



City of Piney Point Village

7676 WOODWAY DR., SUITE 300
HOUSTON, TX 77063-1523

TELEPHONE (713) 782-0271
FAX (713) 782-0281

NOTICE OF BOARD OF ADJUSTMENT MEETING

Thursday, March 8th, 2018 at 7:00 O' clock p.m.

THE SUBJECTS OF THE MEETING ARE AS FOLLOWS:

- 1.) **CALL TO ORDER:**
- 2.) **MEETING MINUTES:** Matters relating to the approval of minutes from the February 8th, 2018 regular session, Board of Adjustments meeting.
- 3.) **VARIANCE REQUEST:** Matters relating to a variance request from the City of Piney Point Zoning Ordinance, Reference Chapter 74 Section 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 feet nor be required to be more than 30 feet. Variance request: Is for 19.9 feet for the side yard instead of the required 23 feet due to the re plat. Applicant: Mario Colina with Probstfeld and Associates. Property address: 11401 Quail Hollow Lane, Houston, Texas 77024. Property is currently under re plat for both 11401 and 11405 Quail Hollow Lane. Preliminary plat passed with Planning and Zoning on January 25th, 2018.
- 4.) **VARIANCE REQUEST:** Matters relating to a variance request from the City of Piney Point Zoning Ordinance, Reference Chapter 74 Section 244. Regulations. (5) *Replacement of nonconforming fences.* At such time as there is construction of any building or remodeling of any existing building on the lot as defined in section 74-212 (b), all fences on the lot shall be replaced so as to conform to all regulations and articles of the city, including the provisions of subsection (h) (4) above. (i) (3), shall be permitted to be replaced or reconstructed to remain non-conforming until such time as there is construction as defined in section 74-212 (b), (a.) With like materials b.) To a height which does not exceed six feet above the surrounding natural grade. c.) In a manner which does not expand a nonconforming characteristic thereof; d.) If a wooden fence, with the finished exterior side facing the adjacent street. Applicant and owner: Pedro Arguello, MD. Property address: 2 North Cheska Lane, Houston, Texas 77024. Variance request: To allow a new replacement 8 ft. cedar solid fence.

- 5.) **VARIANCE REQUEST:** Matters relating to a variance request from the City of Piney Point Zoning Ordinance, Reference Chapter 74 Section 245. Supplementary district regulations. (b) *Driveways, walkways and sidewalks.* However, no driveway or sidewalk shall be permitted within ten feet of the side and rear lot lines if such driveways or sidewalks are located in the rear third of the lot. Ordinance 2016.10.24 C, *Section 74-212-Nonconforming building.* Applicant: Rachel Gibbs with Lanson B. Jones & Company, Inc. Owner: Martin and Karyn Enriquez. Property address: 216 Merrie Way Lane, Houston, Texas 77024. Variance request. To replace the existing non-conforming driveway, by changing it from its original footprint that will have a new design look that will add additional square footage.
- 6.) **VARIANCE REQUEST:** Matters relating to a variance request from the City of Piney Point Zoning Ordinance, Reference Chapter 74 Section 244. Regulations. (1) *Rear yard.* An accessory structure or accessory building not attached or made a part of the main building may be placed not less than 10 feet from the rear property line. (2) *Side Yard.* An accessory structure or accessory building not attached to or made a part of a main building may be placed not less than ten feet from a side property line, provided that all of such accessory structure or accessory building is within the rear 1/3 of the lot. (2) *Accessory building.* No accessory building shall: a.) Exceed 20 feet in height. B.) Contain more than one story; or. C. Contain any part which is higher than an imaginary line rising from a point beginning at ten feet high, ten feet from the property line and rising seven feet for each additional 12 feet from the property line. Applicant and Owner: Bronwyn Swinbank. Property address: 442 Gingham Drive, Houston, Texas 77024. Variance request: To allow for a play house to be in the side yard at 5 ft. 6 inches from the property line instead of being within the required 21 ft. building set back line. In the rear 1/3 of the lot, the accessory structure is less than 10 ft. from the property line. Also, to allow for a 21 foot tall accessory structure/play house.

7.) **ADJOURNMENT:**

If you plan to attend this public meeting and you have a disability that requires special arrangements at the meeting, please contact the City Secretary at 713-782-0271 in advance of the meeting. Reasonable accommodations will be made to assist your participation in the meeting. The City Offices are wheelchair accessible from the front entrance and specially marked parking spaces are available in the southwest parking area. Special seating will be provided in the Council Chambers.

I, Annette R. Arriaga, Director of Planning, Development and Permits for the City of Piney Point Village, do hereby certify that the above notice of meeting of the City of Piney Point Village City Council was posted in a place convenient to the general public in Compliance with Chapter 551, Texas Government Code, on Friday March 2nd at 12:00 o'clock a.m. /p. m. 2018.


Ms. Annette R. Arriaga