

CITY OF DEER PARK

Variance



LN-000312-2026

PERMIT #: LN-000312-2026

PROJECT:

ISSUED DATE:

EXPIRATION DATE:

PROJECT ADDRESS: 2617 HORSESHOE BEND

OWNER NAME: Lisa Vera

CONTRACTOR:

ADDRESS: 2617 Horseshoe Bend

ADDRESS:

CITY: DEER PARK

CITY:

STATE: TX

STATE:

ZIP: 77536

ZIP:

PHONE:

PROJECT DETAILS

PROPOSED USE:

SQ FT:

0

DESCRIPTION: 7.6 Variance To The Rear Building
Line, Beyond The 15"

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 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

2-24-26

DATE

REVIEWED FOR CODE COMPLIANCE BY

2-24-26

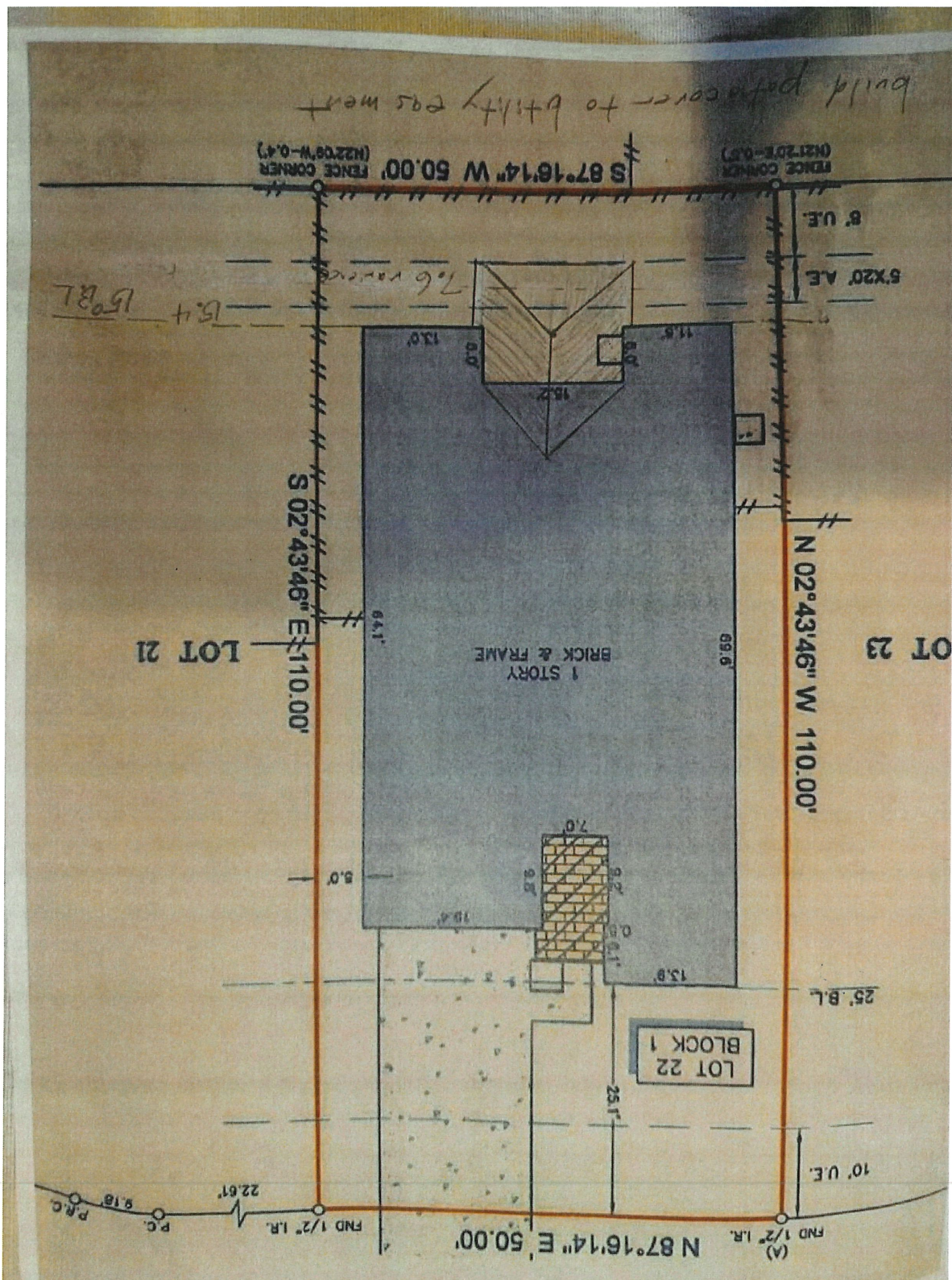
DATE

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



Lisa Vera
2617 Horseshoe Bend
Deer Park, TX 77536
812-306-6201
lpearlh@gmail.com

Date: February 19, 2026

To: City of Deer Park Planning & Zoning Commission / Board of Adjustment
Attn: Planning Department
Ref: Variance Request for Permit #RB-002001-2025
RE: Request for Variance from the 15' Building Line Requirement

To the Members of the Board of Adjustment,

Please accept this letter as a formal request for a variance regarding the property located at **2617 Horseshoe Bend**. I am requesting a variance from the **15' Building Line ordinance** to allow for the construction of a permanent patio cover that will extend past the established setback.

Description of Request: The proposed project consists of an open-sided patio cover designed to provide shade and protection for the existing rear concrete area. To achieve the necessary functional depth for the structure, the roofline is proposed to encroach 7.6 feet beyond the 15' building line.

Justification of Hardship: Literal enforcement of the 15' building line at this specific location creates an unnecessary hardship due to the following circumstances:

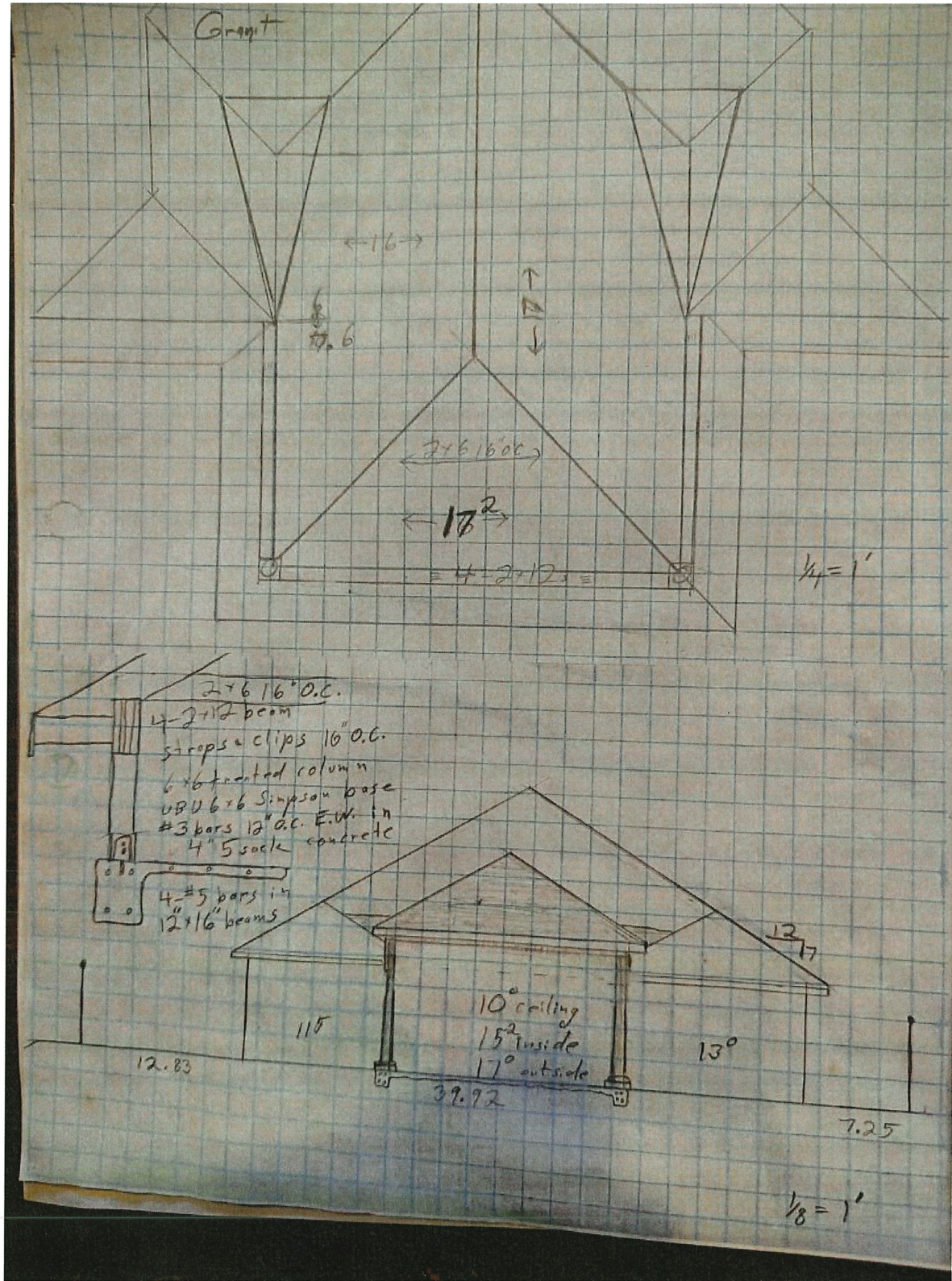
- **Restrictive Buildable Area:** Due to the small size and unique configuration of this backyard, the buildable area is significantly more restricted than standard rectangular lots within the same zoning district. This makes it impossible to construct a functional shade structure while remaining entirely behind the 15' line.
- **Existing Utility Easements:** There are existing underground utility easements located on the opposite side of the house which strictly prevent construction in other areas of the lot. This leaves the requested building line encroachment as the only viable and safe location for the proposed patio cover.
- **Preservation of Property Rights:** Several adjacent properties within this subdivision feature similar patio covers that extend to or past the building line. Granting this variance would provide me with the same property rights and reasonable enjoyment of outdoor space currently enjoyed by my neighboring residents.
- **Minimal Public Impact:** The proposed structure is designed to be architecturally consistent with the primary residence. As an open-sided cover, it will not obstruct the views, light, or air circulation of adjacent properties, nor will it interfere with any city drainage or utility access.

I, or my designated representative, will be present at the scheduled public hearing to answer any further questions the Commission may have. Thank you for your time and consideration of this request.

Sincerely,



Lisa P Vera



12 2x12x20 #2YP
 2 6x6x10 #2 treated
 2 ABU 6x6 Simpson bases
 4 1/2x8 carriage bolts + nuts
 2 3/8x5 1/2 concrete anchors
 1 5/8" SDS concrete drill bit
 100 LSTA 24 Simpson straps
 100 H-2.5 Simpson clips
 20 2x6x20 #2YP
 80 2x6x14 #2
 60 2x4x14 #2
 36 4x8x3/16 OSB 1/2" ply
 5 rolls #30 felt
 4 1x6x24 Hardi trim
 6 24" perforated Hardi soffit
 16 4x8 Hardi stucco

2 10"x8' round smooth columns + caps + bases

6 pr. brown DL drip edge
 9 squares certainteed 30y shingle weathered wood
 2 squares 20 yr 3tab for hip ridge
 1 roll ice water for crickets
 2 rolls 20"x50' valley metal