

GARAGE VARIANCE

22 S Cheska Lane

Annie and Tom Daley, Home Owners

Todd Sabbagh, B&P LLC, Builder

City of Piney Point

Board of Adjustment Meeting

Thursday, March 12th, 2020

Piney Point City Hall

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March 2nd, 2020

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

Re: Variance request for 22 S Cheska Lane, Houston TX 77024

Dear Board of Adjustment:

We are respectfully requesting approval for a variance to the following definition and regulation included in the City of Piney Point Village, Code of Ordinances:

City of Piney Point Village, Chapter 74, Section 1 – Definitions.

Accessory building, residential

- ***No portion of the structure comprising the accessory building may be connected to any portion of the structure comprising any part of the main or principal residential building***

City of Piney Point Village, Chapter 74, Section 244 - Regulations.

(a)(2) Side yard

- ***An accessory structure or accessory building not attached to or made part of the main building, may be placed not less than ten feet from a side property line***

Currently our home is 2,650 sq ft. We need more space. After thorough review, the least intrusive alternative is to extend our garage forward (ie, put a new garage in front of our existing garage); however, due to our non-conforming lot (17,250 sq ft), it will require attaching the new garage to the side of the main building (exhibits A-C). If our lot was even half the size of a standard Piney Point lot, we would have the necessary room to adhere to the Code of Ordinances which calls for 5 ft between the main and accessory buildings.

Regarding alternatives, we did consider extending the east side of our home – which, according to Piney Point Ordinances, will allow for an addition of more than 7 ft while still adhering to side lot regulations. However, this would require removing two very large (35+ year old) trees.

Following are dates/activities leading up to this project that demonstrate our commitment to preserving the beauty and charm of Piney Point...

- 2012: Bought home (exhibit D),
- 2013: Moved in following 10-month remodel (exhibit E), and
- 2019: Began investigating options for current remodel

In summary, our proposed garage extension will fit completely with the style of the home, comply with all City codes, and make no changes to the...

- front two thirds of the property (exhibit F),
- accessory building side and back lot line set-backs (exhibit F), or
- the existing green-space footprint (exhibit G)

Then, compliant with the Code of Ordinances Accessory Building, Residential regulations, the existing garage will be converted into storage space, a study, and small bathroom (exhibit F)

Without this variance, we will not be able to accommodate our storage needs, or my increasing volunteer requirements at University of Houston's Bauer MBA Program, or our eventual grandparenting duties. In short, it won't meet the needs of our family.

Lastly, due to our continued efforts to keep with the charm of the neighborhood, including this garage extension project, our neighbors support this request for a variance (exhibit H).

Thank you for consideration. Please contact us with any questions at (817) 271-4296.

Respectfully,

Annie and Tom Daley

Exhibit A - 22 S Cheska Existing Garage



Exhibit B - 22 S Cheska Proposed Garage Extension



Exhibit C - 22 S Cheska Proposed Garage Elevations and Connection to Side House

EXISTING		
PROPOSED		<p>CRICKET EXAMPLE</p>
A-03	<p>22 SOUTH CHESKA LANE HOUSTON, TX. 77024 B&P LLC.</p>	

Exhibit D - 22 S Cheska Front-view Original (2012)



Exhibit E - 22 S Cheska Front-view Remodeled (2020)





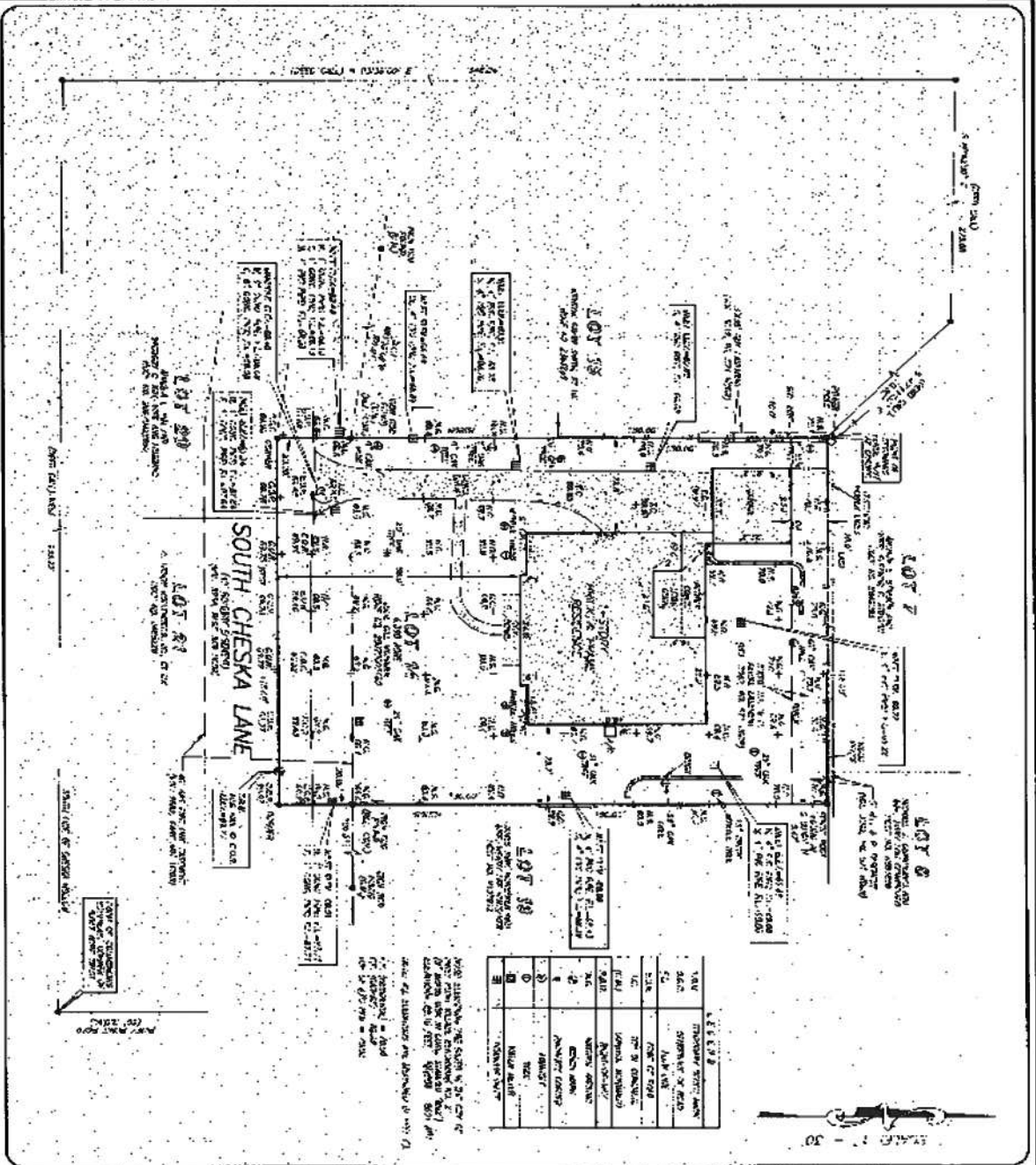
SHIRLEY
 LAND SURVEYORS
 713-965-3344

BLANCH LANE
 HOME DEVELOPERS
 713-418-2000



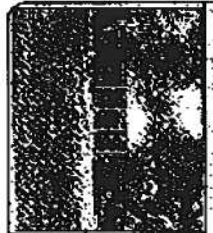
PRECISION
 Surveyors

1-202-761-8888
 202-761-8888
 202-761-8888
 202-761-8888
 202-761-8888



SECTION 14

NO.	DESCRIPTION	ACRES
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0.396 ACRE
 (17,250 SQUARE FEET)
 LOT 14
 CHESKA HOLLOW

AN UNDEVELOPED SUBDIVISION SITUATED IN THE
 JOHN W. LANTON SURVEY, APPROXIMATELY 25.27
 IN SQUARE SEASONS, SEASONS
 (SEE ATTACHED MAPS AND RECORDS)

W. J. LANTON

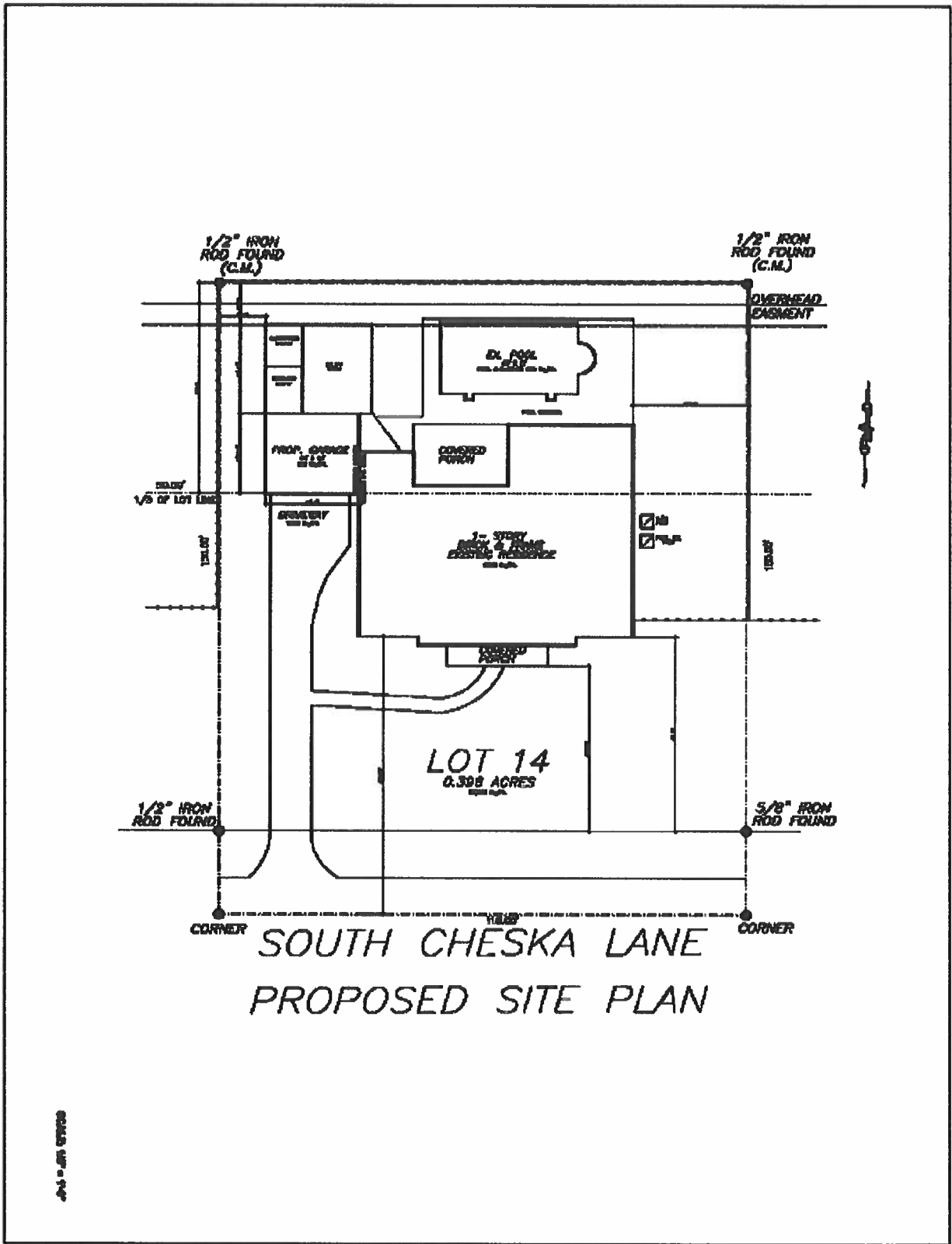
THIS SURVEY IS A PART OF THE SURVEY OF THE
 JOHN W. LANTON SURVEY, APPROXIMATELY 25.27
 IN SQUARE SEASONS, SEASONS
 (SEE ATTACHED MAPS AND RECORDS)

THE STATE OF TEXAS
 COUNTY OF ...
 I, ...
 Surveyor

...



Exhibit F - 22 S Cheska Proposed Site Plan



LOT 14
0.308 ACRES

SOUTH CHESKA LANE
PROPOSED SITE PLAN

SCALE 1/8" = 1'-0"

A-02	DATE: _____ DRAWN BY: _____ CHECKED BY: _____ APPROVED BY: _____	PROJECT NAME 22 SOUTH CHESKA HOUSTON, TX. 77024 A PROPERTY OF B&P LLC.	
		ENGINEER'S SEAL AND SIGNATURE	

Exhibit G - 22 S Cheska Area Calculations Form

Area Calculations Form

Property Address: 22 SOUTH CHESKA Date: 2/27/20

Type of Permit: ADDITION

Area of Lot: 0.396 ACRES Square Footage: 17,250 SQ/FT.

Lot Coverage Calculations

	Existing Area	Proposed Area	Total Area
Main Structure (Total Covered Area)	2992	3352	3352
Accessory Structure	494	494	494
Driveways, Walkways & Sidewalks	1882	1537	1537
Pool and Pool Decking	984	984	984
Total Lot Coverage	6352	6367	6367

Percent of Lot Coverage by Main Structure:

3352	17,250	19%
Area of Main Structure/ (divided by)	Area of Lot =	30% Max Coverage

Percent of Lot Coverage by Total Lot Coverage:

6367	17250	37%
Total Lot Coverage/ (divided by)	Area of Lot =	50% Max. Coverage

Reference, City of Piney Point Code of Ordinances, Chapter 74- Section, 244. Regulations. (g)

The undersigned, in accordance with the provisions of the Zoning Ordinance of the City of Piney Point Village, hereby certifies that all statements made herein are true and correct.

Signature of Property Owner and/or Applicant: [Signature]

Name of Company: B&P LLC

March 2nd, 2020

Piney Point Neighbor
Street Address
Houston, TX 77024

Dear Neighbor,

We will be requesting a small variance from the Piney Point Board of Adjustment.

In short, we would like to extend our garage. The existing portion will be converted to a study, small bathroom and storage area; and the new (front) portion will be used to park our cars. Simply, we are asking to construct a new garage in front of the existing garage (sketches enclosed). Our variance request is to allow the new garage to be attached to the side of our home.

Following is the relevant Piney Point Code of Ordinance definition and regulation:

City of Piney Point Village, Chapter 74, Section 1 – Definitions.

Accessory building, residential

- ***No portion of the structure comprising the accessory building may be / connected to any portion of the structure comprising any part of the main or principal residential building***

City of Piney Point Village, Chapter 74, Section 244 - Regulations.

(a)(2) Side yard

- ***An accessory structure or accessory building not attached to or made part of the main building, may be placed not less than ten feet from a side property line***

You are invited to attend a hearing on this matter with the Board of Adjustment, scheduled for Thursday, March 12th at 7 pm at the following address:

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

For additional information, a detailed packet will be available for review on the City of Piney Point website (www.cityofpineypoint.com) on March 6th. If you have any questions, please do not hesitate to call me on my cell phone at (817) 271-4296.

Best Regards,

Tom and Anne Daley

Enclosures

IMMEDIATE NEIGHBORS

Melissa & Doug Fordyce	26 S Cheska Lane
Jolie & Charles Campbell	18 S Cheska Lane
Lynn & Johnny Williams	14 S Cheska Lane
Amanda & Greg Kim	25 S Cheska Lane
Chris & Henry Kollenberg	21 S Cheska Lane
Nancy Grob	17 S Cheska Lane
Mary Lou & Mike Cenatiempo	17 N Cheska Lane
David Stimson	21 N Cheska Lane
Vickie & John Driscoll	25 N Cheska Lane

Letters of support

Exhibit H

21 S. Cheska
Houston, Texas 77024

March 3, 2020

Members of the Pincy Point
Board of Adjustment

Re: Variance request by the Daleys at 22 South Cheska

Dear Board Members:

When Julie Mohajer decided to sell her house at 22 S. Cheska in 2012, everyone expected the house was likely going to be purchased by a builder, the house was going to be torn down and a much bigger two-story house was going to be built in place of the delightful one-story bungalow that had been there for so many years. We were all delighted when Tom and Annie Daley bought it. We got a double blessing. We got great neighbors in Tom and Annie Daley and we got people who liked our street the way it was and wanted to keep the house at 22 S. Cheska basically looking the same on the exterior. They did a lot of improvements. They raised the ceiling on the interior (without raising the roof) and have been delightful neighbors these many years.

As time has passed, Tom and Annie feel like they need a little more room. The interior renovations eliminated most the attic and storage space associated with it. Their boys, who were in college when they moved in, are getting older.

They have room to do that on the east side of the house. The current east side yard is a little over 26 feet, so they have almost 10 feet where they could push the side of the house out and add space on that side.

The most significant problem with that is that it will mean losing at least one tree (which I think has been there since before we moved in more than 35 years ago) and maybe two. The plan that they have come up with avoids that hardship for them and the neighborhood, as that tree and the others like it really help define our street, and the plan also very well fits with the street.

You will hear various issues about this, but my perspective is actually kind of simple. The side yard setbacks are designed so that the house does not push out too much to the neighborhood. In this case, with a side yard on each side of 15%, that results in two side yards that need to be at least 17.25 feet. That is a total of 34.5 side yard feet. In this case, the effect of this variance will be a side yard that is 10 feet on one side and 26 feet on the other side. In other words, a total of 36 feet.

In this particular case, what we are talking about is a house being 7 feet closer to the west side than it otherwise would be. The neighbors on that side do not mind, because it is a one-story building, not two stories, and has no windows on that side.

The proposed plan will be a house that could have been built just as proposed, if the original builders more than 50 years ago had put it in the middle of the lot.

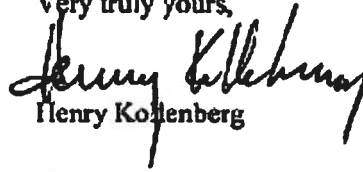
000009.000121
1:1 - 4417012 1

The zoning ordinance vests the Board of Adjustment with the power to grant

"such variances from the terms of this chapter as will not be contrary to the public interest where, owing to special conditions, the literal enforcement of the provisions of this chapter will result in unnecessary hardship, and so that the spirit of this chapter shall be observed, and substantial justice done"

Chris and I think this variance clearly result in a situation where the spirit of the zoning ordinance is not only observed but enforced and unnecessary hardship is avoided. We hope the Board will consider it favorably and grant the variance.

Very truly yours,



Henry Kollenberg

February 24, 2020

City of Piney Point Village
7676 Woodway, Suite 300
Houston, TX 77063

Re: Variance request for 22 S Cheska Lane, Houston TX 77024

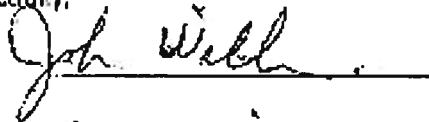
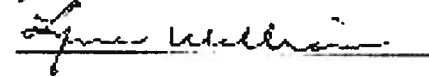
Dear Board of Adjustments:

We are aware of the Daley's plans to build a new garage in front of their existing garage and convert their existing garage into a study, storage area and small bathroom. As part of this, we understand they need a variance approval.

We are in support of the Daley's remodel and would appreciate the Board of Adjustment's approval of the associated variances.

If you have any questions regarding my support, please don't hesitate to contact me.

Respectfully,

John and Lynne Williams
14 S. Cheska Ln
Houston, Texas 77024
Home Phone No. 713 975 7826

**Doug & Melissa Fordyce
26 South Cheska Lane
Houston TX 77024**

February 11, 2020

City of Piney Point Village
7676 Woodway, Suite 300
Houston, TX 77063

Re: Variance request for 22 S Cheska Lane, Houston TX 77024

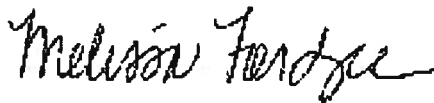
Dear Board of Adjustments:

My husband, Doug, and I are aware of the Daleys' plans to build a new garage in front of their existing garage and convert their existing garage into a study, storage area and small bathroom at 22 South Cheska. We understand they need a variance approval in order to do this remodeling and construction.

We live next door to the Daleys, and we fully support their application for variance approval. We would urge the Board of Adjustment to approve the associated variances.

If you have any questions regarding my support, please don't hesitate to contact me.

Respectfully,



Melissa Fordyce
713-668-2305
mkfordyce@gmail.com

February 10th, 2020

City of Piney Point Village
7676 Woodway, Suite 300
Houston, TX 77063

Re: Variance request for 22 S Cheska Lane, Houston TX 77024

Dear Board of Adjustments:

We are aware of the Daley's plans to build a new garage in front of their existing garage and convert their existing garage into a study, storage area and small bathroom. As part of this, we understand they need a variance approval.

We are in support of the Daley's remodel and would appreciate the Board of Adjustment's approval of the associated variances.

If you have any questions regarding my support, please don't hesitate to contact me.

Respectfully,

(NAME) Nancy Grob
(ADDRESS) 17 South Cheska Lane
713-782-8884 landline
713-824-4456 cell
NANCYSGROB@gmail.com