

Noma Engineering & Construction
2500 West Loop South, ste. 330
Houston, TX 77027
832.878.2016



August 1, 2017

Fort Bend County Engineering
301 Jackson Street
Richmond, TX 77469

RE: West Bellfort Development Plat
Landscape Easement Variance Letter

Dear Board of Engineers and/or Commissioners:

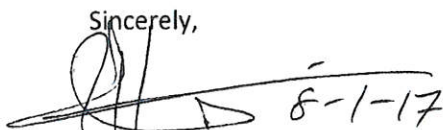
We have been tasked to develop this property in Fort Bend County located at the Northwest Corner of W. Bellfort and 2nd Street. We are requesting a variance to the landscape easement. We have given the city 10 feet of property on W. Bellfort Street and another 5 feet towards 2nd street. There is also another 10 foot utility/driveway easement in the north (back) of the property that we cannot encroach into. Being a triangular shaped property, and having easements and dedications on all three sides makes it very difficult to develop. This also reduced the parking/driveway area tremendously. We also reduced the size of the building to nearly half the original design in order to accommodate the dedicated property and still be within the limits of the fire marshal requirements. If we reduce the driveway area another 10 feet, and with the location of the driveway required, that will basically make this property incapable of being developed as a fire truck cannot enter the property and fight fires comfortably.

There will be a restriction at the corner of West Bellfort and 2nd Street in regards that there will be no parking, signs, or other visual obstructions placed at this location.

We humbly request the waiver of the landscape easement on the West Bellfort Development Plat Property due to the hardships of engineering and fire safety.

Please let me know if you have any questions or concerns.

Sincerely,


Hussam Ghuneim, MSCE, P.E.

Principal Engineer
Noma Engineering & Construction
2500 West Loop South, Ste. 330
832.878.2016
hghuneim@nomaengineering.com

