

E & S Construction, Inc.

P.O. Box 5427 • Pasadena, Texas 77508-5427

Office (281) 476-4722 • Fax (281) 479-6219

9-13-2017

City of Deer Park
Planning and Zoning Commission

Application for Variance

Variance Location:
Coastal Hydraulics (existing business)
1002 West Pasadena Boulevard
Deer Park, Texas 77536

Owner / Applicant:
Mr. Wayne Rodick
281-478-0989

We are applying for a 12' variance to the rear building line of this site.

Mr. Rodick purchased this property in 2000. In the years prior to Mr. Rodick's purchasing the property, some previous owner, was allowed to construct a metal building with the rear wall of the building, directly on the rear property line.

Mr. Rodick would like to add an approximately 4,500 square foot metal building to the East end of the existing building and align the rear wall of the new building with the rear wall of the existing building. Aligning the rear walls of the buildings will of course allow for a larger new building but also eliminate an interior corner inside the combined building once the existing wall is removed between the two buildings.

The straight rear wall of a combined building is more advantageous for equipment placement and utilization of the building, versus a rear wall with a 12' offset, which is what the current building line requires.

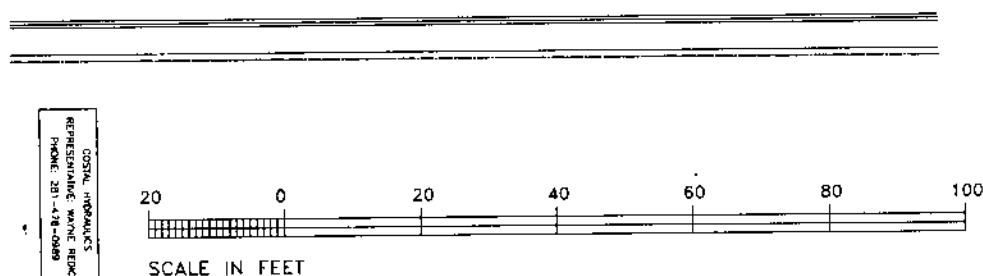
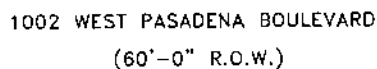
All other City of Deer Park Ordinances and current Building Codes will be complied with for this project.

Thank you for considering our variance request.

Coastal Hydraulics,

Mr. Wayne Rodick
President



$1/8" = 1'-0"$ 

APPROXIMATE FORMULAS:	
ESTIMATED PARKING AREA	1,000 SQ. FT.
EST. PARKING SPACES	5,000 SQ. FT.
TOTAL BUILDING AREA	6,000 SQ. FT.
OCCUPANCY LOADS	
ACTUALLY USED	1,000 SQ. FT. / 100 SQ. FT. = 10 O.K.
TOTAL OCCUPANCY LOAD	= 10 O.K.
PARKING REQUIREMENTS FOR THE NEW BUILDING:	
OFFICE AREA, 500 SQ. FT. / 500 = 1 building spaces = 3 spaces	
ENTRANCE AND WALK, 800 SQ. FT. / 500 = 1 building spaces = 3 spaces	
TOTAL minimum required = 6	
TOTAL PARKING SPACES provided = 10	
HANDBOOK PARKING REQUIREMENTS	
TOTAL minimum required spaces required is that per 1000 sq. ft. minimum spaces (minimum)	
TOTAL minimum required spaces (minimum) is that per 1000 sq. ft. minimum	
TOTAL minimum required spaces (minimum) is that per 1000 sq. ft. minimum	

COSTAL HYDRAULICS
REPRESENTATIVE: WAYNE REDK
PHONE: 381-4278-0969

COSTAL HYDRAULICS

NEW BUILDING ADDITION

guy l. ford jr. a.l.a. architect

P.O. BOX 1033
1821 N. Carlsbad Ln. Deer Park, Texas

AS-1

cod file no.	job no.
	2017-11
dm. by	
Guy L Ford Jr	
date	
09-08-2017	
revised	
09-08-2017	

CITY OF DEER PARK

Variance



LN- 002038 -2017

PERMIT #: LN- 002038 -2017

PROJECT:

ISSUED DATE:

EXPIRATION DATE :

PROJECT ADDRESS:

1002 W PASADENA BLVD

OWNER NAME: Wayne Rodick

CONTRACTOR:

ADDRESS: 1002 W Pasadena Blvd

ADDRESS:

CITY: Deer Park

CITY:

STATE : TX

STATE :

ZIP: 77536

ZIP:

PHONE:

PROJECT DETAILS

PROPOSED USE:

SQ FT:

0

DESCRIPTION: 12 Ft 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