

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, June 11th, 2020

Piney Point City Hall

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May 26th, 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. Following are the relevant Code of Ordinances 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***

Currently our home is 2,650 sq ft. We need more room. After thorough consideration, the least intrusive option is to convert our garage into living space and build a new garage in front of that previous garage. However, due to our non-conforming lot (17,250 sq ft), we are not able to maintain the required 5 ft of separation between the new garage and house. Specifically, to meet side yard regulations, the new garage must attach directly to the house (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.

With regard to alternatives, we considered 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 affect the root structure of one very large tree and require us to remove another (both over 35 yrs old) – which our neighbors absolutely prefer we not do.

Following are major activities, by year, that demonstrate our commitment to preserving the beauty and charm of Piney Point...

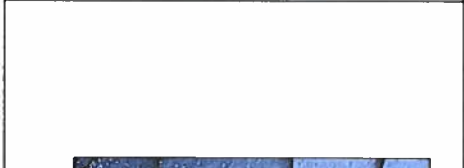
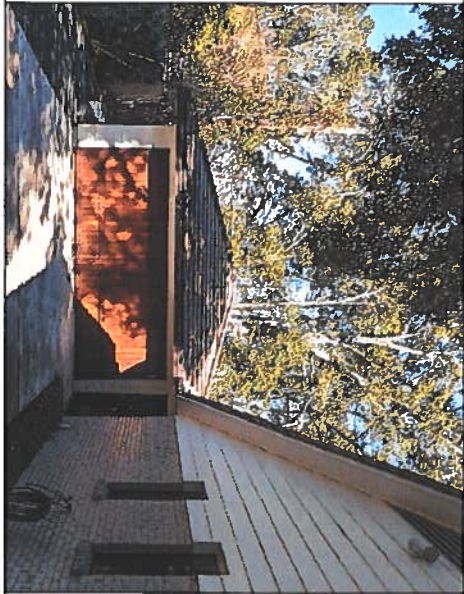
- 2012: Bought home with explicit intent to preserve neighborhood's charm (exhibit D),
- 2013: Moved in following extensive 10-month remodel (exhibit E), and
- 2019: Began investigating options for current remodel – i.e., to add space

In summary, our proposed garage extension will fit completely with the style of the home, comply with all Piney Point Village codes, and result in no changes to the...

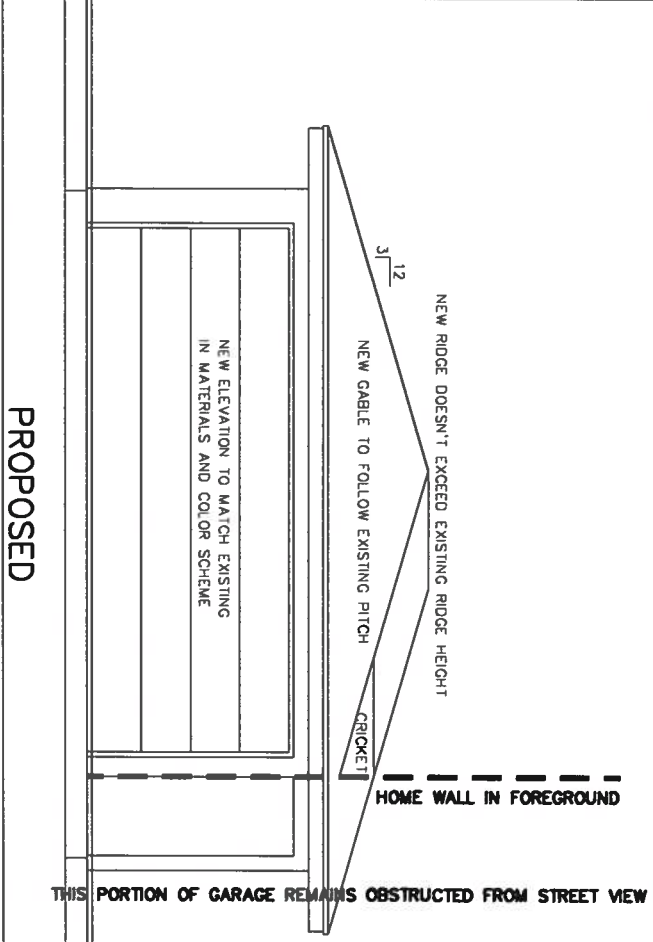
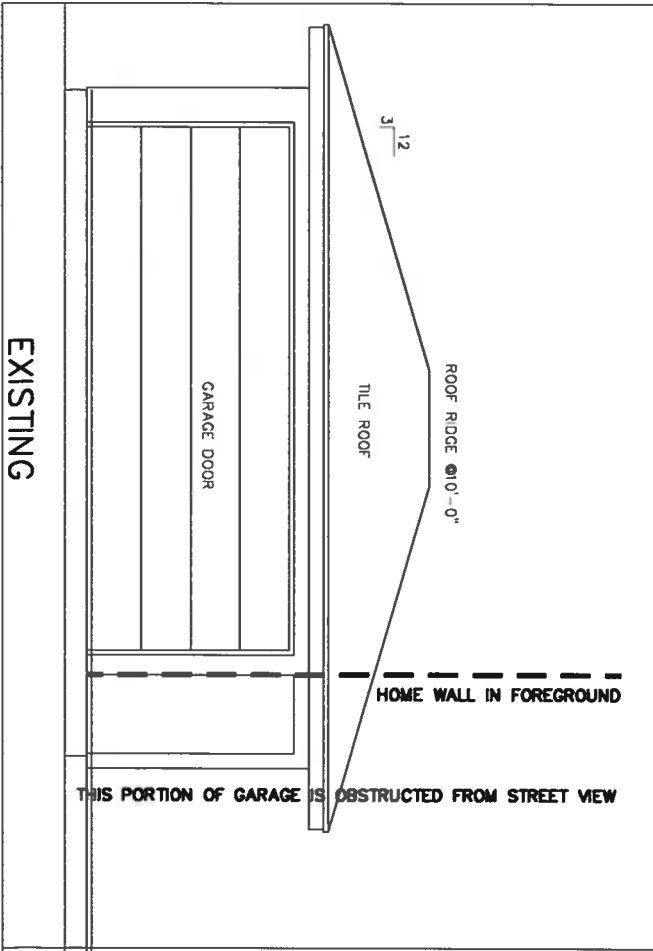
- Front two thirds of the property (exhibit F),
- Accessory building side and back lot line setbacks (exhibit F), or
- The existing green-space footprint (exhibit G)







CRICKET EXAMPLE



SCALE: 1/2" = 1'-0"





OF NO. CTH-II-C1712607942NP CHICAGO TITLE
 ADDRESS: 22 SOUTH CHESKA LANE
 HOUSTON, TEXAS 77024
 BORROWER: THOMAS C. DALEY

0.396 ACRE
 (17,250 SQUARE FEET)
 LOT 14
 CHESKA HOLLOW

AN UNRECORDED SUBDIVISION SITUATED IN THE
 JOHN D. TAYLOR SURVEY, ABSTRACT NO. 72
 IN HARRIS COUNTY, TEXAS
 (SEE ATTACHED METES AND BOUNDS)

Thomas C. Daley

NOTE: THE REPORT TO OBTAIN ADDITIONAL EASEMENTS ASSIGNED BY OWNERS IN THIS
 CERTAIN RESERVATION INSTRUMENT(S) RECORDED IN VOL. 2733, PG. 702, HOOKS
 OF PAST POINT ROAD.



THIS PROPERTY MAP WAS PREPARED BY THE SURVEYOR
 FROM THE RECORDS OF HIS OFFICE AND FROM THE
 FIELD SURVEY CONDUCTED BY HIM OR UNDER HIS
 CLOSE PERSONAL SUPERVISION AND TO THE BEST OF
 HIS KNOWLEDGE AND BELIEF IT ACCURATELY
 REPRESENTS THE ACTS AND DEEDS OF THE
 PARTIES TO THE SAME AND THE RIGHTS THEREIN
 AND THE INTERESTS OF ALL PERSONS CLAIMING
 THEREIN. THE SURVEYOR HAS NOT BEEN ADVISED
 OF ANY OTHER INTERESTS IN THE PROPERTY
 AND HE HAS NOT BEEN ADVISED OF ANY
 EASEMENTS OR RIGHTS IN THE PROPERTY
 WHICH ARE NOT SHOWN ON THIS MAP.

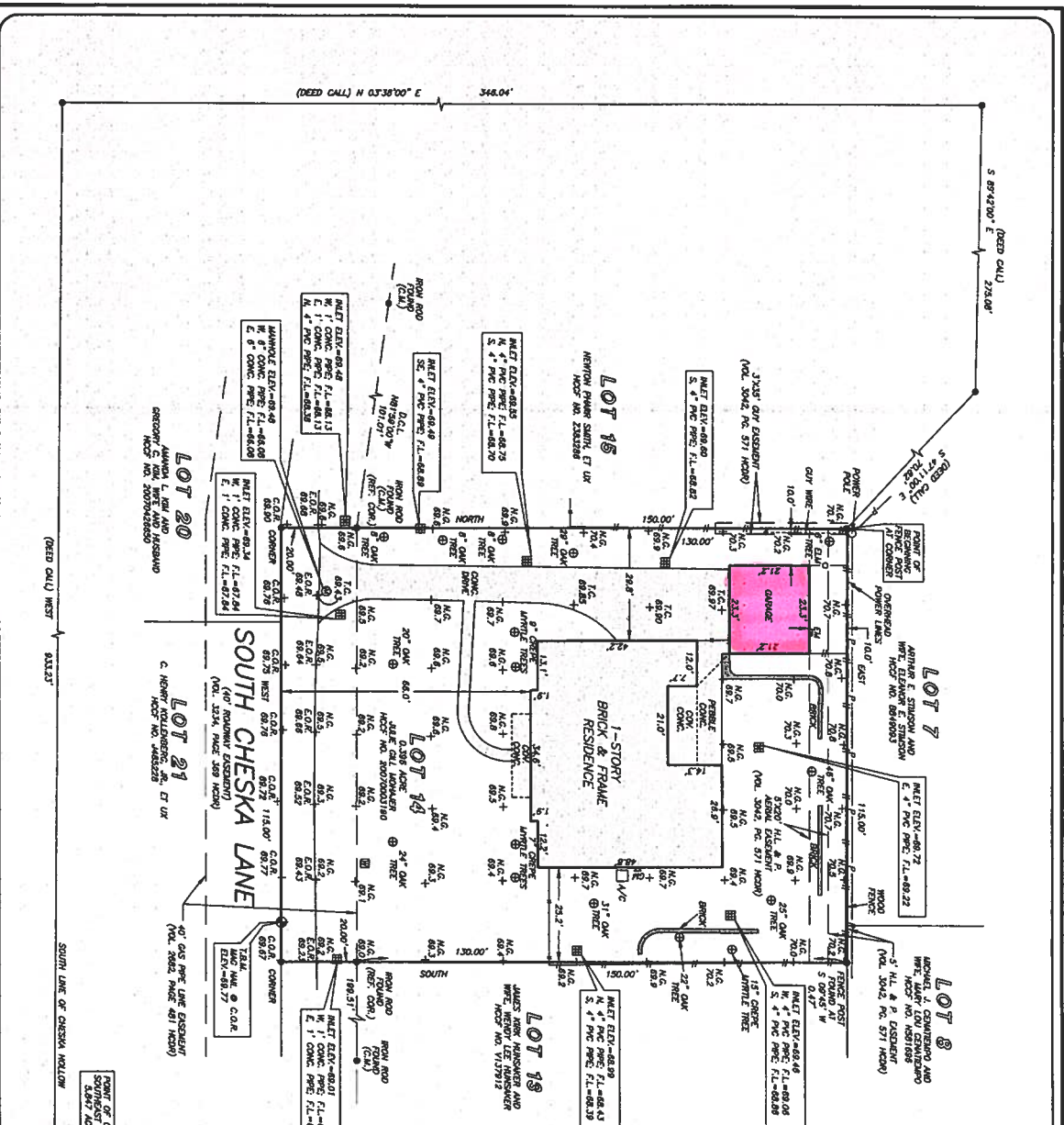
DALEY & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS
 1300 N. LOOP WEST, SUITE 100
 HOUSTON, TEXAS 77028
 PHONE: 281-496-1598
 FAX: 281-496-1596
 WWW.DALEYANDASSOCIATES.COM



SCALE: 1" = 30'

LEGEND	
▬	IMPROVED BENCH MARK
—	GENERAL LINE OF ROAD
—	EDGE OF ROAD
—	TOP OF CONCRETE
—	CONCRETE FOUNDATION
—	RIGHT-OF-WAY
—	NATURAL BOUNDARY
—	RENTAL MARK
—	PROPERTY CORNER
—	MANHOLE
—	WATER METER
—	DRAINAGE INLET

NOTE: ELEVATIONS ARE BASED ON THE CITY OF
 HOUSTON DATUM (MEAN SEA LEVEL) AND
 THE POINT OF BEGINNING FOR THE
 SURVEY IS AT ELEVATION 68.18 FEET
 F.T. (RESERVED) = 70.30
 F.T. (CORRECTED) = 68.42
 TOP OF A.C. HD = 70.02



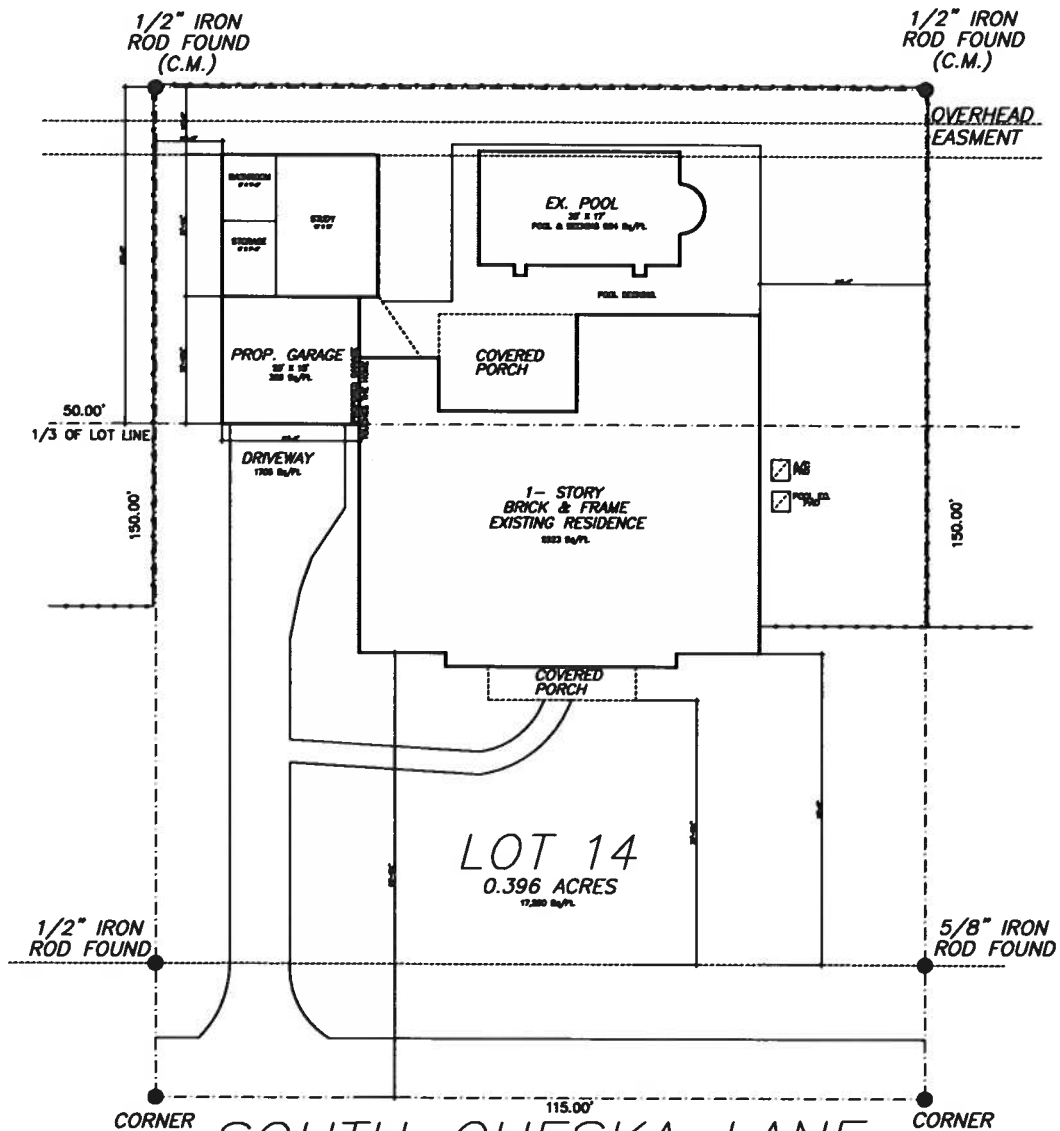
WILLIAMS
 TOM HUGHES
 713-398-3884

Chicago Title
 Insurance Company
 NOEL PHILLIPS
 713-418-7000



PRECISION
 Surveyors

281-496-1598
 381 INDEPENDENCE STREET SUITE 100 AUSTIN, TEXAS 78703
 1-800-LANDSURVY
 WWW.PRECISIONSURVEYORS.COM
 210-429-4941
 1277 W. LOOP SW, SUITE 800 AMARILLO, TEXAS 79127
 FAX 210-429-1555



SOUTH CHESKA LANE
PROPOSED SITE PLAN

SCALE: 1/8" = 1'-0"

A	ARCH	1001	DATE	DESCRIPTION	BY

PROJECT NAME
22 SOUTH CHESKA



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.

May 26th, 2020

Piney Point Neighbor
Street Address
Houston, TX 77024

Dear Neighbor,

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

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

Following are the relevant Piney Point Code of Ordinances definition and regulation:

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(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***

On Thursday, June 11th at 7pm, there will be a hearing on this matter with the Board of Adjustment. This will be a Zoom meeting that you can join at:

<https://us02web.zoom.us/j/89598573745?pwd=WlhkV1BrYWpmTnhabHlIR3dORUZ0dz09>

Or you can participate via phone (audio only) at:

Telephone #: 1-346-248-7799

Meeting ID: 895 9857 3745

Password: OGE1QV

An information packet with additional details will be available no later than June 5th on the City of Piney Point website (www.cityofpineypoint.com). If you have any questions, please call me at (817) 271-4296.

Best Regards,

Tom and Anne Daley

Enclosures

IMMEDIATE NEIGHBORS

Melissa & Doug Fordyce	26 S Cheska Lane	dougfordyce@yahoo.com mkfordyce@gmail.com
Jolie & Charles Campbell	18 S Cheska Lane	joliercampbell@gmail.com charleslcampbell@gmail.com
Lynn & Johnny Williams	14 S Cheska Lane	johnbwilliamsjr@outlook.com Lynne@bwmtx.com
Amanda & Greg Kim	25 S Cheska Lane	amanda_bruns@yahoo.com gregoryckim@yahoo.com
Chris & Henry Kollenberg	21 S Cheska Lane	henry@ppvCouncil.org kollenbe@swbell.net
Nancy Grob	17 S Cheska Lane	nancysgrob@gmail.com
Mary Lou & Mike Cenatiempo	17 N Cheska Lane	mikecen@comcast.net m.cenatiempo@comcast.net
David Stimson	21 N Cheska Lane	(unknown)
Vickie & John Driscoll	25 N Cheska Lane	jdriscoll@oceanug.com vickied@johndaugherty.com

Letters of support

Exhibit H

21 S. Cheska
Houston, Texas 77024

March 3, 2020

Members of the Piney 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.

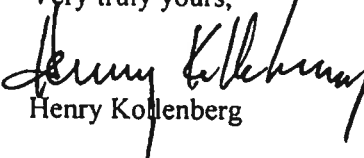
The proposed plan will be a house that could have been built just as proposed, if the original builders more than 50 years ago had put it in the middle of the lot.

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

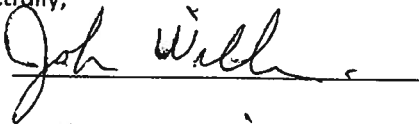
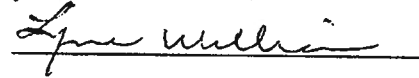
Dear Board of Adjustments:

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