

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

At a regular meeting held on August 9, 2018, 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
John Brennan	Present
Michael Cooper	Present
Vicki Driscoll	Present
Rob Potosky	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 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 7:40 P.M.


Chair

BOARD OF ADJUSTMENT
CITY OF PINEY POINT VILLAGE

Action on Appeals
Meeting Date: August 9, 2018

1. Scheduled Appeal No: 18-6 Order No. 18-6
2. Applicant: Brian Thompson with Thompson Custom Homes
3. Address: 11330 Greenbay
4. Type of Appeal: Variance
Applicable Zoning Ordinance Sections 74-245(i)(2)
5. Applicant was present: yes
Represented by: Chris Thelen
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 for 11330 Greenbay as to Section 74-245(i)(2) to allow an 8'6" high fence to stand on the north edge of the rear yard (so as to be the same height as that of the neighbor's fence adjacent to the subject fence on the north).
7. The vote of each Board Member was as follows:

Member	Vote (Granted/Denied)
Driscoll	yes/granted
Potosky	yes/granted
Chapman	yes/granted
Cooper	yes/granted
Brennan	yes/granted


Chair

ORDER NO. 18-6
VARIANCE

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

Section 1. The appeal of Brian Thompson with Thompson Custom Homes is for a variance for 11330 Greenbay as to Section 74-245(i)(2) to allow an 8'6" high fence to stand on the north edge of the rear yard (so as to be the same height as that of the neighbor's fence adjacent to the subject fence on the north).

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

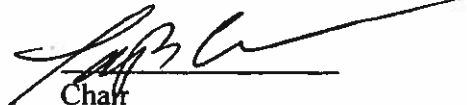
(a) The variance for 11330 Greenbay to allow an 8'6" high fence to stand on the north edge of the rear yard (so as to be the same height as that of the neighbor's fence adjacent to the subject fence on the north)), will not be contrary to the public interest;

(b) A literal enforcement of the provisions of Sections 74-245(i)(2) of Chapter 74 will result in unnecessary hardship;

(c) The granting of the requested variance to Section 74-245(i)(2) for 11330 Greenbay to allow an 8'6" high fence to stand on the north edge of the rear yard (so as to be the same height as that of the neighbor's fence adjacent to the subject fence on the north), 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 August 9, 2018 (transmitted to offices of the City of Piney Point on August 10, 2018).


Chair