


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

At a regular meeting held on January 8, 2026, at City Offices, 7660 Woodway, Suite 460, the following members of the Board of Adjustment were present:

<u>MEMBER</u>	<u>PRESENT/ABSENT</u>
Larry Chapman	Present
Kevin Risley	Present
Zeb Nash	Present
Michael Cooper	Present
Richard Hodge	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 6:12 P.M.
- II. Board's actions and comments on scheduled appeals are attached hereto. The number of appeals considered was one. The second appeal submitted by the applicant pertaining to the front yard fence was dismissed by the applicant. 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 6:50 P.M.


Chair

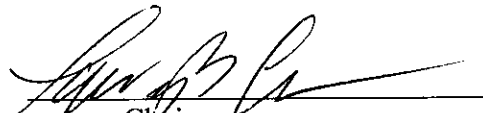
BOARD OF ADJUSTMENT
CITY OF PINEY POINT VILLAGE

Action on Appeals
Meeting Date: January 8, 2026

1. Scheduled Appeal No: 26-1
2. Applicant: John Brian Lovely and Scott Sampson
3. Address: 11406 Memorial Drive
4. Type of Appeal: Variance
Applicable Zoning Ordinance Section 74-244(a)(2)
5. Applicant was present: yes
Represented by: Hector Ochoa, Architect
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 to permit the non-conforming accessory structure within the rear third of the lot on the northwest portion of the lot near the north lot line (called by the applicant the "game room") which is not attached to or made a part of the main building, but noting that only the roof of said accessory structure overhangs so the roof is less than ten feet from the side property line, to remain in its current location as originally built, so as to allow the proposed cosmetic update to the interior and changing the windows and painting the building exterior, but this variance will terminate upon the occurrence of any of the events of construction or remodeling or destruction as described in Section 71-212(b) or (c).
7. The vote of each Board Member was as follows:

Member Vote

Risley	yes/granted
Cooper	yes/granted
Chapman	yes/granted
Nash	yes/granted
Hodge	yes/granted


Chair

ORDER NO. 26-1
VARIANCE

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

Section 1. The appeal of John Brian Lovely and Scott Sampson, for the following variance as to 11406 Memorial Drive: the Board voted to grant the appeal to permit the non-conforming accessory structure within the rear third of the lot on the northwest portion of the lot near the north lot line (called by the applicant the “game room”) which is not attached to or made a part of the main building, but noting that only the roof of said accessory structure overhangs so the roof is less than ten feet from the side property line, to remain in its current location as originally built, so as to allow the proposed cosmetic update to the interior and changing the windows and painting the building exterior, but this variance will terminate upon the occurrence of any of the events of construction or remodeling or destruction as described in Section 71-212(b) or (c)..

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

(a) The variance requested as to Section 74-244(a)(2) to permit the non-conforming accessory structure within the rear third of the lot on the northwest portion of the lot near the north lot line (called by the applicant the “game room”) which is not attached to or made a part of the main building, but noting that only the roof of said accessory structure overhangs so the roof is less than ten feet from the side property line, to remain in its current location as originally built, so as to allow the proposed cosmetic update to the interior and changing the windows and painting the building exterior, but this variance will terminate upon the occurrence of any of the events of construction or remodeling or destruction as described in Section 71-212(b) or (c), is granted.

(b) A literal enforcement of the provisions of Section 74-244(a)(2) of Chapter 74 will result in unnecessary hardship;

(c) The granting of the requested variance as to 74-244(a)(2) to permit the non-conforming accessory structure within the rear third of the lot on the northwest portion of the lot near the north lot line (called by the applicant the “game room”) which is not attached to or made a part of the main building, but noting that only the roof of said accessory structure overhangs so the roof is less than ten feet from the side property line, to remain in its current location as originally built, so as to allow the proposed cosmetic update to the interior and changing the windows and painting the building exterior, but this variance will terminate upon the occurrence of any of the events of construction or remodeling or destruction as described in Section 71-212(b) or (c), 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 January 8, 2026 (transmitted to offices of the City of Piney Point on January 9, 2026).


Chair