

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

At a regular meeting held on January 13, 2022, the following members of the Board of Adjustment were present:

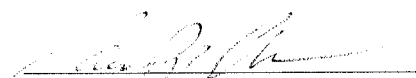
<u>MEMBER</u>	<u>PRESENT/ABSENT</u>
Larry Chapman	Present
John Brennan	Present
Michael Cooper	Present
Zeb Nash	Present

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 three.

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 8:17 P.M.

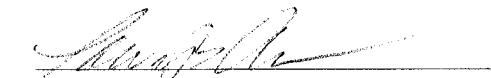
  
\_\_\_\_\_  
Chair

BOARD OF ADJUSTMENT  
CITY OF PINEY POINT VILLAGE

Action on Appeals  
Meeting Date: January 13, 2022

1. Scheduled Appeal No: 22-01
2. Applicant: Bob and Blanch Bast
3. Address: 14 Memorial Point
4. Type of Appeal: Variance  
Applicable Zoning Ordinance Section 74-244(a)(4) Generator
5. Applicant was present: No  
Represented by Applicant
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 generator to be placed in the north side yard at 11.5 feet away from the north property line and alongside the north sidewall of the existing residence completely enclosed and screened from the neighbors within a preexisting 8 foot brick wall and wooden fence, leaving 5 feet of clearance from the existing air conditioning units and also meeting the NFPA code for the distance from the existing home which is to be a minimum of 5 feet, but otherwise in accordance with the requirements of Section 74-244(a)(4).
7. The vote of each Board Member was as follows:

Member	Vote (Granted/Denied)
Cooper	granted
Chapman	granted
Brennan	granted
Nash	granted

  
Chair

ORDER NO. 22-01  
VARIANCE

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

Section 1. The appeal of Bob and Blanch Bast for the following variance as to 14 Memorial Point: a variance permitting a generator to be placed in the north side yard at 11.5 feet away from the north property line and alongside the north sidewall of the existing residence completely enclosed and screened from the neighbors within a preexisting 8 foot brick wall and wooden fence, leaving 5 feet of clearance from the existing air conditioning units and also meeting the NFPA code for the distance from the existing home which is to be a minimum of 5 feet, but otherwise in accordance with the requirements of Section 74-244(a)(4).

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

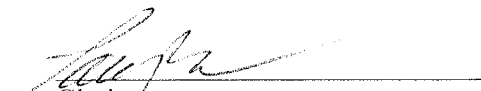
(a) The variance requested as to Section 74-244(a)(4) as to permit a generator to be placed in the north side yard at 11.5 feet away from the north property line and alongside the north sidewall of the existing residence completely enclosed and screened from the neighbors within a preexisting 8 foot brick wall and wooden fence, leaving 5 feet of clearance from the existing air conditioning units and also meeting the NFPA code for the distance from the existing home which is to be a minimum of 5 feet, but otherwise in accordance with the requirements of Section 74-244(a)(4), will not be contrary to the public interest;

(b) A literal enforcement of the provisions of Section 74-244 (a)(4) of Chapter 74 will result in unnecessary hardship;

(c) The granting of the requested variance as to Section 74-244(a)(4) to permit a generator to be placed in the north side yard at 11.5 feet away from the north property line and alongside the north sidewall of the existing residence completely enclosed and screened from the neighbors within a preexisting 8 foot brick wall and wooden fence, leaving 5 feet of clearance from the existing air conditioning units and also meeting the NFPA code for the distance from the existing home which is to be a minimum of 5 feet, but otherwise in accordance with the requirements of Section 74-244(a)(4), 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 January 13, 2022 (transmitted to offices of the City of Piney Point on January 14, 2022).

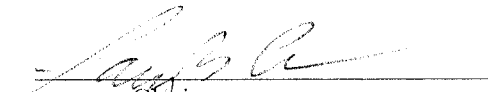
  
Chair

BOARD OF ADJUSTMENT  
CITY OF PINEY POINT VILLAGE

Action on Appeals  
Meeting Date: January 13, 2022

1. Scheduled Appeal No: 22-02
2. Applicant: Keith Messick and Marissa Kane Nering with Merge Architects  
Owner: Ramin R. Sahami and Fatemeh B. Karami
3. Address: 24 Stillforest
4. Type of Appeal: Variance  
Applicable Zoning Ordinance Section 74-244(c)(2) Side yards
5. Applicant was present: yes  
Represented by Marissa Kane Nering
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 the existing foundation of the existing main structure of the home to remain at 23 feet 9-3/4 inches from the West property line instead of the required 29 feet, 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)
Cooper	granted
Chapman	granted
Brennan	granted
Nash	granted

  
Chair

ORDER NO. 22-02  
VARIANCE

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

Section 1. The appeal of Ramin R. Sahami and Fatemeh B. Karami for the following variance as to 24 Stillforest: a variance permitting the existing foundation of the existing main structure of the home to remain at 23 feet 9-3/4 inches from the West property line instead of the required 29 feet, 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:

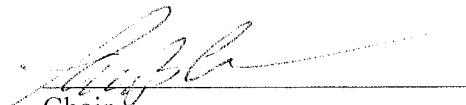
(a) The variance requested as to Section 74-244(c)(2) as to permit the existing foundation of the existing main structure of the home to remain at 23 feet 9-3/4 inches from the West property line instead of the required 29 feet, such variance being subject to Section 74-212 such that the variance will terminate upon the occurrence of any of the events of construction or remodeling or destruction as described in Section 74-212(b) or (c), will not be contrary to the public interest;

(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) to permit the existing foundation of the existing main structure of the home to remain at 23 feet 9-3/4 inches from the West property line instead of the required 29 feet, 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 January 13, 2022 (transmitted to offices of the City of Piney Point on January 14, 2022).

  
Chair

BOARD OF ADJUSTMENT  
CITY OF PINEY POINT VILLAGE

Action on Appeals  
Meeting Date: January 13, 2022

1. Scheduled Appeal No: 22-03
2. Applicant: Susan and Niko Mozaffar
3. Address: 11322 Coloma Lane
4. Type of Appeal: Variance  
Applicable Zoning Ordinance Section 74-244(c)(1) Front yard
5. Applicant was present: yes  
Represented by Mr. Niko Mozaffar
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 to permit a front yard having a depth of 42 feet 7 inches instead of the required 50 feet.
7. The vote of each Board Member was as follows:

Member	Vote (Granted/Denied)
Cooper	Denied
Chapman	Denied
Brennan	Denied
Nash	Denied

  
Chair

ORDER NO. 22-03  
VARIANCE

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

Section 1. The appeal of Susan and Niko Mozaffar for the following variance as to 11322 Coloma Lane: a variance permitting a front yard having a depth of 42 feet 7 inches instead of the required 50 feet.

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

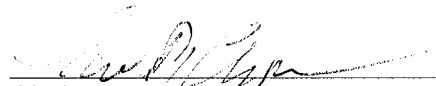
(a) The variance requested as to Section 74-244(c)(1) as to permit a front yard having a depth of 42 feet 7 inches instead of the required 50 feet, will be contrary to the public interest;

(b) A literal enforcement of the provisions of Section 74-244 (c)(1) of Chapter 74 will not result in unnecessary hardship;

(c) The granting of the requested variance as to Section 74-244(c)(1) to permit a front yard having a depth of 42 feet 7 inches instead of the required 50 feet, 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 January 13, 2022 (transmitted to offices of the City of Piney Point on January 14, 2022).

  
Chair