

MINUTES OF A MEETING OF THE BOARD OF ADJUSTMENT OF THE TOWN OF HIGHLAND PARK, TEXAS, HELD AT TOWN HALL, 4700 DREXEL DRIVE ON WEDNESDAY, SEPTEMBER 15, 2021, AT 8:30 A.M. TO CONSIDER A REQUEST FROM THE PROPERTY OWNER OF 5441 SEWANEE AVENUE FOR APPROVAL TO ALLOW MODIFICATION TO THE EXISTING NONCONFORMING RESIDENCE.

Present at the meeting were: Temporary Chair Stacey Furst and Board Members Joan Clark, Steve Swenson and Alternate Board Members Cynthia Beard and Burton Rhodes. Chairman Chuck Reeder was absent from the meeting, as was Board Member Don Snell.

Temporary Chair Stacey Furst called the meeting to order and introduced the members of the Board, Mr. Pender, and explained the procedure the Board would follow in considering the request.

Hugh Pender, Director of Development Services, explained that the property owner of 5441 Sewanee Avenue requests to remodel and enlarge the existing non-conforming residence. The structure is non-conforming due to the front yard setback being less than what is required for the street. The proposed plans show the front setback to remain past the required setback; therefore, the residence will remain non-conforming. The existing house suffered substantial water damage in the recent February winter storm and is the main reason for the request. Non-conforming structures cannot be modified without Board of Adjustment approval. A variance would be required to issue a building permit for the proposed renovations.

Mr. Pender stated that the requisite notice of the meeting was mailed to property owners located within two hundred feet (200') of the subject property on September 1, 2021, published in the Daily Commercial Record on September 3, 2021, and the agenda was posted on the bulletin boards at Town Hall on September 10, 2021.

Temporary Chair Furst asked if the homeowner would like to make a comment.

Jeff Storms, 5441 Sewanee Avenue, explained that the house and building extrusion which extends into the front yard is the original design from the 1940's. He stated that the winter storm caused major damage and it was beneficial to remodel the house and enlarge it at the same time for his new family.

Temporary Chair Furst asked if any letters of support were received to which Mr. Pender responded there were not.

Temporary Chair Furst asked if anyone in the audience would like to speak in support to the proposal.

Angeline Hall, designer, stated that the project was largely designed prior to realizing that it was non-conforming. She said the house will be a great product and will benefit the Town of Highland Park.

Temporary Chair Furst asked Mr. Pender if any correspondence had been received in opposition of this request, to which Mr. Pender replied there were not.

Temporary Chair Furst asked if anyone in the audience wanted to speak in opposition to the request, to which there was no response.

Temporary Chair Furst asked if anyone on the Board had any further questions or comments, to which there was no response.

Steve Swenson stated the motion to approve a request from the property owner of 5441 Sewanee Avenue to modify and enlarge the existing non-conforming residence.

The motion was seconded by Joan Clark and the Board of Adjustment voted unanimously to approve the request.

On a motion by Cynthia Beard, seconded by Joan Clark, the Board of Adjustment voted unanimously to adjourn. There being no further business to come before the Board of Adjustment the meeting was adjourned at 8:54 a.m.

APPROVED on this 15 day of September 2021.

BY: 

Stacey Furst
Temporary Chair

ATTEST:



Hugh Pender
Director of Development Services