

PROBSTFELD & ASSOCIATES

PROFESSIONAL LAND SURVEYORS

515 PARK GROVE DRIVE ▲ SUITE 102 ▲ KATY, TEXAS 77450 ▲ 281.829.0034 ▲ 281.829.0233 FAX

September 1, 2020

Board of Adjustment
City of Piney Point Village
7676 Woodway, Suite 300
Houston, TX 77063

ATTENTION: BOARD OF ADJUSTMENT

On behalf of our clients, **VICTORIA NAU JOHNSON & PARKS C. JOHNSON**, Probstfeld & Associates, Inc. respectfully requests a hearing **SEPTEMBER 10, 2020 at 7:00 PM**, now being held online, using Zoom Meeting Platform. We are seeking approval for the following:

VARIANCE REQUEST

PLAT NAME: PRELIMINARY PLAT OF JAMESTOWN ADDITION AMENDING PLAT NO 1
HCAD: 0971470000001 & 0971470000002
AT: 11302 & 11306 Jamestown Road ~ City of Piney Point Village
LGL: Lots 1 & 2, Jamestown Addition (0.8090 & 0.8088 ACRES)
APPLICANT: Probstfeld & Associates, Inc.
DATE SUBMITTED: 9/1/20

SPECIFIC VARIANCE IS BEING SOUGHT AND EXTENT OF VARIANCE:

To allow a 25.3 feet side building line on the south property line for an existing residence. Existing residence southwest portion is located exactly at 25.3 feet to its closest location to the south property line.

CODE OF ORDINANCE CHAPTER 74 ~ ZONING:

Sec. 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.

STATEMENTS OF FACTS:

(1a) The imposition of the terms, rules, conditions, policies and standards of this code of ordinance would create an undue hardship by depriving the applicant of the reasonable use of the land;

The existing residence located on 11302 Jamestown Road was built on Lot 2 of Jamestown Addition Subdivision in 2018; a subdivision filed for recordation on February 15, 1964 with Lot 2 having 24.0 feet side building lines. At the time the residence was built at 25.3 feet to its closest location to the south

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property line, It complied with all applicable provisions of Code of Ordinances of the City of Piney Point Village.

After Mr. & Mrs. Johnson purchased new residence, the residence located at 11306 Jamestown Road, being Lot 1 of Jamestown Addition, was put on the market for sale and they purchased it to make additions to their new residence and increase the size of their property.

As a consequence of the addition of Lot 1 to their property, the new require side yards per Code of Ordinances of the City of Piney Point Village are 30 feet which will make the new residence encroach 4.7 feet into the new required side yard (south only), and thus no being in compliance.

We are hereby respectfully requesting that this variance is granted considering that the new residence complied with the previously required side yards of 24.0 feet at the time of the permit for construction was issued. The west side yard will be 30.0 feet as required per Code of Ordinances of the City of Piney Point Village. The preliminary Plat was approved by the Planning and Zoning commission on August 27, 2020.

The following documents are included to support our variance request:

- Existing Conditions Survey & Inset
- Preliminary Plat of Jamestown Addition Amending Plat No 1 & Inset
- Jamestown Addition (preceding plat) & Inset
- Harris County Appraisal District Detail Sheets
- Pictures of portion of existing residence located at 25.3 feet from south property line
- List of property owners within notification distance
- Sample Copy of letters to property owners

Thank you for your attention in this matter.

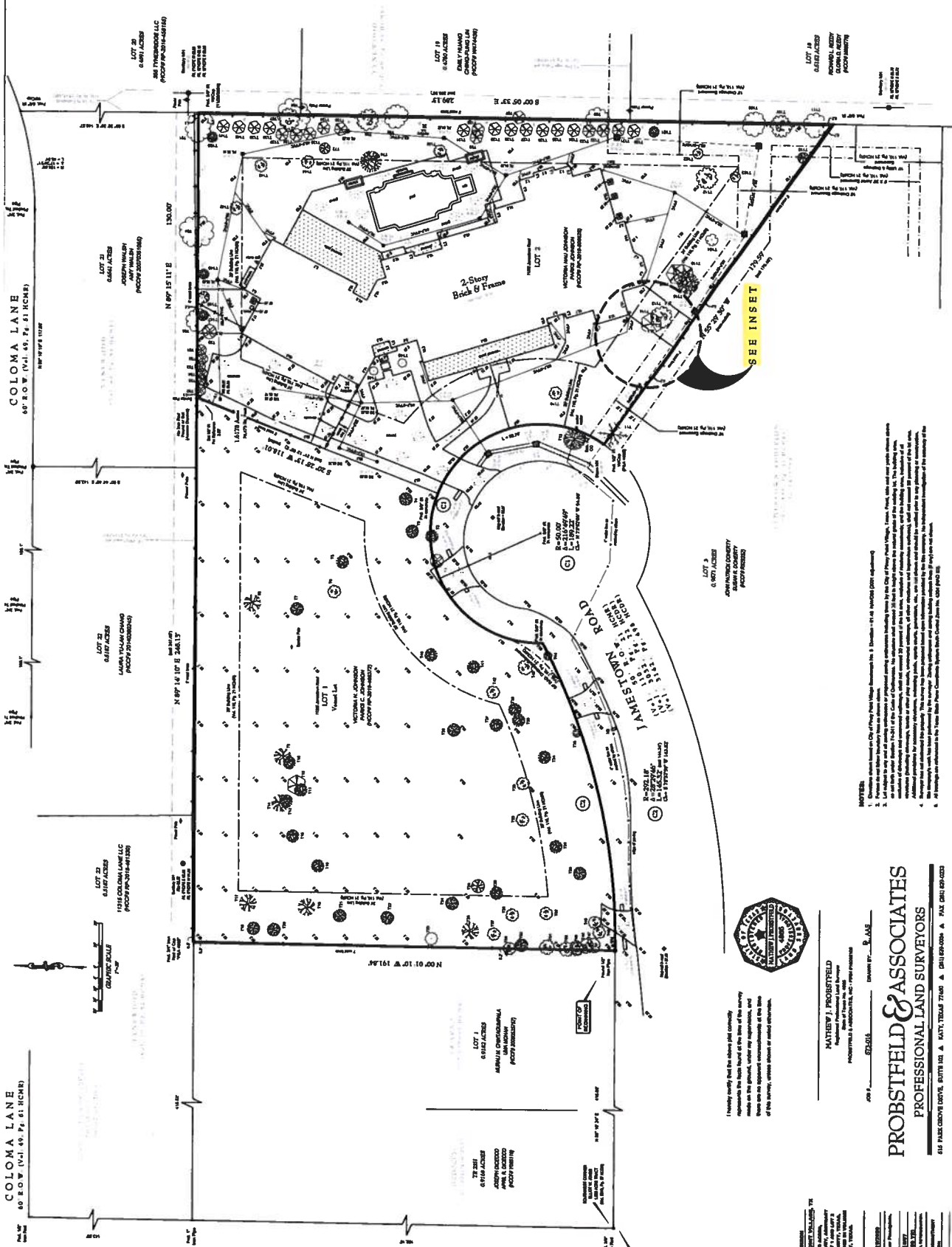
Respectfully,



MARIO COLINA, P.E.
Probstfeld & Associates, Inc.



Lot No.	Area (sq. ft.)	Owner	Notes
1	10,000	John Doe	...
2	10,000	Jane Smith	...
3	10,000
4	10,000
5	10,000
6	10,000
7	10,000
8	10,000
9	10,000
10	10,000
11	10,000
12	10,000
13	10,000
14	10,000
15	10,000
16	10,000
17	10,000
18	10,000
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34	10,000
35	10,000
36	10,000
37	10,000
38	10,000
39	10,000
40	10,000
41	10,000
42	10,000
43	10,000
44	10,000
45	10,000
46	10,000
47	10,000
48	10,000
49	10,000
50	10,000



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12	10,000
13	10,000
14	10,000
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16	10,000
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31	10,000
32	10,000
33	10,000
34	10,000
35	10,000
36	10,000
37	10,000
38	10,000
39	10,000
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41	10,000
42	10,000
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44	10,000
45	10,000
46	10,000
47	10,000
48	10,000
49	10,000
50	10,000



MATTHEW J. PROBSTFELD
 PROFESSIONAL LAND SURVEYORS
 STATE OF TEXAS, NO. 10000
 615 PARK GROVE DRIVE, SUITE 202, A. DALLAS, TEXAS 75240

PROBSTFELD & ASSOCIATES

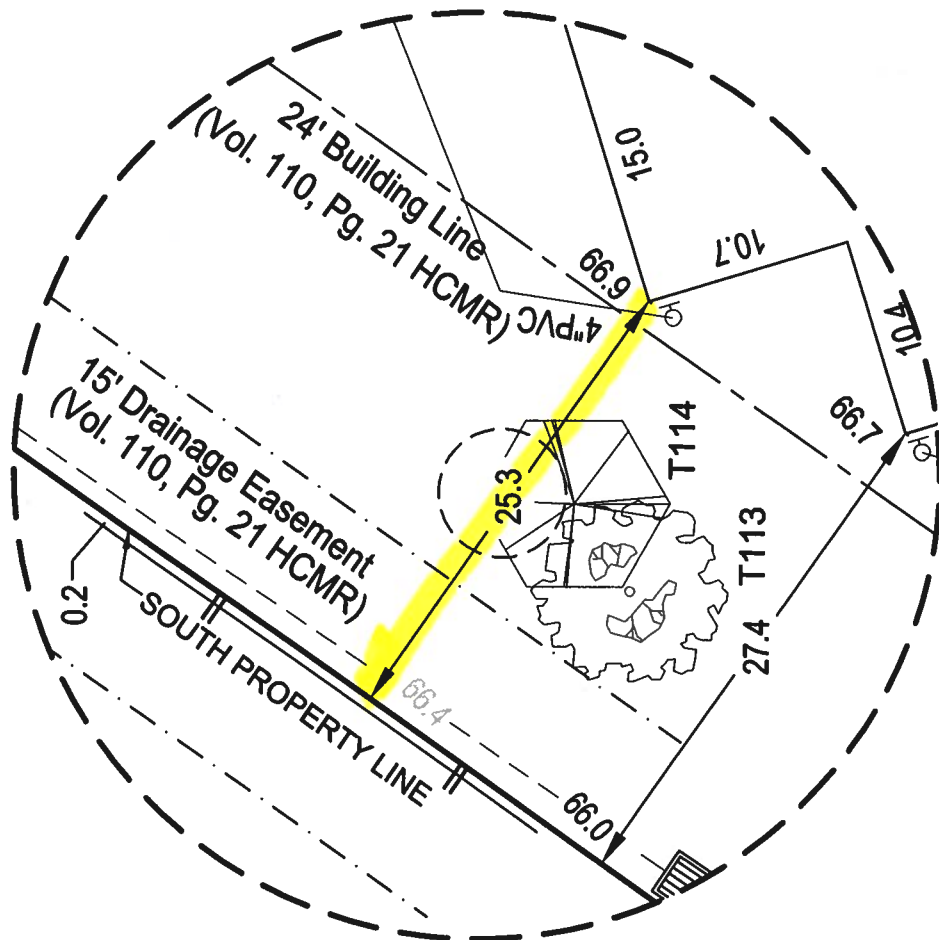
PROFESSIONAL LAND SURVEYORS

THIS SURVEY IS THE PROPERTY OF PROBSTFELD & ASSOCIATES, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF PROBSTFELD & ASSOCIATES, INC.

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1. Dimensions shown based on City of Plano Maps.
2. Easements shown based on City of Plano Maps.
3. Dimensions of all easements shown.
4. All bearings and distances are based on the True Meridian.
5. All bearings and distances are based on the True Meridian.
6. All bearings and distances are based on the True Meridian.

DATE: 07/15/2010
 TIME: 10:00 AM
 BY: MJP



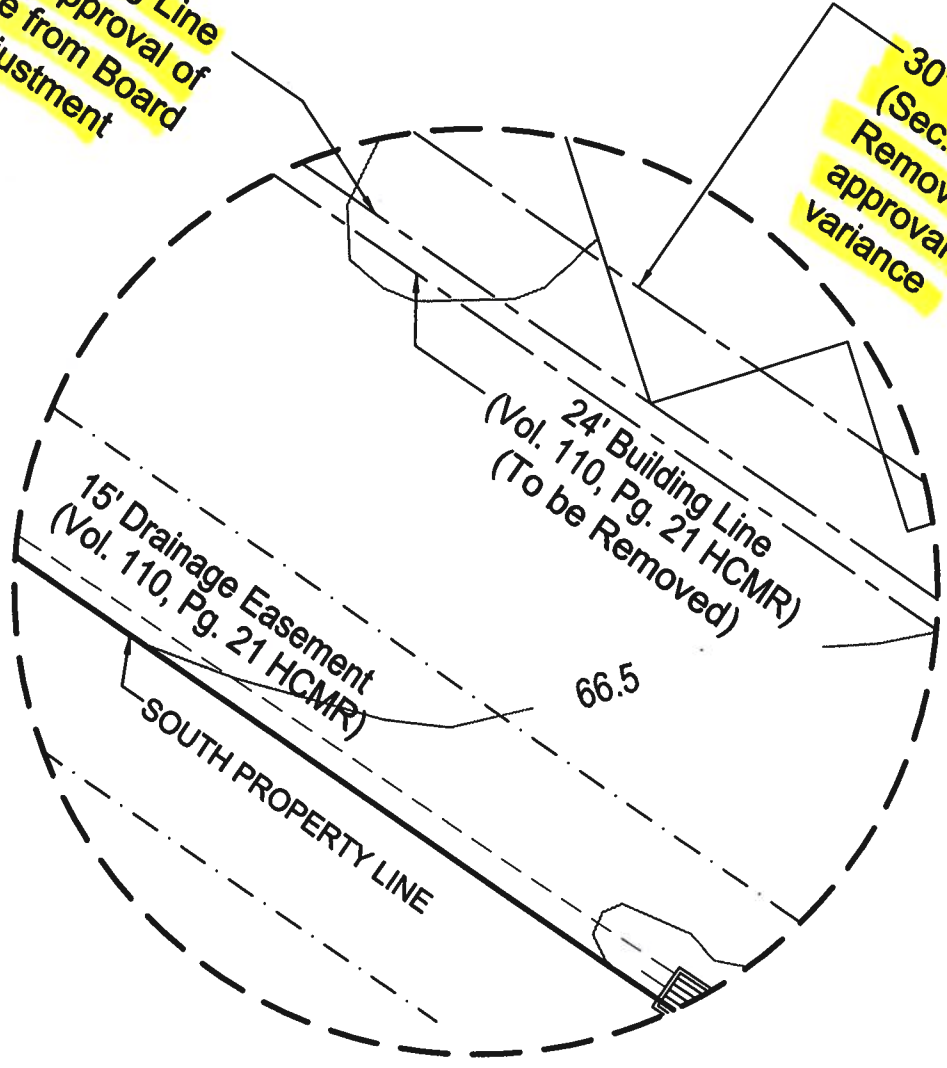
INSET

SCALE: 1" = 10'



25.3' Building Line
Pending approval of
variance from Board
of Adjustment

30' Side Yard
(Sec. 74-244)
Remove after
approval of
variance



INSET

SCALE: 1" = 10'



INSET

SCALE: 1" = 20'

HARRIS COUNTY APPRAISAL DISTRICT
 REAL PROPERTY ACCOUNT INFORMATION
097147000001

Tax Year: 2020



Owner and Property Information								
Owner Name & Mailing Address:				Legal Description:				
JOHNSON PARKS C JOHNSON VICTORIA N 11302 JAMESTOWN RD HOUSTON TX 77024-7411				LT 1 JAMESTOWN 11306 JAMESTOWN RD HOUSTON TX 77024				
Property Address:								
State Class Code	Land Use Code	Land Area	Total Living Area	Neighborhood	Neighborhood Group	Market Area	Map Facet	Key Map ^{1/2}
C1 -- Real, Vacant Lots/Tracts (In City)	1000 -- Residential Vacant	35,071 SF	0 SF	7826	25501	392 -- ISD 25 - Memorial Villages South of I-10	5057C	490L

Value Status Information			
Value Status	Notice Date	Hearing Status	Shared CAD
Noticed	3/31/2020	Protest Received	No

Exemptions and Jurisdictions						
Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2019 Rate	2020 Rate
None	025	SPRING BRANCH ISD		Not Certified	1.320980	
	040	HARRIS COUNTY		Not Certified	0.407130	
	041	HARRIS CO FLOOD CNTRL		Not Certified	0.027920	
	042	PORT OF HOUSTON AUTHY		Not Certified	0.010740	
	043	HARRIS CO HOSP DIST		Not Certified	0.165910	
	044	HARRIS CO EDUC DEPT		Not Certified	0.005000	
	075	PINEY POINT VILLAGE		Not Certified	0.255140	
	707	MEMORIAL VILLAGES WA		Not Certified	0.027463	

Texas law prohibits us from displaying residential photographs, sketches, floor plans, or information indicating the age of a property owner on our website. You can inspect this information or get a copy at **HCAD's information center at 13013 NW Freeway.**

Valuations					
Value as of January 1, 2019			Value as of January 1, 2020		
	Market	Appraised		Market	Appraised
Land	1,308,008		Land	1,308,008	
Improvement	103,281		Improvement	0	
Total	1,411,289	1,411,289	Total	1,308,008	1,308,008

Land												
Market Value Land												
Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	1000 -- Res Vacant Table Value	SF5	SF	35,071	1.12	1.00	0.90	--	1.01	37.00	37.30	1,308,008.00

Building
 Vacant (No Building Data)

HARRIS COUNTY APPRAISAL DISTRICT
 REAL PROPERTY ACCOUNT INFORMATION
097147000002

Tax Year: 2020



Owner and Property Information								
Owner Name & Mailing Address: JOHNSON VICTORIA N & PARKS 11302 JAMESTOWN RD HOUSTON TX 77024-7411				Legal Description: LT 2 JAMESTOWN				
				Property Address: 11302 JAMESTOWN RD HOUSTON TX 77024				
State Class Code	Land Use Code	Land Area	Total Living Area	Neighborhood	Neighborhood Group	Market Area	Map Facet	Key Map 1/2
A1 -- Real, Residential, Single-Family	1001 -- Residential Improved	35,218 SF	10,333 SF	7826	25501	392 -- ISD 25 - Memorial Villages South of I-10	5057C	490L

Value Status Information		
Value Status	Notice Date	Shared CAD
-Noticed	04/10/2020	No

Exemptions and Jurisdictions						
Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2019 Rate	2020 Rate
Residential Homestead	025	SPRING BRANCH ISD	1,163,486	Not Certified	1.320980	
	040	HARRIS COUNTY	1,138,486	Not Certified	0.407130	
	041	HARRIS CO FLOOD CNTRL	1,138,486	Not Certified	0.027920	
	042	PORT OF HOUSTON AUTHY	1,138,486	Not Certified	0.010740	
	043	HARRIS CO HOSP DIST	1,138,486	Not Certified	0.165910	
	044	HARRIS CO EDUC DEPT	1,138,486	Not Certified	0.005000	
	075	PINEY POINT VILLAGE	0	Not Certified	0.255140	
	707	MEMORIAL VILLAGES WA	1,138,486	Not Certified	0.027463	

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Valuations					
Value as of January 1, 2019			Value as of January 1, 2020		
	Market	Appraised		Market	Appraised
Land	1,313,491		Land	1,313,491	
Improvement	2,451,087		Improvement	4,378,939	
Total	3,764,578	3,764,578	Total	5,692,430	5,692,430

Land												
Market Value Land												
Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	1001 -- Res Improved Table Value	SF1	SF	35,218	1.12	1.00	0.90	--	1.01	37.00	37.30	1,313,491.00

Building						
Building	Year Built	Type	Style	Quality	Impr Sq Ft	Building Details
1	2018	Residential Single Family	Residential 1 Family	Superior	10,333 *	Displayed

* All HCAD residential building measurements are done from the exterior, with individual measurements rounded to the closest foot. This measurement includes all closet space, hallways, and interior staircases. Attached garages are not included in the square footage of living area, but valued separately. Living area above *attached* garages is included in the square footage living area of the dwelling. Living area above *detached* garages is not included in the square footage living area of the dwelling but is valued separately. This method is used on all residential properties in Harris County to ensure the uniformity of square footage of living area measurements district-wide. There can be a reasonable variance between

the HCAD square footage and your square footage measurement, especially if your square footage measurement was an interior measurement or an exterior measurement to the inch.

Building Details (1)

Building Data	
Element	Detail
Foundation Type	Slab
Exterior Wall	Brick / Veneer
Heating / AC	Central Heat/AC
Grade Adjustment	X
Physical Condition	Average
Cond / Desir / Util	Average
Exterior Wall	Frame / Concrete Blk
Cost and Design	New / Rebuilt
Element	Units
Room: Rec	4
Elevator Stops	2
Fireplace: Metal Prefab	3
Room: Half Bath	3
Room: Full Bath	6
Room: Total	13
Room: Bedroom	6

Building Areas	
Description	Area
BASE AREA PRI	7,678
BASE AREA UPR	2,655
OPEN MAS PORCH PRI	480
OPEN MAS PORCH PRI	1,095
OPEN MAS PORCH PRI	52
MAS/BRK GARAGE PRI	1,097

Extra Features

Line	Description	Quality	Condition	Units	Year Bult
1	Pool SPA with Heater	Good	Good	1.00	2019
2	Gunite Pool	Good	Good	420.00	2019
3	Custom Outdoor Kitchen	Good	Good	1.00	2019





Jamestown Addition Zoning Plat No 1

11302 & 11306 JAMESTOWN ROAD ~ PINEY POINT VILLAGE

HCAD ID	Owner Name 1	Owner Mail 1	Owner Mail	Owner Mail	Owner Zip	Legal Desc. 1	Legal Desc. 2	Property Address	Property Address	Property Address	
			City	State				Number	Street	Subdiv	
1	GILLER MARK WARREN GILLER STEPHEN EDWARD % MARK W & STEPHEN E GILLER 2008	1001 FANNIN ST STE 700	HOUSTON	TX	77092-6777	LT 27 BLK 2	TNEWOOD	11318	COLOMA	LANE	77024
2	HUNTER ROBERT C & AMANDA K	11314 COLOMA LN	HOUSTON	TX	77024-7408	LT 28 & RES A1 BLK 2	TNEWOOD	11314	COLOMA	LANE	77024
3	BALDWIN KENNETH W MARTIN MELISSA M	367 TNEBRIDGE LN	HOUSTON	TX	77024-7427	LT 29 & TR 28A & RES A BLK 2	TNEWOOD	367	TNEBRIDGE	LANE	77024
4	DUNN DOUGLAS B & STACIE L	362 TNEBRIDGE LN	HOUSTON	TX	77024-7425	LT 41 BLK 3	TNEWOOD	362	TNEBRIDGE	LANE	77024
5	DAVIS MATTHEW C & JILL R	354 TNEBRIDGE LN	HOUSTON	TX	77024-7424	LT 46 BLK 3	TNEWOOD	354	TNEBRIDGE	LANE	77024
6	BELL PETER JEFFREY	5443 KATY HOCKLEY CUT OFF KATY	HOUSTON	TX	77493-7008	LT 47 BLK 3	TNEWOOD	350	TNEBRIDGE	LANE	77024
7	WILSON WILLIAM H JR & DEBORA	11319 COLOMA LN	HOUSTON	TX	77024-7400	LT 24 BLK 1	TNEWOOD	11319	COLOMA	LANE	77024
8	11315 COLOMA LANE LLC	701 SHEPHERD DR STE 200	HOUSTON	TX	77092-5593	LT 23 BLK 1	TNEWOOD	11315	COLOMA	LANE	77024
9	CHANG LAURA Y	11311 COLOMA LN	HOUSTON	TX	77024-7400	LT 22 BLK 1	TNEWOOD	11311	COLOMA	LANE	77024
10	WALSH JOSEPH III & AMY	11307 COLOMA LN	HOUSTON	TX	77024-7400	LT 21 BLK 1	TNEWOOD	11307	COLOMA	LANE	77024
11	355 TNEBRIDGE LLC	4242 RICHMOND AVE APT 22	HOUSTON	TX	77027-4839	LT 20 BLK 1	TNEWOOD	355	TNEBRIDGE	LANE	77024
12	HUANG EMILY LIN CHING FUNG	351 TNEBRIDGE LN	HOUSTON	TX	77024-7422	LT 19 BLK 1	TNEWOOD	351	TNEBRIDGE	LANE	77024
13	REEDY RICHARD L	347 TNEBRIDGE LN	HOUSTON	TX	77024-7422	LT 18 BLK 1	TNEWOOD	347	TNEBRIDGE	LANE	77024
14	HOGAN MARTIN BARAZI RULA	343 TNEBRIDGE LN	HOUSTON	TX	77024-7422	LT 17 BLK 1	TNEWOOD	343	TNEBRIDGE	LANE	77024
15	LUCRIN GEORGE HOWARD, IV LUCRIN LORRI LYNN	358 PINEY POINT RD	HOUSTON	TX	77024-6506	TR 29E-1	ABST 72 J D TAYLOR	358	PINEY POINT	ROAD	77024
16	NEWTON JONATHAN B & SHELY P	356 PINEY POINT RD	HOUSTON	TX	77024-6506	LT 1 BLK 1	HOSEMAN PLACE	356	PINEY POINT	ROAD	77024
17	HALL J CLYTON & WENDY	354 PINEY POINT RD	HOUSTON	TX	77024-6506	TR 29B & 29B-1	ABST 72 J D TAYLOR	354	PINEY POINT	ROAD	77024
18	FREEDMAN LEON	360 PINEY POINT RD	HOUSTON	TX	77024-6506	TR 29E	ABST 72 J D TAYLOR	360	PINEY POINT	ROAD	77024
19	DOHERTY JOHN PATRICK & SUSAN	11301 JAMESTOWN RD	HOUSTON	TX	77024-7411	LT 3	JAMESTOWN	11301	JAMESTOWN	ROAD	77024
20	HULJEN ESTHER E M DIMECH JOHN	11311 JAMESTOWN RD	HOUSTON	TX	77024-7411	LT 1 BLK 1	JAMESTOWN PLACE	11311	JAMESTOWN	ROAD	77024
21	13271.60010001 CHINTAGUMPALA MURALI M GILLER MARK WARREN GILLER STEPHEN EDWARD % MARK W & STEPHEN E GILLER 2008	11312 JAMESTOWN RD	HOUSTON	TX	77024-7411	LT 1 BLK 1	SWARNA	11312	JAMESTOWN	ROAD	77024
22	852720000027	11318 COLOMA LN	HOUSTON	TX	77024-7400	LT 27 BLK 2	TNEWOOD	11318	COLOMA	LANE	77024
23	852730000047	350 TNEBRIDGE LN	HOUSTON	TX	77024-7424	LT 47 BLK 3	TNEWOOD	350	TNEBRIDGE	LANE	77024
24	852710000023	11315 COLOMA LN	HOUSTON	TX	77024-7400	LT 23 BLK 1	TNEWOOD	11315	COLOMA	LANE	77024
25	852710000020	355 TNEBRIDGE LN	HOUSTON	TX	77024-7400	LT 20 BLK 1	TNEWOOD	355	TNEBRIDGE	LANE	77024

PROBSTFELD & ASSOCIATES

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September 1, 2020

GILLER MARK WARREN
GILLER STEPHEN EDWARD
% MARK W & STEPHEN E GILLER 2008 TRUSTS
1001 FANNIN ST STE 700
HOUSTON, TX, 77002-6777

To Whom It May Concern:

On behalf of our clients, **VICTORIA NAU JOHNSON & PARKS C. JOHNSON**, Probstfeld & Associates, Inc. is respectfully requesting a hearing to the Board of Adjustments on **SEPTEMBER 10, 2020 at 7:00 PM**, now being held online, using Zoom Meeting Platform.

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You're welcome to join the virtual meeting via the link or by phone as follows:

Join Zoom Meeting

<https://us02web.zoom.us/j/83732737132?pwd=eFpieTZ3ZDFvdWxiUUZmdmVpeiBKZz09>

Meeting ID: 837 3273 7132

Passcode: 193519

One tap mobile

+13462487799,,83732737132#,,,,,0#,,193519# US (Houston)

+12532158782,,83732737132#,,,,,0#,,193519# US (Tacoma)

Dial by your location

+1 346 248 7799 US (Houston)

+1 253 215 8782 US (Tacoma)

+1 669 900 6833 US (San Jose)

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

Meeting ID: 837 3273 7132

Passcode: 193519

Find your local number: <https://us02web.zoom.us/j/kvOQg8SJD>

Please find attached a copy of the PRELIMINARY PLAT. If you have any questions or concerns, please feel free to contact me at 281.829.0034 or if you need virtual meeting link sent to you via email, please send me an email at mario@probstfeld.com.

Sincerely,



MARIO COLINA, P.E.

Probstfeld & Associates, Inc.

Attachments: Copy of PRELIMINARY PLAT

A full variance packet is on file at Piney Point City Hall and will be available for review by September 4th at City's Website.