

CITY OF DEER PARK

Variance



LN- 000755 -2026

PERMIT #: LN- 000755 -2026

ISSUED DATE:

PROJECT:

EXPIRATION DATE:

PROJECT ADDRESS: 2040 OKLAHOMA AVE

OWNER NAME: Ignacio Ramirez

CONTRACTOR:

ADDRESS: 2040 Oklahoma Av

ADDRESS:

CITY: DEER PARK

CITY:

STATE: TX

STATE:

ZIP: 77536

ZIP:

PHONE:

PROJECT DETAILS

PROPOSED USE:

DESCRIPTION: Requesting A Variance Of 4 Ft To
The Height Of A Residential
Building.

SQ FT:

0

VALUATION:

\$0.00

PAID

MAY 04 2026

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 REQUIREMENT
- 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 PROVISION 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 LAWS REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT

DATE

REVIEWED FOR CODE COMPLIANCE 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

Date: May. 4, 2026
Planning & Zoning Commission
City Of Deer Park

Re: Request for Variance – Pool House at 2040 Oklahoma Ave.

Dear Members of the Planning & Zoning Commission,

I am writing to respectfully request a variance to allow an additional four (4) feet in height for a proposed pool house on my property located at 2040 Oklahoma Ave. The current ordinance limits accessory structures to a maximum height of fifteen (15) feet, and I am requesting approval to construct the pool house at a height of nineteen (19) feet.

This request is due to additional height necessary to accommodate proper roof pitch, as well as to maintain architectural consistency with the main residence. The design also ensures adequate ventilation and usability of the structure without compromising safety or structural integrity.

The proposed pool house will not adversely impact neighboring properties. It will be located within required setbacks, and the increased height will not obstruct views, reduce privacy, or negatively affect surrounding property values. The design remains consistent with the character of the neighborhood.

I respectfully ask for your consideration and approval of this variance request. Please let me know if any additional information or documentation is needed.

Thank you for your time and consideration.

Sincerely,
Ignacio Ramirez
713-647-1000

TOPOGRAPHIC SURVEY FOR 2040 OKLAHOMA AVENUE, DEER PARK, TEXAS

BASIS OF BEARINGS:
NORTH OF 42° 27' EAST, BEARS THE SOUTHERLY RIGHT-OF-WAY LINE OF OKLAHOMA STREET (60.00 FEET), AS SHOWN BY PLAT THEREOF RECORDED IN VOLUME 702, PAGE 548, HARRIS COUNTY, TEXAS.

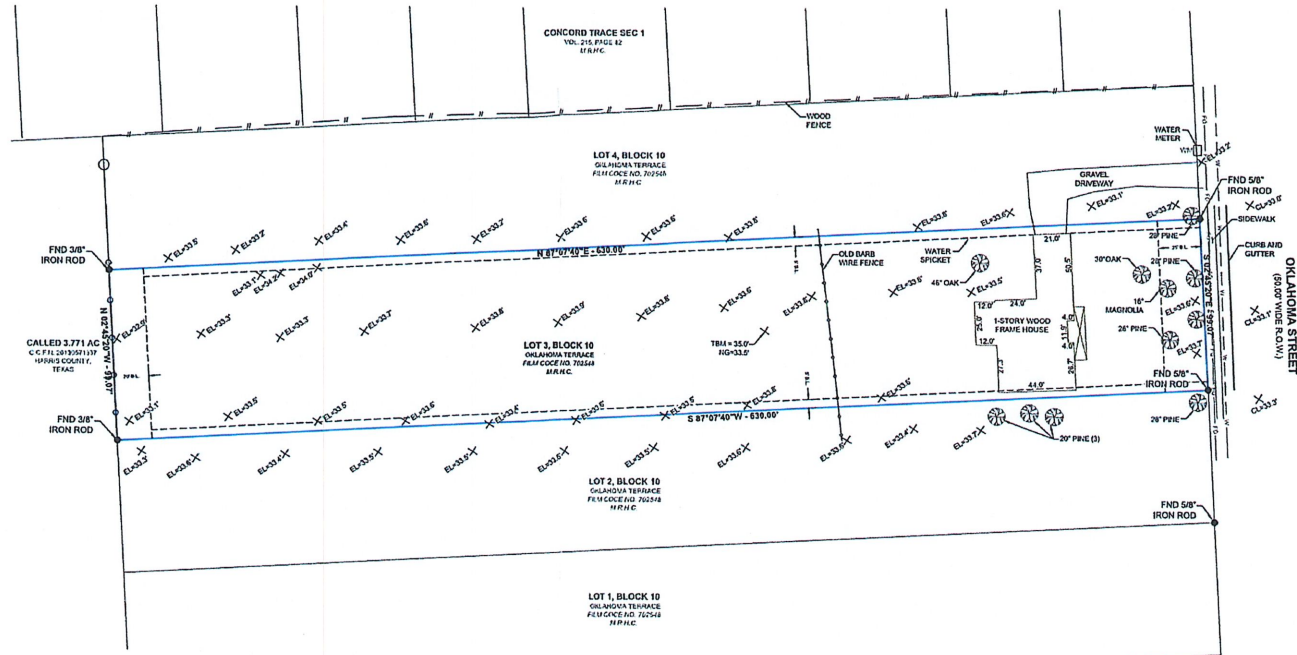
FLOOD NOTE:
AS SCALED FROM FLOOD INSURANCE RATE MAP No. 45021C0200A, DATED 01-09-2017, ZONE "X" UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD AREA. THIS TRACT DOES NOT LIE IN THE 100 YEAR FLOOD ZONE.

BENCHMARK INFORMATION:
HARRIS COUNTY FLOOD CONTROL, DISTRICT REFERENCE MARK No. 000270. BEING A 3-INCH BRASS DISK LOCATED ON THE EAST SIDE OF THE CENTER STREET BRIDGE AT UNDERSTREET STREET.
ELEVATION: 28.04' (NAVD 83)

ASSESSOR'S PARCEL INFORMATION AND ADDRESS:
14-4-12-01-001 (HARRIS COUNTY APPRAISAL DISTRICT)
2040 OKLAHOMA AVENUE
DEER PARK, TEXAS 77536

LEGAL DESCRIPTION:
LOT 3, BLOCK 1, OF THE OKLAHOMA TERRACE SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 702, PAGE 548, HARRIS COUNTY, TEXAS.

- SURVEYOR'S NOTES:**
1. THE SURVEYOR HAS NOT ABSTRACTED THE PROPERTY.
 2. THIS SURVEY IS TO SHOW ABOVE GROUND TOPOGRAPHICAL FEATURES AND ELEVATIONS ONLY. BOUNDARY LINES ARE SHOWN FOR ILLUSTRATION PURPOSES ONLY.
 3. ALL EASEMENTS AND BUILDING LINES SHOWN HEREON ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
 4. FLOOD INFORMATION IS BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR HARRIS COUNTY.
 5. THIS SURVEY MEETS THE STANDARDS FOR A LAND SURVEY IN THE STATE OF TEXAS AS DEFINED IN THE HANDBOOK OF PRACTICE BY TEXAS SOCIETY OF PROFESSIONAL SURVEYORS.
 6. SUBSURFACE UTILITIES, FOUNDATIONS, AND ENCROACHMENTS WERE NOT LOCATED AND ARE NOT SHOWN HEREON. THIS SITE COULD HAVE UNDERGROUND INSTALLATIONS THAT ARE NOT SHOWN HEREON. THIS SURVEY IS LIMITED TO ABOVE GROUND FEATURES ONLY.
 7. THE SYMBOLS REFLECTED IN THE LEGEND MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE.
 8. USE OF THIS SURVEY BY ANY OTHER PARTIES AND/OR FOR OTHER PURPOSES SHALL BE AT THE USER'S OWN RISK AND ANY LOSS RESULTING FROM OTHER USES SHALL NOT BE THE RESPONSIBILITY OF ACTION SURVEYING.



ACTION SURVEYING
10210 FLUJIA STREET
HOUSTON, TEXAS 77069
713-941-8600
TX FIRM: 10133600
www.actionsurveying.com

REVISIONS

NO.	DATE	BY	REVISION
1	03/15/2024	PROJ. MGR.: BJ	

DRAWN BY: BJ
DATE: 03/15/2024
JOB#: 12005
SHEET 1 OF 1
FILENAME: E:\ARR\10210 FLUJIA\OKLAHOMA TOP.DWG



SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT, I HAVE ON THIS DATE MADE A CAREFUL AND ACCURATE SURVEY OF THE GROUND OF THE SUBJECT PROPERTY. THE PLAT HEREIN IS CORRECT AND AN ACCURATE REPRESENTATION OF THE PROPERTY LINES AND DIMENSIONS AS INDICATED, AND EXCEPT AS SHOWN THERE ARE NO VISIBLE AND APPARENT ENCROACHMENTS OR PROTRUSIONS ON THE GROUND.

Benjamin John Jauma

BENJAMIN JOHN JAUMA
TEXAS RPL# 6417
DATED: MARCH 15, 2024

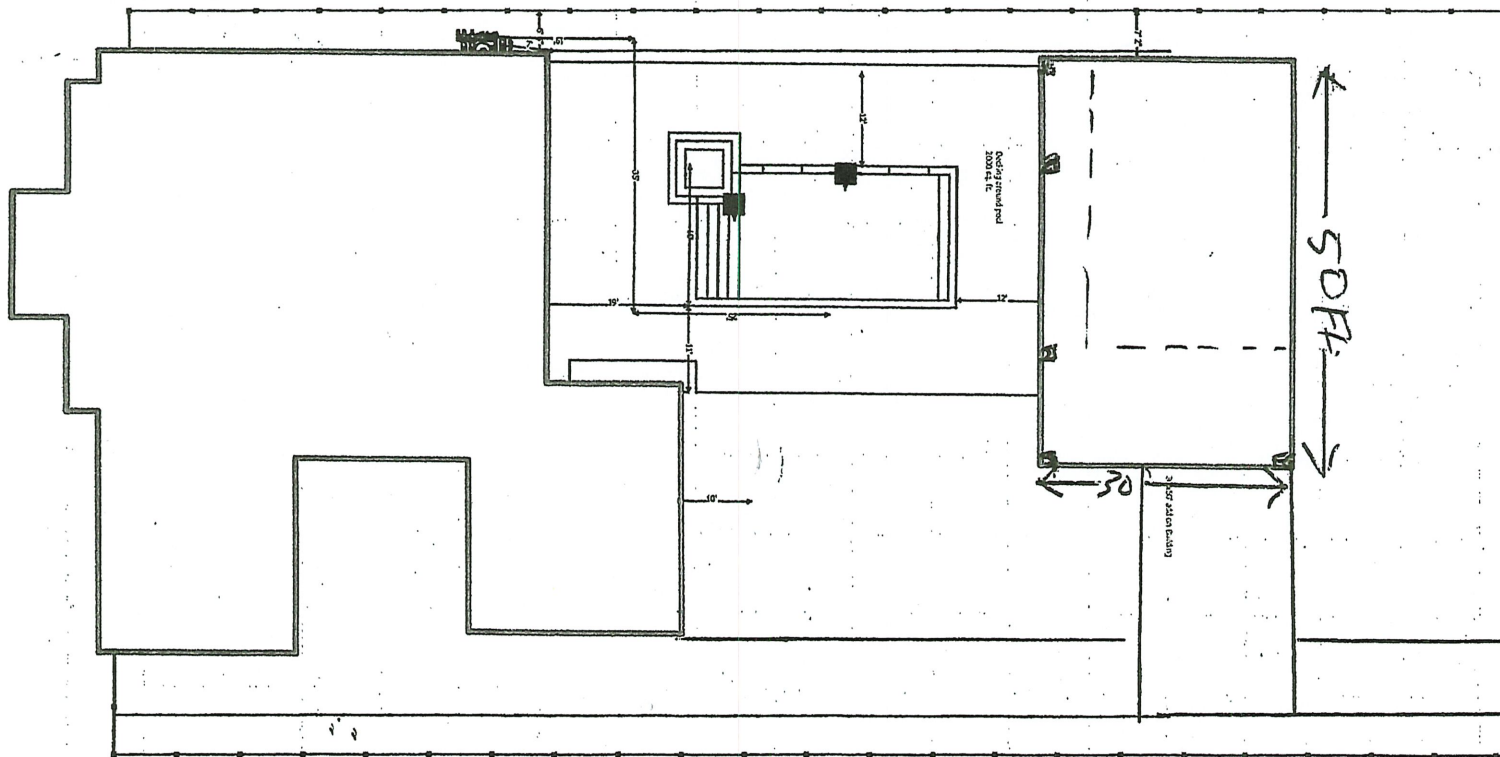


- LEGEND:**
- MR.H.C. MAP RECORDS
HARRIS COUNTY
C.C.F.H. - COUNTY CLERK'S
FILE NUMBER
R.O.W. - RIGHT-OF-WAY
 - SUBJECT TRACT
 - EASEMENT
 - OVERHEAD ELECTRIC LINE
 - FIBER OPTIC LINE
 - WATER LINE
 - STORM DRAIN LINE
 - SANITARY SEWER LINE
 - PP - POWER POLE
 - MR.H.O. - STORM MANHOLE
 - U.I.S.O. - SANITARY SEWER
MANHOLE
 - W.V. - WATER VALVE
 - F.H.Q. - FIRE HYDRANT
 - L.P. - LIGHT POLE
 - T - TREE
 - C.L. - CHAIN LINK FENCE
 - S.L. - STREET LIGHT

TOPOGRAPHIC SURVEY FOR
2040 OKLAHOMA AVENUE,
DEER PARK, TEXAS
LOT 3, BLOCK 1, OF THE OKLAHOMA TERRACE
SUBDIVISION ACCORDING TO THE MAP OR PLAT
THEREOF RECORDED IN VOLUME 702, PAGE 548,
HARRIS COUNTY, TEXAS.

CITY OF DEER PARK
HARRIS COUNTY, TEXAS

ABSOLUTELY
NO ENCROACHMENT
ON EASEMENTS



REQUIRED:
HOLD-DOWNS AT ALL CORNERS
AND
DOUBLE STUDS

DRAINAGE FROM IMPROVEMENTS
MUST NOT IMPACT NEIGHBORS

2040 Oklahoma Ave.
Deer Park, Tx 77536

DRAINAGE FROM IMPROVEMENTS
MUST NOT IMPACT NEIGHBORS

