

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

At a regular meeting held on March 9, 2017, 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
Kevin Risley	Present
Michael Cooper	Present
Vickie 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 7:00 P.M.
- II. Board's actions and comments on scheduled appeals are attached hereto. The number of appeals considered was 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 7:55 P.M.

  
Chair

BOARD OF ADJUSTMENT  
CITY OF PINEY POINT VILLAGE

Action on Appeals  
Meeting Date: March 9, 2017

1. Scheduled Appeal No: 17-3
2. Applicant: Susanne and James Maida
3. Address: 101 Radney Road
4. Type of Appeal: Variance  
Applicable Zoning Ordinance Section 74-245(i)(1)
5. Applicant was present: no  
Represented by: David Pavlesic with Paragon Pools
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 construction of a brick fence and driveway gate 7 feet high with a column at 8 feet high, on the property 30 feet from Radney Road, at the location and per the specifications attached hereto as Exhibit A, for new construction, 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:

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Member Vote

Risley	yes/granted
Chapman	yes/granted
Cooper	yes/granted
Driscoll	yes/granted

8. Scheduled Appeal No: 17-4
9. Applicant: Jeff and Gina Drda
10. Address: 11401 Quail Hollow Lane
11. Type of Appeal: Variance  
Applicable Zoning Ordinance Section 74-245(i)(3)
12. Applicant was present: no  
Represented by: Brian Thompson with Thompson Custom Homes

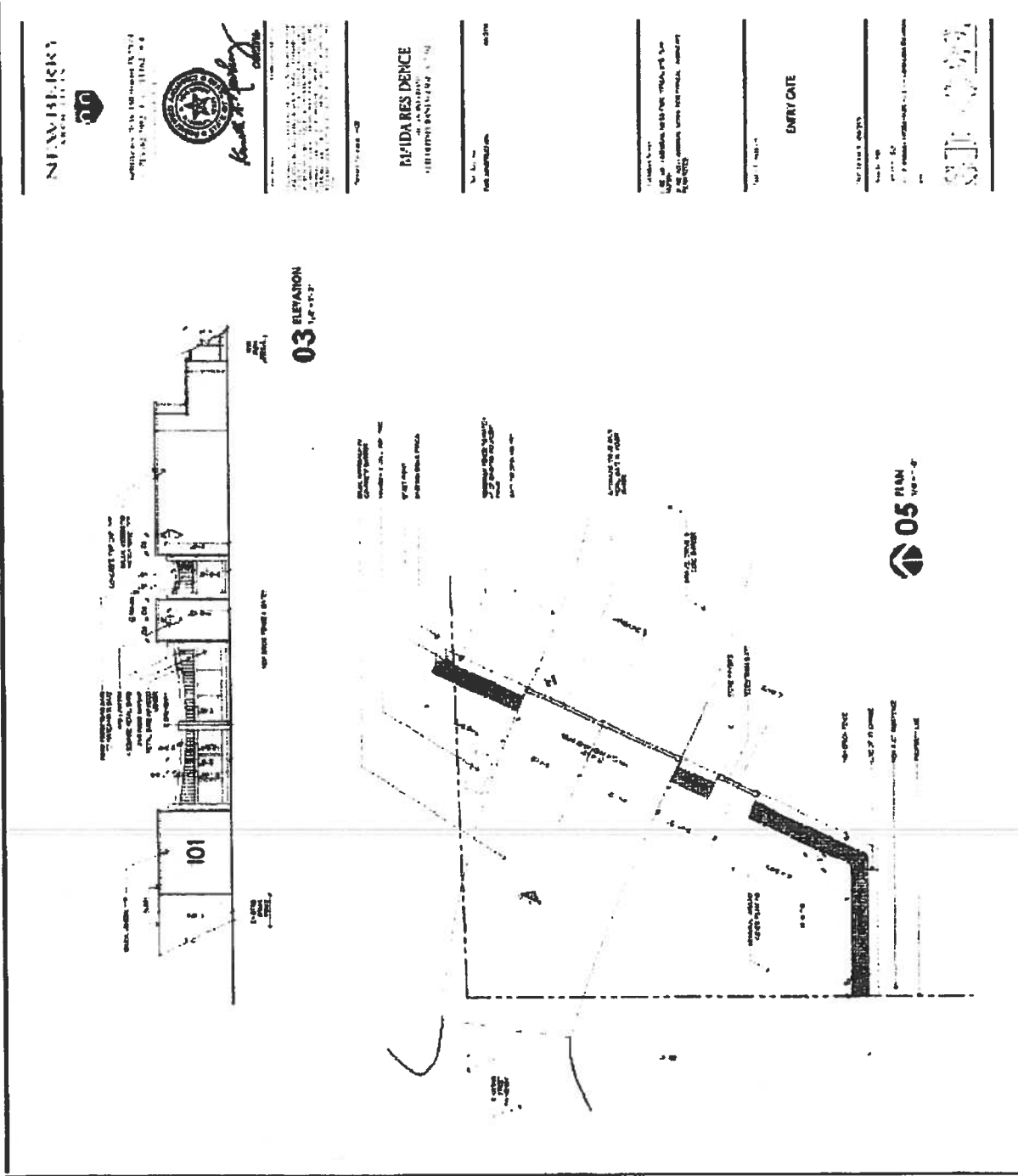
13. After presentation of the appeal by applicant, discussion by all interested parties either for or against and deliberation by the Board, the Board voted to deny the appeal to permit the construction of a solid eight foot tall capped wood fence on the east property line adjacent to a street.

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

Member Vote

Risley	no/denied
Chapman	no/denied
Cooper	no/denied
Driscoll	no/denied

  
Chair



ORDER NO. 17-3  
VARIANCE

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

Section 1. The appeal of Susanne and James Maida for the following variance as to 101 Radney Road: a variance from Section 74-245(i)(1) to permit the construction of a brick fence and driveway gate 7 feet high with a column at 8 feet high, on the property 30 feet from Radney Road, at the location and per the specifications attached hereto as Exhibit A, for new construction, 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).

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

(a) The variance requested as to Section 74-245(i)(1) to permit the construction of a brick fence and driveway gate 7 feet high with a column at 8 feet high, on the property 30 feet from Radney Road, at the location and per the specifications attached hereto as Exhibit A, for new construction, 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), 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) to permit the construction of a brick fence and driveway gate 7 feet high with a column at 8 feet high, on the property 30 feet from Radney Road, at the location and per the specifications attached hereto as Exhibit A, for new construction, 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), is consistent with the spirit of the Ordinance and its general purpose and intent.

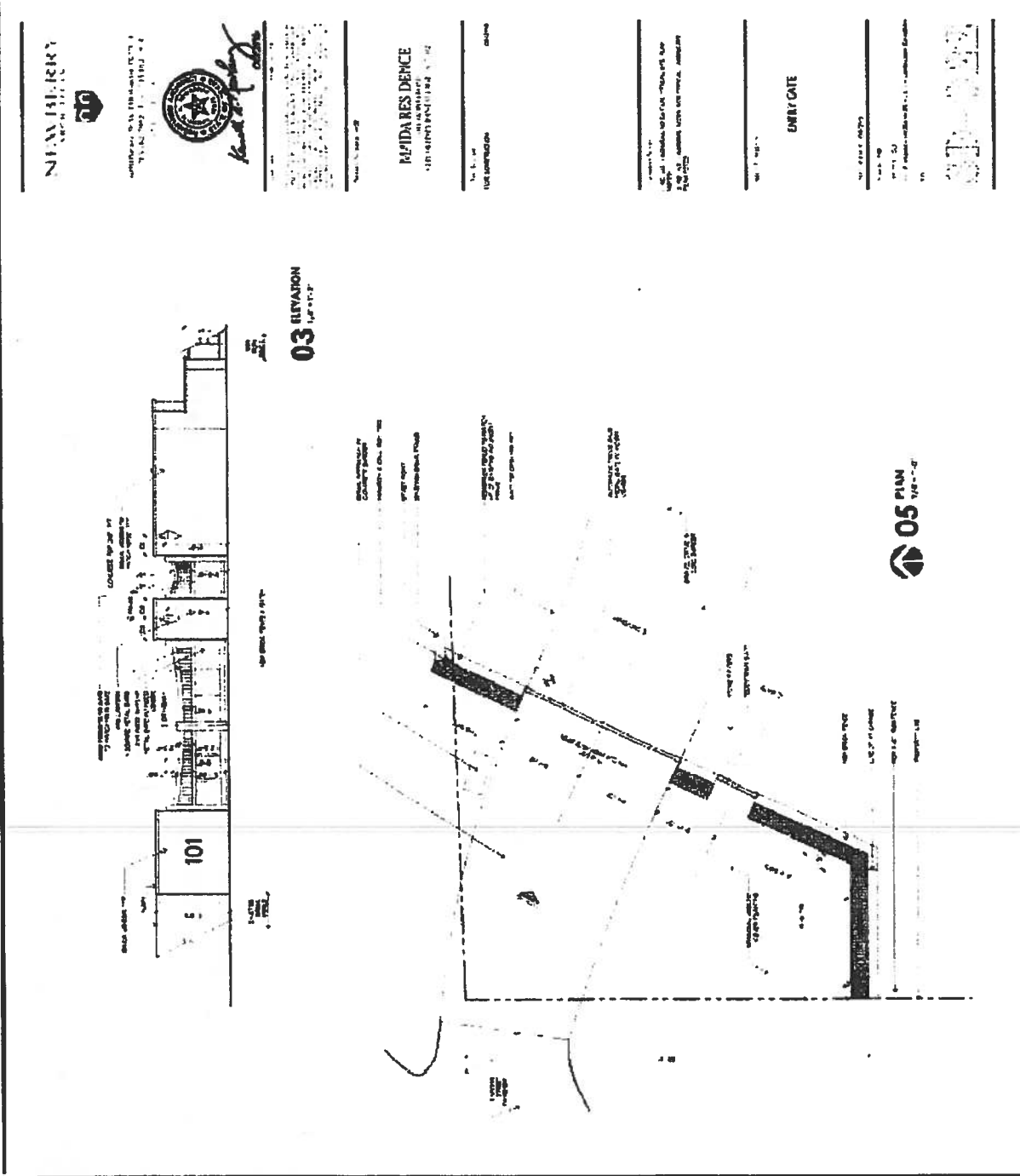
Section 3. The action taken by the Board (i) is limited solely to this appeal and the improvements under consideration, (ii) shall not be applicable to any other appeal whether on this property or any other property and (iii) shall not alter or modify any of the terms and provisions of Chapter 74, Zoning, of the Code of Ordinances of the City or any other ordinance.

PASSED, APPROVED, and ORDERED March 9, 2017 (transmitted to offices of the City of Piney Point on March 10, 2017).

  
Chair

Attachment D

Exhibit A



NEW JERSEY



DEPARTMENT OF TREASURY AND BUDGET



*Handwritten signature and date*

PROJECT: [Illegible]

DATE: [Illegible]

MARIA RES DENCE

IN [Illegible]

[Illegible]

NO. [Illegible]

DATE: [Illegible]

[Illegible text]

OWNER DATE

NO. [Illegible]

DATE: [Illegible]

[Illegible text]

[Illegible text]

[Illegible text]



ORDER NO. 17-4  
VARIANCE

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

Section 1. The appeal of Jeff and Gina Drda for the following variance as to 11401 Quail Hollow Lane: a variance from Section 74-245(i)(3) to permit the construction of a solid eight foot tall capped wood fence on the east property line adjacent to a street.

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

(a) The variance requested as to Section 74-245(i)(3) to permit the construction of a solid eight foot tall capped wood fence on the east property line adjacent to a street, 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;

(c) The granting of the requested variance as to Section 74-245(i)(3) to permit the construction of a solid eight foot tall capped wood fence on the east property line adjacent to a street, is not 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 9, 2017 (transmitted to offices of the City of Piney Point on March 10, 2017).

  
Chair