

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, April 24, 2023 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 July 25, 2022 meeting.
2. An application from Robert Benson Beasley, for a special exception to Section 44-157(5)b of the Zoning Chapter, Use Regulations, to reduce the minimum rear yard setback distance for a new swimming pool to be located at 272 Bryn Mawr Circle, Hunters Creek Village, Texas, 77024 (also known as, TRS 26 & 27A, Bryn Mawr U/R, ABST 72 J D TAYLOR).

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: April 20, 2023 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
July 25, 2022**

The Board of Adjustment of the City of Hunters Creek Village, Texas, convened a regular meeting on July 25, 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 6:04 p.m. by Vice Chairman, Kelley Somoza. In attendance were regular Board Members, Kelley Somoza, and Steve Pearson, and alternate Board Members, Scott Frankel and Brady Dodson. Also present were: Tom Fullen, City Administrator and John Hightower, City Attorney.

1. Discussion and possible action to approve the minutes of the March 28, 2022 meeting.

Board Member Pearson made a motion to approve the minutes from the March 28, 2022 meeting. Board Member Frankel seconded the motion and the motion carried unanimously.

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).

Board Member Somoza made a motion to grant the variance. Board Member Frankel seconded the motion. The vote to approve the motion was unanimous.

ADJOURNMENT

At 6:22 p.m., the meeting adjourned.

These minutes were approved on the 24th day of April, 2023.

Brad Klein, Chairman

ATTEST:

Tom Fullen, City Administrator
Acting City Secretary

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: 272 Bryn Mawr Circle
Legal Description: Lot 26 Block: Subdivision: Bryn Mawr

APPLICANT INFORMATION:

Robert Benson Beasley 214.454.3825
Property Owner Telephone Number

272 Bryn Mawr Circle Houston TX 77024
Street Address City State Zip Code

The provision of the zoning chapter from which the applicant seeks:

Non conforming lot, with an allowed special variance request

Give a description of the specific variance the applicant seeks:

Move rear setback from 10' to 7'

Give a brief explanation why the applicant believes the Board should grant the requested

variance: The property sits on a corner pie shaped lot essentially creating two front yards forcing the building lines to be pushed back on both sides, which has created constraints on the side & rear yards to build a reasonable sized pool

Give any information the applicant believes to be relevant to the Board's consideration of

the matter: the request would also allow the pool to move another foot or so away from the house which would allow for more space from back doors and safer environment

The following items are required to be submitted with application:

- Letter of denial from the building official
- Site Plan
- Survey

Ben Beasley
Signature of Applicant

3-6-23
Date

MAYOR
Jim Pappas

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CITY ADMINISTRATOR
Tom Fullen, MPA, CPM

February 28, 2023

NOTICE OF PLAN REVIEW STATUS

The following Plans are NOT Approved for Construction

272 Bryn Mawr Circle
Hunters Creek Village, TX 77024

1. Proposed pool does not meet the minimum Rear Yard setback of 10 feet.
Sec. 44-157. **Use regulations.** (5)a.2. It must be setback a minimum of ten feet from the rear lot line.

Henry Rivas
Building Official

272 Bryn Mawr Circle

Jennifer and I are hoping to put in a simple rectangular pool in our backyard at 272 Bryn Mawr Circle. Our permit was denied due to the side and rear setback requirements (15 & 10 feet). On March 27th we will be requesting a variance from City of Hunters Creek to allow us to move the setback on the rear backyard to 7ft from 10 ft which is located on the north side property line. We are requesting this variance because:

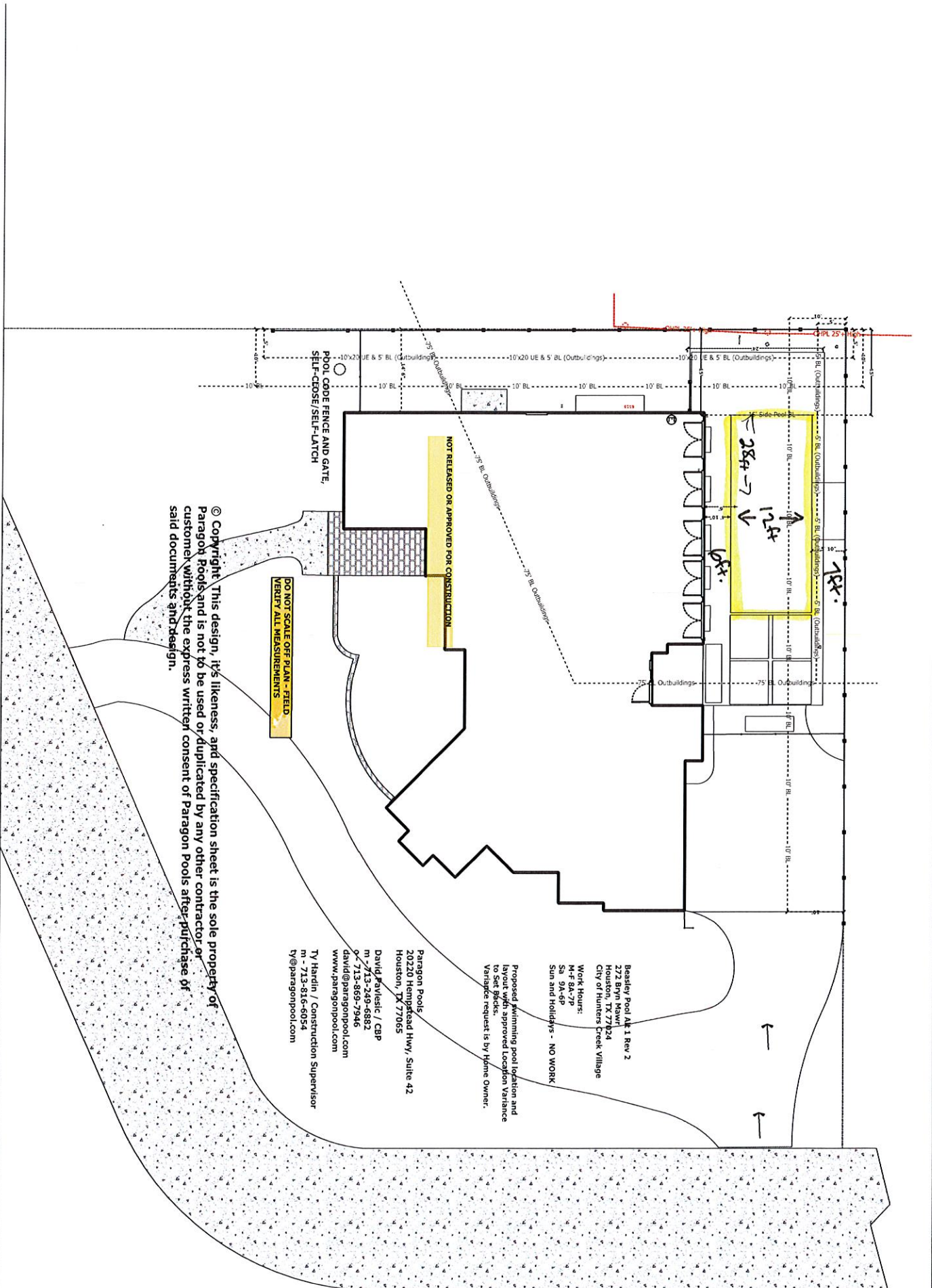
-Our property sits on a corner pie shaped lot essentially creating two front yards and forces the building lines to be pushed back on both sides which creates constraints on both the side and rear yards to build a reasonable sized pool. We are unable to move any further to the side yard because it has the 15ft setback and also has a CenterPoint utility pole. This difference in footage would also allow us to move the pool further away from our back doors creating a safer distance to waters edge.

We have been working with Tom Fullen the City Planner at City of Hunters Creek and he has been great to work with while guiding us through this process. He has said that variances are typically given when there are unusual lot sizes where both setbacks come into play (similar to our circumstance) and that we should look into filing for a variance.

We are hoping to have your support for the variance to build our pool with the setback requested change from 10ft to 7ft.

Thank you,

Jennifer & Ben Beasley



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DO NOT SCALE OFF PLAN - FIELD VERIFY ALL MEASUREMENTS

NOT RELEASED OR APPROVED FOR CONSTRUCTION

Paragon Pools
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o 713-869-7946
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www.paragonpool.com
Ty Harlin / Construction Supervisor
m 713-816-6054
ty@paragonpool.com

Proposed swimming pool location and layout with approved location. Variance to Set Backs. Variance request is by Home Owner.

Bassley Pool #1 Rev 2
28728m
Houston TX 77124
City of Hunters Creek Village
Work Hours:
M-F 8A-7P
SA 9A-6P
Sun and Holidays - NO WORK

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Shares fence on North Property Line near proposed pool

Bryn Mawr Property Owners	Address
Jill Knowles Jill Knowles	262 Bryn Mawr Cr
Ryan & Meredith McGraw ^{McGraw}	281 Bryn Mawr Cr
Ryan & Angela Sims Sims	261 Bryn Mawr Cir
STUART & ANITA GAYLOR Stuart & Anita	288 BRYN MAWR CIR
Yvette + Erik Simpsons	254 Bryn Mawr Circle