



5599 San Felipe, Suite 1440 • Houston, Texas 77056 • 713.789.2529 • Fax 713.782.3755

November 28, 2017

City of Deer Park
710 E San Augustine
Deer Park, TX 77536

Attn: Larry Brotherton

RE: Request for Variance to Required Building Line at 309 Deerwood Glen Ln.

Property Owner Information: Clay Real Estate Holdings #3 LP
PO Box 37109
Houston, TX 77237-7109

Property Address: 309 Deerwood Glen Ln
Deer Park, TX 77536

Applicant Information: Clay Development & Construction, Inc.
Wesley D Sheffer, PE
5599 San Felipe, Suite 1440
Houston, TX 77056

Requested Variance: 5' variance to the 20' rear building line at 309 Deerwood Glen Ln. The resulting rear building line will be 15'.

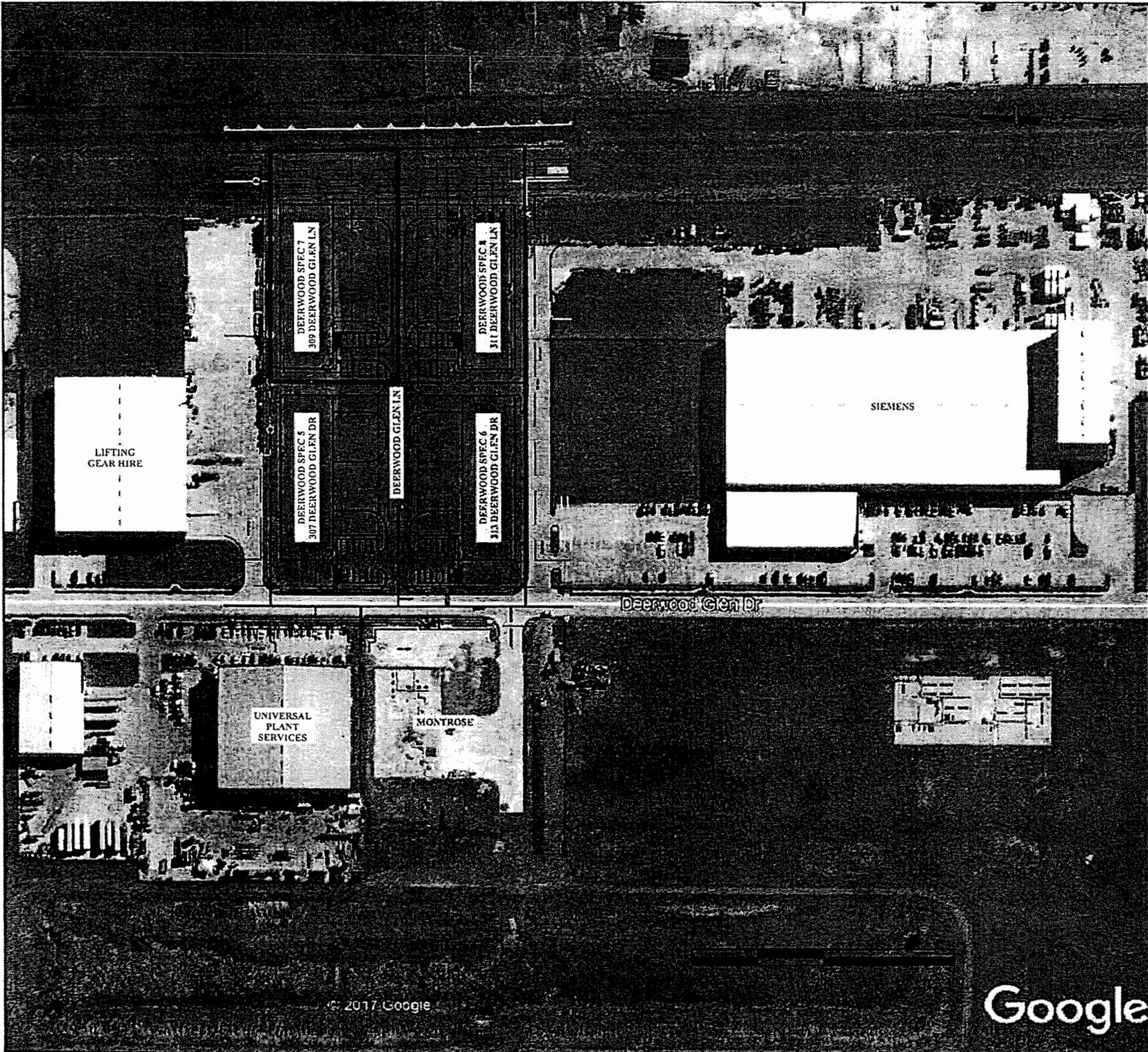
Justification: The reason for this variance request is that the 20' setback leaves insufficient room to construct our building and truck court in the remaining space. Please see the attached site plans. Reducing the setback to 15' will have negligible impact on the neighboring properties or the character of the surrounding developments.

Thank you for your consideration of this variance request. If you have any questions or require additional information, please do not hesitate to contact us at any time.

Sincerely,

A handwritten signature in black ink, appearing to read "Wesley D. Sheffer", is written over a light blue horizontal line.

Wesley D. Sheffer, PE
Clay Development & Construction, Inc.



VICINITY MAP
 KEY MAP# 538 J
 H.C.A.D. PROPERTY NUMBER: 135-149-001-0008

REV	ISSUE DATE	DESCRIPTION
0	09/21/17	ISSUED FOR PERMIT

LEGAL DESCRIPTION:
 BEING A TRACT OR PARCEL OF LAND CONTAINING 6.1409 ACRES OF LAND, LOCATED IN THE THOMAS EARLE SURVEY, ABSTRACT 18, CITY OF DEER PARK, HARRIS COUNTY, TEXAS SAID 5.1409 ACRES TRACT BEING ALL OF TRACT #429 BY DEERWOOD GLEN BUSINESS PARK TWO, A SUBDIVISION DULY OF RECORD IN FILM CODE NUMBER 661134 IN HARRIS COUNTY CLERK'S FILE RECORD H.C.G.F. NUMBER 20140660721.

BENCHMARK:
 BRASS DISK ON THE TOP OF THE DOWNSTREAM SIDE OF THE BRIDGE ON WEST 15TH STREET OVER BOGGS BAYOU, ELEVATION 28.97 FEET ABOVE MEAN SEA LEVEL, (2001 ADJ.)

FLOODPLAIN INFORMATION:
 BY GRAPHIC PLOTTING AND ELEVATION DETERMINATION THIS TRACT OF LAND LIES IN FLOOD ZONE AE. AREAS DESIGNATED TO BE WITHIN THE 100-YEAR FLOOD PLAIN, ACCORDING TO F.E.M.A. FEDERAL INSURANCE RATE MAP NO. 4820C0310 MC SAID MAP REVISED: JANUARY 6, 2017. BASE FLOOD ELEV. = 28.4

UNDERGROUND UTILITY NOTE:
 CONTRACTOR SHALL VERIFY LOCATION OF UNDERGROUND UTILITY LINES BY CONTACTING THE HOUSTON AREA UTILITY COORDINATING COMMITTEE AT 715-245-4345 FORTY EIGHT (48) HOURS BEFORE BEGINNING WORK.

FOR INTERNAL REVIEW ONLY
 DOCUMENT INCOMPLETE:
 NOT INTENDED FOR CONSTRUCTION
 OR BIDDING PURPOSES
 ENGINEER: WESLEY D. SHEFFER
 P.E. SERIAL No.: 110287
 DATE: 11/28/2017

OWNER/DEVELOPER

 COMMERCIAL DESIGN-BUILDERS
 5599 SAN FELIPE, SUITE 1440
 HOUSTON, TEXAS 77056
 PHONE (713)789-2529
 FAX (713)782-3755
 www.claydevelopment.com
 TEXAS BOARD OF PROFESSIONAL ENGINEERS
 REGISTRATION # F-004975

SHEET TITLE:	LOCATION
PROJECT NAME: DEERWOOD SPEC 5 & 6 # SHEET NO:	
DATE: NOV 27, 2017	
DWN BY: WDS	EXH 1
CHD BY: WDS	

PROJECT: OFFICE/WAREHOUSE FACILITY FOR:
DEERWOOD SPEC 7
 309 DEERWOOD GLEN LN.
 DEER PARK, TEXAS 77556

VICINITY MAP
 KEY MAP# 538 J
 H.C.A.D. PROPERTY NUMBER: 135-149-001-0008

LEGAL DESCRIPTION:
 BEAR & TRAVIS CREEK TRACT, 6.103 ACRES, MORE OR LESS, AS SHOWN ON THE TRAVIS EARLE SURVEY, ABSTRACT 15, CITY OF DEER PARK, HARRIS COUNTY, TEXAS, SAID 6.103 ACRE TRACT BEING ALL OF TRACT A-23 IN DEERWOOD SUBDIVISION, 110 ACRES, MORE OR LESS, DEERWOOD TRACT, MAP CODE NUMBER 80108 IN HARRIS COUNTY CLERK'S FILE RECORD H.C.C.F. NUMBER 20140089421.

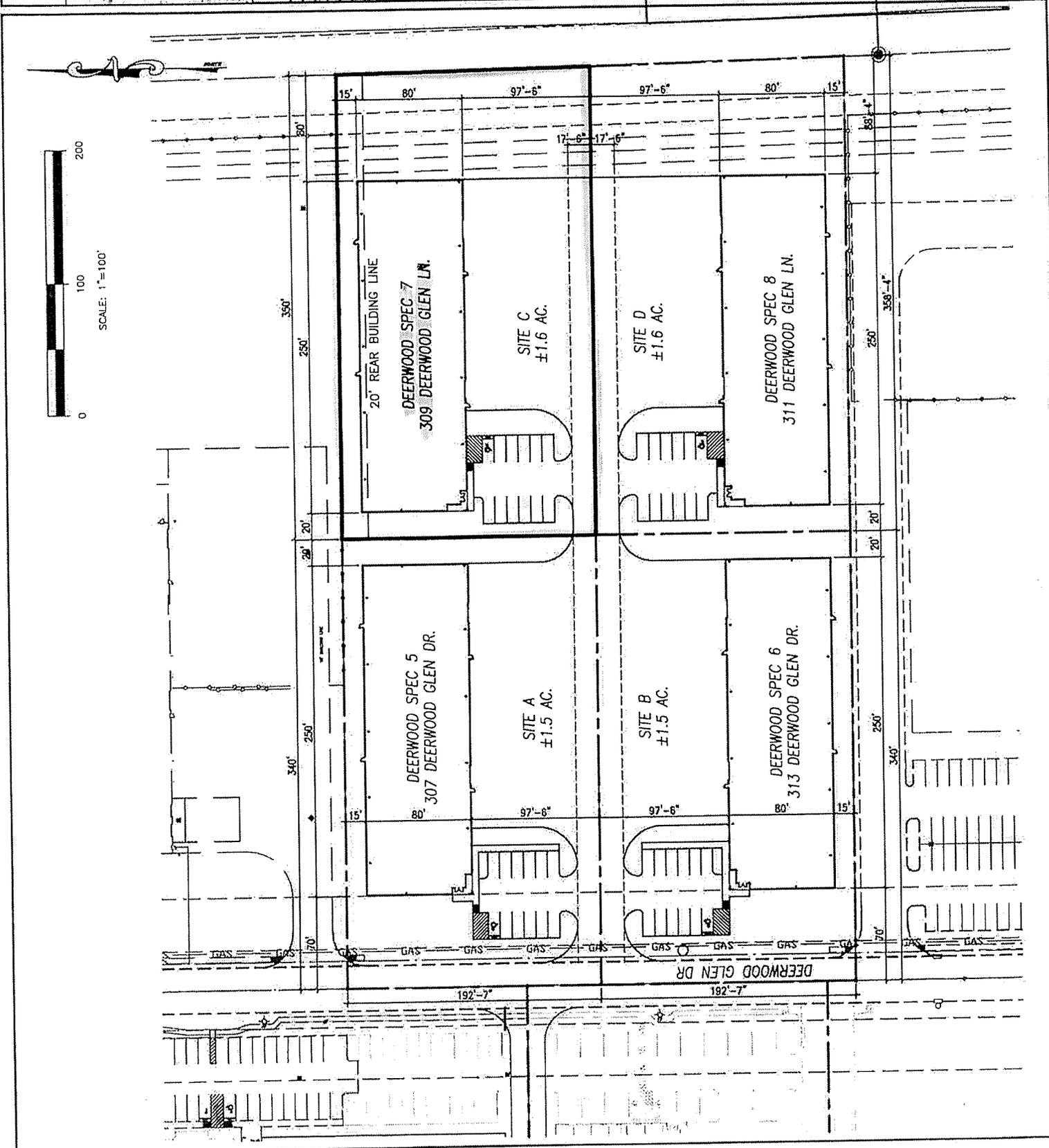
BENCHMARK:
 THE BRASS MARK ON THE TOP OF THE DOWNSTREAM SIDE OF THE BRIDGE ON WEST 13TH STREET OVER BOGGY (MUD) CREEK, ELEVATION 28.27 FEET ABOVE MEAN SEA LEVEL (MSL) (NO. 1)

FLOODPLAIN INFORMATION:
 BY GRAPHIC NOTING AND ELEVATION DETERMINATION, THIS TRACT OF LAND LIES IN FLOOD ZONE AE, AREAS DESIGNATED TO BE IN FLOOD ZONE AE, AS SHOWN ON THE FLOODPLAIN INSURANCE RATE MAP NO. 4207020102, SAID MAP REVISED, JANUARY 6, 2017.
 BASE FLOOD ELEV. = 24.4

UNDERGROUND UTILITY NOTE:
 CONTRACTOR SHALL VERIFY LOCATION OF UNDERGROUND UTILITIES USING THE LOCATION AT THE SURFACE AND THE LOCATION OF THE UTILITY AS SHOWN ON THE UTILITY MAP AT THE SURFACE BEFORE BEGINNING WORK.

OWNER/DEVELOPER
CLAY DEVELOPMENT
 COMMERCIAL DISTRICT BUILDINGS
 5599 SAN FELIPE, SUITE 1440
 HOUSTON, TEXAS 77056
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 FAX (713)782-3755
 www.claydevelopment.com
 TEXAS BOARD OF PROFESSIONAL ENGINEERS
 REGISTRATION # F-004975

SHEET TITLE: **SITE PLAN**
 SHEET NO.: **EXH 2**
 PLOT NAME: DEERWOOD SPEC 7
 DATE: NOV 24, 2017
 DWG BY: WCB
 CHKD BY: WCB



CITY OF DEER PARK

Variance



LN- 002572 -2017

PERMIT #: LN- 002572 -2017

PROJECT:

ISSUED DATE: November 29, 2017

EXPIRATION DATE: November 29, 2018

PROJECT ADDRESS: 309 DEERWOOD GLEN LN

OWNER NAME: Clay Real Estate Holdings

CONTRACTOR:

ADDRESS: Po Box 37109

ADDRESS:

CITY: Houston

CITY:

STATE: TX

STATE:

ZIP: 77237

ZIP:

PHONE:

PROJECT DETAILS

PROPOSED USE:

SQ FT: 0

DESCRIPTION: Five Foot Variance To The Rear Building Line

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 A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISION OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT

DATE

APPROVED 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