

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

At a regular meeting held on March 21, 2013, at City Offices, 7676 Woodway, Suite 300, 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
Scott Bender	Present
Vicki Driscoll	Present

Those in attendance included the Applicants and other interested parties as set out on the Registration Sheet for this meeting.

- 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 is 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 meeting was adjourned at 8:30 P.M.


Chair

BOARD OF ADJUSTMENT
CITY OF PINEY POINT VILLAGE

Action on Appeals
Meeting Date: March 21, 2013

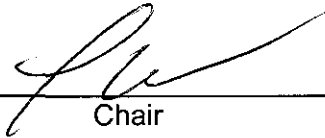
1. Scheduled Appeal No: 13-3 Order No. 13-3
2. Applicant: Randall H. and Suzanne P. Nichols
3. Address: 11509 Memorial Drive
4. Type of Appeal: Variance
Applicable Zoning Ordinance Section 74-244(c)(2)
5. Applicant was present: no
Represented by: Brad Moore with Morgan Moore Construction
6. After presentation 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 as to a variance permitting the existing home structure to remain in its current location on the South side, being 28'2" from the South property line which is an encroachment into the South side yard setback of 1'10", 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:

<u>Member</u>	<u>Vote (Granted/Denied)</u>
Chapman	yes/granted
Bender	yes/granted
Nash	yes/granted
Cooper	yes/granted
Driscoll	yes/granted

8. Scheduled Appeal No: 13-4 Order No. 13-4
9. Applicant: Brian Thompson
10. Address: 455 Jan Kelly
11. Type of Appeal: Variance
Applicable Zoning Ordinance Section 74-244(c) (1)
12. Applicant was present: yes
Represented by: self
13. 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 as to a variance, for new construction of a residence, for a front yard setback of 35 feet rather than the required 50 feet.

14. The vote of each Board Member was as follows:

<u>Member</u>	<u>Vote (Granted/Denied)</u>
Chapman	yes/granted
Bender	yes/granted
Nash	no/denied
Cooper	yes/granted
Driscoll	yes/granted



Chair

ORDER NO. 13-3
VARIANCE

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

Section 1. The appeal of Randall H. and Suzanne P. Nichols, for the following variance as to 11509 Memorial Drive:

variance permitting the existing home structure to remain in its current location on the South side, being 28'2" from the South property line which is an encroachment into the South side yard setback of 1'10", 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),

from Section 74-244(c) (2) 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(c) (2) 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) 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 March 21, 2013 (transmitted to offices of the City of Piney Point on March 22, 2013).


Chair

ORDER NO. 13-4
VARIANCE

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

Section 1. The appeal of Brian Thompson, for the following variance as to 455 Jan Kelly:

variance, for new construction of a residence, for a front yard setback of 35 feet rather than the required 50 feet,

from Section 74-244(c) (1) 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(c) (1) 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) 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 March 21, 2013 (transmitted to offices of the City of Piney Point on March 22, 2013).


Chair