

PHILLIP HOOT  
Board Member Position 1  
PAT MCCABE  
Board Member Position 2  
JOHN BLAKEMORE  
Board Member Position 3  
DENNIS OIAN, CHAIRMAN  
Board Member Position 4



NETTIE WARREN  
Board Member Position 5  
JON WILLIS  
Board Member Alternate 1  
FRANK NANCE  
Board Member Alternate 2

**LA PORTE ZONING BOARD OF ADJUSTMENT AGENDA  
THURSDAY, AUGUST 24, 2023  
REGULAR MEETING 6 P.M.**

**CITY COUNCIL CHAMBERS  
LA PORTE CITY HALL, 604 WEST FAIRMONT PARKWAY, LA PORTE, TEXAS, 77571**

To attend remotely, join the Zoom meeting online at  
<https://us02web.zoom.us/j/85787526724?pwd=a0YzMDRwTW1XSVdwVHBEWnhYeVZTd09>. To  
dial in, call 877-853-5257 or 888-475-4499 and use the meeting ID 857 8752 6724 and passcode 073826.

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1. **CALL TO ORDER**
2. **ROLL CALL OF MEMBERS**
3. **CONSIDER APPROVAL OF THE MEETING MINUTES:**
  - a. Approve the minutes of the meeting held on June 22, 2022.
4. **STAFF INTRODUCTION:** Johnna Matthews, Planning Manager
5. **VARIANCE #23-93000003:** Open a public hearing to consider Variance Request #23-93000003, a request by Bobby Freiga, applicant/owner, for a variance to allow a proposed swimming pool located within the rear yard, to encroach three (3) feet into the required 3-foot setback from a utility easement located at 186 Lucky Manor Ln., and legally described as Lot 34, Block 1, Artesia Village, Harris County, TX.
  - a. Staff Presentation
  - b. Applicant Presentation
  - c. Public Comments (Limited to 5 minutes per person)
  - d. Adjourn Hearing
6. **BOARD DISCUSSION AND POSSIBLE ACTION:** Consider Variance Request #23-93000003.
7. **BOARD COMMENTS** on matters appearing on the agenda or inquiry of staff regarding specific information or existing policy.
8. **ADJOURN**

A quorum of City Council members may be present and participate in discussions during this meeting, however, no action will be taken by the Council.

**Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services are requested to contact the Planning Department (281-470-5057) three (3) business days prior to the meeting for appropriate arrangements.**

**CERTIFICATION**

I do hereby certify that a copy of the **August 24, 2023**, Zoning Board of Adjustment meeting agenda was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times, and to the City's website, LaPorteTX.gov, in compliance with Chapter 551, Texas Government Code.

\_\_\_\_\_ Title: \_\_\_\_\_

DATE OF POSTING \_\_\_\_\_

TIME OF POSTING \_\_\_\_\_

TAKEN DOWN \_\_\_\_\_

## **AGENDA ITEM #3**

### **Approval of Meeting Minutes**

**June 22, 2023**

**PHILLIP HOOT**  
Board Member Position 1  
**PAT MCCABE**  
Board Member Position 2  
**JOHN BLAKEMORE**  
Board Member Position 3  
**DENNIS OIAN, CHAIRMAN**  
Board Member Position 4



**NETTIE WARREN**  
Board Member Position 5  
**JON WILLIS**  
Board Member Alternate 1  
**FRANK NANCE**  
Board Member Alternate 2

**MINUTES OF THE REGULAR MEETING OF THE  
LA PORTE ZONING BOARD OF ADJUSTMENT  
JUNE 22, 2023**

The Zoning Board of Adjustment of the City of La Porte met in a regular meeting on Thursday, June 22, 2023, at the City Hall Council Chambers, 604 West Fairmont Parkway, La Porte, Texas, at 6:00 p.m., with the following in attendance:

**Board Members present:** Chairman, Dennis Oian; Board Members, Pat McCabe; John Blakemore; Phillip Hoot, Nettie Warren, Alternate Board Member; Jon Willis and Alternate Board Member; Frank Nance

**Board Members absent:** None

**City Staff present:** Teresa Evans, Planning and Development Director; Clark Askins, City Attorney; and Maria Pena, Planning and Development Dept. Coordinator.

1. **CALL TO ORDER:** – Chairman Oian called the meeting to order at 6:00 p.m.
2. **ROLL CALL OF MEMBERS:** All Members were present.
3. **CONSIDER APPROVAL OF THE MEETING MINUTES:**
  - a. Approve the minutes of the meeting held on April 27, 2023.  
Board Member Hoot moved to approve the meeting minutes. Second by Member Warren. The motion was adopted, 5-0.
4. **VARIANCE #23-93000002:** Open a public hearing to consider Variance Request #23-93000002, a request by Brett Mc Caulley, applicant; for a variance to allow for a subdivision sign to be located within the public right-of-way, on a tract of land located at 2001 Troon Drive, and legally described a Lot 18, Retreat at Bayforest North, Harris County, TX.

Director of Planning & Development, Teresa Evans, presented the proposed variance request.

Brett Mc Caulley, 2010 Troon Dr., applicant, provided information regarding the location and size of the sign for the request.

5. **ADJOURN PUBLIC HEARING:** Public Hearing was adjourned at 6:11 PM.

6. **CONSIDERATION:**

Board members discussed general code sign regulations of the variance request.



Board Member Hoot made a motion to approve the requested Variance; Second by Board Member Blakemore; the motion was adopted 5-0 and the variance was APPROVED.

**7. ADMINISTRATIVE REPORTS:**

None.

**8. BOARD COMMENTS regarding matters appearing on the agenda; recognition of community members, city employees, and upcoming events; inquiry of staff regarding specific factual information or existing policies.**

None.

**ADJOURN – Chairman Oian adjourned the meeting at 6:13 PM.**

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Maria Pena, Planning and Development Dept. Coordinator

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Dennis Oian, Chairman

# **AGENDA ITEM #5**

## **Staff Report**

**VARIANCE #23-93000003**



## Planning and Development Department Staff Report Variance – #23-93000003

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### DISCUSSION

#### **Location:**

The subject property is located at 186 Lucky Manor Ln. in the City of La Porte.

#### **Background Information:**

The applicant is proposing to construct an approximately 240-square-foot swimming pool in the rear yard of the subject property and is seeking a Variance (Variance Request # 23-93000003) from Section 106-748, Swimming Pools, Spas and Hot Tubs, of the La Porte Zoning Ordinance to allow a reduction in the required setback of a pool from an existing utility easement. Specially, Section 106-748 requires a swimming pool to be setback three (3) feet from a utility easement and does not allow encroachment into the utility easement. As proposed, the swimming pool will have a 0-foot setback from the existing 14-foot utility easement. According to City records, there is an existing, offsite sewer line and a detention pond east of the property which necessitates the need for the existing 14-foot utility easement.

The subject property and surrounding properties are located within the Artesian Village subdivision, which is zoned Planned Unit Development (PUD). Special Conditional Use Permit (SCUP) No. 18-91000003 was approved in 2018 for these properties to develop as 40 foot wide patio home lots ranging in size from 5,125 square feet to 7,000 square feet. In lieu of the patio home zero-lot line with an adjoining side yard setback of 10 feet, 5-foot setbacks from both side lot lines was approved.

The following table summarizes the surrounding zoning and land uses:

	<b>Zoning</b>	<b>Land Use</b>
<b><i>North</i></b>	Planned Unit Development (PUD)	Single-Family Home
<b><i>South</i></b>	Planned Unit Development (PUD)	Single-Family Home
<b><i>West</i></b>	Planned Unit Development (PUD)	Single-Family Home
<b><i>East</i></b>	Planned Unit Development (PUD)	Single-Family Home

#### **Notification Requirements:**

Staff finds that the public hearing notification requirements outlined in Section 106-194 were performed in accordance with code provisions, including the following: notice in a newspaper of general circulation at least fifteen (15) days prior to the hearing; written notice mailed to owners of real property within 300 feet of the site within ten (10) days of the hearing; and a sign was posted on site within ten (10) days of the hearing. In accordance with state law, a notice of the public hearing was also posted at City Hall and on the City's website.



As of the date of this writing, no notices have been returned from property owners within 300 feet of the site.

**Applicable Code Provisions:**

Pursuant to Section 106-748 Section 106-748 (Swimming Pools, Spas, and Hot Tubs) of the La Porte Zoning Ordinance, swimming pools must be setback 3 feet from utility easements.

**Analysis:**

The applicant seeks approval of a variance that would allow for the construction of an approximately 240-square-foot swimming pool to be constructed 0 feet from an existing utility easement. A setback defines an area of land which cannot be built upon. Setbacks from utility easements allow the owners of utility lines the ability to access their infrastructure. The setback allows enough space for work to be performed on infrastructure without damaging private property. The utility owner is not responsible for damages to private property.

Section 106-192 of the Zoning Ordinance states that the term “*variance represents a deviation from the literal provisions of this chapter which is granted by the board when strict conformity to this chapter would cause an unnecessary hardship because of the circumstances unique to the property on which the variance is granted.*” The Zoning Ordinance further defines an “unnecessary hardship as a physical hardship related to the property itself, as distinguished from a hardship related to convenience, and the hardship must not result from the applicant or property owner’s actions, and that by granting the variance, the spirit of the Zoning Ordinance will be observed.

The Board is authorized to grant a variance when the Board finds that **all** of the following conditions are met. The following table outlines the conditions and staff’s analysis:

Conditions	Staff Findings:
a. That the granting of the variances will not be contrary to the public interest.	Public interest is often expressed through City Council who are elected by citizens to advance the goals of the city through adoption of ordinances, i.e., laws. The requested variance is contrary to the public interest. Courts have held that to be contrary to the public, the variance must “unduly, and in a marked degree” conflict with basic objectives of zoning ordinances. The subject variance is in direct conflict with the basic objectives of the Zoning Ordinance as it relates to setbacks of swimming pools from utility easements. The subject utility was identified on the preliminary plat which was approved 2019 and the final plat which was approved in



	2020. Granting of the variance will create inconsistencies in the neighborhood.
b. That literal enforcement of this chapter will result in unnecessary hardship because of exceptional narrowness, shallowness, shape, topography, or other extraordinary or exceptional physical situation unique to the specific piece of property in question. "Unnecessary hardship" shall mean physical hardship relating to the property itself as distinguished from a hardship relating to convenience, financial considerations, or caprice, and the hardship must not result from the applicant or property owner's actions.	Staff has not identified a hardship unique to the property. Variances provide relief, where necessary, due to site constraints that prevent a certain improvement. The regulations in question are shared by the community. In 2019, and prior to construction of the home, a 14-foot easement was approved as part of the preliminary plat, and later approved on the final plat in 2020. The home could have been constructed smaller to allow space for the size pool that the applicant desires. Additionally, the applicant could choose to construct a smaller swimming pool.
c. That by granting the variance, the spirit of this chapter will be observed.	The spirit of this chapter will not be upheld if the variance is granted. The applicant could choose to construct a smaller swimming pool.

In 2021, HB 1475 was approved which allows for more objective criteria which the Board can consider in determining whether compliance with a city's zoning ordinance, as applied to a structure would result in unnecessary hardship. Until the passage of H.B. 1475, an unnecessary hardship would be one that was not self-imposed, personal in nature, related to the property for which the variance is sought, and not a solely financial hardship. The hardship needed to be a condition unique, oppressive, and not common to other property.

For the first time, financial hardships can qualify an applicant for a variance. Pursuant to Section 211.009, Authority of Board, of the Texas Local Government Code, a variance from the terms of the zoning ordinance may be granted if:

1. the variance is not contrary to the public interest, and
2. due to special conditions, a literal enforcement of the ordinance would result in unnecessary hardship, and
3. so that the spirit of the ordinance is observed, and substantial justice is done.



As mentioned above, granting the variance would be contrary to the public interest. Staff is not aware of any special conditions related to the property which would cause literal enforcement of the ordinance to result in unnecessary hardship or any special conditions that distinguish it from other properties in the area that would result in unnecessary hardship. The spirit of the ordinance will not be observed with the granting of the requested variance. Substantial justice raises issues of fairness for the community and will not be achieved through the granting of the subject variance. The regulations in question are shared by the community.

If special conditions exist, then the Board may consider the following as grounds to decide whether compliance, as applied to a structure that is the subject of the variance, would result in unnecessary hardship. The below table outlines the criteria as it relates to a financial hardship, and staff's analysis:

Conditions	Staff Findings:
a. If the financial cost of compliance with the Zoning Ordinance is greater than 50% of the appraised value of the structure as shown on the most recent appraisal roll certified to the assessor for the City under Section 26.01. Tax Code, or successor and as amended, then the Board may find that to be an unnecessary hardship.	N/A, as no special conditions exist.
b. If compliance with the Zoning Ordinance would result in a loss to the lot on which the structure is located of at least 25% of the area on which development may physically occur, then the Board may find that to be an unnecessary hardship.	N/A, as no special conditions exist.

None of the criteria for approval of a variance has been met.



**Appeal Procedure:**

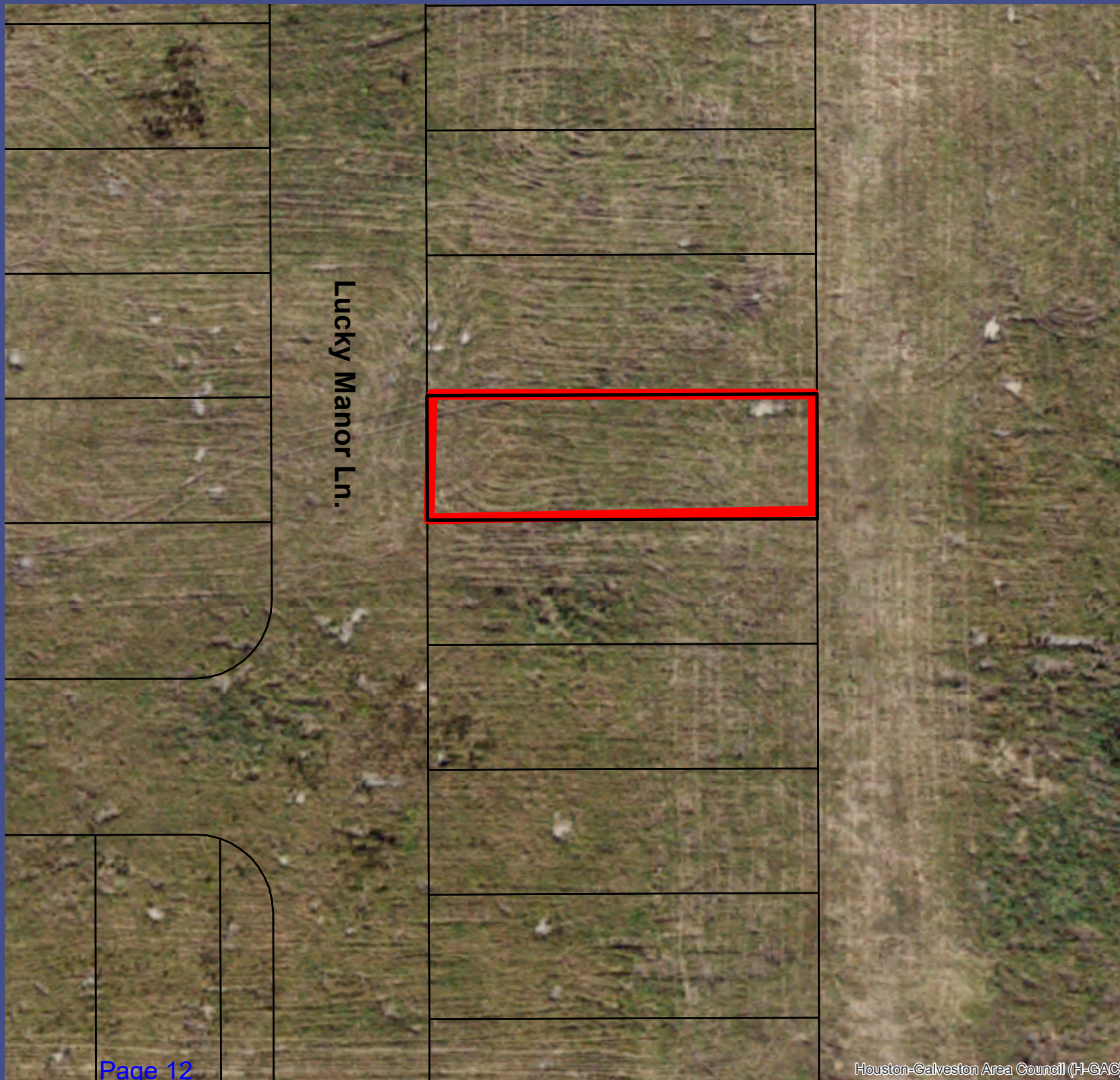
Section 106-196. - Appeals from the board of adjustment.

Any person or persons, jointly or severally, aggrieved by any decision of the Board of Adjustment, or any taxpayer, or any officer, department, board, or bureau of the city may present to a court of record a petition for a writ of certiorari, as provided by V.T.C.A., Local Government Code § 211.011, duly verified, setting forth that such decision is illegal, in whole or in part, specifying the grounds of the illegality. Such petition shall be presented to the court within ten (10) days after the filing of the decision in the office of the Board of Adjustment.

**ATTACHMENTS**

- Exhibit A: Aerial Map
- Exhibit B: Zoning Map
- Exhibit C: Notification Map
- Exhibit D: Site Photos
- Exhibit E: Application





## Aerial Map

**Variance  
#23-93000003**

**186 Lucky Manor Ln.**

### Legend

 Subject Property



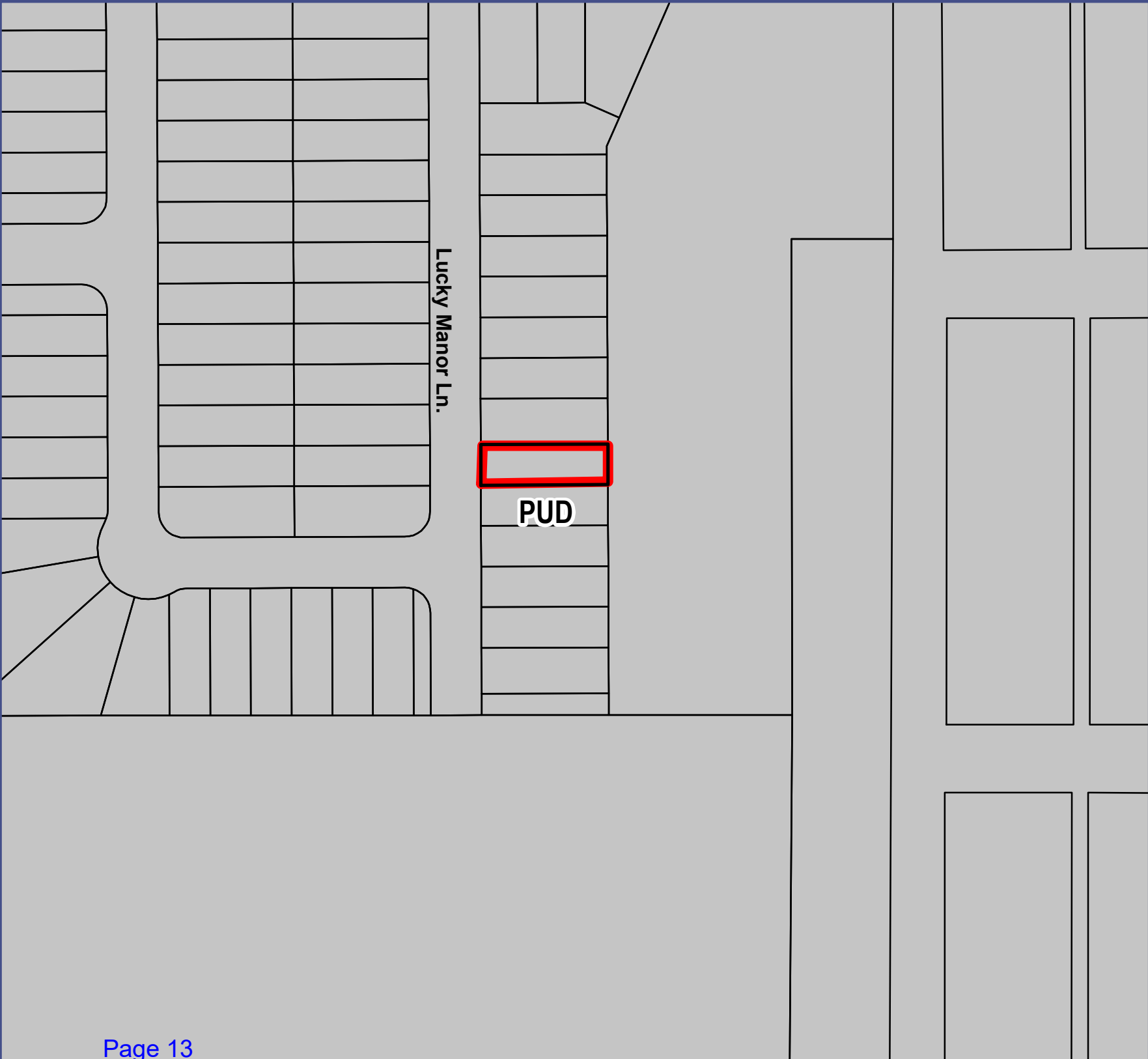
This product is for informational purposes and may not have been prepared for or be suitable for legal purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries

1 inch = 42 feet



August 2023  
PLANNING DEPARTMENT






# Zoning Map

**Variance**  
**#23-93000003**

**186 Lucky Manor Ln.**

## Legend

 Subject Property



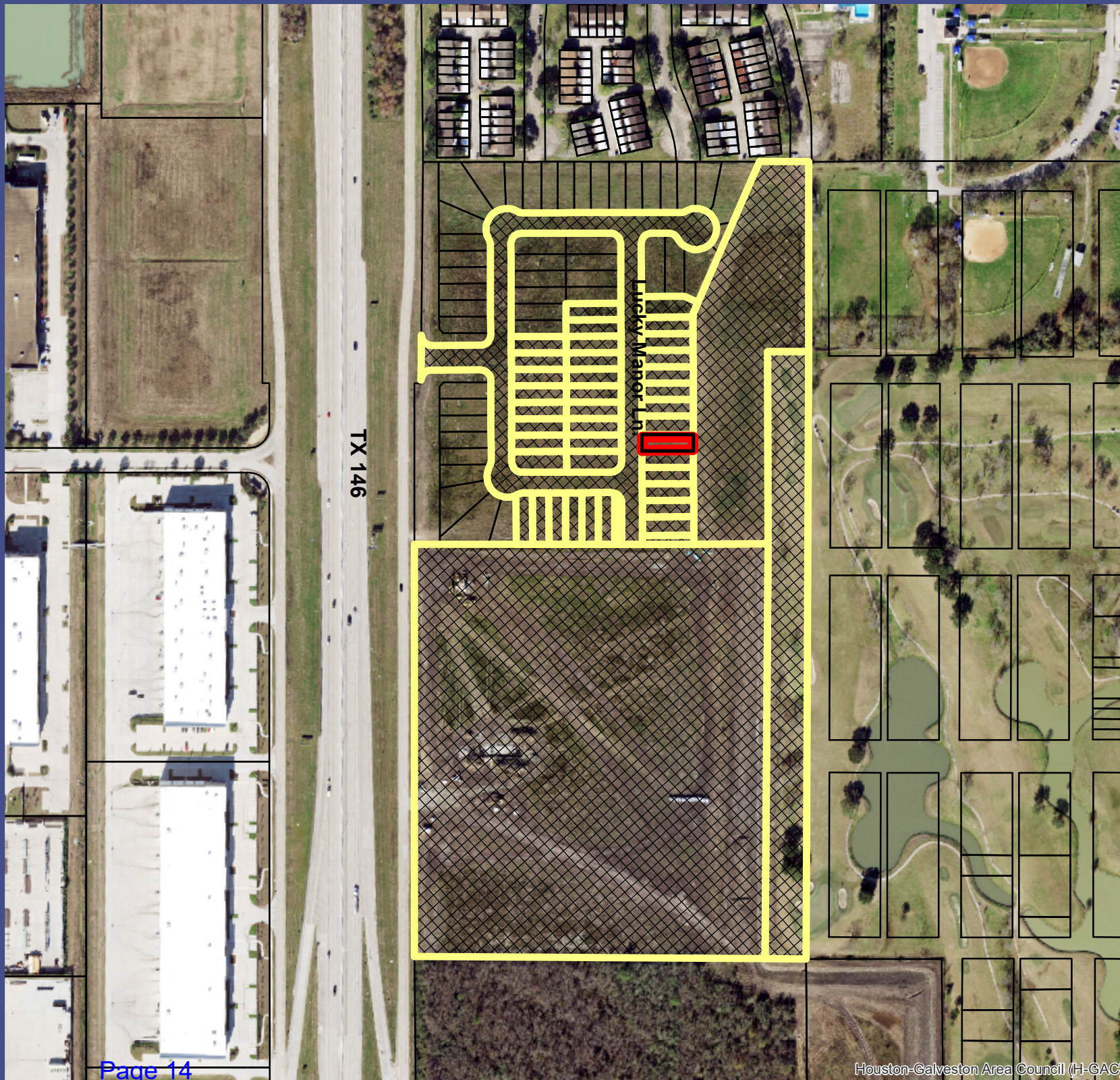
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1 inch = 123 feet



August 2023  
PLANNING DEPARTMENT







# Notification Map

**Variance  
#23-93000003**

**186 Lucky Manor Ln.**

## Legend

-  Subject Property
-  Noticed Properties



This product is for informational purposes and may not have been prepared for or be suitable for legal purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries

1 inch = 315 feet



August 2023  
PLANNING DEPARTMENT













## OVERVIEW

A Variance is required for any deviation from the requirements of the city's Zoning Ordinance as outlined in Section 106-192 of the City of La Porte's Code of Ordinances. A Variance is only granted when strict conformity to the provisions of the code would cause an unnecessary hardship because of the circumstances unique to the property on which the variance is granted. Variance requests are reviewed by the Zoning Board of Adjustment (ZBOA) after a public hearing. The ZBOA consists of residents of the community appointed by City Council. The ZBOA meets on the fourth Thursday of every month, as necessary.

## SUBMITTAL REQUIREMENTS

The following application package must be submitted to the Planning and Development Department at least three (3) weeks prior to the desired hearing date.

- ☒ **Completed application form.**
- ☒ **Application fee** of Residential - \$150, Commercial - \$250; nonrefundable.
- ☒ **Site plan or plot plan**, drawn to scale and dimensioned to show the location of the proposed Variance.
- ☒ **Project description/justification letter** that thoroughly explains what is being requested and why such Variance should be approved by the ZBOA.
- ☐ **Notice of sign posting** fully completed, that ensures the applicant is aware of the requirements of the Public Hearing notice sign.

## PROCESS

- Upon receipt of a complete application package by the Planning and Development Department, the Variance request will be scheduled for the next available ZBOA meeting date.
- The Planning and Development Department will post a Notice of Public Hearing sign on the property where the Variance is being requested. The sign must be posted on the property visible from and within 20 feet of the abutting street for a minimum of 10 days before the scheduled public hearing.
- The Planning and Development Department will publish notice of the public hearing in the Bay Area Observer and at City Hall in conformance with legal requirements. Additionally the city will send notice of the public hearing to all property owners within 300 feet of the subject property where the variance is being requested.
- The ZBOA meeting will be held in the City Council Chamber at City Hall (604 W. Fairmont Parkway). At the meeting, the ZBOA will conduct the public hearing and provide a ruling on the Variance request.



## Variance Application

### Planning and Development Department

- In order for the ZBOA to approve a Variance, it must find all of the following criteria have been met:
  1. Granting the variance will not be contrary to the public interest.
  2. Enforcing the code provision will result in an unnecessary hardship due to the following situations that are unique to the property: irregularity associated with the size or shape of the lot, unique topography or some other unique physical situation associated with the property. An unnecessary hardship does not relate to convenience, financial consideration, or the applicant's own actions.
  3. Granting the variance will be consistent with the spirit of the city's Zoning Ordinance.
- If the ZBOA *approves* the Variance request, then the applicant will have 90 days from the date of the meeting to obtain any necessary building permits for construction. If the ZBOA *denies* the Variance request, then the applicant may file a petition to the court in accordance with Section 106-196 of the City of La Porte's Code of Ordinances.
- The following is an excerpt from the City of La Porte's Code of Ordinances pertaining to Variance requests.

#### CODE REQUIREMENTS

##### Sec. 106-192. - Variance.

(a) *Application for variances.* All applications for a variance from the terms of this chapter shall be in writing and shall specify the facts involved, the relief desired, and the grounds thereof. Each such application shall be filed with the enforcement officer who after investigation shall transmit such application together with his report to the board of adjustment within ten days after the filing of the application with the enforcement officer.

(b) *Findings of fact/definition of hardship.*

(1) The term "variance" shall mean a deviation from the literal provisions of this chapter which is granted by the board when strict conformity to this chapter would cause an unnecessary hardship because of the circumstances unique to the property on which the variance is granted.

(2) Except as otherwise prohibited, the board is empowered to authorize a variance from a requirement of this chapter when the board finds that all of the following conditions have been met:

- a. That the granting of the variance will not be contrary to the public interest;
- b. That literal enforcement of this chapter will result in unnecessary hardship because of exceptional narrowness, shallowness, shape, topography or other extraordinary or exceptional physical situation unique to the specific piece of property in question. "Unnecessary hardship" shall mean physical hardship relating to the property itself as distinguished from a hardship relating to convenience, financial considerations or caprice, and the hardship must not result from the applicant or property owner's own actions; and
- c. That by granting the variance, the spirit of this chapter will be observed.

(3) The applicant shall have the burden of proving to the board that the foregoing conditions have been met.

(c) *Use variance prohibited.* No variance shall be granted to permit a use in a zoning district in which that use is prohibited.

(d) *Hearings on applications for variances.* The board of adjustment shall fix a reasonable time for the hearing of all applications for variances, give public notice thereof, as well as due notice to the parties in interest, and decide the same within a reasonable time, as specified in section 106-194 (Notice of public hearings before the board of adjustments). Upon the hearing any party may appear in person or by agent or by attorney.



# Variance Application

Planning and Development Department

## PROJECT INFORMATION

Address where Variance is being requested: 186 ~~186~~ Lucky Manor Ln, La Porte, TX 77571

Legal description where Variance is being requested: Backyard

HCAD Parcel Number where Variance is being requested: 1414550010034

Zoning District: \_\_\_\_\_

Lot area: LT 34 BLK 1  
Artesia Village

A Variance request is hereby made to the Board of Adjustment of the City of La Porte.

Description of Request: Per La Porte City Code a Pool must not be within  
3' of an existing utility easement. I would like to build a  
pool where the easement ends. The pool will not be dug in the easement.

Attached hereto is a complete listing of the reason(s) why such Variance should be granted.

## PROPERTY OWNER(S) INFORMATION

Name: Bobby Freiga

Company (if applicable): \_\_\_\_\_

Address: 186 Lucky Manor Ln

City: La Porte State: TX Zip: 77571

Phone: 713-254-9053 Email: bobbyfreiga@gmail.com

## AUTHORIZED AGENT (If other than owner)

Name: \_\_\_\_\_

Company (if applicable): \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

## OWNER(S) & AGENT CERTIFICATION

I hereby depose and state under the penalties of perjury that all statements, proposals and/or plans submitted with/or contained in this application are true and correct and the application is complete to the best of my knowledge and belief.

Agent's Signature: [Signature] Date: 5/17/23

Owner(s)' Signature(s): [Signature] Date: 5-17-23

### STAFF USE ONLY:

Date Application Received:

Case Number:



# Variance Application

Planning and Development Department

## PROJECT INFORMATION

Address where Variance is being requested: 186 ~~XXXXXX~~ Lucky Manor Ln, La Porte, TX 77571  
Legal description where Variance is being requested: Backyard  
HCAD Parcel Number where Variance is being requested: 141455 0010034  
Zoning District: \_\_\_\_\_ Lot area: LT 34 BLK 1  
Artesia Village

A Variance request is hereby made to the Board of Adjustment of the City of La Porte.

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Attached hereto is a complete listing of the reason(s) why such Variance should be granted.

## PROPERTY OWNER(S) INFORMATION

Name: Bobby Freiga  
Company (if applicable): \_\_\_\_\_  
Address: 186 Lucky Manor Ln  
City: La Porte State: TX Zip: 77571  
Phone: 713-254-9053 Email: bobbyfreiga@gmail.com

## AUTHORIZED AGENT (If other than owner)

Name: \_\_\_\_\_  
Company (if applicable): \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_ Email: \_\_\_\_\_

## OWNER(S) & AGENT CERTIFICATION

I hereby depose and state under the penalties of perjury that all statements, proposals and/or plans submitted with/or contained in this application are true and correct and the application is complete to the best of my knowledge and belief.

Agent's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Owner(s)' Signature(s): Bobby Freiga Date: 4-17-23

### STAFF USE ONLY:

Case Number: \_\_\_\_\_

Date Application Received: \_\_\_\_\_





REASON(S) FOR VARIANCE REQUEST

1. The Pool will be too small if we stay 3' away from easement. We are not requesting access to the easement. We only need to be able to build up to it.  
(See Pool Plans for clarification on where the pool will be located.)

- 2.
- 3.
- 4.
- 5.



**NOTICE OF POSTING**  
**ZONING BOARD OF ADJUSTMENT HEARING**

The undersigned has acknowledged that a sign will be placed on the property based on information provided in this application, and that the applicant will ensure compliance with all requirements have been met and will continue to be met for the duration of the sign posting:

1. A public hearing sign will be posted by the City of La Porte's Planning and Development Department staff at least ten (10) days prior to the scheduled meeting date. I hereby attest that said sign will be posted on the following described property, which is subject to the application:

ADDRESS: 186 Lucky Manor Ln La Porte TX 77571

LEGAL DESCRIPTION: Parcel # 1414550010034 Lot 34 Blk 1  
Attesia Village

2. Said sign will be placed on the property within 20 feet of the abutting street.
3. Said sign shall remain legible and visible for the entire ten (10) day posting period. If the sign fails to be visible at any point during the ten (10) day posting period, the Public Hearing will be postponed to the next available meeting date.
4. If said sign is damaged or missing, it is my duty to contact the City of La Porte's Planning and Development Department for a replacement sign. Staff are not responsible to inspect and confirm the status of the posted sign.
5. Said sign will be picked up by City staff upon completion of the Public Hearing.

X Bobbie Fregia  
Applicant's Printed Name

X Bobbie Fregia  
Applicant's Signature and Date  
05/19/2023



~Integrity

~Work Ethic

~Team Work

~Accountability

~Quality

~Thank you for choosing

PPAS Houston,

Top 50 Builder for

Over 30 years!!!



3695 Kirby Dr. Ste 101

Pearland, TX 77584

Office: (713) 436-4944

23306 Interstate 45 N.

Spring, Tx 77373

~Designer~

Daniel Wright

~Superintendent~

~Scheduler~

Dora Davis

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WITHOUT PRIOR  
WRITTEN  
PERMISSION OF  
PREMIER POOLS &  
SPAS.

## CONSTRUCTION DRAWING (8-5-22)

Ad #

DRAWING SCALE: 1/8" = 1'  
Unless otherwise specified

Electric Line Clearance 22'6"  
Client to move cable line prior to excavation.

\*\*\*\*\* NOTE \*\*\*\*\*

Any changes to the original agreement are to be made with a "contract addendum" only. A signature is required by both parties, and are to be paid in full at the time of affixing signature. No changes will occur prior to signing the addendum. Major changes and redesigns are subject to an additional \$350 processing fee.

Buyer signature X

### SUPERINTENDENT NOTES

No Setback from  
easement requested  
with city.  
I have submitted the  
variance form with La  
Porte.

6' wood Fence

6' wood Fence

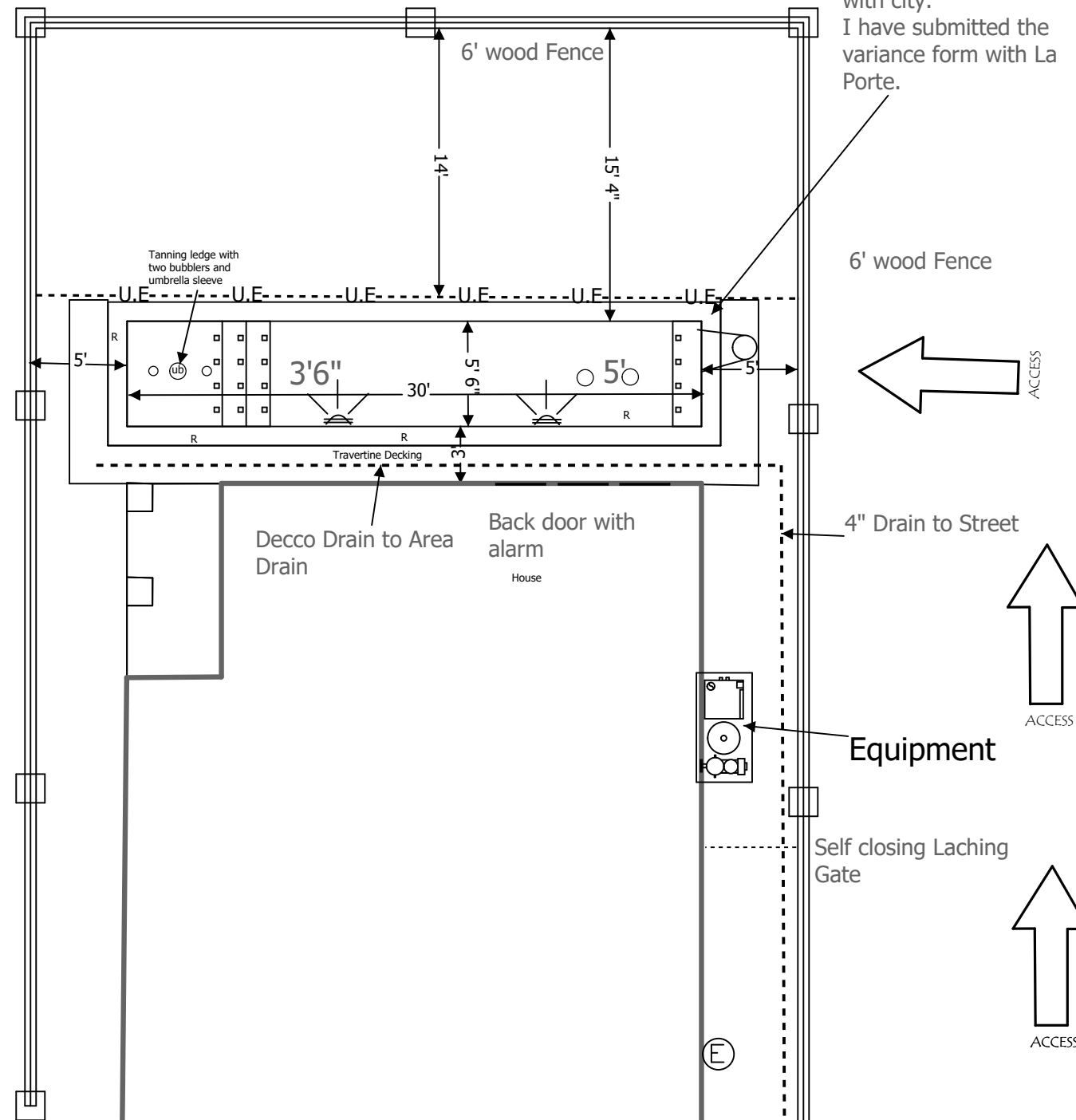
6' wood Fence

Codes:

- 2018 International Building Code(IBC)
- 2018 International Residential Code(IRC)
- 2018 International energy conservation code (IECC)
- 2018 International Mechanical code (IMC)
- 2018 International Plumbing Code (IPC)
- 2018 Swimming Pool & Spa Code
- 2018 Fuel gas code
- 2020 National Electric Code (NEC)
- 2018 International Fire code (IFC)

-Cracking, sinking, chipping or breaking of any kind to sidewalks or driveways are possible with heavy equipment. PPAS is not responsible for any repairs in the event that these issues may occur.

Client signature X \_\_\_\_\_

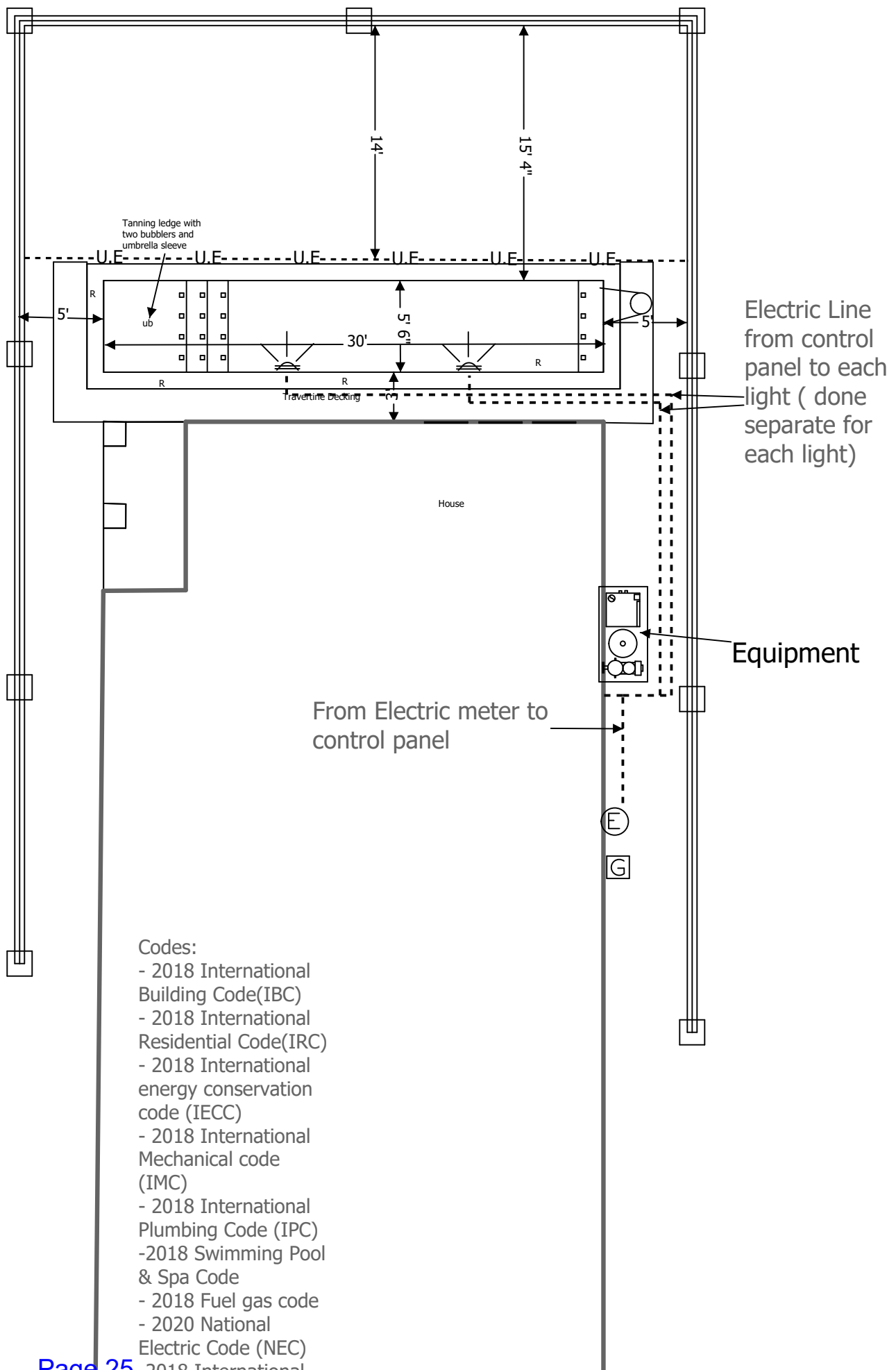


POOL SPECIFICATIONS				JOB #		Q	
Width/Length	5'6" x 30'			Surface Area	400	Perimeter	75
Depth	3.0	4.0	5.0	Gallons	3808	Spa Per.	0
EXCAVATION				DECK			
Access	LEFT - RIGHT - DRIVEWAY			Brushed	-	Footage	0
Machine	T450	T590	T-770	Premier Coat	-	Footage	0
	Yes	-	-	Top exist	-	Footage	0
Fence Down	Yes	Fence Up	Yes	Coat RBB	-	Footage	0
Fence Qty.	2	Remove Dirt	Yes	Travertine	Yes	Footage	102
Remove Con.	-	Footage	0	Paver	-	Footage	0
Stumps	-	Stump Qty.	0	Turndowns	-	Footage	0
PLUMBING				Steps	-	Footage	0
Pea Trap	-	Backwash	-	Pod Forming	-	Footage	0
Skimmer 1	30	Skim 2	0	Mastic	-	Umbrella	1
Returns	6	Extra Rtrns	0	Step Lights	-	Curb	0
Auto fill	Yes	Run	30	Decco	Yes	Footage	34
PV3 infloor	-	Heads	0	4" Area Drain	Yes	Footage	0
Drain Run	30	Leaf Catch	-	6" Area Drain	-	Footage	0
Spa	-	Run	0	Heads	-	D Spouts	-
Gas	Yes	Run	20	Box Drains	Yes	Drain Qty	1
Spray heads	-	Run	0	Aggregate	0	Masonry	0
Bubblers	Yes	Run	30	Salt Finish	0	Scoreline	0
Light Bubbler	-	Run	0	Pattern	-	Footage	0
Deck Jets	-	Run	0	St Overlay	-	Footage	0
Sheers	-	Run	0	EQUIPMENT			
Light Sheer	-	Run	0	Pool Pump	2HP Variable		
Scuppers	-	Run	0	Filter	340		
Slide Line	-	Run	0	Booster 1	-		
Waterbowls	-	Run	0	Booster 2	-		
Waterfall	-	Run	0	Booster 3	-		
Weeping	-	Run	0	Cleaner	-		
ELECTRIC				Salt Sanitizer	-		
Run	250	Outlets	1	Chiller	-		
Sub Panel	1	J-Box	-	Ultra UV	-		
Attic Run	-	Step Lights	0	03 Ozone	-		
GUNIT				Heater	400		
Bench	Yes	8		Gas Or Propane	GAS		
Tanning	Yes			I Aqua Link	-		
Beach	-			IQPump01	Yes		
Waterfall	-			PDA Controller	-		
Sheers	-			RS Controller	-		
RBB 6"	-	Length	0.0	Hand Rail	-		
RBB 12"	-	Length	0.0	Pool lights	2	Spa Lights	0
RBB 18"	-	Length	0.0	PLASTER			
RBB 24"	-	Length	0.0	Pebble #1	Yes	Pebble #2	-
RBB 30"	-	Length	0.0	Pebble #3	-	Brilliance	-
RBB 36"	-	Length	0.0	Altima	-	Abalone	-
Columns	0			SPA			
Scuppers	-			Spa	-	Size / Per.	0
Stacked Scupper	-	Length	0	Flush	-	Raised 6"	-
TILE/COPING				Raised 12"	-	Raised 18"	-
Coping Travertine	Footage	75	Jets	-	Blower	0	
Tile	Yes	Footage	75	Rolled Edge	-	Rolled Spill	-
Glass Pool	-	Glass Spa	-	Yard and Extras			
Tier Damwall	-	Stacked	-	Sprinkler reroute	-		
Spotters	Yes	Spillway	0	Sod Repair	-	0	
Moss Rock	-	Weeping	-	Bermuda	-	0	
Fire Pit / Bar	-	Bowls	-	Lounger	-	0	
Client	Bobby Fregia				City Permit	Yes	
Address	186 Lucky Manor Lane				County Permit	-	
City	La Porte		Zip	77571	Engineering	Yes	









Codes:

- 2018 International Building Code(IBC)
- 2018 International Residential Code(IRC)
- 2018 International energy conservation code (IECC)
- 2018 International Mechanical code (IMC)
- 2018 International Plumbing Code (IPC)
- 2018 Swimming Pool & Spa Code
- 2018 Fuel gas code
- 2020 National Electric Code (NEC)
- 2018 International Fire code (IFC)

