



June 20, 2024

**Mrs. J. Stacy Slawinski,
Fort Bend County Engineer**

**Re: Clodine Residences @ 9900 CLODINE RD, RICHMOND, TEXAS 77407
COH Project # 23512.01**

Dear Mr. Slawinski,

The proposed development Clodine Residences consists of 9.0830 acres of land, 78 lots, 4 blocks, and 7 Reserves within Fort Bend County. We request the Court to consider granting the following variances:

1. A variance is requested to the minimum right-of-way width requirement for residential streets as established under section 5.5(B)(1) of the Fort Bend County Regulations Of Subdivisions and allow reduced 28-foot right-of-way widths within the development. The reduced width right-of-way are being platted as P.A.E. (permeant access easements) and will be privately owned and maintained.
2. A variance to the cul-de-sac turnaround requirement for dead end streets as established under Section 5.6(a) of the Fort Bend County Regulations of Subdivisions and allow a T turnaround and a short dead-end street with a length less than 150'.
3. A variance to the minimum distance between residential structures as established under Section 5.12(C)(5) of the Fort Bend County Regulations of Subdivisions and allow 6-foot separation between residential structures. Proper building and fire code requirements will be followed in the design and construction of the residential units to accommodate the deduced building separation.
4. A variance is requested to the minimum side building line requirement for residential lots that side on a local street as established under section 5.12(C)(2) of the Fort Bend County Regulations of Subdivisions and allow 5-foot side building line on one side and a 1' building line on the other side of each lot.
5. A variance is requested to the minimum lot area for lots served by central sanitary sewer system as established under Section 5.14(E)(4) of the Fort Bend County Regulations of Subdivisions and allow an average lot size of 3,000 SF.



6. A variance is requested to the requirement of public utility easements located at the rear of each lot as established under Section 5.11(A)(2) of the Fort Bend County Regulations of Subdivisions and allow a 14-foot utility easement at the front of each lot within the 25 foot building line.

We respectfully request the Court grant the requested variances above and approve the plat of the same. We greatly appreciate your consideration of this variance request.

Salim Obeid



A handwritten signature in black ink, appearing to be 'S. Obeid'.

06.24.2024