

LJA Engineering, Inc.



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February 19, 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 2-6, Block 2 on Daylamani Drive
LJA Job No. 1968-4036 (5.1)

Dear Mr. Hatcher:

Aliana Section 36 is a proposed plat with 53 lots. Daylamani Drive is an east/west street that will have an island which will divide the road and create a "slip" street which will only serve those lots. Lots 2-6, Block 2 on Daylamani Drive will be served by this portion of the street.

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 2-6 Block 2 because an additional depth of 5' would allow the single family homes on these lots to have more back yard. The east/west traffic will likely drive on the main portion of Daylamani Drive. 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.

Respectfully,

Warren Escovy
Platting Manager

WE/lb

Enclosure(s)