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January 21, 2014

Mr. Nathan Hatcher
Fort Bend County Engineering Department
1124 Blume Road
Rosenberg, Texas 77471

Re: Variance to allow a 20' building line on Lots 1-7 Block 4 and Lots 4-7 Block 5
LJA Job No. 1968-4017 (5.1)

Dear Mr. Hatcher:

Aliana Section 17 is a proposed plat with 61 lots. There are two (2) streets that function much like "slip" streets in that they only serve the lots adjacent to them. Stone Isle Court is a slip street that serves as access for Lots 1-7 Block 4. It is separated from Pommel Lane by Reserve C. Endel Way is an east/west street that has a slip portion located along Lots 4-7 Block 5. This street will have an island (opens space with grass) that separates the paving from the main portion of Endel Way.

LJA Engineering, Inc. on behalf of Aliana Development is requesting a variance from Fort Bend County Regulations of Subdivisions Section 5.12 C1 (Local streets) that require a 25' building line for single family lots off of a local street. We are asking for a 20' building line for Lots 1-7 Block 4 and Lots 4-7 Block 5 because an additional depth of 5' would allow the single family homes on these lots to have more back yard. Stone Isle Court only serves Lots 1-7 Block 4 and the traffic from the subdivision will likely take Pommel Lane if traveling north or south. The slip portion of Endel Way serves Lots 4-7 Block 5. The east/west traffic will likely take the main portion of Endel Way. A 20' building line should not have much impact on the street because it takes access only from those lots adjacent to it much like a cul-de-sac does. Please consider this variance as it will allow the developer some flexibility with the lots that take access to slip streets.

Sincerely,



Warren Escovy
Platting Manager

WE/lb

Enclosure(s)