



4700 DREXEL DRIVE, HIGHLAND PARK, TEXAS 75205
Telephone 214-521-4161

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DIRECTOR OF ADMINISTRATIVE SERVICES
&
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TOWN ATTORNEY
Matthew C.G. Boyle
--
TOWN JUDGE
Albert D. Hammack
--
LOCAL HEALTH AUTHORITY
Michael L. McCullough, M.D.

December 23, 2019

BOARD OF ADJUSTMENT MEMBERS

Tom Boone, Chairman
Sherri Baer
Chuck Reeder
Steve Swenson
Stacey Furst
Joan Clark, Alternate Member
Don Snell, Alternate Member

Dear Board Members,

The Board of Adjustment will conduct a public hearing at 8:30 a.m. on Wednesday, January 15, 2020, at 4700 Drexel Drive, Highland Park, Texas, to consider a variance from Section 12-102 (1) of the Town's Zoning Ordinance to permit a one story addition to a nonconforming detached garage in the rear yard at 4356 Edmondson Avenue, Lot 31, Block 142, Highland Park West Addition, Second Installment.

The property owner submitted an application to construct a 184-square-foot, one-story addition to the front of the existing detached garage to increase the depth of the garage for vehicle storage. The existing detached garage provides a nonconforming side yard setback of 1.8 feet. The required side yard setback for an addition to the building is 3 feet. Section 12-102 (1) of the Zoning Ordinance states: "Where existing, nonconforming accessory buildings on a building site do not provide the minimum yard dimensions specified, no addition or change to such building may be made which will increase the degree of nonconformity." A 1.2-foot side yard setback variance is requested for the one-story addition to the nonconforming detached garage.

Enclosed is a copy of: (i.) the application to the Board, (ii.) the site plan and elevations, (iii.) the public hearing notice, and (iv.) a map of the block indicating the location of the property.

Feel free to contact me at your convenience if you have any questions.

Sincerely,



Kirk Smith

Assistant Director of Town Services

ksmith@hptx.org or 972-951-9106 cell

cc: Margo Goodwin, Mayor, via e-mail
Bill Lindley, Town Administrator, via e-mail
Matthew C.G. Boyle, Town Attorney, via e-mail
Gayle Kirby, Town Secretary, via e-mail
Kathleen Stewart, Director of Town Services, via e-mail
Don Young, Senior Building Inspector, via e-mail

APPEAL TO THE BOARD OF ADJUSTMENT
TOWN OF HIGHLAND PARK

(Please Type or Print)

ADDRESS 4356 Edmondson Ave Owner's Name Joseph Young

LEGAL DESCRIPTION: Lot(s) 31 Block 142 Addition _____

Mailing Address 5134 Goodwin Avenue

City Dallas State TX Zip Code 75206

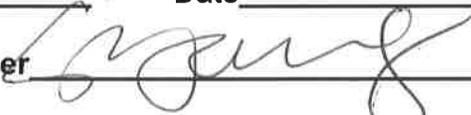
1. Request: Please see attached

2. Jurisdiction: [Applicant has reviewed Section 17-200 a,b, and c of the Highland Park Zoning Ordinance (copy attached) and is of the opinion that the Board of Adjustment has jurisdiction for the following reason(s)]

B

Additional information submitted by applicant _____

Fee Paid \$200 Date 12/6/2019 Phone 214-500-5689

3. Signature of Owner 

(To be completed by Building Inspection Department)

Reason for denial: Section 12-102(1) Accessory Buildings

Explanation:

The property owner submitted an application to construct a 184-square-foot, one-story addition to the front of the existing detached garage to increase the depth of the garage for vehicle storage. The existing detached garage provides a nonconforming side yard setback of 1.8 feet. The required side yard setback for an addition to the building is 3 feet. Section 12-102 (1) of the Zoning Ordinance states: "Where existing, nonconforming accessory buildings on a building site do not provide the minimum yard dimensions specified, no addition or change to such building may be made which will increase the degree of nonconformity." A 1.2-foot side yard setback variance is requested for the one-story addition to the nonconforming detached garage.



Building Inspector

12/23/2019

Date

The Town Of Highland Park Texas
4700 Drexel Drive
Highland Park, Texas 75205

Dear Sir or Madam:

My family and I are seeking a board approval for a special exception to the regulation specifically pertaining to permit modifications allowing the horizontal expansion of our nonconforming shallow garage in order to fit our cars.

With neighborhood support and board approval we hope to alleviate traffic congestion on an already narrow (25-foot-wide) street of Edmondson, by modifying our garage to fit two modern day vehicles.

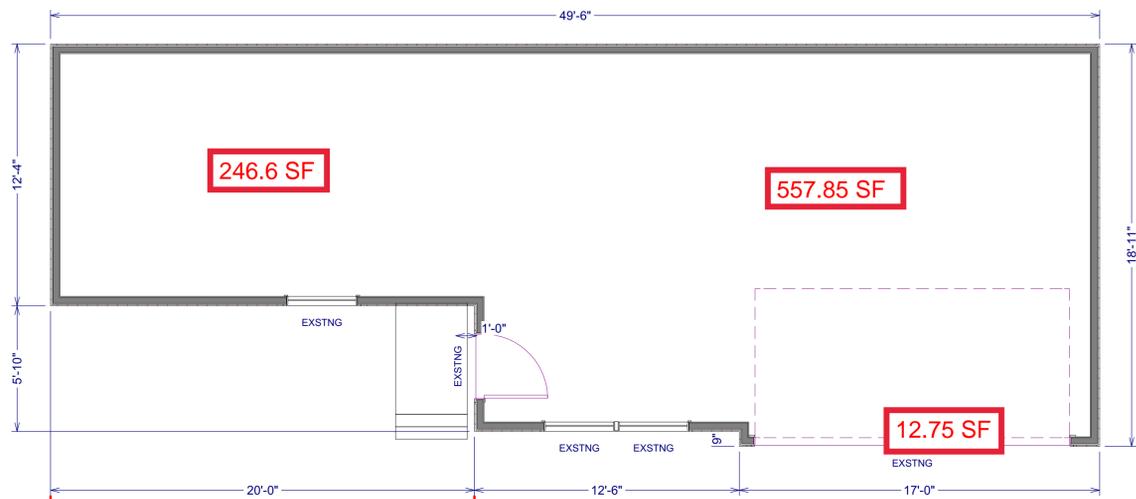
In effort to preserve the historic feel and nature of the neighborhood, my family and I have chosen to remodel our home originally built in 1926. Part of this preservation includes the horizontal expansion of our garage 7 feet toward the south.

The proposed plans that simply extend the existing line encroach 17 inches into the eastern setback from our neighbors. These 17 inches are critical to the functionality of our garage, and we hope the board can motion to approve our request to alleviate traffic and preserve the character of this great neighborhood.

Sincerely,

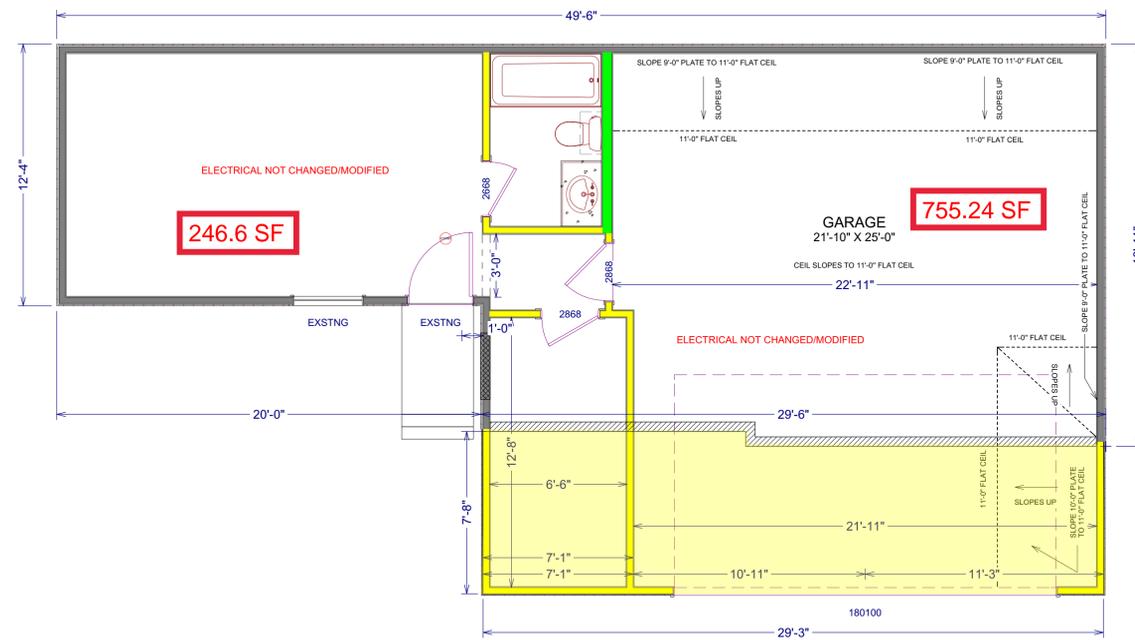
A handwritten signature in black ink, appearing to read 'Joe & Yvonne', written in a cursive style.

Mr. & Mrs. Joseph Kleber Young IV
4356 Edmondson Ave
Highland Park, Tx 75205



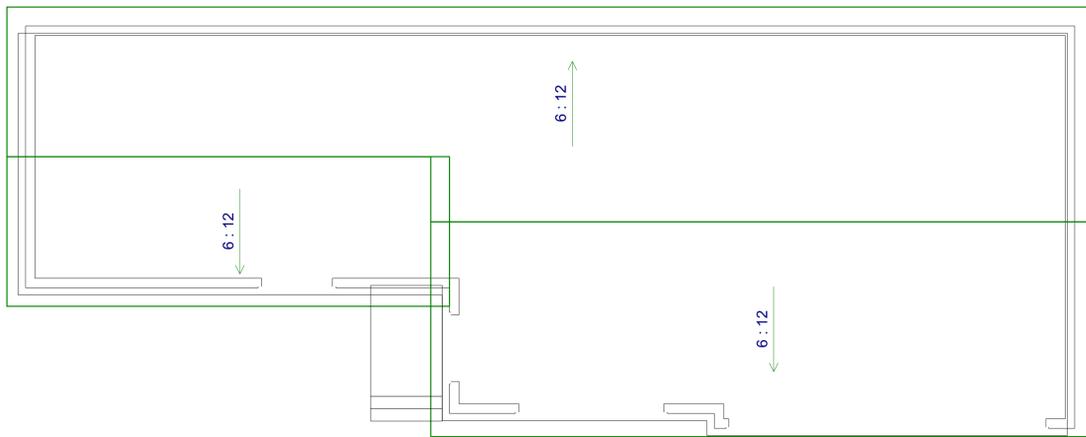
FLOOR PLAN (EXISTING)

817.2 SF TOTAL EXISTING GARAGE

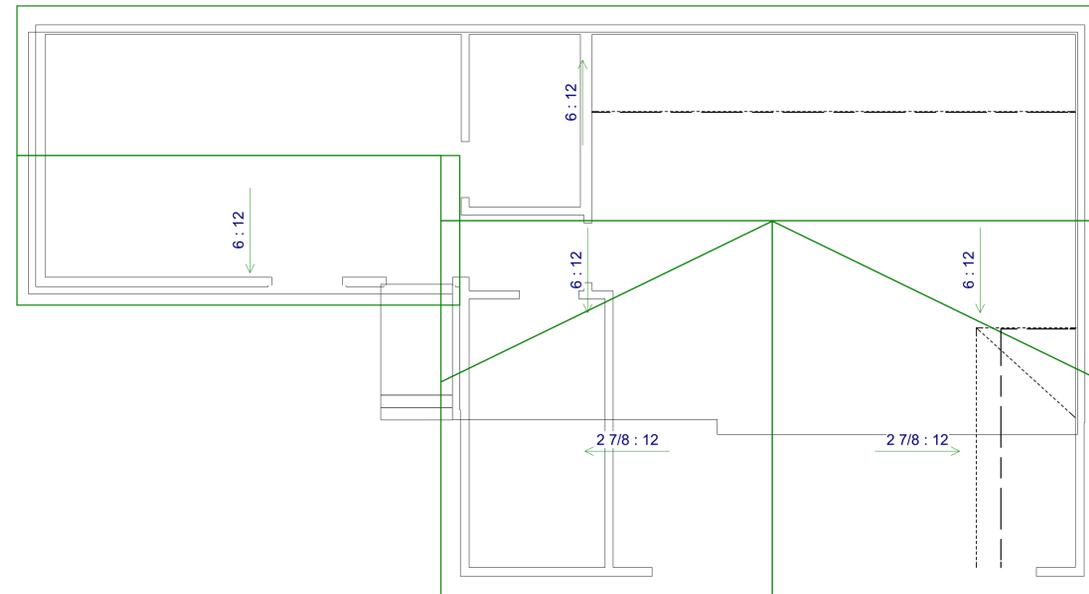


FLOOR PLAN (NEW)

1001.84 SF TOTAL NEW GARAGE



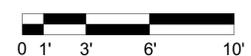
ROOF PLAN (EXISTING)



ROOF PLAN (NEW)

DETACHED GARAGE

SCALE: 1/4" = 1'



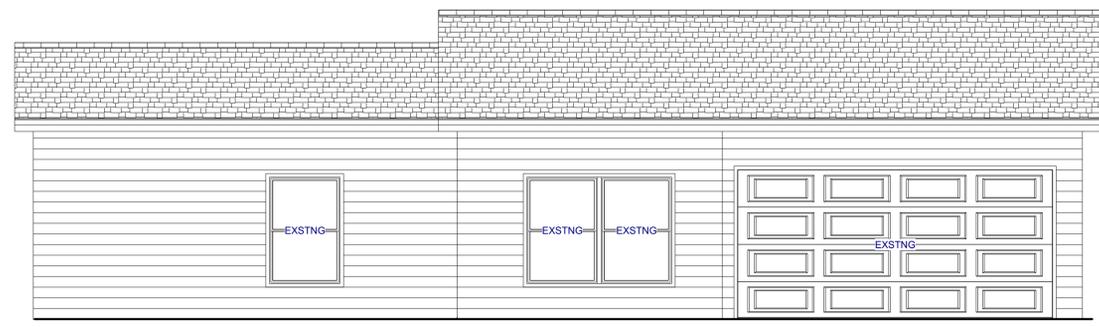
PLAN NO.
4150
DATE
11/11/2019

PDF
PESKUSKI DESIGN FIRM
DALLAS, TEXAS
PHONE: (469) 682-8676 FAX: (972) 379-0238

YOUNG RESIDENCE
4356 ENDOMDSON AVE
LOT 31, BLOCK 142
HIGHLAND PARK, TX

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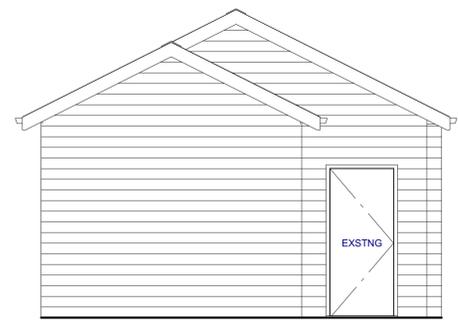
SHEET
G-1



FRONT/SOUTH ELEVATION (EXISTING)

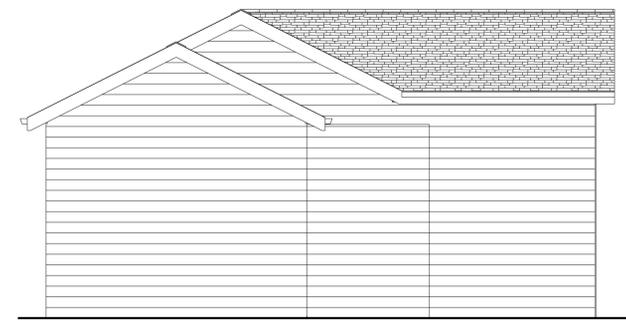


FRONT/SOUTH ELEVATION (NEW)

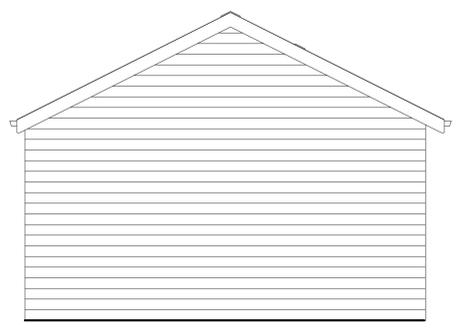


LEFT/WEST ELEVATION (EXISTING)

[Back Yard Elevation]

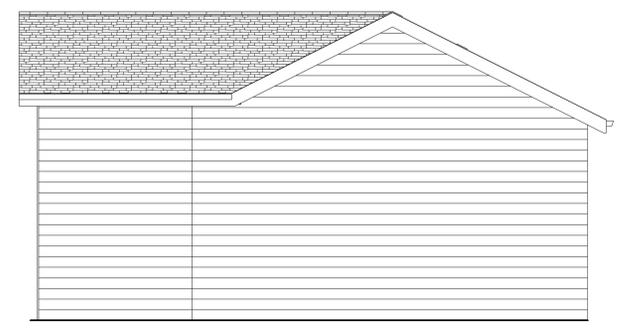


LEFT/WEST ELEVATION (NEW)

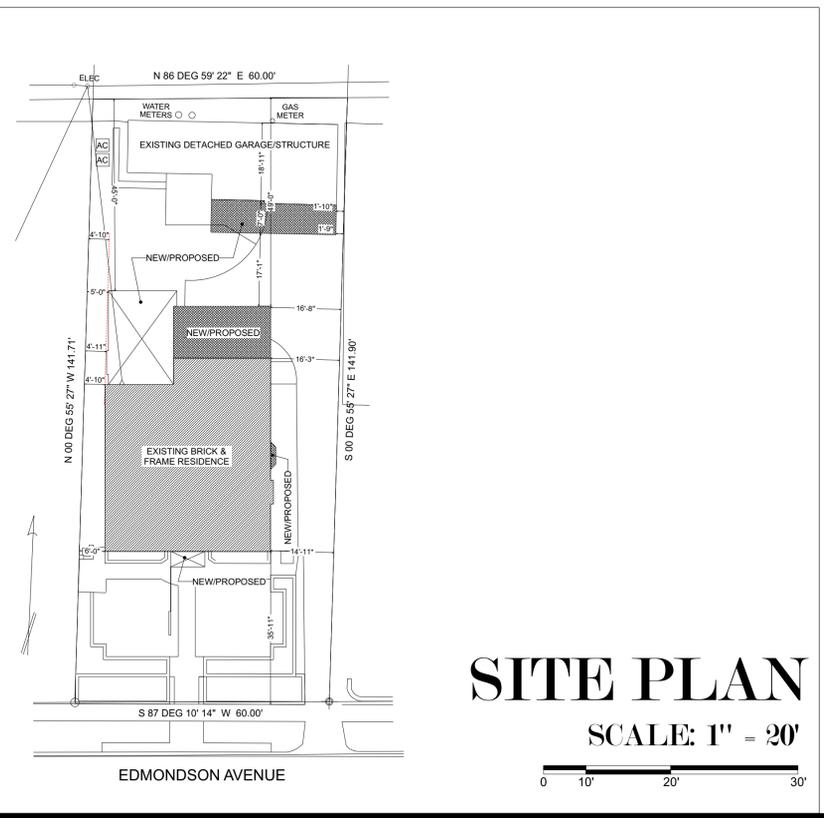


RIGHT/EAST ELEVATION (EXISTING)

[Neighbor's Elevation View]

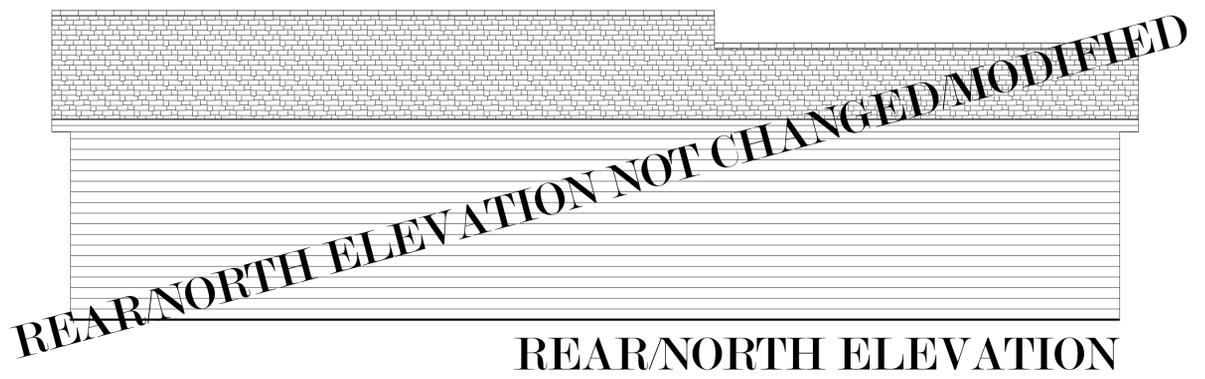
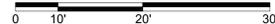


RIGHT/EAST ELEVATION (NEW)



SITE PLAN

SCALE: 1" = 20'



REAR/NORTH ELEVATION

GARAGE ELEVATIONS

SCALE: 1/4" = 1'



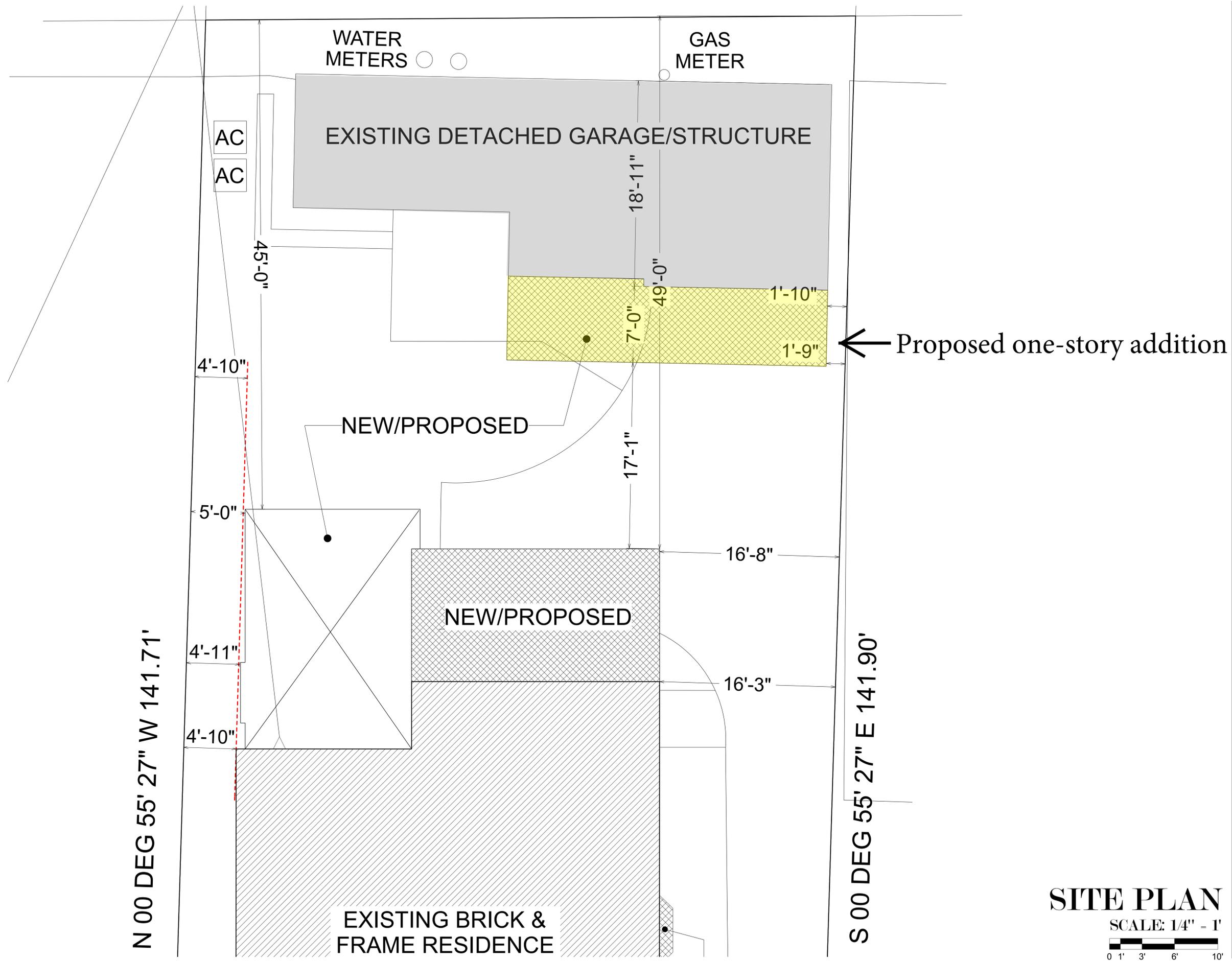
PLAN NO.
4150
DATE
11/11/2019

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SHEET
G-2



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HIGHLAND PARK, TX

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SITE PLAN
SCALE: 1/4" = 1'
0 1' 3' 6' 10'

**TOWN OF HIGHLAND PARK
LEGAL NOTICE
BOARD OF ADJUSTMENT PUBLIC HEARING**

The Board of Adjustment will conduct a public hearing at 8:30 a.m. on Wednesday, January 15, 2020, at 4700 Drexel Drive, Highland Park, Texas, to consider a request for a variance from Section 12-102 (1) of the Town's Zoning Ordinance to allow construction of a one-story addition to a nonconforming detached garage in the rear yard at 4356 Edmondson Avenue, Lot 31, Block 142, Highland Park West Addition, Second Installment.

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.

8	4404	4400
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4360	4356	4352	4348	4344	4340	43
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11	4405	4401
408	4404	4400

ARMSTRONG

LIVINGSTON						
4361	4357	4353	4349	4345	4341	4
4360	4356	4352	4348	4344	4340	4

.09	4405	4401
4408	4404	4400

EDMONDSON					
4361	4357	4353	4349	4345	4341
4352	4348	4344	4340	4336	.

FAIRFAX