

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Board of Adjustment of the City of Deer Park, Texas will hold a public hearing at City Hall, 710 East San Augustine Street, Deer Park, Texas at 7:20 p.m. on the 11th day of September, 2017 at which time and place they will hear all persons desiring to be heard on or in connection with any matter or question relating to the request of Kathryn Rozelle Curtice for a ten (10) foot variance to the length of a carport to be constructed at 4005 Luella Avenue.

Shannon Bennett, TRMC
City Secretary

Dated this 8th day of August 2017

City of Deer Park
Code and Zoning Department
710 E. San Augustine
Deer Park, TX 77536

Applicants:

Adam and Kathryn Curtice (formerly Kathryn Rozelle)
4005 Luella Ave
Deer Park, Texas 77536
713-882-5218 / 832-661-0835
Ordinance #

We would like to build a protégé carport to extend to the end of our home. Our house and garage is built in an L shape position, with the garage set back from the road (please see attached photos). To extend the carport to the end of the house will require a variance. The current regulation allows for 20-foot carports and ours plans would require a 30-foot carport (please see attached site plans).

We are building the carport to not only cover and protect our current automobiles and motorhome, but to enable us to enter our home covered when the weather is bad. At this time we are forced to park the motorhome on the street, to enter the home, load and unload the vehicles and get the kids in through the garage. The 30-foot extension will allow the motorhome and 90% of my husband's Toyota Matrix to be protected from the elements.

While parking the motorhome on the street in front of the home is not against any parking laws or city ordinances, but has caused some difficulties for our neighbors. The motorhome is large and difficult for people exiting the Kitty street to see oncoming traffic going down Luella. Since we are also located right next to the City Public Works Department it causes an issue for the city trucks to exit the facility as well.

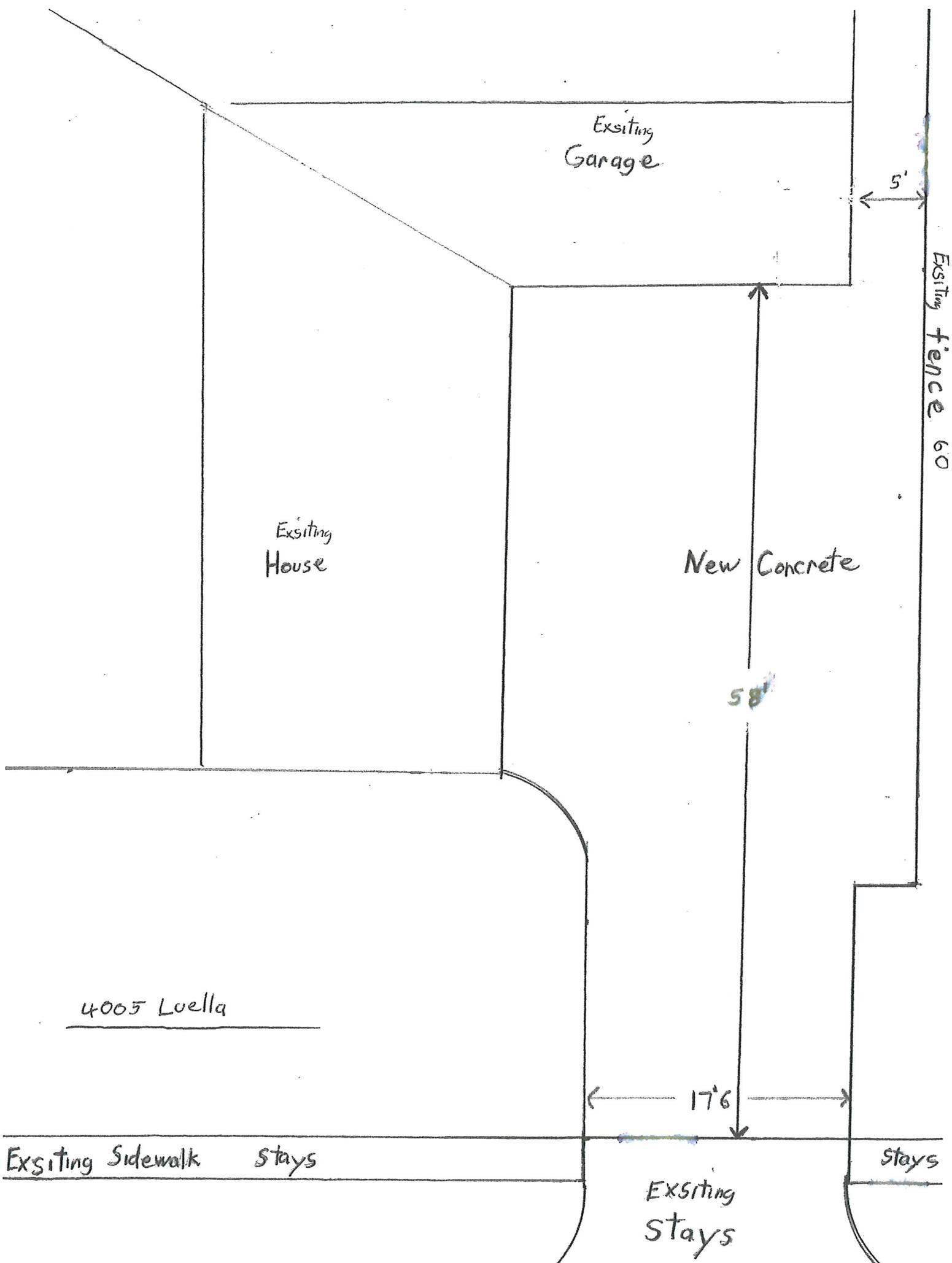
We are respectfully asking the commission to accept and approve our request for a variance to extend our carport from the 20-foot regulation to the 30-foot we are requesting.

Thank you for consideration in the matter,


Adam Curtice


Kathryn Curtice
(formerly Kathryn Rozelle)





Existing House

Existing House

New
Protege

Existing House

2x8

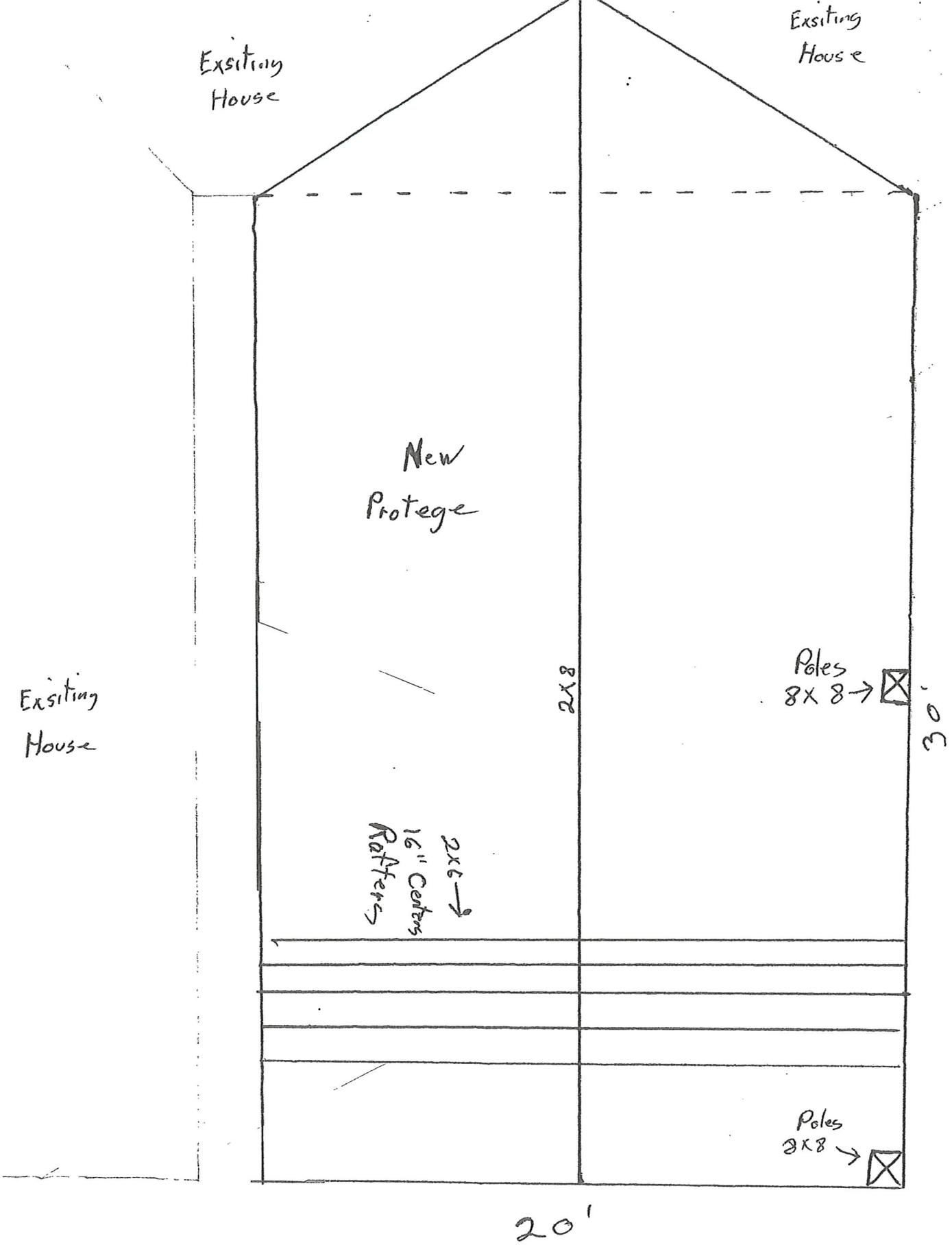
Poles
8x8 → ⊠

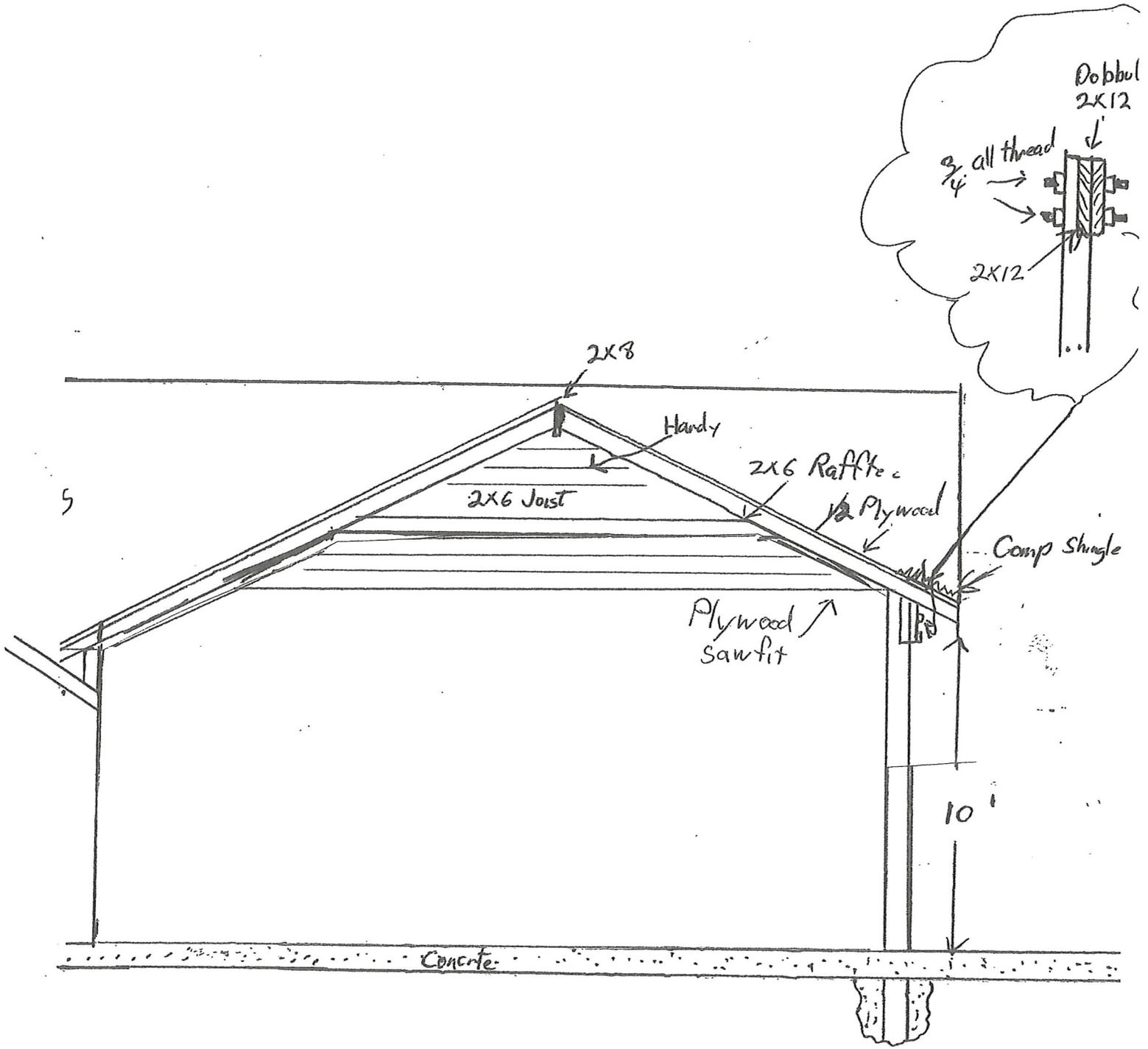
30'

2x6 →
16" Centers
Rafters

Poles
8x8 → ⊠

20'





CITY OF DEER PARK

Variance



LN-001629-2017

PERMIT #: LN-001629-2017

PROJECT:

ISSUED DATE: July 24, 2017

EXPIRATION DATE: July 24, 2018

PROJECT ADDRESS: 4005 LUELLA AVE

OWNER NAME: Kathryne Rozelle *Cuptice*

CONTRACTOR:

ADDRESS: 4005 Luella Av

ADDRESS:

CITY: Deer Park

CITY:

STATE: TX

STATE:

ZIP: 77536

ZIP:

PHONE:

PROJECT DETAILS

PROPOSED USE:

SQ FT: 0

DESCRIPTION: Requesting 10' Variance For Carport

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 A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISION OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT

DATE

APPROVED 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