

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

At a regular meeting held on September 10, 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
Vicki Driscoll	Present
Zeb Nash	Present

Those in attendance included the Applicant and other interested parties.

- 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 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 7:12 P.M.

  
Chair

BOARD OF ADJUSTMENT  
CITY OF PINEY POINT VILLAGE

Action on Appeals  
Meeting Date: September 10, 2020

1. Scheduled Appeal No: 20-7 Order No. 20-7
2. Applicant: Mario Colina with Probstfeld and Associates for Owners, Parks C. and Victoria N. Johnson
3. Address: 11302 Jamestown
4. Type of Appeal: Variance  
Applicable Zoning Ordinance Section 74-244(c)(2) Side Yards
5. Applicant was present: Yes  
Represented by Mario Colina
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, after replatting with the adjacent lot, a side yard of 25.3 feet instead of the otherwise required 30 feet on the south side of the house so as to permit the continued existence of the current house in its current location, 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:

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

  
Chair

ORDER NO. 20-7  
VARIANCE

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

Section 1. The appeal of Mario Colina with Probstfeld and Associates for Owners, Parks C. and Victoria N. Johnson, for the following variance as to 11302 Jamestown : a variance as to Section 74-244 (c) (2) as to side yard variance to permit, after replatting with the adjacent lot, a side yard of 25.3 feet instead of the otherwise required 30 feet on the south side of the house so as to permit the continued existence of the current house in its current location, 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 74-244 (c) (2) as to side yard variance to permit, after replatting with the adjacent lot, a side yard of 25.3 feet instead of the otherwise required 30 feet on the south side of the house so as to permit the continued existence of the current house in its current location, 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);

(b) A literal enforcement of the provisions of Section 74-244 (c)(2) of Chapter 74 will result in unnecessary hardship;

(c) The granting of the requested variance as to Section 74-244 (c) (2) as to side yard variance to permit, after replatting with the adjacent lot, a side yard of 25.3 feet instead of the otherwise required 30 feet on the south side of the house so as to permit the continued existence of the current house in its current location, 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 September 10, 2020 (transmitted to offices of the City of Piney Point on September 11, 2020).

  
Chair