

FENCE VARIANCE
11120 MEMORIAL DRIVE

Dr. Faraz Adil Khan & Bushra Hina Syed, Owners
Realex Homes- Custom Builders

City of Piney Point Board of Adjustment Meeting
Thursday, July 9th, 2020
Virtual Zoom Call

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LETTER TO THE BOARD OF ADJUSTMENT

June 24, 2020

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

Re: Variance request for 11120 Memorial Drive, Houston, Texas 77024

Dear Board of Adjustment Members,

We are writing to humbly seek a fence variance for my newly constructed home at 11120 Memorial Drive. We are seeking a variance to the following portion of the Piney Point Code of Ordinance:

City of Piney Point Village, Chapter 74-Section 245. Supplementary district regulations, Section I, Part 1. The section of the code states in reference to Fences, front yard:

Fences and freestanding fence type walls may be constructed within a required front yard if not exceeding three feet in height; however, a fence not exceeding six feet in height about the natural grade of the lot at the lot line adjacent to such fence may be constructed within a required front yard if the front yard is adjacent to a four-lane, esplanade, curbed and guttered thoroughfare, the fence is set back at least three feet from the adjacent front lot line, and the fence is an 80 percent fence.

Fences, side and rear yard not adjacent to a street. Fences and freestanding fence-type walls not exceeding eight feet in height are permitted in or along the edge of any required yard other than a front yard or a side or rear yard adjacent to a street.

We are respectfully asking for permission to construct a 6-foot iron fence in our front and side yard with the primary intention of ensuring safety around the home.

Memorial Drive, although it is a 2 lane road in this area, is an increasingly high traffic street that has a lot of traffic at certain times due to the nearby presence of the Kinkaid School. This can pose a significant danger to our family.

We have elderly parents residing with us- my 84 year old Mother suffers from severe dementia along with mental illness and has a tendency to wander off. My 90 year old father, who looks after her, has other illnesses he endures. In addition, we have three children, one of which has ADHD, that this can also pose a threat to. Their safety is a tremendous concern for us.

Our unconventional triangular lot shape results in a large component of our side yard being our front yard – open to Memorial Drive. There is already an old wooden fence on the Memorial Drive side that is in extremely poor condition and is partially falling down. It looks very bad. Constructing a fence would produce an aesthetically proper addition to the neighborhood. We

were unaware of the fencing regulation when we first purchased the lot. We were so busy building our dream home at the time.

There is also a Metro bus stop situated just outside our front property line next to east of Lacewood Drive along a bus stop across the street that could result in strangers wandering into our property.

There are also no streetlights in this area, causing this area to be very dark after sunset.

We are also building a pool in our backyard that could pose a threat to children accidentally wandering into our lot.

We sincerely hope that you graciously grant our request. Not only would we like to maintain the privacy and respect of our home, we would also like to ensure safety and comfort for our loved ones living inside our home.

Thank you again for your thoughtful consideration of this request. If you have any questions, please feel free to reach out to us anytime.

Warm Regards,
Dr. Faraz Khan
Hina Syed

HOMES IN PINEY POINT WITH FENCES

11411 Memorial Dr



11411 Memorial Dr – built 1996



11095 Memorial Dr

11095 Memorial Dr – built 2010



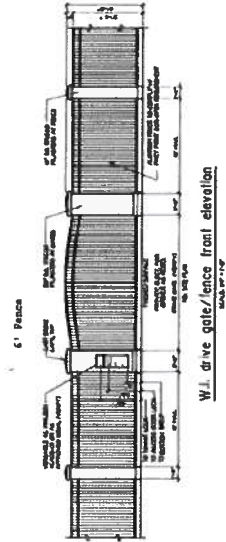
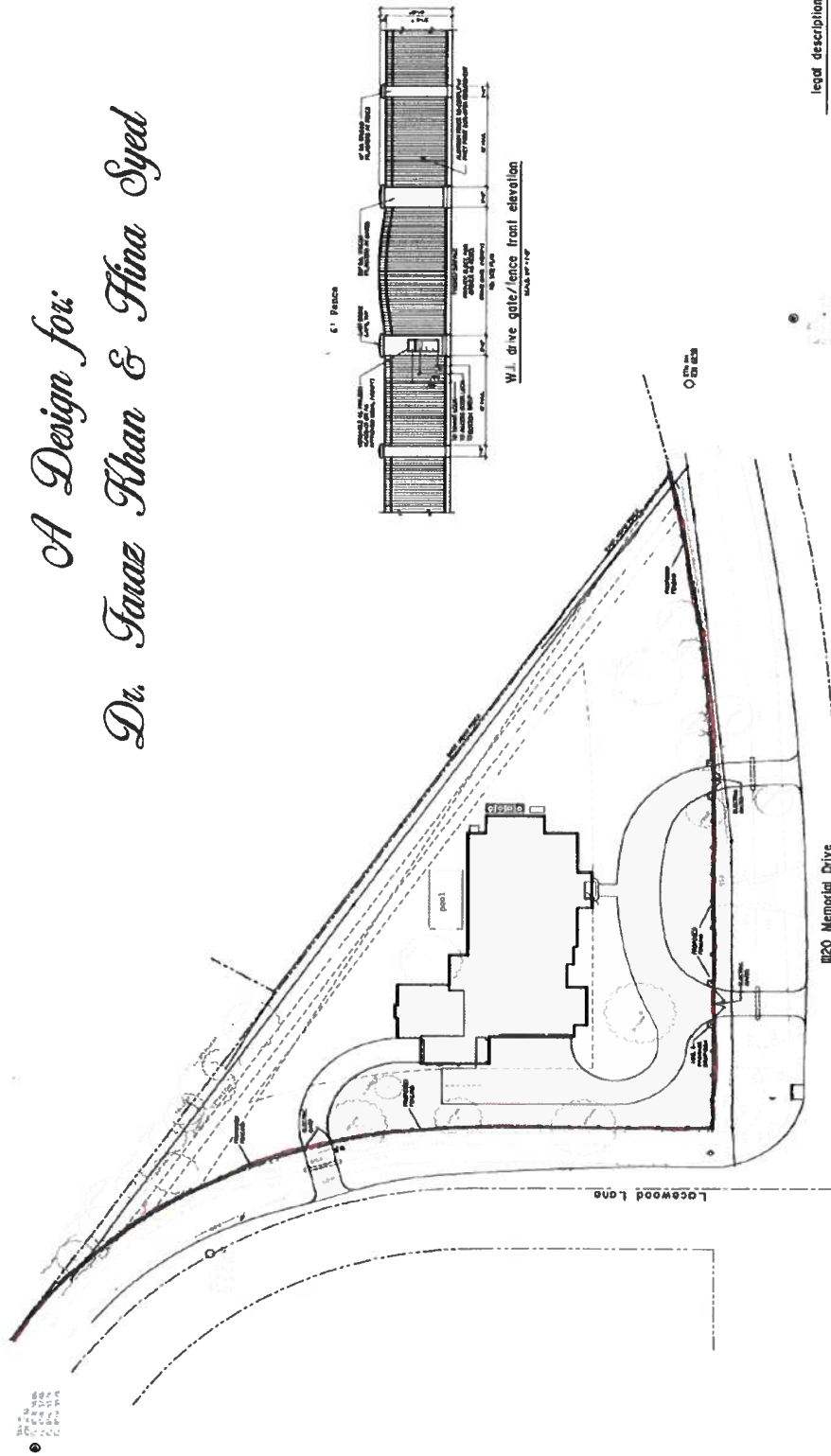
11434 Memorial Dr – built 2013



39 E Stillforest St – built 1960

*A Design for:
Dr. Fouaz Khan & Hina Syed*

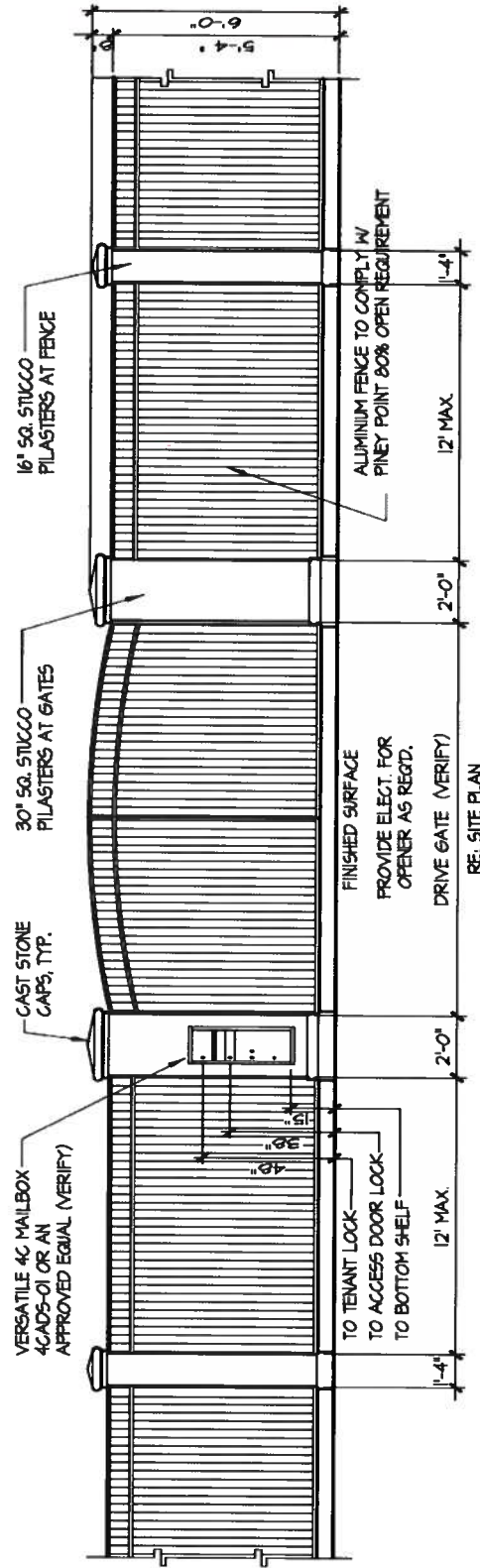
SITE PLAN



legal description
 LOT 4 AND PLAT "A"
 COLONIAL OAKS
 VOL. 22, PG. 35 H.C.M.R.
 SITUATED IN THE
 J.D. TAYLOR SURVEY, A-72
 HARRIS COUNTY, TEXAS

"proposed" site plan
 11/20/2017

6' Fence



W.I. drive gate/fence front elevation

SCALE: 1/4" = 1'-0"

LETTER TO RESIDENTS

June 24, 2020

Piney Point Neighbor
Street Address
Houston, TX 77024

Re: Variance request for 11120 Memorial Drive, Houston, Texas 77024

Dear Neighbor,

I hope that this letter finds you doing well and in good health.

My family and I have been busy building our dream home for some time now in Piney Point. We are eagerly looking forward to meeting all of our neighbors once we move into our newly constructed home.

We are writing this letter to inform you that we will be seeking a fence variance from the Piney Point Board of Adjustment for the property located at 11120 Memorial Drive. We are respectfully asking them for permission to construct a 6-foot iron fence with the primary intention of ensuring safety around our home. We are on a two way street and are seeking a variance to the following portion of the Piney Point Code of Ordinance:

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The hearing for the Board of Adjustment, will take place on Thursday, July 9th at 7 pm via a Virtual Zoom call. Here is the information:

Join Zoom Meeting

<https://us02web.zoom.us/j/89062345496?pwd=VjVXeHh4VDZaOzR5Y1UzeGt2UzNsQT09>

Meeting ID: 890 6234 5496

Password: 765080

One tap mobile

+13462487799,,89062345496#,,,0#,,765080# US (Houston)

+12532158782,,89062345496#,,,0#,,765080# US (Tacoma)

Dial by your location

+1 346 248 7799 US (Houston)

+1 253 215 8782 US (Tacoma)

+1 669 900 6833 US (San Jose)

+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Germantown)

Meeting ID: 890 6234 5496

Password: 765080

Find your local number: <https://us02web.zoom.us/j/89062345496>

A more detailed packet will be available for review on the City of Piney Point website, <http://www.cityofpineypoint.com>. If you would like to discuss this matter, feel free to give us a call at 832-647-1049.

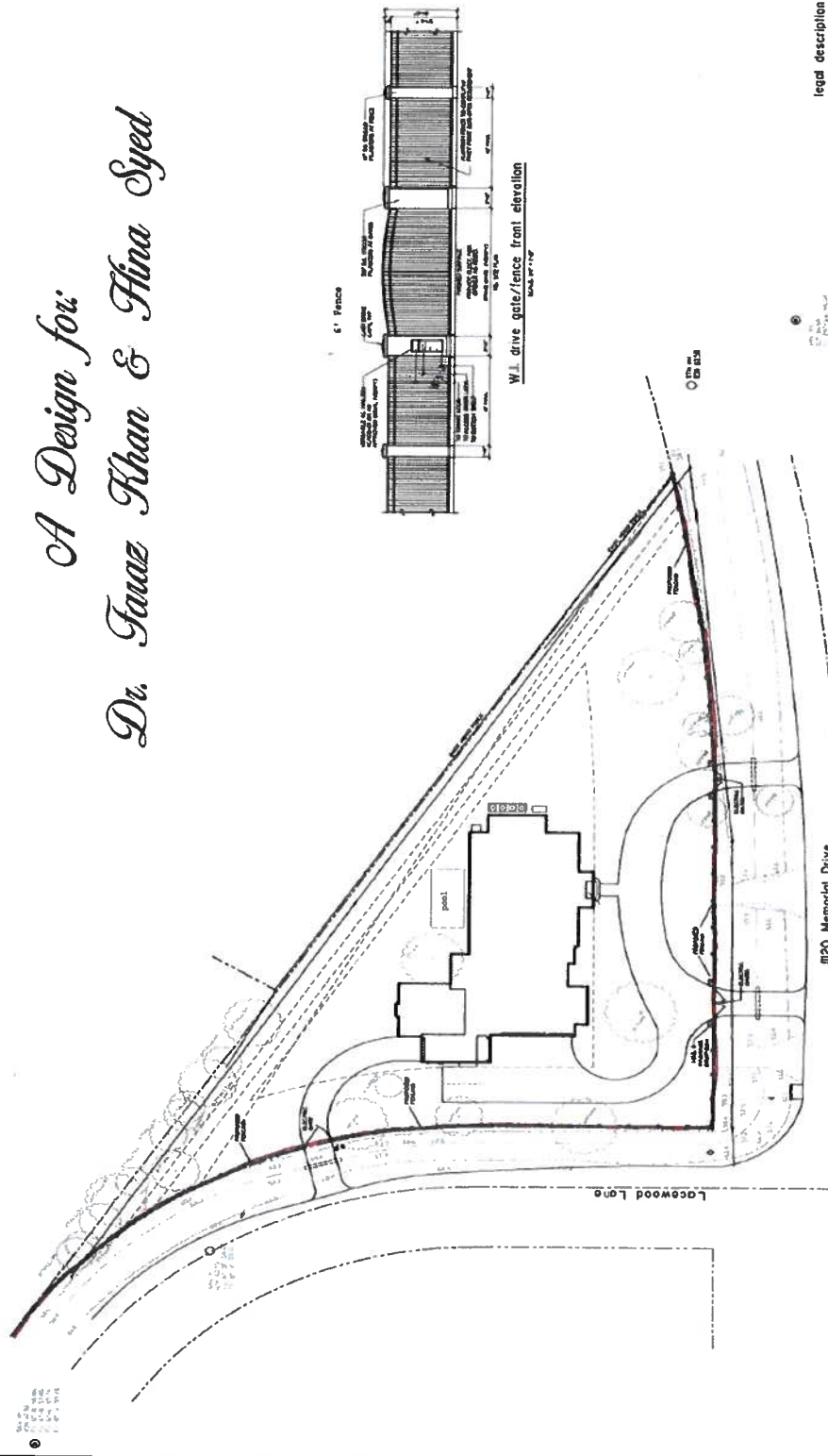
Warm Regards,

Faraz Khan

Hina Syed

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SITE PLAN



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 J.D. TAYLOR SURVEY, A-72
 HARRIS COUNTY, TEXAS

"proposed" site plan
 10/14/2014 11:17 AM

DATE: 10/14/2014
 TIME: 11:17 AM