Commissioner Vincent Morales
c/o Kaitlin Ballint
22333 Grand Corner Dr,
Katy, Texas 77494

Dear Commissioner Vincent Morales,

We are requesting a variance to the Fort Bend County Regulations for Floodplain Management to lower the minimum slab elevation requirement for an Outbuilding Servants Quarters to be constructed at 3819 Triple Crown Drive, Richmond, Texas 77406, located in the Grand River Subdivision. We are requesting that the County allow us to build the lowest floor of the new Servants Quarters at the effective Base Flood Elevation (BFE), which is 87.4 feet. Currently, County Regulations require the lowest floor to be at least 2 feet above the BFE.

Our current Home and Existing Outbuilding Barn all have the same elevation, as noted in our Flood Elevation Certificate, of 86.9 feet. To date, we HAVE NEVER had any flooding issue with any buildings on the property, including Hurricane Harvey.

This request will have no effect on adjacent neighbors since we are on an 8 acre tract.

By granting this exception, it will allow us to place the new Outbuilding Servants Quarters closer to our home and meet an HOA request to keep the new structure no farther than 40 feet from our existing home. Additionally, this will allow us to bring in less dirt into the floodplain.

Without this variance, it will create an undue hardship by having a new Outbuilding Servants Quarters approximately 2 ½ feet higher than what we currently sit at, which can have negative drainage impacts on our existing house. It will allow us to bring in less dirt into the floodplain.

The GRAND RIVER HOA is requesting us to place this new Outbuilding Servants Quarters at 40 feet from our existing home, which we are considering if we can get the slab elevation reduced to 87.4 feet. If we can't get permission for that reduced elevation, then we will have to look at other options for the placement location.
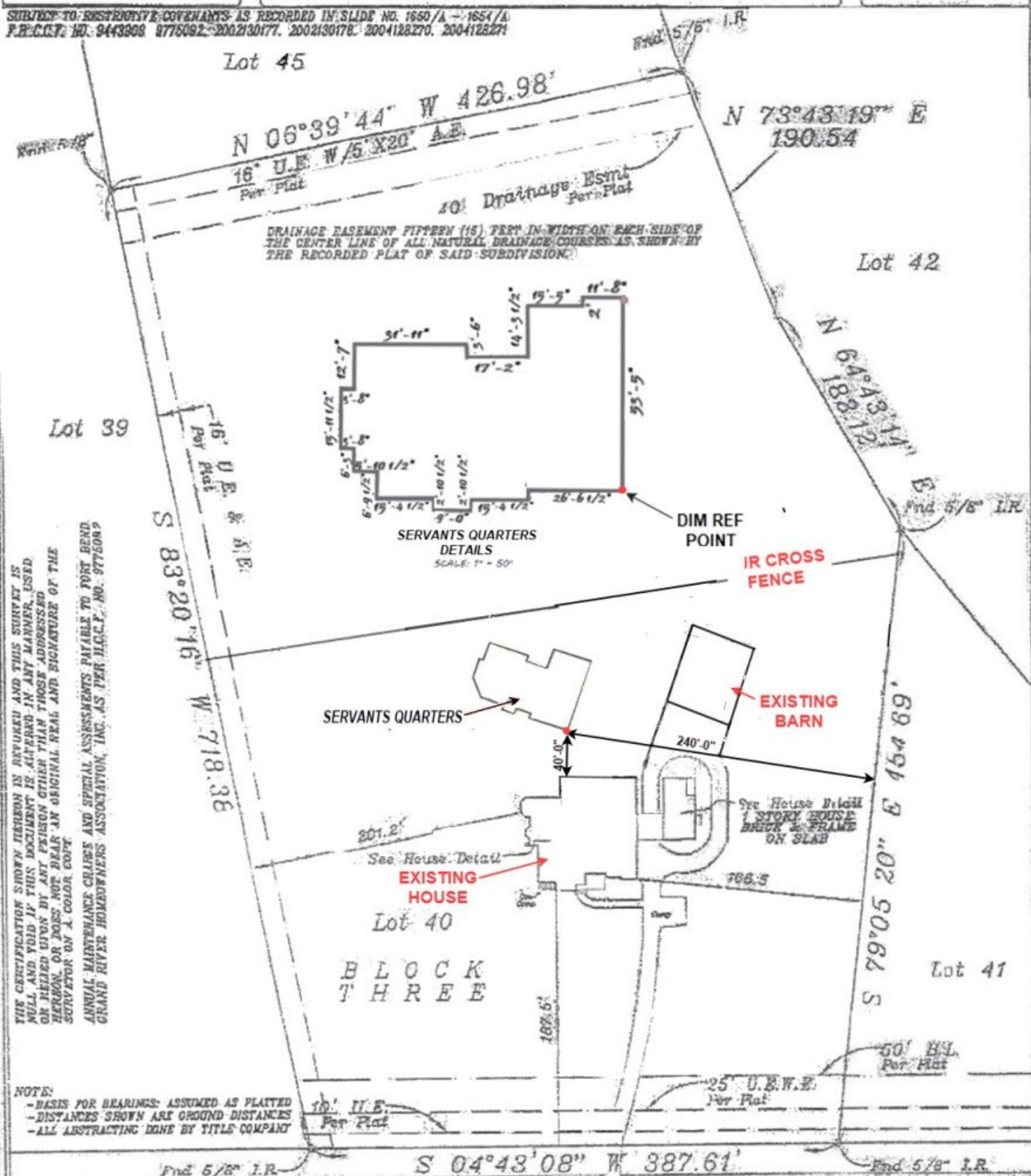
Thank you,
Doug and Alice Benson
713-806-3802 / 713-806-3803

SUBJECT TO RESTRICTIVE COVENANTS AS RECORDED IN SLIDE NO. 1650/A – 1654/A
F.B.C.C.F. NO. 9443909, 9775092, 2002130177, 2002130178, 200412827D, 200412827I

Fnd 5/8" I.R.

Lot 45

N 06°39'44" W 426.98'

16' U.E.W /5'X20' A.E.
Per Plat

N 73°43'19" E
190.54

40' Drainage Esmt
Per Plat

DRAINAGE EASEMENT FIFTEEN (15) FEET IN WIDTH ON EACH SIDE OF
THE CENTER LINE OF ALL NATURAL DRAINAGE COURSES AS SHOWN BY
THE RECORDED PLAT OF SAID SUBDIVISION.

Fnd 5/8"

Lot 42

Lot 39

N 64°43'14" E 188.72'

31'-11"
12'-7"
5'-8"
5'-6"
14'-5 1/2"
17'-2"
15'-9"
11'-8"
2'

5'-11 1/2"
5'-8"
53'-5"

6'-5"
5'-10 1/2"
6'-9 1/2"
19'-4 1/2"
2'-10 1/2"
2'-10 1/2"
19'-4 1/2"
9'-0"
26'-6 1/2"

DIM REF
POINT

SERVANTS QUARTERS
DETAILS
SCALE: 1" = 50'

Fnd 5/8" I.R.

16' U.E. & A.E.
Per Plat

S 83°20'16" W 718.36

IR CROSS
FENCE

SERVANTS QUARTERS

EXISTING BARN

240'-0"

40'-0"

See House Detail
1 STORY HOUSE
BRICK & FRAME
ON SLAB

S 05°20'20" E 454.69'

801.2'

See House Detail

706.5'

EXISTING
HOUSE

Lot 40

BLOCK
THREE

180.5'

Lot 41

50' B.L.
Per Plat

NOTE:
-BASIS FOR BEARINGS: ASSUMED AS PLATTED
-DISTANCES SHOWN ARE GROUND DISTANCES
-ALL ABSTRACTING DONE BY TITLE COMPANY

10' U.E.
Per Plat

25' U.E.W.E.
Per Plat

Fnd 5/8" I.R.

S 04°43'08" W 387.61'

Fnd 5/8" I.R.

LEGEND:
U.E. – UTILITY EASEMENT
S.S.E. – SANITARY SEWER EASEMENT
A.E. – UNOBSTRUCTED AERIAL EASEMENT
B.L. – BUILDING LINE
C.I.R. – CAPPED IRON ROD
(ALL AS PER RECORDED PLAT OF SUBDIVISION)
——— WOOD FENCE
——— CHN. LINK FENCE

TRIPLE CROWN DRIVE
(70' R.O.W.)