

## LJA Engineering, Inc.



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May 6, 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 1-4, Block 2 on  
Lanarkshire Crossing and on Lots 17-20, Block 1 on Quarrywood Drive  
LJA Job No. 1968-4037 (5.0)

Dear Mr. Hatcher:

Aliana Section 37 is a proposed plat with 40 lots. Lanarkshire Crossing and Quarrywood Drive are east/west streets that will have an island which will divide the road and create a "slip" street which will only serve those lots. Lots 1-4, Block 2 on Lanarkshire Crossing and Lots 17-20, Block 1 on Quarrywood 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 on Lots 1-4, Block 2 on Lanarkshire Crossing and Lots 17-20, Block 1 on Quarrywood Drive because an additional depth of five feet 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 Quarrywood Drive and Lanarkshire Crossing. On Quarrywood it is only a portion of Lots 17 and 20 that require the variance due to how the "slip" street lays out. 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

Enclosures