

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

At a regular meeting held on February 9, 2023, the following members of the Board of Adjustment were present:

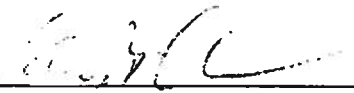
<u>MEMBER</u>	<u>PRESENT/ABSENT</u>
Larry Chapman	Present
Zeb Nash	Present
Michael Cooper	Present
Britton Holland	Present

Those in attendance included the Applicant and other interested parties.

- I. The meeting was called to order at 7:03 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 7:15 P.M.




Chair

BOARD OF ADJUSTMENT
CITY OF PINEY POINT VILLAGE

Action on Appeals
Meeting Date: February 9, 2023

1. Scheduled Appeal No: 23-02 Order No. 23-02
2. Applicant: Ivahn Garcia with House Revibe on behalf of Owners Sergio Galicia and Yannett Carmona.
3. Address: 240 Merrie Way Lane
4. Type of Appeal: Variance
Applicable Zoning Ordinance Section 74-244(c)(1) Front Yard
5. Applicant was present: No
Represented by David White with Tetra Land Services
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 front yard depth of 35 feet on Merrie Way Lane rather than 50 feet.
7. The vote of each Board Member was as follows:

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



Chair

ORDER NO. 23-02
VARIANCE

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

Section 1. The appeal of Ivahn Garcia with House Revibe on behalf of Owners Sergio Galicia and Yannett Carmona for the following variance as to 240 Merrie Way Lane: a variance permitting a front yard depth of 35 feet rather than 50 feet.

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

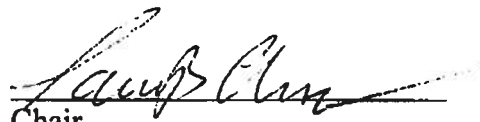
(a) The variance requested as to Section 74-244 (c) (1) as to a front yard depth on Merrie Way Lane of 35 feet rather than 50 feet will not be contrary to the public interest;

(b) A literal enforcement of the provisions of Section 74-244 (c)(1) of Chapter 74 will result in unnecessary hardship;

(c) The granting of the requested variance as to Section 74-244 (c) (1) as to a front yard depth on Merrie Way Lane of 35 feet rather than 50 feet 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 February 9, 2023 (transmitted to offices of the City of Piney Point on February 10, 2023).


Chair