

CITY OF DEER PARK

Variance



LN-001116-2025

PERMIT #: LN-001116-2025

PROJECT:

ISSUED DATE:

EXPIRATION DATE:

PROJECT ADDRESS: 1201 E PASADENA BLVD

OWNER NAME: Frank Preston

CONTRACTOR:

ADDRESS: 1201 E Pasadena Blvd

ADDRESS:

CITY: Deer Park

CITY:

STATE: TX

STATE:

ZIP: 77536

ZIP:

PHONE:

PROJECT DETAILS

PROPOSED USE:

SQ FT:

0

DESCRIPTION: Variance Request For 24% Rear Yard
Lot Coverage Overage.

VALUATION:

\$0.00

PERMIT FEES

TOTAL FEES: \$250.00

PAID: \$250.00

BALANCE: \$0.00

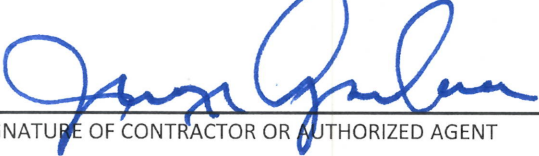
ALL PERMITS MUST BE POSTED ON THE JOBSITE AND VISIBLE FROM THE STREET

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 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 PROVISIONS OF 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 LAWS REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.


SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT

5/27/25
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

Date: 5.27.25

City of Deer Park Planning and Zoning Department

710 E. San Augustine St.

Deer Park, TX 77536

Subject: Request for Zoning Variance – 24% Rear Yard Lot Coverage Overage

Dear Members of the Planning and Zoning Commission,

I am writing to formally request a zoning variance for my property located at 1201 East Pasadena Blvd., Deer Park, TX, regarding the allowable rear yard lot coverage limit.

My property's rear yard totals 11,190.21 square feet. Under current zoning regulations, the maximum allowable coverage is 30%, or 3,357.06 square feet. The existing structure, including a porch, occupies 6,108 square feet, which represents approximately 54.6% of the rear yard. I am therefore respectfully requesting a **variance of 24% over the allowed rear occupancy**, which amounts to an overage of 2,750.94 square feet.

This variance is requested to maintain the current structure as built. The porch and additional building footprint provide essential living and outdoor space for my family, and have been constructed in full compliance with building codes, without impeding any drainage, utilities, or neighboring properties. The structure complements the design of the home and surrounding neighborhood, and it does not create any known adverse impacts to nearby residents.

In support of this request, I would like to emphasize:

- The overage does not negatively affect neighboring properties or their values.
- The construction maintains required setbacks and does not obstruct any public easements or drainage systems.
- The design and structure are in harmony with the character of the neighborhood and promote the enjoyment and functionality of the property for its occupants.

I appreciate your time and consideration of this request and am prepared to provide any additional information or attend any necessary hearings to assist in your review process.

Sincerely,

Frank Preston – 1201 East Pasadena Blvd.

To Whom It May Concern,

I, Frank Preston, am the homeowner of the property located at 1201 East Pasadena Blvd, Deer Park, TX.

I hereby give full permission to MAD Design + Build to speak and act on my behalf in all matters related to the new construction project at my property.

This authorization includes, but is not limited to:

- Communicating and coordinating with the City of Deep Park as my representative
- Attending any relevant hearings or meetings regarding the project
- Presenting plans, answering questions, and responding to requests for information from the City of Deer Park

I trust that Wil Dillard and MAD Design + Build will represent my interests in all dealings with the City of Deer Park. Please find below the signatures of both parties acknowledging this delegation of authority.

Sincerely,

Frank Preston

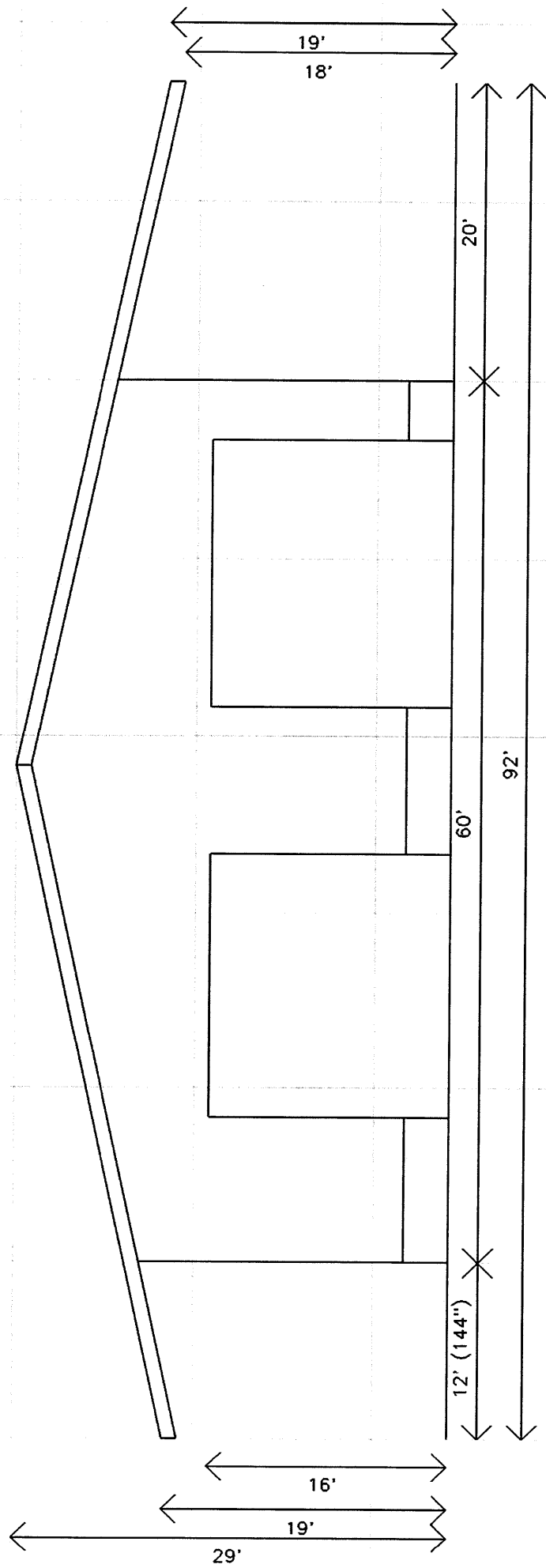
Signature: 

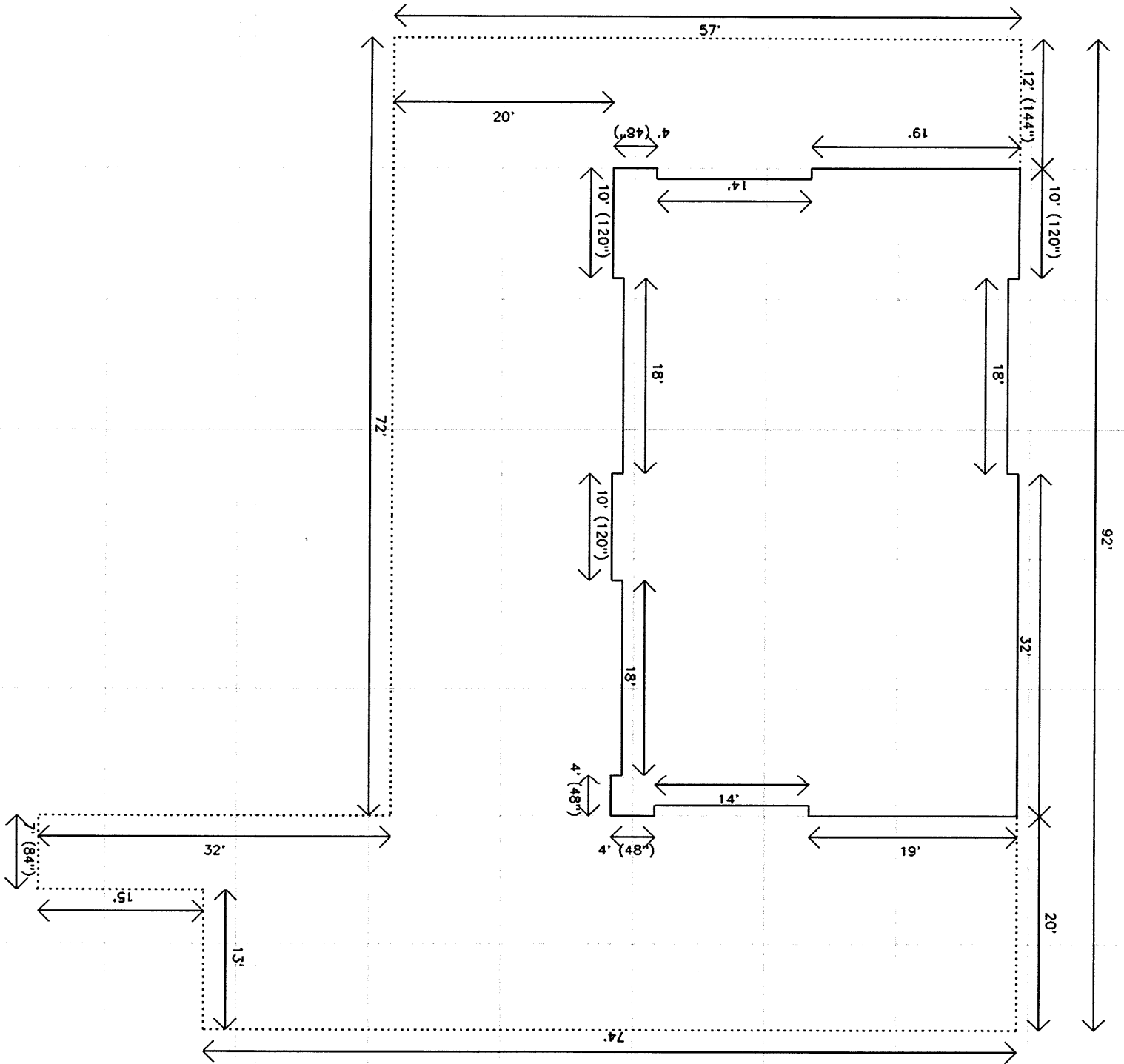
Date: 5-22-25

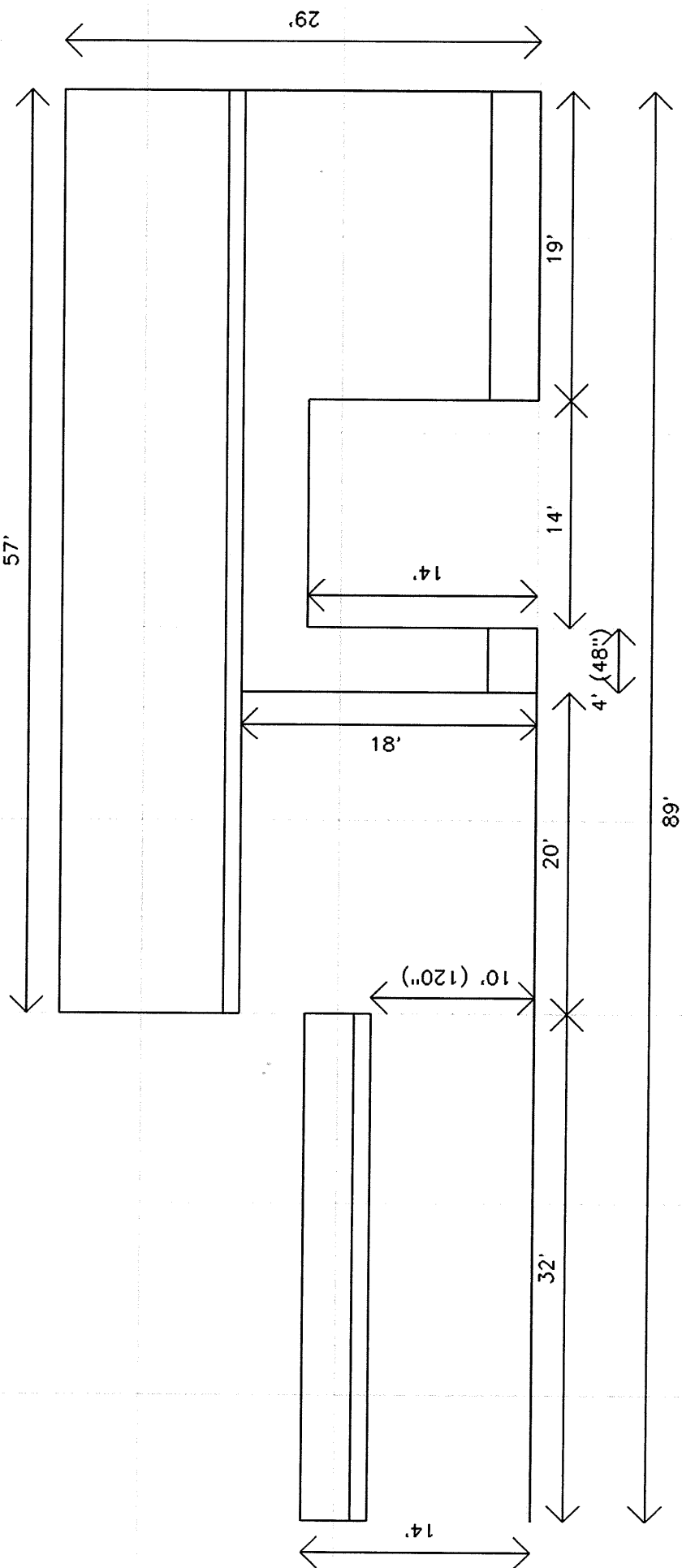
Jason Apodaca – MAD Design + Build Representative

Signature: 

Date: 5/22/25







115 14'

FND 1/2" I.R. (B)

FND 1/2" I.R.

PART OF
TOMMY RUSSELL DOVE
C.F. NO. RP-2018-145816
O.P.R.H.C.

CITY OF DEER PARK
C.F. NO. F081893
O.P.R.H.C.

P.O.C.
SOUTHWEST
CORNER OF
OUTLOT 12

FND 5/8"
(A)
EAST 471.70'

P.O.B.
FND 1/2" L.R.
W/CAP MARKED
"SURVEY 1"

WEST 164.30

PNB 1/2" L.R.
W/CAP MARKET
SURVEY 1"

EAST PASADENA BOULEVARD
(80' R.O.W.)

LEGEND

CONCRETE
COVERED
AREA
FENCE
WOOD
MILTA

NOTES

1. ALL RECORDS SHOWN HEREIN, REFERRED TO A PRIOR DEED CONVEYED UNDER DOWRY HUSSELT, DONE, RECORDED IN COUNTY CLERK'S FILE NO. 99-2014-464816 OF THE ORIGINAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, PARCELS (A) AND (B) WERE HELD FOR HORIZONTAL CONVEYANCE.
2. ABSTRACT INFORMATION FOR THE SUBJECT TRACT HAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED BELOW.
3. ALL EXISTENTS AND EASEMENTS LISTED SHOWN AFTER THE RECORDED PLAT IN THIS INSTRUMENT ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
4. THERE ARE NO MATERIAL DRAWS/DECREASES ON SUBJECT PROPERTY.
5. SUBJECT TO THE RESCINDMENT COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON DECEMBER 24, 2016, UNDER G.F. NO. 2466804-11045.

TITLE COMPANY:

LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 0.6035 ACRES (26,288 SQUARE FEET) SITUATED IN THE GEORGE M. PATRICK SURVEY ASTRAC 624, HARRIS COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

CLIENTS:

FRANK PRESTON

EAST PASADENA BOULEVARD

www.surveyline.com
SURVEY1®SURVEY1|NC.COM

University of Connecticut

Dunaway, Inc.

You & Survey Company

P.O. Box 2543 | Alvin, TX 77512 | (281)393-1362

10-104130-2

10-104130-2

ANTHONY J. PUGIL
C.F. NO. RP-2016-486622
O.P.R.H.C.

1/2" I.R.
P MARKED
RVEY 1"

FND 1/2" I.R.
(B)

FND 1/2" I.R.

EAST 164.30'

0.6035 ACRES
(26,288 SQ.FT.)

PART OF
TOMMY RUSSELL DOVE
C.F. NO. RP-2018-145816
O.P.R.H.C.

NORTH 160.00'

SOUTH 160.00'

CITY OF DI
C.F. NO.
O.P.R

P.O.B.
FND 1/2" I.R.
W/CAP MARKED
"SURVEY 1"

WEST 164.30'

FND 1/2" I.R.
W/CAP MARKED
"SURVEY 1"

EAST PASADENA BOULEVARD
(80' R.O.W.)

