

MAYOR
Margo Goodwin
--
MAYOR PRO TEM
David Dowler
--
TOWN COUNCIL MEMBERS
Jimmy Grisham
Marc Myers
Lydia Novakov
Craig Penfold
--
TOWN ATTORNEY
Matthew C.G. Boyle
--
TOWN JUDGE
Albert D. Hammack
--
LOCAL HEALTH AUTHORITY
Michael L. McCullough, M.D.



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

TOWN ADMINISTRATOR
Bill Lindley
--
DIRECTOR OF PUBLIC SAFETY
Rick Pyle
--
DIRECTOR OF ADMINISTRATIVE SERVICES
&
CHIEF FINANCIAL OFFICER
Steven J. Alexander, CPA
--
DIRECTOR OF TOWN SERVICES
Kathleen G. Stewart
--
DIRECTOR OF ENGINEERING
Lori Chapin, P.E.
--
TOWN SECRETARY
Gayle Kirby

May 28, 2020

BOARD OF ADJUSTMENT MEMBERS

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

Dear Board Members,

The Board of Adjustment will conduct a public hearing at 8:30 a.m. on Wednesday, June 17, 2020, to consider a variance from Section 15-101 of the Town's Zoning Ordinance to permit reconstruction of a masonry fence located within the required front yard at 4500 Preston Road, Lot 1, Block 181, Highland Park Addition, Second Installment. The official meeting place of the Board of Adjustment is 4700 Drexel Drive, Highland Park, Texas. However, due to the need for social distancing, this meeting will be held via video conference and telephone, which will allow the Board of Adjustment Members and the public to meet online while practicing social distancing. This packet of information and application is uploaded on the Town's website www.hptx.org and can be found by typing "BOA Transmittal" in the search engine of the website.

The public may make a comment during the meeting by calling 1-646-749-3129, or (Toll Free) 1-877-309-2073, Access Code 949-308-261, or both watch and provide comment by accessing the video conference using the www.GoToMeeting.com/meeting/join-meeting platform and referencing the same access code. The caller shall mute their telephone/microphone until the Board Chairman asks for public comment on the agenda item.

The property owner applied to replace the existing 6-foot-tall masonry fence along Preston Road with a new 8-foot-tall masonry fence having 8-foot-tall masonry columns and an entry gate with wall elements measuring a maximum of 12 feet 9 inches tall. Section 15-101 of the Zoning Ordinance states that fences can be constructed to a maximum height of 8 feet and the fence must not extend in front of the required front yard line.

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

APRIL 29, 2020

**APPEAL TO THE BOARD OF ADJUSTMENT
TOWN OF HIGHLAND PARK**

(Please Type or Print)

ADDRESS 4500 Preston Road Owner's Name The 4500 Trust
LEGAL DESCRIPTION: Lot(s) 1 Block 181 Addition HHP 2nd Installn
Mailing Address 6000 Legacy Drive
City Plano State Texas Zip Code 75024-3601

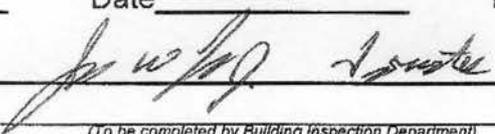
1. **Request:** Replace the existing 6' wall at the front property line with an 8' masonry wall; in addition a 12'-9" entry gate and surrounding wall, recessed 54' off of Preston Road. We also request the continuation of 8' wall, 8' columns & 8' gates, approx. 108' along alley @ North Property line from Preston Rd. to the East. Request for fence permit before start of residence. House Plans are in production. ETA, 2020 year end

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)]

Many walls in this same zoning district along Preston Road already have similar 8' height and 12'-9" Gates and Columns. The taller gate features requested for this property have a 54' setback from Preston Rd., 25' to 30' further than other similarly zoned properties. Early request for fence permit is to provide security for the property & to assure on-site parking during construction of the residence. Architects plans in Progress. ETA by 4th Quarter of 2020

Additional information submitted by applicant Site Survey, site plan, fence elevations, 3D m

Fee Paid \$200.00 Date 4/27/2020 Phone (469) 467-5600

3. **Signature of Owner**  James W. Lewis, Trustee

(To be completed by Building Inspection Department)

Reason for denial: Section 15-101 FENCES

Explanation:

The property owner applied to replace the existing masonry fence along Preston Road with a new 8-foot-tall masonry fence having 8-foot-tall masonry columns and an entry gate with wall elements measuring a maximum of 12 feet 9 inches tall. Section 15-101 of the Zoning Ordinance states that fences can be constructed to a maximum height of 8 feet and the fence must not extend in front of the required front yard line. A front yard setback variance of 107 feet and a height variance of 4 feet 9 inches is requested.

 5/28/2020
Building Inspector Date

TOWN OF HIGHLAND PARK

B _____

Receipt No. _____

Bldg. Permit No. _____

DEPARTMENT OF BUILDING INSPECTION

Date _____

Application for Building Permit and Certificate of Occupancy

\$ _____
Permit Fee

The undersigned hereby applies for a permit to build according to the submitted plans and specifications, a copy of which must be kept on the premises at all times during construction, and also agrees to complete this work in full conformity with the Ordinances of the Town of Highland Park and further applies for a Certificate of Occupancy and Compliance.

This permit becomes void unless the work is commenced within ninety (90) days from this date or if the work is abandoned or suspended, at any time after work is commenced, for a period of ninety (90) days.

OWNER: The 4500 Trust James W. Lewis, Trustee Address: 6000 Legacy Dr. Plano Texas 75024-3601

LOT: 1 BLOCK: 181 ADDITION: Highland Park Second Installment

JOB SITE: Number 4500 Street: Preston Road Zoning District: A

Description of Work:

8' to 12'-9" masonry fence and gates, 456' along Preston Road and returning east down alley from N/W corner, an additional 108'

To Be Completed by Building Department

Permit Template:

- Accey-Non-C, Accey New, Add (addition), Backflow (test), Bpermit, Commercial, Conc-Alley, Conc-Prvt, Conc-Pub, Drainage, Fence, Fire (sprinkler), HVAC, Irrig, New, Pool-Rmdl, Pool-New, Raze-Accy, Raze-Dupl, Raze-Multi, Raze-Single, Rem (remodel), Repairs, Reroof, Sign, Sport Court, Tearout, Tent, (other):

NOTE:

- 1. No change in the plans & specifications herewith presented for the construction or location of this building shall be made w/out the consent of the Building Inspector.
2. I, or we, hereby covenant to restore any and all damages to the Town sidewalks, streets, alleys, water mains, etc., which may result from this work..
3. At the beginning of work under this permit the Owner or Contractor must place in a conspicuous place in front of the premises a sign that will be furnished by the Department of Building Inspection stating that a Building Permit has been issued for this work.
4. No projection of any kind which may be beyond the street or alley or casement line is included or authorized in the permit under this application.
5. The Town of Highland Park zoning ordinance prohibits the display of business signs in residentially zoned districts.
6. Construction fences are not allowed in the required front yard.

SQ. FOOTAGE OF NEW CONSTRUCTION: N/A

Herman Darden LLC Contractor's Company Name

10527 Church Road Address

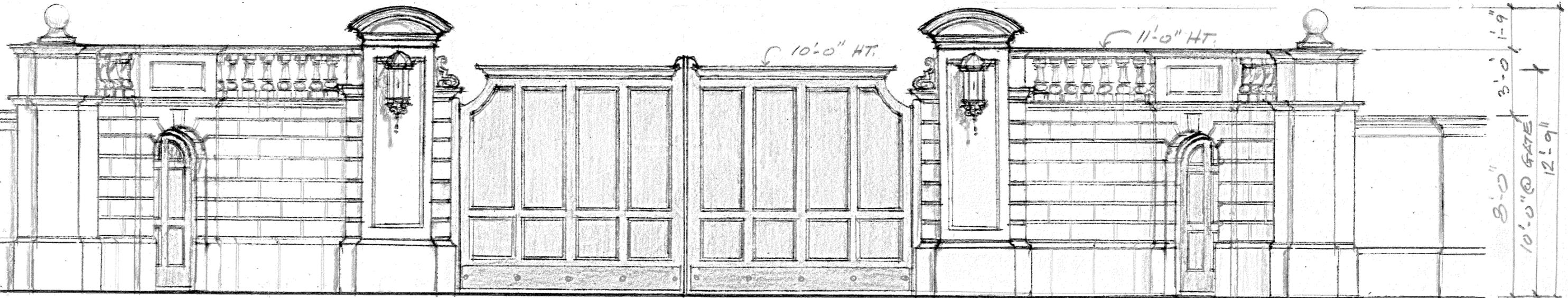
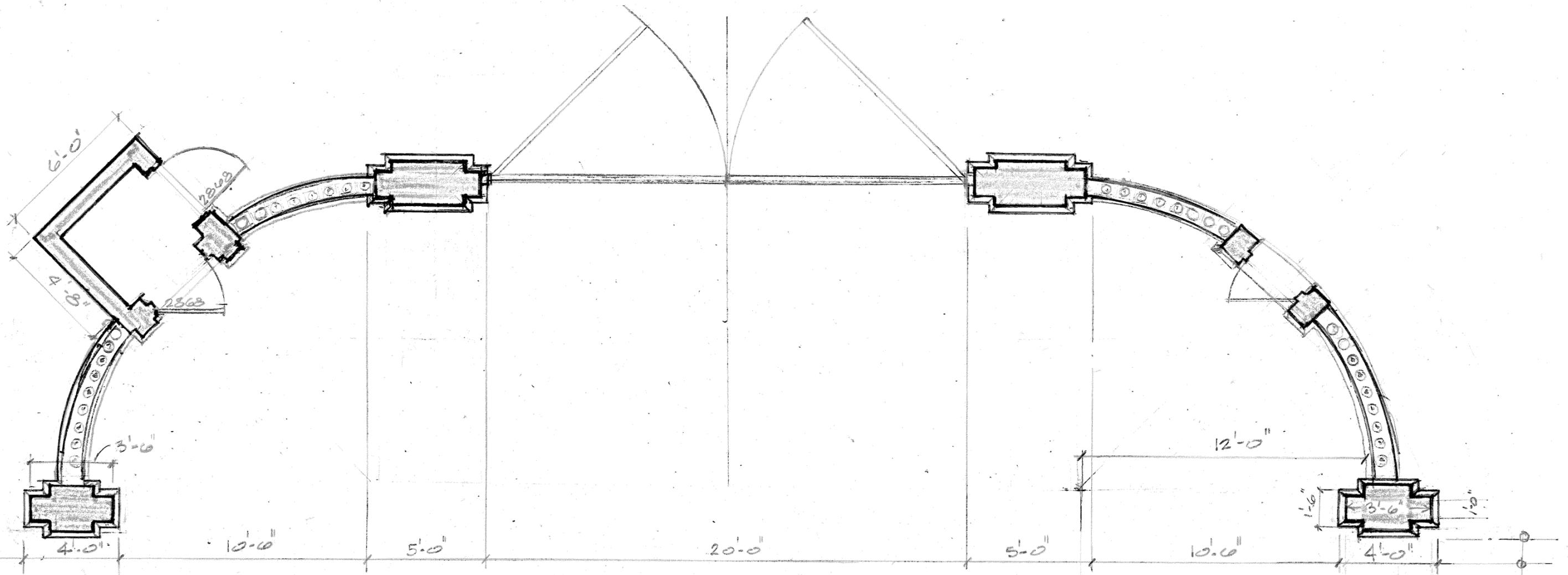
Dallas, Texas 75238 City/State Zip

(214) 766-9670

Signature of Applicant

Kyle Mc-Glothlin Member, Herman Darden LLC

Phone Building Inspector



Handwritten initials or signature.



FUSCH



FUSCH



FUSCH



FUSCH



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May 28, 2020

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

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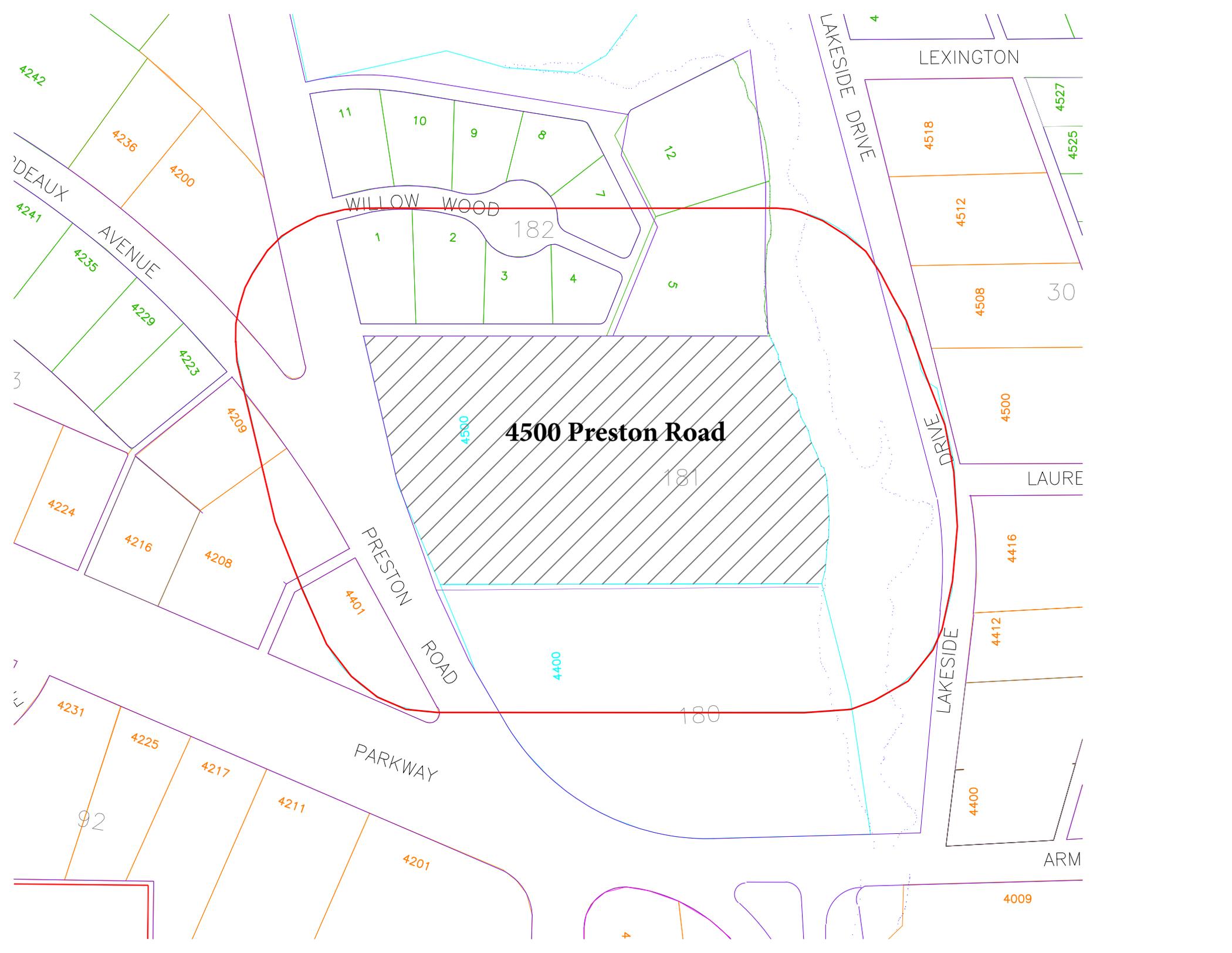
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For additional information regarding this application, contact Kirk Smith at (214) 521-4161 or ksmith@hptx.org. All interested parties are invited to attend the public hearing.



Kirk Smith
Assistance Director of Town Services



4500 Preston Road

181

WILLOW WOOD

182

11

10

9

8

12

7

1

2

3

4

5

4500

4400

180

PARKWAY

PRESTON ROAD

4209

4401

LAKESIDE DRIVE

LEXINGTON

4518

4512

4508

4500

LAURE

4416

4412

4400

ARM

4009

30

4527

4525

4

4242

4236

4200

DEAUX AVENUE

4241

4235

4229

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