

Gary Douglas
5 Windermere Lane
Houston, TX 77063

September 4th, 2024

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

Dear Members of the Board,

We are seeking a variance from the Board of Adjustments from ordinance located at 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; and 10 feet from the property line.

We would like to install an emergency standby generator to provide our family with backup power during emergencies weather events. I'm in my mid 80's and am suffering with debilitating health issues. These health issues require me to be at home for long periods of time. When Derecho and Hurricane Beryl hit town, we were out of power for many weeks, and this posed significant trauma and challenges to my well-being.

Years ago, when Hurricane Harvey hit town, our home flooded. The entire rear third and most of the middle third was under water and resides in a flood plain (see attachment). The backyard slopes abruptly from the house. Both the middle and rear third slope towards the bayou and are susceptible to flooding.

The location we are requesting to put the generator will be completely screened and out of sight, will meet all the generator installation guidelines, and will be out of harm's way from flooding. This location will better ensure the generator doesn't get impacted from any potential flood waters and ensure our house will have emergency power should we experience another catastrophic event.

The generator we've selected has a lower decibel rating than most, but I also own the neighboring property the generator is closest to and have no plans on selling it. I plan to keep both properties long term for my family. Further, the existing brick walls will mitigate noise and completely shield the generator from view.

For these reasons, we request that the Board of Adjustments grant a variance from the side yard setback requirements for the placement of a generator on our property.

Thank you for your consideration and we look forward to discussing this further with you at the boards meeting on September 12th, at 6 pm.

Gary Douglas

Exhibits:

- Exhibit A – Proposed location of generator on survey
- Exhibit B – Proposed location of the generator – detail
- Exhibit C – Picture of proposed generator location
- Exhibit D – Floodplains of Piney Point
- Exhibit E – Pictures of sloping yard
- Exhibit F – Generator Specifications
- Exhibit G – Copy of letters to neighbors describing variance request.

Exhibit A – Proposed location of generator on survey

ADDRESS : 5 WINDERMERE LANE
HOUSTON TEXAS, 77063

BUYER : GARY M. DOUGLAS AND
DAIN C. HEER

TITLE CO : AMERICAN TITLE

GP NO : 1999-13-1061

LENDER : JP MORGAN CHASE BANK, N.A.

**A LAND TITLE SURVEY OF
LOT 5
WINDERMERE**
ACCORDING TO THE MAP OR FLAT THEREOF
RECORDED IN VOLUME 206, PAGE 38
OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

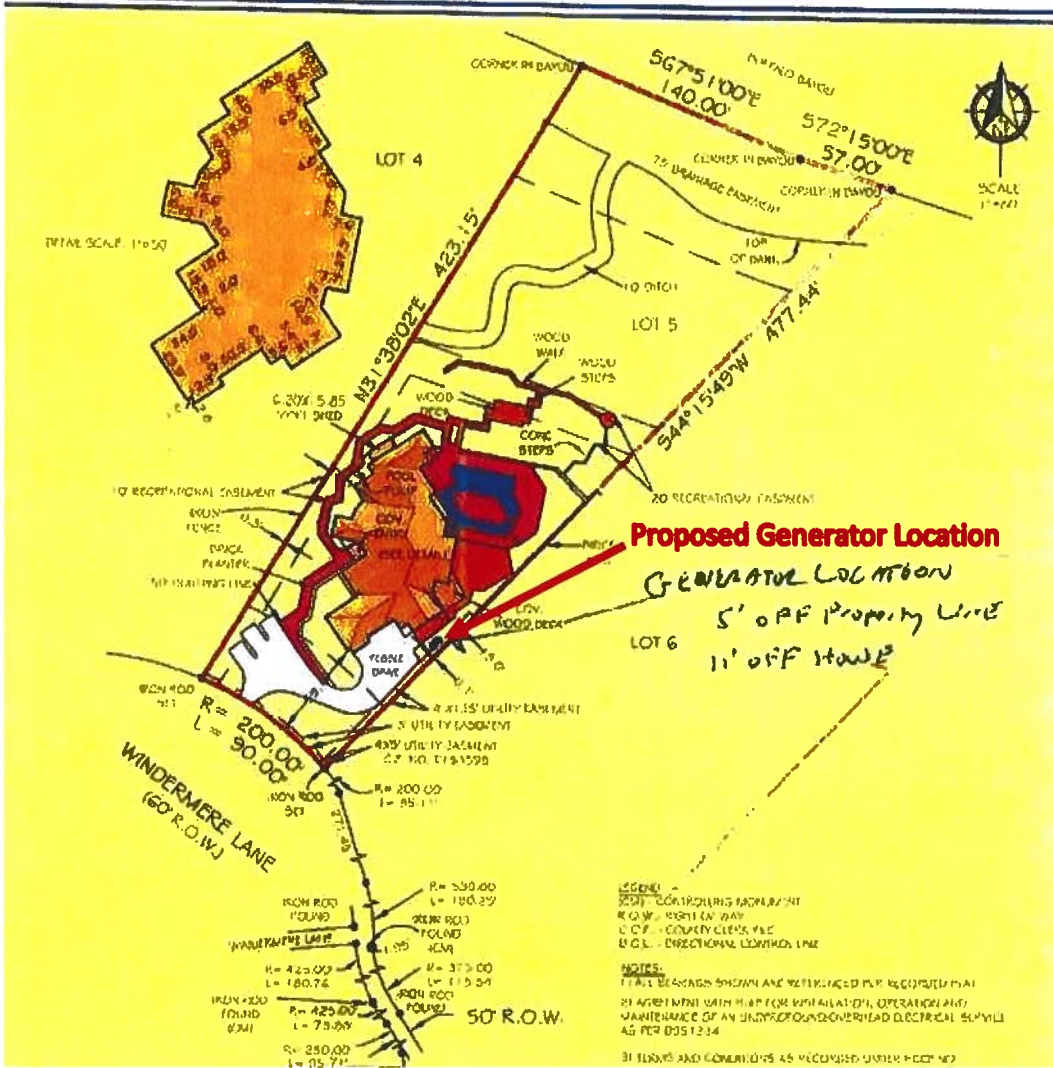


Exhibit A - (cont'd)

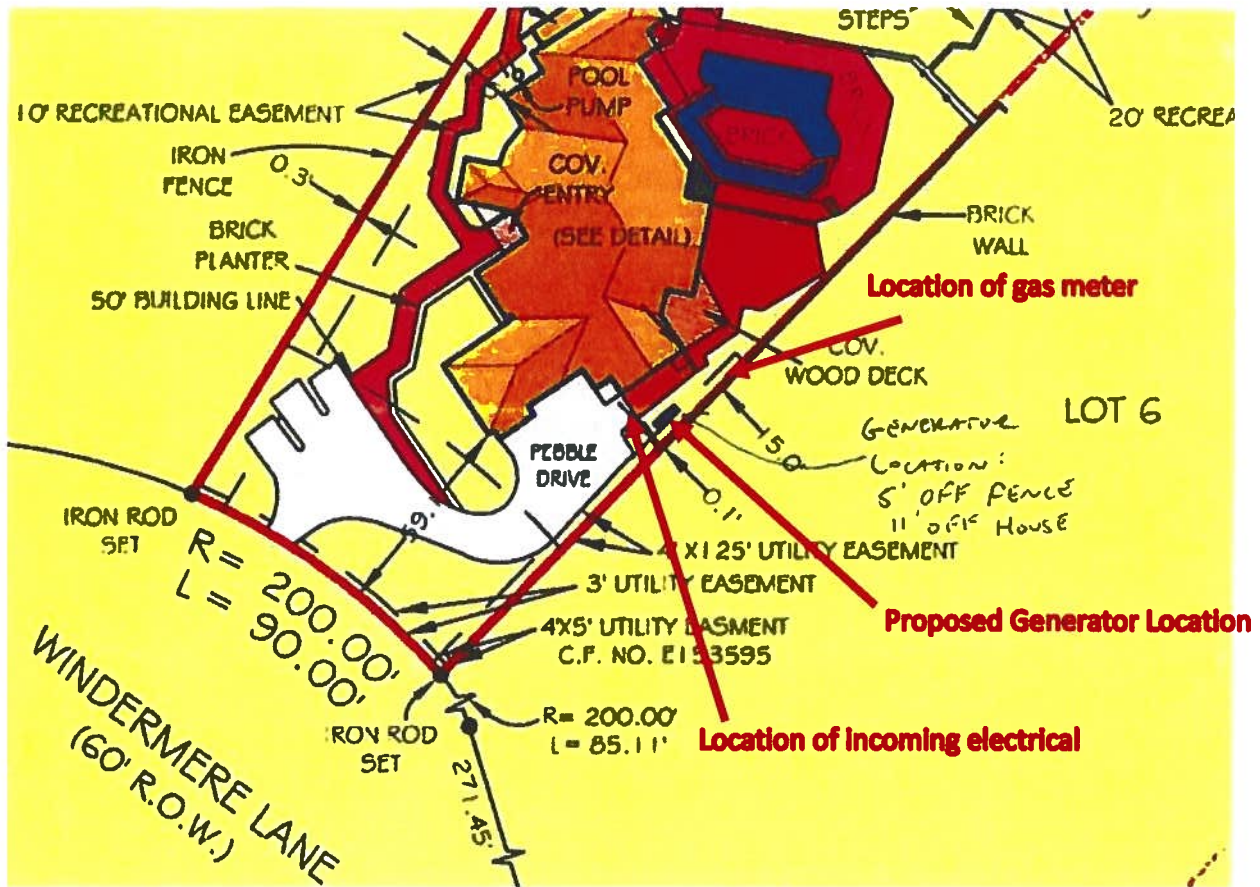
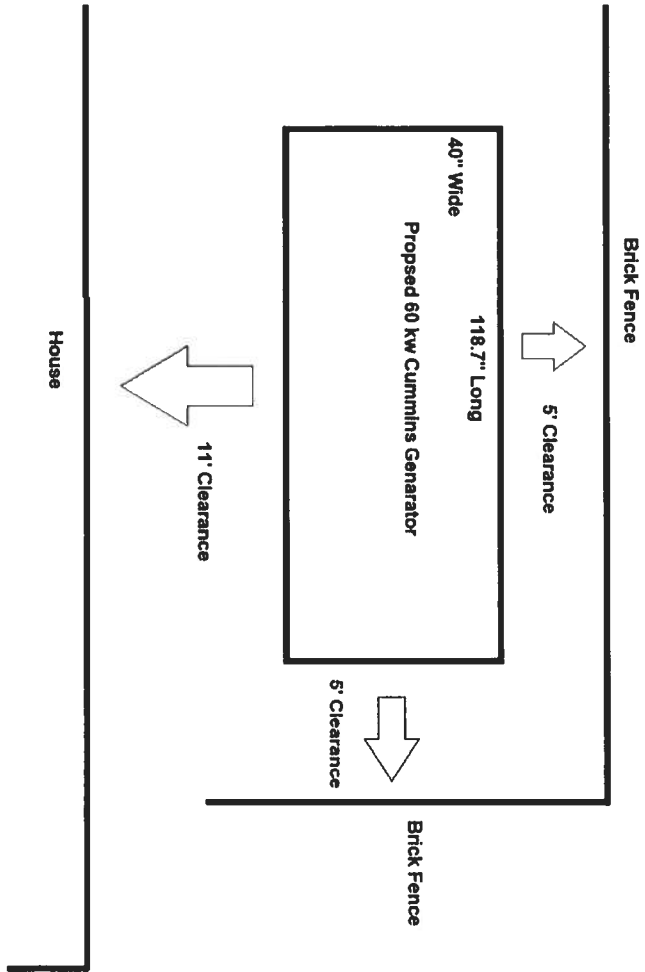


Exhibit B – Proposed location of the generator – detail



5 Windermere Lane

Exhibit C – Picture of proposed generator location

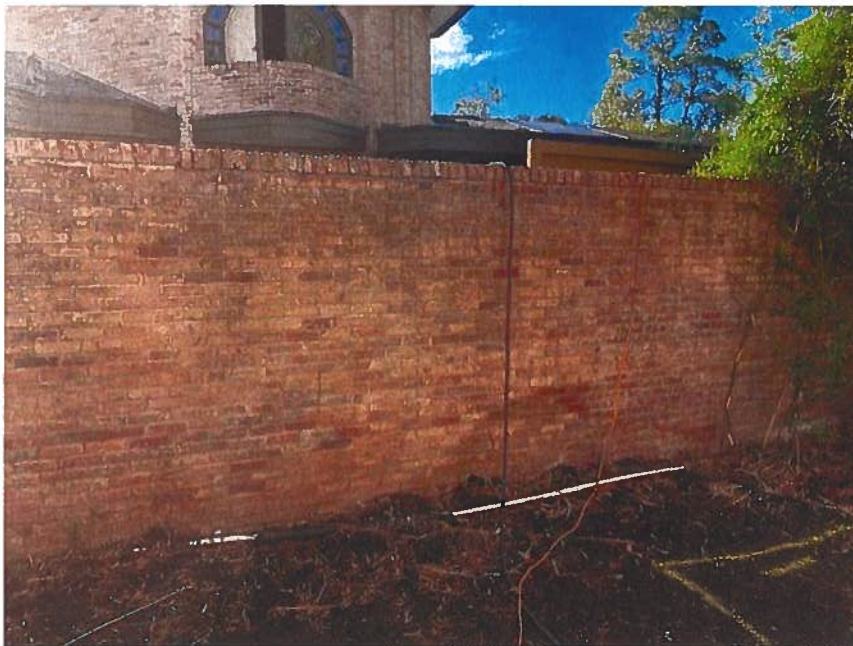
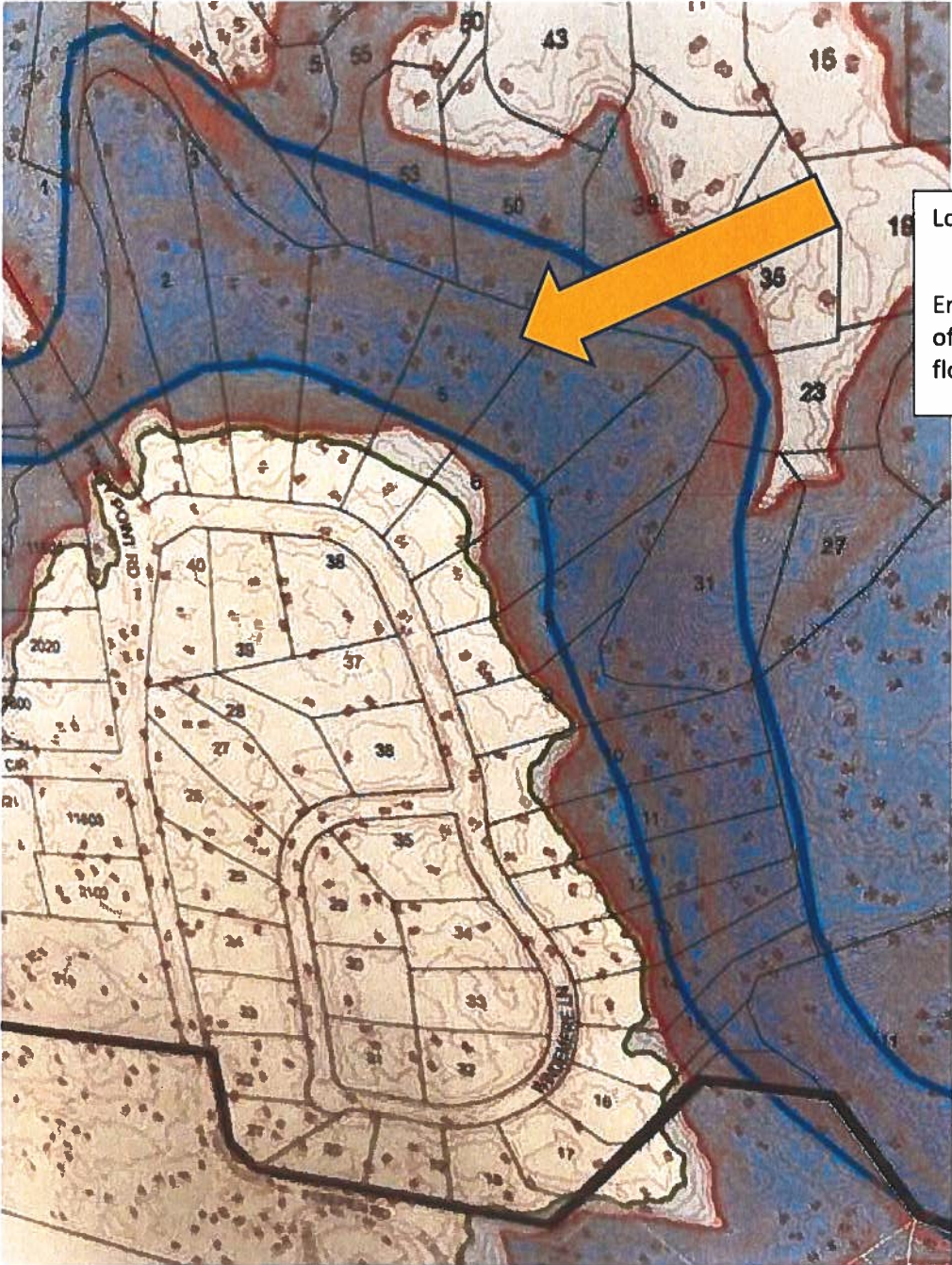


Exhibit D – Floodplains of Piney Point



Lot # 5
Entire rear 1/3 and most of 2/3 of property in floodplain.

Exhibit E – Pictures of sloping yard



Sloping Yard Pictures



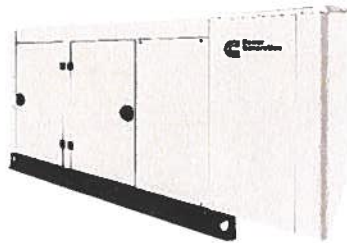
Where water levels got into house during Harvey.

Exhibit F – Generator Specifications

Specification sheet



Quiet Connect™ Series RS60



Features and benefits

Robust product design and testing - The generator is designed to operate under extreme environmental conditions including cold weather starts at as low as -40 °F. The generator is tested and certified per the latest EPA, UL and IBC Seismic standards and is capable of meeting NFPA110 requirements when equipped with the necessary accessories and properly installed.

Flexible exercise mode - The innovative, flexible exercise mode enables the generator to exercise at a time, frequency and duration that suits the customer's preference - as little as 2 minutes every 6 months - reducing unnecessary fuel consumption, emissions and noise.

Advanced enclosure design - The aesthetically appealing enclosure incorporates special designs that deliver the quietest generator of its kind. Aluminum material plus durable powder coat paint provides the best anti-corrosion performance. The generator set enclosure has been evaluated to withstand 180 MPH wind loads in accordance with ASCE7-10. The design has hinged doors to provide easy access for service and maintenance.

Self diagnostics and easy service - The generator is equipped with Cummins PowerCommand® electronic control to provide industry-leading self diagnostic capabilities. In addition, critical components of the generator are designed to ensure service and preventive maintenance can be completed in a short period of time.

Weight, size and sound level

Weight: 2634 lbs (1195 kg)

Size: Length 118.7 in (3016 mm), width 40.0 in (1016 mm), height 58.3 in (1480 mm)

Sound: 69.8 dB(A) at 23 ft (7 m) with sound level 2 enclosure

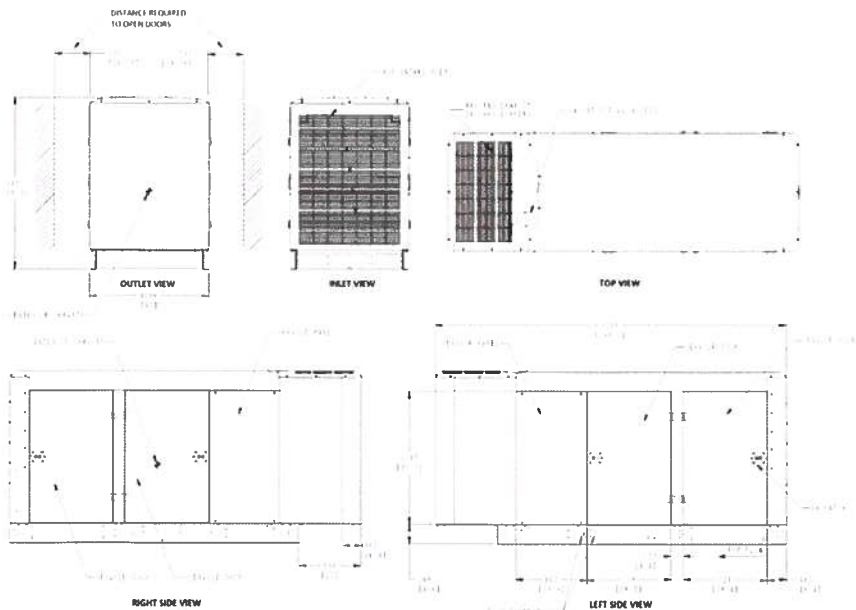


Exhibit G – Copy of letters to neighbors describing variance request.

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39 Windermere Lane
Houston, TX 77063

Dear Piney Point Neighbor,

We will be going before the Piney Point Village Board of Adjustments on Thursday, September 12th, 2024 at 6 PM to ask for a variance from the generator ordinance for a side yard setback. We are requesting that the generator be placed 5 feet from the property line alongside the west sidewall of the home. The area will be completely screened by a brick wall.

Specifically, we are seeking a variance from the Board of Adjustment from the ordinance located at 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; and 10 feet from the property line.

If you have any questions or concerns, please contact me at 832-492-2046. I would be glad to go over this with you in more detail.

The Board meeting will be at it's temporary meeting place in Ecclesia Church at 325 Piney Point Road, Houston, TX, 77024. The meeting time is 6:00 PM on September 12th. For a detailed Board Packet, you will be able to find it on the city website at www.cityofpineypoint.com: go to government/board of adjustment/agenda and minutes/boardmeetingpackets. The information will be posted in advance of the September 12th meeting.

Thank you for your consideration,

Andrew Spitzmueller

A&A GenPro LLC

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