

**Henry and Jenny Wu**

**1 Lazy Wood Lane**

**Houston, TX. 77024**

Piney Point Board of Adjustment  
Piney Point Village City Hall  
7676 Woodway Drive, Suite 300  
Houston, TX. 77063

Wednesday, September 1, 2021

Re: 1 Lazy Wood Lane Generator Variance

We are seeking a variance from Chapter 74. Section 244. Regulations.

- 4) Generator. If not located in the existing building lines, the generator may be located:
- a. On the ground; b. In the rear third of the property; and c. Ten feet from the property line;
  - d. 5 feet from the main structure

Specifically, we are asking for a variance from the generator ordinance for a side yard setback. Since our side yard is only 25 feet wide, we are requesting the generator be placed 11.3 feet from the house, and 10 feet from the western property line. (The Generator pad is 40" wide) The eastern side yard is filled with driveway.

This lot has a deep ravine and the back yard slopes significantly towards the ravine and back up on the other side. As evidenced by the attached photos, the slope begins at the exterior of the swimming pool to the ravine and up the other side. As the generator must be in a perfectly horizontal state to operate, this cannot be achieved without imposing an unnecessary hardship on the homeowners.

During Hurricane Harvey water was up to the pool area in which the whole back half of the property was submerged. Should the generator need to be in this portion of the lot it will require a mounting rack of undetermined height until a suitable location is identified. Flooding has also occurred during several other occasions (Tax day, Memorial day floods) while the Wu's have been living at this location but not to the extent of the Harvey flood. As the cost of the generator and the project in its entirety will exceed \$50,000, the last thing we want to happen is lose the generator to a flood. Flood waters have never reached the proposed location of the western side yard.

The homeowners have purchased a Kohler 60kw generator. The weight of the generator is 1 ton. (2000 pounds) It will require a crane to place the generator in position. The crane will need to be operating from the street. The proposed location on the western side of the property is the maximum safe load working condition of the crane. We would be unable to set the generator utilizing the crane at any location further back in the property. The generator will be set behind a wrought iron fence and will be blocked from view at the street by the existing shrubs along the fence.

We have included a copy of the four letters sent to the neighbors seeking approval for this variance. We have also included photos and documents as follows for your review.

Figure 1: Unaltered property survey

Figure2: Property survey with proposed generator location

**Figure 3: Picture of proposed generator location**

**Figure 4: 3 photos of current back yard illustrating slope and ravine**

**Figure 5: 3 photos of back yard during Harvey showing flooding up to pool area**

Thank you for your consideration,

A handwritten signature in black ink that reads "Randy Meyer". The signature is written in a cursive, flowing style.

**Randy Meyer**

**Generator Power Systems**

**On behalf of Henry and Jenny Wu**



LOOPER DONALD CALLED 0.0181 ACRES  
H.C.C.F. NO. P364637

N 64°28'16" W 149.70'

RD. 3/8" IRON ROD  
N 71°36'05" W 0.18'

N 34°38'16" E

RD. 5/8" IRON ROD  
S 44°24'55" W 0.24'

RD. 1/2" IRON PIPE  
N 57°16'19" W 30.00'

S 32°51'48" W 149.57'

S 80°43'23" E 30.59'

CLARE TABLE

DEPT.	BEARS	AC.	CRONS BEARS
(1) 2070'6"	32.27	48.99	S 37°10'47" E 48.00
(2) 2070'6"	32.27	48.99	S 37°10'47" E 48.00
(3) 2070'6"	32.27	48.99	S 37°10'47" E 48.00
(4) 2070'6"	32.27	48.99	S 37°10'47" E 48.00
(5) 2070'6"	32.27	48.99	S 37°10'47" E 48.00
(6) 2070'6"	32.27	48.99	S 37°10'47" E 48.00
(7) 2070'6"	32.27	48.99	S 37°10'47" E 48.00
(8) 2070'6"	32.27	48.99	S 37°10'47" E 48.00
(9) 2070'6"	32.27	48.99	S 37°10'47" E 48.00
(10) 2070'6"	32.27	48.99	S 37°10'47" E 48.00
(11) 2070'6"	32.27	48.99	S 37°10'47" E 48.00
(12) 2070'6"	32.27	48.99	S 37°10'47" E 48.00
(13) 2070'6"	32.27	48.99	S 37°10'47" E 48.00
(14) 2070'6"	32.27	48.99	S 37°10'47" E 48.00
(15) 2070'6"	32.27	48.99	S 37°10'47" E 48.00
(16) 2070'6"	32.27	48.99	S 37°10'47" E 48.00
(17) 2070'6"	32.27	48.99	S 37°10'47" E 48.00
(18) 2070'6"	32.27	48.99	S 37°10'47" E 48.00
(19) 2070'6"	32.27	48.99	S 37°10'47" E 48.00
(20) 2070'6"	32.27	48.99	S 37°10'47" E 48.00

NOTE (1) OF LAZY WOOD, A SUBDIVISION IN JOHNSON COUNTY, TEXAS, ADJACENT TO THE EAST BY PLAYSTOCK, REGISTERED BY VOLUME 387, PAGE 50 OF THE MAP RECORDS OF JOHNSON COUNTY, TEXAS.

NOTE (2) THIS TRACT LIES IN ZONE 7, AND DOES NOT LIE IN A BOND ZONE, ACCORDING TO THE STATE OF TEXAS.

NOTE (3) THIS TRACT LIES IN ZONE 7, AND DOES NOT LIE IN A BOND ZONE, ACCORDING TO THE STATE OF TEXAS.

NOTE (4) THERE ARE NO VISIBLE ENCROACHMENTS EXCEPT AS SHOWN HEREON.

NOTE (5) THIS SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING AND MAPPING ACT OF 1909, AND THE SURVEYING AND MAPPING ACT OF 1924, AND THE SURVEYING AND MAPPING ACT OF 1933, AND THE SURVEYING AND MAPPING ACT OF 1954, AND THE SURVEYING AND MAPPING ACT OF 1971, AND THE SURVEYING AND MAPPING ACT OF 1977, AND THE SURVEYING AND MAPPING ACT OF 1981, AND THE SURVEYING AND MAPPING ACT OF 1985, AND THE SURVEYING AND MAPPING ACT OF 1989, AND THE SURVEYING AND MAPPING ACT OF 1993, AND THE SURVEYING AND MAPPING ACT OF 1997, AND THE SURVEYING AND MAPPING ACT OF 2001, AND THE SURVEYING AND MAPPING ACT OF 2005, AND THE SURVEYING AND MAPPING ACT OF 2009, AND THE SURVEYING AND MAPPING ACT OF 2013, AND THE SURVEYING AND MAPPING ACT OF 2017, AND THE SURVEYING AND MAPPING ACT OF 2021, AND THE SURVEYING AND MAPPING ACT OF 2025.

1.1725 ACRES OR 51,072 SQ. FT. (CALLED 1.1727 ACRES AND 51,081 SQ. FT.)

2 STORY W.D. FRAME AND MASONRY ON CONC.

POOL

WATER DRIVE (100' R.O.W.)

LAZY WOOD LANE (R.O.W. VARIES)

RD. 1/2" IRON PIPE

RD. 5/8" IRON ROD

RD. 3/8" IRON ROD

RD. 5/8" IRON ROD

RD. 1/2" IRON PIPE

RD. 5/8" IRON ROD

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RD. 1/2" IRON PIPE

RD. 5/8" IRON ROD

RD. 1/2" IRON PIPE

Figure 1



**LAND TITLE SURVEY**

TO TRAP ASSOCIATED HOLDINGS, INC. (TRAP ASSOCIATED HOLDINGS, INC. HAS LINT 80 AND COMPANY, INC.) THAT THE SURVEY WAS MADE FROM AN OLD RECORD SURVEY OF THE COUNTY OF JOHNSON COUNTY, TEXAS, AND THAT THE SURVEY WAS MADE BY THE SURVEYOR AND THAT THE SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING AND MAPPING ACT OF 1909, AND THE SURVEYING AND MAPPING ACT OF 1924, AND THE SURVEYING AND MAPPING ACT OF 1933, AND THE SURVEYING AND MAPPING ACT OF 1954, AND THE SURVEYING AND MAPPING ACT OF 1971, AND THE SURVEYING AND MAPPING ACT OF 1977, AND THE SURVEYING AND MAPPING ACT OF 1981, AND THE SURVEYING AND MAPPING ACT OF 1985, AND THE SURVEYING AND MAPPING ACT OF 1989, AND THE SURVEYING AND MAPPING ACT OF 1993, AND THE SURVEYING AND MAPPING ACT OF 1997, AND THE SURVEYING AND MAPPING ACT OF 2001, AND THE SURVEYING AND MAPPING ACT OF 2005, AND THE SURVEYING AND MAPPING ACT OF 2009, AND THE SURVEYING AND MAPPING ACT OF 2013, AND THE SURVEYING AND MAPPING ACT OF 2017, AND THE SURVEYING AND MAPPING ACT OF 2021, AND THE SURVEYING AND MAPPING ACT OF 2025.

RD. 5/8" IRON ROD

RD. 3/8" IRON ROD

RD. 5/8" IRON ROD

RD. 1/2" IRON PIPE

RD. 5/8" IRON ROD

RD. 1/2" IRON PIPE

RD. 5/8" IRON ROD

RD. 1/2" IRON PIPE





Figure 3

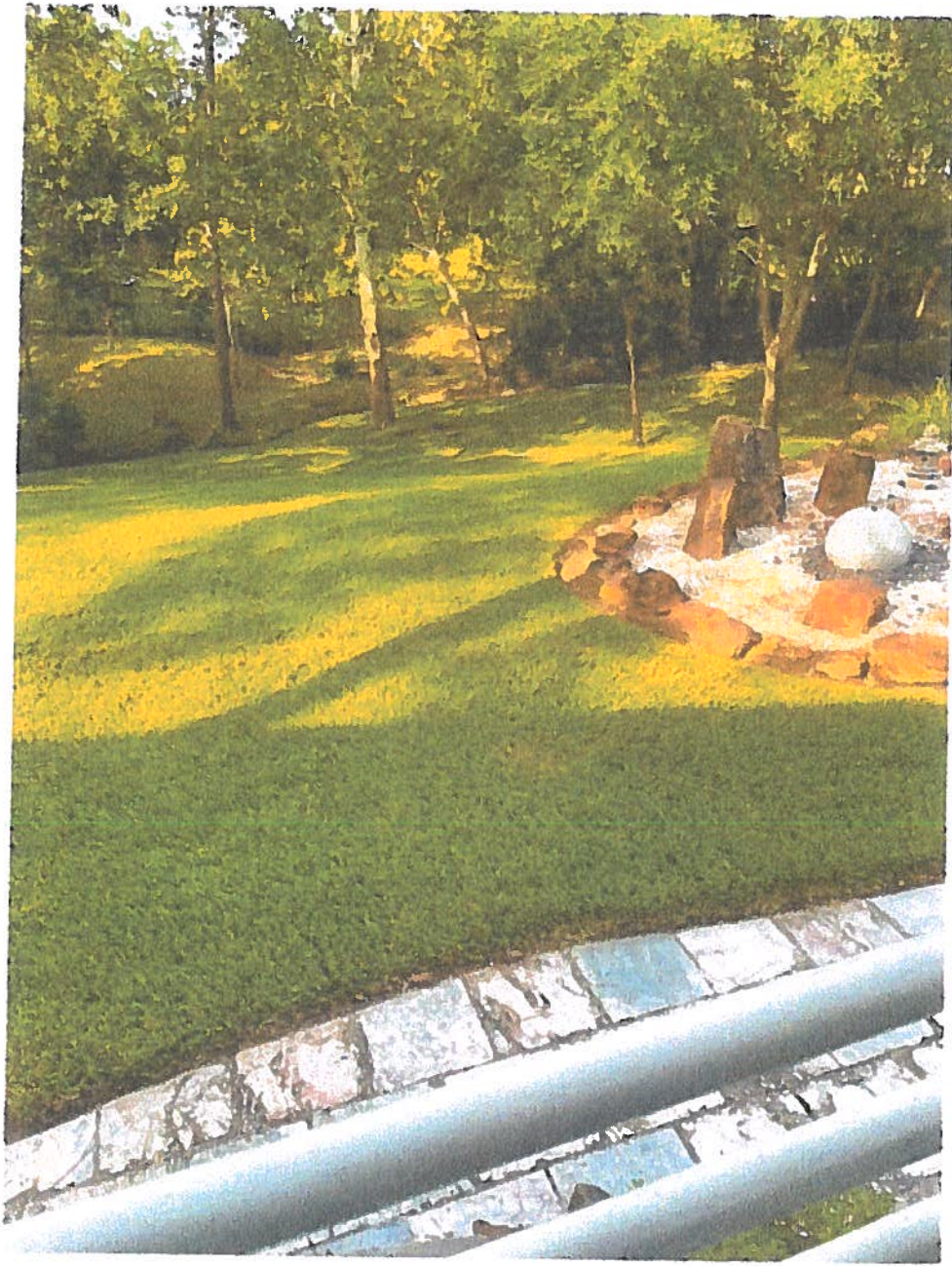


Figure 4



Sent from my iPhone

FIGURE 4





*Figure 4*

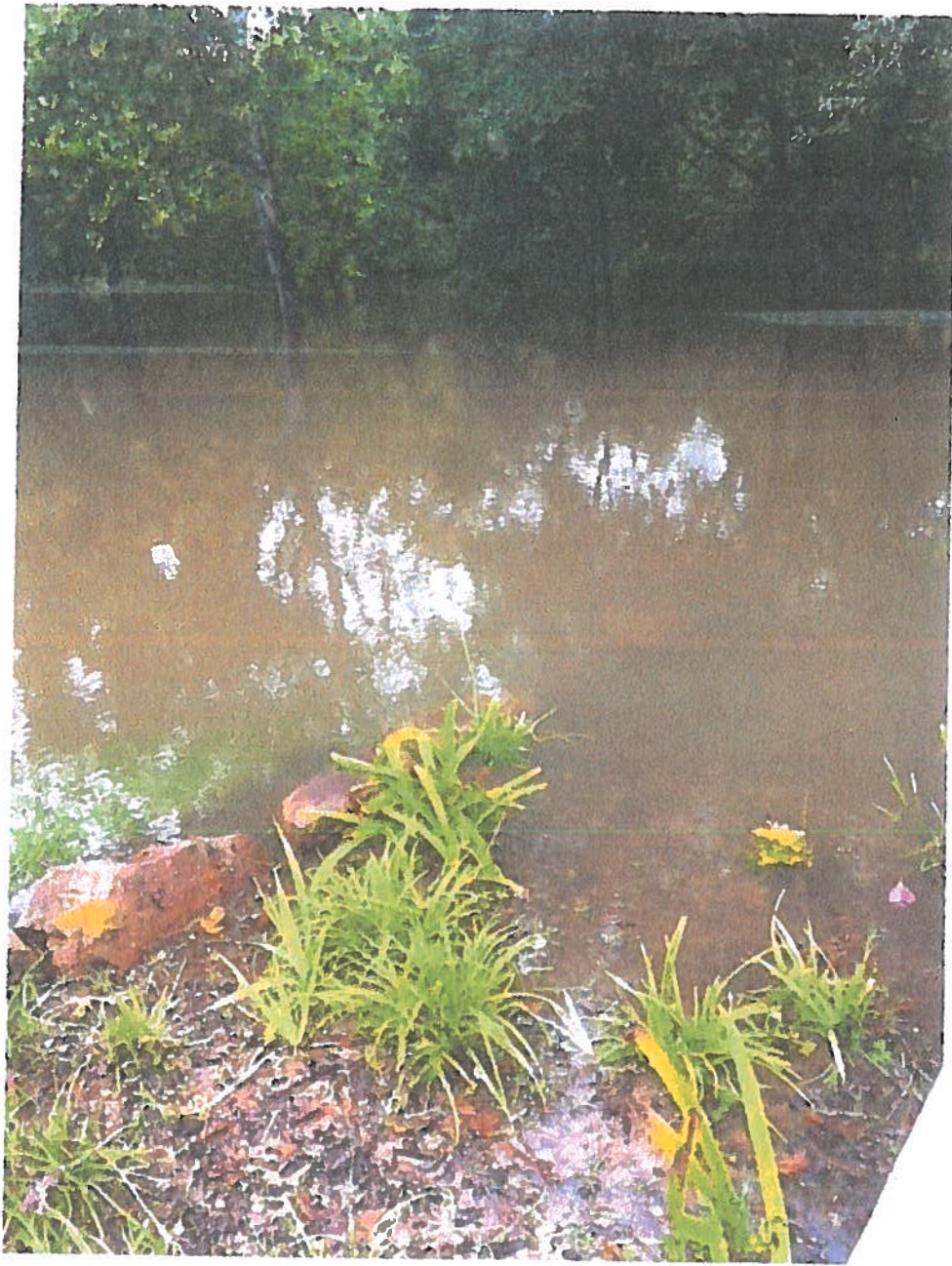


FIGURE 5



FIGURE 5



Sent from my iPhone

Figure 5



Henry Wu  
1 Lazy Wood Lane  
Houston, TX. 77024

Homeowner  
6 Lazy Wood Lane  
Houston, TX. 77024

August 30, 2021

Hello Friendly Neighbor,

I will be going before the Piney Point Village Board of Adjustments on Thursday, Sept. 9 at 7:00 pm to ask for a variance from the generator ordinance for a side yard setback. Since my side yard is only 25 feet wide, I am requesting the generator be placed 11.3 feet from the house and 10 feet from the west property line.

Our property has a deep slope from the back of our home into the bayou below and back up on the other side. This portion of our lot has flooded numerous times with the worst occurring during Hurricane Harvey when the water came up to our pool edge. Given the slope and the potential for flooding, the only logical location is on the above-mentioned side of the house. This location will be contained within a fenced area and will not be visible from the street.

Specifically, I am seeking relief from the Board of Adjustment from Chapter 74. Section 244. Regulations

- 4) Generator. If not located in the existing building lines, the generator may be located:
  - a. On the ground;
  - b. in the rear third of the property;
  - c. Ten feet from the property line.
  - d. 5 Feet from the main structure

If you have any questions or concerns you can call our representative from the generator provider, Randy Meyer at 281.795.0772. He will be glad to go over this with you in detail. If you have no objection to the variance, please sign below and return a copy to Piney Point Village City Hall in the enclosed envelope.

The Board meeting will be at Piney Point Village City Hall located at 7676 Woodway Dr, Suite 300, Houston Texas, 77063. The meeting time is 7:00 pm. For a detailed Board Packet, you will be able to find it on the city website at [www.cityofpineypoint.com](http://www.cityofpineypoint.com) go to government/board of adjustment/agenda and minutes/boardmeetingpackets. The information will be posted on Friday, Sept 3, 2021.

Thank you for your consideration

Henry Wu  
1 Lazy Wood Lane  
Houston TX. 77024

I have no objection to the proposed variance described above.

Signature:

Print name:

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Henry Wu  
1 Lazy Wood Lane  
Houston, TX. 77024

August 30, 2021

Homeowner  
2 Lazy Wood Lane  
Houston, TX. 77024

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1 Lazy Wood Lane  
Houston TX. 77024



I have no objection to the proposed variance described above.

Signature:

Print name:

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Henry Wu  
1 Lazy Wood Lane  
Houston, TX. 77024

Homeowner  
11264 Memorial Drive  
Houston, TX. 77024

August 30, 2021

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Houston TX. 77024

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Signature:

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Print name:

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Henry Wu  
1 Lazy Wood Lane  
Houston, TX. 77024

August 30, 2021

Homeowner  
1 Ames Circle  
Houston, TX. 77024

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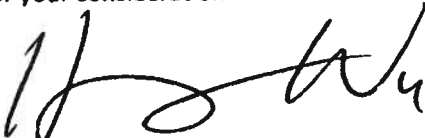
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