

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

At a regular meeting held on April 10, 2025, 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
Vicki Driscoll	Present
Richard Hodge	Present

Those in attendance included the Applicant and other interested parties.

- I. The meeting was called to order at 6:00 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 Chapters 34 or 74 of the Code of Ordinance of the City, or any other ordinance.

- III. The Board's actions on the above stated appeal(s) are attached hereto and incorporated herein by this reference for all purposes.
- IV. The meeting was adjourned at 7:15 P.M.

  
Chair

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

**Action on Appeals  
Meeting Date: April 10, 2025**

1. Scheduled Appeal No: 25-01
2. Applicant: Laura Mafrige and Diran Elsaifi
3. Address: 11010 N Country Squire
4. Type of Appeal: Variance  
Applicable Zoning Ordinance Section 74-245(i)(1) and (3)
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 as follows:
  - (a) Subject to the rights of third parties including without limitation any applicable Homeowners Association with respect of any demolition, modification or construction of an existing or new fence, to grant a variance under section 74-245(i)(3) to permit a solid stucco fence not to exceed eight feet in height on the north side of the Applicant's property for the area extending from the east end of the existing solid fence to the east end of the existing brick and iron fence (thereby replacing the said existing brick and iron fence), and subject as aforesaid, to grant a variance under section 74-245(i)(3) to permit a solid stucco fence not to exceed eight feet in height on the east boundary of the Applicant's property from the northeast corner of the currently existing brick and iron fence (thereby replacing the said existing brick and iron fence) extending south to the north end of the 50-foot front building line so as to not in any case be anywhere in the required front yard;
  - (b) To deny the appeal to permit a four-foot-high solid fence within the required front yard as opposed to the permitted three-foot-high solid fence per Section 74-245(i)(1); and
  - (c) To deny the appeal to permit the Applicant to not be required to submit landscape plans and maintain the landscaping in accordance with the requirements set forth in Section 74-245(i)(3).
7. The vote of each Board Member was as follows:

As to (a) above:

Member	Vote (Granted/Denied)
Nash	Denied
Chapman	Granted
Cooper	Granted
Driscoll	Granted
Hodge	Granted

As to (b) above:

Member	Vote (Granted/Denied)
Nash	Denied
Chapman	Denied
Cooper	Denied
Driscoll	Granted
Hodge	Denied

As to (c) above:

Member	Vote (Granted/Denied)
Nash	Denied
Chapman	Denied
Cooper	Denied
Driscoll	Denied
Hodge	Denied

  
Chair

ORDER NO. 25-01  
VARIANCE

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

Section 1. The appeal of Laura Mafrige and Diran Elsaifi, for the following variance as to 11010 N Country Squire:

- (a) Variance Request (a): A variance under section 74-245(i)(3) to permit the installation of a solid stucco fence not to exceed eight feet in height on the north side of the Applicant's property for the distance extending from the east end of the existing solid fence to the east end of the existing brick and iron fence (thereby replacing the said existing brick and iron fence in that area), and to permit the installation of a solid stucco fence not to exceed eight feet in height on the east boundary of the Applicant's property from the northeast corner of the currently existing brick and iron fence (thereby replacing the said existing brick and iron fence in that area) extending south to the north end of the 50-foot front building line so as to not in any case be anywhere in the required front yard; in each case subject to the rights of third parties including without limitation any applicable Homeowners Association with respect to any demolition, modification or construction of an existing or new fence, and 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), from Section 74-245(i) (3) of Chapter 74, Zoning, Code of Ordinances of the City, a copy of which appeal is attached hereto, is hereby granted.
- (b) Variance Request (b): A variance to permit the installation of a four-foot-high solid fence within the required front yard as opposed to the permitted three-foot-high solid fence per Section 74-245(i)(1) of Chapter 74, Zoning, Code of Ordinances of the City, a copy of which appeal is attached hereto, is hereby denied.
- (c) Variance Request (c): A variance to permit the Applicant to not be required to submit landscape plans and maintain the landscaping in accordance with the requirements set forth in Section 74-245 (i)(3) of Chapter 74, Zoning, Code of Ordinances of the City, a copy of which appeal is attached hereto, is hereby denied.

Section 2. The Board hereby finds and determines as follows as to Variance Request (a):

- (a) The variance requested under Variance Request (a) above as to Section 74-245(i) (3) will not be contrary to the public interest;
- (b) A literal enforcement of the provisions of Section 74-245(i) (3) of Chapter 74 will result in unnecessary hardship;
- (c) The granting of the requested variance under (a) above as to Section 74-245(i) (3) is consistent with the spirit of the Ordinance and its general purpose and intent.

**Section 3.** The Board hereby finds and determines as follows as to Variance Request (b):

(a) The variance requested under Variance Request (b) above as to Section 74-245(i) (1) will be contrary to the public interest;

(b) A literal enforcement of the provisions of Section 74-245(i) (1) of Chapter 74 will not result in unnecessary hardship;

(c) The granting of the requested variance under Variance Request (b) above as to Section 74-245(i) (1) is not consistent with the spirit of the Ordinance and its general purpose and intent.

**Section 4.** The Board hereby finds and determines as follows as to Variance Request (c):

(a) The variance requested under Variance Request (c) above as to Section 74-245(i) (3) will be contrary to the public interest;

(b) A literal enforcement of the provisions of Section 74-245(i) (3) of Chapter 74 will not result in unnecessary hardship;

(a) The granting of the requested variance under Variance Request (c) above as to Section 74-245(i) (3) is not consistent with the spirit of the Ordinance and its general purpose and intent.

**Section 5.** 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 10, 2025 (transmitted to offices of the City of Piney Point on April 14, 2025).

  
Chair