

CITY OF DEER PARK

Variance



PERMIT #: LN-000175-2017

PERMIT #: LN-000175-2017

ISSUED DATE: February 01, 2017

PROJECT:

EXPIRATION DATE: February 01, 2018

PROJECT ADDRESS: 4217 JUNIPER LN

OWNER NAME: Adrian & Sonia Garcia

SIGN OWNER:

ADDRESS: 4217 Juniper Ln

ADDRESS: 4217

CITY: Deer Park

CITY:

STATE: TX

STATE:

ZIP: 77536

ZIP:

PHONE:

PROJECT DETAILS

PROPOSED USE:

SQ FT: 0

DESCRIPTION: 5' Variance On Rear Building Line

VALUATION: \$ 0.00

PERMIT FEES

TOTAL FEES: \$ 150.00

PAID: \$ 150.00

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



RESIDENTIAL BUILDING PERMIT

710 E. San Augustine, Deer Park, TX 77536

Phone: 281-478-7270 Fax: 281-478-0394

PROJECT ADDRESS:	4217 Juniper Ln.	Deer Park, TX 77536
	Lot # 44 Block # 1 Subdivision Name: Cottonwood Estates	

OWNER / BUILDER INFO	Name: Adrian Garcia			
	Address: 4217 Juniper Lane		City: Deer Park	State: Texas Zip: 77536
	Phone: 281-450-9065		Fax: Email: adgarcia@flowserve.com	

CONTRACTOR INFO	Name: Not yet known - still working quotes				
	Address:		City:	State:	Zip:
	Phone:		Fax:		Email:

PERMIT TYPE		
☐ New Residence	☐ Storage Building	☐ Garage
☐ New Addition (Add-on)	☐ Demolition	☐ Swimming Pool
☐ Remodel Residence	☐ Carport	☒ Patio
☐ Foundation Repair	☐ Fence	☐ Other _____

DESCRIPTION OF IMPROVEMENTS: Add a covered patio

COST OF IMPROVEMENTS \$ 8000.00 (Total Dollar Value of Labor and Materials)

OCCUPANCY TYPE: Patio SQUARE FOOTAGE _____ NUMBER OF STORIES _____ HEIGHT _____

IS THE PROJECT IN THE 100 YEAR FLOODPLAIN? ☐ YES ☒ NO (IF YES COMPLETE A FLOODPLAIN DEVELOPMENT PERMIT)

WILL MORE THAN 1-ACRE OF LAND BE DISTURBED? ☐ YES ☒ NO (IF YES COMPLETE A STORMWATER PERMIT)

ADDRESS NUMBER MUST BE POSTED DURING CONSTRUCTION AND PERMANENTLY AT TIME OF FINAL INSPECTION

THIS CERTIFIES THAT ON THIS DATE APPLICATION WAS MADE FOR PERMIT WITH THE CITY OF DEER PARK AND BY THIS SIGNATURE; THE APPLICANT AGREES TO COMPLY WITH ALL APPLICABLE CODES AND CITY ORDINANCES.

APPLICANT'S PRINTED NAME: Adrian Garcia

APPLICANT'S SIGNATURE: _____ DATE: 2-1-17

SEE REVERSE SIDE FOR FEES

February 1, 2017

To: Planning and Zoning Commission

Adrian Garcia

4217 Juniper Lane Deer Park, Tx 77536

Cell 281-450-9065 alt.# 713-202-7231

I would like to build a patio cover that would extend 12 feet from the back of my home but would encroach 5 feet within the building easement. I am asking for a 5 foot variance onto the building easement located behind my home within my property.

I have attached a copy of the survey for the property mentioned as well as a drawing of the patio.

Best Regards,

A handwritten signature in black ink that reads "Adrian Garcia". The signature is written in a cursive style with a large, stylized initial 'A'.

Driveway

Diagram of a rectangular garden with a path. The garden is 26ft wide and 12ft high. A path 12ft wide runs along the top and left sides. The area to be planted is the remaining 12ft by 12ft square.

27' Back of home to
↑ Back of property

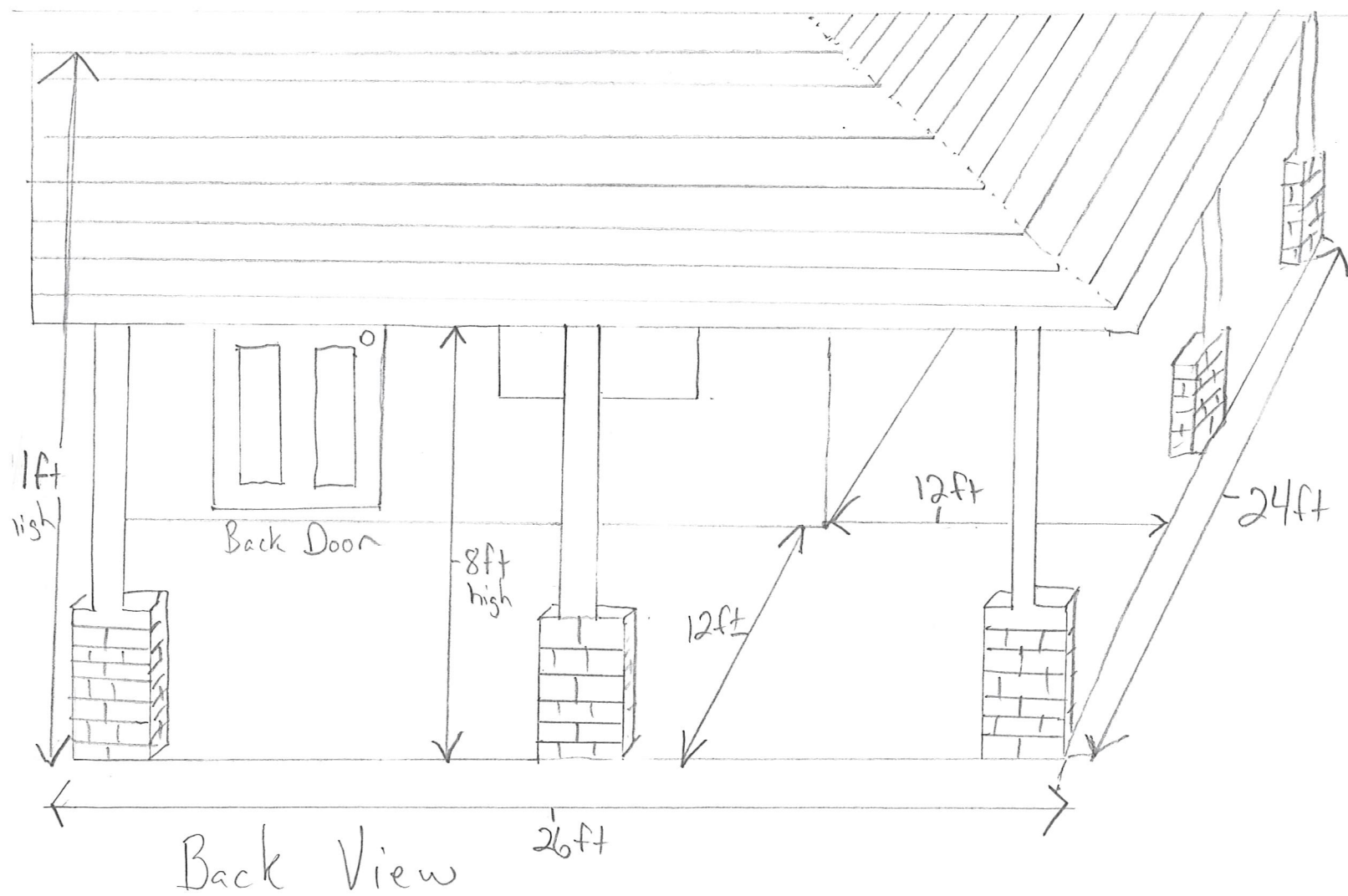
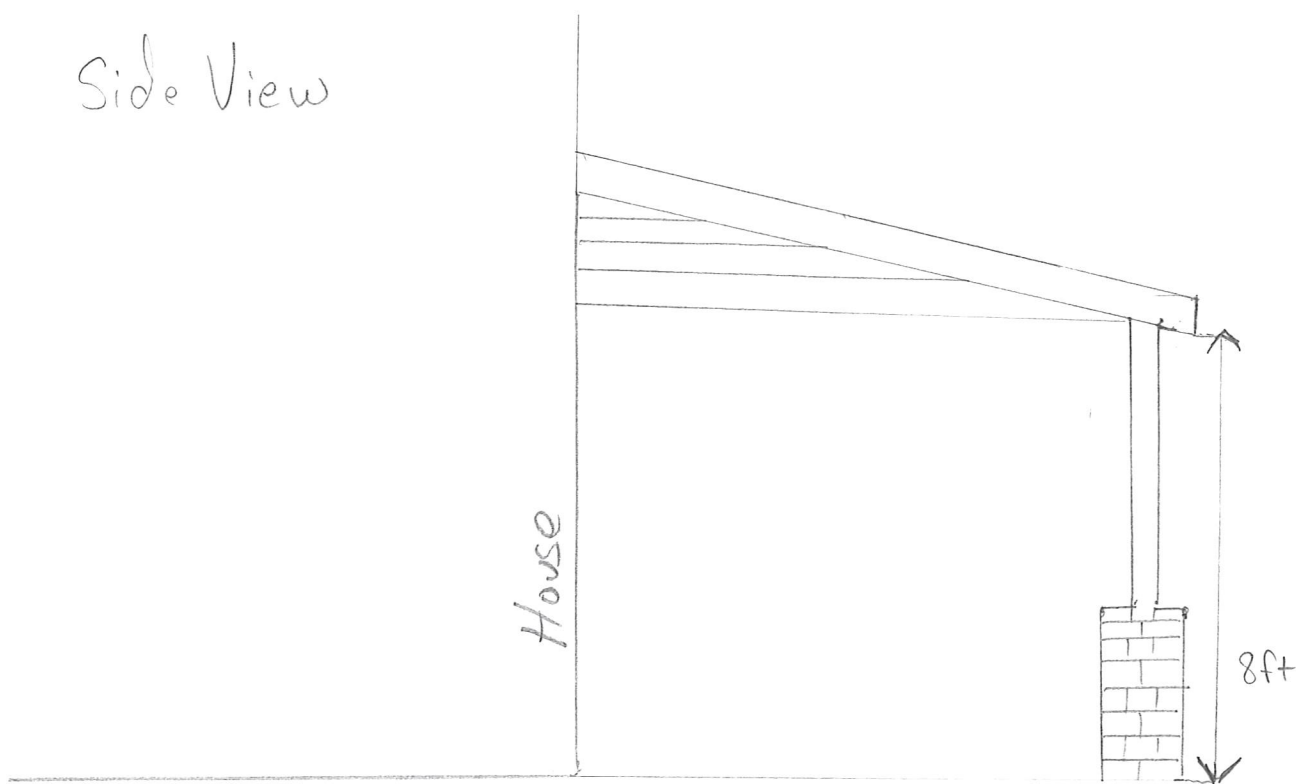
-20 ft building easement

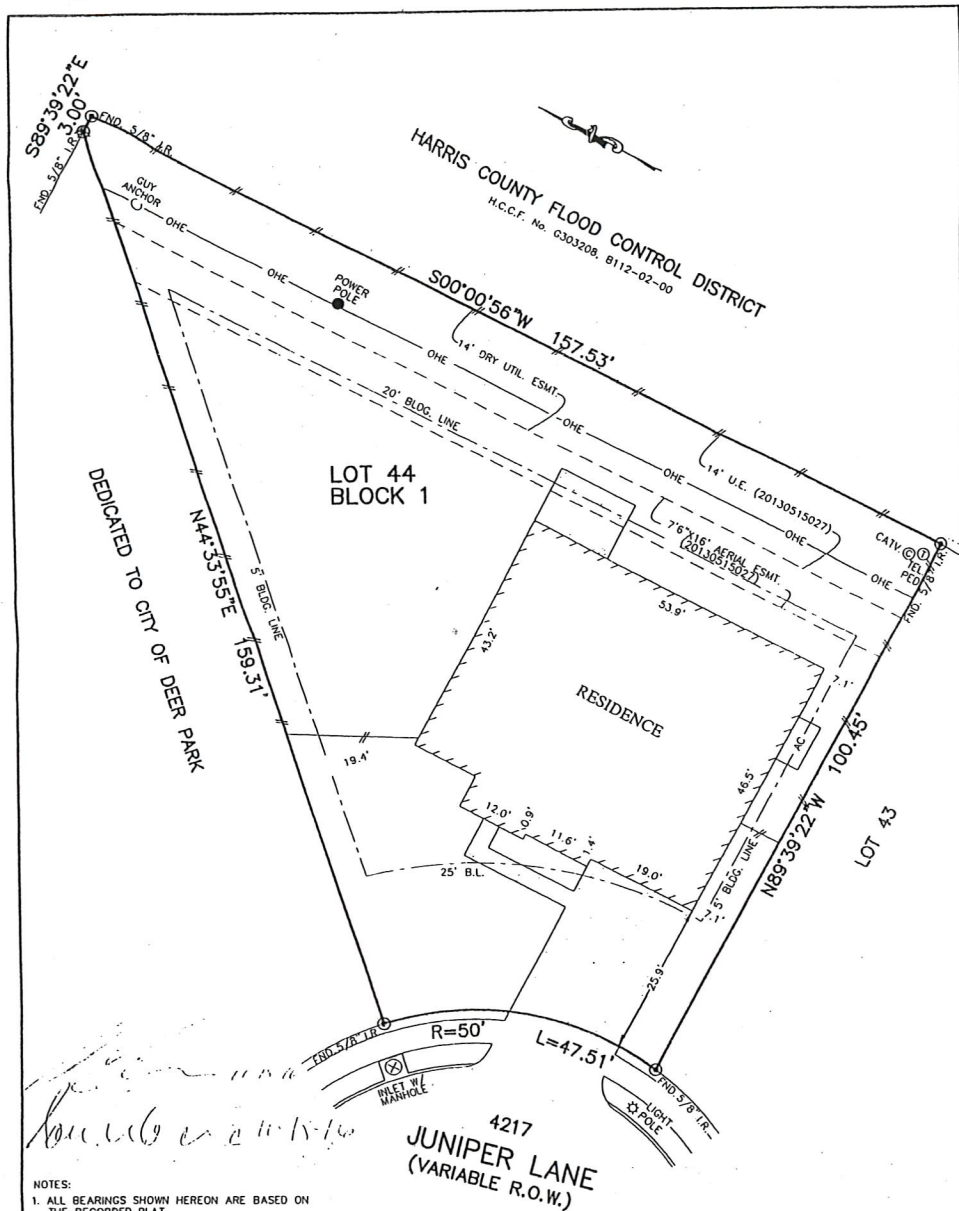
— 16.5 Ft

14 Ft Utility Easement

- * 6x6 posts set in concrete
- * 2x12 side beams
- * 2x8 rafters
- * All chips and straps as required per code
- * 7/16 OSB Roof Decking, shingles matching home
- * 3/4 x 6 Hardie
- * 1' soffit + ~~for~~ water drains / gutters
- * Highlighted area is covered patio area

Side View





- NOTES:
1. ALL BEARINGS SHOWN HEREON ARE BASED ON THE RECORDED PLAT.
 2. SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS LISTED IN ITEM NO. 1, SCHEDULE "B" OF TITLE COMMITMENT ISSUED BY ALAMO TITLE INSURANCE CO. UNDER G.F. NO. PTH1605863
 3. ELECTRIC SERVICE AGREEMENT C.F. NO. 20150577321

PLAT OF SURVEY
SCALE: 1" = 20'

FLOOD MAP:
THIS PROPERTY LIES IN ZONE "X"
AS DEPICTED ON COMMUNITY PANEL
NO. 48201 C 0940 L, EFFECTIVE DATE: 6-18-07
THIS INFORMATION IS BASED ON GRAPHIC PLOTTING.
WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION

© 2016, ALLPOINTS SERVICES, CORP., All Rights Reserved. This original work is protected under copyright laws, Title 17 U.S. Code Sections 101 & 102. All violators will be prosecuted to the extent of the law. This survey is being provided solely for the use of the recipients and no license has been created, express or implied, to copy the survey except as is necessary in connection with the original transaction.

FOR: ADRIAN GARCIA
SONIA AURORA GARCIA
ADDRESS: 4217 JUNIPER LANE
ALLPOINTS JOB #: KH108748MG
G.F. NO. PTH1605863

LOT 44, BLOCK 1,
FINAL PLAT COTTONWOOD ESTATES, SECTION 2,
FILM CODE No. 675859, MAP RECORDS,
HARRIS COUNTY, TEXAS

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE
RESULTS OF A SURVEY MADE ON THE GROUND, ON THE 2ND
DAY OF NOVEMBER, 2016.

Steven P. Brister

