

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.*

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*

October 8, 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 three public hearings at 8:30 a.m. on Wednesday, October 13, to consider variance requests from the Town's Zoning Ordinance.

The first public hearing is to consider a request from the property owner of 4101 Beverly Drive, to replace the existing masonry wall along Beverly Drive and Preston Road with a new 8-foot-tall masonry wall, a 10-foot-tall entry gate, and entry columns measuring 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. The property owner requests a variance to allow reconstruction of the masonry wall located within the required front yard setback.

The second public hearing is to consider a request from the property owner of 4669 Edmondson Avenue, to construct an addition to the existing residence which encroaches 2-feet 10-inches into the required 8-foot side yard setback. Section 8-501 of the Zoning Ordinance shows that the required side yard setback for properties located in zoning district "E" is 10% of lot width but not less than 5-feet and not more than 8-feet. The property owner requests a variance to allow modification to the existing residence to build into the required 8-foot side yard setback for a variance of 2-feet 10-inches.

The third public hearing is to consider a request from the property owner of 3712 Alice Circle, to reconstruct a portion of a home into the required front yard and required side yard setbacks located at 3712 Alice Circle. The property owner requests to reconstruct a portion of the home that was removed due to water and termite damage which would encroach a maximum of 8-feet 9-inches into the required 60-foot front yard setback as depicted on the site plan and encroach a maximum of 10-feet 9-inches into the required 12-foot side yard setback. Section 8-401 of the Zoning

Ordinance explains that the required front yard setback shall be the average front setback for all the residences on the entire block, and Section 8-501 of the Zoning Ordinance shows that the required side yard setback for properties located in zoning district “B” is 10% of the lot width, but not less than 12-feet and not more than 15-feet. The property owner requests a variance to allow the building to encroach into the required front and side yard setbacks.

The agenda, application, and meeting details are available on the Town’s website [www.hptx.org](http://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](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 4101 Beverly Drive Owner's Name The 4101 Trustee

LEGAL DESCRIPTION: Lot(s) 1 (6.63 Acres) Block 185 Addition Highland Park

Mailing Address 6000 Legacy Drive

City Plano State TEXAS Zip Code 75024

**1. Request:** Replace the existing gates on Preston & Beverly property lines & add a new entrance gate on Beverly. The service entrance gate on Preston and Beverly will be 8' tall while the reconstructed main entrance will have a drive gate (12'-9" maximum height) in same general location on Beverly. The the new entrance gates will be set back 14' additionally from the existing gate location, or 25' from the public sidewalk to accommodate a turn-around drive.

**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 has the Jurisdiction under 17-200(b) to permit the modification to the existing wall in the "A" Zoning District (estates). Similar walls and gates have been authorized on Preston Road in which to maintain the security and privacy of the estates. The existing main entrance gates & column elements are 10' to 14'-3" tall; the proposed entrance gates & elements are generally the same height at 10' and 12'-9" tall, respectively.

Additional information submitted by applicant Site Plan, Fence Elevations, 3-D Perspective Elevations.

Fee Paid \$200.00 Date ? Phone ?

**3. Signature of Owner** \_\_\_\_\_

James W. Lewis, Jr., Trustee  
(To be completed by Building Inspection Department)

Reason for denial: \_\_\_\_\_ Section 15-101  
Explanation: \_\_\_\_\_

Wall exceeds 8-feet and encroaches into required front yard.

**REVIEWED**  
By Kamil Miskowicz at 11:53 am, Sep 16, 2021

\_\_\_\_\_  
Building Inspector Date



MAYOR  
*Margo Goodwin*  
--

MAYOR PRO TEM  
*David Dowler*  
--

TOWN COUNCIL MEMBERS  
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TOWN SECRETARY  
*Joanna Mekeal*

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

September 29, 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, October 13, 2021, to consider a variance request from Section 15-101 of the Town's Zoning Ordinance to permit reconstruction of a masonry wall located within the required front yard setback at 4101 Beverly Drive. The property owner applied to replace the existing masonry wall along Beverly Drive and Preston Road with a new 8-foot-tall masonry wall, a 10-foot-tall entry gate, and entry columns measuring 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.

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](http://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](mailto:kmiskowiec@hptx.org). All interested parties are invited to attend the public hearing.



POINT OF BEGINNING

SURVEY PLAT

SET "X" BEARS  
S 89°31'11" W 5.00'

SET "X" BEARS  
N 0°00'00" E 5.00'

37' X 13.5'  
DALLAS POWER & LIGHT  
COMPANY EASEMENT  
VOLUME 17055, PAGE 2002  
D.R.D.C.T.

APPROXIMATE LOCATION OF 100 YEAR  
FLOODPLAIN AS SCALED FROM COMMUNITY PANEL  
NO. 480178 0335K, DATED 07/07/2014, OF  
THE NATIONAL FLOOD INSURANCE RATE MAPS FOR  
DALLAS COUNTY, TEXAS.

ZONE "AE"  
ZONE "X"

GRATE INLET

STONE RETAINING WALL  
ALONG  
PROPERTY LINE

R=80.00'  
Δ=41°15'17"  
CB=S 48°24'48" W  
CH=56.37'  
L=57.60'

LOT 1  
BLOCK 185  
303,918 SQ. FT.  
(6.977 ACRES)  
(MEAS.)

GREENHOUSE

GENERATOR

COV'D CARPORT

MARBLE

STORAGE

COV'D

THREE STORY  
STUCCO  
RESIDENCE  
NO. 4101

TENNIS COURT

134.1'

19.8'

19.1'

46.5'

13.5'

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4101 BEVERLY DRIVE  
MAINE ENTRANCE VIEW



4101 BEVERLY DRIVE  
MAINE ENTRANCE VIEW



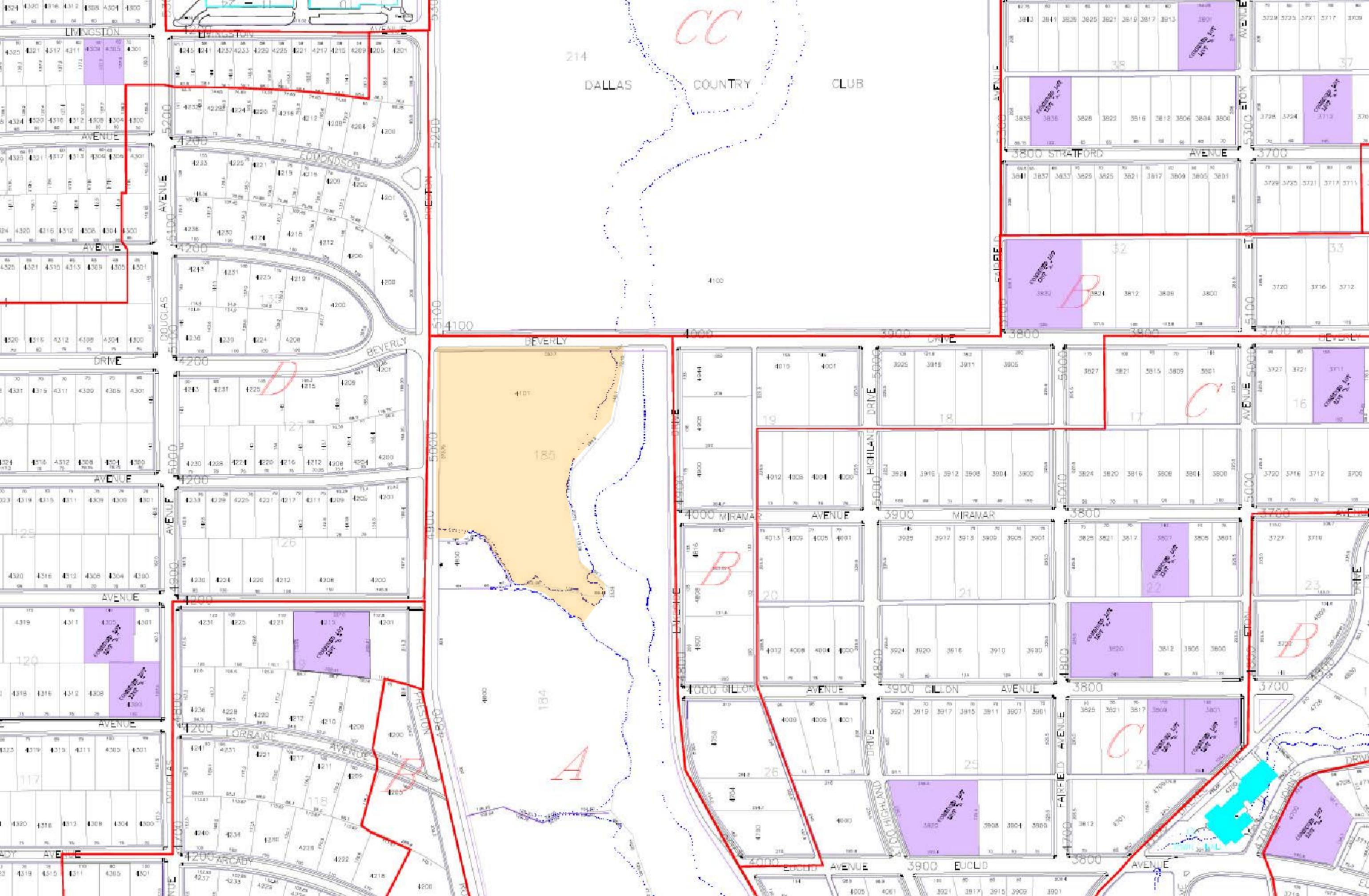
4101 BEVERLY DRIVE  
MAINE ENTRANCE VIEW



4101 BEVERLY DRIVE  
TEMPORARY  
CONSTRUCTION GATE VIEW



PRESTON ROAD EXISTING  
ENTRANCE VIEW



214  
DALLAS COUNTRY CLUB

4100  
185  
4101

184  
A

B

B

C

C

C



APPEAL TO THE BOARD OF ADJUSTMENT  
TOWN OF HIGHLAND PARK



(Please Type or Print)

ADDRESS 4669 Edmondson Ave Owner's Name James and Natalie Bloomingdale  
LEGAL DESCRIPTION: Lot(s) 4 Block 155 Addition HP Park West  
Mailing Address 610 Estrellita Way  
City Los Angeles State CA Zip Code 90049

**1. Request:**

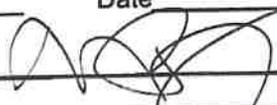
Owner is requesting to reduce the western side yard setback from 8' to 5'.

**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)]

Following Section 17-200, the Board of Adjustment has jurisdiction to allow this special exception to the regulation to achieve off-street parking for the existing home. The existing garage at the western side of the home has a width that is inadequate for two modern-sized vehicles, requiring the owner to park outside of the garage. Allowing the side yard setback to be 5' would allow the owners to remove two vehicles from public view, optically enhancing the street.

Additional information submitted by applicant \_\_\_\_\_

Fee Paid \$200 Fee Paid \_\_\_\_\_ Date 09/02/2021 Phone 512-809-1638

3. Signature of Owner  \_\_\_\_\_

(To be completed by Building Inspection Department)

Reason for denial: \_\_\_\_\_  
Explanation: \_\_\_\_\_ Section \_\_\_\_\_

\_\_\_\_\_  
Building Inspector Date

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

September 29, 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, October 13, 2021, to consider a variance request from Section 8-101 of the Town's Zoning Ordinance to construct portion of a residence into the required side yard setback at 4669 Edmondson Avenue. The property owner applied to construct an addition to the existing residence which encroaches 2-foot 10-inches into the required 8-foot side yard setback. Section 8-501 of the Zoning Ordinance shows that the required side yard setback for properties located in zoning district "E" is 10% of lot width but not less than 5-feet and not more than 8-feet.

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](http://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](mailto:kmiskowiec@hptx.org). All interested parties are invited to attend the public hearing.



**'SURVEY PLAT'**

**PROPERTY DESCRIPTION:**

BEING A PART OF LOT 3, ALL OF LOT 4, AND A PART OF LOT 5, IN BLOCK 155, OF HIGHLAND PARK WEST, NINTH INSTALLMENT, AN ADDITION TO THE TOWN OF HIGHLAND PARK, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 5, PAGE 304, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, AND BEING A RESURVEY OF A TRACT OF LAND DESCRIBED IN A DEED TO STEPHEN H. CASEY AND SPOUSE, TERRY P. CASEY, OF RECORD IN VOLUME 94086, PAGE 1463, DEED RECORDS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

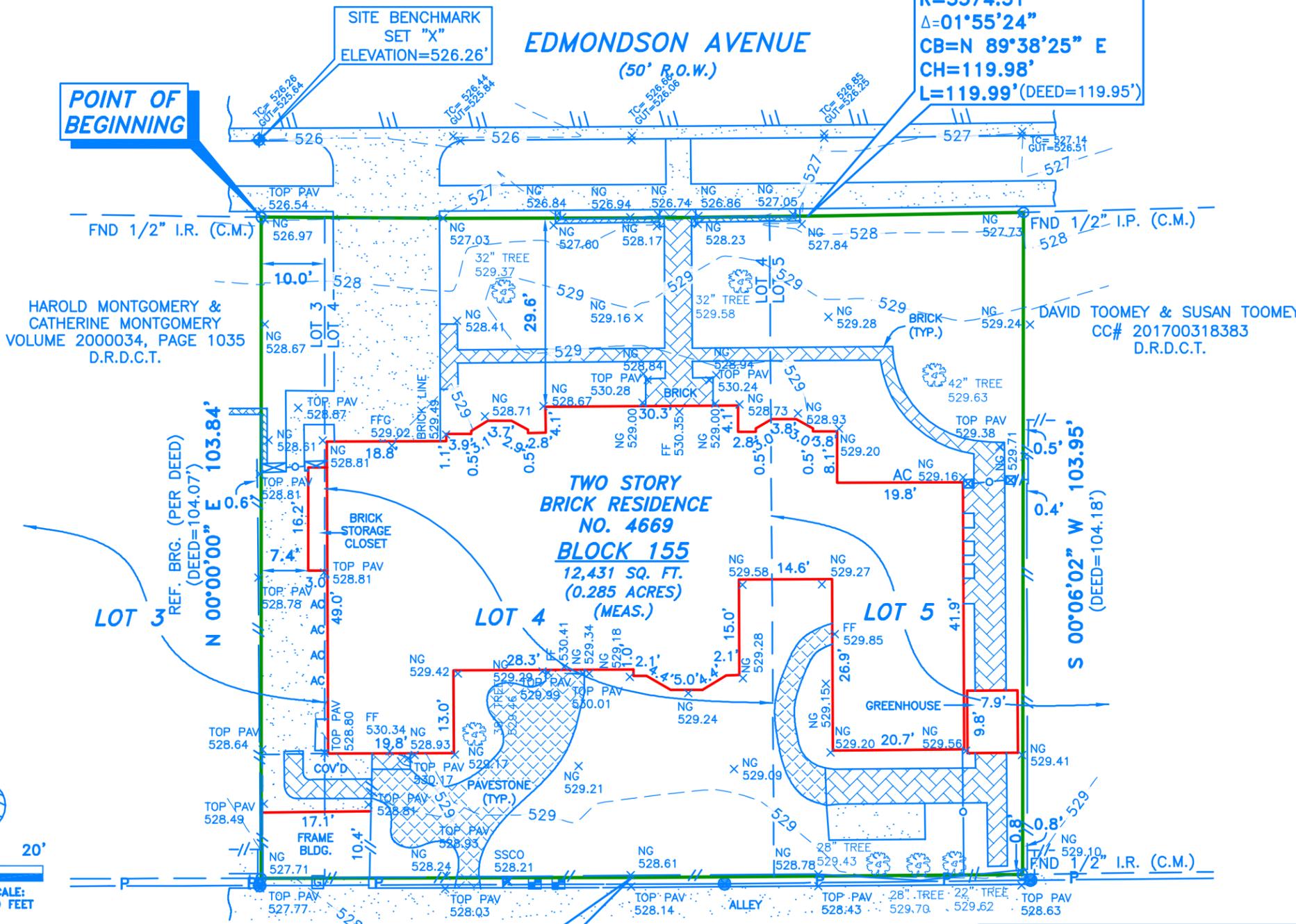
BEGINNING AT A 1/2" IRON ROD FOUND FOR CORNER IN THE SOUTH RIGHT-OF-WAY LINE OF EDMONDSON AVENUE (50' RIGHT-OF-WAY), AT THE NORTHWEST CORNER OF SAID CASEY TRACT, SAME BEING THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO HAROLD MONTGOMERY AND CATHERINE MONTGOMERY, OF RECORD IN VOLUME 2000034, PAGE 1035, DEED RECORDS, DALLAS COUNTY, TEXAS, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 3574.31 FEET, A CENTRAL ANGLE OF 01°55'24" AND A CHORD WHICH BEARS NORTH 89°38'25" EAST, A DISTANCE OF 119.98 FEET;

THENCE IN AN EASTERLY DIRECTION ALONG THE CURVING SOUTH RIGHT-OF-WAY LINE OF SAID EDMONDSON AVENUE, AN ARC DISTANCE OF 119.99 FEET TO A 1/2" IRON PIPE FOUND FOR CORNER AT THE NORTHWEST CORNER OF SAID CASEY TRACT, SAME BEING THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO DAVID TOOMEY AND SUSAN TOOMEY, OF RECORD UNDER COUNTY CLERK'S FILE NUMBER 201700318383, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE SOUTH 00°06'02" WEST ALONG THE COMMON LINE OF SAID CASEY TRACT AND SAID TOOMEY TRACT, A DISTANCE OF 103.95 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE COMMON SOUTH CORNER THEREOF, IN THE NORTH RIGHT-OF-WAY LINE OF AN ALLEY, SAID POINT BEING AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 9,578.24 FEET, A CENTRAL ANGLE OF 00°43'00" AND A CHORD WHICH BEARS SOUTH 89°41'35" WEST, A DISTANCE OF 119.80 FEET;

THENCE IN A WESTERLY DIRECTION ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ALLEY, AN ARC DISTANCE OF 119.80 FEET TO A POINT FOR CORNER AT THE COMMON SOUTH CORNER OF SAID CASEY TRACT AND SAID MONTGOMERY TRACT;

THENCE NORTH 00°00'00" EAST ALONG THE COMMON LINE OF SAID CASEY TRACT AND SAID MONTGOMERY TRACT, A DISTANCE OF 103.84 FEET TO THE PLACE OF BEGINNING AND CONTAINING 12,431 SQUARE FEET OR 0.285 ACRES OF LAND.



**POINT OF BEGINNING**

R=3574.31'  
 Δ=01°55'24"  
 CB=N 89°38'25" E  
 CH=119.98'  
 L=119.99'(DEED=119.95')

SITE BENCHMARK  
 SET "X"  
 ELEVATION=526.26'

R=9578.24'  
 Δ=00°43'00"  
 CB=S 89°41'35" W  
 CH=119.80'  
 L=119.80'

**BENCHMARK NOTE:**  
 3-1/2" ALUMINUM DISC SET IN CONCRETE CURB ON NORTH SIDE OF VERSAILLES AVENUE AT THE EAST SIDE OF THE MOST WESTERN DRIVEWAY APPROACH TO RESIDENCE NO. 4400. (ELEVATION=513.13')

**ADDRESS:** 4669 EDMONDSON AVENUE

**NOTE:**  
 (P.P.) INDICATES BUILDING LINES, EASEMENTS, R.O.W.S, DIMENSIONS, ETC. ARE PER PLAT REFERENCED IN LEGAL DESCRIPTION ABOVE.

**FLOOD STATEMENT:**  
 ACCORDING TO MY INTERPRETATIONS OF COMMUNITY PANEL NO. 480171 0330J, DATED 08/23/2001, OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR DALLAS COUNTY, TEXAS, THE SUBJECT PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE "X" AND IS NOT SHOWN TO BE WITHIN A SPECIAL FLOOD HAZARD AREA. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

**DESCRIPTION LEGEND**  
 FF=FINISH FLOOR  
 FFG=FINISH FLOOR GARAGE  
 NG=NATURAL GROUND  
 TOP PAV=TOP OF PAVEMENT  
 SSCO=SANITARY SEWER CLEANOUT

CERTIFIED TO: D. STANLEY DIXON DATE: 05/11/2021 JOB NO.:21-04-062

SYMBOL	LEGEND
---	WOOD FENCE
-X-	CHAIN LINK FENCE
-X-	WIRE FENCE
-o-	WROUGHT IRON FENCE
□	COLUMN
●	POWER POLE
■	WATER METER
—	POWERLINE
—	OVERHEAD SERVICE LINE
⊞	TRANSFORMER AND PAD
⊞	GAS METER
///	ASPHALT SURFACE
■	CONCRETE

I, JASON L. MORGAN, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PLAT HEREON IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE SUBJECT PROPERTY AS DETERMINED BY AN ON THE GROUND SURVEY UNDER MY SUPERVISION, THE LINES AND DIMENSIONS OF SAID PROPERTY BEING INDICATED BY THE PLAT.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACTOR; THEREFORE, NO SEARCH OF RECORD EASEMENTS WAS PERFORMED ON THE SUBJECT PROPERTY. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED TO THE SURVEYOR. NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED TO THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL.

*Jason L. Morgan*  
 JASON L. MORGAN TXRPLS 5587

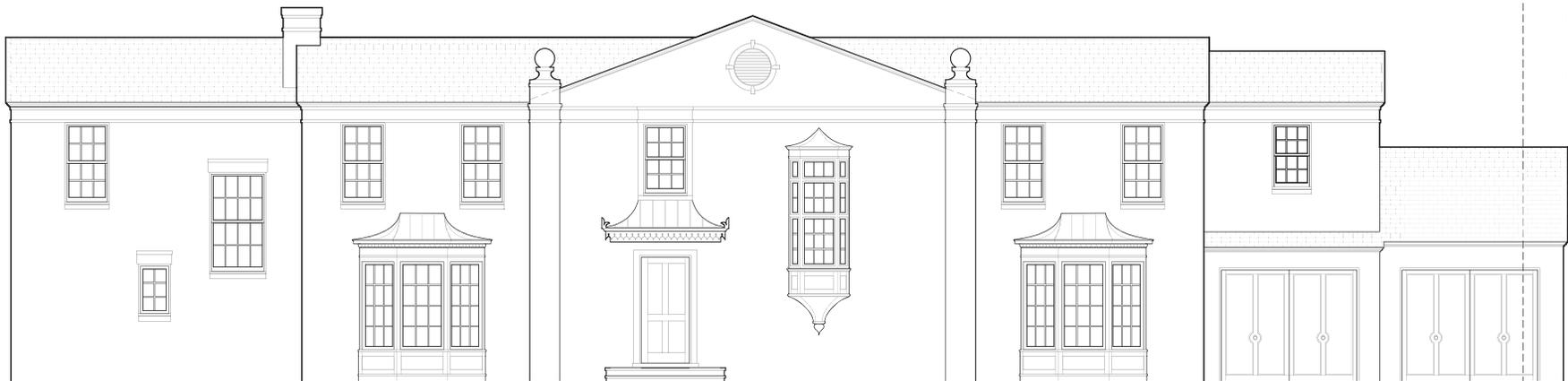


**Global Land Surveying, Inc.**  
 SERVING THE GREATER DALLAS-FORT WORTH METROPLEX SINCE 2002

GLOBAL LAND SURVEYING, INC.  
 1705 TAWAKONI LANE  
 PLANO, TEXAS 75075  
 PHONE (972) 881-1700  
 JMORGAN@GLS-INC.COM  
 FIRM NO. 10016300



EXISTING ELEVATION

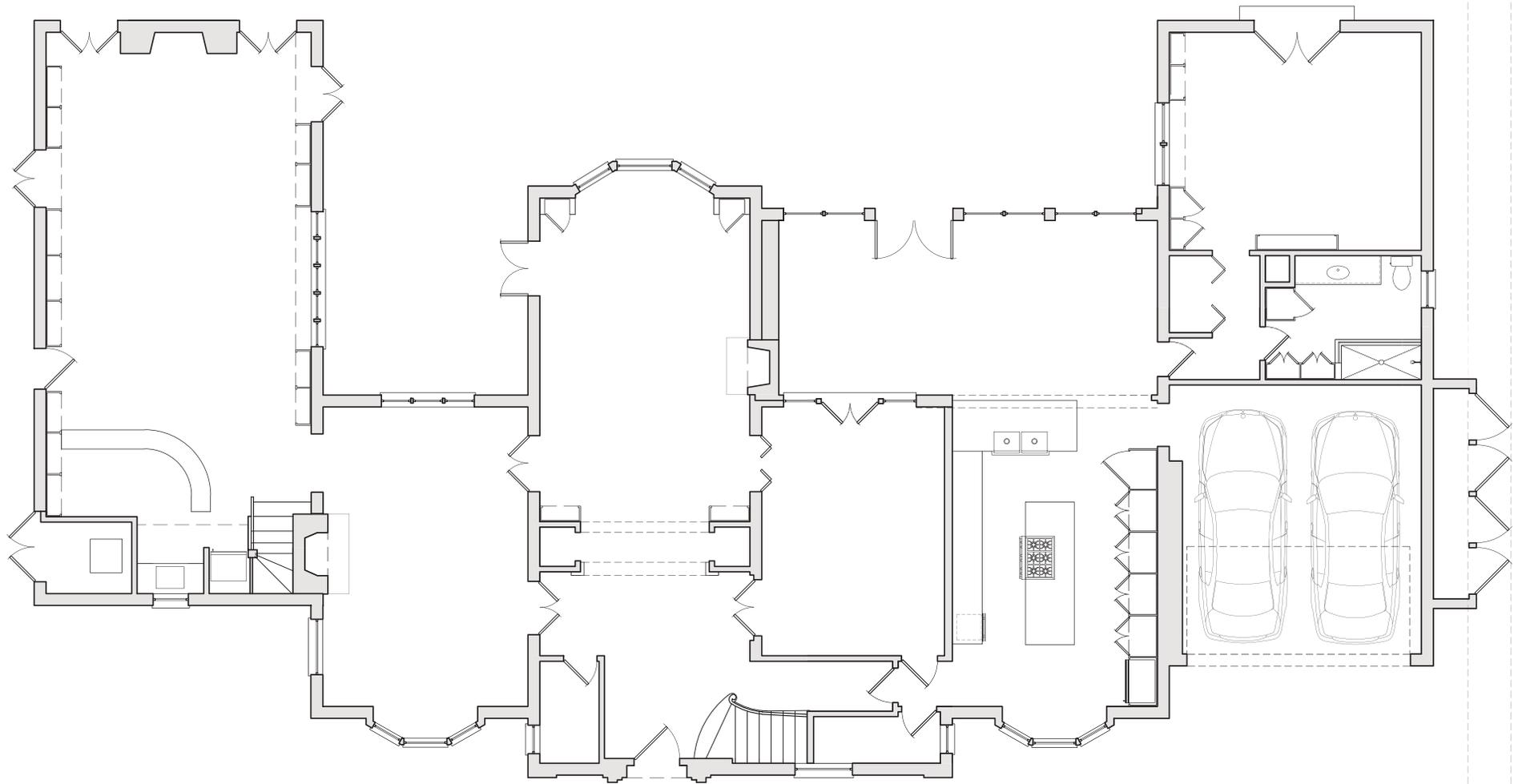


PROPOSED ELEVATION

8' Setback

5' Setback

Property Line

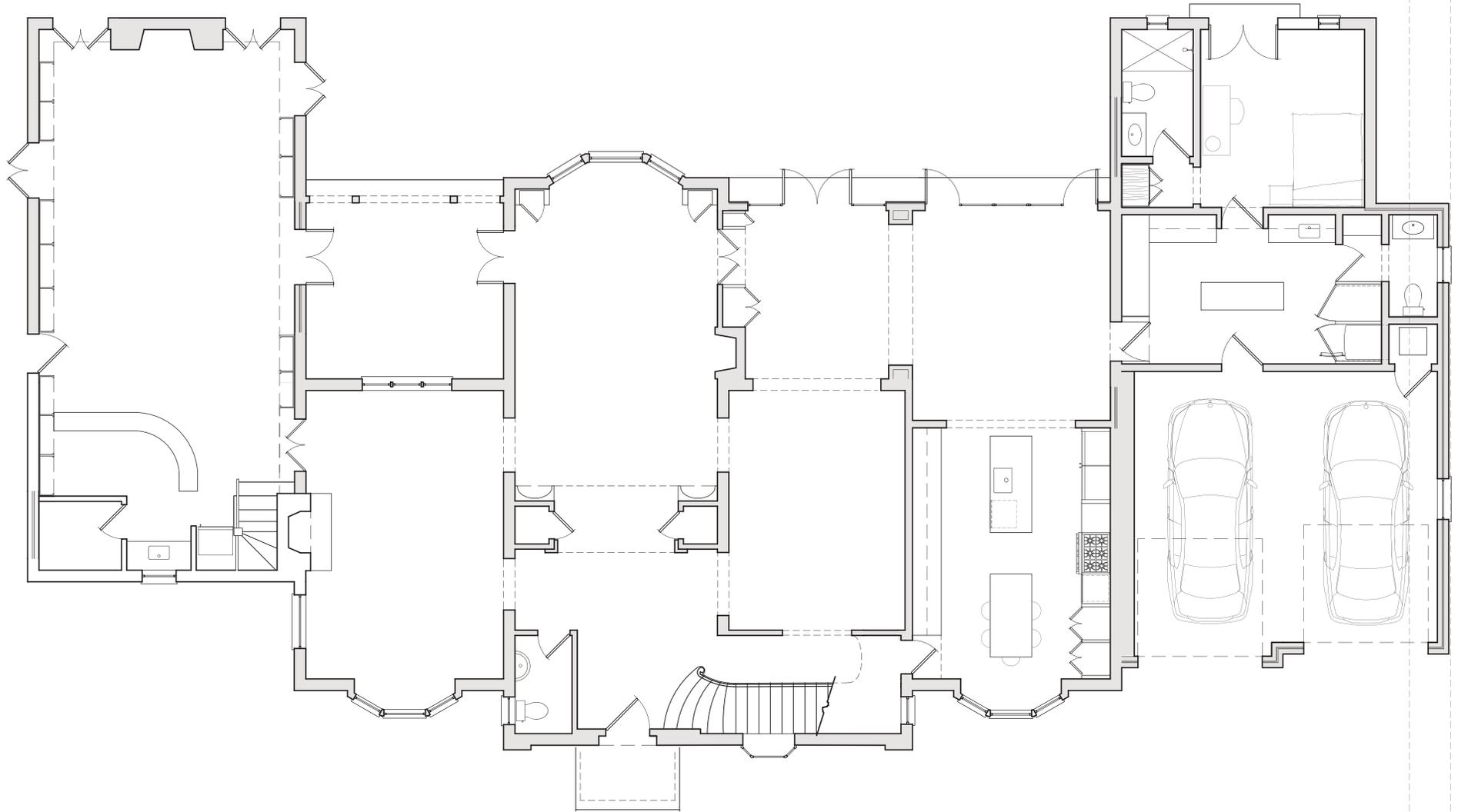


EXISTING PLAN

8' Setback

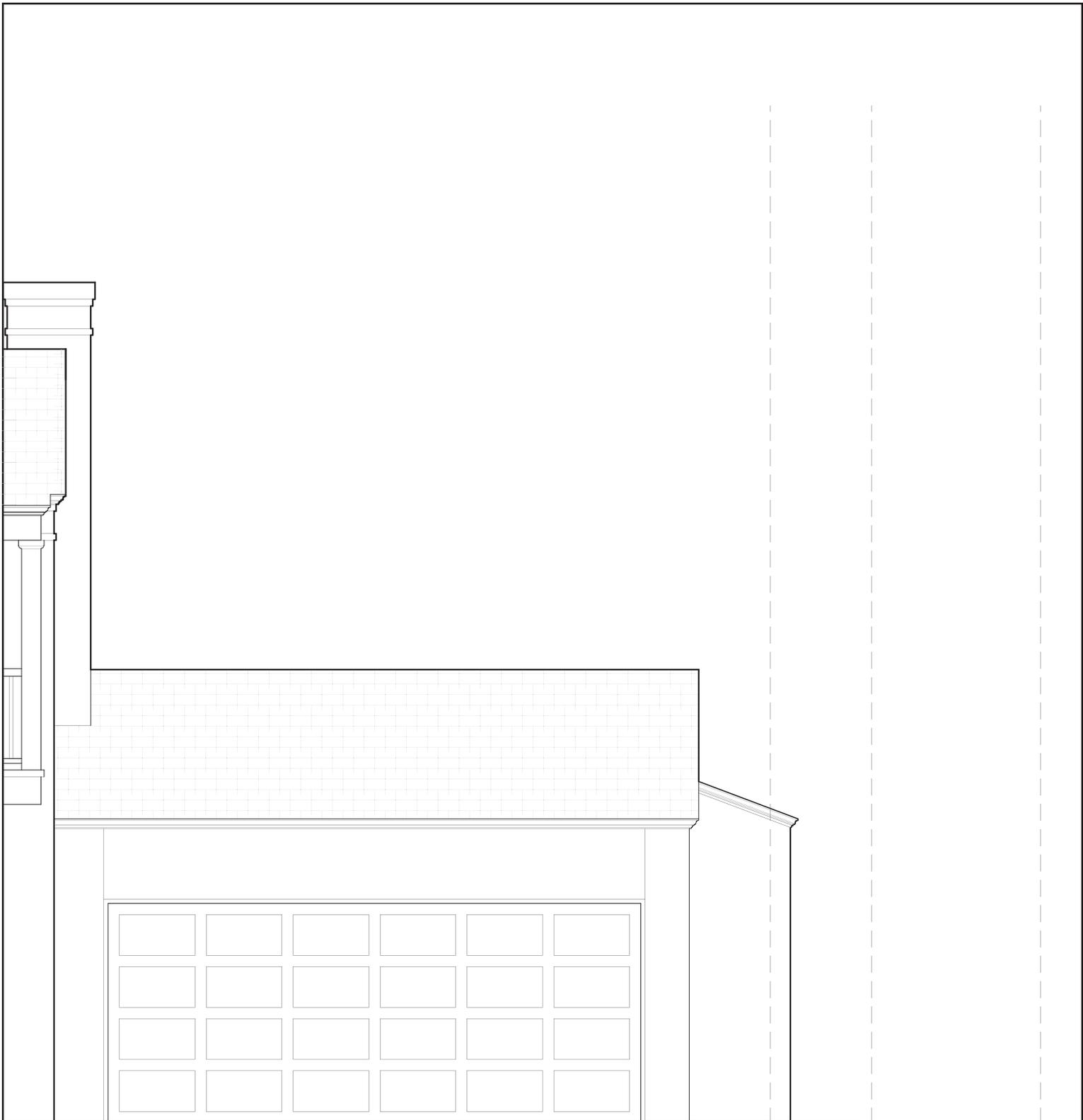
5' Setback

Property Line



PROPOSED PLAN

8' Setback  
5' Setback  
Property Line



6'6" Tall by 15'-10 1/2" Wide  
Garage Door

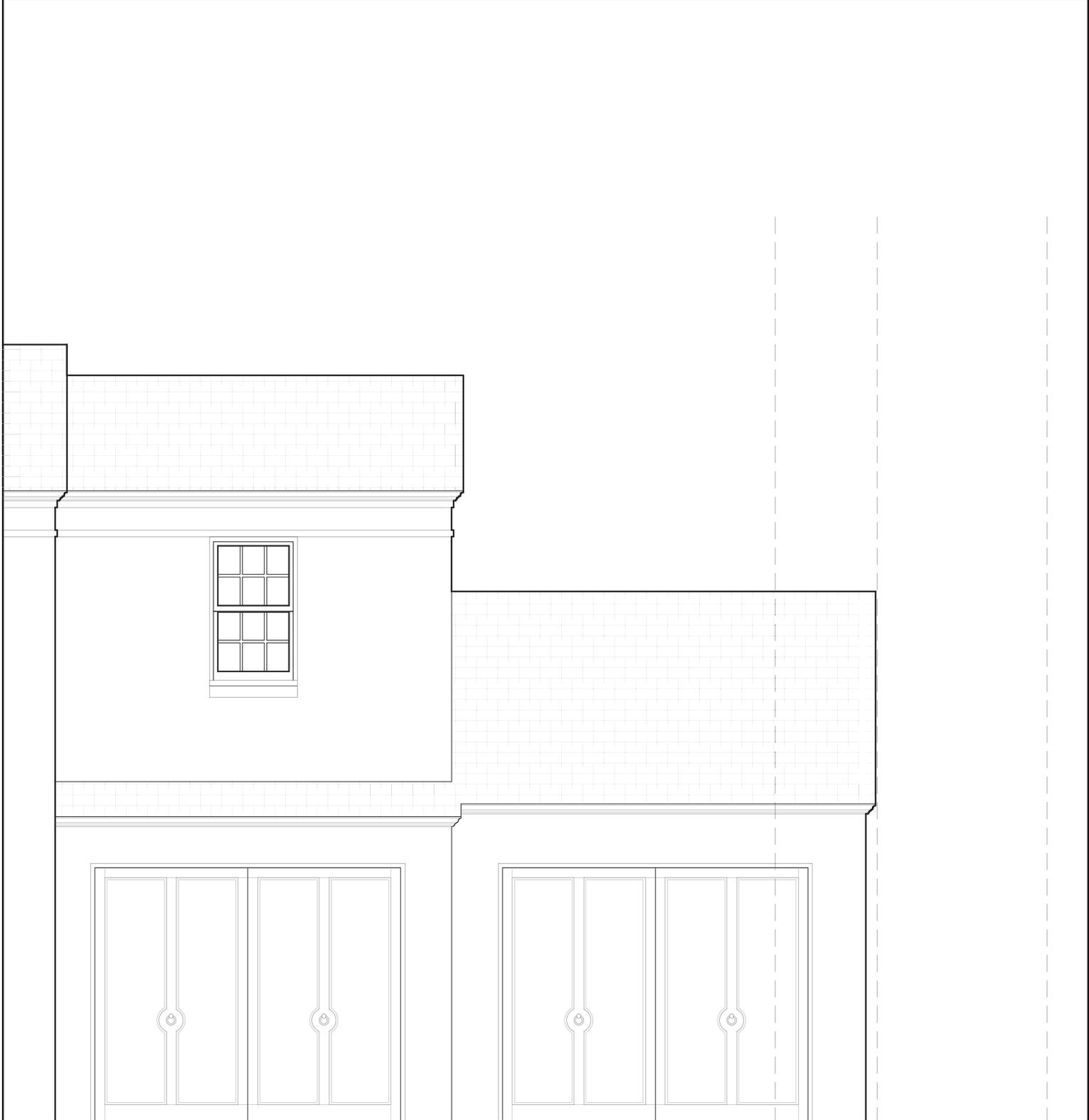
8' Setback

5' Setback

Property Line

EXISTING GARAGE ELEVATION

4669 EDMONDSON AVE



7'6" Tall by 9' Wide Garage Door

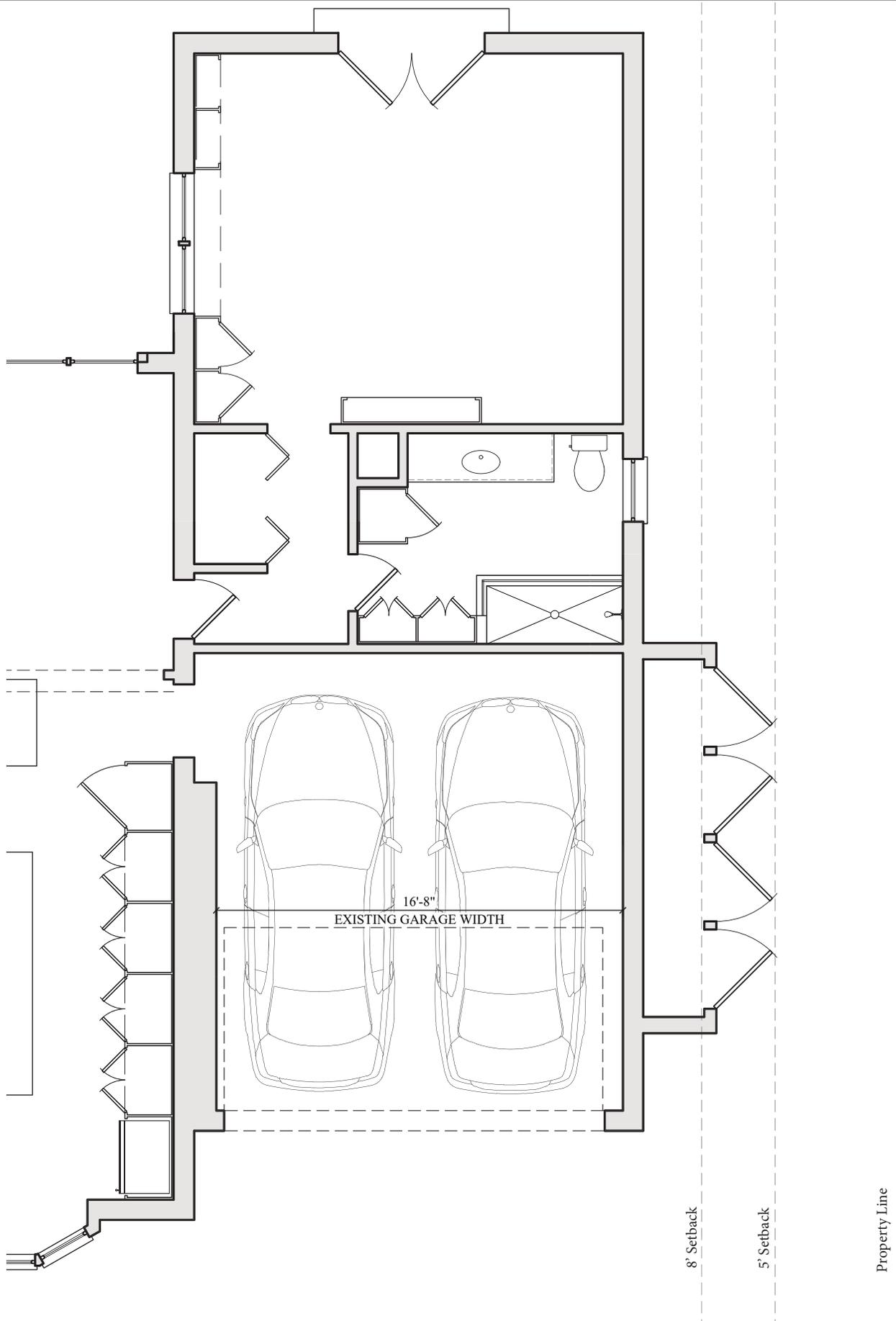
7'6" Tall by 9' Wide Garage Door

8' Setback

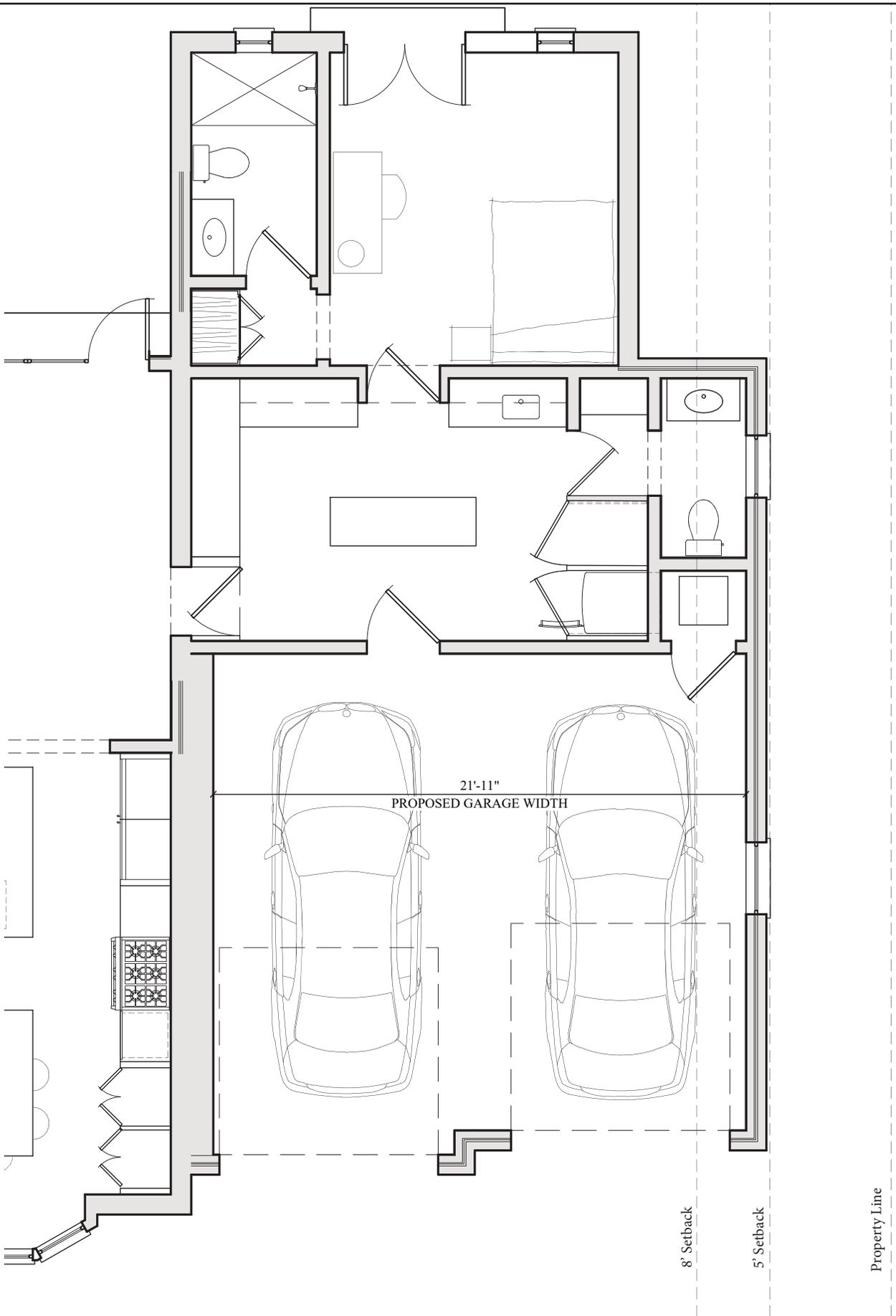
5' Setback

Property Line

PROPOSED GARAGE ELEVATION



EXISTING GARAGE PLAN



PROPOSED GARAGE PLAN



APPEAL TO THE BOARD OF ADJUSTMENT  
TOWN OF HIGHLAND PARK



(Please Type or Print)

ADDRESS 3712 Alice Cir Owner's Name Enchanted RVOC Trust

LEGAL DESCRIPTION: Lot(s) 6 Block 7 Addition Highland Park

Mailing Address 3712 Alice Cir

City Dallas State TX Zip Code 75201

**1. Request:** Following with the original variance application approved on 06/15/2021 I like to request an approval for reconstruction a portion of a home into the required front and side yard that was removed due to severe water and termite damage.

The architectural plan, foundation and engineering plans are exact the same as original Board of Adjustment application dated 05/17/21.

**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)]

Obtain variance for the south east corner of the house to be reconstructed into front and side yard set back per submitted plans and rendering.

Additional information submitted by applicant All the architectural plans, specification and renderings are the same as orogional applicaiton. 05/14/21

Fee Paid 200 Date 09/22/21 Phone 469-556-1361

3. Signature of Owner [Signature]

(To be completed by Building Inspection Department)

Reason for denial: Section 8-401, 8-501  
Explanation:

**FY & SY ENCROACHMENT**

[Signature] 9/23/21  
Building Inspector Date

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  
*Paul Sandman*  
--  
DIRECTOR OF ADMINISTRATIVE SERVICES  
&  
CHIEF FINANCIAL OFFICER  
*Steven J. Alexander, CPA*  
--  
DIRECTOR OF DEVELOPMENT SERVICES  
*Hugh Pender, CBO*  
--  
DIRECTOR OF ENGINEERING  
*Lori Chapin, P.E.*  
--  
TOWN SECRETARY  
*Joanna R. Mekeal*

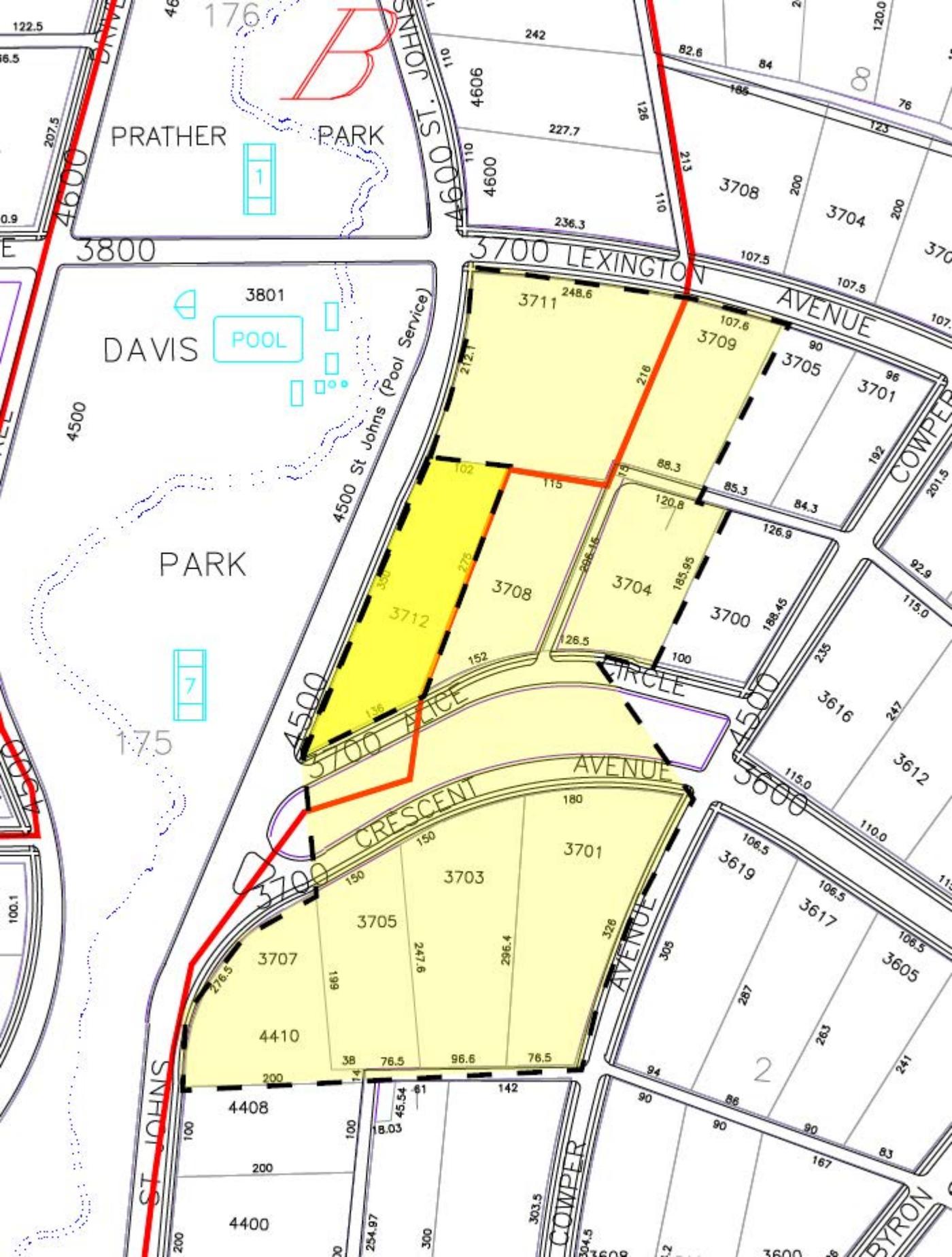
September 29, 2021

**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, October 13, 2021, to consider a variance request from Section 8-401 and Section 8-501 of the Town's Zoning Ordinance to reconstruct a portion of a home into the required front yard and required side yard setbacks located at 3712 Alice Circle. The property owner requests to reconstruct a portion of the home that was removed due to water and termite damage which would encroach a maximum of 8-feet 9-inches into the required 60-foot front yard setback as depicted on the site plan and encroach a maximum of 10-feet 9-inches into the required 12-foot side yard setback. Section 8-401 of the Zoning Ordinance explains that the required front yard setback shall be the average front setback for all the residences on the entire block, and Section 8-501 of the Zoning Ordinance shows that the required side yard setback for properties located in zoning district "B" is 10% of the lot width, but not less than 12-feet and not more than 15-feet.

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](http://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](mailto:kmiskowiec@hptx.org). All interested parties are invited to attend the public hearing.



**PROPERTY DESCRIPTION:**

BEING A PART OF LOT 6, BLOCK 7, OF HIGHLAND PARK FIRST INSTALLMENT, AN ADDITION TO THE TOWN OF HIGHLAND PARK, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 209, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, AND BEING A RESURVEY OF A TRACT OF LAND DESCRIBED IN A DEED TO G. STUART REEVES AND WIFE, VIRGINIA L. REEVES, OF RECORD IN VOLUME 91242, PAGE 4004, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR CORNER IN THE EAST RIGHT-OF-WAY LINE OF ST. JOHNS DRIVE (42' RIGHT-OF-WAY), AT THE NORTHWEST CORNER OF SAID REEVES TRACT, COMMON TO THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO LAWRENCE LACERTE AND WIFE, JOYCE S. LACERTE RECORDED UNDER COUNTY CLERK'S FILE NO. 201100044362, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE SOUTH 85°00'27" EAST ALONG THE COMMON LINE OF SAID REEVES TRACT AND SAID LACERTE TRACT, A DISTANCE OF 104.27 FEET TO A POINT FOR CORNER AT THE NORTHEAST CORNER OF SAID REEVES TRACT, COMMON TO THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO EDWARD C. COPPOLA AND WIFE, NANCY E. COPPOLA, OF RECORD IN VOLUME 2000070, PAGE 3008, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, FROM WHICH A 1/2" IRON ROD FOUND FOR REFERENCE BEARS SOUTH 55°29'31" EAST, A DISTANCE OF 2.55 FEET;

THENCE SOUTH 22°47'00" WEST ALONG THE COMMON LINE OF SAID REEVES TRACT AND SAID COPPOLA TRACT, A DISTANCE OF 272.68 FEET TO A "60D" NAIL FOUND FOR CORNER AT THE COMMON SOUTH CORNER THEREOF AND BEING IN THE NORTHWEST RIGHT-OF-WAY LINE OF ALICE CIRCLE (VARIABLE WIDTH RIGHT-OF-WAY);

THENCE SOUTH 62°22'52" WEST ALONG THE NORTHWEST RIGHT-OF-WAY LINE OF SAID ALICE CIRCLE, A DISTANCE OF 122.39 FEET TO A "RAILROAD" SPIKE FOUND FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 7.50 FEET, A CENTRAL ANGLE OF 142°06'02" AND A CHORD WHICH BEARS NORTH 48°18'37" WEST, A DISTANCE OF 14.19 FEET;

THENCE IN A NORTHWESTERLY DIRECTION ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 18.60 FEET TO A POINT FOR CORNER IN THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID ST. JOHNS DRIVE;

THENCE NORTH 21°25'20" EAST ALONG THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID ST. JOHNS DRIVE, A DISTANCE OF 330.62 FEET TO THE PLACE OF BEGINNING AND CONTAINING 29,863 SQUARE FEET OR 0.686 ACRES OF LAND.

**'SURVEY PLAT'**

**POINT OF BEGINNING**

**LOT 5**

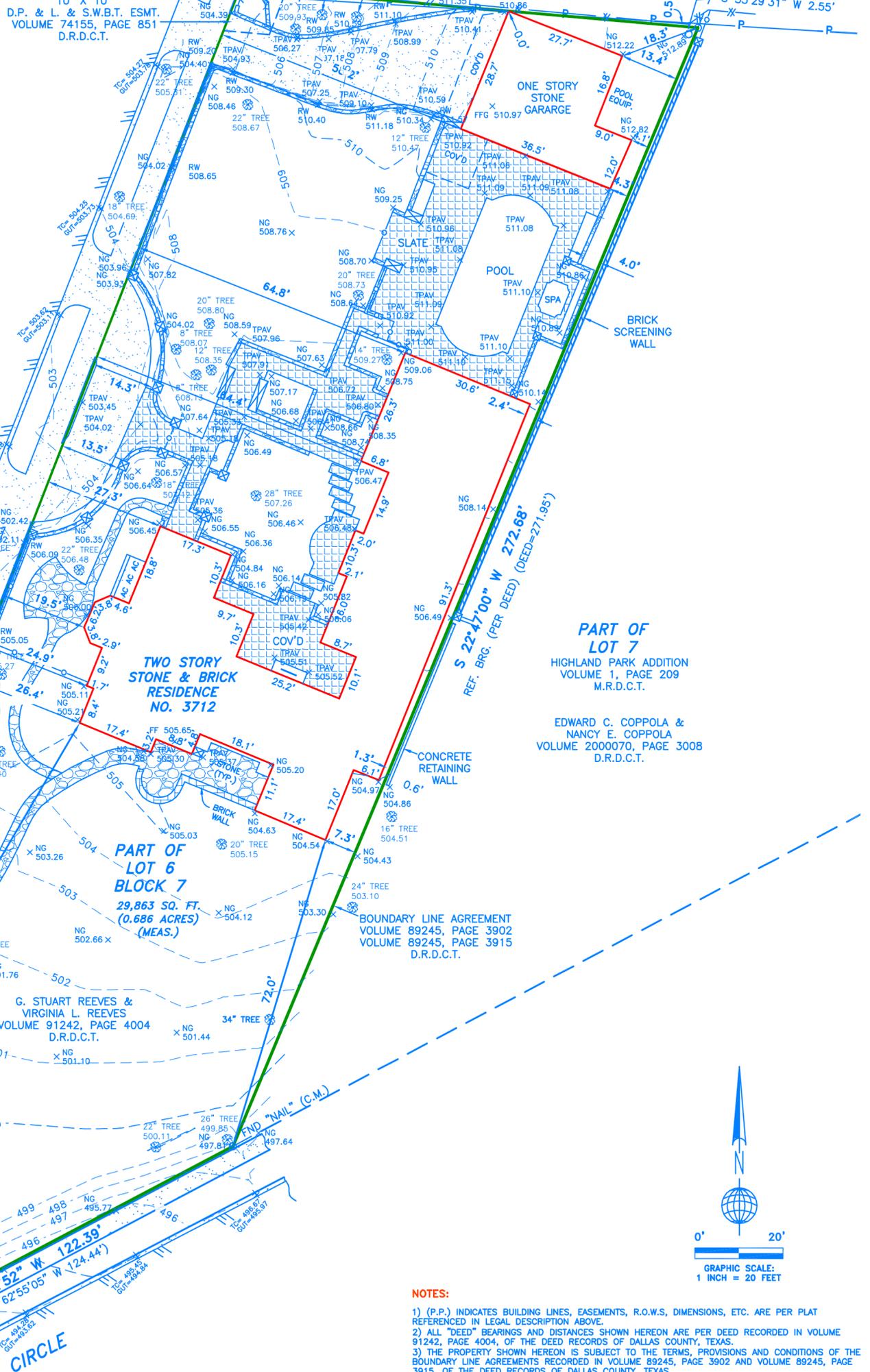
LAWRENCE LACERTE &  
JOYCE S. LACERTE  
CC# 201100044362  
D.R.D.C.T.

D.P. & L. & S.W.B.T. ESMT.  
VOLUME 74155, PAGE 851  
D.R.D.C.T.

LOT 5  
LOT 6

(DEED=S 84°59'00" E)  
**S 85°00'27" E 104.27'**

FND 1/2" I.R. BEARS  
**S 55°29'31" W 2.55'**



**PART OF LOT 7**  
HIGHLAND PARK ADDITION  
VOLUME 1, PAGE 209  
M.R.D.C.T.

EDWARD C. COPPOLA &  
NANCY E. COPPOLA  
VOLUME 2000070, PAGE 3008  
D.R.D.C.T.

BOUNDARY LINE AGREEMENT  
VOLUME 89245, PAGE 3902  
VOLUME 89245, PAGE 3915  
D.R.D.C.T.

**TWO STORY STONE & BRICK RESIDENCE NO. 3712**

**PART OF LOT 6 BLOCK 7**  
29,863 SQ. FT.  
(0.686 ACRES)  
(MEAS.)

G. STUART REEVES &  
VIRGINIA L. REEVES  
VOLUME 91242, PAGE 4004  
D.R.D.C.T.



**NOTES:**

- 1) (P.P.) INDICATES BUILDING LINES, EASEMENTS, R.O.W.S, DIMENSIONS, ETC. ARE PER PLAT REFERENCED IN LEGAL DESCRIPTION ABOVE.
- 2) ALL "DEED" BEARINGS AND DISTANCES SHOWN HEREON ARE PER DEED RECORDED IN VOLUME 91242, PAGE 4004, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS.
- 3) THE PROPERTY SHOWN HEREON IS SUBJECT TO THE TERMS, PROVISIONS AND CONDITIONS OF THE BOUNDARY LINE AGREEMENTS RECORDED IN VOLUME 89245, PAGE 3902 AND VOLUME 89245, PAGE 3915, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS.

**R=7.50'**  
**Δ=142°06'02"**  
**CB=S 48°18'37" E**  
**CH=14.19'**  
**(DEED=18.18')L=18.60'**

**ADDRESS:** 3712 ALICE CIRCLE

**FLOOD STATEMENT:**

ACCORDING TO MY INTERPRETATIONS OF COMMUNITY PANEL NO. 480178 0335K, DATED 07/07/2014, OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR DALLAS COUNTY, TEXAS, THE SUBJECT PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE "X" AND IS NOT SHOWN TO BE WITHIN A SPECIAL FLOOD HAZARD AREA. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

CERTIFIED TO: CHICAGO TITLE AND AARON IPOUR

GF#:8005632000054

DATE: 06/24/2020 JOB NO.:20-06-052

SYMBOL LEGEND	
	WOOD FENCE
	CHAIN LINK FENCE
	WIRE FENCE
	WROUGHT IRON FENCE
	COLUMN
	POWER POLE
	WATER METER
	POWERLINE
	OVERHEAD SERVICE LINE
	TRANSFORMER AND PAD
	GAS METER
	ASPHALT SURFACE
	CONCRETE

FND= FOUND I.R.= IRON ROD I.P.= IRON PIPE ESMT.= EASEMENT B.L.= BUILDING LINE (C.M.)= CONTROL MONUMENT

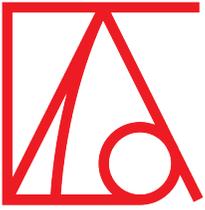
I, JASON L. MORGAN, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PLAT HEREON IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE SUBJECT PROPERTY AS DETERMINED BY AN ON THE GROUND SURVEY UNDER MY SUPERVISION. THIS SURVEY MEETS OR EXCEEDS THE MINIMUM STANDARDS PROMULGATED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND WAS PERFORMED IN CONNECTION WITH TITLE COMMITMENT GF NO. 8005632000054 PROVIDED BY CHICAGO TITLE REFLECTING ONLY THE EASEMENT(S) LISTED IN SCHEDULE "B" OF SAID COMMITMENT. USE OF THIS SURVEY BY ANY OTHER PARTY SHALL BE AT THEIR OWN RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM. THIS SURVEY IS NOT VALID WITHOUT A RED SEAL AND SIGNATURE.

*Jason L. Morgan*  
JASON L. MORGAN TXRPLS 5587



**Global Land Surveying, Inc.**  
SERVING THE GREATER DALLAS-FORT WORTH METROPLEX SINCE 2002

GLOBAL LAND SURVEYING, INC.  
1705 TAWAKONI LANE  
PLANO, TEXAS 75075  
PHONE (972) 881-1700  
JMORGAN@GLS-INC.COM  
FIRM NO. 10016300



**WILLIAM S. BRIGGS**  
ARCHITECT

3939 BLACK GOLD DRIVE, SUITE B  
DALLAS, TX 75247  
214.696.1988  
WILLIAMSBRIGGS.COM

**date: 23 September 2021**

**to: [REDACTED] and others**

**Email:**

**re: 3712 Alice Circle**

In brief, here are my notes regarding our project at 3712 Alice Circle. It was always of prime importance for us to be retaining the character of the original house. That said, there were some irresolvable issues presented in our efforts.

1. As you can imagine the original foundation, now nearing a hundred years old, was not one our modern structural engineers were comfortable in certifying.
2. The same is true of the first floor framing, second floor framing were all in need of repair / replacement.
3. The floor elevations across the face of the house, on both the ground and upper floors were significantly out of level and showing signs of progressive deflection.
4. Investigations from our earliest schematic design studies revealed severe water damage and termite incursion. The horizontal and vertical structure had simply become unsafe.

With all of this information in hand, our design and construction drawings were aimed at replacing / repairing the existing conditions to the greatest degree feasible. During our design process we were stopped by the damage issues and developed reconstruction plans. These are the drawings and design intent presented to the Review Committee as well as over the various construction phases throughout the process and submitted for review in May of 20210

It is my understanding this is the process that was approved in the variance. The intent is to repair / replace / replicate this fine house in line with the renderings we developed and presented.

I hope all this adds to the understanding of the current site conditions. If not, please do not hesitate to reach out to us.

Regards,

William S. Briggs  
Reg. Arch, TX, AL, AIA, NCARB, ICAA



# ERIC L. DAVIS ENGINEERING, INC.

P.O. Box 2637      Ph: 972-564-0592  
Forney, TX 75126      Fx: 972-564-6523  
[www.eldengineering.com](http://www.eldengineering.com) Firm reg.# F-3987

- Concrete strength tests were performed on existing concrete beams. Samples turned out to be 600psi, substantially inefficient to support the new structure.
- Drainage and grading were determined at initial site visit to be inadequate.
- Currently, water seeps into the crawl space from under the portion of the structure that remains standing.
- All of the exterior walls on the first floor and majority of the second floor had no insulation nor was there a way to insulate the wall due to no cavity.
- Up to 3" of settlement was noted in the floor between the master bedroom and south east corner of the home.
- Windows were single pane and there was no window flashing or waterproofing around the windows.

A portion of the family room collapsed after the major freeze that occurred in last February's snow storm, which started the investigation that uncovered the true condition of the home. ELD recommended at that time that the existing structure, both frame and foundation, could not be salvaged and advised the client to stop the remodel so they could further investigate.

In March 2021, ELD informed the client that the complete 1925 built structure was not salvageable and would not be capable of supporting the 17,000-sf structure (that includes a 2,500-sf basement) and remain compliant with current codes. The newer structure built around 1980 could be salvageable. It was recommended that the client begin the process of new architectural plans for a new structure built around the 1980 structure. Then provide those plans to ELD for a completely new foundation and structural plans.

ELD designed an extensive drainage system to facilitate the drainage issues that plagued the existing structure. The plan has been modified to capture unforeseen ground water that enters into the crawlspace.

All of this was discussed with our client as ELD developed new construction plans which were submitted to the city as part of building permit around May 2021.

Here is the progress of the project so far that ELD has inspected:

- Piers have passed inspection and poured for the area replacing the front of the home and the south east corner.
- Basement floor has passed inspection and been poured.
- Rear retaining wall has passed inspection and been poured.
- Basement walls have passed inspection.



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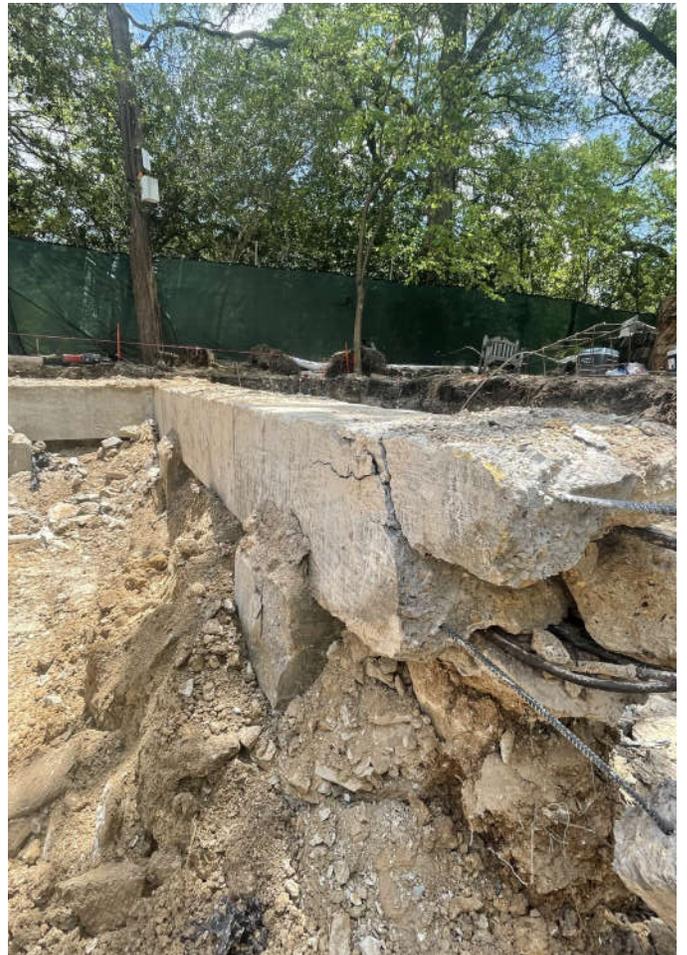
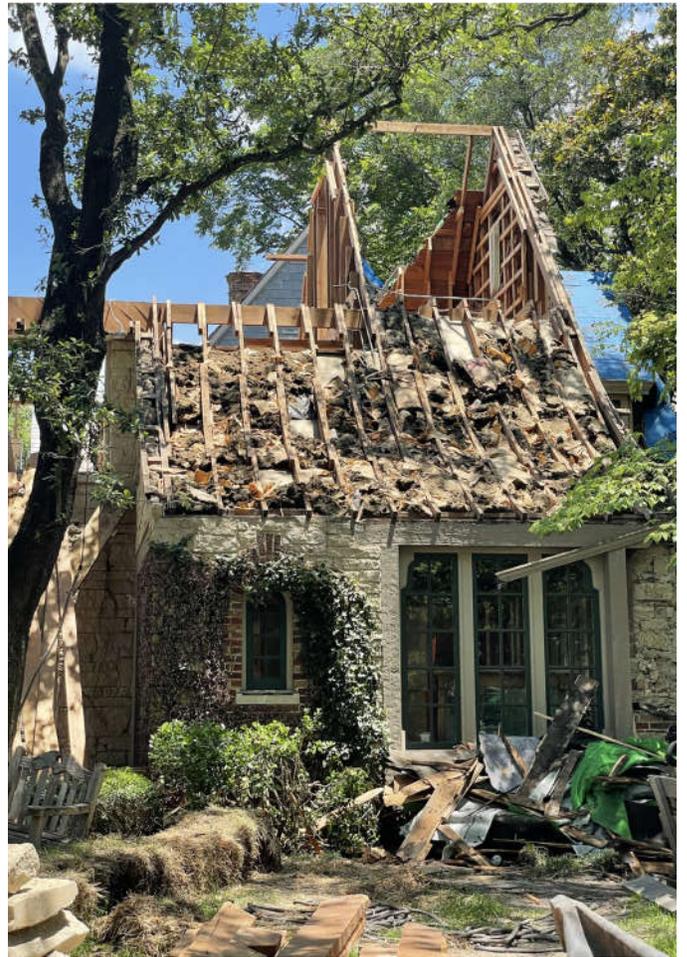
In addition, ELD has provided some photos to back up the above observation, starting from the remodeling project.

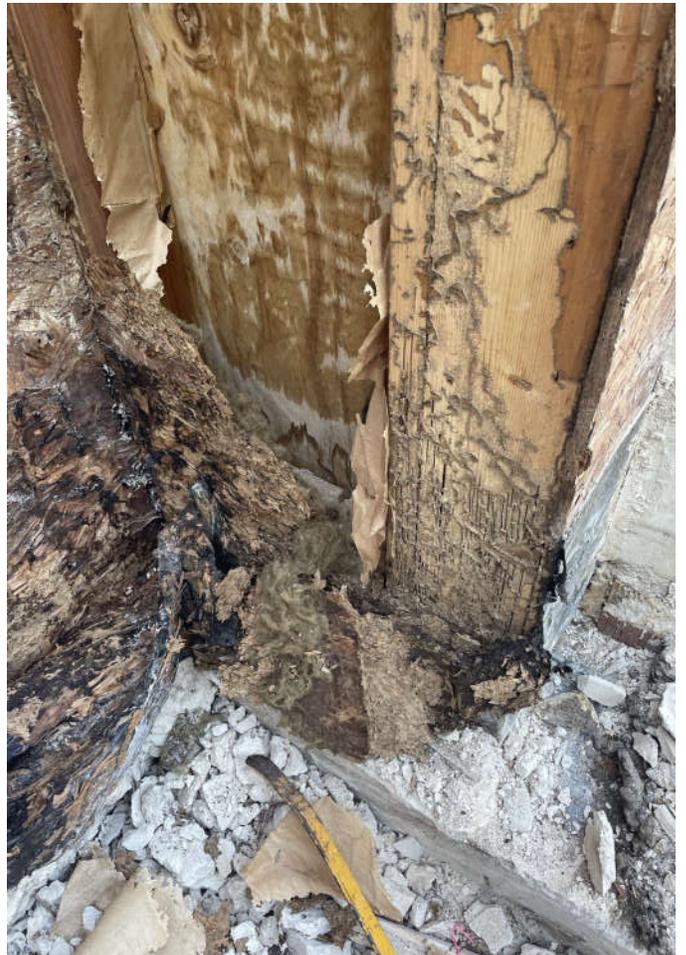
Please feel free to reach out with further questions.

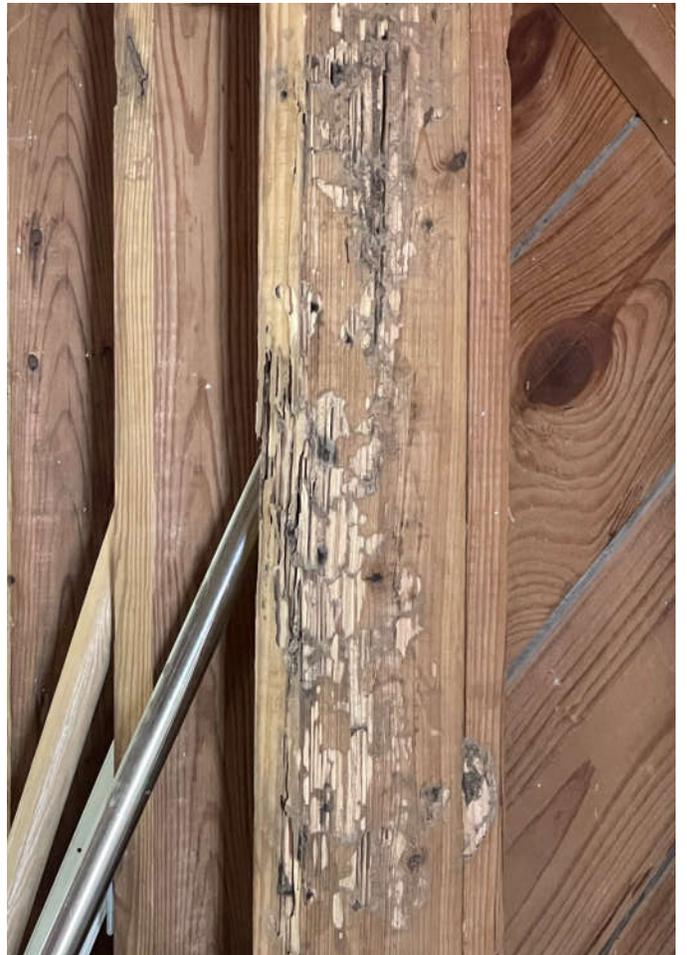
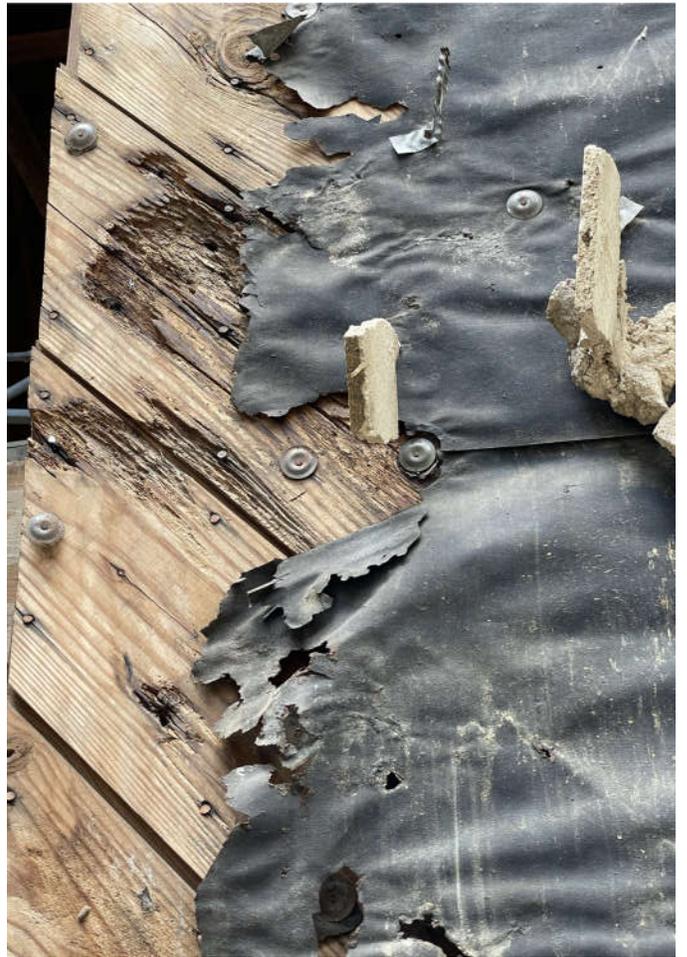
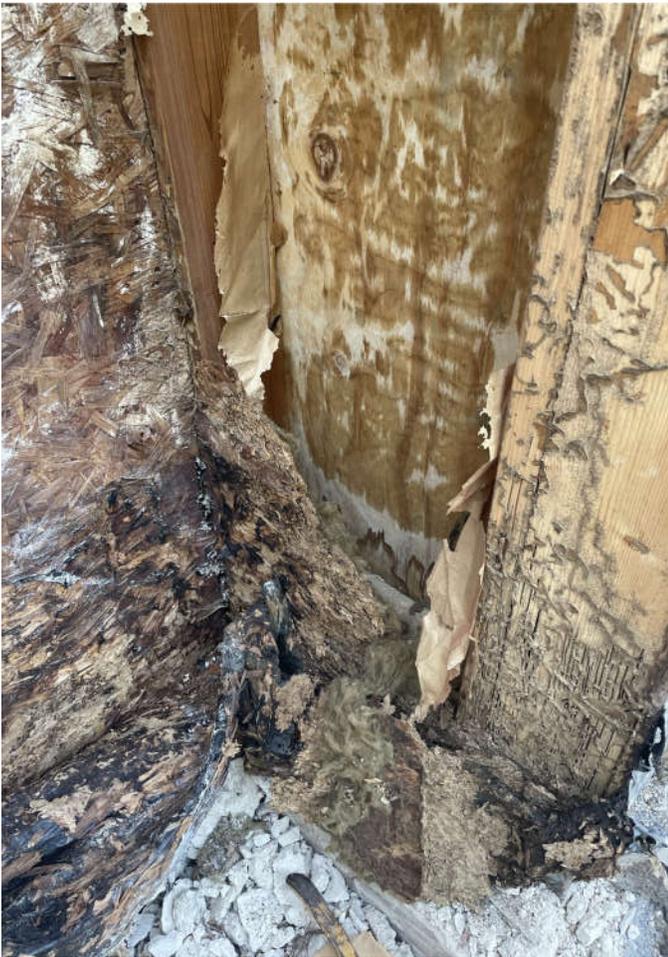


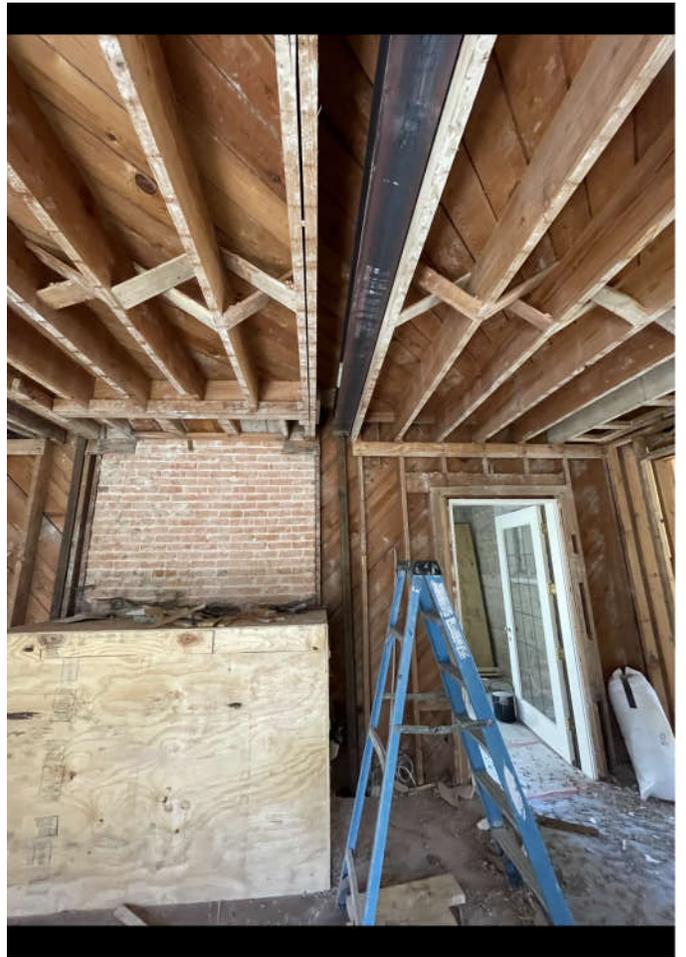
Eric L. Davis, P. E.  
cc: file  
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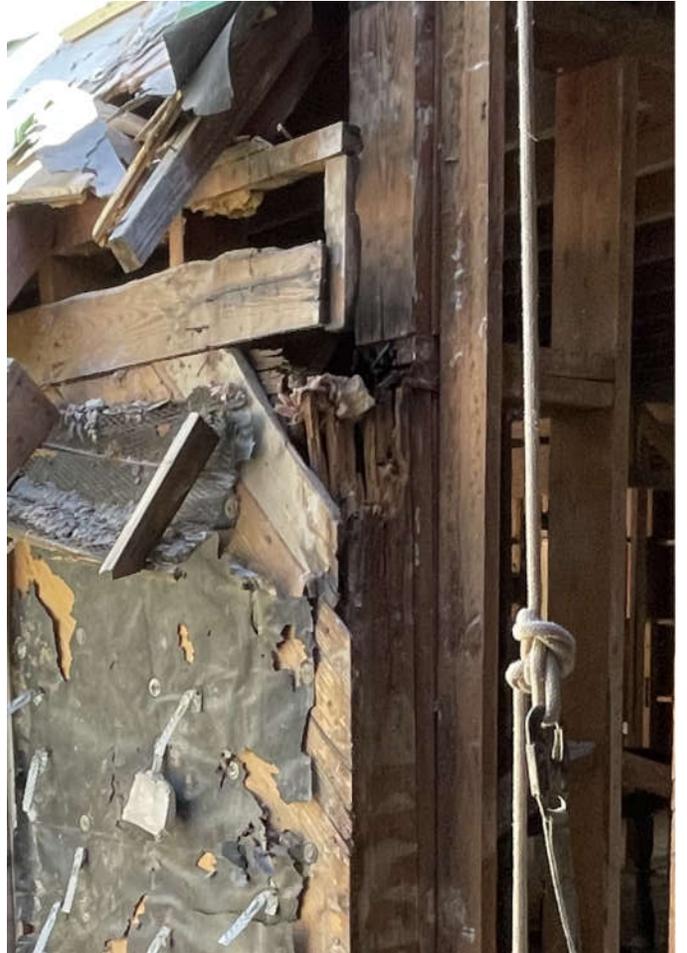


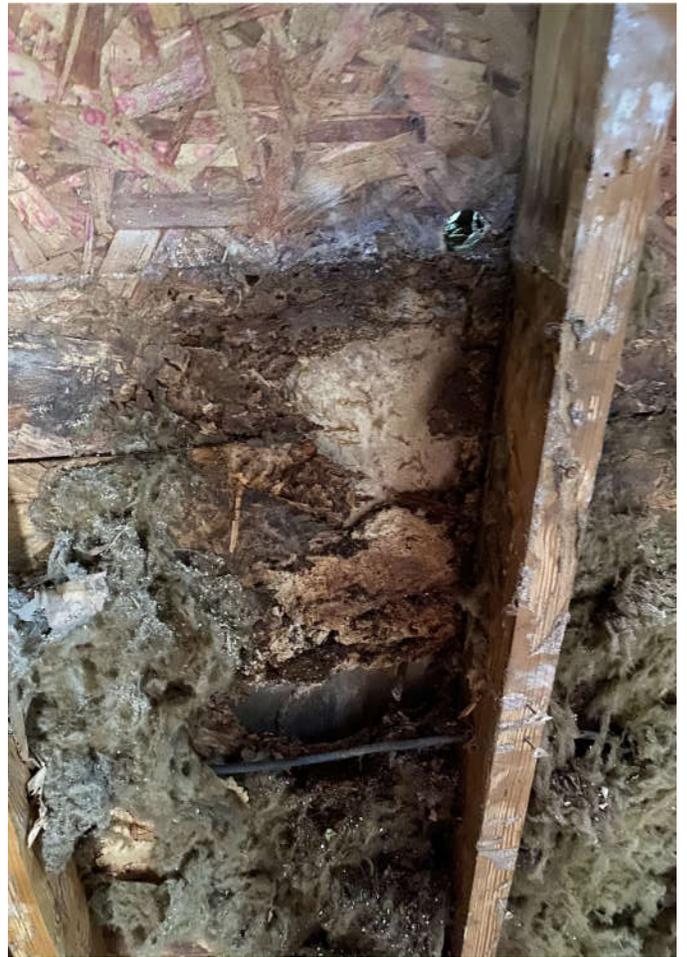


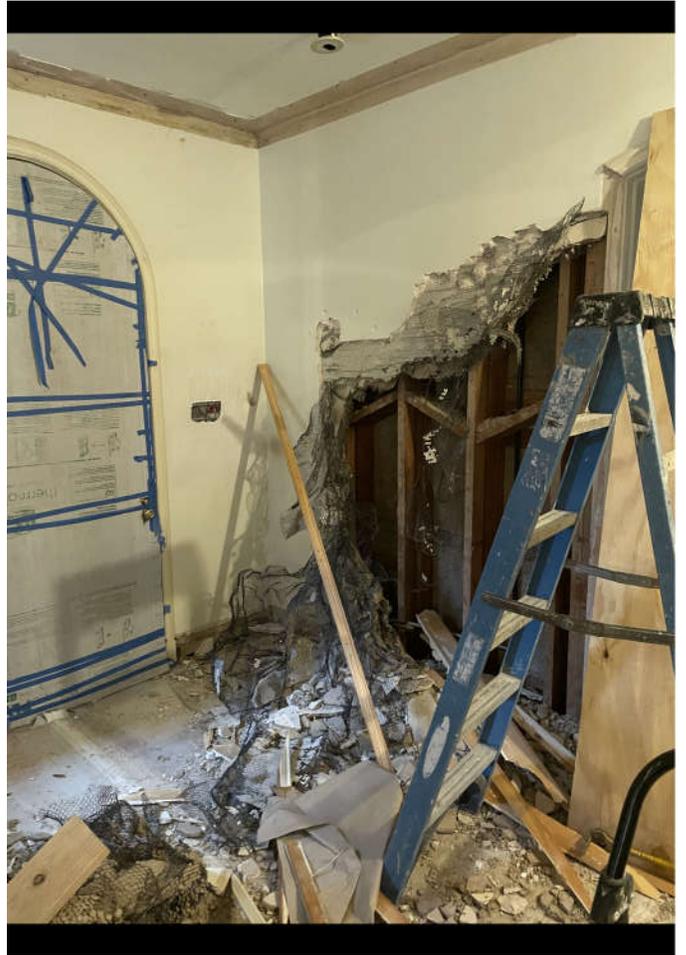


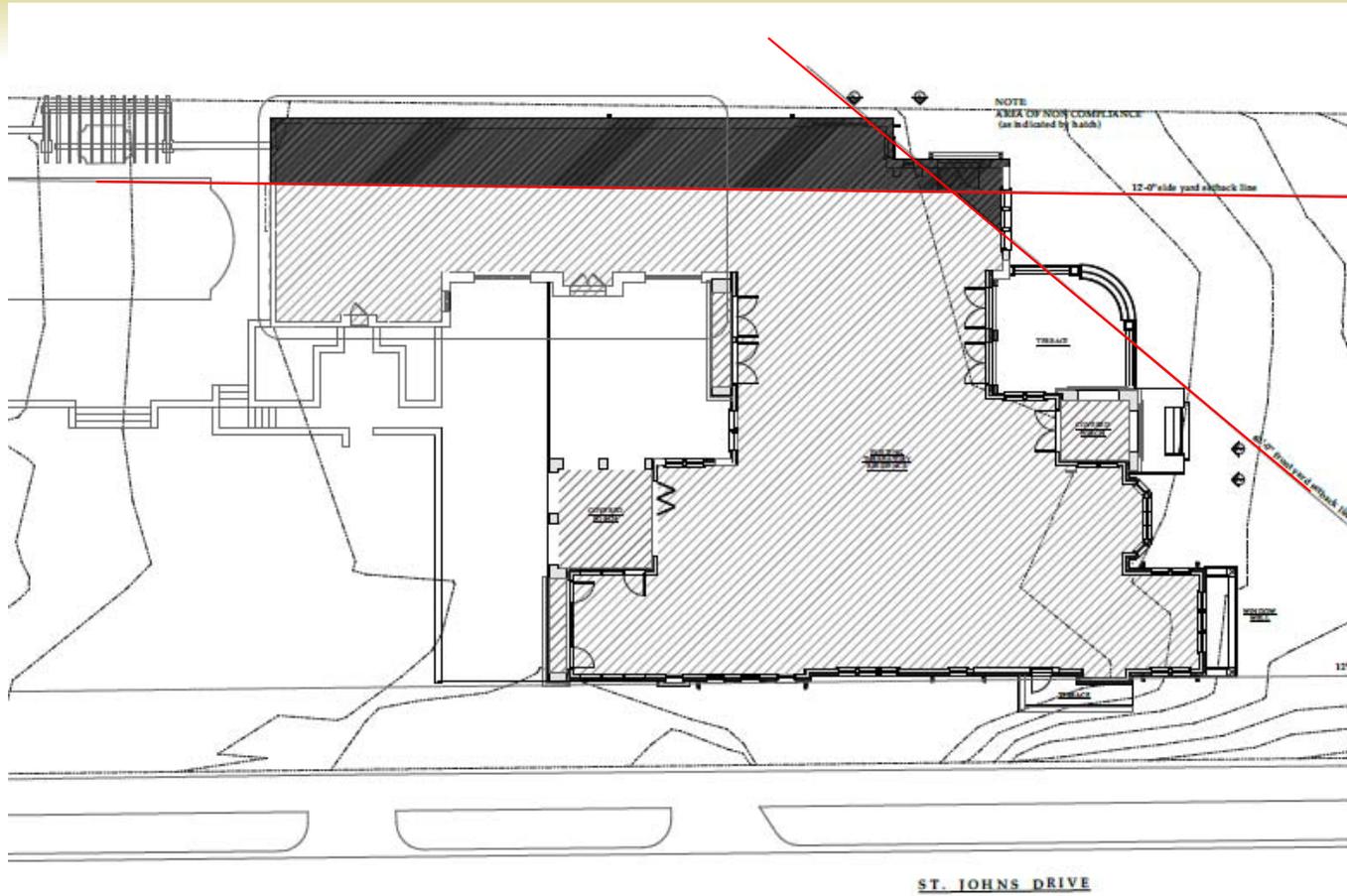


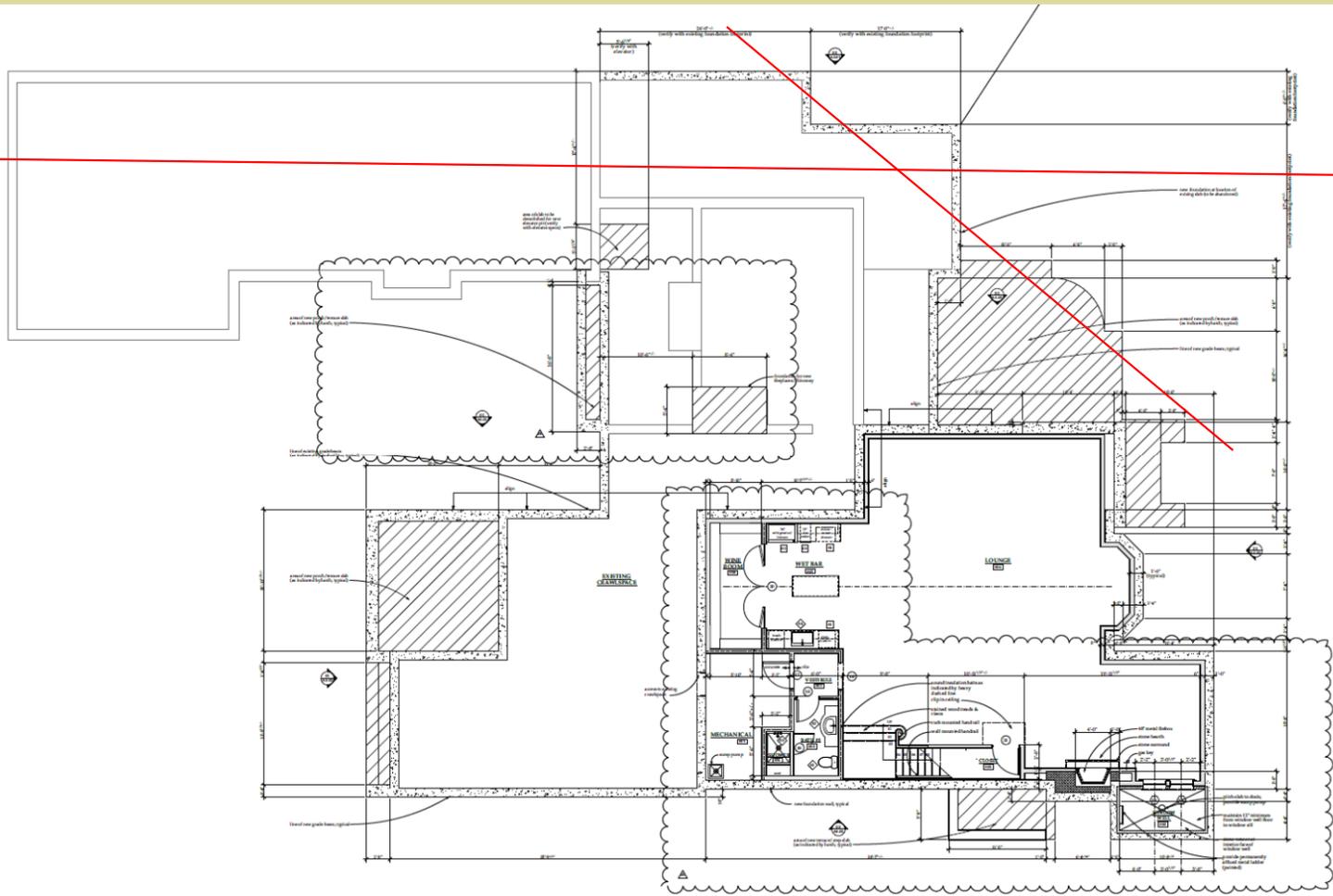






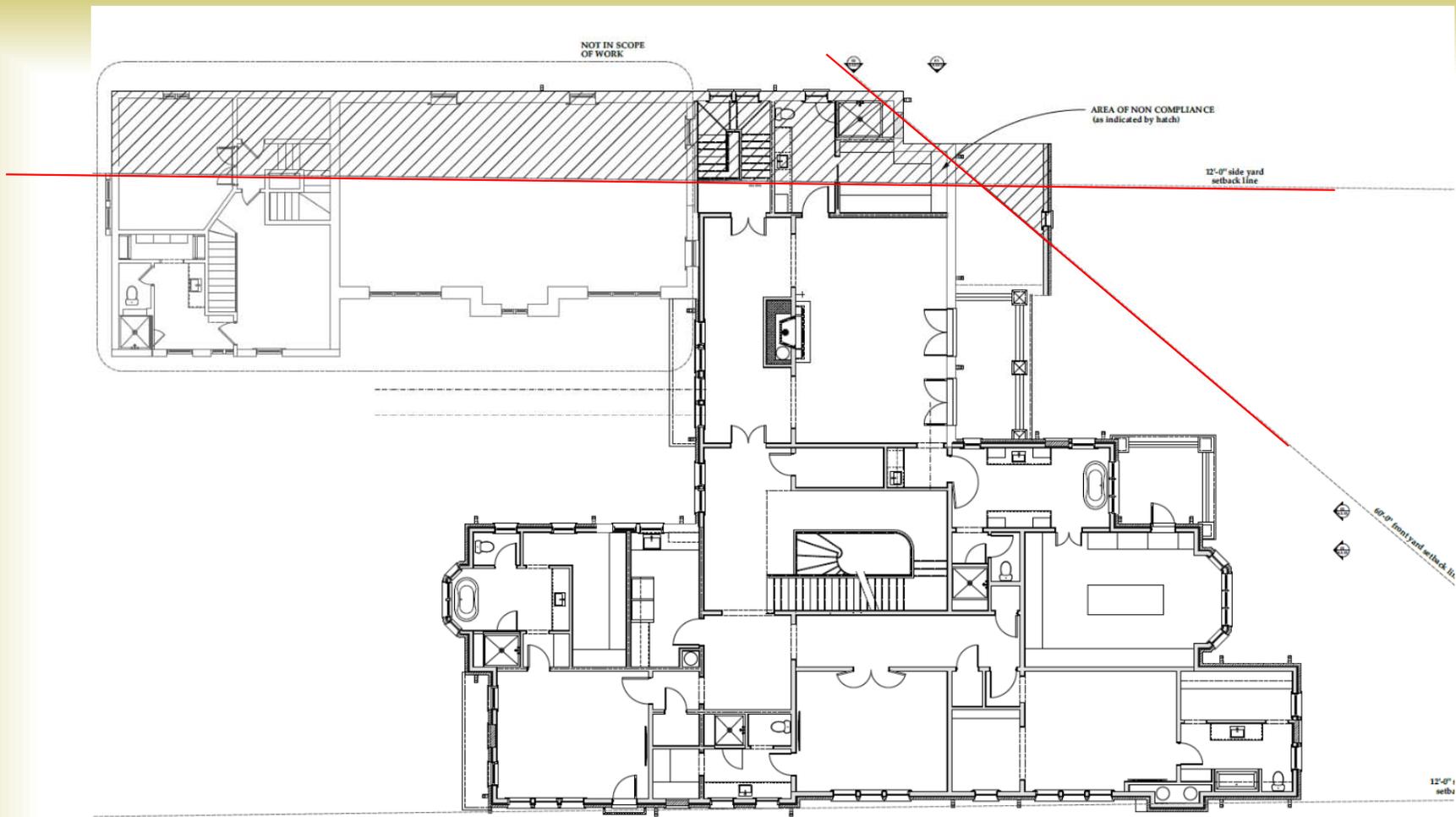






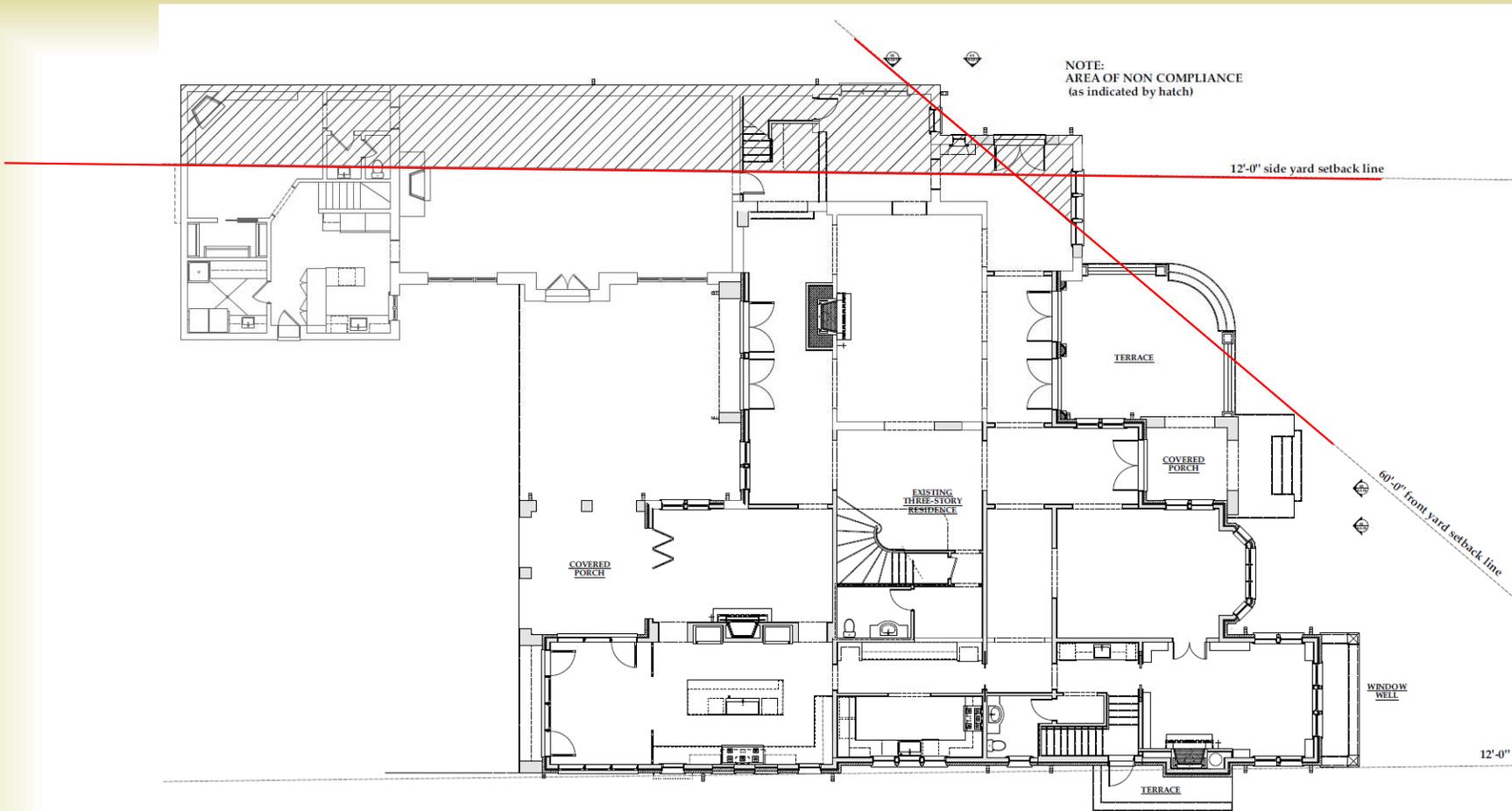
PROPOSED BASEMENT

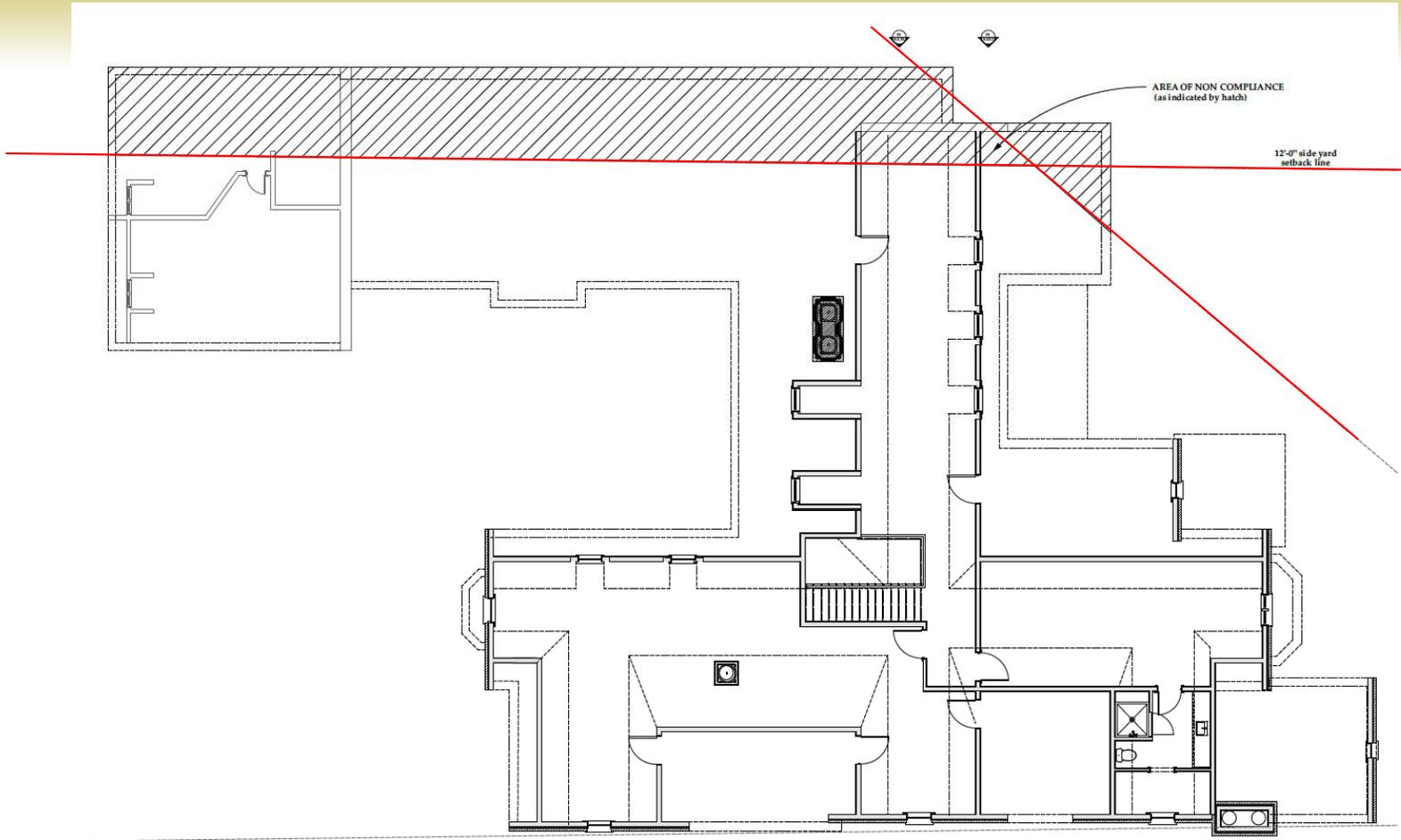




# PROPOSED FIRST FLOOR







PROPOSED THIRD FLOOR



THE TOWN OF  
*Highland Park*

PROPOSED FRONT ELEVATION





THE TOWN OF  
*Highland Park*

PROPOSED SIDE ELEVATION



