



City of Piney Point Village

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HOUSTON, TX 77063-1523

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Meeting at City Hall

NOTICE OF BOARD OF ADJUSTMENT

Thursday, January 13th, 2022 at 7:00 p.m.

THE SUBJECTS OF THE MEETING ARE AS FOLLOWS:

- 1.) **CALL TO ORDER:**
- 2.) **MEETING MINUTES:** Matters relating to the approval of minutes from the November 11th, 2021 regular session, Board of Adjustment meeting.
- 3.) **VARIANCE REQUEST:** Matters relating to a variance request from the City of Piney Point Zoning Ordinance, Reference Section 74- 244. Regulations. (4) *Generator*. The generator may be located: a.) On the ground; b.) No less than ten feet from the property line; and c.) At least five feet from the building. No generator shall be located in front of the main structure. Applicant and property owners: Bob and Blanch Bast. Property address: 14 Memorial Point, Houston, Texas 77024. Variance request: To allow for the generator to be located in the side yard at 11'- 5" away from the property line instead of the required 17'- 86". The variance is to allow for the 6'- 36" into the side yard.
- 4.) **VARIANCE REQUEST:** Matters relating to a variance request from the City of Piney Point Zoning Ordinance, Reference Section 74- 244. Regulations. (c) Area regulations; size of yards. (2) *Side yards*. There shall be two side yards on each lot, neither of which shall be less than 15 percent of the lot width at the building line; however in no event shall a side yard be less than 15 feet or be required to be more than 30 feet. Property owners: Ramin R. Sahami and Fatemeh B. Karami. Applicants: Keith Messick and Marissa Kane Nering with Merge Architects. Property address: 24 Stillforest Street, Houston, Texas 77024. Due to the major renovation the property exceeds the 50 percent of total cost of improvements and the house has to be brought up to code compliance. Variance request: to leave the existing foundation of the main structure at 23' - 9 1/4" instead of the required 29 ft. setback.
- 5.) **VARIANCE REQUEST:** Matters relating to a variance request from the City of Piney Point Zoning Ordinance, Reference Section 74- 244. Regulations. (c) Area regulations; size of yards. (1) *Front yard*. There shall be a front yard having a depth of not less than 50 ft. Applicant and owners: Susan and Niko Mozaffar. Property address: 11322 Coloma Lane, Houston, Texas 77024. Variance request: To build the new single family residence at the old house setback at 42'-7".
- 6.) **ADJOURNMENT:**

If you plan to attend this public meeting and you have a disability that requires special arrangements at the meeting, please contact the City Secretary at 713-782-0271 in advance of the meeting. Reasonable accommodations will be made to assist your participation in the meeting. The City Offices are wheelchair accessible from the front entrance and specially marked parking spaces are available in the southwest parking area. Special seating will be provided in the Council Chambers.

I, Annette R. Arriaga, Director of the Planning, Development, and Permits for the City of Piney Point Village, do hereby certify that the above notice of meeting of the City of Piney Point Village City Council was posted in a place convenient to the general public in Compliance with Chapter 551, Texas Government Code, on Wednesday, January 5th at 3:00 o'clock a.m. (p.m) 2022.



Ms. Annette R. Arriaga/Director of Planning, Development & Permits