

January 9, 2023

City of Port Lavaca  
Permit Department/Planning Board  
202 N. Virginia  
Port Lavaca, Texas 77979-0105

RE: Letter of Intent/Project Scope  
Building Permit Request w/Variance  
904 Schooley Street  
Port Lavaca, Texas 77979

To Whom It May Concern:

I, Sylvia Mendoza, owner of the above-named property, am planning a remodel project to said property.

I began this journey in September 2021 with a contractor who absconded with 50% of my money and only 10% of the job done. Unfortunately, it was later discovered that even though we had a contract, this individual did not secure the proper permits to begin this job; even though he indicated he had. I have been awarded a judgement in a district court law suit and the case is near its end with a successful result. As a lay person, not knowing much of the process, I have learned much from this experience and will never repeat the same mistakes.

I currently have another contractor in place and he is awaiting the completion of this process so that he may secure the proper building permits for this project.

I have the following process documents ready:

1. A set of engineering drawings already submitted to you for approval by Victor Fredrickson of VEF Engineering.
2. A Preliminary Plat Application Submission Requirements Checklist with all the required documents completed and notarized.
3. A new survey of my property prepared by G&W Engineer, Inc. with all the requirements as outlined in the Preliminary Plat Application Submission Requirements.
4. A copy of this survey is filed in the Calhoun County Clerk Plat records as well.
5. A Request for Variance.

My intent for this property:

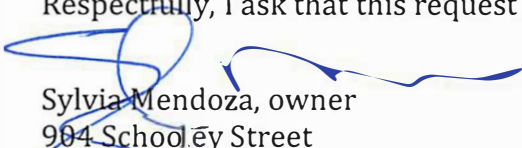
On it lies an existing 646 sq. ft. structure. Next to it was a 429 sq. ft. structure which was going to be remodeled. However, I chose to demolish the smaller structure and add on to the existing one. The new addition will add 840 sq. ft. making it a total of 1,486 sq. ft.

The plan was to include a front deck type structure in front with the dimensions of 14'x40'. This dimension extends into the allowable 15' front property setback line and the 5' side setback area. Therefore, the engineer did not draw it in the plans for this reason. I have made a request for variance to allow for a 6' front property line setback area instead. If approved, a deck will be designed and sized to fit appropriately into the allowable space.

I have made a Request for Variance asking to be allowed to build this front covered deck to the home within the 15' front property line setback for the reason(s) described below:

- At the end of Schooley Street, our front yard floods a lot whenever it rains and we have to walk through water and mud to get to our front door.
- The end of the street has flooded like that for many, many years and the problem has never been corrected by the City.
  - The water stands only at the end of the street affecting only the last 3 houses on it. The 2 houses on the left side of the street do not get water into their yard only in the street.
  - The 1 house on the right side (mine) is the only one that gets water in the street as well as in the yard.
  - The water stands for days to a week or more at a time when it rains.
  - This is an unnecessary hardship for the 3 residents living at the end of the street; 1 being mine.
    - This hardship is caused by the water not draining at all for long periods of time; thus creating a more serious mosquito problem.
- There needs to be a way for the water to drain towards the front of the street into the drain at the corner of Schooley Street & Half League Road.
- Allowing us to have this deck structure would help with the problem of standing water in our yard as we trek to our house and constantly bring that mud and dirt into the home which creates an unnecessary hardship.
- We have no front yard when this happens. It does not allow company to come when it is in this state – depriving us of a front yard.
- The garbage company Republic can attest to this standing water issue.
- The City's water meter readers can also attest to this standing water as our meters are underwater during these rainy times when they have to be read.
- The mosquito sprayers of the county in Precinct 1 can attest to the street condition when they spray.
- This is a dead end street.
- This structure would not be restricting as there are only 3 houses at the end of the street; 2 on the left and 1 on the right (mine).
- The only traffic at the end of the street is to the 2 houses on the left and the 1 on the right (mine).
- The neighbors are all aware of the drainage issue and the additional mosquito problem.
- I have spoken to our neighbors for their input on the proposed request for a variance and they all were without issue.
- Approving this request would suffice until such time the City is able to fix the drainage problem. This is a bare minimum need to correct the problem.
- Photos are included herein that show how much water stands in the street and at my property even more than a week after the rains.

Respectfully, I ask that this request be approved.



Sylvia Mendoza, owner  
904 Schooley Street  
Port Lavaca, Texas 77979