



To: Members of Piney Point Planning and Zoning Board

From: Frankel Design Build, Builder and Ron Zach, Owner, 11003 Wickwood Dr.

RE: Relief of chapter 75, 245 SDR, with regard to fence column height

Date: August 6, 2025

Dear *Board of Adjustment* Board Members and Chair,

We are writing to request relief from Chapter 74, 245 Supplementary District Regulations that state:

Fences, side and rear yard not adjacent to a street. Fences and freestanding fence-type walls not exceeding eight feet in height are permitted in or along the edge of any required yard other than a front yard or rear yard adjacent to a street.

During the design and construction of this home, we have taken every step to comply with all restrictions of City of Piney Point Village. This site is very unique in that it has a precipitous drop in both the front and back of the property. Elevation changes are part of all aspects of engineering and aesthetic design of this home. When building a portion of the front fence under the code as classically interpreted, we found that the unique topography of this site puts us in a significant hardship.

We are including a presentation to show the singular need for the columns at their current height given the unique elevation changes on the property. We think at best we comply with the front fence directive, and at worst we have made our best attempt to comply given the property conditions.

- 1) Practically, the height of the fence differs greatly from the front to the back of each column. While the columns comply (8 feet in height) from grade of the driveway, the grade slopes such that the *front* of the column is higher than 8 feet from grade. To lower the gate or fence would betray the security and aesthetics of the home, and to add fill near the driveway would not comply with the extensive mitigation regulations for this property. In short, the drop in the property makes an 8' fence almost impossible, depending on the point from where you measure.
- 2) There was never an intention to exceed any City requirement. Two of the seven columns on the right side of the home (as you face it) are in compliance under any interpretation. If not faced with the elevation hardship, all columns would be so, similarly.
- 3) The portion of the fence to which we're referring is *inside* the 20' rear yard setback and 28.7' side setback. In other words, the columns in question:
 - a. Are located *inside* the building envelope should not be scrutinized as those in the side and rear yard setback.



- b. Are part of the home construction rather than the perimeter fence system.
 - c. Do not fall into any category of fence restriction.
- 4) The front-most columns and fence are 94' from the curb. This is well behind the front building line. Most importantly, they are far above the street level, and do not appear higher than the restriction.
- 5) All of our columns, fences, and gates are much lower than the fence schemes of both adjacent neighbors (which are from 9' to 11' high). While we don't use the neighbors as an indicator of restrictions, we do need to effectively tie into those fences.
- 6) To lower the column height would put the front fence, columns and gates extremely out of proportion with our home. *Given the site, we believe this is the only aesthetically pleasing way to build them within guidelines.*

Again, we are simply trying to work within the unique confines of the property and the City restrictions alike. We hope you see our need for relief and we thank you for your consideration.

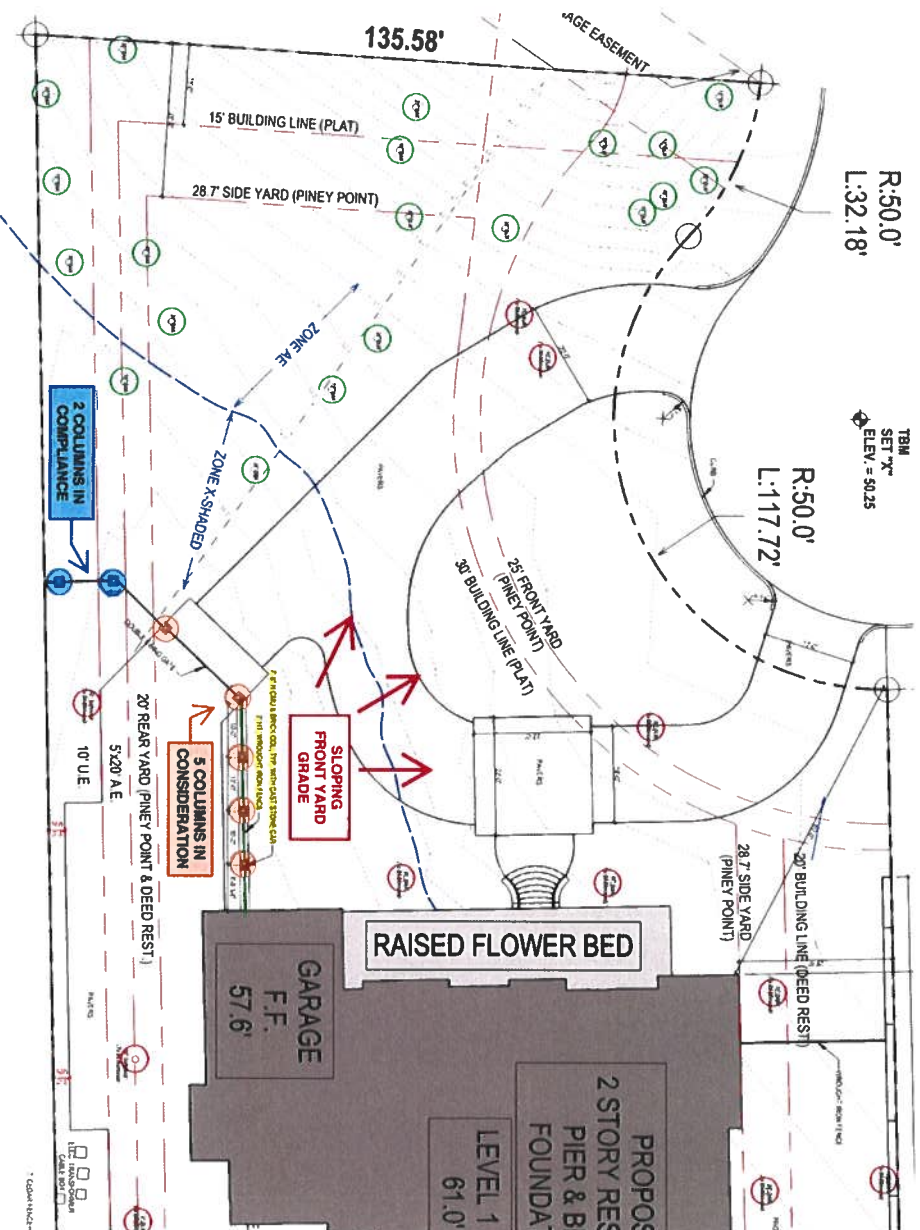
Sincerely,

A handwritten signature in blue ink, appearing to read "Scott Frankel". The signature is fluid and stylized, with a long horizontal stroke at the end.

Scott Frankel, Co-President, Frankel Design Build

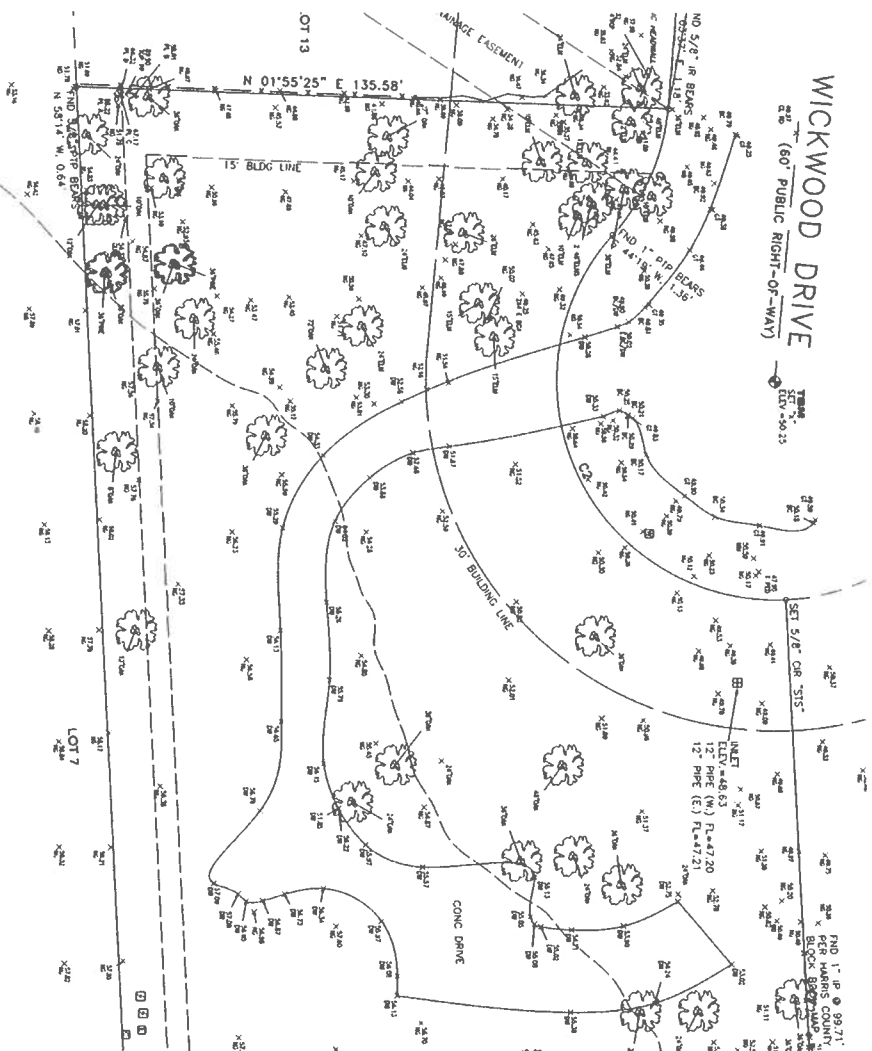
SITE PLAN & SURVEY

**11003 Wickwood
Drive**



SURVEY

11003 Wickwood Drive



PRESENTATION

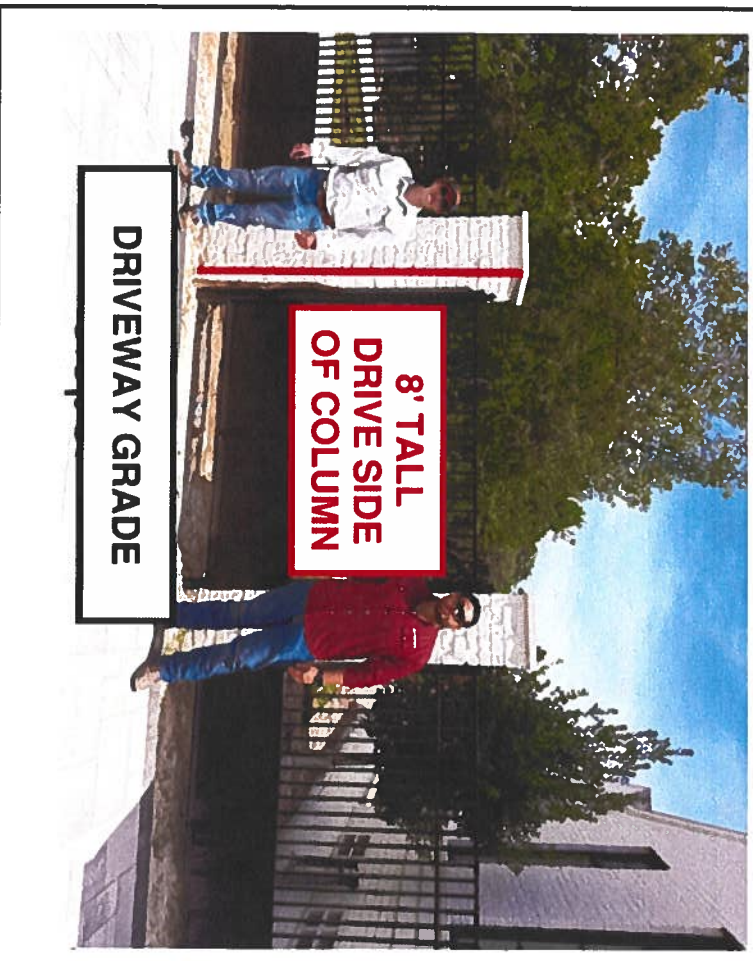
CURRENT ELEVATION

*11003 Wickwood
Drive*



1. COLUMNS & FENCE HEIGHT

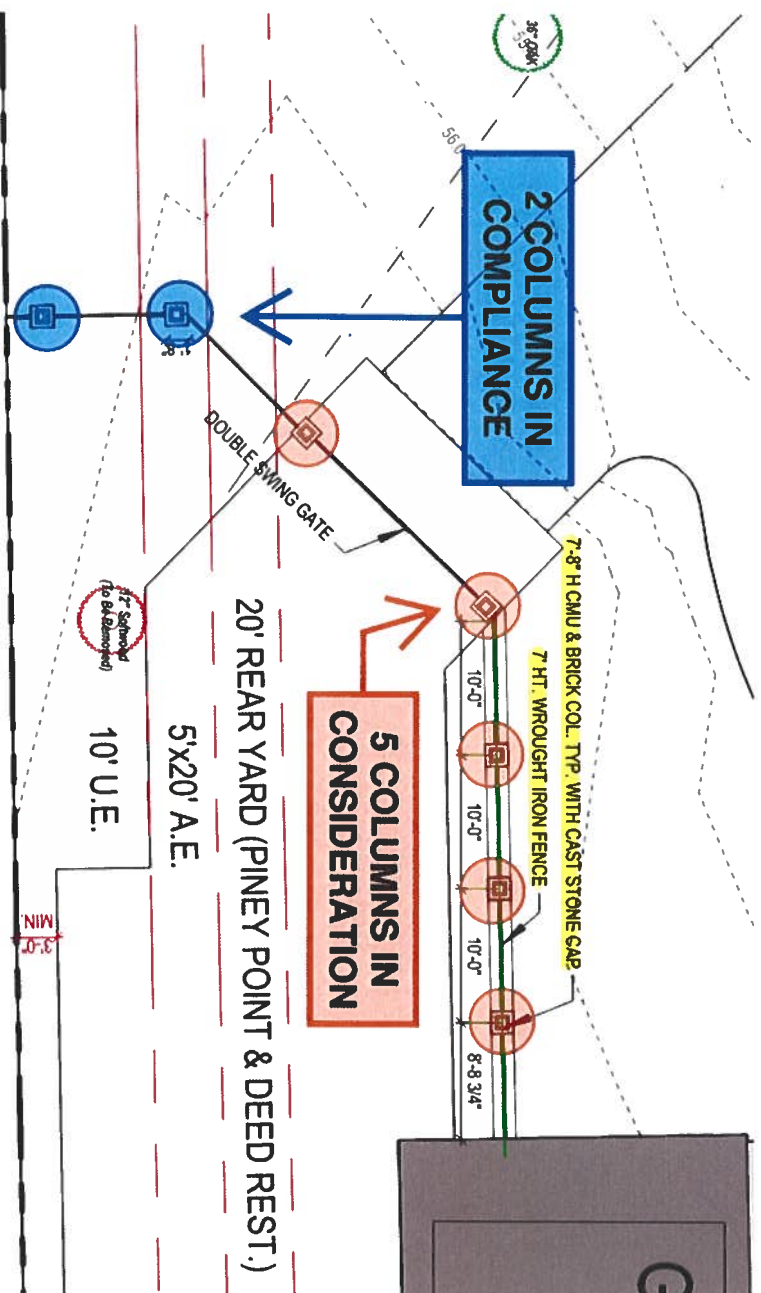
“BACK OF COLUMN”



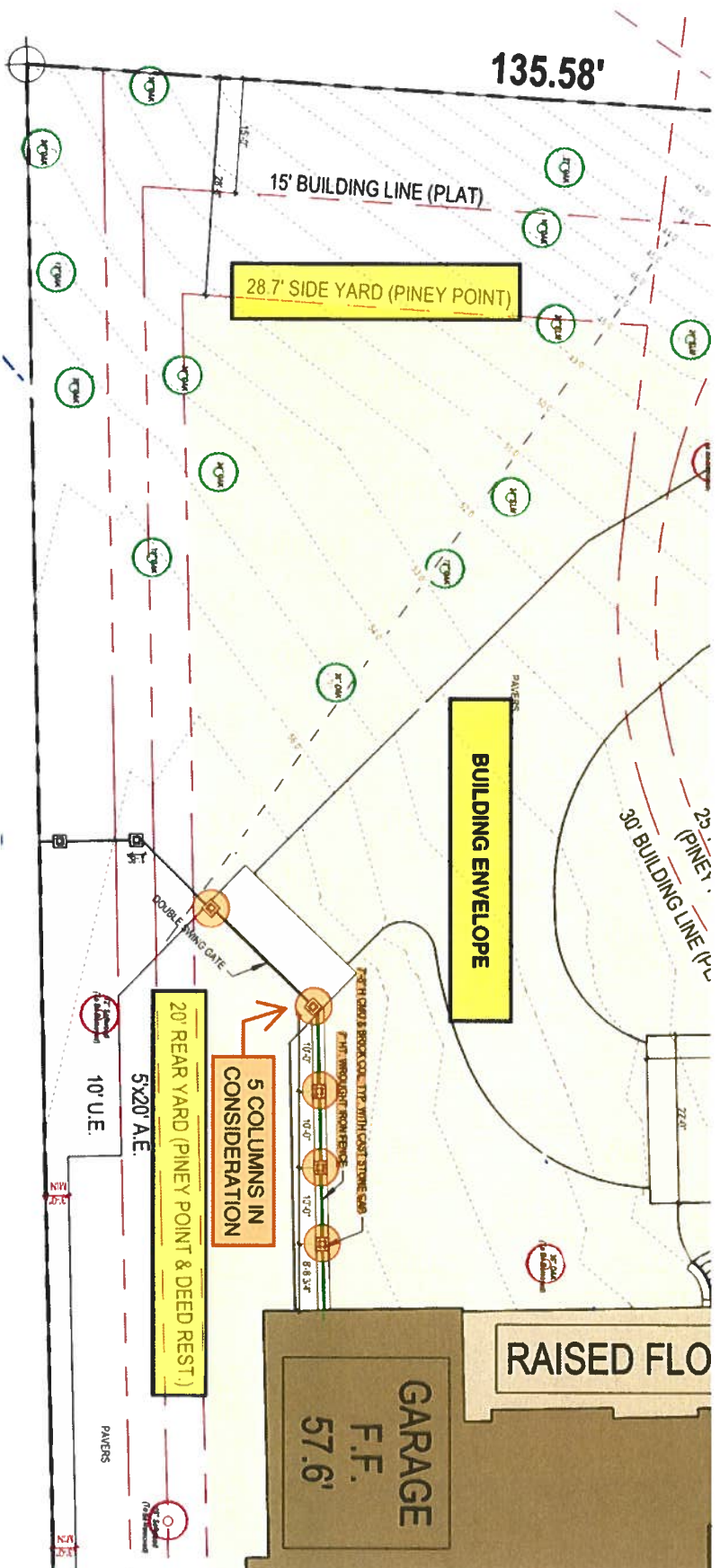
“FRONT OF COLUMN”



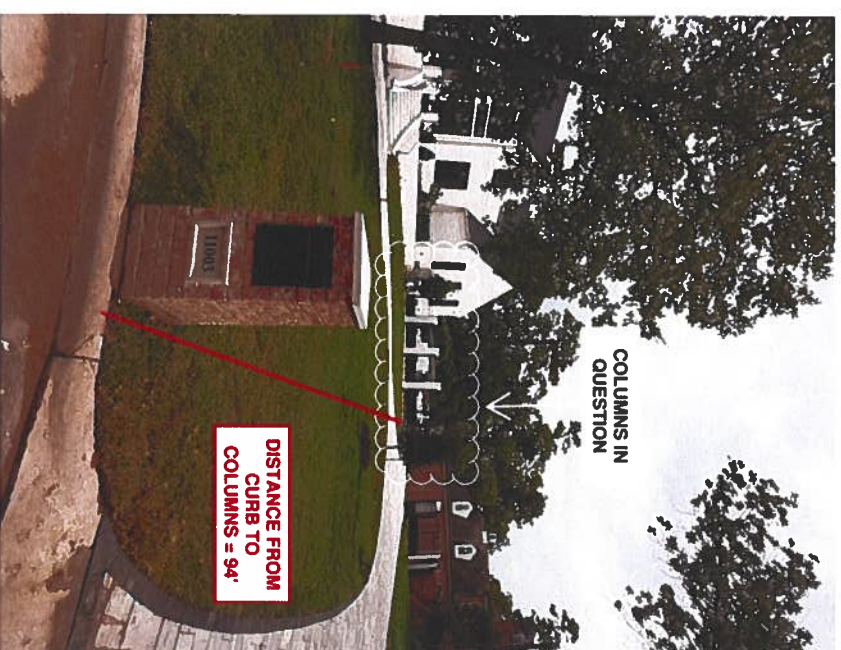
2. COLUMNS & FENCE LOCATION



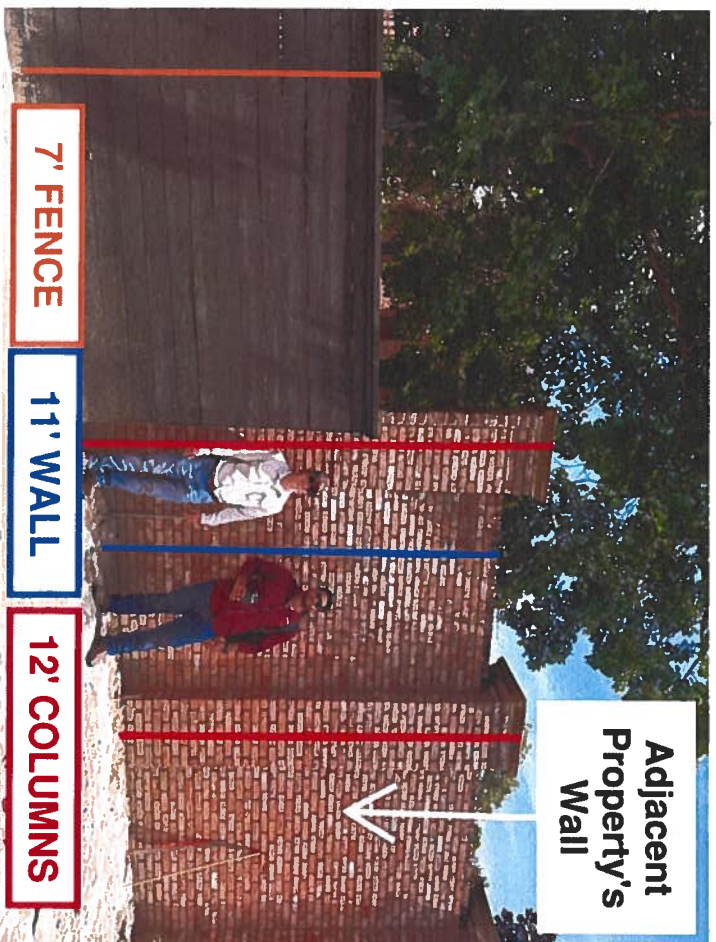
3. LOCATED INSIDE BUILDING ENVELOPE



**11003 Wickwood
Drive**

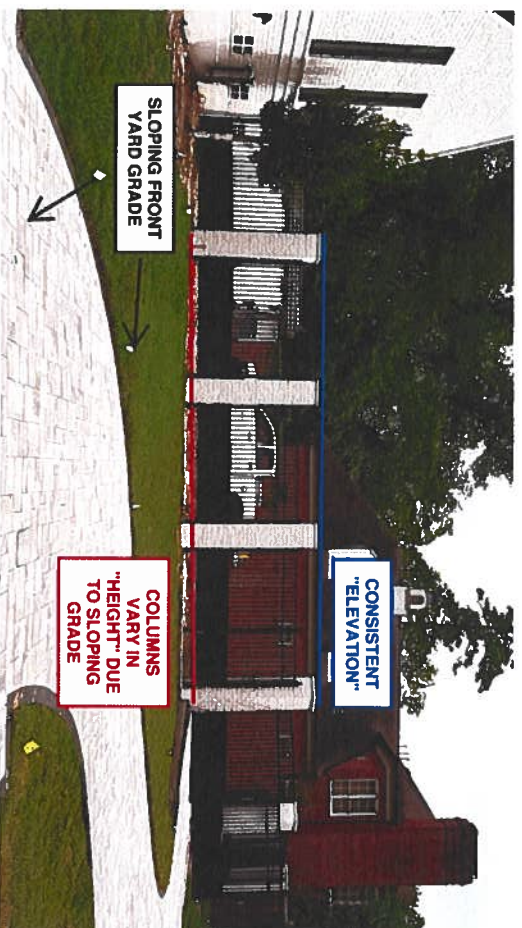


5. NEIGHBORING FENCES



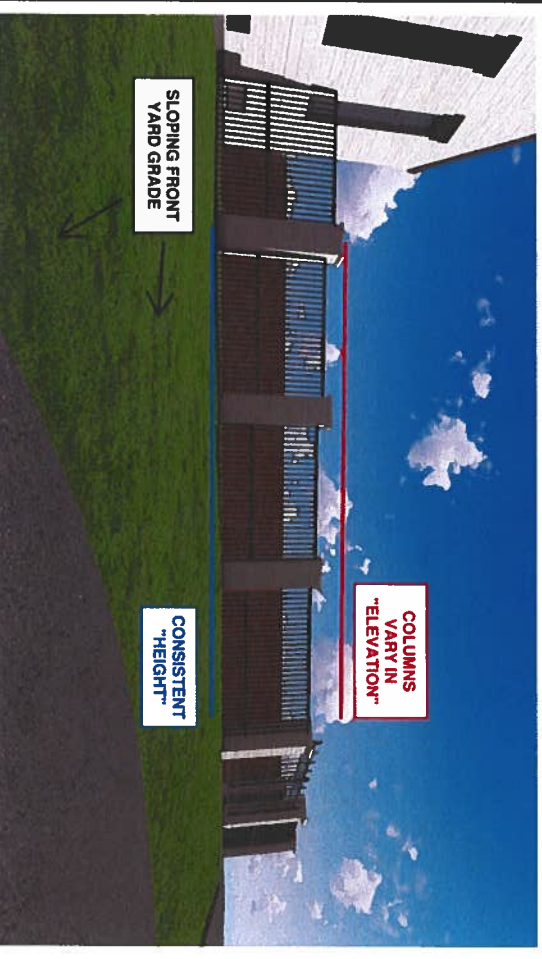
6. SIDE ELEVATION

CURRENT



The property's drastic elevation changes cause the (5) columns to differ in "height", but overall "elevation" of the columns remain consistent.

UNDESIRABLE ALTERNATIVE



Changing the "height" of each column causes the "elevation" of each column to differ.

6. DRIVEWAY GATE ELEVATION

CURRENT



The property's drastic elevation changes cause the (5) columns to differ in "height", but overall "elevation" of the columns remain consistent.

UNDESIRABLE ALTERNATIVE



Changing the "height" of each column causes the "elevation" of each column to differ.

6. STREET ELEVATION

CURRENT



The property's drastic elevation changes cause the (5) columns to differ in "height", but overall "elevation" of the columns remain consistent.

UNDESIRABLE ALTERNATIVE



Changing the "height" of each column causes the "elevation" of each column to differ.

LIST OF ADDRESSES

List of Addresses within 300 feet:

- 11002 Wickwood Drive
- 11007 Wickwood Drive
- 11010 Wickwood Drive



August 4, 2025

Michael Fitzmaurice
11002 Wickwood Dr.
Piney Point Village, Texas 77024

Dear Current Owner,

This correspondence is regarding new construction located at 11003 Wickwood Drive, Houston, TX.

Frankel Design Build is constructing a new residence located at the mentioned address and will be requesting a driveway fence/column variance from Chapter 74, 245 Supplementary District Regulations with the City of Piney Point Village.

The ordinance states:

Fences, side and rear yard not adjacent to a street. Fences and freestanding fence-type walls not exceeding eight feet in height are permitted in or along the edge of any required yard other than a front yard or a side or rear yard adjacent to a street.

During the design and construction of this residence, we have taken every step to comply with all restrictions of City of Piney Point Village. This site is very unique in that it has a precipitous drop in both the front and back of the property. Elevation changes are part of all aspects of engineering and aesthetic design of this home. When building a portion of the front fence under the code as classically interpreted, we found that the unique topography of this site puts us in a significant hardship. Due to the varying elevation changes, maintaining the maximum 8' columns and fence at the drive has become a challenge. Thus, we are seeking hardship relief to extend 5 of the 7 columns beyond 8'.

This letter serves as notification of our intent to present and an invitation to attend the meeting with the Members of Piney Point Village Board. The meeting is scheduled for August 14, 2025 at 6:00 PM at the City of Piney Point Village offices located at 7660 Woodway Drive, Ste. 460 (4th floor), Houston, TX 77063.

Attachments enclosed.

Thank you for your attention to this matter.

Sincerely,

James Milford, Senior Project Manager, Frankel Design Build



August 4, 2025

Ashton Mossy
11007 Wickwood Dr.
Piney Point Village, Texas 77024

Dear Current Owner,

This correspondence is regarding new construction located at 11003 Wickwood Drive, Houston, TX.

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Sincerely,

James Milford, Senior Project Manager, Frankel Design Build



August 4, 2025

Stuart Yudofsky
11010 Wickwood Dr.
Piney Point Village, Texas 77024

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