

# **230 Blalock Road**

## **Variance Request**

Piney Point Village Board of Adjustment

October 10, 2018

**TABLE OF CONTENTS**

Property Summary .....Page 3  
Details of Variance Request .....Page 4  
Existing Property Photos .....Page 5  
Survey .....Page 6  
Copy of Setback Ordinance .....Page 7  
Site Plan for Proposed Remodel .....Page 8  
Neighbor Notification Letter .....Page 9-10  
List of Neighbors.....Page 11

**PROPERTY SUMMARY:**

**Property Address:** 230 Blalock Rd  
Houston TX 77024

**Owners:** Ryan and Kate Droll

**Legal Description:** Lot 1, Dullien

**Lot Size:** 46,187 square feet

**Year Built:** 1969

**Conforming Lot:** Yes

**Existing AC Sq Ft:** 7,057 (per HCAD)

**New AC Sq Ft:** 7,216

**Existing Lot Coverage:** 36.6%

**New Lot Coverage:** 36.6%

## DETAILS OF VARIANCE REQUEST

Ryan and Kate Droll purchased the home in the summer of 2019 in order to have a larger home for their growing young family. The home has great “bones”, so they retained the services of Crafted Custom Homes + Renovations to redesign and remodel the interior of the home while maintaining the traditional charm of the original exterior.

The home was built in 1969 and has most of it’s living space on the first floor with a small guest quarters, bath, and storage upstairs over the garage. Our redesign and remodel includes renovating the home within it’s current footprint while slightly expanding the second floor to add a game/media room. We will bring the entire home up to current Building Code, including all new plumbing, electrical, HVAC, roofing, windows, doors, and fire sprinkler system. The existing roof height of approximately 22 feet will be retained, which is well under the maximum of 35 feet allowed by Piney Point. The existing lot coverage of 36.6% will also be maintained. The home currently sits an extra 45.5 feet beyond the 50 foot front setback lines. This provides a large front yard and total buffer from the street of 95.5 feet. Although the existing home is slightly over the side setbacks, the home meets or exceeds all other requirements.

It would cause an undue hardship to bring the home into compliance because to do so would require removing an angled section of the structural slab, garage, storage room, study, bathroom, and upstairs guest suite. This would cause the electrical service and main water lines that feed the house to be relocated. These factors would significantly increase the cost of the renovation to the point where it would be economically unfeasible. Additionally, the owners greatly desire to keep the more traditional one-and-a-half story home.

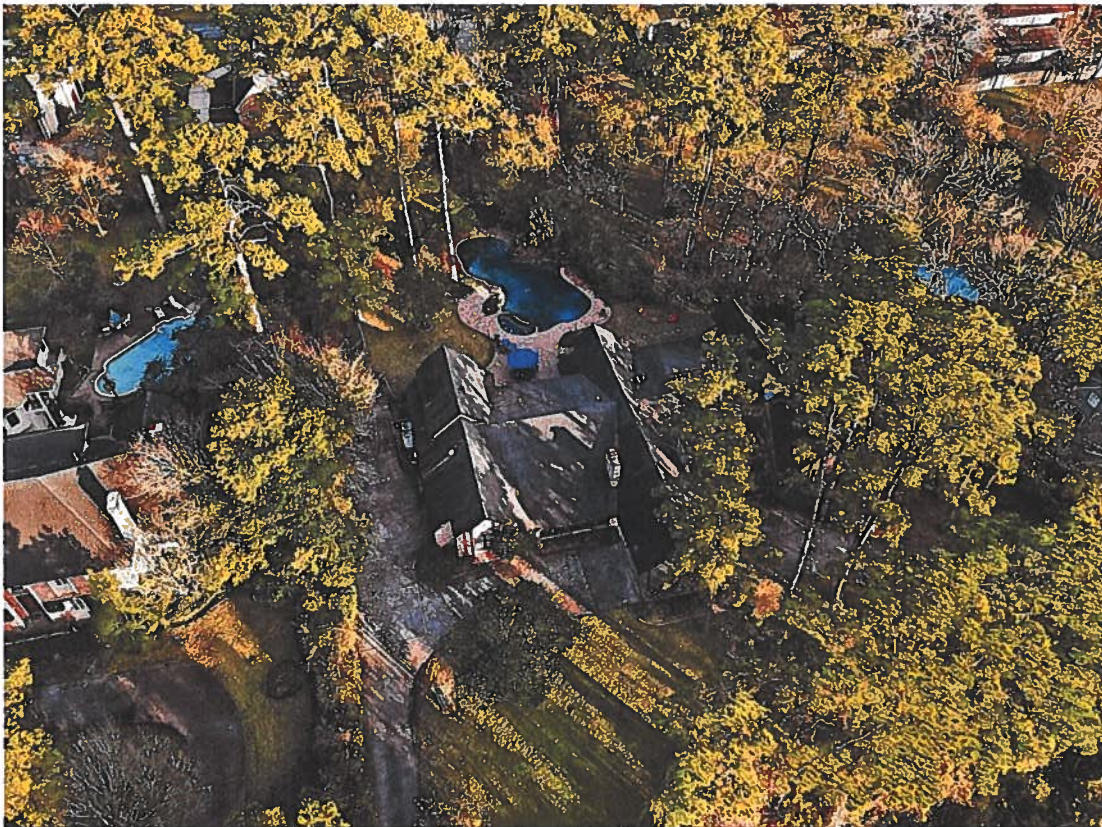
We ask that the Board kindly grant our request and thank the Board for their time and attention to this matter. We look forward to working with Piney Point Village and the homeowners look forward to being part of this great community!

Sincerely,

Curtis Lawson, Principal, Crafted Custom Homes + Renovations

On behalf of Ryan and Kate Droll, Homeowners of 230 Blalock

**PROPERTY PHOTOS**







(b) *Height regulations.* Except as provided immediately below, or specifically permitted otherwise in this chapter:

- (1) *Building or structure.* No building or structure, or any part thereof, shall exceed 35 feet in height above the natural grade of the existing lot (i.e., the grade at center of proposed building footprint after the lot has been cleared and before any other construction has begun); however, chimneys and antennas shall be allowed not more than ten feet above the building.
- (2) *Accessory building or structure in required yard.* No part of any accessory building or structure that is erected in any yard as required by subsection (c) shall:
  - a. Exceed 20 feet in height above the adjacent natural grade, except for chimneys (the width of which shall not exceed six feet and the horizontal cross section of which shall not exceed 16 square feet), ordinary plumbing stacks, or antennas, which are not to exceed ten feet above the building;
  - b. Contain more than one story; or
  - c. Contain any part (other than chimneys, ordinary plumbing stacks, or antennas) 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.
- (3) *Accessory building, church and school.* No accessory building or structure, or any part thereof, shall exceed 35 feet in height.
- (4) *Yard lights.* Yard lights attached to vegetation are permitted without height limitation within any required yard; however, no light, if installed on any pole or other structure, shall exceed 25 feet in height. Gas or electric lights not exceeding eight feet in height are permitted in a required front yard.
- (5) *Fences.* As permitted in this section.

(c) *Area regulations; size of yards.*

- (1) *Front yard.* There shall be a front yard having a depth of not less than 50 feet. Where all or part of a lot abuts on the turnaround portion of a cul-de-sac street, that portion of such lot fronting upon the turnaround portion of such cul-de-sac shall have a front yard depth of not less than 25 feet.
- (2) *Side yards.* There shall be two side yards on each lot, neither of which shall be less than 15 percent of the lot width at the building line; however, in no event shall a side yard be less than 15 feet or be required to be more than 30 feet.
- (3) *Rear yard.* There shall be a rear yard having a depth of not less than 20 feet. Corner lots on the turnaround portion of a cul-de-sac shall have two rear yards.







September 30, 2019

Piney Point Neighbor  
Address  
Houston, TX 77024

Dear Neighbor:

This letter is to inform you that we are requesting a variance to the Piney Point Village side setback ordinance for the property at 230 Blalock Rd. We are requesting that the existing home, which was built over the setback, be allowed to remain as we renovate the home within it's current footprint. Attached is a site plan that shows the layout of the home on the lot.

Here is the relevant portion of the Piney Point Village Code of Ordinances to which we seek a variance:

Sec. 74-244 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 percent of the lot width at the building line; however, in no event shall a side be less than 15 feet or be required to be more than 30 feet

We will be making this request during the October meeting of the Board of Adjustments, which you are invited to attend. The meeting will take place on Thursday, October 10, 2019 at the following address:

Piney Point City Hall  
7676 Woodway Dr, Suite 300  
Houston TX 77063

You may view our complete, detailed submittal packet on the Piney Point Village website beginning on Friday, October 4 through Thursday, October 10<sup>th</sup> by navigating to:

<http://www.cityofpineypoint.com/>, then following the dropdown menus to > Government > Board of Adjustment > BOA Meeting Packet

We are committed to maintaining the traditional charm and character of this home, and the owners look forward to being a part of this lovely community. If you have any questions or concerns, you may contact me by phone at (713) 664-7131 or email me at [curtis@craftedhome.com](mailto:curtis@craftedhome.com).

Sincerely,

Curtis Lawson, Owner  
Crafted Custom Homes + Renovations

On behalf of  
Ryan and Kate Droll, Homeowners

**LIST OF NEARBY NEIGHBORS**

*(within 200 feet of lot boundaries)*

Anwar and Aliya Ahmad	218 Blalock
Maurice Bresenhan	222 Blalock
Stephen and Ann Brennan	242 Blalock
Memorial Drive Presbyterian Church	245 Blalock
Saad and Robin Bargach	246 Blalock
Don and Herral Kallmeyer	213 Millbrook
John and Holly Brennan	217 Millbrook
Millbrook Realty, LLC	221 Millbrook