

JAT Associates LLC
717 McVey Lane, Sugar Land TX 77479

May 19, 2025

Commissioners Court
Fort Bend County
Permit Review

RE: 2802 Port Quintana Court
Richmond, TX 77406
Permit No. 2025-77851

Elevation Variance Request

Dear Honorable Members of the County Commissioners Court:

We are writing to formally request a variance from the current finished floor height requirement of 89 feet for a proposed new home located at 2802 Port Quintana Court, Richmond, TX 77406.

According to FEMA floodplain guidelines, the required finished floor elevation for this location is 87 feet. Furthermore, the street elevation is 84 feet. Complying with the county's 89-foot requirement would necessitate raising the structure significantly above both the FEMA standard and the adjacent street level. This increase not only creates drainage complications but also negatively impacts the aesthetics and functionality of the site.

The existing topography and FEMA mapping seem to indicate that the area is not at significant risk of flooding. Meeting the FEMA-required elevation of 87 feet would provide the necessary flood protection while preserving proper site grading, facilitating better drainage, and maintaining visual harmony with surrounding properties.

We respectfully request the court's approval to proceed with the project using the FEMA-compliant elevation of 87 feet, in lieu of the 89-foot county requirement. We believe this approach offers a balanced and sensible solution that ensures public safety while avoiding the practical issues that arise from excessive elevation.

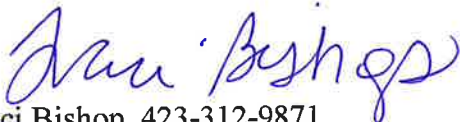
Thank you for your time and consideration. We are available to provide any additional information or documentation you may require and would appreciate the opportunity to discuss this request further.

Sincerely,

JAT Associates LLC



Greg Bishop 423-307-2167



Traci Bishop 423-312-9871