

August 5, 2020

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

Re: 11215 Lacewood Lane Generator Variance

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.) 5 feet from the main structure.

Specifically, we are asking for a variance from the west side yard set back of 22.5 feet. The generator pad will encroach the side yard by 2.5 feet and the generator will encroach by 2 feet. We are asking to place the generator on the west side of the house as this is where the electrical supply to the home is located. See photo and survey with proposed generator location.

Our property is a nonconforming lot due to the pie shape with a long front building line requiring a larger than average side yard set back for a smaller size lot, 24,290 square feet, in comparison with the majority of neighborhood lots. See Figure 1, diagram of neighboring lots. The rear property line has a 5 foot utility easement and is on an angle.

Placing the generator in the rear third of the property proposes many concerning issues and places an unnecessary hardship on us as the property owners. See survey with rear property line marked in red. Running the power supply underground from the west side of the house would require crossing over the current underground electrical supply, phone and internet lines as all these are supplied from a pole at the west rear corner of the property connecting to the rear west corner of our home. A larger concern is burying the line along the edge of the spa as this is a very small space between the utility easement and the spa. The potential is great for damage to existing pool/spa plumbing lines, irrigation lines and drainage pipe. If future work is needed on any of these lines, the power supply line to the generator would also be located in this very small space (see photo). Attic space is not contiguous from the west side to the south side to allow power to be relocated through the house. Requiring the relocation of the power supply to the south east side of the property places an unnecessary financial hardship initially and the potential for future complications.

In summary, we ask the remaining 20.5 feet side yard to be acceptable as this is a generous side yard given the overall lot size and in light of the fact that the adjoining west and east lots have a rear yard adjacent to our side property line requiring only a 10 foot set back for generator placement. Lastly, the generator would be screened by a 6 foot stone wall to the front and an 8 foot fence on the side property line.

We have included a copy of the original survey showing the proposed location of the generator, a survey with the rear one third demarcated, copy of the ordinance, a list of the neighbor's addresses below that have been notified and copies of confirmation of support, and pictures of the west side yard and the rear third of the property.

Thank you for your consideration,

John and Karen Baerenstecher

Handwritten signatures of John and Karen Baerenstecher in black ink.

Neighbor Notification Letters sent:

Kevin Risley
342 Tynebridge Lane

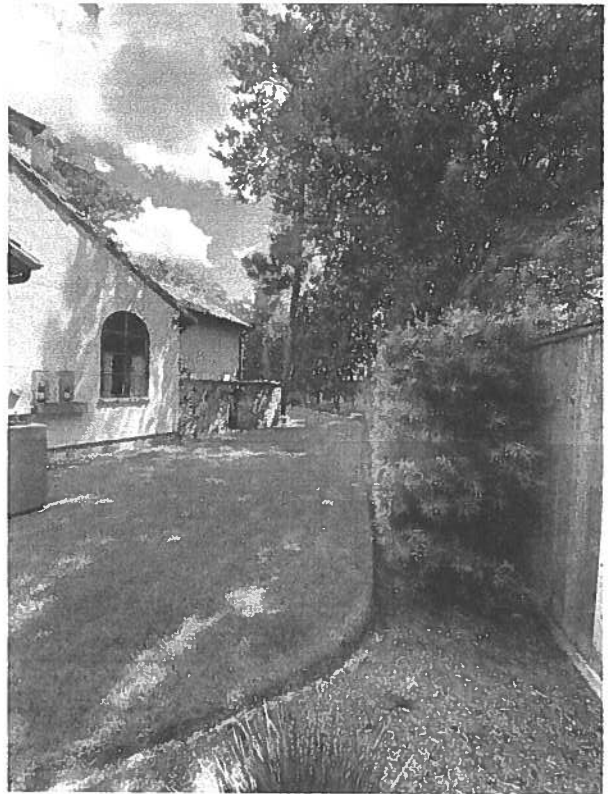
Dana and Veronica Gompers
11218 Lacewood Lane

Clarence E. Eriksen
11214 Lacewood Lane

William Ogden and Laura Gibson
11211 Lacewood Lane

Michael and Kathleen Mattina
335 Tynebrook Lane

Jorge and Mara Troop
338 Tynebridge Lane



July 26, 2020

Dear Mr. and Ms. Jorge Troop
338 Tynebridge Lane, Houston TX 77024

John and Karen Baerenstecher, property owner's of 11215 Lacewood Lane, Houston, Texas, 77024 are seeking a variance from the Piney Point Board of Adjustment for the placement of a generator on their west side yard. The generator will encroach the 22.5 foot side yard set back by 2.5 feet. The reason for requesting the variance is due to the nonconforming shape of the lot with a large front yard building line which narrows to a pie shape point in the rear lot. The electrical supply to the home is located on the west side of the house next to the proposed location of the generator. Please see a copy of the enclosed survey with a highlighted "X" marking the requested location of the generator and a copy of the ordinance no.2016.10.24.D.

A complete detailed packet submitted to the board will be available from Friday, July 31st - Thursday, August 27th at www.cityofpineypoint.com, go to government/board of adjustment/ agenda and minutes/boardmeetingpackets.

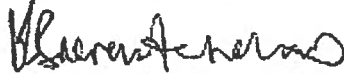
The Board of Adjustment will be meeting via Zoom Meeting on Thursday, August 13, 2020 at 7 pm and you may join via the link or instructions below.
[https://us02web.zoom.us/j/82538421191?](https://us02web.zoom.us/j/82538421191?pwd=TIVKaU04UVhXWGZaYkw0Zm8vZlhEZz09)
[pwd=TIVKaU04UVhXWGZaYkw0Zm8vZlhEZz09](https://us02web.zoom.us/j/82538421191?pwd=TIVKaU04UVhXWGZaYkw0Zm8vZlhEZz09)

Meeting ID: 825 3842 1191
Password: 949213

One tap mobile
+1 3462487799,82538421191#,,,0#,,949213# US (Houston)
Dial by your location
+1 346 248 7799 US (Houston)
Meeting ID: 825 3842 1191
Password: 949213
Find your local number: <https://us02web.zoom.us/u/kubtngrig>

If you have questions or concerns, please contact John 713-805-2335 or Karen at 713-805-2450. If you have no objections, please sign below and drop in our mailbox or email to Karen at kbaerenstecher@comcast.net

Thank you for your consideration,


John and Karen Baerenstecher

NO OBJECTIONS



JORGE TROOP
338 TYNEBRIDGE
08/04/20

From: Gibson, Laura laura.gibson@dentons.com
Subject: RE: generator variance [DEN-US_Active.FID11607139]
Date: August 5, 2020 at 3:27 PM
To: Dana Gompers dana@gompersfamily.com, Karen Baerenstecher kbaerenstecher@comcast.net
Cc: Bill Ogden & Laura Gibson bogden@ogwbl.com, William Ogden Bill.Ogden@keanmiller.com, BillOgden@mamhouston.org

Karen, we are not opposed.

I am copying Bill on this email as you have an old email address.

You are going to love your generator. Ours has been a lifesaver so many times.

Best,

Laura

Laura Gibson
Laura Gibson PC
Board Certified, Labor & Employment Law
Texas Board of Legal Specialization
Partner

D +1 713 658 4635 | US Internal 64635
laura.gibson@dentons.com
www.dentons.com

From: Dana Gompers dana@gompersfamily.com
Subject: Re: generator variance
Date: August 5, 2020 at 3:24 PM
To: Karen Baerenstecher kbaerenstecher@comcast.net
Cc: Bill Ogden & Laura Gibson bogden@ogwbl.com, Gibson, Laura Laura.gibson@dentons.com

We have no issues.

Dana Gompers

Sent from my iPhone

From: mmattina03@gmail.com
Subject: Variance Approval
Date: August 5, 2020 at 6:46 AM
To: kbaerenstecher@comcast.net

Karen,

Please use this as our approval for your variance request regarding the location of your generator.

Best regards,

Mike and Kathy Mattina
335 Tynebrook Lane