

## **Piney Point Village Board of Adjustment Meeting**

Proposed Single Family Residence  
565 W. Dana Ln.  
Houston, TX 77024

Variance Request  
09.11.2025



BENJAMIN  
JOHNSTON  
DESIGN<sup>LLC</sup>  
CLASSIC. CURATED. COOL.  
[www.benjamin-johnston.com](http://www.benjamin-johnston.com)

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### **PROPERTY SUMMARY**

**Property Address:** 565 W. Dana Ln. Houston, TX 77024

**Legal Description:** Lot 3 Block 2 Memorial Terrace

**Lot Size:** 15,374 SF

**Vacant Lot:** Yes

**Non-Conforming Lot:** Yes

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

Subject: Request for Variance – Ch. CH. 74, Sec. 244 (g) Building area and Sec. 245 (b)  
Driveways, walkways and sidewalks

Dear Members of the Board of Adjustment,

We respectfully submit this letter to request a variance from the provisions outlined in Chapter 74, Section 244(g) and Section 245(b) of the Piney Point Village Code of Ordinances, relating to building area and driveway placement in the rear third of the property.

To meet both functional and family needs, we have designed an attached, side-loaded garage within the rear one-third of the lot. To allow for safe and practical vehicle maneuvering, a small portion of the driveway must extend within ten feet of the side lot line in the rear 1/3 of the lot. However, the driveway will maintain a gracious distance of a minimum of four feet from the property/fence line, which provides a landscaped buffer to preserve privacy and reduce potential impact on adjacent neighbors.

When reviewing the immediate surrounding neighborhood & the context of Piney Point in general, this non-conforming lot is among the smallest in the area. Many of the lots along Lanecrest & Dana are larger, with several being double lots. By contrast, this property is especially constrained in both size and width, creating a practical hardship when the ordinance is applied uniformly.

It is also worth noting that several surrounding homes - including two of the three directly adjacent properties - have rear driveways that extend into non-conforming locations. This demonstrates that the proposed design is in keeping with existing neighborhood patterns.

It is also important to note that:

- The garage is a single-story structure with a low roofline and modest massing, designed to be visually unobtrusive (see plans and exterior elevations).
- All structures remain well within the required setback lines.

Additionally, due to the attached nature of the garage, the residence as designed slightly exceeds the City's definition of the "main structure" building area. While the ordinance allows a maximum of 30%, our proposed design reaches 32% - a 2% overage caused solely by the functional need to attach the garage.

Our design stays within the remaining 20% allowable impervious coverage for hardscape, bringing the total impervious coverage as designed to 52%, just 2% above the maximum allowable limit of 50%. We have intentionally kept this overage as minimal as possible, and have avoided other contributing factors - for example, we are not including a pool - in order to stay as close to the City's requirements as possible.

Both of these variance requests are driven by the realities of building on a smaller, non-conforming lot. We have worked diligently to stay within the spirit of the ordinance while accommodating family needs, designing a home that is respectful of neighbors, and consistent with the high level of design in the surrounding community. To aid in your review, we are also including photographs and exhibits showing both the lot context and examples of similar non-conforming driveway conditions in the immediate area.

We respectfully ask for your understanding and support in this variance request and would be grateful for the opportunity to discuss it further. Thank you for your time, your service to the City, and your thoughtful consideration of our application.

Sincerely,

Gregory Roffino

A handwritten signature in black ink, appearing to read 'Gregory Roffino', with a stylized, cursive script.

Director of Architecture

Benjamin Johnston Design

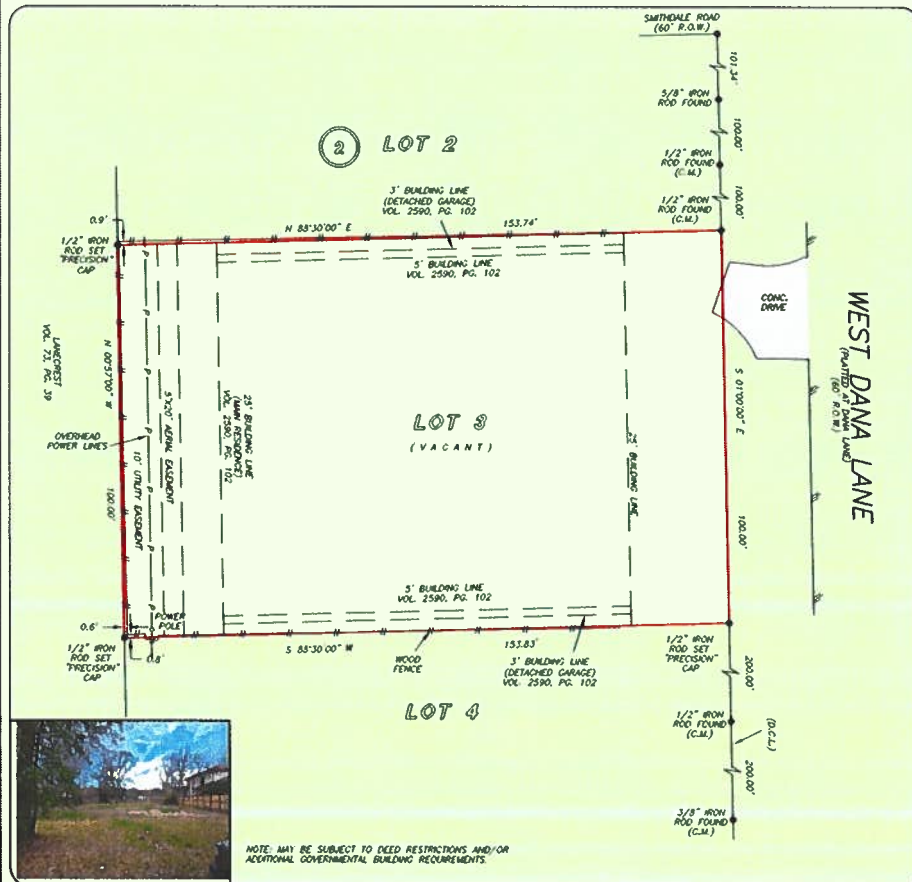
## SURVEY

GF NO. 25000365 OLD REPUBLIC TITLE  
ADDRESS: 565 WEST DANA LANE  
HOUSTON, TEXAS 77024  
BORROWER: RAJESH YALAMANCHILI

LOT 3, BLOCK 2  
MEMORIAL TERRACE

A SUBDIVISION IN HARRIS COUNTY, TEXAS  
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED  
IN VOLUME 41, PAGE 42 OF THE MAP RECORDS  
OF HARRIS COUNTY, TEXAS

SCALE: 1" = 30'



THIS PROPERTY DOES NOT LIE WITHIN THE  
100 YEAR FLOOD PLAIN AS PER FIRM  
PANEL NO. 48201C 0645 L  
MAP REVISION: 06/18/2007  
ZONE X  
BASED ONLY ON VISUAL EXAMINATION OF MAPS.  
INACCURACIES OF FEMA MAPS PREVENT EXACT  
DETERMINATION WITHOUT DETAILED FIELD STUDY

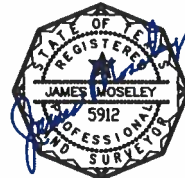
A SUBSURFACE INVESTIGATION  
WAS BEYOND THE SCOPE OF THIS SURVEY

D.C.L. = DIRECTIONAL CONTROL LINE  
RECORD BEARING: VOL. 41, PG. 42, H.C.M.R.

DRAWN BY: PR

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN HEREON. THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY AND ABSTRACTS PROVIDED IN THE ABOVE REFERENCED TITLE COMMITMENT WAS RELIED UPON IN PREPARATION OF THIS SURVEY.

JAMES E. MOSELEY  
PROFESSIONAL LAND SURVEYOR  
NO. 5912  
JOB NO. 2025-01545  
MARCH 03, 2025



**JOYNE  
SAMNANEVETH  
713-626-9220**



**PRECISION**  
surveyors

1-800-LANDSURVEY  
 www.precisionsurveyors.com

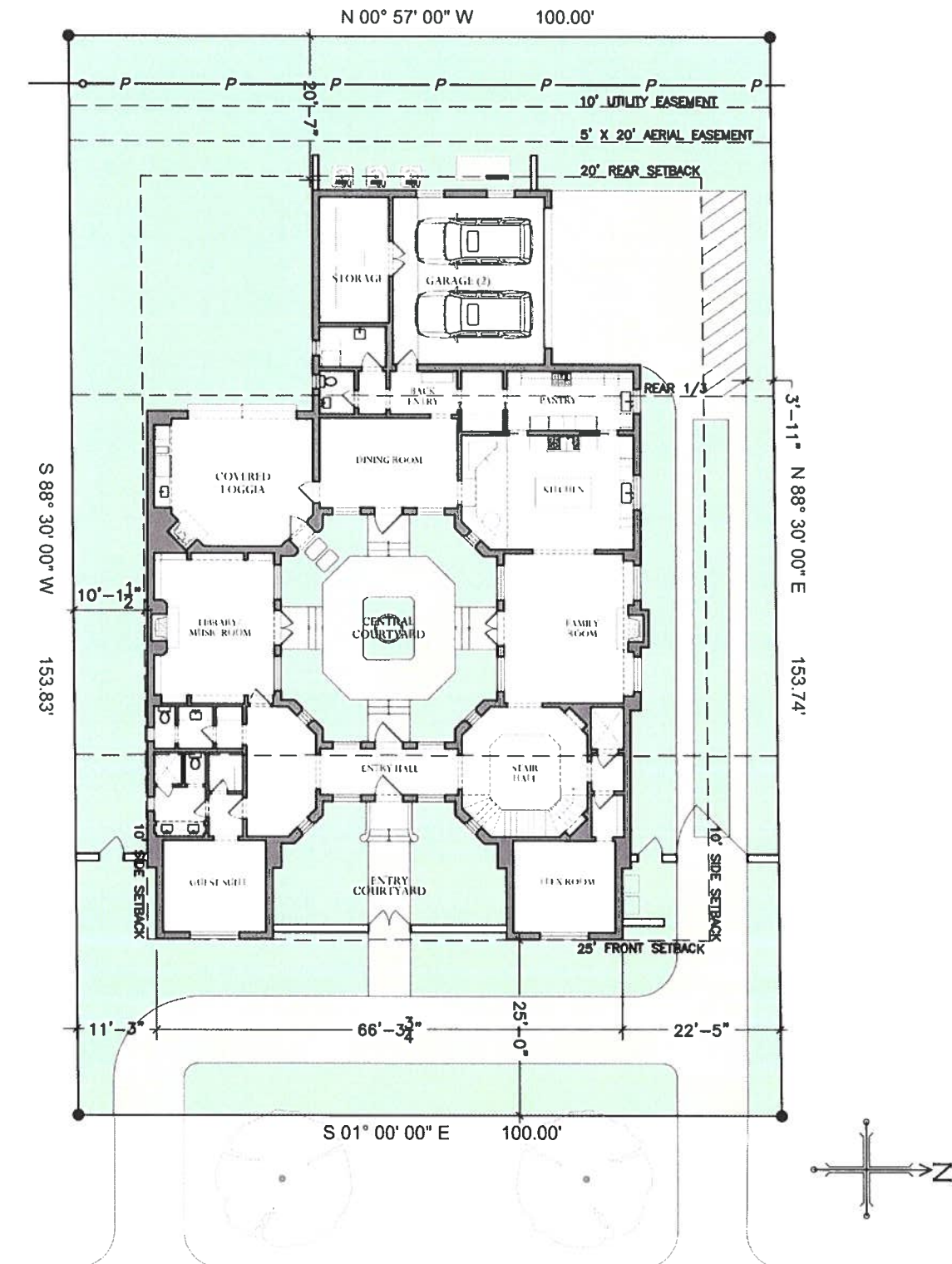
281-426-1586 FAX 281-426-1867 210-829-4941 FAX 210-829-1555  
 250 THREACREE STREET SUITE 150 HOUSTON, TEXAS 77079 1777 NE LOOP 410 SUITE 600 SAN ANTONIO, TEXAS 78217  
 FIRM NO. 10063700

## CITY ORDINANCE

*CH. 74, Sec. 244 (g) Building area.* The building area, exclusive of driveways and uncovered walkways, shall not exceed 30 percent of the lot area, exclusive of roadway easements; and the building area, inclusive of all structures (including driveways, tennis or other play courts, uncovered walkways, all other structures and impervious surfaces), shall not exceed 50 percent of the lot area. Notwithstanding, up to 50 square feet of area for a duly-permitted generator pad on lots with dwelling structures then existing or permitted for construction as of December 1, 2024 shall be excluded from the calculation of building area.

*CH. 74, Sec. 245 (b) Driveways, walkways and sidewalks.* Notwithstanding any other provision of this chapter, driveways, walkways and sidewalks are permitted in or along the edge of any required yard. However, no driveway or sidewalk shall be permitted within ten feet of the side and rear lot lines if such driveways or sidewalks are located in the rear third of the lot.

# PROPOSED SITE PLAN



WEST DANA LANE



## AREA CALCULATIONS

Lot Coverage calculations Breakdown		
Main Structure		
First Floor Living	3608	SF
Garage & Garage Storage	810	SF
Covered Loggia	508	SF
TOTAL=	4926	SF

Hardscape		
Driveway	2284	SF
Front Walkway	171	SF
Central courtyard	434	SF
Gate Walls	51	SF
Generator	25	SF
A/C Units	25	SF
Pavers	11	SF
TOTAL=	3001	SF

Lot Coverage calculations			
	Existing Area	Proposed Area	Total Area
Main Structure (Total covered area)	0	4,926	4926
Accessory Structure	0	0	0
Driveways, Walkways & Sidewalks	0	3,001	3001
Pool & Pool Decking	0	0	0
Total Lot Coverage	0	7,927	7927

Percent of Lot Coverage by Main Structure:		
4926	15,374	32
Area of Main Structure (Divided by)	Area of Lot =	30% Max Coverage

Percent of Lot Coverage:		
7,927	15,374	52
Total Lot Coverage (Divided by)	Area of Lot =	50% Max Coverage

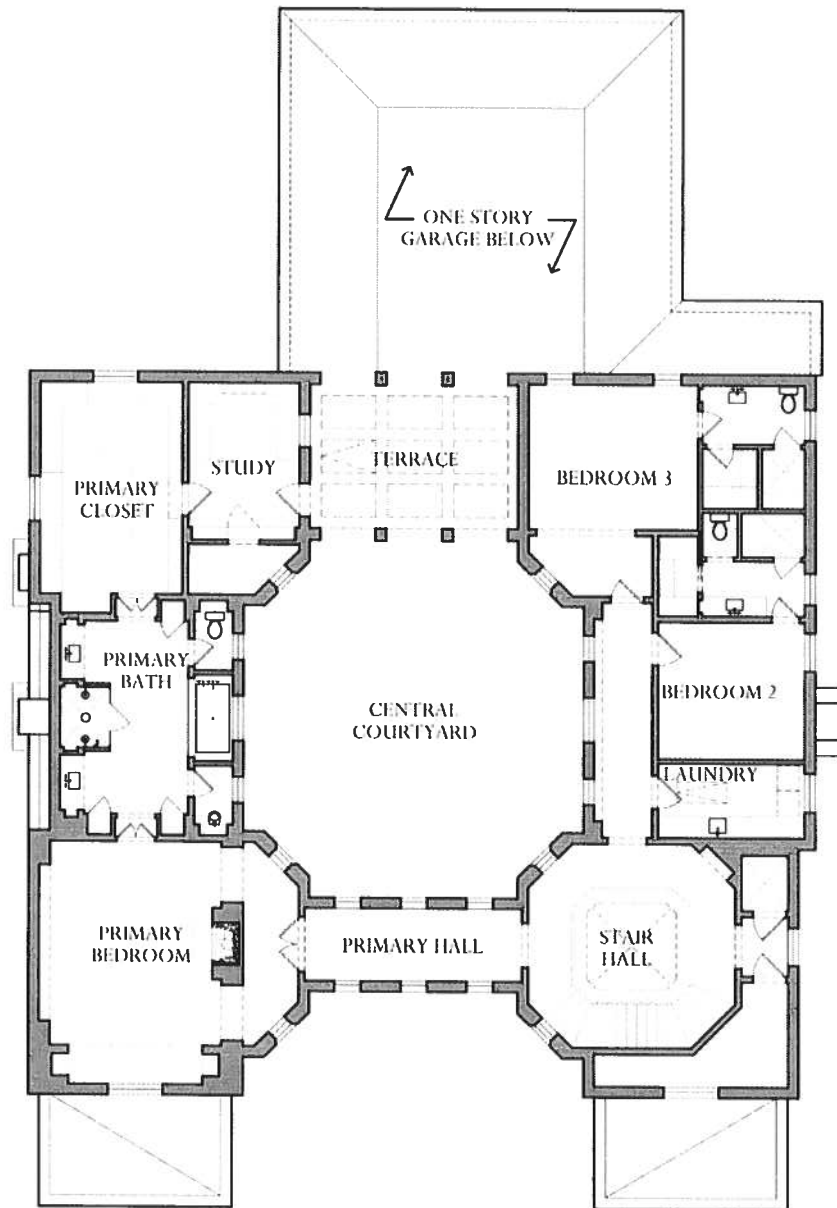
**SUPPORTING DRAWINGS**



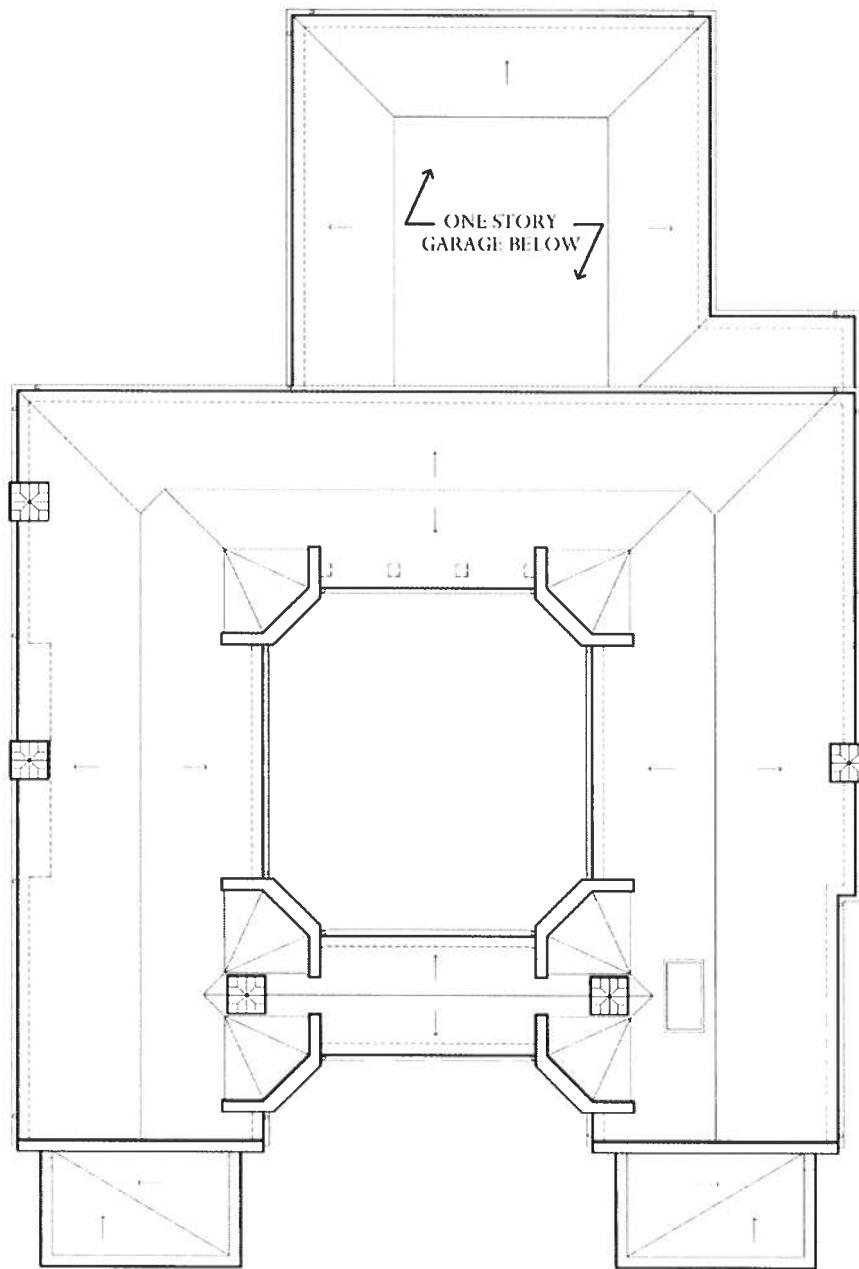
**Front Render**



**Courtyard Render**



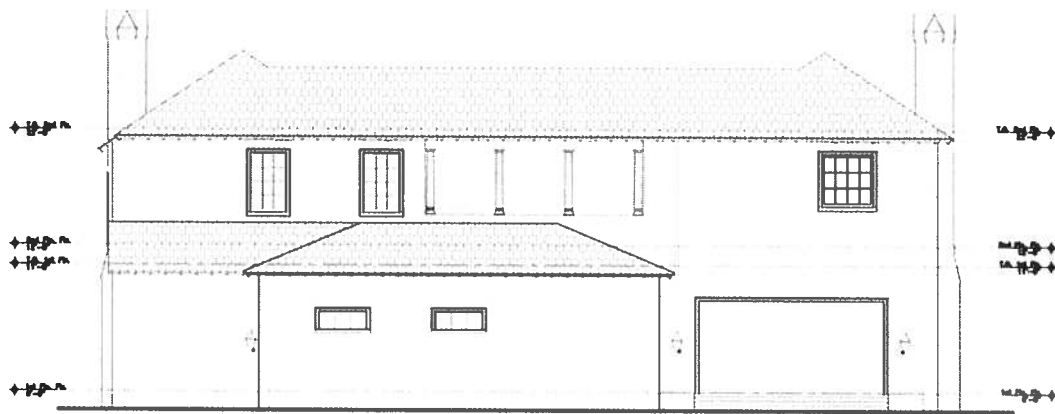
**Second Floor Plan**



**Roof Plan**



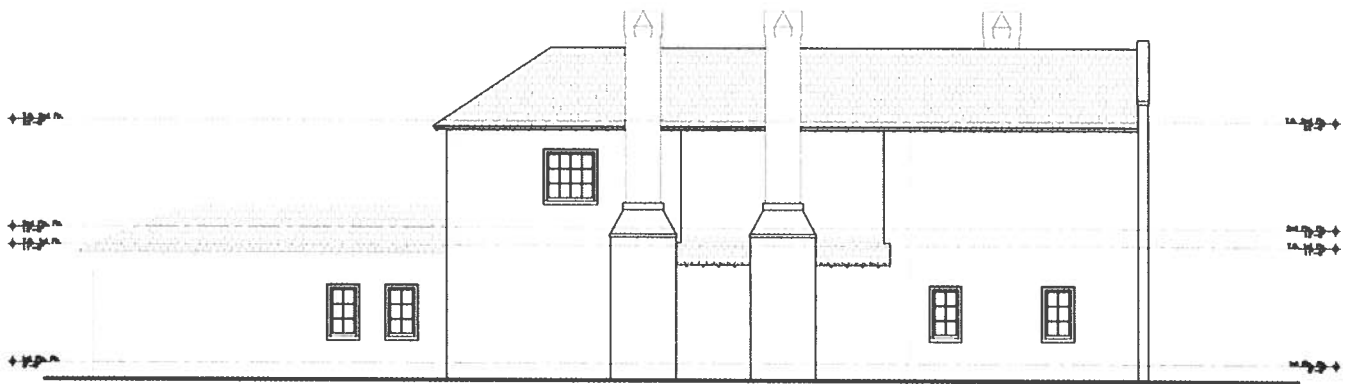
**Front Elevation**



**Back Elevation**



**Side Elevation**

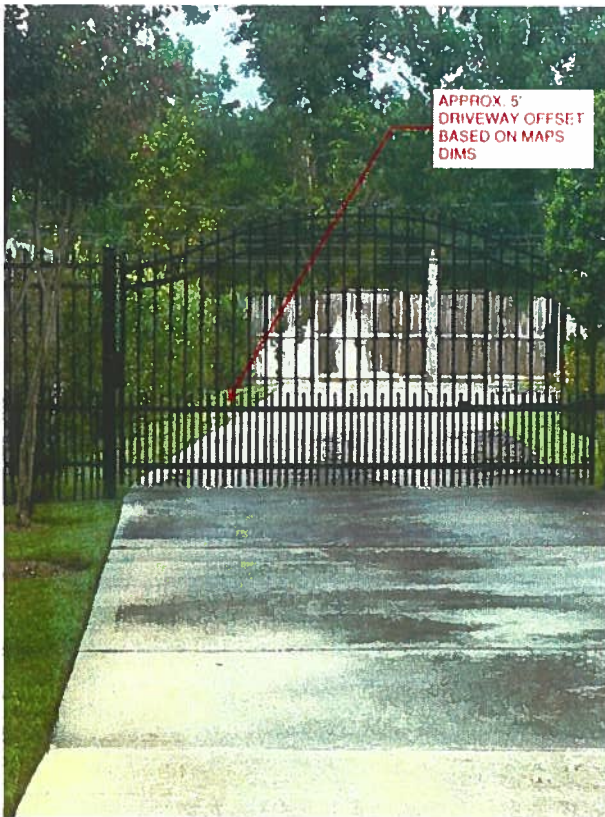


**Side Elevation**

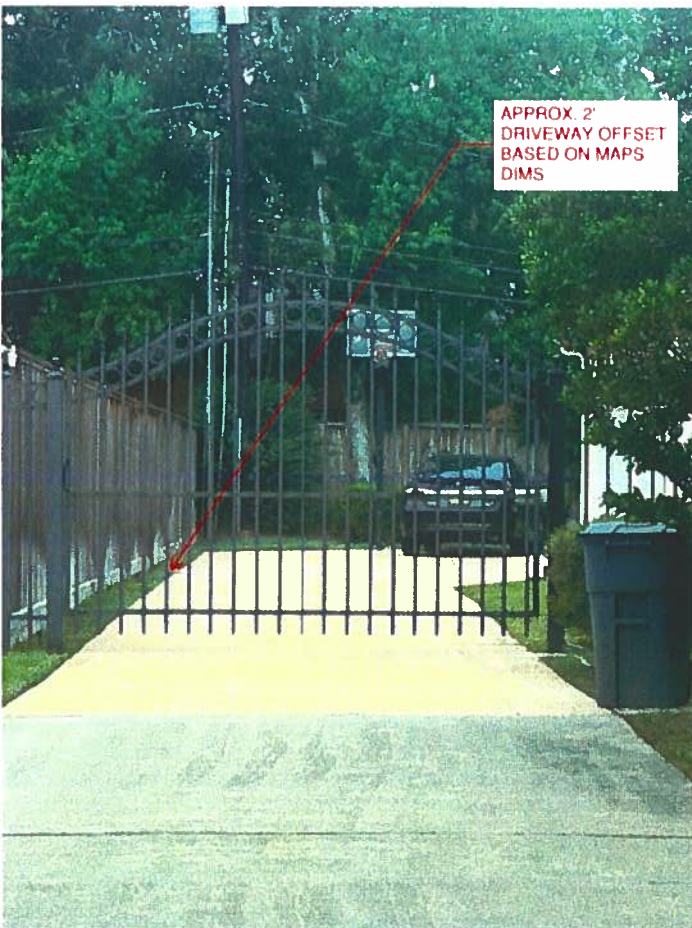


## NEIGHBORING EXISTING CONDITION EXHIBITS

### 550 W. Dana Exhibit



**558 W. Dana Exhibit**





**573 W. Dana Exhibit**



## LETTER TO NEIGHBORS

August 29, 2025

Friendly Piney Point Neighbor  
581 W Dana LN,  
Houston TX 77024

Dear Neighbor,

This correspondence is regarding a new construction residence located at 565 W. Dana Ln. Houston TX, 77024.

Benjamin Johnston Design is designing a new residence located at the address mentioned above and are kindly requesting a building area and driveway variance per the sections below. The ordinance states:

*CH. 74, Sec. 244 (g) Building area.* The building area, exclusive of driveways and uncovered walkways, shall not exceed 30 percent of the lot area, exclusive of roadway easements; and the building area, inclusive of all structures (including driveways, tennis or other play courts, uncovered walkways, all other structures and impervious surfaces), shall not exceed 50 percent of the lot area. Notwithstanding, up to 50 square feet of area for a duly-permitted generator pad on lots with dwelling structures then existing or permitted for construction as of December 1, 2024 shall be excluded from the calculation of building area.

*CH. 74, Sec. 245 (b) Driveways, walkways and sidewalks.* Notwithstanding any other provision of this chapter, driveways, walkways and sidewalks are permitted in or along the edge of any required yard. However, no driveway or sidewalk shall be permitted within ten feet of the side and rear lot lines if such driveways or sidewalks are located in the rear third of the lot.

In designing this residence, efforts have been made to comply with the City's building restrictions and requirements. However, because this site is a non-conforming lot with a narrower frontage width of 100', we are requesting a variance to address a few unique conditions of the property.

For programmatic and family needs, the homeowner would greatly benefit from an attached garage, and to remain within the setback building lines, we have designed a side-loaded attached garage at the rear 1/3 of the property. With the narrower lot, and accommodating for an ample turning radius, we are requesting permission for a portion of the driveway to extend within ten feet of the side lot line for a portion of the rear 1/3 (please see attached site plan). Even with this adjustment, the driveway would still remain more than 4 feet away from the property line, maintaining a landscaping buffer and preserving neighbor privacy. We would also like to note that while the garage is attached, it is designed to be a single-story structure with a modest massing and roof line.

Additionally, because the garage is attached, the residence as designed slightly exceeds the City's definition of the "main structure" building area. While the ordinance allows a maximum of 30%, our design comes in 2% over that threshold at 32%. The remaining hardscape design remains within the additional 20% allowance for a total designed impervious coverage of 52%.

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 September 11, 2025, at 6:00 PM at the City of Piney Point Village offices located at 7660 Woodway Drive, Ste. 460 (4<sup>th</sup> floor) Houston, TX 77063.

Attachments enclosed. More detailed items will be able to be reviewed online on Monday September 8<sup>th</sup>, 2025.

We are committed to maintaining the charm and beauty of the neighborhood through excellent architectural design, and the owner looks forward to being part of this lovely community. If you have any questions or concerns, you may contact me by phone at (214) 564-2755 or email me at [greg@benjamin-johnston.com](mailto:greg@benjamin-johnston.com)

Sincerely,

Gregory Roffino

A handwritten signature in black ink, appearing to read 'Gregory Roffino', with a stylized, cursive script.

Director of Architecture

Benjamin Johnston Design

**LIST OF NOTIFIED NEIGHBORS**

Plumhoff Jonathan & Alison Whitworth  
581 W Dana LN,  
Houston TX 77024

Current Owner  
573 W Dana LN,  
Houston TX 77024

Smooke Adam & Jacqueline  
557 W Dana LN,  
Houston TX 77024

Current Owner  
549 W Dana LN,  
Houston TX 77024

Current Owner  
582 W Dana LN,  
Houston TX 77024

Sweet Stephen Christopher & Ellen T  
574 W Dana LN,  
Houston TX 77024

Kao Paul T & Sherry  
566 W Dana LN,  
Houston TX 77024

Smith Leanna A  
558 W Dana LN,  
Houston TX 77024

Kahla Boutros P & Nour  
550 W Dana LN,  
Houston TX 77024

Rager Jonathan Paul  
562 Lanecrest LN,  
Houston TX 77024

Huthnance William & Dinah D  
554 Lanecrest LN,  
Houston TX 77024