

REQUEST FOR VARIANCE

AT

11103 MEMORIAL DRIVE

**CITY OF PINEY POINT VILLAGE,
TEXAS**

ANA AND VICTOR ZURITA

Thursday March 5th, 2015

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

Re. 11103 Memorial Drive

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

Sec. 74-245. - Supplementary district regulations.

- (i) *(1) Fences, front yard and freestanding fence type walls may be constructed within a required front yard if not exceeding three feet in height; however, a fence not exceeding six feet in height above the natural grade of the lot at the lot line adjacent to such fence may be constructed within a required front yard if the front is adjacent to the a four-lane, esplanade, curbed and guttered thoroughfare, the fence is set back at least three feet from the adjacent front line, and the fence is an 80 percent fence.*

Specifically, we are seeking a variance from the Piney Point Board of Adjustments to place a 6'-0" height wrought iron front gate and fence 40 feet off Memorial Drive for our property at 11103 Memorial Drive. The gate and fence requested will be the same distance from Memorial Drive as the existing front gate and fence of our neighbor at 11105 Memorial Drive.

The wrought iron front gate and fence is requested to enable better security for our home, our two children and beloved pets. Unfortunately, Memorial Drive is a very dangerous and busy two-lane street, people drive too fast. I am also very concern about safety as Memorial Drive it is really dark and not very lit. I do not want anything other than what my neighbor has, both fences will match. Without a gate, anyone will be able to drive up undetected to our front door, located 40 feet off Memorial Drive, and have easy access to our property as well as the back yard. Our goal is to improve security to our property, our two children and pets.

Due to our work schedule Victor's and my we spend a lot of time away from home and our nanny and the kids are the ones that spend most of the time at the house. We frequently travel for business or pleasure with our children and leave the house by itself or the nanny numerous times. Memorial Drive is a public and an extremely active street during the day and night, cars drive very fast and pedestrians walk on the street at all times.

Memorial Drive is very dark and not well lit during the night. I am not sure if the Piney Point will increase street light any time soon. I am concern for the safety and the vulnerable location of our property at this moment. Without a barrier to protect the entry, our home will be very attractive to criminals wishing to commit a crime easily.

The combination of the lack of almost no street light conditions, heavy traffic, cars speeding, pedestrians, easy access and short distance from the street for the proposed front gate and fence placement make this a special situation worthy of a variance.

We love the look of Piney Point with all the beautiful trees. With this project, the look and feel of the neighborhood will not be compromised. Currently, we have bushes and trees planted along and behind the property line that act as natural fence, but if necessary we are willing to add any extra bushes to enhance the curved appeal of the street. Our plan is to build using cement cover with stucco columns/pillars and

wrought iron so people can see through the gate to the house. We definitely plan to take advantage of and build upon the natural look. We hope this additional capability makes our request even more agreeable to the Board, should this additional provision be required.

- **Figure 1** is a reduced "Site Plan" showing the proposed location and description of the front gate and fence. The gate and fence will be in line with and at the same height 6'-0" as per ordinance and will match our neighbor's on 11105 Memorial.
- **Figure 2** is a reduced "Final As Built Survey"
- **Figure 3-5** are pictures that show the current state of the front of the house, which shows that vulnerability of the front of the house and the easy access to any criminals to target the house. Also some of the pictures show the activity on Memorial Drive.
- **Figure 6** is a picture of the front of my neighbor's house which shows the type of fence we are requesting. Our fence will match our neighbors to keep the same look and enhance the beautiful design of our homes.
- **Attachment A** contains the list of neighbors notified of the variance request along with the packet as mailed and a map showing the addresses of the neighbor mailing within 200 ft of our property.

Sincerely,

Ana and Victor Zurita

Enclosures.

GENERAL NOTES:

- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE AND NOTIFY DESIGNER OR ARCHITECT OF ANY DISCREPANCIES, OMISSIONS AND/OR CONFLICTS BEFORE PROCEEDING.
- CONTRACTOR SHALL COMPLY WITH RULES AND REGULATIONS OF ALL AGENCIES HAVING JURISDICTION OVER THIS PROJECT.
- ALL DIMENSIONS SHALL BE TO THE HIGHEST QUALITY POINT IN EVERY RESPECT, UNLESS OTHERWISE NOTED.
- ALL WORK SHALL BE INSTALLED AND ERECTED PLUMB, LEVEL, SQUARE AND IN PROPER ALIGNMENT.
- DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN. LARGER SCALE DRAWINGS SHALL GOVERN SMALLER SCALE.

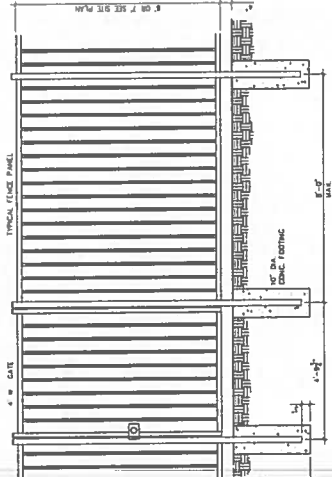
CONTRACTOR NOTES:

- ALL EXISTING UTILITIES SHALL BE PROTECTED AND NOT DAMAGED. ANY DAMAGE TO EXISTING ROADS, DRIVEWAYS, SIDEWALKS OR OTHER APPURTENANCES WITHIN THE CITY'S RIGHT-OF-WAY SHALL BE SUE-OUT. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. ALL REPLACEMENTS SHALL BE PERFORMED TO CITY STANDARDS AND WILL REQUIRE A BUILDING PERMIT ISSUED PRIOR TO COMMENCEMENT OF WORK. MAINTAIN PROPER DRAINAGE DURING THE CONSTRUCTION PROCESS TO ASSURE NO WATER FLOWS ONTO ADJACENT PROPERTIES.
- ALL ACCESSORY BUILDINGS, POOLS, DRIVEWAYS, SIDEWALKS, PLAYWORK, FENCES, AND OTHER STRUCTURES SHALL BE PROTECTED AND NOT DAMAGED. ANY DAMAGE TO EXISTING ROADS, DRIVEWAYS, SIDEWALKS OR OTHER APPURTENANCES WITHIN THE CITY'S RIGHT-OF-WAY SHALL BE SUE-OUT. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. ALL REPLACEMENTS SHALL BE PERFORMED TO CITY STANDARDS AND WILL REQUIRE A BUILDING PERMIT ISSUED PRIOR TO COMMENCEMENT OF WORK. MAINTAIN PROPER DRAINAGE DURING THE CONSTRUCTION PROCESS TO ASSURE NO WATER FLOWS ONTO ADJACENT PROPERTIES.
- ALL AREA CALCULATIONS INCLUDE ALL OF THE IMPROVEMENTS FOR THIS PROJECT.
- NO WORK ALLOWED ON SUNDAYS.
- ALL INFORMATION MUST BE PROTECTED AND NOT DISCLOSED TO ANY OTHER PARTY WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER.
- FINAL "AS BUILT" SURVEY IS REQUIRED AT THE END OF THE CONSTRUCTION PROJECT FOR ALL DEVELOPMENT AND IMPROVEMENTS. THE ESTIMATED ALLOWED TIME FOR THIS SURVEY IS 10 BUSINESS DAYS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO THE START OF CONSTRUCTION.
- CONTRACTOR UNDERSTANDS THAT ANY CHANGES OR REVISIONS MUST HAVE CITY APPROVAL.

BUILDING AREA CALCULATIONS:

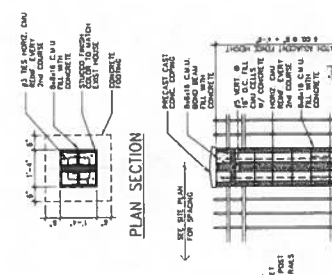
PERCENTAGE OF LOT COVERAGE BY MAIN STRUCTURE:
6097 S.F. (HOUSE FOOTPRINT) / 43,300 S.F. (8956 ACRE LOT AREA) = 13.19 %

PERCENTAGE OF TOTAL LOT COVERAGE:
6097 S.F. - HOUSE FOOTPRINT / 43,300 S.F. (8956 ACRE LOT AREA) = 13.19 %
1783 S.F. - FUTURE POOL DECK AREA
7110 S.F. - CONC. DRIVEWAY, SIDEWALK & PLANTER AREA
16,825 (TOTAL LOT COVERAGE) / 43,300 S.F. (8956 ACRE LOT) = 38.78 %

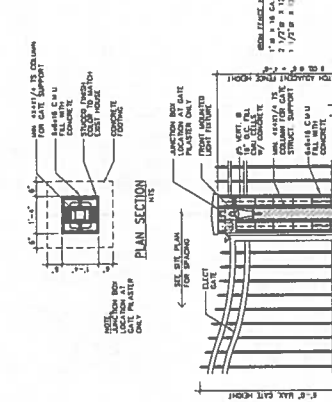


GENERAL FENCE NOTES:

- POSTS TO BE CALIBRATED POSTS & SAVED AFTER CONSTRUCTION.
- ALL NAILS SHALL BE GROUND SMOOTH.
- NO SPACERS OR LAPS IN OTHER DIRECTION.
- GATE AND DOOR SHALL BE SELF-CLOSING AND SELF-LATCHING IN UPPER QUARTER.



BLOCK FENCE PILASTER
TYPE "A"
NTS



BLOCK FENCE PILASTER
TYPE "B"
NTS

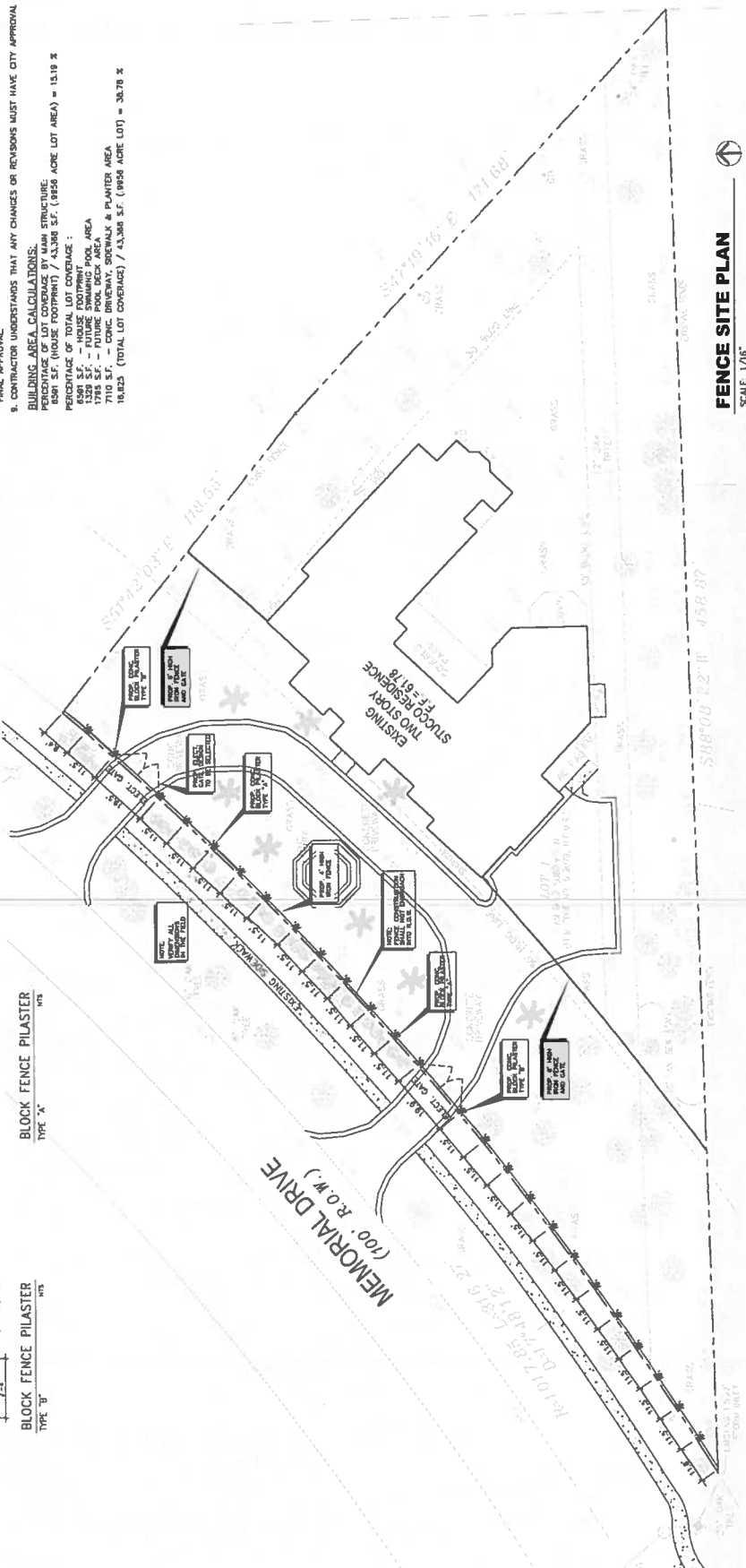




FIGURE 3-5: Pictures of the front of our property which shows vulnerability and easy access.



FIGURE 3-5: Pictures of the front of our property which shows vulnerability and easy access. Also shows traffic and pedestrian activity.



FIGURE 3-5: Pictures of the front of our property which shows vulnerability and easy access. Also shows traffic and pedestrian activity.



FIGURE 6: Picture of neighbor's front house at 11105 Memorial showing front gate and fence which provides security and safety to their property.

11106 Memorial Drive Notice to Neighbors List:

1. Neighbor 11106 Wickway Road
2. Neighbor 11110 Wickway Road
3. Neighbor 11114 Wickway Road
4. Neighbor 11105 Memorial Drive
5. Neighbor 11120 Memorial Drive
6. Neighbor 1 Country Court
7. Neighbor 2 Country Court
8. Neighbor 3 Country Court



ATTACHMENT A: Map showing neighbor mailing.

Monday March 2nd, 2015

Neighbor
11120 Memorial Drive
Houston TX 77024

Re: 11103 Memorial Drive Variance

Dear Neighbor,

We wish to inform you that we will be seeking variance from the Piney Point of Adjustment to place a 6'-0" Height wrought iron front yard fence and gate, 40 feet Approx. off Memorial drive for our property at 11103 Memorial Drive. The gate and fence requested will be the same distance from Memorial Drive as the existing fence of our neighbor at 11105 Memorial Drive.

The gate is requested to enable better security for our home. Attached is a reduced site plan showing the proposed location of the front yard fence and gate 6'-0" Height wrought iron fence and gate, which will be in line with and consistent height required by the City of Piney Point and matches our neighbor fence next door at 11105 Memorial Drive.

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

Sec. 74-245. – Supplementary district regulations.

- (i) (1) *Fences, front yard.* Fences and freestanding fence type walls may be constructed within a required front yard if not exceeding three feet in height; however; a fence not exceeding six feet in height above the natural grade of the lot at the lot line adjacent to such fence may be constructed within required front yard if the front yard is adjacent to a four-lane, esplanade, curbed and guttered thoroughfare, the fence is set back at least three feet from the adjacent front lot line, and the fence is an 80 percent fence.

You are invited to attend the hearing before the Board of Adjustment to take place on Thursday March 12th at 7:00 pm at the following address:

City of Piney Point Village
7676 Woodway Dr. Suite 300
Houston, TX 77063

You are also invited to call us at any time to ask questions or express concerns:

Ana Zurita	Mily Ramos - Assistant
Ph. 713-540-2151	Ph. 323-382-4986

Sincerely,

Ana and Victor Zurita