Member</u>	<u>Vote (Granted/Denied)</u>
Chapman	yes/granted
Driscoll	yes/granted
Sauermann	yes/granted
Risley	yes/granted
Bender	yes/granted

8. Scheduled Appeal No: 12-09 Order No. 12-09
9. Applicant: Mark and Stephanie Deverka
10. Address: 11095 Memorial Drive
11. Type of Appeal: Variance
Applicable Zoning Ordinance Section 74-245(i)
12. Applicant was present: yes
Represented by: Mr. Deverka and builder
13. 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 a variance permitting the installation of a new fence not exceeding 6' in height above the natural grade of the lot with the fence to be set back at least three feet from the adjacent front lot line and the fence must be an 80 percent fence.

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

<u>Member</u>	<u>Vote (Granted/Denied)</u>
Chapman	yes/granted
Driscoll	yes/granted
Sauermann	yes/granted
Risley	no/denied
Bender	yes/granted


Chair

ORDER NO. 12-08
VARIANCE

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

Section 1. The appeal of Randall H. and Susan K. Carter, for the following variance as to 11523 Wendover Lane:

For new construction of a residence, a variance permitting the installation of a new 6' tall privacy fence (solid wood) along the line 10 feet east of the West boundary line of the property along Blalock Drive, and the Applicant committed to place and maintain shrubbery and landscaping on the west side of the fence between the fence and the sidewalk,

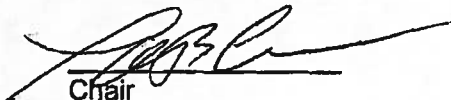
from Section 74-245(i) of Chapter 74, Zoning, Code of Ordinances of the City, a copy of which appeal is attached hereto, is hereby granted.

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

- (a) The variance requested as to Section 74-245(i) will not be contrary to the public interest;
- (b) A literal enforcement of the provisions of Section 74-245(i) of Chapter 74 will result in unnecessary hardship;
- (c) The granting of the requested variance as to Section 74-245(i) 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 11, 2012 (transmitted to offices of the City of Piney Point on October 12, 2012).


Chair

ORDER NO. 12-09
VARIANCE

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

Section 1. The appeal of Mark and Stephanie Deverka, for the following variance as to 11095 Memorial:

For new construction of a residence, a variance permitting the installation of a new fence not exceeding 6 feet in height above the natural grade of the lot with the fence to be set back at least three feet from the adjacent front lot line and the fence must be an 80 percent fence,

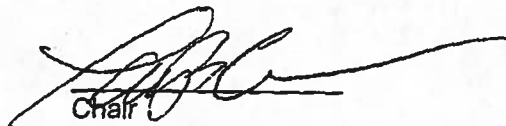
from Section 74-245(i) of Chapter 74, Zoning, Code of Ordinances of the City, a copy of which appeal is attached hereto, is hereby granted.

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

- (a) The variance requested as to Section 74-245(i) will not be contrary to the public interest;
- (b) A literal enforcement of the provisions of Section 74-245(i) of Chapter 74 will result in unnecessary hardship;
- (c) The granting of the requested variance as to Section 74-245(i) 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 11, 2012 (transmitted to offices of the City of Piney Point on October 12, 2012).


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