

November 11, 2021

City of Deer Park  
Planning and Zoning Commission  
Re: Variance Request

To: Planning and Zoning Commission

We are requesting a variance of nine feet for the height of a detached garage that is going to be constructed at 1709 Meadow Lark Street, Deer Park, TX 77536. The new detached building will go where the existing detached garage is but will extend from the front and the back. The walls on the existing detached garage will be replaced to match the entire building.

Please find attached the current survey and architectural plans for the structure.

Thank you for your consideration.

Scott and Tracy Lemoine  
1709 Meadow Lark Street  
Deer Park, TX 77536  
832-978-5714

# LEGEND \* ITEMS THAT MAY APPEAR IN \* DRAWING BELOW

A.E. = ADJACENT EASEMENT  
B.L. = BUILDING LINE  
B.R. = BEARS  
C.F.# = CLERK'S FILE NUMBER  
D.E. = DRAINAGE EASEMENT  
E.E. = ELECTRIC EASEMENT  
F.I.P. = FOUND IRON PIPE  
F.I.R. = FOUND IRON ROD  
F.N.D. = FOUND

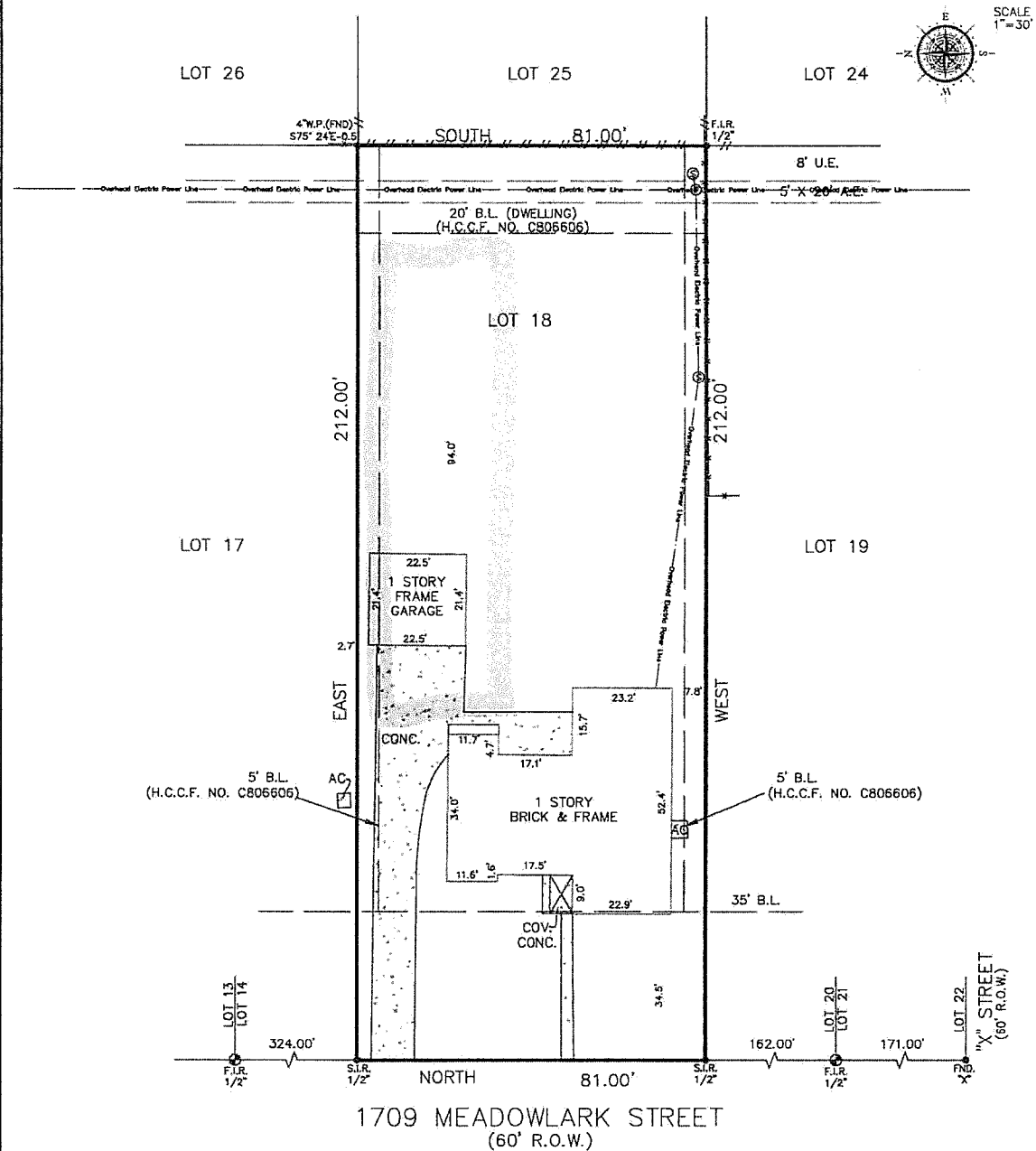
M.P. = METAL POST  
M.U.E. = MUNICIPAL UTILITY EASEMENT  
P.A.E. = PERMANENT ACCESS EASEMENT  
P.C. = POINT OF CURVATURE  
P.C.C. = POINT OF COMPOUND CURVATURE  
P.E. = POOL EQUIPMENT  
P.O.B. = POINT OF BEGINNING  
P.P. = POWER POLE

P.R.C. = POINT OF REVERSE CURVATURE  
P.T. = POINT OF TANGENCY  
P.U.E. = PUBLIC UTILITY EASEMENT  
S.I.R. = SET IRON ROD  
S.S.E. = SANITARY SEWER EASEMENT  
S.T.A.S.E. = STORM SEWER EASEMENT  
U.T.S. = UTILITY SET  
U.E. = UTILITY EASEMENT  
W.L.E. = WATER LINE EASEMENT  
W.P. = WOODEN POST  
W.S.E. = WATER & SEWER EASEMENT  
S.F.N.F. = SEARCHED FOR, NOT FOUND

--- NOT TO SCALE  
⊙ = GUY ANCHOR  
⊕ = POWER POLE  
⊖ = SERVICE DROP

⊙ = CONTROL MONUMENT  
⊙ = PROPERTY CORNER  
--- = PROPERTY LINE  
--- = EASEMENT LINE  
--- = BUILDING SETBACK LINE  
--- = BUILDING WALL

--- = WOODEN FENCE  
--- = CHAIN LINK FENCE  
--- = METAL FENCE  
--- = WIRE FENCE  
--- = VINYL FENCE  
--- = OVERHEAD ELECTRIC POWER LINE



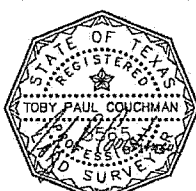
Reviewed and Accepted by: \_\_\_\_\_ Date \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ Date \_\_\_\_\_

NOTES:  
- BEARING BASIS: PLAT  
- SUBJECT TO ANY AND ALL RECORDED AND UNRECORDED EASEMENTS  
- SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED PROPERTY  
- UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED BY THIS SURVEY  
- THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS  
- SUBJECT TO RESTRICTIVE COVENANTS AS PER TITLE COMMITMENT  
- SUBJECT TO ZONING AND BUILDING ORDINANCES ENFORCED BY LOCAL MUNICIPALITIES  
- RESIDENCE OVER FRONT B.L.  
- OUTBUILDING OVER SIDE B.L.

LEGAL DESCRIPTION  
LOT EIGHTEEN (18), OF BRIARWICK, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 156, PAGE 117 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

SCOTT LEMOINE  
TRACY LEMOINE

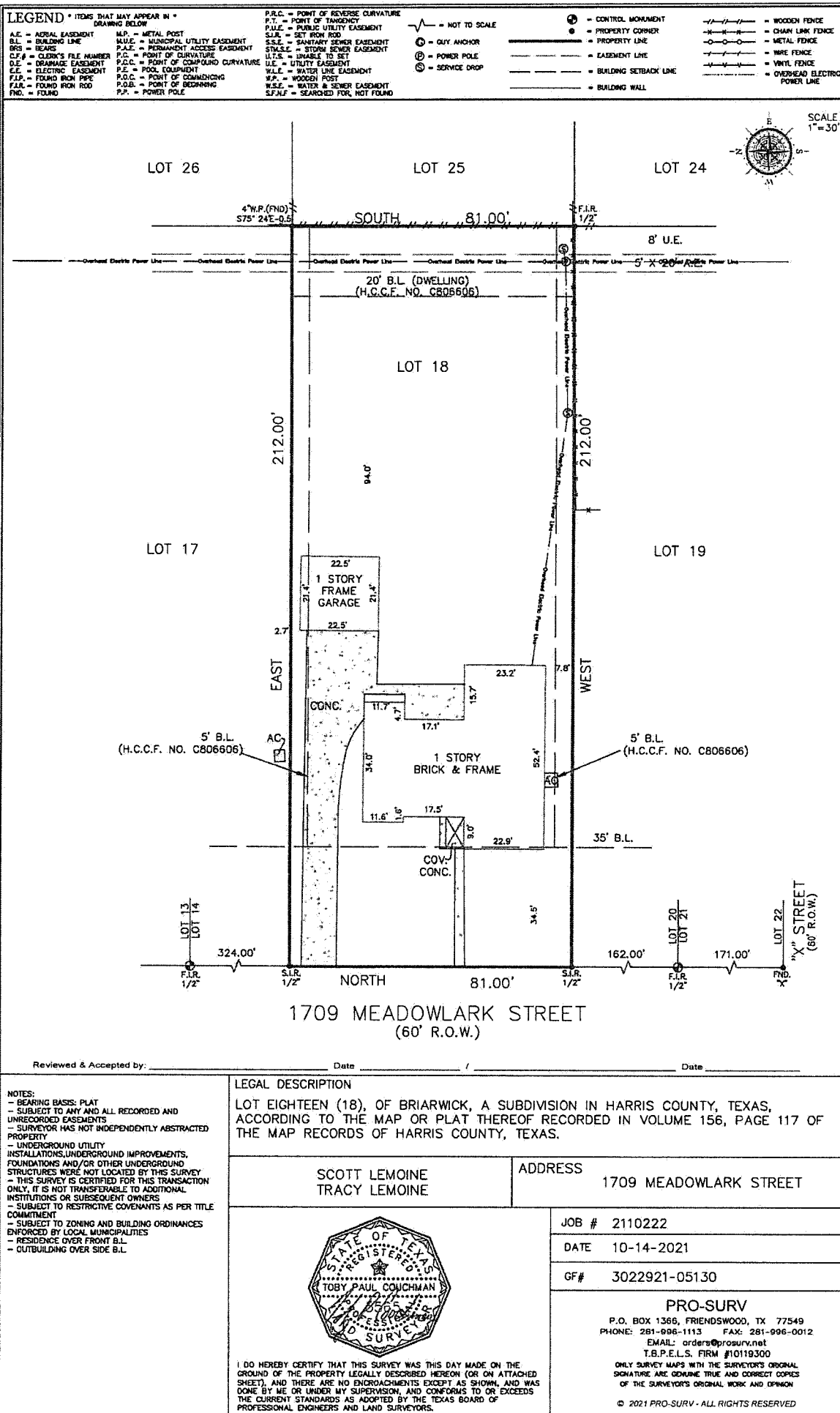
ADDRESS  
1709 MEADOWLARK STREET

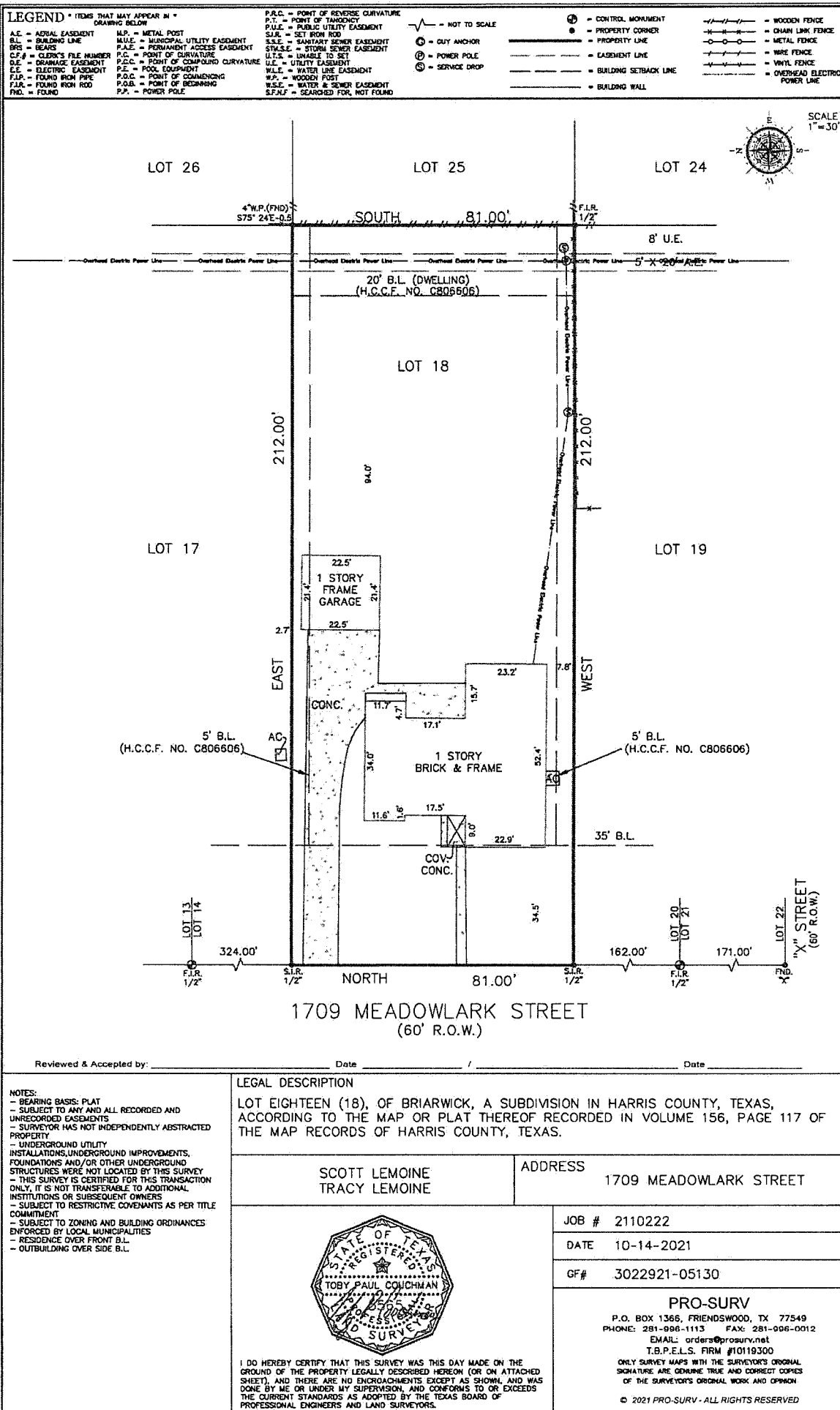


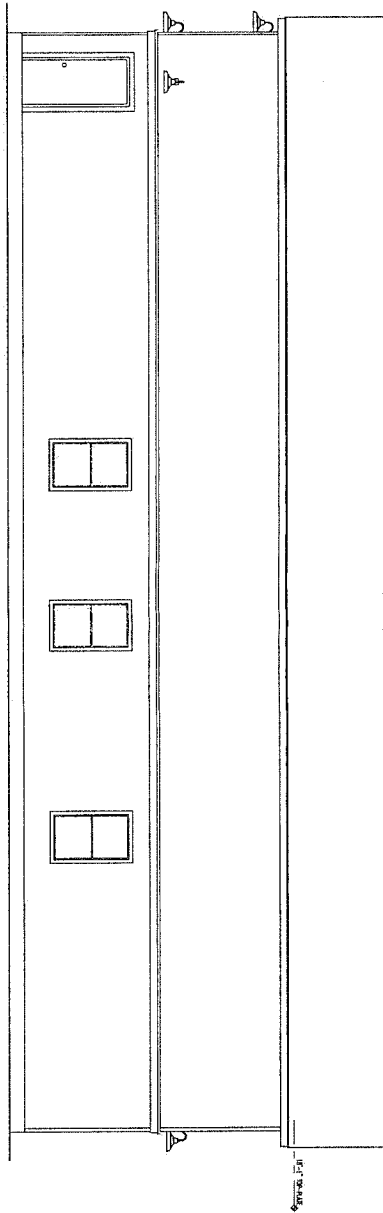
I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON (OR ON ATTACHED SHEET), AND THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN, AND WAS DONE BY ME OR UNDER MY SUPERVISION, AND CONFORMS TO OR EXCEEDS THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

JOB # 2110222  
DATE 10-14-2021  
GF# 3022921-05130

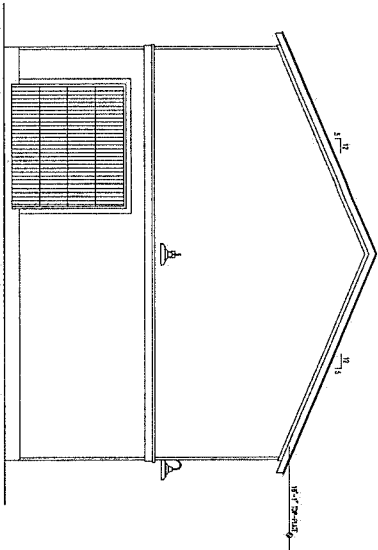
PRO-SURV  
P.O. BOX 1368, FRIENDSWOOD, TX 77549  
PHONE: 281-996-1113 FAX: 281-996-0012  
EMAIL: orders@prosurv.net  
T.B.P.E.L.S. FIRM #10119300  
ONLY SURVEY MAPS WITH THE SURVEYOR'S ORIGINAL SIGNATURE ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION  
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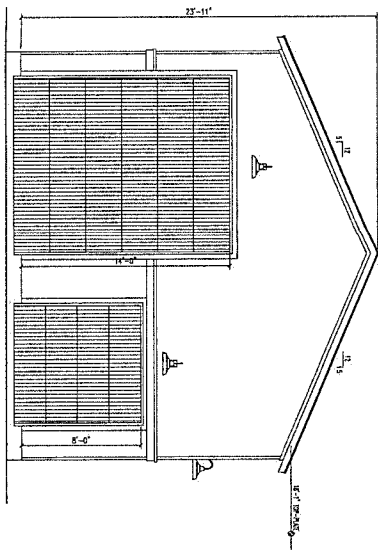




3 RIGHT ELEVATION  
1/8" = 1'-0"



2 REAR ELEVATION  
1/8" = 1'-0"



1 FRONT ELEVATION  
1/8" = 1'-0"

ISSUE LOG	
NO	DESCRIPTION FOR

Ezequiel Sosa  
Owner/Designer  
Direct: (832) 282-1038  
Email: zqdesigns@gmail.com  
1506 Winding Way Drive  
Bldg 101 Suite 303  
Friendswood Texas 77546  
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*Zq Designs*

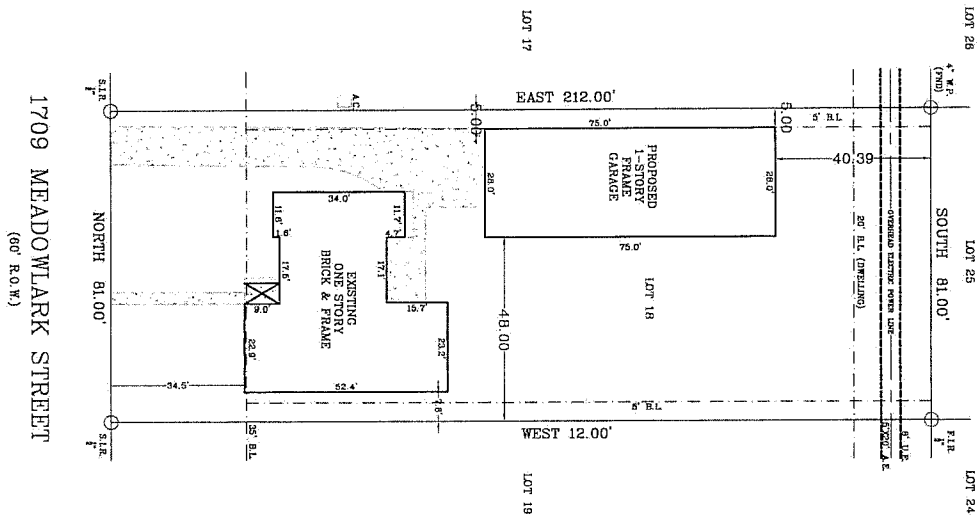
RESIDENTIAL CONSTRUCTION  
DESIGN • BUILD • REMODEL

PROJECT NAME & ADDRESS:

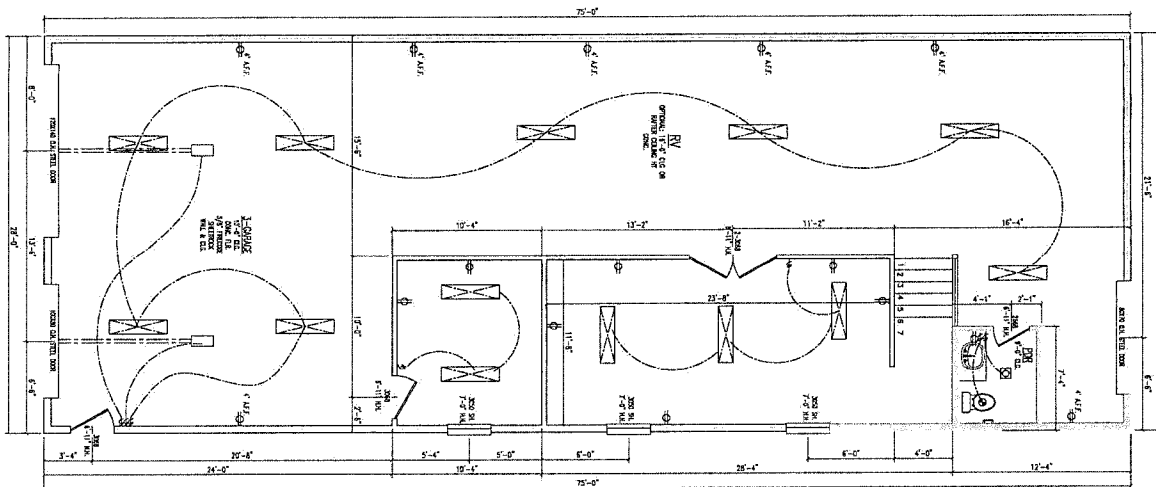
RV GARAGE  
1709 NEEDHAM PARK ST  
DEER PARK, TX 77536

DESIGNED BY: ZQSOA  
DATE: 10/28/2021  
SCALE: 1/8" = 1'-0"

A-2



1  
SITE PLAN  
1" = 30'-0"



2 FIRST FLOOR PLAN  
1/8" = 1'-0"

ISSUE LOG		
NO	DATE	DESCRIPTION FOR

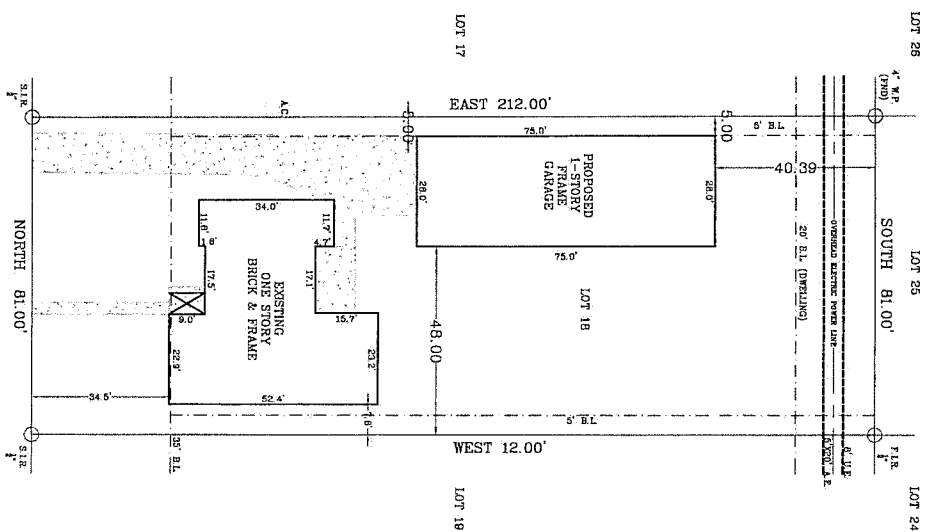
**Ezequiel Sosa**  
Owner/Designer  
Direct: (832) 282-1038  
Email: [zqdesigns@gmail.com](mailto:zqdesigns@gmail.com)  
1506 Winding Way Drive  
Blkg 104 Suite 303  
Friendswood Texas 77516  
[www.zqdesigns.net](http://www.zqdesigns.net)

PROJECT NAME & ADDRESS:  
RV-GARAGE  
1709 MEADOWLARK ST  
DEER PARK, TX 77536

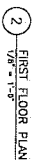
*Zq Designs*  
RESIDENTIAL CONSTRUCTION  
DESIGN ■ BUILD ■ REMODEL

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SCALE 1/8" = 1'-0"	DATE 10/28/2021	DRAWN BY ZQSOSA	SHEET A-1
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1709 MEADOWLARK STREET  
(60' R.O.W.)



ISSUE LOG		
NO	DATE	DESCRIPTION FOR

**Ezequiel Sosa**  
Owner/Designer  
Direct: (832) 282-1038  
Email: [zqdesigns@gmail.com](mailto:zqdesigns@gmail.com)  
1506 Winding Way Drive  
Bldg 104 Suite 303  
Friendswood Texas 77546  
[www.zqdesigns.net](http://www.zqdesigns.net)

*Zq Designs*  
RESIDENTIAL CONSTRUCTION  
DESIGN ■ BUILD ■ REMODEL

PROJECT NAME & ADDRESS:  
RV-GARAGE  
1709 MEADOWLARK ST  
DEER PARK, TX 77536

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DRAWN BY <b>ZQSOSA</b>	SHEET:  <b>A-1</b>
DATE <b>10/29/2021</b>	
SCALE <b>1/8" = 1'-0"</b>	

# CITY OF DEER PARK

## Variance



LN-002238-2021

PERMIT #: LN-002238-2021

PROJECT:

ISSUED DATE: November 11, 2021

EXPIRATION DATE: November 11, 2022

PROJECT ADDRESS: 1709 MEADOW LARK ST

OWNER NAME: Justin Miller

CONTRACTOR:

ADDRESS: 1709 Meadow Lark St

ADDRESS:

CITY: Deer Park

CITY:

STATE: TX

STATE:

ZIP: 77536

ZIP:

PHONE:

### PROJECT DETAILS

PROPOSED USE:

SQ FT:

0

DESCRIPTION: 9 Foot Variance To The Height Of A  
Detached Garage

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

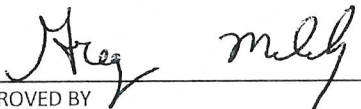
THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 1 YEAR AT ANY TIME AFTER WORK IS STARTED. ALL PERMITS ARE SUBJECT TO THE FOLLOWING:

- 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 LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

  
SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT

 11-11-21  
DATE

  
APPROVED BY

11-11-21  
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