



CITY OF BUNKER HILL VILLAGE

THE ZONING BOARD OF ADJUSTMENT OF THE CITY OF BUNKER HILL VILLAGE, TEXAS, WILL MEET ON WEDNESDAY, OCTOBER 30, 2024, AT 5:00 P.M. IN THE CITY HALL COUNCIL CHAMBERS AT 11977 MEMORIAL DRIVE FOR THE PURPOSE OF DISCUSSION AND POSSIBLE ACTION ON THE FOLLOWING:

This meeting agenda, and the agenda packet, are posted online at www.bunkerhilltx.gov

NOTICE OF MEETING BY TELEPHONE AND VIDEO CONFERENCE:

In accordance with Texas Government Code, Sec. 551.127, on a regular, non-emergency basis, Board members may attend and participate in a meeting remotely by video conference. Should such attendance transpire, a quorum of the Zoning Board of Adjustment will be physically present at the location noted above on this agenda.

Zoom Meeting: <https://us06web.zoom.us/j/86475666600?pwd=JRZectyviAYtbIN8P11hqynknjdlpa.1>

Meeting ID: 864 7566 6600

Passcode: 682144

Dial by your location: +1 346 248 7799 US (Houston)

The public will be permitted to offer public comments by video conference as provided by the agenda and as permitted by the presiding officer during the meeting. A recording of the meeting will be made and will be available to the public in accordance with the Open Meetings Act upon written request.

- I. CALL TO ORDER**
- II. PUBLIC COMMENT**
- III. CONSIDERATION AND POSSIBLE ACTION REGARDING APPROVAL OF THE AUGUST 28, 2024, MEETING MINUTES**
- IV. PUBLIC HEARING REGARDING A REQUEST FROM JON SLAGLE FOR A VARIANCE TO SECTION 4-171(C)(4) OF THE CITY’S CODE OF ORDINANCES REQUIRING THAT THE FIRST LEVEL FINISHED FLOOR OF A STRUCTURE BE ELEVATED TO 12 INCHES ABOVE THE 100-YEAR HYDRAULIC GRADE LINE AS MODELED FOR THE CITY OF BUNKER HILL VILLAGE FOR THE PROPERTY LOCATED AT 301 RANIER DRIVE**

Open Public Hearing

ALL INTERESTED PARTIES SHALL HAVE THE RIGHT AND OPPORTUNITY TO APPEAR AND BE HEARD ON THE ITEM LISTED ABOVE

Close Public Hearing

- V. CONSIDERATION AND POSSIBLE ACTION REGARDING A REQUEST FROM JON SLAGLE FOR A VARIANCE TO SECTION 4-171(C)(4) OF THE CITY’S CODE OF ORDINANCES REQUIRING THAT THE FIRST LEVEL FINISHED FLOOR OF A STRUCTURE BE ELEVATED TO 12 INCHES ABOVE THE 100-YEAR HYDRAULIC GRADE LINE AS MODELED FOR THE CITY OF BUNKER HILL VILLAGE FOR THE PROPERTY LOCATED AT 301 RANIER DRIVE**
- VI. PUBLIC HEARING REGARDING A REQUEST FROM CY AND ALLISON CATTAN FOR A VARIANCE TO APPENDIX A, SECTION 2.01 (SETBACK) OF THE CITY’S CODE OF ORDINANCES REQUIRING SETBACKS ON A PROPERTY ABUTTING A PRIVATE STREET BE MEASURED FROM THE LINE DEMARKING THE EDGE OF THE EASEMENT OF INGRESS AND EGRESS SHOWN ON THE SURVEY WHICH IS NEAREST THE APPLICABLE LOT FOR THE PROPERTY LOCATED AT 1 LEISURE LANE**

Open Public Hearing

ALL INTERESTED PARTIES SHALL HAVE THE RIGHT AND OPPORTUNITY TO APPEAR AND BE HEARD ON THE ITEM LISTED ABOVE

Close Public Hearing

- VII. CONSIDERATION AND POSSIBLE ACTION REGARDING A REQUEST FROM CY AND ALLISON CATTAN FOR A VARIANCE TO APPENDIX A, SECTION 2.01 (SETBACK) OF THE CITY’S CODE OF ORDINANCES REQUIRING SETBACKS ON A PROPERTY ABUTTING A PRIVATE STREET BE MEASURED FROM THE LINE DEMARKING THE EDGE OF THE EASEMENT OF INGRESS AND EGRESS SHOWN ON THE SURVEY WHICH IS NEAREST THE APPLICABLE LOT FOR THE PROPERTY LOCATED AT 1 LEISURE LANE**

VIII. ADJOURN

I, Gerardo Barrera, City Administrator/ Acting City Secretary, for the City of Bunker Hill Village, certify that the above notice of meeting was posted in a place convenient to the general public in compliance with Chapter 551, Texas Government Code, by Tuesday, October 15, 2024, by 5:00 p.m.

(SEAL)



Gerardo Barrera, City Administrator/ Acting City Secretary

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodation or interpretive services must be made 48 hours prior to public meetings. Please contact the office of the City Secretary at 713-467-9762 for further information.

**MINUTES OF A PUBLIC MEETING
OF THE CITY OF BUNKER HILL VILLAGE
ZONING BOARD OF ADJUSTMENT
AUGUST 28, 2024**

I. CALL TO ORDER

Chair David Light called the Zoning Board of Adjustment Meeting to order at 5:00 p.m. based on a quorum of members present:

Present

David Light, Chair
Michelle Belco, Member
Louis Crappito, Member (left at 5:49 p.m.)
Josh Pratt, Member
David Marshall, Member (left at 6:45 p.m.)
Ryan West, Alternate Member

Staff in Attendance

Gerardo Barrera, City Administrator
Elvin Hernandez, Director of Public Works
Loren Smith, City Attorney
Mallory Pack, Management Analyst

Absent

Patricia Shuford, Vice-Chair

II. PUBLIC COMMENT

There were no public comments.

III. CONSIDERATION AND POSSIBLE ACTION REGARDING APPROVAL OF THE JUNE 26, 2024, MEETING MINUTES

A motion was made by Board Member Pratt and seconded by Board Member Marshall to approve the July 26, 2024, meeting minutes.

The motion carried 6 - 0

IV. PUBLIC HEARING REGARDING A REQUEST FROM JON SLAGLE FOR AN APPEAL OF THE BUILDING OFFICIAL'S DETERMINATION UNDER CHAPTER 4, ARTICLE 5 OF THE CITY'S CODE OF ORDINANCES REQUIRING THAT THE LOWEST FLOOR OF ANY RESIDENTIAL STRUCTURE BE ELEVATED TO OR ABOVE THE FIVE HUNDRED YEAR ELEVATION AT THE PROPERTY 301 RAINIER DRIVE

ALL INTERESTED PARTIES SHALL HAVE THE RIGHT AND OPPORTUNITY TO APPEAR AND BE HEARD ON THE ITEM LISTED ABOVE

Chair Light opened the public hearing at 5:03 p.m.

Director Hernandez briefly addressed the Board that the application submitted to the City was for a remodel, however based on the scope of work as described within the application, and that the project would be reconstructing more than fifty (50) percent of the existing structure within the existing footprint, the project by definition is considered a reconstruction. Furthermore, all non-conforming items will need to conform to the new building guidelines as stated for a reconstruction project that includes flood prevention requirements within the City ordinance.

Applicant's Request

Jon Slagle, applicant and property owner, is remodeling an existing home at 301 Rainier Drive and submitted an application for an appeal of the City's Building Official's interpretation defining reconstruction per the Code of Ordinances that would require the entire property to be brought up to current standards, including complying with new slab elevation requirements per the flood damage prevention ordinance.

The applicant explained that the remodel involves removing drywall to replace all plumbing, electrical, and duct work to meet modern safety standards. Applicant noted that this work would not impact the structure, exterior walls, or foundation of the home, therefore in his opinion, should not be defined as reconstruction

Per Section 4-171, the property is shown to be higher than the five-hundred (500) year flood plain elevation, is twelve (12") above the top of the nearest sanitary sewer manhole, 12" above the crown of the street, and 12" above the elevation at which the water enters the nearest drainage inlet. The only criteria not met, is that the slab elevation is 6" lower than the hydraulic grade line modeled and profiled for the City's major drainage way based on the 100-year storm event as adopted in the City's Drainage Criteria Manual. The applicant stated that raising the foundation 6" inches is not reasonable given the age of the home nor financially viable without complete demolition or reconstruction.

Public Comment

There were no public comments.

Chair Light closed the public hearing at 5:24 p.m.

V. CONSIDERATION AND POSSIBLE ACTION REGARDING A REQUEST FROM JON SLAGLE FOR AN APPEAL OF THE BUILDING OFFICIAL'S DETERMINATION UNDER CHAPTER 4, ARTICLE 5 OF THE CITY'S CODE OF ORDINANCES REQUIRING THAT THE LOWEST FLOOR OF ANY RESIDENTIAL STRUCTURE BE ELEVATED TO OR ABOVE THE FIVE HUNDRED YEAR ELEVATION AT THE PROPERTY 301 RAINIER DRIVE

Staff stated no public comments were received for or against the request. City Attorney Smith addressed the Board that based on the appeal submitted, the Board must either uphold or overturn the Building Official's interpretation of the ordinance.

City Attorney Smith explained the differences between a variance, appeal, and special exception, noting that each term has a different meaning. A special exception is not applicable to Chapter 4 because it can only be granted when there is language within the zoning ordinance allowing for a special exception. A variance is when the Board decides the ordinance is correctly interpreted but a hardship exists that would allow for and/ or justify a variance against the ordinance. An appeal is when contesting the building official’s interpretation of an ordinance. In this case, the applicant selected “appeal” on the application, but presented a request for a variance, however, the applicant did not select the appropriate box on the application, therefore the matter before the Board is regarding an appeal to the Building Official’s interpretation of the definition of “reconstruction”. To clarify, a variance request relating to decreasing a nonconformity as stated in §9.07 of Appendix A is not applicable or needed.

Per the applicant, the intent was to appeal the Building Official’s interpretation based on a published 2017 graph within the Drainage Criteria Manual illustrating the 100-year hydraulic grade line and not the recent model and information provided by the Drainage Engineer. City Attorney Smith clarified that per the application, the appeal was for interpreting the definition of reconstruction as defined in Chapter 4.

The City Attorney stated that it is highly unlikely that the Drainage Criteria Manual has not been updated since then. Board member Pratt stated that the 2021 revised manual is on the City’s webpage. As this is a fact question and not on the agenda, the Board cannot take any action regarding the referencing of the correct Drainage Criteria Manual.

City Attorney Smith clarified again that per the application, the appeal was for the interpretation of the definition of reconstruction as defined in Chapter 4. That is the only matter the Board can consider at this time.

A motion was made by Board Member Marshall and seconded by Board Member Belco to uphold the City’s Building Official’s interpretation of Chapter 4, Article 5 of the City’s Codes of Ordinances n for the property located at 301 Rainier Drive.

Roll Call Vote

David Light..... YES
Michelle Belco..... YES
Ryan West..... YES
Josh Pratt.....YES
David Marshall.....YES

The motion carried 5 - 0

VI. PUBLIC HEARING REGARDING A REQUEST FROM JON SLAGLE FOR A VARIANCE TO APPENDIX A, SECTION 9.07 AT THE PROPERTY 301 RAINIER DRIVE

ALL INTERESTED PARTIES SHALL HAVE THE RIGHT AND OPPORTUNITY TO APPEAR AND BE HEARD ON THE ITEM LISTED ABOVE

Applicant's Request

The applicant is remodeling an existing home at 301 Rainier Dr. Surrey Ln. and requests a variance to Appendix A, Section 9.07 of the City's Code of Ordinances.

After discussion, it was determined that the variance was not needed but also incorrectly cited by the applicant. Staff explained to the applicant that the submitted request was not applicable to Chapter 4. Staff explained the two options were; (1) continue with the public hearing, and likely be denied based on lack of applicability, which would prevent the applicant from bringing the same request before the Board and filing any appeals through Harris County court, or (2) reconsider the request entirely. The applicant voluntarily withdrew the application with the intent to resubmit for a future meeting.

There was no public hearing.

VII. CONSIDERATION AND POSSIBLE ACTION REGARDING A REQUEST FROM JON SLAGLE FOR A VARIANCE TO APPENDIX A, SECTION 9.07 AT THE PROPERTY 301 RAINIER DRIVE

No action was taken on this item.

VIII. ADJOURN

Chair Light adjourned the meeting at 6:33 p.m.

Approved and accepted on October 30, 2024.

David Light, Chair

ATTEST:

Gerardo Barrera, City Administrator/ Acting City Secretary



**City of Bunker Hill Village
Zoning Board of Adjustment
Agenda Request**

Agenda Date:	October 30, 2024
Agenda Item:	IV - V
Subject:	Variance Request
Exhibits:	Application
Presenter(s):	Elvin Hernandez, Director of Public Works

Executive Summary

The applicant is remodeling an existing home at 301 Rainer Drive and requests a variance to Chapter 4, Section 4-171 (c)(4) of the City's Code of Ordinances.

Sec. 4-171. Standards applicable to all construction.

Generally. Compliance with the provisions of this section shall be a condition for the issuance of development permits for construction of buildings or structures used for residential purposes or for the material alteration of the grade of any lot or tract of land located within the city. For the purposes hereof, "material alteration of the grade" shall mean any alteration of the grade which would or could reasonably result in the diversion or alteration of the course of flow of stormwater runoff to a direction other than directly toward and into the outfall drainage facility designed to receive stormwaters from such lot or tract of land, without traversing upon or across the land of any person other than the person who owns the lot or tract upon which the alteration is to occur.

- (a) Erosion and stormwater runoff controls and remedial actions shall be taken incident to all residential construction in accordance with the "Flood Prevention Plan for Residential Construction" as set forth in appendix A, not included herein, and for all things made a part hereof. All such proposed control and remedial action shall be evidenced by the filing of the application as provided in such appendix A.
- (b) Each lot or tract of land shall be served by an underground storm sewer system, designed and constructed to provide interior drainage for such lot or tract, and capable of receiving and transporting stormwaters for a minimum of a ten-year frequency storm. Inlets into such system shall be placed around the lot or tract, with consideration given for all permeable surfaces to be covered, so as to provide adequate collection of stormwaters necessary to prevent ponding or overflow onto adjacent properties. Such interior storm sewer system shall be designed and constructed to transport such stormwaters directly to the outfall facility designed to receive stormwaters from such lot or tract. No such storm sewer system shall use underground pipe of less than six (6) inches in diameter. Provided further, no slab for the foundation of any building or

structure shall be poured, nor shall any material alteration of the grade of any lot or tract be commenced prior to the installation, inspection and approval of the interior storm sewer system required hereby.

(c) No first level finished floor elevation or the bottom of the lowest horizontal structural member of a pier and beam building shall be less than the highest of the five hundred (500) year floodplain elevations, or twelve (12) inches above the higher of the following, in the discretion of the building official for the furtherance of the purposes of this chapter:

- (1) Top of the nearest sanitary sewer manhole,
- (2) The crown of the street nearest thereto, if the street has curb and gutter,
- (3) The elevation at which water enters the nearest drainage inlet, if the street does not have curb and gutter, or
- (4) The hydraulic grade line as modeled and profiled for the City's major drainage ways based on the 100-year storm event as adopted in the City's Drainage Criteria Manual. At no time shall the first level finished floor elevation or the bottom of the lowest horizontal structural member of a pier and beam building be less than the hydraulic grade line as modeled and profiled for the city's major drainage ways based on the Harris County NOAA Atlas 14 required storm event as adopted by Harris County in 2020.

The standards prescribed in this subsection shall be applied:

- (1) For all new residential construction within the city; and
- (2) When the repair or modification of an existing structure involves structural modifications, including wall or ceiling board replacement, in rooms constituting more than fifty (50) percent of the climate controlled square footage of the structure.

Recommended Action

Staff recommends the Zoning Board of Adjustment take the following actions:

1. Hold a public hearing
2. Discuss and take any desired action



**CITY OF BUNKER HILL VILLAGE
APPLICATION FOR
BOARD OF ADJUSTMENT REQUEST**

Owner's Name: Jon Slagle Phone: 281-793-7139

Mailing Address: 301 Rainier Dr, Houston, TX Zip: 77024

Property Address (If Different): N/A

Action Requested: Variance Appeal Special Exceptions Zoning District A B

Project Description: Remodel ("Reconstruct") the home, extend garage, and add covered patio. The remodel includes replacement of all plumbing, electrical, and duct work to bring these up to a safe, modern standard and into conformity with current codes/Ordinances. Some reframing of the interior of the house is planned, with minor changes to load bearing walls (structure).

Request: I request a variance to Chapter 4, Article V, Division 4, Section 4-171, Letter C, Number 4 in order to allow the "first level finished floor elevation" to remain at its current ~6 inches above "the hydraulic grade line (HGL) as modeled and profiled for the City's major drainage ways based on the 100-year storm event as adopted in the City's Drainage Criteria Manual". Given the "reconstruction" nature of this project, this Ordinance would otherwise require the "first level finished floor" of the house to be elevated by ~6 inches to achieve an elevation 12 inches above this Bunker Hill 100-year HGL.

Section of Code at Issue: Chapter 4 (Development, Building and Construction), Article V (Drainage and Flood Damage Prevention), Division 4 (Flood Hazard Reduction), Section 4-171 (Standards Applicable to All Construction), Letter C, Number 4.

Attachments as applicable:

- Site Plan
- Letter of Permit Denial
- Any Additional Information

A fee of \$300.00 is required for processing

Signature of Applicant: Jon Slagle Date: 8/31/2024

**City of Bunker Hill Village
Board of Adjustment
Notice of Variance Request**

Submitted: August 31, 2024
301 Rainier Dr

SUMMARY OF VARIANCE REQUEST

The Homeowner requests a variance to Chapter 4, Article V, Division 4, Section 4-171, Letter C, Number 4 in order to allow the “first level finished floor elevation” to remain at its current ~6 inches above “the hydraulic grade line (“HGL”) as modeled and profiled for the City’s major drainage ways based on the 100-year storm event as adopted in the City’s Drainage Criteria Manual”. Given that this project has been classified as a “Reconstruction”, this Ordinance would otherwise require the “first level finished floor” of the house to be elevated by ~6 inches to achieve an elevation 12 inches above this Bunker Hill 100-year HGL model. This “Reconstruction” classification requires the entire property to be brought up to new construction standards, but fortunately the Home is already compliant or can reasonably, within the planned scope of the project, be brought into compliance with all other City of Bunker Hill Village Ordinances (“Ordinances”). This single slab elevation requirement is the only thing preventing this project from being permitted. It is also worth noting that the slab is, and will remain, compliant with all 4 other slab elevation requirements that exist. Elevating the slab is not possible, safe, or economically viable without demolishing and reconstructing the home entirely, which would constitute the “destruction of any reasonable use of the property” and “an undue hardship” (qualifying variance criteria). Appellant requests a variance from the Ordinances inasmuch as “a literal enforcement of the provisions of this ordinance would result in unnecessary hardship, and so that the spirit of this ordinance shall be observed and substantial justice done.” Such a variance also “will not be contrary to public interest” (Section 11.04 B – Variances).

BACKGROUND AND TIMELINE

Jon Slagle (“Homeowner”) purchased the home at 301 Rainier Dr (“Home”) on 10/25/2023. The Home was built in 1958, and consists of 2,887 square feet. Given the original 1958 construction of the Home, inspections identified significant issues with the existing electrical and plumbing that do not meet current code/Ordinance requirements and are unsafe for both the Homeowner and surrounding community. For example, cloth insulated electrical wiring, in poor condition, was identified throughout the Home, with a large number of open grounds. The need to bring this unsafe electrical up to code was the catalyst for the planned removal of all drywall in the Home. With the need to remove this drywall, it made sense to plan for some additional remodeling. The Homeowner plans to work with Pletcher Construction (“Builder”) for this remodel/addition project, with the intent to correct these electrical and plumbing Ordinance nonconformities and bring the Home up to a safe, modern standard.

The Homeowner entered into a contract with an architect to begin planning for this remodel/addition project on 3/5/2024. After studying the Ordinances and other available resources, Homeowner identified the

unusual “Reconstruction” definition in the Ordinances, which is based on drywall and plumbing/electrical rather than actual structural changes to the Home. As required in the Ordinances for a “Reconstruction” project, Homeowner attempted to confirm that the project would meet all new construction requirements. Homeowner, architect, and surveyor confirmed, based on all publicly available data, that the project met these requirements. Homeowner requested non-publicly available Bunker Hill 100-year HGL elevation via automated email in the Bunker Hill Project Spreadsheet on 5/14/2024. This request was ignored. Homeowner, architect, and Builder met with Building Official for a Pre-Development meeting on 5/29/2024, where project details and permitting requirements were discussed. The importance of receiving the missing Bunker Hill 100-year HGL elevation was made clear to the Building Official in this meeting. After numerous communications back and forth, the Bunker Hill 100-year HGL elevation was finally received on 6/4/2024, which showed the existing slab elevation to be ~6” low to this requirement. Extensive discussion with the Building Official and consideration of potential paths forward took place. This included discussion of upcoming plans to change the “Reconstruction” definition in question to focus more on true structural changes rather than non-structural drywall, plumbing, and electrical. The Building Official finally made the official determination that a permit would not be granted on 7/10/2024, due exclusively to the inability of the slab to be brought up to the required 12” above the Bunker Hill 100-year HGL. Homeowner submitted Application for Board of Adjustment Request on 7/25/2024. During this roughly 2-month period of untimely data requests, confusion, and discussion, significant funds were spent to complete the planning for this project.

DISCUSSION

Given the slab elevation requirement, triggered by the “Reconstruction” definition, it is not possible, safe, or economically viable to bring the Home completely up to new construction standards. Safety concerns with the current state of the Home, most notably the unsafe electrical, cannot be corrected without triggering the “Reconstruction” definition. This leaves no path forward, but to demolish the Home entirely and sell the property at lot value. For this reason, the decision of the Building Official, although made in good faith, will inflict undue hardship on the Homeowner, destroying any reasonable use of his property. The Homeowner requests a variance such that a permit will be granted to begin this remodel/addition project as planned. Granting this variance is to the benefit of the public interest, as it will allow this currently unsafe Home to be brought up to a safe, modern standard, and into closer conformity with the Ordinances.

The Board of Adjustment has the power to grant both variances and special exceptions to decisions of the Building Official. Under Article XI (Board of Adjustment), Section 11.04 (Powers) of the Ordinances, the Board of Adjustment is granted the power “to authorize in special cases such variance from the terms of this ordinance as will not be contrary to public interest where, because of special conditions, a literal enforcement of the provisions of this ordinance would result in unnecessary hardship, and so that the spirit of this ordinance shall be observed and substantial justice done.”

LIST OF EXHIBITS

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Exhibit A – Applicable Bunker Hill Village Ordinance

House Compliant

House Noncompliant by 0.52' (~6") – Variance Needed

“First level finished floor elevation” at 301 Rainier Dr = 75.75'

Chapter 4, Article V, Division 4, Section 4-171 – Standards Applicable to All Construction:

(c) No first level finished floor elevation shall be less than the highest of the five hundred (500) year floodplain elevations (Requires 64' ✓), or twelve (12) inches above the higher of the following, in the discretion of the building official for the furtherance of the purposes of this chapter:

(1) Top of the nearest sanitary sewer manhole, (Requires 75.19' ✓)

(2) The crown of the street nearest thereto, if the street has curb and gutter, (Requires 75.28' ✓)

(3) The elevation at which water enters the nearest drainage inlet, if the street does not have curb and gutter, or (Not Applicable ✓)

(4) The hydraulic grade line as modeled and profiled for the City's major drainage ways based on the 100-year storm event as adopted in the City's Drainage Criteria Manual. (Highest, Requires 76.27' X)

At no time shall the first level finished floor elevation or the bottom of the lowest horizontal structural member of a pier and beam building be less than the hydraulic grade line as modeled and profiled for the city's major drainage ways based on the Harris County NOAA Atlas 14 required storm event as adopted by Harris County in 2020. (Requires 75.69' ✓)

End Exhibit A – Applicable Bunker Hill Village Ordinance

Exhibit B – Building Slab Elevation Certificate

House Compliant

House Noncompliant by 0.52' (~6") – Variance Needed

**City of Bunker Hill Village
Building Slab Elevation Certificate**



Date: **August 31, 2024**
Project Address: **301 Rainier Dr**
Contractor: **Pletcher Construction**
Property Owner: **Jon Slagle**
Project: **Reconstruction (More than 50% Remodel)**

Proposed

A. Elevation of lowest finished floor (or bottom of horizontal beam on pier and beam foundations)	75.75
B. Elevation of top of nearest sanitary sewer manhole on same system.	74.19
C. Height of lowest finished floor above sanitary manhole (min 12")	1.56
D. If the front of the lot is on a curb and gutter street (Elevation of the center of the street in front of the lot)	74.28
E. If the front of the lot is on a street served by ditches (Elevation of the top of the grate of the nearest storm inlet. If no inlet, use the center of the street)	0.00
F. Height of finished floor above drainage.	1.47
<u>CLICK HERE TO REQUEST THE HGLS</u>	
G. Calculated Hydraulic Gradient Line (HGL) Request this number from the City.	75.27
H. Height of finished floor above the HGL (Minimum of 12")	0.48
I. Calculated Harris County Atlas 14 Elevation	75.69
J. Your foundation elevation (bottom of horizontal structural member for pier and beam) must be no lower than this elevation.	76.27

End Exhibit B – Building Slab Elevation Certificate

Exhibit C – 100-Year HGL (Rainfall Drainage) Modeled Elevations
(Bunker Hill and Harris County NOAA Atlas 14)

301 Rainier Dr

 jdslagle94@gmail.com
To info@bunkerhilltx.gov

← Reply ← Reply All → Forward ...

Tue 5/14/2024 6:32 PM

Please provide the 100 year HGL for 301 Rainier Dr This is a Remodel Only project.

On Jun 4, 2024, at 2:46 PM, McClung, Michael <michael.mcclung@tetrattech.com> wrote:

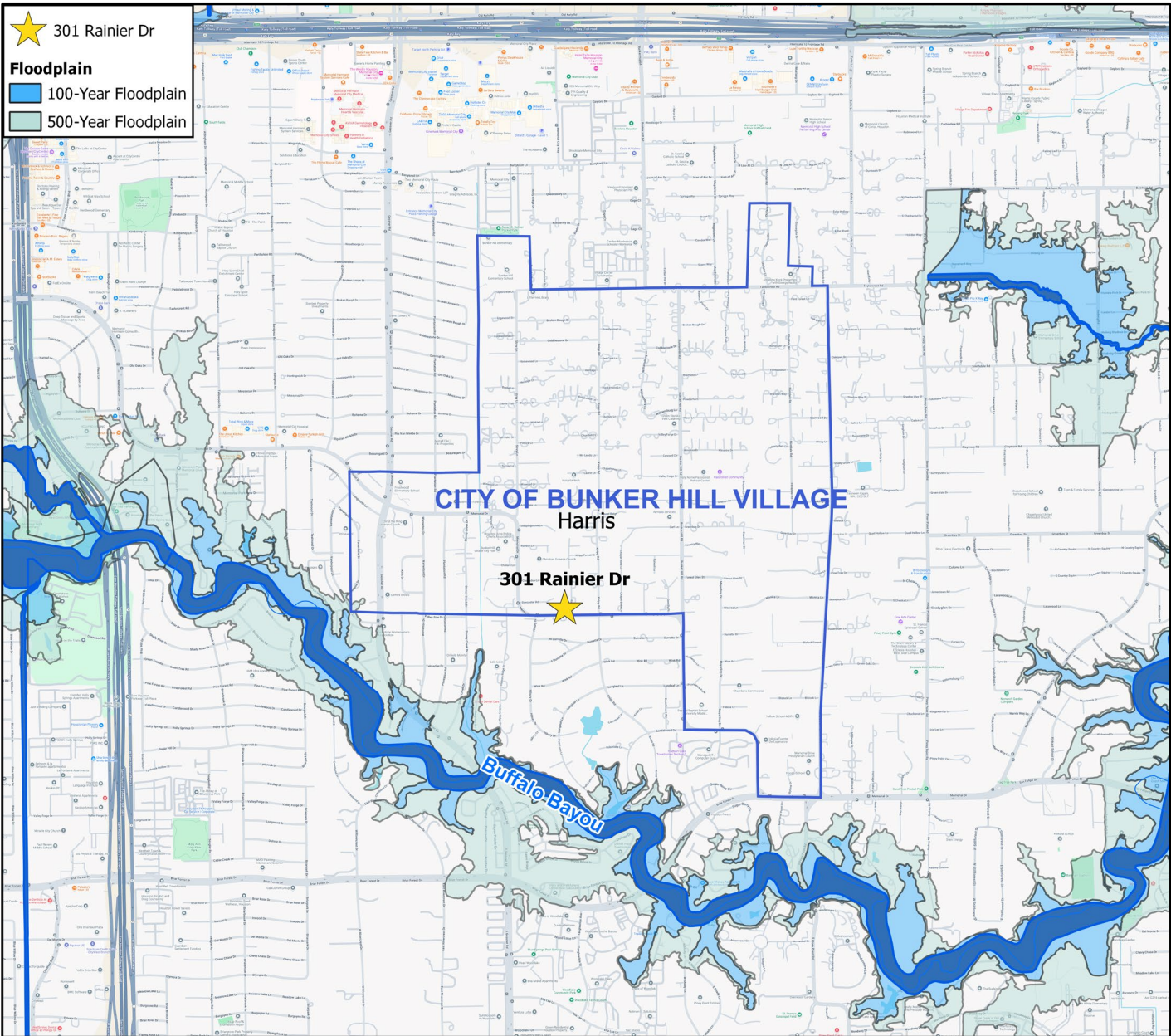
Address	301 Rainier Dr		
Scenario	100 Yr		100 Yr (ATLAS 14)
Max HGL	75.27		75.69

The 2nd number is going to be your control. Slab needs to be 1-ft above 75.27. Let me know if you need any help.

Mike McClung
Director, Water Business Unit
RPS | North America
T +1 281 589 7257
E michael.mcclung@tetrattech.com

End Exhibit C – 100-Year HGL (Rainfall Drainage) Modeled Elevations
(Bunker Hill and Harris County NOAA Atlas 14)

Exhibit D – Floodplain Map



End Exhibit D – Floodplain Map

Exhibit E – 500-Year Floodplain Elevation

From: Faisal Awad <FAwad@dunaway.com>
Sent: Thursday, August 29, 2024 7:55 PM
To: jdslagle94@gmail.com
Subject: RE: [EXTERNAL]301 Rainier Drive

Hi Jon,

Your property is outside the flood zone, so you do not have to worry about the 500 year flood elevation as there is not one for your property.

The 500-year elevations are only for the properties in the flood zone.

Approximately the 500-year elevation is at 64.0', I will be looking at the comments tomorrow morning and give you my feedback.

Thanks.

Faisal Awad, PMP

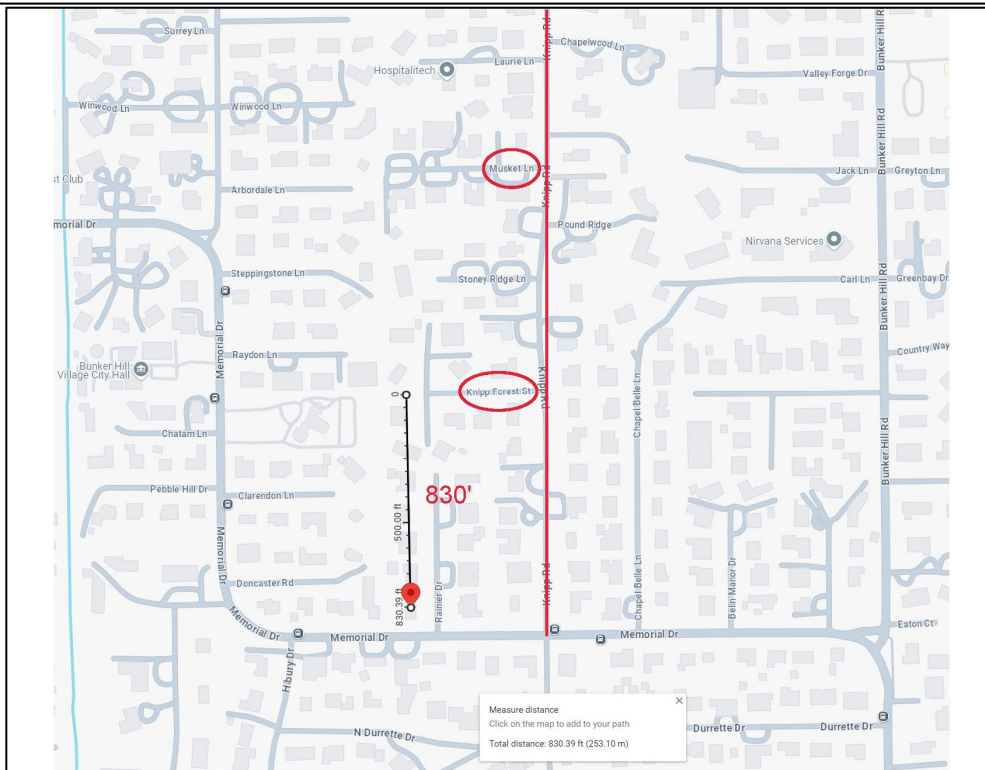
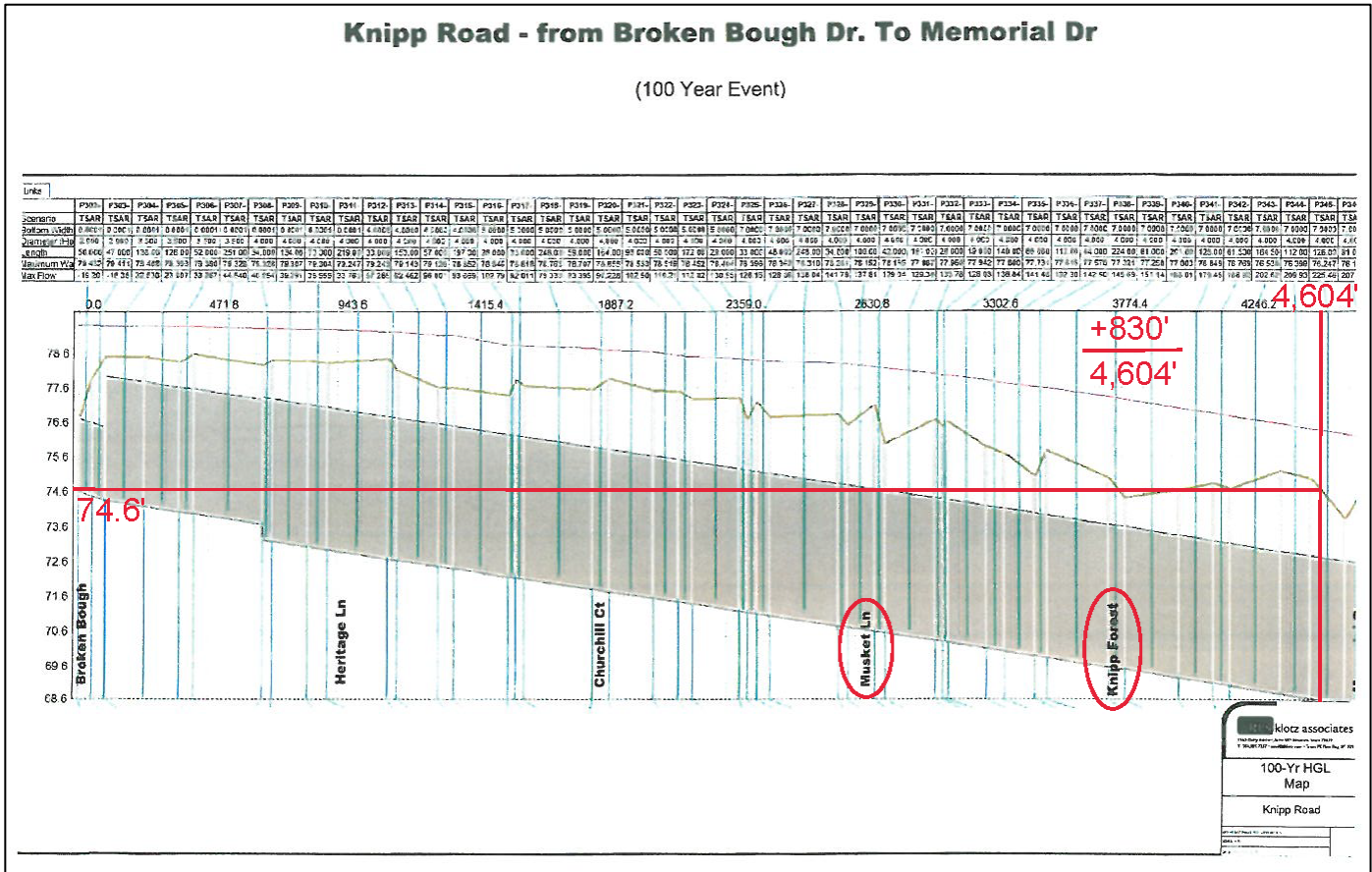
Discipline Lead I A

Dunaway | BEC

T 832.240.3771 **D** 832.240.3779

End Exhibit E – 500-Year Floodplain Elevation

Exhibit F – Bunker Hill 100-Year HGL Model, 2017 Drainage Criteria Manual
(Only Manual Published with Elevation Numbers, Shows 74.6' 100-Year HGL at 301 Rainier Dr)



End Exhibit F – Bunker Hill 100-Year HGL Model, 2017 Drainage Criteria Manual
(Only Manual Published with Elevation Numbers, Shows 74.6' 100-Year HGL at 301 Rainier Dr)

Exhibit G – Seller’s Disclosure Showing No Previous Flooding

Section 5. Are you (Seller) aware of any of the following conditions?* (Mark Yes (Y) if you are aware and check wholly or partly as applicable. Mark No (N) if you are not aware.)

Y N

- Present flood insurance coverage.
- Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir.
- Previous flooding due to a natural flood event.
- Previous water penetration into a structure on the Property due to a natural flood event.
- Located wholly partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR).
- Located wholly partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).
- Located wholly partly in a floodway.
- Located wholly partly in flood pool.
- Located wholly partly in a reservoir.

If the answer to any of the above is yes, explain (attach additional sheets if necessary):

Present flood insurance coverage – We carry flood insurance

Ownership History: 090328000001	
301 RAINIER DR HOUSTON TX 77024	
Owner	Effective Date
CURRENT OWNER	10/25/2023
RAY MICHAEL P & STEPHANIE S	06/30/2011

End Exhibit G – Seller’s Disclosure Showing No Previous Flooding

Exhibit H – Letter of Permit Denial

From: Elvin Hernandez <ehernandez@bunkerhilltx.gov>
Sent: Wednesday, July 10, 2024 9:46 AM
To: jdslagle94@gmail.com
Cc: Gerardo Barrera <gbarrera@bunkerhilltx.gov>; Mallory Pack <mpack@bunkerhilltx.gov>
Subject: Re: 301 Rainier Dr - Remodel and Addition Permit

Hello,

After review and consideration, your proposed project is considered a reconstruction project under section **Sec. 4-3. - Definitions** and would be subject to requirements under section **§ 9.08. - Repairs, modifications, and maintenance**, that outlines the following: **Reconstruction of the main structure requires all nonconforming aspects of the lot to be resolved.** These requirements would involve items such as slab elevation to come to compliance as outlined in the attached word document as well as underground utility requirements amongst any other items that are non-conforming on your lot.

A significant focus of the review was on meeting finished floor elevation standards specified in **Section 4-171 - Standards applicable to all construction**. It was clarified during discussions with you and your team that compliance with the requirements outlined in that section is crucial to meet the finished floor elevation standards. Furthermore, consultations with our City Attorney affirmed that the building official's discretion is limited to the described criteria without additional latitude.

In summary, your project is currently classified as a reconstruction project and must adhere to the specified city codes, as well as any other applicable regulations that may pertain. Some of the biggest factors here is the entire removal of dry wall, plumbing, and electrical that are specifically referenced in our city ordinance.

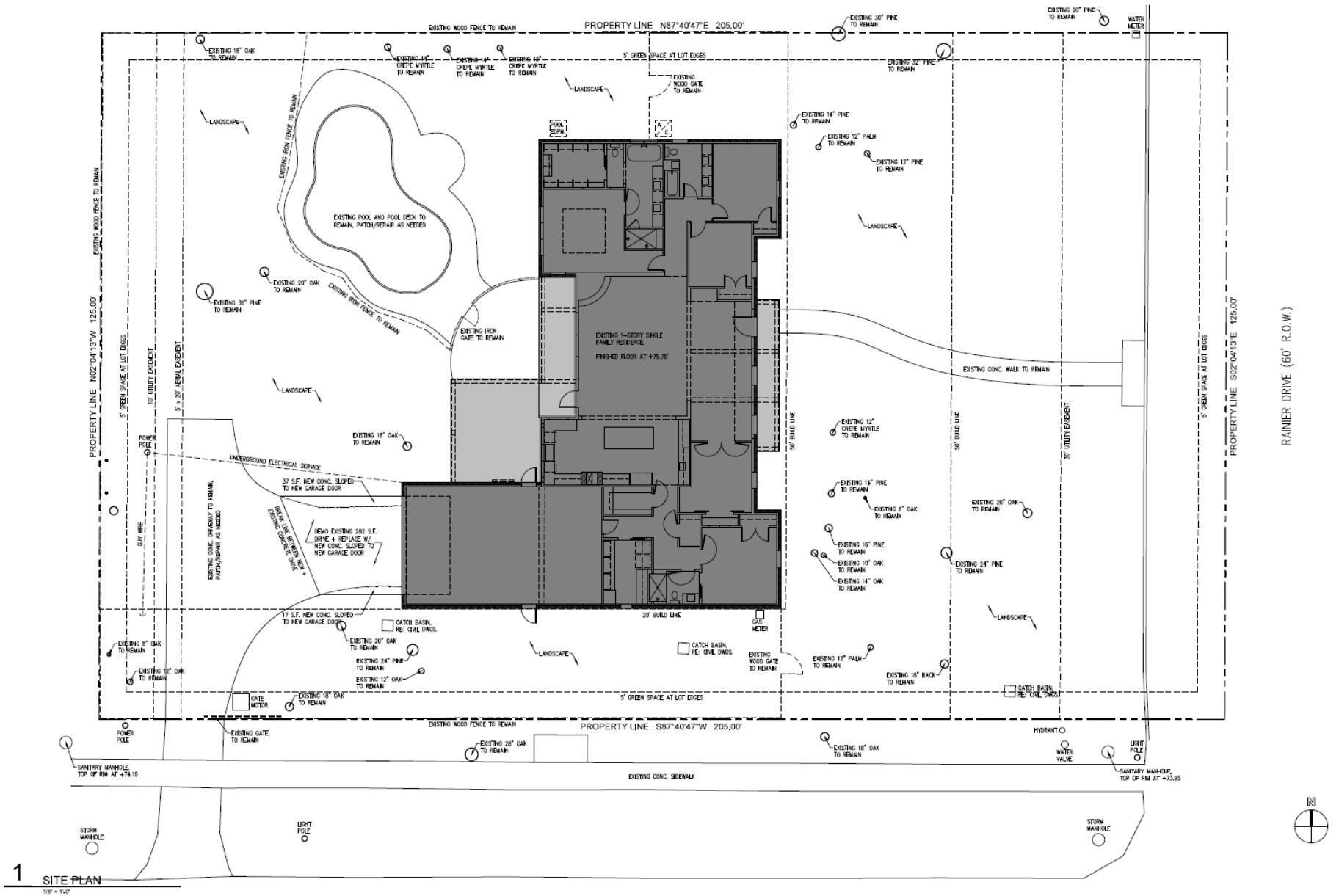
While I understand that this may not be what you want to hear, I like to be as transparent as I can and provide as much information as possible. Via phone discussions you indicated that you may want to proceed with a variance request, you have 15 days from the date of this final decision to submit a complete variance application to city hall.

V/r,

Elvin Hernandez, PMP
Director of Public Works / Building Official
City of Bunker Hill Village
11977 Memorial Drive
Houston, Texas 77024
713-467-9762
www.bunkerhilltx.gov

End Exhibit H – Letter of Permit Denial

Exhibit I – Site Plan







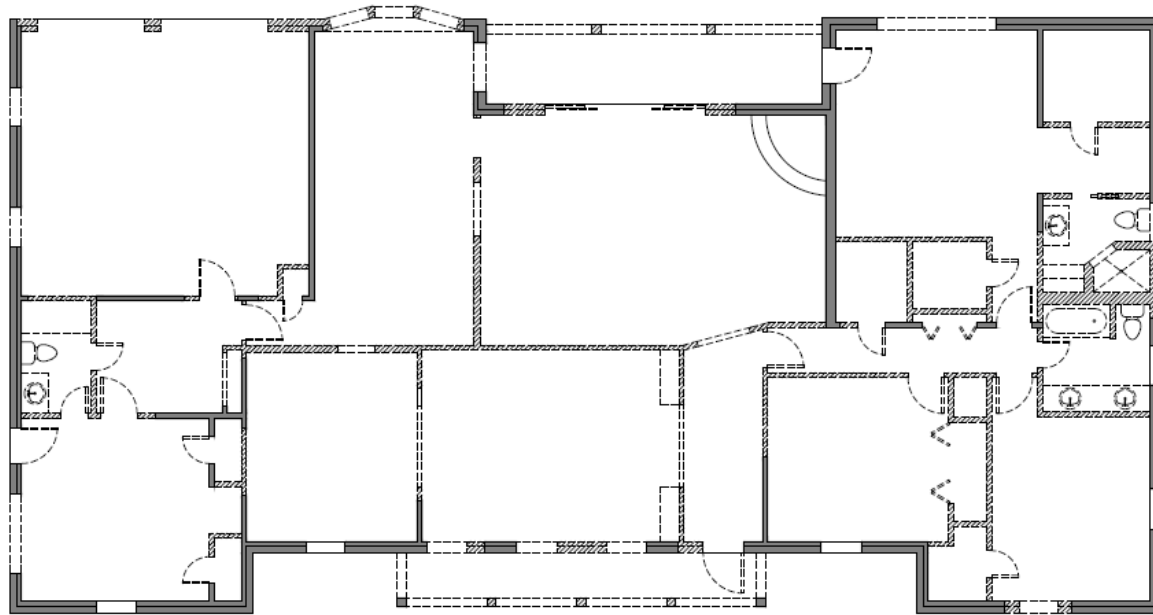
1 SITE PLAN
118 - 142

End Exhibit I – Site Plan

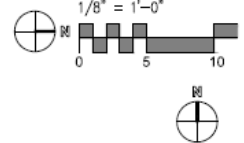
Exhibit J – Existing Floor Plan

DEMOLITION PLAN LEGEND

-  EXISTING WALL TO REMAIN, PATCH AND REPAIR AS NEEDED TO BRING CONDITION UP TO CODE FOR CONSTRUCTION
-  EXISTING WALL TO BE REMOVED
-  EXISTING DOOR TO REMAIN OR BE RELOCATED, VERIFY SIZE AND LOCATION W/ DOOR SCHEDULE
-  EXISTING DOOR TO BE REMOVED



J 301 Rainier
SLAGLE RESIDENCE
05.06.24
1/8" = 1'-0"

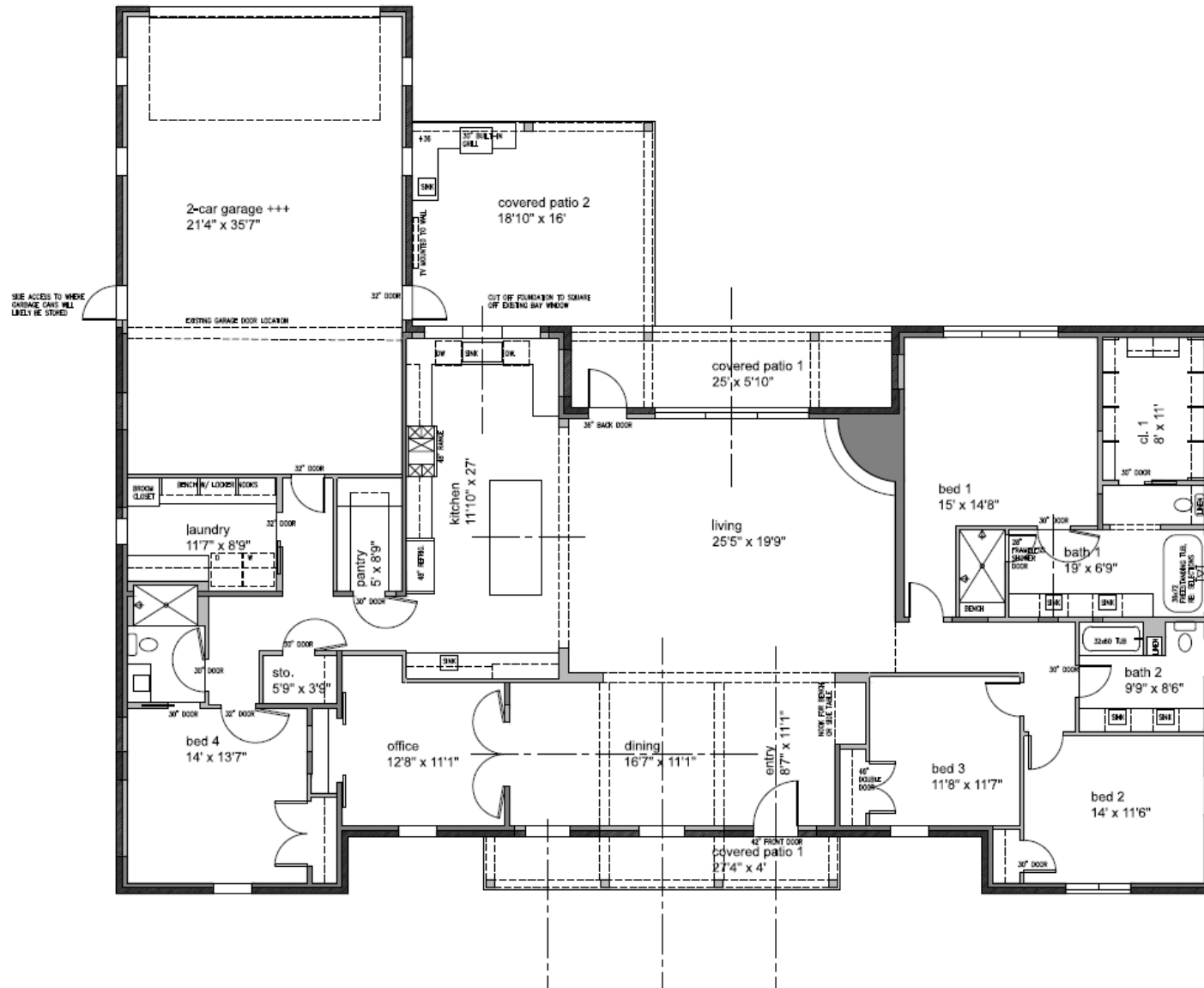


The graphic scale bar shows a scale from 0 to 10 feet, with a major tick every 5 feet and minor ticks every 1 foot. A north arrow is located below the scale bar.

1 LEVEL 1 - DEMOLITION PLAN
DATE: 05.06.24

End Exhibit J – Existing Floor Plan

Exhibit K – Proposed Floor Plan

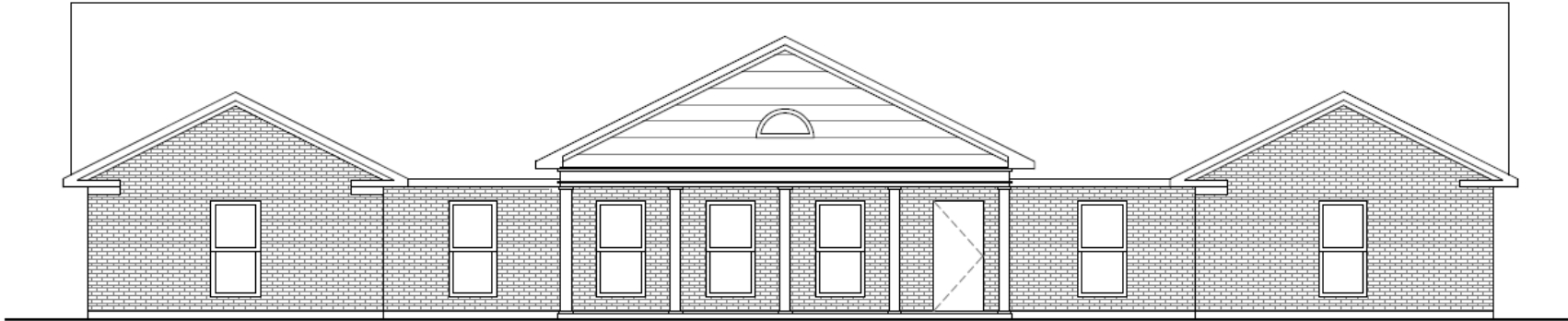


1 LEVEL 1 - FLOOR PLAN
SCALE: 1/8" = 1'-0"

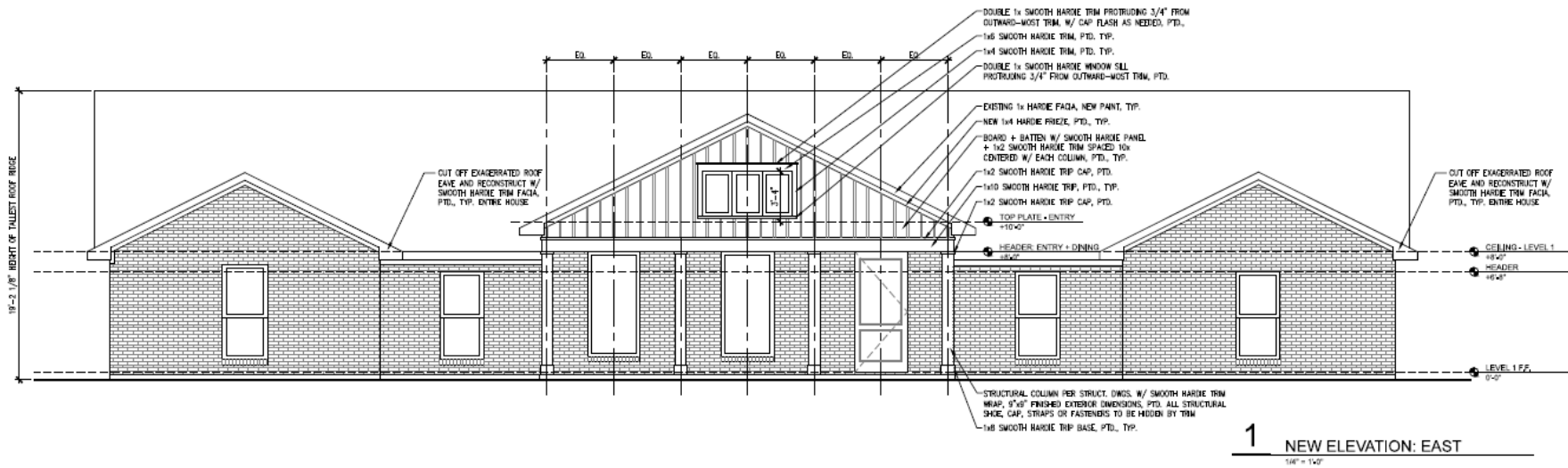
K 301 Rainier
 SLAGLE RESIDENCE
 05.10.24

End Exhibit K – Proposed Floor Plan

Exhibit L – Existing/Proposed East (Front) Elevation



1 EXISTING ELEVATION: EAST
1/4" = 1'-0"



1 NEW ELEVATION: EAST
1/4" = 1'-0"

End Exhibit L – Existing/Proposed East (Front) Elevation

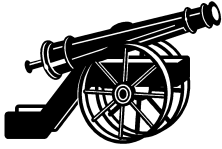
Exhibit M – Ruling Options for ZBOA

Ruling Of The Board:

After your appeal has been presented and after proper deliberation among the Board's members, they will make a ruling on your application. Law requires the approval of four of the five Board members; a simple majority is not sufficient. There are four options available to the Board.

- (1) Grant the relief you have requested in your application.
- (2) Grant the relief you have requested upon satisfaction of whatever conditions might be imposed by the Board.
- (3) Deny the relief you have requested, but grant some sort of modification of the relief requested.
- (4) Deny the relief you have requested.

End Exhibit M – Ruling Options for ZBOA



**City of Bunker Hill Village
Zoning Board of Adjustment
Agenda Request**

Agenda Date:	October 30, 2024
Agenda Item:	VI - VII
Subject:	Variance Request
Exhibits:	Application
Presenter(s):	Elvin Hernandez, Director of Public Works

Executive Summary

The applicant has submitted a request for a variance to Appendix A, Section 2.01 (setback) of the City's Code of Ordinances for the property located at 1 Leisure Lane.

§ 2.01. General.

Setback. The distance between the wall of a building, excluding steps, walkways, driveways, and those porches which are both unroofed and unenclosed, and the pertinent lot line or street line, whichever is closer. Setbacks and/or required yards on property abutting a private street shall be measured from the line demarking the edge of the easement of ingress and egress shown on the survey which is nearest the applicable lot.

Recommended Action

Staff recommends the Zoning Board of Adjustment take the following actions:

1. Hold a public hearing
2. Discuss and take any desired action

1 Leisure Lane

Variance Request

Application



CITY OF BUNKER HILL VILLAGE
APPLICATION FOR
ZONING BOARD OF ADJUSTMENT REQUEST

Owner's Name: CYRILLISON CATTAN Phone: 206.216.3320

Mailing Address: 13122 RUMMEL CREEK Zip: 77079

Property Address (If Different): 1 LEISURE LANE

Action Requested: Variance Appeal Special Exceptions Zoning District A B


Project Description and Request: REQUESTING THE PROPERTY LINE BE USED
TO CALCULATE THE 50 FOOT SETBACK AS IS DEPICTED IN THE
BUNKER HILL DIAGRAM. THIS REQUEST IS PARAMOUNT GIVEN THE
HARDSHIP IT CREATES AND DOES NOT ALLOW FOR REASONABLE USE
OF THE SUBJECT PROPERTY.

Section of Code at Issue: APPENDIX A-ZONING
ARTICLE II-DEFINITIONS
2.01 GENERAL-SETBACKS

Attachments as applicable:

- Site Plan
- Letter of Permit Denial
- Any Additional Information

A fee of \$300.00 is required for processing

Signature of Applicant:  Allisoncattan Date: 9/26/2024

Dr. Letters



Texas Children's
Hospital

August 16, 2024

Subj: Cole Cattan
DOB: 01/25/2009

To Whom It May Concern:

Over the past 15 years, I have had the pleasure of treating Cole Cattan. His diagnosis of cerebral palsy is a comprehensive lifelong diagnosis, which involves a team of specialists. Cerebral palsy encompasses the totality of an individual's quality of life. As one of Cole's primary physicians, it has been my responsibility to medically intervene when needed, as well as prepare the Cattan family for challenges that lie ahead. Cerebral palsy, like most afflictions, worsens with age and the progression is unpredictable and requires much forward thinking and planning.

During my visits with the Cattan family, we have discussed their hopes and plans to build a home that works well for Cole. As a team we discussed the long term necessity and functionality of a home with Cole's bedroom and a game room on the first floor. These design elements are critical for Cole's independence and promoting socialization with others. Furthermore, we discussed the benefits of a pool which will allow Cole the opportunity for aquatic therapy. Lastly, I would emphasize the importance of an elevator shaft in any home with a second floor for my patients with this type of life-long diagnosis.

It is my professional recommendation that the Cattan family be granted a variance in the spirit of humanity and accessibility for Cole's future quality of life. Building this home, as currently planned, is part of a mission to give Cole any opportunities for a better life.

Thank you for your consideration.

Sincerely,

Daniel J. Curry, MD

Howard L. Weiner, MD
Chief of Neurosurgery
Professor, Baylor College of Medicine
Jonathan S. Peterson, Jr., Professor of Neurosurgery

Guillermo M. Aldave, MD, PhD
Associate Professor

David F. Bauer, MD, MPH
Associate Professor

Daniel J. Curry, MD
Professor
Chief, Pediatric Neurosurgery, Baylor College of Medicine

Nisha Gadgil, MD
Associate Professor

Samuel G. McCluggage III, MD
Associate Professor

Michael D. Taylor, MD, PhD
Professor

William E. Whitehead, MD, MPH
Professor
Pediatric Endovascular Chief

Brandy Berger, MSN, RN, CPNP-PC
Jessica Frontiero, MSN, FNP-C, CPNP-AC
Bryan N. Harrell, MSM, PA-C
Emily McCernon, PA-C
Iliana Patino, PA-C
Jessie Ramsey, PA-C
Lucia Ruggieri, PA-C
Natalie C. Smith, MSN, APRN, NP-C
Advanced Practice Registered Nurse

Alison Brayton, RN, BSN
Sharon Heddles, RN, BSN
Andrea Hodge, RN, BSN
Patsy Jones, RN, BSN
Eric Sanchez, RN, BSN
Nurse Practitioner

Laura Cairampoma Whitehead, RN, BSN
Epilepsy Nurse, Nurse Coordinator

Joaxy Romero
Medical Assistant

Saman Asghar
Edgardo Santisbon
Sarah Wisor-Martinez, MPH, CCRC
Research Coordinator

Jennifer Hu, MS
Data Analyst

Monica Aguilera
Georgina Cedillo
Yolanda Maldonado
Sandra Williams
Administrative Assistant

8/15/2024

City of Bunker Hill Variance Committee,

Over the past 15 years I have had the pleasure of treating Cole Cattan. His diagnosis of Cerebral Palsy is a comprehensive lifelong diagnosis which involves a team of specialists. Cerebral Palsy encompasses the totality of an individual's quality of life. As one of Cole's primary physicians, it has been my responsibility to medically intervene when needed as well as prepare the Cattan family for challenges that lie ahead. Cerebral Palsy, like most afflictions, worsens with age and the progression is unpredictable and requires much forward thinking and planning.

During my visits with the Cattans, we have discussed their hopes and plans to build a home that works well for Cole. As a team we discussed the long term necessity and functionality of a home with Cole's bedroom and a game room on the first floor. These design elements are critical for Cole's independence and promoting socialization with others. Furthermore, we discussed the benefits of a pool which will allow Cole the opportunity for aquatic therapy. Lastly, I have emphasized the importance of an elevator shaft in any home with a second floor.

It is my professional and personal recommendation that the Cattans be granted a variance in the spirit of humanity and accessibility. Building this home as currently planned is part of our mission to give Cole all the opportunities he deserves.

Thank you for your consideration.



Vinitha Shenava, M.D

Pediatric Orthopaedic Surgery



Texas Children's Hospital

Physical Medicine And Rehabilitation At Wallace Tower
6701 FANNIN ST
16TH FLOOR
HOUSTON TX 77030
Dept Phone: 832-826-6106

8/16/2024

Name: Cole Cattan Gender: male
DOB: 1/25/2009 Age: 15 y.o.

City of Bunker Hill Variance Committee,

Over the past 15 years I have had the pleasure of treating Cole Cattan. His diagnosis of Cerebral Palsy is a comprehensive lifelong diagnosis which involves a team of specialists. Cerebral Palsy encompasses the totality of an individual's quality of life. As one of Cole's primary physicians, it has been my responsibility to medically intervene when needed as well as prepare the Cattan family for challenges that lie ahead. Cerebral Palsy, like most afflictions, worsens with age and the progression is unpredictable and requires much forward thinking and planning.

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Thank you for your consideration.

Shannon DiCarlo, MD
Associate Professor
Texas Children's Hospital
Baylor College of Medicine

This letter was initially viewed by Allison Cattan at 8/16/2024 4:36 PM.



August 19, 2024

Howard L. Weiner, MD
Chief of Neurosurgery
Professor & Vice Chair
George A. Peterkin Jr. Endowed Chair

Guillermo M. Aldave, MD, PhD
Assistant Professor

David F. Bauer, MD, MPH
Associate Professor

Daniel J. Curry, MD
Professor
John S. Dunn Foundation Endowed Chair

Nisha Gadgil, MD
Assistant Professor

Samuel G. McCluggage III, MD
Assistant Professor

Michael D. Taylor, MD, PhD
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Alison Brayton, RN, BSN
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Jennifer Hu, MS
Database Administrator

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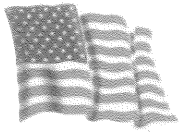
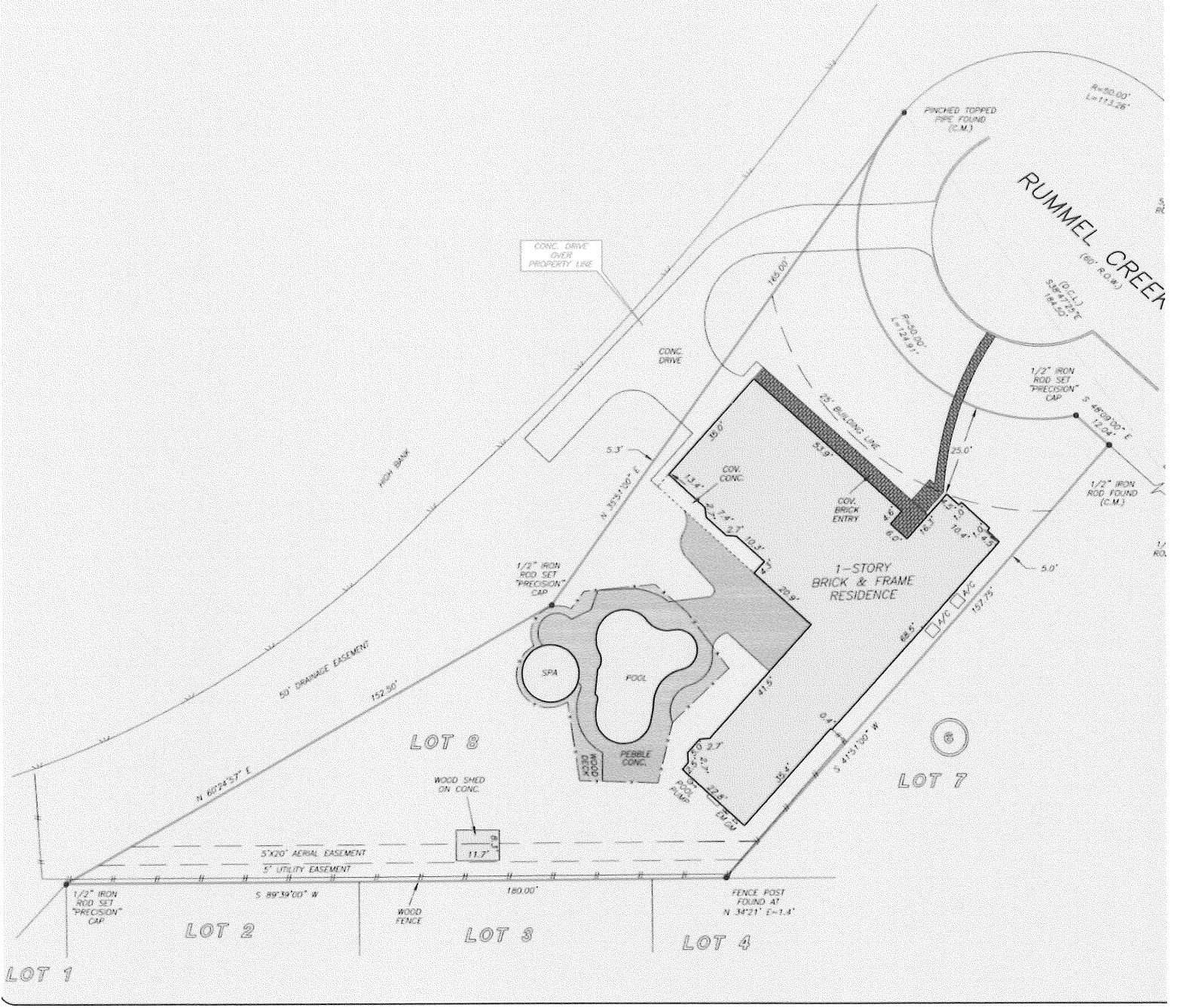
It is my professional and personal recommendation that a variance be granted for the Cattan's in the spirit of humanity and accessibility. Building this home as currently planned is part of our mission to give Cole all the opportunities he deserves. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "W. Whitehead".

William Whitehead MD

Surveys



PRECISION
 surveyors

GF NO. CTH-1-CIT23774364NP CHICAGO TITLE
 ADDRESS: 1 LEISURE LANE
 HOUSTON, TEXAS 77024
 BORROWER: CY CAITAN AND
 ALLISON CAITAN

0.7078 ACRE
 LOT 3
 HOPWOOD SUBDIVISION

AN UNRECORDED SUBDIVISION SITUATED IN THE
 JOHN D. TAYLOR SURVEY, A-72
 OF HARRIS COUNTY, TEXAS
 (SEE ATTACHED METES AND BOUNDS DESCRIPTION)

NOTE: RIGHT OF WAY EASEMENT PER VOL. 2885, PG. 676,
 (DOES NOT AFFECT SUBJECT PROPERTY)
 NOTE: BOUNDARY LINE AGREEMENT (B.L.A.)
 (DOES NOT AFFECT SUBJECT PROPERTY)



THIS PROPERTY DOES NOT LIE WITHIN THE
 100 YEAR FLOOD PLAIN AS PER FIRM
 PANEL NO. 48201C 0645 L
 ZONE X
 REVISION: 08/16/2007

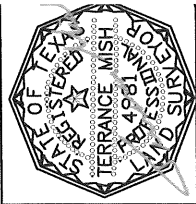
BASED ONLY ON VISUAL EXAMINATION OF MAPS,
 THIS SURVEY WAS CONDUCTED WITHOUT
 DETERMINATION WITHOUT DETAILED FIELD STUDY.

A SUBSURFACE INVESTIGATION
 WAS BEYOND THE SCOPE OF THIS SURVEY

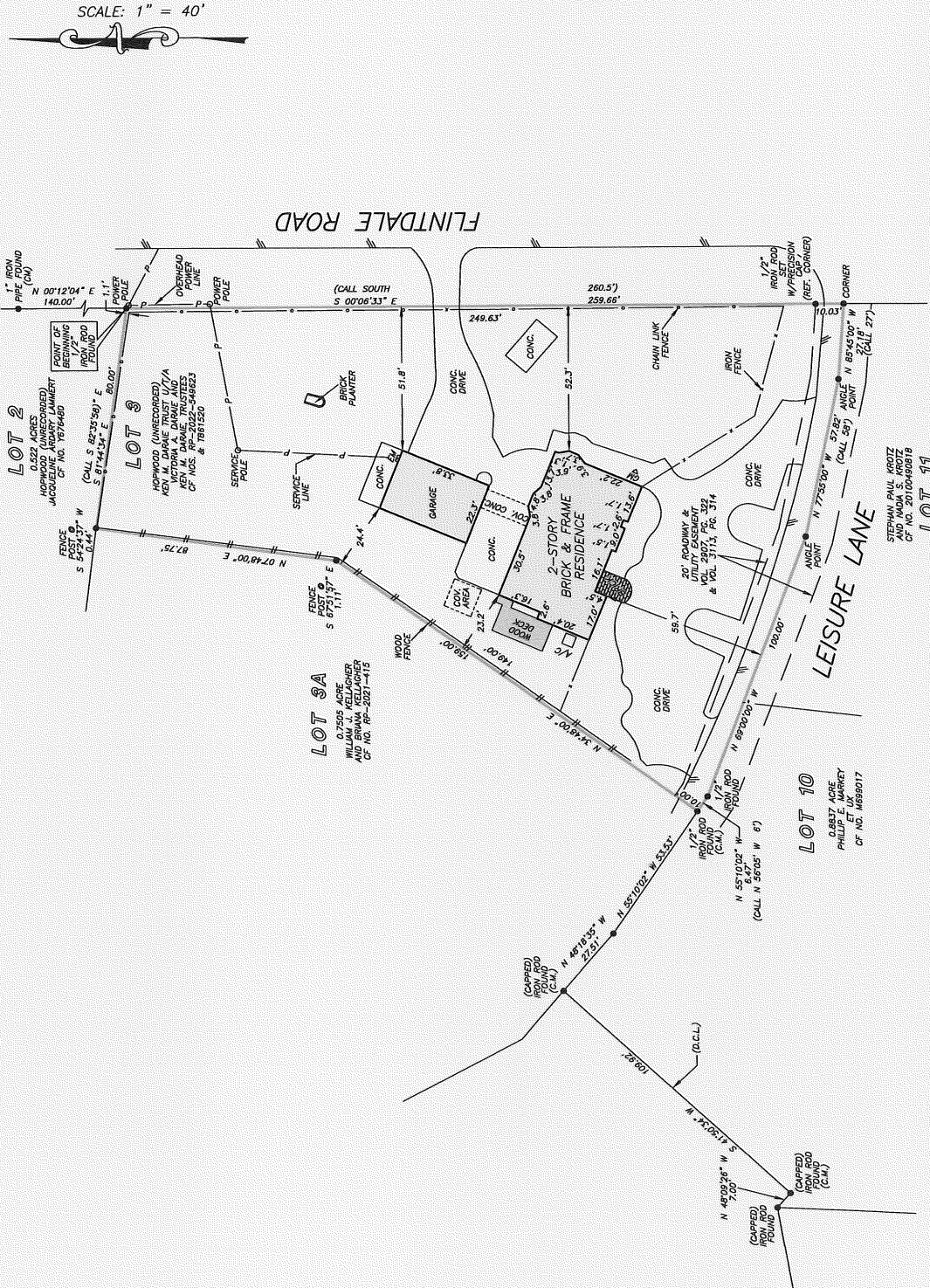
D.C.L.L. = DIRECTIONAL CONTROL LINE
 RECORD BEARING, OF NO. W-2322-54923 H.C.C.R.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE
 IN ACCORDANCE WITH THE RULES AND REGULATIONS
 REPRESENTS THE FACTS FOUND AT THE TIME
 OF SURVEY AND THAT THERE ARE NO
 EXCEPTIONS TO THE RULES AND REGULATIONS
 EXCEPT AS SHOWN HEREON. THIS SURVEY IS
 CERTIFIED FOR THIS DIVISION ONLY AND
 DOES NOT CONSTITUTE A COMMITMENT TO
 REFERENCED TITLE COMMITMENT WAS RELEA-
 USED IN PREPARATION OF THIS SURVEY.

TERRANCE MISH
 PROFESSIONAL LAND SURVEYOR
 NO. 4291
 JOB NO. 23-08970
 NOVEMBER 27, 2023



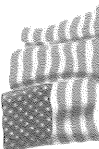
1-800-LANDSURVEY
 www.precisionurveyors.com
 281-496-1586 FAX 210-829-4941
 850 THEAC-NEEDLE STREET SUITE 150 DUNSTON, EDWARDS 79079 1777 NE LOOP 410 SUITE 600 ENH ANTONIO, TEXAS 78217
 FRM NO. 10065700



PRECISION
 surveyors



Chicago Title
 Insurance Company
 DANA LOPER
 713-418-7000



Architect Support

11200 Ranch Road 2222
Austin, Texas 78730
O: (512) 502-8484

September 23, 2024
City of Bunker Hill Variance Committee
11977 Memorial Drive
Houston, Texas 77024

Dear City of Bunker Hill Variance Committee,

I hope this letter finds you well. I am writing to bring to your attention an important issue regarding an upcoming variance request and decision that affects the property located at 1 Leisure Lane and the Cattan Family.

We are requesting a variance that the Front setback of 50' be measured from the Front property line as opposed to the ROW. There are several special circumstances to this case that I hope the committee will take into account when making a decision to grant a variance.

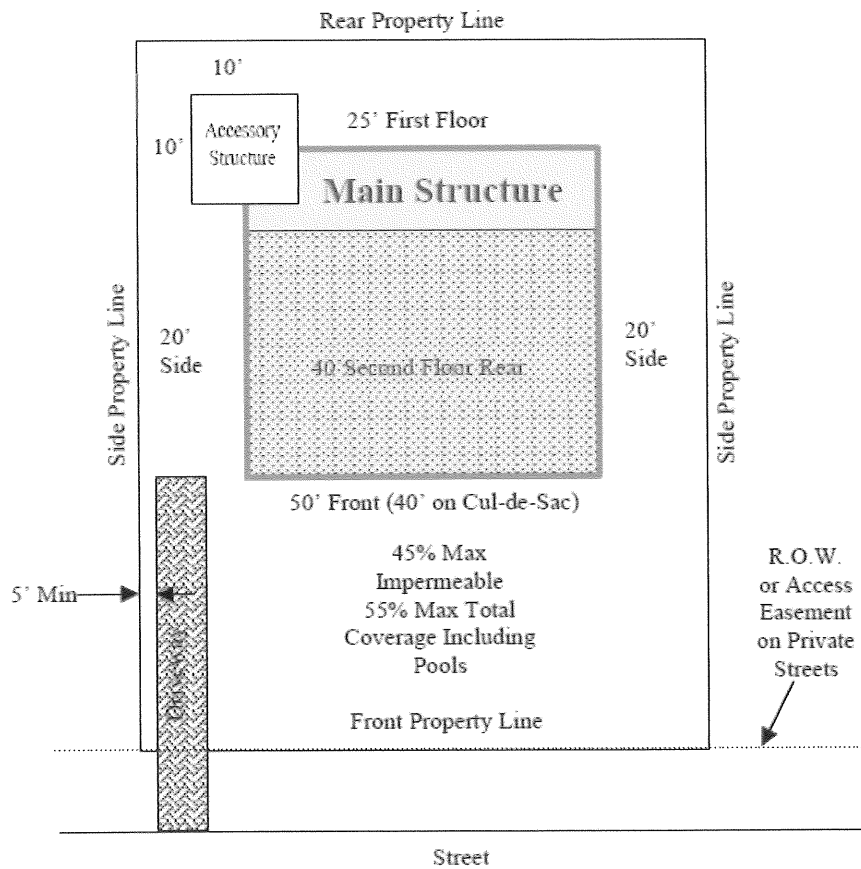
- 1) The Cattan's have a child with special needs. As such, spatial tolerances and mobility concerns were of paramount consideration in our pre-design and design development phases and adds urgency to this matter. Specifically, hallway widths with ADA clearances and wheelchair accessibility were of utmost importance. This consideration will make it almost impossible to redesign the house and reduce the depth by 10' if the setback is measured from the R.O.W and not the front property line. Please know that the accommodations required to support their child's well-being are directly impacted by the interpretation of setback requirements. It is essential that we address this matter with sensitivity and consideration, ensuring that the special needs of their child are factored into any decisions.
- 2) As a custom residential architect, both I and the Cattan family, are committed to ensuring that their property & house design aligns with the intent of the community regulations whose aim is to protect high-value neighborhoods by maintaining an architectural consistency with the exclusive, beautiful and unique nature of this wonderful community. We have worked for months to create a wonderful home design that responds to the community style & aesthetics, as well as reflecting the intrinsic value of the community. It is in my opinion that allowing this variance will not detract from any of these goals and will only allow us to contribute to the high-end property values of these homes.

3) As an architect we respect community guidelines and recognize the significance and issues involved with granting variances. We do not ask for them lightly and please know our goal is to design homes that make it easy on all parties involved, including the homeowner, the general contractor, the HOA and of course members of the municipal entities. As such, we always review the property setbacks that are conveyed to us by the municipality to hopefully avoid the situation that we find ourselves in currently. Below is the diagram that was provided to us.



Information You Need to Know

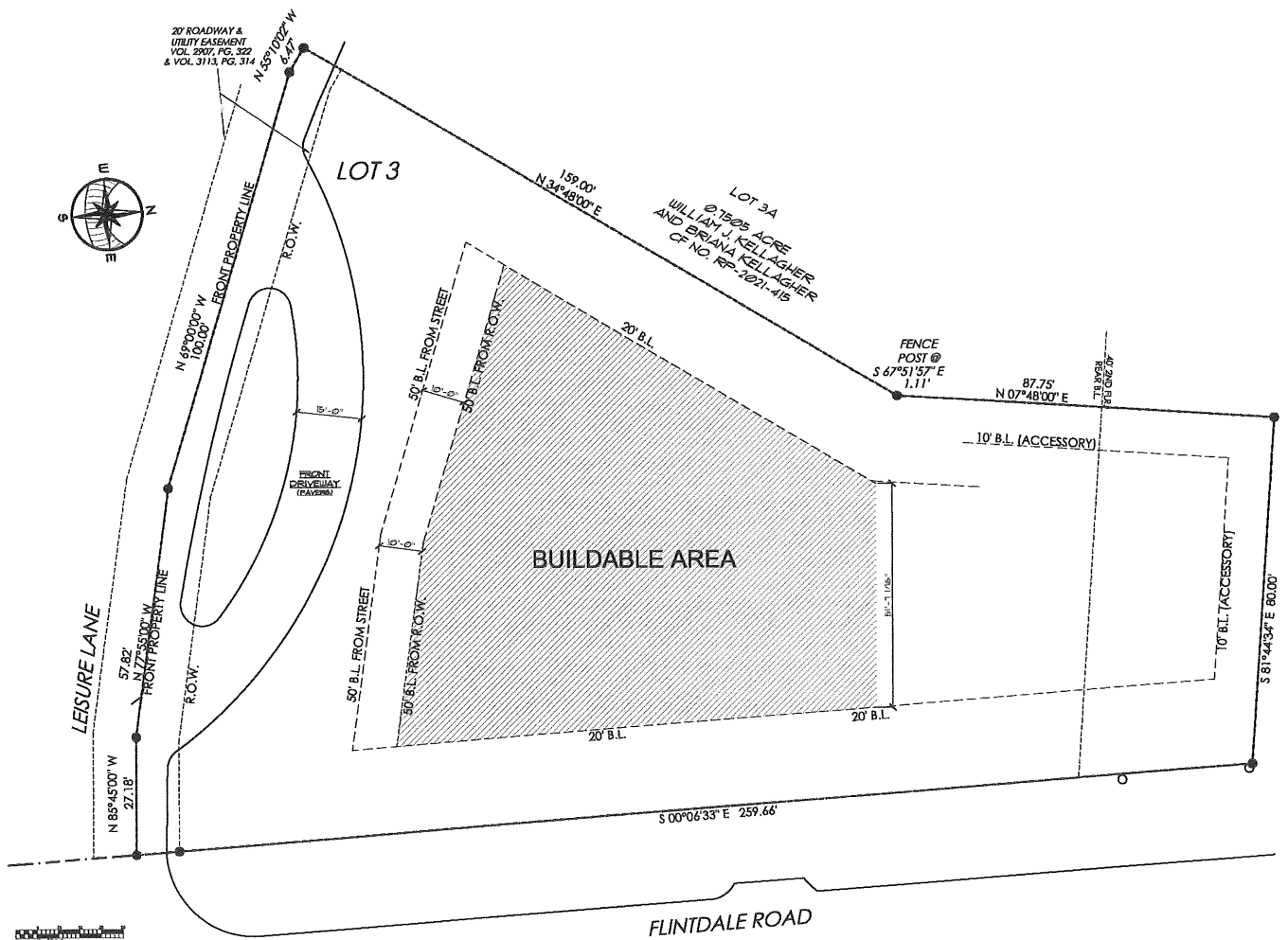
District A



In reviewing this graphic above, it's clearly evident that the Front property line is reflected along the same exact linear plane as the ROW... and as such we inferred the 50' setback was based on the front property line. In addition, we believed the front property line to be a benchmark to measure to since all the calculations for size of property, taxation value and impervious cover are measured to this boundary line.

However, it seems that the R.O.W. may not align with the street and may actually sit significantly far inside of the property line. In our case, that is approximately 10'. The graphic should have conveyed this and I believe what has been conveyed in your documentation is very misleading. I believe the graphic bears the majority of the cause of the situation.

We have developed the plans for months based on the 50' setback being off the property line for this uniquely shaped lot. Restricting the lot an additional 10' would require a complete redesign of the house and would not allow for the special accommodations required for the Cattan's special-needs child. Additionally, the irregular shape of their lot further complicates compliance with the current setback regulations, creating an additional hardship. Please see below for a graphic representation of the property which reflects how the lot funnels down due the irregular shape. As you will see, the setback from the ROW further restricts the buildable area which would not be the case if this were a regular rectangular shaped lot.



Please know that we fully recognize that requesting a variance is a serious matter. The neighborhood takes pride in its strong sense of community and adherence to high standards, and we believe that accommodating the Cattan's situation will align with these values and will not adversely affect the street or the community in any manner. I want to specifically point out that we do not seek a variance to the setback distance of 50', but simple to measure the 50' setback from the front property line.

I am available to provide any additional information or documentation required and would greatly appreciate your understanding in resolving this issue. Please feel free to contact me.

Thank you for your attention to this matter.

Sincerely,

Kai Geschke, Architect

11200 Ranch Road 2222

Austin, Texas 78730

kai@geschkegroup.com

512-502-8484

City of Bunker Hill Variance Committee,

My name is Ryan Meeks, and I live across the street from Cy and Allison Cattan at their current house on Rummel Creek. Cy and I have spoken numerous times about rebuilding on his existing lot vs buying a new lot and building. I have drawn architectural plans for him and we have looked at various ways to position a house with the current easement issues on his property. After 7 years of going back and forth, Cy ultimately decided it wasn't worth trying to work around the driveway and easement issues. He decided to purchase a lot in Bunker Hill and start fresh on an unencumbered property. Prior to closing on his lot in Bunker Hill, he was extra cautious and diligent to make sure he didn't end up in the exact same predicament (meeting with the city and confirming his buildable limits).

I am a licensed architect and I have reviewed the diagram on page 8 of the New Home and Re-construction Projects packet found on the Bunker Hill website. It is my professional opinion that this diagram is extremely misleading and hard to interpret. I read it the same way as the Cattan's as the graphic suggests a 50' setback from the "front property line". It shows that the front property line and ROW or Access Easement on Private Streets is the exact same line. Their lot in Bunker Hill is an odd shape, and a 60' setback from the front greatly prohibits building on a majority of the lot. Unfortunately, this graphical nuance in the Bunker Hill code was not brought up in the meeting that preceded the purchase of this property and they would greatly appreciate a variance to build their home. Thanks for your time and consideration in this matter.

Kind Regards,

Ryan Meeks, AIA, LEED AP

Partner



MEEKS ■■ PARTNERS

16000 Memorial Drive
Suite 100
Houston, TX 77079
281.558.8787

Donald J. Meeks, AIA
Chairman

Somkiat Petchsrisom, AIA
Partner

Keith Malone, AIA
Partner

Ryan Meeks, AIA, LEED
Partner

Trevor Meeks, AIA
Partner



August 23, 2024

City of Bunker Hill Village
11977 Memorial Drive
Houston, Texas 77024

Reference: 1 Leisure Lane

Dear City of Bunker Hill Variance Committee:

On behalf of the Cattan Family, I offer my professional opinion on the subject of their requested variance as it relates to the front setback requirements. The zoning exhibit for District A is misleading for the "R.O.W. or Access Easement on Private Streets" requirement, as graphically it is portrayed as if it is the same as the front property line with a 50' requirement. The private street in question, Leisure Lane, is an unimproved street that encroaches within the property boundary, thus the requirement of an additional setback from a Right of Way or Utility Easement presents an additional hardship for the development of the remainder of the property. The development plans as currently proposed are not contrary to public interest and an approved variance will not weaken the general purpose of the regulations.

Sincerely,

A handwritten signature in dark ink that reads "Melissa E. Fleming". The signature is written in a cursive, flowing style.

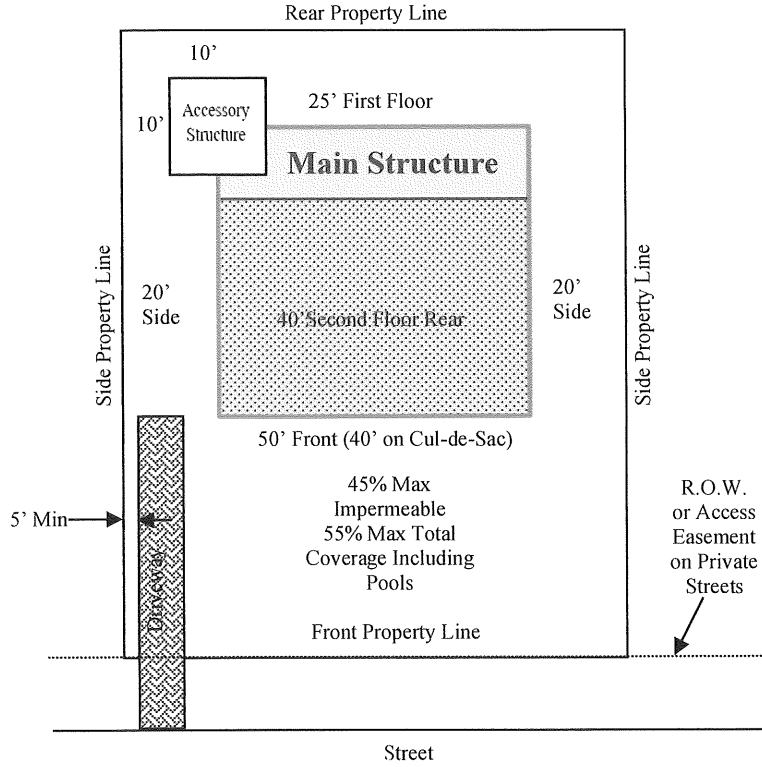
Melissa Fleming, AIA
Principal

mfleming@vlkarchitects.com | 254.715.0389

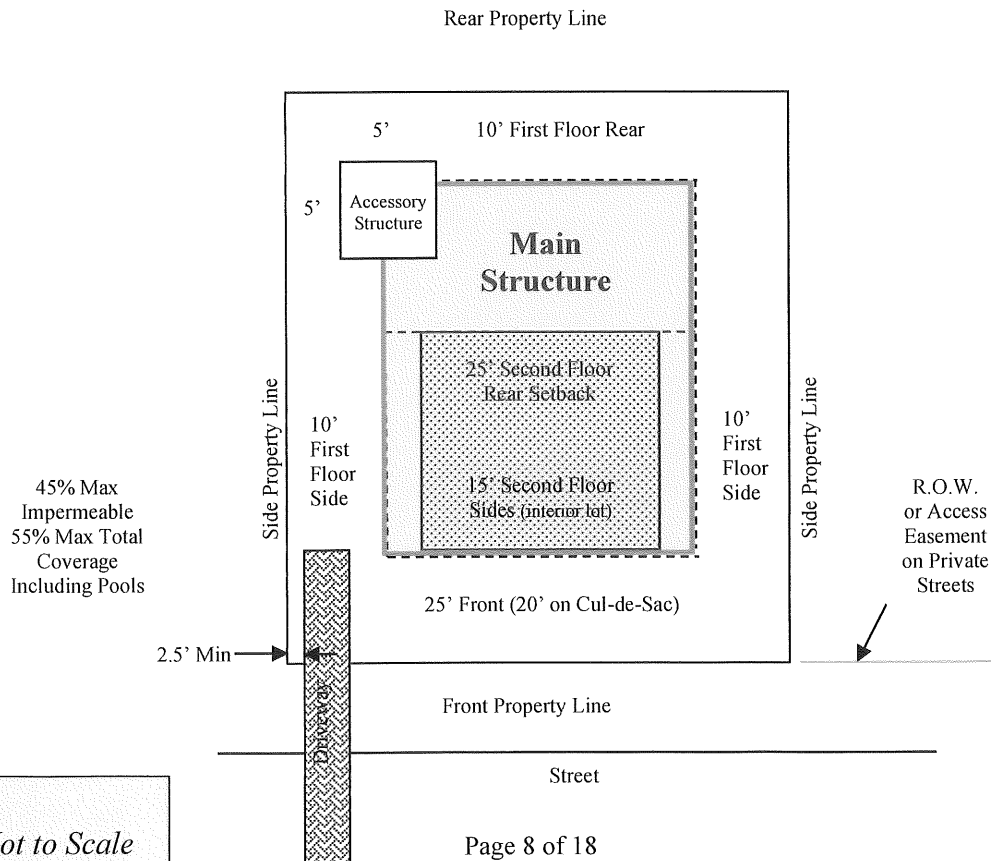
Diagrams



District A



District B



NOTE:
Exhibits Not to Scale

Bunker Hill Building Guidelines

NEW HOME & RE-CONSTRUCTION PROJECTS

(Updated March 2023)



Important Design Considerations.....	2
Building Code	5
Zoning Map	7
Setbacks.....	8
Building Heights	9
Driveways, Sidewalks, Patios	10
Permeable Pavers	11
Plan Submittal List (QUICK CHECK LIST).....	12
Affidavit of Notification.....	13
Sample Resident Notification.....	14
Tree Protection	15
Contractor Responsibilities	16
Working Hours (English)	26
Working Hours (Spanish).....	27



Important Design Considerations

- **Pre-Development Meeting** A mandatory pre-development meeting is required for all new construction, reconstruction, and/or expansion/addition projects. The pre-development meeting is intended to expedite the review process and ease the construction process. Property owners and their builders, contractors and/or consultants shall attend this meeting. The meeting will provide an opportunity for discussion regarding the development process and requirements in the City of Bunker Hill Village including zoning, setbacks, coverage calculations, trees, drainage, and other ordinances that impact the planning and development of the property. A signature of acceptance of the pre-development packet and the meeting attendance will be required of the owner. No approvals will be provided at this meeting.

[Schedule a Pre-Development Meeting Here](#)

- **Reconstruction** shall mean the reconstruction of 50% or more, either value or living area, (of which a building permit is required) of an existing structure within the existing footprint. This includes structural (wall board or ceiling board is removed), and/or if plumbing or electrical utilities are impacted. The reconstruction shall be cumulative of all remodeling or modification work to the structure within any consecutive twenty-four (24) month period. A project on an existing structure which meets the definition of Reconstruction will be required to meet all of the New Home requirements including fire sprinkler systems, drainage, tree counts, and other major components of the structure. A worksheet is included in with this package to assist you in determining if your project will be considered a Reconstruction project.
- **Plan Size** NO DOCUMENTS OR PLANS LARGER THAN 11" X 17" MAY BE SUBMITTED. Only **ONE** set of documents or plans is required. Scale is not required to be maintained but dimensions must be clearly labeled on the plans. No staples or torn pages.
- **Insurance** All contractors requiring permits shall file with the city, and maintain for the entire period during which work pursuant to such permit is being performed, commercial general liability insurance in an amount of not less than five hundred thousand dollars (\$500,000.00).
- **Working Hours** Construction and deliveries may be between the hours of 7:00 a.m. and 6:00 p.m. on weekdays that are not Recognized Holidays, and between the hours of 8:00 a.m. and 5:00 p.m. on Saturdays that are not Recognized Holidays, except in cases of extreme and urgent necessity in the interest of public safety with the approval of the Building Official. No construction shall be done on Sundays. Recognized Holidays shall include New Year's Day, Memorial Day, July 4th, Labor Day, Thanksgiving Day, Christmas Eve and Christmas Day.
- **Construction Fencing** Each permittee for any pre-development activity or major development must provide and maintain **construction fencing** in accordance with this section during all times when the permit is in effect and for so long thereafter as the site is affected by construction activity. The construction fencing must fully enclose the entire site to screen construction activity from public view. It may enclose the sidewalk area, but only to the extent reasonably necessary to reduce the risk of hazards to sidewalk users. The construction

fencing must be at least 5.5 feet high and must be the color green. No separate fence permit is required for such a temporary fence erected in connection with pre-development activity or a major development for which a main building permit is in effect.

- **No Overhead Service** All utility service lines for electricity, telephone, gas, cable television and any other such service for individual lots shall be underground unless federal or state law or regulations require otherwise.

- **Site Plan** Each site plan must clearly depict the following, as applicable:
 - Basic survey;
 - Forms survey (after it becomes available);
 - Drainage and topographic survey;
 - Standard base elevation survey;
 - Easements and plat restrictions;
 - Buildings and other major structures;
 - Open areas, impervious areas, landscaping and areas for required trees and pervious areas;
 - Yards or "setbacks"; buildable area;
 - Fences;
 - Mechanical equipment;
 - Garage openings, pavement, parking areas, driveways, emergency access ways, fire zones, sidewalks, loading areas, curb cuts, waste storage areas and special screens;
 - Drainage facilities in accordance with ARTICLE V. - FLOOD DAMAGE PREVENTION of this Chapter; or
 - Other features and facilities required to comply with applicable regulations.

- **Affidavit Required** No building permit shall be issued for the construction of a new building, or for any addition to an existing building that would extend such building beyond the footprint of the building prior to the proposed addition, on a lot subject to a recorded restriction, unless the permit applicant has submitted an affidavit certifying that notice of the permit application has been delivered to the owner, as shown on the current tax roll, of each lot within the subdivision that is subject to the recorded restriction. Provided however, if the instrument(s) establishing the recorded restriction provides for creation of a committee or association with authority to enforce the recorded restriction, and there is a committee or association duly organized and operational in accordance with such instrument, certification that notice has been served on an authorized agent or officer of the committee or association may be given in lieu of notice to all individual property owners within the subdivision other than owners of property adjacent to the lot subject to the permit. If the permit application is for construction on a lot that is not subject to a recorded restriction, the applicant shall certify such fact by affidavit. The City Administrator is authorized to promulgate affidavit forms for use in the implementation of this section. *Form of notice; method of delivery.* Any notice required above shall include a general description of the proposed construction, the name of the subdivision, and the lot and block number and street address of the lot subject to the permit. Such notice, as outlined below, shall be delivered by depositing the same, properly addressed and postage prepaid, in the United States mail, registered or certified, return receipt requested.

- **No Street Parking** For any address for which an active building or maintenance permit has been issued, all vehicles shall be required to be parked on the lot for which the permit has been issued. For private streets, parking may not be in the access easement. Vehicles parked

temporarily for a period of 30 minutes or less are not required to meet this requirement. Blocking of a street so that less than 15 feet of width for access is not allowed under any circumstance.

- **Lot Coverage** Maximum Allowable Lot Coverage by Non-permeable Surfaces is 45.0%. This is for the total lot area. City Rights-of-way are not part of the lot and therefore not included in this number. The total allowable lot coverage including permeable surfaces is 55%. This includes water surfaces as well. If you are building on a private street, please include the portions of the street which are located on your lot.
- **Fire Sprinkler System** All new home and home reconstruction projects are required to have a fire sprinkler system. A letter of contract or a copy of your contract with a fire system contractor should be included with your plan submission.
- **Water Meter** The city allows only one water meter per home. Available sizes are 1”, 1.5”, and 2”. The size is typically determined by your fire sprinkler company.
- **Fences** Fences and walls are not allowed in front of the main structure. The maximum fence height is 8’-0” measured from outside the fence. A 3’ 0” subdivision entrance fence is allowed on private property for lots which meet the ordinance requirements.
- **Drainage** A drainage system design signed and sealed by a Texas Registered Civil P.E. is required for each new home, home reconstruction, or addition of 200 square feet or more. A plan review fee of \$1,000.00 is required to be submitted with the plan. Please see the **City of Bunker Hill Village Drainage Criteria Manual** and the **Drainage Detention Worksheet** for specific design requirements.
- **SWPPP** A Storm Water Pollution Protection Plan is required for any project in the city on which the soil is disturbed during construction. Implementation may include silt fencing, inlet protection, maintaining at least 10 feet of vegetated area or any approved EPA method. Remember the goal of a SWPPP is to keep soil on your project and not allow it to flow into the storm water system or be tracked onto the street.
- **Trees** A minimum of one tree for each 1,000 square feet of lot area, rounded up, is required to be present at the time of the building final. Larger trees which are part of the city's approved qualified tree

list may count as more than one tree. Please see the complete information for tree preservation and the specific requirements for new construction. [View the Tree Information Packet here.](#)

Tree Classification and Size	Tree Count	Equivalent Tree Count
Qualified Tree 10-15 inch diameter	1 Trees	2
Protected Tree > 15 inch diameter	1 Trees	3

Building Codes

- 2018 Editions Of The International Building Code
 - 2018 International Mechanical Code
 - 2018 International Plumbing Code
 - 2018 International Fuel Gas Code
 - 2018 International Residential Code
 - 2018 International Fire Code
 - 2018 ICC Electrical Code
 - 2020 Edition Of The National Electrical Code
- AND the following modifications and additions:

307.2.1 *Condensate Disposal.* Condensate from all cooling coils, evaporators and any condensate producing appliance shall be conveyed from the drain pan or appliance outlet to an approved place of disposal. Such piping shall maintain a minimum horizontal slope in the direction of discharge of not less than one-eighth unit vertical in 12 units horizontal (1-percent slope). Condensate shall not discharge into a street, alley, walkway, patio or other area which could become unsafe with the presence of water. A water level detection device conforming to UL 508 shall be provided that will shut off the equipment served in the event that the condensate line becomes blocked.

Section 307.2.3 is hereby amended to read as follows:

307.2.3 *Auxiliary and Secondary Drain Systems.* In addition to the requirements of Section 307.2.1 where damage to any building components could occur as a result of overflow from the equipment primary condensate removal system, both of the following auxiliary protection methods shall be provided for each cooling coil or fuel-fired appliance that produces condensate:

1. An auxiliary drain pan with a separate drain shall be provided under the appliance on which condensation will occur. The auxiliary pan drain shall discharge to a conspicuous point of disposal to alert occupants in the event of a stoppage of the primary drain. The pan shall have a minimum depth of 1 ½ inches (38 mm), shall not be less than 3 inches (76 mm) larger than the unit or the coil dimensions in width and length and shall be constructed of corrosion-resistant material. Galvanized sheet steel pans shall have a minimum thickness of not less than 0.0236 inch (0.6010 mm) (No. 24 gage). Nonmetallic pans shall have a minimum thickness of not less than 0.0625 inch (1.6 mm). Any appliance supports placed in the auxiliary drain pan must be of a noncombustible and non deteriorating material.
2. A water-level detection device conforming to UL508 shall be provided that will shut off the equipment served prior to overflow of the pan.

The National Electrical Code, 2020 Edition, including all appendices, as published by the National Fire Protection Association, Inc., save and except the administrative provisions contained in Annex “H” thereof, and the 2018 International Code Council Electrical Code, as published by the International Code Council, authentic copies of which has been filed with the City Secretary, are hereby adopted and made a part of this Code of Ordinances with the following amendments:

- (1) Minimum wire size for lighting and branch circuits is 12 gage in areas of new construction. Number 14 gage wire is not allowed for any purposes in areas of new construction.
- (2) All wiring beyond the electrical service meter must be copper. No aluminum wiring allowed beyond the electric meter.
- (3) All circuits, except those dedicated for specific appliances or required to be protected by GFCI, must be protected with combination breakers for arc and ground fault protection. A testing device shall be provided by the electrician at the final electrical inspection to test the arc and ground fault breakers at the receptacles.
- (4) Hallways and stair landings of at least 3 feet (914 mm) or more in length as measured horizontally along the wall shall have at least one receptacle outlet. The hall length shall be considered the length measured along the centerline of the hall without passing through a doorway. Additional receptacles are required for each additional length of 12 feet (3658 mm).
- (5) Receptacle requirements for kitchen islands shall be twice (2X) the quantity required in Article 210.
- (6) Testing of Arc and Ground fault systems shall be performed at the receptacles.
- (7) Standby and emergency generators shall be installed in accordance with the National Electrical Code, 2011 and the following restrictions:
 - a. All wiring shall meet all requirements outlined in this code.
 - b. Maximum sound level at anytime shall be 70db or less measured at the property line.
 - c. Generator shall be positioned so that no structure, roof or overhang is over any portion of the generator enclosure.
 - d. Minimum clearance between generator foundation and other structures shall be twenty-four (24) inches or greater as determined by manufacturers' specifications. At no time shall the clearance be less than 24 inches.
 - e. No portion of the generator or wiring may be located in an easement or Right-of-Way.
 - f. Generator may not be located in any restricted area or required green space.
 - g. Generator may not be located within the required front yard of a lot.
 - h. A generator cannot be visible from a public or private street.
 - i. A load analysis, generator specifications and one-line electrical diagram must be posted with the permit on the project site.
- (8) 680.23 Underwater Luminaires. All underwater luminaires shall be low voltage L.E.D.
- (9) Wireless smoke detectors are acceptable without a signal communication wire if they meet all of the following:
 - a. All detection devices must be of the same type and brand
 - b. All detection devices must communicate interlocally
 - c. All detection devices must sound simultaneously with an indication as to what area has triggered the alarm

[Download and View the Permit Forms Here](#)

CITY OF HOUSTON

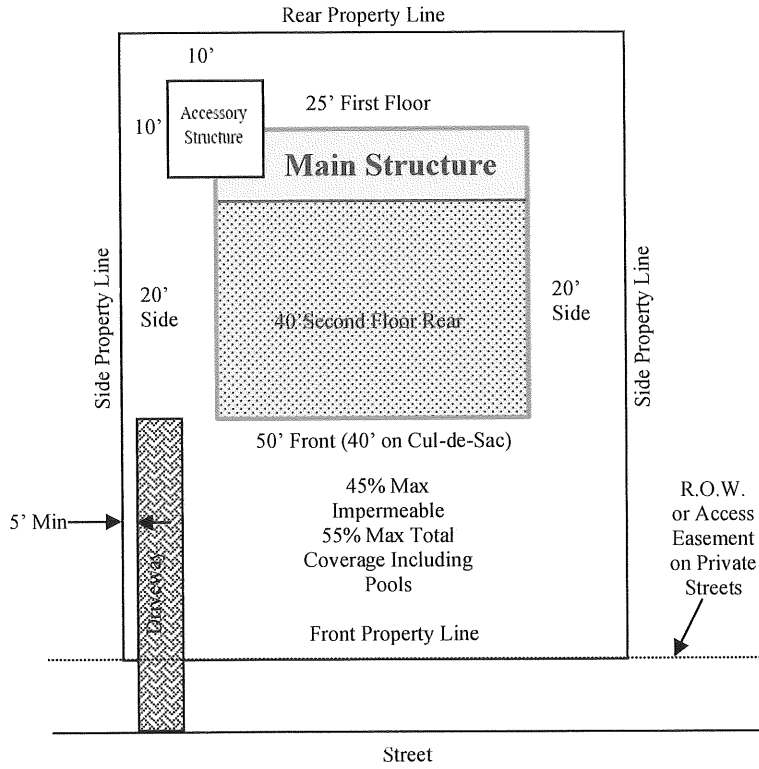
CITY OF HOUSTON



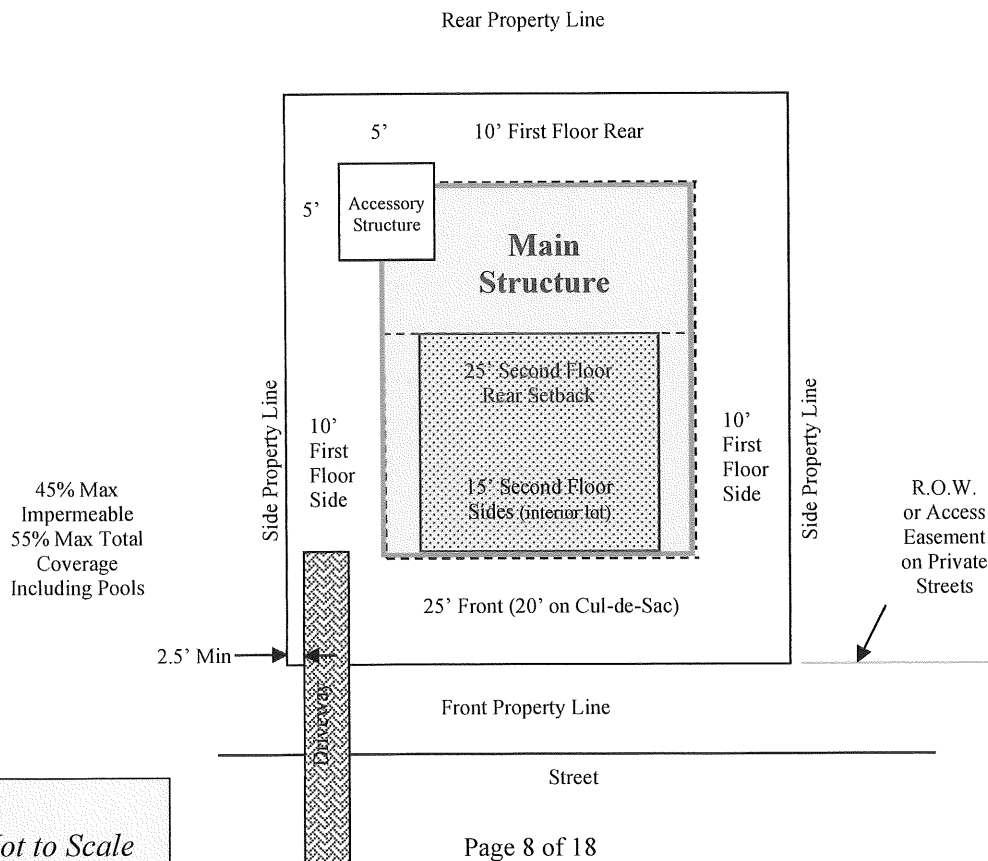
Zoning District B



District A



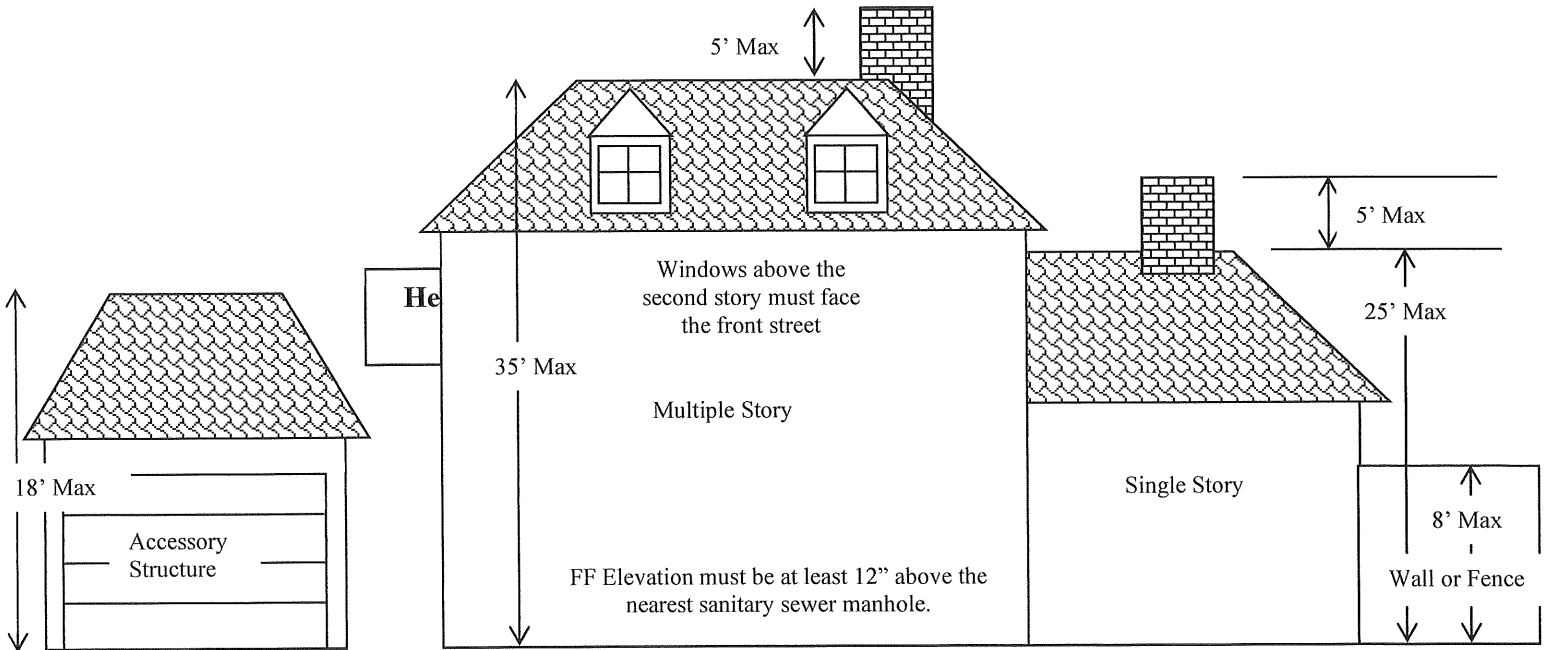
District B



NOTE:
Exhibits Not to Scale

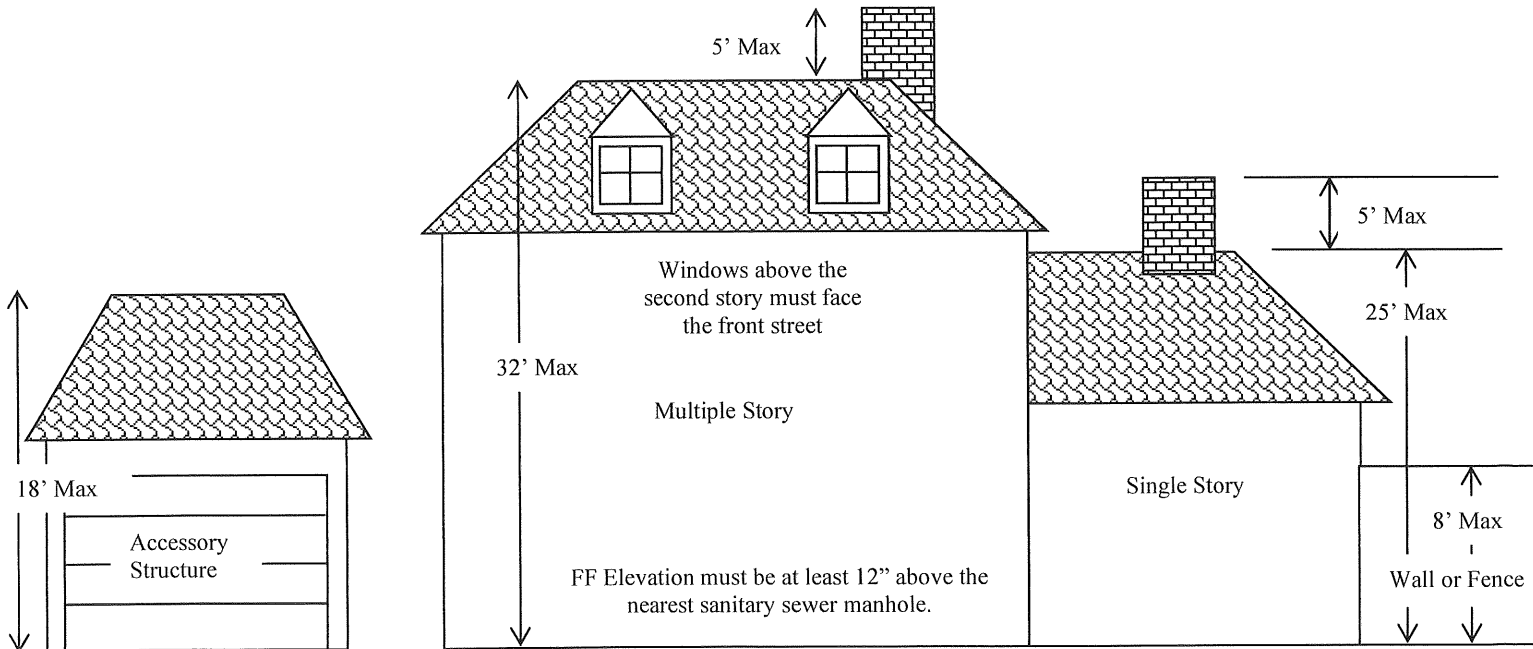


Height Limitations



District A

Fence or wall cannot be in front of the façade of main structure.



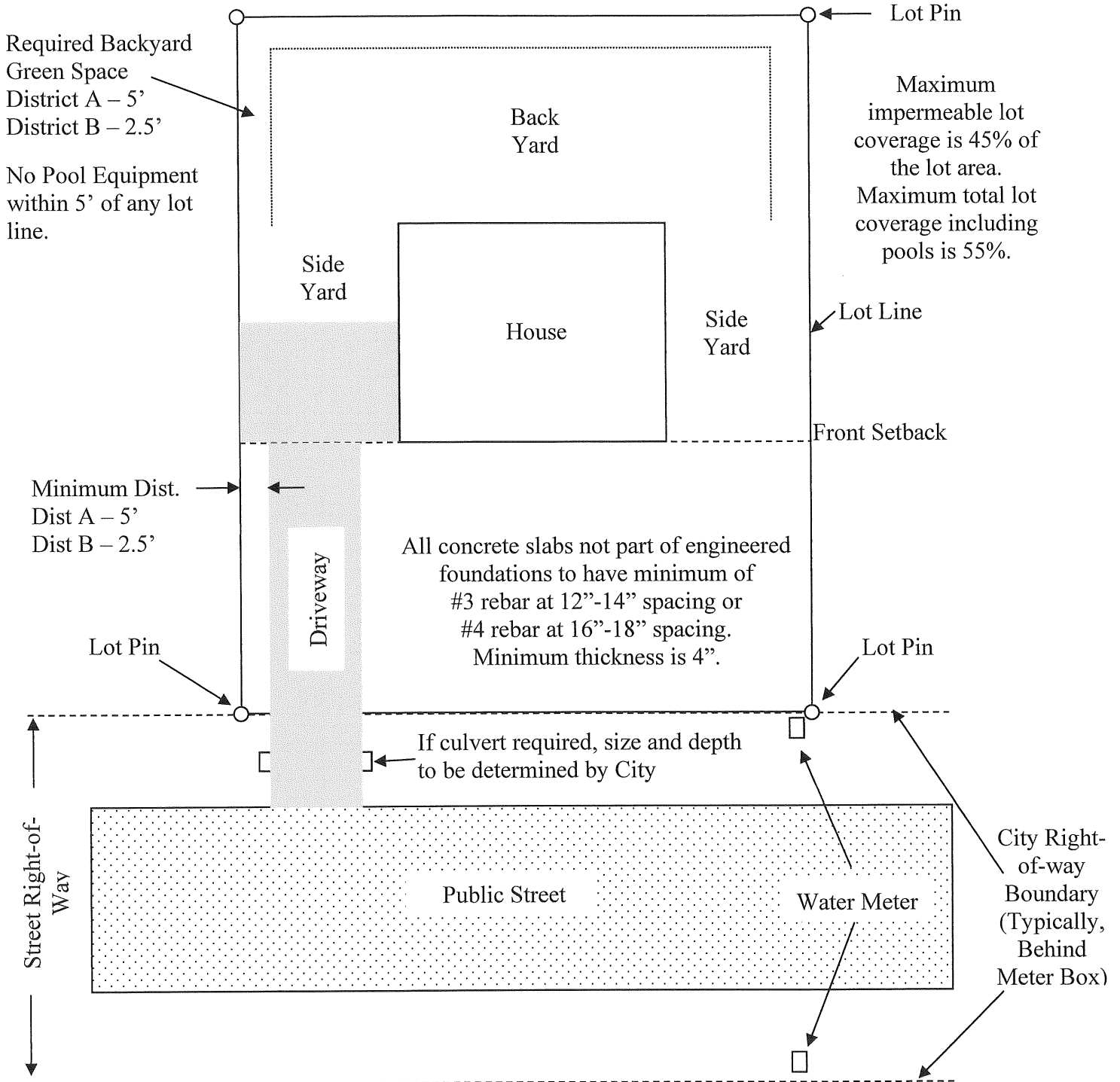
District B

Fence or wall cannot be in front of the façade of main structure.

NOTE:
Exhibits Not to Scale



Driveway, Sidewalk, Pool Decking and Patio Requirements



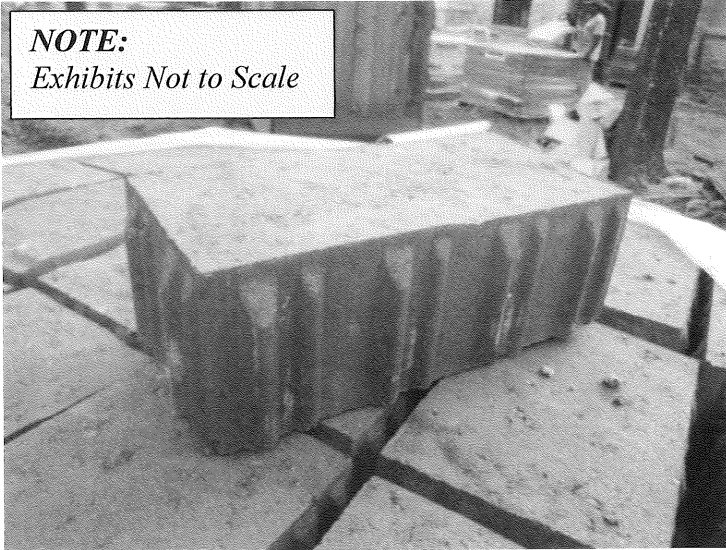
Permeable pavers must be manufactured and designated as a permeable material. Installation must comply with manufacturer’s recommendations for permeable installations. Final inspection of a permeable system will include a test to confirm that all water is transferred to the soil below the paver system.

NOTE:
Exhibits Not to Scale

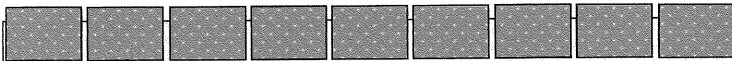


PERMEABLE PAVER SYSTEMS

NOTE:
Exhibits Not to Scale



PERMEABLE PAVERS MIN. 3 1/8" (80mm) THICK



BEDDING COURSE 1 1/2" TO 2" (40 TO 50 mm) THICK
(TYP. ASTM NO. 8 OR NO. 9 AGGREGATE)

MIN. 4" (100mm) THICK ASTM NO. 57 STONE
OPEN – GRADED BASE

MIN. 6" (150mm) THICK ASTM NO. 2 STONE
SUBBASE

GEO-FABRIC

NATURAL SOIL UNCOMPACTED

Permeable pavers and other permeable surfaces are allowed as hardscapes but still count towards the maximum total lot coverage.

Any system which requires compacting or results in the subsoil becoming compacted will not be approved. Gravel and other aggregates spread on the ground surface will result in soil compaction over time and therefore do not qualify as permeable materials.

Pavers must be engineered as a permeable product and installed as to allow all of the underlying soil to absorb water at the same rate as surrounding native soil. Flagstone and other large coverage materials do not meet this requirement.

Permeable pavement areas must meet the same setbacks and location restrictions as non-permeable surfaces.

Please see driveway design standards for required roadway connection requirements.

Permeable concrete may be used in the same configuration as a paver, but similar bedding, base and sub-base materials will be required to allow adequate soil absorption.

Sand materials are not allowed in any stage of a permeable system.

The drawing shown represents minimum design specifications. Please see your specific manufacturer for additional requirements.

New Home - Reconstruction-Addition

Required Documentation

One set of the following items, no pages larger than 11" X 17", no staples please.

- This list with items checked if provided
- Pre-Development Meeting Signature Page - You will receive this at the Pre-Development Meeting
- Check for \$1,000.00 for Drainage Review

These forms are available as a fill in Excel Spreadsheet. You are strongly urged to use the Spreadsheet as some results will be calculated for you.

- Contractor Information Form
- Building Permit Application
- Remodel Worksheet for All Projects Except New Home
- Tree Inventory and Removal Form (even if no trees to be removed)
- Detention Volume and Coverage Worksheet
- Building Elevation Certificate
- Affidavit of Notification to Property Owners within Subdivisions
 - Affidavit must be notarized. Do not include letters, only the affidavit
- Letter Agreement with a Fire Sprinkler Company
- HVAC Load Calculation
- HVAC Duct Layout
- Electrical Load Calculation
- Electrical Incoming Service Diagram (must be underground service)
- Plumbing Gas Riser Diagram
- Plumbing Vent Riser Diagram
- Site Plan as detailed in this package
- Tree Survey showing all trees and proposed planting location, size and species of any trees to be planted
- Drainage plan signed and sealed by a Civil Engineer
- Property Survey - 11" X 17"
- Frame and Foundation Plan signed by a structural engineer
- Elevations - must show highest roof height from finished grade adjacent to foundation
- Floor Plan

Affidavit of Notification to Property Owners within Subdivisions having Recorded Restrictions

Permit Applicant: _____

Address: _____

Lot: _____ Block _____ Subdivision: _____

Proposed Work: _____

This affidavit is required for all new construction and room additions in which the foot print of the building is changed. The following language is from the City of Bunker Hill Village Ordinance No. 06-348.

(b)Affidavit Required. No building permit shall be issued for the construction of a new building, or for any addition to an existing building that would extend such building beyond the footprint of the building prior to the proposed addition, on a Lot subject to a Recorded Restriction, unless the permit applicant has submitted an affidavit certifying that notice of the permit application has been delivered to the owner, as shown on the current tax roll, of each Lot within the subdivision that is subject to the Recorded Restriction. Provided however, if the instrument(s) establishing the Recorded Restriction provides for creation of a committee or association with authority to enforce the Recorded Restriction, and there is a committee or association duly organized and operational in accordance with such instrument, certification that notice has been served on an authorized agent or officer of the committee or association may be given in lieu of notice to all individual property owners within the subdivision other than owners of property adjacent to the Lot subject to the permit.. If the permit application is for construction on a Lot that is not subject to a Recorded Restriction, the applicant shall certify such fact by affidavit. The City Administrator is authorized to promulgate affidavit forms for use in the implementation of this Section.

(c)Form of Notice; Method of Delivery. Any notice required in paragraph (b) above shall include a general description of the proposed construction, the name of the subdivision, and the Lot and block number and street address of the Lot subject to the permit. Such notice, as outlined below, shall be delivered by depositing the same, properly addressed and postage prepaid, in the United States mail, registered or certified, return receipt requested.

(d)Waiting Period; Stop Work Orders. The building official shall not issue a building permit for construction on a Lot subject to a Recorded Restriction until the expiration of five (5) business days following the receipt of an executed affidavit that fully complies with paragraph (b) above.

I, (Permit Applicant) _____ certify that I have complied with the City of Bunker Hill Village requirements as outlined above and understand that a building permit will not be issued until after five (5) business days from the date of submission of this affidavit.

Signature Date

Notary Date

Attachment: List of all addresses notified and the date the notification was delivered to the address. The date is the date delivered not the date mailed.

Date

Sample

Builder

Mailing Address

City, State Zip

RE: Proposed New Construction
New Construction Address

Dear Resident:

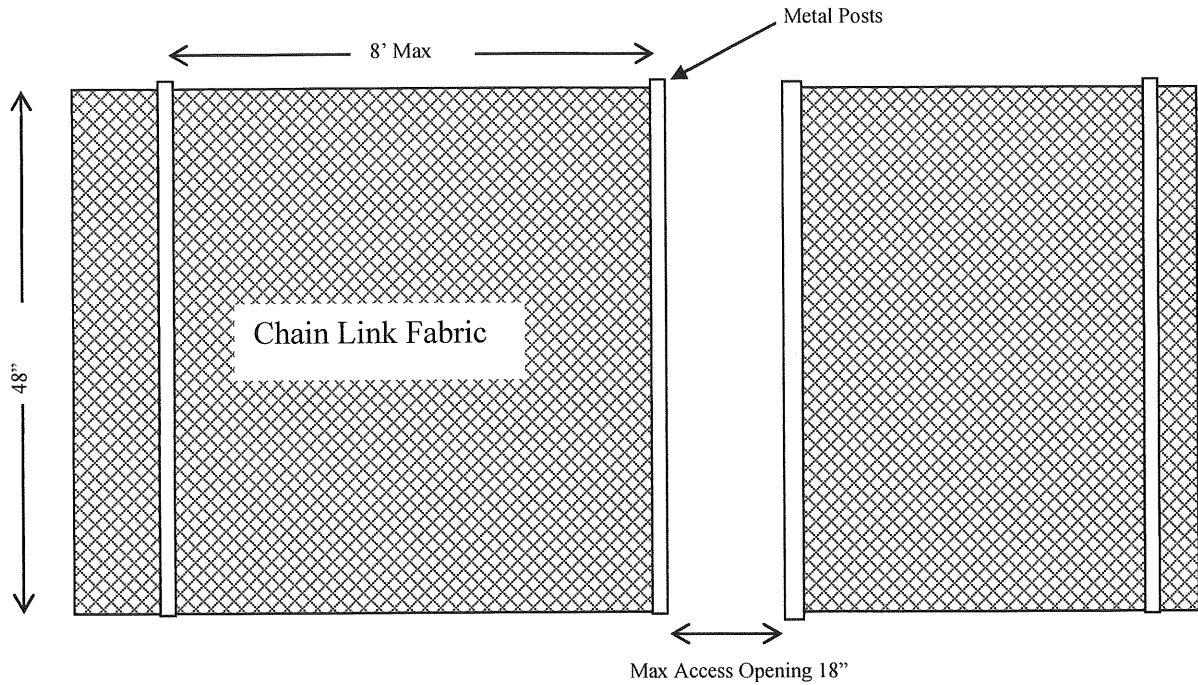
We are planning to construct a new home at the above mentioned address. The City of Bunker Hill Village requires that we notify all property owners within the same subdivision of our planned construction. The purpose of this notification is to give you an opportunity to review our plans and determine if the proposed construction violates any deed or covenant restrictions. The City of Bunker Hill Village will delay issuing a building permit for 5 business days after the confirmation of this letter preparation to allow valid conflicts to be identified. Please contact us at (____)____-____ if you desire to view the plans.

Sincerely,

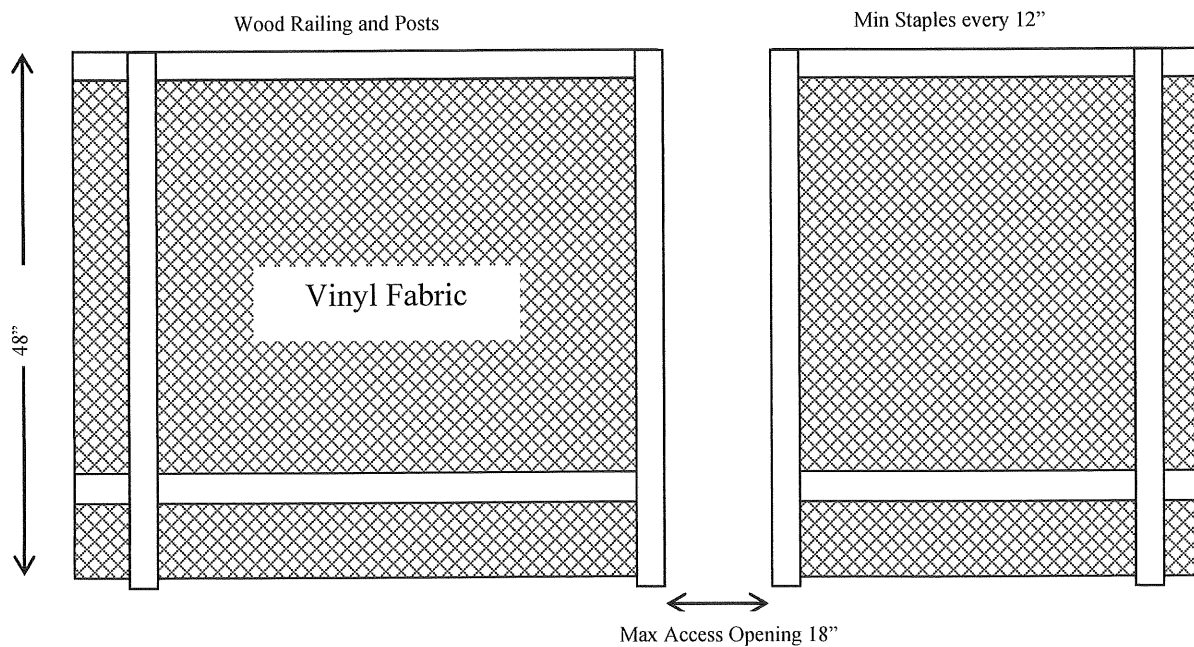


Types of Allowable Tree Protection Fencing

Tree protection shall consist of fencing, at least forty-eight (48) inches in height, which shall be placed at the drip line of the canopy of each tree to be preserved. Fencing shall be of either metal hurricane variety with steel posts no greater than eight (8) feet apart, or a wooden rail fence with vinyl construction fencing attached, with staples every twelve (12) inches. An opening shall be left in each fence enclosure of not more than eighteen (18) inches to allow access for maintenance of grass and vegetation. No such tree protection area shall be used to store materials or equipment.



OR





General Contractor Responsibilities

The general contractor **SHALL PROVIDE A SINGLE PROTECTED AREA FOR ALL PERMITS AND INSPECTION RECORDS** issued for that site.

SANITARY WASTE: All sanitary waste shall be collected in an enclosed portable waste collection unit (portable toilets) approved by the City of Bunker Hill Village. All portable toilets shall be screened from view from any adjacent private property or any public or private roadway with privacy fencing or other decorative screening materials, of a height of not less than the height of the portable toilet. Each portable toilet shall be served at least one (1) time per week.

All trees to be left on the site **MUST HAVE TREE PROTECTION IN PLACE BEFORE ANY CONSTRUCTION INCLUDING DEMOLITION TAKES PLACE.**

ALL STREETS AND PUBLIC DRAINAGE AREAS MUST BE PROTECTED FROM SITE RUNOFF WITH A SILT FENCE. Any tracking of mud or debris **MUST BE CLEANED DAILY.**

ON-SITE PARKING FOR WORKERS: All vehicles belonging to construction workers shall be parked on the job site unless special approval by the building official is received. The builder shall provide an all-weather temporary drive to minimize tracking dirt, mud, etc., onto the adjacent street or streets.

HOURS OF WORK NOTICES MUST BE POSTED. The City of Bunker Hill will provide these notices in English and Spanish. The general contractor is to place them in a protective sleeve or have them laminated and post both at the site.

ALL TRASH, DEBRIS, AND LITTER MUST BE PICKED UP DAILY.

Violation of any of the above **CAN RESULT IN STOP WORK ORDERS OR A FINE OF \$2,000 OR BOTH.**

A “Site Inspection” is required prior to any construction activities to confirm that all of the above are in place. No construction inspections will be scheduled until an approved site inspection have been performed. Items to be inspected as part of a site inspection:

- Permit posting station in place with permits on site
- Tree protection as required
- Storm water protection in place (silt fencing)
- Designated construction parking location
- Work hours posted
- Fencing around sanitary facilities
- Dumpster in place



**City of Bunker Hill Village
WORKING HOURS:**

Monday – Friday
7:00 a.m. to 6:00 p.m.

Saturday
8:00 a.m. to 5:00 p.m.

Sunday & Holidays
No Work Allowed



LAS HORAS DE TRABAJO

LUNES – VIERNES

7:00 a.m. hasta las 6:00 p.m.

SABADO

8:00 a.m. hasta las 5:00 p.m.

DOMINGO

DIA DE DESCANSO

No Se Permite Trabajar

ARTICLE V. DISTRICT A REGULATIONS

§ 5.01. Purpose.

District A is the most restrictive of the two (2) residential districts of the city and consists mainly of large lots, medium and large single-family dwellings, and open spaces designed and desirable for large lot single-family dwellings.

§ 5.02. Permitted uses.

No building, structure, or land shall be used and no building or structure shall be erected, constructed, reconstructed, converted, enlarged, or structurally altered except for one (1) or more of the following purposes:

- A. Single-family dwellings.
- B. Public schools, public libraries, and municipal buildings and structures and public parks and public playgrounds owned in whole or in part by the city.
- C. Accessory buildings and uses.
- D. Specific uses as permitted by article VIII hereof.

§ 5.03. Height regulations.

The following height regulations shall apply to all main buildings and accessory buildings, structures, and uses:

- A. *Height, one-story main building.* A one-story main building shall not exceed twenty-five (25) feet in height; however, chimneys may extend a maximum of five (5) feet above the roofline of such a building.
- B. *Height, all other main buildings.* A multiple story main building shall not exceed thirty-five (35) feet in height; however, chimneys may extend a maximum of five (5) feet above the roofline of such a building. Windows above the second story must face toward the front street. (Ord. No. 92-130, § 5, 12-15-92)
- C. *Height, accessory building or structure.* An accessory building or structure shall not exceed eighteen (18) feet in height.

(Ord. No. 21-558, § 2, 9-21-21)

§ 5.04. Area regulations, size of lot.

The following area regulations shall apply to all lots and building areas.

- A. *Lot area.* No building shall be erected, constructed, or placed on a lot having less than twenty thousand (20,000) square feet in area.
- B. *Impermeable building area calculation.* The impermeable building area shall not exceed forty-five (45) percent of the area of the lot. For the purposes hereof, impermeable building area shall include portions of a lot which are covered with buildings or structures including, but not limited to, building foundations, driveways, sidewalks, walkways, sun decks, patios, or tennis courts, and other impervious surfaces. Notwithstanding the foregoing, the actual water surface area of swimming pools shall be considered a permeable surface.
- C. *Maximum lot coverage calculation.* The maximum lot coverage calculation shall not exceed fifty-five percent (55) of the area of the lot. This shall include both impermeable and permeable surfaces.
- D. *Lot depth.* The average depth of a lot shall be at least one hundred forty (140) feet.
- E. *Lot width, standard lot.* The width of a standard lot at the front property line, the width of that portion of the front property which must abut the front street line, and the average width of the lot shall be at least one hundred ten (110) feet each.
- F. *Lot width, cul-de-sac lot.* A cul-de-sac lot shall abut a portion of the front street line which forms the bulb or arc of the cul-de-sac. The lot frontage along the front property line shall be at least forty (40) feet measured along the property line; and the width of the lot at the front setback line shall be at least one hundred ten (110) feet measured on a straight line tangent to the front setback line."
- G. In the event of a reconstruction of an existing structure (50% or more) as an "In Kind/Same Kind" as defined in the City's subdivision ordinance, meaning that there is no modification to the existing footprint or exterior structural components, the foregoing regulations relating to lot coverage shall not prohibit the reconstruction of a single-family dwelling, provided that the construction is in compliance with all other provisions of the City's zoning ordinance.

(Ord. No. 92-130, § 2, 12-15-92; Ord. No. 03-289, § 1, 8-19-03; Ord. No. 14-447, § 4, 10-21-14; Ord. No. 17-486, § 2, 11-14-17)

§ 5.05. Exceptions to area regulations.

Where a lot having less area, depth, or width than herein required existed in separate ownership on the effective date of this ordinance, the foregoing regulations relating to the size of a lot shall not prohibit the erection of a single-family dwelling thereon if one (1) or more of the following circumstances exist and all other provisions of this ordinance are complied with:

- A. *Lots existing before April 29, 1955.* When a lot or tract existed as a separate lot or tract at its present size prior to April 29, 1955, as shown by deed duly recorded in the deed records of Harris County, Texas, before April 29, 1955, or on a plat duly approved and recorded in the map or deed records of Harris County, Texas, before April 29, 1955; or
- B. *Lots established on or after April 29, 1955.* When a lot or tract was established by legal subdivision of land on or after April 29, 1955, and prior to the effective date of this ordinance, and is reflected on a plat duly approved by the city and recorded in the map records of Harris County, Texas, pursuant to law.

§ 5.06. Area regulations, size of yards.

The following regulations shall apply to all yards:

- A. *Front yard, standard lot.* On a standard lot there shall be a front yard with a depth of at least fifty (50) feet. Alongside lot lines within a required front yard, a five-foot-wide green space shall be maintained.
- B. *Front yard, cul-de-sac lot.* A cul-de-sac lot shall abut a portion of the front street line which forms the bulb or arc of the cul-de-sac. Such lot shall have a front yard depth of at least forty feet (40), and shall complement adjacent homes creating a consistent neighborhood look as approved by the zoning official. Alongside lot lines within a required front yard, a five-foot-wide green space shall be maintained.
- C. *Side yards.* There shall be two (2) side yards on each lot. Each side yard shall have a depth of at least twenty (20) feet. Alongside lot lines within a required front yard a five-foot wide green space shall be maintained.
- D. *Rear yard.* Each lot shall have a rear yard with a depth of at least twenty-five (25) feet. In addition to this requirement, if a two-story main building is hereafter erected, constructed, or placed on a lot or if a second story is hereafter added to an existing one-story main building, the second story of such building shall be set back from the rear lot line of the lot on which it is situated a distance of at least forty (40) feet. As used herein, the term "second story" shall be deemed to include all portions of the building above the point where the top of the floor of the second story intersects or, if extended on a horizontal plane, would intersect the wall or roof of such building. Along rear lot lines a five-foot-wide green space shall be maintained.
- E. *Overhang and encroachments into yard space prohibited, with exceptions.* No balcony, cornice, eave, roof overhang, or protrusion of any kind or character from the walls or roof of a building or structure, other than uncovered and unenclosed driveways, walkways, steps, and porches, shall extend into or beyond any required yard or building line a distance of more than thirty (30) inches.
- F. In the event of a reconstruction of an existing structure (50% or more) as an "In Kind/Same Kind" as defined by the City's subdivision ordinance, meaning there is no modification to the existing footprint or exterior structural components of the structure, the foregoing regulations relating to the size of yards shall not prohibit the reconstruction of a single-family residence provided that the reconstruction is in compliance with all other provisions of the City's zoning ordinance.

(Ord. No. 14-447, § 5, 10-21-14; Ord. No. 17-486, § 3, 11-14-17)

§ 5.07. Garage or carport.

Every single-family dwelling must have a roofed garage or carport with a floor space of at least four hundred (400) square feet and configured to accommodate at least two (2) standard-sized, four-wheeled, automobiles parked side by side. If a garage or carport is attached to the dwelling, it shall be considered a part thereof and subject to the minimum yard and setback requirements of the main building; otherwise, such garage or carport shall be deemed an accessory building or structure and subject to the regulations and minimum setback requirements applicable thereto.

(Ord. No. 14-447, § 6, 10-21-14)

§ 5.08. Accessory use regulations.

The following regulations shall apply to all accessory buildings, structures, and uses:

- A. *Limitations on use.* An accessory building, structure, or use shall not be rented, shall not be used for commercial, or manufacturing purposes, and shall not contain any kitchen, living, or sleeping facilities. The foregoing notwithstanding, an accessory building or use subordinate to a main building may contain kitchen or living facilities for use in conjunction with recreational activities only.
- B. *Distance requirements from main building.* No wall of an accessory building or use shall be located less than six (6) feet from an outside wall of the main building. An accessory building or use may be connected to the main building by a covered walkway; provided, however, such covered walkway shall not be more than six (6) feet in width.
- C. *Restrictions on location.* Except as specifically permitted in this section or elsewhere in this ordinance, an accessory building, structure, or use shall not be erected, constructed, installed, placed, or maintained in any required yard. On an interior lot, if an accessory building, structure, or use is not attached to or made a part of the main building and is located in the rear one-third of the lot, it shall be set back at least ten (10) feet from the rear lot line and at least ten (10) feet from each side lot line. On a corner lot, if an accessory building, structure, or use is not attached to or made a part of the main building and is located in the rear one-third of the lot, it shall be set back at least ten (10) feet from the rear lot line; at least ten (10) feet from the interior side yard line (the side yard line farthest removed from the side street); and at least twenty (20) feet or a distance at least equal to the required depth of that yard of the contiguous lot which abuts such side street, whichever is greater, from the interior side lot line (the side lot line which abuts the side street).
- D. *Placement of windows and doors.* Windows and doors shall not be allowed on the side(s) of accessory structures which have less than the required main structure setback. Windows and doors on accessory structures can only face internally to the lot.

(Ord. No. 14-447, § 7, 10-21-14)

Neighbor Support

City of Bunker Hill Variance Committee,

I am writing today to support Allison and Cy Cattan in their efforts to be granted a variance on their property.

I am their direct next door neighbor at 2 Leisure Lane. I met Cy and Allison in December when they were in the option period. They came to ask us if we would be willing to bury our electrical wires which currently come from a pole that is located directly in the middle of their back yard. They wanted to make sure there wasn't a reason this pole would negatively impact their design plan. Since then, we have been in contact many times. Our shared fence needed to be replaced and we met and agreed about a plan and to divide the costs. We have also agreed to work together to design new entrances to our street.

Throughout these months, the Cattans have expressed their excitement about moving to Bunker Hill and building a home that works well for the family situation.

As their next door neighbor, I fully support the 10 foot variance that they are asking for on the front of their property.

I believe they will be a great addition to our street and we are looking forward to having them as our neighbors.



William Justin Kellagher



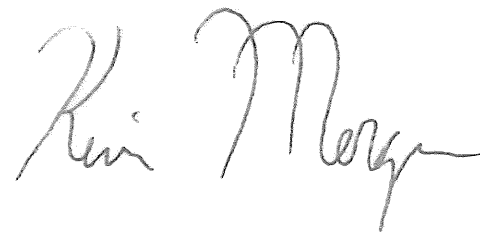
Briana Camille Kellagher

City of Bunker Hill Variance Committee,

We live at 3 Leisure Lane, 2 doors down from the lot that Allison and Cy Cattan own. We know their excitement about moving their family to Bunker Hill. We also understand their hardships as they are trying to build a home that fits their unique family situation on an odd shaped lot with private street requirements. We have seen their plans and heard their story. We are in full support of Bunker Hill granting them a 10 foot variance on the front of their property. Leisure Lane is a winding street and they are on a corner lot. We have no issue with the way their house would sit on their property.

We also spoke about their idea of building new entrances to Leisure Lane. We look forward to having new neighbors who want to improve our street and be a part of our community.

Thank you for your consideration,

A handwritten signature in black ink that reads "Kevin Morgan". The signature is written in a cursive style with a long, sweeping underline.

House Plans

ALLISON & CY CATTAN
 A PERSONAL RESIDENCE FOR
 1 LEISURE LANE
 HOUSTON TEXAS 77024
 LOT 3 HOPWOOD SUBDV., CITY OF BUNKER HILL

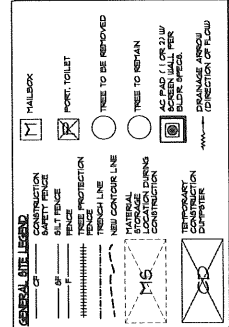
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 PERMITTING OR
 CONSTRUCTION

REVISIONS
 GECHKE GROUP
 ARCHITECTURE
 14000 W. HOUSTON
 SUITE 1000
 HOUSTON, TX 77040
 TEL: 281.486.1400
 WWW.GECHKEGROUP.COM
 CATTAN
 PROJ. NO.: 24009
 DATE: SEPT. 23, 2024
 A-2

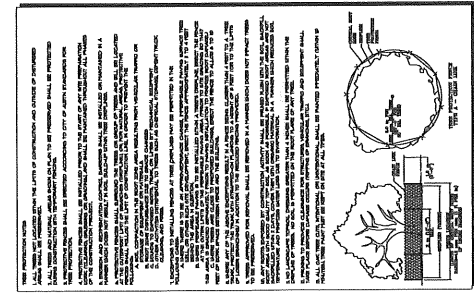
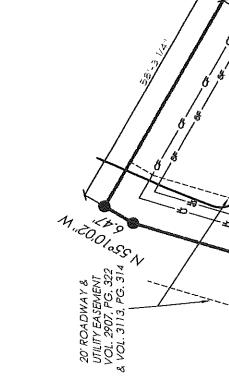
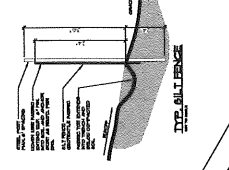
NON-PERMEABLE LOT COVERAGE	
50 FT	50 FT
MAX. LOADED GARAGEFLOOY	100% / 4%
EXISTING PRIVATE STR.	15H / 5%
ACROOOL EQUIP. PAD	26.4
MAX. TOTAL NON-PERMEABLE	100% / 24%
MAX. TOTAL PERMEABLE	100% / 100%
TOTAL LOT AREA	
39,000 / 100%	39,000 / 100%

PERMEABLE LOT COVERAGE	
50 FT	50 FT
POOL WATER SURFACE	13% / 3%
NEW PAVED FRONT DRIVEWAY	100% / 8%
NEW PAVED FRONT DRIVEWAY	100% / 8%
TOTAL PERMEABLE	
10,000 / 26%	10,000 / 26%
TOTAL LOT AREA	
39,000 / 100%	39,000 / 100%

TOTAL LOT COVERAGE	
50 FT	50 FT
TOTAL PERMEABLE AND NON-PERMEABLE	91% / 48%
MAX. TOTAL PERMEABLE	100% / 100%
MAX. TOTAL NON-PERMEABLE	100% / 24%
MAX. TOTAL PERMEABLE + NON-PERMEABLE	100% / 72%
PERMEABLE COVERAGE	= 45% 13,874
NON-PERMEABLE COVERAGE	= 55% 16,557



NOTES:
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE.
 4. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS NOTED OTHERWISE.
 5. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE LOT UNLESS NOTED OTHERWISE.
 6. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DRIVEWAY UNLESS NOTED OTHERWISE.
 7. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE SIDEWALK UNLESS NOTED OTHERWISE.
 8. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE CURB UNLESS NOTED OTHERWISE.
 9. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE GROUND UNLESS NOTED OTHERWISE.
 10. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE BUILDING UNLESS NOTED OTHERWISE.
 11. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROOF UNLESS NOTED OTHERWISE.
 12. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE WALL UNLESS NOTED OTHERWISE.
 13. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE FLOOR UNLESS NOTED OTHERWISE.
 14. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE CEILING UNLESS NOTED OTHERWISE.
 15. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DOOR UNLESS NOTED OTHERWISE.
 16. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE WINDOW UNLESS NOTED OTHERWISE.
 17. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE STAIR UNLESS NOTED OTHERWISE.
 18. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ELEVATOR UNLESS NOTED OTHERWISE.
 19. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ESCAPE ROUTE UNLESS NOTED OTHERWISE.
 20. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE FIRE ESCAPE UNLESS NOTED OTHERWISE.



SITE PLAN

NON-PERMEABLE LOT COVERAGE	
NON-PERMEABLE	140.17
DETACHED GARAGE	144.74%
DETACHED GARAGE	1514 / 6%
POOL COFFIN	1514 / 5%
AC/POOL EQUIP. PADS	25.4
TOTAL NON-PERMEABLE	1020 / 36%
TOTAL LOT AREA	30281 / 100%

PERMEABLE LOT COVERAGE	
PERMEABLE	55.17
NEW PAVED SIDE DRIVEWAY	1340 / 4%
NEW PAVED FRONT DRIVEWAY	1500 / 5%
TOTAL PERMEABLE	3100 / 10%
TOTAL LOT AREA	30281 / 100%

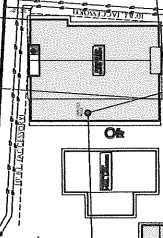
TOTAL LOT COVERAGE	
TOTAL PERMEABLE AND COVERAGE	9173 / 40%
TOTAL LOT AREA	30281 / 100%

MAX. NON-PERMEABLE COVERAGE = 45% 13,874
 MAX. NON-PERMEABLE + PERMEABLE COVERAGE = 55% 16,957

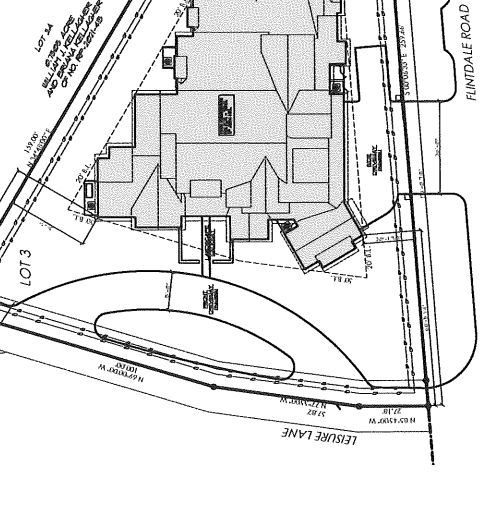
Site Plan showing lot layout, dimensions, and coverage details. Includes a north arrow and various annotations for setbacks and easements.

PERSONAL RESIDENCE FOR
 ALLISON & CY CATTAN
 1 LEISURE LANE
 HOUSTON TEXAS 77024
 LOT 3 HOPWOOD SUBDV. CITY OF BUNKER HILL

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 CONSTRUCTION



CAITAN
 PROJ. NO. 24009
 DATE: SEPT. 23, 2024
 A-2.1



SITE PLAN
 A-2.1

SQUARE FOOTAGE CALC.	
HEATED AREA	50 FT.
LOWER FLOOR	1371
UPPER FLOOR	1371
TOTAL HEATED	2742
NON-HEATED FF	
3 CAR GARAGE & STOR.	1136
SCREENED PATIO	139
OUTDOOR LIVING	199
SAUNING GRILL	229
SIDE PORCH	191
MECH. ROOMS	160
MECH. PORCH	160
TOTAL NON-HEATED	1614
TOTAL HTD. & NON-HTD.	4356

DETACHED GAMEROOM SQUARE FOOTAGE CALC.	
HEATED AREA	50 FT.
GAMEROOM HEATED	1213
NON-HEATED FF	
MECH. ROOM	181
MECH. PORCH	180
MECH. LUG	141
TOTAL NON-HEATED	402
TOTAL HTD. & NON-HTD.	1615

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APPROVAL OR
PERMITTING OR
CONSTRUCTION

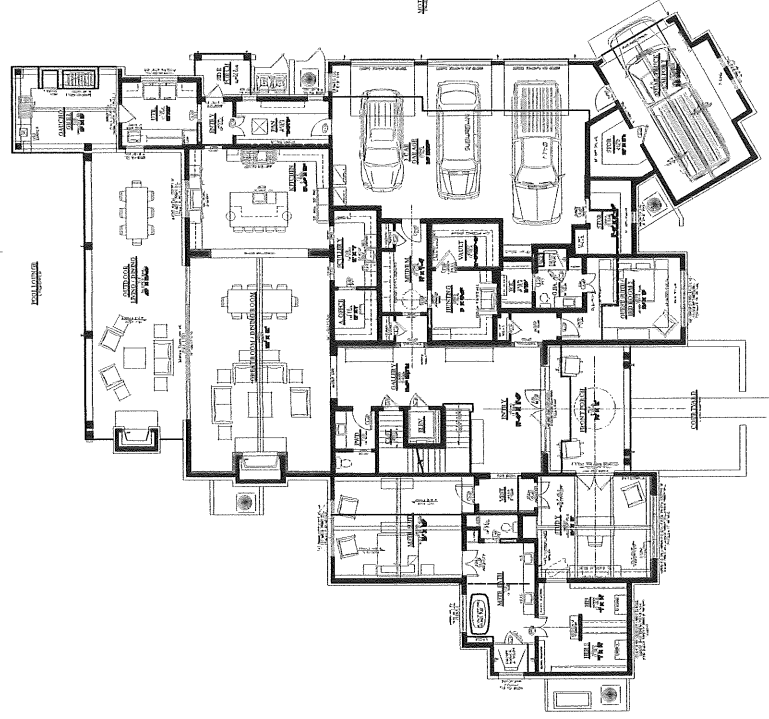
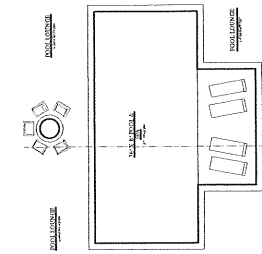
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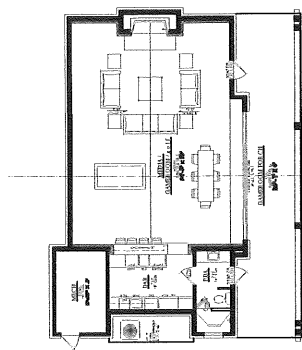
WWW.ARCHEONLINE.COM
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9009
PROJ. NO. SEPT. 23, 2024
DATE

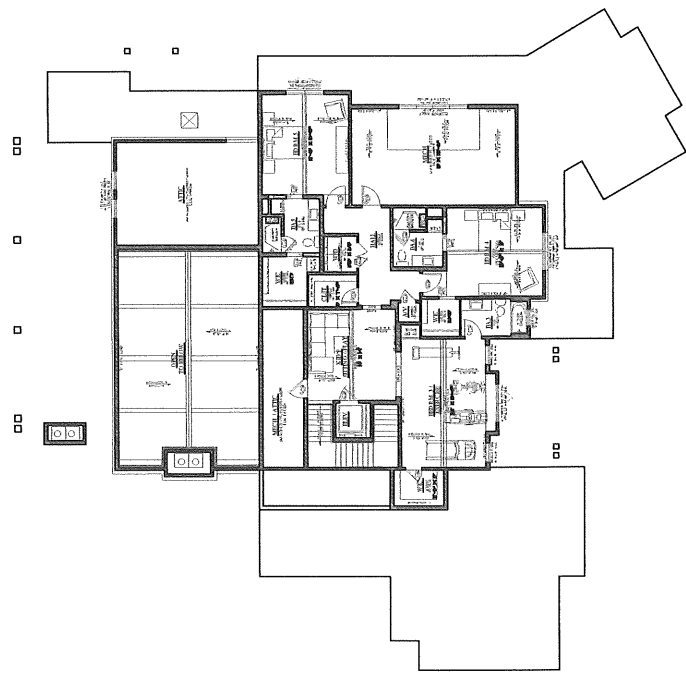
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JUL 14



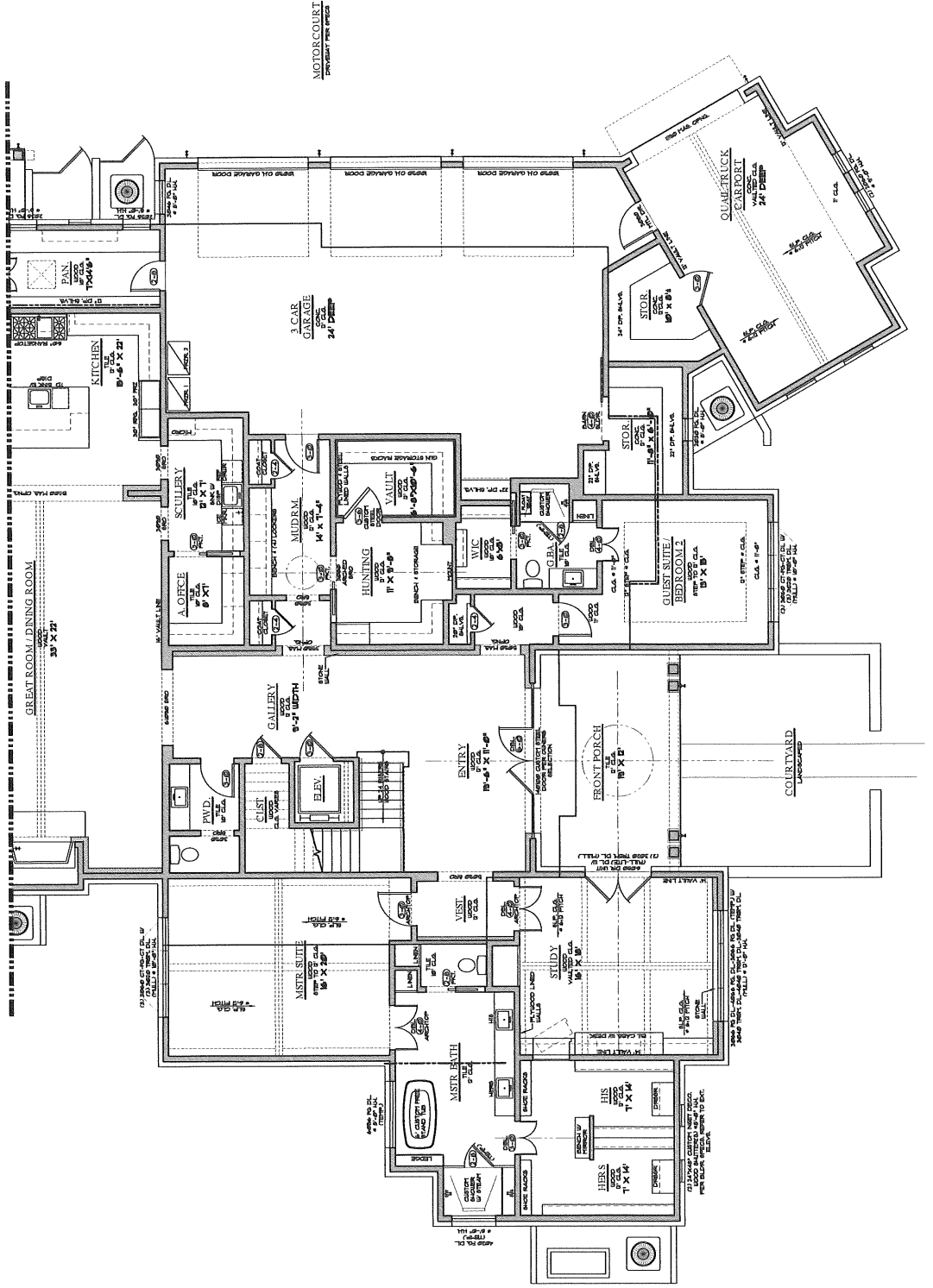
LOWER FLOOR PLAN (OVERALL)



DETACHED GAME ROOM FLOOR PLAN



UPPER FLOOR PLAN (OVERALL)



MOTOR COURT
CONCRETE PAVING

PROGRESS SET
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REGULATORY
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CONSTRUCTION

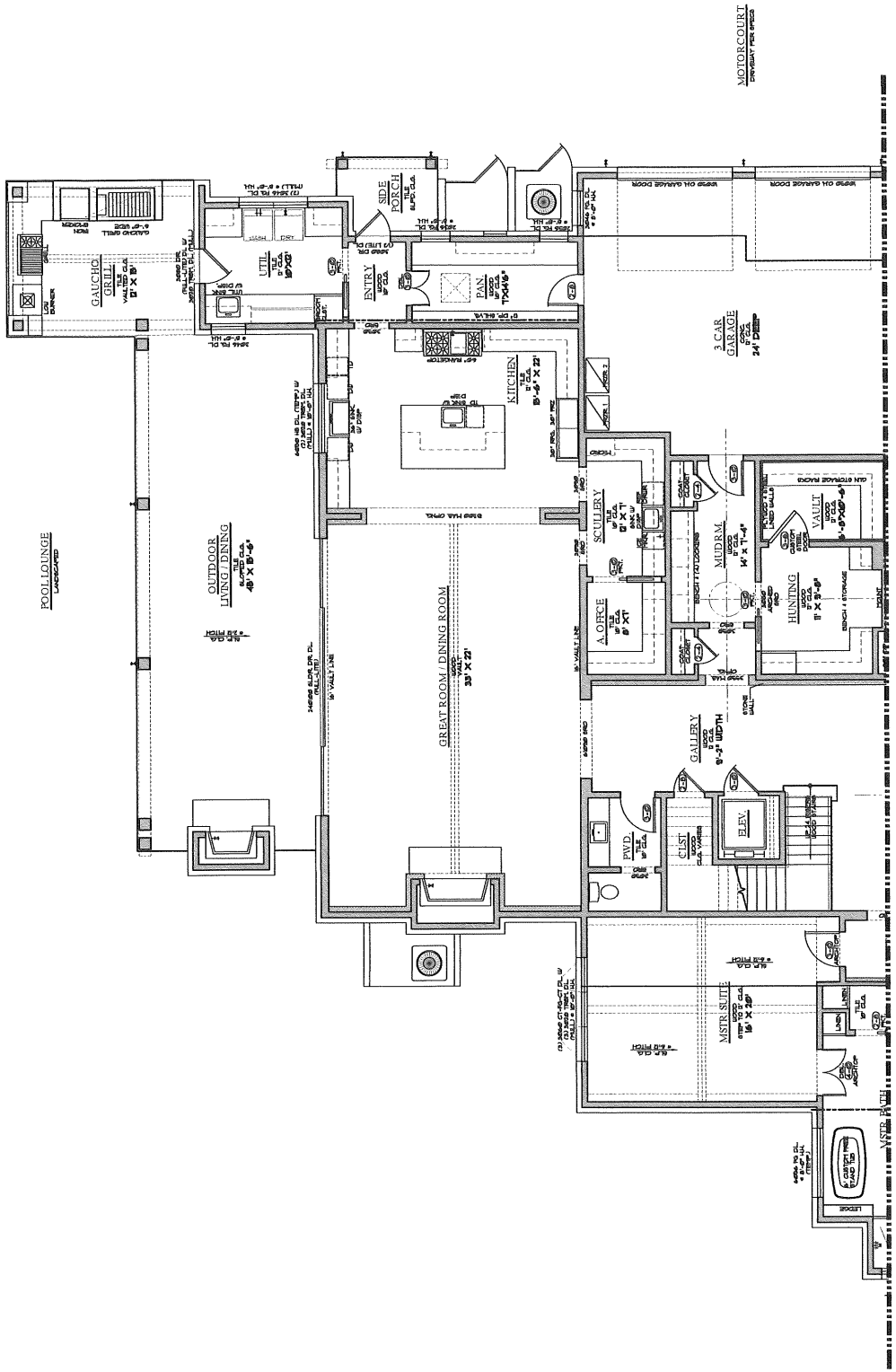
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GEORGE GROUP
ARCHITECTURE
1111 15th St. N
Minneapolis, MN 55412
www.georgegroup.com

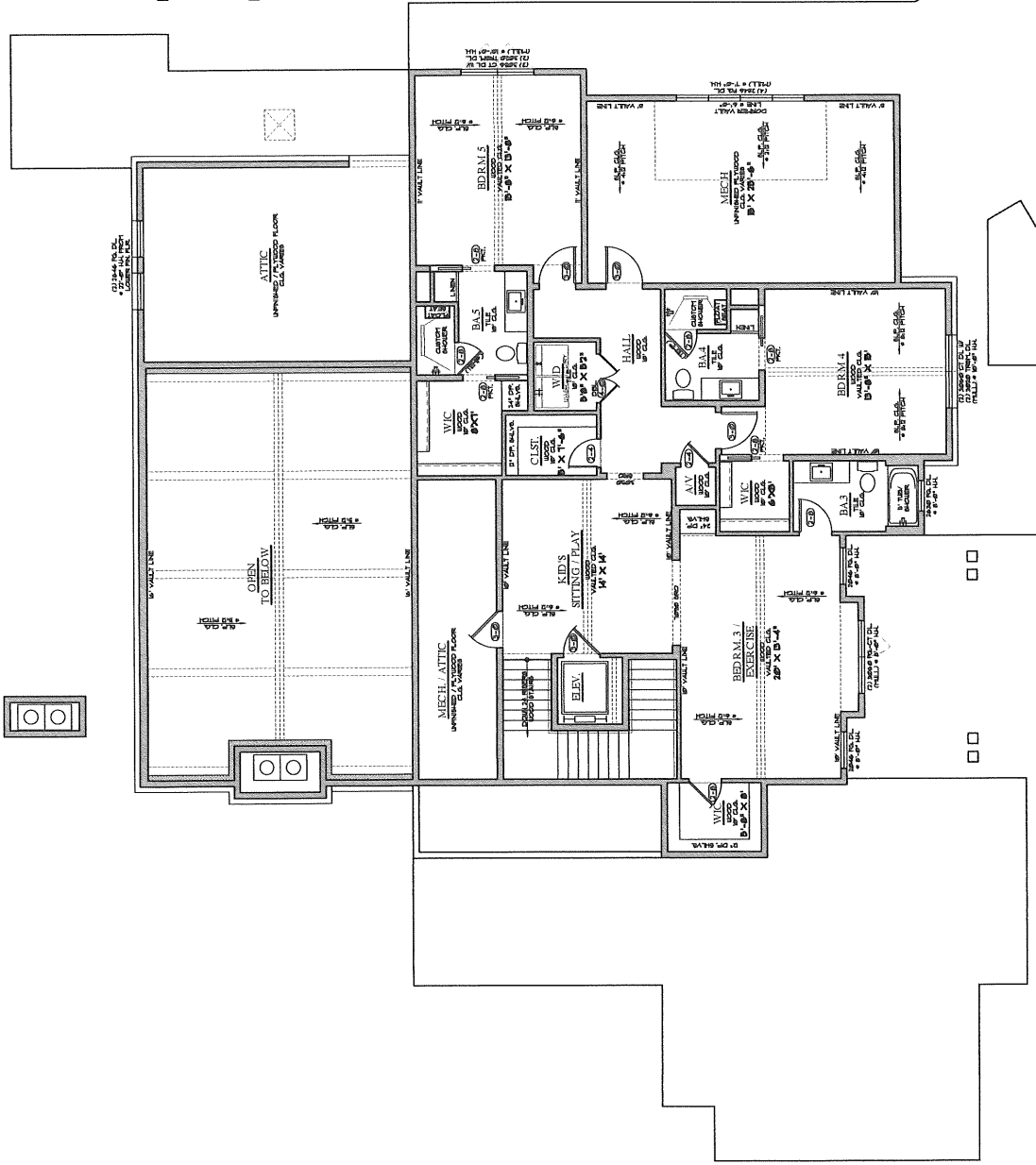
CAITAN
PROJ. NO.: 24009
DATE: SEPT. 23, 2024
A-4

MAIN HOUSE
LOWER FLOOR PLAN (PART 1)



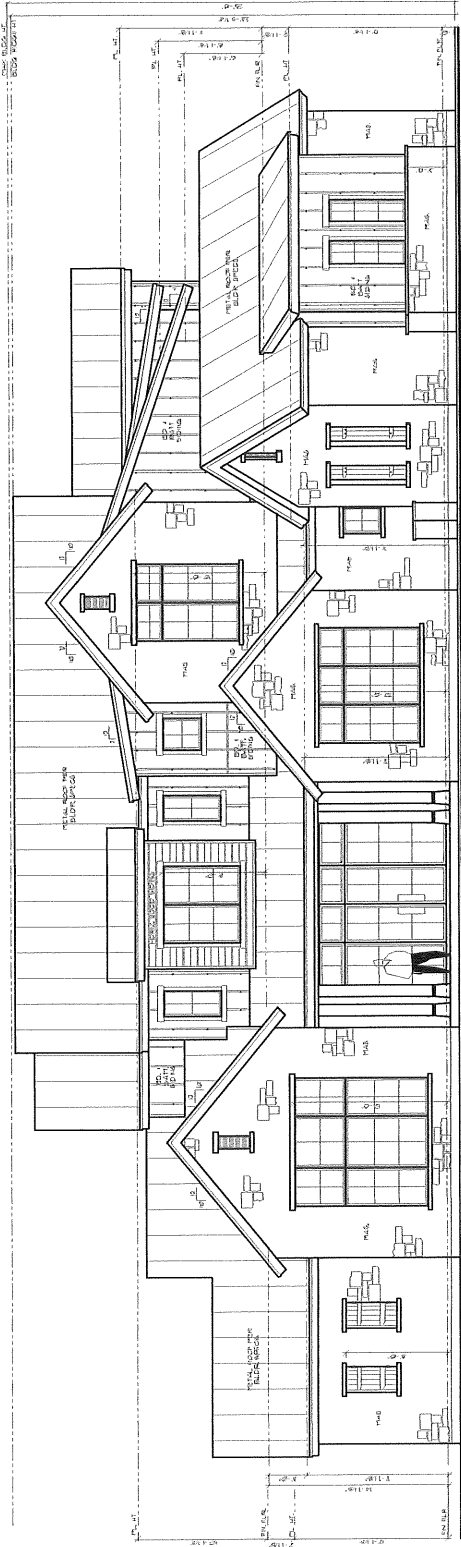
MAIN HOUSE
LOWER FLOOR PLAN (PART I)
SCALE: 1/8" = 1'-0"

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			CATTAN PROJ. NO.: 24009 DATE: SEPT. 23, 2024 A-5

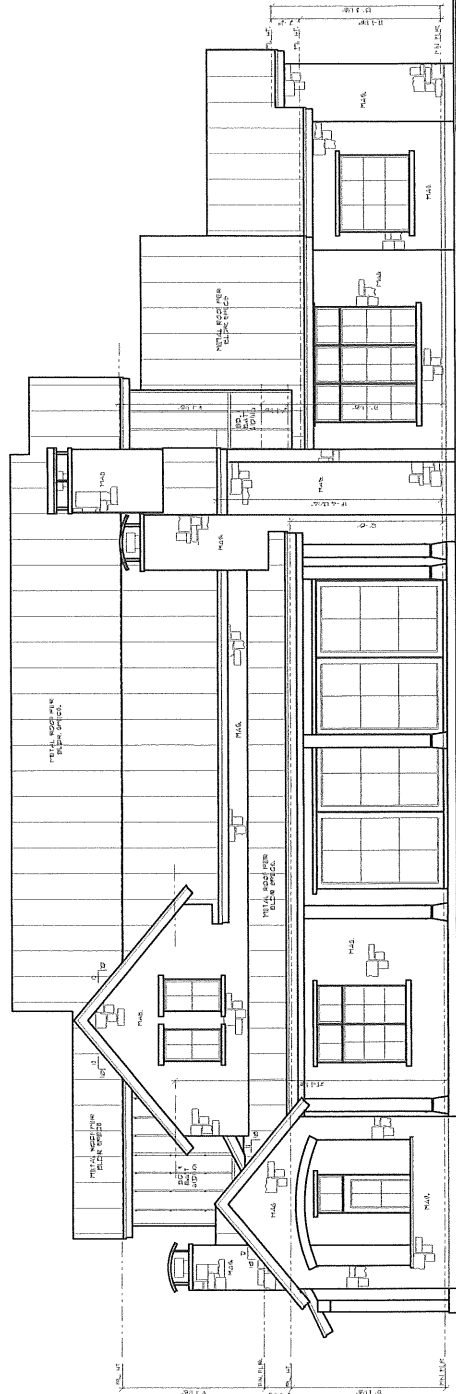


MAIN HOUSE
 UPPER FLOOR PLAN
 SCALE: 1/8" = 1'-0"

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	@COPYRIGHT		DATE:	



FRONT ELEVATION



REAR ELEVATION

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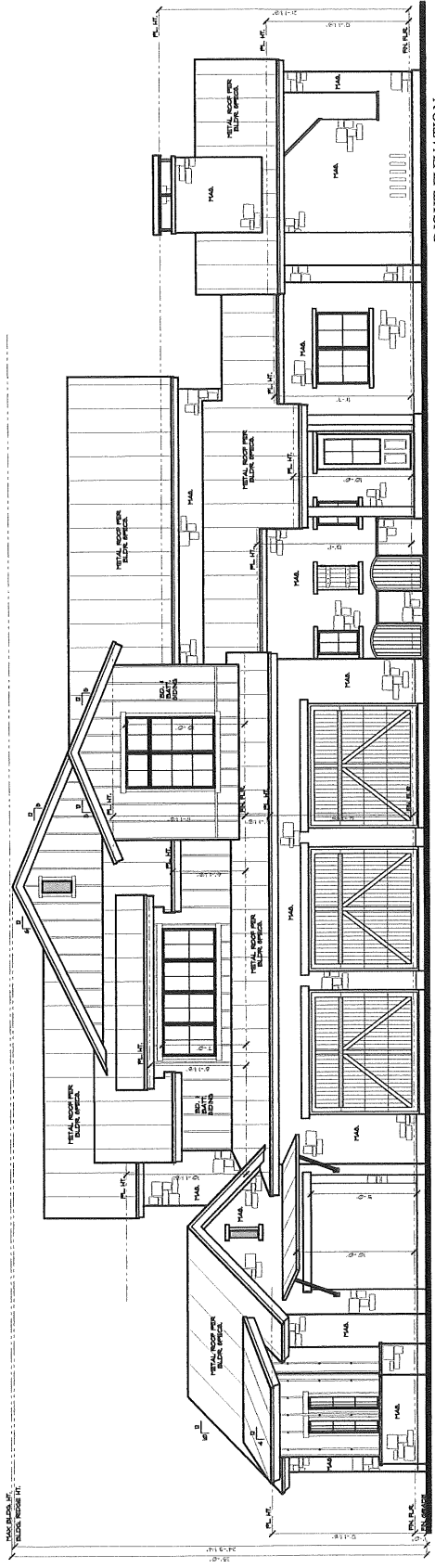
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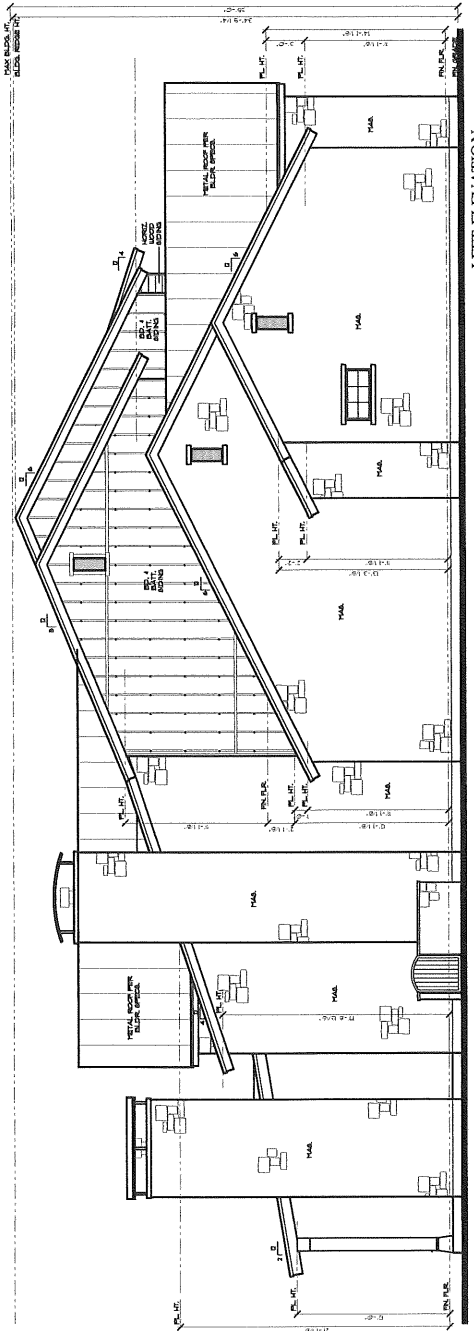
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NO. NO. 54307
DATE SEPT. 23, 2014

A-12

18.37.00

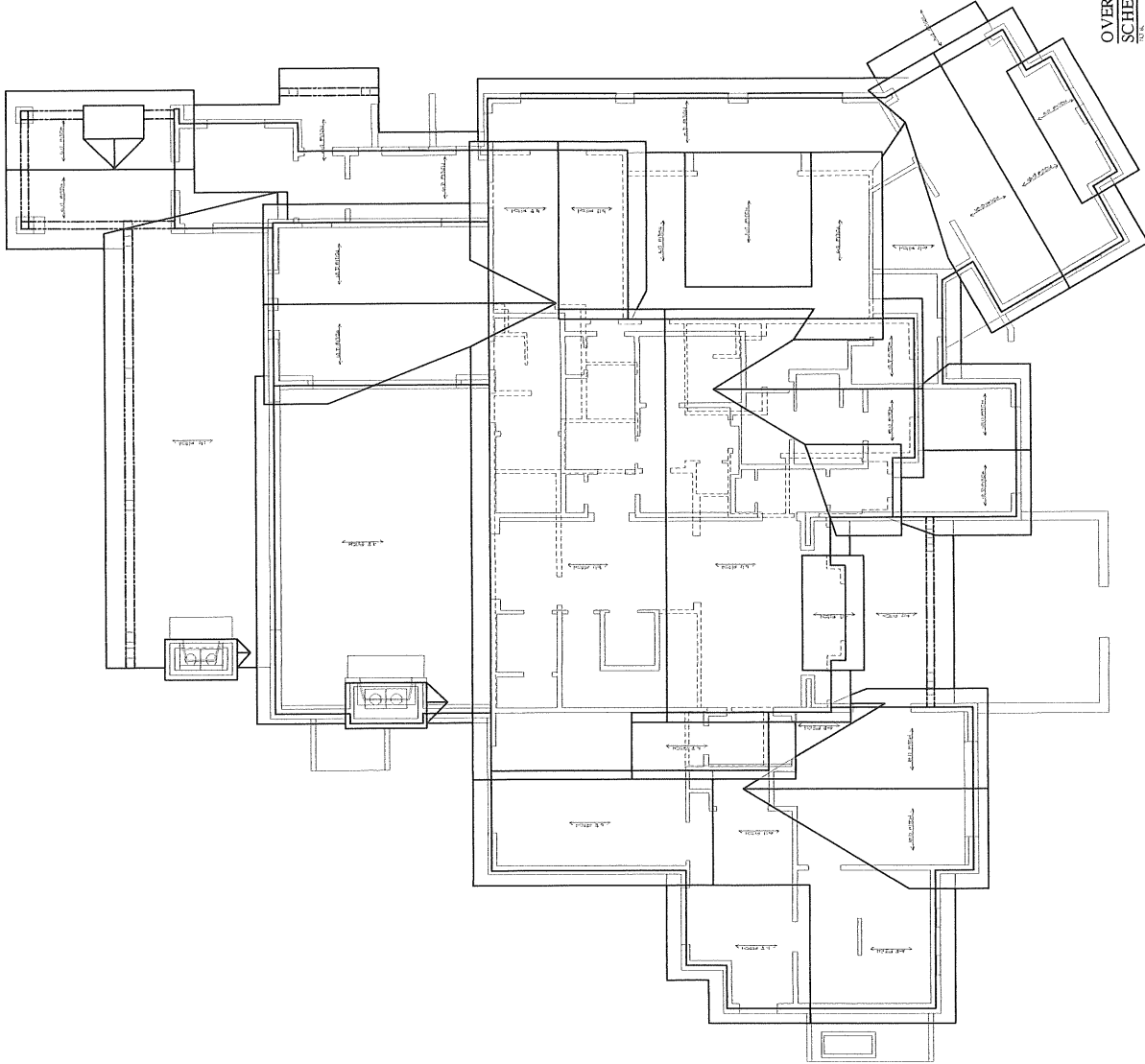


RIGHT ELEVATION
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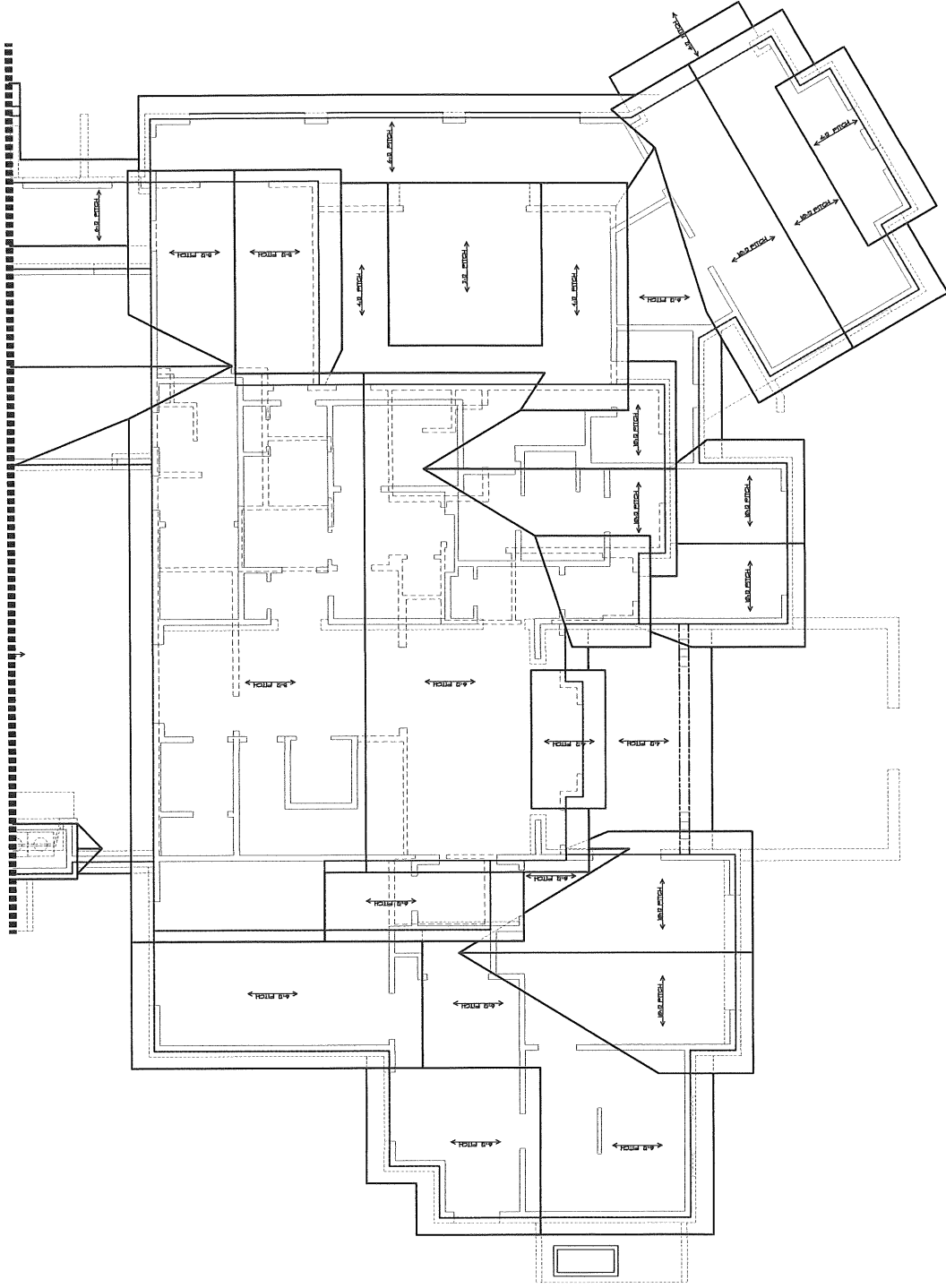
LEFT ELEVATION
SCALE: 1/8" = 1'-0"

PROGRESS SET NOT FOR REGULATORY APPROVAL PERMITTING OR CONSTRUCTION	GESCHKE GROUP ARCHITECTURE 1815 15th Street Austin, Texas 78701 512.476.8200 www.geschkegroup.com	CATIAN	3400P
		PROJECT NO.	DATE:
REVISIONS		A-13	



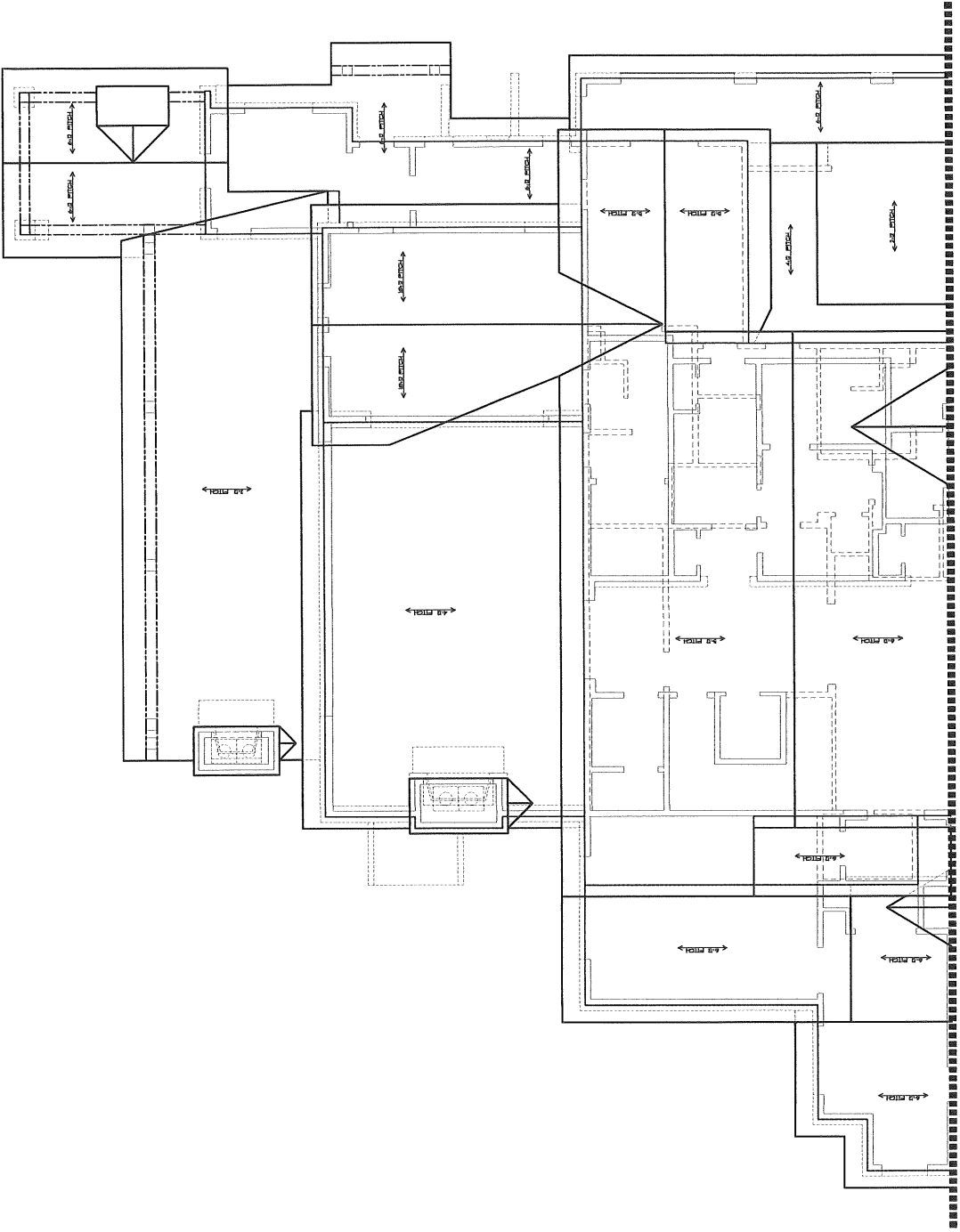
OVERALL
SCHEMATIC ROOF PLAN
1/16

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		PROJ. NO.:	DATE:
		A-16	
		OF 104	



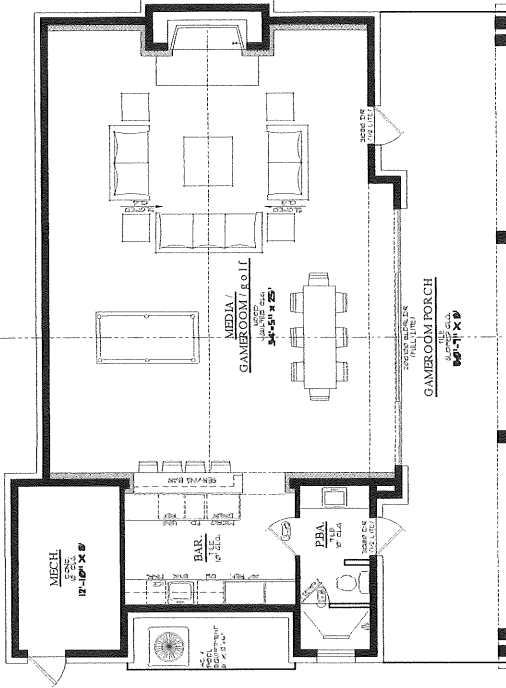
**PARTIAL
SCHEMATIC ROOF PLAN**
SCALE: 1/8" = 1'-0"

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		PROJ. NO.:	SEPT. 23, 2024
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SCHEMATIC ROOF PLAN (CONT.)
SCALE: 1/8" = 1'-0"

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			PROJ. NO.: 2409P DATE: SEPT. 25, 2024
			A-18 25/09



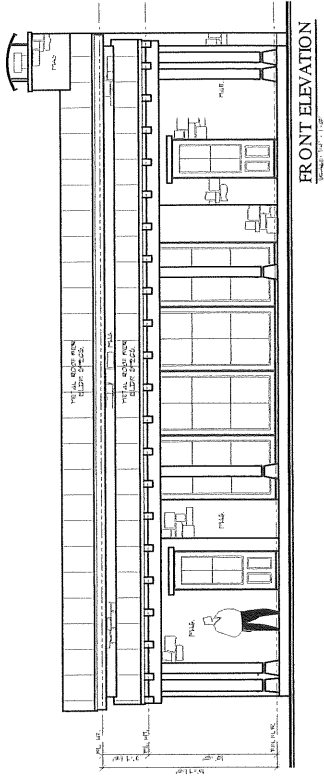
DETACHED GAME ROOM SQUARE FOOTAGE CALCCS	
SEATED AREA	50.01
GAMER ROOM HEATED	123
NON-HEATED	0
GAMER ROOM PORCH MECHANICAL	18
MECHANICAL	18
TOTAL NON-HEATED	36
TOTAL HTD. & NON-HTD.	159

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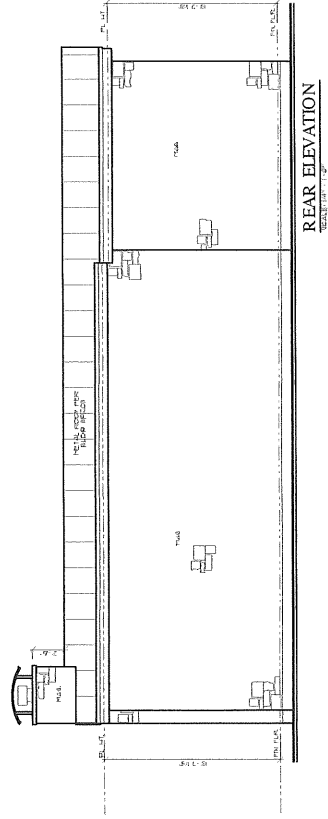
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 GEORGE GROUP
 1000 W. 10TH AVENUE
 SUITE 100
 DENVER, CO 80202

CATTAN
 PROJ. NO.: 24009
 DATE: SEPT. 23, 2024
 G-2

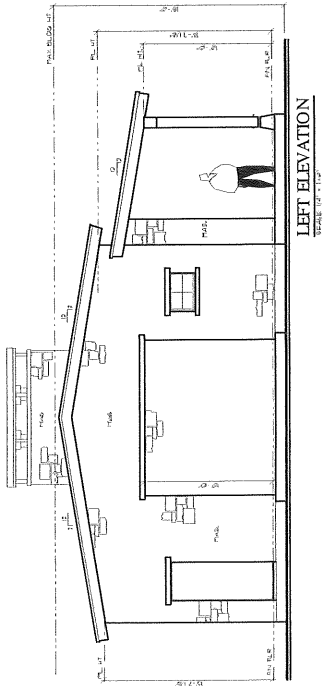
DETACHED GAME ROOM FLOOR PLAN
 SCALE: 1/8" = 1'-0"



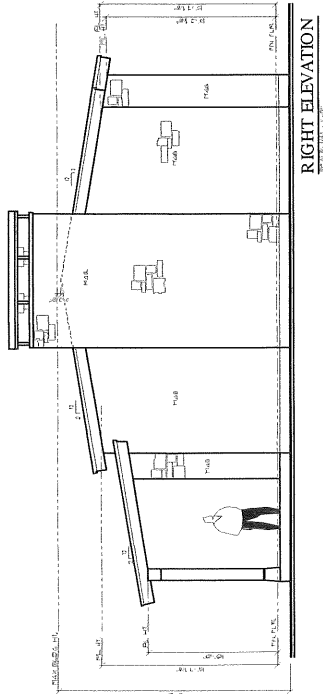
FRONT ELEVATION
PROJECT: 1504-1102



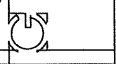
REAR ELEVATION
PROJECT: 1504-1102

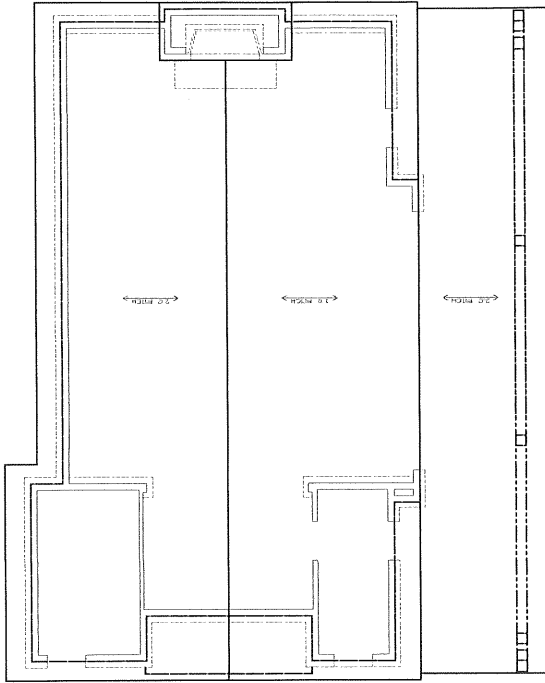


LEFT ELEVATION
PROJECT: 1504-1102



RIGHT ELEVATION
PROJECT: 1504-1102

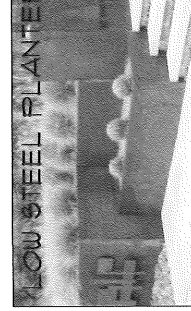
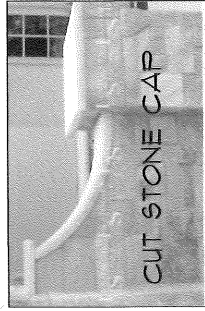
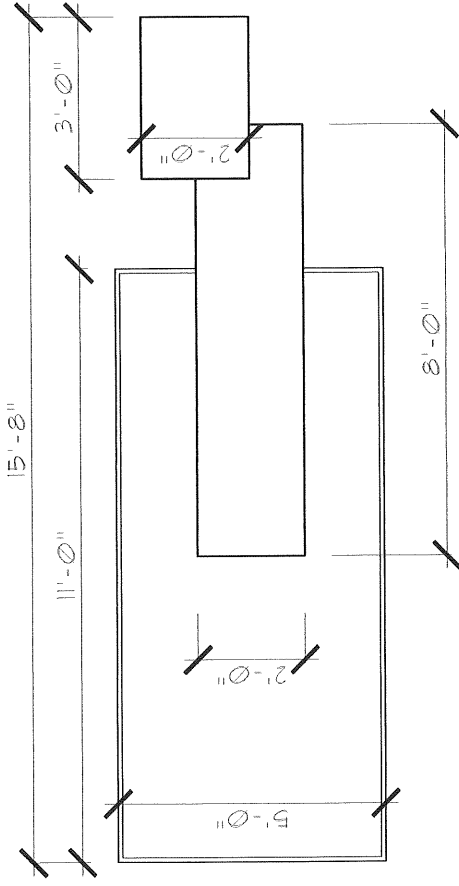
PROGRESS SET NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION	 GESCHKE ARCHITECT GROUP	PROJECT NO.: 24009
		DATE: SEP. 23, 2024
REVISIONS:	© COPYRIGHT 2024 GESCHKE ARCHITECT GROUP 10000 W. 15TH AVENUE, SUITE 100 BOWEN, COLORADO 80004	SHEET NO.: G-3



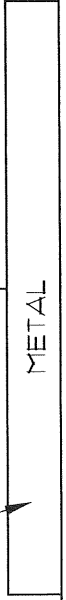
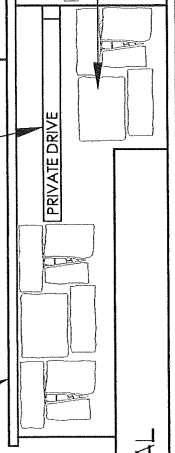
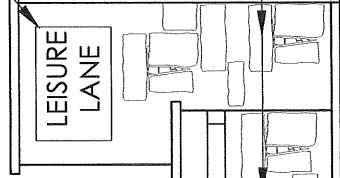
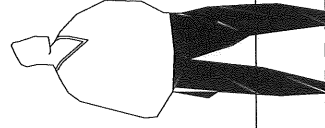
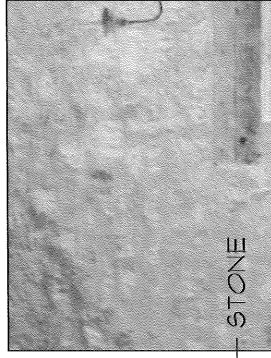
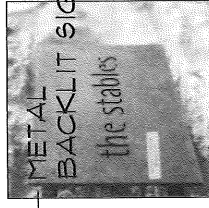
DETACHED GAME ROOM
SCHEMATIC ROOF PLAN
SCALE: 1/8" = 1'-0"

PROGRESS SET NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION	REVISIONS:		© COPY RIGHT GESCHKE GROUP ARCHITECTURE 11000 W. WASHINGTON SUITE 200 FORT COLLINS, CO 80504
			CATYAN PROJ. NO.: 24009 DATE: SEPT. 23, 2024 G-4

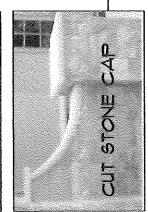
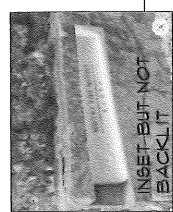
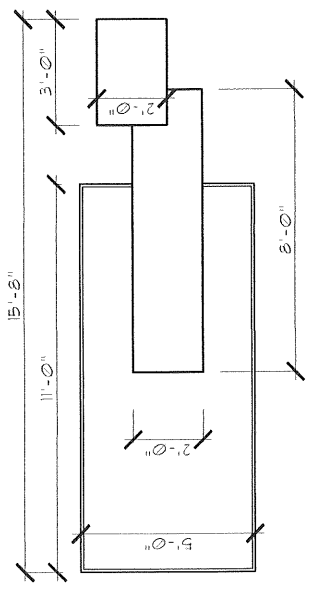
Leisure Lane Entry Designs



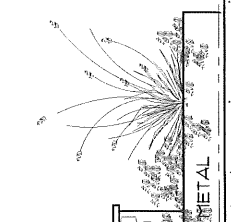
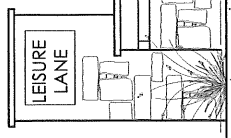
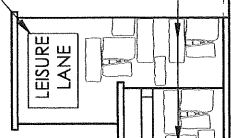
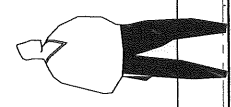
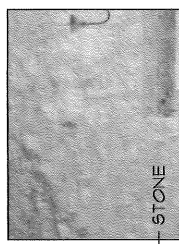
TOP OF COLUMN LIGHT MARKER



OPTION 1 LEISURE LANE ENTRY DESIGN CONCEPT



TOP OF COLUMN LIGHT MARKER



OPTION 1
LEISURE LANE ENTRY
DESIGN CONCEPT