

CITY OF DEER PARK

Variance



LN- 000883 -2019

PERMIT #: LN- 000883 -2019

ISSUED DATE: May 17, 2019

PROJECT:

EXPIRATION DATE: May 18, 2020

PROJECT ADDRESS: 2306 PEYTON PL

OWNER NAME: Kevin Manuel

CONTRACTOR:

ADDRESS: 2306 Peyton Pl

ADDRESS:

CITY: Deer Park

CITY:

STATE: TX

STATE:

ZIP: 77536-

ZIP:

PHONE:



PROJECT DETAILS

PROPOSED USE:

DESCRIPTION: 7Ft Variance To An Accessory Structure

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 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.

Kevin Manuel

SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT

5/17/19

DATE

Stephany Starnes

APPROVED BY

5-17-19

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

May 17, 2019

To: City of Deer Park - Planning & Zoning Commission

Re: Height Variance Request

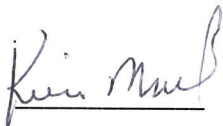
We, Kevin & Chemaine Manuel, are the property owners of 2306 Peyton Place in Deer Park and would like to request a height variance to enable us to remodel our existing garage. The remodel is to provide an entry that requires a 14 foot garage door for our diesel motorhome that we would like to house in the newly remodeled garage structure. The height variance allows for the roof structure of the remodeled garage to be constructed with the same pitch as the main home as well as blend in with the main home to provide a look as if they were built at the same time.

The height variance is for the property address; 2306 Peyton Place Deer Park, Tx 77536. The height variance we are requesting is for an additional 0'7" for a total height of 22'7". We are requesting the variance under city ordinance SECTION 4.03.2

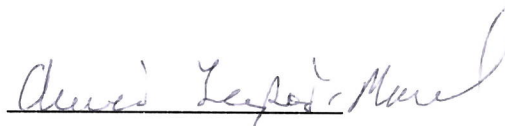
Please see the attached drawings that detail the view of the new remodeled garage structure and porte cache that is designed to be aesthetically compatible with the existing house structure and blend in very well.

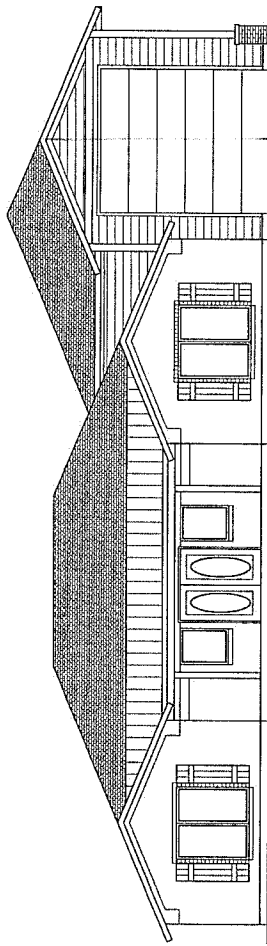
Please contact Chemaine Manuel at 713-502-7619 or Kevin at 281-414-3408 with any question you may have regarding our height variance request.

Kevin Manuel



Chemaine Lapoint-Manuel





22' 1/2"

PRIVATE RESIDENCE

2306 PEYTON PLACE, DEER PARK, TX 77536

LOT 4, BLOCK 1, DOW VILLAS,

SECTION 3

BUILDING DESIGN DRAWINGS BY:

BRITTANY LAMONT

TEL. 508.207.0837

BRITTANYENWELL@GMAIL.COM

Index of Building Design Drawings:

A-000	COVER SHEET
A-100	SURVEY & SITE PLAN
A-101	EXISTING & DEMO SITE PLANS
A-102	EXTENT OF DEMOLITION
A-110	LEVEL 1 FLOOR PLAN
A-111	LEVEL 1 ELECTRICAL PLAN
A-120	ROOF PLAN
A-200	EXISTING & NEW EXTERIOR ELEVATIONS
A-201	EXISTING & NEW EXTERIOR ELEVATIONS
A-202	EXISTING & NEW EXTERIOR ELEVATIONS
A-203	EXISTING & NEW EXTERIOR ELEVATIONS
A-300	BEARING SECTIONS
A-301	BEARING SECTIONS
A-400	SECTION DETAILS

Square Footage:

EXISTING	NEW	TOTAL	
FLOOR PLAN	3,272 S.F.	FLOOR PLAN	3,272 S.F.
FRONT PORCH	130 S.F.	FRONT PORCH	130 S.F.
COVERED PATIO	332 S.F.	COVERED PATIO	489 S.F.
CARAGE	858 S.F.	PORT-CHOCOLATE	379 S.F.
TOTAL FRAME	4,190 S.F.	CARAGE	1,480 S.F.
TOTAL SLAB	4,822 S.F.	TOTAL FRAME	4,724 S.F.
		TOTAL SLAB	5,795 S.F.



brittany lamont

brittanyenwell@gmail.com

TEL. 508.207.0837

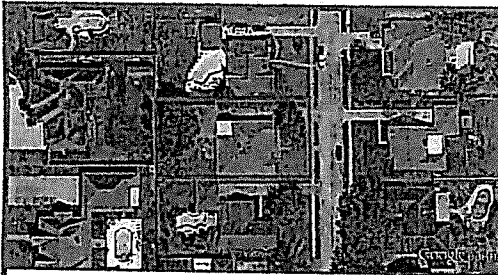
PRIVATE
RESIDENCE
2306 PEYTON PLACE
DEER PARK, TX 77536

SECTION

SECTION
DETAILS

COVER SHEET

A-000



TITLE COMPANY:

CAROL NUTT

281-218-0005

G.F. #:
1229-16-1132

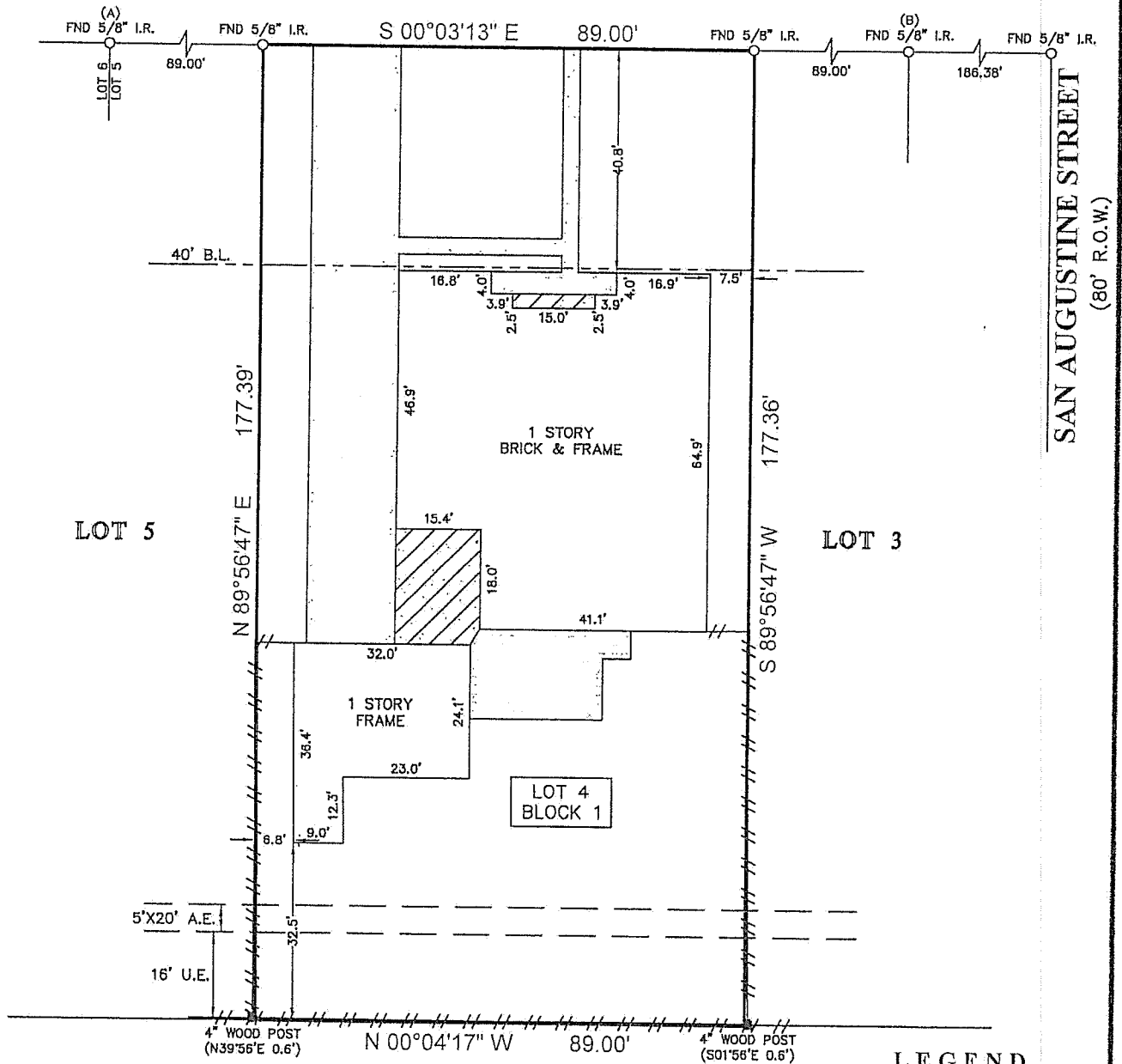
ISSUE DATE:
MAY 16, 2016



SCALE 1"=30'

PEYTON PLACE

(50' R.O.W.)



LEGEND

	CONCRETE		WOOD DECK
	COVERED AREA		

NOTES:

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.