

**UNDER
CONSTRUCTION
NEW CUSTOM
HOME**

11264 Memorial Drive
Houston, TX 77024





Levant Luxury Homes
13501 Katy Fwy. Suite 3180 Houston, TX 77079

March 13th, 2024

Board of Adjustments
City of Piney Point Village
Houston, Texas 77024

Subject: Request for Variance to Construct a 7' High Fence at 11264 Memorial Dr.

Dear Members of the Board of Adjustments,

I am writing to you on behalf of Levant Luxury Homes, the developer responsible for the construction of a luxury residential home at 11264 Memorial Drive. As part of our commitment to not only meet but exceed the standards of what a luxury home can offer, we find ourselves in a unique position requiring your assistance.

We are proposing the construction of a 7-foot-high, slatted iron fence dark bronze in color to replace the current perimeter fence, which does not align with the grandeur and security requirements for our new home. The new fence will include a 20-foot-wide, 7-foot-high sliding gate and a 3-foot-wide pedestrian gate, maintaining the aesthetic consistency with the modern design of the home while significantly enhancing security.

We recognize that this change does not conform to Chapter 74, Section 245 of the Piney Point Zoning Ordinance. We respectfully request a variance to allow for this construction, and below, we outline our rationale:

Enhanced Security and Screening: The property is situated on a busy thoroughfare, making it susceptible to unwanted access and breaches of privacy. Recent incidents during construction have underscored this vulnerability, with several break-ins reported, necessitating a heightened level of security. The proposed 7-foot fence, therefore, is not merely an aesthetic choice but a critical component of our security measures, designed to protect the residents and the property itself.

Aesthetic Harmony and Beautification: The design of the proposed fence, with 3" x 1" slatted iron at a 45-degree angle and 6" x 6" iron posts, has been meticulously planned to complement the modern architectural ethos of the residence. This upgrade from the existing fence will significantly enhance the visual appeal of the property and, by extension, contribute to the beautification of the neighborhood.

A Plea from the Homeowner: The homeowner, deeply invested in the realization of their dream home, was unaware of the restrictions impacting the ability to secure and aesthetically align their front fence with the property's design. They wish to convey their hope that the Board will consider the unique circumstances of their situation, emphasizing the importance of this variance for the integrity and security of their home.

Considering these points, we believe that granting this variance does not only serve the interest of the homeowner but also aligns with the community's values of security and aesthetic appeal. It is a testament to our shared vision for a safe, beautiful Piney Point Village.

We understand and respect the regulations set forth by the City and do not take this request lightly. Our proposal is made in the spirit of partnership, seeking a solution that benefits not only the immediate stakeholders but the community at large. Enclosed with this letter, you will find the detailed plans for the fence and a report on the security incidents during construction.

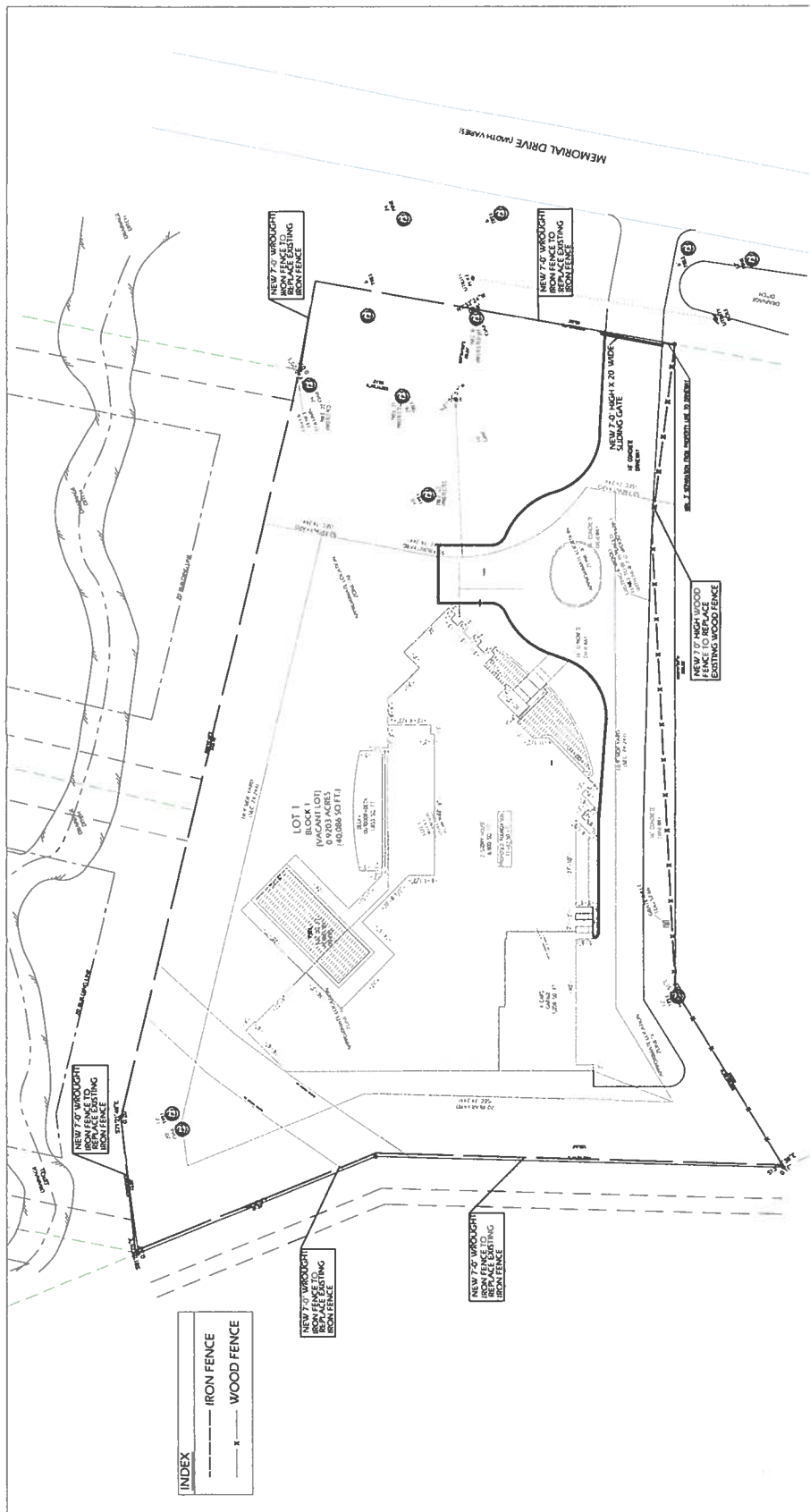
We are open to discussing this proposal further and are willing to make any adjustments necessary to meet the Board's requirements. Thank you for considering our request. We look forward to your positive response.

Sincerely,

Jonathan Shakib
Project Director
Levant Luxury Homes
C. (281) 912-8700
E. Jonathan@RSGCompanies.com

Current Fence





INDEX
 ——— IRON FENCE
 - - - WOOD FENCE



② GATE LABEL DETILED SUBMITTAL
 Scale: 3/8" = 1'-0"

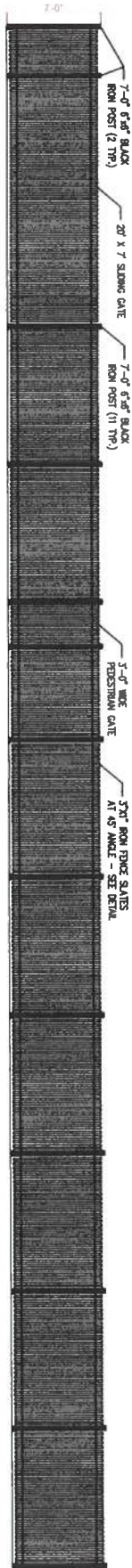
① FENCE PLAN
 Scale: 1/8" = 1'-0"



SAMPLE OF THE PROPOSED FENCE



PLAN VIEW SHOWING TOP OF FENCE



FRONT FENCE PROFILE
 AT
 11264 MEMORIAL DRIVE,
 HOUSTON, TX 77024

OFFICIAL SWORN POLICE REPORT

Memorial Villages Police Department

11981 Memorial Drive Houston, TX 77024 713-365-3700

Incident#: 24-0098

STATION COMPLAINT UCR/Offense Code THFT (THEFT)			INCIDENT # 24-0098	
REPORT TYPE Incident Report	RELATED CAD # C24-005321	DESCRIPTION THEFT		
DOT #	LOCATION OF OFFENSE (HOUSE NO., STREET NAME) 11264 MEMORIAL DR HOUSTON, TX 77024 (29.7566,-95.5118)			
Primary Officer BIEHUNCO, JOHN				
HOW RECEIVED Phone Non-Emergency	WHEN REPORTED 02/09/2024 12:14	TIME OF OCCURRENCE 02/09/2024 12:14	STATUS CODE Closed Pending Further Information	STATUS DATE 02/12/2024

INVOLVED ENTITIES

NAME SAAD, NASSEIM			DOB 10/27/1988	AGE 35
ADDRESS 11264 MEMORIAL DR HOUSTON, TX 77024		FBI #	IR #	
SEX F	RACE: Asian ETH: Non Hispanic or Latino	HGT 5' 3"	WGT 119	HAIR Black
EYES		SID #	DL # 22065623	DL State TX
PHONE Mobile (713) 876-8780			ALT PHONE	
CLOTHING		Handcuff Double Locked	Prints Taken	Criminal History
Employer				
UCR 23H THEFT FELONY, 31.03 3		TYPE Victim	RELATED EVENT #	Count 0
STATUTE				

INVOLVED PROPERTY

PROPERTY # P24-0098-1	RECOVERED BY	BRAND / MODEL / SERIAL NUMBER Honda task force pro	QUANTITY 1.0000
TYPE Other	Status Stolen	DESCRIPTION OF PROPERTY industrial generator/HD 10,000 task force pro 4 in 1 /red color	PROPERTY VALUE \$12,000.00
PROPERTY # P24-0098-2	RECOVERED BY	BRAND / MODEL / SERIAL NUMBER Graco 390 electric airless sprayer	QUANTITY 1.0000
TYPE Other	Status Stolen	DESCRIPTION OF PROPERTY 1 paint sprayer/Graco 390 electric air less sprayer	PROPERTY VALUE \$4,000.00

NARRATIVES

PRIMARY NARRATIVE			
Synopsis: Dispatched to 11264 Memorial Dr in reference to a theft of construction equipment. Report taken.			
REPORTING OFFICER BIEHUNCO, JOHN	Unit # 413	SUPERVISOR JARVIS, RICHARD	Unit # 410

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SUPPLEMENTS

SUPPLEMENTAL NARRATIVE	TYPE: Incident
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Synopsis:
 Dispatched to 11264 Memorial Dr. Houston-Harris County, Texas (city of Piney Point Village) in reference to a theft. The victim does desire prosecution.

Scene Summary:
 The theft occurred at 11264 Memorial Dr. that is a new home construction site that is white/black stucco that faces east towards the street.

Investigation:
 On 2-9-2024 at about 1223 hours, I, Officer J. Biehunko, was dispatched to 11264 Memorial Dr in reference to a theft of construction equipment.
 Upon arriving at the new construction home site, I spoke with the owner of the home Nasseim Saad who told me that someone had taken her property without her consent.
 Saad said on last Thursday 2-1-24 she and construction personnel noticed that the rear door of the home on the west side had been kicked open damaging the door frame but didn't notice anything missing at the time.
 On Friday the next day (2-2-24) at about 0800 she noticed that the door leading into the house from the garage had been kicked open in order for someone to gain entry, because she had placed a locking door knob on that door, also damaging the door frame (door located on south side of the home thru garage access).
 It was at this time she and construction workers had noticed that a generator and a paint sprayer had been taken from inside the future living room area of the home.
 The generator was described as a industrial generator, with a Honda motor HD 10,000 task force pro 4 in 1, red colored, valued at about \$12,000 dollars.
 The paint strayer was described as a Graco 390 electric airless sprayer valued at about \$4,000 dollars.
 There were no other descriptors provided and at report time no serial numbers were available.
 Saad added that the gate to gain access to the home was left open and the combination lock was left open as well, indication that someone had the combination who possibly took the property.
 Saad stated that she had recently hired a cleaning company (Home Care Solutions-6906 Morales Way, Richmond Tx. 77469)to clean up around the property.
 She also said that they had recently fired a construction superintendent Marquez Bernabe Tx. DL#15938648 but was unsure if either of those listed were involved in the theft.

Disposition:

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<p>There were no surveillance cameras on the property. Photos of the scene were taken by Sgt Jarvis and entered into the report.</p>					
REPORTING OFFICER BIEHUNCO, JOHN	DATE 02/09/2024	TIME 13:06	SUPERVISOR BAKER, BRIAN		SECURE No JUVENILE No

ADDRESSES OF RESIDENTS WHOM RECEIVED NOTICE

- 11210 Tynewood Dr, Houston, TX 77024
- 11206 Tynewood Dr, Houston, TX 77024
- 11302 Memorial Dr, Houston, TX 77024
- 11207 Tyne Ct, Houston, TX 77024
- 11202 Tyne Ct, Houston, TX 77024
- 3 Lazy Wood Ln, Houston, TX 77024
- 2 Lazy Wood Ln, Houston, TX 77024
- 1 Lazy Wood Ln, Houston, TX 77024
- 1 Ames Cir, Houston, TX 77024
- 11130 Meadowick Dr, Houston, TX 77024
- 11131 Meadowick Dr, Houston, TX 77024