



February 23, 2017

Planning and Zoning Commission,  
City of Deer Park  
710 E. San Augustine  
Deer Park, TX 77536

RE: Side Building Line Variance Request

Members,

We would like to request a 2' variance from the 10' side building line set-back restriction for a new building to be constructed on our current property. I have enclosed a site plan showing the proposed new building along with the proposed 8' set-back from the side property line. We are requesting this variance to allow a warehouse storage building to be built so that we may most efficiently utilize our outsize storage space.

We will be tearing down an older building on this exact location. The older building was built 3' from the side property line. A variance of 7' was granted when this original building was constructed.

The name and location address for the new building and this application is:

Sinor Engine Company, Inc.  
1100 Georgia Ave.  
Deer Park, TX 77536  
(281) 930-0060

If you need further information or have questions, please call me at the number above.

Sincerely,

Keith Sinor,  
Sinor Engine Company, Inc.

**SINOREENGINE.COM**

1100 Georgia Avenue Deer Park, TX 77536

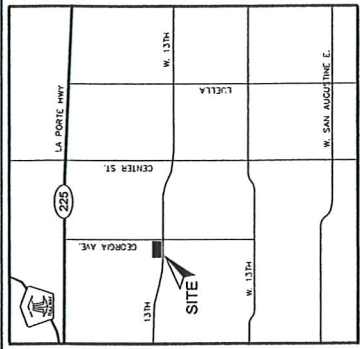
Phone: 281.930.0060 | Fax: 281.930.0852 | Toll Free: 800.324.1223

REV#	REVISION DESCRIPTION	DATE

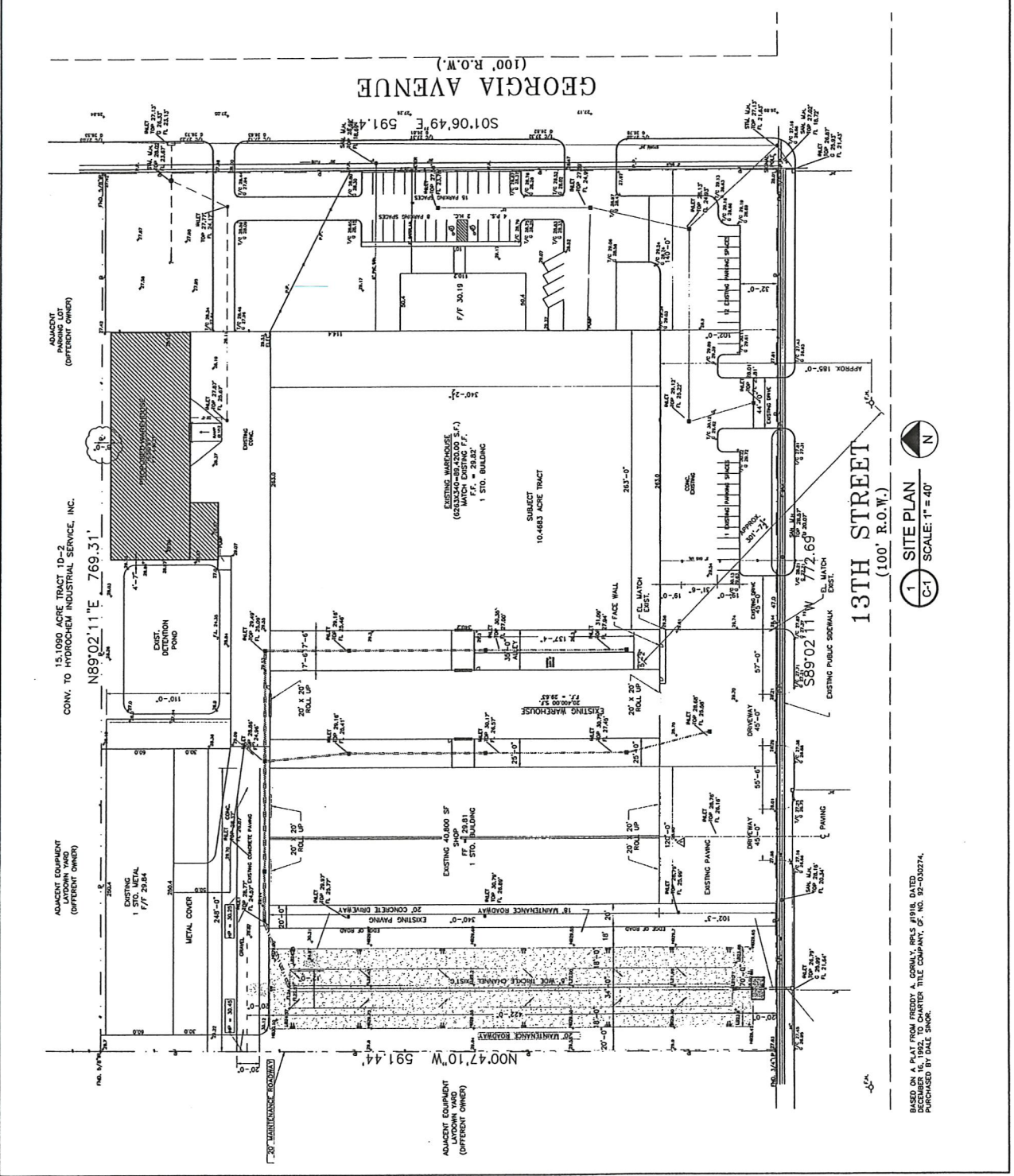
**SINOR ENGINE NEW 70 X 200 BLDG**  
**PROPOSED SITE PLAN**  
 1120 GEORGIA AVE.  
 DEER PARK, TEXAS 77536

  
 DRAWN BY: [Signature]  
 DATE: 3.8.17  
 SCALE: AS NOTED

**C-1**  
 JOB # 17-002



**VICINITY MAP**  
 KEY MAP # 5262



  
**1 SITE PLAN**  
**C-1** SCALE: 1" = 40'

BASED ON A PLAT FROM FREDDY A. CORNLY, JR. DATED  
 DECEMBER 16, 1992, TO CHARTER TITLE COMPANY, OF NO. 92-030274.  
 PURCHASED BY DALE SMOK.

# CITY OF DEER PARK

## Variance



LN- 000329 -2017

PERMIT #: LN- 000329 -2017  
ISSUED DATE: February 23, 2017

PROJECT:  
EXPIRATION DATE: February 23, 2018

PROJECT ADDRESS: 1100 GEORGIA AVE

OWNER NAME: Georgia Ave Ltd  
ADDRESS: 1100 Georgia  
CITY: Deer Park  
STATE: TX  
ZIP: 77536

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

### PROJECT DETAILS

PROPOSED USE: SQ FT: 0  
DESCRIPTION: Variance Side 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

2/23/17  
DATE

APPROVED BY

2/23/17  
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](http://www.deerparktx.gov/publicworks)