

November 14, 2019

Fort Bend County Commissioners' Court
Commissioner Vincent Morales, Pct. 1
1517 Eugene Heimann Circle
Richmond, TX 77469



Re: Sienna Plantation Section 15B Replat No. 1
Sienna Plantation Municipal Utility District No. 4
Sienna Plantation Levee Improvement District
LJA Job No. 1414-1515BP (6.1)

Dear Commissioner Morales:

The recorded plat of Sienna Plantation Section 15B (Plat No. 20190178, F.B.C.P.R.) consists of 13.926 acres of land with 52 lots and 6 reserves in 3 blocks. The purpose of the proposed replat is to reduce the front building line of the aforementioned lots from twenty-five (25) feet to twenty (20) feet and establish a garage setback line of thirty-five (35) feet.

Therefore, we respectfully request the Court to consider granting the following variance request:

- 1) A variance to the minimum twenty-five (25) foot front building line requirement for single family residential lots established under Section 5.12(C)(1) of the Fort Bend County Regulations of Subdivisions to allow a reduced twenty (20) foot front building line and establish a garage setback line of thirty-five (35) feet for the lots within the proposed Sienna Plantation Section 15B Replat No. 1 plat.

As these lots front on a fifty (50) foot public right-of-way, the minimum required front building line is twenty-five (25) feet to achieve a minimum twenty-two (22) foot separation from the face of the garage to the public street sidewalk to relieve the sidewalk from any vehicle obstructions within the driveways. The proposed garage setback line of thirty-five (35) feet will achieve the same results by providing a longer driveway thereby reducing the possible vehicle conflicts with the public sidewalk. With a thirty-five (35) foot garage setback requirement, the proposed twenty (20) foot front building line will not have a negative impact on the public sidewalk.

We respectfully request the Court grant the requested variance above and approve the plat of the same.

We greatly appreciate your consideration of this variance request.

Thank you,

A handwritten signature in blue ink that appears to read "G. Freeman". The signature is fluid and cursive, written over a horizontal line.

Geoff Freeman
Platting Manager