

CITY OF DEER PARK

Variance



LN-000359-2020

PERMIT #: LN-000359-2020

ISSUED DATE: February 26, 2020

PROJECT:

EXPIRATION DATE: February 25, 2021

PROJECT ADDRESS: 809 HARVARD ST

OWNER NAME: Ramon Jimenez

CONTRACTOR:

ADDRESS: 809 Harvard St

ADDRESS:

CITY: Deer Park

CITY:

STATE: TX

STATE:

ZIP: 77536

ZIP:

PHONE:



PROJECT DETAILS

PROPOSED USE:

DESCRIPTION: Variance Request For Residence

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.

SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT

DATE

2-26-20

APPROVED BY

DATE

2.26.20

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

RAMON JIMENEZ

809 HARVARD ST
DEER PARK TX 77536

281-513-2410

Planning and Zoning Commission

710 E San Augustine,

Deer Park, TX 77536

Ph: 281-479-2394

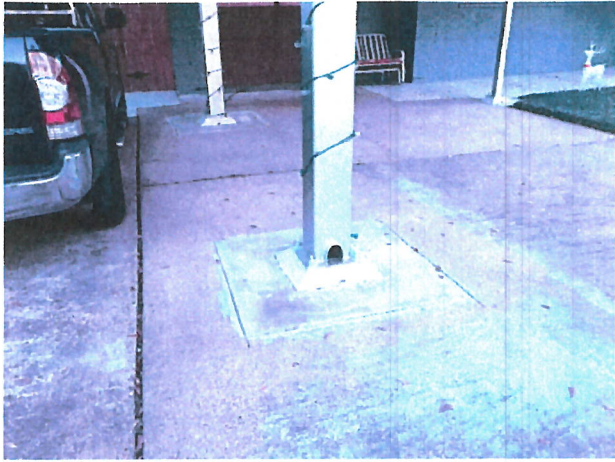
Fx: 281-478-7217

To the Planning and Zoning Commission:

I am requesting a five-foot variance to the side building line for a carport that has already been constructed at 809 Harvard Street. At the above-mentioned property, a carport canopy was completely constructed without a permit. The owner is requesting a variance to allow the canopy to remain as is. The property address is located at 809 HARVARD St. in Deer Park, Texas and the legal description is LT 3 & N 9 FT OF LT 4 BLK 4 DEER PARK. There are several reason for this request. The first reason is that canopy is constructed with two central columns as the main supports and the edges cantilever. Moving the structure would put the columns in the path of the garage entry. This would make the entry into the garage impossible. The second reason for the variance request is that the violation is only at the roof edge. The edge of the roof is placed at the property line but the drainage is away from the neighbor's property. The water drains toward the center of the canopy, which has an integrated scupper system. The rainwater will never drain into the neighbor's yard. The third reason for the variance is that the removing the canopy would be a finance burden, the canopy was constructed with 100% structural steel. Its price is over \$20,000 dollars. Such a financial loss would cripple the property owner. The canopy was built without a permit but we are asking for variance and mercy toward the error. We understand that we did not set back the canopy 5 feet from the side property line and violate the required five-foot side setback. Please consider our request. I appreciate your attention to the above matter. Attached are photos for your review.

Thank-you


Ramon Jimenez



LEGEND - ITEMS THAT MAY APPEAR IN DRAWING BELOW

M.U.E. = MUNICIPAL UTILITY EASEMENT
U.E. = UTILITY EASEMENT
A.E. = AERIAL EASEMENT
D.E. = DRAINAGE EASEMENT
S.S.E. = SANITARY SEWER EASEMENT
S.S.S. = STORM SEWER EASEMENT
W.L.E. = WATER LINE EASEMENT

F.I.R. = FOUND IRON ROD
F.I.P. = FOUND IRON PIPE
S.I.R. = SET IRON ROD
W.P. = WOODEN POST
M.P. = METAL POST
C.F.# = CLIENT'S FILE NUMBER
P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
B.L. = BUILDING LINE
FND = FOUND
BTS = BEARS

P.A.E. = PERMANENT ACCESS EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
W.S.E. = WATER & SEWER EASEMENT
E.E. = ELECTRIC EASEMENT
P.C. = POINT OF CURVATURE
P.T. = POINT OF TANGENCY
P.R.C. = POINT OF REVERSE CURVATURE
P.C.C. = POINT OF COMPOUND CURVATURE
P.P. = POWER POLE
S.F.N.T. = SEARCHED FOR, NOT FOUND
U.T.S. = UNABLE TO SET

CONTROL MONUMENT

— PROPERTY LINE
— EASEMENT LINE
— BUILDING SETBACK LINE
— BUILDING WALL

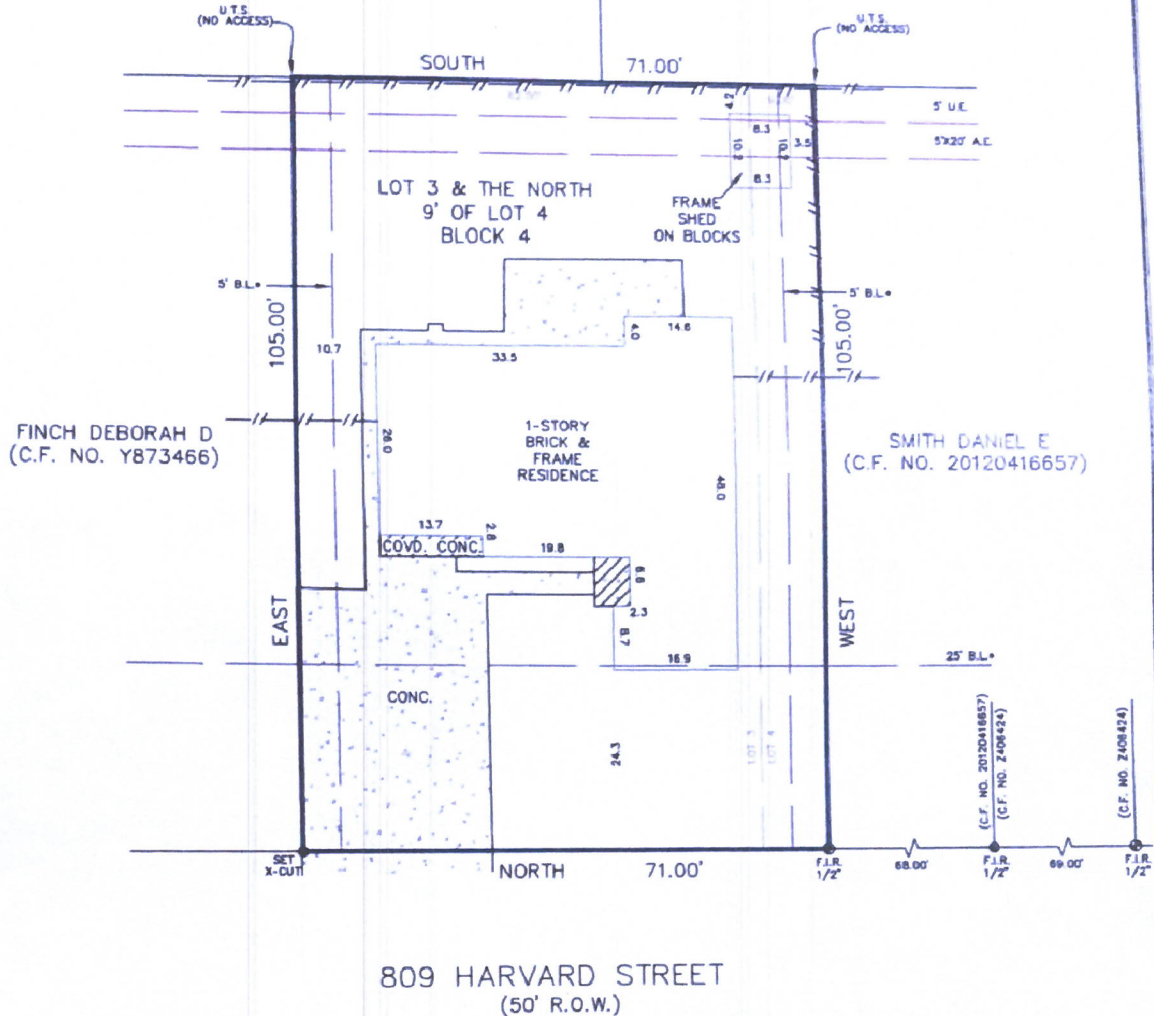
— W — WOODEN FENCE
— C — CHAIN LINK FENCE
— M — METAL FENCE
— W — WIRE FENCE
— V — VINYL FENCE

RECORDED IN VOL. 2369, PG. 156 OF THE H.C.D.R.



BAYLESS MARCELENE S & DAVID
(C.F. NO. 20150026447)

GONZALEZ ORLANDO
(C.F. NO. 20150116222)



Reviewed & Accepted by: _____ Date: _____ / _____ / _____ Date: _____

NOTES:

- BEARING BASIS PLAT
- SUBJECT TO ANY AND ALL RECORDED AND UNRECORDED EASEMENTS
- SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED PROPERTY
- UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED BY THIS SURVEY
- THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS
- SUBJECT TO RESTRICTIVE COVENANTS AS PER TITLE COMMITMENT
- SUBJECT TO ZONING AND BUILDING ORDINANCES ENFORCED BY LOCAL MUNICIPALITIES
- FENCES DO NOT FOLLOW PROPERTY LINES, NO ACCESS TO ADJOINING PROPERTIES TO CHECK FOR POSSIBLE ENCROACHMENTS
- NO AERIAL EASEMENT ENCROACHMENTS
- RESIDENCE ENCROACHES OVER THE FRONT BUILDING LINE AS SHOWN

LEGAL DESCRIPTION

LOT THREE (3), AND THE NORTH NINE FEET (N. 9') OF LOT FOUR (4), OF DEER PARK ADDITION, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 37, PAGE 45 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

RAMON JIMENEZ

ADDRESS

809 HARVARD STREET



I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON (OR ON ATTACHED SHEET), AND THERE ARE NO ENCROACHMENTS EXCEPT AS 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.

JOB # 1801252

DATE 1-23-18

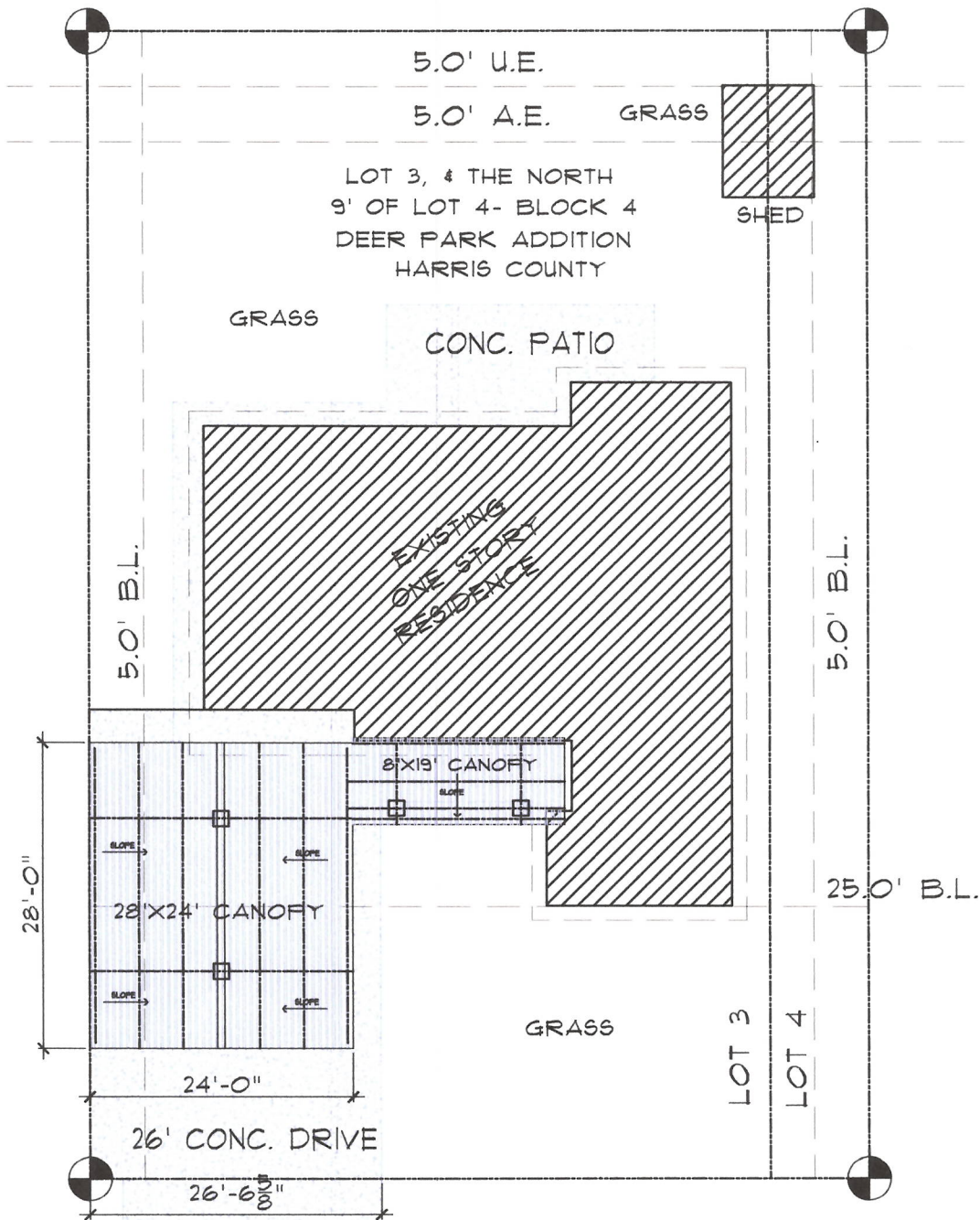
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PRO-SURV

P.O. BOX 1368, FRIENDSWOOD, TX 77546
PHONE: 281-996-1113 FAX: 281-996-0012
EMAIL: orders@prosurv.net
T.B.P.L.S. FIRM #10119300

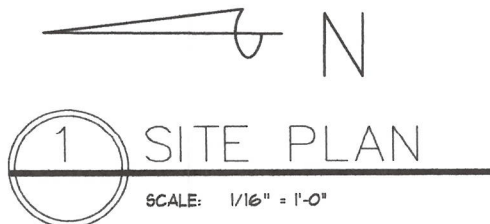
ONLY SURVEY MAPS WITH THE SURVEYOR'S ORIGINAL SIGNATURE ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION

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809 Harvard Street
(50' R.O.W.)

NOTE: CANOPY CONSTRUCTED
W/ STRUCTURAL STEEL AND
ALUMINUM DECK (WELDED)



DATE	REVISION	BY
2-26-2020	INITIAL FOR VARIANCE	PC

ARCHITECTURAL CANOPY

809 Harvard St Deer Park, Tx 77536

CORRALES

DESIGN STUDIO
Houston, Texas
(713) 641-0261
e-mail: fernando71@hotmail.com

SITE

SHEET: A-1