

# CITY OF DEER PARK

## Variance



LN- 000946 -2025

PERMIT #: LN- 000946 -2025

PROJECT:

ISSUED DATE:

EXPIRATION DATE:

PROJECT ADDRESS: 2040 OKLAHOMA AVE

OWNER NAME: Ignacio Ramirez

CONTRACTOR:

ADDRESS: 2202 Waterway

ADDRESS:

CITY: Seabrook

CITY:

STATE: TX

STATE:

ZIP: 77586

ZIP:

PHONE:

### PROJECT DETAILS

PROPOSED USE:

SQ FT:

0

DESCRIPTION: Variance Request For 7' To The  
Height Of An Accessory Structure.

VALUATION:

\$0.00

PAID

MAY 01 2025

### 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

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](http://www.deerparktx.gov/publicworks)

Ignacio Ramirez  
2040 Oklahoma Ave.  
Deer Park Texas 77536  
713-647-1000

May 1, 2025

Dear Members of the Zoning Board,

I am writing to formally request a zoning variance for the installation of an accessory structure on my property located at 2040 Oklahoma Ave. The intended structure will be a storage building to store my Kubota tractors and other equipment. A 7-foot variance to the height of the accessory structure is necessary to accommodate the size of the equipment and ensure safe and efficient storage. The proposed structure will be in a discreet location area of my property, minimizing any visual impact on neighboring properties, I appreciate your consideration and look forward to your favorable response.

Sincerely,

Ignacio Ramirez

**BASIS OF BEARINGS:**  
THE BEARINGS AND DISTANCES FOR THE SOUTHEASTLY 1/4 OF SECTION 16, T10N, R10E, OF OKLAHOMA TERRACE, DEER PARK, TEXAS, AS SHOWN BY PLAT THEREOF RECORDED IN VOLUME 721, PAGE 544, HARRIS COUNTY, TEXAS.

**FLOOD NOTE:**  
AS SHOWN FROM FLOOD INSURANCE RATE MAP NO. 48201-C-0000M, HARRIS COUNTY, TEXAS, THE FLOOD INSURANCE RATE MAP IS DETERMINED TO BE THE 100 YEAR FLOOD ZONE. THIS TRACT DOES NOT LIE IN THE 100 YEAR FLOOD ZONE.

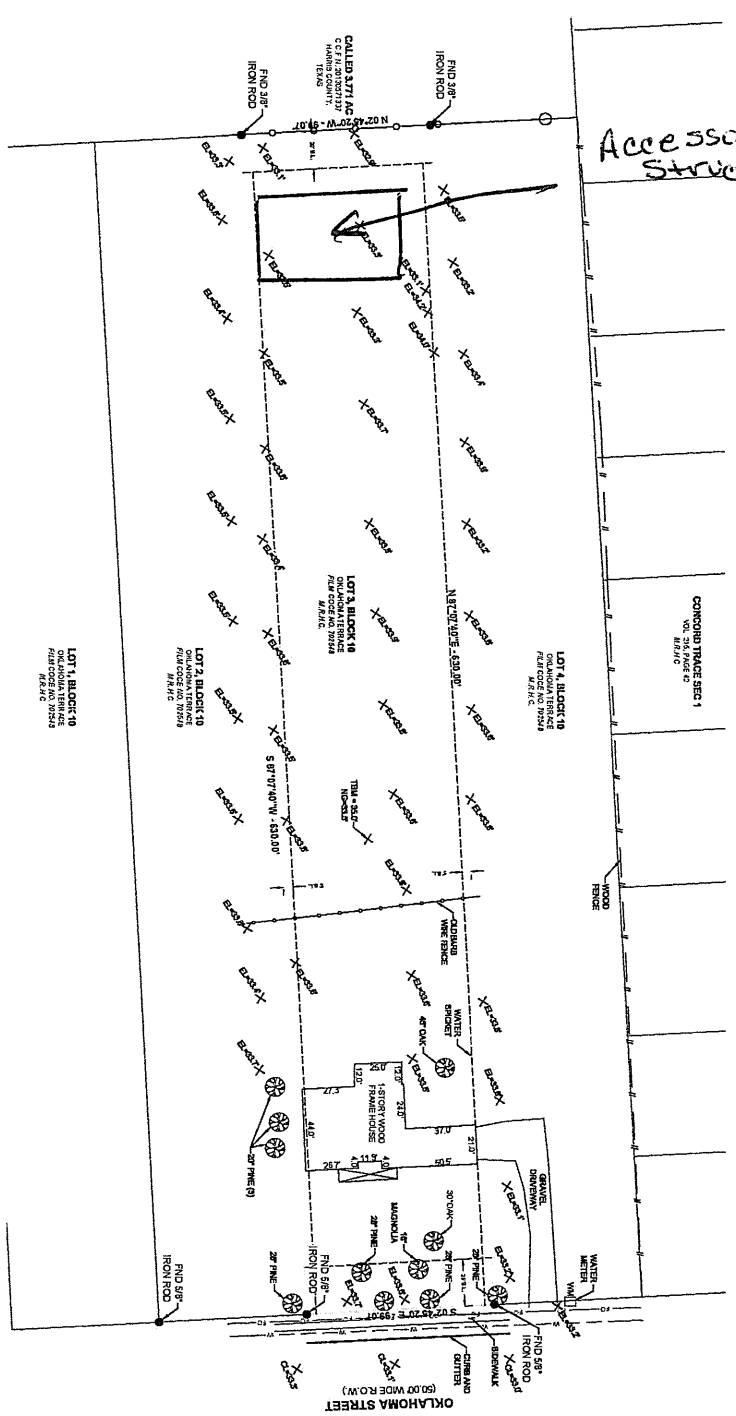
**BENCHMARK INFORMATION:**  
HARRIS COUNTY FLOOD CONTROL DISTRICT REFERENCE MARK NO. 00070, BEING A 5 INCH BRASS BOLT LOCATED ON THE EAST SIDE OF THE CENTER STREET BRIDGE IN HARRIS COUNTY, TEXAS.  
ELEVATION: 2404 (NAVD 83)

**ASSASSIN'S BLADE:**  
THE ASSASSIN'S BLADE IS A 5 INCH BRASS BOLT LOCATED ON THE EAST SIDE OF THE CENTER STREET BRIDGE IN HARRIS COUNTY, TEXAS.  
ELEVATION: 2404 (NAVD 83)

**LEGAL DESCRIPTION:**  
LOT 3, BLOCK 1, OF THE OKLAHOMA TERRACE SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 721, PAGE 544, HARRIS COUNTY, TEXAS.

**SURVEYOR'S NOTES:**  
1. THE SURVEYOR HAS NOT ABSTRACTED THE PROPERTY.  
2. THE MAP WAS MADE TO SHOW ABOVE GROUND TOPOGRAPHICAL, PLANTATION, AND FLOOD INSURANCE RATE MAP INFORMATION. FOUNDATION LINES AND SHOWN THEREON ARE NOT TO BE CONSIDERED AS PART OF THE SURVEY.  
3. ALL ELEVATIONS AND BUILDING LINES SHOWN HEREON ARE PER THE RECORDED PLAT LINES OTHERWISE NOTED.  
4. FLOOD INFORMATION IS BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR HARRIS COUNTY.  
5. THE SURVEYOR HAS NOT ABSTRACTED THE PROPERTY.  
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# TOPOGRAPHIC SURVEY FOR 2040 OKLAHOMA AVENUE, DEER PARK, TEXAS



**ACTION SURVEYING**  
10210 POUQUA STREET  
HOUSTON, TEXAS 77089  
TX PHONE: 10133890  
www.actionsurveying.com

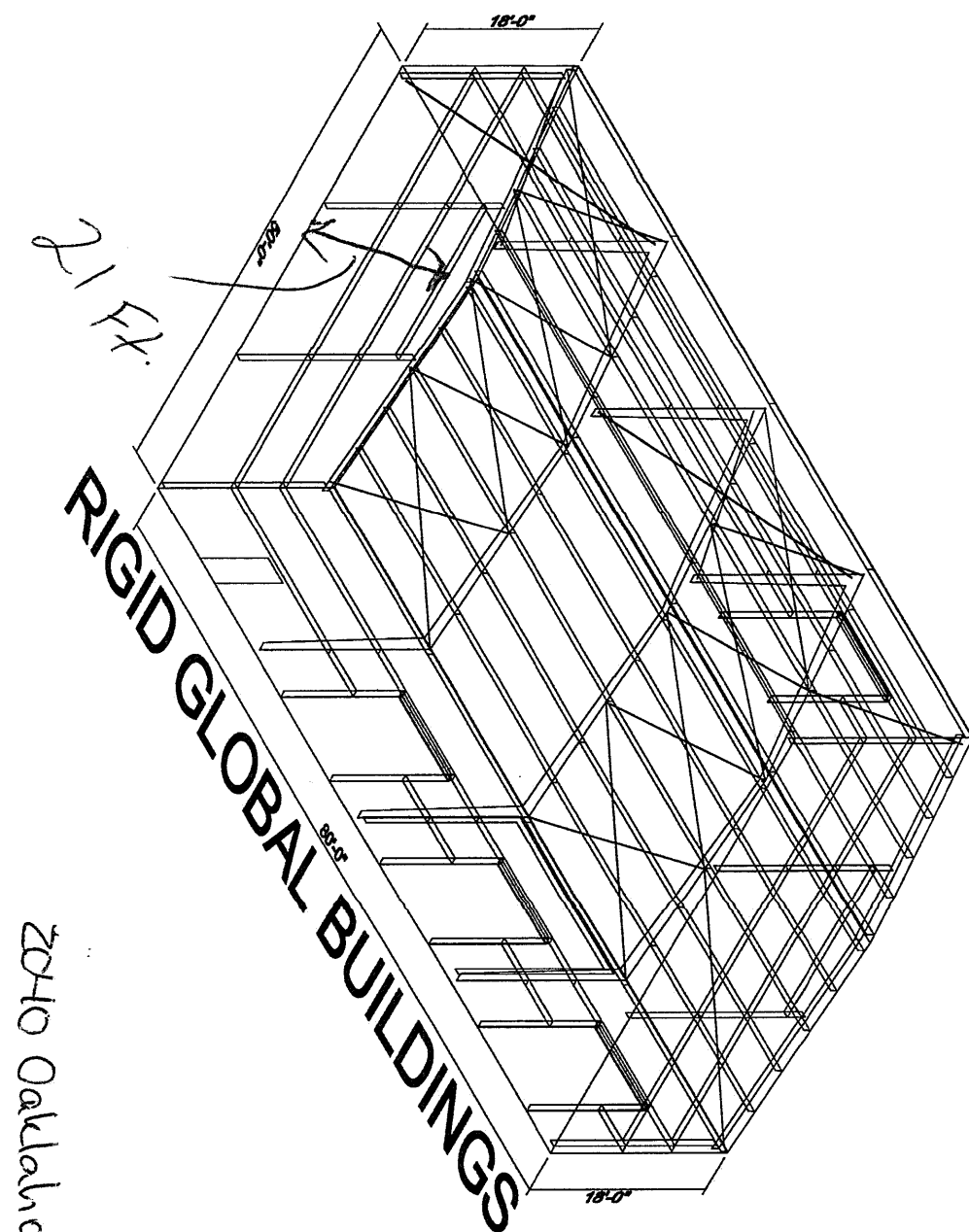
**REVISIONS**  
DRAWN BY: BJ  
DATE: 01/20/2024  
JOB#: 13105  
SHEET: 1 OF 1  
FILE NAME: C:\Users\BJ\Documents\2040 OKLAHOMA AVENUE.DWG

**SURVEYOR'S CERTIFICATE**  
THIS IS TO CERTIFY THAT I, BENJAMIN JOHN JAYMA, A LICENSED SURVEYOR IN THE STATE OF TEXAS, HAVE MADE A CAREFUL AND ACCURATE SURVEY OF THE ABOVE DESCRIBED TRACT OF LAND, AND THAT THE PLAT HEREON IS CORRECT AND AN ACCURATE REPRESENTATION OF THE SURVEY MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND IN ACCORDANCE WITH THE PROVISIONS OF THE SURVEYING ACT OF 1924.

BENJAMIN JOHN JAYMA  
TEXAS PROFESSIONAL SURVEYOR  
DATED: MARCH 13, 2024

**LEGEND:**  
M.A.L.C. - MAP RECORDS  
HARRIS COUNTY  
C.C.F.Y. - COUNTY CLERK  
FILE NUMBER  
ROW - RIGHT-OF-WAY  
SUBJECT TRACT  
DRAINAGE  
OVERHEAD ELECTRIC LINE  
FIBER OPTIC LINE  
CROWN LIGHT POLE  
WATER VALVE  
FIRE HYDRANT  
STREET LIGHT  
SPRINKLER SOVER LINE

**TOPOGRAPHIC SURVEY FOR  
2040 OKLAHOMA AVENUE,  
DEER PARK, TEXAS**  
SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 721, PAGE 544, HARRIS COUNTY, TEXAS.  
CITY OF DEER PARK  
HARRIS COUNTY, TEXAS



2040 Oaklawn Ave.

