

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

At a regular meeting held on June 14, 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
Rob Potosky	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 7:30 P.M.

  
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Chair


BOARD OF ADJUSTMENT  
CITY OF PINEY POINT VILLAGE

Action on Appeals  
Meeting Date: June 14, 2012

1. Scheduled Appeal No: 12-04 Order No. 12-04
2. Applicant: Dr. Que Tranvan
3. Address: 11333 Iris Lee Lane
4. Type of Appeal: Variance  
Applicable Zoning Ordinance Sections 74-244(a)(1) and (2), and to the extent applicable Sections 74-244(c) (2) and (3), and to the extent applicable Section 74-243(5)(a)
5. Applicant was present: yes  
Represented by: Mr. Steve Andrews of Studio Met Architects
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 yard variance to permit the existing tennis court to remain exactly where it is on this date and grant the appeal as to rear yard variance to permit the existing tennis court to remain exactly where it is on this date, as per the site plans exhibited to the meeting.
8. The vote of each Board member was as follows:

<u>Member</u>	<u>Vote (Granted/Denied)</u>
Chapman	yes/granted
Potosky	yes/granted
Driscoll	yes/granted
Nash	yes/granted
Cooper	yes/granted

9. Other comments or actions, if any:

  
Chair

ORDER NO. 12-04  
VARIANCE

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

Section 1. The appeal of Dr. Que Tranvan, for the following variance as to 11333 Iris Lee Lane:

For existing accessory structure, being a tennis court, side yard setback on south side of rear one-third of lot to permit the existing tennis court to remain exactly where it is on this date, thereby allowing an encroachment into the south 10 feet of the applicable portion of the rear one-third of the lot by approximately 53 total square feet of encroachment and allowing an encroachment into the northeast portion of the rear one-third of the lot by approximately 762 total square feet of encroachment, thereby allowing the existing tennis court to remain exactly where it is on this date,

from Sections 74-244(a)(1) and (2), and to the extent applicable Sections 74-244(c) (2) and (3), and to the extent applicable Section 74-243(5)(a), 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:

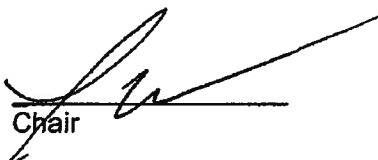
(a) The variance requested as to Sections 74-244(a)(1) and (2), and to the extent applicable Sections 74-244(c) (2) and (3), and to the extent applicable Section 74-243(5)(a), will not be contrary to the public interest;

(b) A literal enforcement of the provisions of from Sections 74-244(a)(1) and (2), and to the extent applicable Sections 74-244(c) (2) and (3), and to the extent applicable Section 74-243(5)(a), of Chapter 74 will result in unnecessary hardship;

(c) The granting of the requested variance as to Sections 74-244(a)(1) and (2), and to the extent applicable Sections 74-244(c) (2) and (3), and to the extent applicable Section 74-243(5)(a), 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 June 14, 2012 (transmitted to offices of the City of Piney Point on June 15, 2012).

  
Chair