The City of West University Place

*A Neighborhood City*

# Notice of Zoning Board of Adjustment Meeting

**Notice** is hereby given of a **regular meeting of the Zoning Board of Adjustment** to be held via teleconference on Thursday, October 22, 2020 beginning at 6:30 p.m. in the **Municipal Building** located at 3800 University Blvd., West University Place, Texas.

Due to the COVID-19 Disaster and CDC'S recommendation regarding social distancing measures, the public will not be allowed to be physically present at this meeting. Zoning Board of Adjustments will be meeting via teleconference and will be audible to members of the public and allow for two-way communications for those desiring to participate. To attend the meeting via telephonic means, please call 346-248-7799 and use Meeting ID Number 83443004363 or join us at https://us02web.zoom.us/j/83443004363.

Any person interested in speaking on any item on the agenda must submit his/her request via email to the Building Official at **cchew@westutx.gov** at least one (1) hour prior to the start of the meeting. The request must include the speaker's name, address, the phone number that will be used for the call and the agenda item number, if applicable.

The agenda packet is accessible to the public on the City's website. After the meeting, a recording of this meeting will be made available to the public.

*Note: The Commission reserves the right to convene in a closed session for any agenda item if the need arises pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.*

The subject(s) of the meeting are as follows:

**Call to order**

1. **Notices, Rules, Etc.** Matters relating to notices, rules and meeting procedures, identifying parties, swearing of witnesses, etc.

2. **Docket No. 2020-0011, regarding property at 3825 Byron St., Houston, Texas 77005 (Variance).**
   a. Public hearing regarding a variance request to Section 7-101, Table 4b Principal Buildings to allow a structure to exceed the maximum height
   b. Deliberation, decisions, other activities, etc. regarding the preceding matters.

3. **Docket No. 2020-0012, regarding property at 3923 Swarthmore St., Houston, Texas 77005 (Variance).**
   a. Public hearing regarding a variance request to Section 7-101, Table 7-6 Projections Schedule, Note 1.2 Porches in Front yard to allow a front porch to project into the front yard beyond the allowed amount.
   b. Deliberation, decisions, other activities, etc. regarding the preceding matters.

4. **Meeting Minutes.** Matters relating to the approval of minutes from July 23, 2020.

*Anyone with a disability requiring special arrangements to be able to participate in the meeting may contact the person who signs this notice, below, in advance of the meeting, to allow time for arrangements to be made as necessary. The meeting place mentioned above is accessible by wheel chairs by using the sloped ramp located at the west entrance to the municipal building. Specially marked parking spaces are available in the parking lot adjoining University Boulevard.*

**I CERTIFY THAT THIS NOTICE AND AGENDA OF ITEMS TO BE CONSIDERED BY THE WEST UNIVERSITY PLACE ZONING BOARD OF ADJUSTMENT ON OCTOBER 22, 2020 WAS POSTED ON THE MUNICIPAL BUILDING BULLETIN BOARD ON OR BEFORE THE 19TH DAY OF OCTOBER 2020, AT OR BEFORE 6:30 O'CLOCK P.M.**

Clay Chew, Building Official, cchew@westutx.gov 713.662.5830

# AGENDA

# ITEM

# #2

City of
West University
Place

**To:** **Zoning Board of Adjustments**

**From:** **Clay Chew, Building Official**

**Date:** **October 22, 2020**

**Re:** **Staff Report for Docket 2020-0011 – 3825 Byron**

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**Applicant's Request**
Applicant is requesting a variance to allow the existing structure to remain over the maximum height of approximately 5-½ inches.

**Background Information**
This home is located in the 100-year floodplain which required the first floor to be set 2 feet above base flood elevation. The home was designed based off the base flood elevation which caused the discrepancy.

**Variance Request**
Applicant is requesting a variance to allow the existing structure to remain over the maximum height of approximately 5-½ inches.
Ordinance Section:
Article 7 District Specific Regulations
Section 7-101
Table 7-4b Principal Buildings, Maximum Height

(1) The ZBA has made all findings and determinations required by state law for the granting of a variance. A "special condition" or "hardship" that is self-created, personal or based only on financial reasons is not sufficient to support the issuance of a variance. The findings to grant a favorable result for this application are as follows:
   a. The ZBA must find that a literal enforcement of the ordinance
   b. By granting the variance would the spirit of the ordinance be observed and substantial justice done?
   c. Would variance be contrary to the public interest?
(2) The ZBA has made any additional findings and determination required by a specific provision of this section which relates to the variance.
(3) The variance has been reduced to writing and includes any conditions prescribed by the ZBA or required by this section for the variance in question.

# City of West University Place

## APPLICATION TO THE ZONING BOARD OF ADJUSTMENT OF THE CITY OF WEST UNIVERSITY PLACE, TEXAS ("CITY")

***Address of site:*** 3825 Byron St

***Legal description of the site:*** Lot 3, Block 10, College View

***Applicant:*** West University Modern Homes, LLC
***Address:*** 3315 University Blvd, West University Place, TX 77005
***Contact:*** Wayne Donnelly ***Phone:*** 713-668-1803 ***Fax:*** ***Email:*** wayneed@aol.com

***Decision or Action Requested*** ***(check one or more and provide requested data):***

( ) **Appeal.** Hear and decide an appeal from an order, requirement, decision or determination made by the Administrative Official.

- Is the official's action in writing? ( ) Yes; ( )copy is attached. (X)No, but the action appealed is as follows:
  I requested a height certificate from a surveyor. The height was shown as 35.46 ft.
  I've not asked the City for a formal decision on it. I know the limit is 35 ft.
- When was the action taken? Note: Appeals must be filed within a reasonable time. Please explain any delay below:
- Exact zoning ordinance section(s) involved:
- Grounds for appeal:
  Building is in material compliance, hardship involved in complying,
  Property across the street received variance for 3 times the amount of this request
  Variance is not contrary to public interest, neighbors do not object to the height

( ) **Special Exception**.

- Exact zoning ordinance section that authorizes the special exception:
- Exact wording of special exception requested:

(X) **Variance.**

- Exact zoning ordinance section from which a variance is requested:
  Section 7-101 Table 7-4b Principal Buildings, Maximum height
- Exact wording of variance requested:

  Requesting permission to leave home at 35.46 ft above base elevation

***Other Data.*** Are there drawings or other data? ( )No (X)Yes*(list items here and attach them)*

Warranty Deed

Survey

Photos and file explaining the rational for the variance.

Building height certification

***Attached.*** The applicant has read the State and City regulations attached.

Signature of applicant: Wayne Donnelly Date: Sept 9, 2020

**For Staff Use only Date filed:** 9-30-20 **Date heard:** 10-22-20 **Docket#:** PZ-20-00011

Form ZBA-102

City of
West University
Place

Public Works Department
Development Services

# BUILDING–HEIGHT CERTIFICATION

## PRINCIPAL & REAR YARD STRUCTURE

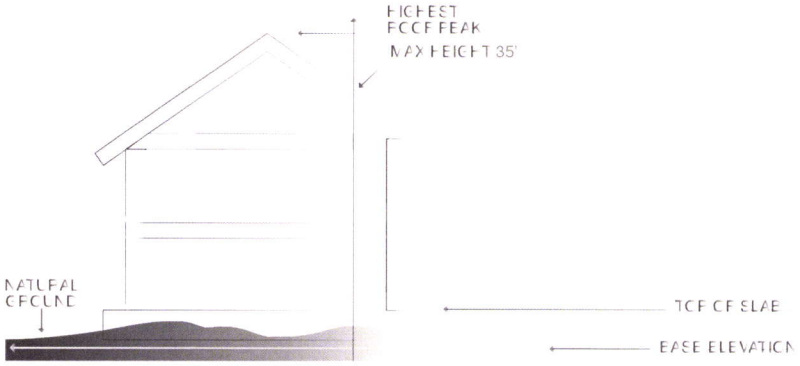


DIAGRAM 1
PRINCIPAL & "DETACHED" REAR YARD STRUCTURES

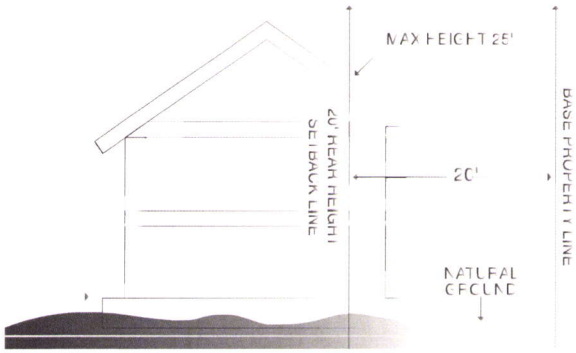


DIAGRAM 2
"ATTACHED" REAR YARD STRUCTURES

### PROJECT BENCHMARK

MUST BE THE SAME USED FOR **BASE ELEVATION CERTIFICATE**

### LOCATION OF BENCHMARK

- ☐ **NAIL IN TREE**
- ☑ **TOP OF CURB**
- ☐ **NAIL ON POWER POLE**
- ☐ **OTHER** _____

### STEPS TO DETERMINE THE HEIGHT OF STRUCTURE

1. From **Project Benchmark**, determine **Top of Slab Elevation.**
2. When framing is complete, determine distance from **Top of Slab** to **Highest Roof Peak**. If **"Attached" Rear Yard Structure**, see **Diagram 2** and use **20' Rear Height Setback Line** for your **Highest Point.**
3. Subtract **Base Elevation** from **Highest Roof Peak Elevation** (or **Highest Point** at the **20' Rear Height Setback Line**) to determine **Structure Height** above base elevation.

### PROPERTY INFORMATION

ADDRESS
3825 BYRON STREET

| BLOCK | LOT | SECTION |
|---|---|---|
| 10 | 3 | 1 |

LEGIBLE SEAL

ORIGINAL ENGINEER / SURVEYOR SIGNATURE

DATE
07/23/20

### NOTES

### PRINCIPAL STRUCTURE — MAX HEIGHT= 35' ABOVE BASE ELEVATION

| TOP OF SLAB ELEVATION | + | TOP OF SLAB TO HIGHEST ROOF PEAK | = | HIGHEST ROOF PEAK ELEVATION | – | BASE ELEVATION (FROM BASE ELEVATION CERTIFICATE) | = | **HEIGHT OF STRUCTURE** |
|---|---|---|---|---|---|---|---|---|
| 51.71 | | 32.79 | | 84.50 | | 49.04 | | 35.46' |

### REAR YARD STRUCTURE ☐ ATTACHED ☐ DETACHED — MAX HEIGHT= 25' ABOVE BASE ELEVATION

| TOP OF SLAB ELEVATION | + | TOP OF SLAB TO HIGHEST ROOF PEAK | = | HIGHEST ROOF PEAK ELEVATION | – | BASE ELEVATION (FROM BASE ELEVATION CERTIFICATE) | = | **HEIGHT OF STRUCTURE** |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |

**INSPECTION REQUEST LINE 713.662.5805 | BEFORE 4:30 PM FOR NEXT DAY**

RP-2018-44213
02/01/2018 ER $20.00

# GENERAL WARRANTY DEED

STATE OF TEXAS }

COUNTY OF HARRIS }

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

Date: **JANUARY 31, 2018**

Grantor: **JAMES M. WEYLAND**
4303 KARANKAWA WAY
JAMAICA BEACH , GALVESTON , TEXAS 77005

Grantee: **WEST UNIVERSITY MODERN HOMES, LLC**
3315 UNIVERSITY AVENUE
HOUSTON, HARRIS COUNTY, TEXAS 77005

Consideration: **TEN AND NO/100 DOLLARS ($10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION.**

Property (including any improvements):

**LOT 3, IN BLOCK 10, OF COLLEGE VIEW, an addition in Harris County, Texas according to the map or plat thereof recorded in Volume 6, Page 44, of the Map Records of Harris County, Texas.**

Exceptions to Conveyance and Warranty:

Liens described as part of the consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing restrictive covenants common to the platted subdivision in which the property is located; standby fees, taxes, and assessments by any taxing authority for the current year taxes and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership; validly existing utility easements created by the dedication deed or plat of the subdivision in which the property is located; any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements; and any validly existing titles or rights asserted by anyone, including but not limited to persons, the public, corporations, governments, or other entities, to (A) tidelands or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs, or oceans, (B) lands beyond the line of the harbor or bulkhead lines as established or changed by any government, (C) filled-in lands or artificial islands, (D) water rights, including riparian rights, or (E) the area extending from the line of mean low tide to the line of vegetation or the right of access to that area or easement along and across that area.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

**Chicago Title**
**GF#** CTT7688139

RP-2018-44213

# GENERAL WARRANTY DEED

**STATE OF TEXAS** }

**COUNTY OF HARRIS** }

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When the context requires, singular nouns and pronouns include the plural.

Chicago Title
GF# OTT1768139

THIS DOCUMENT HAS BEEN ELECTRONICALLY RECORDED

James M. Weyland

JAMES M. WEYLAND

STATE OF TEXAS }

COUNTY OF GALVESTON }

BEFORE ME, on this day personally appeared JAMES M. WEYLAND, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 30th day of JANUARY, 2018.

SHERYL L CALDWELL
Notary ID #6139715
My Commission Expires
July 9, 2021

Sheryl L. Caldwell

NOTARY PUBLIC, STATE OF TEXAS
My Commission Expires: July 9, 2021

AFTER RECORDING RETURN TO:
MARC R. ARCHULETA
CHICAGO TITLE COMPANY
3700 Buffalo Speedway, Suite 415
Houston, TX 77098

Prepared in the Law Office of:
HALE & MANICOM
12510 Cutten Road
Houston, Texas 77066
(713) 974-0014

RP-2018-44213

# Pages 3

02/01/2018 03:41 PM

e-Filed & e-Recorded in the

Official Public Records of

HARRIS COUNTY

STAN STANART

COUNTY CLERK

Fees $20.00

RP-2018-44213

RECORDERS MEMORANDUM
This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.
THE STATE OF TEXAS
COUNTY OF HARRIS
I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.

COUNTY CLERK
HARRIS COUNTY, TEXAS

# 3825 Byron

Building height discussion

# 3825 Byron is .46 ft (5 ½”) over 35 ft limit

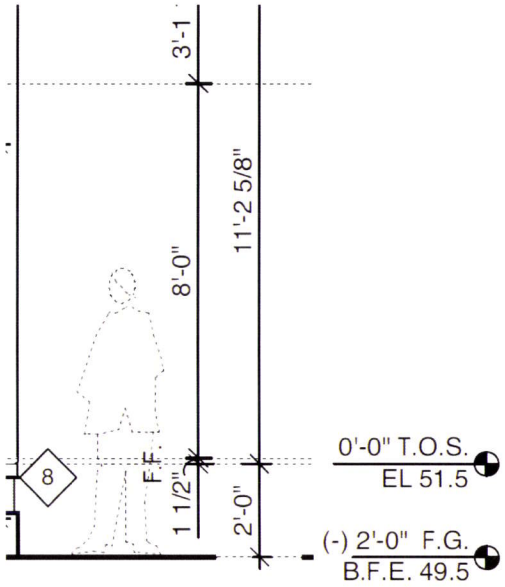
- Base Flood Elevation (BFE) was used for calculating building height
- Base Elevation (BE) should have been used for building height
- Base Flood Elevation (BFE) is used for calculating *foundation* height
- Situation was not caught in the plan review with the City
- Difference between BFE and BE is 5 ½” (BFE 49.5 – BE 49.04 = .46 ft or 5 ½”)

# Plan review

- Base Flood Elevation was used on 4 drawings showing building height
- BFE was used North, South, East, West elevations
- All four elevations have the same reference
- As previously mentioned, situation was not noticed in the review
- Next page has one example from the approved drawings

05 NORTH EXTERIOR ELEVATION

SCALE : 1/4"=1'-0"




**ELEVATION**

**Should have used BE, not BFE**

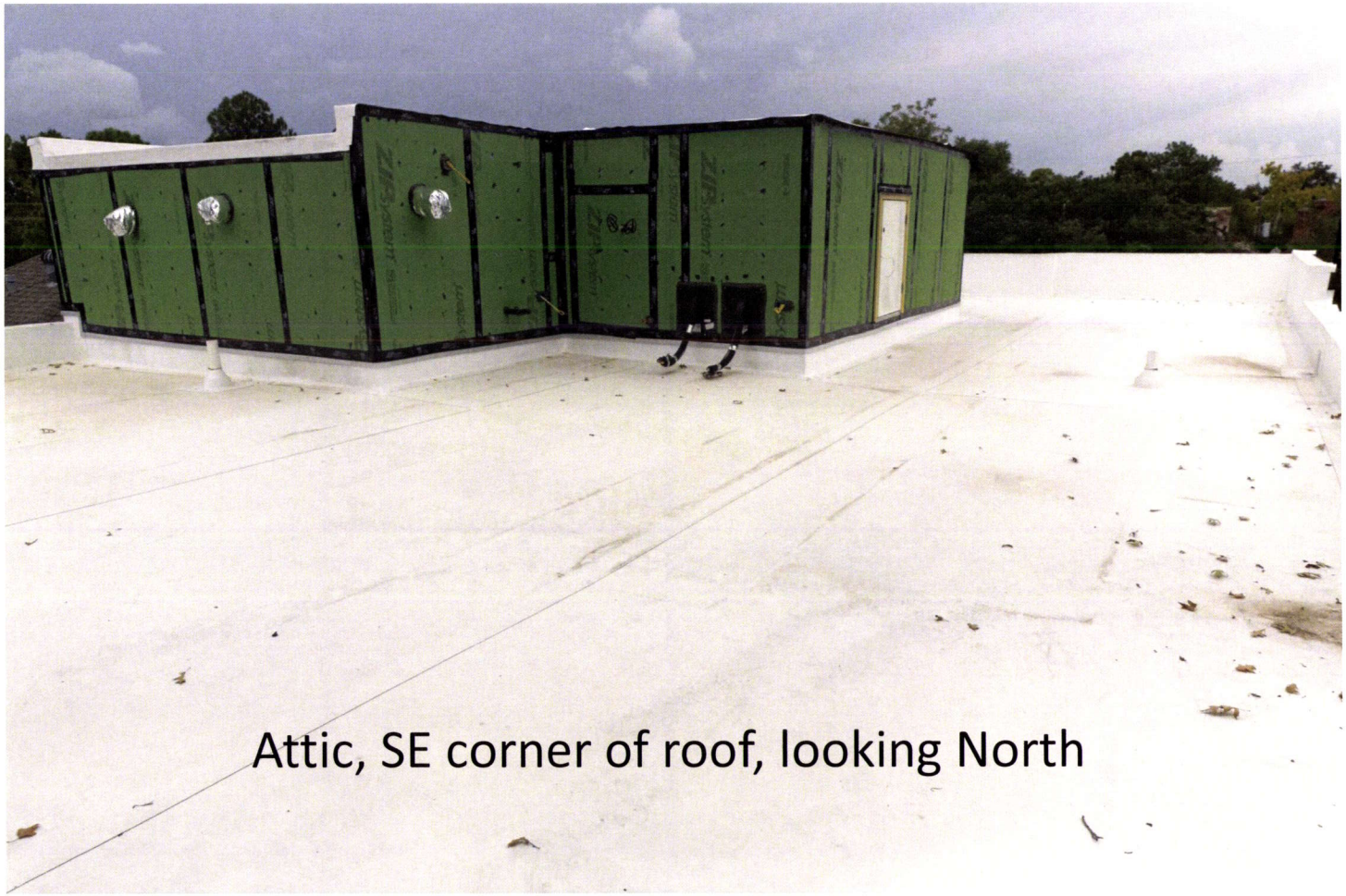
# Impact comments

- 3822 Byron received a variance for a height of 36.53 ft
- 3824 Byron was raised 1.3 ft, City did not require a new height certification
- Photo on next page compares those two roof tops
- Both are higher than 3825 Byron (my property)

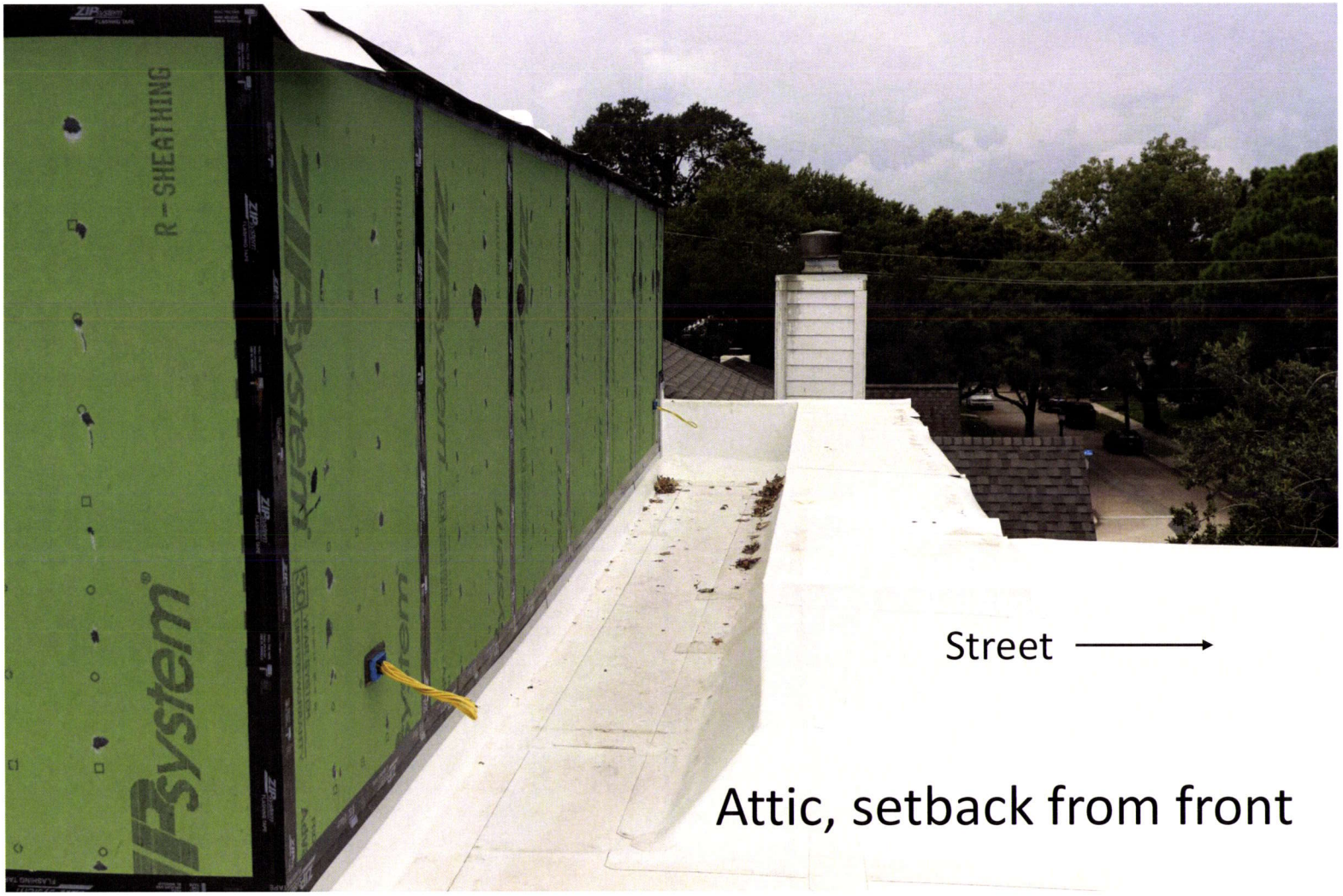
3822 Byron raised 1.3 ft
3824 Byron 36.53 ft

# Impact comments (continued)

- Design of attic is unique
- Only takes up a small portion of overall roof footprint
- Photo of attic on next page

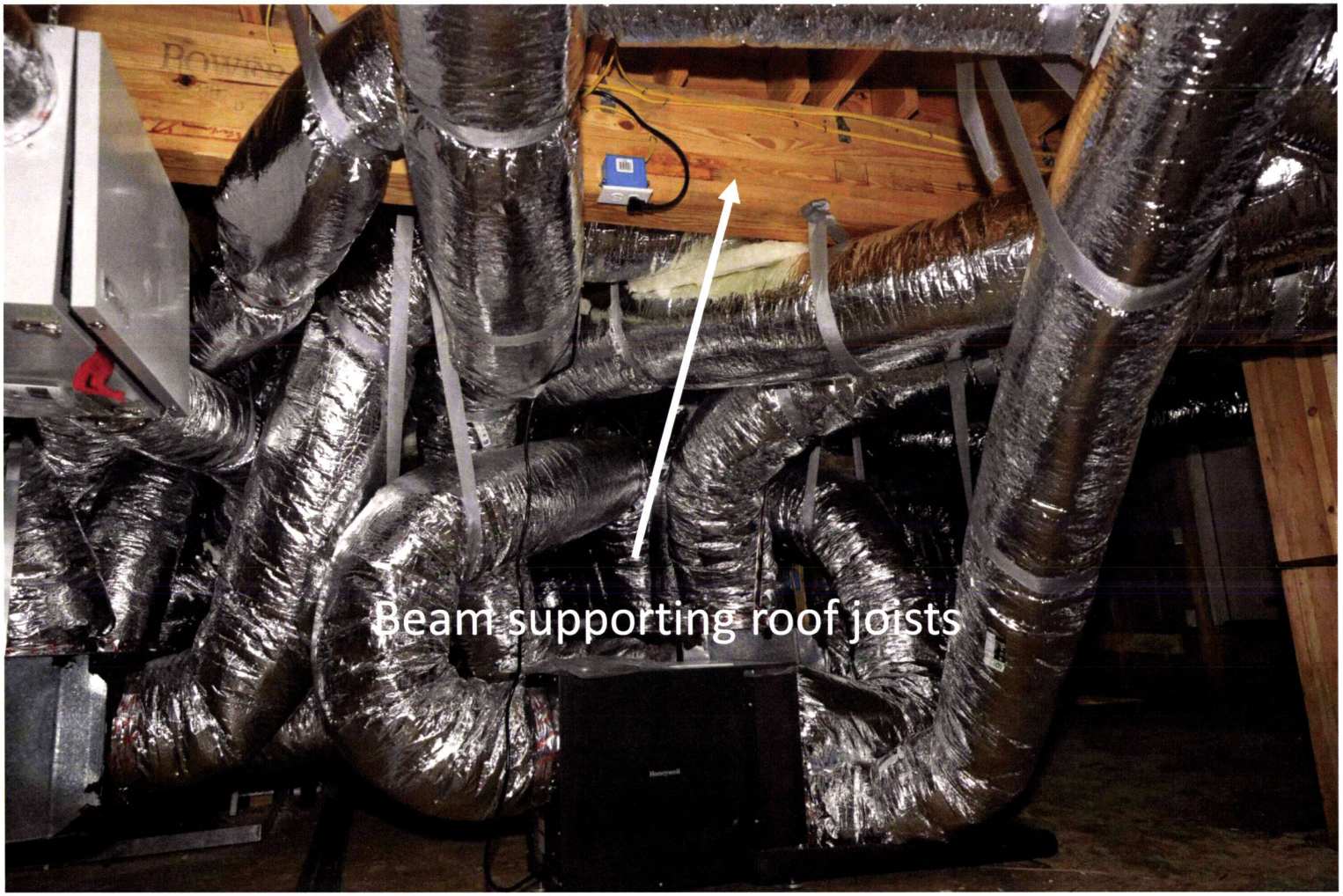


Attic, SE corner of roof, looking North




Attic, setback from front

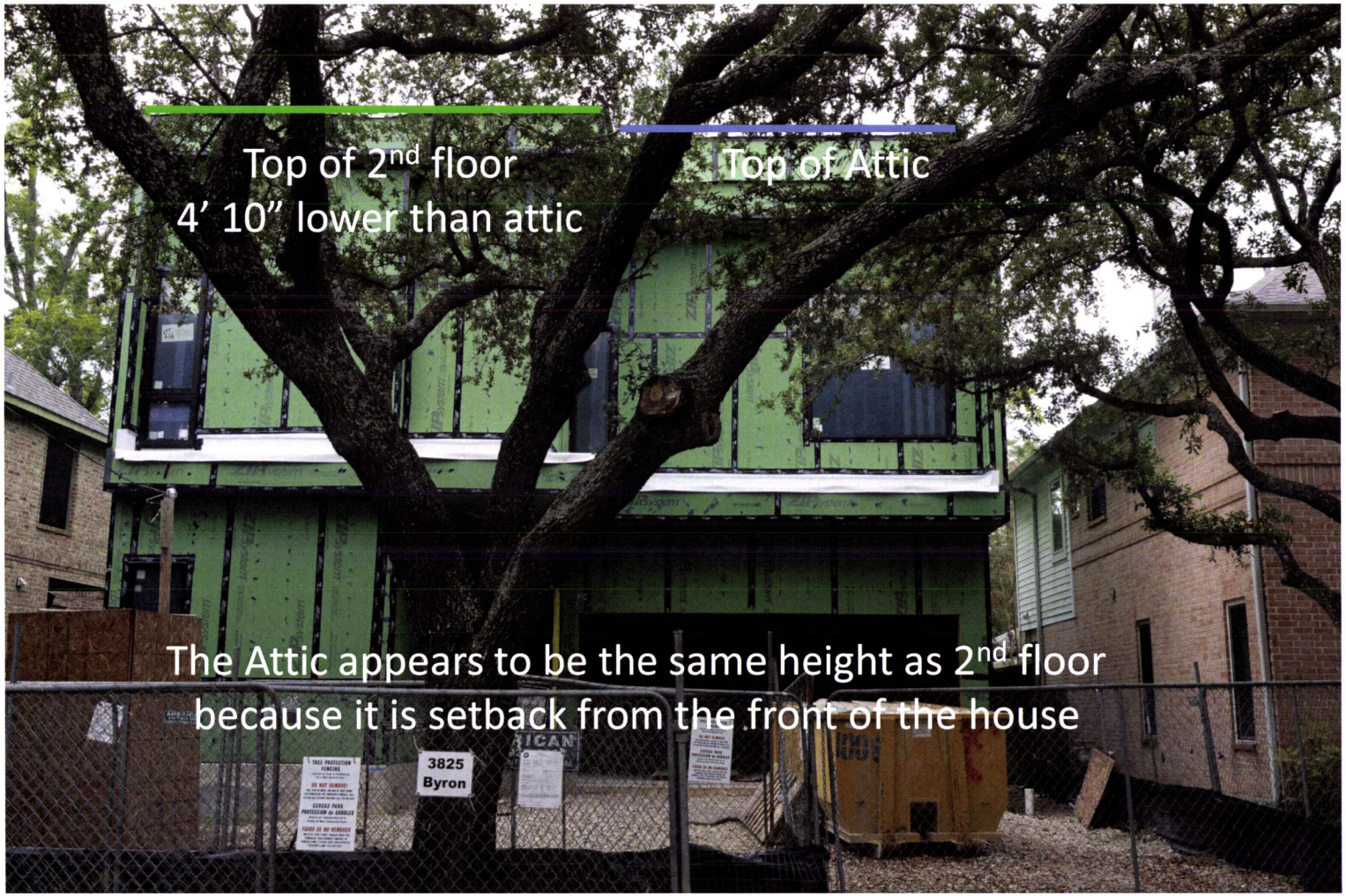
Attic condition as it exists now
Joists at top of photo are the roof in question

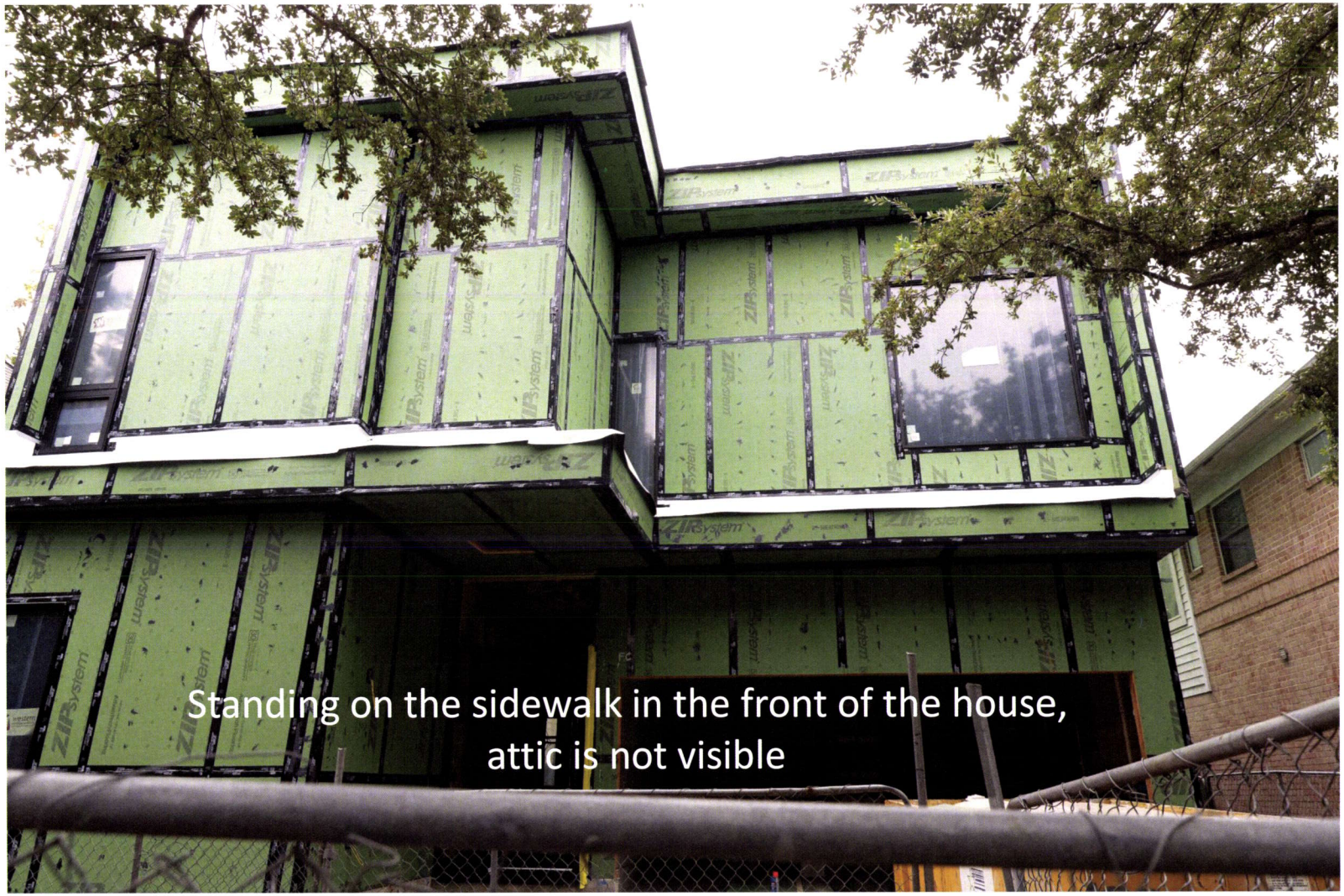

Beam supporting roof joists

# Impact comments (continued)

- Contacted 9 homeowners on the block
- No one expressed an objection
- FYI, I lived at 3813 Byron for 22 years
- Next pages show photos of the area

This is not the attic
East, across the street, attic not visible


Top of 2nd floor
4' 10" lower than attic
Top of Attic
The Attic appears to be the same height as 2nd floor
because it is setback from the front of the house
3825
Byron


Standing on the sidewalk in the front of the house,
attic is not visible

Rear of attic
Rear of house
AMERICAN
1-877-933-6336
AMERICANFENCE.COM

6” reduction would have minimal visual impact
3839
Across the street, at the corner
Most visible from this location

3824 Byron – roof at 36.53 ft

# ZBA on the 3824 Byron variance approval

- "(i) due to special conditions"
  - Barbara Buzdar, original owner of the house initiated the variance request
  - She was present at the ZBA meeting so I asked about the "special conditions"
  - She said it was the unique design of the roof
  - The attic roof of 3825 Byron also has a unique design
- "a literal enforcement of the Zoning Ordinance provision identified below would result in unnecessary hardship"
  - In discussions with Barbara, risk, cost and complexity to remedy were the "hardship"
  - The same hardships would be experienced at 3825 Byron (all HVAC mechanicals are installed)
- "(ii) by granting this variance, the spirit of the ordinance is observed and substantial justice is done"
  - If true for a 1 ft 6-3/8" variance, must it also be true for a variance 1/3 of that amount?
- "this variance is not contrary to public interest"
  - Again, if true for a 1 ft 6-3/8" variance, must it also be true for a 5-1/2" variance?
  - And, as was the case with 3824 Byron variance, neighbors do not object to a variance for 3825 Byron

# Closing

- Request approval from Zoning Board for 5 ½” height variance

The City of West University Place

*A Neighborhood City*

**NOTICE OF ZONING BOARD OF ADJUSTMENT HEARING**

The Zoning Board of Adjustment ("ZBA") of the City of West University Place, Texas ("City") will hold a public hearing in the Municipal Building, 3800 University Boulevard, City of West University Place, Texas 77005, during a meeting set to begin at **6:30 p.m.** on **October 22, 2020.** The hearing may be recessed and continued to a ZBA meeting set to begin at **6:30 p.m.** on **November 19, 2020.** The purpose of the hearing is to provide an opportunity for all persons to be heard in relation to the following matter:

| | |
|---|---|
| **Address of the site:** | **3825 Byron St., Houston, TX 77005** |
| **Legal Description:** | **Lot 3, Block 10 of College View, Harris County** |
| **Docket Number:** | **2020-0011** |
| **Applicant:** | **Wayne Donnelly** |
| **Action Requested:** | **Request a variance to allow a structure to exceed the maximum height. Section 7-101 Table 4b Principal Buildings, Maximum Height** |

**Additional Details:** The applicant is requesting a variance to allow a structure to exceed the maximum height of 35 feet by .46 feet or approximately 5 ½ inches. This home is located in the 100 year floodplain and the foundation was required to be elevated 2 feet above base flood elevation to comply with the local ordinance.

Applicable regulations include the City's Zoning Ordinance, Code of Ordinances, Chapter 211 of the Texas Local Government Code and the rules of the ZBA. The application is available on the city's website at www.westutx.gov. Additional details on such matters, as well as the applicable regulations are also available for public inspection in the **Public Works Center, 3826 Amherst,** West University Place, 77005. Any person interested in such matters should attend the hearing.

If you plan to attend this public meeting and you have a disability that requires special arrangements at the meeting, please contact the City Planner at 713-662-5830 in advance of the meeting. Reasonable accommodations will be made to assist your participation in the meeting. The Municipal Building is wheel chair accessible from the West and Southwest entrances and specially marked parking spaces are available in the Southwest parking area.

**Signed: Clay Chew, for the ZBA posted and mailed on or before October 9, 2020.**

cchew@westutx.gov **713-662-5830**

WEST UNIVERSITY MODERN HOMES
3315 UNIVERSITY BLVD
(C/O 3825 BYRON)
HOUSTON, TX 77005-3353

REAMER JEFFREY D & TEAL
3806 BYRON ST
HOUSTON TX 77005-3626

SCHEICHER JAMES R & ANNALESA
3816 BYRON ST
HOUSTON TX 77005-3626

FRIEDMAN DOUGLAS S
3820 BYRON ST
HOUSTON TX 77005-3626

FRANKLIN ROBERT & NAN
3654 OLYMPIA DR
(C/O 3822 BYRON ST)
HOUSTON TX 77019-3028

CURRENT OWNER
3824 BYRON ST
HOUSTON TX 77005-3626

PILSON NINA A & JOHN
3832 BYRON ST
HOUSTON TX 77005-3626

LILLIAN GRAYSON LLC
6666 HARWIN DR STE 500
(C/O 3840 BYRON ST)
HOUSTON TX 77036-2235

TRUONG MYLENE
3839 BYRON ST
HOUSTON TX 77005-3625

DONOVAN JOHN & DENISE
PO BOX 272061
(C/O 3829 BYRON ST)
HOUSTON TX 77277-2061

JUZSWIK JOHN & KRISTY
3821 BYRON ST
HOUSTON TX 77005-3625

MONTGOMERY JOHN & ELVIA
3817 BYRON ST
HOUSTON TX 77005-3625

OLSON STEPHEN & AMANDA
3813 BYRON ST
HOUSTON TX 77005-3625

OLSON STEPHEN & AMANDA
3809 BYRON ST
HOUSTON TX 77005-3625

HERB FLORENCE
3805 BYRON ST
HOUSTON TX 77005-3625

GIANNONE ADAM & ANDREA
3808 OBERLIN ST
HOUSTON TX 77005-3634

KENNEALLY MATTHEW & LAUREN
3812 OBERLIN ST
HOUSTON TX 77005-3634

CURRENT OWNER
3816 OBERLIN ST
HOUSTON TX 77005-3634

CURRENT OWNER
3820 OBERLIN ST
HOUSTON TX 77005-3634

MCGLAMERY GERALD JR ESTATE OF
3824 OBERLIN ST
HOUSTON TX 77005-3634

MORRIS DAVID & MEGAN K
3826 OBERLIN ST
HOUSTON TX 77005-3634

MORRIS DAVID & MEGAN
3826 OBERLIN ST
(C/O 3830 OBERLIN ST)
HOUSTON TX 77005-3634

CHAN ERIC & MICHELLE % CHAN
FAMILY REVOCABLE TRUST
3836 OBERLIN ST
HOUSTON TX 77005-3634

BUTLER ALEXANDER & LEE ANN
3902 OBERLIN ST
HOUSTON TX 77005-3636

WOODS DANIEL & NYLA
3901 BYRON ST
HOUSTON TX 77005-3627

PEARSON MARK & POLONA
3902 BYRON ST
HOUSTON TX 77005-3628

WORTHINGTON SALLY P
3833 OBERLIN ST
HOUSTON TX 77005-3633

SHEN HSINMEI MICHELLE & OBRIEN
KEITH
3829 OBERLIN ST
HOUSTON TX 77005-3633

KHANDELWAL GAURAV
3825 OBERLIN ST
HOUSTON TX 77005-3633

STELZER CHRISTOPHER & REBECCA
3823 OBERLIN ST
HOUSTON TX 77005-3633

LONG PATRICK & CAROLINE
3819 OBERLIN ST
HOUSTON TX 77005-3633

CULL HERBERT G JR
3815 OBERLIN ST
HOUSTON TX 77005-3633

BRENCHKMANN CHRISTIAN F
3835 CASE ST
HOUSTON TX 77005-3601

PERLICK STEVEN J
3831 CASE ST
HOUSTON TX 77005-3601

MCGINTY MILTON & MARGARET
3823 CASE ST
HOUSTON TX 77005-3601

BRITO JAIME F & KATHLEEN M
3817 CASE ST
HOUSTON TX 77005-3601

STOWE BOBBIE G JR & CHARLOTTE
3813 CASE ST
HOUSTON TX 77005-3601

TIEMANN MARK % MARK TIEMANN
LIVING TRUST
3809 CASE ST
HOUSTON TX 77005-3601

# AGENDA

# ITEM

# #3

City of
West University
Place

**To:** **Zoning Board of Adjustments**

**From:** **Clay Chew, Building Official**

**Date:** **October 22, 2020**

**Re:** **Staff Report for Docket 2020-0012 - 3923 Swarthmore**

---

**Applicant's Request**
Applicant is requesting a variance to allow a front porch to project past the allowed limit.

**Background Information**
The applicant is requesting a variance to exceed the allowed 10 foot porch projection into the front yard by 11 inches. This home was built in 1949 and does not meet the required 25 foot setback required by the present ordinance. The proposed plan is for a 6 foot porch which would exceed the allowed 10 foot projection into the front yard by 11 inches.

**Variance Request**
Applicant is requesting a variance to allow a front porch to project past the allowed limit

Ordinance Section:
Article 7 District Specific Regulations
Section 7-100
Table 7-6 Projection Schedule
Note 1.2 Porches in front yard.

(1) The ZBA has made all findings and determinations required by state law for the granting of a variance. A "special condition" or "hardship" that is self-created, personal or based only on financial reasons is not sufficient to support the issuance of a variance. The findings to grant a favorable result for this application are as follows:
   a. The ZBA must find that a literal enforcement of the ordinance
   b. By granting the variance would the spirit of the ordinance be observed and substantial justice done?
   c. Would variance be contrary to the public interest?
(2) The ZBA has made any additional findings and determination required by a specific provision of this section which relates to the variance.
(3) The variance has been reduced to writing and includes any conditions prescribed by the ZBA or required by this section for the variance in question.

# City of West University Place

## APPLICATION TO THE ZONING BOARD OF ADJUSTMENT OF THE CITY OF WEST UNIVERSITY PLACE, TEXAS ("CITY")

***Address of site:*** 3923 Swarthmore St, Houston, TX 77005

***Legal description of the site:*** Lot 4 in Block 13, of COLLEGE VIEW, a subdivision in Harris County, Texas, according to the map or plot thereof, recorded in volume 6, Page 44 of the Map Records of Harris County, Texas

***Applicant:*** Troy D Madeley Jr.
***Address:*** 3923 Swarthmore St, Houston, TX 77005
***Contact:*** Troy D Madeley Jr. ***Phone:*** 713-201-7731 ***Fax:*** ***Email:*** madeley07@gmail.com

***Decision or Action Requested*** ***(check one or more and provide requested data):***

( ) **Appeal.** Hear and decide an appeal from an order, requirement, decision or determination made by the Administrative Official.

- Is the official's action in writing? ( ) Yes; ( )copy is attached. ( )No, but the action appealed is as follows:
- When was the action taken? Note: Appeals must be filed within a reasonable time. Please explain any delay below:
- Exact zoning ordinance section(s) involved:
- Grounds for appeal:

( ) **Special Exception**.

- Exact zoning ordinance section that authorizes the special exception:
- Exact wording of special exception requested:

( x) **Variance.**

- Exact zoning ordinance section from which a variance is requested: Table 7-6 Projections schedule Note 1.2 Porches in front yard. On a building site in a residential district with a front yard depth of 20 feet or more, a porch may project up to 120 inches into the front yard.
- Exact wording of variance requested:
  This old stock home does not meet the front building line setback as required by the present ordinance. The variance request is for the proposed porch to exceed the allowed projection of 120 inches by 11 inches.

***Other Data.*** Are there drawings or other data? ( )No (x)Yes*(list items here and attach them)*

1. Architectural drawings
2. Site Survey
3. Proof of Ownership
4. Written request explaining need for variance

***Attached.*** The applicant has read the State and City regulations attached.

Signature of applicant: _____ Date: 9/30/20

**For Staff Use only Date filed:** 10/1/2020 **Date heard:** 10/22/2020 **Docket#:** BZ-2020-0012

Form ZBA-102

Dear West U Zoning Board of Adjustments,

We are updating the exterior of our original West U cottage at 3923 Swarthmore. We are doing our best to update the exterior of the house to blend better with the surrounding properties while still keeping the charm of a home built in 1949. Part of our exterior update requires laying a 6 foot concrete slab to construct a covered porch off the front of the house. This would require the porch to extend 11 inches beyond the allowed projection setback of 120 inches. Since our house was built in 1949, the front of our house extends past the current build line which, per the current ordinance, constrains our ability to add the full six feet. We, along with our architect, believe the full 6 feet is needed in order to allow the porch to be fully useable and not overly constrictive. Our architect has designed the porch with the entire yard and house in mind with the intent of preserving spacial symmetry and maximizing the usability of the porch. Without the full six foot porch we believe the value the exterior upgrade would add to our home would be inhibited.

Moreover, the variance is not contrary to the public interest and preserves the spirit of the ordinance. We have noticed several homes in the neighborhood with porches that appear to sit closer to the sidewalk than we are proposing which makes us believe granting our request will not set unintended precedent. While we have considered several times tearing down the house, we are trying hard to preserve the original cottage feel and West U charm we all love while still providing a facelift that will enhance the value of our home and surrounding homes. In order to do this well, we need to be able to execute our architect's drawings in their entirety which includes the full 6 foot porch.

We thank you for considering our variance request. It is going to be a beautiful exterior remodel and hope you will stop by to take a look when it's completed.

Best,

Troy and Lacey Madeley

Owners: 3923 Swarthmore

LEGEND * ITEMS THAT MAY APPEAR IN * DRAWING BELOW

M.U.E. = MUNICIPAL UTILITY EASEMENT
U.E. = UTILITY EASEMENT
A.E. = AERIAL EASEMENT
D.E. = DRAINAGE EASEMENT
S.S.E. = SANITARY SEWER EASEMENT
STM.S.E. = STORM SEWER EASEMENT
W.L.E. = WATER LINE EASEMENT

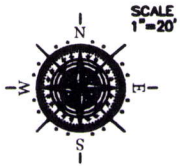
F.I.R. = FOUND IRON ROD
F.I.P. = FOUND IRON PIPE
S.I.R. = SET IRON ROD
W.P. = WOODEN POST
M.P. = METAL POST
C.F.# = CLERK'S FILE NUMBER
P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
B.L. = BUILDING LINE
FND. = FOUND
BRS = BEARS

P.A.E. = PERMANENT ACCESS EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
W.S.E. = WATER & SEWER EASEMENT
E.E. = ELECTRIC EASEMENT
P.C. = POINT OF CURVATURE
P.T. = POINT OF TANGENCY
P.R.C. = POINT OF REVERSE CURVATURE
P.C.C. = POINT OF COMPOUND CURVATURE
P.P. = POWER POLE
S.F.M.F. = SEARCHED FOR, NOT FOUND
U.T.S. = UNABLE TO SET

CONTROL MONUMENT
= PROPERTY LINE
= EASEMENT LINE
= BUILDING SETBACK LINE
= BUILDING WALL

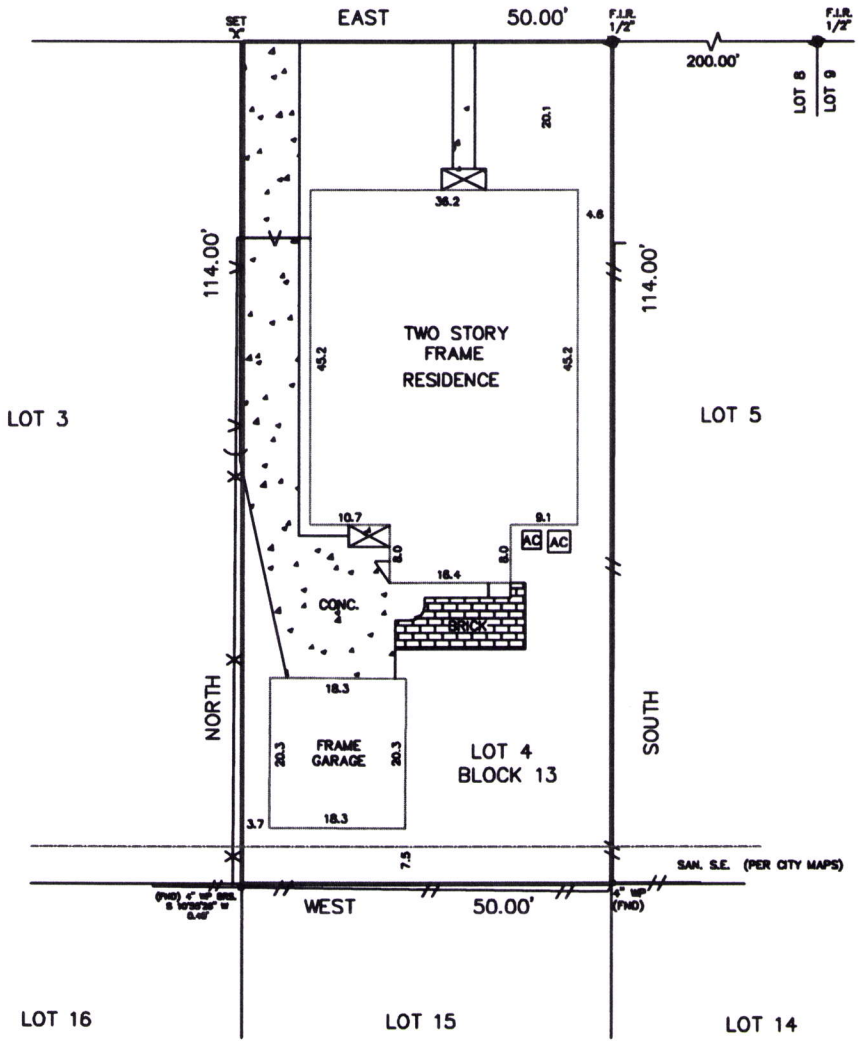
= WOODEN FENCE
= CHAIN LINK FENCE
= METAL FENCE
= WIRE FENCE
= VINYL FENCE

SCALE 1"=20'




# 3923 SWARTHMORE STREET

60' R.O.W.




Reviewed & Accepted by: _____ Date _____ / _____ Date _____

NOTES:
- BEARING BASIS: ASSUMED CARDINAL BEARINGS
- SUBJECT TO ANY AND ALL RECORDED AND UNRECORDED EASEMENTS
- SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED PROPERTY
- UNDERGROUND UTILITY INSTALLATIONS,UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED BY THIS SURVEY
- THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS
- SUBJECT TO RESTRICTIVE COVENANTS AS PER TITLE COMMITMENT
- SUBJECT TO ZONING AND BUILDING ORDINANCES ENFORCED BY LOCAL MUNICIPALITIES

LEGAL DESCRIPTION

LOT 4, IN BLOCK 13. OF COLLEGE VIEW, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 6, PAGE 44 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

TROY D. MADELEY JR
LACEY J. MADELEY

ADDRESS 3923 SWARTHMORE STREET

STATE OF TEXAS REGISTERED TOBY P. COUGHMAN 5565 PROFESSIONAL LAND SURVEYOR

I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON (OR ON ATTACHED SHEET), AND THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN, AND WAS DONE BY ME OR UNDER MY SUPERVISION, AND CONFORMS TO OR EXCEEDS THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

JOB # 1605228
DATE 5/20/16
GF# 16002214


PRO-SURV
P.O. BOX 1366, FRIENDSWOOD, TX 77549
PHONE- 281-996-1113 FAX - 281-996-0112
EMAIL: orders@prosurv.net
TBPLS FIRM NO.:10119300



ONLY SURVEY MAPS WITH THE SURVEYOR'S ORIGINAL SIGNATURE ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION.
© 2016 PRO-SURV - ALL RIGHTS RESERVED

RP-2016-260111
06/17/2016 ER $24.00

**GENERAL WARRANTY DEED WITH VENDOR'S LIEN IN FAVOR OF THIRD PARTY**

**NOTICE OF CONFIDENTIALITY: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

THE STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF HARRIS §

THAT STUART L. MCGEOCH AND JENNIFER KELLY, ALSO KNOWN AS JENNIFER A. MCGEOCH (hereinafter called "GRANTORS" whether one or more), for and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations cash in hand paid by TROY D. MADELEY, JR. AND LACEY J. MADELEY, HUSBAND AND WIFE whose address is 3923 SWARTHMORE ST., HOUSTON, TX 77005 (hereinafter called "GRANTEES" whether one or more), the receipt and sufficiency of which are hereby acknowledged and confessed, and the further consideration of the advancement and payment in cash of all or part of the purchase price hereof by Beneficiary at the special instance and request of Grantee under that certain note in the principal sum of SEVEN HUNDRED NINE THOUSAND TWO HUNDRED ($709,200.00) payable to the order of Wells Fargo Bank, N.A. (hereinafter referred to as "BENEFICIARY") of even date herewith, said note bearing interest at the rate therein provided, principal and interest being due and payable in monthly installments as therein set out, and providing for attorney's fees and acceleration of maturity at the rate and in the events therein set forth, which note is secured by the Vendor's Lien herein reserved and is additionally secured by a Deed of Trust of even date herewith, executed by the Grantees herein to ROBERT K. FOWLER,Trustee, reference to which is here made for all purposes; and in consideration of the payment of the sum above mentioned by the Beneficiary above mentioned, Grantors hereby transfer, set over, assign and convey unto said Beneficiary and assigns, the Vendor's Lien and Superior Title herein retained and reserved against the property and premises herein conveyed, in the same manner and to the same extent as if said note had been executed in Grantors' favor and by said Grantors assigned to the Beneficiary without recourse; have GRANTED, SOLD and CONVEYED, and by these presents do GRANT, SELL and CONVEY unto the said Grantees herein, the following described property, together with all improvements thereon, to-wit:

SEE EXHIBIT "A" ATTACHED

TO HAVE AND TO HOLD the above described premises, together with, all and singular, the rights and appurtenances thereto in any wise belonging, unto the said Grantees, their heirs and assigns forever. And Grantors do hereby bind themselves, their heirs, executors and administrators, to warrant and forever defend all and singular, the said premises unto the said Grantees, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof. Taxes for the current year have been prorated and are assumed by Grantee. This conveyance is made and accepted subject to any and all validly existing restrictions, mineral reservations and interests, conditions, covenants, easements, and rights of way, if any, applicable to and enforceable against the above described property as now reflected by the records of the County Clerk in said County and State and to any applicable zoning laws or ordinances.

But it is expressly agreed and stipulated that the Vendor's Lien and the Superior Title are retained and reserved in favor of the payee in said note against the above described property, premises and improvements, until said note, and all interest thereon is fully paid according to the face and tenor, effect and reading thereof, when this deed

RP-2016-260111

shall become absolute.

When this deed is executed by one person, or when the Grantee is one person, the instrument shall read as though pertinent verbs and pronouns were changed to correspond, and when executed by or to a corporation the words "heirs, executors and administrators" or "heirs and assigns" shall be construed to mean "Successors and assigns".

Executed to be effective as of the 16th day of June, 2016.

STUART L. MCGEOCH

JENNIFER KELLY

THE STATE OF TEXAS.
COUNTY OF Harris

This instrument was acknowledged before me on 6-16-16, by STUART L. MCGEOCH AND JENNIFER KELLY.

Notary Public, State of Texas

RETURN TO:
TROY D. MADELEY, JR.
3923 SWARTHMORE ST.
HOUSTON, TX 77005

MARGARET H. BURNSIDE
My Notary ID # 125468535
Expires October 28, 2017

RP-2016-260111

File No.: **16002214**

## EXHIBIT "A"

Lot 4, in Block 13, of COLLEGE VIEW, a subdivision in Harris County, Texas, according to the map or plat thereof, recorded in Volume 6, Page 44 of the Map Records of Harris County, Texas.

RP-2016-260111

RP-2016-260111

# Pages 4

06/17/2016 07:55 AM

e-Filed & e-Recorded in the

Official Public Records of

HARRIS COUNTY

STAN STANART

COUNTY CLERK

Fees $24.00

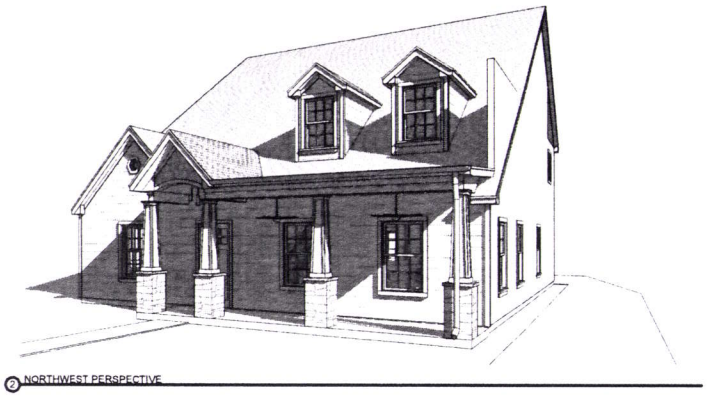
RP-2016-260111

RECORDERS MEMORANDUM
This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

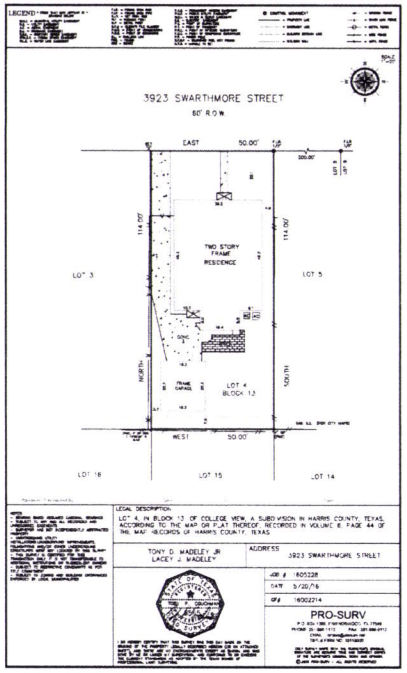
Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.
THE STATE OF TEXAS
COUNTY OF HARRIS
I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.

Stan Stanart

COUNTY CLERK
HARRIS COUNTY, TEXAS



2 NORTHWEST PERSPECTIVE




# NOTES:

## GENERAL REQUIREMENTS FOR CONSTRUCTION

1. THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION UNLESS DATED AND NOTED AS ISSUED FOR CONSTRUCTION
2. ALL CONSTRUCTION WORK, ARCHITECTURAL, MECHANICAL, ELECTRICAL, ETC. SHALL CONFORM TO 2012 INTERNATIONAL RESIDENTIAL CODE
3. THE GENERAL CONTRACTOR SHALL OBTAIN ALL NECESSARY APPLICATIONS, PERMITS, ETC. FOR COMPLETION OF THE WORK. OWNER WILL PROVIDE CITY OF HOUSTON BUILDING PERMIT
4. THE GENERAL CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE DOCUMENTS AS ISSUED BY THE ARCHITECT AND THE ENGINEER, WITH THE EXISTING BUILDING CONDITIONS
5. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS AT THE JOBSITE AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES, OMISSIONS AND/OR CONFLICTS BEFORE PROCEEDING WITH THE WORK. NO ALLOWANCE SHALL BE MADE FOR EXTRA EXPENSE OR TIME DUE TO CONTRACTORS FAILURE OR NEGLECT TO COMPLETE EXAMINATION OF ONGOING JOBSITE CONDITIONS
6. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN. LARGE SCALE DETAILS GOVERN OVER SMALL SCALE DETAILS. DRYWALL CONSTRUCTION IS DIMENSIONED TO THE FACE OF PARTITIONS UNLESS NOTED OTHERWISE
7. WHERE WORK CONNECTS WITH EXISTING CONSTRUCTION, THE CONTRACTOR SHALL DO ALL NECESSARY CUTTING, FITTING AND PATCHING, HE SHALL FURNISH ALL LABOR AND MATERIALS NECESSARY TO COMPLETE THE WORK
8. ROUGH CARPENTRY
   A. ALL ROUGH CARPENTRY TO BE SOUTHERN PINE OR DOUGLAS FIR, GRADE No. 2 OR BETTER. PROVIDE TREATED MATERIAL WHERE REQUIRED.
   B. ALL NAILERS, BLOCKING, ROUGH BUCKS AND MISCELLANEOUS BLOCKING TO BE FIREPROOFED IN ACCORDANCE WITH MUNICIPAL CODES AND ALL OTHER APPLICABLE CODES
9. WORK IS TO BE PERFORMED IN A PROFESSIONAL AND WORKMANLIKE MANNER AND IN ACCORDANCE WITH THE OWNERS AUTHORIZATION, RULES AND REGULATIONS
10. REMOVE DEBRIS, RUBBISH AND OTHER MATERIALS TO ON-SITE DUMPSTER. TRANSPORT AND LEGALLY DISPOSE OF MATERIALS OFF SITE. IF HAZARDOUS MATERIALS ARE ENCOUNTERED, COMPLY WITH ALL APPLICABLE LAWS, REGULATIONS, AND ORDINANCES CONCERNING REMOVAL, HANDLING AND PROTECTION AGAINST EXPOSURE TO OR ENVIRONMENTAL POLLUTION
11. UPON COMPLETION OF DEMOLITION WORK, REMOVE TOOLS, EQUIPMENT AND DEMOLISHED MATERIALS TO ON-SITE DUMPSTER. REMOVE PROTECTIONS AND LEAVE INTERIOR AREAS BROOM CLEAN. REPAIR DEMOLITION PERFORMED IN EXCESS OF THAT REQUIRED RETURNING STRUCTURES AND SURFACES TO REMAIN TO CONDITION OF EXISTING PRIOR TO COMMENCEMENT OF DEMOLITION
12. WHERE WORK CONNECTS WITH EXISTING, REFINISH EXISTING TO NEAREST INSIDE CORNER OR DOOR JAMB. AREAS WHICH ARE COMMON AREAS SHALL BE BROUGHT BACK TO BUILDING STANDARD FINISH WHERE AFFECTED BY DEMOLITION AND/OR NEW CONSTRUCTION
13. VERIFY WITH OWNER WHERE TO PATCH, PAINT AND/OR REPAIR EXISTING CONSTRUCTION WHICH IS TO REMAIN WHERE NOT CLARIFIED ON DOCUMENTS
14. FURNISH, INSTALL AND MAINTAIN TEMPORARY UTILITIES REQUIRED FOR CONSTRUCTION. REMOVE ON COMPLETION OF WORK
15. EQUIPMENT ITEMS SHOWN OR REFERENCED ON THE PLAN SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR UNLESS NOTED OTHERWISE. APPLIANCES SHALL BE SUPPLIED BY OWNER

## Drawing List

| Sheet Number | Sheet Name |
|---|---|
| A1.00 | INDEX OF DRAWINGS, GENERAL INFO, SURVEY, DEMO PLANS |
| A1.1 | 1st & 2nd FLOOR PLAN |
| A2.1 | ELEVATIONS, SECTION |
| ME-1 | LIGHTING PLANS |
| S-1 | FRAMING SECTIONS & DETAILS |
| S-2 | FOUNDATION PLAN & DETAILS |

## BUILDING CODES & STANDARDS

2012 INTERNATIONAL RESIDENTIAL CODE

NEC

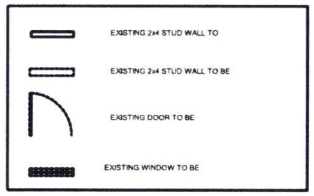
OCCUPANCY CLASSIFICATION
RESIDENTIAL: R-3

CONSTRUCTION TYPE- (SECTION 603, TABLE 601): TYPE V N

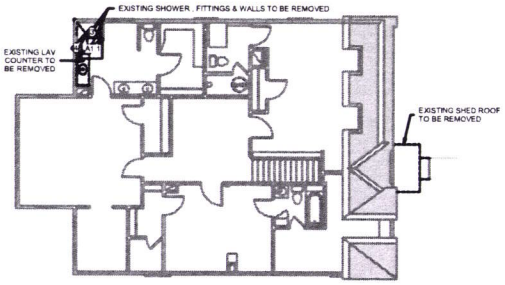
## SYMBOLS

DRAWING

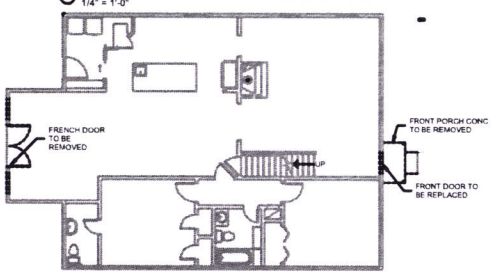
- Detail Number / Sheet Number — ELEVATION
- Detail Number / Sheet Number — SECTION CUT
- Detail Number / Sheet Number — DETAIL
- DOOR TYPE
- HARDWARE SET NO.
- DOOR NUMBER
- PARTITION TYPE
- ROOM NUMBER
- REVISION
- KEY NOTE TO DRAWING
- WALL FINISH OR RE: FINISH SCHEDULE AS APPLICABLE
- FLOOR FINISH / BASE OR RE: FINISH SCHEDULE AS APPLICABLE
- ALIGN
- DIMENSION TO FINISH FACE OF STUD OR MASONRY UNLESS OTHERWISE NOTED



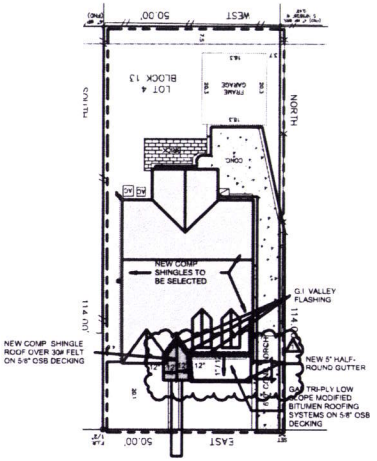

DEMO LEGEND
1/4" = 1'-0"




1 2ND FLOOR DEMO PLAN
1/8" = 1'-0"




4 FIRST FLOOR DEMO PLAN
1/8" = 1'-0"




5 SITE / ROOF PLAN
1/16" = 1'-0"


JAMES HERVEY MORRIS ARCHITECTURE & DESIGN
ARCHITECTS NCARB
9525 Kirby Ferry No. 204
Houston, TX 77024
TEL (713) 464-6911
FAX (713) 461-1703


Project Number:
Project Number:
Date:
Construction & Permit issue (08-27-2020)

| Revision Schedule | | |
|---|---|---|
| Rev. Number | Rev. Date | Rev. Description |
| | 09-24-20 | Bldg in Wetl. U |

MADELEY RESIDENCE
3923 Swarthmore
Houston, TX 77005

INDEX OF DRAWINGS, GENERAL INFO, SURVEY, DEMO PLANS

Sheet Number
A1.00

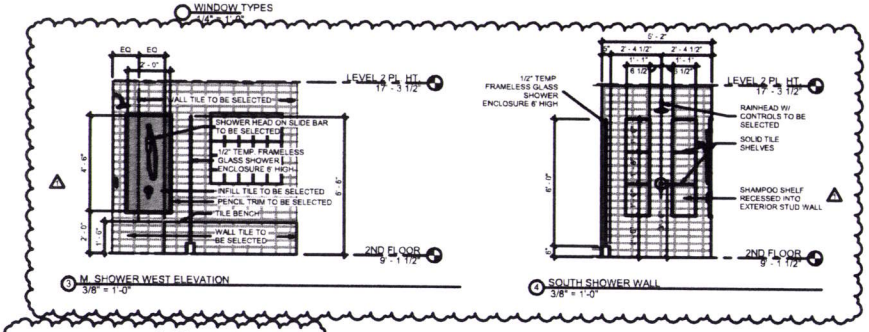
Copyright James Hervey Morris Architects

| WINDOW SCHEDULE | | | |
|---|---|---|---|
| Type Mark | Width | Height | Description |
| A | 3' - 0" | 6' - 0" | SINGLE-HUNG DIVIDED LITE DOUBLE INSULATED LOW E GLASS WINDOW SELECTED BY OWNER |
| TTTTT | 1' - 0" | 1' - 0" | |

| DOOR SCHEDULE | | | | | | |
|---|---|---|---|---|---|---|
| Type Mark | Count | Thickness | Width | Height | Hardware | Description |
| A1 | 1 | 1 3/4" | 3' - 0" | 6' - 8" | HDW 1 - 1 1/2 PR. BUTTS, ENTRY SET - TO BE SELECTED | EXTERIOR S.C. WD. ENTRY DOO W/ VISION PANELS-HARDWARE SELECTED BY OWNER |
| B3 | 1 | 1 3/4" | 6' - 0" | 6' - 8" | HDW 3 - 1 1/2 PR. BUTTS, DEADBOLT, LOCKSET ACTIVE LEAF, FLUSH BOLTS, DUMMY TRIM INACTIVE LEAF, WEATHERSTRIPPING, ALUM. THRESHOLD | EXTERIOR 8 LIGHT FRENCH DOORS W/ 1/2" GLASS WITH LOW 'E' COATING-HARDWARE SELECTED BY OWNER |
| C2 | 1 | 1/2" | 2' - 6" | 6' - 0" | HDW 2 - FRAMELESS GLASS HINGES AND LATCH | TEMPERED GLASS SHOWER DOOR |

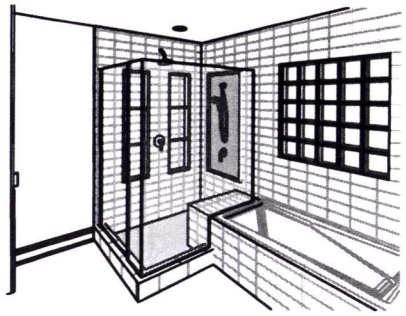
A

WINDOW TYPES
1/4" = 1'-0"

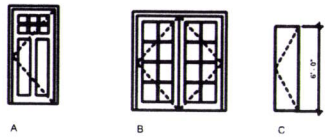



3 M. SHOWER WEST ELEVATION
3/8" = 1'-0"

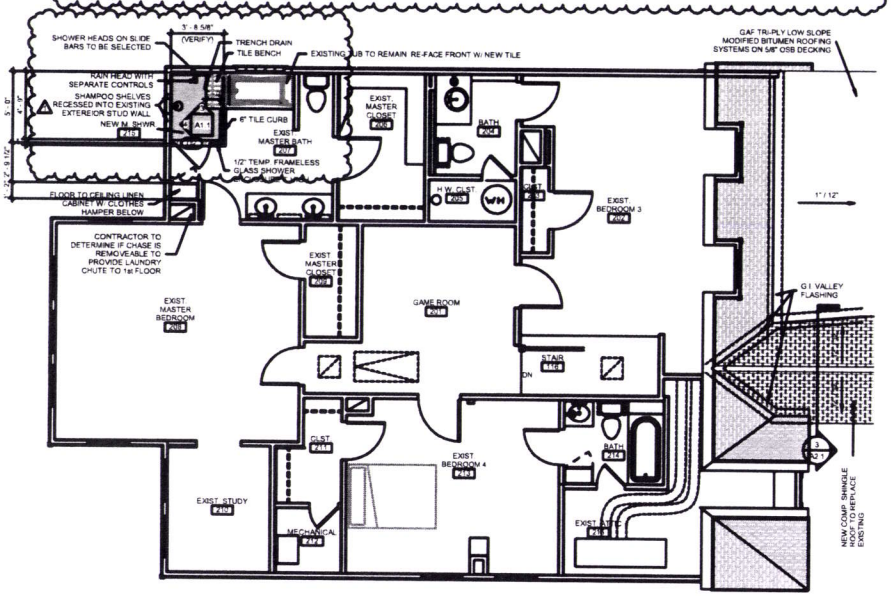
4 SOUTH SHOWER WALL
3/8" = 1'-0"



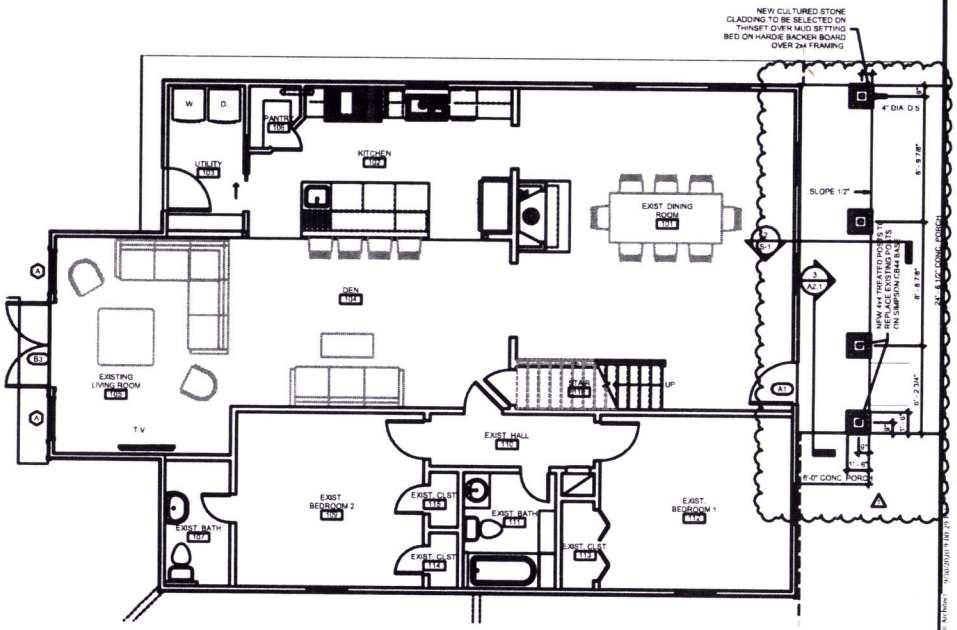
5 M. BATH VIEW




DOOR TYPES
1/4" = 1'-0"




2 2ND FLOOR
1/4" = 1'-0"




1 FIRST FLOOR
1/4" = 1'-0"

JAMES HERVEY MORRIS ARCHITECTURE & DESIGN

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Project Number
Project Number
Date
Construction & Permit issue 08-27-2020

| Revision Schedule | | |
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| | 08-24-20 | Orig to Rev. 0 |

# MADELEY RESIDENCE
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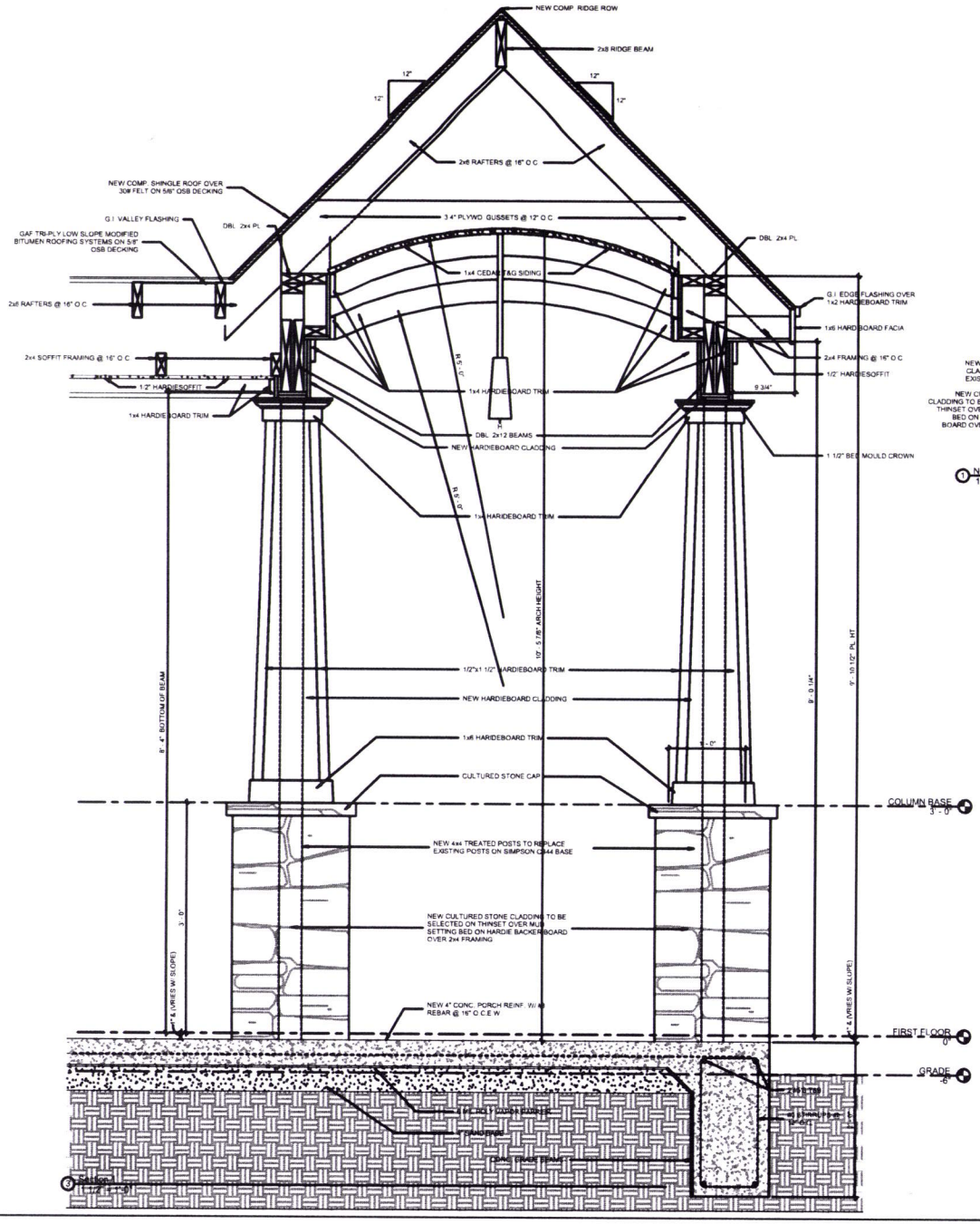
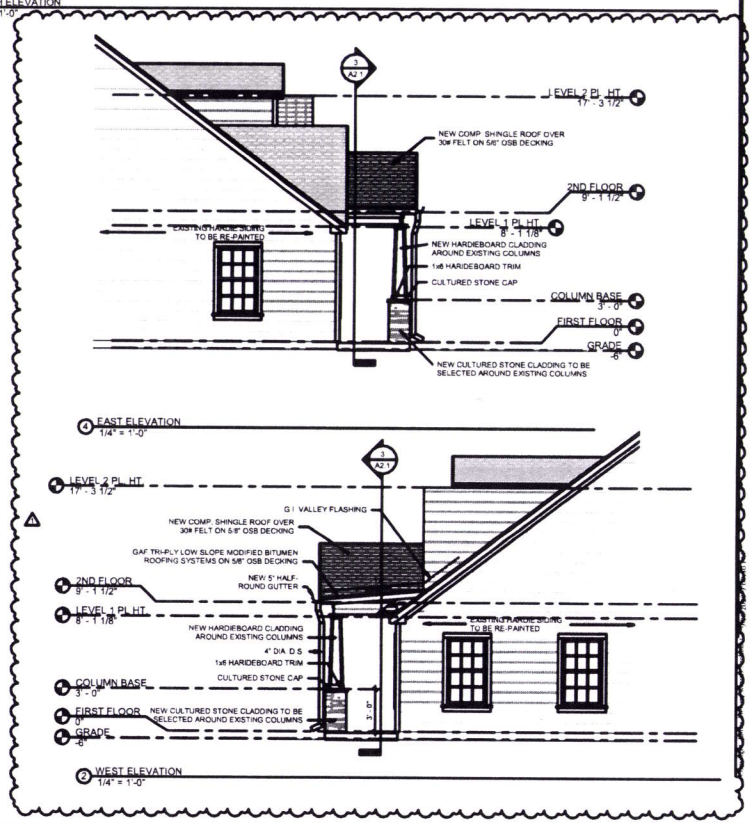
1st & 2nd FLOOR PLAN

Sheet Number
A1.1







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# MADELEY RESIDENCE
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## ELEVATIONS, SECTION

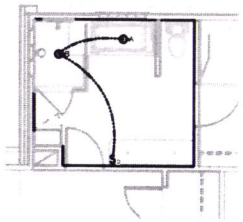
Sheet Number
A2.1

## SYMBOLS LEGEND:

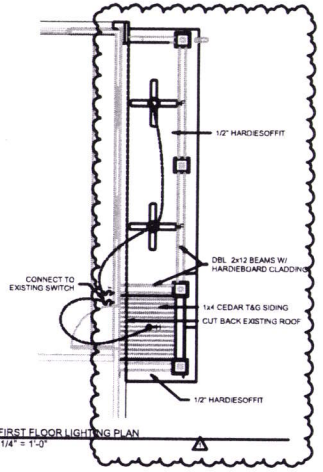
| | |
|---|---|
| | 110 V STANDARD DUPLEX OUTLET - 15" AFF |
| D | 110 V STANDARD DUPLEX OUTLET- DEDICATED CIRCUIT- 15" AFF |
| WP | 110 V STANDARD DUPLEX OUTLET WATERPROOF- 15" AFF |
| 42 | 110 V STANDARD DUPLEX OUTLET - 42" AFF |
| GFI42 | 110 V STANDARD DUPLEX OUTLET - GROUND FAULT INTERRUPTER - 42" AFF |
| | 110 V STANDARD FOURPLEX OUTLET -15" AFF |
| | 110 V CEILING OUTLET |
| | 110 V COVERED BRASS FLOOR |
| | DIGITAL PROGRAMMABLE A/C |
| J | 110 V J- |
| J220 | 220 V J- |
| | SPEAKER JACK WIRED BACK TO ENTERTAINMENT CENTER |
| S | SMOKE DETECTOR WIRED TO ELECTRICAL PANEL |
| | CABLE TV OUTLET |
| | TELEPHONE OUTLET |
| | DATA / COMMUNICATION OUTLET - CAT 5 COAX |
| $ | STANDARD SPST WALL |
| $D | WALL SWITCH / DIMMER |
| $F | ELECTRONIC FAN CONTROL W/ LIGHTING DIMMER SWITCH & 3 SPEED FAN CONTROL |
| $J | DOOR JAMB OPERATED SWITCH |
| | GAS VALVE |

**LIGHTING FIXTURE SCHEDULE**

| Type Mark | Count | Manufacturer | Description |
|---|---|---|---|
| | 2 | | |
| A | 2 | JUNO OR HALO | 6" INCANDESCENT DOWNLIGHT W/ WHITE MULTI-GROOVE BAFFLE |
| B | 2 | JUNO OR HALO | 6" INCANDESCENT DOWNLIGHT W/ WHITE MULTI-GROOVE BAFFLE - DAMP RATED |
| F | 2 | TO BE SELECTED BY OWNER | 36" CEILING FAN W/ LIGHTKIT SELECTED BY OWNER |
| H | 1 | TO BE SELECTED BY OWNER | SUSPENDED FIXTURE SELECTED BY OWNER |



2 SECOND FLOOR MASTER BATH LIGHTING PLAN
1/4" = 1'-0"




1 FIRST FLOOR LIGHTING PLAN
1/4" = 1'-0"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# MADELEY RESIDENCE
3923 Swarthmore
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LIGHTING PLANS

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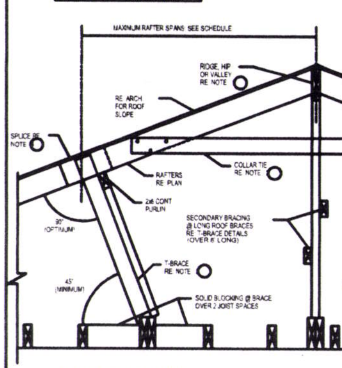
Sheet Number
ME-1

## TYPICAL WOOD FRAMING DETAILS

RAFTER SCHEDULE

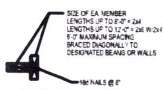
| | | | |
|---|---|---|---|
| 2x6 @ 16" | 10'-4" | 2x6 @ 16" | 13'-4" |
| 2x8 @ 16" | 13'-2" | 2x8 @ 16" | 17'-3" |
| 2x10 @ 16" | 15'-7" | 2x10 @ 16" | 20'-7" |




CEILING JOISTS PERPENDICULAR TO RAFTERS

**DETAIL KEYED NOTES**

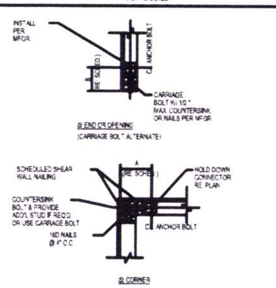
1. RIDGE BEAM, HIP RAFTER OR VALLEY RAFTER DEPTH SHALL BE THE LARGER OF THE FOLLOWING
   A. ONE SIZE DEEPER THAN THE LARGEST RAFTER FRAMING INTO IT (2 x LUMBER)
   B. DEPTH OF CUT END OF RAFTER
2. COLLAR TIES 2x4 LOCATED @ UPPER ONE THIRD (1/3) OF ROOF @ EVERY THIRD RAFTER OR 5'-0" (WHICHEVER SMALLER)
3. BRACE
   A. RE: TYPICAL DETAILS BELOW
   B. MAXIMUM SPACING AS FOLLOWS 4'-0" @ 2x4 CONT. PURLIN 6'-0" @ RIDGE BEAM, HIP OR VALLEY RAFTER
   C. BRACE SHALL BEAR ON AN INTERIOR WALL, BEAM OR STRONG-BACK (DOUBLE 2 SIZES LARGER THAN JOIST) RE: FRAMING PLAN
4. RAFTER & RIDGE SPLICES
   A. LOCATE SPLICE OVER A PURLIN OR PROVIDE ADDITIONAL BRACE @ SPLICE
   B. MINIMUM LAP = 12" NAIL W/ 4-16d NAILS




TYPICAL ROOF T-BRACE DETAILS

TYPICAL ROOF BRACING DETAILS

NOT TO SCALE



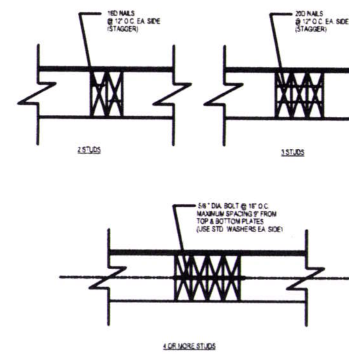

HOLD-DOWN ANCHOR SCHEDULE

| SHEAR WALL MARK | REQUIRED HOLD-DOWN | DIM "A" | DIM "B" |
|---|---|---|---|
| S3 | HD5A | 6 3/4" | 3 1/4" |
| S4 | HD6A | 6 1/2" | 5" |

NOTE: ALL HOLD-DOWNS ARE SIMPSON STRONG-TIE DIMENSIONS "A" & "B" HAVE TO BE REVISED PER MFGR.

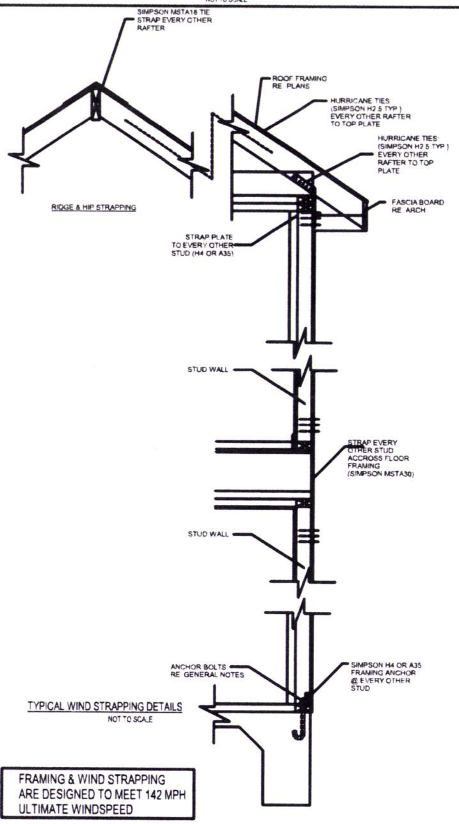
TYPICAL SHEAR WALL HOLD-DOWN PLAN DETAILS

NOT TO SCALE




MULTIPLE-STUD COLUMN DETAIL

NOT TO SCALE




TYPICAL WIND STRAPPING DETAILS

NOT TO SCALE

FRAMING & WIND STRAPPING ARE DESIGNED TO MEET 142 MPH ULTIMATE WINDSPEED

## GENERAL NOTES: WOOD FRAMING SYSTEM

(THESE NOTES SHALL CONTROL UNLESS OTHERWISE NOTED ON PLANS AND DETAILS)

**STUD WALLS:**

1. STUDS SHALL BE AS FOLLOWS
   2x4 OR 2x6 @ 16" O.C. AT ALL FLOORS IN ONE- OR TWO- STORY STRUCTURES
   DBL 2x4 OR 2x6 @ 16" O.C. AT ALL STUD WALLS AT FIRST FLOOR AREAS DIRECTLY BELOW A THIRD FLOOR
2. PROVIDE A MINIMUM OF TWO (2) STUDS AT EACH SIDE OF OPENINGS LARGER THAN 4'-0" FULL HEIGHT OF WALL (KING STUDS)
3. MAXIMUM STUD WALL HEIGHT SHALL BE AS FOLLOWS
   2x4 @ 16" O.C. 10'-0"
   2x6 @ 16" O.C. 13'-0"
   2x8 @ 16" O.C. 16'-0"
4. BLOCKING AND LATERAL BRACING.
   A. PROVIDE BLOCKING AND/OR TEMPORARY CROSS BRACING AS REQUIRED TO ENSURE STUD STRAIGHTNESS ACCORDING TO SPECIFIED TOLERANCES
   B. MAXIMUM TOLERANCE FOR STUD STRAIGHTNESS IN EITHER DIRECTION IS 5/64 INCH PER TEN (10) FEET OF STUD HEIGHT
   C. MINIMUM BLOCKING
      1 ROW FOR STUD HEIGHT UP TO 9'-0";
      2 ROWS FOR STUD HEIGHT UP TO 15'-0";
      3 ROWS ROWS FOR STUD HEIGHT OVER 15'-0"

**HURRICANE CLIPS:**

PROVIDE HURRICANE CLIPS @ EVERY ROOF TRUSS OR RAFTER (SIMPSON H1 OR APPROVED EQUAL)

**MISCELLANEOUS:**

ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE TREATED LUMBER
BOTTOM PLATE ANCHORS: 1/2" DIA. x 8" ANCHOR BOLTS W/ 2" HOOK @ 24" O.C.

**PLYWOOD FLOOR DECK:**

1. PLYWOOD SHALL BE 1 1/8" THICKNESS AND SHALL BE RATED STURD-I-FLOOR (2-4-1) EXPOSURE 1
2. LAY PANELS IN A STAGGERED PATTERN.
3. BLOCK ALL EDGES W/ 2x4 BLOCKING
4. GLUE AND NAIL TO FRAMING MEMBERS AS FOLLOWS
   A. GLUE SHALL CONFORM TO APA SPECIFICATION AFG-01, APPLIED IN A CONTINUOUS BEAD AND IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS
   B. ALL NAILS SHALL BE 8 13/16 RING OR SCREW SHANK. NAIL SPACING SHALL BE 4" O.C. @ PANEL EDGES AND 12" O.C. @ INTERMEDIATE SUPPORTS.

**GRADES:**

WOOD RAFTERS ——NO. 3 SOUTHERN YELLOW PINE (SYP), KD, S4S
CEILING AND FLOOR JOISTS.—NO. 2 SOUTHERN YELLOW PINE (SYP), KD, S4S
BEAMS AND HEADERS——NO. 2 SOUTHERN YELLOW PINE (SYP), KD, S4S
STUDS ————STUD GRADE (SYP), KD, S4S
WOOD POSTS ———NO. 2 SYP, SURFACE GREEN

**BEAMS AND HEADERS:**

1. AT BEAMS MADE UP OF NUMBER OF 2x JOISTS, EACH JOIST WILL BEAR ON A WALL STUD (I.E. NUMBER OF WALL STUDS SHALL MATCH NUMBER OF JOISTS BEARING ON THESE STUDS). THE CENTERLINE OF THE BEAM SHALL BE THE CENTERLINE OF THE SUPPORTING WALL STUDS
2. ALL BEAMS MADE UP OF A NUMBER OF 2x JOISTS SHALL BE FASTENED AS FOLLOWS FOR THE MAXIMUM HORIZONTAL SPACING OF BOLTS
   2-2x12 16 d NAILS @ 12" TOP & BOTTOM, STAGGER, EA. FACE
   3-2x12 20 d NAILS @ 12" TOP & BOTTOM, STAGGER, EA. FACE
   4-2x12 (OR MORE) 3/4 "Ø BOLTS @ 12" TOP & BOTTOM, STAGGER (W/ STD WASHERS)
   BOLTS SHALL BE 3/4 "Ø, LOCATED 2" MINIMUM FROM BEAM EDGES AND SHALL BE STAGGERED IN TOP AND BOTTOM ROWS. PROVIDE STANDARD WASHERS @ EACH FACE

**JOISTS:**

1. JOIST BLOCKING
   A) JOISTS SHALL BE LATERALLY SUPPORTED AT EACH END AND AT EACH SUPPORT BY SOLID BLOCKING EXCEPT WHERE THE ENDS OF JOISTS ARE NAILED INTO A HEADER, BAND OR RIM JOIST OR TO AN ADJOINING STUD. SOLID BLOCKING SHALL NOT BE LESS THAN TWO INCHES IN THICKNESS AND SHALL MATCH THE DEPTH OF THE JOISTS.
   B) PROVIDE SOLID BLOCKING UNDER ALL BEARING WALLS PERPENDICULAR TO THE DIRECTION OF THE JOISTS
   C) PROVIDE DOUBLE JOISTS UNDER ALL BEARING WALLS PARALLEL TO THE DIRECTION OF THE JOISTS.
2. JOIST BRIDGING
   PROVIDE BRIDGING AT ALL FLOOR JOISTS AT SPACING NOT TO EXCEED 8'-0"
3. JOIST HOLES AND NOTCHES
   A) NOTCHES IN TOP OR BOTTOM OF JOISTS SHALL NOT EXCEED ONE SIXTH (1/6) THE JOIST DEPTH AND SHALL NOT BE LOCATED WITHIN MIDDLE THIRD OF THE SPAN
   B) HOLES SHALL NOT BE CLOSER THAN 2" TO TOP OR BOTTOM OF JOIST, THE DIAMETER OF ANY HOLE SHALL NOT EXCEED ONE FOURTH (1/4) THE JOIST DEPTH UNLESS APPROVED BY THE ENGINEER

**PARALLEL STRAND NUMBER (PSL), LAMINATED STRUCTURAL LUMBER (LSL) AND LAMINATED VENEER LUMBER (LVL)**

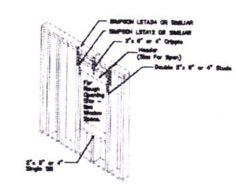
WHERE SHOWN ON DRAWINGS, THESE PRODUCTS SPECIFICATIONS SHALL CONFORM TO THE FOLLOWING SCHEDULE

| PRODUCT NAME | PARALLEL STRAND LUMBER (PSL) | LAMINATED STRUCTURAL LUMBER (LSL) | LAMINATED VENEER LUMBER (LVL) |
|---|---|---|---|
| TRADE NAME MANUFACTURER | "PARALLAM" McMILLAN BLOEDEL (ATHENS, GA 30601) | "ANTHONY POWER BEAM" ANTHONY FOREST PRODUCTS (EL DORADO, AK 71730) | "VERSA-LAM" BOISE CASCADE (WHITE CITY, OR 97503) |
| FLEXURAL STRESS (Fb) | 2,900 PSI | 3,000 PSI | 2,640 PSI |
| HORIZ. SHEAR STRESS (Fv) | 290 PSI | 290 PSI | 285 PSI |
| MODULUS OF ELASTICITY (E) | 2,000,000 PSI | 2,100,000 PSI W/ CAMBER TO OFFSET DEFLECTION | 2,000,000 PSI |

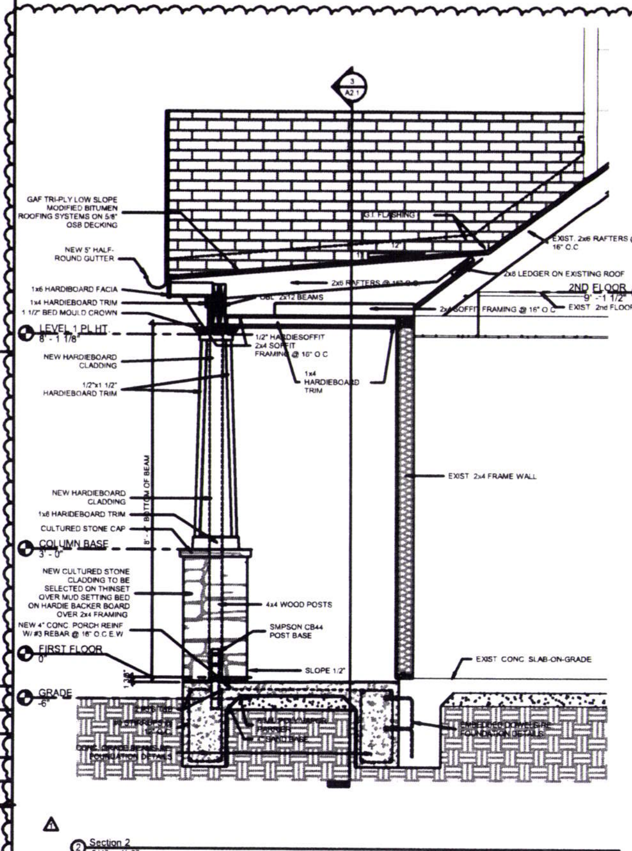
**CONNECTORS**

1. CONNECTORS SHALL BE AS MANUFACTURED BY SIMPSON STRONG-TIE COMPANY, INC., DUBLIN, CA OR APPROVED EQUAL
2. CONNECTORS SHALL BE THE MANUFACTURER-DESIGNATED SIZE FOR FRAMED MEMBERS, AND SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS
3. ALL NAIL & BOLT HOLES SHALL BE ENGAGED, WITH MANUFACTURE-DESIGNATED FASTENERS
4. CONNECTORS SHALL BE INSTALLED AT THE ENDS OF ALL JOISTS & BEAMS FRAMING INTO OTHER (SUPPORTING) MEMBERS (UNLESS OTHERWISE NOTED)
5. THE FOLLOWING CONNECTORS SHALL BE PROVIDED AND SHALL BE CONSIDERED THE MINIMUM

| MEMBER DESCRIPTION | CONNECTOR SERIES |
|---|---|
| SAWN-LUMBER JOISTS | U |
| I-JOISTS | IUS |
| MULTIPLE-JOIST/BEAMS | HUS |
| PSL & LVL BEAMS | LBV |
| LSL (GLU-LAM) BEAMS | HGLS |
| WOOD TRUSSES | BY TRUSS MANUFACTURER |




HEADER DETAIL




2 Section 2
3/4" = 1'-0"

1 FRAMING DETAILS
1/4" = 1'-0"

JAMES HERVEY MORRIS ARCHITECTURE & DESIGN

Project Number

Project Number

Date

Construction & Permit issue 08-27-2020

Revision Schedule

| Rev Number | Rev Date | Rev Description |
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FRAMING SECTIONS & DETAILS

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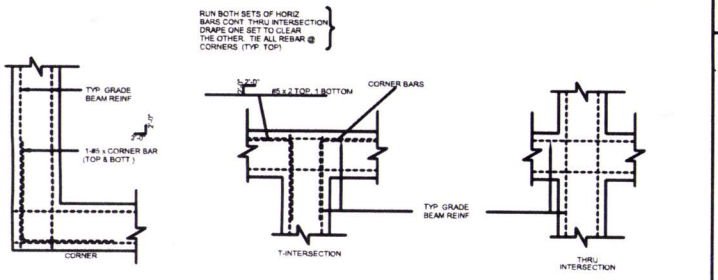
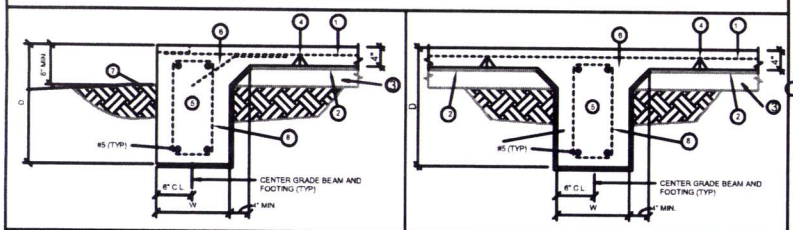
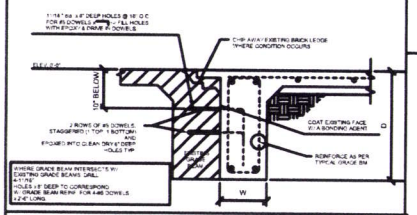



TYPICAL REINFORCEMENT DETAILS @ GRADE BEAM INTERSECTIONS

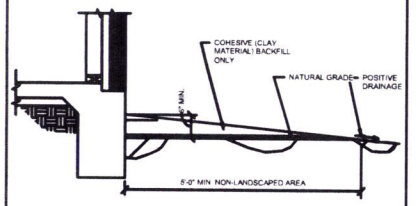



SECTION-TYPICAL GRADE BEAM

SECTION-TYPICAL INTERIOR GRADE BEAM




SECTION -NEW GRADE BEAM @ EXISTING GRADE BEAM




TYPICAL GRADE PREPARATION & DRAINAGE DETAILS

1 FOUNDATION DETAILS
1/4" = 1'-0"

## GENERAL NOTES: FOUNDATION SYSTEM

(THESE NOTES SHALL CONTROL UNLESS OTHERWISE NOTED ON PLANS AND DETAILS)

**TYPICAL SECTIONS LEGEND AND NOTES**

1. #5 @ 18" O.C. U.O.N.
2. 6 MIL POLYETHLENE VAPOR BARRIER, EXTEND FULL COVERAGE UNDER ENTIRE FLOOR SLAB
3. 4" SAND LEVELING LAYER
4. REINFORCING SUPPORT CHAIR @ 48" ON CENTER EACH WAY
5. 2 CONTINUOUS #5 BARS TOP & BOTTOM
6. #4 DOWEL (WITH 18" LEGS) @ 36" O.C.
7. FINISH GRADE. SLOPE PER SITEWORK
8. #3 STIRRUPS - 36" O.C.

**SUBGRADE PREPARATION AND FILL**

1. STRIP AREAS WITHIN BUILDING LINES TO REMOVE ALL VEGETATION, TOP SOIL AND DEBRIS
2. FOLLOWING STRIPPING, PROOF ROLL EXPOSED SUBGRADE TO IDENTIFY WEAK OR SOFT AREAS. SUCH ZONES SHALL BE REMOVED AND REPLACED WITH SELECT FILL
3. GRADE AREA TO PREVENT PONDING OF WATER. DO NOT ALLOW EXPOSED SUBGRADE TO DRY
4. ALL FILL SHALL BE SELECT MATERIALS AS FOLLOWS
   CLEAN SANDY CLAY, FREE OF ORGANIC MATTER
   PLASTICITY INDEX (PI): 7 TO 20% LIQUID LIMIT 28 TO 45%

**SURFACE DRAINAGE**

THE FOLLOWING DRAINAGE PRECAUTIONS SHOULD BE OBSERVED DURING CONSTRUCTION AND AT ALL TIMES AFTER THE STRUCTURE HAS BEEN COMPLETED. BUILDER SHALL ADVISE OWNER OF THESE PRECAUTIONS.

1. THE GROUND SURFACE SURROUNDING THE EXTERIOR OF THE STRUCTURE SHOULD BE SLOPED TO DRAIN AWAY FROM THE STRUCTURE IN ALL DIRECTIONS FOR A MINIMUM DISTANCE OF FIVE (5) FEET WITH A MINIMUM OF SIX (6) INCHES OF VERTICAL FALL. WATER SHOULD NOT BE ALLOWED TO POND NEXT TO THE STRUCTURE.
2. WHERE LANDSCAPING IS TO BE INSTALLED NEXT TO PERIMETER GRADE BEAMS, A MOISTURE BARRIER OR OTHER SUITABLE MEANS IS RECOMMENDED TO PREVENT MOISTURE FROM ENTERING UNDERNEATH CLAY SOILS.
3. ROOF DOWNSPOUTS AND DRAINS SHOULD DISCHARGE WELL AWAY FROM THE LIMITS OF THE FOUNDATIONS OR EDGE OF PERIMETER GRADE BEAMS.

**CONCRETE**

1. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE "ACI STANDARD BUILDING CODE REQUIREMENT FOR STRUCTURAL CONCRETE - ACI 318-08"
2. NORMAL WEIGHT CONCRETE WITH MINIMUM 28 DAY COMPRESSIVE STRENGTH f'c = 3000 PSI.
3. CONCRETE SHOULD BE PLACED IN THE FOOTING EXCAVATIONS AS SOON AS POSSIBLE AFTER EXCAVATION TO MINIMIZE THE POSSIBILITY OF CAVING OF DRILLED PIERS.
4. CLEAN TOPS OF PIERS AND BOTTOM OF GRADE BEAM TRENCHES THOUROUGHLY PRIOR PLACEMENT OF CONCRETE IN THE GRADE BEAMS.
5. INDEPENDENT INSPECTOR SHALL REVIEW DRILLED PIERS PRIOR TO CONCRETE PLACEMENT

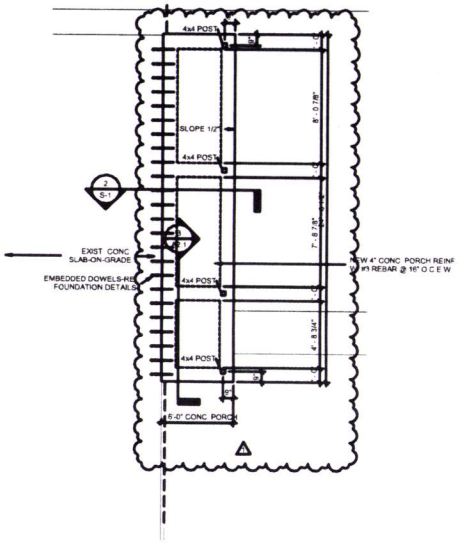
**REINFORCING STEEL**

1. BARS: CONFORM TO ASTM A615-GRADE 60, DOWELS AND STIRRUPS - GRADE 40
2. WELDED WIRE FABRIC: CONFORM TO ASTM A-185 OR A-497, FURNISHED IN FLAT SHEETS AND MUST BE SUPPORTED ON CHAIRS SPACED 4'-0" O.C. MAXIMUM EACH WAY
3. DETAILING: CONFORM TO ACI DETAILING MANUAL, 315-92
4. REINFORCING STEEL COVERAGE (PRIMARY REINFORCEMENT BARS)
   FOOTINGS ... 3" BOTTOM AND SIDES
   GRADE BEAMS ... 1-1/2" TOP, 3" BOTTOM, 3" SIDES (2-1/2" SIDES IF EARTH FORMED)
   SLABS ON GRADE ... 1-1/4" TOP
   WALLS ... 1-1/2"
5. UNCONTINUOUS REINFORCING STEEL 36 BAR DIAMETERS
6. SLAB REINFORCEMENT SHALL BE SUPPORTED ON CHAIRS @ 4'-0" MAXIMUM SQUARE GRID
7. GRADE BEAM BOTTOM REINFORCEMENT SHALL BE SUPPORTED ON CHAIRS @ 4'-0" MAXIMUM SPACING

**PIPING PENETRATIONS**

1. ALL PIPING PENETRATIONS THROUGH EXTERIOR GRADE BEAMS SHALL BE SLEEVED WITH SCHEDULE 40 PIPE.

NOTE: SLAB DESIGN "D" = 28"; "W" = 12"




2 FIRST FLOOR FOUNDATION PLAN
1/4" = 1'-0"

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| Revision Schedule | | |
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JAMES T. CRAWER, JR.
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LICENSED
PROFESSIONAL ENGINEER

# MADELEY RESIDENCE
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Houston, TX 77005

FOUNDATION PLAN & DETAILS

AMERICAN INSTITUTE OF ARCHITECTS
JAMES HERVEY MORRIS
STATE OF TEXAS
08/27/2020

Sheet Number
S-2

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The City of West University Place

*A Neighborhood City*

**NOTICE OF ZONING BOARD OF ADJUSTMENT HEARING**

The Zoning Board of Adjustment ("ZBA") of the City of West University Place, Texas ("City") will hold a public hearing in the Municipal Building, 3800 University Boulevard, City of West University Place, Texas 77005, during a meeting set to begin at **6:30 p.m.** on **October 22, 2020.** The hearing may be recessed and continued to a ZBA meeting set to begin at **6:30 p.m.** on **November 19, 2020.** The purpose of the hearing is to provide an opportunity for all persons to be heard in relation to the following matter:

| | |
|---|---|
| **Address of the site:** | **3923 Swarthmore St., Houston, TX 77005** |
| **Legal Description:** | **Lot 4, Block 13 of College View, Harris County** |
| **Docket Number:** | **2020-0012** |
| **Applicant:** | **Troy D. Madeley Jr.** |
| **Action Requested:** | **Request a variance to allow a front porch to project into the front yard beyond the allowed amount. Section 7-101 Table 7-6 Projections Schedule Note 1.2 Porches in Front Yard.** |

**Additional Details:** The applicant is requesting a variance to exceed the allowed 10 foot porch projection into the front yard by 11 inches. This home was built in 1949 and does not meet the required 25 foot setback required by the present ordinance. The proposed plan is for a 6 foot porch which would exceed the allowed 10 foot projection into the front porch by 11 inches.

Applicable regulations include the City's Zoning Ordinance, Code of Ordinances, Chapter 211 of the Texas Local Government Code and the rules of the ZBA. The application is available on the city's website at www.westutx.gov. Additional details on such matters, as well as the applicable regulations are also available for public inspection in the **Public Works Center, 3826 Amherst,** West University Place, 77005. Any person interested in such matters should attend the hearing.

If you plan to attend this public meeting and you have a disability that requires special arrangements at the meeting, please contact the City Planner at 713-662-5830 in advance of the meeting. Reasonable accommodations will be made to assist your participation in the meeting. The Municipal Building is wheel chair accessible from the West and Southwest entrances and specially marked parking spaces are available in the Southwest parking area.

**Signed: Clay Chew, for the ZBA posted and mailed on or before October 9, 2020.**

cchew@westutx.gov **713-662-5830**

MADELEY TROY & LACEY
3923 SWARTHMORE ST
HOUSTON TX 77005

CLARK SUSAN M
4004 SWARTHMORE ST
HOUSTON TX 77005-2706

CIVUNIGUNTA NARENDRA NARENDRA
DHARANI KUMARI
4001 SWARTHMORE ST
HOUSTON TX 77005-2705

CURRENT OWNER
4002 CASE ST
HOUSTON TX 77005-3606

PATTERSON ROBERT L
3936 CASE ST
HOUSTON TX 77005-3604

HOANG NGUYET T
3930 CASE ST
HOUSTON TX 77005-3604

CURRENT OWNER
3926 CASE ST
HOUSTON TX 77005-3604

IMMEGA NEAL T
3918 CASE ST
HOUSTON TX 77005-3604

HUGHES DANIEL W & JENNIFER B
3914 CASE ST
HOUSTON TX 77005-3604

MIMS PETER E & MARTHA
3912 CASE ST
HOUSTON TX 77005-3604

ZHUKOVSKY WILLIAM & DONNA
3902 CASE ST
HOUSTON TX 77005-3604

KAO LILLIAN S
3719 PURDUE ST
(C/O 3933 CASE ST)
HOUSTO NTX 77005-1127

ALTENBERG JOAQUIN & ALISON
3927 CASE ST
(C/O 3925 CASE ST)
HOUSTON TX 77005-3603

ORAN BETUL & DINC IHSAN S
3921 CASE ST
HOUSTON TX 77005-3603

BRANDT THOMAS G & REBECCA N
3919 CASE ST
HOUSTON TX 77005-3603

RANDY AASHISH M & DEHUTI
3915 CASE ST
HOUSTON TX 77005-3603

ROLLER RYAN & STOLTE NATASHA
3911 CASE ST
HOUSTON TX 77005

RODRIQUEZ MIGUEL & HOMS MARITZA
3907 CASE ST
HOUSTON TX 77005-3603

ZEMBEK RICHARD & DEBORAH
3901 CASE ST
HOUSTON TX 77005-3603

HALL KELLY A
3929 SWARTHMORE ST
(C/O 3933 SWARTHMORE ST)
HOUSTON TX 77005-3611

HALL KELLY A
3929 SWARTHMORE ST
HOUSTON TX 77005-3611

CURRENT OWNER
3925 SWARTHMORE ST
HOUSTON TX 77005-3611

DELGADO LUISA & DIAZ CESAR
3919 SWARTHMORE ST
HOUSTON TX 77005-3611

JOHNSTON PETER D & EILEEN
3915 SWARTHMORE ST
HOUSTON TX 77005-3611

SCHIDLOWSKI PETER P
3911 SWARHMORE ST
HOUSTON TX 77005-3611

LITTLE KEITH G & JULIA G
3907 SWARTHMORE ST
HOUSTON TX 77005-3611

HANCHERA DANIEL R & MARK K
3901 SWARTHMORE ST
HOUSTON TX 77005-3611

CAMPO COURTNEY ALEXS & RICHARD
3902 SWARTHMORE ST
HOUSTON TX 77005-3612

HILDRETH CATHY
3906 SWARTHMORE ST
HOUSTON TX 77005-3612

TETI NATHANIEL J & REBECCA C
1321 UPLAND DR PMB 10063
(C/O 3910 SWARTHMORE ST)
HOUSTON TX 77043-4718

ALBAN TEODORO & CAROLYN
3916 SWARTHMORE ST
HOUSTON TX 77005-3612

SMEAD RICHARD G & PAULA
3918 SWARTHMORE ST
HOUSTON TX 77005-3612

CURTIN CATALINA
3920 SWARTHMORE ST
HOUSTON TX 77005-3612

KAPLAN STEVEN & ERIN
1015 ALLSTON ST
(C/O 3926 SWARTHMORE ST)
HOUSTON TX 77008-6821

MCGINNIS MICHAEL A & DONNA
3932 SWARTHMORE ST
HOUSTON TX 77005-3612

NGUYEN NGA A
3936 SWARTHMORE ST
HOUSTON TX 77005-3612

MARTIN DANILO T
3933 UNIVERSITY BLVD
HOUSTON TX 77005-2803

CIUREA ANA M & STEFAN O
3929 UNIVERSITY BLVD
HOUSTON TX 77005-2803

CURRENT OWNER
3925 UNIVERSITY BLVD
HOUSTON TX 77005-2803

CURRENT OWNER
3921 UNIVERSITY BLVD
HOUSTON TX 77005-2803

ASTON ADONICA A
3917 UNIVERSITY BLVD
HOUSTON TX 77005-2803

CHRISTMEL LTD
3918 BROWNING ST
HOUSTON TX 77005-2042

HADIPUTRO BIMO SOEPANGAT MARIA
CHEVRON WARSAW PLAND POUCH
3909 UNIVERSITY BLVD
HOUSTON TX 77005-2803

LI KING HUNG
3905 SWARTHMORE ST
HOUSTON TX 77005-2803

# AGENDA

# ITEM

# #4

The City of West University Place

*A Neighborhood City*

**ZONING BOARD OF ADJUSTMENT**
MUNICIPAL BUILDING
3800 UNIVERSITY BOULEVARD
**TELECONFERNCE MEETING MINUTES**
**July 23, 2020**
**5:30 pm**

| | | |
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| I. | MEMBERS PRESENT: | Steven Segal (voting), Neil Martin (voting), Donald Yurewicz (voting), Edward Nikonowicz (voting), Janet Parisi (voting) Jay Cohen and John Brett |
| II. | MEMBERS ABSENT: | Sergio Amelio and Brennan Reilly |
| III. | STAFF PRESENT: | Zack Petrov, Legal Counsel, Clay Chew, Building Official and Josie M. Hayes, Administrative Coordinator |
| IV. | CALL TO ORDER: | 7:11 p.m. |

| | Agenda Item | Discussion | Action |
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| 1 | **Call the meeting to order. Notices, Rules, Etc.** | After technical difficulties, Steven Segal called the meeting to order at 7:11 p.m. Steven Segal asked each member to briefly introduce themselves. Josie M. Hayes, Administrative Coordinator, stated that all notices were posted in accordance with state and local requirements. Steven Segal then described the hearing procedures.<br>Swearing in of witnesses. | Steven Segal moved to accept that all notices were properly posted and distributed for this meeting. Second by Janet Parisi. **AYES:** Steven Segal, Neil Martin, Donald Yurewicz, Edward Nikonowicz and Janet Paris. **Motion Carried (5-0).**<br>Steven Segal administered the oath to all witnesses. |
| 2 | **Docket No. 2020-0006, regarding property at 3204 Nottingham St. (5520 Buffalo Speedway), West University Place, Texas 77005 (Appeal)**<br>a. Matters regarding an appeal of the Building Official's decision of the location of the front building line.<br>b. Deliberation, decisions, other action, etc. | The applicant in Docket 2020-0006, 3402 Nottingham St. (5520 Buffalo Speedway) is appealing the Building Officials decision that the front street line and front building line remain at Buffalo Speedway.<br><br>Staff did not receive any correspondence in favor or against the appeal.<br><br>There were two citizens speaking against the application: Jeff Andrews, 5512 Buffalo Speedway and Rachelle Williams, 5516 | Motion to close the deliberation of the hearing was made by Steven Segal. Second by Janet Parisi. **AYES:** Steven Segal, Neil Martin, Donald Yurewicz, Edward Nikonowicz and Janet Parisi. **Motion carried (5-0).**<br><br>After deliberation, Steven Segal made a motion to uphold the Building Officials decision. Second by Janet Parisi. **AYES:** Steven Segal, Neil Martin, Donald Yurewicz, Edward Nikonowicz and Janet Parisi. **Motion carried (5-0).** |





TOP WORK PLACES

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| | regarding the preceding matters. | Buffalo Speedway.<br><br>**Background Information:**<br>A fence was denied that would encroach across the 30 foot building line at Buffalo Speedway. 3204 Nottingham St. was originally 5520 Buffalo Speedway when West University was platted. In 1980 the existing home at this property was issued a building permit with the 5520 Buffalo Speedway address but was allowed to change it to the present address of 3204 Nottingham St.<br><br>**Staff Response:**<br>Although the address was changed in 1980 when the home was built, the existing building setbacks remain in effect. The most recent survey from August 6, 2019 still places the 30 foot front building line along Buffalo Speedway. All of the homes from 5400-6200 Buffalo Speedway on the west maintain a 30 foot front building line setback. | |
| 3 | **Docket No. 2020-0008, regarding property at 4134 Villanova St., West University Place, Texas 77005 (Variance)**<br>a. Public hearing regarding a request for a variance to install a second gas meter for a backup generator.<br>b. Deliberation, decisions, other action, etc. regarding the preceding matters. | The applicant in Docket 2020-0008, is requesting a variance to install a second gas meter for a backup generator at 4134 Villanova St.<br><br>Staff did not receive any correspondence letters and no one spoke in favor or against the application.<br><br>**Background Information:**<br>The second meter would be denied due to the Zoning Ordinance only allowing one on a single family detached building site. Appendix A, Article 2, Section 2-102 Certain Terms, Single-detached use. (2) There is no multiple utility service on the building site. | Motion to close the deliberation of the hearing was made by Steven Segal. Second by Edward Nikonowicz. **AYES:** Steven Segal, Neil Martin, Donald Yurewicz, Edward Nikonowicz and Janet Parisi. **Motion carried (5-0).**<br><br>After deliberation Janet Parisi made a motion to approve the variance to allow a second gas meter for a backup generator. Second by Steven Segal. **AYES:** Steven Segal, Neil Martin, Donald Yurewicz, Edward Nikonowicz and Janet Parisi. **Motion carried (5-0).** |
| 4 | **Docket No. 2020-0009, regarding property at 3636 Rice Blvd., West University Place, Texas 77005 (Special Exception)** | The applicant in Docket 2020-0009 is requesting a special exception for an extension of the PNC status indefinitely for the use of parking related to the business uses located on the adjacent property (the former JMH Building). | Motion to close the deliberation of the hearing was made by Steven Segal. Second by Janet Parisi. **AYES:** Steven Segal, Neil Martin, Donald Yurewicz, Edward Nikonowicz and Janet Parisi. **Motion carried (5-0).** |

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| | a. Public hearing regarding a request for a special exception to extend the Prior Non-conforming (PNC) status indefinitely for the use of the area for parking related to the business uses located on the adjacent property to the south (the former JMH Building).<br>b. Deliberation, decisions, other action, etc. regarding the preceding matters | Staff received four correspondence emails in favor of the special exception and none against. No one spoke in favor or against the special exception.<br><br>**Background Information:**<br>The zoning of the site is split between a southern portion which is zoned Commercial (Town Center) and the north portion which is single family. The site was historically parking for JMH Grocery and was allowed by Ordinance 517. In 1986 the parking use became PNC status due to the demise of Ordinance 517.<br><br>**Staff Response:**<br>The ZBA may issue a special exception to extend or reinstate PNC status for any item, upon application by the owner or someone with a substantial interest in the affected property, if the ZBA find: (i) a substantial investment was reasonable made in the PNC item, or in reliance upon it, and (ii) extension of PNC status is necessary to allow a reasonable period in which to amortize the investment, or to avoid unreasonable waste of any remaining value of the item with PNC status. An extension may be for a fixed term or for an indefinite period. This section applies both to PNC items losing status by lapse of time and to PNC items losing status for other reasons. A special exception may allow the rebuilding, remodeling or modest enlargement of a structure which would otherwise lose PNC status and may allow the continuation of PNC status. | After deliberation Steven Segal made a motion to approve the special exception to approve the reinstatement of PNC status for a period of 25 years from September 13, 2020, with the stipulation that the parking lot would be used for the primary purpose of parking related to the business uses located on the adjacent property to the south (former JMH Building). Second by Edward Nikonowicz. **AYES:** Steven Segal, Neil Martin, Donald Yurewicz, Edward Nikonowicz and Janet Parisi. **Motion carried.** |
| 5 | **Meeting Minutes** | Approval of meeting minutes from June 25, 2020. | Steven Segal moved to approve the June 25, 2020 minutes. Second by Janet Parisi. **AYES:** Steven Segal, Neil Martin, Donald Yurewicz and Janet Parisi. **NOES:** None. **ABSTAIN:** Edward Nikonowicz. **Motion carried.** |
| | **Adjournment.** | The meeting was adjourned at 9:05 p.m. | Steven Segal moved to adjourn the meeting. Second by Edward Nikonowicz. **AYES:** Steven Segal, Neil Martin, Donald Yurewicz, Edward Nikonowicz and Janet Parisi. **Motion Carried.** |

APPROVED THIS _____DAY OF _____2020.

_____
Presiding Officer

ATTEST:_____
Josie M. Hayes, Administrator Coordinator