

# **1 SOUTH CHESKA LANE**

## **BOARD OF ADJUSTMENTS LETTER**

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PINEY POINT, TEXAS  
AUGUST 2017

### **LIST OF DRAWINGS**

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LETTER OF EXPLANATION  
VARIANCE DETAILS  
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PROPOSED BUILDABLE AREA  
SITE PLAN  
PROPERTY SURVEY  
AREA CALCULATIONS  
HCAD RECORD  
NEIGHBOR LETTER  
ADDRESS RECORD

### **COLBYDESIGN**

4901 MAIN STREET  
HOUSTON TEXAS 77002  
713.524.1497

# ColbyDesign

FRONT ELEVATION



# ColbyDesign

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## LETTER OF EXPLANATION

Piney Point Board of Adjustments,

We wish to inform you that Colby Design will be seeking a variance from the Piney Point Board of Adjustments for the property on 1 South Cheska Lane. The current owner of the property has lived in the neighborhood for 5 years and is now looking for the opportunity to building a new home for their growing family.

The lot at this address is undersized and is considered a “non-conforming lot” and for this reason we will be requesting a variance for a front setback of 30 feet, a side setback of 10 feet and a rear setback of 15 feet. The intent of this letter is to present to you pertinent information to our site condition, details on the variances being requested and reasons why we believe the current condition of the lot presents hardship allowing for the approval of said variances.

In our design approach we sought to propose a design that preserves the integrity of the corner condition. Our proposed design presents a 2 story building in the center of the lot with 1 ½ story wings that are adjacent to the side and rear lot. This idea would allow for off street parking as well as a clear “visibility triangle” off the corner. The adjusted side and rear setback will greatly help in achieving this design. The intent is to honor the spirit of the 50’ front setback and keep the structure from crowding the street.

Current Piney Point design and building line restrictions are based on a 40,000 square foot lot size and the lot on 1 South Cheska Lane is 16,200 square feet per Harris County Appraisal District. Per section 74-244 of the Piney Point Municipal Code we would be required to have a 50’ front setback, 20’ rear setback and 23’-3” side setback (15% of length of front building line).

The first difficulty we face is that under these regulations we would be left with a total of 3,940 square feet of accessible area for construction on the lot. In addition to the small footprint, this area would be a rhombus-like shape that would make it difficult to design a residence with a form/mass in keeping with the character of the community (please see sheet titled “Current Accessible Area for Construction”). The shape of buildable are is more detrimental than the issue of available square footage as you will see in the attached site plan.

Another unique aspect of our lot is that we have two “front yards” making our frontage unusually long for such a small lot. This long front building line increases the side setback drastically limiting the design

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## LETTER OF EXPLANATION

possibilities. For this reason we are asking for a variance to our side setback. Considering that the current house already sits within the side setback, our proposed design would not be a vast difference from what is currently on the lot. Furthermore, we only have one side yard so the variance would have minimal impact on adjacent properties. The current residence also encroaches the rear setback as well. The current residence sits about 15 feet from the property line thus the requested 15 foot variance follows the current condition of the lot.

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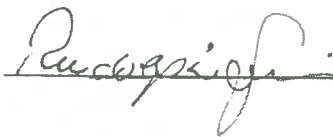
Our design also calls for one-and-a-half story structure so if the side and rear setback variances are approved our building will not tower over adjacent structures or along Piney Point Road. We feel this design decision will permit our neighbor the privacy they want and keep the structure to a scale in keeping with the size of smaller homes in this street.

In conclusion, we believe that the above mentioned points demonstrate that the unique form and condition of our lot justify the requested variances. Current Piney Point lot requirements present a difficulty in designing a residence that is in keeping with the character of the neighborhood on a non-conforming lot. It is our belief that the variances requested along with the proposed design will have minimal impact on adjacent properties while providing great value to the overall character of the neighborhood. Attached with this letter you will find a site plan showing the current easements and setbacks and the proposed setbacks we are requesting through this variance project.

Please review and feel free to contact the Colby Design at the information below if you have any questions you would like to discuss.

**Colby Design**  
Rudy Colby or Marcos Cabrera  
Email           marcos@colbydesign.net  
Office           713.524.1497

Regards,

  
Rudy Colby  
Colby Design

## ColbyDesign

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### VARIANCE DETAILS

Below is a list of the ordinances for which we are requesting a variance.  
The following ordinances are found in chapter 74-244, section 'c' of the Piney Point Municode

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

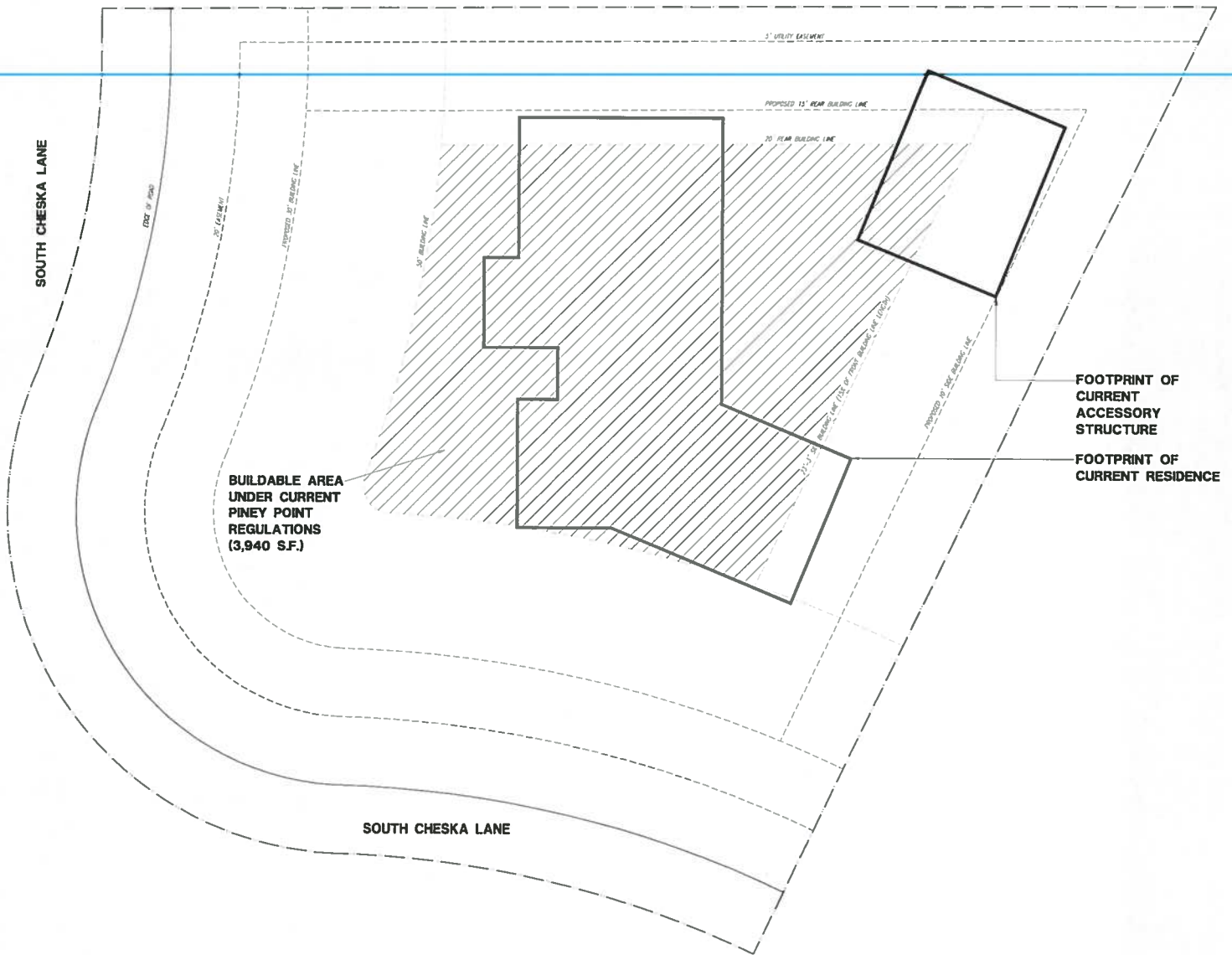
**(1)Front yard.** There shall be a front yard having a depth of not less than 50 feet. Where all or part of a lot abuts on the turnaround portion of a cul-de-sac street, that portion of such lot fronting upon the turnaround portion of such cul-de-sac shall have a front yard depth of not less than 25 feet.

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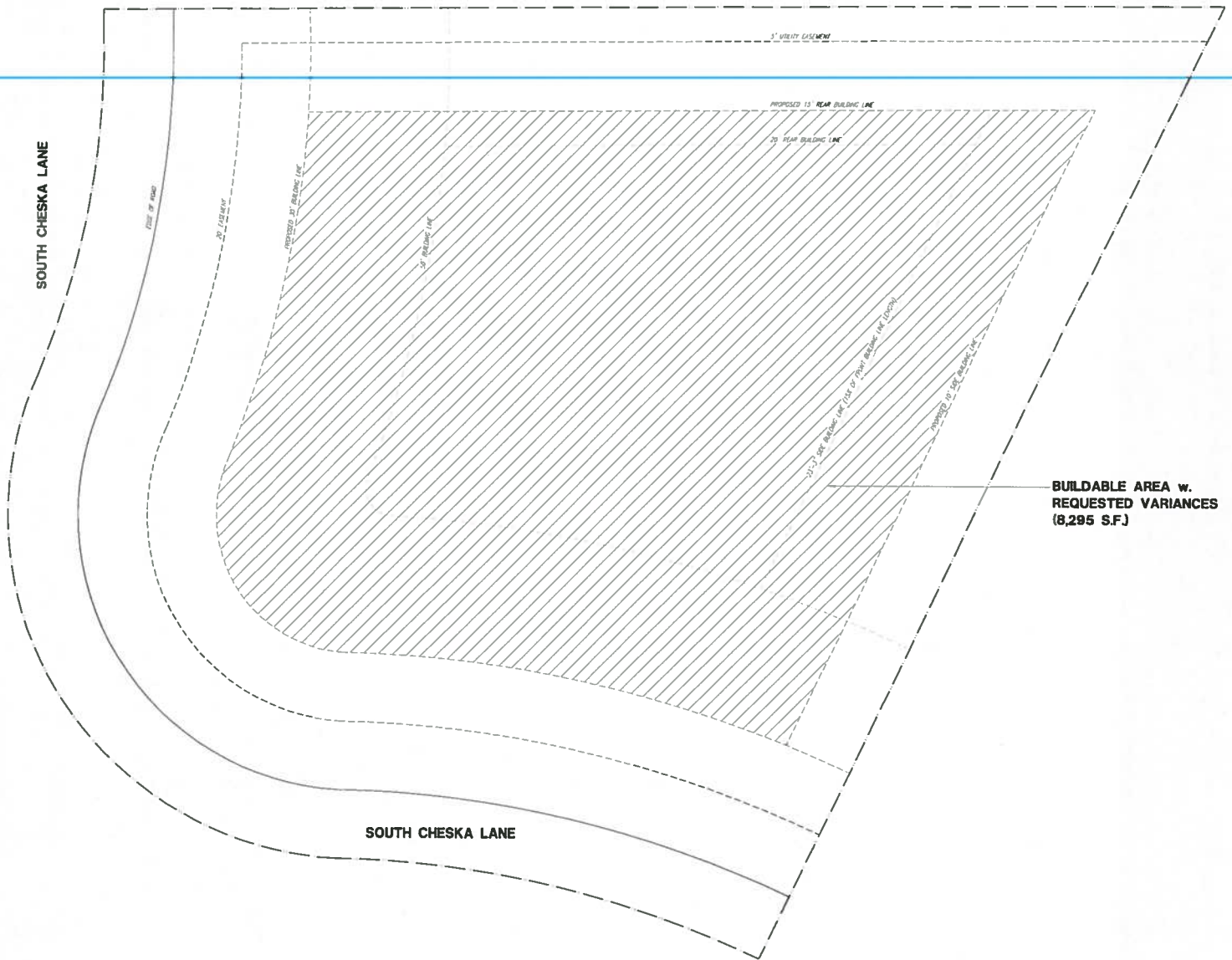
**(2)Side yards.** There shall be two side yards on each lot, neither of which shall be less than 15 percent of the lot width at the building line; however, in no event shall a side yard be less than 15 feet or be required to be more than 30 feet.

**(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.

PINEY POINT



### PINEY POINT

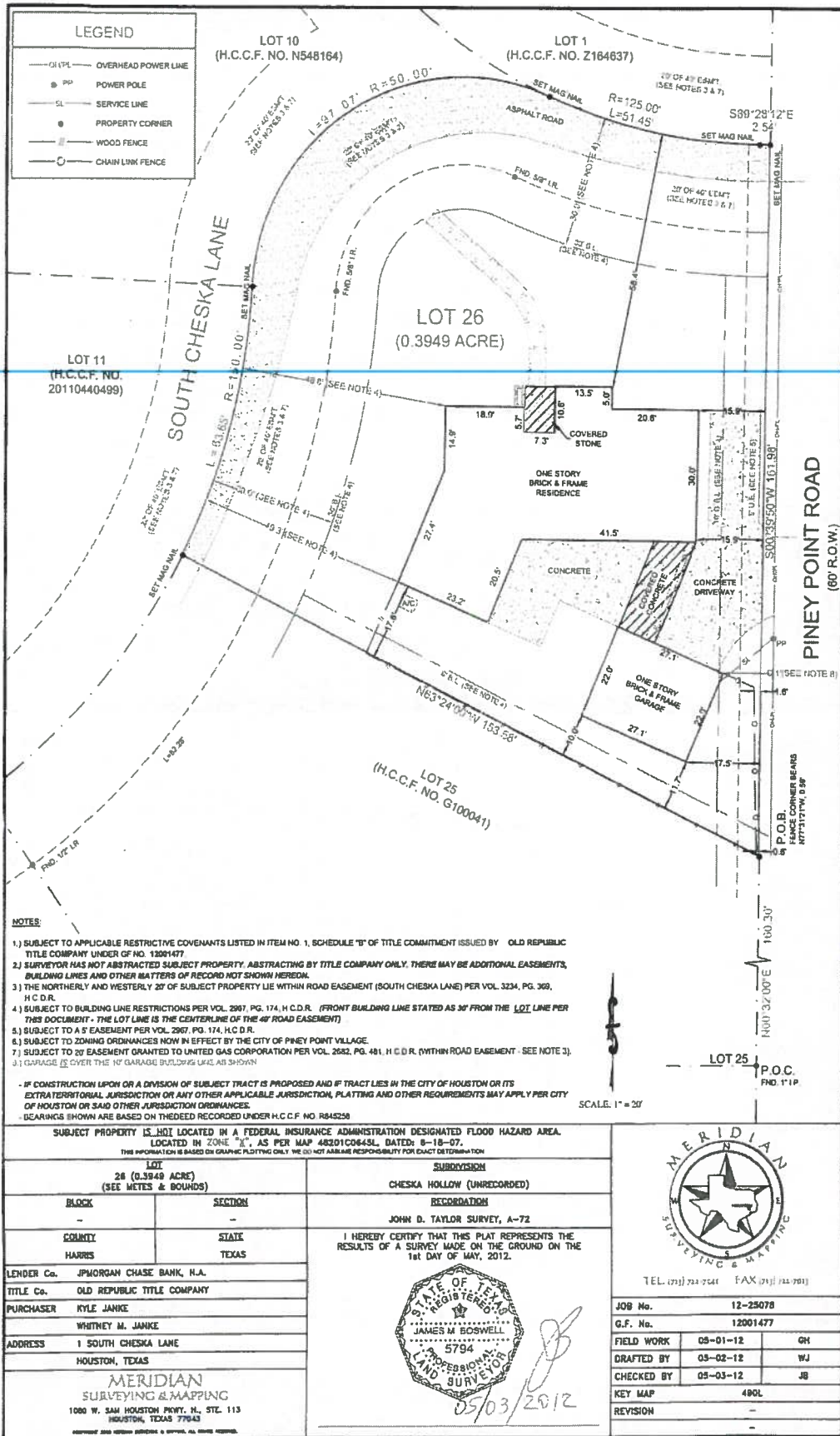


**BUILDABLE AREA w.  
REQUESTED VARIANCES  
(8,295 S.F.)**









PROPERTY SURVEY

# ColbyDesign

## AREA CALCULATIONS

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### EXISTING AREA CALCULATIONS

MAIN STRUCTURE	2,655sf
ACCESSORY STRUCTURE	595sf
FLATWORK	1,700sf
POOL & POOL DECK	0sf
<b>TOTAL IMPERVIOUS</b>	<b>4,950sf</b>

### PROPOSED AREA CALCULATIONS

MAIN STRUCTURE	4,655sf
ACCESSORY STRUCTURE	0sf
FLATWORK	1,960sf
POOL & POOL DECK	0sf
<b>TOTAL IMPERVIOUS</b>	<b>6,615sf</b>

### IMPERVIOUS CALCULATION

TOTAL IMPERVIOUS	4,950sf
LOT SIZE	16,200sf
PERCENT IMPERVIOUS	30.5%

### IMPERVIOUS CALCULATION

TOTAL IMPERVIOUS	6,615sf
LOT SIZE	16,200sf
PERCENT IMPERVIOUS	40.83%

HARRIS COUNTY APPRAISAL DISTRICT  
 REAL PROPERTY ACCOUNT INFORMATION  
**084003000026**

Tax Year: 2017



Owner and Property Information							
Owner Name & Mailing Address: <b>JANKE KYLE T &amp; WHITNEY M 1 S CHESKA LN HOUSTON TX 77024-6504</b>				Legal Description: <b>LT 26 &amp; TR 25A CHESKA HOLLOW</b>			
				Property Address: <b>1 S CHESKA LN HOUSTON TX 77024</b>			
State Class Code	Land Use Code	Land Area	Total Living Area	Neighborhood	Neighborhood Group	Map Facet	Key Map®
A1 -- Real, Residential, Single-Family	1001 -- Residential Improved	16,200 SF	2,233 SF	7830	25501	5057C	490L

**Value Status Information**

Value Status	Notice Date	Shared CAD
Noticed	03/31/2017	No

**Exemptions and Jurisdictions**

Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2016 Rate	2017 Rate
Residential Homestead	025	SPRING BRANCH ISD	174,760	Not Certified	1.394500	
	040	HARRIS COUNTY	149,760	Not Certified	0.416560	
	041	HARRIS CO FLOOD CNTRL	149,760	Not Certified	0.028290	
	042	PORT OF HOUSTON AUTHY	149,760	Not Certified	0.013340	
	043	HARRIS CO HOSP DIST	149,760	Not Certified	0.171790	
	044	HARRIS CO EDUC DEPT	149,760	Not Certified	0.005200	
	075	PINEY POINT VILLAGE	0	Not Certified	0.255140	
	707	MEMORIAL VILLAGES WA	149,760	Not Certified	0.027979	

Texas law prohibits us from displaying residential photographs, sketches, floor plans, or information indicating the age of a property owner on our website. You can inspect this information or get a copy at **HCAD's information center at 13013 NW Freeway.**

**Valuations**

Value as of January 1, 2016			Value as of January 1, 2017		
	Market	Appraised		Market	Appraised
Land	730,080		Land	478,700	
Improvement	22,420		Improvement	270,100	
<b>Total</b>	<b>752,500</b>	<b>752,500</b>	<b>Total</b>	<b>748,800</b>	<b>748,800</b>

**Land**

Market Value Land												
Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	1001 -- Res Improved Table Value	SF1	SF	15,000	1.00	1.00	0.90	Shape/Size & Economic	0.90	52.00	46.80	702,000.00
2	1001 -- Res Improved Table Value	SF3	SF	1,200	1.00	0.50	0.90	Shape/Size & Economic	0.45	52.00	23.40	28,080.00

**Building**

Building	Year Built	Type	Style	Quality	Impr Sq Ft	Building Details
1	1956	Residential Single Family	Residential 1 Family	Good	2,233 *	Displayed

\* All HCAD residential building measurements are done from the exterior, with individual measurements rounded to the closest foot. This measurement includes all closet space, hallways, and interior staircases. Attached garages are not included in the square footage of living area, but valued separately. Living area above *attached* garages is included in the square footage living area of the dwelling. Living area above *detached* garages is not included in the square footage living area of the dwelling but is valued separately. This method is used on all residential properties in Harris County to ensure the uniformity of square footage of living area measurements district-wide. There can be a reasonable variance between the HCAD square footage and your square footage measurement, especially if your square footage measurement was an interior measurement or an exterior measurement to the inch.

Building Details (1)

Building Data	
Element	Detail
Cost and Design	Econ Misimprovement
Cond / Desir / Util	Average
Foundation Type	Slab
Grade Adjustment	B-
Heating / AC	Central Heat/AC
Physical Condition	Average
Exterior Wall	Brick / Veneer
Element	Units
Room: Total	8
Room: Full Bath	2
Room: Bedroom	3

Building Areas	
Description	Area
OPEN FRAME PORCH PRI	189
<b>BASE AREA PRI</b>	<b>2,233</b>
MAS/CONC PATIO PRI	335
OPEN FRAME PORCH PRI	77

Extra Features

Line	Description	Quality	Condition	Units	Year Bulit
1	Brick or Stone Detached Garage	Average	Average	594.00	1956

# ColbyDesign

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## NEIGHBOR LETTER

Dear Neighbor,

We wish to inform you that we will be seeking a variance from the Piney Point Board of Adjustments for the property on 1 South Cheska Lane. The lot at this address is undersized and is a non-conforming lot and for this reason we will be requesting a variance for a front setback of 30', a side setback of 10' and a rear setback of 15'. The intent of this letter is to present to you pertinent information to our site condition, details on the variances being requested and details on the hearing time and location.

~~Current Piney Point restrictions are based on a 40,000 square foot lot size and the lot on 1 South Cheska Lane is 16,200 square feet per Harris County Appraisal District. The current owner of the property has lived in the neighborhood for several years and is now looking for the opportunity to building a new home for their growing family.~~

Attached is a site plan showing the current easements and setbacks and the proposed setbacks we are requesting through this variance project. Furthermore, a more comprehensive digital copy has been prepared for your review at "insert link here". Please also see the following sheets for more information.

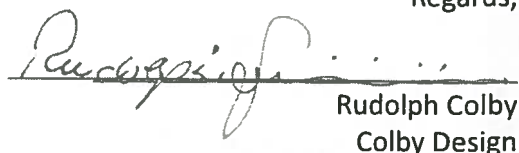
Below is the Variance Request hearing information

Location: Piney Point City Hall  
Address: 7676 Woodway Dr., St. 300  
Houston, Tx. ~~77024~~ 77063  
Date: August 10, 2017  
Time 7:00 pm

Please review and feel free to contact the Colby Design at the information below if you have any questions you would like to discuss.

Colby Design  
Rudy Colby or Marcos Cabrera  
Email marcos@colbydesign.net  
Office 713.524.1497

Regards,

  
Rudolph Colby  
Colby Design

## ADDRESS RECORD

Name	Property Address	Mailing Address (if different)	City	State	Zip
1 Deirdre Dunn	5 S. Cheska Lane		Piney Point	Tx.	77063
2 Chris and Ceci Torn	9 S. Cheska Lane		Piney Point	Tx.	77063
3 Richard Bamberger	15 S. Cheska Lane		Piney Point	Tx.	77063
4 Richard & Amanda Price	6 S. Cheska Lane		Piney Point	Tx.	77063
5 John and Lynne Williams	14 S. Cheska Lane		Piney Point	Tx.	77063
6 Martin & Sherry Wang	9 N. Cheska Lane		Piney Point	Tx.	77063
7 Wen & Ho Lu	11 N. Cheska Lane		Piney Point	Tx.	77063
8 Pedro & Sylvia Arguello	2 N. Cheska Lane		Piney Point	Tx.	77063
9 Asif & Julie Dakri	10 N. Cheska Lane		Piney Point	Tx.	77063
10 Joseph Dicecco	11318 Jamestown	1900 West Loop St. 1000	Houston	Tx.	77027
11 Gerald & Laura Lasco	362 Piney Point		Piney Point	Tx.	77063
12 Homer & Jaleh Sallee	348 Piney Point	350 Piney Point	Piney Point	Tx.	77063