



Town of Highland Park, Texas

**PUBLIC HEARING
Board of Adjustment**

A G E N D A

8:30 A.M.
Wednesday, September 14, 2022

4700 Drexel Drive
Town Council Chambers

I. CALL TO ORDER

II. MINUTES

III. PUBLIC HEARINGS

Conduct a public hearing and consider final action on a variance request from Section 8-501 of the Town's Zoning Ordinance to construct a portion of the residence into the required side yard setback at 4405 Highland Avenue. The property owner wishes to re-construct a porte cache that was originally attached to the existing residence. The porte cache encroached 13 feet into the required 15-foot side yard setback. Section 8-501 of the Zoning Ordinance shows that the required side yard setback for properties located in zoning district "B" is 10% of lot width but not more than 15-feet.

Conduct a public hearing and consider final action on a variance request from Section 15-101 of the Town's Zoning Ordinance to construct a fence in the required front yard at 4701 Drexel Drive. Section 15-101 of the Zoning Ordinance states no fence or wall may be erected or placed in the front of the required front yard line. The owner of the property requests to construct a fence in the front yard to enclose a yard area for his dogs.

Conduct a public hearing and consider a variance request from Section 13-103(d) of the Town's Zoning Ordinance to construct a portion of a swimming pool in the front half of the lot located at 3801 Maplewood Avenue. Section 13-103(d) of the Zoning Ordinance states a tennis court or multi-purpose court surface, swimming pool or other appurtenance located on a combined building site shall be located only in the rear yard or, in a side yard to the rear of a line joining the midpoint of one side lot line with the midpoint of the opposite side lot line, provided that such improvement(s) is (are) set back a minimum distance of ten (10) feet from the side lot line. The property owners request to construct a 23 feet portion of a swimming pool in the front half of the lot.

A member of the public may address the governing body regarding an item on the agenda either before or during the body's consideration of the item, upon being recognized by the presiding officer or the consent of the body.

SPECIAL ACCOMMODATIONS FOR TOWN COUNCIL MEETINGS: Let us know if you need special assistance of any kind. Please contact the Town of Highland Park Administrative staff at (214) 521-4161 from 7:30 a.m. to 4:30 p.m., Monday through Friday.

ZONING COMMISSION AGENDA

November 13, 2013

Page 2

Conduct a public hearing and consider a variance request from Section 8-501 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 wishes to continue constructing an addition to the existing residence which encroaches 3 feet 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 more than 8-feet.

IV. ADJOURNMENT

MAYOR
William C. Beecherl

MAYOR PRO TEM
Craig Penfold

TOWN ADMINISTRATOR
Bill Lindley



TOWN COUNCIL
MEMBERS

Marc Myers

Lydia Novakov

Don Snell

Leland White

September 1, 2022

BOARD OF ADJUSTMENT MEMBERS

Chuck Reeder, Chairman
Stacey Furst
Joan Clark
Alison Hunsicker
Robert McCulloch
Nancy Rogers, Alternate Member
Jim Yoder, Alternate Member

Dear Board Members,

The Board of Adjustment will conduct a public hearing at 8:30 a.m. on Wednesday, September 14, 2022, to consider a variance from Section 8-501 of the Town's Zoning Ordinance to construct a portion of the residence into the required side yard setback at 4405 Highland Avenue. The property owner wishes to re-construct a porte cache that was originally attached to the existing residence. The porte cache encroached 13 feet into the required 15-foot side yard setback. Section 8-501 of the Zoning Ordinance shows that the required side yard setback for properties located in zoning district "B" is 10% of lot width but not more than 15-feet.

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.) application to the Board, (ii.) property survey, (iii.) simulated elevation, (iv.) construction plans, (v.) public hearing notice map, (vi.) 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,

Hugh Pender
Director of Development Services
hpender@hptx.org

cc: Will Beecherl, Mayor, via e-mail
Bill Lindley, Town Administrator, via e-mail
Matthew C.G. Boyle, Town Attorney, via e-mail
Steve Alexander, Chief Financial Officer, via e-mail
Joanna Mekeal, Town Secretary, via e-mail

APPEAL TO THE BOARD OF ADJUSTMENT
TOWN OF HIGHLAND PARK

(Please Type or Print)

ADDRESS 4405 Highland Dr Owner's Name Caitlin & Brigham Wilson

LEGAL DESCRIPTION: Lot(s) 86 1/2' Lot 7 & 12 1/2' Lot 8 Block 31 Addition HP 2nd Installment

Mailing Address 3100 Monticello Ave, Suite 335 Attn Jim Kruger

City Dallas State TX Zip Code 75205

1. Request: The rebuild of the pre-existing 100-year-old Porte Cochere that unfortunately and unexpectedly collapsed during construction. A key goal of this historical renovation project was to keep this important architectural element intact and have it incorporated into what will become a landscaped side yard to respect and preserve the historical legacy of this property.

(Continued on attached sheet)

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)]

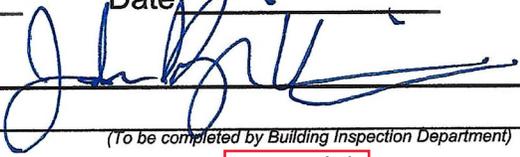
8-502 SPECIAL SIDE YARD REGULATIONS:

(10) **Whenever existing dwellings have failed to provide the minimum side yard as herein required, such structures may be altered and added to; provided, that such alteration, addition, or change does not reduce the nonconforming side yard below the dimension existing prior to such alteration, addition, or change.** The provisions of Subsection (11), not the provisions of this Subsection (10), apply to any alteration or change of, or addition to, a combined building site.

(Continued on attached sheet)

Additional information submitted by applicant Additional sheets noted above, Plans, Elevations, Structural Sheets and Survey

Fee Paid \$204.00 by CC Date 06/29/22 Phone 562-212-4492
Receipt 22-0483

3. Signature of Owner 

(To be completed by Building Inspection Department)

Reason for denial: Section 8-501 (a)

Explanation:

8-501 (a) Minimum side yard is 10% of the lot width, but not more than 15 feet in the B zoning district.

Hugh Pender July 22, 2022
Building Inspector Date

**APPEAL TO THE BOARD OF ADJUSTMENT
TOWN OF HIGHLAND PARK
(Continuation Sheet – 2 Pages)**

1. Request (continued):



The Porte Cochere was and remains a key historical architectural element of this renovation project. Unfortunately, and unexpectedly, it collapsed during removal of brick veneer. The apparent cause of this collapse was a latent defect (lack of structural connection to the house. Porte Cochere roof was merely embedded in and resting on the brick veneer) Refer to page 2 of the Plan Sheets for more explanation regarding this failure, photos and documentation related thereto.

In recent years have we have seen robust construction activity in Highland Park, The Park Cities and much of Dallas. This robust activity seems to have awakened a greater since of preservation and renovation within the community.

If one were to do a simple google search for news relating to preservation and renovation activities in 2021 v 2022 one sees a growing public sentiment appreciating preservation and renovation as in 2022, as there was not much news at all in 2021.

1. <https://www.nbcdfw.com/news/local/park-cities-teardowns-concern-preservationists/2908927/> **March 7, 2022**
2. From <<https://candysdirt.com/2022/03/24/historic-home-hysteria-is-running-rampant-in-the-park-cities/>> **March 24, 2022**
3. Preservation Park Cities Wants to Save Its Top 100 Most Historically Significant HomesFrom <<https://www.dmagazine.com/home-garden/2022/05/preservation-park-cities-top-100-homes-reception-project/>> **May 24, 2022**

Dynamic times such as these provide a glimpse into the future of legacy neighborhoods as stately homes are razed and new homes are built. For those who have the courage and vision that aligns with a sense of preservation and they undertake a renovation to renew, remodel (obsolescence mitigation) and refresh an old home it seems the “right thing to do” is provide thoughtful relief in unexpected situations such as these wherein intentions were to for the Porte Cochere (accessory building) to remain intact (even though cars will no longer pass through it thanks to the variance granted in Nov 2020 to allow the addition of a garage on this property which never had one) and allow the collapsed structure to be rebuilt as it is a key historical and architectural element of this home and it’s side yard; respecting past function, form and design of the home.

Thank you for your thoughtful consideration of this variance request.

**APPEAL TO THE BOARD OF ADJUSTMENT
TOWN OF HIGHLAND PARK
(Continuation Sheet – 2 Pages)**

2. Jurisdiction (continued):

SECTION 12. ACCESSORY BUILDING REGULATIONS

12-100 DEFINITION AND USE REGULATION

b. In other districts, an accessory building is a subordinate building, the use of which is incidental to and used only in conjunction with the main building.

12-102 AREA REGULATIONS FOR NONCONFORMING ACCESSORY BUILDINGS IN RESIDENTIAL AND MULTIFAMILY DISTRICTS.

(1) Where existing, nonconforming accessory buildings on a building site do not provide the minimum yard dimensions specified, no addition or change to such buildings may be made which will increase the degree of nonconformity.

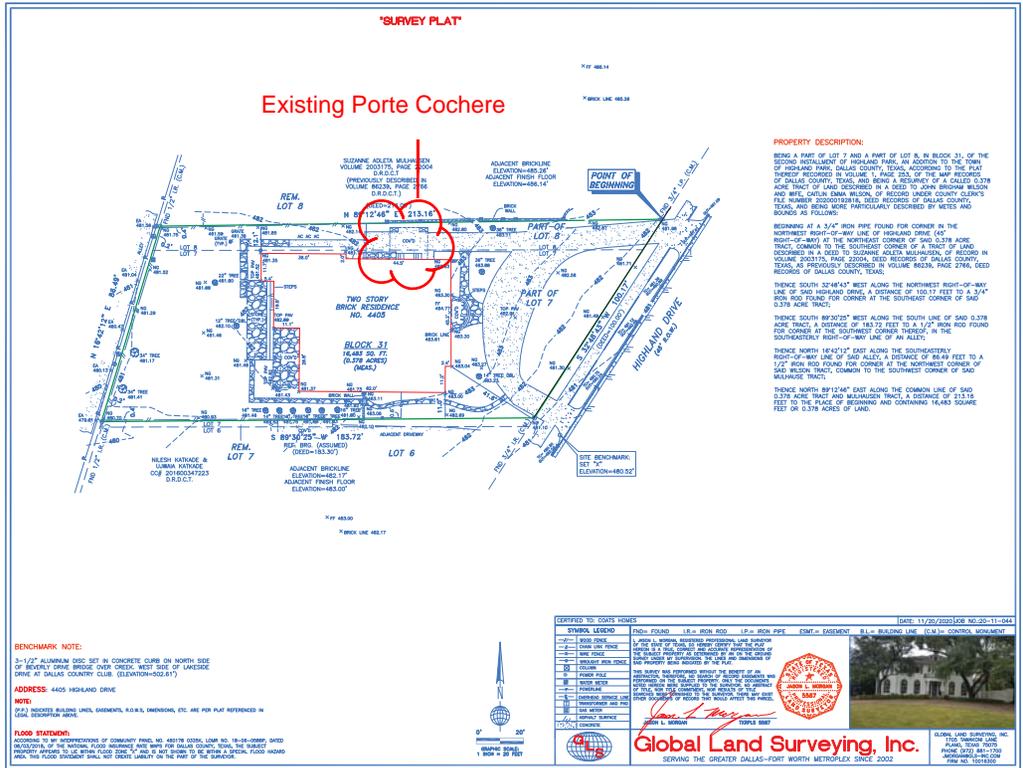
(3) Nonconforming accessory buildings may be replaced provided:

(a) That the new, nonconforming accessory building is occupied by the same or similar use;

(b) That the new, nonconforming accessory building has a maximum height not to exceed that of the accessory building being replaced, and all portions thereof shall comply with section 8-601(1), (7), (8), (9) and (10).[;]

(c) That the nonconforming side and rear yard dimensions are not reduced;

(d) That no portion of the nonconforming accessory building (including an overhang) extends across a property or easement line.



FIRE SUPPRESSION REQUIRED FOR NEW ADDITION AND ANY EXPOSED AREAS IN EXISTING STRUCTURE. CONTACT FIRE MARSHALL FOR MORE INFORMATION .



**LOT = 16483 SF.. B ZONE
 LOT ALLOW = 4944.90 SF
 LOT PROPOSE = 5524 SF.. 33% covered
 REAR LOT = 8267 SF
 REAR LOT ALLOW = 4960.20 SF
 REAR LOT PROPOSE = 3260 SF**

SUBJECT: Coverage variance for a New Residence

APPROVED
 By Kamil Miskowicz at 9:25 am, Nov 30, 2020

A lot coverage of 33.1% is proposed, therefore a coverage variance of 3.1% is requested.

The above-reference request was approved by the Board of Adjustment (the "Board") on **November 11, 2020**, by a vote on a Motion to Approve of 5 in favor and 0 against with 0 abstaining. The Town of Highland Park's Zoning Ordinance (the "Zoning Ordinance") and the

ISSUE	DATE	REMARKS
Variance	10/19/2020	
Variance	09/18/2020	
Final	12/09/2020	

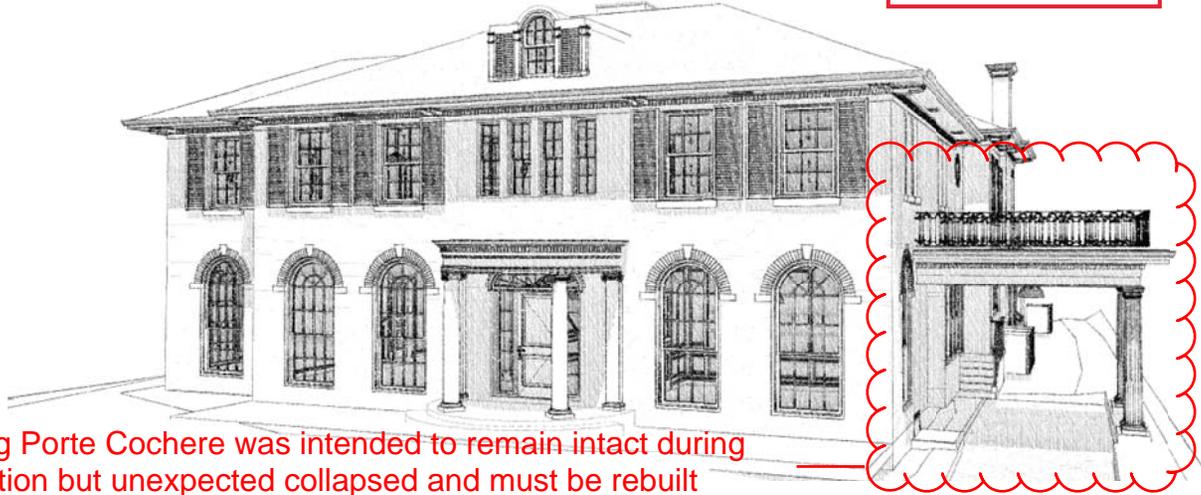
Survey	Architectural Services for: Mr. and Mrs. Brigham and Caitlin Wilson 4405 Highland Dr Dallas, TX 75205	A1.02
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Approved Project REM-20-1413 Plan Sheets for Board of Adjustment Submittal Requesting Approval of the Rebuild of the Porte Cochere; a key historical architectural element meant to remain intact during this renovation project, which unexpectedly collapsed during removal of brick veneer (a non structural component of a structure).

Residence for
Mr. and Mrs. Brigham and Caitlin Wilson
 4405 Highland Dr Dallas, TX 75205

SEE SECOND PAGE FOR NOTES



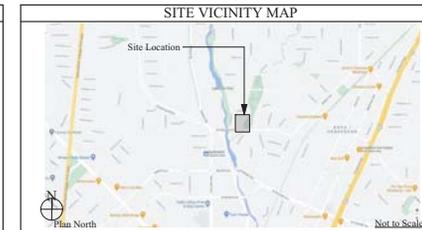
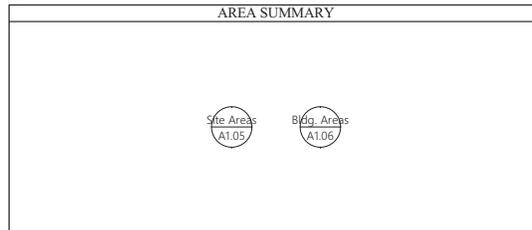
Existing Porte Cochere was intended to remain intact during renovation but unexpected collapsed and must be rebuilt

J Wilson Fuqua and Associates Architects
 3618 Fairmount Street Dallas Texas 75219
 Ph. 214 528 4663

SYMBOL LEGEND	
Door Reference Door # Door Size	Window Reference Window # Window Size
Elevation Level Elev. #	Section Spot Elevation Elev. #
Section Marker Drawing # Sheet #	Plan Spot Elevation Elev. #
Interior Elevation Marker Drawing # Sheet #	Revision Delta Marker & Cloud Revision #
Elevation Marker Drawing # Sheet #	Dimensions Drawing # Sheet #
	Detail Marker Drawing # Sheet #

Sheet	Description	Approval
A100	Cover Sheet	APPROVED
A101	Construction N/S	By Kamil Miskowicz at 9:42 am, Dec-16, 2020
A102	Survey	
A103	Site Plan	Residential Building Permit
A104	Site Building Sect	Electrical, Plumbing, HVAC, Fire Sprinkler, Alarm, Drivetrain, Pool, Fencing, Signage and Concrete Footings are not included in this building permit. Additional work to be applied for under separate permits: Electrical, Plumbing, & HVAC Contractors are responsible for obtaining their own permits and requesting inspection online.
A105	Site Area	
A106	Blg Area Calc's	
A107	Project Overview	
A201	Demo 1st & Basement	Top Plate Height in Rear 48"
A202	Demo 2nd Floor	Top plate height in the rear 40' of the property limited to 12'6" measured from the existing adjacent grade. Top plate is NOT measured from the grade beam or from the finished floor. Schedule an inspection online prior to installing the roof.
A203	Demo Roof Plan	
A210	Proposed Basem	
A211	Proposed 1st Flo	
A212	Proposed 2nd Floor Plan	
A214	Proposed Roof 1	
A231	1st Fir RCP	Exterior Sheathing Inspection
A232	2nd Fir RCP	The exterior sheathing inspection to be requested online prior to installing the windows.
A241	1st Fir Lighting Pl	New Construction Fire Sprinkler Required
A242	2nd Fir Lighting Pl	All new buildings regardless of type, including accessory structures 200 square feet or more, require an approved fire sprinkler system designed in accordance with NFPA 13B or 13R as approved by the Building Official.
A251	1st Fir Electrical Pl	Electrical shall comply with 2014 IRC and 2014 NEC. Electrical must be responsible for obtaining permit & requesting inspection. Smoke detectors & AFCIs required in all bedrooms by registered Alarm Contractor, and Smoke/Carbon Monoxide detector inside bedrooms by registered Alarm Contractor.
A252	2nd Floor Electric	
A261	1st Floor Patterns	Crawspace Depth
A262	2nd Floor Patterns	Crawspace limited to 24" maximum in depth without the need to connect to base egress sewer system. If clearance is greater than 24", contractor must provide engineer approved drainage system which connects to town storm sewer system. Contact the town engineering department for more information regarding specific requirements.
A271	1st Floor Furnitur	
A272	2nd Floor Furnitur	
A301	Front & Back Elevat	
A302	North & South Elev	
A401	Building Sections	
A402	Building Sections	
A403	Building Sections	
A411	Details	
A500	Entry & Central Hall	
A501	Foyer	
A502	Pantry	
A503	Dining Room	
A504	Family Room	
A505	Kitchen	
A506	Kitchen Islands	
A507	Keeping Room	
A508	Gar. Mud Rm	
A509	Kitchen Hallway	
A510	Breacsway	
A511	Library	
A512	Living Room	
A513	Sunroom	
A514	Powder	
A515	Master Bedroom	
A516	Master Sitting	
A517	Nursery	
A518	Master Bathroom	
A519	Her Bath Details	
A520	Hrs Closet	
A521	Her Closet	
A522	Bedroom 2	
A523	Bedroom 3	
A524	Bedroom 4	
A525	Girls Bathroom	
A526	Bankroom	
A527	Laundry	
A528	Enclose Room	
A529	Playroom	
A530	Atic	
A598	Moulding Schedule	
A598	Moulding Plaster	
A599	Finish Schedule	
A600	Doors And Windows Reference Plan	
A601	Door Schedule And Types	X
A602	Window Schedule And Types	X
A700	Cabinet Details	
A701	Stair Details	
A702	Vanity	
A703	Fireplace Details	

LEGAL DESCRIPTION
1/2 Lot 7 & 13 1/2 Lot 8, Block 31, 86 City of Highland Park



LEGAL DESCRIPTION
1/2 Lot 7 & 13 1/2 Lot 8, Block 31, 86 City of Highland Park

CONTACTS	
ARCHITECT	CONTRACTOR
J Wilson Fuqua & Assoc. Architects 3618 Fairmount Street Dallas, Texas 75214 (214) 528-4663 www.wilsonfuqua.com	Coats Homes 3100 Monticello Ste. 335 Dallas, Texas 75205 (214) 206-3900 www.coatshomes.com
INTERIORS	STRUCTURAL ENGINEER
Caitlin Wilson Design 2923 N. Henderson Avenue Dallas, TX 75206 (469) 458-3385 dallas@caitlinwilson.com	Jensen Engineers, Inc. 520 Central Parkway East Ste. 112 Plano, Texas 75074 (972) 994-0747 www.JensenEngineers.com

Zoning & General Provisions	
District:	B
Setbacks:	Front: 44.21' Side: 15' total Rear: 10', within 40' w/ max pl ht 12'-6"
Density:	1 Dwelling Unit
Height:	35'-0"
Lot Coverage:	30%
Special And Standard:	
Primary Uses:	Single Family

ISSUE	DATE	REMARKS
Variances	10/19/2020	
Permits	09/18/2020	
Permits	09/18/2020	

Cover Sheet	Architectural Services for: Mr. and Mrs. Brigham and Caitlin Wilson 4405 Highland Dr Dallas, TX 75205	A1.00
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B:\Midcloud_WFD001 - BIM\cloud_Basic for ARCH\HICAD_23/4/4/05_Highland Dr



Photos showing original Porte Cochere intended to remain intact during renovation. 2nd Photo showing scene after collapse. You can see in this photo, only the "brick veneer" was removed and then Porte Cochere just collapsed. By definition, Brick veneer walls are attached to the structural backup walls and are not structural, therefore they are not expected to support anything. In this situation it appears the roof of the Porte Cochere was merely resting on the veneer brick ledge and not structurally attached and/or fastened to the structural backup wall (wood sheathed wall in photo). Further, you can see that the structural backup wall shows no signs of destruction, tearing, ripping and/or any other type of failure. Therefore the conclusion is the original Porte Cochere had a latent defect and that latent defect manifested in its unexpected failure.

5/4/22, 11:17 AM

Job Log - Wilson Residence - 4405 Highland

COATS HOMES

Projects Task Manager Time Clock Contacts Leads Bills Templates Reports Settings Community

Wilson Residence - 4405 Highland Add To-Do Search

Friday, March 19, 2021

Trade Partner Work
Demo of HVAC equipment, brick and slate roof continued. Signature Millwork has begun shop drawings for cabinetry. Pricing and final details of the LePage windows and doors package are in progress.
Allison McAfee, 3/19/2021, 6:54 PM

Team Member Work
Rob Stocum has a rough concept for the 3rd floor addition. He is awaiting clarification from the Town of Highland Park about clarification on allowable square footage and dormers for Zone B. He is hoping to present his concept on Tuesday.
Caitlin is continuing her efforts to finalize agreements with appliance and plumbing fixture manufacturers so that final selections can be made.
Allison McAfee, 3/19/2021, 6:57 PM

Client Weekly Report
Allison McAfee, 3/19/2021, 6:42 PM

Incidents/Injuries
During exterior brick demo, the porte cochere on the side of the house collapsed. The structure was not properly supported or tied into the main house correctly. The roof/ceiling of the porte cochere was simply resting on brick where it connected to the house. When the brick was removed, it gave way. There were no injuries.
Allison McAfee, 3/19/2021, 6:59 PM

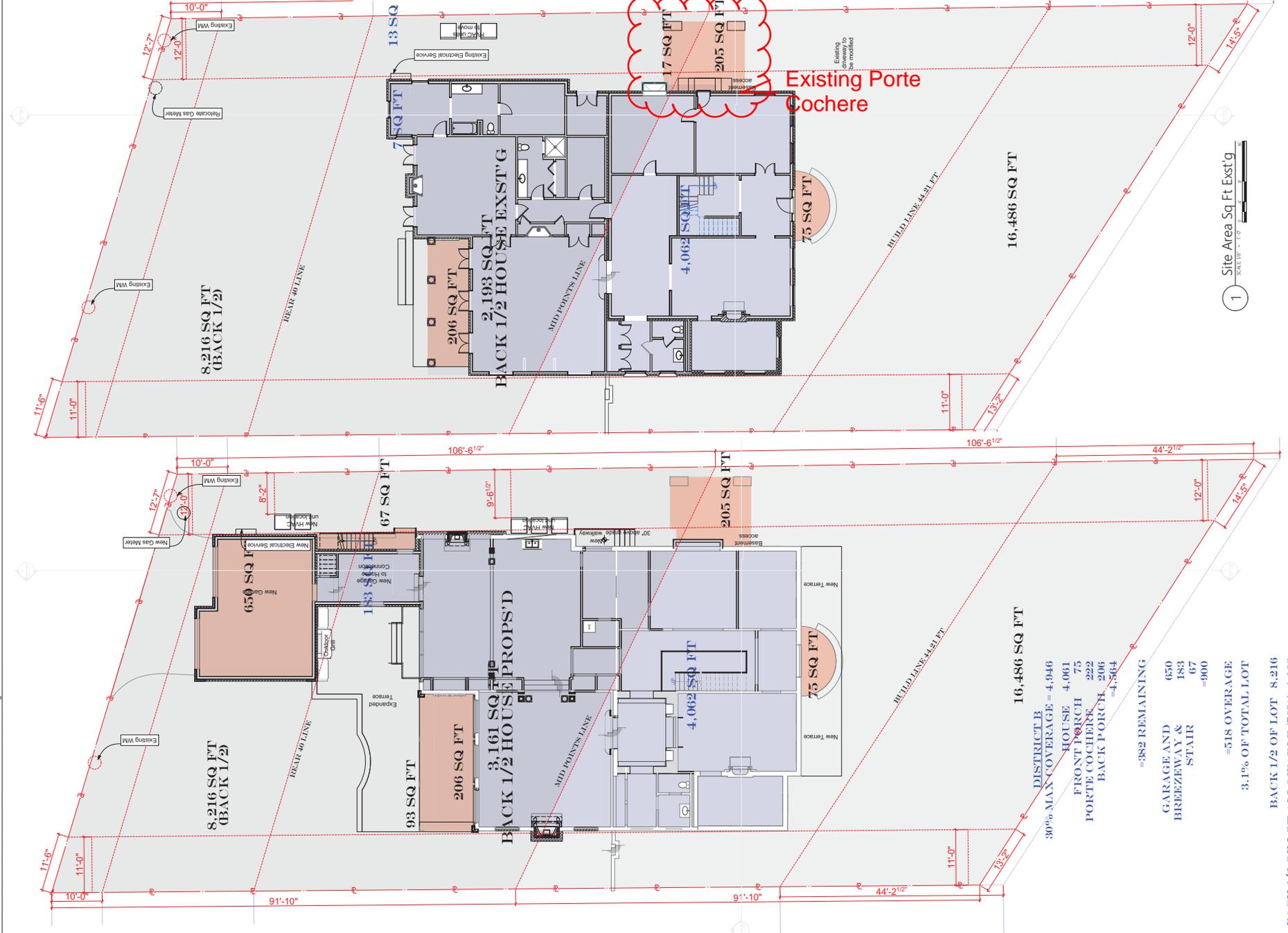
Upcoming Activities
3rd floor concept review with Rob Stocum.
General demo, brick and slate removal will continue next week.
Appliance selections need to be confirmed so that they can be incorporated into the millwork shop drawings.
We should have front door pricing options for you next week from one of our door suppliers however we know there are talks of LePage providing a new front door. No matter the vendor, we need to know if the front door is being changed and what the new dimensions will be so that the opening can be reframed. The same goes for the arch top windows along the front of the house. If they are going to be changed, we will need to rough opening sizes from LePage for framing.

2B81049C-00A6-4B4D-BE9... 579C7E6F-E29F-4BCE-A34... 93763616-C737-4BAB-88D... 984E191F-F1DF-46E5-92FC...

Date Range:



Job Log Entry
Contemporaneously
Documenting the
collapse of the
Porte Cochere.



1 Site Area Sq Ft Exst'g
SCALE 1/8" = 1'-0"

2 Site Area Sq Ft Props'd
SCALE 1/8" = 1'-0"

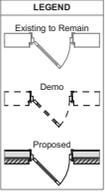
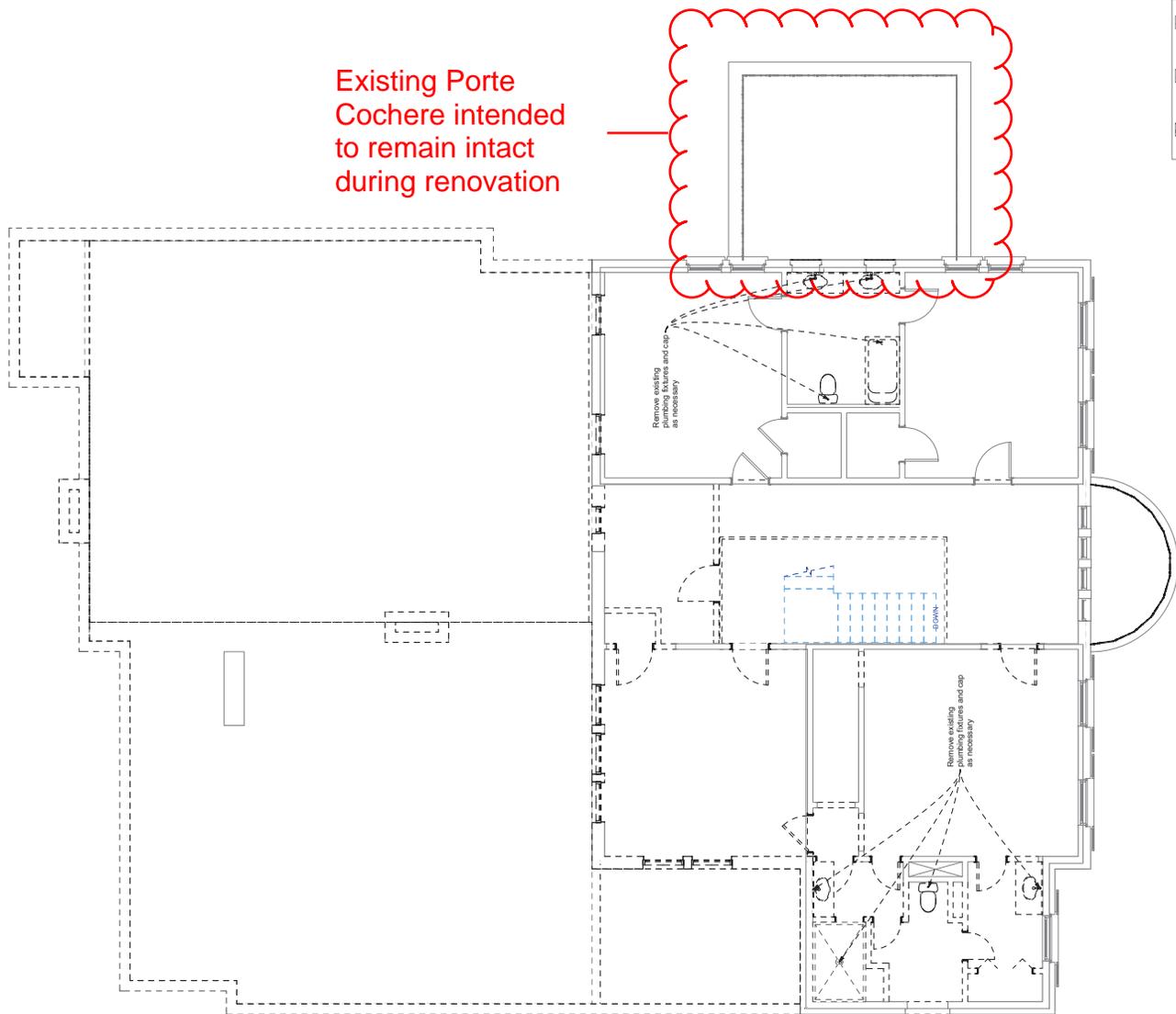
- DISTRICT B
- 30% MAX COVERAGE = 4,946
- HOUSE 4,061
- FRONT PORCH 75
- PORTE COCHERE 222
- BACK PORCH 206
- =4,564
- =382 REMAINING
- GARAGE AND BREEZEWAY & STAIR =900
- 650
- 183
- 67
- =900
- =518 OVERAGE
- 3.1% OF TOTAL LOT
- BACK 1/2 OF LOT 8,216
- BACK 1/2 OF LOT ALLOWABLE (50%) 4,108
- BLDG COVERING BACK 1/2 OF LOT 3,229
- =39.30% OF BACK 1/2 OF LOT COVERED

A1-05	Architectural Services for: Mr. and Mrs. Brigham and Caitlin Wilson 4405 Highland Dr Dallas, TX 75205	Site Area
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ISSUE	DATE	REVISIONS	REMARKS



BMcloud_WFD001 - BIMcloud Basic for ARCHICAD 23/4/05 Highland Dr



Existing Porte
Cochere intended
to remain intact
during renovation

Remove existing
plumbing fixtures and cap
as necessary

Remove existing
plumbing fixtures and cap
as necessary

1 2nd Floor Demo Plan
SCALE: 1/4" = 1'-0"



ISSUE	DATE	REMARKS
Issue	10/12/2020	
Variance By	09/18/2020	
Issue	12/09/2020	

Demo 2nd Floor Plan	Architectural Services for: Mr. and Mrs. Brigham and Caitlin Wilson 4405 Highland Dr Dallas, TX 75205	A2.02
	FL/CJ/A Architects (214) 528-4663	

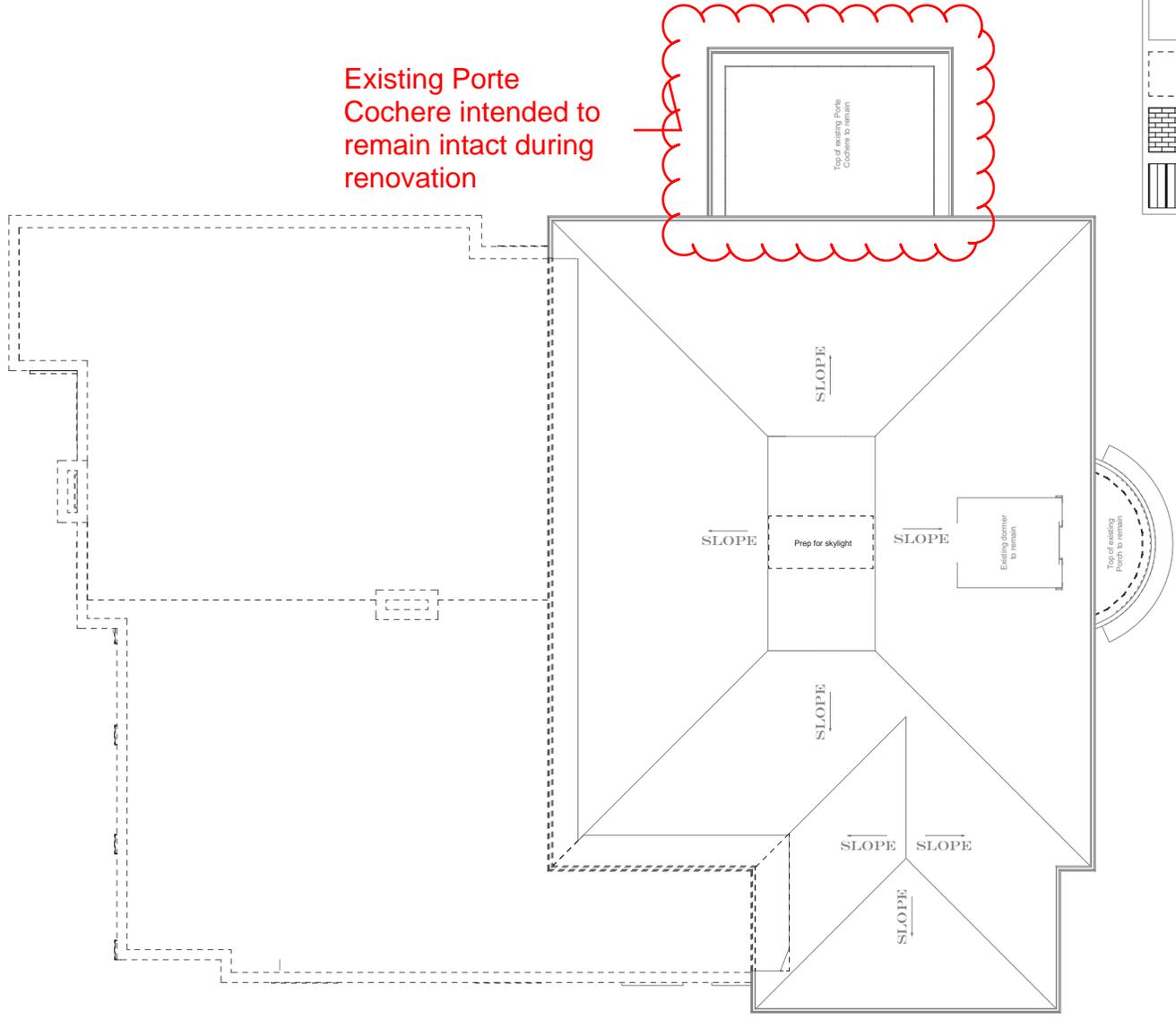
12/9/2020

BlMcloud_WFD001 - BIMcloud Basic for ARCHICAD 23/4/05 Highland Dr

3 Roof Plan Demo
SCALE: 1/4" = 1'-0"



Existing Porte
Cochere intended to
remain intact during
renovation



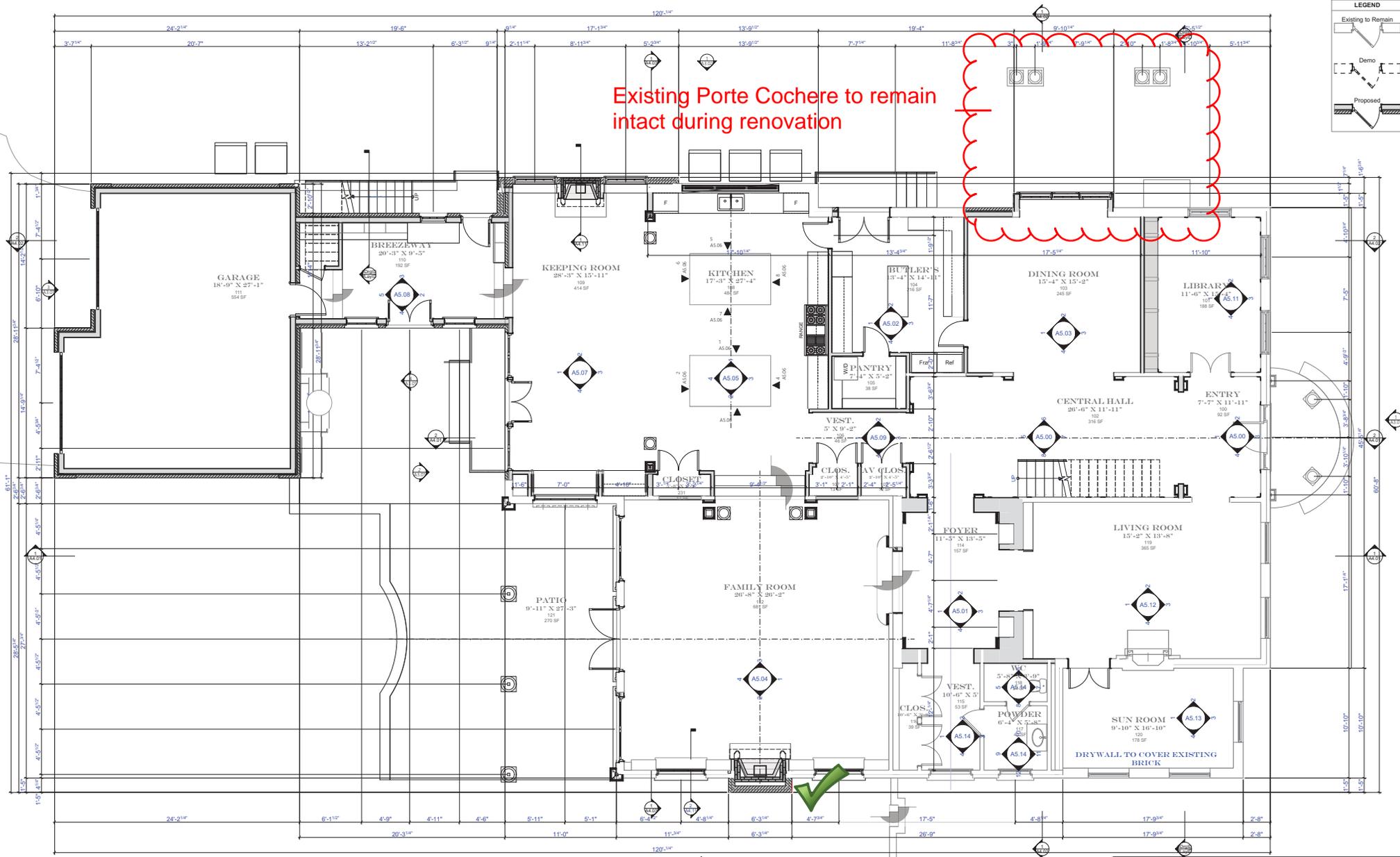
ROOF LEGEND	
	Existing to Remain
	Demo
	Proposed Slate
	Proposed Standing Seam Metal



ISSUE	DATE	REMARKS
1	10/12/2020	
2	09/18/2020	
3	12/02/2020	

Demo Roof Plan	Architectural Services for:	A2.03
	Mr. and Mrs. Brigham and Caitlin Wilson 4405 Highland Dr Dallas, TX 75205	
AFFIXED: 12/9/2020		FL/CJ/A Architects (214) 528-4663

BI\Midwest_WFD001 - BIM\dwg\Basic for ARCH\CAD_2344405 Highland Dr



LEGEND

- Existing to Remain
- Demo
- Proposed

Existing Porte Cochere to remain intact during renovation

1 Proposed 1st Floor

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



ISSUE	DATE	REMARKS
Proposed 1st Floor Plan	10/19/2020	
Revised By:	09/18/2020	
Checked By:	09/18/2020	

Architectural Services for:
Mr. and Mrs. Brigham and Caitlin Wilson
 4405 Highland Dr Dallas, TX 75205

Project No: 2344405

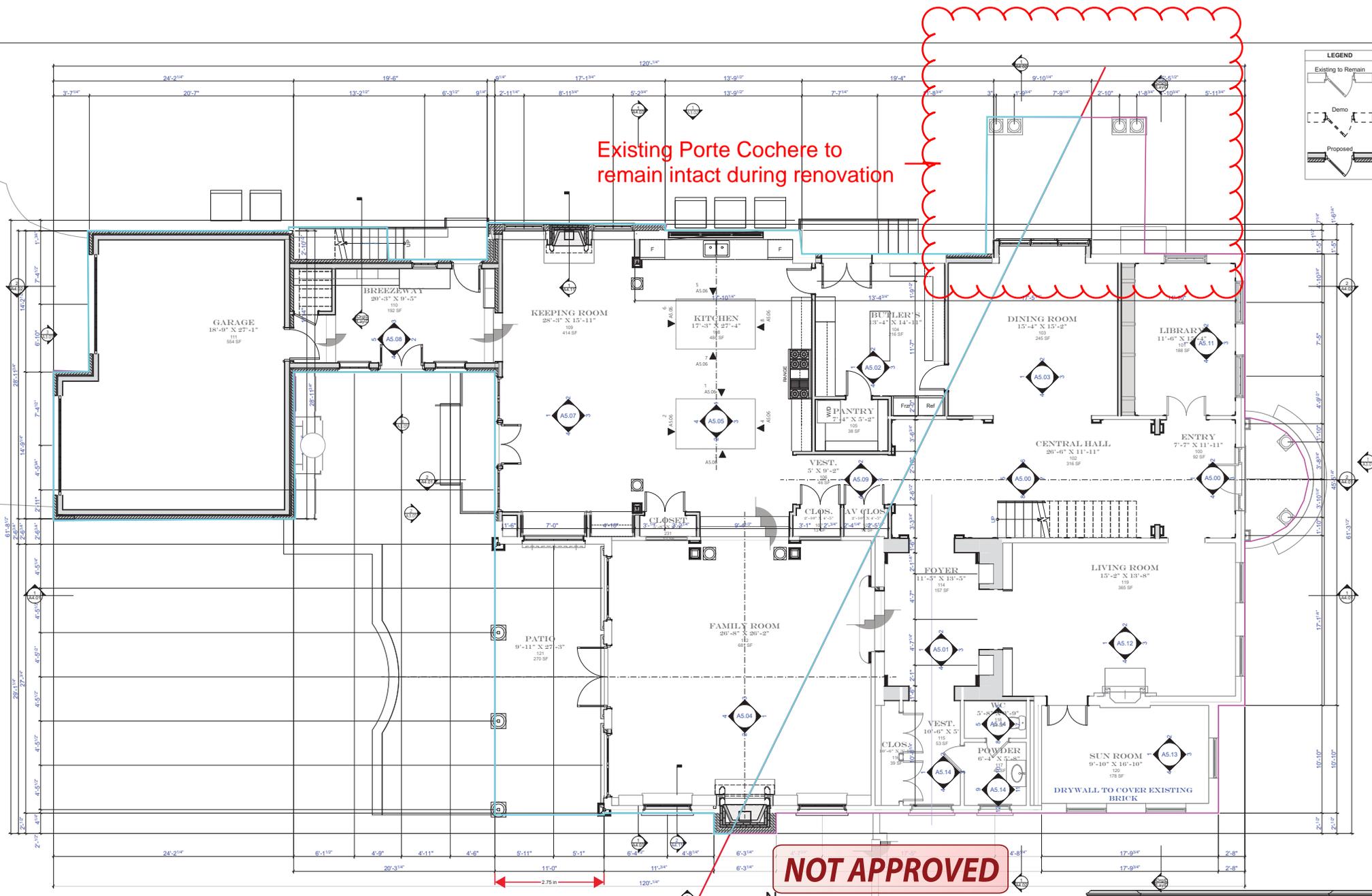
FL/CJ/A Architects (214) 528-4663

10/15/2020

NOTE: Dimensions of "existing to remain" structure are given for general information purposes only. Do not substitute for construction intended field measurements

BI\Midwest_WFD001 - BIM\dwg\Basic for ARCH\CAD 2344405 Highland Dr

NOTE: Dimensions of "existing to remain" structure are given for general information purposes only. Do not substitute for construction intended field measurements



LEGEND

- Existing to Remain
- Demo
- Proposed

Existing Porte Cochere to remain intact during renovation

NOT APPROVED

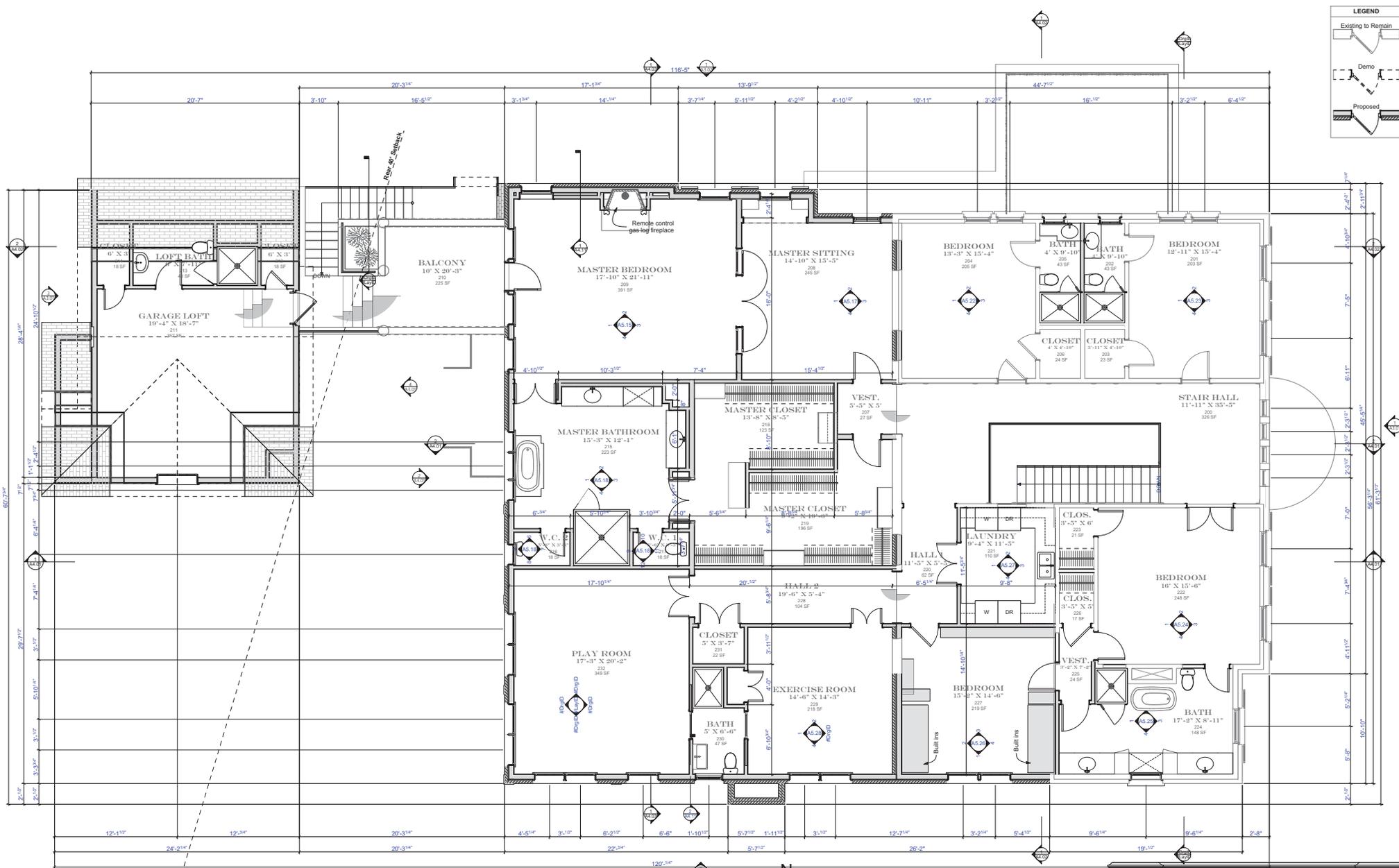
1 Proposed 1st Floor
SCALE: 1/4" = 1'-0"



ISSUE	DATE	REMARKS
Prepared	10/19/2020	
Checked	10/19/2020	
Approved	10/19/2020	

Proposed 1st Floor Plan	Architectural Services for: Mr. and Mrs. Brigham and Caitlin Wilson 4405 Highland Dr Dallas, TX 75205	A2.11
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LEGEND

- Existing to Remain
- Demo
- Proposed

NOTE: Dimensions of "existing to remain" structure are given for general information purposes only. Do not substitute for construction intended field measurements

1 Proposed 2nd Floor
SCALE: 1/4" = 1'-0"



ISSUE	DATE	REMARKS
Issue	10/19/2020	
Change	09/18/2020	
Revised	02/26/2021	

Proposed 2nd Floor Plan	Architectural Services for: Mr. and Mrs. Brigham and Caitlin Wilson 4405 Highland Dr Dallas, TX 75205	A2.12
FL/CJ/A Architects (214) 528-4663		

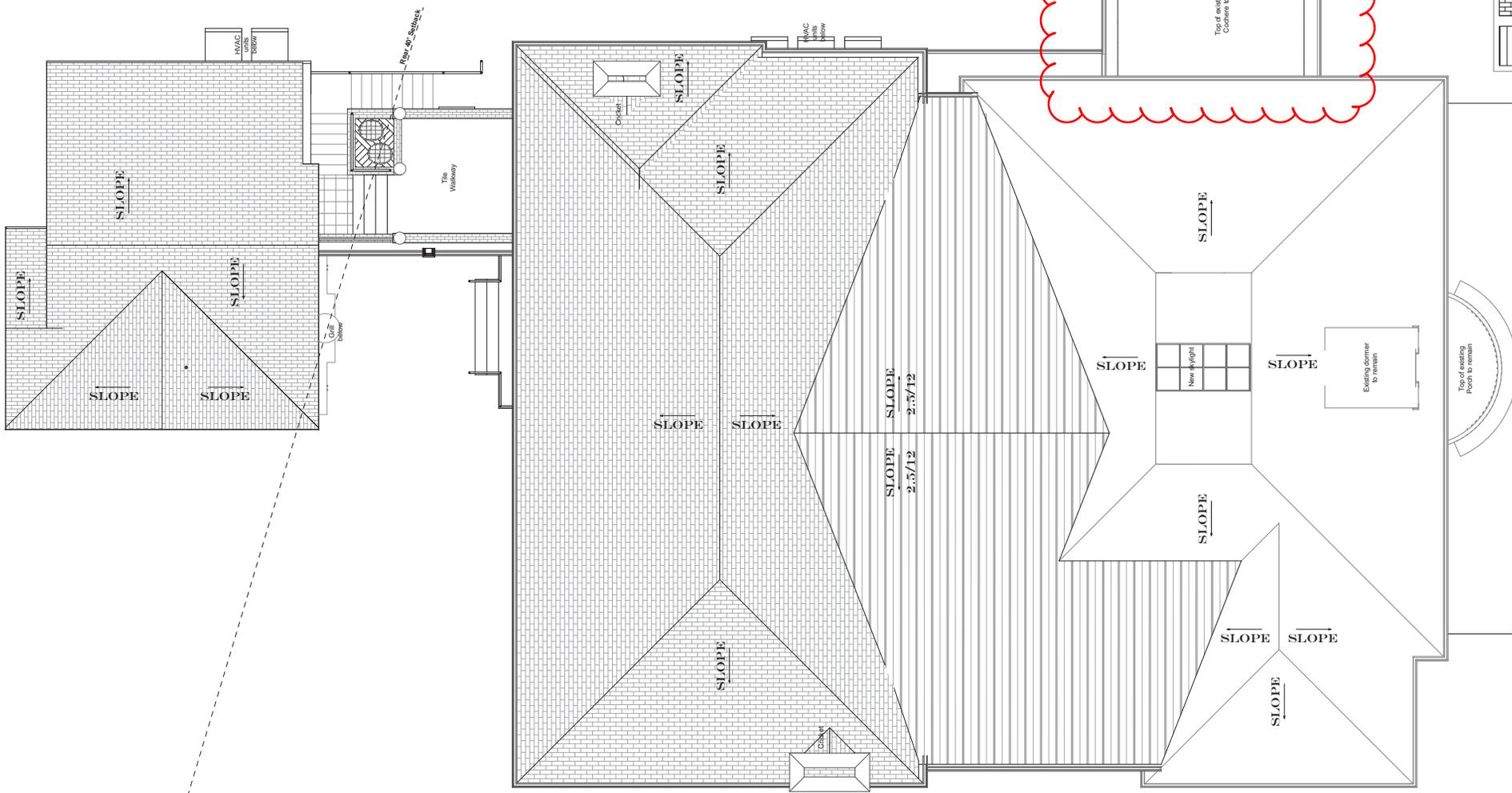
10/9/2020

BI\Midwest_WFD301 - BIM\cloud_Basic for ARCH\CAD_2344405 Highland Dr

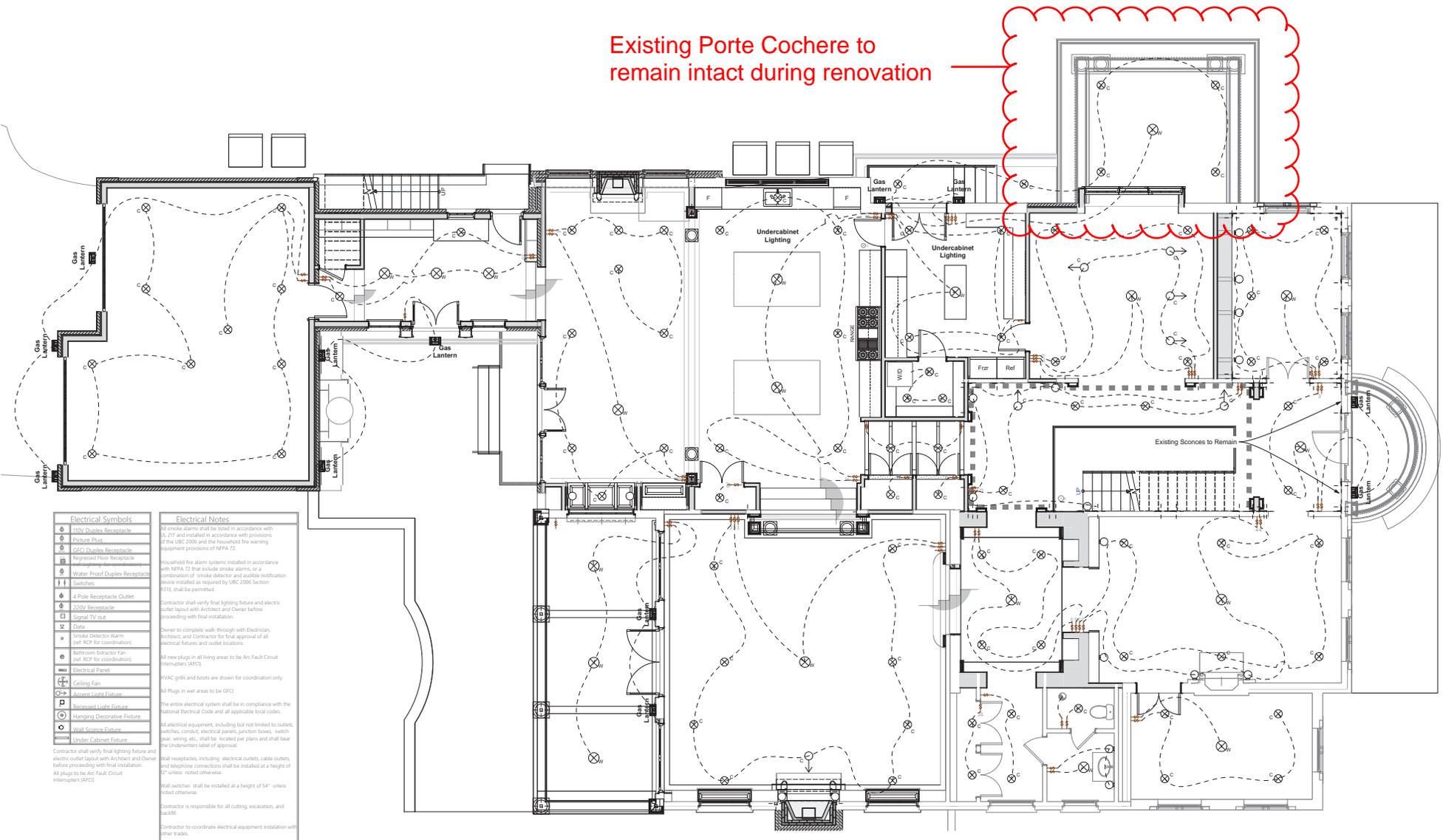
Existing Porte Cochere to remain intact during renovation

ROOF LEGEND

-  Existing to Remain
-  Demo
-  Proposed Slate
-  Proposed Standing Seam Metal



Existing Porte Cochere to remain intact during renovation



Electrical Symbols	
	120V Duplex Receptacle
	Pendant Plug
	GFCI Duplex Receptacle
	Recessed Floor Receptacle
	Water Proof Duplex Receptacle
	Switches
	4 Pole Receptacle Outlet
	220V Receptacle
	Signal TV out
	Data
	Smoke Detector Alarm (ref. RCP for coordination)
	Bathroom Extractor Fan (ref. RCP for coordination)
	Electrical Panel
	Ceiling Fan
	Ambient Light Fixture
	Recessed Light Fixture
	Hanging Decorative Fixture
	Wall Sconce Fixture
	Under Cabinet Fixture

Electrical Notes

All smoke alarms shall be listed in accordance with UL 217 and installed in accordance with provisions of the IRC 2006 and the household fire warning equipment provisions of NFPA 72.

Household fire alarm systems installed in accordance with NFPA 72 that include smoke alarms, or a combination of smoke detector and audible notification device installed as required by IRC 2006 Section 913, shall be permitted.

Contractor shall verify final lighting fixture and electric outlet layout with Architect and Owner before proceeding with final installation.

Owner to complete walk-through with Electrician, Architect, and Contractor for final approval of all electrical fixtures and outlet locations.

All new plugs in all living areas to be Arc Fault Circuit Interrupters (AFCI).

HVAC grills and boots are shown for coordination only.

All Plugs in wet areas to be GFCI.

The entire electrical system shall be in compliance with the National Electrical Code and all applicable local codes.

All electrical equipment, including but not limited to outlets, switches, conduit, electrical panels, junction boxes, switch gear, wiring, etc. shall be located per plans and shall bear the Underwriters label of approval.

Wall receptacles, including electrical outlets, cable outlets, and telephone connections shall be installed at a height of 36" unless noted otherwise.

Wall switches shall be installed at a height of 54" unless noted otherwise.

Contractor is responsible for all cutting, excavation, and backfill.

Contractor to coordinate electrical equipment installation with other trades.

Contractor to install all electrical box and fixtures prior to wiring. Coordinate a walk-through with Architect/Owner, Designer, and Owner prior to conduct if required, and wire installation.

Contractor to run telephone and cable to every built-in furniture computer or television.

Contractor to confirm location of all floor receptacles with Interior Designer.

Provide power in mechanical areas for HVAC equipment, insulating pump, elevator pump & controls, phone & security equipment, audio visual equipment, maintenance, etc. To be field located by GC.

1 1st Flr Lighting Plan

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



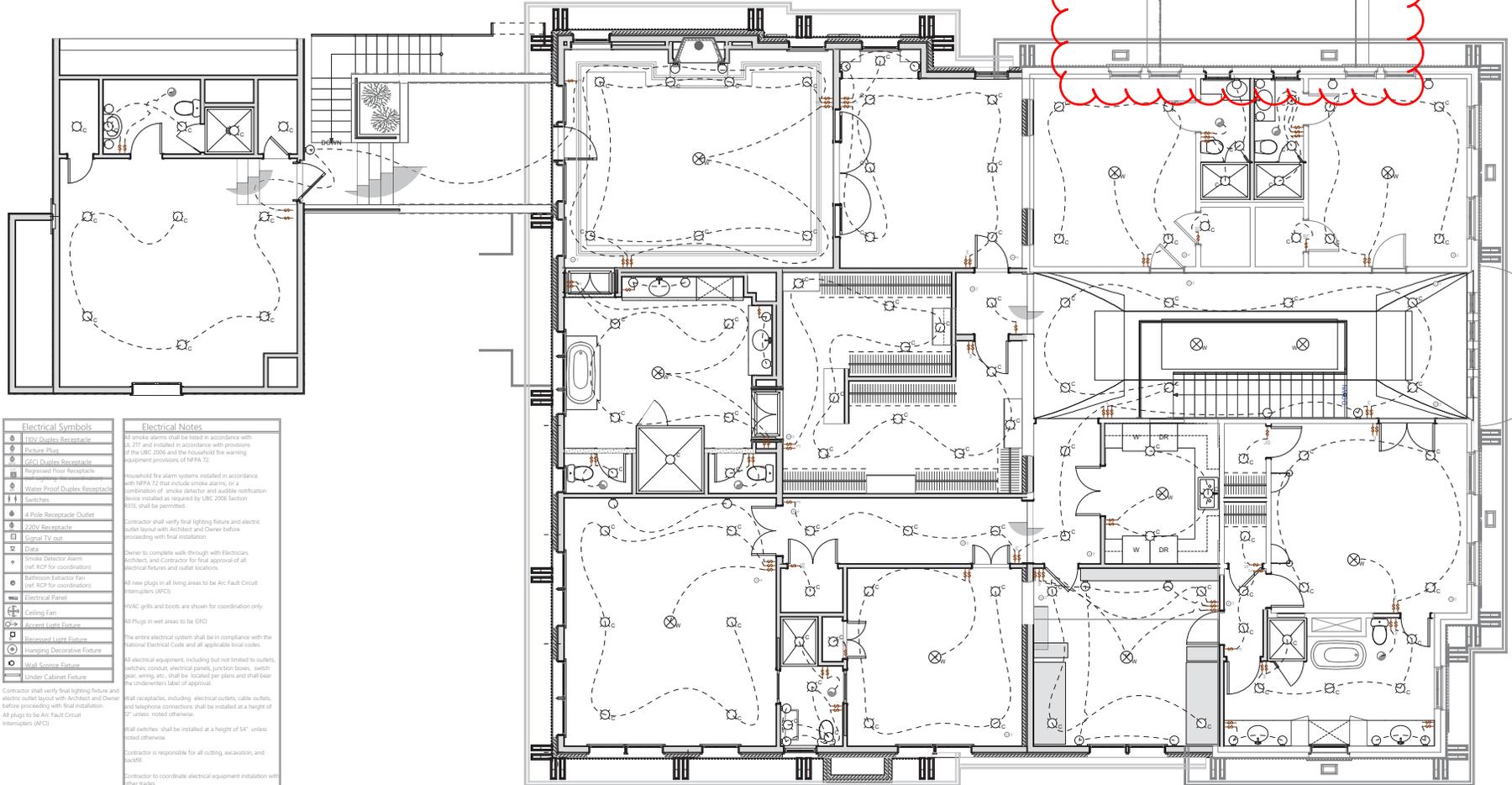
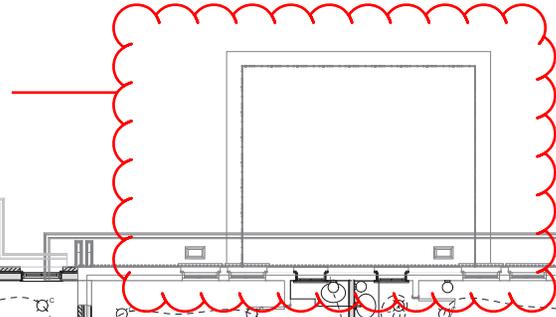
NOTE: Ceiling shown as reference. Refer to Reflected Ceiling Plans for ceiling detail.



ISSUE	DATE	REMARKS
1	10/19/2020	
2	09/18/2020	
3	02/02/2021	

1st Flr Lighting Plan	Architectural Services for:	A2.41
	Mr. and Mrs. Brigham and Caitlin Wilson 4405 Highland Dr Dallas, TX 75205	
FL/CJ/A Architects (214) 528-4663		12/9/2020

Existing Porte Cochere to remain intact during renovation



Electrical Symbols	
⊕	120V Duplex Receptacle
⊕	Recessed Plug
⊕	CEC/Chime Receptacle
⊕	Recessed Floor Receptacle
⊕	Water Proof Duplex Receptacle
⊕	Switches
⊕	4 Pole Receptacle Outlet
⊕	220V Receptacle
⊕	Signal TV out
⊕	Data
⊕	Smoke Detector Alarm (ref. RCP for coordination)
⊕	Bathroom Extractor Fan (ref. RCP for coordination)
⊕	Electrical Panel
⊕	Ceiling Fan
⊕	Accent Light Fixture
⊕	Recessed Light Fixture
⊕	Hanging Decorative Fixture
⊕	Wall Sconce Fixture
⊕	Under Cabinet Fixture

Electrical Notes

All smoke alarms shall be listed in accordance with § 217 and installed in accordance with provisions of the IRC 2006 and the household fire warning equipment provisions of NFPA 72.

Household fire alarm systems installed in accordance with NFPA 72 that include smoke alarms, or a combination of smoke detector and audible notification device installed as required by IRC 2006 Section 919, shall be permitted.

Contractor shall verify final lighting fixture and electric outlet layout with Architect and Owner before proceeding with final installation.

Owner to complete walk-through with Electrician, Architect, and Contractor for final approval of all electrical fixtures and outlet locations.

All new plugs in all living areas to be Arc Fault Circuit Interrupters (AFCI).

HVAC grills and boots are shown for coordination only.

All Plugs in wet areas to be GFCI.

The entire electrical system shall be in compliance with the National Electrical Code and all applicable local codes.

All electrical equipment, including but not limited to outlets, switches, conduit, electrical panels, junction boxes, switch gear, wiring, etc. shall be located per plans and shall bear the Underwriters label of approval.

Wall receptacles, including electrical outlets, cable outlets, and telephone connections shall be installed at a height of 18" unless noted otherwise.

Wall switches shall be installed at a height of 54" unless noted otherwise.

Contractor is responsible for all cutting, excavation, and backfill.

Contractor to coordinate electrical equipment installation with other trades.

Contractor to install all electrical box and fixtures prior to wiring. Coordinate a walk-through with Architect/Interior Designer, and Owner prior to conduct (if required), and wire installation.

Contractor to run telephone and cable to every built-in seating a computer or television.

Contractor to confirm location of all floor receptacles with Interior Designer.

Provide power in mechanical areas for HVAC equipment, firestriking pump, elevator pump & controls, phone & security equipment, audio visual equipment, maintenance, etc. To be field located by GC.

Contractor shall verify final lighting fixture and electric outlet layout with Architect and Owner before proceeding with final installation.

All plugs to be Arc Fault Circuit Interrupters (AFCI).

1 2nd Flr Lighting Plan

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



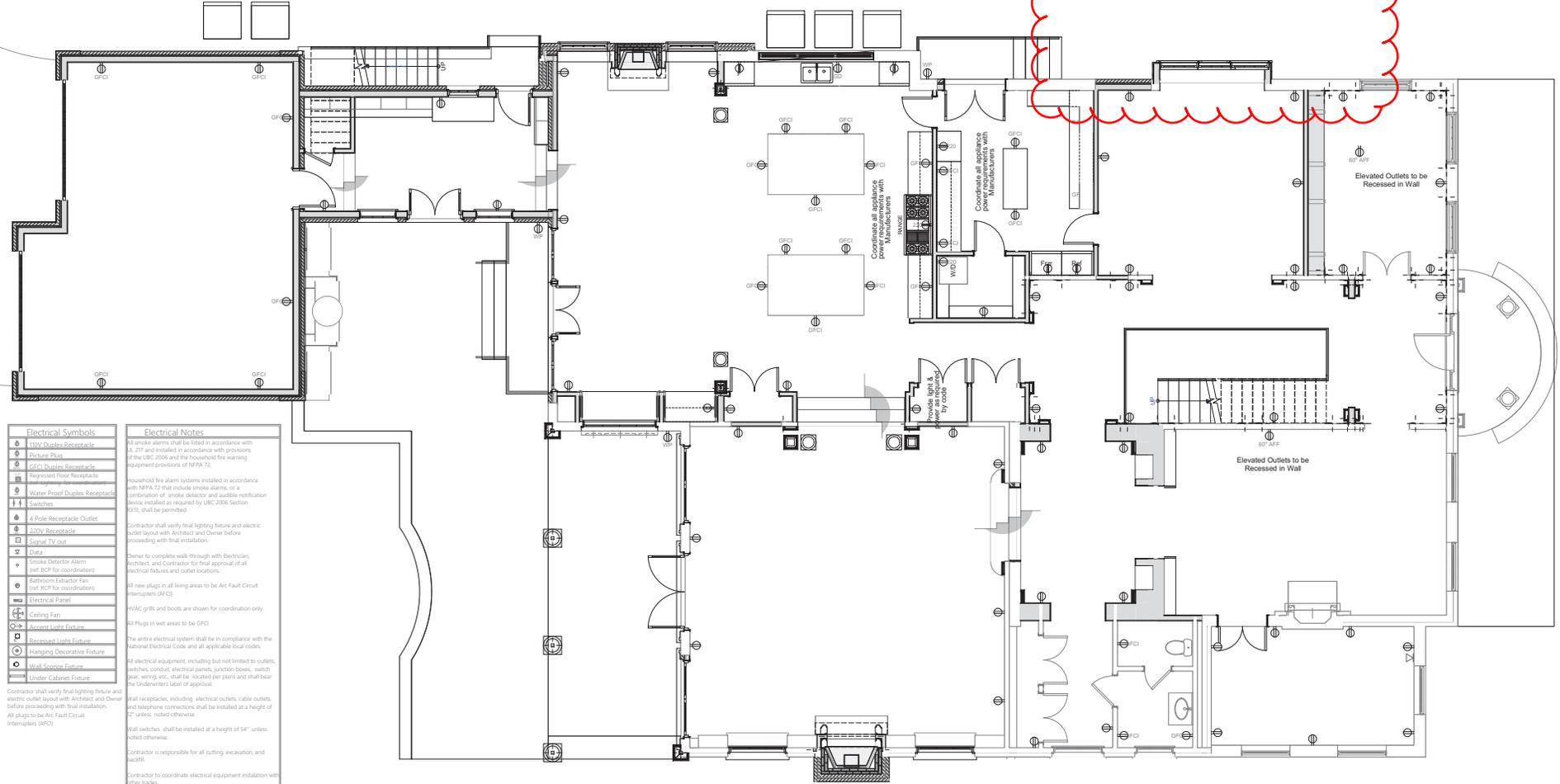
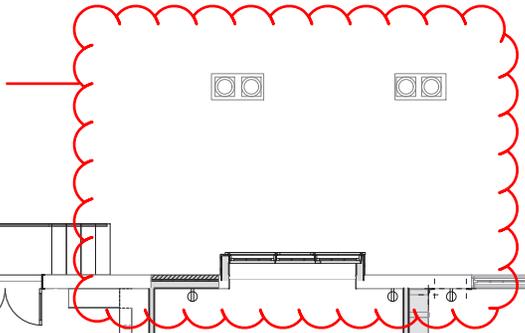
NOTE: Ceiling shown as reference. Refer to Reflected Ceiling Plans for ceiling detail.



ISSUE	DATE	REMARKS
Original	10/12/2020	
Revised	09/18/2024	
Revised	02/09/2024	

2nd Flr Lighting Plan	Architectural Services for: Mr. and Mrs. Brigham and Caitlin Wilson 4405 Highland Dr Dallas, TX 75205	A2.42
	FL/CJ/A Architects (214) 528-4663	

Existing Porte Cochere to remain intact during renovation



Electrical Symbols	
	120V Duplex Receptacle
	Recessed Floor Receptacle
	GFCI Duplex Receptacle
	Water Proof Duplex Receptacle
	Switches
	4 Pole Receptacle Outlet
	220V Receptacle
	Signal TV out
	Data
	Smoke Detector Alarm (w/ RCP for coordination)
	Bathroom Extractor Fan (w/ RCP for coordination)
	Electrical Panel
	Ceiling Fan
	Ancient Light Fixture
	Recessed Light Fixture
	Hanging Decorative Fixture
	Wall Sconce Fixture
	Under Cabinet Fixture

Electrical Notes

All smoke alarms shall be listed in accordance with § 217 and installed in accordance with provisions of the UBC 2006 and the household fire warning equipment provisions of NFPA 72.

Household fire alarm systems installed in accordance with NFPA 72 that include smoke alarms, or a combination of smoke detector and audible notification device installed as required by UBC 2006 Section 1319, shall be permitted.

Contractor shall verify final lighting fixture and electric outlet layout with Architect and Owner before proceeding with final installation.

Owner to complete walk-through with Electrician, Architect, and Contractor for final approval of all electrical fixtures and outlet locations.

All new plugs in all living areas to be Arc Fault Circuit Interrupters (AFCI).

HVAC grills and boots are shown for coordination only.

All Plugs in wet areas to be GFCI.

The entire electrical system shall be in compliance with the National Electrical Code and all applicable local codes.

All electrical equipment, including but not limited to outlets, switches, conduit, electrical panels, junction boxes, switch gear, wiring, etc. shall be installed per plans and shall bear the Underwriters label of approval.

Wall receptacles, including electrical outlets, cable outlets, and telephone connections shall be installed at a height of 48" unless noted otherwise.

Wall switches shall be installed at a height of 54" unless noted otherwise.

Contractor is responsible for all cutting, excavation, and backfill.

Contractor to coordinate electrical equipment installation with other trades.

Contractor to install all electrical box and fixtures prior to wiring. Coordinate a walk-through with Architect/Interior Designer, and Owner prior to conduct (if required), and wire installation.

Contractor to run telephone and cable to every built-in featuring a computer or television.

Contractor to confirm location of all floor receptacles with Interior Designer.

Provide power in mechanical areas for HVAC equipment, fire/lifting pump, elevator pump & controls, phone & security equipment, audio-visual equipment, maintenance, etc. To be field located by GC.

1 1st Flr Electrical Plan

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



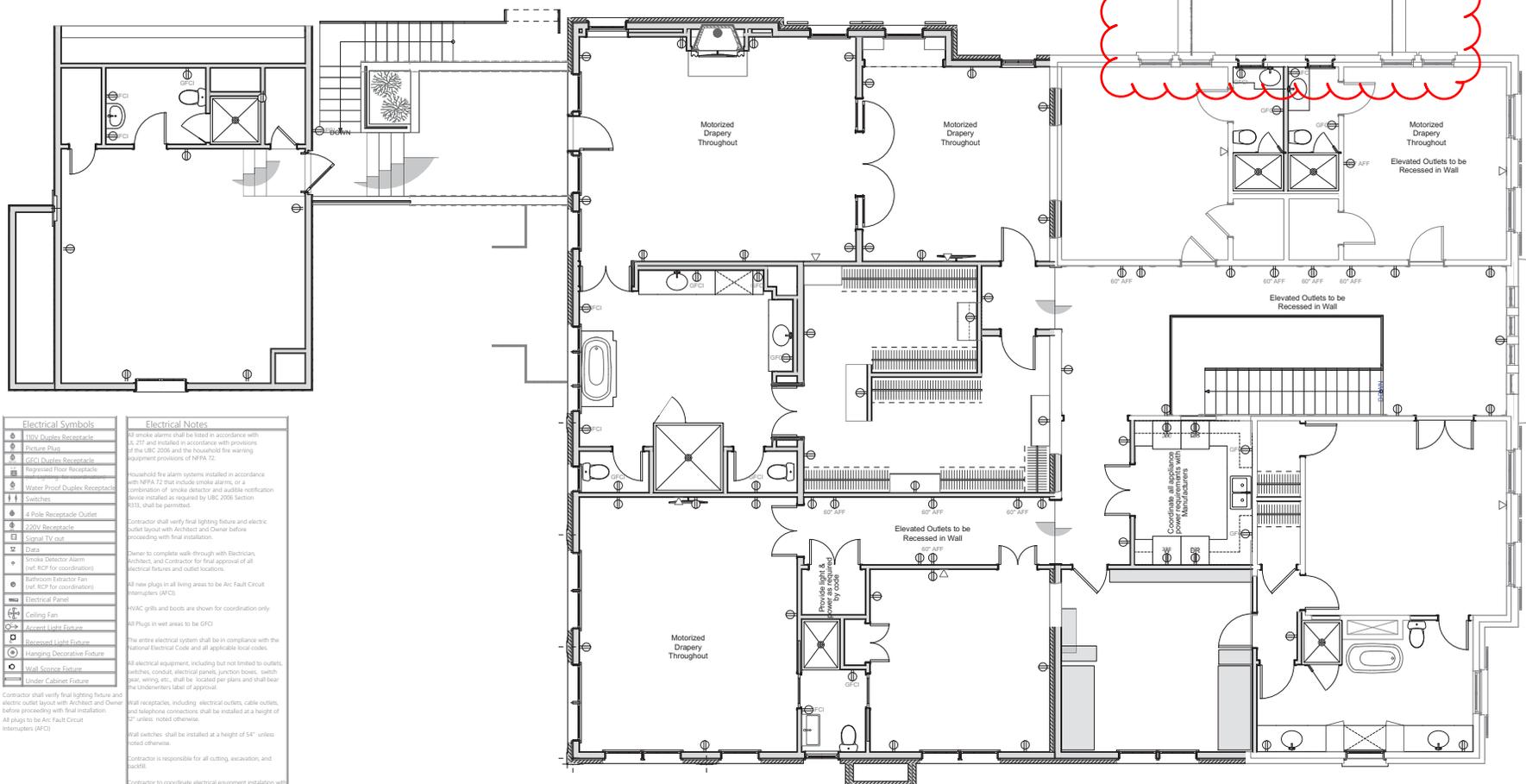
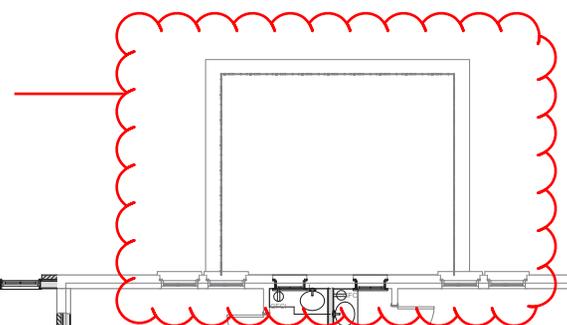
NOTE: Outlets shown are proposed ONLY and do not include those existing to remain



ISSUE	DATE	REMARKS
Original	10/12/2020	
Revised	09/18/2020	
Final	12/09/2020	

1st Flr Electrical Plan	Architectural Services for: Mr. and Mrs. Brigham and Caitlin Wilson 4405 Highland Dr Dallas, TX 75205	A2.S1
	FL/CJ/A Architects (214) 528-4663	

Existing Porte Cochere to remain intact during renovation



Electrical Symbols	
	120V Duplex Receptacle
	20A Breaker
	GFI Duplex Receptacle
	Receptacle Floor Receptacle
	Water Proof Duplex Receptacle
	Switches
	4 Pole Receptacle Outlet
	220V Receptacle
	Signal TV out
	Data
	Smoke Detector Alarm (w/ RCP for coordination)
	Bathroom Extractor Fan (w/ RCP for coordination)
	Electrical Panel
	Ceiling Fan
	Ancient Light Fixture
	Recessed Light Fixture
	Hanging Decorative Fixture
	Wall Sconce Fixture
	Under Cabinet Fixture

Electrical Notes

All smoke alarms shall be listed in accordance with UL 217 and installed in accordance with provisions of the IRC 2006 and the household fire warning equipment provisions of NFPA 72.

Household fire alarm systems installed in accordance with NFPA 72 that include smoke alarms, or a combination of smoke detector and audible notification device installed as required by IRC 2006 Section 919, shall be permitted.

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Contractor to install all electrical box and fittings prior to wiring. Coordinate a walk-through with Architect/Interior Designer, and Owner prior to conduit (if required), and wire installation.

Contractor to run telephone and cable to every built-in seating a computer or television.

Contractor to confirm location of all floor receptacles with Interior Designer.

Provide power in mechanical areas for HVAC equipment, circulating pump, elevator pump & controls, phone & security equipment, audio visual equipment, maintenance, etc. To be field located by GC.

Contractor shall verify final lighting fixture and electric outlet layout with Architect and Owner before proceeding with final installation.

All plugs to be Arc Fault Circuit Interrupters (AFCI).

1 2nd Flr Electrical Plan



NOTE: Outlets shown are proposed ONLY and do not include those existing to remain

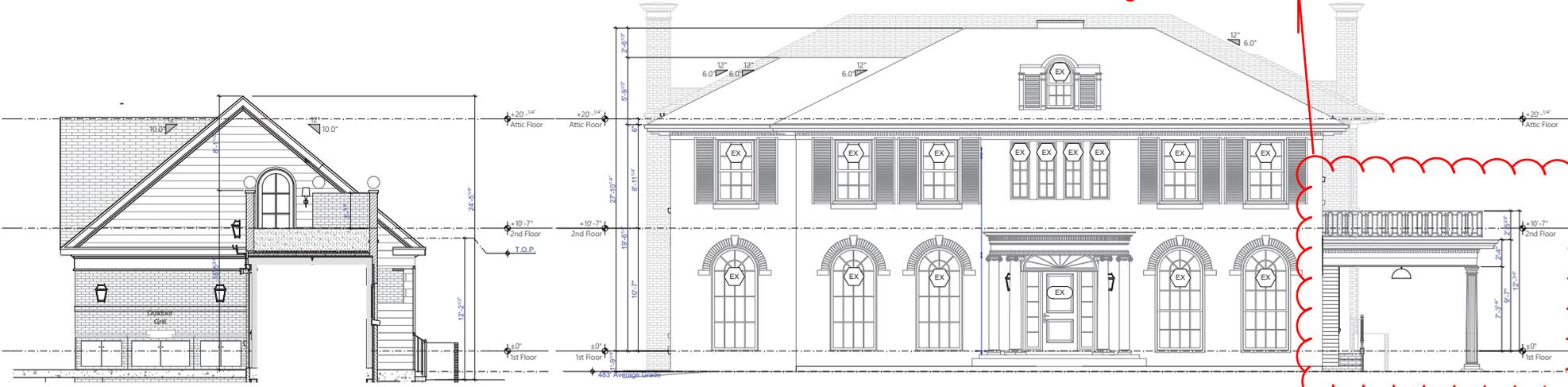
ISSUE	DATE	REMARKS

Architectural Services for:
Mr. and Mrs. Brigham and Caitlin Wilson
 4405 Highland Dr. Dallas, TX 75205

13/22/2020
 2nd Floor Electrical Plan

A2.52

Existing Porte Cochere to remain intact during renovation



4 Master Bed Room Firebox
NOT TO SCALE

1 Front (East) Elevation
SCALE 1/4" = 1'-0"

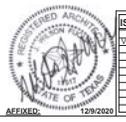


3 Garage Back (West) Elevation
SCALE 1/4" = 1'-0"



2 Back (West) Elevation
SCALE 1/4" = 1'-0"

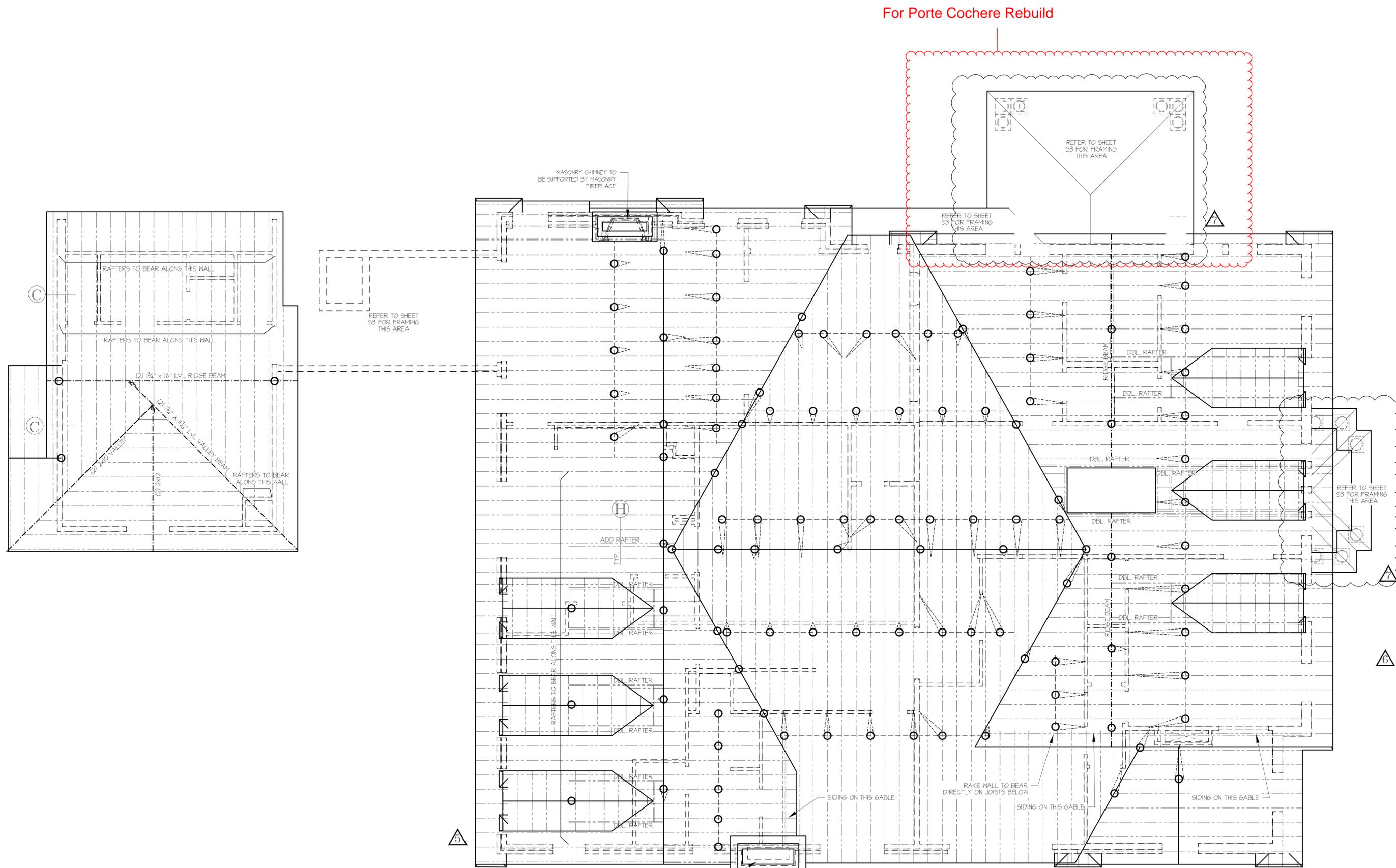
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ISSUE	DATE	REMARKS
Volume	10/19/2020	
Variance No.	09/19/2020	
Partial	10/19/2020	

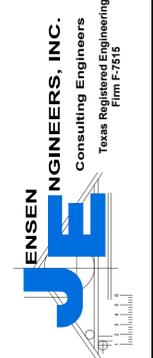
Front & Back Elevations	Architectural Services for: Mr. and Mrs. Brigham and Caitlin Wilson 4405 Highland Dr Dallas, TX 75205	A3.01
	<small>FL/CJ/A Architects (214) 528-4663 10/9/2020</small>	

ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"



For Porte Cochere Rebuild

520 Central Parkway East
Suite 112
Plano, TX 75074
Tel. (972) 994-0747
Fax (972) 692-5713
www.jensenengineers.com



The seal on this document was authorized by Michael S. Jensen, P.E. #76104 on 5/20/22 (Record copy on file). This document may not be changed in any fashion without permission from Michael S. Jensen, P.E.

PROJECT:
WILSON RESIDENCE ADDITION
4405 HIGHLAND DRIVE
LOT: 7&13 BLOCK: 31:86
HIGHLAND PARK

DRAWN BY:
CP

CHECKED BY:
1

ISSUED ON:
05/12/2021

- REVISIONS:**
- △ ARCH. REV. WALKWAY & FIREPLACES 01/11/2021
 - △ REMOVE MASONRY, REVISE FIREPLACE 2.8.2021
 - △ ADD DIMENSIONS 11.2021
 - △ ARCH. REV. ADD 3RD FLOOR AND NEW ROOF 5.12.2021
 - △ REVISE SUPPORT UNDER WALL 10.01.10.11
 - △ ADD PORTICO AND FRONT PORCH 10.01.10.11
 - △ ADD TENSOR STAIR, ADJUST PORTICO 4.02.2021

SHEET
S6

6 of 12
PROJECT NUMBER:
155-20

MAYOR
William C. Beecherl

MAYOR PRO TEM
Craig Penfold

TOWN ADMINISTRATOR
Bill Lindley



TOWN COUNCIL
MEMBERS

Marc Myers

Lydia Novakov

Don Snell

Leland White

September 1, 2022

BOARD OF ADJUSTMENT MEMBERS

Chuck Reeder, Chairman
Stacey Furst
Joan Clark
Alison Hunsicker
Robert McCulloch
Nancy Rogers, Alternate Member
Jim Yoder, Alternate Member

Dear Board Members,

The Board of Adjustment will conduct a public hearing at 8:30 a.m. on Wednesday, September 14, 2022, to consider a variance from Section 15-101 of the Town's Zoning Ordinance to construct a fence in the required front yard at 4701 Drexel Drive. Section 15-101 of the Zoning Ordinance states no fence or wall may be erected or placed in the front of the required front yard line. The owner of the property requests to construct a fence in the front yard to enclose a yard area for his dogs.

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 map, (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,

Hugh Pender
Director of Development Services
hpender@hptx.org

cc: Will Beecherl, Mayor, via e-mail
Bill Lindley, Town Administrator, via e-mail
Matthew C.G. Boyle, Town Attorney, via e-mail
Steve Alexander, Chief Financial Officer, via e-mail
Joanna Mekeal, Town Secretary, via e-mail

APPEAL TO THE BOARD OF ADJUSTMENT
TOWN OF HIGHLAND PARK



(Please Type or Print)

ADDRESS 4701 DREXEL Owner's Name STEPHEN & SUSAN BUTT

LEGAL DESCRIPTION: Lot(s) 9 & 10 Block 24 Addition _____

Mailing Address 4701 DREXEL, DALLAS 75205

City DALLAS State TX Zip Code 75205

1. Request:

The unique layout of the house & lots prevent a hazard for the owners dogs and their safety. Securing the property for the owners is paramount and the fence would not be visible as it is hidden

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)]

In the hedges.

Additional information submitted by applicant _____

Fee Paid _____ Date _____ Phone _____

3. Signature of Owner *[Signature]*

(To be completed by Building Inspection Department)

Reason for denial: Section 15-101

Explanation:
15-101 In residentially zoned districts A through H, and CC Districts, fences or walls may be erected to a maximum height of eight (8) feet above the grade as measured from the non-owner's side when located in the required rear and side yards and along either the required side or rear lot line. *No fence or wall may be erected or placed in front of the required front yard line.*

Hugh Pender July 27, 2022
Building Inspector Date

Building Inspector



Know what's below.
Call before you dig.

FINAL SURVEY



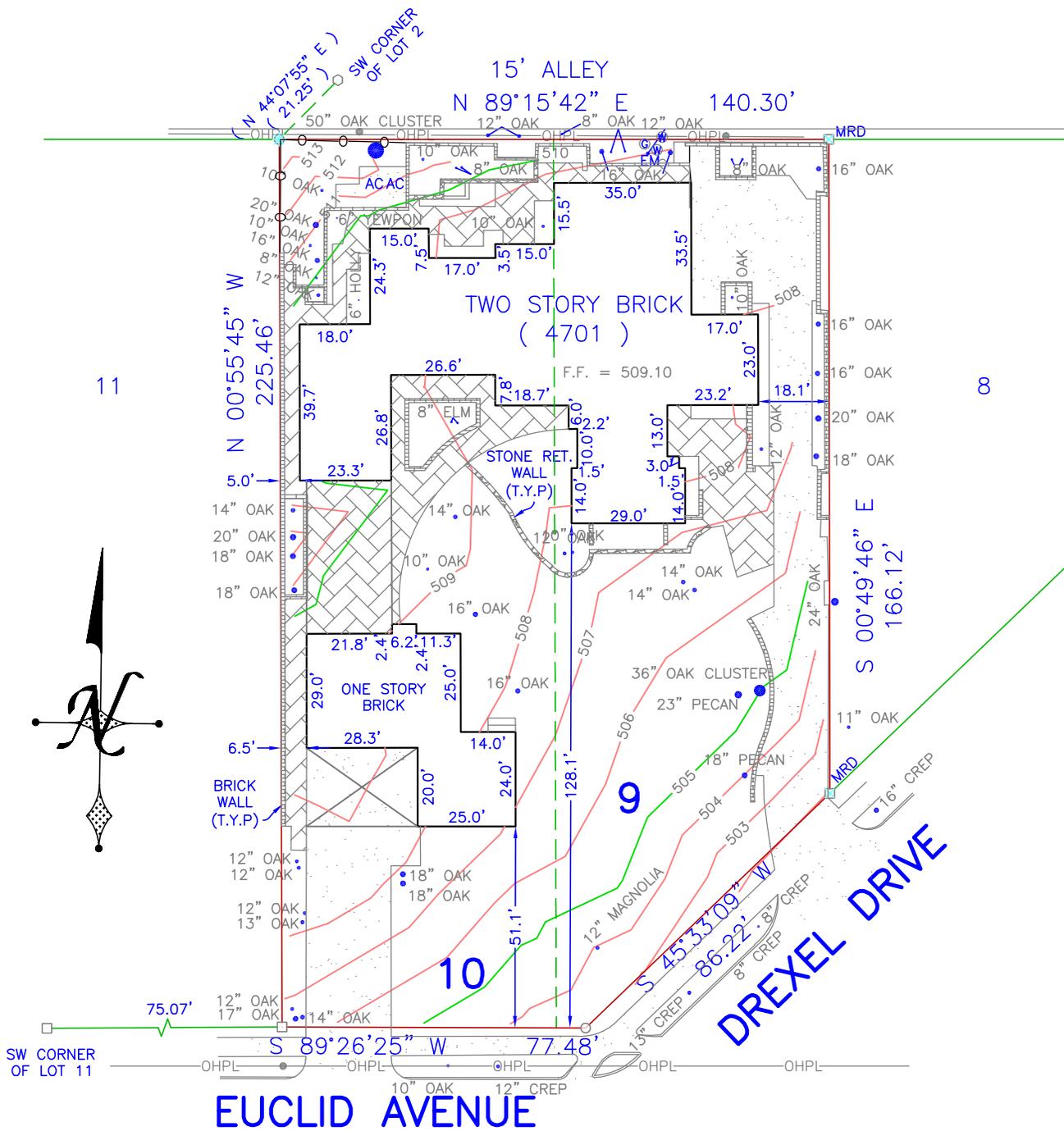
WWW.RHODESSURVEYING.COM

BRIAN S. RHODES Registered Professional Land Surveyor (972) 475-8940

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 4701 DREXEL DRIVE, in the city of DALLAS Texas.

Lot No. 9 & 10, Block No. 24

of HIGHLAND PARK, 2ND INSTALLMENT, an addition in the city of DALLAS, DALLAS COUNTY Texas according to the PLAT THEREOF RECORDED in VOLUME 1 at PAGE 253 of the MAP records of DALLAS COUNTY, TEXAS.



THIS CERTIFICATION DOES NOT TAKE INTO CONSIDERATION ADDITIONAL FACTS THAT AN ACCURATE TITLE SEARCH AND OR EXAMINATION MIGHT DISCLOSE.

BEARINGS ARE BASED ON RTK READINGS OF TEXAS COORDINATE SYSTEM OF 1983 (NAD83), NORTH CENTRAL ZONE (4202)

THIS PLAT IS NOT LEGIBLE. BOUNDARY IS PER EVIDENCE FOUND ON SITE

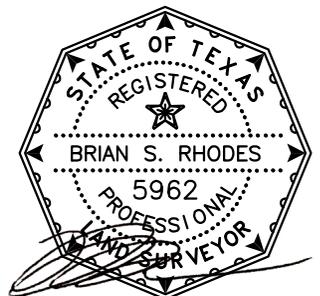
1529 E. I-30, STE. 106 - GARLAND, TX 75043 - FIRM REGISTRATION NO. 10194052
The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat: the size, location and type of building and improvements 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 MORE DESIGN & BUILD
THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 40'
Date: 08/03/2020
G. F. No.: -
Job no.: 107388
Drawn by: CP

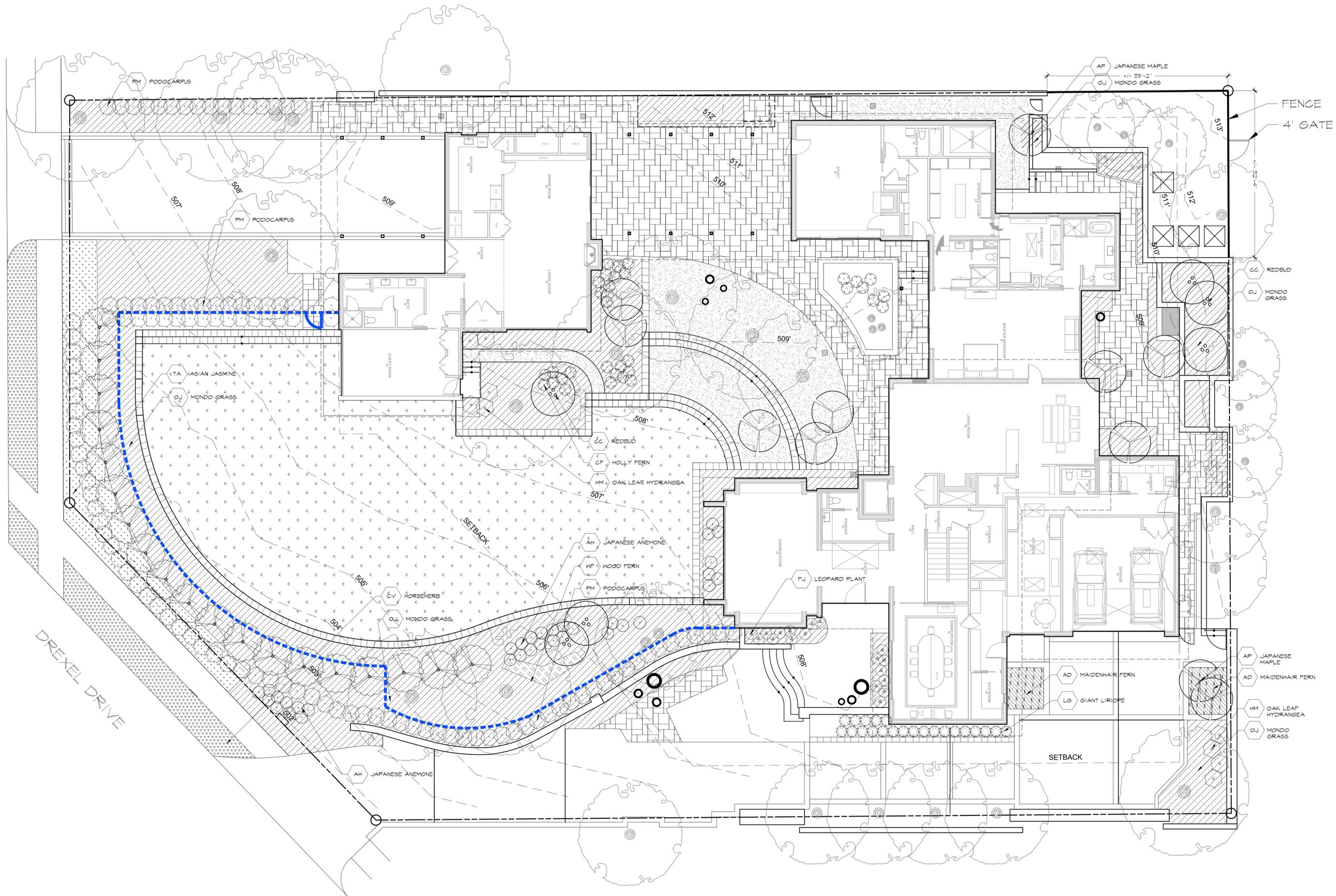
USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM.
THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR MORE DESIGN & BUILD

LEGEND	
WOOD FENCE	TEXT
CHAIN LINK	IMPROVEMENTS
IRON FENCE	BOUNDARY LINE
WIRE FENCE	EASEMENT SETBACK
	RESIDENCE/BUILDING
MRD - MONUMENTS OF RECORD DIGNITY	
○ 1/2" IRON ROD FOUND	
○ 1/2" YELLOW-CAPPED IRON ROD SET	
○ 1/2" RED-CAPPED IRON ROD FOUND	
□ 1/2" IRON PIPE FOUND	
○ 5/8" IRON ROD FOUND	
○ 5/8" PINK-CAPPED IRON ROD FOUND	
○ CABLE	○ GUY-WIRE
○ CLEAN OUT	○ ELECTRIC
○ GAS METER	○ POWER POLE
○ FIRE HYDRANT	○ TELEPHONE
○ LIGHT POLE	○ WATER METER
○ MANHOLE	○ WATER VALVE
(UNLESS OTHERWISE NOTED)	



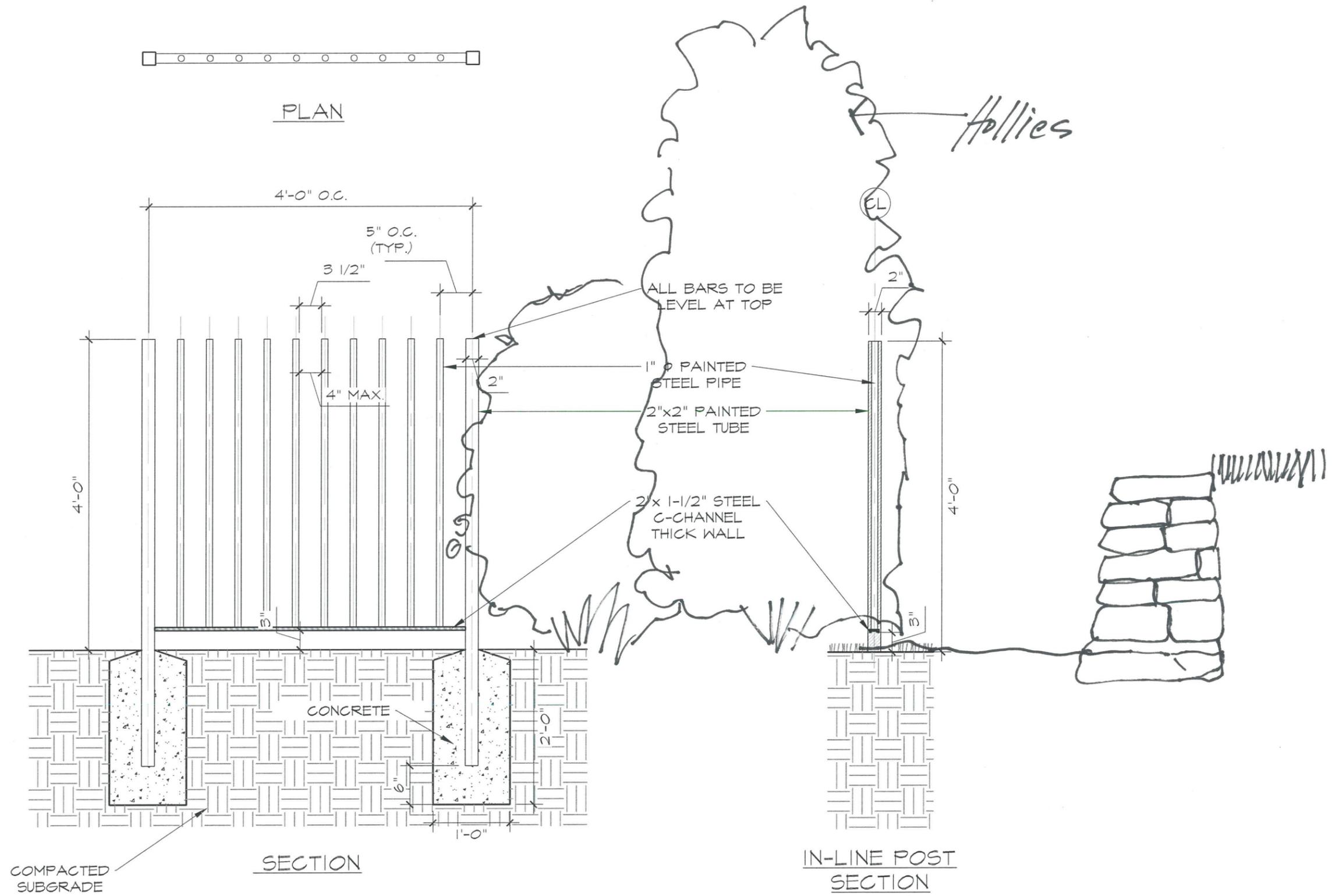
EUGLID AVENUE

DREXEL DRIVE



FENCE
4' GATE

- AP JAPANESE MAPLE
- AD MAIDENHAIR FERN
- AD MAIDENHAIR FERN
- LG GIANT LIRIOPE
- HM OAK LEAF HYDRANGEA
- OJ MONDO GRASS



Dog Enclosure

A

Scale: 3/4" = 1'-0"



MAYOR
William C. Beecherl

MAYOR PRO TEM
Craig Penfold

TOWN ADMINISTRATOR
Bill Lindley



TOWN COUNCIL
MEMBERS

Marc Myers

Lydia Novakov

Don Snell

Leland White

September 1, 2022

BOARD OF ADJUSTMENT MEMBERS

Chuck Reeder, Chairman
Stacey Furst
Joan Clark
Alison Hunsicker
Robert McCulloch
Nancy Rogers, Alternate Member
Jim Yoder, Alternate Member

Dear Board Members,

The Board of Adjustment will conduct a public hearing at 8:30 a.m. on Wednesday, September 14, 2022, to consider a variance from Section 13-103(d) of the Town's Zoning Ordinance to construct a portion of a swimming pool in the front half of the lot located at 3801 Maplewood Avenue. Section 13-103(d) of the Zoning Ordinance states a tennis court or multi-purpose court surface, swimming pool or other appurtenance located on a combined building site shall be located only in the rear yard or, in a side yard to the rear of a line joining the midpoint of one side lot line with the midpoint of the opposite side lot line, provided that such improvement(s) is (are) set back a minimum distance of ten (10) feet from the side lot line. The property owners request to construct a 23 feet portion of a swimming pool in the front half of the lot.

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.) letter from consultant, (iii.) the plans, (iv.) the public hearing notice map, (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,

Hugh Pender
Director of Development Services
hpender@hptx.org

cc: Will Beecherl, Mayor, via e-mail
Bill Lindley, Town Administrator, via e-mail
Matthew C.G. Boyle, Town Attorney, via e-mail
Steve Alexander, Chief Financial Officer, via e-mail

Joanna Mekeal, Town Secretary, via e-mail

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

(Please Type or Print)

ADDRESS 3801 Maplewood Avenue Owner's Name KETTERER VORWALD FAMILY TRUST

LEGAL DESCRIPTION: Lot(s) 10R Block 38 Addition HP 3rd Installment

Mailing Address 3612 Crescent Avenue

City Highland Park State TEXAS Zip Code 75205

1. Request: We are requesting permission to construct a lap pool on our combined building site within the building footprint setbacks, but a portion of the pool being forward of the mid-point of our lot depth.

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)]

Section 17-200(b) is applicable since there is a unique size to our property which is restricted in area for the pool due to a mature live oak tree which is being preserved on this lot.

Additional information submitted by applicant Letter from Kirk Smith, attached. Also, site plan, elevations and perspective illustration of the pool from the southeast corner of our property.

Fee Paid \$200.00 Date July 28, 2022 Phone 310 309-7444

3. Signature of Owner 

(To be completed by Building Inspection Department)

Reason for denial: Section Section 13-103(d)
Explanation:

Section 13-103(d) of the Zoning Ordinance states a tennis court or multi-purpose court surface, swimming pool or other appurtenance located on a combined building site shall be located only in the rear yard or, in a side yard to the rear of a line joining the midpoint of one side lot line with the midpoint of the opposite side lot line, provided that such improvement(s) is (are) set back a minimum distance of ten (10) feet from the side lot line.

Hugh Pender September 1, 2022
Building Inspector Date

Kirk L. Smith
981 CR 4918
Trenton, TX 75490

July 28, 2022
3801 Maplewood Avenue
Highland Park, TX 75205

Honorable Chuck Reeder, Chairman & Board Members,

My clients, Alan Vorwald and Sarah Ketterer (“Clients”), are requesting a pool location variance from the combined building site regulation Section 13-103(d) within the Town’s Zoning Ordinance. The property at 3801 Maplewood is a corner lot and was created into a combined building site in 2013 by a previous owner combining it with the neighboring property of 3805 Maplewood. The Clients purchased the subject property in January 2022, and currently reside at 3612 Crescent Avenue having planned their new residence thereon. In April 2022 their permit was issued for the new residence and work has continued since. Their original design was to construct a lap swimming pool with an attached spa all located on the east (street) side of the residence. The house was designed to save the mature live oak trees that exist on the lot. One of these trees is located along the east side property line and provides enormous shade and character to the property. The Client's desire has been to position the pool within the building setbacks and in close proximity to the residence, therefore leaving a larger yard along the east side of the pool and around the subject tree. This pool position is what leads us to your review today, as will be explained in further detail below.

The property exists within a “D” zoning district with further zoning regulations due to its classification as a combined building site. You have recently reviewed other combined building site variance requests, but none have dealt with the location of a pool. In normal residential zoning districts, the Town’s Zoning Ordinance requires a swimming pool setback of three (3) feet from a side property line, and behind the front building setback. On a combined building site, regulations further restrict swimming pool setbacks to be a minimum of ten (10) feet from the side property line and behind the midpoint of the lot depth. The current swimming pool design places a 23-foot-portion of the pool’s water in front of the midpoint of the lot depth. However, the entirety of the pool is within a building offset, therefore making the closest setback dimension from the side (street side) property line at forty one-and-a-half feet (41.5’) when only ten (10) feet is required. This additional setback allows for protection of the existing mature live oak tree and affords more open space for lawn and landscape purposes.

Please allow me a chance to provide some brief history on the origin of the combined lot regulations relative to swimming pools. I retired from the Town in 2020 after serving in the building inspection department for 27 years. During my tenure, the zoning ordinance was amended a handful of times. One specific topic introduced into the Zoning Ordinance was the combined lot regulations in 2005. At that time, it was the desire of the Town Council for staff to create some regulations that would help control the current trend of properties being combined together and resulting in a building site area and building size that was out of character with the neighborhood. The idea was to create more open space in the side yards and require larger setbacks than what is required on normal residentially zoned lots so that no harm was caused to neighboring properties due to the construction of what was then termed “McMansions.” One of the associated regulations was to have swimming pools located further away from the

neighboring side property line than the normally required three (3) feet. Therefore a ten (10) foot setback was presented. Additionally, with a greater land area on a combined building site, it was discussed that pools should be located in the rear portion of the lot. This would make the pool be located behind the side yard of which the adjacent neighboring residence was typically located. Nothing was considered for corner properties and adjacent street side setbacks.

No harm or adverse effects of this pool location will be experienced by any neighboring property(s) since the pool is located on the street side of this combined building site. Furthermore, the enjoyment and use of the existing preserved trees can be observed by both the Clients and the surrounding neighborhood. It is our hope that you will agree that the location of this pool is best achieved by the design presented in this case and be so kind as to grant the 23-foot pool front setback variance that is being sought.

In final thoughts, we would sincerely appreciate the Board's consideration of a pool location variance from Section 13-103 subparagraph (d) to allow construction of their lap swimming pool as designed and presented in this Board of Adjustment case. I look forward to presenting this case to you in the coming weeks and providing additional supporting information that will be assembled by that time.

Very truly yours,



Kirk Smith
972-951-9106
klsmith5252@gmail.com

cc: Alan Vorwald and Sarah Ketterer, Property Owners

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: KETTERER VORWALD FAMILY TRUST Address: 3612 Crescent Avenue, Highland Park, TX 75205

LOT: 10R BLOCK: 38 ADDITION: HP Addn, 3rd Installment

JOB SITE: Number 3801 Street: Maplewood Zoning District: "D"

Description of Work:

Construct a 16-ft by 67-ft swimming pool attached to the east side of the residence and located 41-1/2-ft from the east side property line.

A portion of the pool's water surface will be located 23-ft north of the midpoint lot depth line of this combined building site.

To Be Completed by Building Department

Permit Template:

- Acce-Non-C, Acce 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 easement 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: 1072 SF

Tatum-Brown Custom Homes c/o Kirk Smith

1528 Slocum Street

Contractor's Company Name

Address

Dallas, TX

75207

City/State

Zip

Kirk Smith

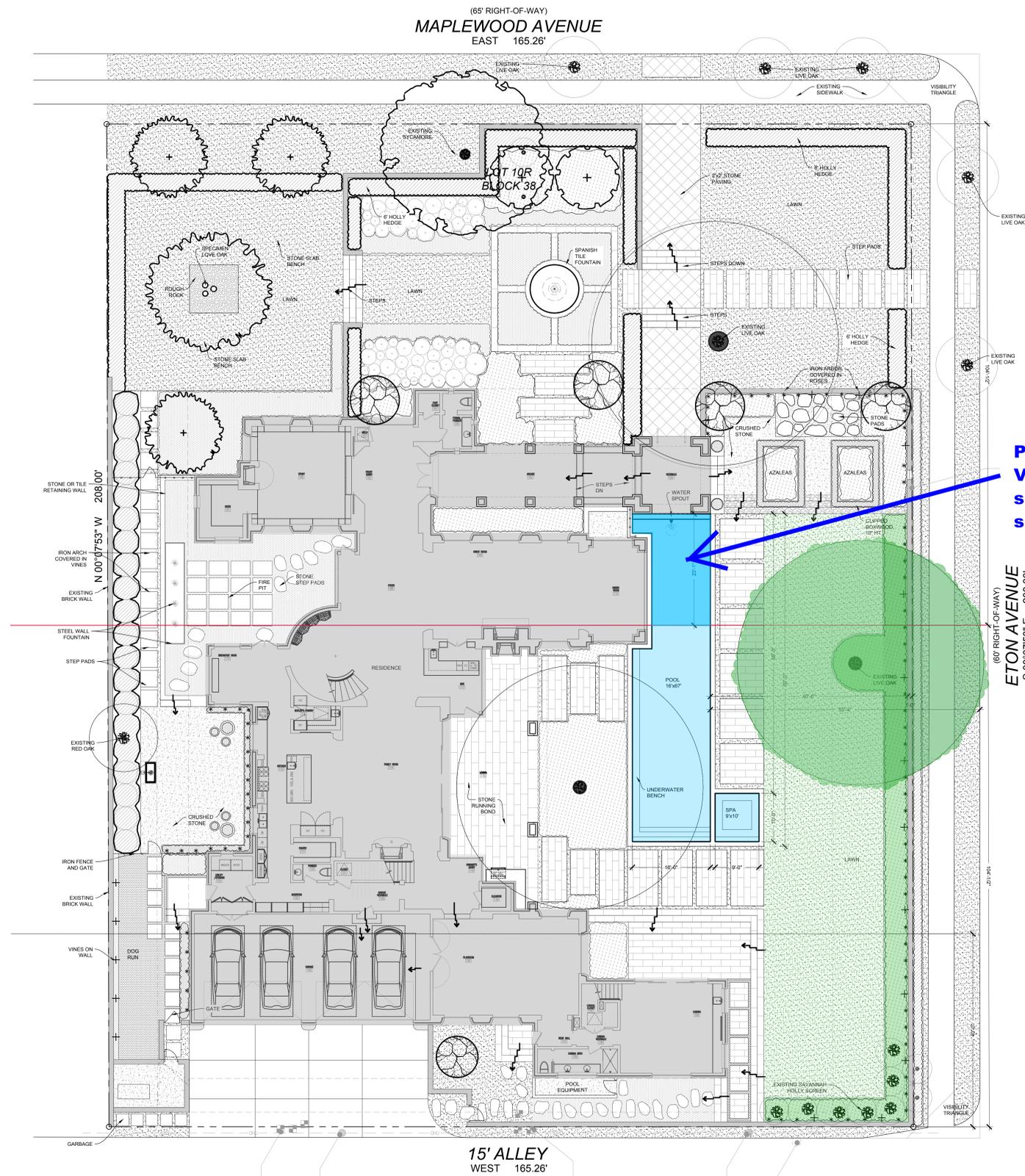
Digitally signed by Kirk Smith Date: 2022.07.16 21:21:00 -0500

972-951-9106 (Kirk Cell)

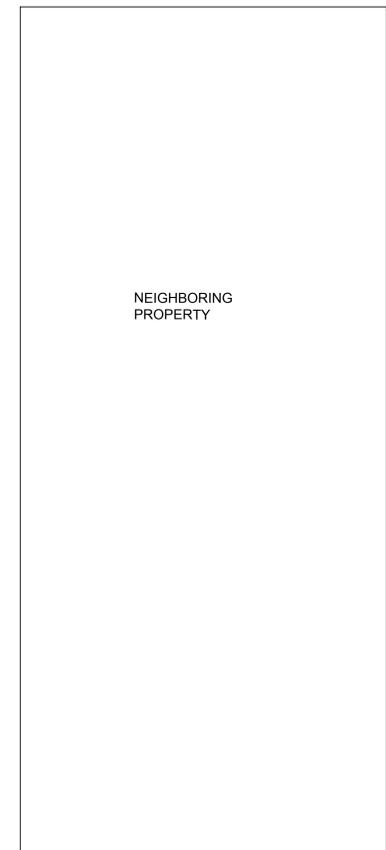
Signature of Applicant

Phone

Building Inspector



**POOL LOCATION
 VARIANCE
 shown in darker
 shaded BLUE.**



**DESIGN
 REVIEW SET**
 SEAL
 NOT FOR REGULATORY
 APPROVAL, PERMITTING
 OR CONSTRUCTION
 BRUCE F. BERGER, ASLA
 REVISIONS



VORWALD/ KETTERER
 RESIDENCE
 3801 MAPLEWOOD ave.
 Dallas, Tx, 75205
 DRAWING TITLE
SITEPLAN

ISSUE DATE: 2/9/2022
 DRAWING SCALE: 3/32"=1'-0"
 PROJECT NUMBER: 21023
 DRAWN BY: RP
 REVIEWED BY: RP, BFB
 APPROVED BY: BFB
 DRAWING NUMBER

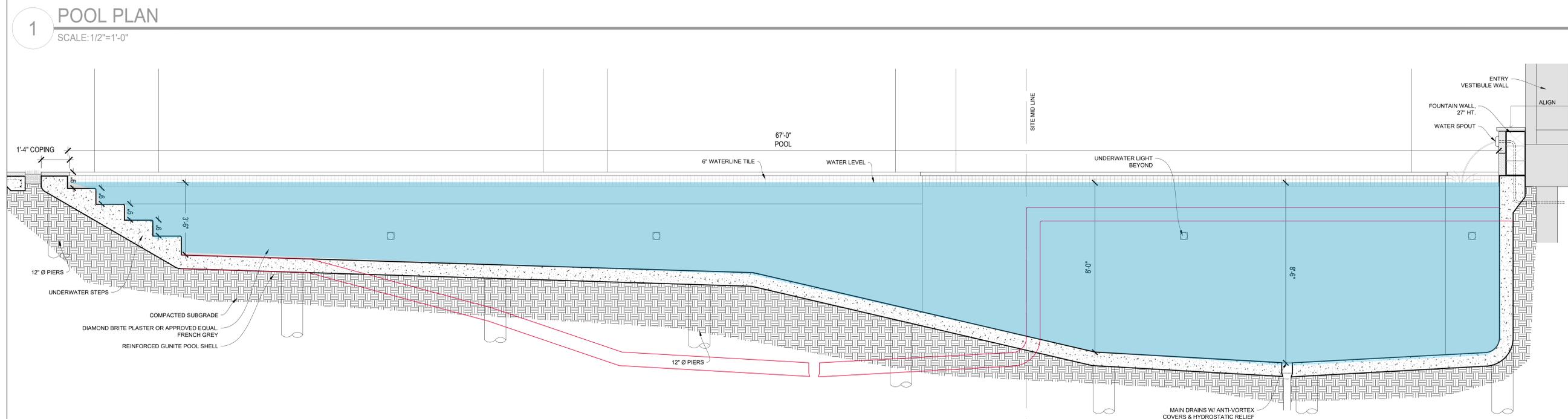
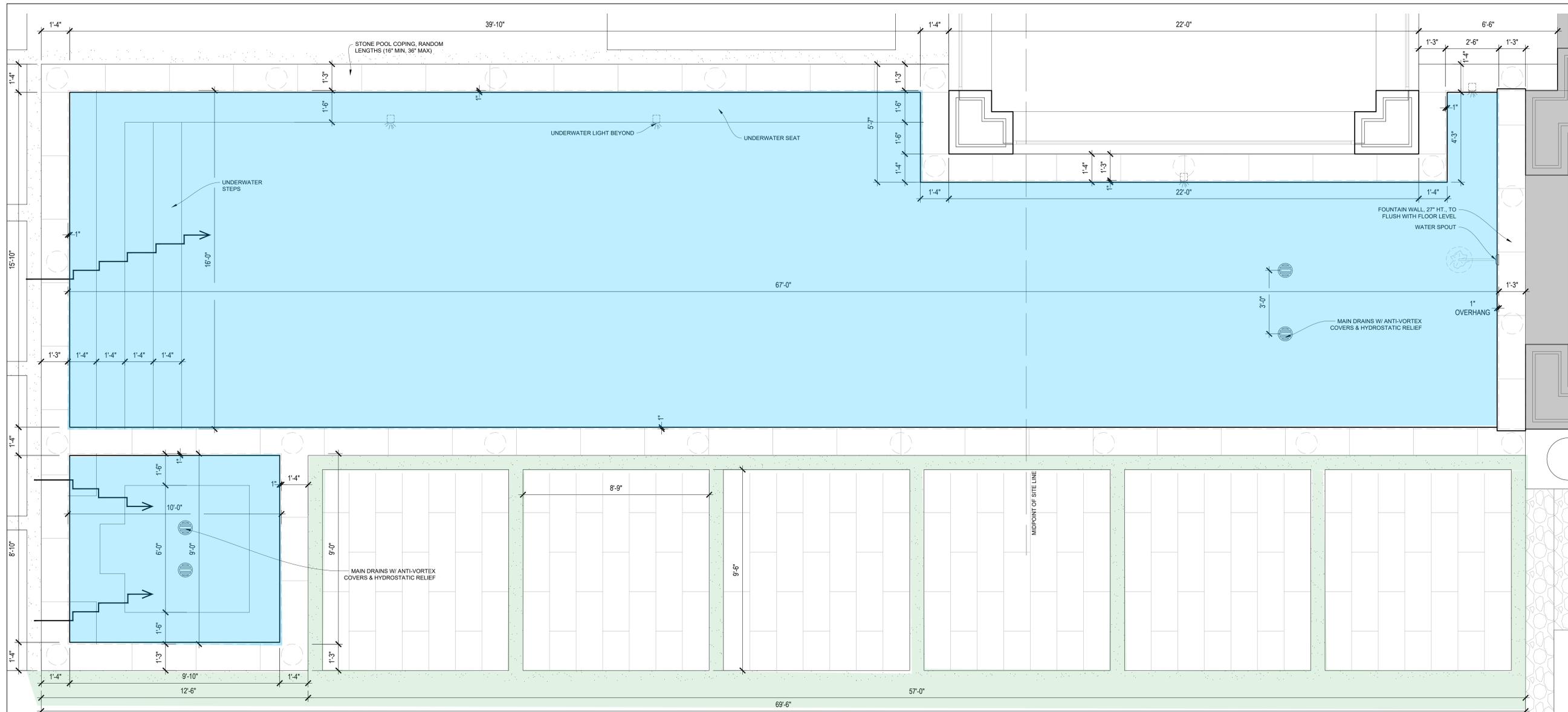


L1.01



VORWALD-KETTERER RESIDENCE
POOL VARIANCE RENDERINGS (WITH DEPTH VARIANCE)
SHM #21-026 08 JULY 2022

shm
ARCHITECTS



ARMSTRONG • BERGER
LANDSCAPE ARCHITECTS • PLANNERS
CONSTRUCTION MANAGEMENT

These drawings and/or specifications provided within this document are prepared specifically for this noted project. These documents are not to be used in whole or in part for any other purpose or by any other parties other than those under contract or with specific written permission from Armstrong-Berger. Reproduction is prohibited.
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DESIGN REVIEW SET



REVISIONS



VORWALD/ KETTERER
RESIDENCE

3801 MAPLEWOOD ave.
Dallas, Tx, 75205

DRAWING TITLE
POOL DETAILS

ISSUE DATE: 6/27/2022
DRAWING SCALE: 1/2"=1'-0"
PROJECT NUMBER: 21023
DRAWN BY: RP, BFB
REVIEWED BY: RP, BFB
APPROVED BY: BFB
DRAWING NUMBER

L1.01



MAYOR
William C. Beecherl

MAYOR PRO TEM
Craig Penfold

TOWN ADMINISTRATOR
Bill Lindley



TOWN COUNCIL
MEMBERS

Marc Myers

Lydia Novakov

Don Snell

Leland White

September 1, 2022

BOARD OF ADJUSTMENT MEMBERS

Chuck Reeder, Chairman
Stacey Furst
Joan Clark
Alison Hunsicker
Nancy Rogers, Alternate Member
Jim Yoder, Alternate Member

Dear Board Members,

The Board of Adjustment will conduct a public hearing at 8:30 a.m. on Wednesday, September 14, 2022, to consider a variance request from Section 8-501 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 wishes to continue constructing an addition to the existing residence which encroaches 3 feet 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 more than 8-feet.

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 map, (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,

Hugh Pender
Director of Development Services
hpender@hptx.org

cc: Will Beecherl, Mayor, via e-mail
Bill Lindley, Town Administrator, via e-mail
Matthew C.G. Boyle, Town Attorney, via e-mail
Steve Alexander, Chief Financial Officer, via e-mail
Joanna Mekeal, Town Secretary, via e-mail



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 Family Trust

LEGAL DESCRIPTION: Lot(s) 4, & E 10' of Lot 3 and W 40' of Lot 5 Block 155 Addition Highland Park

Mailing Address 4669 Edmondson Ave

City Highland Park State TX Zip Code 75209-6009

1. Request: Provide for a side yard setback of five (5) feet along the western property line.

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)]

See attached narrative.

Additional information submitted by applicant _____

Fee Paid _____ Date _____ Phone _____

3. Signature of Owner _____

(To be completed by Building Inspection Department)

Reason for denial: _____
Explanation: _____ Section Section 8-501

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 more than 8-feet.

Hugh Pender
Building Inspector

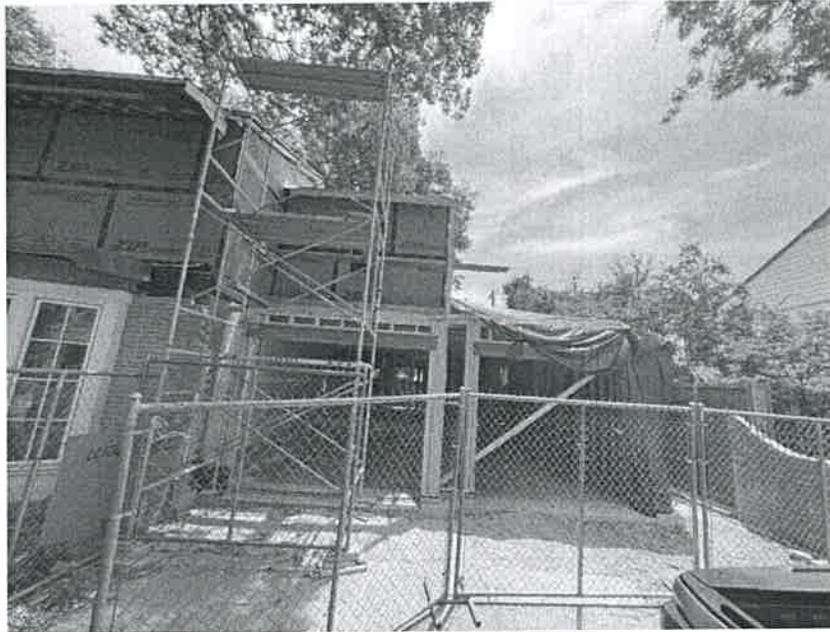
September 1, 2022
Date



Town of Highland Park Board of Adjustment Jurisdiction

Overview of Request and Hardship

The applicant requests a side yard setback of 5 feet along the western property line to finish construction of the proposed one-story garage, which received an approved permit on January 11, 2022, but was then placed on hold five months later. In good faith, the applicant relied on the Town's review and has made substantial progress on the addition (see pictures below). The remedy—demolition of the structure—would cause an undue burden and hardship on the owners, who simply relied on the Town's authorization.





Timeline

On October 13, 2021, the property owners appealed to the Board of Adjustment for a side yard setback variance along the western property line for the proposed garage but were denied.

Afterwards, Town staff determined the Zoning Ordinance had not been interpreted correctly, and a minimum 5-foot side yard setback was truly required. Therefore, plans were submitted for a garage that complied with the 5-foot setback, and a permit was issued on January 11, 2022.

Upon further review, it was determined that a minimum of 10% of the lot width, and not a minimum of 5 feet, was required, and so, on June 22, 2022, Town staff placed the permit on hold, well after construction had been started.

Pertinent Zoning Ordinance Regulations

Schedule -Minimum and Maximum Required Side Yards, within Section 8-501 of the Zoning Ordinance, shows that the required side yard setback for properties located in zoning district "E" is as follows:

"10 Percent of Lot Width But Not Less Than Width Shown Below" (see chart below).

SCHEDULE--MINIMUM AND MAXIMUM REQUIRED SIDE YARDS

TYPE USE	DISTRICTS										
	A	B	C	D	E	F	G	H	CS	GR	PD
(a) Minimum Side Yard Required 10% of Lot Width	10 Percent of Lot Width But Not Less Than Width Shown Below										
	20'	12'	7'	5'	5'	5'	See 8-502	See 8-502	See 8-502(8)	See 8-502(8)	See 8-502(7)
							(2)(3)(6)	(4)(6)(2)			
(b) Maximum Side Yard Required*	25'	** 15'	** 10'	** 10'	** 8'	** 8'	See 8-502 (2)(3)(6)	See 8-502 (4)(6)(2)	See 8-502(8)	See 8-502(8)	See 8-502(7)

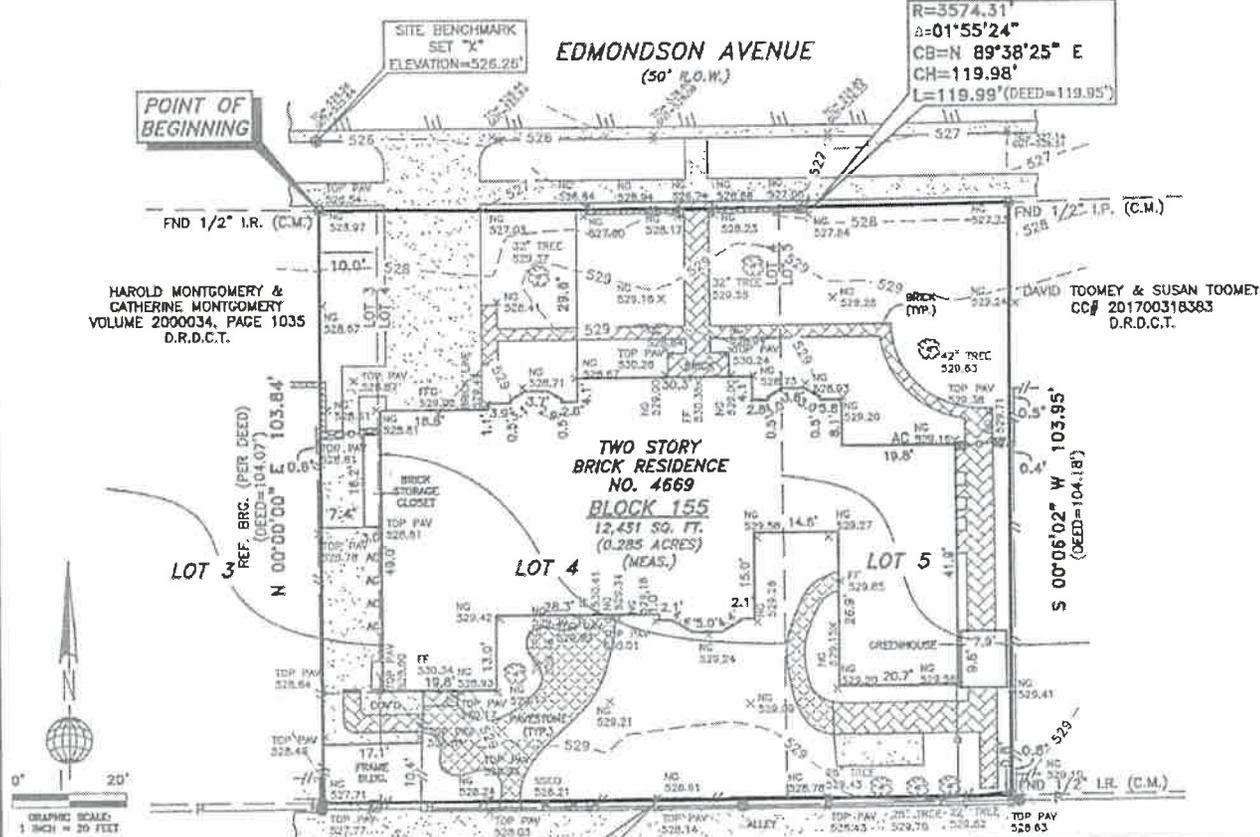
Summary

The owners request that the setback be reduced from 8 feet to 5 feet to allow for the one-story garage to be fully constructed, requiring an encroachment of 3 feet.

The owners also propose to condition approval of the request on the elevations and site plan so that **only** the **one-story garage** is permitted to encroach into the required side yard setback (see pictures below).

RECEIVED
 AUG 05 2022
 Building Department

'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 3, PAGE 304, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, AND BEING A RESURVEY OF A TRACT OF LAND DESCRIBED IN A DEED TO SYLVEN 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.

BENCHMARK NOTE:
 3-1/2" ALUMINUM DISC SET IN CONCRETE CURB ON NORTH SIDE OF VERMILION AVENUE AT THE EAST SIDE OF THE MOST WESTERN DRIVEWAY APPROACH TO RESIDENCE NO. 4669, (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. 490171 0330), DATED 06/23/2001, 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.

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

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

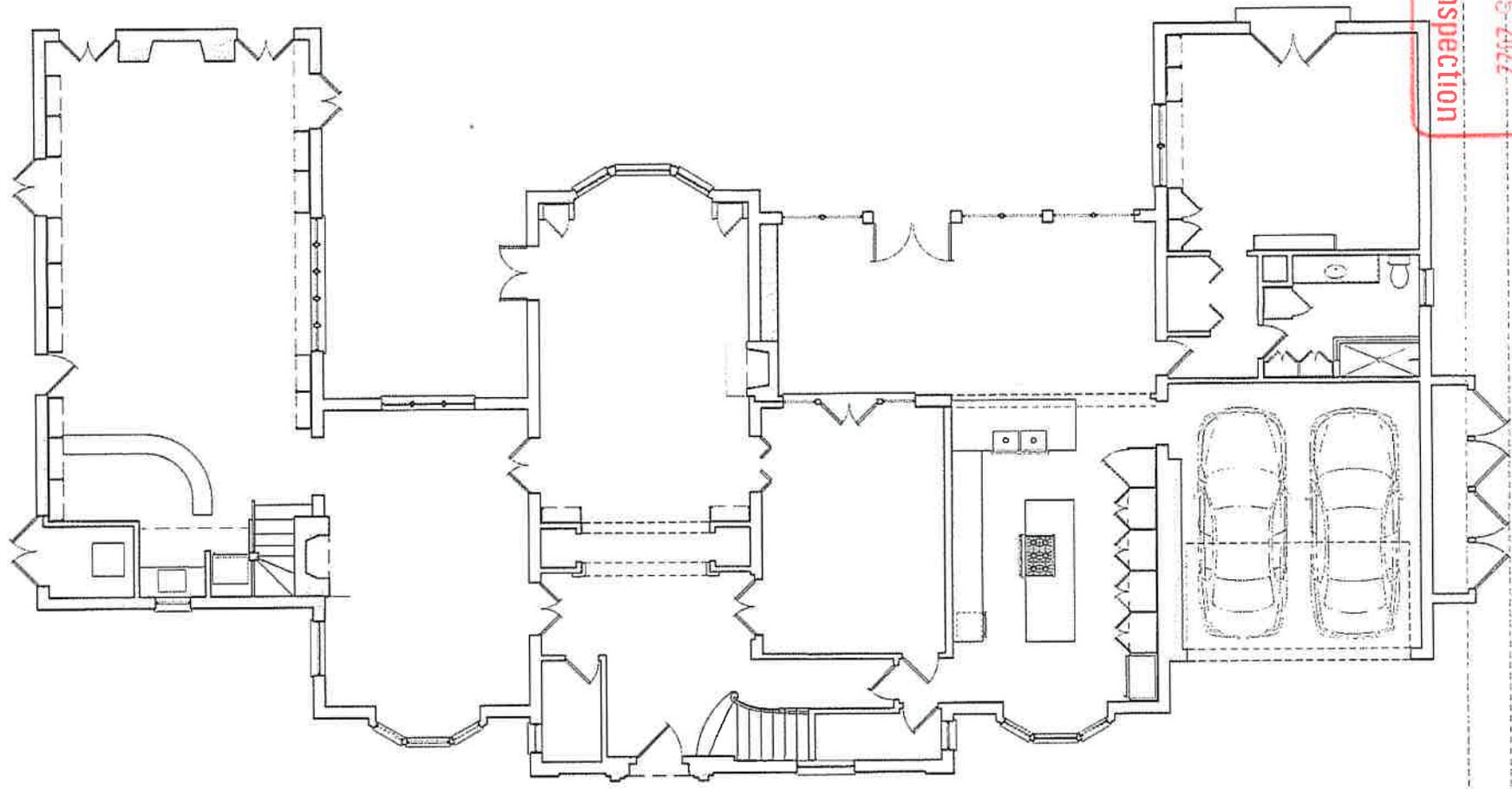
CERTIFIED TO: D. STANLEY DIXON		DATE: 05/11/2021 JOB NO: 21-04-062					
SYMBOL	LEGEND	FND= FOUND	LIR= IRON ROD	IP.= IRON PIPE	ESMT.= EASEMENT	BL.= BUILDING LINE	(C.M.)= CONTROL MONUMENT
---	WOOD FENCE						
---	CHAIN LINK FENCE						
---	WIRE FENCE						
---	BRICKLAYER SIGN FENCE						
○	COLLAR						
○	POWER POLE						
○	WRECK HEATH						
---	POURCELINE						
---	IMPERVIOUS SERVICE LINE						
---	SWAMPY UNDER AND JND						
---	ONE 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 RECEIVED BY ME ON THE GROUND AND THAT I HAVE COMPARED THE SAME AND SUBSCRIBED OF SAID PROPERTY BEING SURVEYED BY THE PLAT.
 THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACT THEREOF, AND SEARCH OF RECORD DOCUMENTS WAS PERFORMED ON THE SUBJECT PROPERTY, ONLY THE OCCASIONAL RECORDED RECORD WERE SUPPLIED TO THE SURVEYOR, AN ABSTRACT OF SAID RECORD DOCUMENTS, FOR RECORDS OF THIS SURVEY, WERE OBTAINED BY THE SURVEYOR, THESE MAY FIRST BEER OCCASIONALLY OF RECORD THAT SHOULD AFFECT THIS PROJECT.
 JASON L. MORGAN
 JASON L. MORGAN
 5587
 S.U.C.E.
 5587
 S.U.C.E.

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

GLOBAL LAND SURVEYING, INC.
 1708 SUBURBAN LANE
 PLANO, TEXAS 75075
 PHONE: (972) 581-1100
 JASON@GLS-INC.COM
 PPM NO. 1001800

RECEIVED
AUG 05 2022
Building Inspection

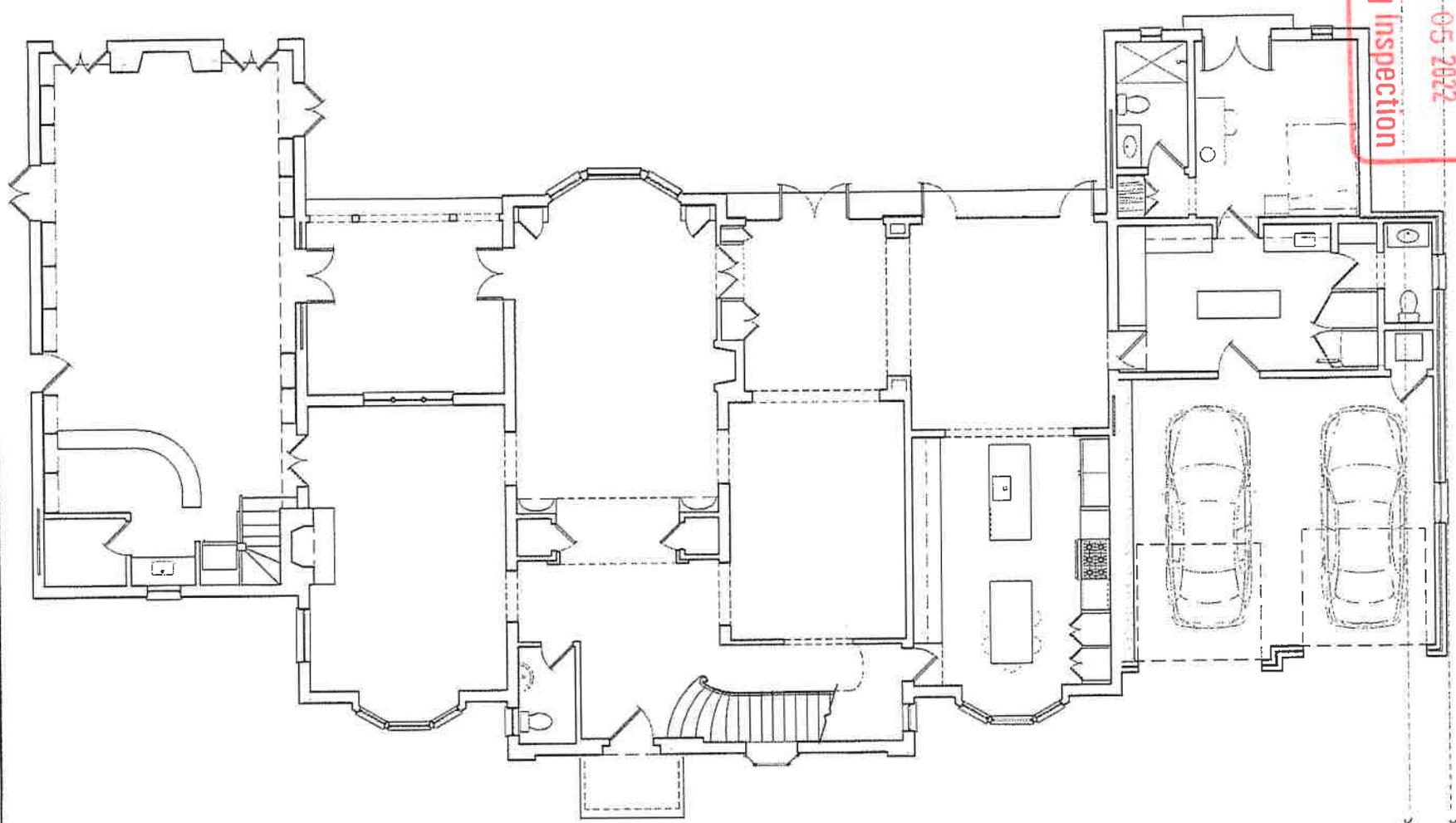


EXISTING PLAN

8' Setback
5' Setback
Property Line

4669 EDMONDSON AVE

RECEIVED
AUG 05 2022
Building Inspection

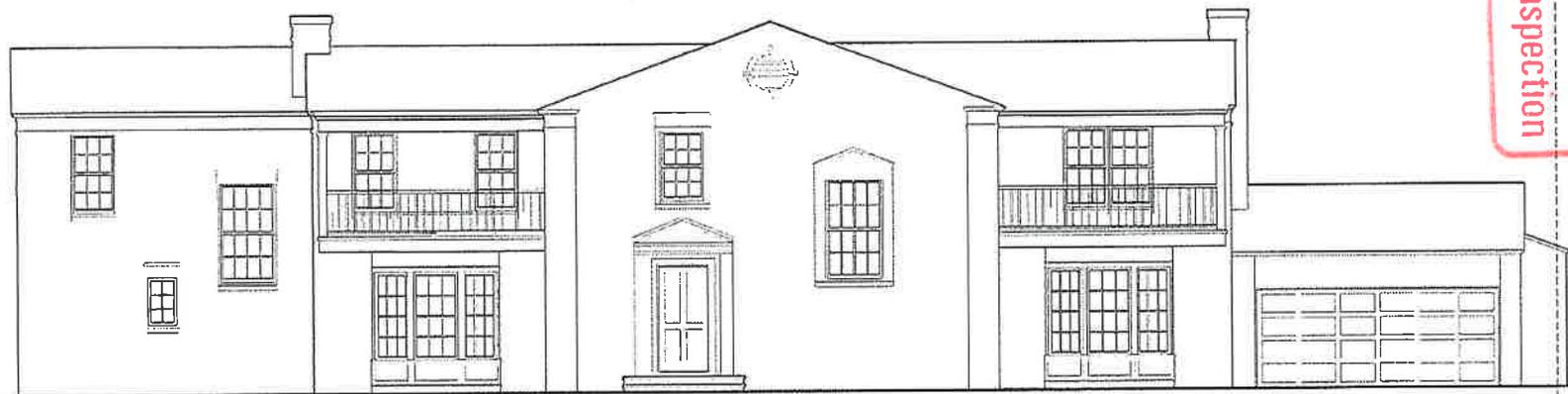


PROPOSED PLAN

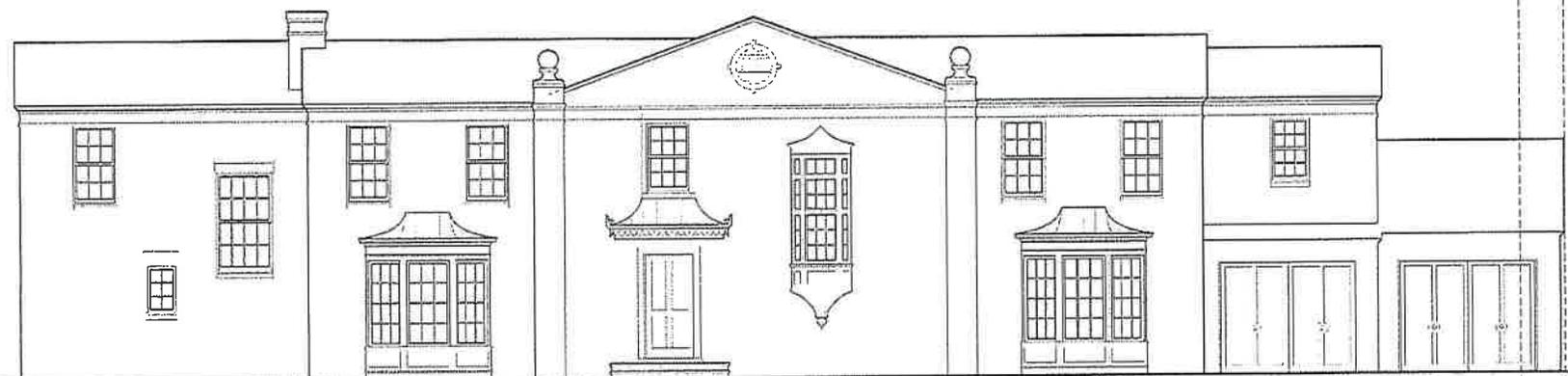
8' Setback
5' Setback
Property Line

4669 EDMONDSON AVE

RECEIVED
AUG 05 2022
Building Inspection



EXISTING ELEVATION

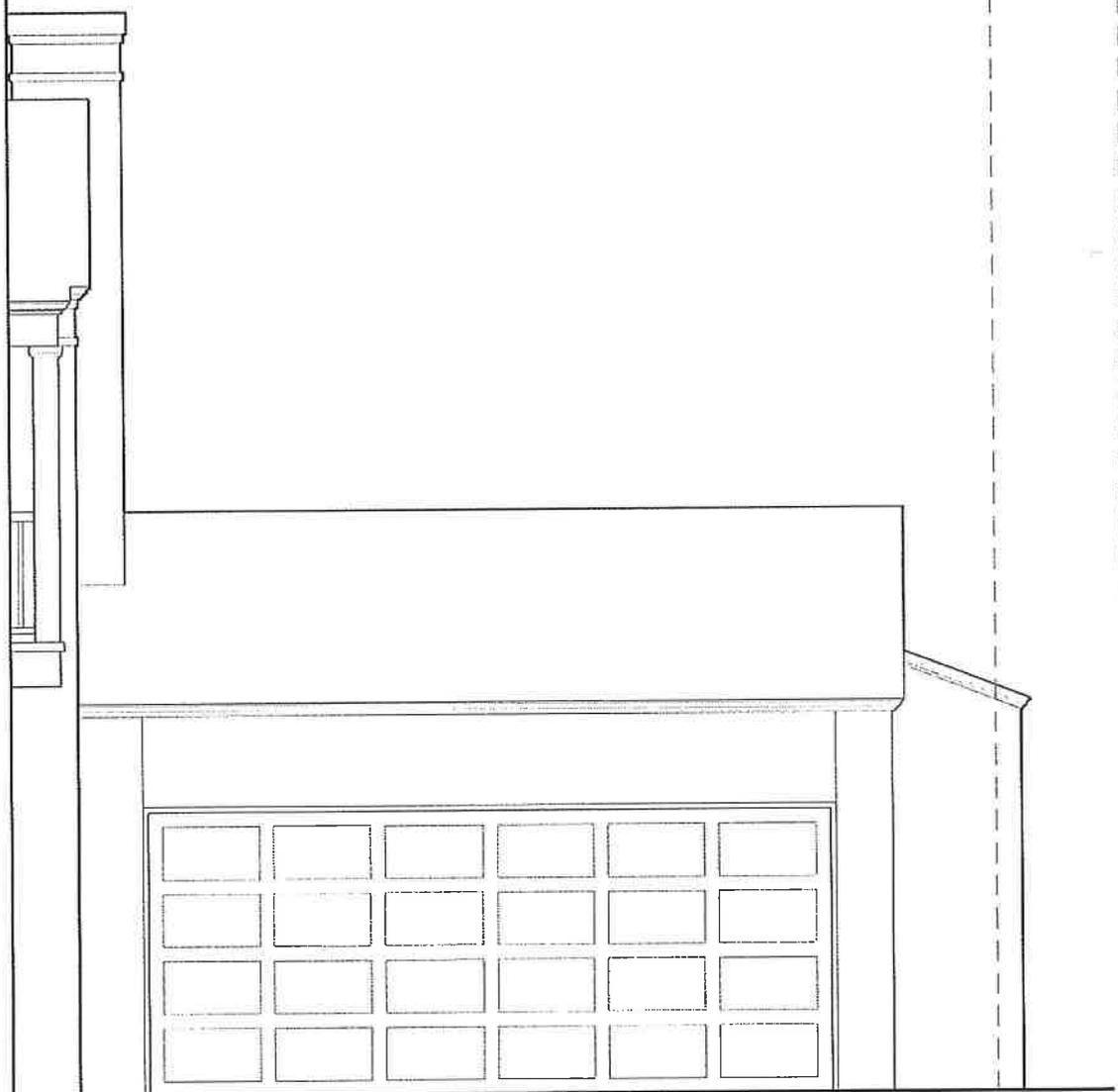


PROPOSED ELEVATION

8' Setback
5' Setback
Property Line

4669 EDMONDSON AVE

RECEIVED
AUG 05 2022
Building Inspection



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

8' Setback

5' Setback

Property Line

EXISTING GARAGE ELEVATION

4669 EDMONDSON AVE

RECEIVED

AUG 05 2022

Building Inspection



7'6" Tall by 9' Wide Garage Door

7'6" Tall by 9' Wide Garage Door

8' Setback

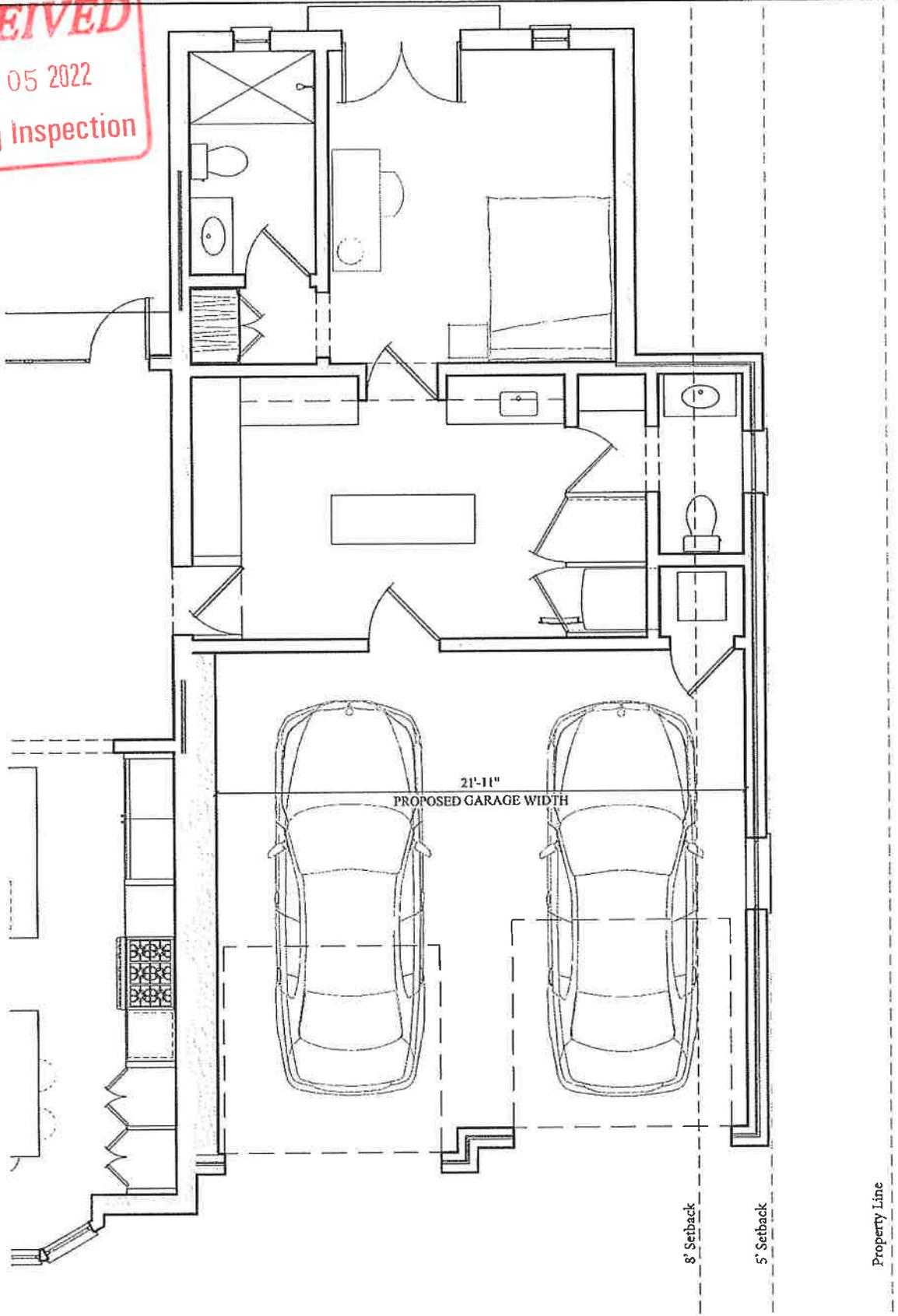
5' Setback

Property Line

PROPOSED GARAGE ELEVATION

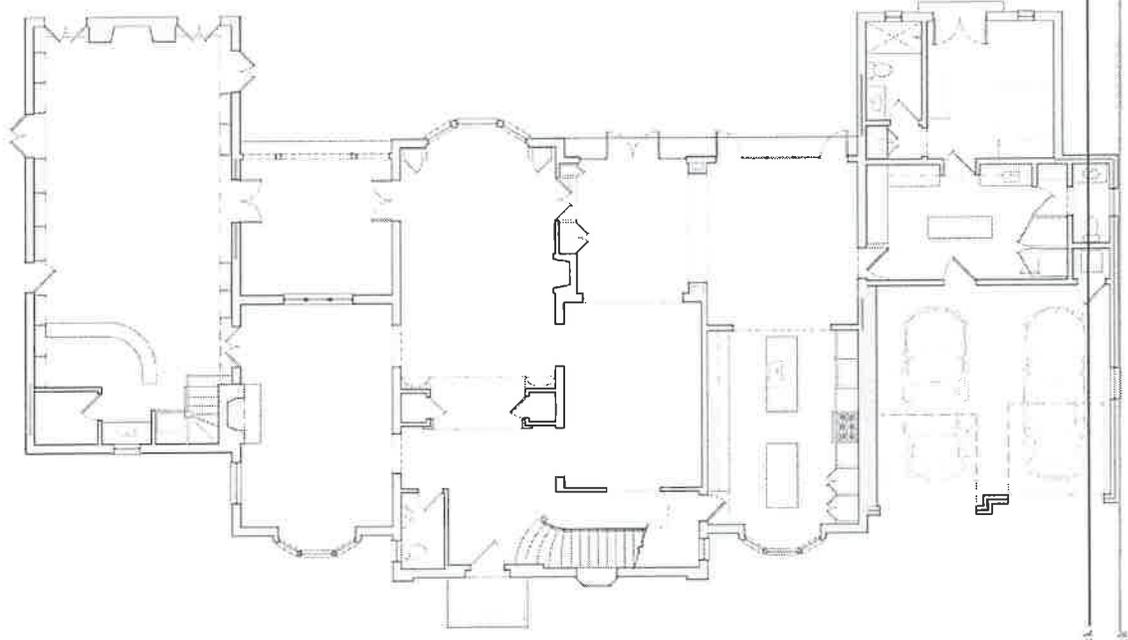
4669 EDMONDSON AVE

RECEIVED
AUG 05 2022
Building Inspection



PROPOSED GARAGE PLAN

RECEIVED
AUG 05 2022
Building Inspection



PROPOSED PLAN

8' Deck
5' Network
Property Line

RECEIVED
AUG 05 2022
Building Inspection

