



# WINDROSE

LAND SURVEYING | PLATTING

March 5, 2018

Mr. Richard W. Stolleis, P.E.  
Fort Bend County Engineer  
301 Jackson St., 4<sup>th</sup> Fl.  
Richmond, Texas 77469  
281-633-7500

Reference: Riverway Estates Sec 1 Partial Replat No 4 - Request for Building Line & Lot Line Variance

Dear Mr. Stolleis:

On behalf of our client Aga and Rakshanda Rehman, we respectfully submit a variance request for the above referenced plat located within Fort Bend County, related to the minimum single-family front lot setback required by the Fort Bend County Regulations of Subdivisions, Section 5.12(c)(1), and minimum single-family lot size required by the Fort Bend County Regulations of Subdivisions, Section 5.14(e)(4).

We are requesting a reduced single-family front lot setback on Ranna Court, a fifty (50) foot local street, of twenty (20) feet, as discussed in Sec. 5.5(b)(2) of the above referenced Regulations. The standard cross-section of a fifty (50) foot wide local street serving single family lots, with the typical twenty-five (25) foot front building line, provides an overall distance of one hundred (100) feet from building line to building line across the right-of-way. This request does not affect single family lots fronting on the circular portion of a cul-de-sac where a twenty (20) foot front lot building line is already permitted per Sec. 5.12(c)(8). This request does not require any deviations from the infrastructure design standards regarding public water, sewer, and drainage facilities, street paving and geometry, or the required ADA sidewalks. Therefore, this request is not detrimental to the public safety or welfare, or injurious to other property in the area.

We also are requesting a reduced single-family lot size on aforementioned Ranna Court. The minimum lot size is 5,000 square feet for residential uses as per 5.14(e)(4). We are proposing a 3,695 and 4,422 square foot lot. These lots are not out of character for this neighborhood, in fact these are the originally platted lot sizes. In 2004 Riverway Estates was platted with 40' wide lots and over the course of the next 13 years the lots have been replatted multiple times to make them bigger and then smaller. This request is not detrimental to the public safety or welfare, or injurious to other property in the area.

Again, we respectfully request a variance to the minimum single-family front lot setback required by the Fort Bend County Regulations of Subdivisions, Section 5.12(c)(1) from twenty-five (25) feet to twenty (20) feet and a variance to the minimum single-family lot size required by the Fort Bend County Regulations of Subdivision, Section 5.14(e)(4) to plat lots smaller than 5,000 square feet.

Respectfully submitted,

Matt Tucker  
Platting Project Specialist  
Windrose Land Services