

MAYOR
Jim Pappas

CITY OF HUNTERS CREEK VILLAGE

CITY COUNCIL
Stuart Marks
Fidel Sapien
Linda Knox
Chip Cowell
Jay Carlton



CITY ADMINISTRATOR
Tom Fullen, MPA, CPM

BOARD OF ADJUSTMENT AGENDA

The Board of Adjustment of the City of Hunters Creek Village, Texas will meet in regular session **Monday, July 25, 2022 at 6:00 p.m.** in City Hall, #1 Hunters Creek Place, to consider the following items.

Call the meeting to order and the roll of appointed officers will be taken.

1. Discussion and possible action to approve the minutes of the March 28, 2022 meeting.
2. An application from Andrew and Traci Pelter, for a variance to Section 44-160(2)a of the Zoning Chapter, Area Regulations, to reduce the required 50ft front setback, to extend an exterior wall, at 2 Hunters Ridge Ct, Hunters Creek Village, Texas, 77024 (also known as, Lot 2, Block 1, Hunters Ridge, Subdivision).

Adjourn Open Meeting

CERTIFICATION

I, the undersigned authority, does hereby certify that this Notice of a Meeting was posted on the bulletin board at City Hall, #1 Hunters Creek Place, a place convenient and readily accessible to the general public at all times, and said Notice was posted on the following date and time: July 21, 2022 at 3:00 p.m. and remained so posted continuously for at least 72 hours before said meeting was convened.

/s/

Tom Fullen, City Administrator
Acting City Secretary

The City Hall is wheelchair accessible and accessible parking spaces are available. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers, or large print, are requested to contact the City Administrator's Office at 713.465.2150, by fax at 713.465.8357, or by email at fullen@cityofhunterscreek.com Requests should be made at least 48 hours prior to the meeting. This agenda is posted on the city's web site at <http://cityofhunterscreek.com>

**CITY OF HUNTERS CREEK VILLAGE, TEXAS
MINUTES OF THE
BOARD OF ADJUSTMENT
March 28, 2022**

The Board of Adjustment of the City of Hunters Creek Village, Texas, convened a regular meeting on March 28, 2022 at 6:00 p.m. in the City Hall at #1 Hunters Creek Place, Hunters Creek Village, Texas. Members of the public were invited to attend the meeting in person.

Call to order and the roll of elected and appointed officers.

The meeting was called to order at 6:00 p.m. by Chairman, Brad Klein. In attendance were regular Board Members, Brad Klein, Steve Pearson and John Braddock, and alternate Board Members, Kelly Somoza and Chris Knop. Also present were: Tom Fullen, City Administrator and John Hightower, City Attorney.

1. Discussion and possible action to approve the minutes of the December 6, 2021 meeting.

Board Member, Chris Knop, made a motion to approve the minutes from the December 6, 2021 meeting. Board Member, Kelly Somoza, seconded the motion and the motion carried unanimously.

2. Discussion and possible action to approve the minutes of the February 28, 2022 meeting.

Board Member, Chris Knop, made a motion to approve the minutes from the February 28, 2022 meeting. Board Member, Steve Pearson seconded the motion and the motion carried unanimously.

3. An application from Adam and Sylvia Burke, for a variance to Section 44-160(2)a of the Zoning Chapter, Area Regulations, to reduce the required 50-foot front setback to 35 feet, for a new residence to be constructed, at 514 Wellesley Drive, Hunters Creek Village, Texas 77024 (also known as, Lot 9, Block 1, Wellesley, Subdivision).

A motion was made and seconded to grant the variance based on hardship. The vote to approve the motion was unanimous.

ADJOURNMENT

At 6:27 p.m., the meeting adjourned.

These minutes were approved on the ___ day of July, 2022.

Brad Klein, Chairman

ATTEST:

Tom Fullen, City Administrator
Acting City Secretary

DRAFT

**CITY OF HUNTERS CREEK VILLAGE, TEXAS
BOARD OF ADJUSTMENT
APPLICATION FOR REQUEST FOR VARIANCE**

A \$300.00 non-refundable fee is due upon submission of the application.

PROPERTY INFORMATION FOR WHICH VARIANCE BEING REQUESTED:

Address: 2 Hunters Ridge Ct

Legal Description: Lot 2 Block: 1 Subdivision: Hunters Ridge

APPLICANT INFORMATION:

Andrew and Traci Pelter 713-775-5600
Property Owner Telephone Number

<u>2 Hunters Ridge Ct.</u>	<u>Houston</u>	<u>Texas</u>	<u>77024</u>
Street Address	City	State	Zip Code

The provision of the zoning chapter from which the applicant seeks: Sec. 44-160 Area regulations (2)a. Front yard will have a depth of 50 feet from street.

Give a description of the specific variance the applicant seeks: _____
Homeowner would like to extend the exterior wall of the master bath on the right corner of the home forward two feet (2') over the setback line. Please see exhibit: Orange shading is allowed, homeowner is requesting the addition of black shaded area.

Give a brief explanation why the applicant believes the Board should grant the requested variance: Because the existing 1/2 acre lot backs up to Buffalo Bayou there is a large portion of the lot that is unbuildable due to the Harris County Drainage District easement. This easement prohibits any permanent residential structure encroaching over the line, which greatly diminishes the usable square footage normally afforded to 1/2 lots.

Give any information the applicant believes to be relevant to the Board's consideration of the matter: Homeowner has met with HOA President John McMahon, who represents the 10 homeowners of Hunters Ridge Ct, and has received neighborhood approval as proposed in this variance packet.

The following items are required to be submitted with application:

- Letter of denial from the building official Denial was verbal at the initial submittal.
- Site Plan
- Survey


Signature of Applicant

June 7, 2022
Date

ADDRESS :2 HUNTERS RIDGE COURT
HOUSTON, TEXAS 77024

BUYER :DREW PELTER

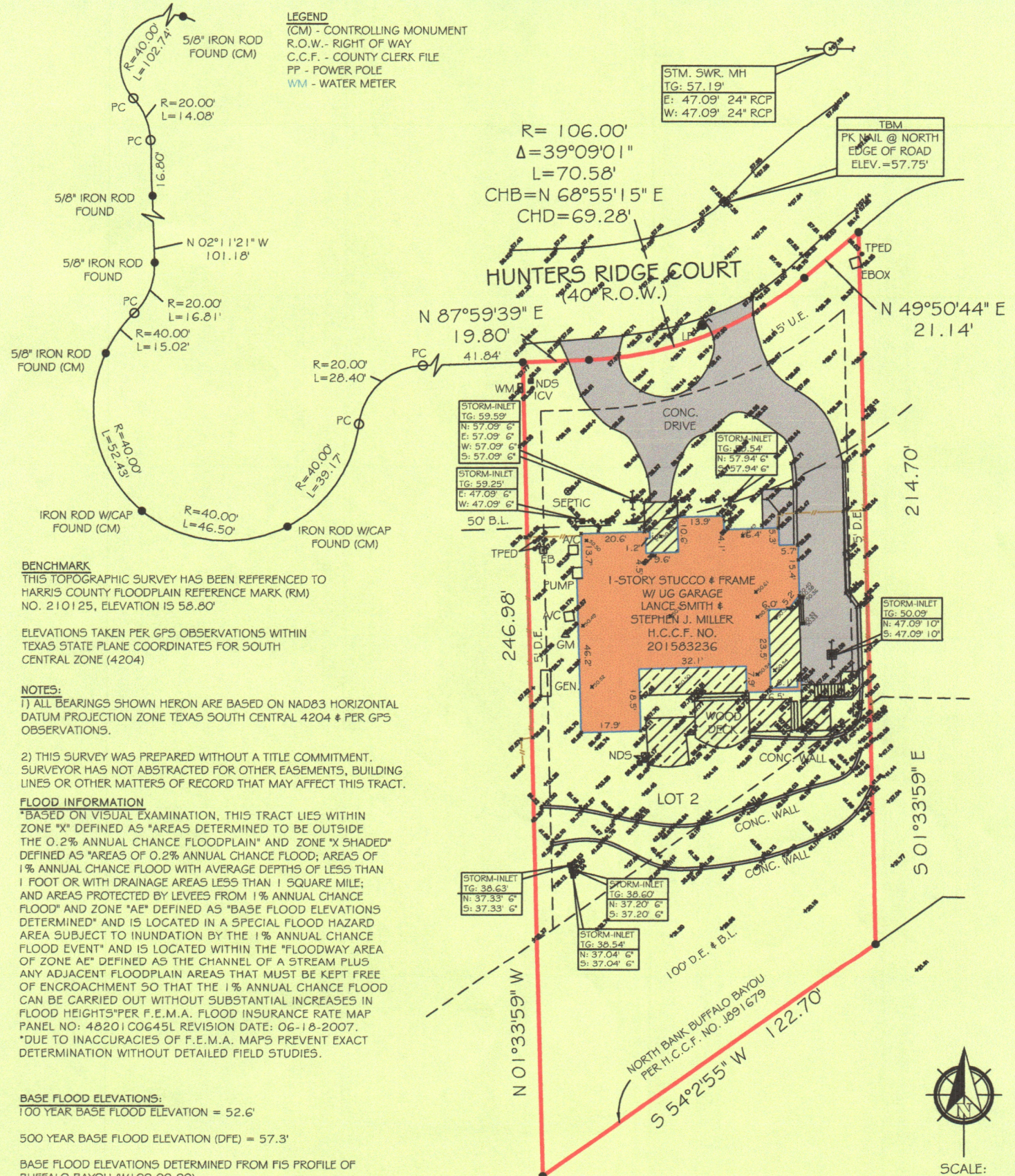
TITLE CO :N/A

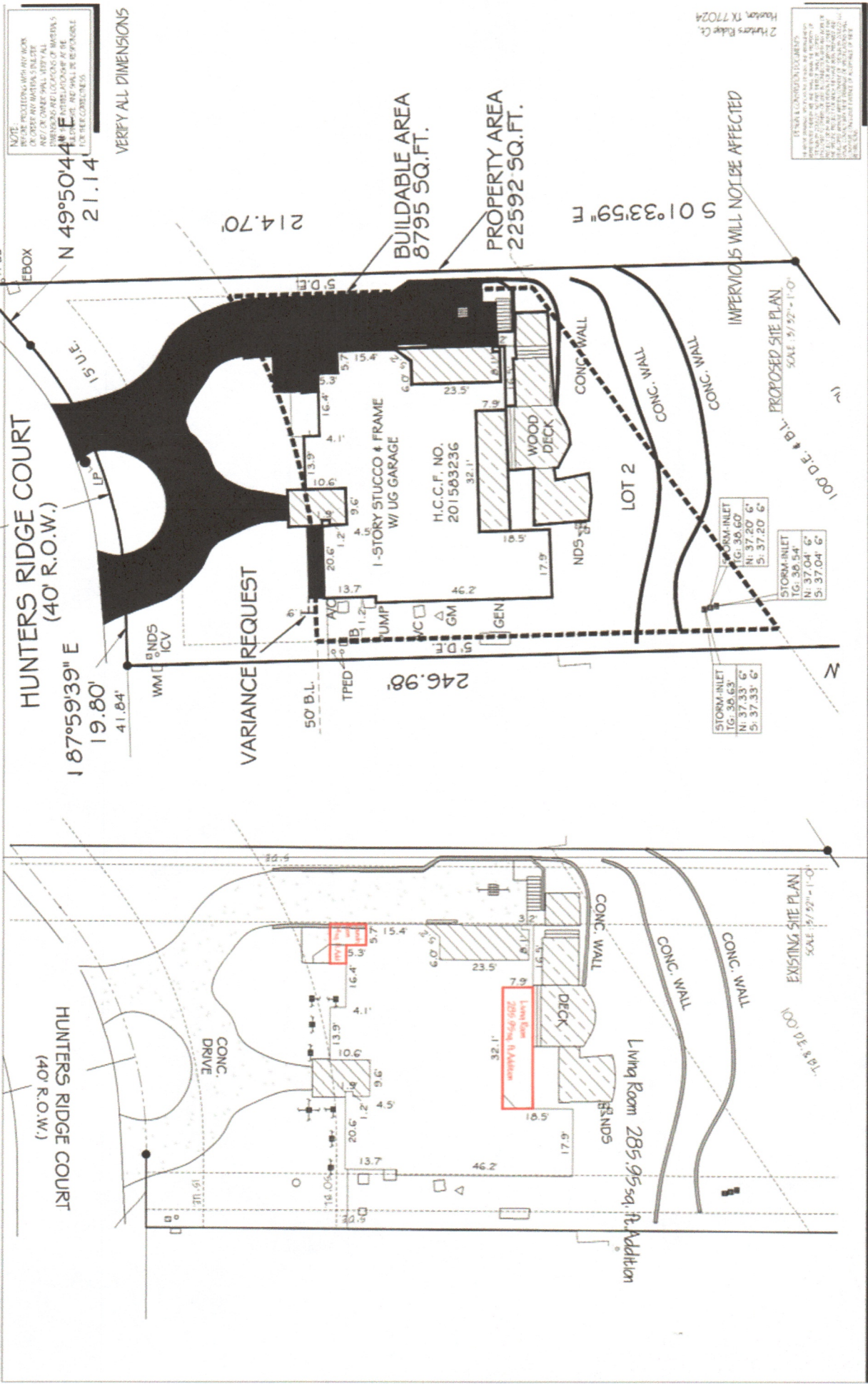
GF NO :N/A

LENDER :N/A

A TOPOGRAPHIC SURVEY OF LOT 2 HUNTERS RIDGE

ACCORDING TO THE MAP OR PLAT THEREOF
RECORDED IN VOLUME 352, PAGE 26
OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS





NOTE:
 1. DIMENSIONS SHOWN ARE FOR THE EXISTING STRUCTURE AND/OR CONCRETE WALL. VERIFY ALL DIMENSIONS AND LOCATIONS OF WALLS AND LOCATIONS OF WALLS BEFORE ANY CONSTRUCTION FOR THE CONNECTIONS.

2 Hunters Ridge Ct.
 Houston, TX 77024

PERVA CONSTRUCTION DOCUMENTS
 THESE DOCUMENTS ARE THE PROPERTY OF PERVA CONSTRUCTION. NO PART OF THESE DOCUMENTS MAY BE REPRODUCED, COPIED, 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 PERVA CONSTRUCTION. ANY UNAUTHORIZED USE OF THESE DOCUMENTS IS STRICTLY PROHIBITED.

REVISIONS	DATE	BY	APP'D

AI
EXISTING & PROPOSED
AI-10
HECTOR ZOLEZZI
 Building Designer

DESIGN BY ZOLEZZI LLC.
 TEXAS INSTITUTE OF BUILDING DESIGN

TELEPHONE (713) 826 9411
hector@designbyzolezzi.com

Attention: Builder or General Contractor
 These drawings were prepared by the undersigned for the purpose of obtaining a permit for the construction of the improvements shown hereon. It is the responsibility of the contractor to verify the accuracy of the information shown hereon and to obtain all necessary permits for the work shown hereon. The undersigned does not warrant the accuracy of the information shown hereon. The undersigned is not responsible for any errors or omissions in these drawings. The undersigned is not responsible for any construction defects or for any damage to property or persons resulting from the construction of the improvements shown hereon.

General Note:
 1. The contractor shall verify the accuracy of the information shown hereon and to obtain all necessary permits for the work shown hereon.

2 Hunters Ridge Ct.
 Houston, TX 77024

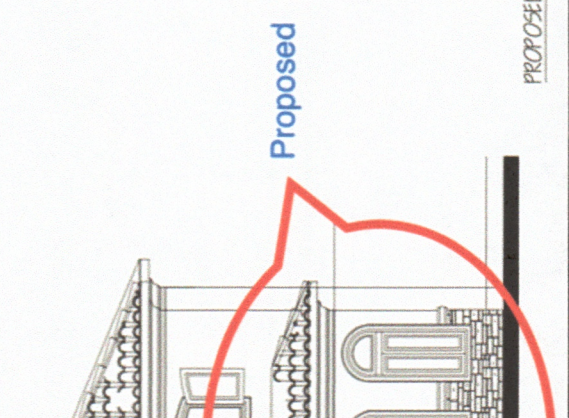
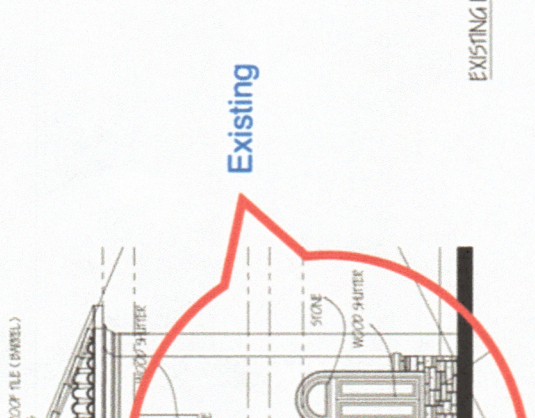
NOTE: PROVISIONS IMPLY ANY WORK TO BE DONE BY OTHERS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF MATERIALS AND THEIR INSTALLATION AT THE BUILDING SITE, AND SHALL BE RESPONSIBLE FOR THEIR CORRECTNESS.

VERIFY ALL DIMENSIONS

2 Harkens Ridge Ct.
Houston, TX 77024

REGION & COORDINATION DOCUMENTS:
THESE DOCUMENTS SHALL BE USED TO VERIFY THE LOCATION OF ALL MATERIALS AND THEIR INSTALLATION AT THE BUILDING SITE, AND SHALL BE RESPONSIBLE FOR THEIR CORRECTNESS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF MATERIALS AND THEIR INSTALLATION AT THE BUILDING SITE, AND SHALL BE RESPONSIBLE FOR THEIR CORRECTNESS.

REVISIONS	SCALE: 1/4" = 1'-0"	DATE: 1/27/2024	BY: [Signature]	APP'D: [Signature]	DATE: 1/27/2024
1	EXISTING & PROPOSED FRONT ELEVATION	A-2.C			



Attention Fabricator or Furniture Manufacturer: The dimensions in this drawing are for information only. It is the responsibility of the fabricator to verify all dimensions. Design By Zolezzi LLC will not be responsible for work done by any other manufacturer. The fabricator shall verify all dimensions and locations of materials and their installation at the building site, and shall be responsible for their correctness.

Attention Builder or General Contractor: These drawings reflect the design intent and dimensions of materials. It is the responsibility of the contractor to verify all dimensions. Design By Zolezzi LLC will not be responsible for work done by any other manufacturer. The contractor shall verify all dimensions and locations of materials and their installation at the building site, and shall be responsible for their correctness.

General Note: It is the responsibility of the contractor to verify the location and dimensions of all materials and their installation at the building site, and shall be responsible for their correctness.

2 Harkens Ridge Ct.
Houston, TX 77024

DESIGN BY ZOLEZZI LLC
TELEPHONE (713) 826 9411
hector@designbyzolezzi.com

AI
B.D.
HECTOR ZOLEZZI
Building Designer

TEXAS INSTITUTE OF
BUILDING DESIGN

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FRONT ELEVATION
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