

CITY OF DEER PARK

Variance



LN- 000545 -2025

PERMIT #: LN- **000545** -2025

PROJECT:

ISSUED DATE:

EXPIRATION DATE:

PROJECT ADDRESS: **746 COLUMBIA LN**

OWNER NAME: Jessica & Jose
Rosales-Delgado

CONTRACTOR:

ADDRESS: 746 Columbia Ln

ADDRESS:

CITY: DEER PARK

CITY:

STATE: TX

STATE:

ZIP: 77536

ZIP:

PHONE:

PROJECT DETAILS

PROPOSED USE:
DESCRIPTION: 5Ft Variance To The Front Building
Line To Construct A Patio Cover.

SQ FT: 0
VALUATION: \$0.00

PERMIT FEES

TOTAL FEES:

PAID:

BALANCE:

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 REQUIREMENT
- 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 PROVISION LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISION OF ANY OTHER STATE OR LOCAL LA REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT

DATE

3.17.25

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

March 17 2025

To whom it may concern,

I'm requesting P + Z department to approve a 5 ft variance permit to the front of the building line to construct a patio cover at the following address;

746 Columbia Ln. Deer Park TX 77536.

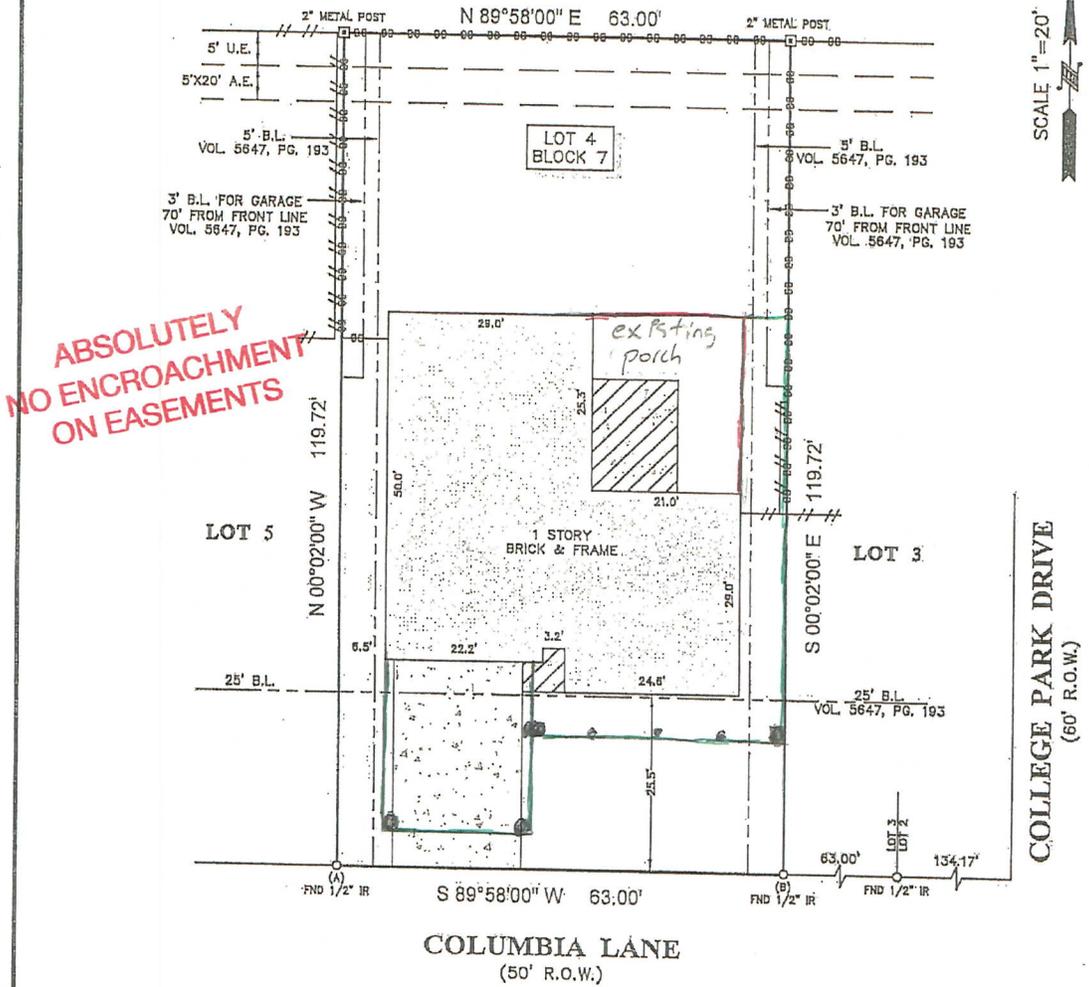
Hopefully this can be process soon, I am sure this project will bring a positive impact to our neighborhood. I would like to thank in advanced all of the zoning board authorities for their consideration to this matter.

Sincerely,

Jessica Delgado
(832) 875 2015
- Jessica Delgado.

TITLE COMPANY:	
stewart title	
MARY OCHOA	281-481-3327
G.F. # 1420184328	ISSUE DATE: 7-8-14

COLLEGE PARK, SECTION 4
VOL. 128, PG. 28, M.R.H.C.



NOTES:

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
2. FLOOD INFORMATION IS BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR THE COUNTY LISTED BELOW.
3. ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED ABOVE.
4. 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.
5. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
6. THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
7. RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON JULY 8, 2014, UNDER G.F. NO. 1420184328.

LEGEND

	CONCRETE		B.L. = BUILDING LINE
	COVERED AREA		U.E. = UTILITY EASEMENT
	FENCE		A.E. = AERIAL EASEMENT
	CHAIN LINK		WOOD

PROJECT:
A LAND TITLE SURVEY OF LOT 4, IN BLOCK 7, OF COLLEGE PARK, SECTION 2, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 119, PAGE 48 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

CLIENT: JESSICA PAOLA ROSALES-DELGADO	
ADDRESS: 746 COLUMBIA LANE	
FLOOD ZONE: X A	FLOOD MAP #: 48201C 0940 L
FLOOD MAP DATE: 6-18-07	FLOOD MAP COUNTY: HARRIS
www.survey1inc.com survey1@survey1inc.com Firm Registration No. 100758-00 P.O. Box 2543 • Allen, TX 77012 (281)393-1382 • Fax (281)393-1383	



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 SEPTEMBER 28, 2014 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 PROTRUSIONS EXCEPT AS SHOWN.

RICHARD FUSSELL
RPLS# 4148

FIELD CREW: JF	JOB #: 9-30845-14
DRAFTER: MC	DATE: 9-29-14

Maximum Height For An Accessory Structure Is Fifteen Feet From The Highest Point To the Natural Ground (This Includes A Storage Building) Call 281-478-7270 For Inspections

ROOF REQUIREMENTS:
MINIMUM OF
CLASS F SHINGLES
SIX (6) NAILS PER SHINGLE

THIS SET OR A COPY
MUST BE ONSITE
FOR INSPECTIONS

#3 REBAR 18" ON CENTER

OR

#4 REBAR 24" ON CENTER

REQUIRED:
HOLD-DOWNS AT ALL CORNERS
AND
DOUBLE STUDS

Carports
20ft Max Length From
Fascia Board or Soffit

HOUSE

***EVERY STUD MUST BE**
CLIPPED AT BOTH PLATES
***EVERY RAFTER MUST BE**
CLIPPED AT THE TOP PLATE
AND STRAPPED AT THE RIDGE

4- 2x12 10'
4- 2x12 12'
8- 2x12 20'
30- 2x6 12'
22- 2x8 10'
40- 2x4 8'
15- POST 6x6 10'
24- 4x8 Plywood 3/8

5' ←

NOT APPROVED
Greg A. E. lch.ing
3-17-25

5' ←
From Property Line

20'4"

NEW CAR PORCH

20'4"

20'

8'

1. Please have Framing Plans
On Site for Inspections

SIDE WALK

