

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

At a regular meeting held on February 13, 2020, at City Offices, 7676 Woodway, Suite 300, the following members of the Board of Adjustment were present:

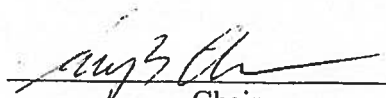
<u>MEMBER</u>	<u>PRESENT/ABSENT</u>
Larry Chapman	Present
Vicki Driscoll	Present
Michael Cooper	Present
Kevin Risley	Present
Scott Bender	Present

Those in attendance included the Applicant 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 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 8:40 P.M.

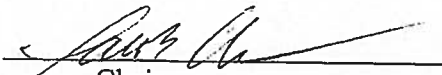

Chair

BOARD OF ADJUSTMENT
CITY OF PINEY POINT VILLAGE

Action on Appeals
Meeting Date: February 13, 2020

1. Scheduled Appeal No: 20-2 Order No. 20-2
2. Applicant: Ryan Harris with Rob Ryan Custom Homes
3. Address: 5 Memorial Point Lane
4. Type of Appeal: Variance
Applicable Zoning Ordinance Section 74-244(c)(1)
5. Applicant was present: Yes
Owner Marcelo Lopez Borges De Olivera also present
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 deny the appeal as to rear yard fence allowing construction of an 8-foot high solid cedar fence on the east (rear) property along South Piney Point Drive stretching the enter 105 feet of the property.
7. The vote of each Board Member was as follows:

Member	Vote (Granted/Denied)
Risley	no/denied
Chapman	no/denied
Cooper	no/denied
Driscoll	yes/granted
Bender	no/denied


Chair

ORDER NO. 20-2
VARIANCE

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

Section 1. The appeal of Ryan Harris with Rob Ryan Custom Homes is for a variance for 5 Memorial Point Lane as to rear yard fence allowing construction of an 8-foot high solid cedar fence on the east (rear) property along South Piney Point Drive stretching the enter 105 feet of the property.

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

(a) The variance for 5 Memorial Point Lane as to rear yard fence allowing construction of an 8-foot high solid cedar fence on the east (rear) property along South Piney Point Drive stretching the enter 105 feet of the property, will be contrary to the public interest;

(b) A literal enforcement of the provisions of Section 74-245(d)(3) of Chapter 74 will not result in unnecessary hardship;

(c) The granting of the requested variance for 5 Memorial Point Lane as to rear yard fence allowing construction of an 8-foot high solid cedar fence on the east (rear) property along South Piney Point Drive stretching the enter 105 feet of the property, 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 February 13, 2020 (transmitted to offices of the City of Piney Point on February 14, 2020).


Chair