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# **Request for Variance**

**402 Gingham Drive  
Village of Piney Point**

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Friday, January 3, 2020

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

Re: 402 Gingham

Dear Board of Adjustment member,

We are seeking a variance to the following portion of the City of Piney Point Village Code of Ordinance:

**Sec. 74-244 Regulations**

(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.

We are specifically requesting a variance for a 40-foot front set back in order to build a home that meets the standard of the City of Piney Point Village and allow for all the amenities Piney Point residents would like in their custom homes.

***While contemplating our request, please consider the following:***

- The lot at 402 Gingham is smaller than a typical village acre with a land area of **21,307 square feet**.
- This 40-foot request aligns with the current homes on Gingham and Jan Kelly and duplicates the set back of the previous home that was recently demolished.
- We are maintaining the required side (21.4 feet) and rear (20 feet) yards.
- Without the historic 40-foot front setback line as described in the original deed restrictions, the architect faced challenges to meet the needs for a new custom home. Even with the 40-foot set back line, it was not possible to design the home with a first-floor master bedroom suite, along with the other typical functions of a first-floor plan.

***To support our request, the following documents are also included:***

- **Figure 1:** Survey of 402 Gingham with the previous home
- **Figure 2:** Site plan for new residence
- **Figure 3:** First and second floor plans of proposed new residence
- **Figure 4:** Harris County Appraisal District Assessment of 402 Gingham



*In addition to the above, we are attaching the following documentation:*

- **Attachment A:** List of neighbors notified of the variance request
- **Attachment B:** Sample letter that was sent to the neighbors

Thank you for your consideration. I am happy to answer any questions you may have.

Sincerely,

Brian Thompson  
President

**PLAT OF PROPERTY**  
 FOR: BRIAN THOMPSON and/or assigns  
 AT: 402 GINGHAM DR., PINEY POINT VILLAGE, TX  
 LCL: LOT 20, BLOCK C  
 PINEY POINT MANOR  
 HARRIS COUNTY, TEXAS  
 VOLUME 41, PAGE 3 OF THE MAP RECORDS OF  
 HARRIS COUNTY, TEXAS  
 SCALE: 1" = 20'  
 DATE: 03/21/2019 REVISED DATE: 11/02/2019  
 This Property DOES NOT Lie within the designated 100 year Floodplain.  
 PANEL NO: 48251C 0645 L  
 ZONE: X EFF. DATE: 01/07/07  
 BASE FLOOD ELEVATION: N/A (100 YR) / N/A (500 YR)  
 Locate or assume: Furnish only and not responsible for actual determination.  
 THIS SURVEY WAS PREPARED IN ACCORDANCE WITH TITLE COMMITMENT  
 PROVIDED BY: OLD REPUBLIC TITLE COMPANY  
 OFF: 10092443 (1/02/2019)

- NOTES:**
- 1-Story Brick & Frame (residence) extends over and across the 40 foot front building line.
  - A portion of the 1-Story Frame (garage), swimming pool and pool decking extends into the 10 foot utility easement.
  - Elevations shown based on City of Piney Point Village Benchmark No. 9 Elevation = 61.48 NAVD83 (2011 adjustment)
  - Peruse do not show boundary lines as shown above.
  - Existing or proposed existing utility easements including those by the City of Piney Point Village, Texas, State and easements shown above for water, electric, gas and other utilities are shown above the natural grade of the existing lot. The building part thereof, shall exceed 25 feet in height above the natural grade of the existing lot. The building area, exclusive of driveways and uncovered walkways, shall not exceed 30 percent of the lot area, exclusive of roadway easements and the building area, inclusive of all structures (including driveways, terraces or other play courts, uncovered walkways, swimming pools, wood decking, all other structures and impervious surfaces), shall not exceed 50 percent of the lot area. **Additional structures and additional encroachments for accessory structures, access courts, swimming pools, structures, etc., are not shown and shall be verified prior to any partition or construction.**
  - Professional Land Surveyor's Certificate No. 4985 is hereby acknowledged and the accuracy of the survey provided by the title company. No other than investigation of the accuracy of the title company's work has been performed by the surveyor. Zoning Ordinance 06-054 and zoning building setback lines (if any) are not shown. Surveyor has not reviewed restrictive covenants as set forth under Exceptions From Coverage in Schedule B of the Title Commitment.
  - All bearings are based on the West line of subject tract & the West line of way line of Jan Kelly Lane as monumented on the ground.



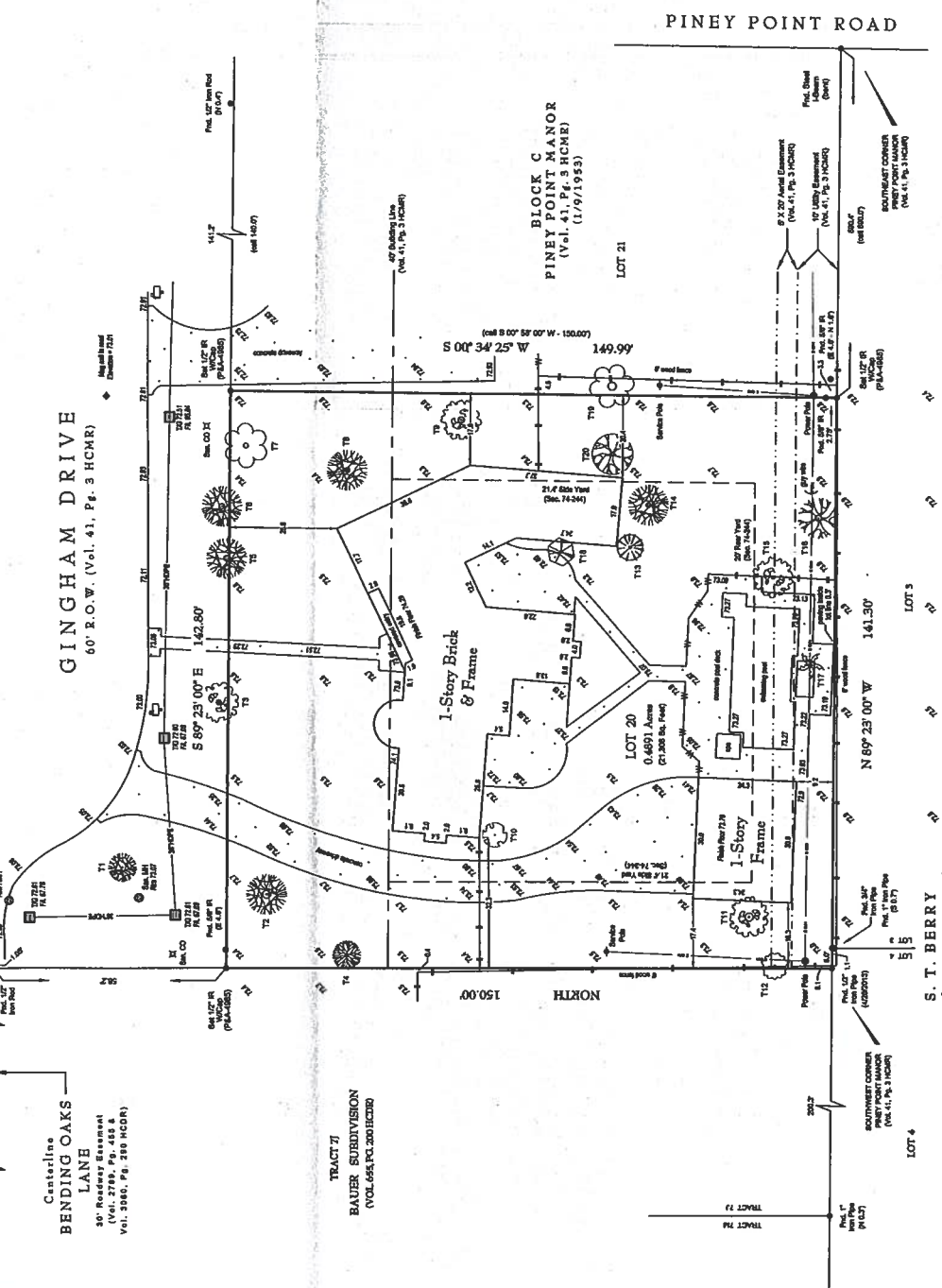
I hereby certify that the above plat correctly represents the facts found at the time of the survey made on the ground, under my supervision, and there are no apparent encroachments at the time of this survey, unless shown or noted otherwise.

**MATTHEW J. PROBSTFELD**  
 Registered Professional Land Surveyor  
 State of Texas No. 4985  
 PROBSTFELD & ASSOCIATES, INC. - FIRM #10081900  
 JOB # 795-025 DRAWN BY: P

**PROBSTFELD & ASSOCIATES**  
 PROFESSIONAL LAND SURVEYORS

615 PARK GROVE DRIVE, SUITE 100 ▲ DART, TEXAS 77460 ▲ (281) 683-0004 ▲ FAX (281) 683-0220

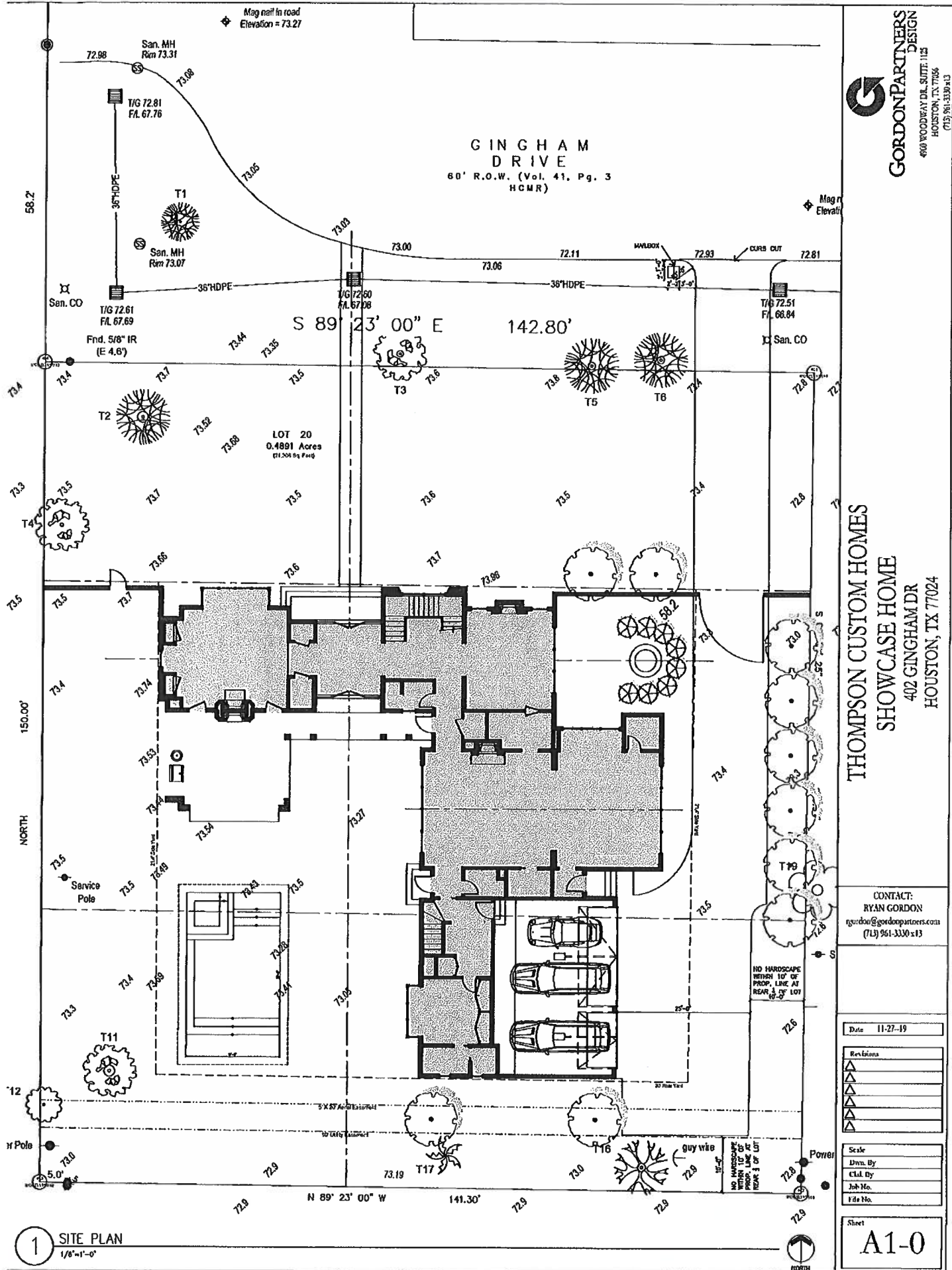
Tract	Tract Dimensions	Common Name	County
1	1/4 Sec. 34, T. 10N, R. 10E	Tract 1	Harris
2	1/4 Sec. 35, T. 10N, R. 10E	Tract 2	Harris
3	1/4 Sec. 36, T. 10N, R. 10E	Tract 3	Harris
4	1/4 Sec. 37, T. 10N, R. 10E	Tract 4	Harris
5	1/4 Sec. 38, T. 10N, R. 10E	Tract 5	Harris
6	1/4 Sec. 39, T. 10N, R. 10E	Tract 6	Harris
7	1/4 Sec. 40, T. 10N, R. 10E	Tract 7	Harris
8	1/4 Sec. 41, T. 10N, R. 10E	Tract 8	Harris
9	1/4 Sec. 42, T. 10N, R. 10E	Tract 9	Harris
10	1/4 Sec. 43, T. 10N, R. 10E	Tract 10	Harris
11	1/4 Sec. 44, T. 10N, R. 10E	Tract 11	Harris
12	1/4 Sec. 45, T. 10N, R. 10E	Tract 12	Harris
13	1/4 Sec. 46, T. 10N, R. 10E	Tract 13	Harris
14	1/4 Sec. 47, T. 10N, R. 10E	Tract 14	Harris
15	1/4 Sec. 48, T. 10N, R. 10E	Tract 15	Harris
16	1/4 Sec. 49, T. 10N, R. 10E	Tract 16	Harris
17	1/4 Sec. 50, T. 10N, R. 10E	Tract 17	Harris
18	1/4 Sec. 51, T. 10N, R. 10E	Tract 18	Harris
19	1/4 Sec. 52, T. 10N, R. 10E	Tract 19	Harris
20	1/4 Sec. 53, T. 10N, R. 10E	Tract 20	Harris
21	1/4 Sec. 54, T. 10N, R. 10E	Tract 21	Harris
22	1/4 Sec. 55, T. 10N, R. 10E	Tract 22	Harris
23	1/4 Sec. 56, T. 10N, R. 10E	Tract 23	Harris
24	1/4 Sec. 57, T. 10N, R. 10E	Tract 24	Harris
25	1/4 Sec. 58, T. 10N, R. 10E	Tract 25	Harris
26	1/4 Sec. 59, T. 10N, R. 10E	Tract 26	Harris
27	1/4 Sec. 60, T. 10N, R. 10E	Tract 27	Harris
28	1/4 Sec. 61, T. 10N, R. 10E	Tract 28	Harris
29	1/4 Sec. 62, T. 10N, R. 10E	Tract 29	Harris
30	1/4 Sec. 63, T. 10N, R. 10E	Tract 30	Harris
31	1/4 Sec. 64, T. 10N, R. 10E	Tract 31	Harris
32	1/4 Sec. 65, T. 10N, R. 10E	Tract 32	Harris
33	1/4 Sec. 66, T. 10N, R. 10E	Tract 33	Harris
34	1/4 Sec. 67, T. 10N, R. 10E	Tract 34	Harris
35	1/4 Sec. 68, T. 10N, R. 10E	Tract 35	Harris
36	1/4 Sec. 69, T. 10N, R. 10E	Tract 36	Harris
37	1/4 Sec. 70, T. 10N, R. 10E	Tract 37	Harris
38	1/4 Sec. 71, T. 10N, R. 10E	Tract 38	Harris
39	1/4 Sec. 72, T. 10N, R. 10E	Tract 39	Harris
40	1/4 Sec. 73, T. 10N, R. 10E	Tract 40	Harris
41	1/4 Sec. 74, T. 10N, R. 10E	Tract 41	Harris
42	1/4 Sec. 75, T. 10N, R. 10E	Tract 42	Harris
43	1/4 Sec. 76, T. 10N, R. 10E	Tract 43	Harris
44	1/4 Sec. 77, T. 10N, R. 10E	Tract 44	Harris
45	1/4 Sec. 78, T. 10N, R. 10E	Tract 45	Harris
46	1/4 Sec. 79, T. 10N, R. 10E	Tract 46	Harris
47	1/4 Sec. 80, T. 10N, R. 10E	Tract 47	Harris
48	1/4 Sec. 81, T. 10N, R. 10E	Tract 48	Harris
49	1/4 Sec. 82, T. 10N, R. 10E	Tract 49	Harris
50	1/4 Sec. 83, T. 10N, R. 10E	Tract 50	Harris
51	1/4 Sec. 84, T. 10N, R. 10E	Tract 51	Harris
52	1/4 Sec. 85, T. 10N, R. 10E	Tract 52	Harris
53	1/4 Sec. 86, T. 10N, R. 10E	Tract 53	Harris
54	1/4 Sec. 87, T. 10N, R. 10E	Tract 54	Harris
55	1/4 Sec. 88, T. 10N, R. 10E	Tract 55	Harris
56	1/4 Sec. 89, T. 10N, R. 10E	Tract 56	Harris
57	1/4 Sec. 90, T. 10N, R. 10E	Tract 57	Harris
58	1/4 Sec. 91, T. 10N, R. 10E	Tract 58	Harris
59	1/4 Sec. 92, T. 10N, R. 10E	Tract 59	Harris
60	1/4 Sec. 93, T. 10N, R. 10E	Tract 60	Harris
61	1/4 Sec. 94, T. 10N, R. 10E	Tract 61	Harris
62	1/4 Sec. 95, T. 10N, R. 10E	Tract 62	Harris
63	1/4 Sec. 96, T. 10N, R. 10E	Tract 63	Harris
64	1/4 Sec. 97, T. 10N, R. 10E	Tract 64	Harris
65	1/4 Sec. 98, T. 10N, R. 10E	Tract 65	Harris
66	1/4 Sec. 99, T. 10N, R. 10E	Tract 66	Harris
67	1/4 Sec. 100, T. 10N, R. 10E	Tract 67	Harris



THIS SURVEY IS THE PROPERTY OF PROBSTFELD & ASSOCIATES, INC., IS CERTIFIED FOR THIS TRANSACTION ONLY, AND IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR OWNERS.

S. T. BERRY  
 (Vol. 23, Pg. 61 HCNR)

# FIGURE 2



**GORDON PARTNERS DESIGN**  
 400 WOODWAY DR., SUITE 112  
 HOUSTON, TX 77056  
 (713) 961-3330 x13

**THOMPSON CUSTOM HOMES**  
**SHOWCASE HOME**  
 402 GINGHAM DR  
 HOUSTON, TX 77024

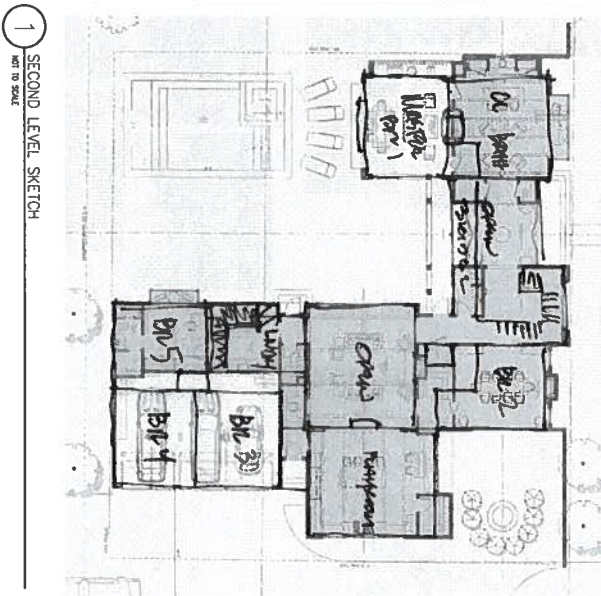
CONTACT:  
 RYAN GORDON  
 rgordon@gordonpartners.com  
 (713) 961-3330 x13

Date	11-27-19
Revisions	
Scale	
Drawn By	
Cl'd. By	
Job No.	
File No.	

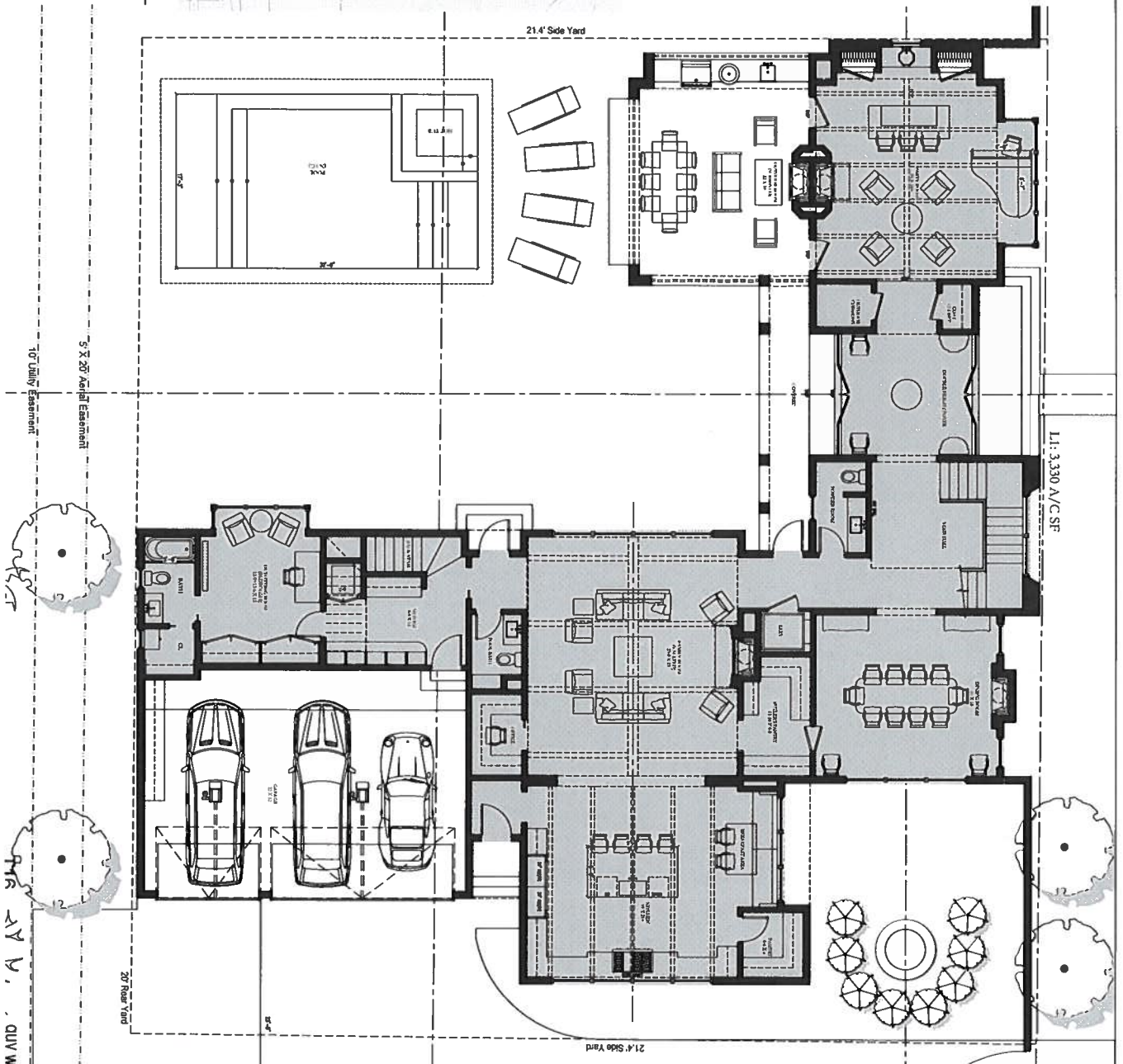
Sheet  
**A1-0**

**1 SITE PLAN**  
 1/8"=1'-0"

# FIGURE 3



1 FIRST LEVEL PLAN  
1/4" = 1'-0"



DATE	11-23-17
PROJECT	THOMPSON CUSTOM HOMES
CLIENT	RYAN GORDON
CONTACT	ryan.gordon@thompsoncustomhomes.com
PHONE	(713) 961-3139 x13
SCALE	1/4" = 1'-0"
DRAWN BY	
CHECKED BY	
DATE	
NO.	
TITLE	A2-1

THOMPSON CUSTOM HOMES  
 SHOWCASE HOME  
 402 GINGHAM DR  
 HOUSTON, TX 77024

GORDONPARTNERS DESIGN  
 400 WOODRAY DR., SUITE 1125  
 HOUSTON, TX 77066  
 (713) 961-3139 x13

Owner and Property Information									
Owner Name & Mailing Address:				<b>SLEEPY OAKS LLC</b> <b>11500 CALICO LN</b> <b>HOUSTON TX 77024-5207</b>		Legal Description:		<b>LT 20 BLK C</b> <b>PINEY POINT MANOR</b>	
						Property Address:		<b>402 GINGHAM DR</b> <b>HOUSTON TX 77024</b>	
State Class Code	Land Use Code	Land Area	Total Living Area	Neighborhood	Neighborhood Group	Market Area		Map Facet	Key Map <sup>1/2</sup>
A1 -- Real, Residential, Single-Family	1001 -- Residential Improved	21,307 SF	3,112 SF	7834	25501	392 -- ISD 25 - Memorial Villages South of I-10		5057A	490L

Value Status Information		
Value Status	Notice Date	Shared CAD
Noticed	04/23/2019	No

Exemptions and Jurisdictions						
Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2018 Rate	2019 Rate
None	025	SPRING BRANCH ISD		Certified: 08/02/2019	1.394500	1.320980
	040	HARRIS COUNTY		Certified: 08/02/2019	0.418580	0.407130
	041	HARRIS CO FLOOD CNTRL		Certified: 08/02/2019	0.028770	0.027920
	042	PORT OF HOUSTON AUTHY		Certified: 08/02/2019	0.011550	0.010740
	043	HARRIS CO HOSP DIST		Certified: 08/02/2019	0.171080	0.165910
	044	HARRIS CO EDUC DEPT		Certified: 08/02/2019	0.005190	0.005000
	075	PINEY POINT VILLAGE		Certified: 08/02/2019	0.255140	0.255140
	707	MEMORIAL VILLAGES WA		Certified: 08/02/2019	0.027463	0.027463

Texas law prohibits us from displaying residential photographs, sketches, floor plans, or information indicating the age of a property owner on our website. You can inspect this information or get a copy at **HCAD's information center at 13013 NW Freeway.**

Valuations					
Value as of January 1, 2018			Value as of January 1, 2019		
	Market	Appraised		Market	Appraised
Land	1,135,943		Land	1,135,943	
Improvement	41,657		Improvement	41,657	
<b>Total</b>	<b>1,177,600</b>	<b>1,177,600</b>	<b>Total</b>	<b>1,177,600</b>	<b>1,177,600</b>

Land												
Market Value Land												
Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	1001 -- Res Improved Table Value	SF1	SF	20,000	1.00	1.00	1.00	--	1.00	55.00	55.00	1,100,000.00
2	1001 -- Res Improved Table Value	SF3	SF	1,307	1.00	0.50	1.00	--	0.50	55.00	27.50	35,943.00

Building						
Building	Year Built	Type	Style	Quality	Impr Sq Ft	Building Details
1	1954	Residential Single Family	Residential 1 Family	Good	3,112 *	Displayed

\* All HCAD residential building measurements are done from the exterior, with individual measurements rounded to the closest foot. This measurement includes all closet space, hallways, and interior staircases. Attached garages are not included in the square footage of living area, but valued separately. Living area above *attached* garages is included in the square footage living area of the dwelling. Living area above *detached* garages is not included in the square footage living area of the dwelling but is valued separately. This method is used on all residential properties in Harris County to ensure the uniformity of square footage of living area measurements district-wide. There can be a reasonable variance between the HCAD square footage and your square footage measurement, especially if your square footage measurement was an interior measurement or an exterior measurement to the inch.

Building Details (1)

Building Data	
Element	Detail
Cost and Design	Econ Misimprovement
Cond / Desir / Util	Average
Foundation Type	Slab
Grade Adjustment	B-
Heating / AC	Central Heat/AC
Physical Condition	Average
Exterior Wall	Brick / Veneer
Element	Units
Room: Total	8
Room: Rec	1
Room: Half Bath	1

Building Areas	
Description	Area
MAS/CONC PATIO PRI	424
BASE AREA PRI	3,112
OPEN FRAME PORCH PRI	63
MAS/CONC PATIO LWR	309

Room: Full Bath	2
Room: Bedroom	4
Fireplace: Masonry Firebrick	2

**Extra Features**

Line	Description	Quality	Condition	Units	Year Built
1	Frame Detached Garage	Average	Average	720.00	1954
2	Gunite Pool	Average	Good	576.00	1980
3	Pool SPA with Heater	Average	Good	1.00	1980





Letters asking for the variance at **402 Gingham** were sent to the following Piney Point residents:

410 Gingham  
418 Gingham  
443 Gingham  
442 Jan Kelly  
450 Jan Kelly  
1 Bending Oaks  
2 Bending Oaks  
4 Bending Oaks  
11406 Quail Hollow  
11500 Quail Hollow  
435 Piney Point Rd.

See next page for example of the neighbor letter.



Friday, December 27, 2019

Neighbor  
410 Gingham  
Houston, TX 77024

Re: 402 Gingham

**ATTACHMENT B**  
**Sample Neighbor**  
**Letter**

Dear Neighbor,

We wish to inform you that we will be seeking a variance from the Piney Point Board of Adjustment for our property at **402 Gingham**. We are requesting a variance to allow for a 40' front set back in order to build a new residence to meet the standards of building in Piney Point and allow for a future pool in the backyard. This 40' front set back is duplicating the set back of the previous home that was recently demolished.

We are seeking a variance to the following portion of the City of Piney Point Village Code of Ordinance:

**Sec. 74-244 Regulations**

(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.

You are invited to attend the hearing before the Board of Adjustment to take place on **Thursday, January 9, at 7 pm** at the following address:

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

A Complaint Board Package will be available at Piney Point City Hall during normal business hours and will also be available online ([www.cityofpineypoint.com](http://www.cityofpineypoint.com)) from Friday - Thursday, January 3-9, 2019. If you have any questions or concerns, feel free to contact myself at (713) 203.5150 or the architect, Ryan Gordon, at (832) 900.2266.

Sincerely,

Brian Thompson  
President