

Hobbs' Ink, LLC
Custom Home Design
1200 Lakeway Drive, Suite Four
Lakeway, Texas 78734

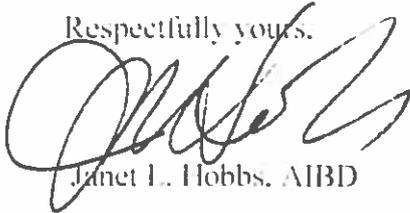
be allowed a small roof overhang on the house that encroaches at the front right corner of the (much of the current building's water issues came from flat roof and zero overhang conditions.)

Additionally, applicant requests that Water Quality Control plan requirement be waived because impervious cover is being reduced creating a situation where non point source pollution is being mitigated by the nature of the project being proposed (reduction of impervious cover, new plantings and so on).

Doing what we could with a very difficult site and existing conditions the applicant believes that they have done the very best they could to comply with the Site Development Ordinance and respectfully requests that you approve these variances and the waiver of the Water Quality Control Plan requirement.

Please don't hesitate to call or e-mail with any questions.

Respectfully yours,



Janet L. Hobbs, AIBD

VARIANCE APPLICATION FORM

Date of Submission: 11/15/13

APPLICANT/OWNER INFORMATION

Applicant JOHN HOAG

Address 5203 GRAND LAKE ST., BELLAIRE, TX 77401

Phone 713 254 4681 Fax _____ Email jhoag@swebell.net

Applicants Status: (check one) Owner _____ Tenant _____ Contractor _____
Owner must sign the application or submit a notarized letter of authorization

Owner: John Hoag

Address: 5203 GRAND LAKE ST. BELLAIRE, TX 77401

Phone 713-254-4681 Fax _____ Email jhoag@kucor.com

Ownership: (check one) Individual _____ Partnership _____ Corporation _____ Other _____
If ownership is a trust, partnership, corporation, or other legal entity, the applicant must name the partners or principals on a separate attachment.

PROPERTY DESCRIPTION

Acreage: ,489

Physical Address: 8120 JOY ROAD

Legal Description: (attach map of area also if available)

Lot(s): LOT 12A Block(s): _____

Subdivision: SANDY SHORES Addition: _____

Existing Use of Property: RESIDENTIAL - SINGLE FAMILY

VARIANCE DESCRIPTION

Applicable Regulation(s): 32.109 (2)(2)(A)

Project Description: SINGLE FAMILY USE REMODEL TO EXISTING 2-STORY STRUCTURE + CARPORT.

Variance Sought: IMPERVIOUS COVER EXCEEDS 20%

Justification(s): EXISTING IMP. COVER CURRENTLY EXCEEDS 20%, AT 25.2%. IMPROVEMENTS WILL REDUCE THIS TO 23.9%

Special Condition(s): SEE ATTACHED

Project Timeline: START JANUARY 2014, COMPLETE MAY 2014

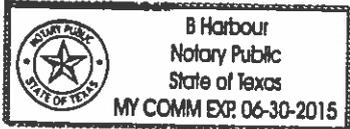
Attachments: SITE PLAN

(e.g., construction drawings, site plan, survey, photographs, list of names and addresses for all property owners within 500 feet of the footprint of the structure for which a variance is sought.)

SWORN AFFIRMATION

SUDCRIBED AND SWORN TO BEFORE ME on November 14, 2013 by

R. John Hoag, who is the applicant for a variance as described above, and on whose oath certifies that the above statements are true and correct to the best of the applicant's knowledge.



BH

Notary Public, State of Texas

My Commission expires: 6/30/15

If the owner of the subject property is not the applicant, by signing below, the owner authorizes the applicant or his authorized representative to make this application on its behalf and to appear before the Village Council.

Owner

Date

SUBSCRIBED AND SWORN TO BEFORE ME on _____, 20__ by,

_____, who is the owner of the property for which a variance is sought, and on whose oath certifies that the above statements are true and correct to the best of the owners knowledge.

Notary Public, State of Texas

My Commission expires: _____

14 November 2013

Village of Volente: Variance Description

Variance sought:

Impervious cover exceeds 20%

Justifications: The existing impervious cover on this property (according to what is on file at the Village of Volente around 2007) is 25.2%. This is a very narrow lot, with extreme contours and steep grades, and does not allow for much flexibility in removing existing retaining walls or steps, but we have done what we can to reduce the impervious cover to 23.9%. We will be removing a portion of the carport and replacing it with pervious ground (landscaping) and as part of this, part of the driveway will be removed. Removing any more of the driveway or carport will create non-optimum conditions in that there will be insufficient access and parking for the house. The impervious cover that we are adding (still less than what is being removed and totaling to less than the existing) are for things vital to make the house habitable, such as a pad for the external HVAC units, and steps to access the house from the driveway.

The Grading, Drainage and Erosion Control Plan, provided by Coulter Engineering in 2007, will be being followed in regard to the storm water management measures taken. This plan provides both permanent erosion control details, as well as the calculated Hydrologic Summary Table. Since we are reducing the impervious cover even further than shown on the table, these measures will be more effective than what currently exists.

Special Conditions: A very narrow lot with extreme grades that require specific measures (in place or to be added per the plans from Coulter Engineering) for drainage and water mitigation, as well as an existing driveway, carport and house which can not be reduced any more than we show, without creating an uninhabitable condition.

VARIANCE APPLICATION FORM

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PROPERTY DESCRIPTION

Acreage: 0.489

Physical Address: 8120 JOY ROAD

Legal Description: (attach map of area also if available)

Lot(s): LOT 12A Block(s): _____

Subdivision: SANDY SHORES Addition: _____

Existing Use of Property: SINGLE FAMILY RESIDENTIAL

VARIANCE DESCRIPTION

Applicable Regulation(s): DIVISION 2, SEC. 30.109

Project Description: SINGLE FAMILY RESIDENTIAL
REMODEL.

Variance Sought: STRUCTURES IN SIDE SETBACKS.
(SEE ATTACHED)

Justification(s): (SEE ATTACHED)

Special Condition(s): SEE COVER LETTER

Project Timeline: START JANUARY 2014 & COMPLETE
MAY 2014

Attachments: SEE ATTACHED BUILDING PLANS &
SITE PLAN.

(e.g., construction drawings, site plan, survey, photographs, list of names and addresses for all property owners within 500 feet of the footprint of the structure for which a variance is sought.)

14 November 2013

Village of Volente: Variance Description

Variance sought:

The existing carport on the property sits within the 10.7' side setback (as calculated per the R1 zoning ordinance on setbacks), as well as a corner of the existing building and roof. Additionally, an existing wing wall on the left side of the house is over the setback line, which will need to be removed for the new septic system to go in, but which we would like to put back.

Justifications: As regards the carport, it is an already existing structure. It is not feasible to relocate it. In looking at the existing carport's location, the lot is very narrow, with only a width of 71.36' at the 50' front setback line. Additionally, there is a limited area where the carport could be placed, due to the steepness of the topography of the lot. If it was moved out of the setback, it would sit directly in front of the house. Doing this would in effect eliminate much of the level portion of the driveway, rendering it unusable, in fact a danger to use. When relocated to the left side, it would mean cutting into the critical root zone of or removal of a 62" circumference Live Oak tree (see site plan, tree #7132). As a note, we will be reducing the size of the carport, but part of it will remain in the setback.

For the building footprint, the right front corner of both the foundation and roof cut into the 10.7' setback. We have reduced the size of the side overhang of the roof (see site plan and building plans) to help with this. Similar to the carport, due to the narrowness of the lot, it would create a hardship to have to demolish and rebuild the structure of the existing building in order to pull this corner out of the 10.7' side setback, and still try to keep a similar square footage of living space. Because of the topography of the lot, you would be dealing with building on extremely steep slopes, or trying to come up another story, which would violate the building height rule. Neither the building footprint nor the roof go into the 7.5' setback shown on the site plan.

The existing wing wall on the left side of the house, needs to be removed to place septic tanks. However, we request that we be allowed to replace the wall as shown, sufficiently removed from the septic. This wall is an important part of the architectural design and style of the building, as without it, the building looks too much like a block. By replacing the existing wall, it will be a much nicer addition to the neighborhood.

Special Conditions:

The narrowness and topography of the lot is prohibitive to moving the carport or changing the footprint of the building.

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Lot(s): LOT 12A Block(s): _____

Subdivision: SANDY STORES Addition: _____

Existing Use of Property: SINGLE FAMILY RESIDENTIAL

VARIANCE DESCRIPTION

Applicable Regulation(s): DRIVEWAY SLOPE

Project Description: SINGLE FAMILY USE REMODEL TO EXISTING 2-STORY STRUCTURE & CARPORT.

Variance Sought: DRIVEWAY SLOPE GREATER THAN 15% - AT 22.0%

Justification(s): THE PROPERTY HAS AN EXISTING DRIVEWAY AT 22.0% SLOPE. TO CHANGE THE SLOPE OF THE DRIVEWAY WOULD MEAN

EXCEEDING CUT & FILL LIMITS.

Special Condition(s): SEE COVER LETTER

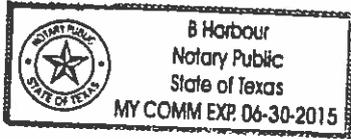
Project Timeline: START JANUARY 2014 ; COMPLETE MAY 2014

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[Signature]
Notary Public, State of Texas
My Commission expires: 6/30/15

If the owner of the subject property is not the applicant, by signing below, the owner authorizes the applicant or his authorized representative to make this application on its behalf and to appear before the Village Council.

Owner Date

SUBSCRIBED AND SWORN TO BEFORE ME on _____, 20__ by, _____, who is the owner of the property for which a variance is sought, and on whose oath certifies that the above statements are true and correct to the best of the owners knowledge.

Notary Public, State of Texas
My Commission expires: _____

14 November 2013

Village of Volente: Variance Description

Variance sought:

Slope of driveway exceeds 15%.

Justifications: The existing driveway for the property currently exceeds 15% slope. It is at an average slope of 22%.

Special Conditions: The existing driveway for the lot was done prior to the previously approved variance for driveway grade. Originally, the slope of the drive resulted from getting to the flatter part of the lot, where the house could be built, while still keeping a relatively level area for parking and vehicle maneuvering. The current driveway slope varies between 25% and 19%, to come to an average of 22%. In looking at the existing conditions and feasibility of moving the driveway, we feel it would adversely impact the lot, and the trees on the lot, to do so. If it was moved to the right of the lot as previously proposed in the 2007 variance application (with a 20% grade, still exceeding 15%), you would be removing at least 11 trees (with over 6" diameter).

These trees are:

- #7112 - 16.5" Live Oak
- #7113 - 14" Live Oak
- #7114 - 12.6" Live Oak
- #7115 - 12.6" Live Oak
- #7116 - 14.9" Juniper;
- #7117 - 7.3" Juniper;
- #7118 - 11", 8.7" Juniper Twin;
- #7119 - 9.4" Juniper;
- #7120 - 12.4", 10.4" Juniper Twin;
- #7121 - 9.3" Palm
- #7122 - 21.3" Juniper

If the drive were adjusted to the left, you would again be removing or cutting into the critical root zone of at least 6 trees (with over 6" diameter).

These trees are:

- #7125 - 8.5" Juniper
- #7128 - 9.8" Live Oak
- #7129 - 9.8", 7.6" Juniper Twin
- #7130 - 14" Live Oak

#7131 - 14.2" Live Oak

#7132 - 17.3", 13.2", 8.8" Live Oak Triple

To reduce the driveway slope to 15% with a 10% slope in the R.O.W. (or less) would require demolishing the existing drive and carport and filling, up to 6' at the bottom of the drive which violates the maximum fill allowed, and requires a complete re-configuration of existing retaining walls and drainage, in addition to encroaching in the critical root zone of the existing trees around the driveway. Additionally, that amount of fill added around tree #7132 (the Triple Live Oak) would damage the tree in such a way that it could die. This would also put the driveway above the entry level finished floor of the house, and could cause major water damage issues without a complete overhaul of the existing foundation structure. If we cut the grade at the top of the drive to mitigate the overall slope it will cause the drive to be even steeper in the R.O.W.

Special Conditions: Topography of existing lot & existing trees on site over 6" diameter, that are being kept. Existing house and carport level as described above.

Hobbs' Ink, LLC
Custom Home Design
1200 Lakeway Drive, Suite Four
Lakeway, Texas 78734

November 15, 2013

Village of Volente
16100 Wharf Cove
Volente, Texas 78641

Re: Request for exemption 8120 Joy Road

To Whom it May Concern,

We are requesting an exemption from Water Quality Controls plan requirement.

We would like to request an exemption from the Water Quality Control Plans requirement.

We will be putting in storm water control systems as per the Grading, Drainage and Erosion Control Plan, provided by Coulter Engineering in 2007. This provides both permanent erosion control details, as well as the calculated Hydrologic Summary Table.

Since we are reducing the impervious cover even further than shown on the table, the runoff rate will be less. As such, we request that the water quality treatment requirements be waved, due to the decrease in impervious cover, and thus decrease in runoff from the lot.

Respectfully,



Alicia Norman