

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

At a regular meeting held on March 21, 2024, 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

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 (although there were originally to be three appeals, the other two were not heard since it was determined by the City before the meeting that the requested variances would not be necessary in those two cases).

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 6:30 P.M.



Chair

BOARD OF ADJUSTMENT
CITY OF PINEY POINT VILLAGE

Action on Appeals
Meeting Date: March 21, 2024

1. Scheduled Appeal No: 24-01
2. Applicant: Jonathan Shakib with Levant Luxury Homes
3. Address: 11264 Memorial Drive
4. Type of Appeal: Variance
Applicable Zoning Ordinance Section 74-245(i)(1)
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 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 an 80 percent fence, 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).
7. The vote of each Board Member was as follows:

Member	Vote (Granted/Denied)
Brennan	Granted
Chapman	Granted
Cooper	Granted
Driscoll	Granted


Chair

ORDER NO. 24-01
VARIANCE

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

Section 1. The appeal of Jonathan Shakib with Levant Luxury Homes, for the following variance as to 11264 Memorial:

For new construction of a residence, 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 an 80 percent fence, 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) (1) 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:

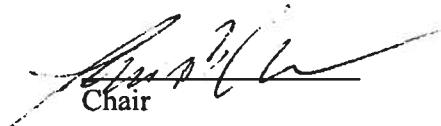
(a) The variance requested as to Section 74-245(i) (1) will not be contrary to the public interest;

(b) A literal enforcement of the provisions of Section 74-245(i) (1) of Chapter 74 will result in unnecessary hardship;

(c) The granting of the requested variance as to Section 74-245(i) (1) 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 March 21, 2024 (transmitted to offices of the City of Piney Point on March 22, 2024).


Chair