

GARAGE VARIANCE

22 S Cheska Lane

Annie and Tom Daley, Homeowners

Todd Sabbagh, B&P LLC, Builder

City of Piney Point

Board of Adjustment Meeting

Thursday, August 6th, 2020

Piney Point City Hall

LETTER TO THE BOARD OF ADJUSTMENT..... 3

PHOTOS (Exhibits A-E).....5-9

SURVEY.....10

SITE PLAN (Exhibit F).....11

AREA CALCULATION WORKSHEET (Exhibit G).....12

LETTER TO THE NEIGHBORS.....13

LIST OF IMMEDIATE NEIGHBORS.....14

LETTERS OF SUPPORT (Exhibit H).....15-20

July 18th, 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 existing garage into living space and then build a new garage directly in front of the converted garage. However, due to our non-conforming lot (17,250 sq ft), there is not enough space with this option to satisfy the Code of Ordinances requirement for 5 ft of separation between the new garage and house. Specifically, to meet side yard regulations, the new garage will need to 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 this ordinance.

With regard to alternatives, we considered extending the east side of our home – which, according to the Piney Point Code of 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 Piney Point codes, and in no way affect the...

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

The converted garage will include storage space, a study, and small bathroom (exhibit F).

Without this variance, we will not be able to accommodate our storage needs, my increasing responsibilities as a volunteer 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 and add to 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

ROOF RIDGE 9'-0"-0"

3/12

HOME WALL IN FOREGROUND

THIS PORTION OF GARAGE IS OBSTRUCTED FROM STREET VIEW

PROPOSED

NEW RIDGE DOESN'T EXCEED EXISTING RIDGE HEIGHT

3/12

NEW GABLE TO FOLLOW EXISTING PITCH

HOME WALL IN FOREGROUND

THIS PORTION OF GARAGE REMAINS OBSTRUCTED FROM STREET VIEW

NEW ELEVATION TO MATCH EXISTING
IN MATERIALS AND COLOR SCHEME

CRICKET EXAMPLE

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

NO.	DATE	DESCRIPTION	BY
01	08/20/2018	FOR REVIEW	
02			
03			
04			
05			

TODD SABAUGH

ARCHITECTURAL
ELEVATION

A-03

PROJECT NAME

**22 SOUTH CHESKA LANE
HOUSTON, TX. 77024**

A PRODUCT OF
B&P LLC.

B&P LLC
11000 WESTHEIMER BOULEVARD
SUITE 300
HOUSTON, TEXAS 77042
713.865.1100

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



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



OF NO. CH-L-CT1260792P2 CHICAGO TITLE
 ADDRESS: 22 SOUTH CHESKA LANE
 HOUSTON, TEXAS 77024
 BORROWER: THOMAS C. DALEY

0.396 ACRE
 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 Daley

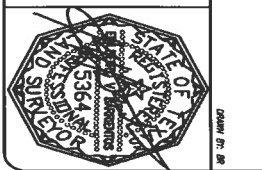
NOTE: THE RIGHT TO OWN ANY AND ALL INTERESTS RESERVED BY OWNERS IN THIS
 CERTAIN RESERVING INSTRUMENT(S) RECORDED IN VOL. 2733, PG. 705, BOOK
 100, OF PUBLIC RECORDS SHALL IN FULL FORCE AND EFFECT FOR THE CITY
 OF HOUSTON, TEXAS.



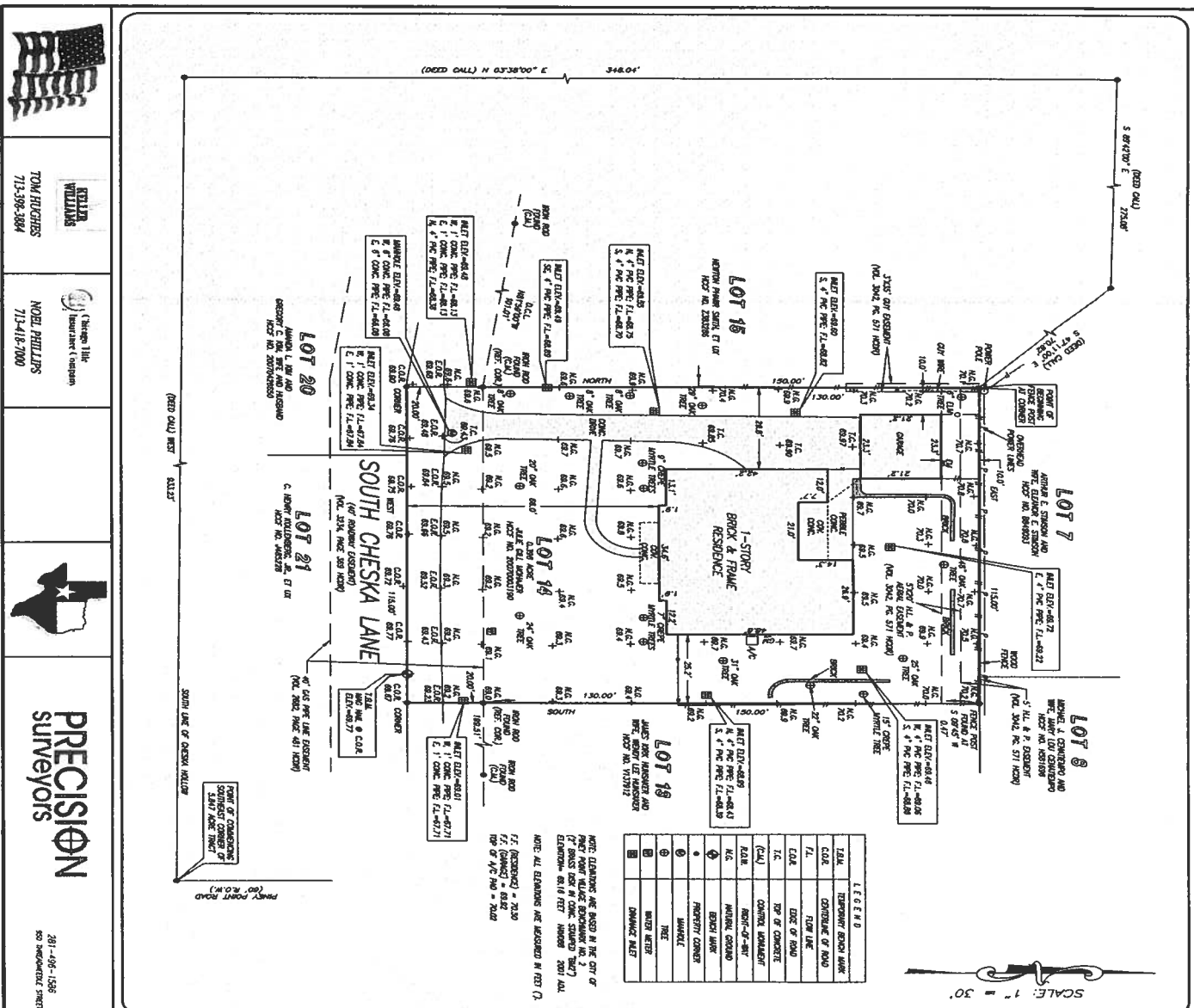
THE PROPERTY SHOWN ON THIS MAP IS
 THE PROPERTY OF THOMAS C. DALEY
 AND HIS WIFE, JENNIFER DALEY
 AS SHOWN ON THE METES AND BOUNDS
 DEED RECORDED IN VOL. 2733, PG. 705,
 BOOK 100, OF PUBLIC RECORDS IN
 HARRIS COUNTY, TEXAS, ON 04/19/2000.

NOTE: DIMENSIONS ARE BASED IN THE CITY OF
 HOUSTON, TEXAS, ON THE BASIS OF THE
 1983 EDITION OF THE U.S. STANDARD 30X37
 SERIES OF PLATS. ALL DIMENSIONS ARE
 BASED ON THE 1983 EDITION OF THE U.S.
 STANDARD 30X37 SERIES OF PLATS.
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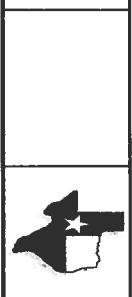


DAVID M. SMITH
 PROFESSIONAL LAND SURVEYOR
 JUNE 06, 2012
 JUNE 06, 12-0510
 JUNE 06, 2012



RELAND WILLIAMS
 TOM HUGHES
 713-396-3884

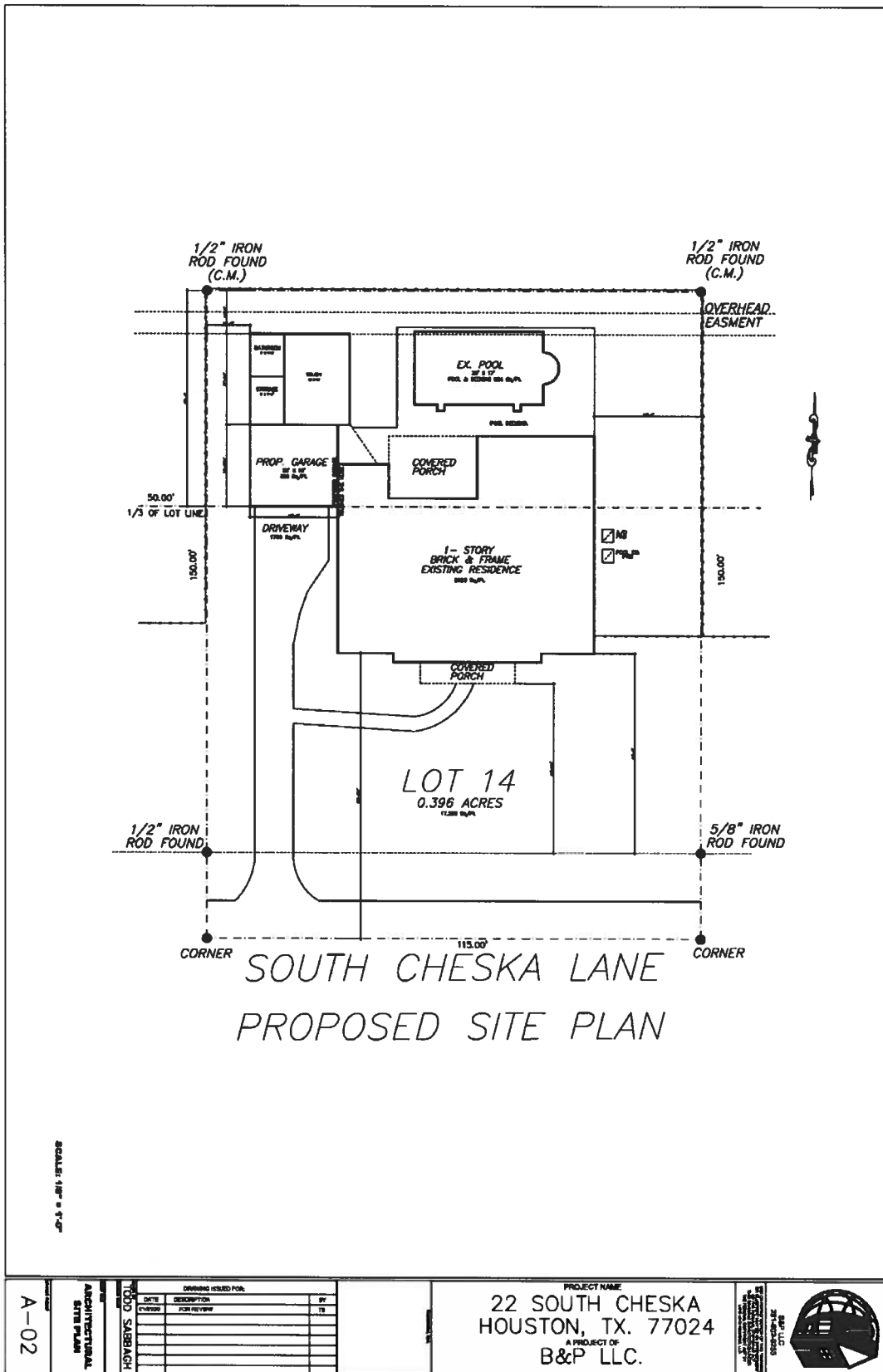
Shapiro Title
 NOEL PHILLIPS
 713-418-7000



PRECISION
 Surveyors

801-496-1588
 505 W. UNIVERSITY BLVD. SUITE 200
 HOUSTON, TEXAS 77002

Exhibit F – 22 S Cheska Proposed Site Plan



DATE	DESCRIPTION	BY	TS

PROJECT NAME
22 SOUTH CHESKA
HOUSTON, TX. 77024
 A PROJECT OF
B&P LLC.



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 ACRE **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: _____

Name of Company: B&P LLC.

July 18th, 2020

Piney Point Neighbor
Street Address
Houston, TX 77024

Dear Neighbor,

We are going to try this again... we are requesting a small variance from the Piney Point Board of Adjustment.

In short, we would like to extend (forward) our garage – i.e., put a new garage in front of the existing garage. This extension will be used to park our cars so that we can then convert the existing garage into a storage area, study and small bathroom. 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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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***

On Thursday, August 6th at 7pm, there will be a hearing on this matter with the Board of Adjustment – held via Zoom meeting that you can join at:

<https://us02web.zoom.us/j/82538421191?pwd=TIVKaU04UVhXWGZaYkw0Zm8vZlhEZz09>

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

Telephone #: 1-346-248-7799

Meeting ID: 825 3842 1191

Password: 949213

An information packet with additional details will be available no later than August 4th on the Piney Point website (www.cityofpineypoint.com). If you have any questions, please call me at (817) 271-4296.

Best Regards,

Tom and Anne Daley

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.

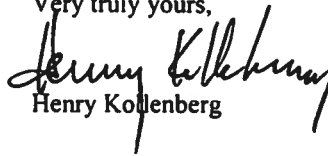
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The zoning ordinance vests the Board of Adjustment with the power to grant

“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

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121 - 5517072 1

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

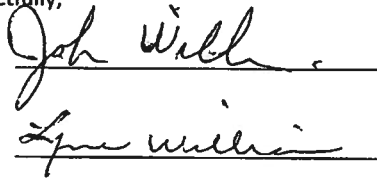
Dear Board of Adjustments:

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,

The image shows two handwritten signatures in cursive. The first signature is "John Williams" and the second is "Lynne Williams". Each signature is written over a horizontal line.

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