

CITY OF DEER PARK

Variance



LN- 003572 -2023

PERMIT #: LN- 003572 -2023

PROJECT:

ISSUED DATE:

EXPIRATION DATE:

PROJECT ADDRESS: 2501 PINE BROOK DR

OWNER NAME: Gil & Claudia Ortuno

CONTRACTOR:

ADDRESS: 2501 Pine Brook Dr

ADDRESS:

CITY: Deer Park

CITY:

STATE: TX

STATE:

ZIP: 77536

ZIP:

PHONE:

713-305-8207

PROJECT DETAILS

PROPOSED USE:

SQ FT:

0

DESCRIPTION: 6 Ft Variance To The Length Of A 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 THIS PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISION OF ANY OTHER STATE OR LOCAL LAWS REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT

12-8-23

DATE

APPROVED BY

12.8.23

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

Gil Ortuno
2501 Pinebrook Dr.
Deer Park, TX 77536
713-305-8207
gilsflooring@yahoo.com

December 6, 2023


City of Deer Park
Planning & Zoning Commission

To whom it may concern,

I Gil Ortuno am requesting a six foot variance to the length of carport to be constructed at 2501 Pinebrook Dr. Deer Park, TX 77536.

If further information is needed, please let me know.

Thank you,

A handwritten signature in black ink, appearing to read "Gil Ortuno", written over the printed name.

Gil Ortuno

From: arc@spectrumam.com
Subject: Covered Patio- Villages of Deer Park, 2501 Pine
Brook Drive
Date: Dec 4, 2023 at 9:44:04 AM
To: gilsflooring@yahoo.com

**Villages of Deer Park Homeowners Association,
Inc.**

17319 San Pedro, Suite 318
San Antonio, TX 78232

December 4, 2023

Gil & Claudia Ortuno
2501 Pine Brook Drive
Deer Park, TX 77536

RE: Property Improvement Request Approved

Dear Gil & Claudia Ortuno:

On behalf of the Architectural Control Committee for Villages of Deer Park Homeowners Association, Inc., we would like to congratulate you on the approval to install the covered patio at 2501 Pine Brook Drive! Thank you for taking the time to properly document your improvement and seek approval. It is good neighbors like you that keep your community looking great!

Please be advised that your submitted request has been approved with the following conditions:

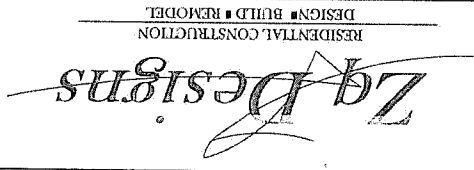
1. All design plans submitted within your approved request must be followed;
2. Any future maintenance of the improvement will be at the expense of the homeowner;
3. The improvement/installation and/or construction shall not affect drainage or water flow on this lot or neighboring lots;
4. The Homeowner is responsible for obtaining all City/County Permits that may apply to State Laws for the improvement.

Approval does not constitute the improvement being safe or sound; only that the improvement, as requested, is not prohibited by the restrictive covenants



ISSUE LOG	
NO.	DESCRIPTION FOR

Ezequiel Sosa
Owner/Designer
Direct: (832) 282-1038
Email: zqd designs@gmail.com
1506 Winding Way Drive
Bldg. 104 Suite 203
Frishtwood Texas 77516
www.zqd designs.net

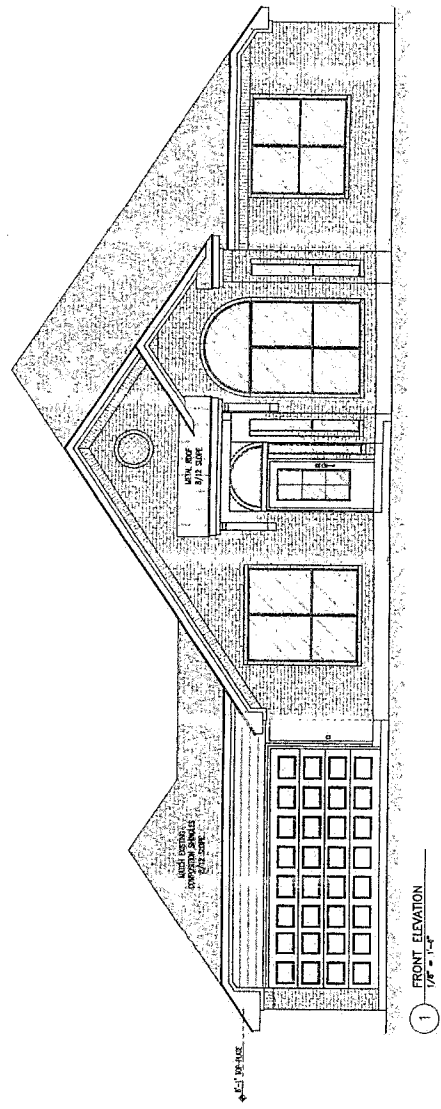
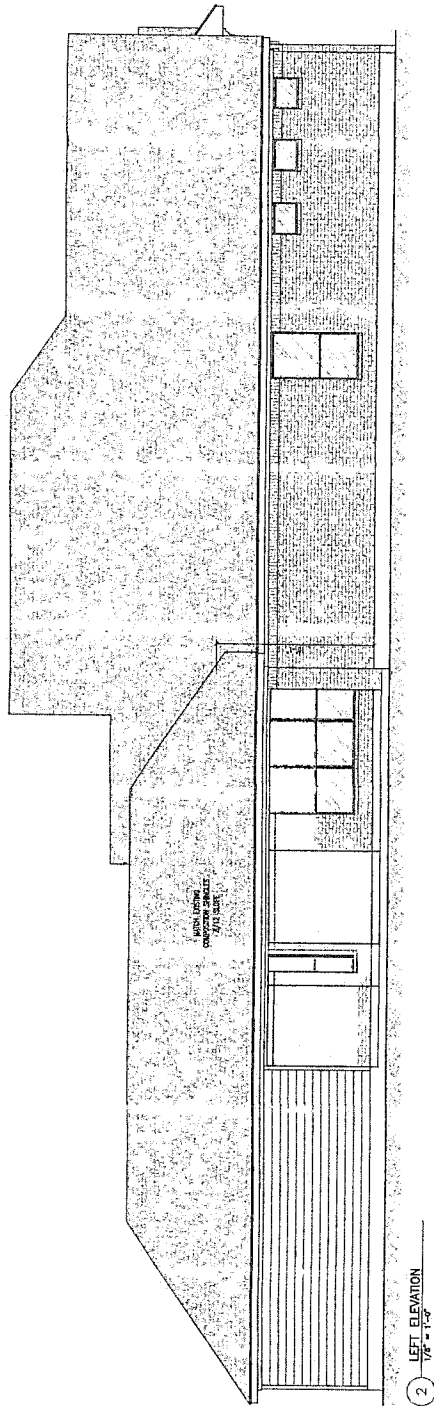


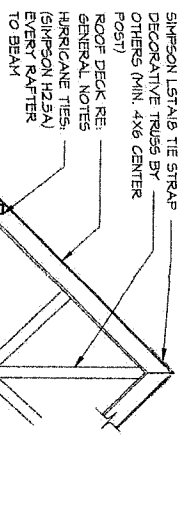
RESIDENTIAL CONSTRUCTION
DESIGN ■ BUILD ■ REMODEL

PROJECT NAME & ADDRESS
PATIO
2501 PINE BROOK DR
DEER PARK, TX 77556

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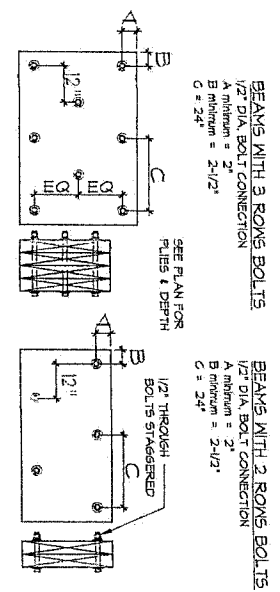
SHEET	
DRAWN BY	ZQSOSA
DATE	10/24/2023
SCALE	1/8" = 1'-0"
A-2	



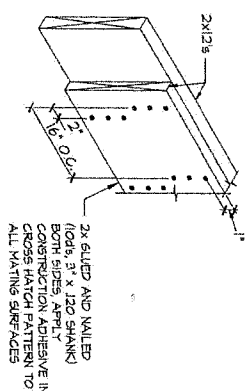


1 FOUNDATION DETAIL
SCALE: NTS

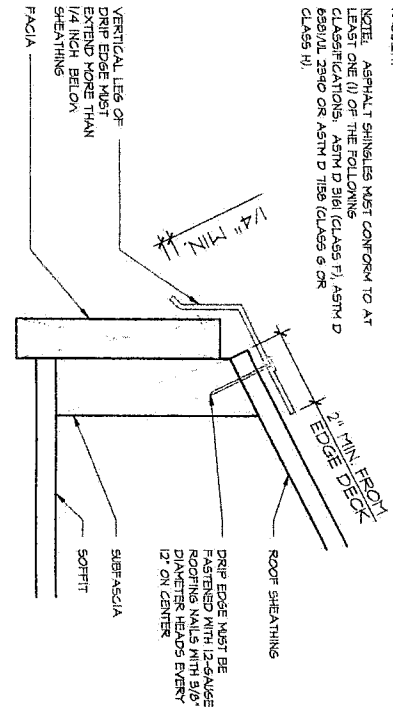
2 LVL BOLT PATTERN
SCALE: NTS



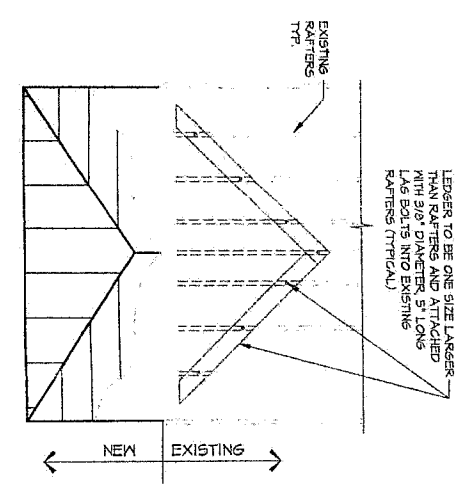
2.1 2x BUILT-UP BEAM
SCALE: NTS



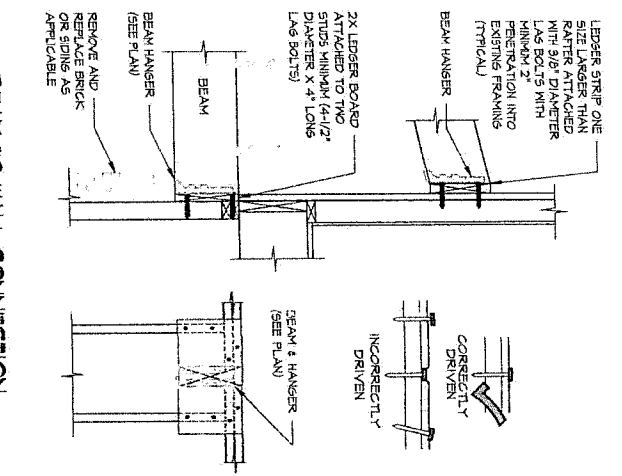
4 CODE REQUIREMENT FOR DRIP EDGE
SCALE: NTS



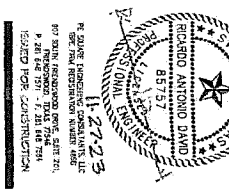
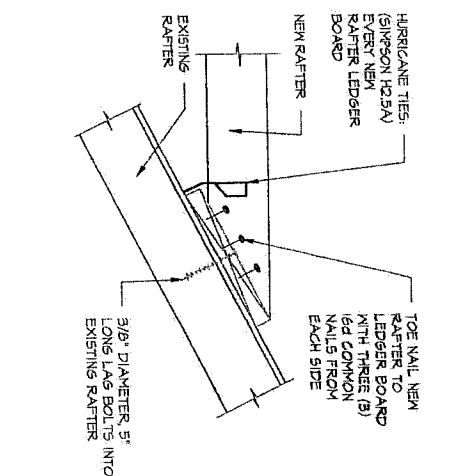
5 LEDGER BOARD DETAIL
SCALE: NTS



3 BEAM TO WALL CONNECTION
SCALE: NTS



6 LEDGER BOARD DETAIL
SCALE: NTS



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FRAMING DETAILS

ISSUE LOG

NO. DATE DESCRIPTION

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Rzequiel Sosa
Owner/Designer
Direct: (832) 982-1038
Email: rzdesigns@gmail.com
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Bldg 104 Suite 303
Friendswood Texas 77546
www.rzdesigns.net

Zq Designs
RESIDENTIAL CONSTRUCTION
DESIGN ■ BUILD ■ REMODEL

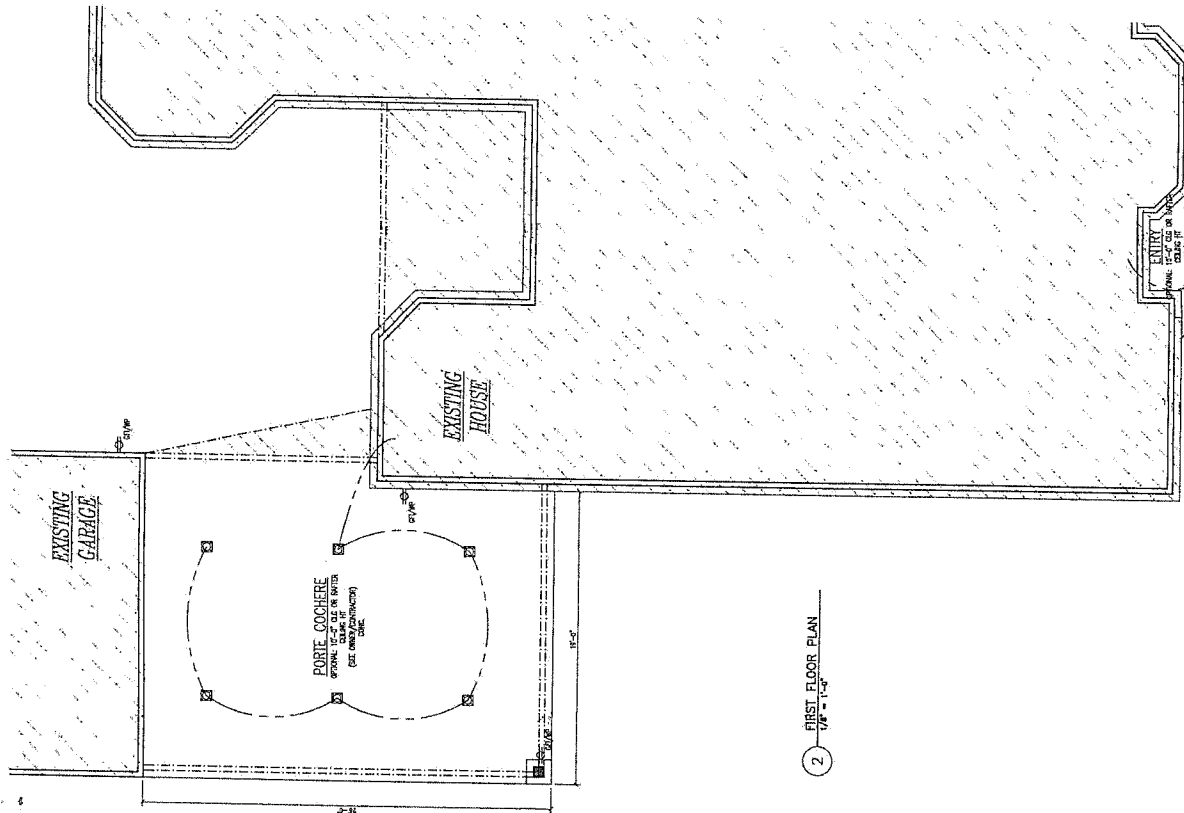
PROJECT NAME & ADDRESS:

PATIO

2501 PINE BROOK DR
DEER PARK, TX 77536

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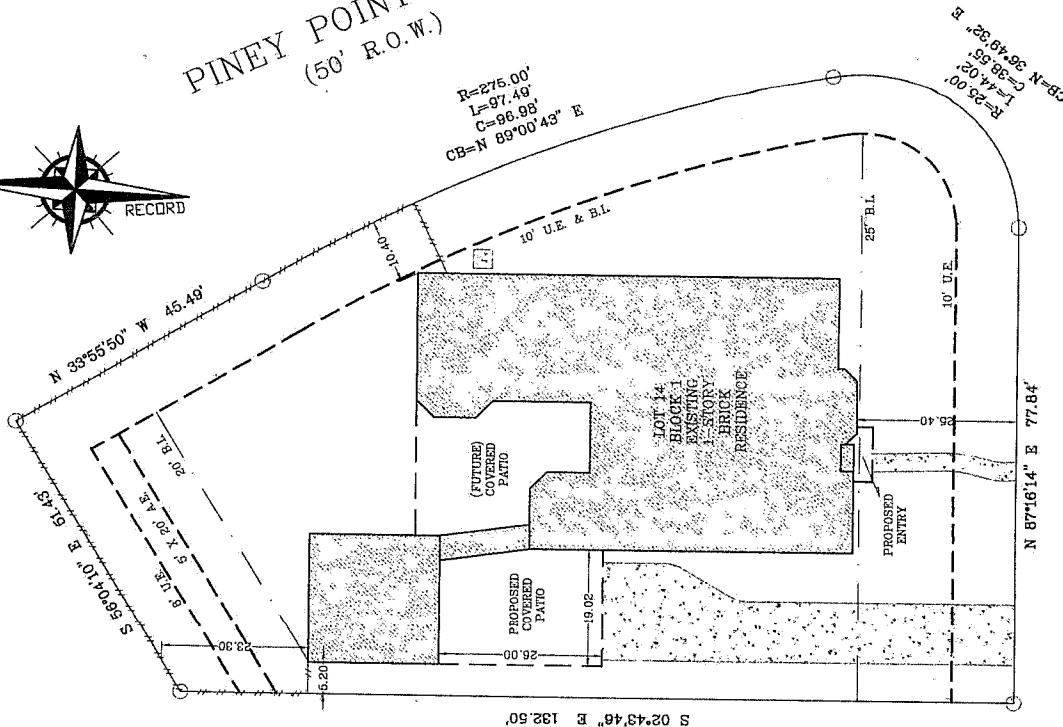
DRAWN BY: 7/15/2011



PINEY POINT DRIVE
(50' R.O.W.)

R=276.00'
L=97.49'
C=96.98'
CB=N 89°00'43\" E

R=25.00'
L=44.02'
C=38.65'
CB=N 36°43'32\" E



2501 PINE BROOK DR.
(50' R.O.W.)

ISSUE LOG	NO.	DATE	DESCRIPTION FOR

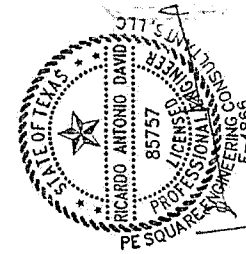
Ezequiel Sosa
 Owner/Designer
 Direct: (832) 282-1038
 Email: zqdesigns@gmail.com
 1066 Windridge Way Drive
 Bldg 104 Suite 303
 Frickwood Texas 77546
 www.zqdesigns.net

Zq Designs
 RESIDENTIAL CONSTRUCTION
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PROJECT NAME & ADDRESS
PATIO
 2501 PINE BROOK DR
 DEER PARK, TX 77556

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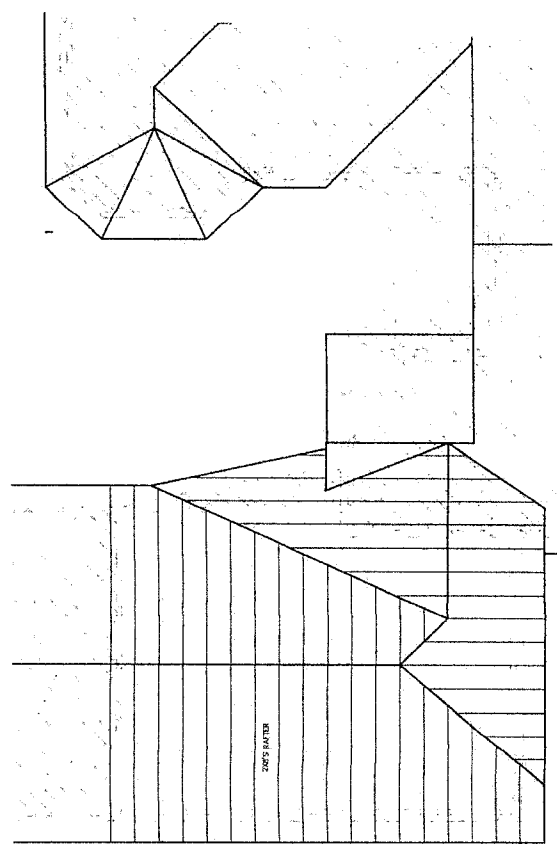
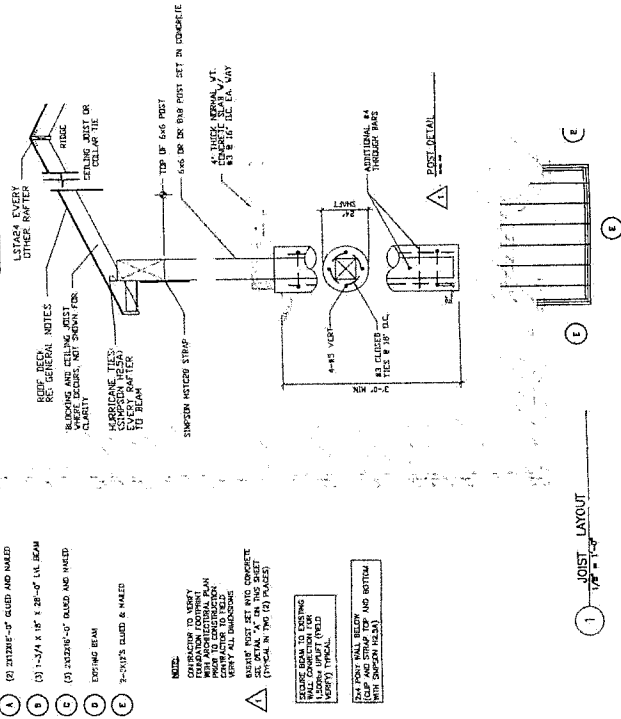
DRAWN BY
 ZQDESIGNA
 DATE
 10/21/2023
 SCALE
 1/8" = 1'-0"



11-27-23

2018 IRC, 150 MPH

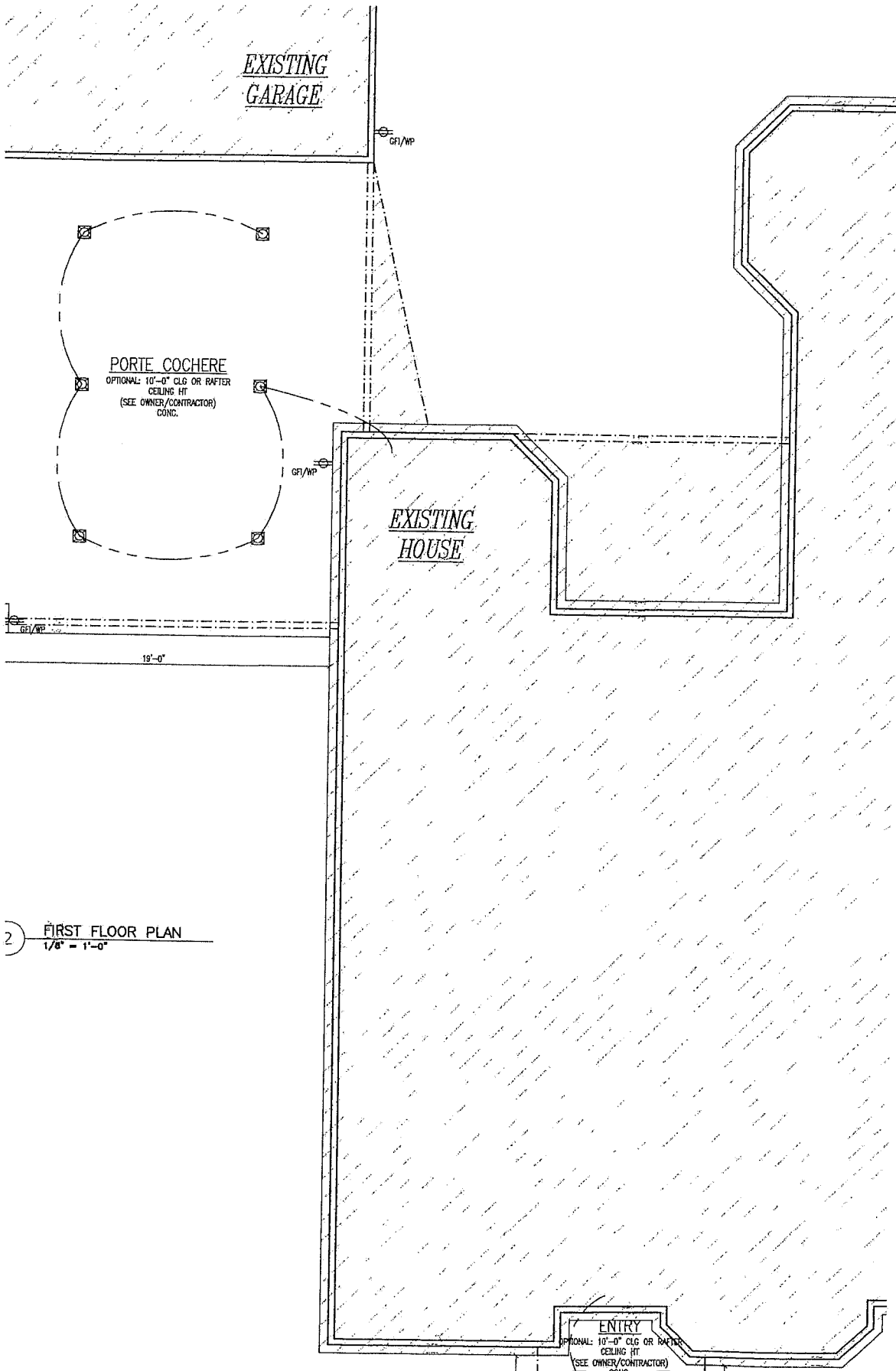
604-1.2.3.4.5.6.7.8.9.10
 IMPORTANCE FACTOR 1.0
 EXP. C



RAFTERS NOTES

1. ALL CONSTRUCTION TO MEET
2. CITY BUILDING CODES
3. ALL RAFTERS TO BE 2X8
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20. ALL RAFTERS TO BE 2X8

SHADED AREA INDICATED EXISTING



2 FIRST FLOOR PLAN
1/8" = 1'-0"

ISSUE LOG

NO	DATE	DESCRIPTION

Ezequiel Sosa
Owner/Designer
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RESIDENTIAL CONSTRUCTION
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2501 PINE BROOK DR
DEER PARK, TX 77536

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DRAWN BY
ZOSOSA

SHEET