

**Terry and Jennifer League**  
**1310 Norwood St., Lot#7, Block#1**

**Subject: Request for Variance to 10.08.1 – Residential Accessory Buildings & Uses, para 5**

Dear Planning and Zoning Commission:

Request for Variance to Article 10 of the Zoning Land Use Regulations, code of ordinances for City of Deer Park. Exact variance to Article 10.08 – Accessory Buildings & Uses is under 10.08.1 paragraph 5 – Architectural Elements for residential accessory buildings.

**Request for variance for paragraph 5, section (a.):**

**Current wording:** “Any accessory building more than 200 Sq. Feet must be of wood frame construction and the color and material of the roof must resemble the color and roof of the main building.”

**Requested Variance wording:** “Any accessory building more than 200 square feet must be of wood or metal frame construction with the exterior of the metal frame to resemble the main residential building on the property to include the color and similar looking materials. The roof of this accessory building more than 200 square feet must resemble the color and materials of the main residential roof.”

Sincerely,

Terry and Jennifer League  
1310 Norwood St.  
Deer Park, TX 77536  
281-667-5040

# CITY OF DEER PARK

## Variance



LN- 000270 -2019

PERMIT #: LN- 000270 -2019

PROJECT:

ISSUED DATE: February 18, 2019

EXPIRATION DATE: February 18, 2020

PROJECT ADDRESS: 1310 NORWOOD ST

OWNER NAME: Terry League

CONTRACTOR:

ADDRESS: 1310 Norwood St

ADDRESS:

CITY: DEER PARK

CITY:

STATE: TX

STATE:

ZIP: 77536

ZIP:

PHONE:

### PROJECT DETAILS

PROPOSED USE:

SQ FT: 0

DESCRIPTION: Variance To The Wood Construction  
Requirement Of An Accessory  
Building

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](http://www.deerparktx.gov/publicworks)



**W. R. (Bill) Pedersen, P.E.**  
Director  
Public Works

710 E. San Augustine • P. O. Box 700 • Deer Park, Texas 77536 • (281) 478-7270 • Fax: (281) 478-0394

February 19, 2019

Planning & Zoning Commission/ Deer Park, Texas  
Board of Adjustment

RE: 1310 Norwood St. Variance Request

Board of Adjustment Members,

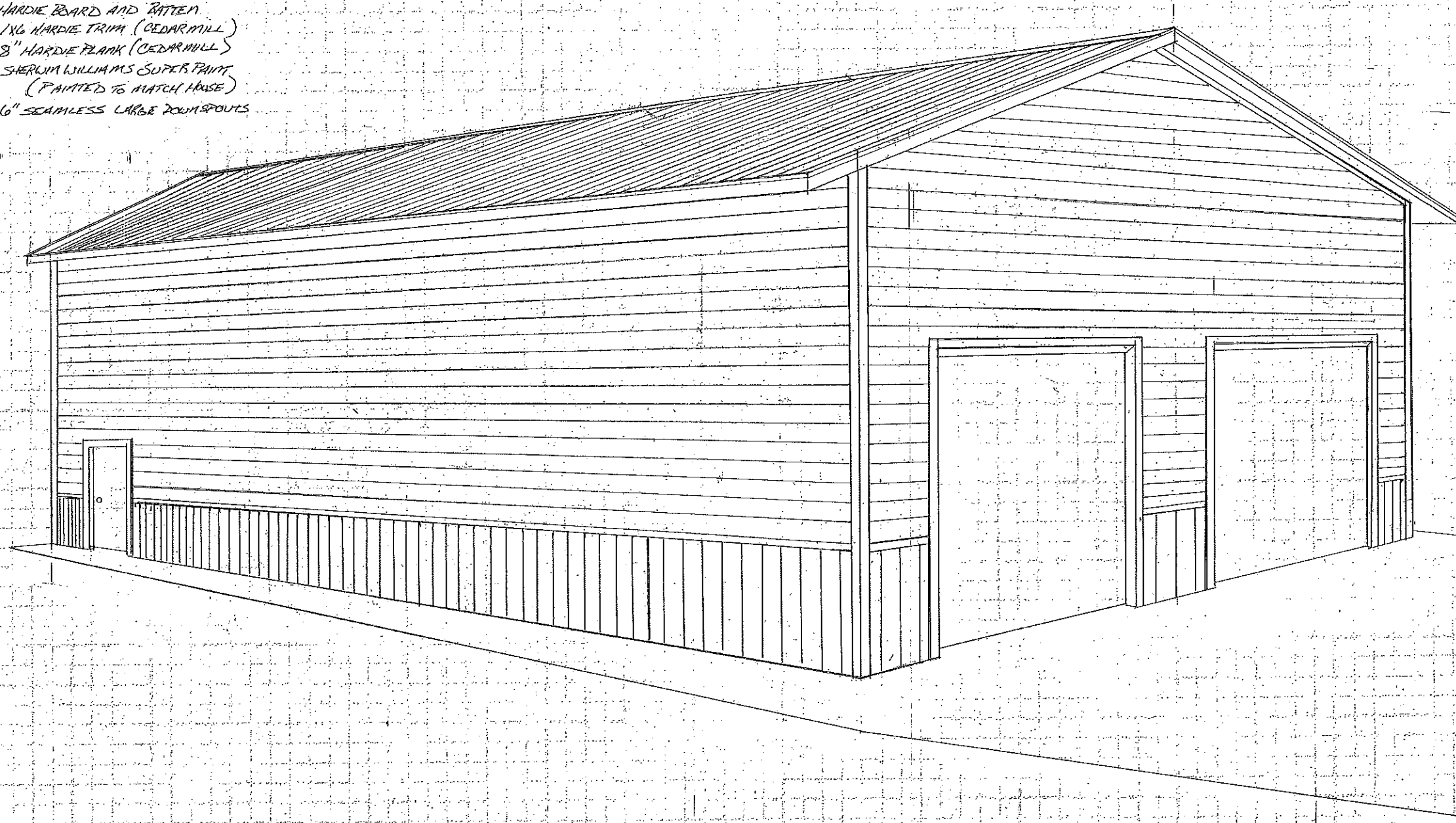
Zoning Ordinance 10.08.1 (5) requires any Accessory Building that is more than 200 Sq. Ft. be of Wood Frame Construction. Should Mr. Terry League receive a variance to construct a garage larger than 200 Sq. Feet of metal construction, Engineered Plans must be submitted indicating that the structure will be Engineered to the 2012 IRC wind load requirements and that the entire structure will have decorative material on all four sides, covering all metal construction from the street or any neighbors. An Engineered Civil Plan will also be required showing that the proper drainage will be installed to prevent water runoff, thus protecting the neighbors on both side of Mr. League property.

Respectfully submitted,

Larry Brotherton  
Chief Building Official  
City of Deer Park, Texas 77536  
281-478-7237

1310 NORWOOD ST.  
SHOP FINISHED  
LOOK

SIZE : 40' x 60'  
FOUNDATION : CONCRETE  
FRAMING : STEEL FRAMED  
ROOF PITCH : 3" / 12"  
ROOF MATERIAL : (MATCHING HOUSE)  
BAY DOORS : TWO @ 12' x 12'  
ENTRY DOORS :  
FASCIA : 1x6 HARDIE FASCIA (CEDAR MILL)  
SOFFIT : HARDIE PERFORATED SOFFIT  
BUILDING SKIRT : HARDIE BOARD AND BATTEN  
TRIM : 1x6 HARDIE TRIM (CEDAR MILL)  
SIDING : 8" HARDIE PLANK (CEDAR MILL)  
PAINTING : SHERWIN WILLIAMS SUPER PAINT  
(PAINTED TO MATCH HOUSE)  
GUTTERS : 6" SEAMLESS LARGE DOWNSPOUTS



PH 6:25 p.m. 3.18.19  
SINOR DALE & LOU A  
2002 SOUTHERN TRAIL  
DEER PARK, TX 77536-1750

PH 6:25 p.m. 3.18.19  
OCHOA DAVID  
2025 SOUTHERN TRAIL  
DEER PARK, TX 77536-1755

PH 6:25 p.m. 3.18.19  
MORENO JUAN C & MARICELA B  
2413 E X ST  
DEER PARK, TX 77536-2205

PH 6:25 p.m. 3.18.19  
SPINK WILLIAM C  
2501 MAGNOLIA LN  
DEER PARK, TX 77536-1709

PH 6:25 p.m. 3.18.19  
ROBERTSON STEVEN & SHERRY  
2402 SAVANNAH BEND  
DEER PARK, TX 77536-1727

PH 6:25 p.m. 3.18.19  
MAGNOLIA ESTATES HOA INC.  
17049 EL CAMINO REAL STE 100  
HOUSTON, TX. 77058-2611

PH 6:25 p.m. 3.18.19  
GARY & B J SMITH  
c/o GARY & B J SMITH LIVING TRUST  
2010 SOUTHERN TRAIL  
DEER PARK, TX 77536-1750

PH 6:25 p.m. 3.18.19  
DEMARET MARTIN E III  
2017 SOUTHERN TRAIL  
DEER PARK, TX 77536-1755

PH 6:25 p.m. 3.18.19  
BENAVIDES JAVIER & JESSICA  
1315 JEFFERSON AVE  
PASADENA, TX 77502-4310

PH 6:25 p.m. 3.18.19  
TURRENTINE DAVID & MELISSA  
2413 SAVANNAH BEND  
DEER PARK, TX 77536-1728

PH 6:25 p.m. 3.18.19  
DUPUIS SCOTT & SARAH K  
2022 SOUTHERN TRAIL  
DEER PARK, TX 77536-1750

PH 6:25 p.m. 3.18.19  
SMALL OWEN D & CECILIE  
2021 SOUTHERN TRAIL  
DEER PARK, TX 77536-1755

PH 6:25 p.m. 3.18.19  
SALAS MAYRA  
4231 ARMAND VIEW  
PASADENA, TX. 77505-4466

PH 6:25 p.m. 3.18.19  
BOST JERRY A & LESLIE  
2014 SOUTHERN TRAIL  
DEER PARK, TX 77536-1750

PH 6:25 p.m. 3.18.19  
WALKER SHANNON & JENNIFER  
2405 SAVANNAH BEND  
DEER PARK, TX. 77536-1728

PH 6:25 p.m. 3.18.19  
ODOM CHARLES E TR  
12019 NOVA DR  
HOUSTON, TX 77077-4007

PH 6:25 p.m. 3.18.19  
SPRADLEY MATTHEW & MIRANDA  
2018 SOUTHERN TRAIL  
DEER PARK, TX 77536-1750

PH 6:25 p.m. 3.18.19  
REEVES ALBERT & ELIZABETH  
2406 SAVANNAH BEND  
DEER PARK, TX 77536-1727

PH 6:25 p.m. 3.18.19  
WILLIAMS BILL & ROBYN  
2417 SAVANNAH BEND  
DEER PARK, TX 77536-1728

PH 6:25 p.m. 3.18.19  
GRAHAM TERRY E  
2029 SOUTHERN TRAIL  
DEER PARK, TX 77536-1755

PH 6:25 p.m. 3.18.19  
DEER PARK CHURCH OF CHRIST  
PO BOX 636  
DEER PARK, TX 77536-0636

PH 6:25 p.m. 3.18.19  
KYTE JOE G & GWEN  
2417 E X ST  
DEER PARK, TX 77536-2205

PH 6:25 p.m. 3.18.19  
MONTANO RAUL JR & MARIA  
2410 SAVANNAH BEND  
DEER PARK, TX 77536-1727

PH 6:25 p.m. 3.18.19  
KIEFER DAX & JESSICA L  
2409 SAVANNAH BEND  
DEER PARK, TX 77536-1728

PH 6:25 p.m. 3.18.19  
COMER MICHAEL B & ROBI D  
2006 SOUTHERN TRAIL  
DEER PARK, TX. 77536-1750

PH 6:25 p.m. 3.18.19  
KEELS MONICA NICOLE  
2030 SOUTHERN TRAIL  
DEER PARK, TX 77536-1750

PH 6:25 p.m. 3.18.19  
DEER PARK CHURCH OF CHRIST  
617 AVON ST  
DEER PARK, TX 77536-4373

PH 6:25 p.m. 3.18.19  
ROY BRETT & STACEY M  
2401 SAVANNAH BEND  
DEER PARK, TX 77536-1728