



24 Stillforest Street

Request for Variance
for side yard setback

Presented to the

Piney Point Board of Adjustment

Thursday, January 13, 2022

December 27, 2021

Piney Point Board of Adjustment
Piney Point City Hall
7676 Woodway Drive, Suite 300
Houston, Texas 77024

Re: 24 Stillforest Street

We are seeking a variance to the following portion of the City of Piney Point Village Code of Ordinances:

Sec. 74-244 – Regulations

(c)(2) Side yards. There shall be two side yards on each lot, neither of which shall be less than 25 percent of the lot width at the building line; provided, however, in no event shall a side yards be less than 15 feet or be required to be more than 30 feet.

We are requesting a variance to approve the existing non-conforming condition regarding a small portion of a corner of the existing house that encroaches the side yard setback of 29'. This variance would allow the owners of the home to move forward with renovations and upgrades without having to alter the existing perimeter of the home – a great expense outside the original scope of the renovation.

Per the recent survey, a portion of a corner of the existing home has a minor encroachment beyond the 29' side yard setback. At the west side of the home, a corner of the existing home measures 23'-9 ¾" from the property line.

In working with the Sahami's, a wide range of upgrades are being designed into the renovation to include but not limited to, new electrical, new thermally insulated windows, new sprinkler system, enlarging the master suite area, adding bedrooms for the family, and improving the outdoor living areas.

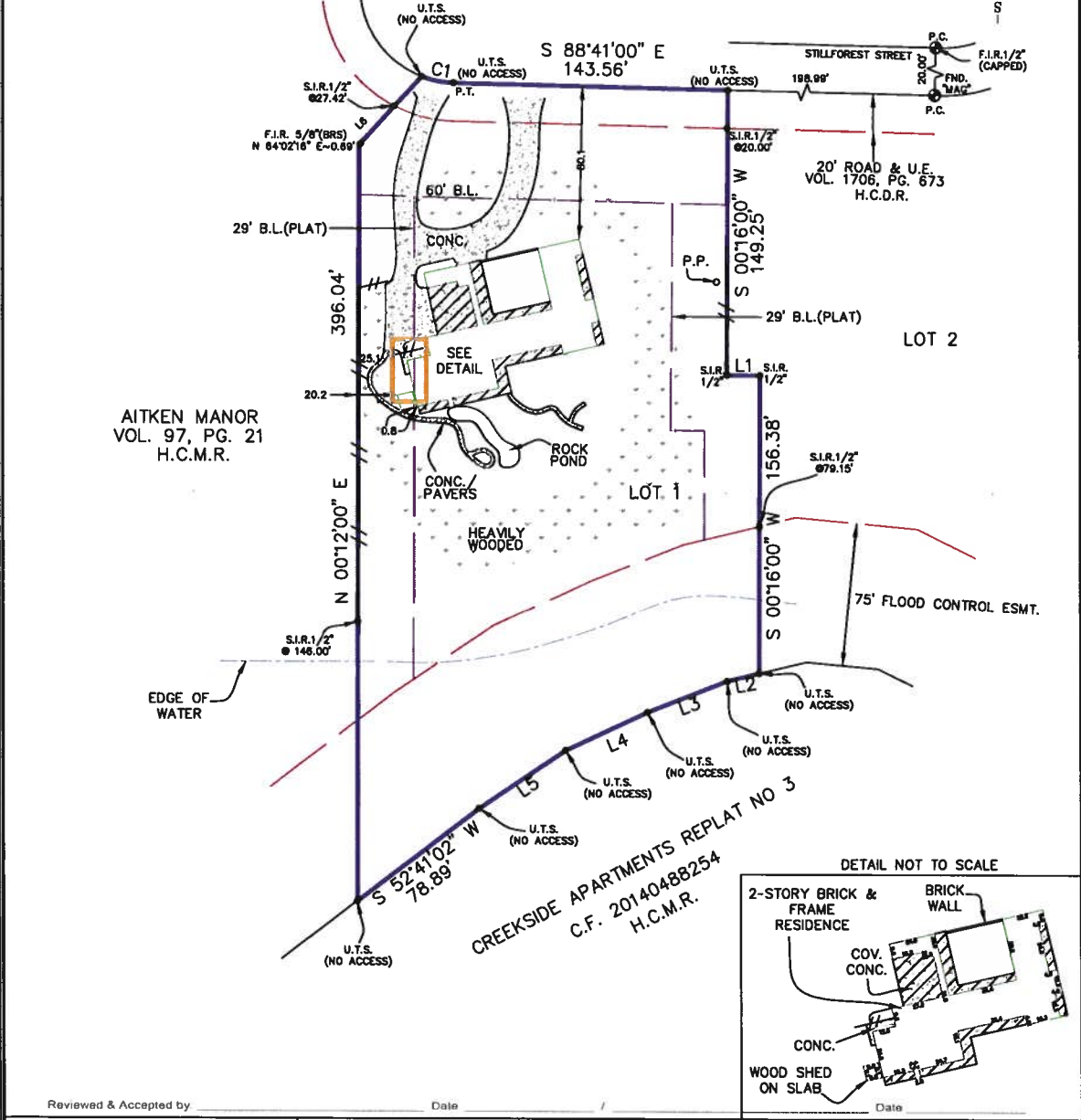
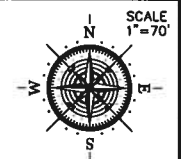
Merge Architects and our clients have closely collaborated on these plans, which address the needs of the home for the family.

LEGEND * ITEMS THAT MAY APPEAR IN * DRAWING BELOW

M.U.E. = MUNICIPAL UTILITY EASEMENT	F.I.R. = FOUND IRON ROD	P.A.E. = PERMANENT ACCESS EASEMENT	⊕ = CONTROL MONUMENT	—/— = WOODEN FENCE
U.E. = UTILITY EASEMENT	F.I.P. = FOUND IRON PIPE	P.U.E. = PUBLIC UTILITY EASEMENT	○ = PROPERTY CORNER	—/— = CHAIN LINK FENCE
A.E. = AERIAL EASEMENT	S.I.R. = SET IRON ROD	W.E. = WATER & SEWER EASEMENT	—/— = PROPERTY LINE	○ = METAL FENCE
D.E. = DRAINAGE EASEMENT	W.P. = WOODEN POST	E.E. = ELECTRIC EASEMENT	—/— = EASEMENT LINE	—/— = WIRE FENCE
S.S.E. = SANITARY SEWER EASEMENT	C.F.# = CLUDING FILE NUMBER	P.C. = POINT OF CURVATURE	—/— = BUILDING SETBACK LINE	—/— = BUILDING WALL
S.T.S.E. = STORM SEWER EASEMENT	P.O.B. = POINT OF BEGINNING	P.R.C. = POINT OF REVERSE CURVATURE		
W.L.E. = WATER LINE EASEMENT	B.L. = BUILDING LINE	P.C.C. = POINT OF COMPOUND CURVATURE		
	FND. = FOUND	P.P. = POWER POLE		
	BRG. = BEARS	U.T.S. = UNABLE TO SET		

C1: R=50.00' L=17.23'
 L1: S 89°44'00" E 17.29'
 L2: S 76°27'07" W 17.22'
 L3: S 68°33'08" W 45.13'
 L4: S 65°03'22" W 47.42'
 L5: S 55°52'17" W 54.36'
 L6: N 42°25'00" E 48.44'

24 STILLFOREST STREET
 (40' R.O.W.)



NOTES:
 - BEARING BASIS: PLAT
 - SUBJECT TO ANY AND ALL RECORDED AND UNRECORDED EASEMENTS
 - SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED PROPERTY
 - UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED BY THIS SURVEY
 - THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS
 - SUBJECT TO RESTRICTIVE COVENANTS AS PER TITLE COMMITMENT
 - SUBJECT TO ZONING AND BUILDING ORDINANCES ENFORCED BY LOCAL MUNICIPALITIES
 - ESMT. GRANTED TO UNITED GAS CORPORATION RECORDED VOL. 1728, PG. 591 & VOL. 1706, PG. 673 H.C.D.R.
 - RESIDENCE ENDOACHES OVER B.L. AS SHOWN
 - ESMT. GRANTED TO CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC RECORDED C.F. Y657806 (DOES NOT AFFECT SUBJECT LOT)

LEGAL DESCRIPTION
 LOT ONE (1) OF COFFEY FOREST, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 227, PAGE 140 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

RAMIN SAHAMI
FATEMEH KARAMI

ADDRESS
 24 STILLFOREST STREET

JOB # 2007389
DATE 7-23-2020
GF# CTH-MM-CTT20726682NP

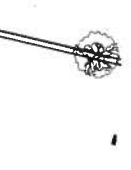
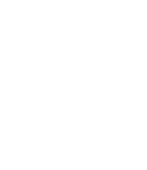
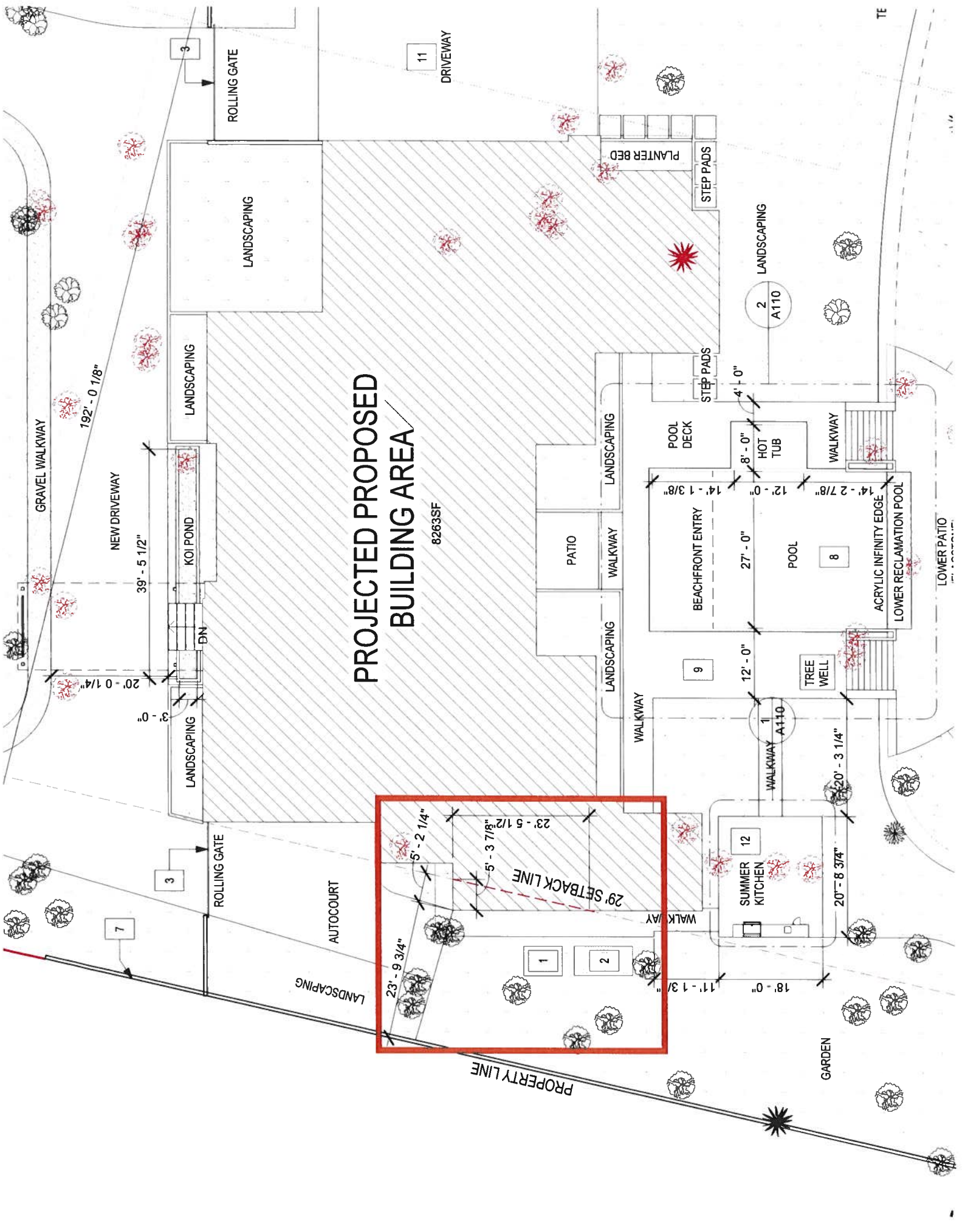
PRO-SURV
 P.O. BOX 1366, FRIENDSWOOD, TX 77548
 PHONE: 281-998-1113 FAX: 281-998-0012
 EMAIL: orders@prosurv.net
 T.B.P.E.L.S. FIRM #10119300
 ONLY SURVEY MAPS WITH THE SURVEYOR'S ORIGINAL SIGNATURE ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION
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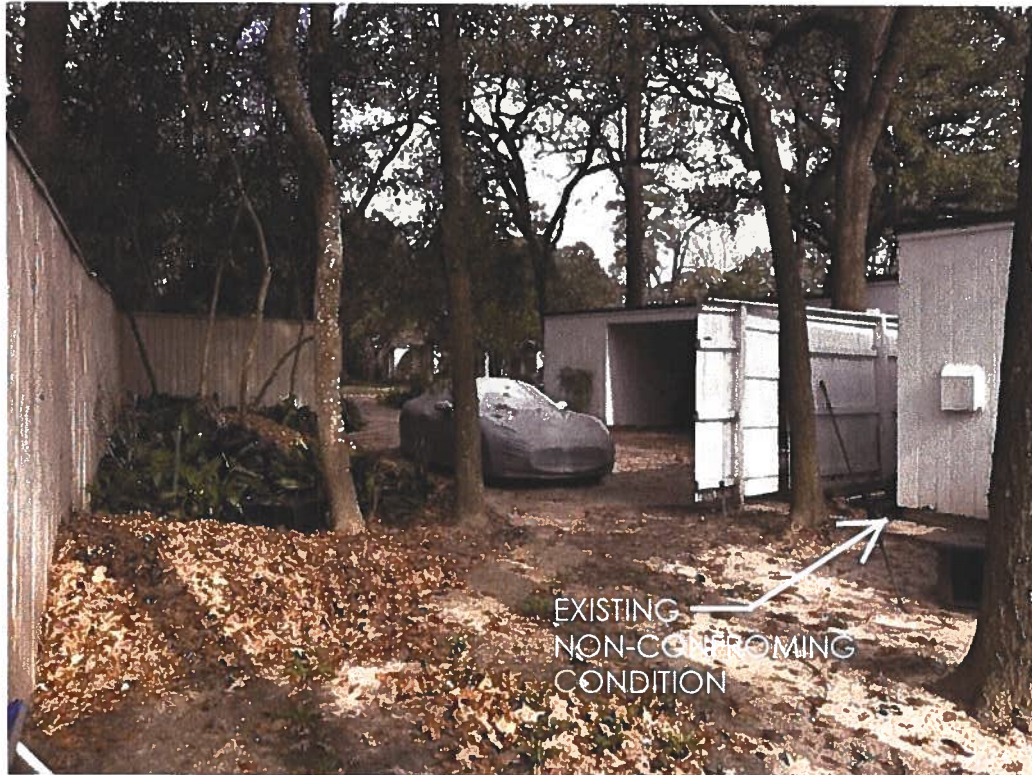
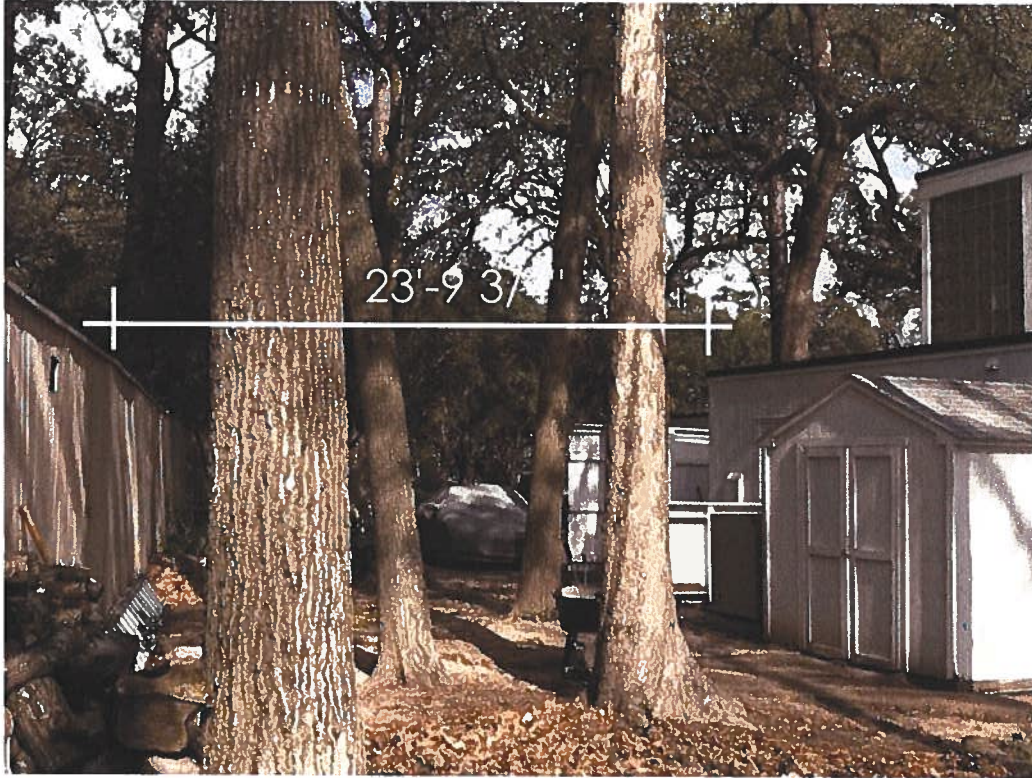


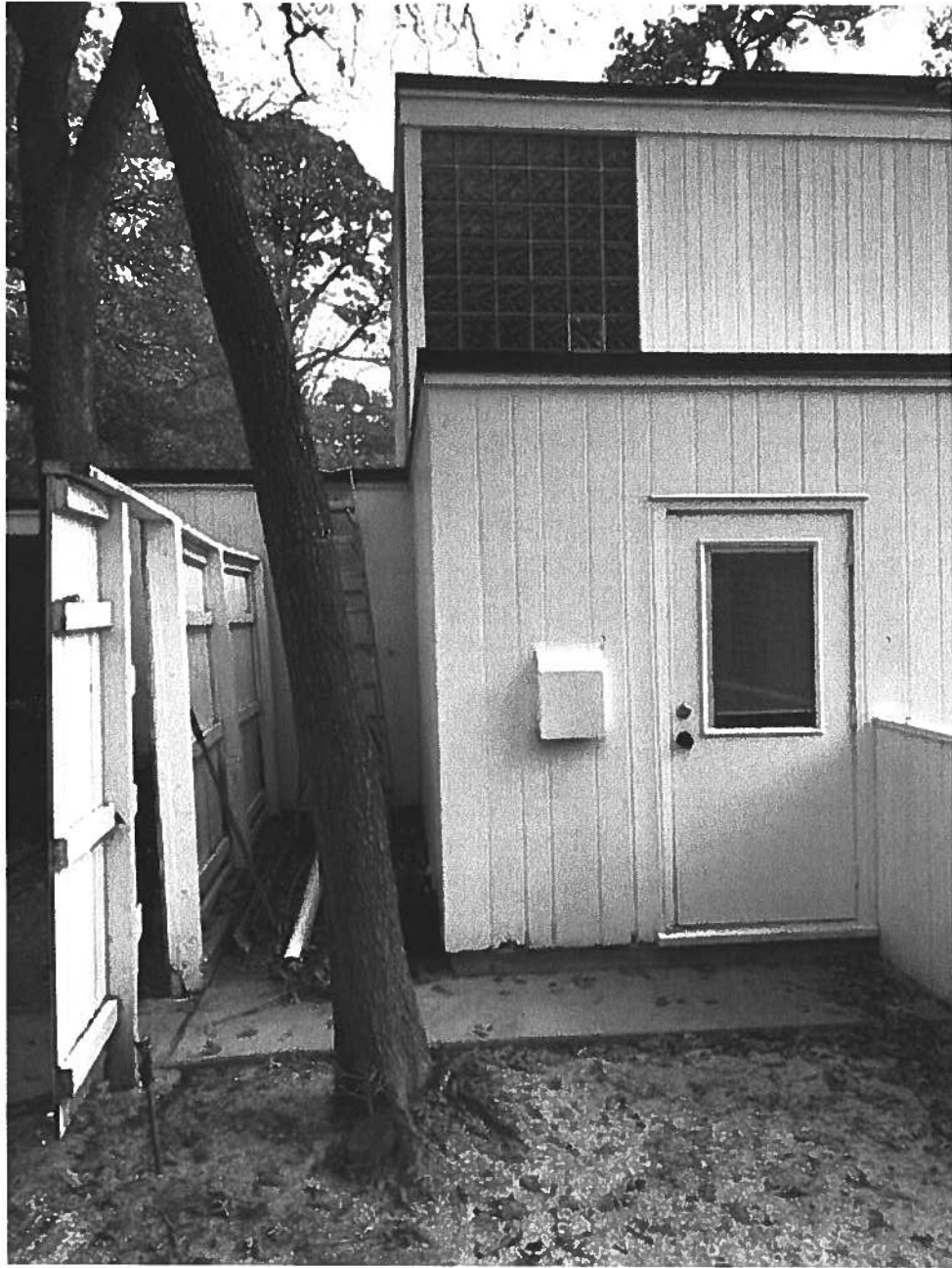
I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON (OR ON ATTACHED SHEET), AND THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN, AND WAS DONE BY ME OR UNDER MY SUPERVISION, AND CONFORMS TO OR EXCEEDS THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

PROJECTED PROPOSED BUILDING AREA

8263SF







Sec. 74-244. - Regulations.

- (a) *Accessory buildings and structures.* Except as provided immediately below, or specifically permitted otherwise in this chapter, no accessory building shall be erected in any yard as required by subsection (c).
- (1) *Rear yard.* A structure or accessory building not attached or made a part of the main building may be placed not less than ten feet from the rear property line, provided that ~~add~~ such structure or accessory building is with the rear third of the lot.
 - (2) *Side yard.* An accessory structure or accessory building not attached to or made a part of the main building, may be placed not less than ten feet from a side property line, provided that all such accessory structure or accessory building is within the rear third ~~of~~ the lot. Notwithstanding the foregoing, air conditioning and heating equipment, and/or mosquito equipment may be placed within the side yard so long as it is:
 - a. Located no less than ten feet from the side property line;
 - b. Located within six feet of the main structure; and
 - c. Screened so it cannot be viewed from the street.
 - (3) *Equipment/residential structures.* Air conditioning/heating equipment, swimming pool equipment and mosquito equipment are not allowed on any roof or front yard of any residential structure.
 - (4) *Generator.* The generator may only be located:
 - a. On the ground;
 - b. No less than ten feet from the property line; and
 - c. At least five feet from the building.

No generator shall be located in front of the main structure. The generator must be screened from the public view by shrubbery and be fueled only by natural gas. Sound shielding and screening is subject to city approval design.
- (b) *Height regulations.* Except as provided immediately below, or specifically permitted otherwise in this chapter:
- (1) *Building or structure.* No building or structure, or any part thereof, shall exceed 35 feet in height above the natural grade of the existing lot (i.e., the grade at center of proposed building footprint after the lot has been cleared and before any other construction has begun); provided however, if the city requires that the base elevation of the first floor of any building or structure be raised above the natural grade in order to be in compliance with the

city's flood prevention ordinance or other applicable city Code provision then the height restriction provided for in this paragraph shall be measured from the base of the first floor. Chimneys and antennas shall be allowed not more than ten feet above the building.

(2) *Accessory building or structure in required yard* No part of any accessory building or structure that is erected in any yard as required by subsection (c) shall:

- a. Exceed 20 feet in height above the adjacent natural grade, except for chimneys (the width of which shall not exceed six feet and the horizontal cross section of which shall not exceed 16 square feet), ordinary plumbing stacks, or antennas, which are not to exceed ten feet above the building;
- b. Contain more than one story; or
- c. Contain any part (other than chimneys, ordinary plumbing stacks, or antennas) which is higher than an imaginary line rising from a point beginning at ten feet high, ten feet from the property line and rising seven feet for each additional 12 feet from the property line.

(3) *Accessory building, church and school* No accessory building or structure, or any part thereof, shall exceed 35 feet in height.

(4) *Yard lights.* Yard lights attached to vegetation are permitted without height limitation within any required yard; however, no light, if installed on any pole or other structure shall exceed 25 feet in height. Gas or electric lights not exceeding eight feet in height are permitted in a required front yard.

(5) *Fences.* As permitted in this section.

(c) *Area regulations; size of yards.*

(1) *Front yard.* There shall be a front yard having a depth of not less than 50 feet; provided, however, front yards for Gingham Drive and Jan Kelly Lane shall have a depth of not less than 40 feet. Front yards for Surrey Oaks Lane, Dana Lane and 501, 502, 505, 510, 517, 518, 525, 526, 533, 534, 541 and 542 Lanecrest Lane shall have a depth of not less than 25 feet. Where all or part of a lot abuts on the turnaround portion of a cul-de-sac street, that portion of such lot fronting upon the turnaround portion of a cul-de-sac shall have a front yard depth of not less than 25 feet.

(2) *Side yards.* There shall be two side yards on each lot, neither of which shall be less than 15 percent of the lot width at the building line; provided, however, in no event shall side yard be less than 15 feet or be required to be more than 30 feet. Notwithstanding Surrey Oaks Lane, Dana Lane and 501, 502, 505, 510, 517, 518, 525, 526, 533, 534, 541 and 542 Lanecrest Lane shall have a side yard setback of 10 feet.

(3) *Rear yard.* There shall be a rear yard having a depth of not less than 20 feet. Corner lots on the turnaround portion of a cul-de-sac shall have two rear yards.

(d) *Area regulations; size of lot.* No building shall be constructed on any lot that does not meet the

following regulations;

- (1) *Lot area.* Lots will have not less than 40,000 square feet. The area of any portion of a private street or right-of-way of a private street shall not be considered as part of the lot for purposes of calculating lot size or building location.
- (2) *Lot width.* The width of the lot shall be not less than 100 feet at the front building line, nor shall its average width be less than 100 feet; however, if a lot abuts wholly upon the turnaround portion of a cul-de-sac, the lot width at the building line shall be not less than 50 feet, but the average lot width shall be not less than 100 feet.
- (3) *Lot depth.* The average depth of a lot shall be not less than 100 feet.

Lots that meet the foregoing requirements will be known as conforming lots. Lots that do not meet those requirements will be known as nonconforming lots.

- (e) *Exceptions.* The regulations relating to minimum lot size, width and depth will not prohibit the erection of a single-family dwelling on a nonconforming lot if:
 - (1) Such nonconforming lot or tract was established by legal subdivision after May 12, 1955, and such subdivision is reflected by plat duly approved by the planning and zoning commission of the city and recorded in the map records of the county pursuant to applicable state law.
 - (2) A subdivision plat of such nonconforming lot is submitted to and approved by the planning and zoning commission of the city and duly recorded in the map records of the county pursuant to applicable state law.
- (f) *Standards for approval—Plats of nonconforming lots.* Subdivision plats for nonconforming lots must comply with all applicable platting requirements. If all applicable platting requirements are met, then:
 - (1) *Grandfathered lot.* A subdivision plat of a nonconforming lot or lots will be approved if such lot or tract (a) existed as a separate lot or tract of smaller size prior to May 12, 1955, as shown by a deed duly recorded in the deed records of the county before May 12, 1955, or on a plat duly approved and recorded in the map or deed records of the county before May 12, 1955, and has not been the subject of a plat or re-plat approved by the planning and zoning commission of the city since that time, and (b) has not come under common ownership with any adjoining lot since May 12, 1955; or
 - (2) *Conformity with existing development.* A subdivision plat of a nonconforming lot or lots may be approved if:
 - a. No part of such lot or lots has been included in a legal subdivision described in subsection (e)(1) above (unless all of the lots to be created by the proposed subdivision plat are conforming lots);
 - b. Each such nonconforming lot has at least 20 feet of frontage on a public street or lawfully

existing private street;

- c. The lot area of each such nonconforming lot is equivalent to other lots on the public or lawfully existing private street that provides access to such lot;
- d. All public utilities and all other public infrastructure are in place to serve each such nonconforming lot;
- e. The development of a single-family dwelling on each such nonconforming lot would be consistent with the development scheme (existing on the date the application for subdivision plat is filed) for the adjacent neighborhood of which the nonconforming lot is a part; and
- f. The plat otherwise complies with applicable platting requirements.

As used herein, the phrase "neighborhood of which the nonconforming lot is a part" means all lots that both (i) lie adjacent to a street that is also adjacent to the nonconforming lot, and (ii) lie within 1,000 feet of the nonconforming lot.

A notice, setting forth the provisions and requirements of this section, will be filed of record in the real property records of the county.

- (g) *Building area*. The building area, exclusive of driveways and uncovered walkways, shall not exceed 30 percent of the lot area, exclusive of roadway easements; and the building area, inclusive of all structures (including driveways, tennis or other play courts, uncovered walkways, all other structures and impervious surfaces), shall not exceed 50 percent of the lot area.
- (h) *Impervious surface* shall be any material applied to the surface of land which does not permit the natural infiltration or passage of water into the ground.
- (i) *Overhang into yard space*. No balcony, porch or eave of any kind may extend into or over any required yard or building line a distance of more than 36 inches.

(Ord. No. 647, § 3.2, 6-25-84; Ord. No. 811, § 1, 7-28-97; Ord. No. 817, § 1, 2-9-98; Ord. No. 818, § 1, 2-9-98; Ord. No. 885, §§ 22—26, 8-26-02; Ord. No. 920, §§ 1, 2, 9-27-04; Ord. No. 930, § 1, 7-25-05; Ord. No. 933, § 1, 9-26-05; Ord. No. 954, § 1, 7-24-06; Ord. No. 961, § 1, 9-25-06; Ord. No. 965, § 1, 11-27-06; Ord. No. 992, § 1, 7-28-08; Ord. No. 2011.10.24C, § 1, 10-24-11; Ord. No. 2016.10.24D, § 1, 10-24-16; Ord. No. 2021.03.08.A, § 1, 3-8-21)

Harris County Appraisal District



0 50 100 200 Feet

PUBLICATION DATE:
4/28/2021

Geospatial or map data maintained by the Harris County Appraisal District is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and only represents the approximate location of property boundaries.

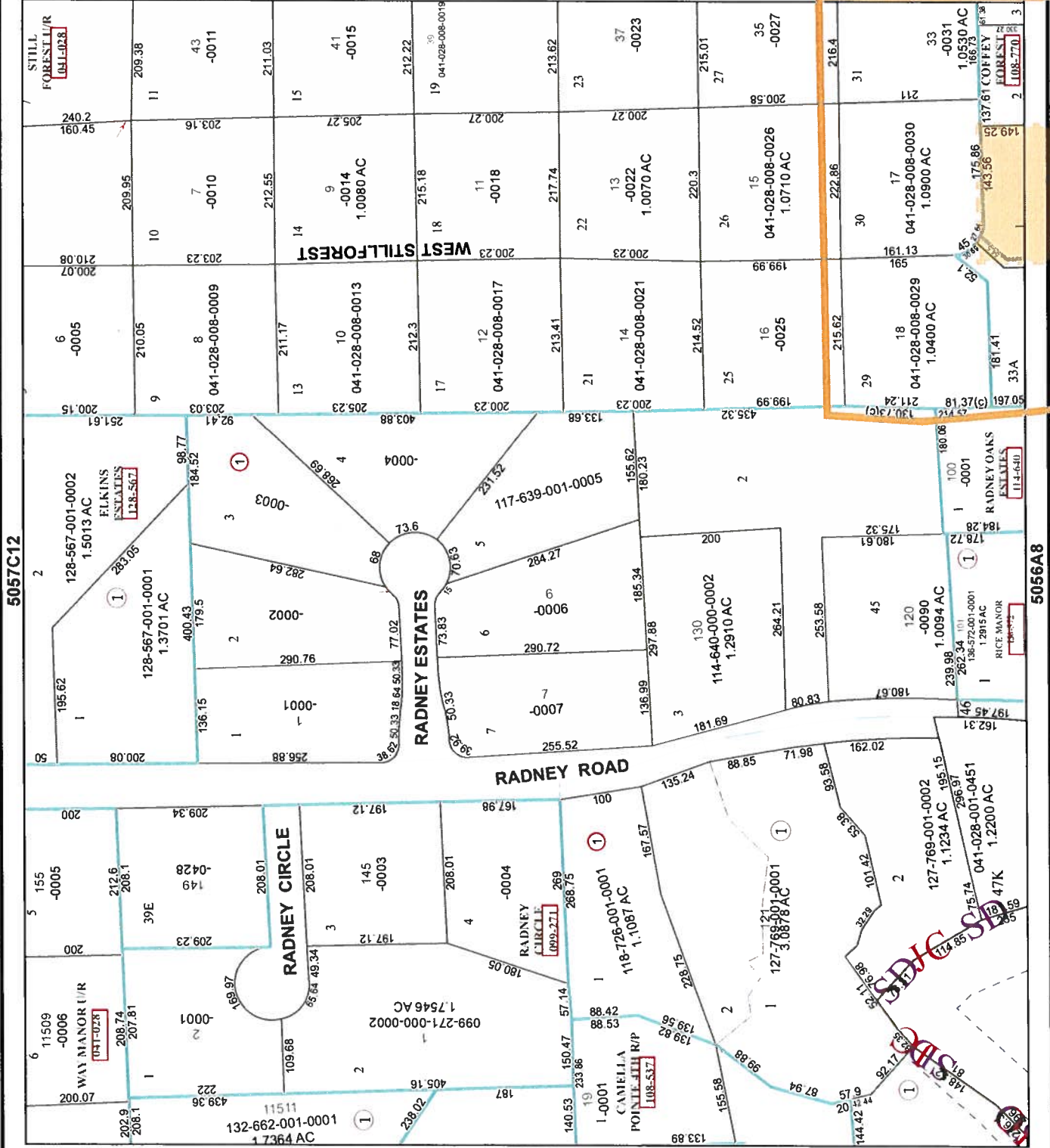
MAP LOCATION



FACET 5056A4

10	11	12	9	10
2	3	4	1	2
6	7	8	5	6

5056B1



5057C12

5056A8

5056A3

Harris County Appraisal District



0 50 100 200 Feet
 PUBLICATION DATE:
 3/15/2021

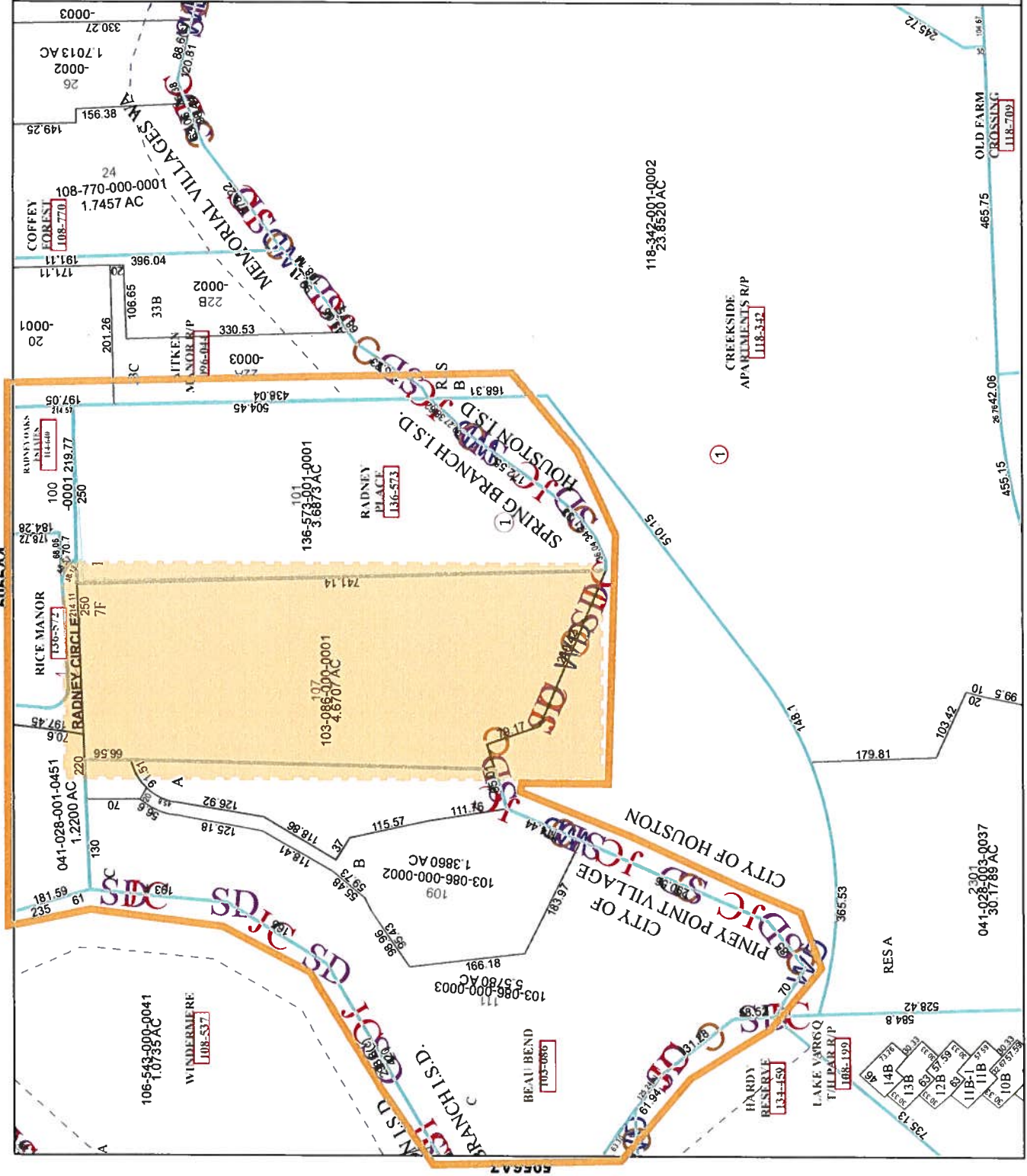
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MAP LOCATION



FACET 5056A8

2	3	4	1	2
6	7	5	6	6
10	11	12	9	10



5056B5

5056A12

24 Stillforest Neighbor List:

- Current Owner at 17 Stillforest Street, Houston, Texas 77024
- Current Owner at 18 Stillforest Street, Houston, Texas 77024
- Current Owner at 20 Stillforest Street, Houston, Texas 77024
- Current Owner at 22A Stillforest Street, Houston, Texas 77024
- Current Owner at 22B Stillforest Street, Houston, Texas 77024
- Current Owner at 26 Stillforest Street, Houston, Texas 77024
- Current Owner at 33 Stillforest Street, Houston, Texas 77024

Piney Point Letter to Neighbors

January 04th, 2022

Piney Point Neighbor
33 Stillforest Street
Houston, Texas 77024

Re: 24 Stillforest Street

Dear Piney Point Neighbor,

We wish to inform you that our client will be seeking a variance from Piney Point Board of Adjustment for their property at 24 Stillforest Street. Rahmin (Ray) and Bahar Sahami have owned the property since 2020. Their intent is to renovate the existing home with significant upgrades to the property in order to raise their family in the modernized home. It has been discovered that a corner portion of the existing house encroaches on the side yard setback. The owners are requesting a variance to approve the existing non-conforming condition in order to proceed with the renovation as planned.

We will be seeking a variance to the following portion of the Piney Point Village Code of Ordinances:

Sec. 74-244 - Regulations

(c)(2) Side yards. There shall be two side yards on each lot, neither of which shall be less than 25 percent of the lot width at the building line; provided, however, in no event shall a side yards be less than 15 feet or be required to be more than 30 feet.

You are invited to attend the hearing before the Board of Adjustment to take place Thursday, January 13, 2022 at 7:00 pm at the following location:

Piney Point City Hall
7676 Woodway Drive Suite 300
Houston, Texas 77063

The complete packet submitted to the Board of Adjustment will be available for viewing starting on Monday January 10 through Thursday January 13 on the City of Piney Point website (www.cityofpineypoint.com) or as a hard copy at the Piney Point City Hall during normal business hours.

The architectural work is to be done by Merge Architects. If you have any questions or concerns please feel free to contact the office at 713.621.0704 to speak with Keith Messick.

Sincerely,



Keith Messick
Principal