

Notice

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11/13/2018 RP1 \$90.00

**RULES AND REGULATIONS
OF THE WEST LANE ANNEX RESTRICTIONS ENFORCEMENT COMMITTEE
(Amended 11-7-2018)**

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These Rules and Regulations are policy decisions of the West Lane Annex Restrictions Enforcement Committee (WLAREC) for conducting the affairs of the Committee in interpreting and enforcing the restrictions of the WEST LANE ANNEX a subdivision of the City of Houston.

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1. Transmittals and communications for Committee consideration shall be sent to the Committee
 Chairman: Edward R. (Ted) Richardson Phone: Home - 713-963-0118
 28 Lana Lane Phone: Cell - 713-562-5713
 Houston, Texas 77027-5606 email: ERichar168@aol.com

2. Written Committee decisions will be transmitted to the Owner or designated agent within 30 days after receipt of submittals by the Chairman. (6/24/91)
3. Transmittals requesting approval of planned construction shall identify the Owner (and designated agent) by current street address and telephone number, and the building site both by legal description and by street address. (7/1/91)
4. Three sets of plans and specifications shall be submitted for Committee consideration. One set will be retained by the Committee, two sets stamped with Committee approval shall be used to obtain the City building permit. (7/1/91)
5. Plans and specifications submitted for Committee consideration shall be complete in accordance with the WEST LANE ANNEX RESTRICTIONS, identified with the name and address of the Architect or Designer-Drafter, signed and sealed when required by law, with each sheet numbered in sequence and dated. (6/24/91)
6. Site plans shall show the first floor elevation in relation to adjacent permanent structures, site grading elevations, and storm drainage, either by surface grading to the street or by piped drainage. (7/1/91)
7. A two-story building with a one-story wing shall comply with two-story restrictions. (5/26/92)
8. A two-story building with a finished attic area of less than 500 square feet, and with eave lines at the normal second floor ceiling plate line, shall comply with two-and one-half story restrictions (8/10/93)
9. Fences and masonry walls shall be fully detailed. (7/1/91)
10. Fences and masonry walls on interior property lines, back of of the street frontage setback restrictions, shall be not more than 8 feet high. (7/1/91)
11. Fences located at or adjacent to street front property lines shall be open design, not more than 6 feet high. Continuous masonry walls at or adjacent to street front property lines or side property lines within set-back restrictions shall be not more than 3 feet high. (7/1/91)
12. Submittals for any re-platted lot(s) shall include evidence of replat from the Houston Planning Commission and shall also include confirmation from the Solid Waste Department that all lots are eligible to receive solid waste collection services provided by the City. (11/7/2018)
13. To request a variance from the restrictions, submittals shall include:
 - A. A signed letter from the adjacent property owners most directly affected by the requested variance, specifically agreeing to the particular variance. (6/24/91)
 - B. Site plan delineation of buildings, walls, and other structures on the adjacent properties in relation to the proposed construction, showing approximate heights of all elements. (6/24/91)
14. Changes in design or construction from Committee-approved plans and specifications, and plans rejected by City building authorities, shall be resubmitted to the Committee for approval. (7/1/91)