

VARIANCE REQUEST FOR

230 BLALOCK RD.

HOUSTON TX 77024

PINEY POINT VILLAGE BOARD OF ADJUSTMENT

JUNE 10, 2021

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LOT DESCRIPTION

Owners: Ryan and Kate Droll

Property address: 230 Blalock Rd.
Houston TX 77024

Legal description: LT 1 DULLIEN

Lot size: 46,187 SF

**Year *pool* was built
as per HCAD:** 1965

Existing pool SF: 1,465 SF

Proposed pool SF: 1,465 SF (existing shell will remain the same)

Existing pool decking SF: 2,284 SF

Proposed pool decking SF: 1,903 SF

**Total lot coverage with
proposed improvements:** 37.96%

VARIANCE REQUEST DETAILS

The current home on the lot was built in 1969. Ryan and Kate Droll purchased the home in 2019 for their growing family. They focused on remodeling the house first, as it was important to them to do any improvements in phases to better manage budgeting. Now that the home renovation is in process, they commissioned the services of Water's Edge Outdoor Living, LLC. to redesign and enhance the existing outdoor spaces and landscaping. The intention was to keep the original design language of the swimming pool and to integrate new planting and decking areas to compliment the swimming pool while maintaining the original structural integrity of the existing pool.

The existing pool was built in 1995 and includes a spa with a rock water feature and several underwater benches. Our redesign includes a complete aesthetic remodel while keeping the existing integrity of the shell of the pool. The aesthetic updates are to include the following:

- New stone coping
- New tile waterline tile
- New fountain wall
- New plaster

Since we did not build the swimming pool originally, we cannot be sure as to the existing structural detailing inherent in the pool shell and structural beam. We are concerned that "breaking" the pool beam to change the shape of the pool will be detrimental to the integrity of the pool long term. Due to this, we purposely decided to design the new outdoor amenities to work with the existing pool layout. We will not be expanding the size of the pool. However, we plan to bring the pool up to current construction code. As noted above, the pool will get new waterline tile, plaster, and coping as these items as it can be a hazard for the new homeowners and their children.

The current decking is also a concern, considering small children and older guests will be using this backyard and could potentially be a tripping hazard. We will be doing new concrete decking around the pool to better service the new design aesthetic and to address safety hazards. We were very careful with the new design layouts of the pool and entry drive areas to make sure we lessened the impervious coverage with the new design. The existing lot coverage of **38.86%** and this will be reduced with the updated decking to **37.96%** so we will not be negatively impacting the lot coverage with the new design.

It is important to note that the shape of this lot is very non- traditional for this neighborhood, our lot is a "piano" shaped lot rather than the traditional rectangle. The current pool does not go over the property line, but the shape of the lot does negatively impact the setbacks associated with the 1/3rd & build line lot dimensions. It encroaches the 22' build line and the rear 1/3 lot 10' build line. Although the existing pool is over these side yard setbacks, the pool will meet or exceed all other requirements.

Bringing the pool into compliance with the currently setbacks will greatly impact the structural integrity of the existing shell. To do so, it would require us to remove 208 sq ft of the west side of the pool and completely reconfigure existing structural steel, concrete, and foundation. Once we crack open an older pool shell many other issues can arise. The pool could be subject to moving in the earth, new gunite walls could possibly not adhere to the older gunite, thus making the pool shell no longer structurally sound. By us opening the shell we could inadvertently create a real mess. These factors

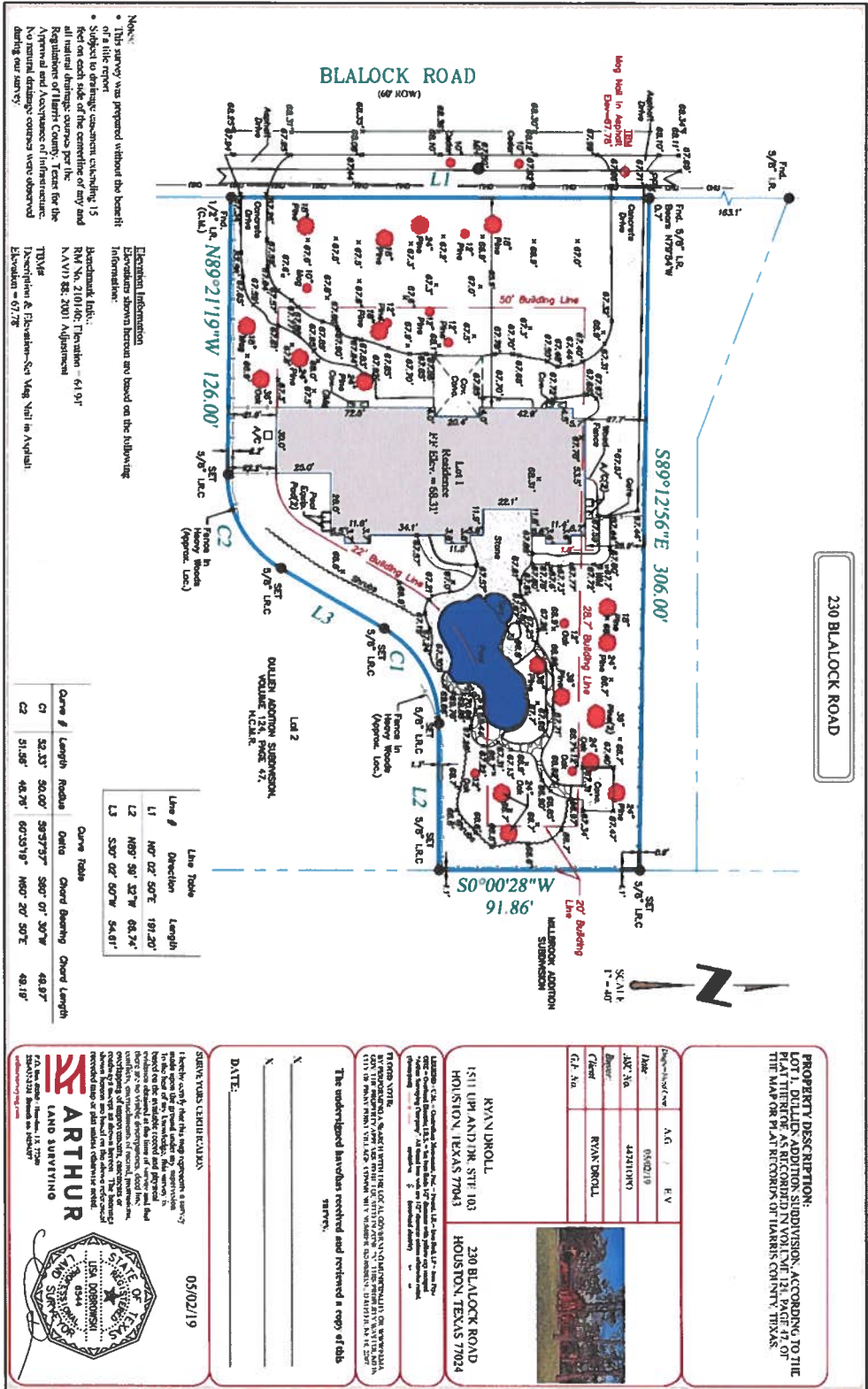
could significantly increase the investment to the homeowner. The homeowners are happy to keep the lagoon shape of the pool.

We ask that the Board of adjustments generously accept our request for keeping the existing pool shell in its current location and layout. We thank you for your time and attention on this matter. We look forward to working with Piney Point Village and the homeowners look forward to being a part of this community!

Daniel Slate, Builder, Water's edge Outdoor Living

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

LOT SURVEY



Notes:

- This survey was prepared without the benefit of a title report.
- Subject to easements extending 15'.
- All natural obstructions shown on this map and all natural drainage easements are hereby approved and accepted by the Applicant and the Registrar of Harris County, Texas for the Approval and Acceptance of this survey.
- No natural drainage easements were observed during our survey.

Curvature Information

Calculations shown herein are based on the following information:

Benchmark: ILL. RM No. 210186; Elevation: 61.91'

NAVD83; 08/2001 Adjustments

TIWMS

Injection & Elevation: Sea Level is Arbitrary. Elevation = 61.78'

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	32.33'	50.00'	59°57'37"	S09°07'30"W	48.97'
C2	51.58'	48.75'	60°53'19"	N89°20'50"E	48.11'

Line #	Direction	Length
L1	N89°02'50"E	191.20'
L2	N89°30'37"W	68.74'
L3	S36°02'50"W	54.81'

PROPERTY DESCRIPTION:
 LOT 1, DULLEN ADDITION SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN VOLUME 121, PAGE 17, OF THE MAP OR PLAT RECORDS OF HARRIS COUNTY, TEXAS.

OWNER INFORMATION:

Doc#-Subst#
 A/G / E/V
 05/02/19

CLIENT: RYAN DROLL

ADDRESS: 230 BLALOCK ROAD, HOUSTON, TEXAS 77043

DATE: 05/02/19

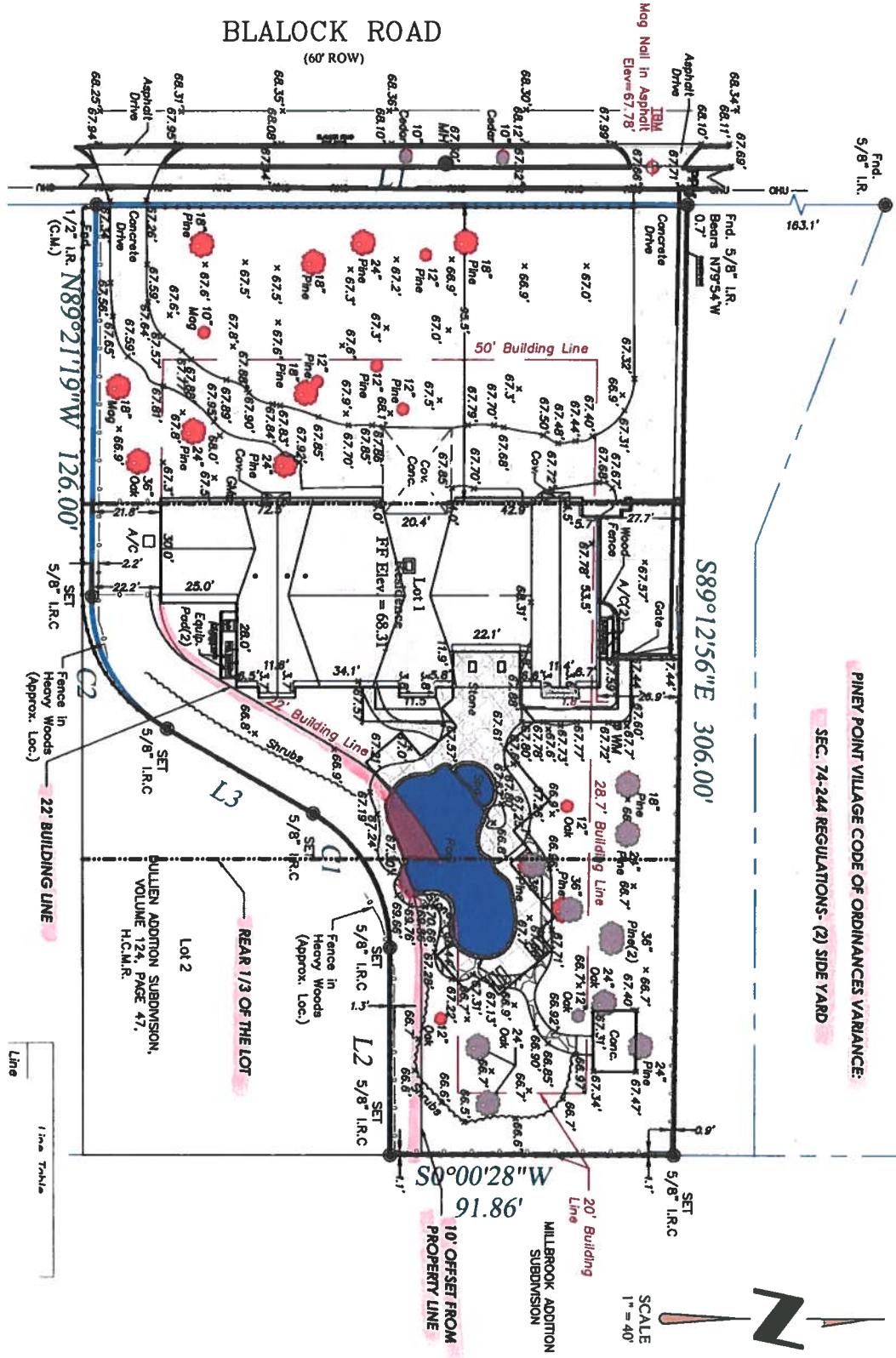
ARTHUR LAND SURVEYING

1511 UPH AND DR, STE 103 HOUSTON, TEXAS 77043

230 BLALOCK ROAD HOUSTON, TEXAS 77043

05/02/19

LOT SURVEY



230 BLALOCK ROAD

PINEY POINT VILLAGE CODE OF ORDINANCES VARIANCE:

SEC. 74-244 REGULATIONS- (2) SIDE YARD

$S89^{\circ}12'56''E$ 306.00'



SCALE
1" = 40'

10' OFFSET FROM
PROPERTY LINE

REAR 1/3 OF THE LOT

L3
L2 5/8" I.R.C.
L1 5/8" I.R.C.
L2 5/8" I.R.C.
L3 5/8" I.R.C.

22' BUILDING LINE

22' BUILDING LINE

28.7' BUILDING LINE

20' BUILDING LINE

MILLBROOK ADDITION
SUBDIVISION

BULLEN ADDITION SUBDIVISION,
VOLUME 124, PAGE 47,
H.C.M.R.

5/8" I.R.C. (Approx. Loc.)

5/8" I.R.C.

5/8" I.R.C.

5/8" I.R.C.

5/8" I.R.C.

5/8" I.R.C.

5/8" I.R.C.

5/8" I.R.C.

5/8" I.R.C.

1" = 40'
Line

EXISTING CONDITIONS



EXISTING CONDITIONS CONT.



COPY OF SETBACK ORDINANCE

Sec. 74-244. - Regulations.

- (a) *Accessory buildings and structures.* Except as provided immediately below, or specifically permitted otherwise in this chapter, no accessory building shall be erected in any yard as required by subsection (c).
- (1) *Rear yard.* A structure or accessory building not attached or made a part of the main building may be placed not less than ten feet from the rear property line, provided that all of such structure or accessory building is with the rear third of the lot.
- (2) *Side yard.* An accessory structure or accessory building not attached to or made a part of the main building, may be placed not less than ten feet from a side property line, provided that all such accessory structure or accessory building is within the rear third of the lot.
- Notwithstanding the foregoing, air conditioning and heating equipment, and/or mosquito equipment may be placed within the side yard so long as it is:
- Located no less than ten feet from the side property line;
 - Located within six feet of the main structure; and
 - Screened so it cannot be viewed from the street.
- (3) *Equipment/residential structures.* Air conditioning/heating equipment, swimming pool equipment and mosquito equipment are not allowed on any roof or front yard of any residential structure.
- (4) *Generator.* The generator may only be located:
- On the ground;
 - No less than ten feet from the property line; and
 - At least five feet from the building.
- No generator shall be located in front of the main structure. The generator must be screened from the public view by shrubbery and be fueled only by natural gas. Sound shielding and screening is subject to city approval design.
- (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); provided however, if the city requires that the base elevation of the first floor of any building or structure be raised above the natural grade in order to be in compliance with the city's flood prevention ordinance or other applicable city Code provision, then the height restriction provided for in this paragraph shall be measured from the base of the first floor. 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

SITE PLAN

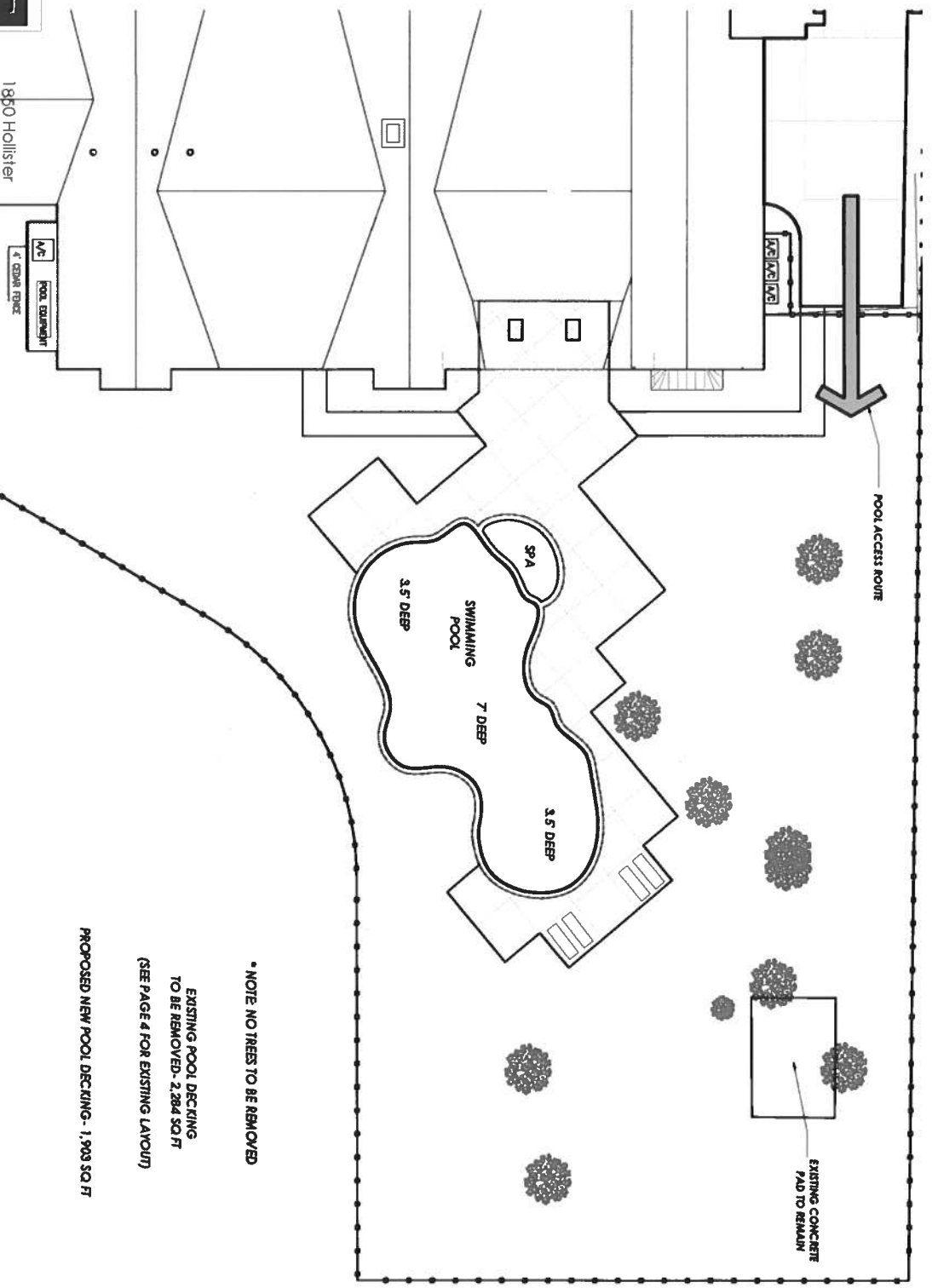


1800 Hollister
Houston, Texas 77080
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F: 713.464.6361

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DROLL RESIDENCE
230 BLALOCK RD HOUSTON TX 77024

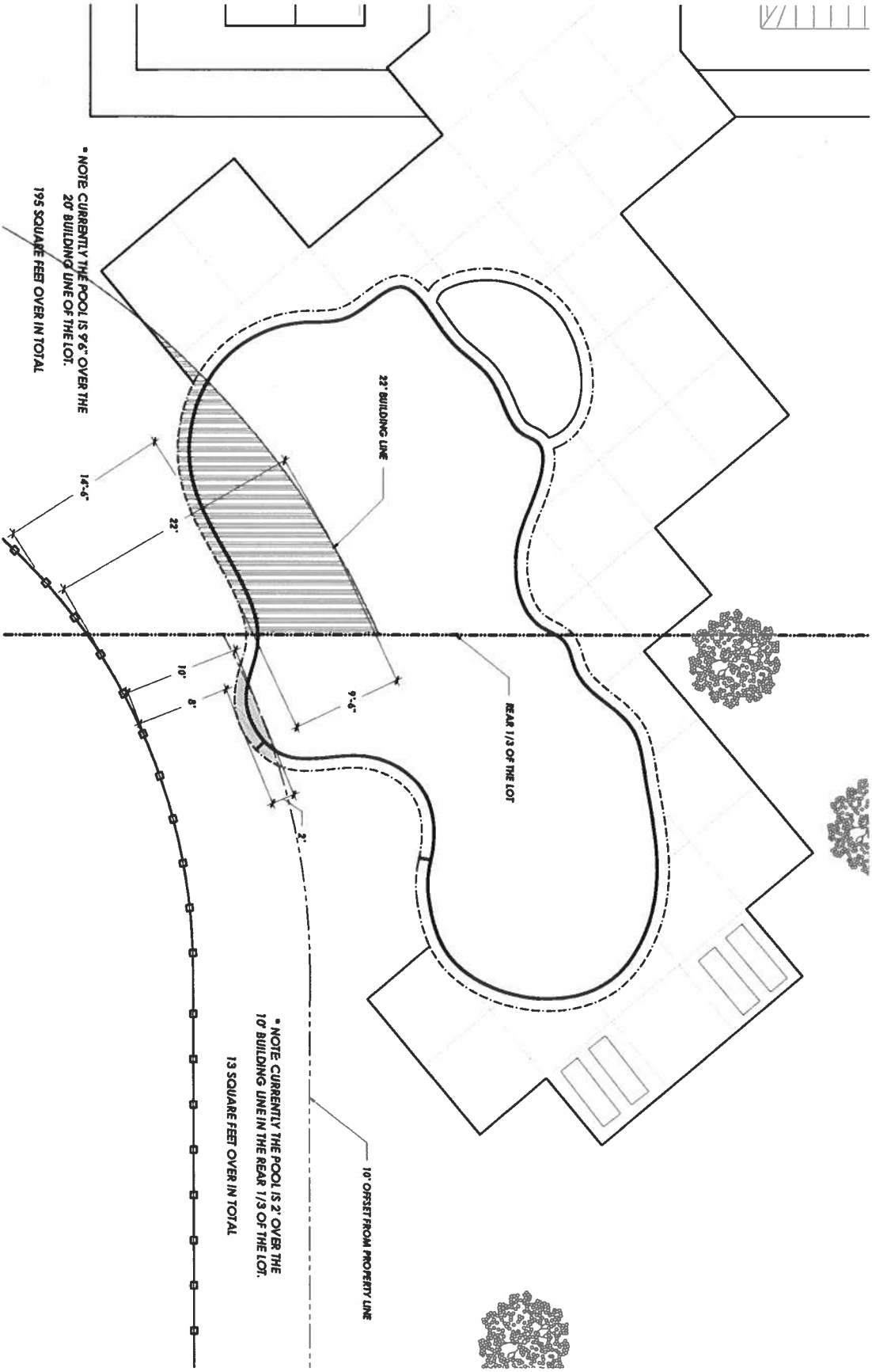
DATE: 2021.05.28
SCALE: 1/4" = 1'
DRAWING NUMBER: **3**
PROPOSED SITE PLAN



*** NOTE NO TREES TO BE REMOVED**
EXISTING POOL DECKING
TO BE REMOVED- 2,284 SQ. FT.
(SEE PAGE 4 FOR EXISTING LAYOUT)
PROPOSED NEW POOL DECKING- 1,903 SQ. FT.



SETBACKS



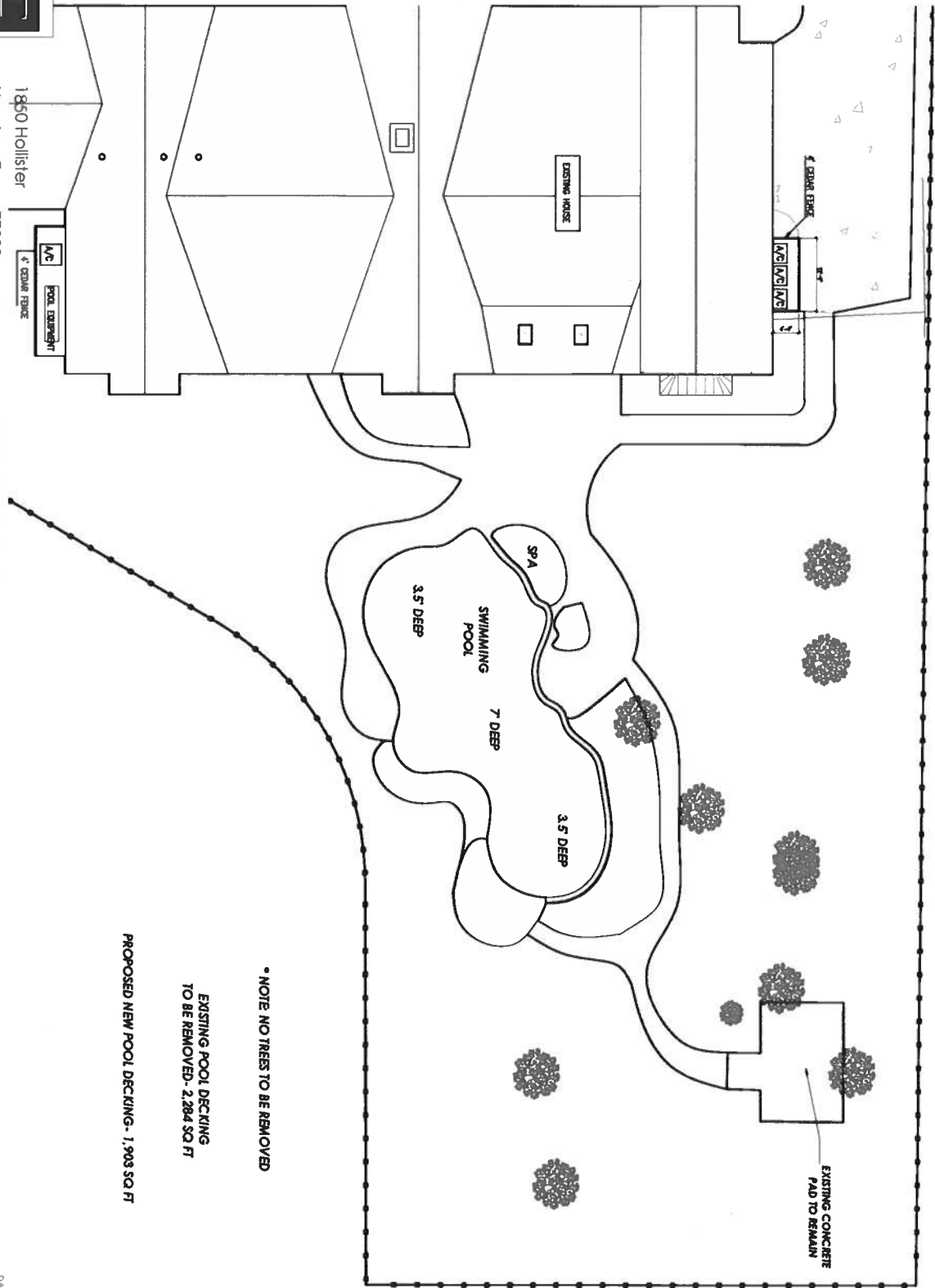
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DROLL RESIDENCE
230 BLALOCK RD HOUSTON TX 77024

DATE: 2021.05.25
SCALE: 1/8" = 1'-0"
DRAWING NUMBER:

EXISTING SITE PLAN



• NOTE: NO TREES TO BE REMOVED

EXISTING POOL DECKING
TO BE REMOVED- 2,284 SQ FT

PROPOSED NEW POOL DECKING- 1,903 SQ FT



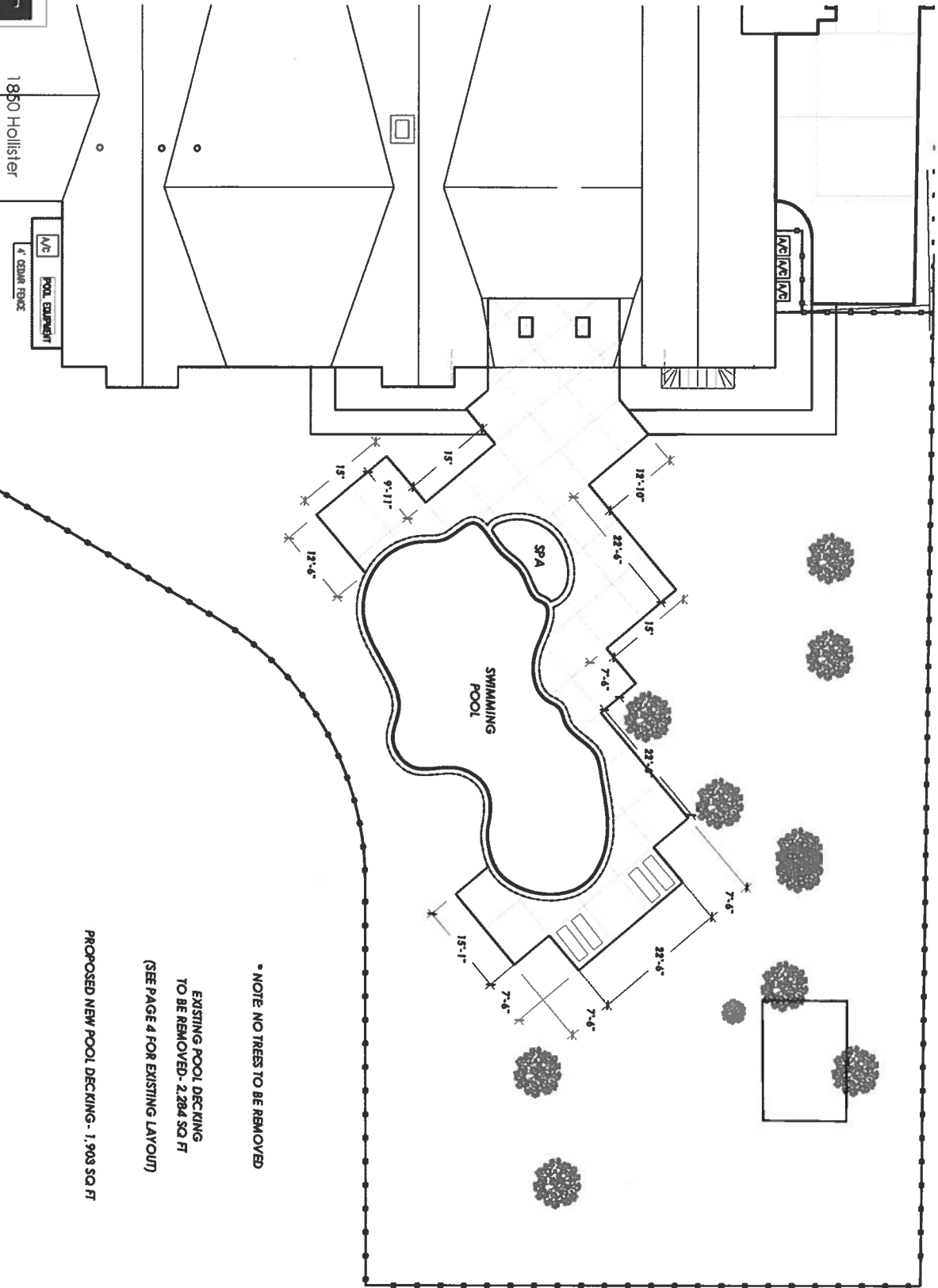
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DROLL RESIDENCE
230 BLALOCK RD HOUSTON TX 77024

DATE: 2021.05.28
SCALE: 1/16" = 1'
DRAWING NUMBER: 4
EXISTING SITE PLAN

DECKING PLAN



* NOTE: NO TREES TO BE REMOVED

EXISTING POOL DECKING
TO BE REMOVED- 2,284 SQ FT
(SEE PAGE 4 FOR EXISTING LAYOUT)

PROPOSED NEW POOL DECKING- 1,903 SQ FT



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DROLL RESIDENCE
230 BALOCK RD HOUSTON TX 77024

DATE: 2021.05.
SCALE: 1/4" = 1'
DRAWING NUMBER: 5
DECKING

CONCEPT ART



*NOTE: ROUND AREA WITH FIREPIT NO LONGER A PART OF CONSTRUCTION SCOPE.

NEIGHBOR NOTIFICATION LETTER



May 25, 2021

Piney Point Neighbor

Address: 1234 NEIGHBOR DR.
Houston, Tx 77024

Dear neighbor,

We are writing this letter to inform you that we are requesting a variance to the side setback ordinance (referring to the existing **POOL**) at Piney Point Village for lot 230 Blalock Rd. We are requesting that the existing pool, built over the setback by previous unknown builder, be allowed to remain as we enhance the outdoor living space within the current footprint. We are asking for a **14.6 ft** and **8 ft** side yard variance for the remodel of this pool.

Below, you will see the portion of the Piney Point Village Code of Ordinances which we are seeking for variance:

Sec. 74-244 Regulations

(2) *Side yard.* An accessory structure or accessory building not attached to or made a part of the main building, may be placed not less than ten feet from a side property line, provided that all such accessory structure or accessory building is within the rear third of the lot. Notwithstanding the foregoing, air conditioning and heating equipment, and/ or mosquito equipment may be placed within the side yard so long as it is:

- a. Located no less than ten feet from the side property line
- b. Located within six feet of the main structure; and
- c. Screened so it cannot be viewed from the street

We will be making this request during the meeting of Board of Adjustments, which you are invited to attend through zoom. The meeting will take place on Thursday, June 10, 2021, at 7 PM. See below for zoom meeting details:

NEIGHBOR NOTIFICATION LETTER

Join Zoom Meeting

<https://us02web.zoom.us/j/84787194697?pwd=aVNWTrRpZ0szdURBVWI3Q1JGbgJldz09>

Meeting ID: 847 8719 4697

Passcode: 690009

One tap mobile

+13462487799,,84787194697#,,,,*690009# US (Houston)

+16699006833,,84787194697#,,,,*690009# US (San Jose)

Dial by your location

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

Meeting ID: 847 8719 4697

Passcode: 690009

Find your local number: <https://us02web.zoom.us/j/kcXNF4TYdV>

You may view our detailed submittal packet on the Piney Point Village website starting on Friday, June 4, 2021, through Thursday, June 10, 2021, by visiting:

<http://www.cityofpineypoint.com/> and following the dropdown menus to government > Board of adjustments> BOA meeting packet

We are committed to maintaining the charm this outdoor space has to offer, in an updated and safe manner that the homeowners and their family can enjoy. If you have any questions, you may contact me by phone at (713) 882-0456 or email me at desian@watersedgeol.com

Dan Slate, Builder

Water's Edge Outdoor Living

On behalf of

Ryan and Kate Droll, Homeowners

LIST OF NEIGHBORS

(WITHIN 200 FEET OF LOT BOUNDARIES)

ANWAR & ALIYA AHMAD	218 BLALOCK RD
MAURICE BRESENHAN	222 BLALOCK RD
STEPHEN AND ANN BRENNAN	242 BLALOCK RD
MEMORIAL DRIVE PRESBYTERIAN CHURCH	245 BLALOCK RD
SAAD AND ROBIN BARGACH	246 BLALOCK RD
DON AND HARRAL KALLMEYER	213 MILLBROOK ST
JOHN AND HOLLY BRENNAN	217 MILLBROOK ST
MILLBROOK REALTY, LLC.	221 MILLBROOK ST