

Request for Variance
At
2002 S. Piney Point Rd.
Houston, TX 77063

For
Mr. and Mrs. Ramin Sahami
Sahami Investments, LTD

Mr. and Mrs. Ramin Sahami
2002 S. Piney Point Rd.
Houston, TX 77063

July 01, 2025

Piney Point Village Board of Adjustment
City of Piney Point Village
7660 Woodway Dr., Suite 460
Houston, TX 77063

RE: Fence Variance

Dear Members of the Board:

We are seeking a variance from the Board of Adjustment from Chapter 74, Section 245-Supplementary District Regulations Section (i) item (1): *Fences, front yard*. Fences and freestanding fence type walls may be constructed within a required front yard if not exceeding 3 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 yard is adjacent to a four-lane, esplanaded, curbed and guttered thoroughfare, the fence is set back at least 3 feet from the adjacent front lot line, and the fence is an 80% fence.

S. Piney Point Road (a.k.a. Fondren Rd), though not four-laned or curbed and guttered, it is a MAJOR thoroughfare that connects Westheimer Rd to Memorial Dr./Briarforest and sees an abnormally heavy amount of daily traffic both vehicle and foot passing in front of the property. For safety purposes and privacy along such a busy roadway, we would like to construct a 6-foot-high decorative iron fence that would otherwise conform to the Ordinance. This property abuts Buffalo Bayou to its north and is immediately adjacent to the bridge that crosses the bayou. It is heavily wooded, especially along the bayou side right up to the bridge. At night the area is extremely dark with no street lighting on our side of the street. Evidence of vagrants on the property has been encountered numerous times including used drug paraphernalia and empty alcohol containers. We feel the need to secure the property is paramount.

It is our intent to construct the fence in line with our neighbor's existing 6-foot-high iron fence and continue across the front of the property incorporating 2 sliding iron gates that secure the property at the driveway entrances. (refer to attached drawings and photos).

Thank you for your consideration of our request.

Mr. and Mrs. Ramin Sahami
713-539-1962 cell

List of neighbors:

Tom & Janet Behanick

2020 S. Piney Point Rd 77063 (adjacent neighbor)

Michael & Judy Krehel

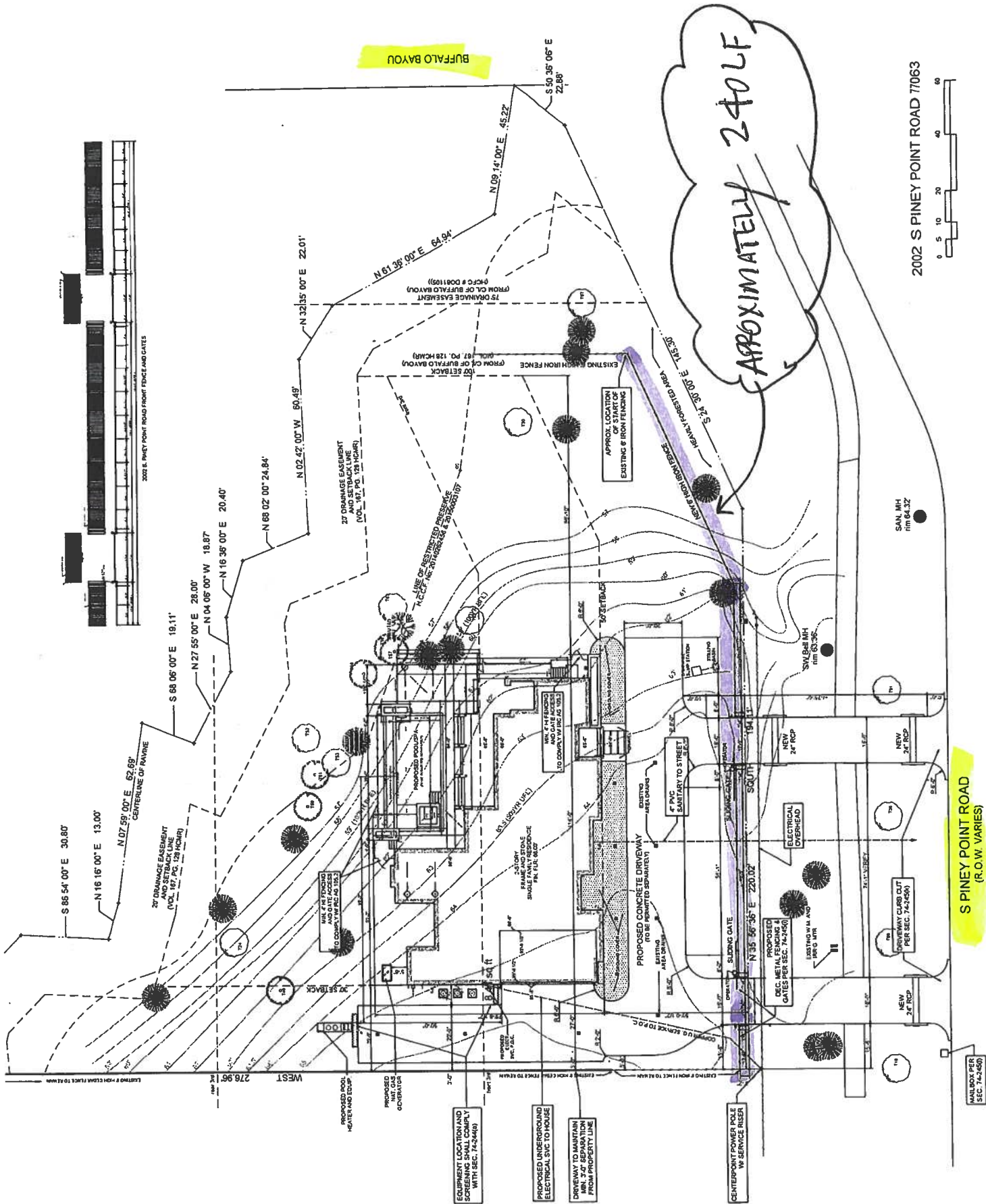
11604 Arrowwood Circle 77063

Peyton & Karen Waters

40 Windermere Lane 77063

Arthur & Cindy Donovan

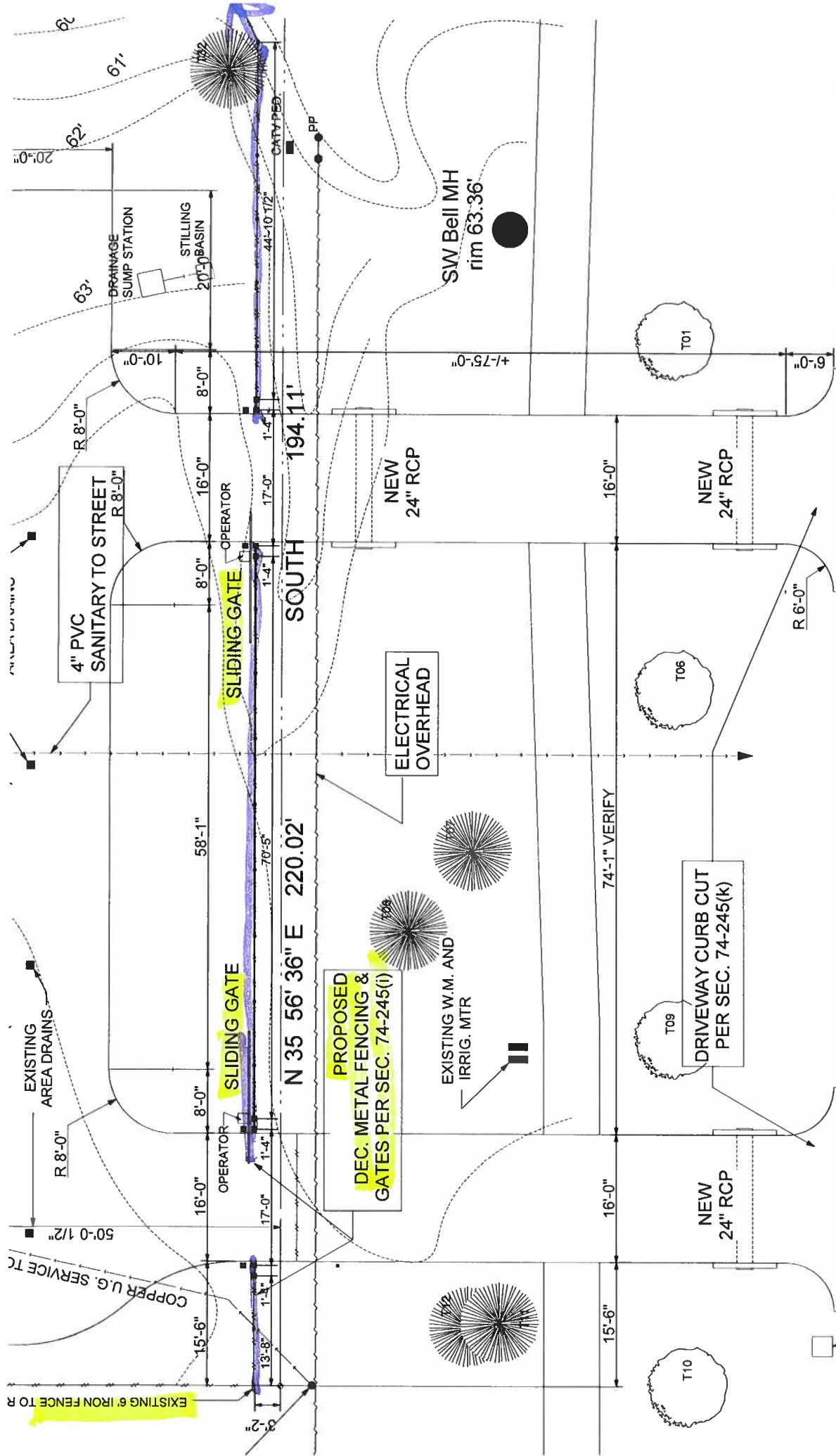
1 Windermere Lane 77063



2002 S PINEY POINT ROAD 77063

S PINEY POINT ROAD
(R.O.W. VARIES)

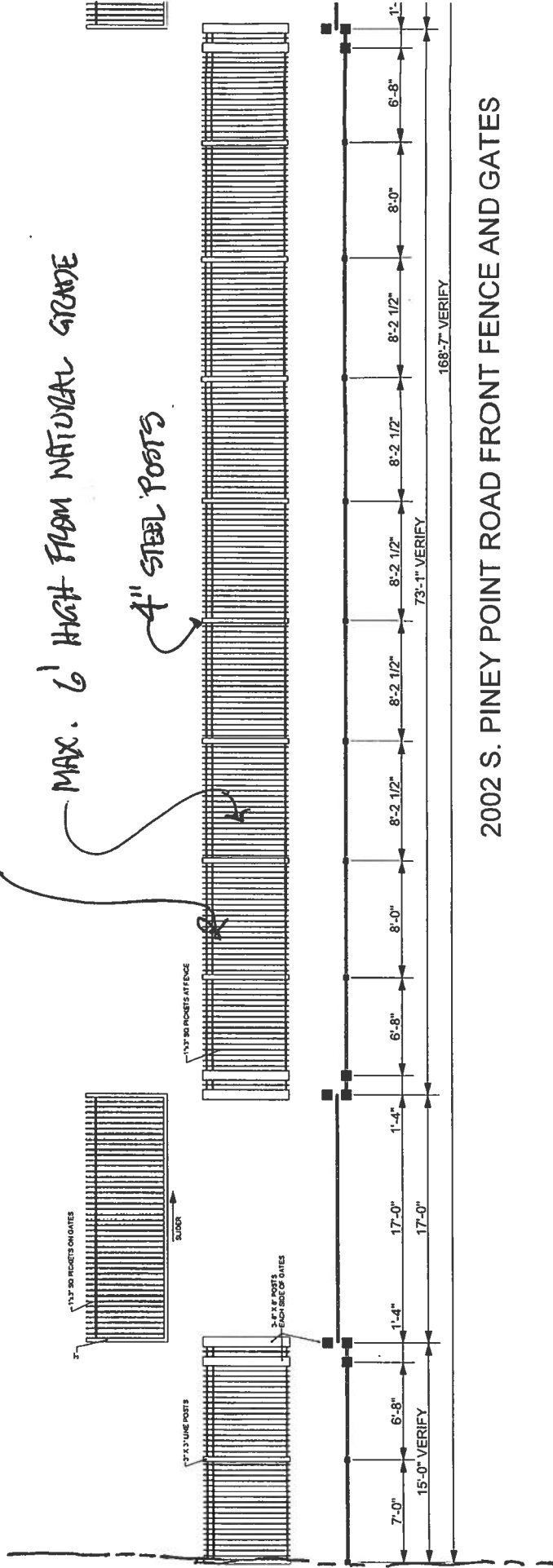
MAILBOX PER
SEC. 74-2400



1" WIDE
FENCE PICKETS 4" O.C.

MAX. 6' HIGH FROM NATURAL GRADE

4" STEEL POSTS



2002 S. PINEY POINT ROAD FRONT FENCE AND GATES

19.11'

5' 00" E 28.00'

N 04 06' 00" W 18.87'

N 16 36' 00" E 20 40'



EXAMPLE OF FENCE CONCEPT INCLUDING SLIDING GATE AND OPERATOR.
(THIS IS THE ADJACENT NEIGHBOR'S FENCE AND GATE.)



VIEW OF THE BRIDGE OVER BUFFALO BAYOU LOOKING NORTH.
(TAKEN FROM OUR DRIVEWAY AT THE SIDEWALK)