

CITY OF DEER PARK  
DECEMBER 18, 2017 - 7:10 PM  
BOARD OF ADJUSTMENT HEARINGS  
AGENDA - FINAL



COUNCIL CHAMBERS  
710 E SAN AUGUSTINE  
DEER PARK, TX 77536

Danielle Wendeburg, Chair  
Douglas Cox  
Don Tippit

Ray Balusek  
Stan Garrett

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Notice is hereby given that the Board of Adjustment of the City of Deer Park will hold the following public hearing(s) at which time and place they will hear all persons desiring to be heard on or in connection with any matter or question relating to the following request(s):

1. PUBLIC HEARING 7:10 P.M. - Lloyd Wolf is requesting a variance to construct a free standing carport at 1216 Norwood Street. [PH 17-065](#)

**Recommended Action:** Hear comments for or against request

**Attachments:** [1216 Norwood 12.18.17 \(710 pm\)](#)  
[BA\\_H\\_121817\\_Wolf\\_1216 Norwood](#)

2. PUBLIC HEARING 7:15 P.M. - Lloyd Wolf is requesting a one (1) foot variance to the height of a free standing carport to be constructed at 1216 Norwood Street. [PH 17-066](#)

**Recommended Action:** Hear comments for or against request

**Attachments:** [BA\\_H\\_121817\\_Wolf\\_1216 Norwood Height](#)  
[1216 Norwood 12.18.17 \(715 pm\)](#)

3. PUBLIC HEARING 7:20 P.M. - Lloyd Wolf is requesting a twenty (20) foot variance to the length of a free standing carport to be constructed at 1216 Norwood Street. [PH 17-067](#)

**Recommended Action:** Hear comments for or against request

**Attachments:** [1216 Norwood 12.18.17 \(720 pm\)](#)  
[BA\\_H\\_121817\\_Wolf\\_1216 Norwood length](#)

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Shannon Bennett, TRMC  
City Secretary

Posted on Bulletin Board  
December 14, 2017

City Hall is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 72 hours prior to any meeting. Please contact the City Secretary's office at 281.478.7248 for further information.

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*The Mission of the City of Deer Park is to deliver exemplary municipal services that provide the community a high quality of life consistent with our history, culture and unique character.*

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## Legislation Details (With Text)

**File #:** PH 17-065    **Version:** 1    **Name:**  
**Type:** Public Hearing(s)    **Status:** Agenda Ready  
**File created:** 12/11/2017    **In control:** Board of Adjustment Hearings  
**On agenda:** 12/18/2017    **Final action:**  
**Title:** PUBLIC HEARING 7:10 P.M. - Lloyd Wolf is requesting a variance to construct a free standing carport at 1216 Norwood Street.  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** [1216 Norwood 12.18.17 \(710 pm\)](#)  
[BA\\_H\\_121817\\_Wolf\\_1216 Norwood](#)

Date	Ver.	Action By	Action	Result
12/18/2017	1	Board of Adjustment Hearings		

**PUBLIC HEARING 7:10 P.M. -** Lloyd Wolf is requesting a variance to construct a free standing carport at 1216 Norwood Street.

### Summary:

Section 16.02.3.(2) of the Zoning Ordinance requires that a carport must be attached to an automobile garage on one end or a side. A variance is required to construct a free standing carport.

### Fiscal/Budgetary Impact:

Hear comments for or against request

# CITY OF DEER PARK

## Variance



LN- 002495 -2017

PERMIT #: LN- 002495 -2017

PROJECT:

ISSUED DATE:

EXPIRATION DATE :

PROJECT ADDRESS:

1216 NORWOOD ST

OWNER NAME: Lloyd Wolf

CONTRACTOR:

ADDRESS: 1216 Norwood St

ADDRESS:

CITY: Deer Park

CITY:

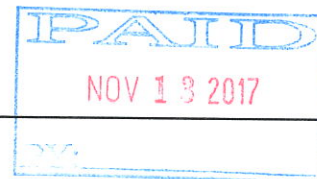
STATE : TX

STATE :

ZIP: 77536-3320

ZIP:

PHONE:



### PROJECT DETAILS

PROPOSED USE:

(1 of 3)

SQ FT:

0

DESCRIPTION: Variance For Carport - To Be Free Standing

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

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Lloyd Wolf  
SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT

11-13-17  
DATE

J. Callaway  
APPROVED BY

11-13-17  
DATE

**TO SCHEDULE NEXT DAY INSPECTIONS CALL BY 4PM 281-478-7270  
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710 E San Augustine Deer Park, TX 77536 Fax 281-478-0394  
www.deerparktx.gov/publicworks



Planning and Zoning Commission

Request for Variance

Lloyd Wolf  
1216 Norwood St  
Deer Park, Texas

November 12, 2017

The reason for the variance is to cover and preserve the exterior of our 34 foot 5<sup>th</sup> wheel camping trailer. Location of the variance is 1216 Norwood St. Deer Park, Texas 77536.

There are 3 variances:

1. To be a free standing carport —
2. To be 16 feet tall
3. To be 40 foot long

281-841-3911

This property IS NOT located in  
the 100 year flood plain & is  
in insurance rate map zone X,  
as per map 48201C/0930J  
dated 11-06-96

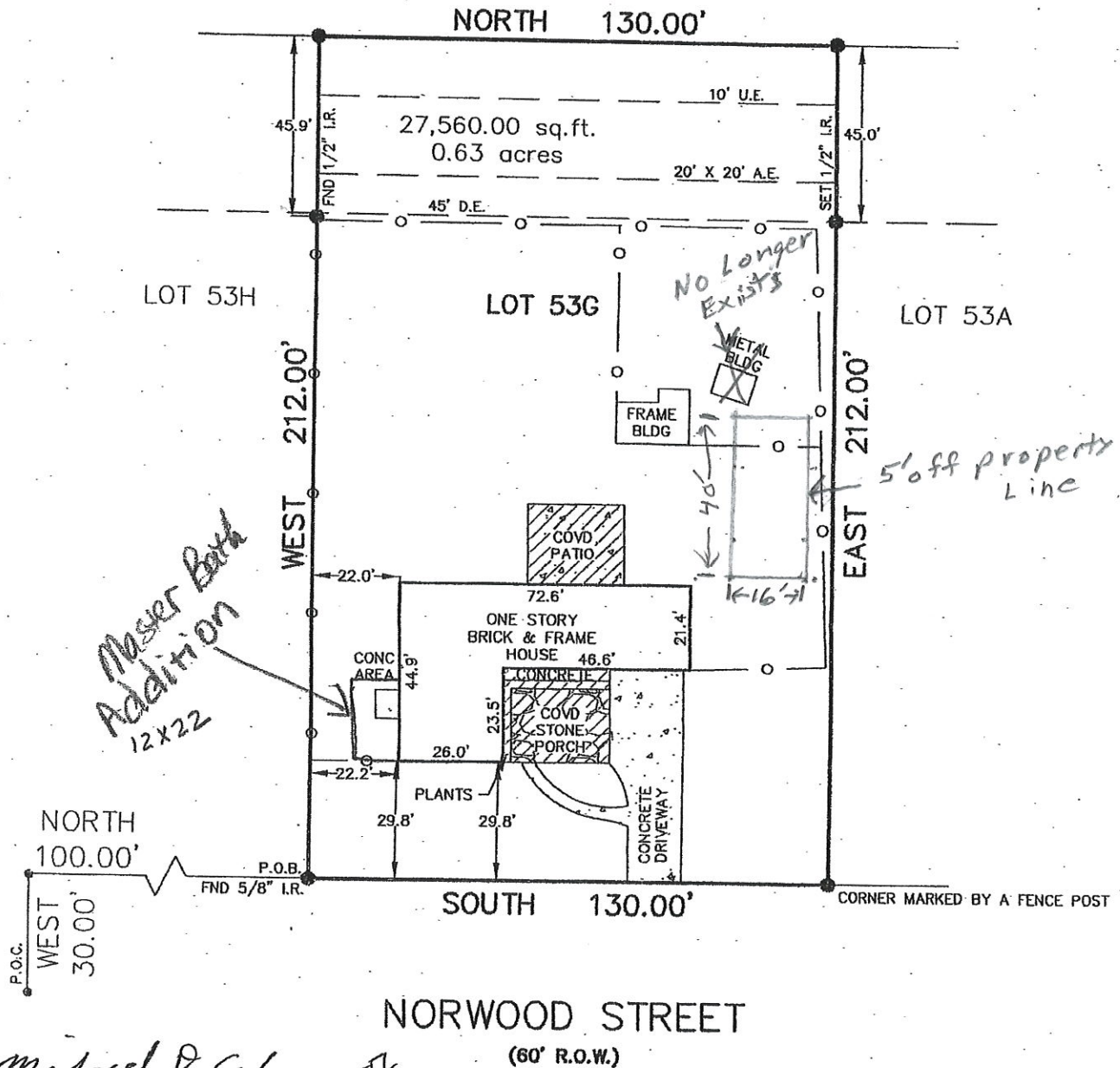
SCALE: 1" = 40'

# LEGEND

U.E.—UTILITY EASEMENT  
W.L.E.—WATER LINE EASEMENT  
B.L.—BUILDING LINE  
—//— WOOD FENCE  
—○— CHAIN LINK FENCE  
—X— BARBED WIRE FENCE  
—○— IRON FENCE

*Updated*

H.C.F.C.D.  
TAX ID NO.



NORWOOD STREET  
(60' R.O.W.)

*Michael D. Calaway*  
*Quida Calaway*

## NOTES:

1. BASIS FOR BEARINGS: ASSUMED AS PLATTED
2. DISTANCES SHOWN ARE GROUND DISTANCES
3. ALL ABSTRACTING DONE BY TITLE COMPANY
4. SURVEY BASED ON BEST OF EVIDENCE FOUND

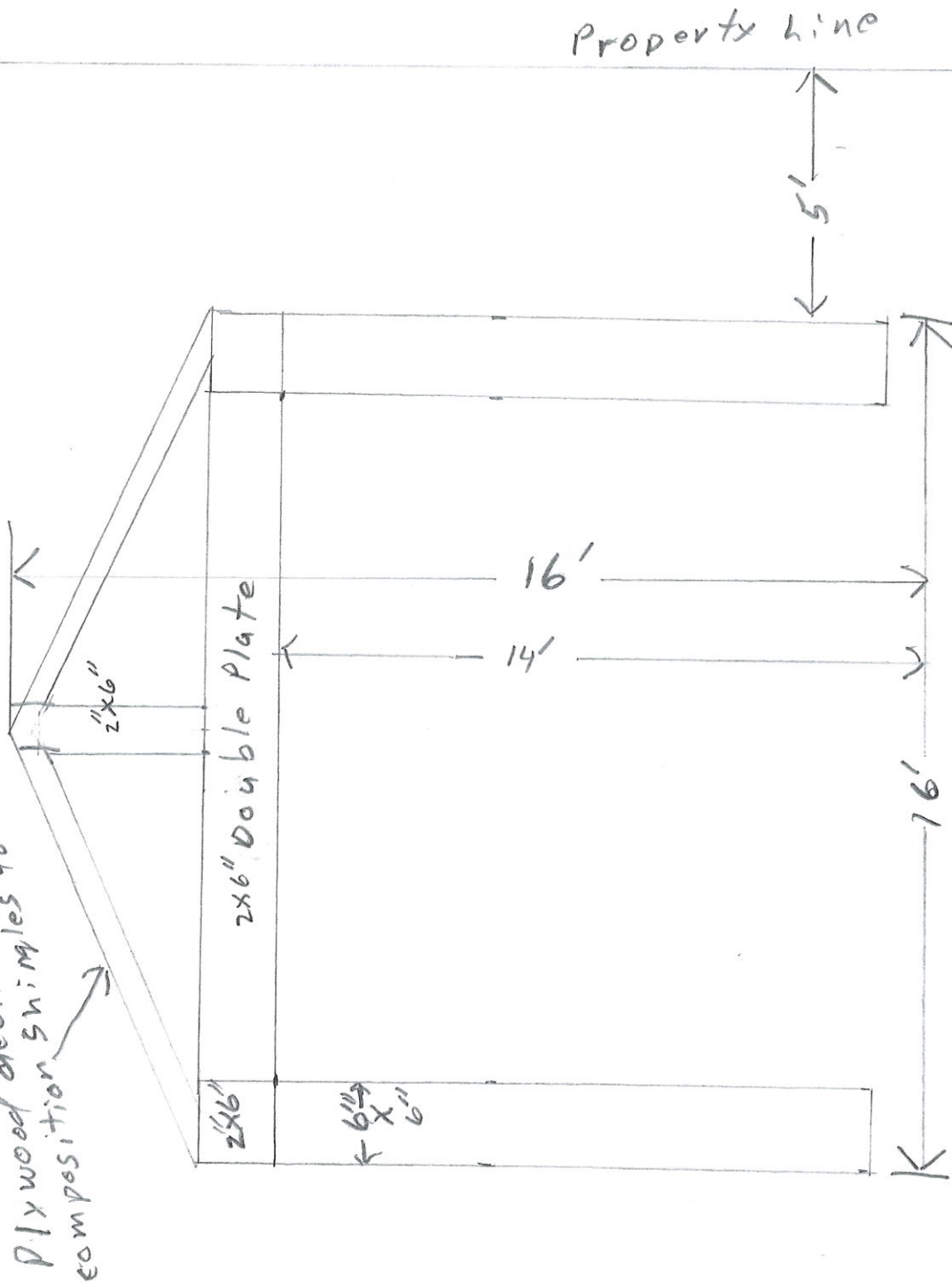


I, MICHAEL D. MORTON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PLAT HEREON CORRECTLY REPRESENTS THE RESULTS OF AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND THAT THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN.

DATED THIS THE 2 DAY OF Sept 2004

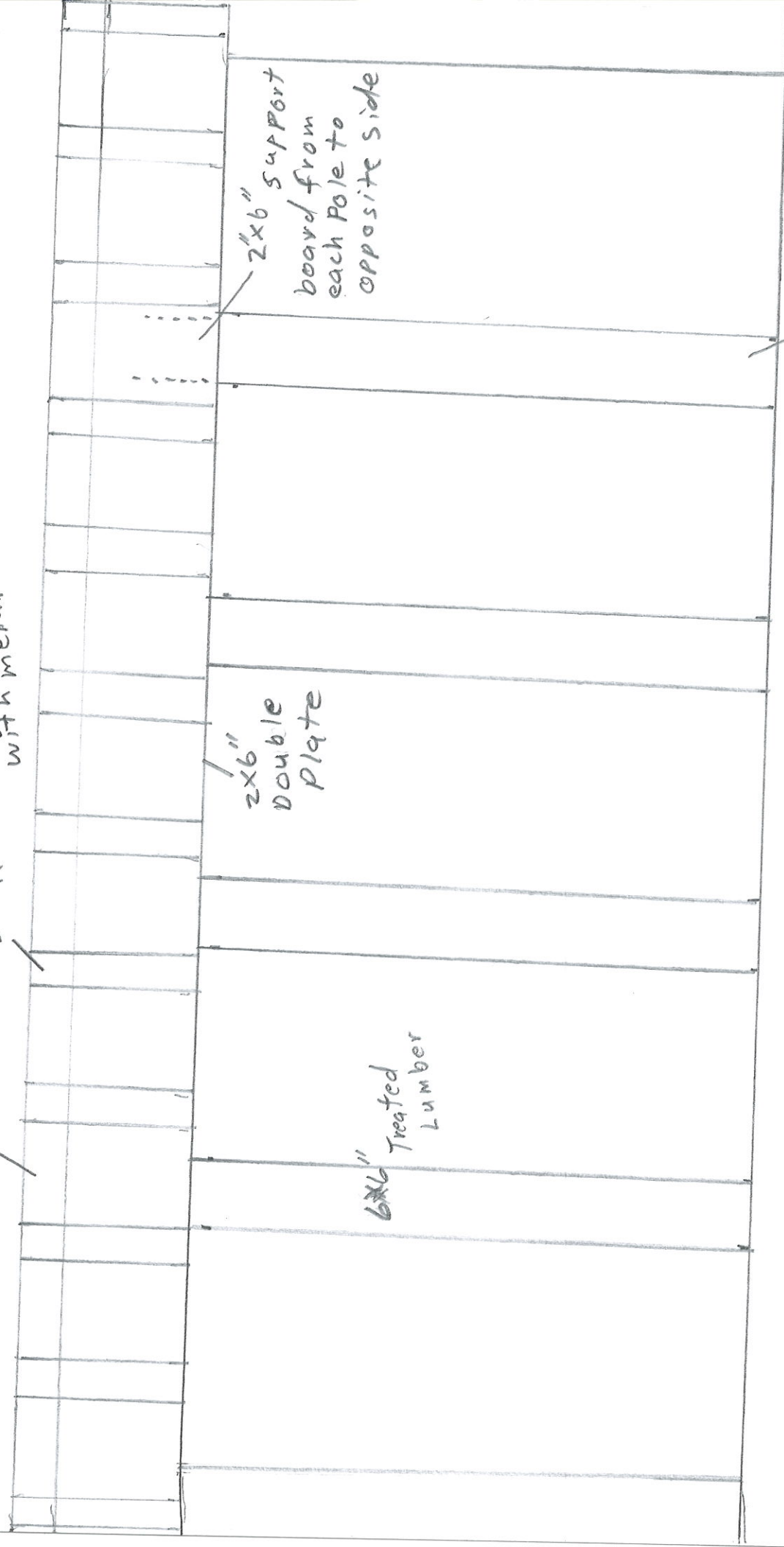
Front View

Plywood decking with match House composition shingles to match House



Trailer & roof Top AC are about 13' 4"

2x6" main beam  
side view  
2x4 Rafters every 12" with metal attach brackets at both ends



Poles 3' in ground  
set in concrete

40'









### NOTICE OF PUBLIC HEARING

Notice is hereby given that the Board of Adjustment of the City of Deer Park, Texas will hold a public hearing at City Hall, 710 East San Augustine Street, Deer Park, Texas at 7:10 p.m. on the 18th day of December, 2017 at which time and place they will hear all persons desiring to be heard on or in connection with any matter or question relating to the request of Lloyd Wolf for a variance to construct a carport that will not be attached to a garage at 1216 Norwood.

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Shannon Bennett, TRMC  
City Secretary

Dated this 20th day of November 2017





## Legislation Details (With Text)

**File #:** PH 17-066    **Version:** 1    **Name:**

**Type:** Public Hearing(s)    **Status:** Agenda Ready

**File created:** 12/11/2017    **In control:** Board of Adjustment Hearings

**On agenda:** 12/18/2017    **Final action:**

**Title:** PUBLIC HEARING 7:15 P.M. - Lloyd Wolf is requesting a one (1) foot variance to the height of a free standing carport to be constructed at 1216 Norwood Street.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** [BA H 121817 Wolf 1216 Norwood Height 1216 Norwood 12.18.17 \(715 pm\)](#)

Date	Ver.	Action By	Action	Result
12/18/2017	1	Board of Adjustment Hearings		

**PUBLIC HEARING 7:15 P.M. -** Lloyd Wolf is requesting a one (1) foot variance to the height of a free standing carport to be constructed at 1216 Norwood Street.

### Summary:

Section 4.03.2 of the Zoning Ordinance limits the height of an accessory structure in a SF1 District to Fifteen (15) feet. Therefore, a One (1) foot Variance is required to construct a Free Standing Carport Sixteen (16) feet in height.

### Fiscal/Budgetary Impact:

Hear comments for or against request

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Shannon Bennett, TRMC

City Secretary

Dated this 20th day of November 2017

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Shannon Bennett, TRMC  
City Secretary

Dated this 20th day of November 2017

# CITY OF DEER PARK

## Variance



LN- 002496 -2017

PERMIT #: LN- 002496 -2017

ISSUED DATE: November 13, 2017

PROJECT ADDRESS: 1216 NORWOOD ST

PROJECT:

EXPIRATION DATE: November 13, 2018

OWNER NAME: Lloyd Wolf

CONTRACTOR:

ADDRESS: 1216 Norwood St

ADDRESS:

CITY: Deer Park

CITY:

STATE: TX

STATE:

ZIP: 77536-3320

ZIP:

PHONE:



### PROJECT DETAILS

PROPOSED USE:

DESCRIPTION: Variance (2 Of 3)- Carport To Be 16 Feet Tall

SQ FT:

0

VALUATION:

\$ 0.00

### PERMIT FEES

TOTAL FEES: \$ 250.00

PAID: \$ 250.00

BALANCE: \$ 0.00

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SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT

11-13-17  
DATE

  
APPROVED BY

11-13-17  
DATE

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Planning and Zoning Commission

Request for Variance

Lloyd Wolf  
1216 Norwood St  
Deer Park, Texas

November 12, 2017

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There are 3 variances:

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2. To be 16 feet tall
3. To be 40 foot long

281-841-3911

This property IS NOT located in  
the 100 year flood plain & is  
in insurance rate map zone X,  
as per map 48201C/0930J  
dated 11-06-96

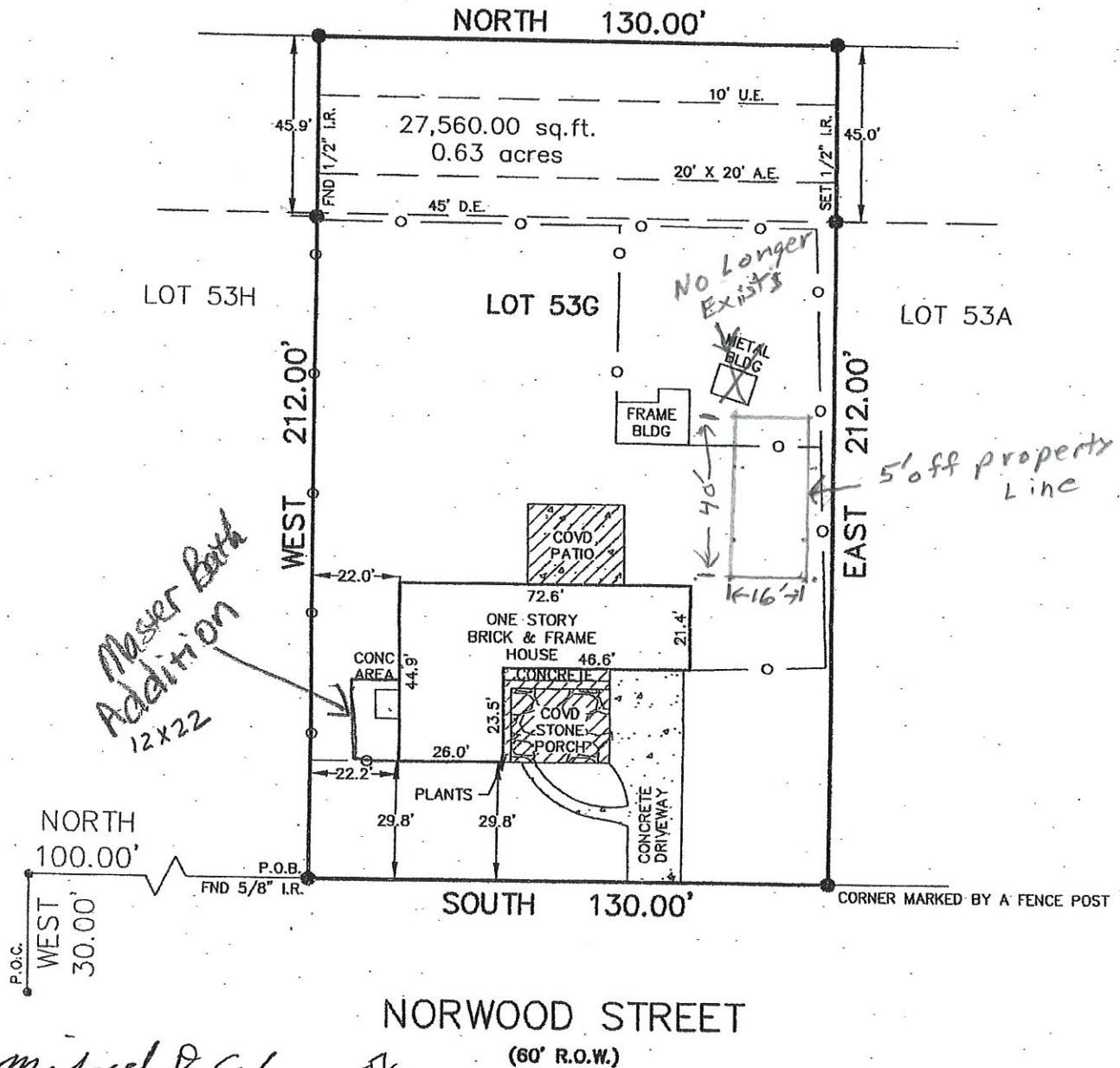
SCALE: 1" = 40'

# LEGEND

U.E.—UTILITY EASEMENT  
W.L.E.—WATER LINE EASEMENT  
B.L.—BUILDING LINE  
—//— WOOD FENCE  
—○— CHAIN LINK FENCE  
—X— BARBED WIRE FENCE  
—○— IRON FENCE

*Updated*

H.C.F.C.D.  
TAX ID NO.



*Michael D. Morton*  
*Quida K. Calaway*

## NOTES:

1. BASIS FOR BEARINGS: ASSUMED AS PLATTED
2. DISTANCES SHOWN ARE GROUND DISTANCES
3. ALL ABSTRACTING DONE BY TITLE COMPANY
4. SURVEY BASED ON BEST OF EVIDENCE FOUND



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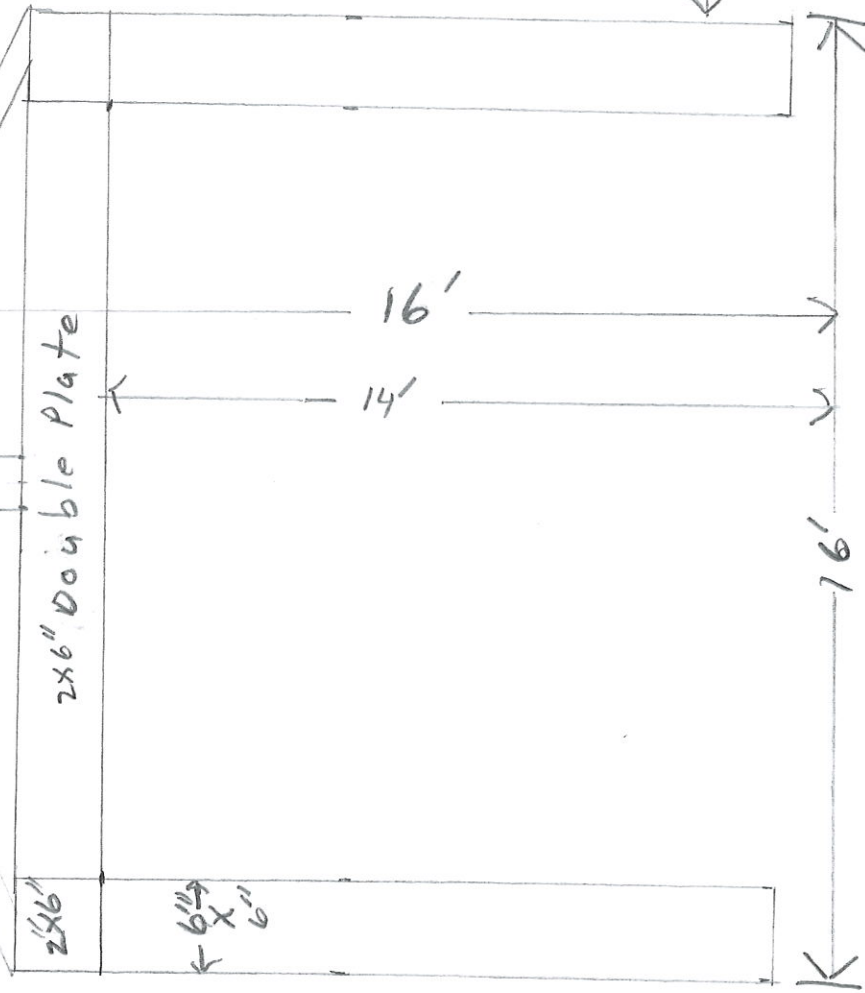
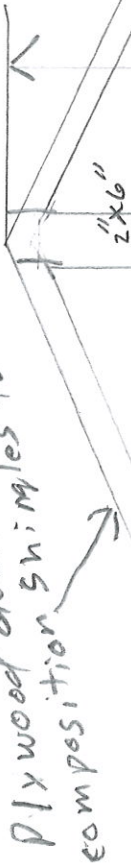
DATED THIS THE 2 DAY OF Sept 2004



Front View

Match House

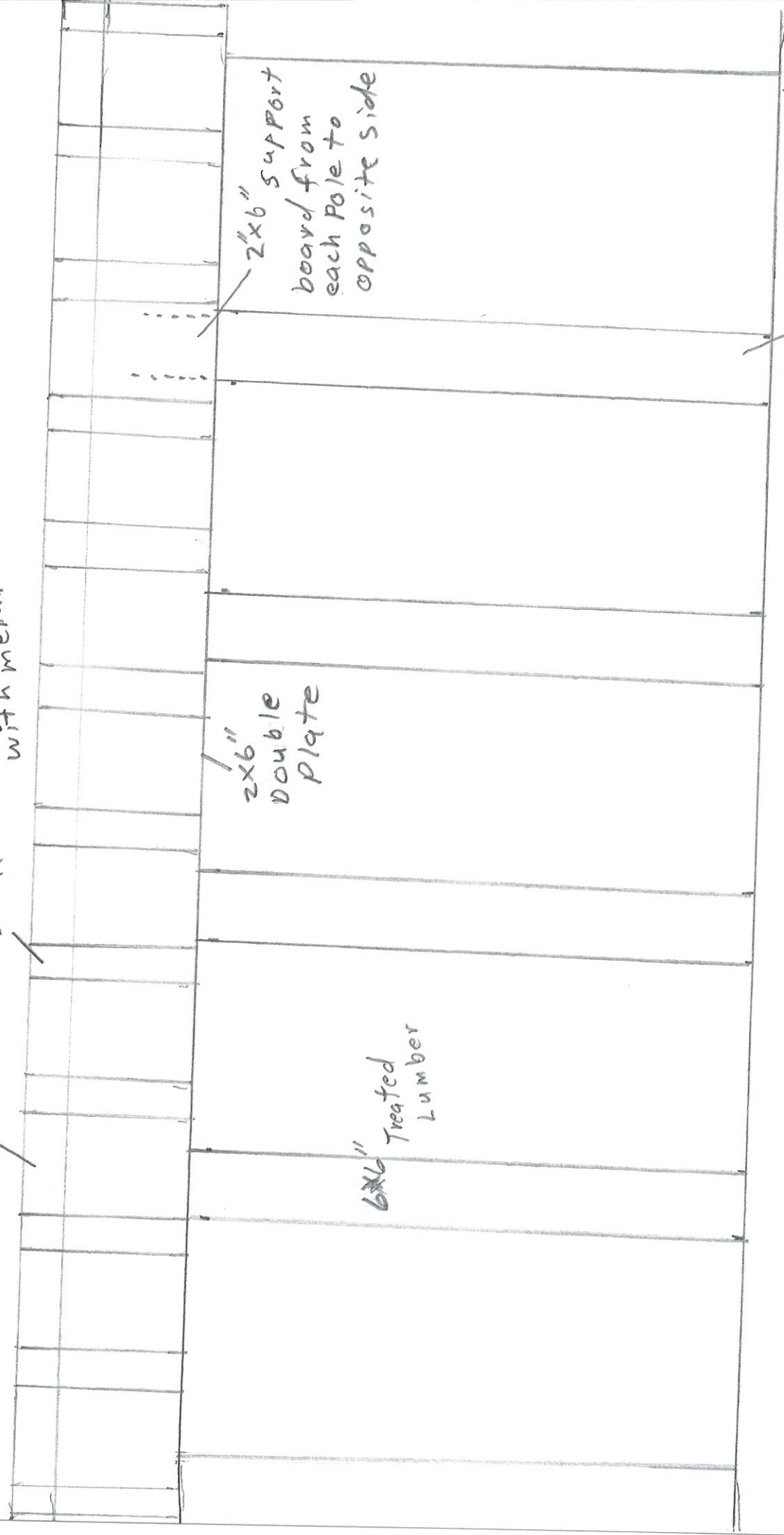
Plywood decking with composition shingles to match



Property line

Trailer & roof Top AC are about 13' 4"

2x6" main beam  
side view  
2x4 Rafters every 12" with metal attach brackets at both ends



Poles 3' in ground  
set in concrete

40'











## Legislation Details (With Text)

**File #:** PH 17-067    **Version:** 1    **Name:**

**Type:** Public Hearing(s)    **Status:** Agenda Ready

**File created:** 12/11/2017    **In control:** Board of Adjustment Hearings

**On agenda:** 12/18/2017    **Final action:**

**Title:** PUBLIC HEARING 7:20 P.M. - Lloyd Wolf is requesting a twenty (20) foot variance to the length of a free standing carport to be constructed at 1216 Norwood Street.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** [1216 Norwood 12.18.17 \(720 pm\)](#)  
[BA\\_H\\_121817\\_Wolf\\_1216 Norwood length](#)

Date	Ver.	Action By	Action	Result
12/18/2017	1	Board of Adjustment Hearings		

**PUBLIC HEARING 7:20 P.M. -** Lloyd Wolf is requesting a twenty (20) foot variance to the length of a free standing carport to be constructed at 1216 Norwood Street.

### Summary:

Section 16.02.3 (2) a. of the Zoning Ordinance limits the length of a carport to Twenty (20) feet. Therefore, a Twenty (20) foot Variance is required to construct a Free Standing Carport forty (40) feet in length.

### Fiscal/Budgetary Impact:

Hear comments for or against request

# CITY OF DEER PARK

## Variance



LN-002497-2017

PERMIT #: LN-002497-2017  
ISSUED DATE: November 13, 2017

PROJECT:  
EXPIRATION DATE: November 13, 2018

PROJECT ADDRESS: 1216 NORWOOD ST

OWNER NAME: Lloyd Wolf  
ADDRESS: 1216 Norwood St  
CITY: Deer Park  
STATE: TX  
ZIP: 77536-3320

CONTRACTOR:  
ADDRESS:  
CITY:  
STATE:  
ZIP:  
PHONE:



### PROJECT DETAILS

PROPOSED USE: SQ FT: 0  
DESCRIPTION: Variance (3 Of 3) For Carport To Be VALUATION: \$ 0.00  
40 Feet Long

### PERMIT FEES

TOTAL FEES: \$ 250.00 PAID: \$ 250.00 BALANCE: \$ 0.00

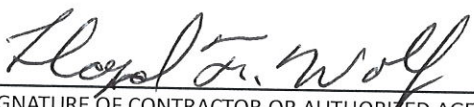
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11-13-17  
DATE

  
APPROVED BY

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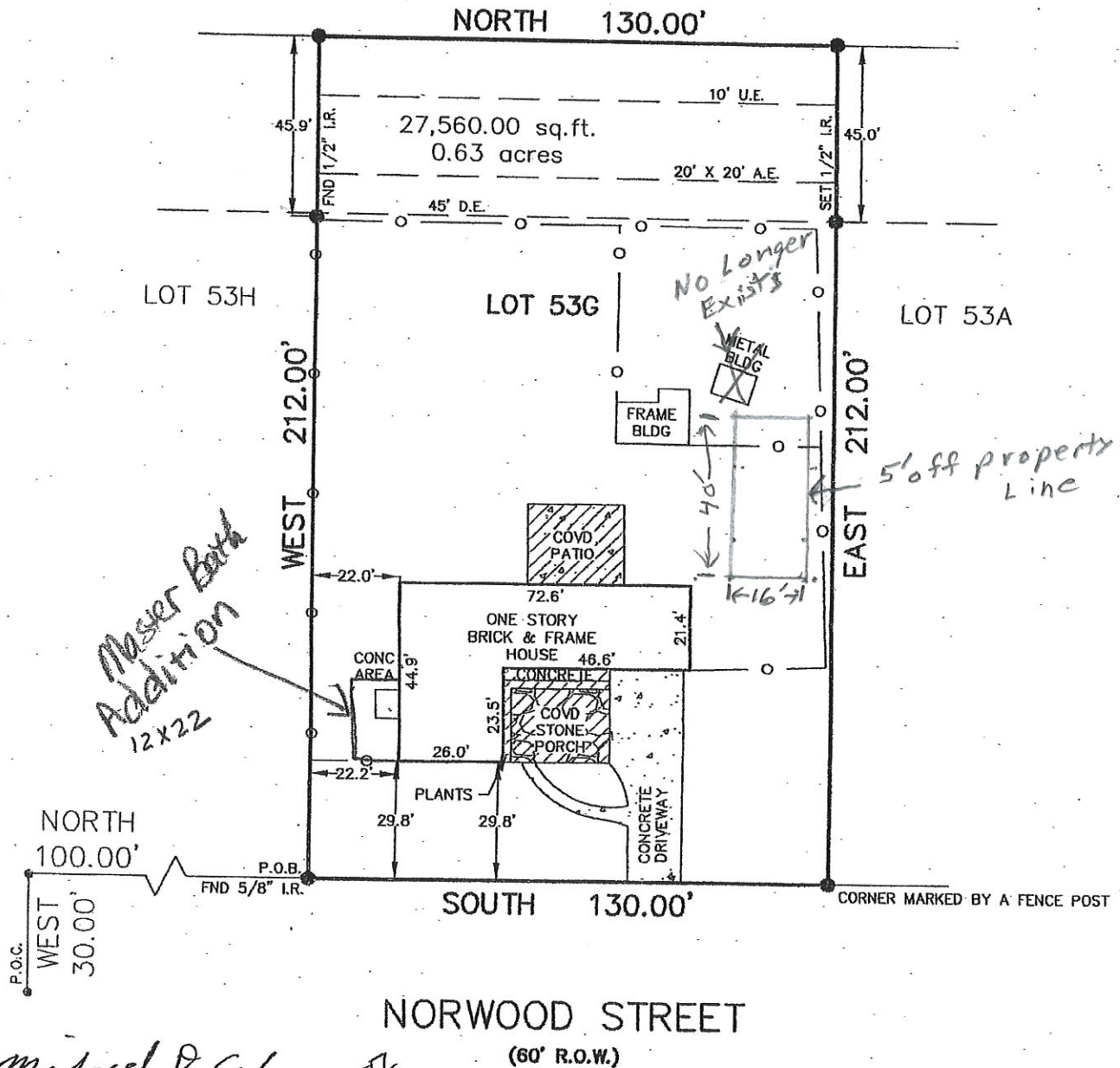
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B.L.—BUILDING LINE  
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—○— CHAIN LINK FENCE  
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*Updated*

H.C.F.C.D.  
TAX ID NO.



*Michael D. Calaway*  
*Quida Calaway*

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DATED THIS THE 2 DAY OF Sept 2004

Front View

House

plywood decking with

composition shingles to match

→

2"x6"

2"x6" Double Plate

2"x6"

← 6"x6" X 6"

16'

14'

16'

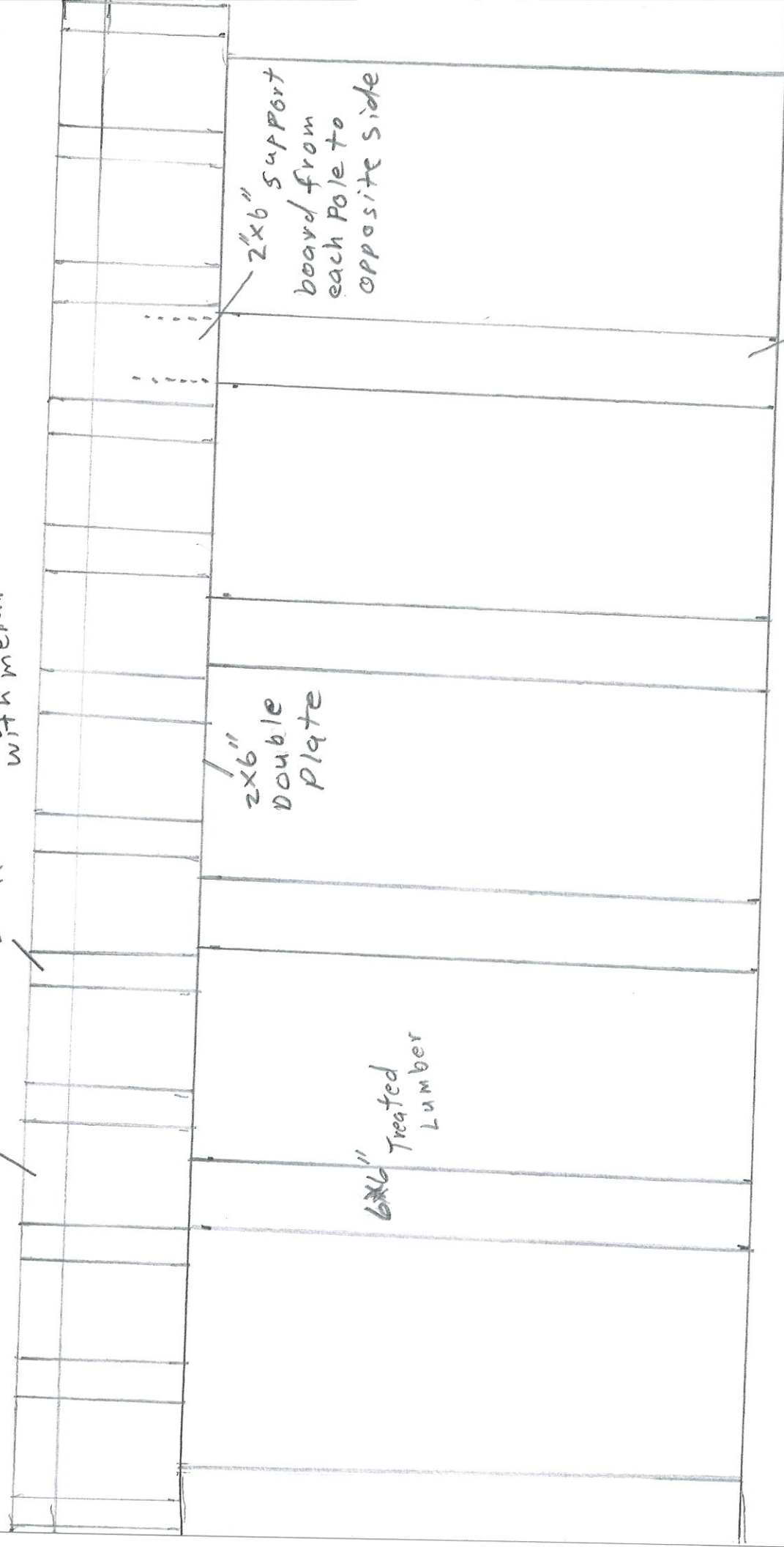
Property line

5'

Trailer & roof Top AC are about 13' 4"



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City Secretary

Dated this 20th day of November 2017