

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

At a regular meeting held on April 14, 2016, 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
Roland Sauermann	Present
Michael Cooper	Present
Vicki Driscoll	Present
Kevin Risley	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 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 meeting was adjourned at 7:15 P.M.



Chair

BOARD OF ADJUSTMENT
CITY OF PINEY POINT VILLAGE

Action on Appeals
Meeting Date: April 14, 2016

1. Scheduled Appeal No: 16-3
2. Applicant: Trent and Andrea Tellepsen
3. Address: 458 Jan Kelly
4. Type of Appeal: Variance
Applicable Zoning Ordinance Section 74-244 (c)(1)
5. Applicant was present: no
Represented by: Brian Thompson, builder
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 (i) grant the appeal as to front yard variance from 50 feet to 40 feet setback, for new construction, 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:

Member Vote

Risley	yes/granted
Driscoll	yes/granted
Chapman	yes/granted
Cooper	yes/granted
Sauermann	yes/granted


Chair

ORDER NO. 16-4
VARIANCE

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

Section 1. The appeal of Trent and Andrea Tellepsen, for the following variance as to 458 Jan Kelly: a variance from Section 74-244 (c) (1) as to front yard variance from 50 feet to 40 feet setback, for new construction, 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).

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


(a) The variance requested as to Section 74-244 (c)(1) as to front yard variance from 50 feet to 40 feet setback, for new construction, 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 front yard variance from 50 feet to 40 feet setback, for new construction, 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 April 14, 2016 (transmitted to offices of the City of Piney Point on April 15, 2016).


Chair