

CITY OF DEER PARK

Variance



LN- 002238 -2018

PERMIT #: LN- 002238 -2018

ISSUED DATE: October 30, 2018

PROJECT:

EXPIRATION DATE : October 30, 2019

PROJECT ADDRESS:

OWNER NAME: Barry And Helen Smidt

CONTRACTOR:

ADDRESS: 314 Tudor Ct

ADDRESS:

CITY: Deer Park

CITY:

STATE : TX

STATE :

ZIP: 77536

ZIP:

PHONE:



PROJECT DETAILS

PROPOSED USE:

DESCRIPTION: 16' Variance To Length Of Carport

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

DATE

10/30/2018

APPROVED BY

DATE

10/30/2018

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



15502 Highway 3, Suite 502
Webster, TX 77598
281-865-5920 Office
281-460-2314 Mobile

City of Deer Park
Planning & Zoning Commission
Attention: Larry Brotherton, Building Official

Subject: Request for Variance of Deer Park, TX Code of Ordinance
16.02 – Accessory Buildings and Improvements; 16.02.3 Location; 2a. Roof

Homeowner: Smidt, Barry and Helen
314 Tudor Ct
Deer Park, TX 77536
713.244.4766

LT 24 BLK 10
REGENCY PARK SEC 3

The purpose of this letter is to request a 16-foot variance in length to replace the existing 36-foot metal carport shown in **Figure A**. The existing metal carport is 36 feet from the detached garage to the end where the roof line ends at an abutment. The proposed carport structure will be a wood-framed gable-style carport to match the exterior of the home structure.

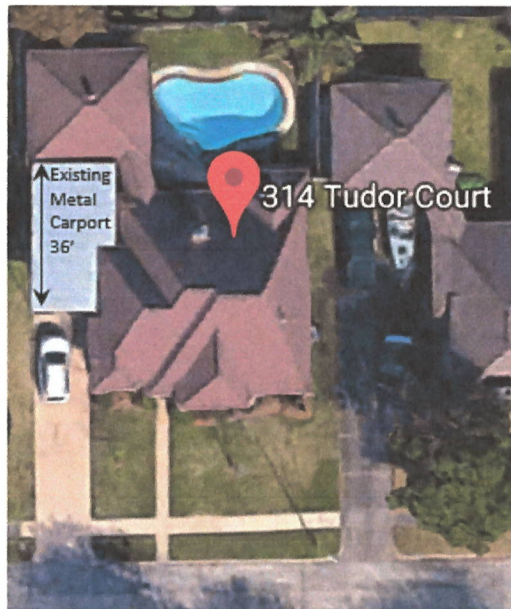


Figure A. The proposed wood-framed carport is to replace the existing metal carport which extends 36 feet from the detached garage.

The aerial view rendering shown in **Figure B** depicts where the natural roof line abutment will be attached to the proposed wood-framed carport. The proposed carport and the existing metal carport are the same length at 36 feet.

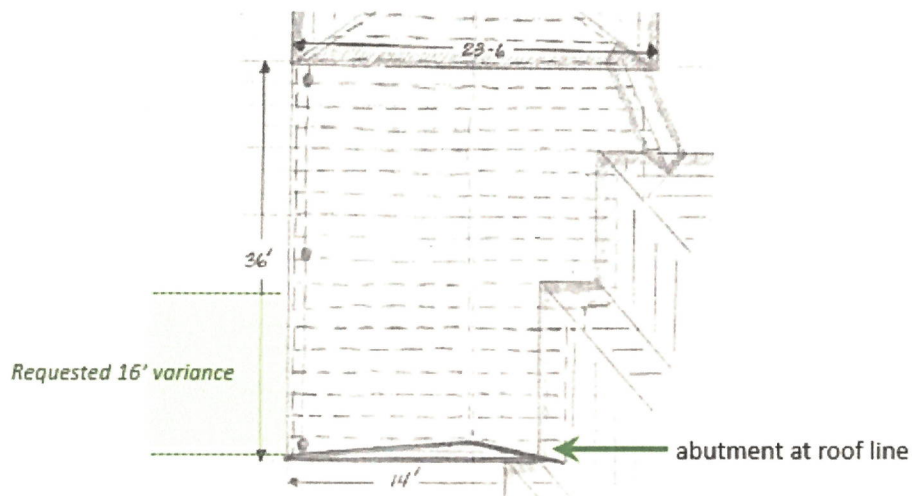


Figure B. Rendering of aerial view of proposed wood-framed carport is to replace the existing metal carport which extends 36' from the detached garage.

In **Figure C** below shows the portion of the proposed carport that will be viewable from the street. As you will see only 14 feet in width will be viewable from the street.

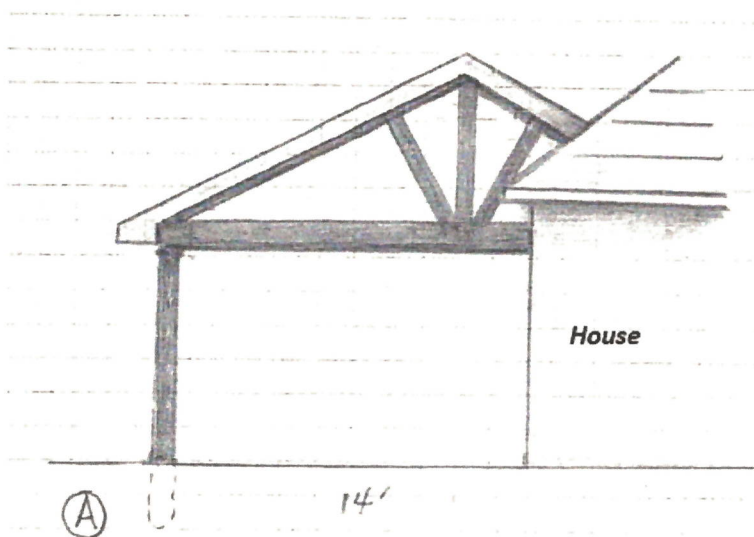
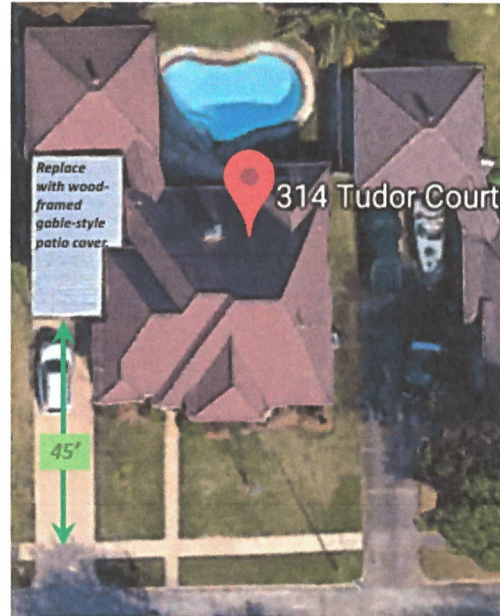


Figure C. Rendering of street view of proposed wood-framed carport is to replace the existing metal carport in which only 14' width will be viewable from the street.

Figure D. Aerial view of proposed wood-framed carport which is to replace the existing metal carport showing 45' of remaining *uncovered* driveway from the end of the carport to the sidewalk.



Our hope is that we have provided the necessary detailed information to authorize an approval of the 16-foot variance for the proposed wood-framed gable-style carport. Matching carports to the existing home are something we take great pride in to ensure the project will blend in harmoniously with the rest of the homes in the Regency Park Community. We are extremely confident this project will increase the value of this home and the neighborhood in general by replacing the existing metal carport with a custom wood-framed gable-style carport matching the home.

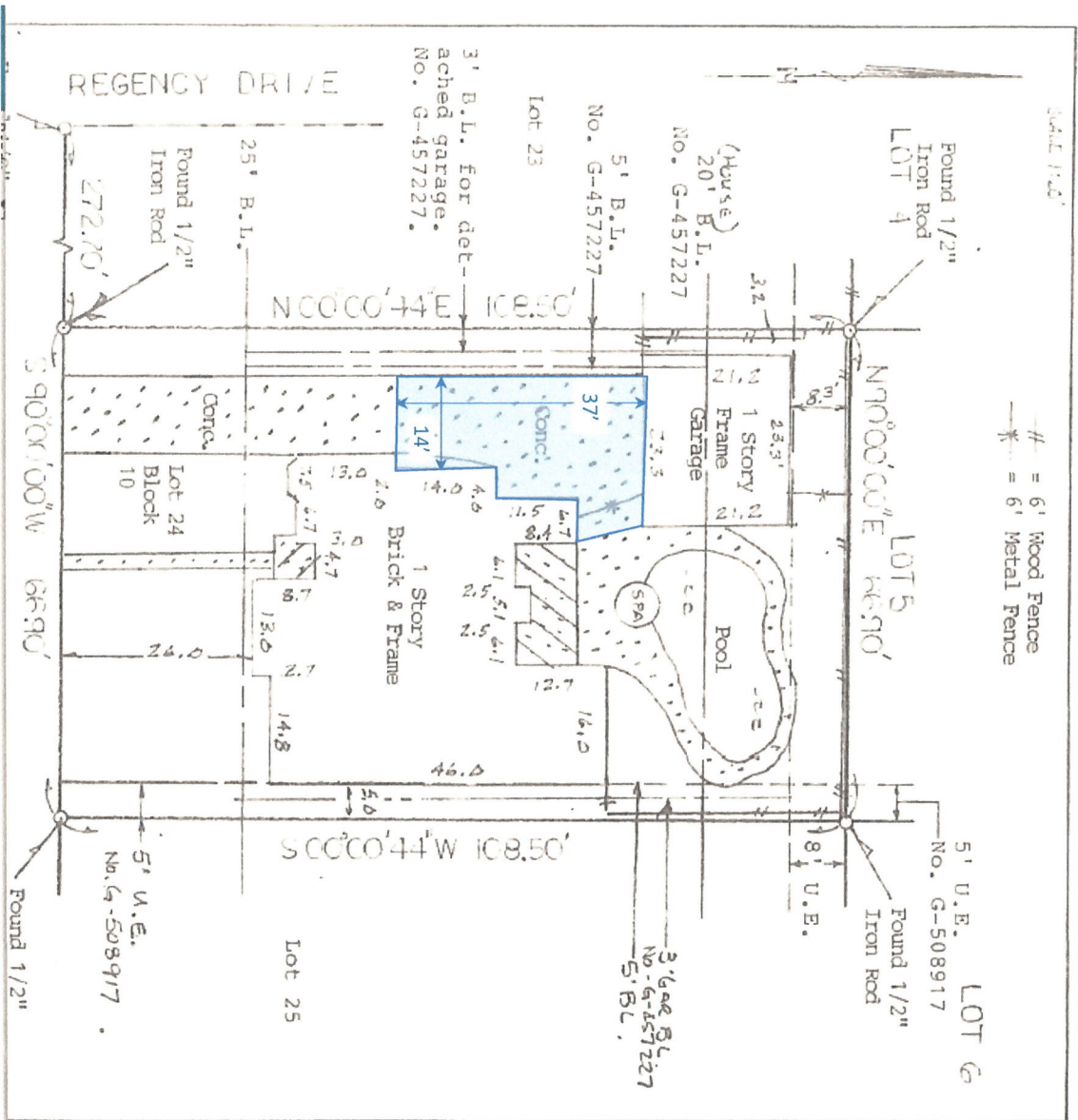
Similar project is shown below.



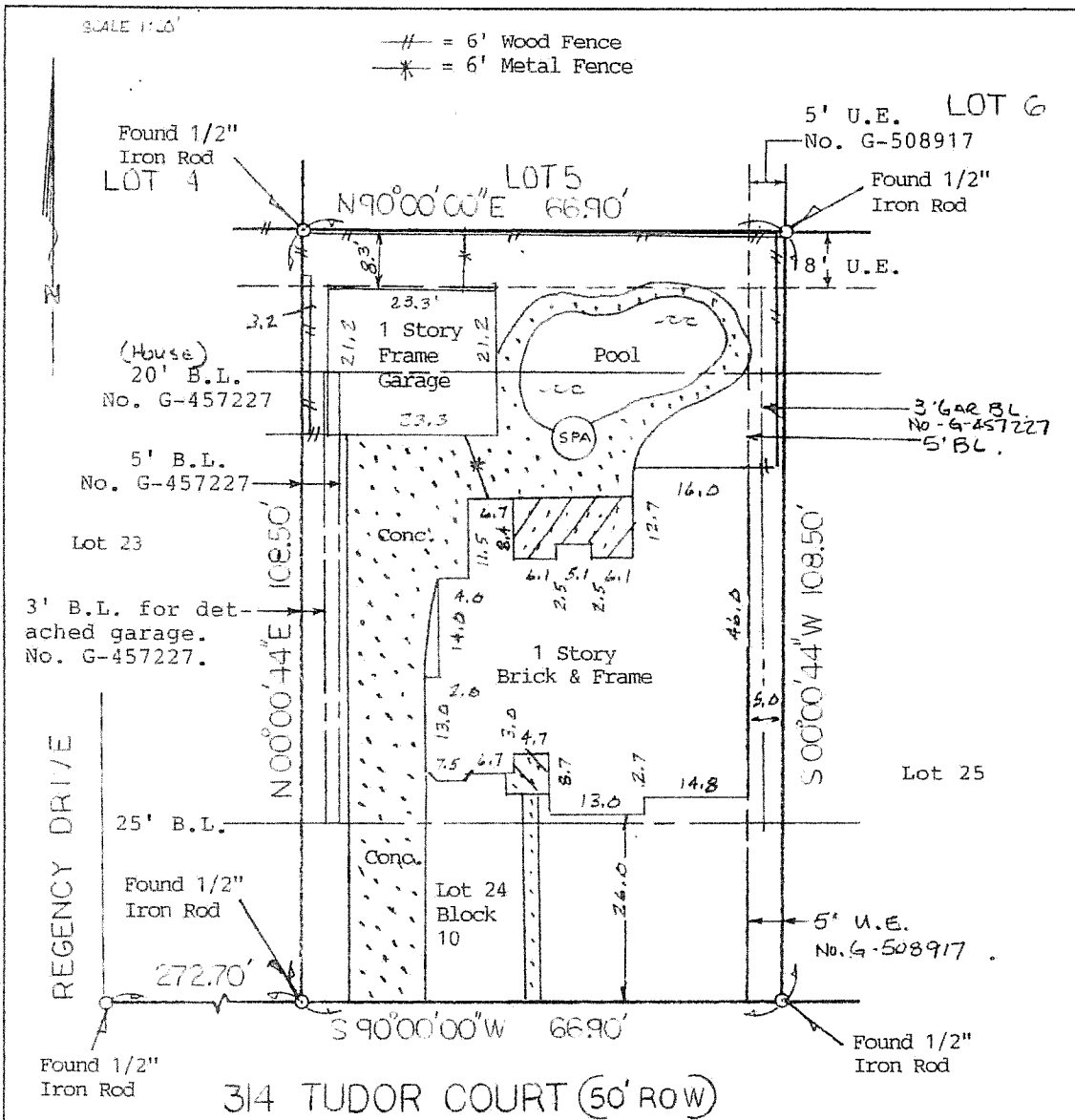
We sincerely thank you for your time and consideration.

Barry Smidt, Homeowner
713.244.4766

Blanche Kadair-Carr, McBride Construction Representative
281.460.2314



Smidt



Note: Restrictive covenants as recorded in V-294, P-45 HCFR; G-457227 HCCF.
Note: Agreement with H.L.&P. as recorded in G-450501 HCCF.

BUYER Louis Smidt and
Helen Smidt

314 Tudor Court

DESCRIBED PROPERTY Lot 24, in Block 10, of REGENCY PARK, SECTION THREE (3), a subdivision in Harris County, Texas, according to the map or plat thereof, recorded in Volume 294, Page 45, of the Map Records of Harris County, Texas.

WESTAR LAND SURVEYORS, INC.

P. O. BOX 669 • ALVIN, TX 77512-0669
(281) 388-1159 • (888) 339-1159
G.F. 485458-K

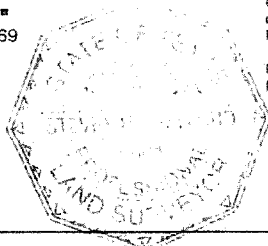
Date: 8-20-02

Inv.#: 8725

JOB# 8725

I do hereby certify that this survey was this day made on the ground of the property legally described hereon, (or on the attached sheet), and is correct, and there are no encroachments unless 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 Land Surveying.

Note: There are no natural drainage courses on this property.
Note: This property does not lie in a flood hazard zone according to H.U.D./F.I.A.
480291 0940 J 11-6-96 Zone "X"



Handwritten signature

