

CITY OF DEER PARK

Variance



LN-000201-2026

PERMIT #: LN-000201-2026

PROJECT:

ISSUED DATE:

EXPIRATION DATE:

PROJECT ADDRESS: 1002 W PASADENA BLVD

OWNER NAME: Wayne Rodick

CONTRACTOR:

ADDRESS: 1002 W Pasadena Blvd

ADDRESS:

CITY: DEER PARK

CITY:

STATE: TX

STATE:

ZIP: 77536

ZIP:

PHONE:

PROJECT DETAILS

PROPOSED USE:
DESCRIPTION: 40 Ft Variance To The Front Of The Building Line.

SQ FT: 0
VALUATION: \$0.00

PAID
FEB 05 2026

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

2-5-26

DATE

REVIEWED FOR CODE COMPLIANCE BY

2.5.26

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

Planning & Zoning Commission
710 E. San Augustine Deer Park, Texas 77536

Dear Members of the Planning & Zoning Commission,

I am writing to formally submit an application for a variance, as permitted by the zoning regulations, and respectfully request your consideration of the following information.

Applicant Information:

Wayne A. Rodick

3346 Miramar Dr. Shoreacres Tx 77571

281-414-5268 cell

Property Address for Variance:

Coastal Hydraulics / Rodick Properties

1002 W. Pasadena Blvd. Deer Park Tx 77536

281-478-0989 office

Explanation and Reason for the Variance Request:

I am requesting a variance due to the safety and wellbeing of children attending Carpenter Elementary School and Bonnette Junior High. Granting this variance would allow me to extend my fence. This would keep the children safe by not allowing them to cut through, loiter, and play in my parking lot while vehicles and forklifts are in use, while maintaining the general intent of the zoning regulations and without negatively impacting surrounding properties. The fence will be a 6' chain link (cyclone fence) that will not hinder any view of sight for citizens entering or exiting my property. By having the fence extrude 40' past the build line, this will cause the children to have to use the sidewalk as intended. This will keep them out of harm in my parking lot. This issue has been brought up to D.P.I.S.D .administration, and to Deer Park Police Department. They temporarily deterred the children while there was a police presence on the property, but they continued to cut through and loiter in my parking lot as soon as the police officer left.

Exact Dimension of the Variance Requested:

The variance requested is to extend a fence the 40' past our existing build line, as seen highlighted on the attached drawing.

Ordinance Reference:

This request pertains to Sec. 18-593. Regulations for fences in residential and / or commercial zoned districts (E), for which a variance is being requested.

A **site plan**, drawn to scale and not exceeding 8-1/2" x 14", is included with this application. The site plan illustrates the existing property conditions, the proposed construction or improvements, and clearly identifies all relevant dimensions.

Thank you for your time and consideration of this request. Please feel free to contact me if any additional information or documentation is required.

Sincerely,

Wayne Allen Rodick

(281) 414-5268

