

**11434 CALICO LN  
HOUSTON, TX 77024**

VARIANCE HEARING

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## THE BIHLET FAMILY

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Juliana and Kasper Bihlet purchased 11434 Calico Lane in order to build their forever home to raise our two daughters- Kirsten (4), Karoline (19 months) and dog Trip. Our family previously lived in Briarcroft and loved our previous neighbors and street- but decided it important to be zoned to better schools for our daughters. We fell in love with Calico and the circle street- away from traffic, and safe neighborly feel that we were looking for to raise our daughters.

## VARIANCE REQUEST

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The Bihlet family is seeking a variance from the Piney Point Board of Adjustment for our property at 11434 Calico Lane. We are requesting a variance to allow for a 40' front setback to build a home and pool that meets the standards of building in Piney Point. We are seeking a variance to the following portion of the City of Piney Point Village Code of Ordinances:

Chapter 74, Sec. 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 front upon the turnaround portion of such cul-de-sac shall have a front yard depth of not less than 25 feet.

Our variance request is to maintain the 40' building line of the existing home. Please find attached the survey of the property. Please also find attached the original

subdivision plat. Both depict an existing 40' building line. We are not asking for relief on the side lot requirements.

## EXECUTIVE SUMMARY

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- Request is to ***maintain*** the existing 40' Building Line and ***not*** to reduce requesting a variance to the sidelot Building Lines
- 11434 Calico Lane is 22,961 SF lot is a non-conforming lot. Conforming lots are 40,000 SF and the ordinances were written for conforming lots.
- Will remove the existing structures that are not in compliance
- 40' Building Line will result in ***less*** impervious cover of about 387 SF than a 50' Building Line due to a longer walkway and driveway that would result from a 50' Building Line.

## NEIGHBOR NOTIFICATION LETTER

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Please refer to ***Exhibit A*** for the Neighbor Notification Letter that was mailed to the below addresses.

1. 11430 Calico Ln
2. 11500 Calico Ln
3. 11433 Calico Ln
4. 11425 Calico Ln
5. 11418 Calico Ln
6. 11419 Shadow Way St
7. 11503 Shadow Way St.
8. 11511 Shadow Way St.
9. 601 Jan Kelly Ln

## NON-CONFORMING CONDITION OF EXISTING HOUSE

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Please refer to ***Exhibit B*** for photographs that depict the encroachments listed below. Each photo is keyed with the numbers below referenced.

1. Greenhouse encroaches into rear building line by 10'-6 1/2"
2. Greenhouse encroaches into the side building line by 14'-5 1/8"

3. Garage rear patio encroaches into side building line by 17'-5 1/4"
4. Garage encroaches into side building line by 17'-4 5/8"
5. Garage encroaches into side building line by 14'-2 1/4"
6. Main House encroaches into 50' front building line by 6' -10 5/8"
7. Main House encroaches into side building line by 9' 9 7/8"

## **UNNECESSARY HARDSHIP**

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- Ordinances written for 40,000 Square Feet (SF) Lots
- 11434 Calico Lane is a 22,961 SF
- Existing structure at the 40' building line
- 50' Building Line on a lot this size would not allow for a home, pool and backyard expected in an area of this caliber
- 50' Building Line would increase the driveway and walkway which would create additional coverage
- Pool hardscape would need to widen with a 50' in order to maintain an area for lounge chairs which would further take away greenspace and add additional pervious coverage.
- 50' Building Line would lead to no greenspace/ yard for children to play including a swing set (reason the lot was purchased). In these trying times with COVID and uncertainties- it is very important for our family to have an outdoor area for our growing children to enjoy.
- To maintain greenspace with the 50' Building Line, the master or office would need to be relocated upstairs which would create issues with the overall building height restrictions, use of the home as intended.
- We have already compromised by combining the downstairs guest bedroom with a home office as it was important for us to have a downstairs guest room to maintain accessibility for family visiting that have may have restrictions in the near future. Putting the guest bedroom/ home office up would be detrimental for the future enjoyment and use of the family.

## DRAINAGE

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Please refer to **Exhibit E** for coverage calculations for 11434 Calico Lane. **Exhibit F** overlays the existing impervious cover with the proposed for ease of comparison.

**Exhibit G** reflects the site plan for a 40' Building line and **Exhibit H** shows the site plan for a 50' Building Line that would result in additional impervious coverage and increase flows to the public ROW.

- Reduced 40' Building Line will result in **less** impervious cover of about 387 SF due to a longer walkway, driveway and increased hardscape around the pool that would result from a 50' Building Line. (227 SF of this is related to the walkway and driveway alone).

## ATTACHMENTS

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- Exhibit A- Neighbor Notification Letter
- Exhibit B- Photos of Existing Structure
- Exhibit C- Survey
- Exhibit D- Original Subdivision Plat
- Exhibit E- Coverage Calculations
- Exhibit F- Existing and Proposed Structures
- Exhibit G- 40' Building Line Site Plan
- Exhibit H- 50' Building Line Site Plan
- EXHIBIT I- Architect's Site Plan

# EXHIBIT A- NEIGHBOR NOTIFICATION LETTER

KASPER & JULIANA BIHLET

11434 CALICO LANE HOUSTON, TX 77024

August 25, 2020

Neighbor  
Street Address  
Houston, Texas 77024

Dear Neighbor:

We wish to inform you that we will be seeking variances from the Piney Point Board of Adjustment for our property at 11434 Calico Lane. We are requesting a variance to allow for a 40' front setback to build a home and pool that meets the standards of building in Piney Point. We are seeking a variance to the following portion of the City of Piney Point Village Code of Ordinances:

## Chapter 74, Sec. 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 front upon the turnaround portion of such cul-de-sac shall have a front yard depth of not less than 25 feet.

We will be making the request for variance during the September meeting of the Board of Adjustments. The meeting will take place on Thursday, September 10th at 7:00 PM via zoom:

Join Zoom Meeting

<https://us02web.zoom.us/j/83732737132?pwd=eFpieTZ3ZDFvdWxjUUZmdmVpejBKZz09>

Meeting ID: 837 3273 7132

Passcode: 193519

One tap mobile

+13462487799,,83732737132#,,,,,0#,,193519# US (Houston)

+12532158782,,83732737132#,,,,,0#,,193519# 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)

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

Meeting ID: 837 3273 7132

Passcode: 193519

Find your local number: <https://us02web.zoom.us/u/kvOOg8SJD>

If you have any questions or concerns regarding this variance request please contact our builders by phone, text or email:

Gareth Construction

Jeff Davies

[GarethConst4@gmail.com](mailto:GarethConst4@gmail.com)

(713)875-8018



Sincerely,

Kasper & Juliana Bihlet

**EXHIBIT B-  
PHOTOS OF EXISTING  
STRUCTURE**

**11434 CALICO LANE  
STREET VIEW**





#1





#2,3



#4,5



#4,5



#5



#6



#7



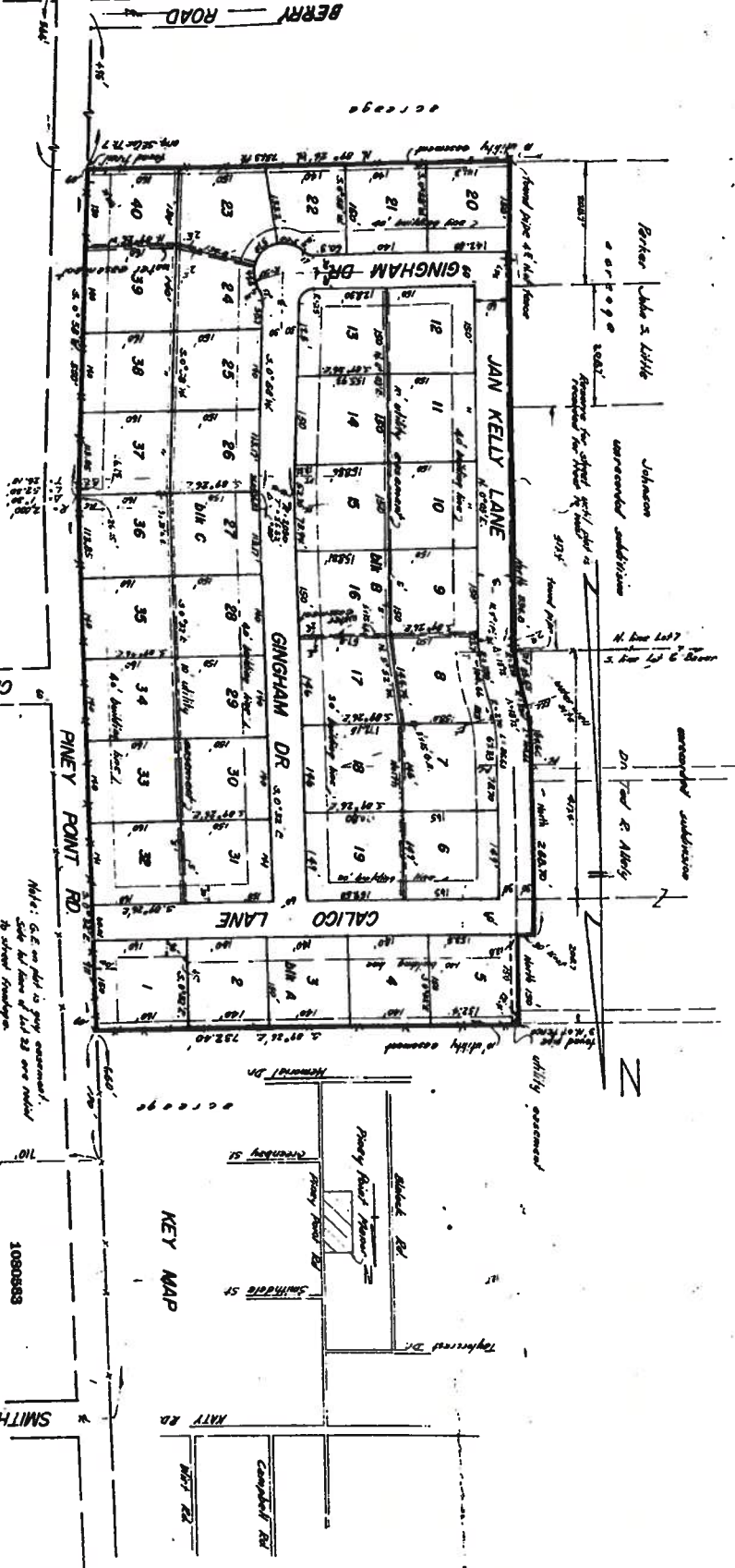
#7





# EXHIBIT D- ORIGINAL SUBDIVISION PLAT

BERRY ROAD  
GREENBAY ST



## PINEY POINT MANOR

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING ARE THE COMPLETE AND CORRECT PLAT OF THE PINEY POINT MANOR, AS SUBDIVIDED BY THE CITY PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS, IN ACCORDANCE WITH THE PLAT ACT OF THE LEGISLATURE OF THE STATE OF TEXAS, PASSED AT THE REGULAR SESSION OF THE LEGISLATURE, FEBRUARY 2, 1952, CHAPTER 156, ACTS OF THE 52ND LEGISLATURE, 1951.

FILED FOR RECORD JAN. 9, 1952 AT 9:16 O'CLOCK P. M.  
RECORDED Feb. 11, 1952 AT 11:59 O'CLOCK A. M.  
W. H. HALEN, CLERK COUNTY COURT, HARRIS COUNTY, TEXAS  
DEPUTY

**STATE OF TEXAS**  
COUNTY OF HARRIS  
I, the undersigned authority, do hereby certify that the above and foregoing are the complete and correct plat of the Piney Point Manor, as subdivided by the City Planning Commission of the City of Houston, Texas, in accordance with the Plat Act of the Legislature of the State of Texas, passed at the regular session of the Legislature, February 2, 1952, Chapter 156, Acts of the 52nd Legislature, 1951. The plat has been filed in the office of the County Clerk of Harris County, Texas, in accordance with the provisions of the Plat Act.

Persons, all lots in said addition shall be taken into consideration for zoning purposes. No other zoning laws shall apply to the lots in this addition. The zoning district in which the lots in this addition are located shall be determined by the zoning ordinance in effect at the time this plat is filed.

**STATE OF TEXAS**  
COUNTY OF HARRIS  
I, the undersigned authority, do hereby certify that the above and foregoing are the complete and correct plat of the Piney Point Manor, as subdivided by the City Planning Commission of the City of Houston, Texas, in accordance with the Plat Act of the Legislature of the State of Texas, passed at the regular session of the Legislature, February 2, 1952, Chapter 156, Acts of the 52nd Legislature, 1951. The plat has been filed in the office of the County Clerk of Harris County, Texas, in accordance with the provisions of the Plat Act.

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DEPUTY

# EXHIBIT E- COVERAGE CALCULATIONS

**BLACKLINE**  
ENGINEERING

9/1/2020

## 11434 CALICO LN COVERAGE CALCULATIONS

### EXISTING IMPERVIOUS

DESCRIPTION	SF
House Pad	4,279
Greenhouse	458
1 Story Frame	326
Covered Concrete	1,383
Concrete Area Not Covered	2,076
Walk	414
Concrete Drive	812
Pond	42
<b>TOTAL EXISTING</b>	<b>9,790</b>

### PROPOSED IMPERVIOUS COVERAGE CALCULATIONS

#### 40' BUILDING LINE

DESCRIPTION	SF
Lot Area	22,961
Allowable Coverage (50%)	11,481
Proposed Coverage	10,843
<b>Amount Under</b>	<b>638</b>

### PROPOSED IMPERVIOUS COVERAGE CALCULATIONS

#### 50' BUILDING LINE

DESCRIPTION	SF
Lot Area	22,961
Allowable Coverage (50%)	11,481
Proposed Coverage	11,230
<b>Amount Under</b>	<b>251</b>

### PROPOSED IMPERVIOUS COVERAGE CALCULATIONS

#### 40' BUILDING LINE

Front Porch	105
One Car Garage	503
Two Car Garage	863
Structure	4,015
Back Porch	821
Drive	2,867
Walk	80
Pool	600
Pool Decking	896
A/C Pads (3)	42
Generator Pad	24
Pool Equipment	27
	<b>10,843</b>

### PROPOSED IMPERVIOUS COVERAGE CALCULATIONS

#### 50' BUILDING LINE

Front Porch	105
One Car Garage	503
Two Car Garage	863
Structure	4,015
Back Porch	821
Drive	3,006
Walk	168
Pool	600
Pool Decking	1,056
A/C Pads (3)	42
Generator Pad	24
Pool Equipment	27
	<b>11,230</b>

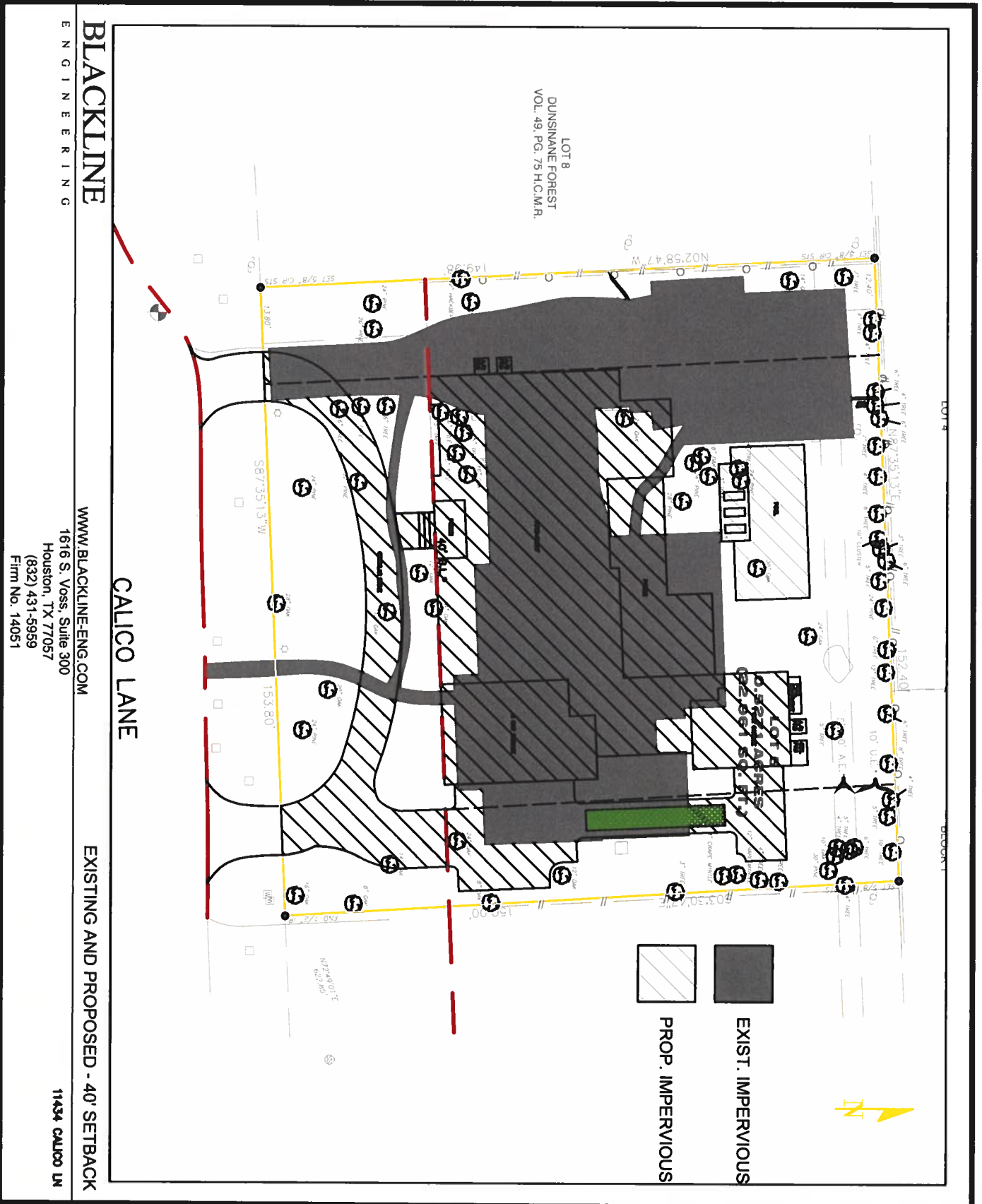
**Difference 387 SF**

***\*Pushing the Building Line further back to 50-ft INCREASES the impervious cover and WORSENS the current drainage conditions.***

# EXHIBIT F- EXISTING AND PROPOSED STRUCTURES

PLOTTED BY  
DWG NAME  
LAST SAVED

JULIANA BIHLET 9/2/2020 10 30 AM  
C:\USERS\JULIANA BIHLET\DOCUMENTS\HOME\CALICO\EXHIBITS\EXHIBIT - EXIST WITH PROPOSED.DWG  
9/2/2020 10 29 AM



**BLACKLINE**

ENGINEERING

WWW.BLACKLINE-ENG.COM

1616 S. Voss, Suite 300

Houston, TX 77057

(832) 431-5959

Firm No. 14051

EXISTING AND PROPOSED - 40' SETBACK

11434 CALICO LN

# EXHIBIT G- 40' BUILDING LINE SITE PLAN

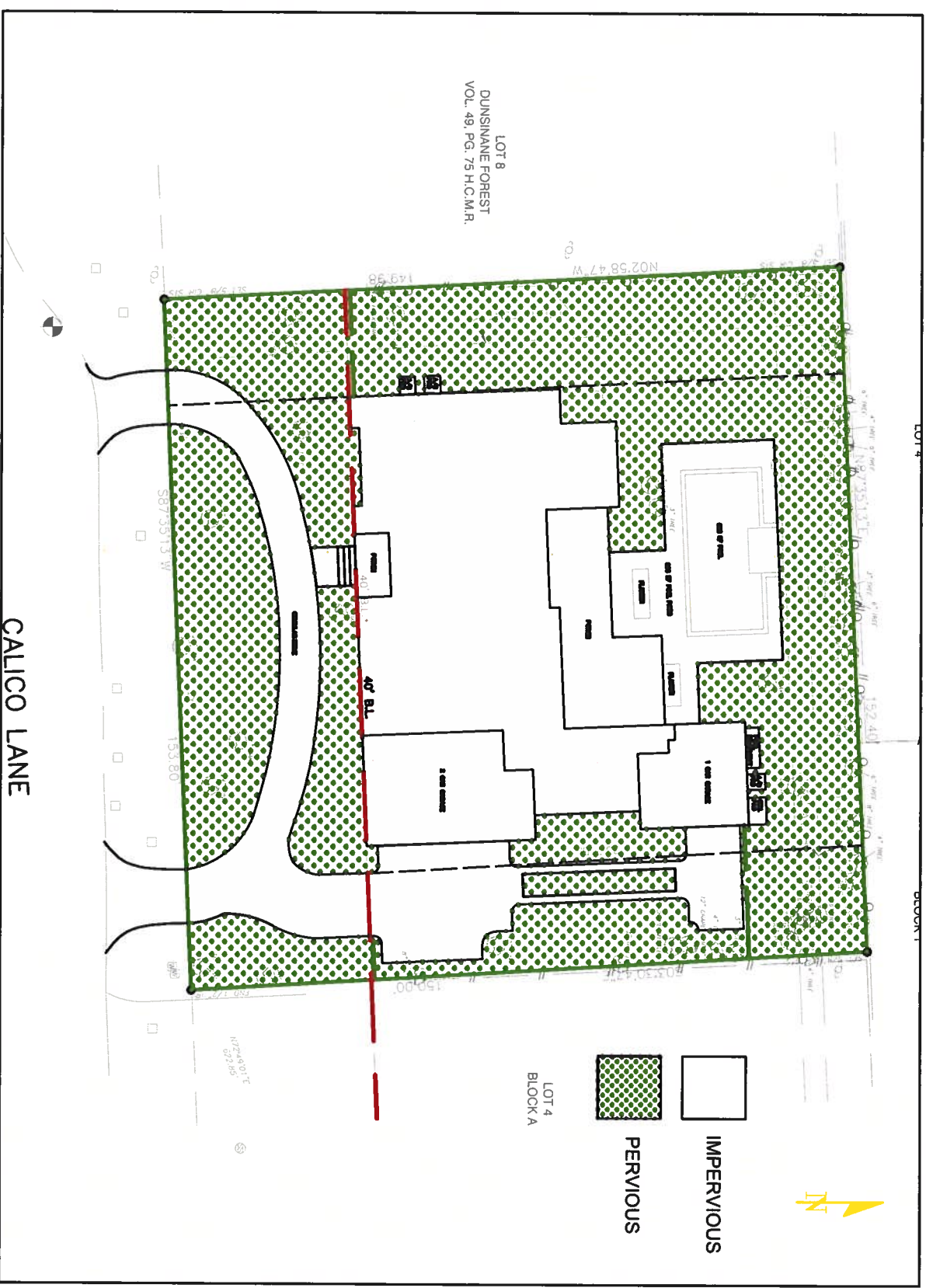
PLOTTED BY  
DWG NAME  
LAST SAVED

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9/1/2020 6:53 PM

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1616 S. Voss, Suite 300  
Houston, TX 77057  
(832) 431-5959  
Firm No. 14051

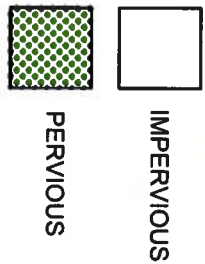
COVERAGE - 40' SETBACK  
11434 CALICO LN



CALICO LANE

LOT 8  
DUNSINANE FOREST  
VOL. 49, PG. 75 H.C.M.R.

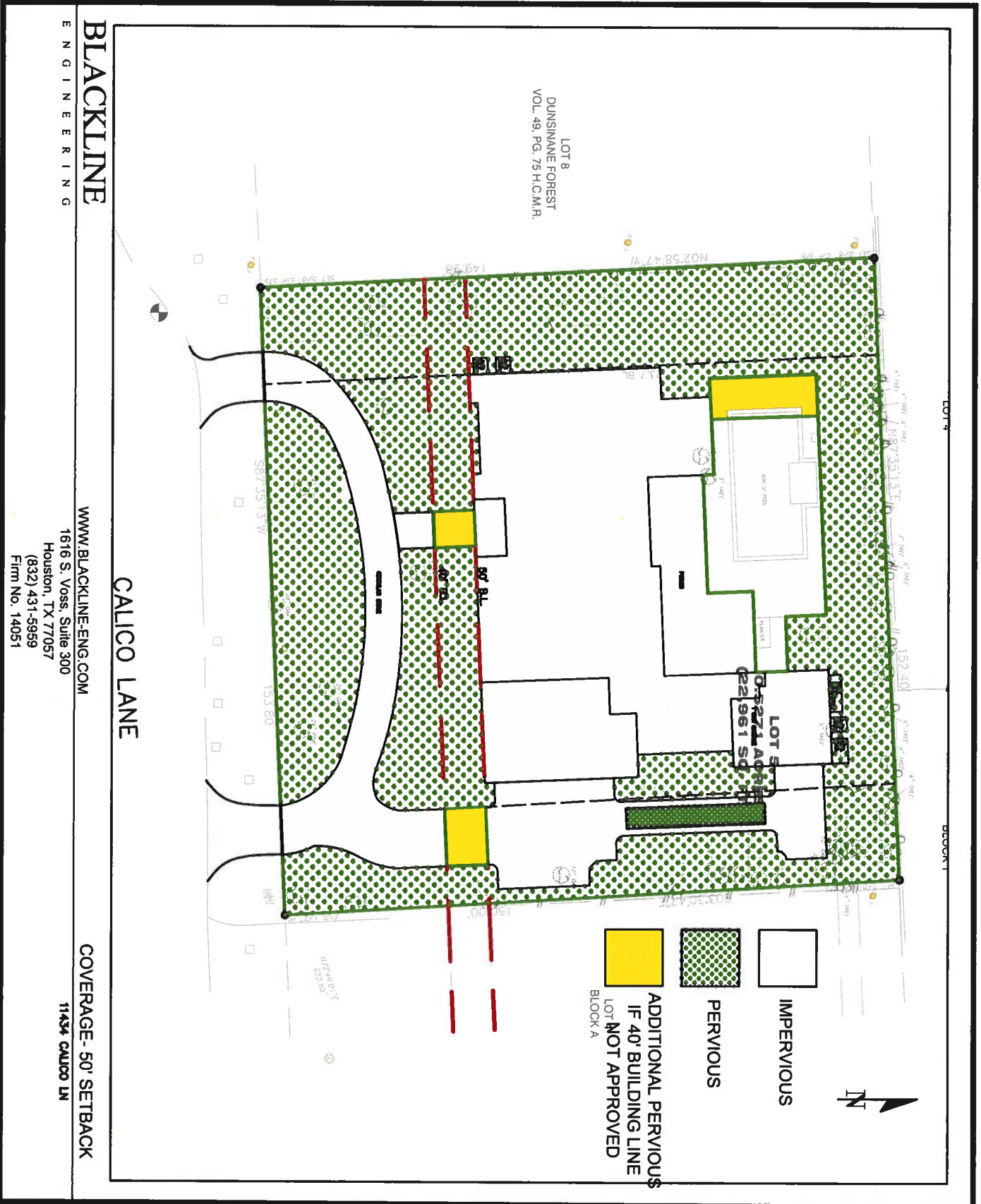
LOT 4  
BLOCK A



# EXHIBIT H- 50' BUILDING LINE SITE PLAN

PLOTTED BY  
DWG NAME  
LAST SAVED

JULIANA BIHLET 8/2/2020 10:20 AM  
C:\USERS\JULIANA BIHLET\DOCUMENTS\HOME\CALICO\EXHIBITS\EXHIBIT - SETBACK-50 DWG  
8/2/2020 8:37 AM



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Houston, TX 77057  
(832) 431-5959  
Firm No. 14051

COVERAGE - 50' SETBACK

11434 CALICO LN

# EXHIBIT I- ARCHITECT'S SITE PLAN

PINEY POINT SHADOWS  
F.C. NO. 146062 H.C.M.R.

