

Variance Request: 11306 Surrey Oaks Ln.

Piney Point Board of Adjustment

Sasha Yuksek presenting on behalf of Avan Construction for Mr. & Mrs. Emad Makiya

Thursday, February 8, 2018 7:00 PM

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February 8, 2018 7:00 PM

Piney Point Board of Adjustment
Piney Point City Hall
7676 Woodway Dr. Ste 300
Houston, Texas 77063

RE: 11306 Surrey Oaks Ln.

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

Sec. 74-244 Regulations

(c) Area regulations; size of yards.

(1) Front yard. There shall be a front yard having a depth of not less than 50 feet. Where all or part of a lot abuts on the turnaround portion of a cul-de-sac street, that portion of such lot front upon the turnaround portion of such 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; however, in no event shall a side be less than 15 feet or be required to be more than 30 feet.

We are specifically requesting a variance to build a home with a 25' front set back and 10' side setbacks that meets the standards of the City of Piney Point Village.

The property dimensions, seen on the attached survey, are 84' wide by 111.5' deep. According to the current city ordinance, the minimum front and side setbacks of 50' and 15', respectively, would not leave enough space to build a home that conforms to the rest of the City of Piney Point ordinances.

The requested 25' and 10' front and side setbacks, respectively, allows us to build a home that conforms with the other newly constructed homes on Surrey Oaks Ln.

Mr. Makiya has previously requested a variance for this property in 1999 which was approved, however, his work took his family overseas and they were not able to build at that time. The family is moving back to the US in 2018 and would like to settle into their new home.

This will be the first home Avan Construction has built in Piney Point. We have been in business as a general contractor in Houston since 2005. We have experience building throughout the City of Houston on both residential and commercial projects. We are very familiar with running a clean, professional jobsite.

We have reviewed the plans and worked closely with the home owners, architects and engineers to make sure that the home designed for this lot meets the drainage requirements and will not have a negative impact on the adjacent lots.

We have also spent time with a certified arborist to create a tree disposition plan to keep as many trees as possible and to plant enough trees to meet the city ordinances regarding trees.

In summary, we believe that the current city ordinances regarding front and side setbacks requirements creates an undue hardship in designing a single-family residence that meets the standards of Piney Point Village.

We have attached the following supporting documents for review:

1. 11306 Surrey Oaks Lane Proposed Site Plan (8.5"x11")
2. 11306 Surrey Oaks Lane Proposed Floor Plan
3. The original deed restrictions for the Surrey Oaks Addition. Restrictions number 7 and 8 established 25' front building line and 5' side building lines for the street.
4. The original plat for Surrey Oaks Lane
5. A Google Maps aerial view of the street.
 - a. This illustrates the consistent 25' front setbacks along the street
6. A copy of a letter sent to all the neighbors regarding this variance request
7. List of all neighbors who have received the letter.

Table of Existing Homes' Setbacks

<u>Address</u>	<u>Recent Construction?</u>	<u>Front Setback</u>	<u>Side Setbacks</u>
11301 Surrey Oaks	No	25'	Corner / 10'
11302 Surrey Oaks	No	25'	Corner / 10'
11305 Surrey Oaks	No	25'	5' / 7'
11306 Surrey Oaks	Proposed	25'	10' / 10'
11309 Surrey Oaks	No	25'	7' / 5'
11310 Surrey Oaks	No	25'	15' / 5'
11313 Surrey Oaks	Yes	25'	10' / 10'
11315 Surrey Oaks	No	25'	5' / 5'
11316 Surrey Oaks	Yes	25'	10' / 10'
11318 Surrey Oaks	No	25'	15' / 7'
11319 Surrey Oaks	Yes	25'	10' / 10'
11321 Surrey Oaks	No	25'	5' / 10'
11322 Surrey Oaks	No	25'	15' / 10'
11323 Surrey Oaks	Yes	25'	10' / 10'
11325 Surrey Oaks	Yes	25'	10' / 15'
11326 Surrey Oaks	Yes	25'	10' / 10'
11328 Surrey Oaks	Yes	25'	10' / 10'
11329 Surrey Oaks	Yes	25'	10' / 10'
11330 Surrey Oaks	Yes	25'	10' / 10'
11333 Surrey Oaks	No	25'	Corner / 10'

Surrey Oaks Lane

Matthew & Kimberly Deal
11302 Surrey Oaks Ln
Houston, Texas 77024

Jeu Christina
11310 Surrey Oaks Ln
Houston, Texas 77024

M E Mano
11301 Surrey Oaks Ln
Houston, Texas 77024

Hou Xo
11309 Surrey Oaks Ln
Houston, Texas 77024

Randal & Victoria Velarde
11313 Surrey Oaks Ln
Houston, Texas 77024

Claymore Road

Paul & Manuela Betts
11223 Claymore Rd
Houston, Texas 77024

Ewing Cordelia
11219 Claymore Rd
Houston, Texas 77024

Green Point Court

Samuel Jones
451 Green Point Ct
Houston, Texas 77024

Jean White
447 Green Point Ct
Houston, Texas 77024

Ian & Kim Bishop
450 Green Point Ct
Houston, Texas 77024

Clark & Ashley George
446 Green Point Ct
Houston, Texas 77024

Flint Point Drive

Silverwood Builders
443 Flint Point Dr
Houston, Texas 77024

Darren & Sandra Jones
439 Flint Point Dr
Houston, Texas 77024

Carl & Jeanne Schiro
435 Flint Point Dr
Houston, Texas 77024

EMAD & FATIN MAKIYA

11306 Surrey Oaks Lane | Houston, Texas 77024

Januayr 29, 2018

Neighbor
Street Address
Houston, Texas 77024

Dear Neighbor:

We wish to inform you that we will be seeking variances from the Piney Point Board of Adjustment for our property at 11306 Surry Oaks Lane. We are requesting a variance to allow for a 25' front setback and 10' side setbacks to build a home and swimming pool that meet the standards of building in Piney Point.

Attached is a reduced size site plan that shows the layout of the proposed first floor of the lot. We are seeking a variance to the following portion of the City of Piney Point Village Code of Ordinances:

Sec. 74-244 Regulations

(c) Area regulations; size of yards.

(1) Front yard. There shall be a front yard having a depth of not less than 50 feet. Where all or part of a lot abuts on the turnaround portion of a cul-de-sac street, that portion of such lot front upon the turnaround portion of such 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; however, in no event shall a side be less than 15 feet or be required to be more than 30 feet.

We will be making the request for variance during the January meeting of the Board of Adjustments. The meeting will take place on Thursday, January 11, 2018 at 7:00 PM at the following address:

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

A more detailed packet of information regarding this request will be made available online at http://www.cityofpineypoint.com/default.aspx?name=city.boa_aggs_mins_2018 prior to the meeting.

We have previously requested a variance in 1999 which was approved, however, my business moved our family outside of the United States until now. Our plan is to build our new home in 2018 upon approval of this variance request.

If you have any questions or concerns regarding this variance request please contact our builders by phone, text or email:

Avan Construction
Sasha Yuksek (832)788-2058 (Call or Text)
sasha@avanconstruction.com
www.avanconstruction.com

Sincerely,

Emad & Fatin Makiya