

ALIANA[®]
DEVELOPMENT COMPANY



July 17, 2012

Richard W. Stolleis, P.E.
County Engineer
Fort Bend County Engineering
P. O. Box 1449
Rosenberg, TX 77471

Subject: Aliana Section 15 Setback Variance Request

Dear Mr. Stolleis:

Please accept this letter from Aliana Development Company (ADC) as a setback variance request from the standard of 25 feet to a proposed 20 feet from the adjacent local street right-of-way within Aliana Section 15. This variance request would be a deviation from Chapter 5.12C, General Building Setback Restrictions for Local Streets, of the Fort Bend County Regulations of Subdivision.

Aliana Section 15 lots were constructed in 2008 at a typical size of 96' by 130' under the supervision of previous management and ADC currently retains ownership of all of these lots. With the current setback of 25' and the Utility Easement at the rear, these lots are not presently marketable due to the shallow depth. If granted this variance request, we would pursue a replat of Aliana Section 15 reflecting the setback change from 25 feet to 20 feet and giving the Aliana community a product that is viable in the present market conditions.

In general, it is our development intention to follow the county regulations for setbacks on the standard lot types in Aliana and we understand that future variance approvals of this type will be rare. With this said, however, ADC may have the need for a similar variance request if a special or unique product type is considered for Aliana.

If you have any questions or need additional information please contact me at 281.809.7802.

Sincerely,

E. Travis Stone, Jr.
President
Aliana Development Company