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MAYOR PRO TEM  
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*Matthew C.G. Boyle*

TOWN JUDGE  
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LOCAL HEALTH AUTHORITY  
*Michael L. McCullough, M.D.*

THE TOWN OF

*Highland Park*  
TEXAS

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

TOWN ADMINISTRATOR  
*Bill Lindley*

DIRECTOR OF PUBLIC SAFETY  
*Paul Sandman*

DIRECTOR OF ADMINISTRATIVE SERVICES  
&  
CHIEF FINANCIAL OFFICER  
*Steven J. Alexander, CPA*

DIRECTOR OF DEVELOPMENT SERVICES  
*Hugh Pender*

DIRECTOR OF ENGINEERING  
*Lori Chapin, P.E.*

TOWN SECRETARY  
*Joanna Mekeal*

May 21, 2021

### **BOARD OF ADJUSTMENT MEMBERS**

Chuck Reeder, Chairman  
Stacey Furst  
Don Snell  
Steve Swenson  
Joan Clark  
Cynthia Beaird, Alternate Member  
J. Burton Rhodes, Alternate Member

Dear Board Members,

The Board of Adjustment will conduct a public hearing at 8:30 a.m. on Wednesday, May 26, to consider two (2) variance requests from Section 12-101 (1) and Section 8-701 of the Town's Zoning Ordinance to consider a request from the property owner of 4619 Westside Drive to construct a one-story addition to the existing residence with a covered pergola extending off the rear of the house beyond the face of an existing accessory building and to allow the structures to exceed the maximum amount of building lot coverage. Accessory buildings must be located behind the main residence and in the rear yard. Section 12-101 (1) of the Zoning Ordinance states: "Detached accessory buildings shall be located in the area defined as the rear yard". Lot coverage is calculated by all covered structures on the building site. Section 8-701 of the Zoning Ordinance shows the maximum building coverage for this property located in the "E" One-Family zoning district is 40%. The property owner requests a variance to allow the covered pergola to extend beyond the accessory building, therefore making the existing accessory building non-conforming and requests a variance to allow 42% of building coverage on the property.

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.

The agenda, application, and online meeting details are available on the Town's website [www.hptx.org](http://www.hptx.org) by clicking on the "Board of Adjustment" webpage.

The public may make a comment during the meeting by calling 1-646-749-3129, or (Toll Free) 1-877-309-2073, Access Code 169-402-013, or both watch and provide comment by accessing the video conference using the [www.GoToMeeting.com/meeting/join-meeting](http://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.

Enclosed is a copy of: (i.) the application to the Board, (ii.) property survey, (iii.) the plans, (iv.) the public hearing notice, and (v.) 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,

Kamil Miskowiec  
Development Services Coordinator  
[kmiskowiec@hptx.org](mailto:kmiskowiec@hptx.org)

cc: Margo Goodwin, Mayor, via e-mail  
Bill Lindley, Town Administrator, via e-mail  
Matthew C.G. Boyle, Town Attorney, via e-mail  
Joanna Mekeal, Town Secretary, via e-mail  
Hugh Pender, Director of Development Services, via e-mail



APPEAL TO THE BOARD OF ADJUSTMENT  
TOWN OF HIGHLAND PARK

(Please Type or Print)

ADDRESS 4619 Westside Dr. Owner's Name Benjamin Farnica

LEGAL DESCRIPTION: Lot(s) \_\_\_\_\_ Block \_\_\_\_\_ Addition \_\_\_\_\_

Mailing Address 4619 Westside Drive

City Highland Park State TX Zip Code 75209

1. Request:

Allow construction of pergola

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)

lack of privacy - three story townhome overlooking entire backyard. My home is the only home on my street with a detached two car garage that prevents compliance with established construction guidelines.

Additional information submitted by applicant Powerpoint presentation and letter will be submitted for review and presentation during meeting

Fee Paid yes Date 3/31/2021 Phone 214-608-4142

3. Signature of Owner *Benjamin Farnica*  
(To be completed by Building Inspection Department)

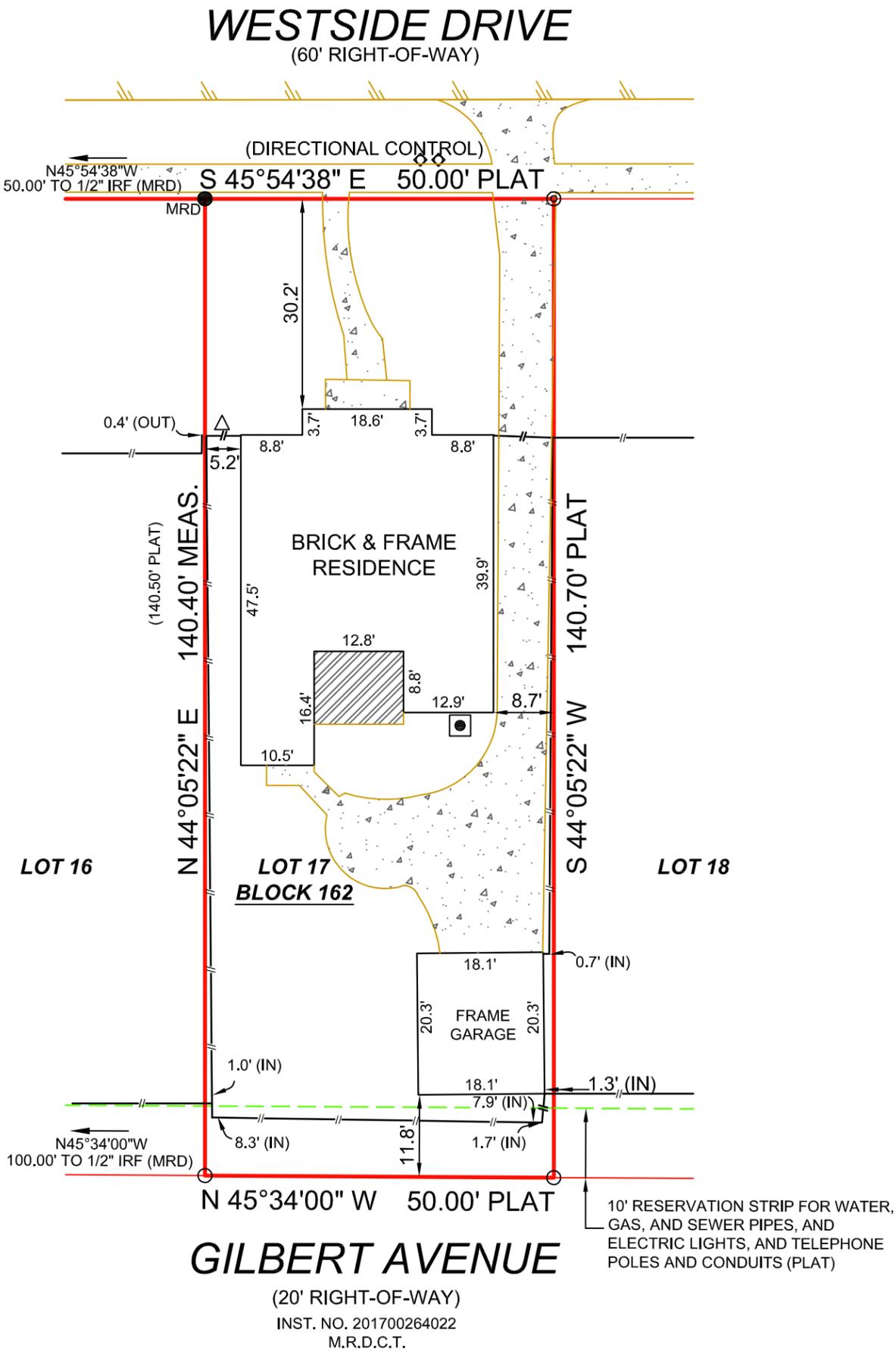
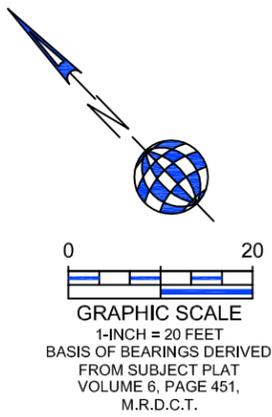
Reason for denial: Section 12-101(1)  
Explanation:

MAIN RESIDENCE EXTENDING BEYOND FACE OF EXISTING ACC. BUILDING.

*K. L. M.* 4/2/21  
Building Inspector Date

**SURVEY PLAT: 4619 WESTSIDE DRIVE**

Being Lot 17, in Block 162, of HIGHLAND PARK WEST, NINTH INSTALLMENT, an Addition to the City of Highland Park, Dallas County, Texas, according to the Map thereof, recorded in Volume 6, Page 451, of the Map Records of Dallas County, Texas.



**FLOOD**

This is to certify that no portion of the subject property shown hereon lies within the 100 Year Flood Hazard Area as shown on the Flood Insurance Rate Map, Community Panel No. 48113C 0330J, dated 08-23-2001. The property is located in Zone "X".

NOTE: All 1/2 IRS are 1/2-inch iron rods with yellow plastic caps stamped "RPLS 5310".  
MRD = Monument of Record Dignity

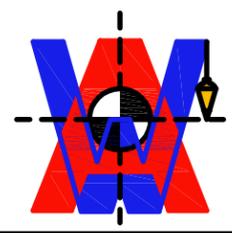
**LEGEND**

● 1/2" IR FOUND	⊙ X-FOUND	☒ TELE. BOX	⊕ BOLLARD POST	⊕ UTILITY POLE	— OHU — OVERHEAD UTILITY LINE	▭ COVERED AREA	▭ CONCRETE	— BUILDING LINE
○ 1/2" IR SET	⊙ X-SET	☒ CABLE BOX	⊕ SEPTIC COVER	⊕ WATER METER	— GUY WIRE ANCHOR	▭ ASPHALT	▭ GRAVEL	— EASEMENT
● 5/8" IR FOUND	⊕ 1" IR FOUND	⊗ ELECTRIC BOX	⊕ SAN. SEW. MH.	⊕ GAS METER	— X — BARBED WIRE FENCE	▭ FIRE LANE STRIPE	▭ BRICK	— BOUNDARY
● 3/8" IR FOUND	⊕ 1" IP FOUND	☒ BRICK COLUMN	⊕ IRRIGATION VALVE	⊕ A.C. PAD	— □ — IRON FENCE	▭ BRICK RET. WALL	▭ STONE	— HIGH BANK LINE
● 60-D NAIL FOUND	⊕ POINT FOR CORNER	☒ STONE COLUMN	⊕ WATER VALVE	⊕ TRANS. BOX	— ○ — CHAINLINK FENCE	▭ STONE RET. WALL	▭ WOOD DECK	— FEMA FLOOD LINE
⊕ PK NAIL SET	⊕ CON. MONUMENT	⊕ STORM DRAIN MH.	⊕ FIRE HYDRANT	⊕ P.E. POOL EQUIP.	— // — WOOD FENCE	▭ CON. RET. WALL	▭ BUILDING WALL	♿ HANDICAP SPACE
⊕ 1/2" IP FOUND	⊕ 3/4" IP FOUND	⊕ SAN. SEW. CO.	⊕ LIGHT POLE		— Δ — PIPE RAIL FENCE	▭ STUC. RET. WALL	▭ TILE	

I, John S. Turner, Registered Professional Land Surveyor of the State of Texas, do certify that this Survey Plat is a true, correct and accurate representation of the property shown hereon as determined by survey on the ground under my supervision. The lines and dimensions of said property being indicated by the plat. The improvements are within the boundaries of the property lines at the distances indicated and there are no visible and apparent easements, encroachments, conflicts or protrusions, except as shown. This survey meets or exceeds the minimum standards required by the Texas Board of Professional Land Surveying.

This survey was performed exclusively for the parties in connection with the G. F. Number shown hereon and is licensed for a single use. This survey remains the property of the Surveyor. Unauthorized reuse is not permitted without the expressed written permission of the Surveyor. This survey is an original work protected by United States Copyright law and international treaties. All rights reserved. Do not make illegal copies.

*John S. Turner*  
JOHN S. TURNER RPLS 5310



**A&W SURVEYORS, INC.**  
*Professional Land Surveyors*  
TEXAS REGISTRATION NO. 100174-00  
P.O. BOX 870029, MESQUITE, TX. 75187  
PHONE: (972) 681-4975 FAX: (972) 681-4954  
WWW.AWSURVEY.COM

JOB# 20-1975	DRAWN BY: 310
DATE: 10-01-2020	G.F. NO: 1017-317139-RTT
CERTIFY TO: BENJAMIN FARNIA	TITLE CO: REPUBLIC TITLE

*"A professional company operating in your best interest"*

MAYOR  
*Margo Goodwin*  
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MAYOR PRO TEM  
*David Dowler*  
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TOWN SECRETARY  
*Joanna Mekeal*

May 12, 2021

**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, May 26, 2021, to consider two (2) variance requests from Section 12-101 and Section 8-701 of the Town's Zoning Ordinance to allow an addition to the main residence to extend beyond the face of an existing accessory building located in the area defined as the rear yard and to allow the structures to exceed the maximum amount of building lot coverage at 4619 Westside Drive, Lot 17, Block 162, of the Highland Park West, Ninth Installment.

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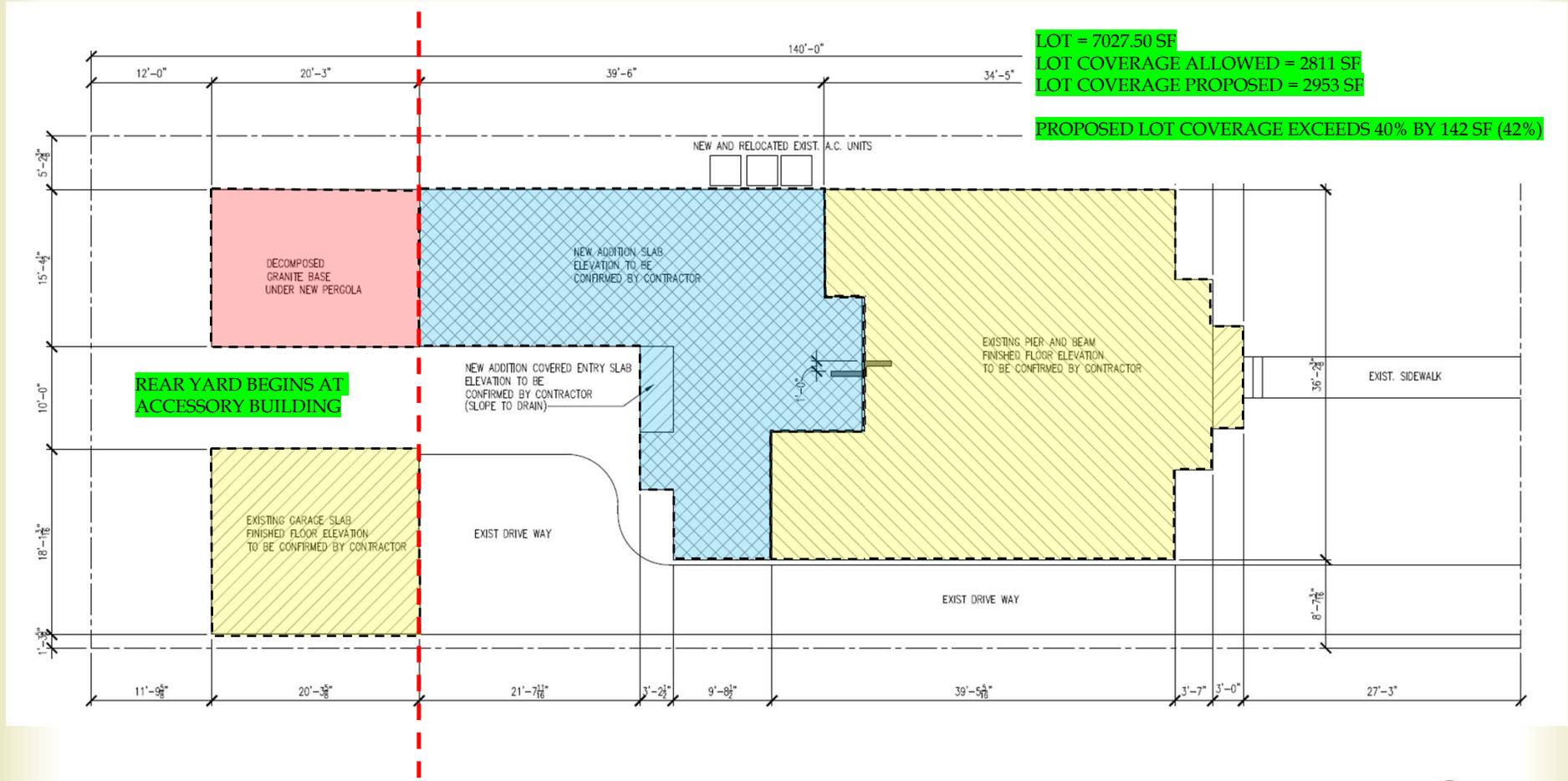
The property owner submitted an application to construct a one-story addition to the existing residence with a covered pergola extending off the rear of the house. Accessory buildings must be located behind the main residence and in the rear yard. Section 12-101 (1) of the Zoning Ordinance states: "Detached accessory buildings shall be located in the area defined as the rear yard". The proposal by the applicant also exceeds the lot coverage regulations. Lot coverage is calculated by all covered structures on the building site. Section 8-701 of the Zoning Ordinance shows the maximum building coverage for this property located in the "E" One-Family zoning district is 40%. The property owner requests a variance to allow the covered pergola addition to extend beyond the accessory building, therefore making the existing accessory building non-conforming and requests a variance to allow 42% of building coverage on the property.

For additional information regarding this application, contact Kamil Miskowiec at (214) 559-9410 or [kmiskowiec@hptx.org](mailto:kmiskowiec@hptx.org). All interested parties are invited to attend the public hearing.

**YELLOW = EXISTING**

**BLUE = PROPOSED COMPLIANT**

**RED = PROPOSED NON-COMPLIANT**



### PROPOSED SITE PLAN





