

CITY OF DEER PARK

Variance



LN-000314-2025

PERMIT #: LN-000314-2025

PROJECT:

ISSUED DATE:

EXPIRATION DATE:

PROJECT ADDRESS: 1501 CHEROKEE ST

OWNER NAME: Michael & Ginger Weldon

CONTRACTOR:

ADDRESS: 1501 Cherokee St

ADDRESS:

CITY: DEER PARK

CITY:

STATE: TX

STATE:

ZIP: 77536

ZIP:

PHONE:

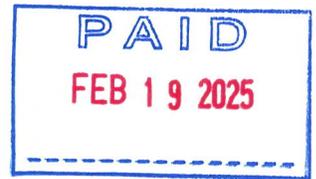
PROJECT DETAILS

PROPOSED USE:

SQ FT: 0

DESCRIPTION: Variance Request For 8' For A 12' Patio Extension.

VALUATION: \$0.00



PERMIT FEES

TOTAL FEES: \$250.00

PAID: \$250.00

BALANCE: \$0.00

ALL PERMITS MUST BE POSTED ON THE JOBSITE AND VISIBLE FROM THE STREET

NOTICE

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 1 YEAR AT ANY TIME AFTER WORK IS STARTED. ALL PERMITS ARE SUBJECT TO THE FOLLOWING:

- ALL WORK MUST COMPLY WITH THE BUILDING, ELECTRICAL, PLUMBING, AND MECHANICAL CODES ADOPTED BY THE CITY OF DEER PARK AT THE TIME THE PERMIT IS ISSUED.
- IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO COMPLY WITH ALL STATE & FEDERAL DISABILITY REQUIREMENTS.
- ENCROACHMENTS OF EASEMENTS AND RIGHT-OF-WAYS ARE NOT ALLOWED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT 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. GRANTING OF THIS PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAWS REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT

DATE

REVIEWED FOR CODE COMPLIANCE BY

DATE

**TO SCHEDULE NEXT DAY INSPECTIONS CALL BY 4PM 281-478-7270
ALL REINSPECTIONS ARE SUBJECT TO A \$45.00 REINSPECTION FEE**

You can request a morning or afternoon inspection and we will do our best to accommodate you but there are no guarantees, it will depend on the volume of inspections scheduled that day.

710 E San Augustine Deer Park, TX 77536 Fax 281-478-0394
www.deerparktx.gov/publicworks

Michael Weldon
1501 Cherokee St
Dear Park TX
(713) 927- 1928

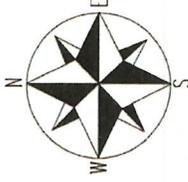
To whom it may concern I Michael Weldon am asking for a construction variance for my property to build a 34'x12' patio extension. We are looking for more shade in our backyard and a place to entertain our grandchildren and family now that we are close to retirement. Our home is located at 1501 Cherokee St Dear Park Texas and we are asking for an 8' variance at the back of the house to be able to fit a 12' patio extension. There is a 20' build line that we need to come to the aerial easement we would still be 11" from the property line but would require the 8" variance to be able to fit the patio in our backyard.

Homeowner: 

Date: 02-19-25

Contractor: 

Date: 02-19-25



SCALE: 1 INCH = 20 FEET

SURVEY OF LOT 8 IN BLOCK 3 OF RUNNING BROOK SECTION 2, A SUBDIVISION IN HARRIS COUNTY, TEXAS.

According to the map or plat thereof recorded in Volume 339, Page 62 of the Map Records of Harris County, Texas.

I, Christopher Trusky, Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat represents a survey made on the ground under my direction and supervision on January 29, 2025. At the time of this survey there were no encroachments, conflicts or protrusions apparent on the ground, EXCEPT AS SHOWN. THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.

Christopher Trusky
RPLS No. 5247
Land Surveyor

P. O. Box 128, Kerman TX 77565
Firm Reg. No. 10045700
281-338-4008

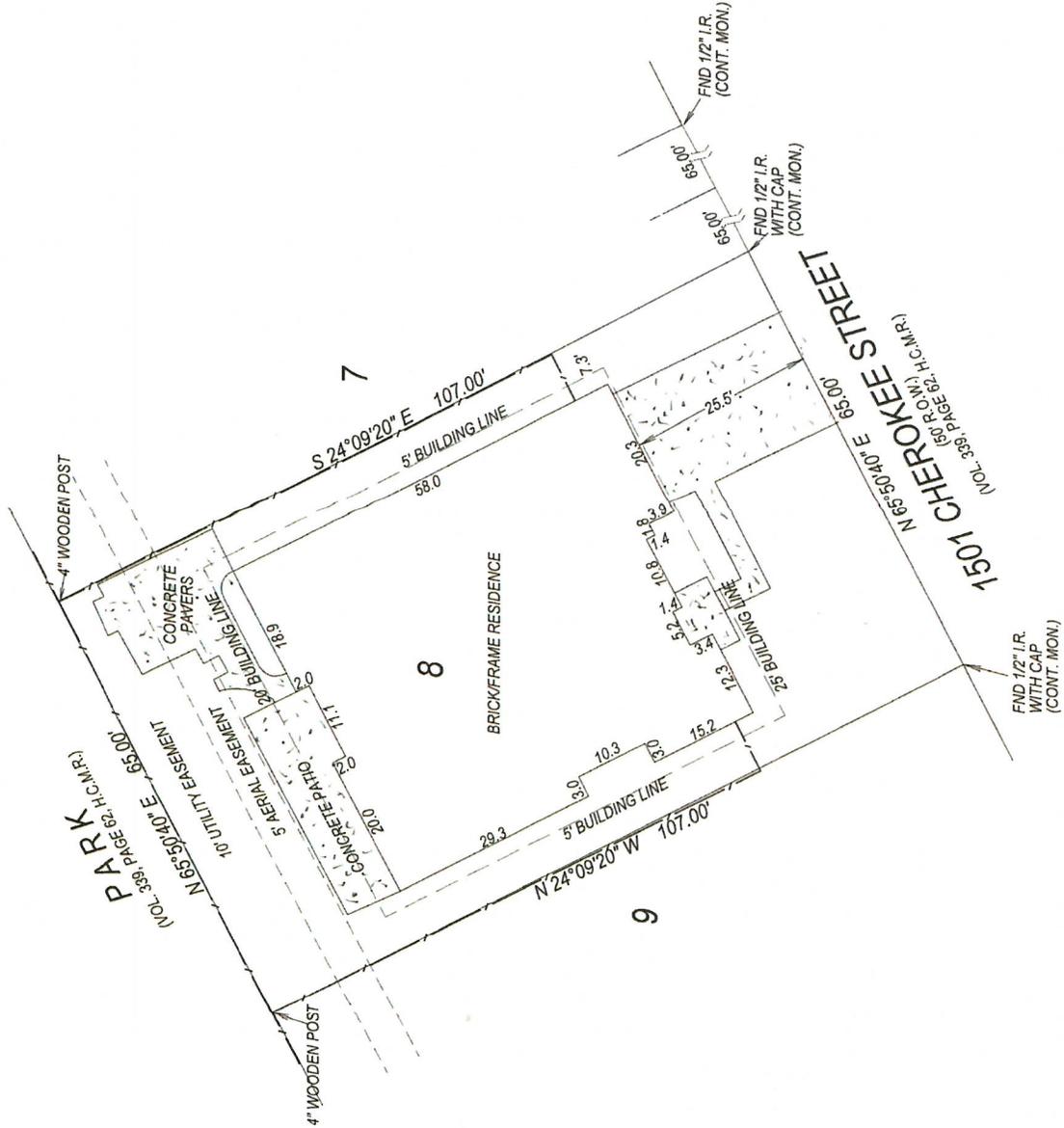


Notes:

According to FIRM Community Panel No. 48201C0930M, dated 01/06/2017, this property lies in Flood Zone X. Surveyor makes no representation as to whether or not this property may flood.

Basis of bearings is the recorded plat.

Other matters or encumbrances affecting the subject property, if any, are not shown.



3D Perspective View
 ③ 1/4" = 1'-0"

GROUND PLAN
 ② 1/4" = 1'-0"

Structural Details:
 ① Section of Trusses
 ② Section of Framing
 ③ Detail of Roof
 ④ Detail of Joist

TEKTON GROUP
 5201 Vanden Linn
 Residential Team 71645
 973.515.8584
 tektongroup.com

DETAILS AND DESIGN ARE FOR 140 mph WINDSPEED 3 SEC GUST ASD METHODOLOGY

PROFESSIONAL ENGINEER
 ROMANY W. TONY
 94186
 STATE OF TEXAS
 LICENSED PROFESSIONAL ENGINEER

COVERED PATIO ADDITION

DATE: 02/24/25

STRUCTURAL NOTES, CONTINUED

FASTENERS PER 2012 INTERNATIONAL RESIDENTIAL CODE, TABLE R602.3(1) TABLE R602.3(1) FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENERS	SPACING OF FASTENERS
1	Blocking between joists or trusses to top plate, top nail	3-dial (1" x 4 1/2")	
2	Blocking joists to plate, top nail	3-dial (1" x 4 1/2")	
3	Blocking joists not attached to parallel nailing, top nail	3-dial (1" x 4 1/2")	
4	Chairs to joists, top nail	3-dial	
5	Roofers or wood truss to gable, top nail	3-dial (1" x 4 1/2")	
6	Roof trusses to ridge, valley or hip rafter, top nail from nail	3-dial (1" x 4 1/2")	

DETAILS AND DESIGN ARE FOR 140 MPH WINDSPEED 3 SEC GUST, ASD METHODOLOGY

RESIDER THIS SECTION TO BE TAKEN TO ENSURE NAILS ARE NOT OVER-DRIVEN IN SHEATHING, DECKING, SIDING AND CLIPS AND STRAPS.

ALL FRAMING WILL BE TIED WITH SIMPSON STRAPS AND CONNECTORS. USE MANUFACTURER RECOMMENDED PRODUCTS / FASTENERS. FILL ALL HOLES. UNO USE SIMPSON H3 400# UP/LFT HURRICANE TIE AT EXISTING ROOF. (ICC-ES EVALUATION REPORT ESR-2813)

USE SIMPSON LUGS HANGERS FOR COMMON RAFTER TIE-IN. OTHER FRAMING CONNECTIONS IN CONTACT WITH TREATED LUMBER HAVE A MINIMUM G185 ZINC COATING (C2 TYPE).

CONCRETE SLABWORK TO BE DESIGNED AND BUILT IN ACCORDANCE WITH THE LATEST AMERICAN CONCRETE INSTITUTE STANDARD 318 BUILDING CODE REQUIREMENTS FOR CONCRETE. MINIMUM 4" THICK CONCRETE. USE NO. 3 REBAR TIED IN 16" GRID, SET LOWER THIRD OF DEPTH OF CONCRETE.

ROOFING MATERIALS UNDERLAYMENT TO BE TWO LAYERS OF 30# OR OTHER MATERIAL MEETING ASTM D228 TYPE II OR ASTM D4889 TYPE III OR IV.

INSTALL PER R905.2 ASPHALT SHINGLES. WHERE WIND DESIGN IS REQUIRED.

AS AN ALTERNATIVE SELF-ADHERING POLYMER-MODIFIED BITUMEN UNDERLAYMENT BEARING A LABEL AS TO MEET AND COMPLIANCE WITH ASTM D1970 AND INSTALLED IN ACCORDANCE WITH BOTH THE UNDERLAYMENT MANUFACTURER'S AND ROOF COVERING MANUFACTURER'S INSTRUCTIONS FOR THE DECK MATERIAL, ROOF VENTILATION CONFIGURATION AND CLIMATE EXPOSURE FOR THE ROOF COVERING TO BE INSTALLED SHALL BE PERMITTED.

ROOFING MATERIALS, CONTINUED. THE UNDERLAYMENT SHALL BE ATTACHED VIA CAP NAIL IN A GRID PATTERN OF 12-INCHES BETWEEN NAILS WITH 6-INCH SPACING AT SIDE AND END LAYS. SEE TABLE R602.3(1) FOR UNDERLAYMENT APPLICATION.

ROOFING SHINGLES MUST MEET AND BE LABELED TO INDICATE COMPLIANCE WITH ASTM D1970 CLASS F SHINGLE FASTENERS SHALL BE A MINIMUM 1 1/2" SIZE SPANK WITH A MINIMUM 3/8" DIAMETER HEAD COMPARTING WITH ASTM F1861 OF A LENGTH TO PERFORM THE ROOFING SHINGLES AND NOT LESS THAN 3/4" INCH INTO THE ROOF SHEATHING.

INSTALLATION SHALL BE PER THE MANUFACTURER'S INSTRUCTIONS, WITH PARTICULAR ATTENTION TO THE STAPLER CONSOLE INSTALLATION. NAIL LINES AND PATTERNS, NAIL GAPS ARE DISALLOWED. HAND NAIL APPLICATION IS PERMITTED.

WOOD TREATMENT ALL EXPOSED LUMBER AND PLYWOOD SHALL BE PRESURE-PRESERVATIVE TREATED AND DRIED AFTER TREATMENT IN ACCORDANCE WITH ANPUL AND 2012 IRC. TREATED LUMBER SHALL BE IDENTIFIED WITH LUMBER OR PLYWOOD IS CUT OR DRILLED AFTER TREATMENT. THE TREATED SURFACE SHALL BE FIELD TREATED WITH COPPER WASH-TREATMENT. THE CONCENTRATION OF WHICH SHALL CONTAIN NO LESS THAN 2% COPPER METAL BY REPEATED BRUSHING. DIPPING OR SOAKING UNTIL THE WOOD CANNOT ABSORB MORE PRESERVATIVE.

TYPICAL CERTIFICATION WINDSTORM INSPECTIONS ARE REQUIRED AT THE FOLLOWING STAGES:

- FOUNDATION
- FRAMING JOISTS AND DECK BOARDS
- FRAMING WALLS AND CONNECTIONS BETWEEN WALLS AND / OR STAIRS AND MAIN FRAMING
- SHEATHING FASTENING
- WINDOWS AND DOORS
- SIDING

CONTRACTOR IS RESPONSIBLE TO SCHEDULE AND CALL OUT WINDSTORM INSPECTIONS. REQUIRED INSPECTION STAGE.

Romany W. Toney
02/10/25



DETAILS AND DESIGN ARE FOR 140 MPH WINDSPEED 3 SEC GUST, ASD METHODOLOGY

TERKON GROUP

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Frisco, Texas 75034
972-314-3434
terkon.com

1507 Taylor Lane
Frisco, Texas 75034
972-314-3434
terkon.com

DATE: 2/19/25
BY: [Signature]

1207 Verdant Lane
Brownsboro, VA 22604
15 9694
terkon.com

FOR REGULATOR APPROVAL
LITTING OR CONSTRUCTION
Issue Date:

COVERED PATIO ADDITION

EST. NAME: VERBED PATIO ADDITION

2024-03-03
1001 CHEROKEE
BROWN PARK, TEXAS

EST. ADDRESS: 1 CHEROKEE ER PARK, TEXAS

SHT 2

1/25

SHEET NUMBER
SHT 1

STRUCTURAL NOTE

STRUCTURAL NOTES

COMPONENTS AND CLADDING PRESSURES (ALLOWABLE STRESS DESIGN).
 ROOF CORNERS (3e) AND GABLE ENDS (2n) TO BE 68 PSF.
 TIE-IN (3n) TO BE 68 PSF.
 EAVE EDGE (2a) AND FIELD (1) TO BE 46 PSF.
 (2021 IRC TABLE R602.2(1))

STRUCTURAL NOTES

ADDRESS: 1501 CHEROKEE STREET
 DEER PARK, TEXAS
 SCOPE OF WORK: COVERED PATIO EXTENSION AT BACK OF RESIDENCE
 (435 SF ADDITIONAL COVERED AREA)

ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO PROJECT DOCUMENTS, APPLICABLE REQUIREMENTS OF THE 2020 NATIONAL ELECTRICAL CODE
 2018 INTERNATIONAL FIRE CODE
 THE PROJECT WILL BE IN COMPLIANCE WITH TO WINDSTORM CODE FOR INLAND 1

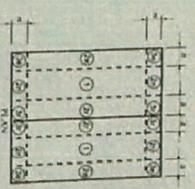
DEER PARK CODE OF ORDINANCES
 Sec. 16-142 - Adopted amendments
 (a) Adopted: The International Residential Code, 2012 edition, including amendments, published by the International Code Council, is hereby adopted as the residential building code as attached hereto and on file in the city secretary's office and made a part of this chapter for all purposes.
 (b) Amendments: The following amendments are adopted to the International Residential Code, 2012 edition: (1) Section 403.1.1.3, Top Plates is amended to read as follows: Wood stud walls shall be constructed to a minimum of 2 inches above the eave. (2) Section R602.3.2, and Intersections with bearing partitions. End joints in top plates shall be offset at least 24 inches. Exceptions: Nonm Masonry Stud Spacing is amended to read as follows: Maximum stud spacing to be 16 inches on center. (3) Section R602.3.5, Maximum Stud Spacing is amended to read as follows: Maximum stud spacing for floor joist if joist shall be spaced not more than 20 inches on center. (4) Section R602.3.1, is amended to read as follows: Maximum stud spacing for floor joist if joist shall be spaced not more than 20 inches on center. (5) Section 313.2.1, regarding sprinkler systems is hereby adopted.

Sec. 16-143 - International Residential Code, wood frame construction.
 (a) Application of section. This section shall apply to buildings and structures of wood frame construction. (b) Walls. The following shall apply to walls:
 R 602.3(5) wall construction: Framing for exterior walls shall be constructed to develop a strength and rigidity equivalent to wood studing, not less than two inches by code minimum section, with nails or bolts on centers not greater than the larger dimension perpendicular to the wall, and braced in a sheathing or diagonal bracing at the center to secure the necessary rigidity.

QUALITY CONTROL
 SHALL MEET THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. THE GENERAL CONTRACTOR SHALL MEET THE SPECIFICATIONS OF THE STRUCTURAL ENGINEER. THE ENGINEER OF RECORD MUST BE CONTACTED WHEN CONFLICTS IN STRUCTURAL REQUIREMENTS ARE DISCOVERED. DO NOT PROCEED UNTIL RESOLUTION OF THE CONFLICT(S) ARE COMPLETE. ALL DIMENSIONS ARE APPROXIMATE AND SHALL BE FIELD VERIFIED BY CONTRACTOR / OWNER.

DESIGN LOADS
 ALL LOADS PER ASCE / SEI 7-22 AND 2012 IRC
 RISK CATEGORY I (BUILDINGS AND OTHER STRUCTURES THAT REPRESENT A LOW HAZARD TO HUMAN LIFE IN THE EVENT OF FAILURE)
 WIND VELOCITY 134 MPH (ULT), 3 SECOND GUSTS; EXPOSURE B / RISK CATEGORY I, SOIL C (DEFAULT)
 DETAILS AND DESIGN ARE FOR 140 MPH WINDSPEED, 3 SECOND GUSTS
 ROOF LIVE LOAD = 16 PSF (TABLE 301.6); DEAD LOAD = 10 PSF; CEILING DEAD LOAD = 5 PSF

REPORT INFORMATION	
Project Name	COVERED PATIO EXTENSION AT BACK OF RESIDENCE
Client	1501 CHEROKEE STREET, DEER PARK, TX 77546
Engineer	Romany W. Tony, P.E.
Issue Date	02/19/25
Scale	AS SHOWN
Drawn By	J.P.E.
Checked By	J.P.E.
Project No.	2024055
Sheet No.	1
Sheet Title	STRUCTURAL NOTES



ALL EXPOSED FASTENERS TO BE CORROSION RESISTANT (ELECTRO-COATED GALVANIZED, MINIMUM)
 FRAMING LUMBER TO BE #2 GRADE SOUTHERN YELLOW PINE OR BETTER.
 ALL EXPOSED LUMBER TO BE PRESSURE TREATED.

PLANS APPROVED BY:

Romany W. Tony, P.E.
 Tony's Engineering & Construction
 141 (281) 865-3718
 tonysengineering@comcast.net
 5177 Valero, Suite 300, TX 77566



DETAILS AND DESIGN ARE FOR 140 MPH WINDSPEED 3 SEC GUST, ASD METHODOLOGY

Romany W. Tony, P.E.
 02/19/25

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COVERED PATIO ADDITION
 1501 CHEROKEE STREET
 DEER PARK, TEXAS

VERIFIED PAT
 1501 CHEROKEE STREET
 DEER PARK, TEXAS

SHT 1

1/2