



November 12, 2020

Maggie Dalton
Development Services Manager
Fort Bend County Engineering
301 Jackson St., Suite 401
Richmond, TX 77469

RE: Charleston Heights Section One Plat – Request for Variance Block Length

Dear Ms. Dalton,

The owner of the property being platted as Charleston Heights Section One is requesting a variance of Section 5.5 A. 2. which states the block length of a residential street shall not exceed 1400 feet. The plat has been submitted to Fort Bend County engineering to be placed on the next available agenda of Commissioners Court. The plat has already been approved by City of Arcola and Fort Bend County.

The particular request is being made for James Michael Drive, a proposed fifty-foot wide public street. The configuration of the street has been designed to allow adequate detention to the east of Block 3 and makes the total length of Block 3 a distance of 1615.35 feet, measured from the centerline of James Michael Drive to the northerly centerline terminus of James Michael Drive. The configuration of the future subdivision detention pond, which is located to the east of Charleston Heights Section One, does not allow for the dedication of a connecting stub street to the east.

The request will not be injurious to the public as it will allow safe traffic circulation within the proposed subdivision. The request is not based on economic hardship. The justification of the variance is based solely on the existing conditions of the property and the surrounding development.

We respectfully request your consideration of this variance. Please let me know if you have any additional comments or questions.

Sincerely,

A handwritten signature in blue ink that reads "Carolyn J. Quim".

Carolyn J. Quim, R.P.L.S.
Survey Project Manager