

REQUEST FOR VARIANCE  
AT  
14 MEMORIAL POINT LANE  
HOUSTON, TEXAS 77024  
IN PINEY POINT VILLAGE

FOR  
BOB AND BLANCHE BAST

Bob and Blanche Bast  
14 Memorial Point Lane  
Houston, TX 77024

January 3, 2022

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

RE: 14 Memorial Point Lane Generator Variance

Dear Members of the Board:

We are seeking a variance from Chapter 74, Section 244, Regulations:

- 4) Generator" If not located in the existing building lines, the generator may be located:
- A. On the ground
  - B. In the rear third of the property
  - C. Ten feet from the property line
  - D. Five feet from the main structure

Specifically, we are asking for a variance from the generator ordinance for a side yard setback. We are requesting that the generator be placed 11.5 feet from the property line which is 6.36 feet over the build line alongside the north sidewall of our home (Figs 1 & 2) completely enclosed and screened from our neighbors within a preexisting 8 foot brick wall and wooden fence, leaving 5 feet of clearance from our air conditioning units and also meeting the NFPA code for the distance from our home which is to be a minimum of 5 feet (Figs 3 & 4). The Cummins Quiet Connect Series RS40 generator is 94" long and 34" wide and 45.5" high and will be secured on a concrete slab.

Our home at 14 Memorial Point Lane is located on the eastern third of our property. The middle third and most of the rear third of our property are in the floodplain (Fig 5). Our backyard slopes abruptly from our home and swimming pool to a drainage creek and tributary of Buffalo Bayou 25 feet below the level of our first floor and pool (Figs 6-8). The rear third of our lot slopes continuously up from the drainage creek. During Hurricane Harvey, the only flattened area available for a generator directly behind the south side of our home (Fig 9) was under several feet

of water as the water rose at least 20 feet (Fig10). The location that we are requesting beside the north side of our home did not flood and would minimize the chance of losing power and our investment in the generator should we experience another catastrophic flooding event.

We have included copies of the notices that were sent to our four neighbors on December 30, 2021.

We have also attached the following figures:

Figure 1. Proposed location of generator – plotted on lot survey

Figure 2. Proposed location of the generator – detail

Figure 3. Proposed location of the generator – Image looking South

Figure 4. Proposed location of the generator – Image looking East

Figure 5. Floodplains of Piney Point

Figure 6. Slope from the South side of our backyard

Figure 7. Slope from the North side of our backyard

Figure 8. Looking up at the back of our home

Figure 9. Flat area beyond the South side of our home

Figure 10. Back yard after Hurricane Harvey, August 2017.

Thank you for consideration of our request.

*Bob Bast*  
*Blanche S. Bast*

Bob and Blanche Bast

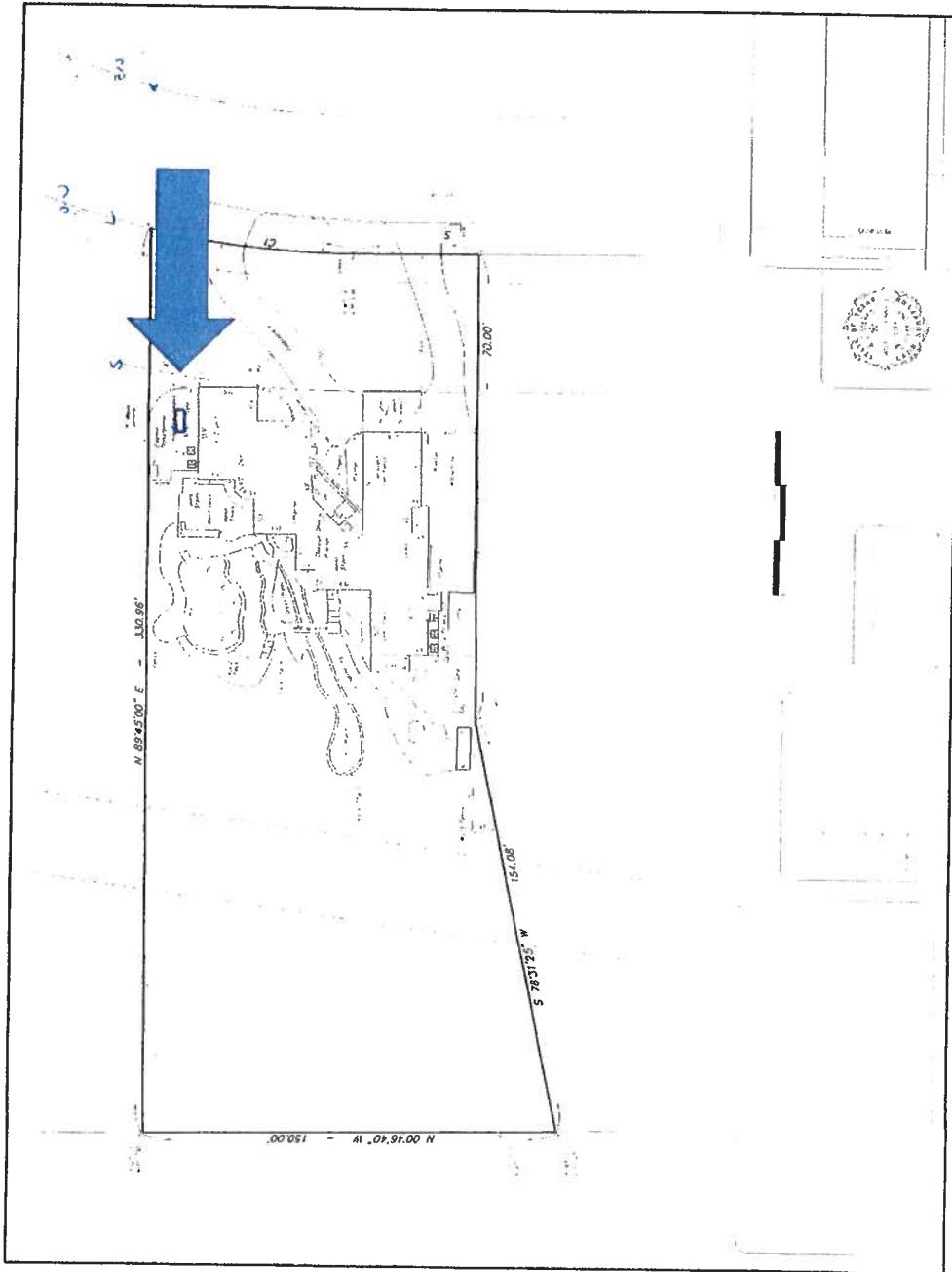


Figure 1. Proposed location of generator – plotted on lot survey – adjacent to the North side of our home.

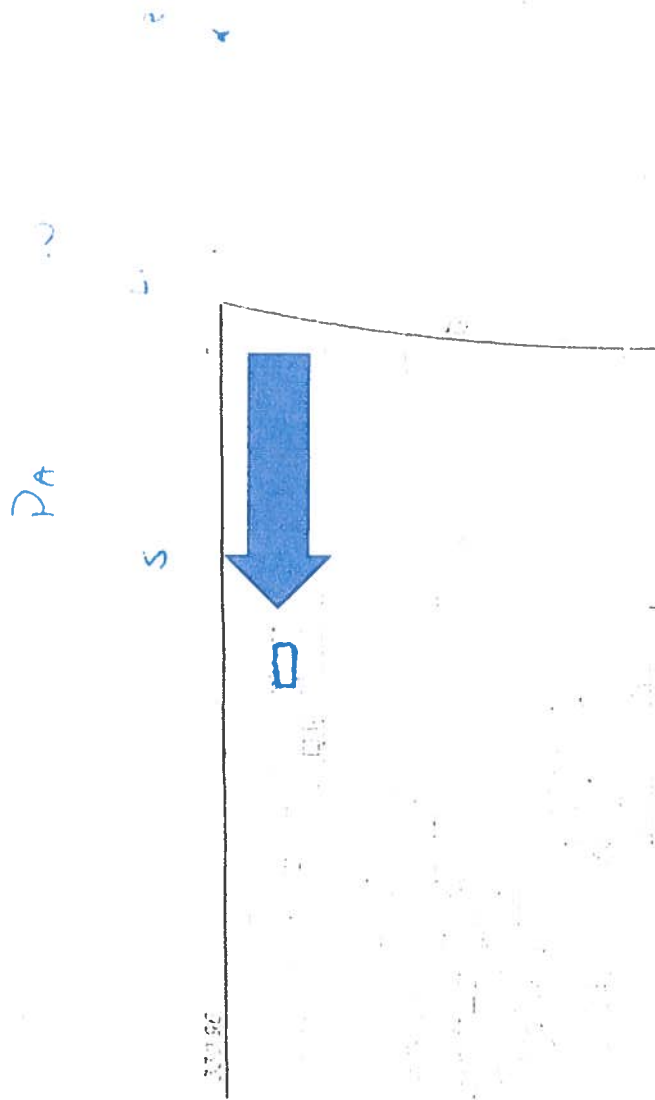


Figure 2. Proposed location of the generator – detail - 11.5 feet from the property line which is 6.36 feet over the build line alongside the north sidewall of our home

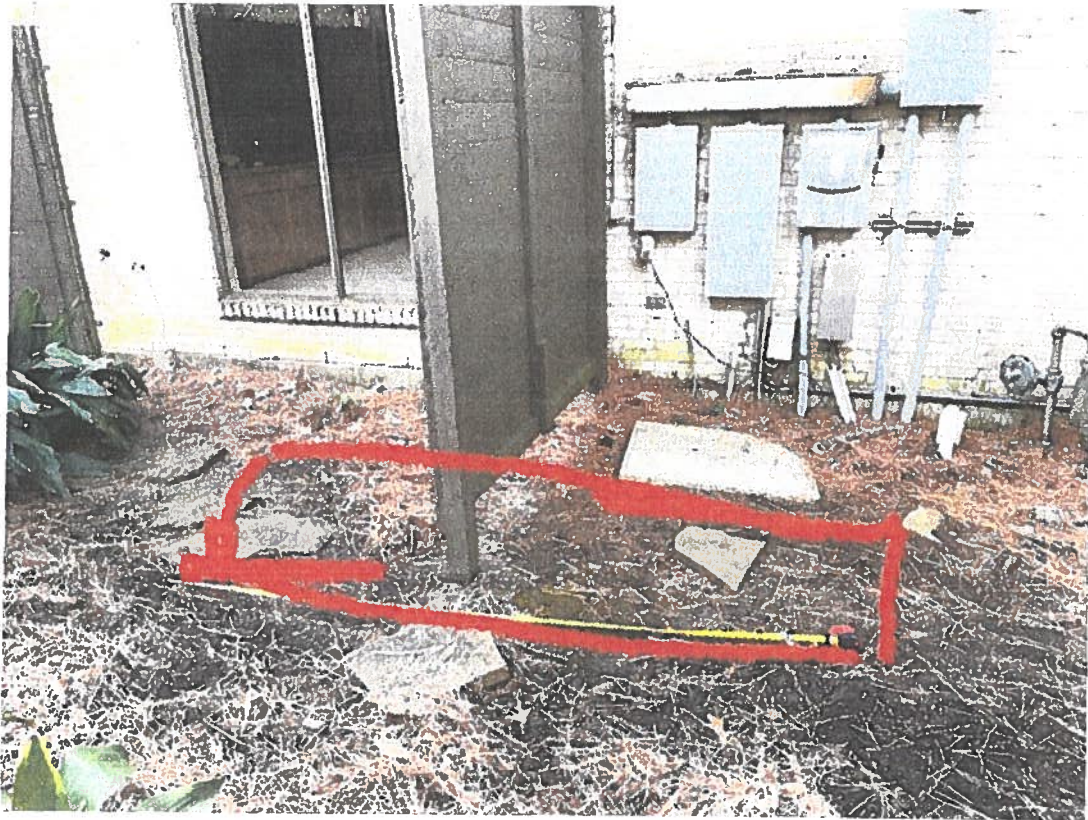


Figure 3. Proposed location of the generator – Image looking South



Figure 4. Proposed location of the generator – Image looking East

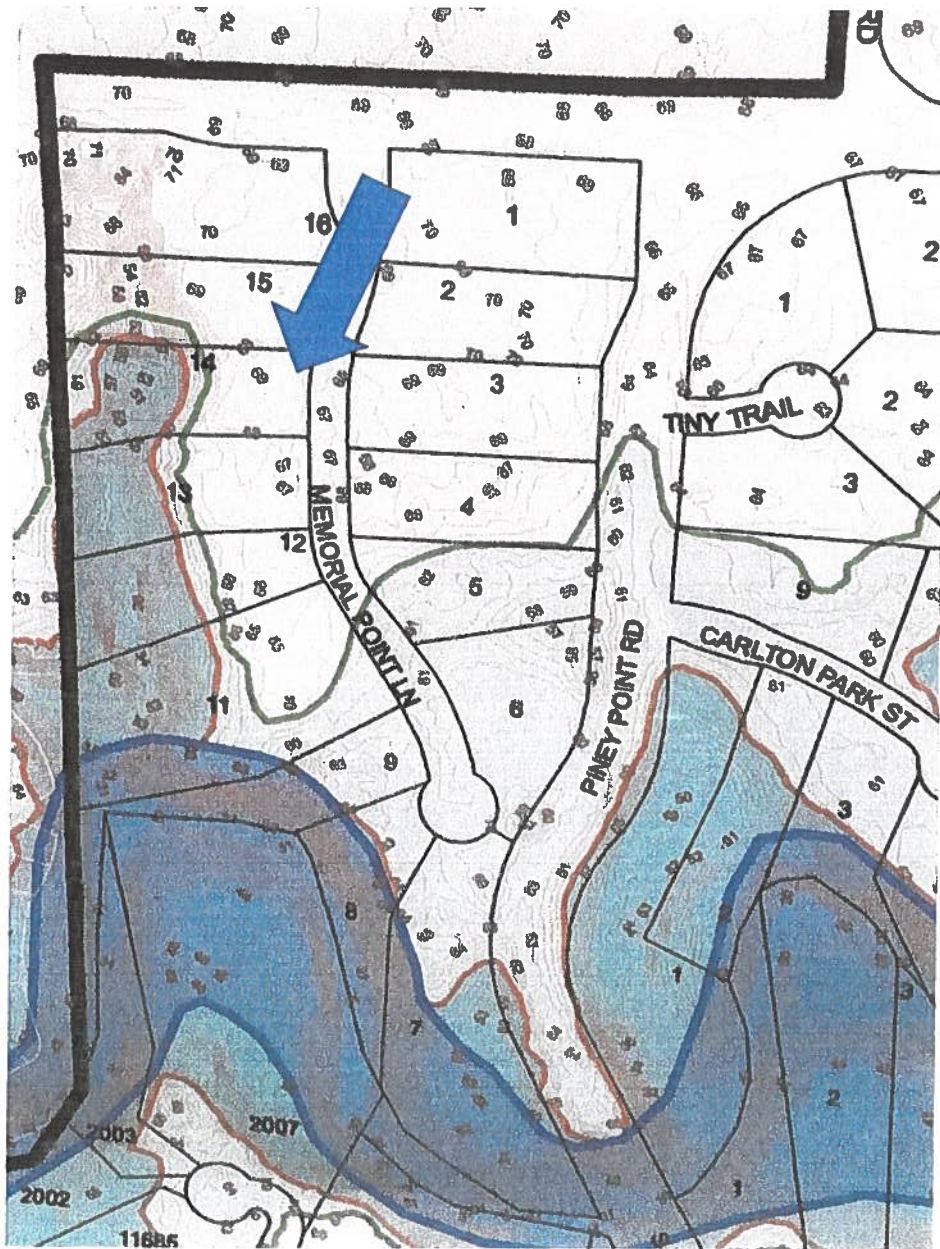


Figure 5. Floodplains of Piney Point – for our lot at #14 Piney Point Lane (arrow) please note that the middle third and most of the rear third are at risk of flooding.



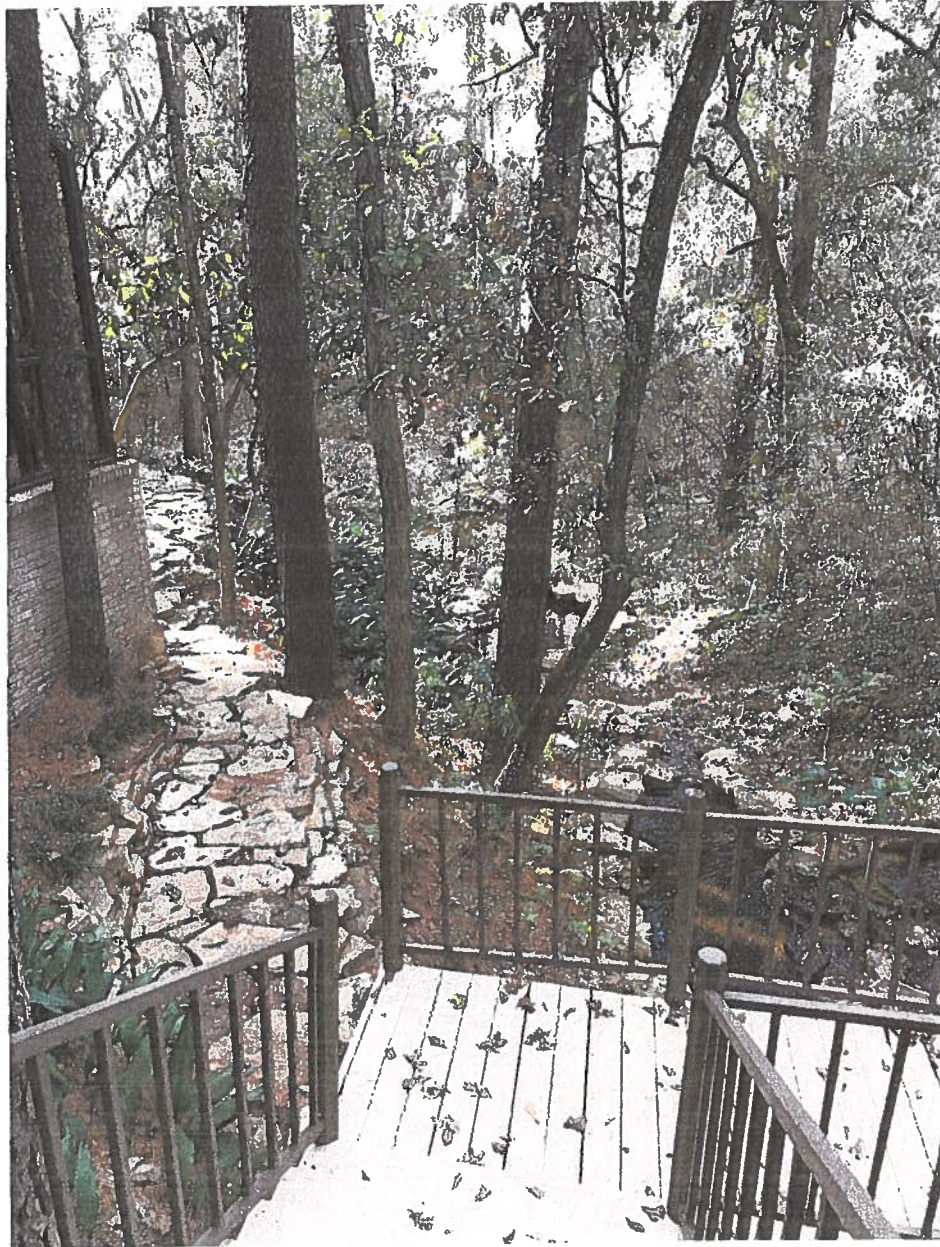


Figure 6. Slope from the South side of our backyard – note rapid 25-foot drop to the drainage creek below

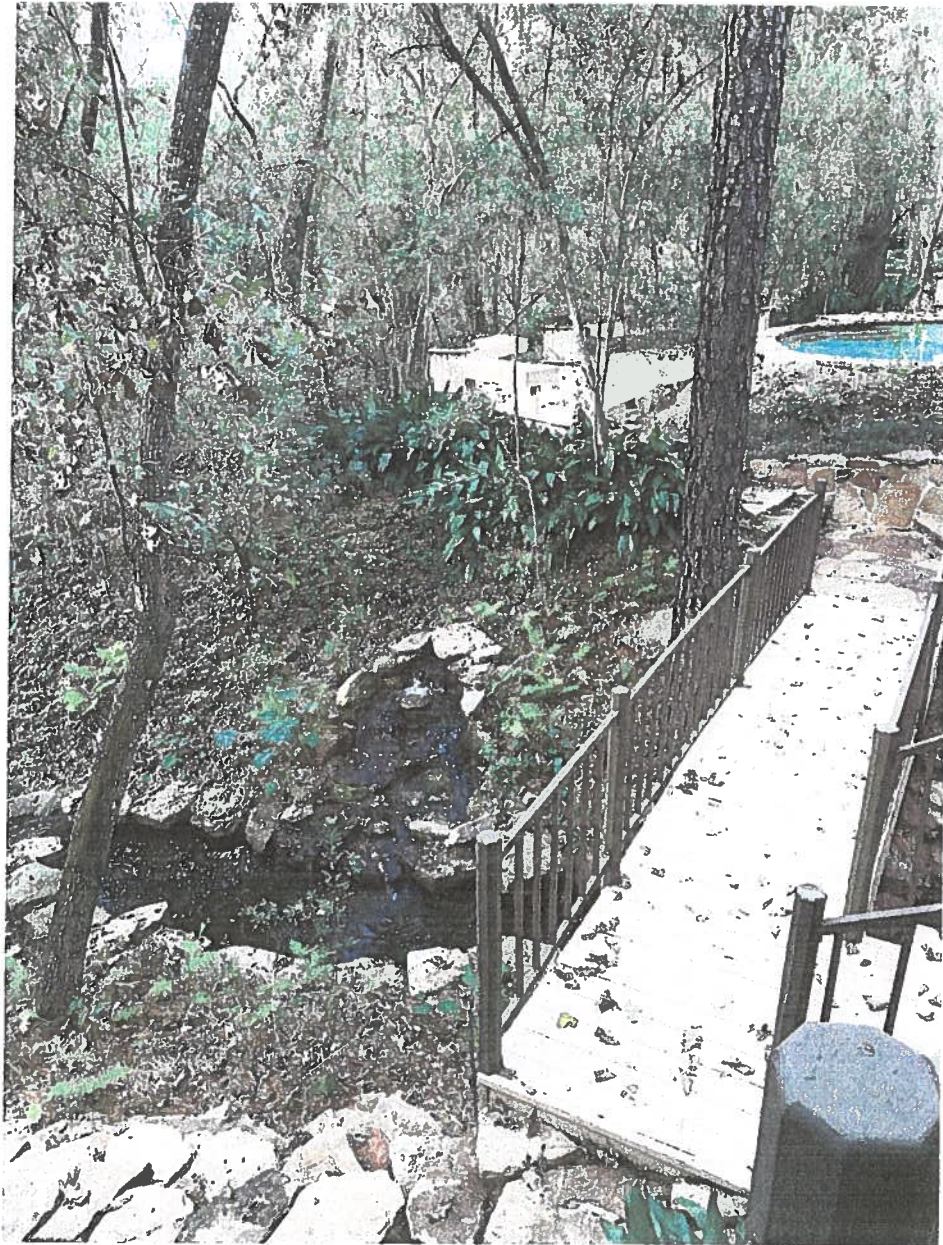


Figure 7. Slope from the North side of our backyard – note rapid drop to the drainage creek below immediately behind our pool deck



Figure 8. Looking up at the back of our home over the fish pond (arrow) from the drainage creek 25 feet below.



Figure 9. Flat area beyond the South side of our home. Please note the height of the wall and compare to Figure 10.



Figure 10. Back yard after Hurricane Harvey, August 2017. Note flooding of the flat area to the left.

Bob and Blanche Bast  
14 Memorial Point Lane  
Houston, TX 77024

Mark and Deborah Kobelan,  
12 Memorial Point Lane  
Houston, TX 77024

Dear Mark and Deborah,

We will be going before the Piney Point Village Board of Adjustments on Thursday, January 13, 2022 at 7 PM to ask for a variance from the generator ordinance for a side yard setback. We are requesting that the generator be placed 11.5 feet from the property line which is 6.36 feet over the build line, alongside the north sidewall of our home within the preexisting wooden fence, leaving 5 feet of clearance from our air conditioning units and also meeting the NFPA code for the distance from our home which is to be a minimum of 5 feet. The generator is 94" long and 34" wide and 45.5" high and will be secured on an elevated metal slab.

As you are aware, our backyard slopes abruptly from our home and swimming pool to the drainage creek 25 feet below the level of our first floor and pool. During Hurricane Harvey, the only flattened area available behind the south side of our home for a generator was under several feet of water. The location that we are requesting beside the north side of our home would be completely screened by the pre-existing wooden fence. This location would minimize the chance of losing power and our investment in the generator should we experience another catastrophic flooding event.

Specifically, we are seeking from the Board of Adjustment from Chapter 74. Section 244. Regulations 4) Generator: If not located in the existing building lines, the generator may be located: A. on the ground; B in the rear third of the property; and 10 feet from the property line.

If you have any questions or concerns, please contact me at 713-858-3849. I would be glad to go over this with you in more detail. If you have no objection to the variance, please sign and return a copy to Piney Point City Hall in the enclosed envelope.

The Board meeting will be at Piney Point Village City Hall located at 7676 Woodway Drive, Suite 300, Houston, TX, 77063. The meeting time is 7:00 PM. For a detailed Board Packet, you will be able to find it on the city website at [www.cityofpineypoint.com](http://www.cityofpineypoint.com): go to government/board of adjustment/agenda and minutes/boardmeetingpackets. The information will be posted on Monday, January 3<sup>rd</sup>, 2022.

Thank you for your consideration,

*Bob and Blanche*

Bob and Blanche Bast

I have no objection to the proposed variance described above.

*Mark and Deborah Kobelan*

Mark and Deborah Kobelan

We had a similar situation and got a variance after Harvey to relocate our generator into the side yard. The generator is 2' 9" wide and is located 3' 0" from the house and 9' 6" from the property line. Let me know if you have any problems and I will see what I can do to help.

Bob and Blanche Bast  
14 Memorial Point Lane  
Houston, TX 77024

December 30, 2021

Dustin and Ashley McMillan,  
13 Memorial Point Lane  
Houston, TX 77024

Dear Dustin and Ashley,

We will be going before the Piney Point Village Board of Adjustments on Thursday, January 13, 2022 at 7 PM to ask for a variance from the generator ordinance for a side yard setback. We are requesting that the generator be placed 11.5 feet from the property line which is 6.36 feet over the build line, alongside the north sidewall of our home within the preexisting wooden fence, leaving 5 feet of clearance from our air conditioning units and also meeting the NFPA code for the distance from our home which is to be a minimum of 5 feet. The generator is 94" long and 34" wide and 45.5" high and will be secured on an elevated metal slab.

As you are aware, our backyard slopes abruptly from our home and swimming pool to the drainage creek 25 feet below the level of our first floor and pool. During Hurricane Harvey, the only flattened area available behind the south side of our home for a generator was under several feet of water. The location that we are requesting beside the north side of our home would be completely screened by the pre-existing wooden fence. This location would minimize the chance of losing power and our investment in the generator should we experience another catastrophic flooding event.

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Thank you for your consideration,

Bob and Blanche Bast

I have no objection to the proposed variance described above.

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Dustin and Ashley McMillan

Bob and Blanche Bast  
14 Memorial Point Lane  
Houston, TX 77024

December 30, 2021

Mark and Deborah Kobelan,  
12 Memorial Point Lane  
Houston, TX 77024

Dear Mark and Deborah,

We will be going before the Piney Point Village Board of Adjustments on Thursday, January 13, 2022 at 7 PM to ask for a variance from the generator ordinance for a side yard setback. We are requesting that the generator be placed 11.5 feet from the property line which is 6.36 feet over the build line, alongside the north sidewall of our home within the preexisting wooden fence, leaving 5 feet of clearance from our air conditioning units and also meeting the NFPA code for the distance from our home which is to be a minimum of 5 feet. The generator is 94" long and 34" wide and 45.5" high and will be secured on an elevated metal slab.

As you are aware, our backyard slopes abruptly from our home and swimming pool to the drainage creek 25 feet below the level of our first floor and pool. During Hurricane Harvey, the only flattened area available behind the south side of our home for a generator was under several feet of water. The location that we are requesting beside the north side of our home would be completely screened by the pre-existing wooden fence. This location would minimize the chance of losing power and our investment in the generator should we experience another catastrophic flooding event.

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Thank you for your consideration,

Bob and Blanche Bast

I have no objection to the proposed variance described above.

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Mark and Deborah Kobelan

Bob and Blanche Bast  
14 Memorial Point Lane  
Houston, TX 77024

December 30, 2021

Moradi and Saeed Afsaneh,  
16 Memorial Point Lane  
Houston, TX 77024

Dear Moradi and Saeed,

We will be going before the Piney Point Village Board of Adjustments on Thursday, January 13, 2022 at 7 PM to ask for a variance from the generator ordinance for a side yard setback. We are requesting that the generator be placed 11.5 feet from the property line which is 6.36 feet over the build line, alongside the north sidewall of our home within the preexisting wooden fence, leaving 5 feet of clearance from our air conditioning units and also meeting the NFPA code for the distance from our home which is to be a minimum of 5 feet. The generator is 94" long and 34" wide and 45.5" high and will be secured on an elevated metal slab.

As you are aware, our backyard slopes abruptly from our home and swimming pool to the drainage creek 25 feet below the level of our first floor and pool. During Hurricane Harvey, the only flattened area available behind the south side of our home for a generator was under several feet of water. The location that we are requesting beside the north side of our home would be completely screened by the pre-existing wooden fence. This location would minimize the chance of losing power and our investment in the generator should we experience another catastrophic flooding event.

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Thank you for your consideration,

Bob and Blanche Bast

I have no objection to the proposed variance described above.

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Moradi and Saeed Afsaneh

Bob and Blanche Bast  
14 Memorial Point Lane  
Houston, TX 77024

Bob and Blanche Bast  
14 Memorial Point Lane  
Houston, TX 77024

December 30, 2021

Stanley and Diane Williams,  
15 Memorial Point Lane  
Houston, TX 77024

Dear Stanley and Diane,

We will be going before the Piney Point Village Board of Adjustments on Thursday, January 13, 2022 at 7 PM to ask for a variance from the generator ordinance for a side yard setback. We are requesting that the generator be placed 11.5 feet from the property line which is 6.36 feet over the build line, alongside the north sidewall of our home within the preexisting wooden fence, leaving 5 feet of clearance from our air conditioning units and also meeting the NFPA code for the distance from our home which is to be a minimum of 5 feet. The generator is 94" long and 34" wide and 45.5" high and will be secured on an elevated metal slab.

As you are aware, our backyard slopes abruptly from our home and swimming pool to the drainage creek 25 feet below the level of our first floor and pool. During Hurricane Harvey, the only flattened area available behind the south side of our home for a generator was under several feet of water. The location that we are requesting beside the north side of our home would be completely screened by the pre-existing wooden fence. This location would minimize the chance of losing power and our investment in the generator should we experience another catastrophic flooding event.

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Thank you for your consideration,

Bob and Blanche Bast

I have no objection to the proposed variance described above.

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Stanley and Diane Williams