



5599 San Felipe, Suite 1440 • Houston, Texas 77056 • 713.789.2529 • Fax 713.782.3755

November 28, 2017

City of Deer Park
710 E San Augustine
Deer Park, TX 77536

Attn: Larry Brotherton

RE: Request for Variance to Required Building Line at 311 Deerwood Glen Ln.

Property Owner Information: Clay Real Estate Holdings #3 LP
PO Box 37109
Houston, TX 77237-7109

Property Address: 311 Deerwood Glen Ln
Deer Park, TX 77536

Applicant Information: Clay Development & Construction, Inc.
Wesley D Sheffer, PE
5599 San Felipe, Suite 1440
Houston, TX 77056

Requested Variance: 5' variance to the 20' rear building line at 311 Deerwood Glen Ln. The resulting rear building line will be 15'.

Justification: The reason for this variance request is that the 20' setback leaves insufficient room to construct our building and truck court in the remaining space. Please see the attached site plans. Reducing the setback to 15' will have negligible impact on the neighboring properties or the character of the surrounding developments.

Thank you for your consideration of this variance request. If you have any questions or require additional information, please do not hesitate to contact us at any time.

Sincerely,

Wesley D Sheffer, PE
Clay Development & Construction, Inc.

PROJECT: OFFICE/WAREHOUSE FACILITY FOR:
DEERWOOD SPEC 8
 311 DEERWOOD GLEN LN.
 DEER PARK, TEXAS 7536

VICINITY MAP
KEY MAP# 538 J
 H.C.A.D. PROPERTY NUMBER: 135-149-991-0099

LEGAL DESCRIPTION:
 180 ACRES, MORE OR LESS, OF LAND CONTAINING 403
 ACRES OF LAND, LOCATED IN THE THOMAS EARLE SURVEY,
 ABSTRACT 18, CITY OF DEER PARK, HARRIS COUNTY, TEXAS,
 SAID 180 ACRES BEING ALL OF TRACT A27911,
 180 ACRES, MORE OR LESS, OF LAND, CONTAINING 403
 ACRES OF LAND, LOCATED IN THE THOMAS EARLE SURVEY,
 COUNTY CLERK'S FILE RECORD: H.C.C.F. NUMBER:
 201400842.

BENCHMARK:
 BRASS CISK ON THE TOP OF THE DOWNSTREAM SIDE OF THE
 BRIDGE ON WEST 13TH STREET OVER BOGGS CANYON
 ELEVATION 29.37 FEET ABOVE MEAN SEA LEVEL (2001 ADJ.)

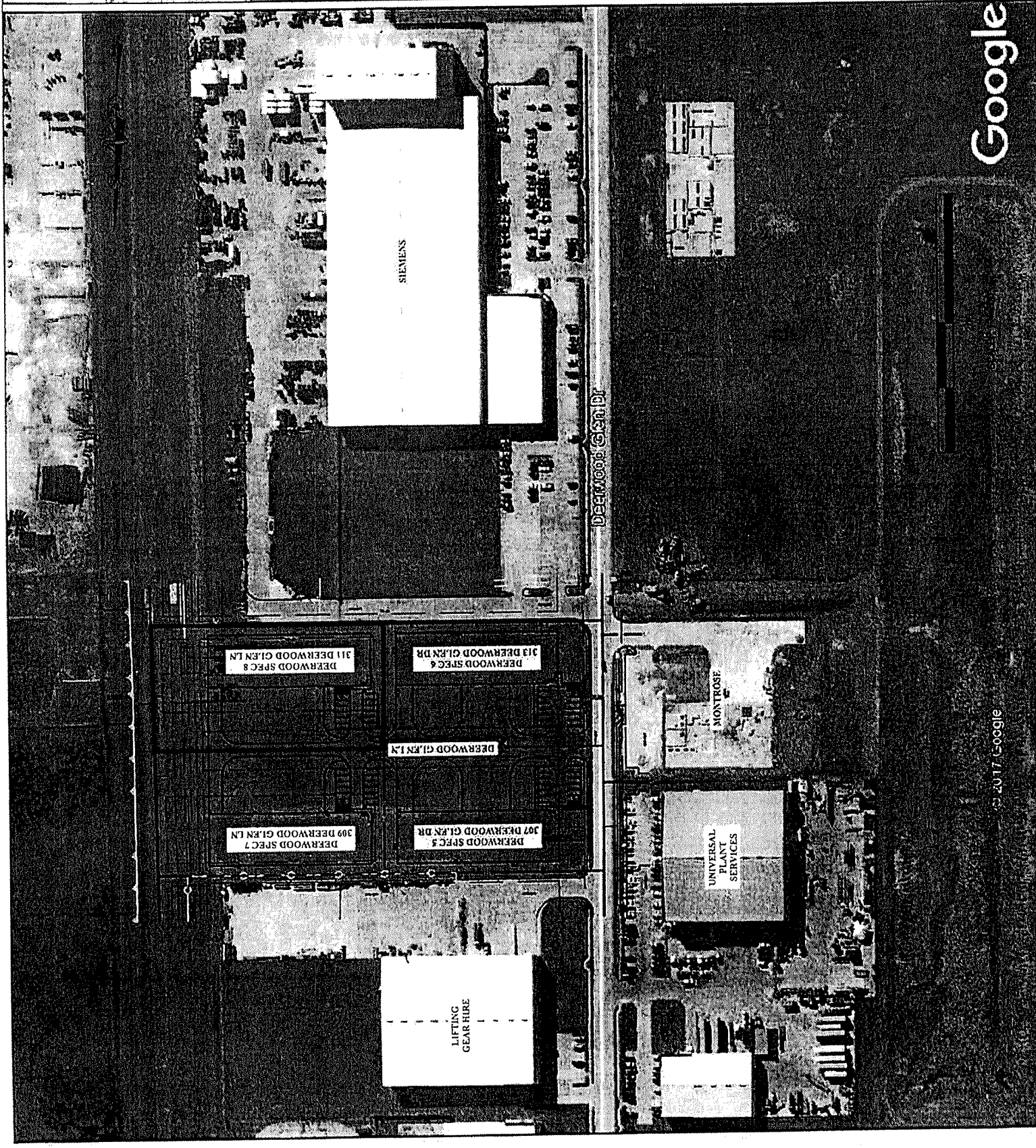
FLOODPLAIN INFORMATION:
 BY GRAPHIC PLATING AND ELEVATION DETERMINATION, THIS
 TRACT OF LAND LIES IN FLOOD ZONE AE, AREAS DESIGNATED
 TO BE WITHIN THE FLOODPLAIN OF THE HOUSTON AREA
 FLOOD CONTROL DISTRICT, AS SHOWN ON THE FLOODPLAIN
 SAID MAP REVISION: JANUARY 1, 2017.
 BASE FLOOD ELEV. # 29.4

UNDERGROUND UTILITY NOTE:
 CONTRACTOR SHALL VERIFY LOCATION OF
 UNDERGROUND UTILITY LINES BY CONTACTING THE
 UTILITY OWNERS PRIOR TO ANY EXCAVATION WORK.
 AT 7:30 AM - 4:30 PM, 48 HOURS BEFORE
 BEGINNING WORK.

FOR REVIEW ONLY
 DOCUMENT INCOMPLETE
 NOT INTENDED FOR CONSTRUCTION
 OR BIDDING PURPOSES
 ENGINEER: WESLEY D. SWEET
 P.E. SERIAL NO.: 110287
 DATE: 11/29/2017

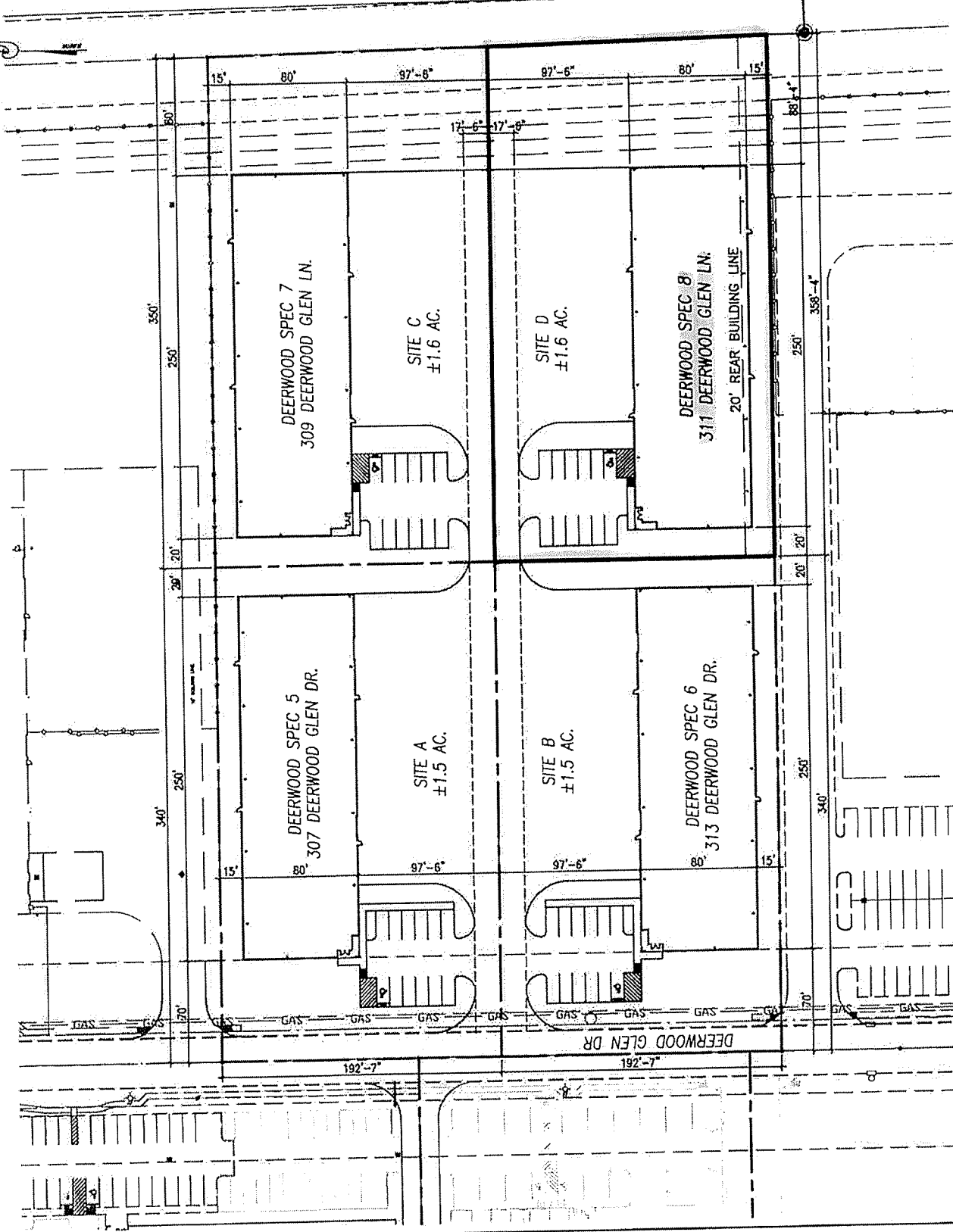
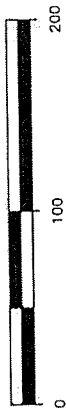
OWNER/DEVELOPER
CHAZZ
 COMMERCIAL DESIGN-BUILDERS
 5599 SAN FELIPE, SUITE 1440
 HOUSTON, TEXAS 77056
 PHONE (713) 789-2529
 FAX (713) 782-3755
 www.chazzdevelopment.com
 TEXAS BOARD OF PROFESSIONAL ENGINEERS
 REGISTRATION # 0424575

SHEET
 TITLE
LOCATION
 SHEET NO.
EXH 1



DEERWOOD SPEC 8
311 DEERWOOD GLEN LN.
DEER PARK, TEXAS 77536

SCALE: 1"=100'



LEGAL DESCRIPTION:

BEING A TRACT OR PARCELS OF LAND CONTAINING 6.14021 ACRES OF LAND, LOCATED IN THE THOMAS EARLE SURVEY, ACRES OF LAND, CITY OF DEER PARK, HARRIS COUNTY, TEXAS, ABSTRACT 18, CITY OF DEER PARK TRACT BEING ALL OF TRACT A-29 IN DEERWOOD GLEN BUSINESS PARK TWO, A SUBDIVISION OF RECORD IN FILM CODE NUMBER 681138 IN HARRIS COUNTY CLERK'S FILE RECORD H.C.L.F. NUMBER 201140230421.

BENCHMARK:
BRASS DISK ON THE TOP OF THE DOWNSTREAM SIDE OF THE
BRIDGE ON WEST 13TH STREET OVER BOGGY BAYOU.
ELEVATION 28.87 FEET ABOVE MEAN SEA LEVEL. (2001 ADJ.)

EL COOP! AIN INFORMATION:

BY GRAPHING PLOTTING AND ELEVATION DETERMINATION, THIS TRACT OF LAND LIES IN FLOOD ZONE AE. AREAS DESIGNATED TO BE WITHIN THE 100-YEAR FLOOD PLAIN, ACCORDING TO FLOOD INSURANCE RATE MAP NO. 48001C0010 IN:

BASE FLOODING = 52.4
TWO MAP REVISED JANUARY 4, 2016

UNDERGROUND UTILITY NOTE:
CONTRACTOR SHALL VERIFY LOCATION OF
UNDERGROUND UTILITY LINES BY CONTACTING THE
HOUSTON AREA UTILITY COORDINATING COMMITTEE
AT 713-254-5555, FORTY EIGHT (48) HOURS BEFORE
BEGINNING WORK.

FOR KNOWLEDGE, REVIEW ONLY

FOR RELEASE WHERE SHOWN:
DOCUMENT INCOMPLETE:
NOT INTENDED FOR CONSTRUCTION
OR BIDDING PURPOSES
ENGINEER: WESLEY D. SHOFFER
P.E. SERIAL No.: 1107287
DATE: 11/28/2017

OWNER/DEVELOPER

227-0

COMMERCIAL DESIGN-1013ERS
599 SAN FELIPE. SUITE 1440

HOUSTON, TEXAS 77056
PHONE (713) 789-2529

FAX: (713) 782-3755
www.daydevelopment.com

AS BOARD OF PROFESSIONAL ENGINEERS
REGISTRATION # F-004975

SITE PLAN

WOODWORTH SPEC #

2A 3017	EXH
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CITY OF DEER PARK

Variance



LN- 002573 -2017

PERMIT #: LN- 002573 -2017

ISSUED DATE: November 29, 2017

PROJECT:

EXPIRATION DATE: November 29, 2018

PROJECT ADDRESS: 311 DEERWOOD GLEN LN

OWNER NAME: Clay Real Estate Holdings

CONTRACTOR:

ADDRESS: Po Box 37109

ADDRESS:

CITY: Houston

CITY:

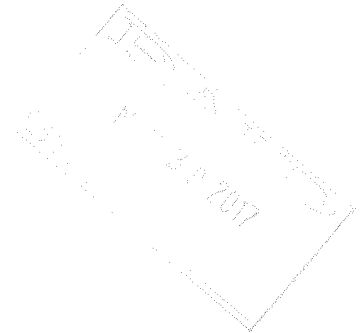
STATE: TX

STATE:

ZIP: 77237

ZIP:

PHONE:



PROJECT DETAILS

PROPOSED USE:

DESCRIPTION: Five Foot Variance To The Rear
Property Line

SQ FT:

0

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

APPROVED BY

DATE

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