

THE TOWN OF
Highland Park
TEXAS

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

MAYOR
Margo Goodwin

MAYOR PRO TEM
David Dowler

COUNCIL MEMBERS
Eric Gambrell
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.

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

September 10, 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, September 15, to consider a variance request from Section 16-101(f) of the Town's Zoning Ordinance to consider a request from the property owner of 5441 Sewanee Avenue, to allow modification to an existing non-conforming structure. Section 16-102 (f) of the Zoning Ordinance states: "Any voluntary, exterior reconstruction of any portion of a nonconforming structure shall not be permitted, unless the reconstruction conforms to the regulations established in this ordinance." The property owner requests a variance to allow modification to the existing residence.

The agenda, application, and meeting details are available on the Town's website www.hptx.org by clicking on the "Board of Adjustment" webpage.

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

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 5441 Sewance Dr Owner's Name Jeff Storms

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

Mailing Address 5441 Sewance Dr

City Dallas State TX Zip Code 75205

1. Request:

owner wishes to add on/remodel an existing, non-conforming structure. Main volume of existing home is approximately 10 1/2" inches past current setback. owner wishes to gain a variance on current setback to build.

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)]

The Board of Adjustment has jurisdiction for reason (A) per Section 17-200. owner wishes to enlarge "a building occupied by nonconforming use on the lot". Please see attached letter.

Additional information submitted by applicant _____

Fee Paid \$200.00 Date 8/19/21 Phone (817) 975-9147

3. Signature of Owner [Signature]

(To be completed by Building Inspection Department)

Reason for denial: Section 16-101 (F)

Explanation: MODIFICATION TO NONCONFORMING BUILDING.

[Signature]
Building Inspector Date _____

MAYOR
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--
MAYOR PRO TEM
David Dowler
--
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Jimmy Grisham
Marc Myers
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Hugh Pender
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DIRECTOR OF ENGINEERING
Lori Chapin, P.E.
--
TOWN SECRETARY
Joanna Mekeal

September 1, 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, September 15, 2021, to consider a variance request from Section 16-101 (f) of the Town's Zoning Ordinance to allow a modification to an existing non-conforming structure located at 5441 Sewanee Avenue.

The property owner submitted a building permit application to enlarge the existing non-conforming residence. Non-conforming structures cannot be modified. Section 16-102 (f) of the Zoning Ordinance states: "Any voluntary, exterior reconstruction of any portion of a nonconforming structure shall not be permitted, unless the reconstruction conforms to the regulations established in this ordinance." A variance would be required in order to issue a building permit for the proposed renovations.

The official meeting place of the Board of Adjustment is 4700 Drexel Drive, Highland Park, Texas. The agenda, application, and meeting details are available on the Town's website www.hptx.org by clicking on the "Board of Adjustment" webpage.

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



Angeline Guido Design
1130 Dragon Street, Suite 150
Dallas, TX 75207

August 19, 2021
5441 Sewanee Drive
Dallas, TX 75205

Board of Adjustments

Town of Highland Park
4700 Drexel Drive
Dallas, TX 75205

Dear Board of Adjustments,

Our client, Jeff Storms, is requesting a variance to the current setbacks on his lot on the corner of Mockingbird and Sewanee. The existing home, which has been on the lot since the 1940s, is a nonconforming structure under current guidelines.

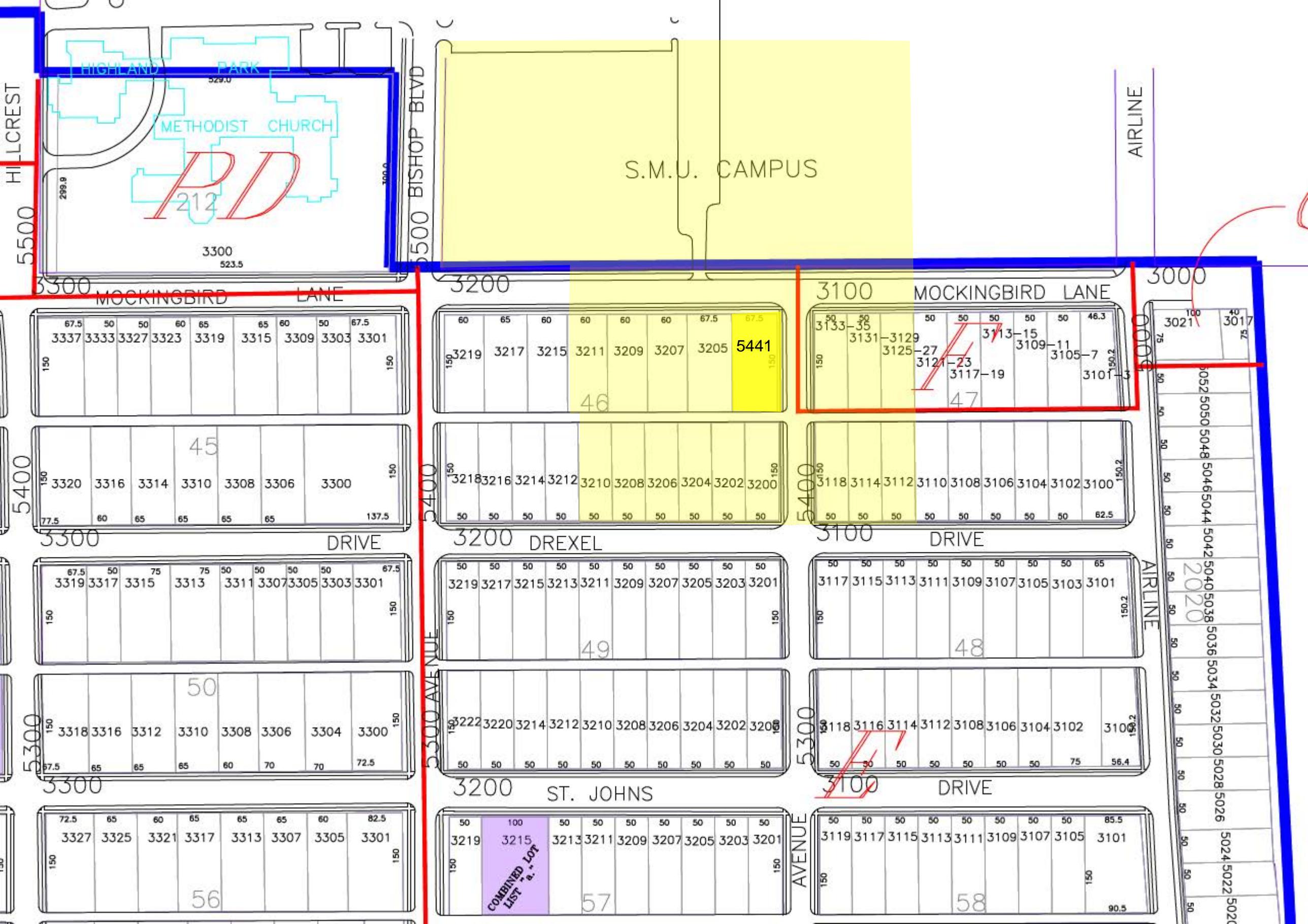
This property was damaged during the February 2021 winter storm and has had to be completely gutted due to extensive water damage. There was a plan to add an addition and remodel the home before the storm, but due to the damage we must factor in the homeowner's home insurance payout in order to complete the remodel portion of this project. Additionally, our contractor informed us that it likely won't be possible to cut out the current concrete flooring beam at the front of the house and move it back the 10.5" inches without compromising the structural integrity of the existing house. The exorbitant cost and structural risks make modifying the home to the current setback impossible. Our current plans show the removal of the protruding closet on Mockingbird in order to get as close to conforming as possible.

We appreciate your time and consideration in this matter. We look forward to our discussion with you, the Board, and hope to come to a solution that benefits both the homeowner and the City.

Sincerely,

A handwritten signature in black ink, appearing to read 'Holli Esmundo', written over a horizontal line.

Holli Esmundo
Interior Designer
August 19, 2021



S.M.U. CAMPUS

HIGHLAND PARK

METHODIST CHURCH

PD
212

3300
523.5

60	65	60	60	60	60	67.5	67.5
3219	3217	3215	3211	3209	3207	3205	5441

50	50	50	50	50	50	50	46.3
3133-35	3131-3129	3125-27	3121-23	3117-19	3113-15	3109-11	3105-7
3101-3							

67.5	50	50	60	65	65	60	50	67.5
3337	3333	3327	3323	3319	3315	3309	3303	3301

3320	3316	3314	3310	3308	3306	3300
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3218	3216	3214	3212	3210	3208	3206	3204	3202	3200
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3118	3114	3112	3110	3108	3106	3104	3102	3100
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67.5	50	75	75	50	50	50	50	67.5
3319	3317	3315	3313	3311	3307	3305	3303	3301

50	50	50	50	50	50	50	50	50	50
3219	3217	3215	3213	3211	3209	3207	3205	3203	3201

50	50	50	50	50	50	50	50	65
3117	3115	3113	3111	3109	3107	3105	3103	3101

3318	3316	3312	3310	3308	3306	3304	3300
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3222	3220	3214	3212	3210	3208	3206	3204	3202	3200
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3118	3116	3114	3112	3108	3106	3104	3102	3100
------	------	------	------	------	------	------	------	------

72.5	65	60	65	65	65	60	82.5
3327	3325	3321	3317	3313	3307	3305	3301

50	100	50	50	50	50	50	50	50	50
3219	3215	3213	3211	3209	3207	3205	3203	3201	

50	50	50	50	50	50	50	50	85.5
3119	3117	3115	3113	3111	3109	3107	3105	3101

COMBINED LOT LIST a. -

AIRLINE

AIRLINE

HILLCREST

5500

5400

5300

5500 BISHOP BLVD

5400 AVENUE

5300 AVENUE

AVENUE

MOCKINGBIRD LANE

3200

3100 MOCKINGBIRD LANE

3000

3300 DRIVE

3200 DREXEL

3100 DRIVE

3200 ST. JOHNS

3100 DRIVE

3021

3017

5052

5050

5048

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5022

5020

5018

5016

5014

5012

5010

5008

5006

5004

5002

5000

4998

4996

4994

4992

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4704

4702

4700

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4696

4694

4692

4690

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4686

4684

4682

4680

4678

4676

4674

4672

4670

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4630



MOCKINGBIRD LANE

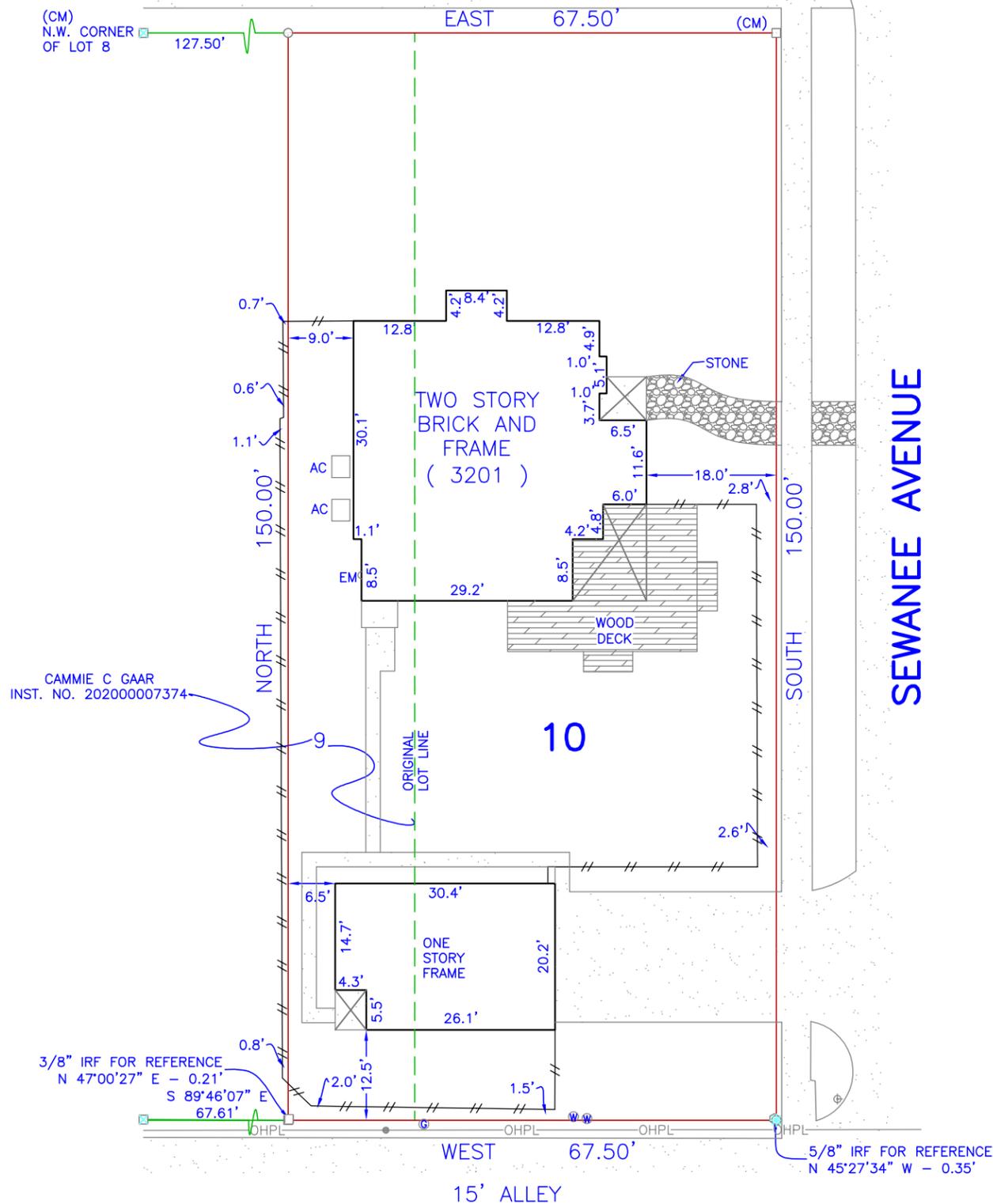
7509 PENNRIDGE CIRCLE
ROWLETT, TX 75088

SURVEY PLAT



FIRM REGISTRATION NO. 10194366

BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090
This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 3201 MOCKINGBIRD LANE, in the Town of HIGHLAND PARK, Texas.
BEING LOT 10 AND A STRIP 17.5' WIDE ON THE EAST SIDE OF LOT 9, IN BLOCK 46 OF HIGHLAND PARK ADDITION, FOURTH INSTALLMENT AN ADDITION TO THE TOWN OF HIGHLAND PARK, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 4, PAGE 170 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.



ACCEPTED BY: _____



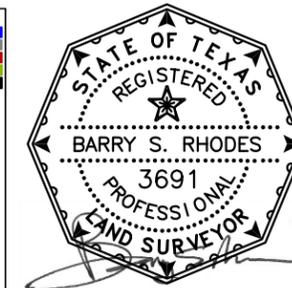
The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat: the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements.

TITLE AND ABSTRACTING WORK FURNISHED BY ALLEGIANCE TITLE
THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 20'
Date: 02/13/2020
G. F. No.: 2098822-ALPC
Job no.: 202000972
Drawn by: CMR

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM.
THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR ALLEGIANCE TITLE

LEGEND	
WOOD FENCE	TEXT
CHAIN LINK	IMPROVEMENTS
IRON FENCE	BOUNDARY LINE
WIRE FENCE	EASEMENT/SETBACK
	RESIDENCE
CM	CONTROLLING MONUMENT
MRD	MONUMENTS OF RECORD DIGNITY
1/2" IRON ROD FOUND	
1/2" YELLOW-CAPPED IRON ROD SET	
5/8" IRON PIPE FOUND	
3/8" IRON ROD FOUND	
5/8" IRON ROD FOUND	
POINT FOR CORNER	
C - CABLE	E - ELECTRIC
CO - CLEAN OUT	PE - POOL EQUIP
G - GAS METER	P - POWER POLE
F - FIRE HYDRANT	T - TELEPHONE
L - LIGHT POLE	W - WATER METER
M - MANHOLE	WV - WATER VALVE
(UNLESS OTHERWISE NOTED)	

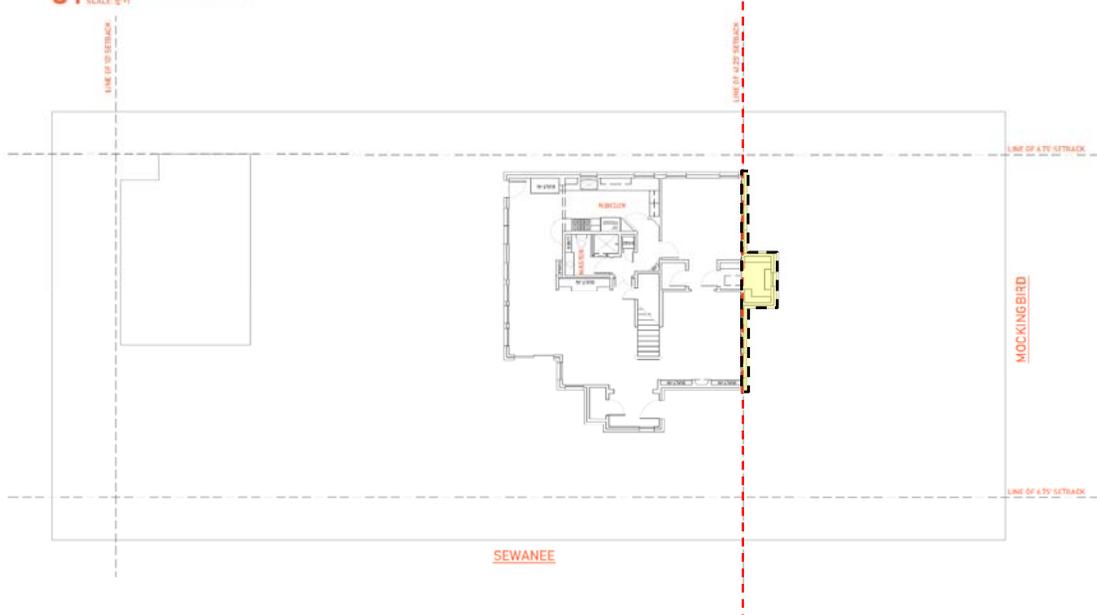


NOTE: BEARINGS ARE ASSUMED

FRONT YARD SETBACK = 41.25'

01 EXISTING SITE PLAN

SCALE: 1/4"=1'-0"



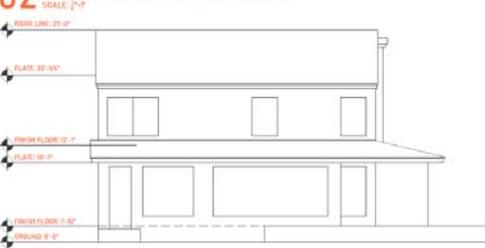
EXISTING FLOOR PLAN

FRONT YARD SETBACK = 41.25'

01 EXISTING NORTH ELEVATION



02 EXISTING SOUTH ELEVATION



03 EXISTING WEST ELEVATION

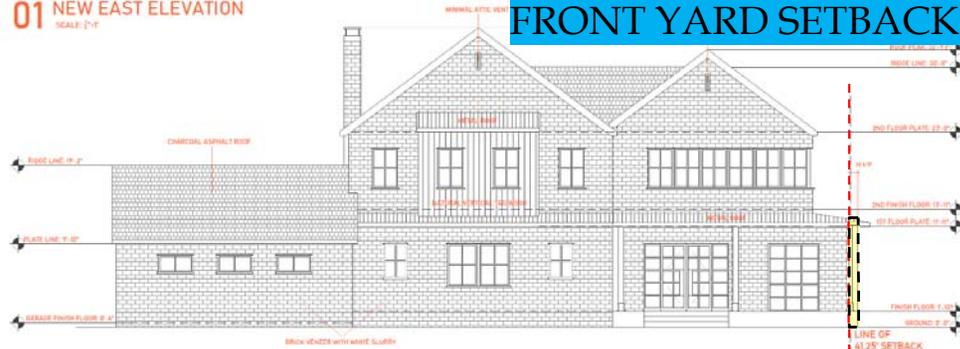


03 EXISTING EAST ELEVATION



01 NEW EAST ELEVATION
SCALE: 1/4"=1'-0"

FRONT YARD SETBACK = 41.25'



02 NEW NORTH ELEVATION
SCALE: 1/4"=1'-0"



