

**11434 CALICO LN
HOUSTON, TX 77024**

VARIANCE HEARING

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THE BIHLET FAMILY

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

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

- Ordinances were written for conforming lots
- Conforming lots are 40,000 SF
- 11434 Calico Lane is 22,961 SF and is a non-conforming, smaller lot
- A 50' building line would create an **unnecessary hardship** on a smaller, non-conforming lot
- Request is to ***maintain*** the existing 40' Building Line
- The portion of the existing home nearest the street is at 43' from the Right-of-way
- Existing structures within the property currently encroach on every building line (both side, rear and front yard building lines)
- ***Not*** requesting a variance to the side or rear lot Building Lines
- Will remove the existing structures that are not in compliance
- 40' Building Line will result in ***less*** impervious cover of about 227 SF than a 50' Building Line due to a longer walkway and driveway that would result from a 50' Building Line.
- Drainage will be **improved** from the current condition
- Appeal of the street and City will remain intact

NEIGHBOR NOTIFICATION LETTER

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

UNNECESSARY HARDSHIP

- Ordinances written for 40,000 Square Feet (SF) Lots
- 11434 Calico Lane is a 22,961 SF
- Existing structure at the 40' building line
- Subdivision originally designed at a 40' Building Line. Please refer to original plat in *Exhibit B*.
- 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
- 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 and use of the home as intended (the current configuration allows enough sun exposure necessary for a healthy lawn area. 2 story massing would negate that.)
- 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.
- Multiple variances to the 50' ordinance have been approved on the Gingham/Calico/Jan Kelly loop due to the constrictions of a smaller/ non-conforming lot

NON-CONFORMING CONDITION OF EXISTING HOUSE

Please refer to **Exhibit C** that depicts the current non-conforming conditions and **Exhibit D** for photographs that depict the encroachments listed below. The survey is attached as **Exhibit E**. 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"

DRAINAGE

While we understand that drainage is not a consideration of the Board of Adjustments and that drainage concerns should be presented to the City Council, we do want to address the concerns presented by Mr. Don Griffin at 11425 Calico Lane.

Juliana Bihlet (new homeowner of 11434 Calico Lane) is a civil engineer and one of the owners of her firm. She is also a CFM (certified floodplain manager). Her firm does drainage designs for City of Houston and Harris County. Therefore, drainage is something that she respects greatly and understands.

Juliana and Kasper want 11434 Calico to be their forever home and want a good relationship with their new neighbors. With all of this in mind, they are willing to go above and beyond the already stringent drainage requirements in order to alleviate any drainage concerns.

Juliana is in discussions with the City of Piney Point drainage engineer, Joe Moore and has shared her ideas as to how they can exceed the City's requirements to make Mr. Griffin feel more comfortable with their proposed drainage. Juliana has been coordinating with Mr. Griffin as well on the plans and anticipates his feedback prior to the hearing.

A preliminary design is included as **Exhibit F**. Please note that this is subject to review by the City Engineer that may result in modifications. Slopes, pipe lengths, inlet locations and location of tie-in to the City system may change as final grading plans are prepared. No construction can begin without the final approval by the City engineer. Final drainage plans cannot be completed until the building line setback is determined.

Juliana's proposed design is to:

- Add storm sewer pipes on either side of the proposed home with inlets to collect sheet flow

- Add a storm sewer pipe along the front of the property with an inlet on both sides of the proposed circular drive that will be sized as below:
 - 100-year storm event (City of Piney Point only requires design for a 2-year storm event in the pipe)
 - C value (runoff coefficient) calculated based upon the full allowable coverage even though our current plans are to have less coverage than allowed
 - Utilize Atlas 14 rainfall data (more stringent than the currently adopted rainfall data leading to larger pipe sizing)
 - Current calculations show this pipe to be 12" in diameter.
 - 12" of proposed storage on the private side plus the 18" public pipe on the north side of Calico is 30" of storage which is greater than the 24" pipe on the South side of Calico.
- During a large storm event when the City's pipe that we will tie into is full of water, the additional pipe we will be adding on the property will act as additional storage. The result will be that more water will hold in the pipe and less water will run into the street.
- In order to meet Piney Point's already strict requirements, only 2-6" pipes would be necessary.
- In meeting the City's requirements; the drainage will be significantly improved from what exists today.
- Our proposed plan to add an additional pipe sized for the 100-year flow along the front of the property is going above and beyond what is required and will assist with the runoff.
- Reduced 40' Building Line will result in less impervious cover of about 227 SF due to a longer walkway and driveway that would result from a 50' Building Line as both paved areas would need to extend 10 additional feet.
- The amount of fill will be limited based upon the City of Piney Point's fill ordinance.
- The coverage will be limited to the allowable coverage in Piney Point's strict requirements and to 50%.

Please refer to **Exhibit G** for coverage calculations for 11434 Calico Lane. **Exhibit H** overlays the existing impervious cover with the proposed for ease of comparison. It is important to note the below as it relates to the existing system:

- Calico Lane is a public Right-of-Way. The storm sewer is maintained by the City of Piney Point
- In 2014 when the new line was installed on the South side of Calico Lane, the North side of Calico Lane was also analyzed and was determined to have sufficient capacity.
- The existing public system was sized to handle future development and considered the allowable coverage from new development

- There has been no structural flooding in the subdivision- even during the estimated 1,000-year storm event experienced in Hurricane Harvey.
- Current drainage at 11434 Calico Lane is not sufficient. There is one 4" pipe. The picture below was taken during the 9/22/20 storm event. The 4" pipe and inlet are almost at capacity. The result of the development of the lot will be a greatly improved drainage system from what exists today. No holding water was noted during the 9/22/20 storm event on adjacent properties.



OVERALL APPEAL

The overall beauty of the street, subdivision and City will be preserved at the 40' setback. Please find attached **Exhibits I and J** that shows the building lines along Calico and Gingham.

- The majority of the homes are built at a 40' setback.
- Neighboring Properties:
 - While the adjacent property of 11430 Calico Lane is at 50', the proposed structure will be 10' further from the existing structure. Please see attached **Exhibit K**. Further, the existing structure nearest to 11430 Calico Lane is currently 43' from the Right-of-Way. The proposed home will only be 3' closer to the ROW. Given the spacing of over 50' away from the nearest portion in front of the neighboring home; the difference will not be noticeable. The other homes on the street are at the 40' building line.
 - The proposed structure will be approximately 28' further from the nearest existing structure to the property on the West.
 - The additional spacing will be an *improvement* for both neighbors.
- This segment of Calico Lane has a very generous Right-Of-Way (ROW) at 60'.
 - A larger ROW means that there is more grassy area and a larger distance on either side of the pavement. Therefore, the homes are further back

than homes on a smaller ROW, regardless of the building line. The segment of Calico Lane within Dunsinane Forest which encompasses the home to the West of 11434 Calico, as an example, is 50'. Therefore, the homes within Dunsinane Forest are 5' closer to the road than those within Piney Point Manor.

- Other similar neighborhoods within the City such as Lazywood U/R that encompasses the circle of Carolane Trail, have only a 40' ROW. This means that each side of the road has 10' less grassy area than that of Calico Lane. Therefore, a home at a 50' setback on Carolane trail would have the same distance from the road to the home as a 40' setback on Calico Lane.

ATTACHMENTS

- Exhibit A- Neighbor Notification Letter
- Exhibit B- Original Subdivision Plat
- Exhibit C- Non-Conforming Conditions of Existing Structure
- Exhibit D- Photos of Existing Structure
- Exhibit E- Survey
- Exhibit F- Preliminary Storm Sewer Design
- Exhibit G- Coverage Calculations
- Exhibit H- Existing and Proposed Structures
- Exhibit I- Subdivision Building Lines
- Exhibit J- Calico Building Lines
- Exhibit K- Distance from Neighboring properties
- Exhibit L- Architect's Site Plan

EXHIBIT A- NEIGHBOR LETTER

KASPER & JULIANA BIHLET

11434 CALICO LANE HOUSTON, TX 77024

September 22, 2020

Neighbor
11500 Calico Lane
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.

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We will be making the request for variance during the October meeting of the Board of Adjustments. The complete meeting packet will be available on line from Oct 2nd thru October 8th. The meeting will take place on Thursday, October 8th at 7:00 PM via zoom:

Join Zoom Meeting

<https://us02web.zoom.us/j/81472227580?pwd=ZEdmQ1NNcExUY25lY2NoRitjRlE3Zz09>

Meeting ID: 814 7222 7580

Passcode: 494070

One tap mobile

+13462487799,,81472227580#,,,,,0#,,494070# US (Houston)

+12532158782,,81472227580#,,,,,0#,,494070# 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: 814 7222 7580

Passcode: 494070

Find your local number: <https://us02web.zoom.us/j/81472227580?pwd=ZEdmQ1NNcExUY25lY2NoRitjRlE3Zz09>

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

(713)875-8018

Sincerely,

Kasper & Juliana Bihlet

EXHIBIT B - ORIGINAL SUBDIVISION PLAT

GREENBAY ST

BERRY ROAD

PINEY POINT MANOR

CLAYMORE DR

PINEY POINT RD.

CALICO LANE

KEY MAP

SMITHDALE ST

STATE OF TEXAS
 COUNTY OF HARRIS
 I, the undersigned authority, do hereby certify that the above and foregoing plat contains all the information required by law to be shown on a subdivision plat, and that the same is a true and correct copy of the original as filed in my office on this 21st day of December, 1932.
 My commission expires on the 21st day of December, 1934.
 J. B. HARRIS, County Clerk

24.498 acres
 NOV. 21, 1932
 1" = 100'
 Roy M. Piner, Jr. - engineer

NOTE: 5.6 acres in plat are not included in show findings.

1080853
 JAN 9 1933

FILED FOR RECORD JAN. 9, 1933 AT 9:15 O'CLOCK P. M.
 RECORDED PAGE 1/1
 1933 AT 7:59 O'CLOCK P. M.
 W.D. MILLER, CLERK COUNTY COURT, HARRIS COUNTY, TEXAS
 BY *[Signature]* DEPUTY

FILED FOR RECORD JAN. 9, 1933 AT 9:15 O'CLOCK P. M.
 RECORDED PAGE 1/1
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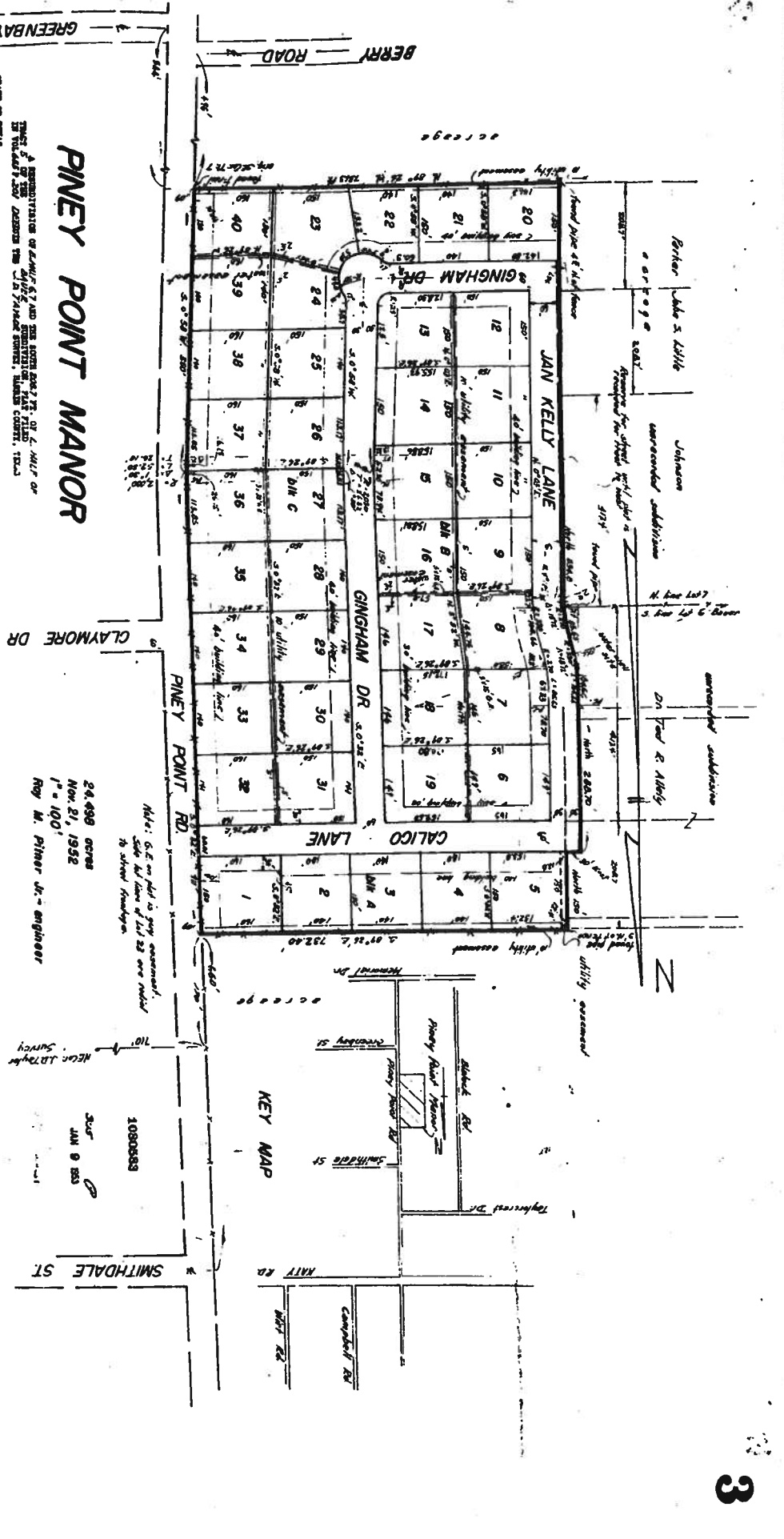
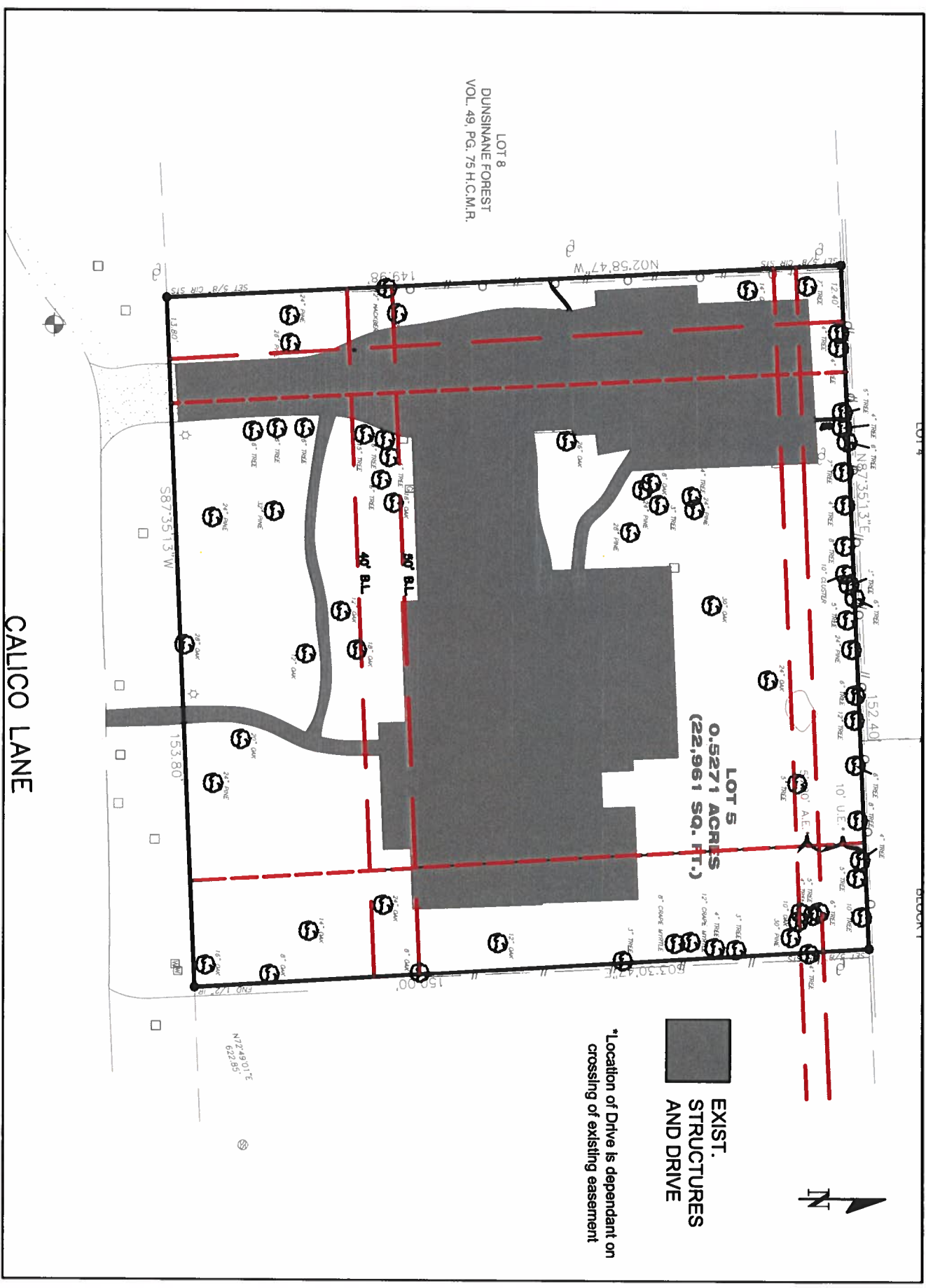


EXHIBIT C- NON CONFORMING CONDITIONS OF EXISTING STRUCTURE

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9/26/2020 3:37 PM



**EXIST.
STRUCTURES
AND DRIVE**

*Location of Drive is dependant on crossing of existing easement



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CALICO LANE

EXISTING AND PROPOSED - 40' SETBACK

11434 CALICO LN

**EXHIBIT D- PHOTOS
OF EXISTING
STRUCTURE**















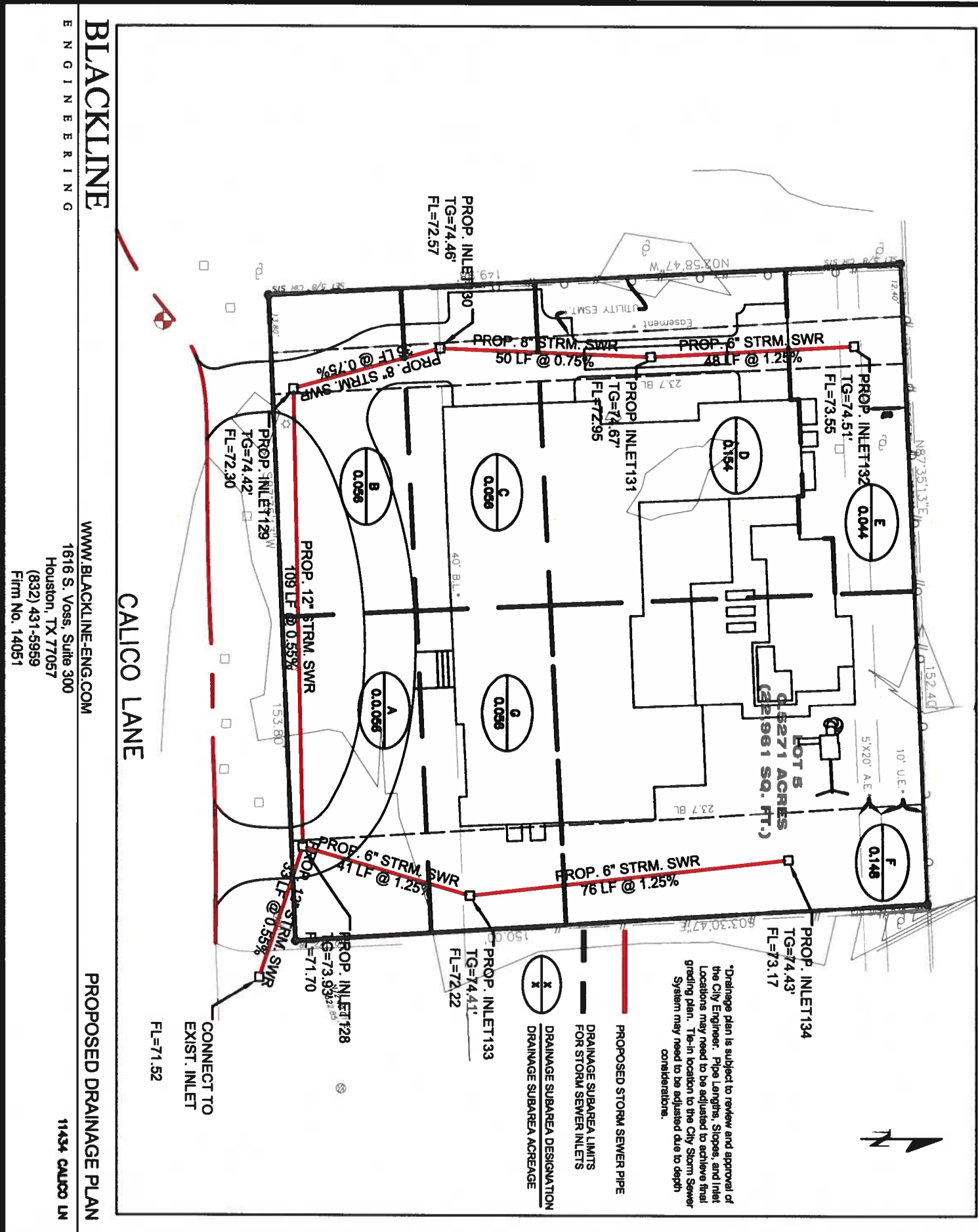




EXHIBIT F- PRELIMINARY STORM SEWER DESIGN

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C:\USERS\JULIANA BIHLET\DOCUMENTS\HOME\CALICO\PLANS\PLANSHEETS\DRAINAGE PLAN- EXHIBIT.DWG
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PROPOSED DRAINAGE PLAN
 11434 CALICO LN

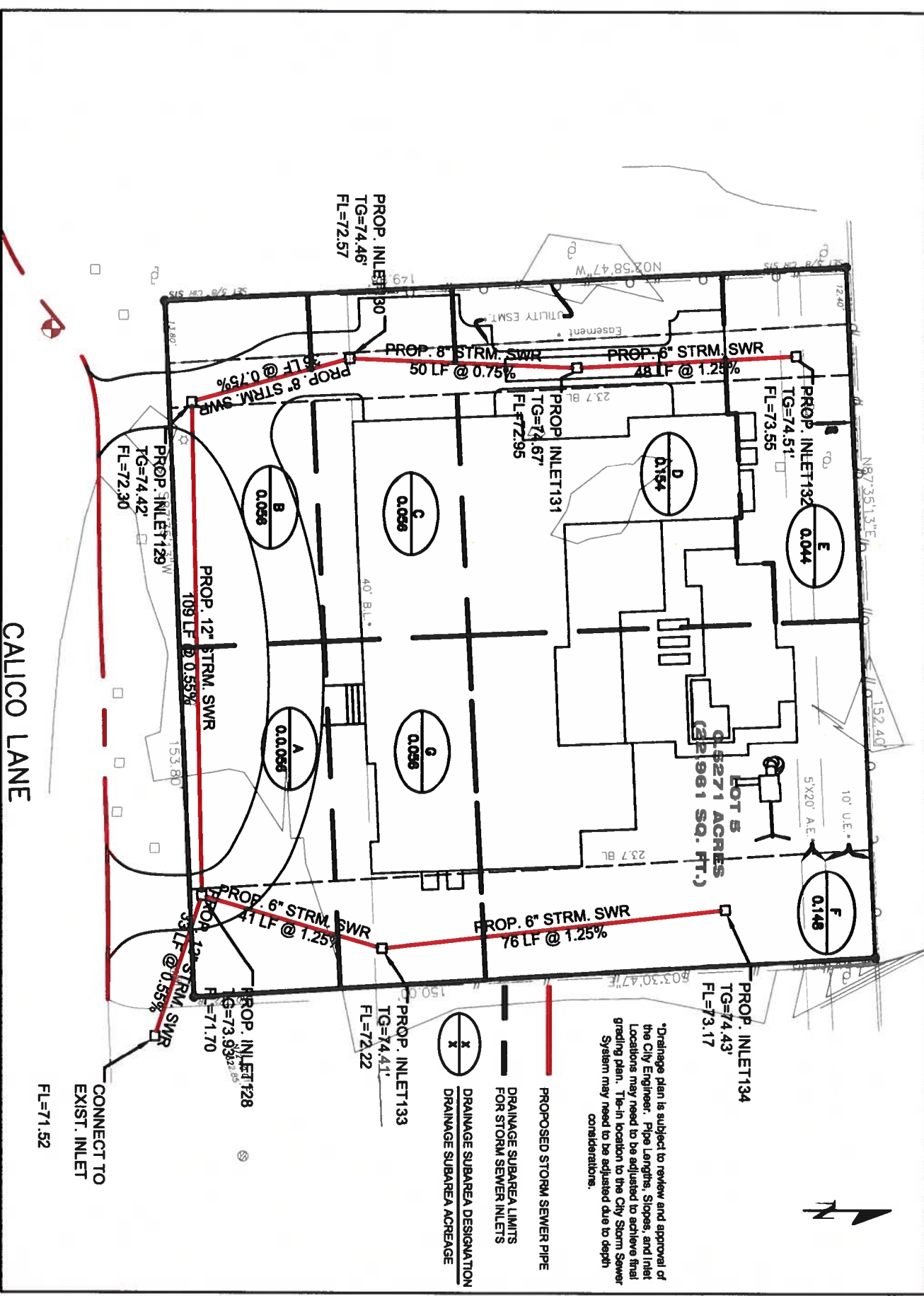


EXHIBIT G- COVERAGE CALCULATIONS

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9/26/2020

**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
TOTAL EXISTING	9,790

**PROPOSED IMPERVIOUS
COVERAGE CALCULATIONS**

40' BUILDING LINE

DESCRIPTION	SF
Lot Area	22,961
Allowable Coverage (50%)	11,481
Proposed Coverage	10,883
Amount Under	598

**PROPOSED IMPERVIOUS
COVERAGE CALCULATIONS**

50' BUILDING LINE

DESCRIPTION	SF
Lot Area	22,961
Allowable Coverage (50%)	11,481
Proposed Coverage	11,110
Amount Under	371

**PROPOSED IMPERVIOUS
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 & Pool Decking	1,536
A/C Pads (3)	42
Generator Pad	24
Pool Equipment	27
	10,883

**PROPOSED IMPERVIOUS
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 Decking	1,536
A/C Pads (3)	42
Generator Pad	24
Pool Equipment	27
	11,110

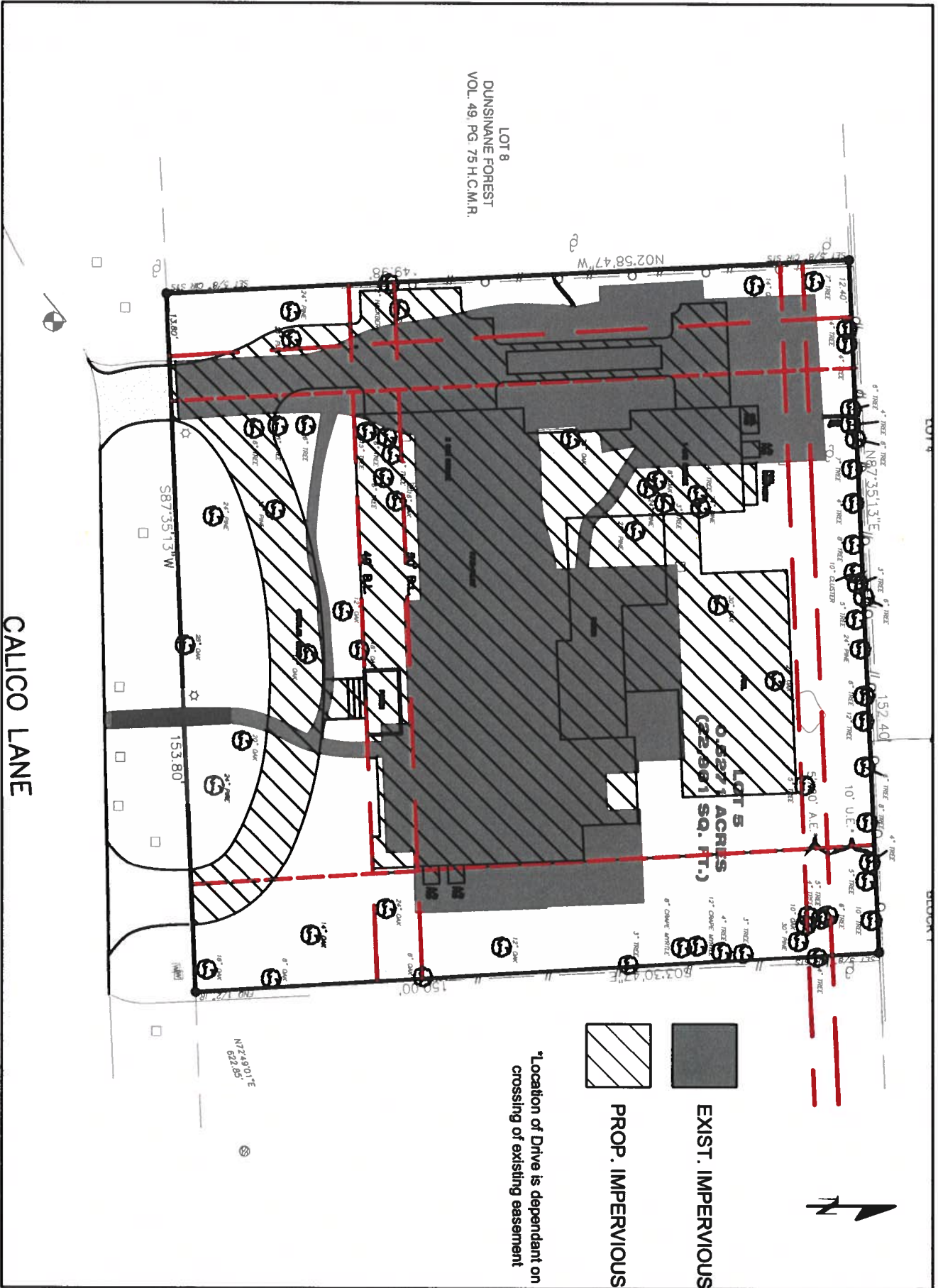
Difference 227 SF

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

EXHIBIT H- EXISTING AND PROPOSED

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CALICO LANE

EXISTING AND PROPOSED - 40' SETBACK

11434 CALICO LN

EXHIBIT I- SUBDIVISION BUILDING LINES

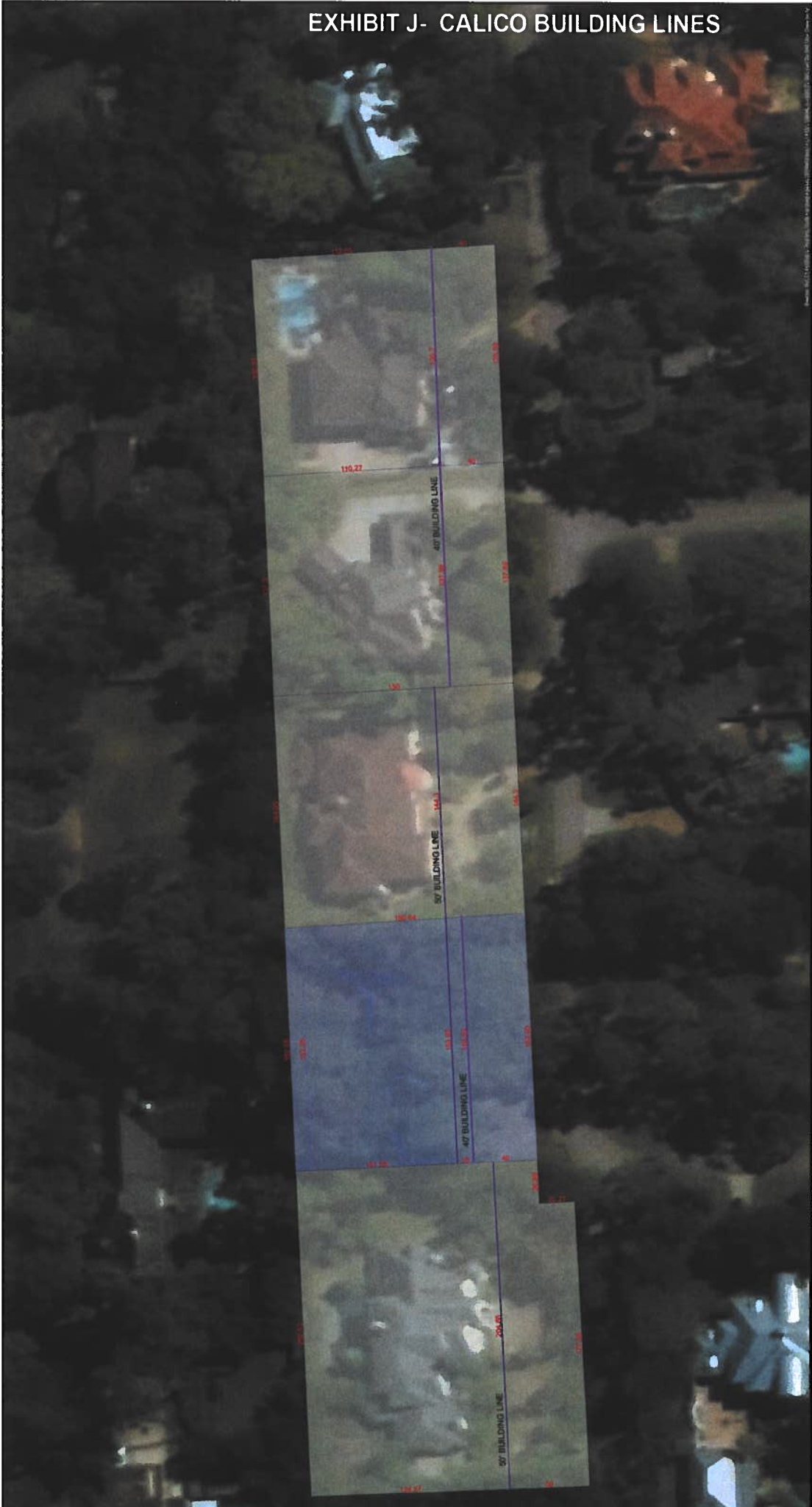


LEGEND	
	40' BUILDING LINE
	Construction Line
	GINGHAM DRIVE
	40' BUILDING LINE
	50' BUILDING LINE
	NEIGHBORS PROPERTY
	PROPERTY LINES
	BIHLET RESIDENCE
	World Imagery

11434 CALICO LANE
HOUSTON, TEXAS 77024

LOT 5 BLK A
PINEY POINT MANOR

EXHIBIT J- CALICO BUILDING LINES



LOT 5 BLK A
PINEY POINT MANOR

11434 CALICO LANE
HOUSTON, TEXAS 77024

LEGEND







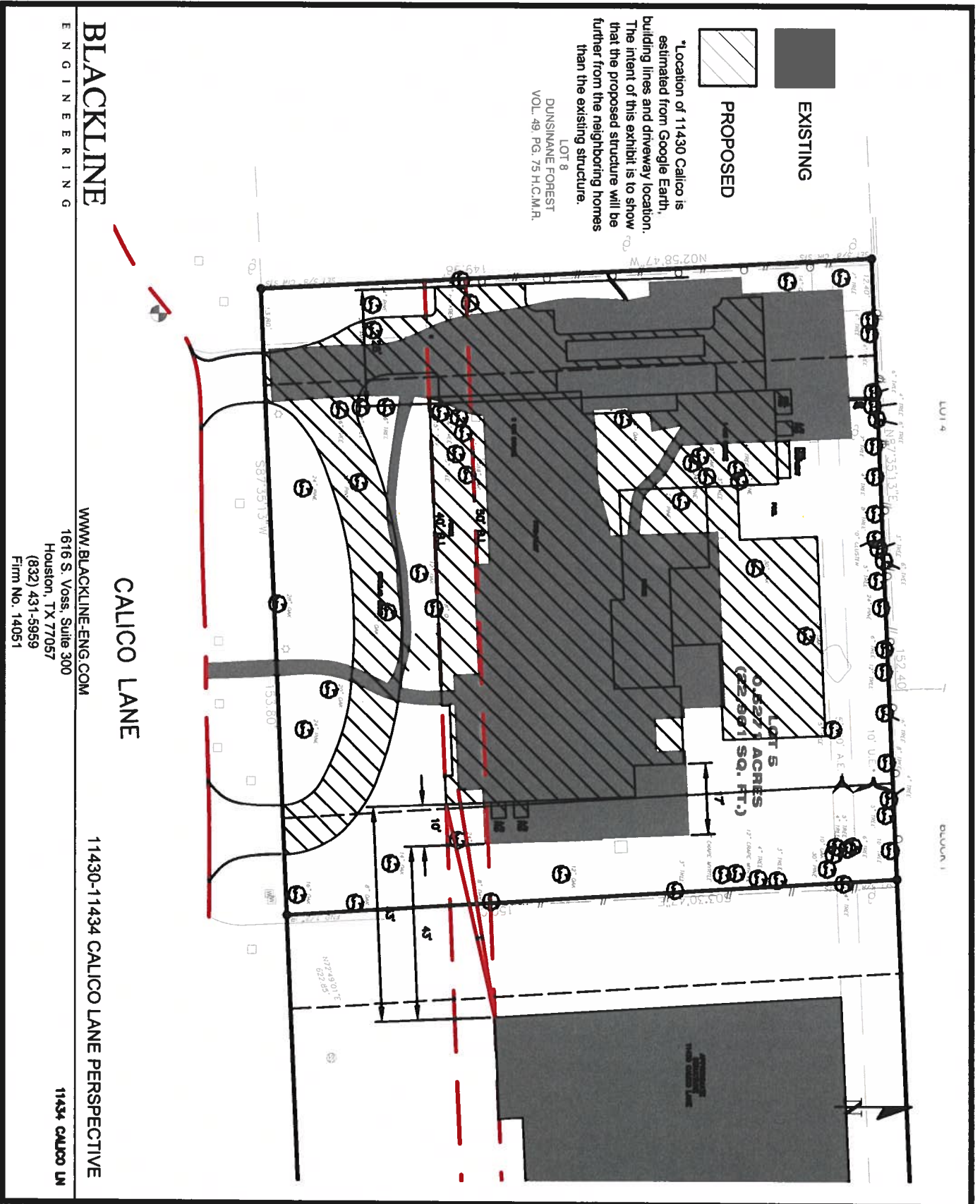
	40' BUILDING LINES		PROPERTY LINES
	50' BUILDING LINES		BIHLET RESIDENCE
	NEIGHBORS PROPERTY		World Imagery

EXHIBIT K- DISTANCE FROM NEIGHBORING PROPERTIES

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JULIANA BIHLET 9/30/2020 10:02 AM
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9/30/2020 9:44 AM



*Location of 11430 Calico is estimated from Google Earth, building lines and driveway location. The intent of this exhibit is to show that the proposed structure will be further from the neighboring homes than the existing structure.

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

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CALICO LANE

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11430-11434 CALICO LANE PERSPECTIVE

11434 CALICO LN

EXHIBIT L- ARCHITECT'S SITE PLAN

*Location of driveway is subject to Centerpoint approval to abandon/ cross existing utility easement. Application currently under review.

