

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

At a regular meeting held on August 6, 2020, via Zoom, the following members of the Board of Adjustment were present:

<u>MEMBER</u>	<u>PRESENT/ABSENT</u>
Larry Chapman	Present
Roland Sauermann	Present
John Brennan	Present
Scott Bender	Present
Zeb Nash	Present

Those in attendance included the Applicant and other interested parties.

- I. The meeting was called to order at 7:10 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 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 8:00 P.M.



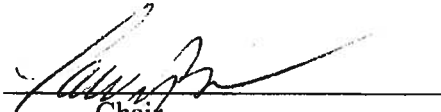
Chair

BOARD OF ADJUSTMENT
CITY OF PINEY POINT VILLAGE

Action on Appeals
Meeting Date: August 6, 2020

1. Scheduled Appeal No: 20-4 Order No. 20-4
2. Applicant: Annie and Tom Daley
3. Address: 22 South Cheska Lane
4. Type of Appeal: Variance
Applicable Zoning Ordinance Section 74-1 Accessory building, residential
5. Applicant was present: Yes
Represented by Tom Daley
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 a new automobile garage to be constructed on the existing driveway immediately in front of the existing garage so that the existing garage can be converted to be used as a home study, bathroom and storage, such that the existing garage and the new automobile garage shall together be considered an accessory building residential notwithstanding that the new garage is adjacent to the main residential building and not five feet therefrom.
7. The vote of each Board Member was as follows:

Member	Vote (Granted/Denied)
Brennan	granted
Chapman	granted
Sauermann	granted
Nash	granted
Bender	granted


Chair

ORDER NO. 20-4
VARIANCE

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

Section 1. The appeal of Annie and Tom Daley for a variance for 22 South Cheska Lane to permit a new automobile garage to be constructed on the existing driveway immediately in front of the existing garage so that the existing garage can be converted to be used as a home study, bathroom and storage, such that the existing garage and the new automobile garage shall together be considered an accessory building residential notwithstanding that the new garage is adjacent to the main residential building and not five feet therefrom.

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

(a) The variance for 22 South Cheska Lane to permit a new automobile garage to be constructed on the existing driveway immediately in front of the existing garage so that the existing garage can be converted to be used as a home study, bathroom and storage, such that the existing garage and the new automobile garage shall together be considered an accessory building residential notwithstanding that the new garage is adjacent to the main residential building and not five feet therefrom, will not be contrary to the public interest;

(b) A literal enforcement of the provisions of Sections 74-1 Accessory building, residential of Chapter 74 will result in unnecessary hardship;

(c) The granting of the requested variance for 22 South Cheska Lane to permit a new automobile garage to be constructed on the existing driveway immediately in front of the existing garage so that the existing garage can be converted to be used as a home study, bathroom and storage, such that the existing garage and the new automobile garage shall together be considered an accessory building residential notwithstanding that the new garage is adjacent to the main residential building and not five feet therefrom, 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 6, 2020 (transmitted to offices of the City of Piney Point on August 8, 2020).


Chair