

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

At a regular meeting held on August 8, 2024, 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
Vicki Driscoll	Present
Zeb Nash	Present

Those in attendance included the Applicant and other interested parties.

- I. The meeting was called to order at 7:10 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 Chapters 34 or 74 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 7:35 P.M.

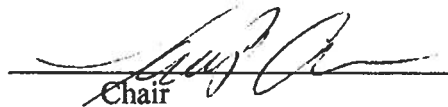
  
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Chair

BOARD OF ADJUSTMENT  
CITY OF PINEY POINT VILLAGE

Action on Appeals  
Meeting Date: August 8, 2024

1. Scheduled Appeal No: 24-02
2. Applicant: Justin and Lauren Tschoepe
3. Address: 11345 Somerland Way
4. Type of Appeal: Variance  
Applicable Zoning Ordinance Section 74-244(a)(4)(b) Generator
5. Applicant was present: yes  
Represented by Justin Tschoepe
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 6.3 feet from the property line that borders 11335 Somerland Way, fully enclosed by a 7.5 feet high brick structure on three sides and the 11345 residence house on the fourth side, with at least 5 feet of clearance on all sides, said generator to be 91" long and 39.4" wide and 41" high, 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)
Nash	Granted
Chapman	Granted
Cooper	Granted
Driscoll	Granted
Brennan	Granted

  
Chair

ORDER NO. 24-02  
VARIANCE

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

Section 1. The appeal of Justin and Lauren Tschoepe, for the following variance as to 11345 Somerland Way:

For new construction of a residence, a variance permitting a generator to be placed 6.3 feet from the property line that borders 11335 Somerland Way, fully enclosed by a 7.5 feet high brick structure on three sides and the 11345 residence house on the fourth side, with at least 5 feet of clearance on all sides, said generator to be 91" long and 39.4" wide and 41" high, but otherwise in accordance with the requirements of Section 74-244(a)(4) of Chapter 74, Zoning, Code of Ordinances of the City, a copy of which appeal is attached hereto, is hereby granted.

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

(a) The variance requested as to Section 74-244(a)(4)(b) will not be contrary to the public interest;

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

(c) The granting of the requested variance as to Section 74-245(i) (1) 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 August 8, 2024 (transmitted to offices of the City of Piney Point on August 9, 2024).

  
Chait