

2929 Briarpark Drive
Suite 600
Houston, Texas 77042-3703

Phone 713.953.5200
Fax 713.953.5026
www.ljaengineering.com

RECEIVED
FEB 23 2015
FBC ENGINEERING

February 17, 2015

Commissioner James Patterson
Fort Bend County Commissioner Precinct 4
12919 S. Dairy Ashford Rd #200
Sugar Land, Texas 77478

Re: Variance to allow a 20' building line on all lots within Aliana Sec 44

Dear Commissioner Patterson

Aliana Section 44 is a proposed plat with 69 lots and almost 11 acres of reserve. There are some zero building lines but the section has some larger lots and is characterized by having ample open space and detention on site..

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 all the lots to allow for the zero building line and to accommodate the product size and the character of the entire neighborhood. Please consider this variance as it will allow the developer some flexibility with the lots that have the zero building line and it will allow the entire neighborhood to be developed with the amenities planned.

Respectfully,



Warren Escovy
Senior Platting Coordinator

WE/ew

Enclosures