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October 25, 2018

TOWN OF HIGHLAND PARK

BOARD OF ADJUSTMENT PUBLIC HEARING

The Board of Adjustment will conduct a public hearing at 8:30 a.m. on Wednesday, November 14, 2018, at 4700 Drexel Drive, Highland Park, Texas, to consider a variance request regarding side yard setback regulations to allow construction of a residential addition connecting a detached accessory building to the main dwelling at 4401 Rheims Place.

Application was made to construct a one-story addition to the rear of the residence which will connect to the existing one-and-a-half story, rear entry garage. The existing detached garage provides a side yard setback of 4.9 feet. The house and addition provides a side yard setback of 8.0 feet. Section 8-501 of the Town Zoning Ordinance requires a side yard setback of 8.0 feet on this property. Section 12-101 requires a detached accessory building provide a minimum side yard setback of 3.0 feet and a separation distance of 10.0 feet behind the main residence. Since the addition will connect the two buildings, making the garage attached to the main residence, the existing garage will become nonconforming; therefore the permit application was denied. The property owner requests a side setback variance of 3.1 feet for the existing garage.

For additional information regarding this application, contact Kirk Smith at (214) 521-4161 or ksmith@hptx.org. All interested parties are invited to attend the public hearing.

Kirk Smith
Development Services Manager