



EST. 1955

**SPRING VALLEY**

V I L L A G E

# **Board of Adjustment Meeting**

**April 20, 2020**

**6:00 p.m.**



**SPRING VALLEY**  
V I L L A G E

**AGENDA**

**City of Spring Valley Village  
Board of Adjustment Meeting  
Council Chambers of City Hall  
1025 Campbell Road, Houston, Texas 77055  
MONDAY, APRIL 20, 2020 AT 6:00 P.M.**

In accordance with order of the Office of the Governor issued March 16, 2020, the Board of Adjustment of Spring Valley Village will conduct the meeting scheduled at 6:00 p.m. on Tuesday, April 20, 2020 in the City Hall Council Chambers, located at 1025 Campbell Road, in part by telephone conference in order to advance the public health goal of limiting face-to-face meetings (also called “social distancing”) to slow the spread of the Coronavirus (COVID-19).

The meeting agenda and agenda packet are posted online at [www.springvalleytx.com](http://www.springvalleytx.com).

The video link to this meeting is <https://zoom.us/j/94129581238>

The public toll-free dial-in numbers to participate in the telephonic meeting are 1-346-248-7799 (Houston), 1-253-215-8782 (US), and 1-301-715-8592 (US); enter the Meeting ID: 941 2958 1238 and #.

The public will be permitted to offer public comments telephonically as provided by the agenda and as permitted by the presiding officer during the meeting.

A recording of the telephonic meeting will be made, and will be available to the public in accordance with the Open Meetings Act upon written request.


- 1. CALL THE ROLL AND ANNOUNCE A QUORUM IS PRESENT**
- 2. APPROVAL OF MEETING MINUTES:** January 22, 2018 Meeting
- 3. CONDUCT A PUBLIC HEARING CONCERNING:** A Request from John and Jenna Lytle for a Variance from Chapter 12 Planning & Zoning, Section 05:02.03.09.03.01, Side Building Line Setback for a Lot Adjoining Another Lot, for the Property Located at 8918 Croes Drive, Houston, Texas, 77055.
  - A. Presentation of Variance Request by Applicant
  - B. Those In Favor

- C. Those Opposed
- D. Adjourn Public Hearing

4. **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** A Request from John and Jenna Lytle for a Variance from Chapter 12 Planning & Zoning, Section 05:02.03.09.03.01, Side Building Line Setback for a Lot Adjoining Another Lot, for the Property Located at 8918 Croes Drive, Houston, Texas, 77055.

5. **ADJOURNMENT**

I certify that a copy of the April 20, 2020 Board of Adjustment agenda was posted this day, the 17<sup>th</sup> day of April, 2020 at 1:00 p.m. pursuant to the Open Meetings Act, Chapter 551 of the Texas Government Code.

Attest:   
Roxanne Benitez, TRMC, CPM, CMCC  
City Secretary

In compliance with the Americans with Disabilities Act, this facility is wheelchair accessible and accessible parking spaces are available. To better serve attendees, requests for accommodations or interpretive services should be made 48 hours prior to this meeting. Please contact the City Secretary's office at 713-465-8308, Fax 713-461-7969, or Email [secretary@springvalleytx.com](mailto:secretary@springvalleytx.com) for further information.

# Minutes

**MINUTES OF THE BOARD OF ADJUSTMENT MEETING  
CITY OF SPRING VALLEY VILLAGE, TEXAS  
MONDAY, JANUARY 22, 2018 AT 7:00 P.M.  
IN THE COUNCIL CHAMBERS OF CITY HALL  
1025 CAMPBELL ROAD, HOUSTON, TEXAS**

**1. CALL THE ROLL AND ANNOUNCE A QUORUM IS PRESENT**

With a quorum of the Board present, the Meeting of the Spring Valley Village Board of Adjustment was called to order by Chairman Kaiser at 7:00 p.m.

Members Present:

Chairman Charles Kaiser

Board Member Scott Cooper

Board Member Cameron Krueger

Board Member Charles Waters

Alternate Board Member Gary Gunn

**2. CONDUCT A PUBLIC HEARING CONCERNING:** Variance Request from Chapter 12 Planning and Zoning, Exhibit "A", Section 05 Building and Use Restrictions in Dwelling District "A", .02 Limitations and Restrictions, .03 Size and Area Requirements, .09 Building Line Setbacks, .02 Front Building Line Setbacks, .02 Front Building Line Setbacks Adjoining a Major Thoroughfare (*For a lot adjoining a major thoroughfare the minimum front building line setback shall be forty feet (40')*), to Reduce the Minimum Front Building Line Setback of Forty (40) Feet for the Property Located at 8818 Westview Drive to Twenty-Five (25) Feet.

Chairman Kaiser opened the Public Hearing at 7:03 p.m.

**A. Presentation of Variance Request by Applicant**

Bruce & Denise Wilborn presented their variance request to the Board, and Mr. Wilborn read the letter he submitted aloud. Chairman Kaiser asked Mr. Wilborn to state their hardship. Mr. Wilborn advised that he could not offer a hardship and stated that he would like a large back yard.

**B. Those In Favor**

Timothy Conroy, who lives at 8817 Westview Drive, spoke in favor of the variance request.

John Kocurek, who lives at 1432 Bingle Road, spoke in favor of the variance request.

**C. Those Opposed**

None.

**D. Adjourn Public Hearing**

Chairman Kaiser adjourned the Public Hearing at 7:30 p.m.

**3. CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Variance Request from Chapter 12 Planning and Zoning, Exhibit "A", Section 05 Building and Use Restrictions in Dwelling District "A", .02 Limitations and Restrictions, .03 Size and Area Requirements, .09 Building Line Setbacks, .02 Front Building Line Setbacks, .02 Front

Building Line Setbacks Adjoining a Major Thoroughfare (*For a lot adjoining a major thoroughfare the minimum front building line setback shall be forty feet (40')*), to Reduce the Minimum Front Building Line Setback of Forty (40) Feet for the Property Located at 8818 Westview Drive to Twenty-Five (25) Feet.

Following discussion, Board Member Krueger made a motion to approve the variance of a twenty-five (25) foot front setback line for 8818 Westview Drive, and Chairman Kaiser seconded the motion. Motion failed 0-5. A copy of the Decision is attached to these minutes.

**4. ADJOURNMENT**

Board Member Gunn made a motion to adjourn the meeting at 7:45 p.m., and Board Member Krueger seconded the motion. Motion carried 5-0.

Signed: \_\_\_\_\_

Charles Kaiser  
Chairman, Board of Adjustment

Attest: \_\_\_\_\_

Roxanne Benitez, TRMC, CPM, CCC II  
City Secretary

**Spring Valley Village  
Board of Adjustment  
Agenda Item Data Sheet**

**MEETING DATE:** April 20, 2020

**TOPIC:** **CONDUCT A PUBLIC HEARING CONCERNING:** A Request from John and Jenna Lytle for a Variance from Chapter 12 Planning & Zoning, Section 05:02.03.09.03.01, Side Building Line Setback for a Lot Adjoining Another Lot, for the Property Located at 8918 Croes Drive, Houston, Texas, 77055.

**BACKGROUND:** John and Jenna Lytle (“Applicants”) wish to expand their existing home located at 8918 Croes Drive (“Property”) by constructing additional living space and an attached garage. Currently, the Property has a detached garage located in the rear of the Property that the Applicants would like to demolish and replace with the construction of an attached garage and additional living space attached to the existing home.

Section 05.02.03.09.03.01 of Exhibit “A” to Chapter 12, Zoning, of the Code of Ordinances requires that a side building line setback for a lot adjoining another lot shall be no less than eight (8) feet.

In order to accommodate the new construction, the Applicants are requesting a variance to reduce the 8 foot side building line setback to no less than five (5) feet for the north side of the Property adjoining Lot 16.

**RECOMMENDATION:** Not applicable during the public hearing.

**ATTACHMENTS:**

- Variance Application Packet Submitted by Matt Smith of Brooks Construction on Behalf of John and Jenna Lytle for 8918 Croes Drive
- Notice of Public Hearing and Mailing Labels
- Zoning Change Sign Posting and Maintenance Affidavits
- Executed Residential Zoning Change Sign Notification

**FUNDING ISSUES:**

Not applicable – no dollars are being spent or received.

Full amount already budgeted in Acct/Project# \_\_\_\_\_

Not budgeted, if approved, the following will be included in the next Budget Amendment:

\$\_\_\_\_\_ from Acct/Project# \_\_\_\_\_ will be transferred to Acct/Project# \_\_\_\_\_

\$\_\_\_\_\_ from unassigned fund balance will be used and added to Acct/Project# \_\_\_\_\_

\$\_\_\_\_\_ will be added to Revenue Acct# \_\_-\_\_\_\_ and \$\_\_\_\_\_ added to Expenditure Acct/Project# \_\_\_\_\_


**FINANCE VERIFICATION OF FUNDING:**

**ACTIONS TAKEN**

<p><b>APPROVAL</b></p> <p><input type="checkbox"/> YES   <input type="checkbox"/> NO</p>	<p><b>READING PASSED</b></p>	<p><b>OTHER</b></p>
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Spring Valley Village  
Board of Adjustment  
Agenda Item Data Sheet

*QuikReply:*

<b>SUBMITTING STAFF MEMBER:</b>  Zachary Meadows, Director of Community Development	<b>CITY ADMINISTRATOR APPROVAL:</b> 
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**ACTIONS TAKEN**

<b>APPROVAL</b> <input type="checkbox"/> YES <input type="checkbox"/> NO	<b>READING PASSED</b>	<b>OTHER</b>
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# DIVIDER PAGE



EST. 1955  
SPRING VALLEY  
VILLAGE

**CITY OF SPRING VALLEY VILLAGE  
APPLICATION FOR BOARD OF ADJUSTMENT**

ZONING DISTRICT: RESIDENTIAL  COMMERCIAL   
ACTION REQUESTED: VARIANCE  SPECIAL EXCEPTION  APPEAL

OWNER'S NAME: John & Jenna Lytle

MAILING ADDRESS: 8918 Croes Dr., Houston, TX 77055

PHONE NUMBER: 814-553-3410

PROPERTY ADDRESS: 8918 Croes Dr., Houston, TX 77055

LEGAL DESCRIPTION: Lot 17, Block B, Bonnie Oaks, Section 3

REPRESENTATIVE'S NAME: Matt Smith

MAILING ADDRESS: 1419 Vander Wilt. Ln, Katy TX 77449

PHONE NUMBER: 713-557-6204

PROJECT DESCRIPTION: Demolition of existing detached garage, single story addition.  
Kitchen and bathroom remodel.

SECTION OF CODE QUESTIONED: 09.03.01

- ATTACHMENTS:
- 1) \$350.00 FEE
  - 2) STAKED SURVEY – PLOT PLAN SHOWING ALL EXISTING STRUCTURES WITH DIMENSIONS AND DISTANCES FROM PROPERTY LINES
  - 3) PERMIT APPLICATION
  - 4) LETTER OF PERMIT DENIAL
  - 5) PROJECT DESCRIPTION
  - 6) FACTS AND REASONS FOR APPEAL AND/OR HARDSHIP
  - 7) PROOF OF OWNERSHIP
  - 8) ARCHITECTURAL SCALE DRAWING
  - 9) DEED RESTRICTIONS
  - 10) ADDITIONAL INFORMATION

I, THE APPLICANT NAMED IN THIS APPLICATION, HAVE READ THE CONTENTS AND VERIFY THAT ALL STATEMENTS CONTAINED IN THIS APPLICATION ARE TRUE AND CORRECT.

APPLICANT'S SIGNATURE: 

DATE: 2/21/2020



TITLE COMPANY:

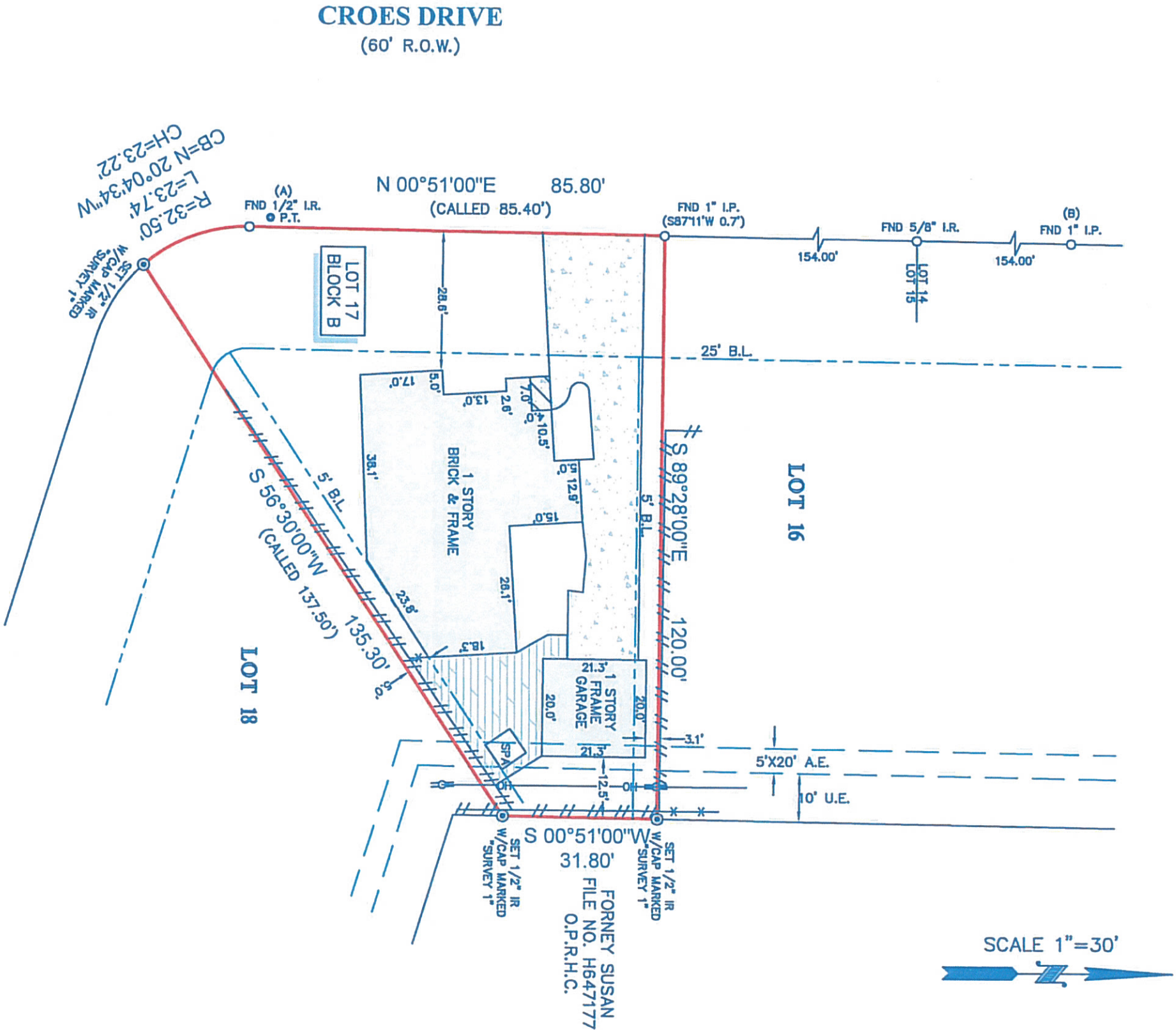


Chicago Title

713-465-1663

G.F. #  
CTT166623201B

ISSUE DATE:  
FEB. 04, 2016



**NOTES:**

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
2. ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED ABOVE.
3. THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED ABOVE FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
4. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
5. THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
6. SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON FEB. 04, 2016, UNDER G.F. NO. GTT166623201B.
7. THERE ARE NO AERIAL EASEMENT ENCROACHMENTS.

LEGAL DESCRIPTION: LOT 17, IN BLOCK B, OF BONNIE OAKS, SECTION 3, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 44, PAGE 67 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

**LEGEND**

	CONCRETE AREA		FENCE LINE
	COVERED AREA		WOOD DECK
	WOOD DECK		B.L. - BUILDING LINE
	UTILITY EASEMENT		A.E. - AERIAL EASEMENT OVERHEAD
	UTILITY LINES		OH - POWER POLE



SURVEYOR'S CERTIFICATE: IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON MAY 23, 2016 AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND THAT THERE ARE NO ENCROACHMENTS OR PERMISIONS EXCEPT AS SHOWN.

RICHARD FUSSELL  
P.L.S.# 4148

CLIENT: TBD

ADDRESS: 8918 CROES DRIVE

www.survey1inc.com  
survey1@survey1inc.com

**Survey 1, Inc.**  
Your Land Survey Company

Firm Registration No. 100758-00  
P.O. Box 2543 | Awn, TX 77512 | (281)393-1382

FIELD CREW: JR	TECH: SF
DRAFTER: AR	FINAL CHECK: SF
DATE: 5-23-16	
JOB# 5-45542-16	



CITY OF SPRING VALLEY VILLAGE
RESIDENTIAL BUILDING PERMIT APPLICATION

Phone: 713-465-8308 Fax: 713-461-7969

Acceptable Forms of Payment: Cash, Check and Credit Card (3% additional fee for credit card payments)

PROOF OF GENERAL LIABILITY INSURANCE IS REQUIRED ON ALL PERMITS OBTAINED FROM THE CITY OF SPRING VALLEY VILLAGE WITH THE CITY STATED AS THE CERTIFICATE HOLDER ON THE "CERTIFICATE OF LIABILITY INSURANCE"; PER CHAPTER 3, SECTION 3.208 LIABILITY INSURANCE: SPRING VALLEY VILLAGE CODE OF ORDINANCES.

JOB ADDRESS:

8918 Croes Dr. Houston, TX 77055

OWNER

MAILING ADDRESS

TELEPHONE

John & Jenna Lytle 814-553-3410

CONTRACTOR

MAILING ADDRESS

TELEPHONE

LICENSE #

Brooks Construction Group LLC 713-557-6204 1419 Vander Wilt Ln., Katy TX 77449

E-MAIL ADDRESS:

msmith@brooks-construction.com

ARCHITECT OR DESIGNER

MAILING ADDRESS

TELEPHONE

LICENSE #

ENGINEER

MAILING ADDRESS

TELEPHONE

LICENSE #

Gerard Duhon 12402 Copperfield Dr., Houston TX 77031 281-788-7393 TX#59832

LEGAL DESCRIPTION:

LOT NO.

BLOCK

TRACT

Lot 17 Block B Bonnie Oaks Section 3

USE OF BUILDING Residential

CLASS OF WORK: NEW

ADDITION

ALTERATION

REPAIR

MOVE

REMOVE

DESCRIBE WORK:

Demolition of existing detached garage, single story addition. Kitchen and bathroom remodel.

TOTAL COVERED SQUARE FOOTAGE OF WORK: 1079

TOTAL UNCOVERED SQUARE FOOTAGE OF WORK:

PLANS CHECKED BY:

APPROVED FOR ISSUANCE BY:

NOTICE

SEPARATE PERMITS ARE REQUIRED FOR DRIVEWAY, ELECTRICAL, PLUMBING, HEATING, VENTILATING OR AIR CONDITIONING.

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 180 DAYS.

A REINSPECTION FEE (\$75.00) WILL BE CHARGED IF INSPECTOR DOES NOT FIND A COPY OF THE VALIDATED PERMIT POSTED ON SITE.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT

DATE

2/13/2020

SIGNATURE OF OWNER (IF OWNER BUILDER)

DATE



**Plan Review Comment Letter**

PROJECT INFORMATION	
Address: 8918 Croes Drive, Houston Texas 77055	Date: 02/20/2020
Project Description: Residential Addition & Remodel	
Total Square Footage: Remodel & New: 1,079	

For any questions regarding this comment letter please contact Director of Community Development, Zachary Meadows at 832-910-8577 or via email at [planreview@springvalleytx.com](mailto:planreview@springvalleytx.com).

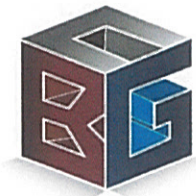
**Plans are disapproved with the following comments:**

1. According to 09.03.01 of the Zoning Ordinance the northerly addition area must have an eight-foot side yard setback (See included Zoning Excerpt).

*Zoning Excerpt "09.03.01 Adjoining another lot. For adjoining side property lines, the side building setback shall be not less than eight feet (8')."*

2. A full set of plans is required for review; all work must conform with the adopted building codes.
  - a. HVAC
  - b. Electrical
  - c. Plumbing
  - d. Gas (if utilized).
3. One-line electrical diagram for Electrical must be provided.
4. A Rescheck is required to the requirements of the adopted Energy Conservation Code.
5. A gas riser diagram must be included if any parts of the addition have gas.
6. A plumbing riser diagram must be provided.
7. A soil analysis is required.

**No Drainage Plan was submitted with these Plans as such no review has taken place, please provide a drainage plan to be reviewed after the setback issue has been addressed.**



**BROOKS CONSTRUCTION  
GROUP, LLC**

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**8918 Croes Dr. Houston, TX 77055**

**Project Description:**

The construction project at the 8918 Croes Dr. includes removal of the existing detached garage structure and connecting driveway. The proposed floorplan includes a first floor addition of a garage, laundry room, powder bath, and family room. The project also includes remodeling of the existing kitchen, both existing bathrooms, and reconfiguring the master suite. The new master suite will be done by converting the existing family room into the master bedroom, and adding a new master bathroom and closets. These changes in total would add approximately 1,079 SF of livable space and take the home from a 2 bedroom, 2 bath, to a 3 bedroom 3 bath.

**Facts/Reasons for Appeal and/or Hardship**

The footprint of the property is “pie shaped”, making it difficult to add usable space and stay within building set-backs. In addition, the lot is significantly smaller than the City of Spring Valley’s minimum lot size as described in 12.100-05.02.03.01 which is 9,000 SF. The property is only 6,960 SF per HCAD.

The current plan includes removal of the existing detached garage. This structure is well beyond the side and rear set-backs. In lieu of enlarging this structure, allowable by 12.100-.09.03.05, the owners wish to eliminate the existing set-back issues by demolishing the structure. The new garage would stay with-in a 5’ side line set-back from the adjoining property line. Please note, the existing driveway already falls within roughly the same footprint of the new structure.

In summary, the owners intend to improve the overall curb appeal and market value of the property, while maintaining the single story originality of the home.

HARRIS COUNTY APPRAISAL DISTRICT  
 REAL PROPERTY ACCOUNT INFORMATION  
**083080000017**

Tax Year: 2020



Owner and Property Information								
Owner Name & Mailing Address: <b>LYTLE JENNA &amp; JOHN 8918 CROES DR HOUSTON TX 77055-4712</b>				Legal Description: <b>LT 17 BLK B BONNIE OAKS SEC 3</b>				
				Property Address: <b>8918 CROES DR HOUSTON TX 77055</b>				
State Class Code	Land Use Code	Land Area	Total Living Area	Neighborhood	Neighborhood Group	Market Area	Map Facet	Key Map 1/2
A1 -- Real, Residential, Single-Family	1001 -- Residential Improved	6,960 SF	1,860 SF	7813.04	25201	394 -- ISD 25 - Memorial Villages North of I-10	5058B	450Z

Value Status Information	
Value Status	Shared CAD
All Values Pending	No

Exemptions and Jurisdictions						
Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2019 Rate	2020 Rate
<b>Residential Homestead</b>	025	SPRING BRANCH ISD	Pending	Pending	1.320980	
	040	HARRIS COUNTY	Pending	Pending	0.407130	
	041	HARRIS CO FLOOD CNTRL	Pending	Pending	0.027920	
	042	PORT OF HOUSTON AUTHY	Pending	Pending	0.010740	
	043	HARRIS CO HOSP DIST	Pending	Pending	0.165910	
	044	HARRIS CO EDUC DEPT	Pending	Pending	0.005000	
	080	CITY OF SPRING VALLEY	Pending	Pending	0.425000	

Texas law prohibits us from displaying residential photographs, sketches, floor plans, or information indicating the age of a property owner on our website. You can inspect this information or get a copy at **HCAD's information center at 13013 NW Freeway.**

Valuations			
Value as of January 1, 2019		Value as of January 1, 2020	
	Market	Appraised	
Land	475,020		Land
Improvement	21,670		Improvement
<b>Total</b>	<b>496,690</b>	<b>486,200</b>	<b>Total</b>
			Pending
			Pending

Land												
Market Value Land												
Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	1001 -- Res Improved Table Value	SF1	SF	6,960	1.30	1.00	1.00	--	1.30	Pending	Pending	Pending

Building						
Building	Year Built	Type	Style	Quality	Impr Sq Ft	Building Details
1	1954	Residential Single Family	Residential 1 Family	Average	1,860 *	Displayed

\* All HCAD residential building measurements are done from the exterior, with individual measurements rounded to the closest foot. This measurement includes all closet space, hallways, and interior staircases. Attached garages are not included in the square footage of living area, but valued separately. Living area above *attached* garages is included in the square footage living area of the dwelling. Living area above *detached* garages is not included in the square footage living area of the dwelling but is valued separately. This method is used on all residential properties in Harris County to ensure the uniformity of square footage of living area measurements district-wide. There can be a reasonable variance between the HCAD square footage and your square footage measurement, especially if your square footage measurement was an interior measurement or an exterior measurement to the inch.

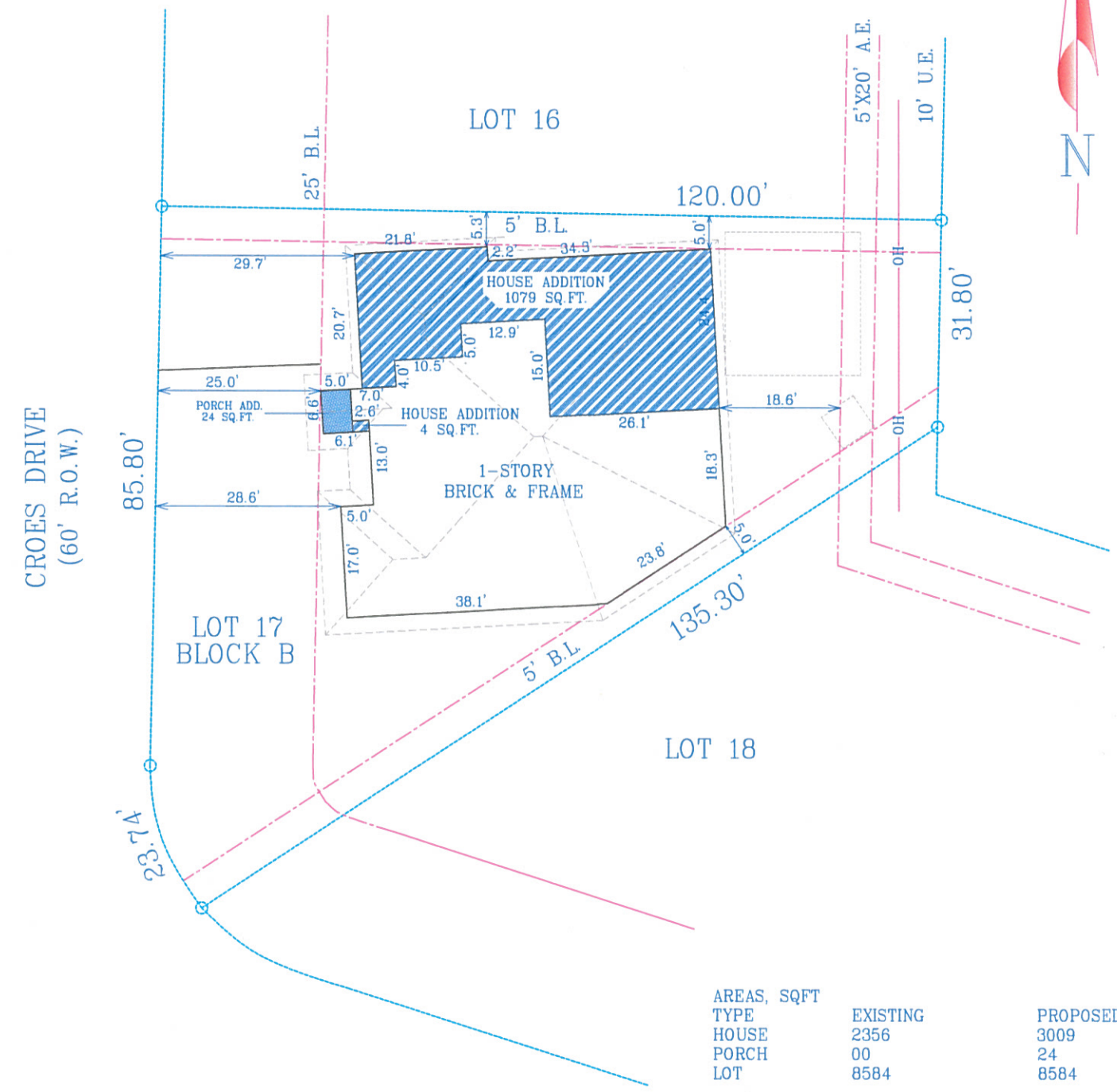
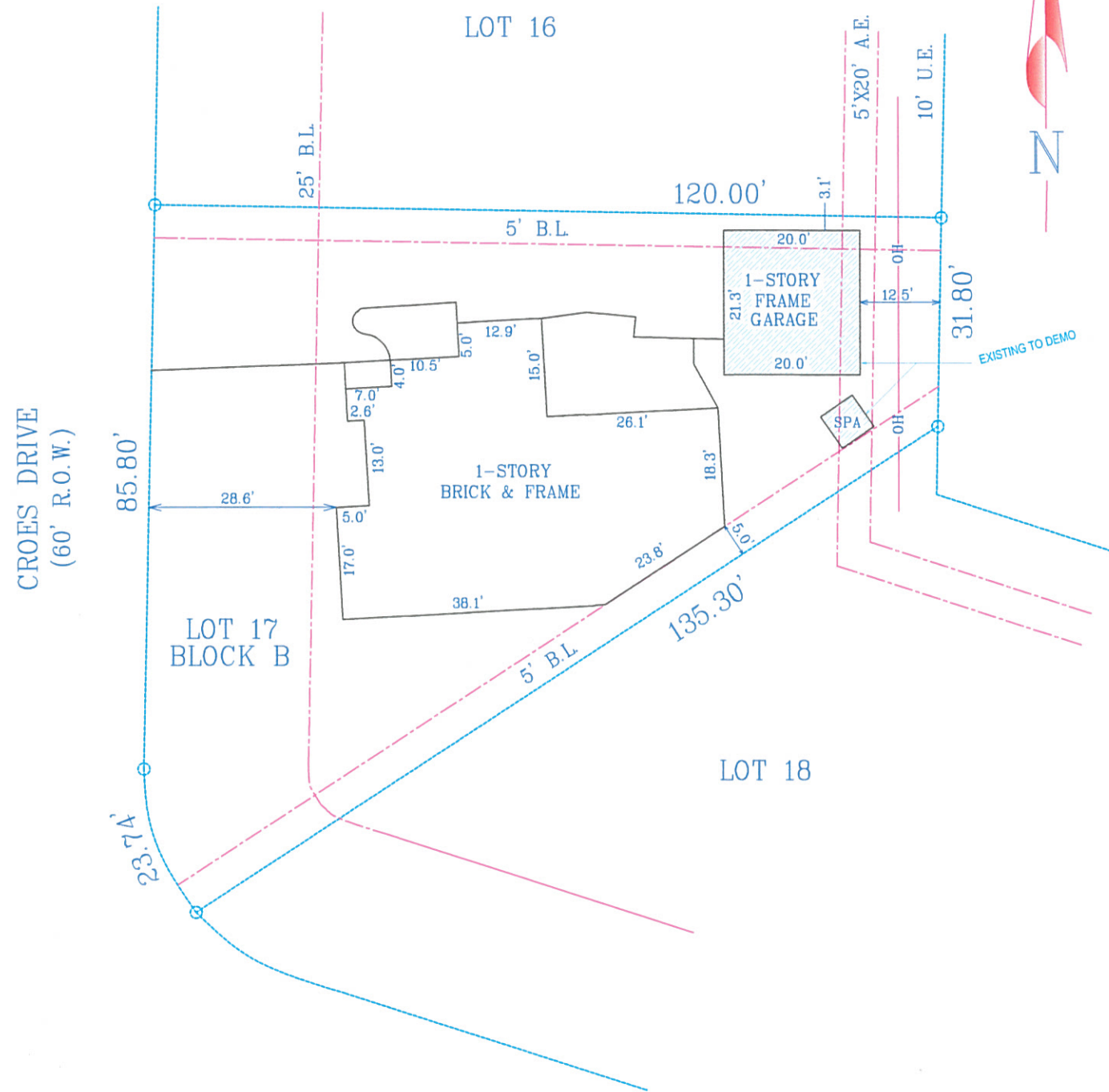
Building Details (1)	
Building Data	Building Areas

Element	Detail
Cost and Design	Econ Misimprovement
Foundation Type	Slab
Grade Adjustment	C+
Heating / AC	Central Heat/AC
Physical Condition	Average
Exterior Wall	Frame / Concrete Blk
Exterior Wall	Brick / Masonry
Cond / Desir / Util	Average
Element	Units
Room: Total	7
Room: Rec	1
Room: Full Bath	2
Room: Bedroom	2
Fireplace: Metal Prefab	1

Description	Area
BASE AREA PRI	1,860
WOOD DECK PRI	464

**Extra Features**

Line	Description	Quality	Condition	Units	Year Bulit
1	20X21 QTRS	Average	Average	4.20	1954



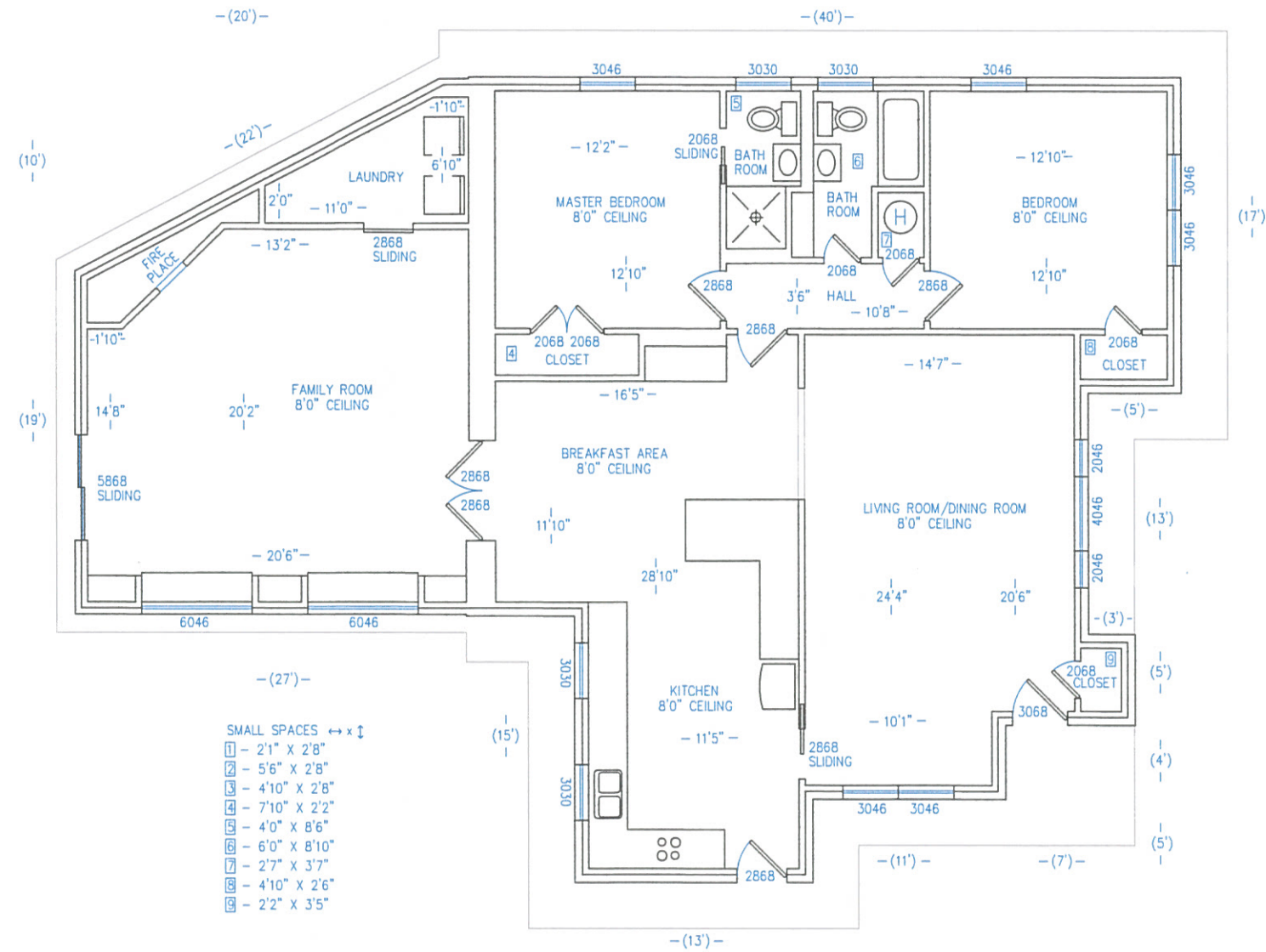
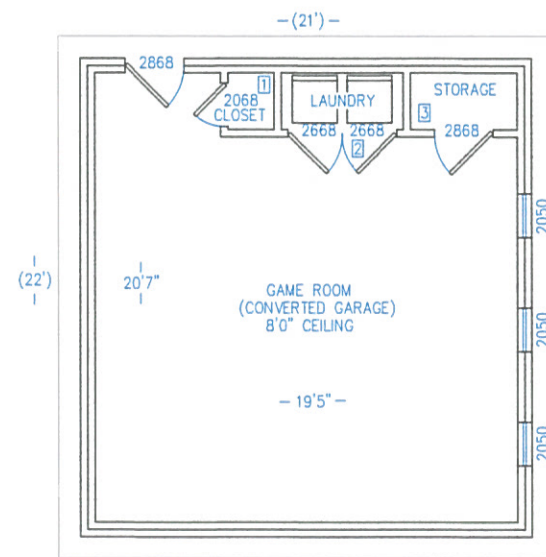
AREAS, SQFT		
TYPE	EXISTING	PROPOSED
HOUSE	2356	3009
PORCH	00	24
LOT	8584	8584

EXISTING SITE PLAN

PROPOSED SITE PLAN

0 2' 4' 6' 8' 10' 12' 14' 16' 18' 20'  
 UNO. SCALE 3/32 INCH = 1 FOOT

www.texashomeengineer.com / www.elsolutions.us / gerard@texashomeengineer.com / 281-788-7393		DATE 02-02-2020	
PROJECT ADDRESS 8918 CROES DRIVE HOUSTON, TEXAS, 77055		DRAWN GJD/FB	
TITLE PROJECT ADDRESS MATT SMITH REMODEL & ADDITION		DWG# A1	SHT 1/10

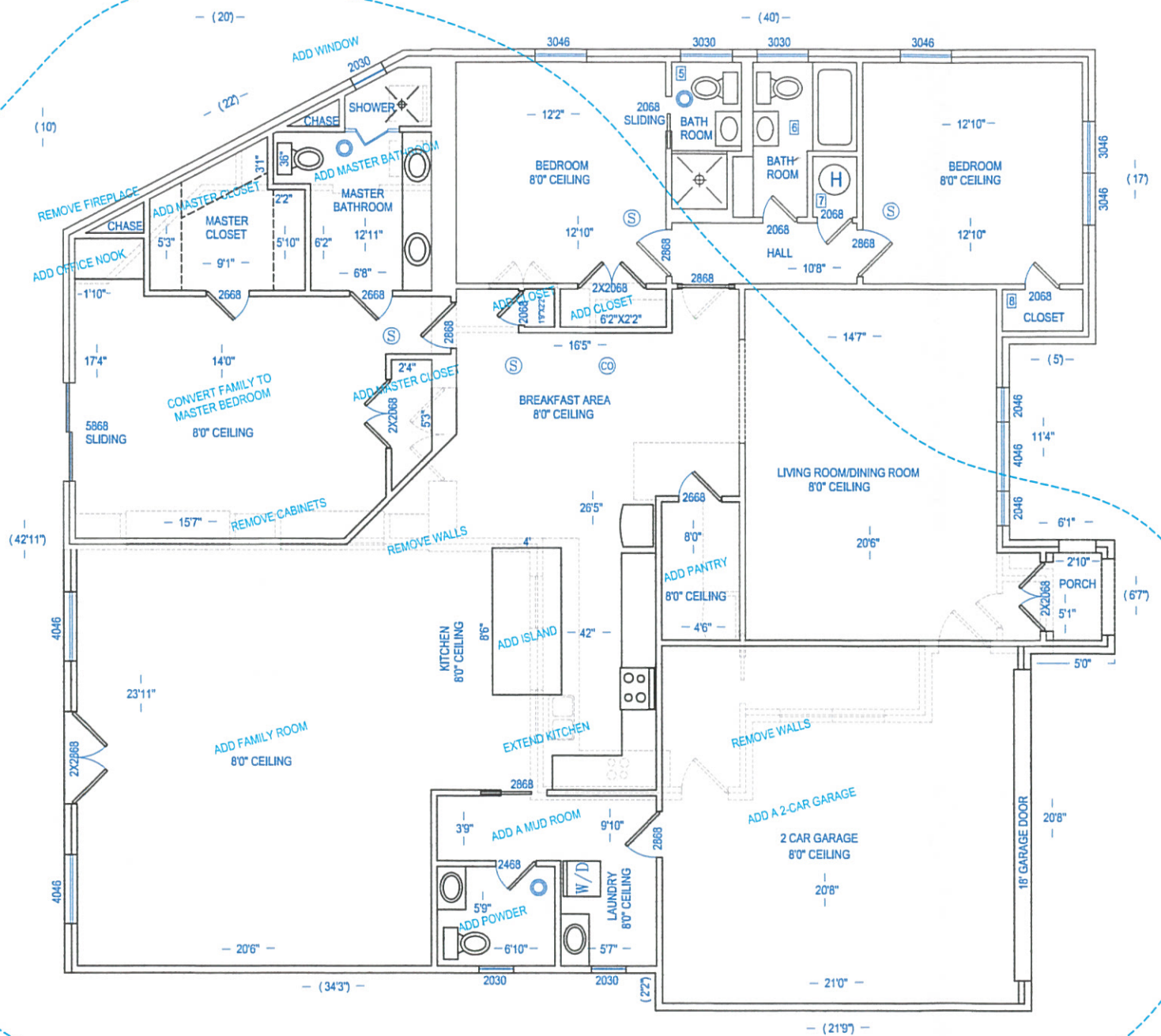


- SMALL SPACES ↔ x ↓
- 1 - 2'1" x 2'8"
  - 2 - 5'6" x 2'8"
  - 3 - 4'10" x 2'8"
  - 4 - 7'10" x 2'2"
  - 5 - 4'0" x 8'6"
  - 6 - 6'0" x 8'10"
  - 7 - 2'7" x 3'7"
  - 8 - 4'10" x 2'6"
  - 9 - 2'2" x 3'5"

EXISTING FLOOR PLAN

0 1' 2' 3' 4' 5' 6' 7' 8' 9' 10'  
UNO: SCALE 1/4 INCH = 1 FOOT

www.texasengineer.com / www.efsolutions.us / gerard@texasengineer.com / 281-788-7393	
PROJECT/ADDRESS	8918 CROES DRIVE HOUSTON, TEXAS, 77055
DATE	02-02-2020
CLIENT	MATT SMITH
DESIGNER	GJD/FB
TITLE	EXISTING FLOOR PLAN
DWG#	A2
SHT	2/10

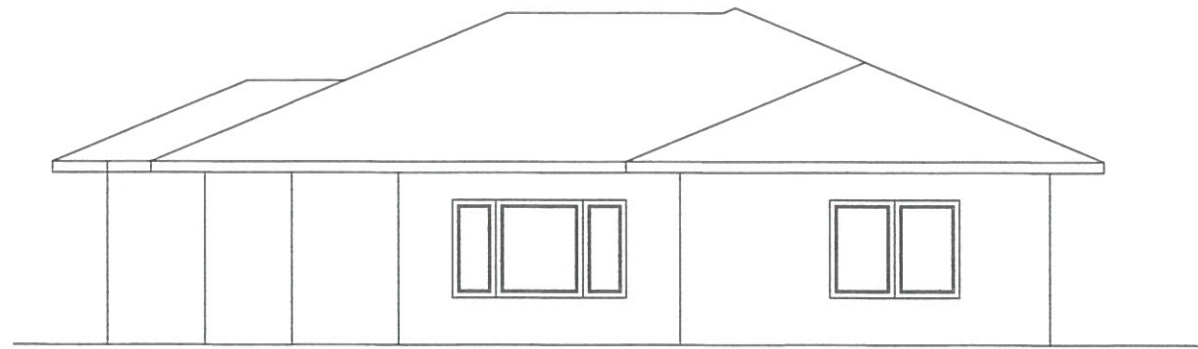


- (CO) CARBON MONOXIDE DETECTOR AND ALARM, OUTSIDE BEDROOMS, IF GAS SERVICE
- (FE) FORCED EXHAUST, 60CFM MIN
- (S) SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM AND OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS. THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT, AND BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL DOORS CLOSED. SMOKE ALARMS WILL BE PRIMARY POWERED BY UNSWITCHED LINE CURRENT, WITH BATTERY BACKUP.

PROPOSED FLOOR PLAN

0 1' 2' 3' 4' 5' 6' 7' 8' 9' 10'  
 UNO: SCALE 1/4 INCH = 1 FOOT

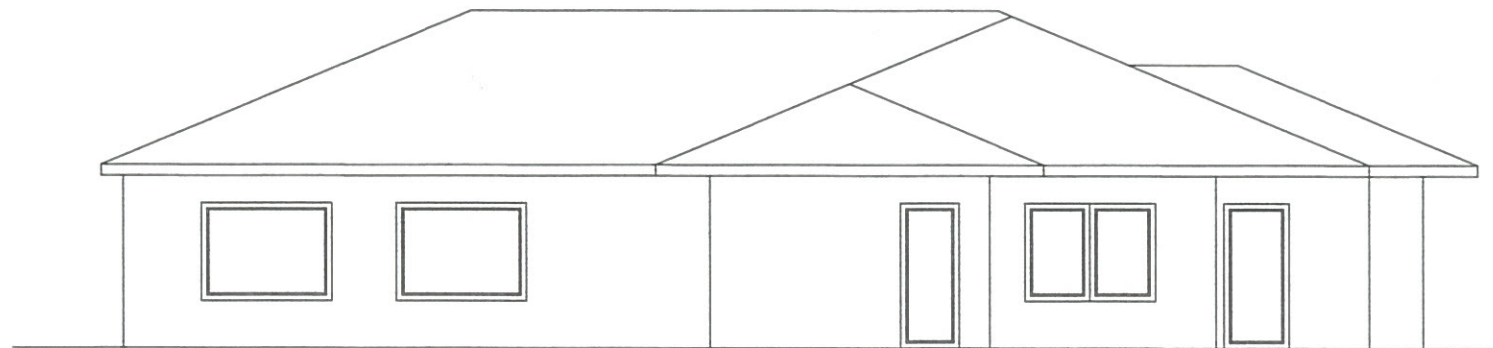
www.texashomeengineer.com / www.efsolutions.us / gerard@texashomeengineer.com / 281-788-7393	
PROJECT ADDRESS	8918 CROES DRIVE HOUSTON, TEXAS, 77055
DATE	02-02-2020
TITLE	PROPOSED FLOOR PLANS
DWG#	A3
DRAWN	GJD/FB
SHT	3/10



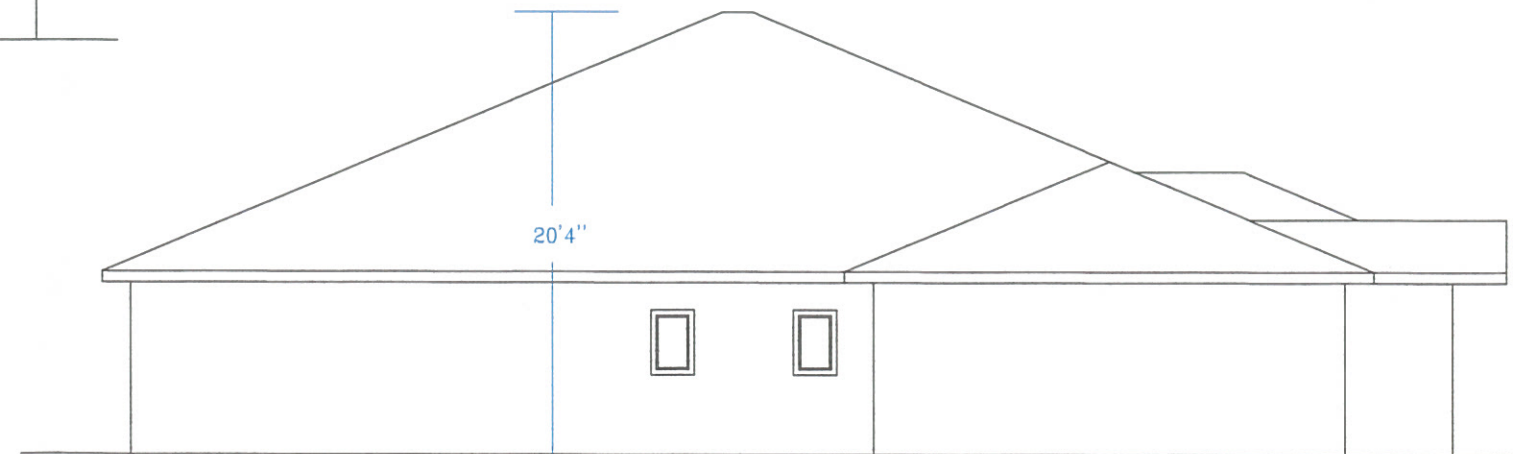
EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION



EXISTING LEFT ELEVATION



PROPOSED LEFT ELEVATION

0 1' 2' 3' 4' 5' 6' 7' 8' 9' 10'  
 UNO: SCALE 1/4 INCH = 1 FOOT

www.texashomeengineer.com / www.efsolutions.us / gerard@texashomeengineer.com / 281-788-7393		DATE	02-02-2020
8918 CROES DRIVE HOUSTON, TEXAS, 77055		DRN	GJD/FB
MATT SMITH REMODEL & ADDITION		DWG	A6
ELEVATIONS		SHT	6/10



BROOKS CONSTRUCTION  
GROUP, LLC

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February 25, 2020

**Attn:** City of Spring Valley

**RE:** Deed Restrictions  
Lytle Residence  
8918 Croes Dr.  
Houston, TX 77055

To Whom It May Concern:

Brooks Construction Group (BCG) nor the owners of the property located at 8918 Croes Dr. are aware of any pre-existing deed restrictions for the aforementioned property.

Respectfully,

Matt Smith, Project Manager

Brooks Construction Group, LLC  
1419 Vander Wilt Ln.  
Katy, Texas 77449

# DIVIDER PAGE



EST. 1955  
**SPRING VALLEY**  
V I L L A G E

April 3, 2020

Dear Property Owner:

Please accept this letter as your notice that a Public Hearing before the City of Spring Valley Village Board of Adjustments will be held on Monday, April 20, 2020 at 6:00 p.m. in the Council Chambers of City Hall located at 1025 Campbell Road, Houston, Texas 77055, for the purpose of receiving testimony regarding the following variance request:

- A Request from John and Jenna Lytle for a Variance from Chapter 12 Planning & Zoning, Section 05:02.03.09.03.01, Side Building Line Setback for a Lot Adjoining Another Lot, for the Property Located at 8918 Croes Drive, Houston, Texas, 77055.

At the public hearing, all interested parties will be given the opportunity to be heard. If you have any questions regarding this notice, please contact Director of Community Development Zach Meadows at [zmeadows@springvalleytx.com](mailto:zmeadows@springvalleytx.com) or at the number listed below.

Sincerely,

Roxanne Benitez, TRMC, CPM, CMCC  
City Secretary

William & Amy Maxwell  
8906 Croes Drive  
Houston, TX 77055

Current Owner  
8909 Croes Drive  
Houston, TX 77055

Alex & Sandra Kobayashi  
8910 Croes Drive  
Houston, TX 77055

Lennon & Ann Wright  
8913 Croes Drive  
Houston, TX 77055

Jannis Rodriguez  
8914 Croes Drive  
Houston, TX 77055

Conrad & Helen Adams  
8917 Croes Drive  
Houston, TX 77055

John & Jenna Lytle  
8918 Croes Drive  
Houston, TX 77055

Current Owner  
8921 Croes Drive  
Houston, TX 77055

John Gordon & Ellen Winstead  
8925 Croes Drive  
Houston, TX 77055

Sarah Bucciero & Edward Cope  
8922 Croes Drive  
Houston, TX 77055

Wes & Tina Good  
8929 Croes Drive  
Houston, TX 77055

Kay Donahue  
8933 Croes Drive  
Houston, TX 77055

Sinai Partners, LTD.  
8926 Croes Drive  
Houston, TX 77055

THIS NOTICE IS IN REGARDS  
TO YOUR PROPERTY LOCATED  
AT: **8926 Croes Drive**

Sinai Partners, LTD.  
9326 Willowview Lanve  
Houston, TX 77080

Georgia Hinderer  
8937 Croes Drive  
Houston, TX 77055

Drew & Krystyna Popovich  
8930 Croes Drive  
Houston, TX 77055

Narasa & Rachel Duvvuri  
8941 Croes Drive  
Houston, TX 77055

William & Fredrica Fester  
8934 Croes Drive  
Houston, TX 77055

Michael & Diane Bailey  
8945 Croes Drive  
Houston, TX 77055

Kristen Gatewood  
9001 Randy Drive  
Houston, TX 77055

Kristen Gatewood  
16211 Park Ten Place  
Houston, TX 77084

THIS NOTICE IS IN REGARDS  
TO YOUR PROPERTY LOCATED  
AT: **9001 Randy Drive**

Jason Koy & Gabrielle Sitomer  
1222 Mickey Way  
Houston, TX 77055

Patrice & Mary Romain  
6 Fries Court  
Houston, TX 77055

Kimberly Haas &  
Vadim Saratovtsev  
10 Fries Court  
Houston, TX 77055

Susan Forney  
1241 Fries Road  
Houston, TX 77055

Scott & Pamela Coleman  
1245 Fries Road  
Houston, TX 77055

Monique Pappas  
1257 Fries Road  
Houston, TX 77055

**DIVIDER PAGE**



**AFFIDAVIT OF SIGN POSTING**

(Re)Zoning Case No. \_\_\_\_\_

Date of Board of Adjustment Meeting: 4/20/2020

In accordance with the requirements of Section 01:03:02 of Exhibit 'A' of Chapter 12 of the Code of Ordinances of the City of Spring Valley Village, Texas, I Matthew J. Smith hereby certify that I have posted or caused to be posted Zoning Change Notification sign(s) on the property subject to zoning change, located at

8918 Croes Dr., Houston TX 77055

Posting of said signs was accomplished on 3/6/2020 as provided for in Section 01:03:02 of Exhibit 'A' of Chapter 12 of the Code of Ordinances of the City of Spring Valley Village. Said signs have been posted in a manner which provides an unobstructed view and which allows clear reading from the public right(s)-of-way along Croes Dr.

I further certify that this affidavit was filed with the Building Department of the City of Spring Valley Village within the time provisions of Section 01:03:02 of Exhibit 'A' of Chapter 12 of the Code of Ordinances of the City of Spring Valley Village.

Executed this date: 4/30/2020

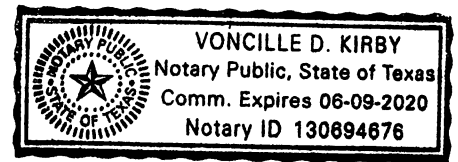
Printed Name of Applicant or Authorized Representative for Zoning Case No. Matthew J. Smith

Signature of Applicant or Authorized Representative for Zoning Case No. Matthew Smith

Sworn and subscribed before me on this date: 4/13/2020

Notary Public Voncille D. Kirby

(Seal)



**PLEASE NOTE: Failure to post the notification sign(s) on the property by the close of business (4:30 pm) seven (7) days prior to the Board of Adjustment public hearing shall result in the postponement of consideration by the Board.**

**STAFF USE ONLY:**

Date/Time submitted: 4/13/20 1:59pm Verified by: R. Benutz



**AFFIDAVIT OF SIGN MAINTENANCE**

BOA - Residential

(Re)Zoning Case No. \_\_\_\_\_

Date of Board of Adjustment Meeting: 4/20/2020

In accordance with the requirements of Section 01:03:02 of Exhibit 'A' of Chapter 12 of the Code of Ordinances of the City of Spring Valley Village, Texas, I Matthew J. Smith hereby certify that Zoning Change Notification sign(s) have been maintained on the property subject to zoning change, located at

8918 Croes Dr., Houston TX 77055

I further certify that this affidavit was filed with the Building Department of the City on date 4/20/2020 within the time provisions of Section 01:03:02 of Exhibit 'A' of Chapter 12 of the Code of Ordinances of the City of Spring Valley Village.

I understand that I am required to remove said signs within seven (7) calendar days of any final action on the application taken by the City of Spring Valley Village Board of Adjustment regarding the zoning change.

Executed this date: 4/13/2020

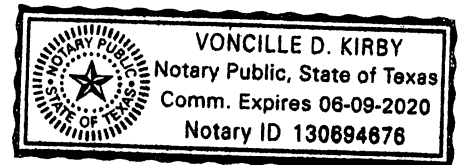
Printed Name of Applicant or Authorized Representative for Zoning Case No. Matthew J. Smith

Signature of Applicant or Authorized Representative for Zoning Case No. Matthew Smith

Sworn and subscribed before me on this date: 4/13/2020

Notary Public Voncille D. Kirby

(Seal)



**PLEASE NOTE: Failure to maintain the signs prior to the Board of Adjustment public hearing may result in postponement of consideration if the applicant has not attempted to replace damaged or missing signs upon notification by Staff.**

**FOR STAFF USE ONLY:**

Date/Time submitted: 4/13/20 1:59 pm Verified by: R. Berutz

**DIVIDER PAGE**



## RESIDENTIAL ZONING CHANGE NOTIFICATION SIGN CRITERIA

A zoning sign is a sign erected on property for which a zoning case has been filed with the City, including, but not limited to, zoning changes, Specific Use Permits, Variances, or Special Exceptions. **The number of signs and the placement of signs shall be determined by the Building Official at the time of submittal.** It is the responsibility of the owner/project representative to contact the Building Department to verify the number and location of signs needed.

Residential property owners/applicants need to contact the City Secretary to schedule pick up and drop off times for the signs.

**IF YOU HAVE ANY QUESTIONS, PLEASE CALL (713) 465-8308.**

### **ADHERE TO THE FOLLOWING INSTRUCTIONS:**

#### **PLACEMENT**

- One (1) sign shall be erected by the applicant adjacent to each street frontage on the property that is the subject of the application and for each two hundred feet (200') of frontage along a street with a maximum of three (3) signs required per street frontage.
- Signs shall be placed in a location on private property and clearly visible from all streets adjacent to the property included in the application.
- Where land does not have frontage on a public street, signs shall be posted on the nearest public street with a notation indicating the location of the land subject to the application.
- Signs shall be no greater than twenty (20) feet from the property line and shall be a minimum of two (2) feet off the ground, unless otherwise directed by the Building Official or his/her designee.
- Signs shall be placed perpendicular to the roadway to ensure they are readable from both sides

- Signs shall be located so that the lettering is visible and may be clearly read from the street.

#### **PROOF OF POSTING**

- **The applicant shall erect the sign(s) on the property that is the subject of the application a minimum of seven (7) calendar days immediately preceding the date of the public hearing before the Board of Adjustments)**
- The applicant is responsible for maintaining the sign(s) on the property throughout the review process.
- A minimum of seven (7) calendar days prior to the public hearing, the applicant shall file an affidavit, on a form provided by the City, with the Building Official verifying that the sign(s) was posted as required, and return them to the City Hall.

#### **REMOVAL OF SIGNS**

- **The applicant shall be responsible for removing the sign(s) from the property within seven (7) calendar days of the final action on the application by the Board**

Preparer's Name: \_\_\_\_\_ Preparer's Signature: Matthew Smith

**NOTE: Violations of the sign ordinance will result in fines to the property owner and will delay the request for Zoning or Specific Use Permit. Failure to remove zoning signs per the sign ordinance will result in a citation of \$500 per sign/per day until removed.**

**Spring Valley Village Board of Adjustment  
Agenda Item Data Sheet**

**MEETING DATE:** April 20, 2020

<b>TOPIC:</b>	<b>CONSIDERATION AND POSSIBLE ACTION CONCERNING:</b> A Request from John and Jenna Lytle for a Variance from Chapter 12 Planning & Zoning, Section 05:02.03.09.03.01, Side Building Line Setback for a Lot Adjoining Another Lot, for the Property Located at 8918 Croes Drive, Houston, Texas, 77055.
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<b>BACKGROUND:</b>	<p>In the previous agenda item, the Board of Adjustment held a public hearing concerning a variance request to the side building line setback from 8 feet to 5 feet for the property located at 8918 Croes Drive.</p> <p>The Property and the existing home located on the Property were both in existence in 1954 – prior to the incorporation of the City and adoption of subdivision and zoning regulations. Therefore, the Property is a nonconforming lot and the existing home is a nonconforming structure. The existing home on the other side or south property line currently sits at five (5) feet.</p> <p><u>Criteria for Evaluation of Variance Request.</u></p> <p>Variances should be granted only in limited instances. Section 211.009 of the Texas Local Government Code provides that a Board of Adjustment may “authorize in specific cases a variance from the terms of the zoning ordinance if:</p> <ol style="list-style-type: none"> <li>1. The variance is not contrary to the public interest; and</li> <li>2. Due to special conditions, a literal enforcement of the ordinance would result in an unnecessary hardship; and</li> <li>3. So that the spirit of the ordinance is observed and substantial justice is done.</li> </ol> <p>The “special conditions” and “unnecessary hardship” phrases have been the subject of numerous appellate court decisions.</p> <ul style="list-style-type: none"> <li>• <b>Hardship Test:</b> Does the enforcement of the ordinance destroy <b>any reasonable use</b> of his property? (<i>Reiter v. City of Keene</i>, 601 S.W.2d 547 (Tex. App. – Waco 1980, writ dismissed)).</li> <li>• In other words: “Is the environment such that the lot is not reasonably adapted to a conforming use?” (<i>Board of Adjustment v. Stovall</i>, 218 S.W.2d 286 (Tex. Civ. App. – Fort Worth 1949, no writ)).</li> </ul> <p>Moreover, a hardship must be more than financial.</p> <ul style="list-style-type: none"> <li>• “Unnecessary Hardship” language expressly limits ZBOA’s power to grant a variance: <ul style="list-style-type: none"> <li>• “The Code expressly provides that the unique circumstances existing on the property so as to justify granting a variance must be something other than a</li> </ul> </li> </ul>
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**ACTIONS TAKEN**

<b>APPROVAL</b> <input type="checkbox"/> YES <input type="checkbox"/> NO	<b>READING PASSED</b>	<b>OTHER</b>
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**Spring Valley Village Board of Adjustment  
Agenda Item Data Sheet**

financial hardship. A variance is not authorized merely to accommodate the highest and best use of the property, but where the zoning ordinance does not permit any reasonable use of such lot." (*Board of Adjustment of the City of San Antonio v. Willie*, 511 S.W. 2d 591 (Tex. Civ. App. – San Antonio 1974, writ ref'd n.r.e.))

- Financial hardship is not a special condition envisioned by the statute. (*Bat'tles v. Board of Adjustment and Appeals of the City of Irving*, 71 S.W.2d 297 (Tex. App. – Dallas 1986, no writ).

**RECOMMENDATION:** Staff recommends approval of the requested variance due to the fact that the Property and the existing home on the Property were in existence prior to the incorporation of the City of Spring Valley Village and the adoption of subdivision and zoning regulations and became a nonconforming lot and nonconforming structure when the City adopted such regulations - consequently hindering the ability to meet some setback requirements established in the zoning regulations.

**ATTACHMENTS:** • None

**FUNDING ISSUES:**

- Not applicable – no dollars are being spent or received.
- Full amount already budgeted in Acct/Project# \_\_\_\_\_
- Not budgeted, if approved, the following will be included in the next Budget Amendment:
  - \$\_\_\_\_\_ from Acct/Project# \_\_\_\_\_ will be transferred to Acct/Project# \_\_\_\_\_
  - \$\_\_\_\_\_ from unassigned fund balance will be used and added to Acct/Project# \_\_\_\_\_
  - \$\_\_\_\_\_ will be added to Revenue Acct# \_\_\_\_-\_\_\_\_ and \$\_\_\_\_\_ added to Expenditure Acct/Project# \_\_\_\_\_

**FINANCE VERIFICATION OF FUNDING:**

*[Handwritten signature]*

**SUBMITTING STAFF MEMBER:**

Zachary Meadows, Director of Community Development

**CITY ADMINISTRATOR APPROVAL:**

*[Handwritten signature]*

<b>ACTIONS TAKEN</b>		
<b>APPROVAL</b> <input type="checkbox"/> YES <input type="checkbox"/> NO	<b>READING PASSED</b>	<b>OTHER</b>