

APPEAL TO THE BOARD OF ADJUSTMENT
TOWN OF HIGHLAND PARK

RECEIVED
SEP 08 2023

(Please Type or Print)

ADDRESS 3656 Maplewood Avenue Owner's Name Jason and Brill Garrett

BY: S.P.

LEGAL DESCRIPTION: Lot(s) Lot 16 Block 41 Addition _____

Mailing Address 3656 Maplewood Avenue

City Highland Park State Texas Zip Code 75205

1. Request

Expand the size of an existing breezeway between the main house and detached garage.

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 **th**at the Board of Adjustment has jurisdiction for the following reason(s)]

Breezeway size is set in the zoning ordinance section 12-101. Our proposal to widen the existing breezeway creates additional outdoor living space for the owners without imposing on the adjacent lots while maintaining the most unobstructed lot space as possible.

The alternative would be to add an additional structure adjacent to the garage which would require more lot coverage.

Additional information submitted by applicant Floor plans, site plans, 3d elevations and perspectives

Fee Paid \$200.00

Date 09.08.2023

Phone 954-643-2619

3. Signature of Owner

Jason C Garrett Brill A. Garrett
(To be completed by Building Inspection Department)

Reason for denial:

Section 12-101 (3)

Explanation:

Section 12-101 (3) states: Carports, garages or other detached accessory buildings located within the rear portion of the lot as heretofore described shall not be located closer than ten (10) feet to the main building, nor nearer than three (3) feet to any side lot line, **except that a breezeway not exceeding fifteen (15) feet in height and six (6) feet in width**, as measured to the outside face of support posts and exclusive of a maximum eighteen (18) inch roof overhang, shall be permitted connecting the dwelling structure to an accessory building, provided it is open on all sides from the eaves of the roof to the ground.

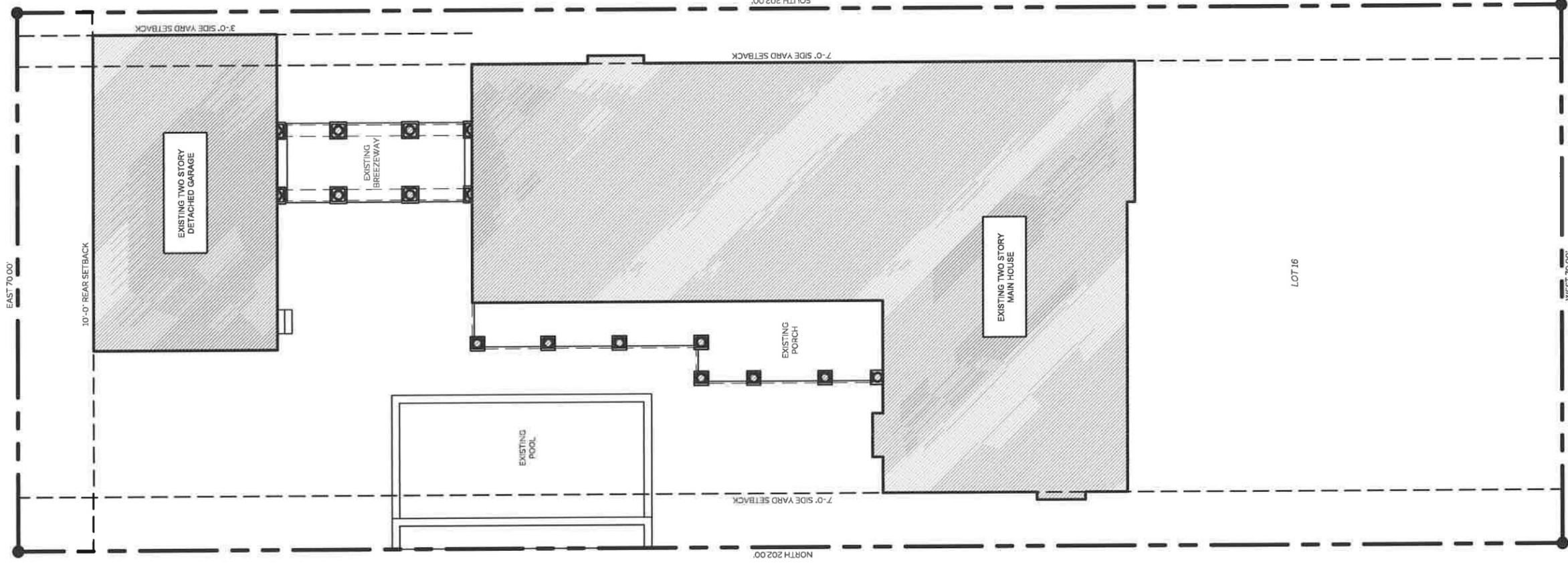
Hugh Pender

October 3, 2023

Building Inspector

Date

ALLEY
15'



MAPLEWOOD AVENUE
56' ROW

LUTER
JANSON

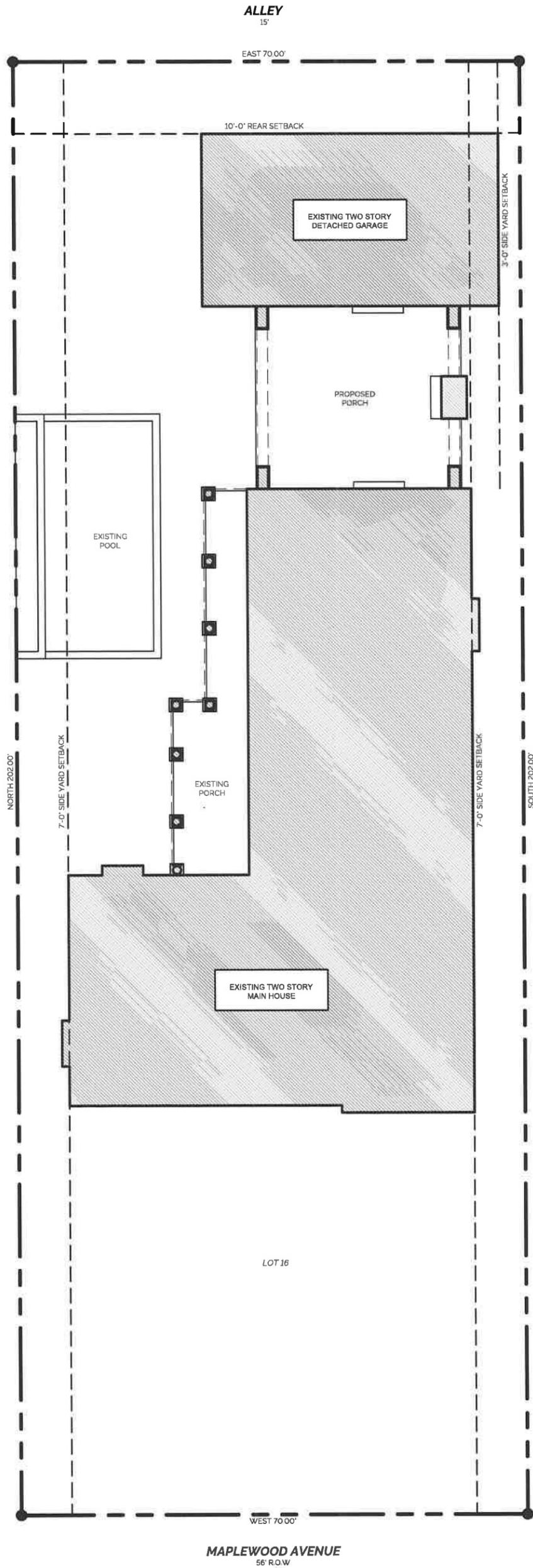
ARCHITECTS JANSONLUTER.COM

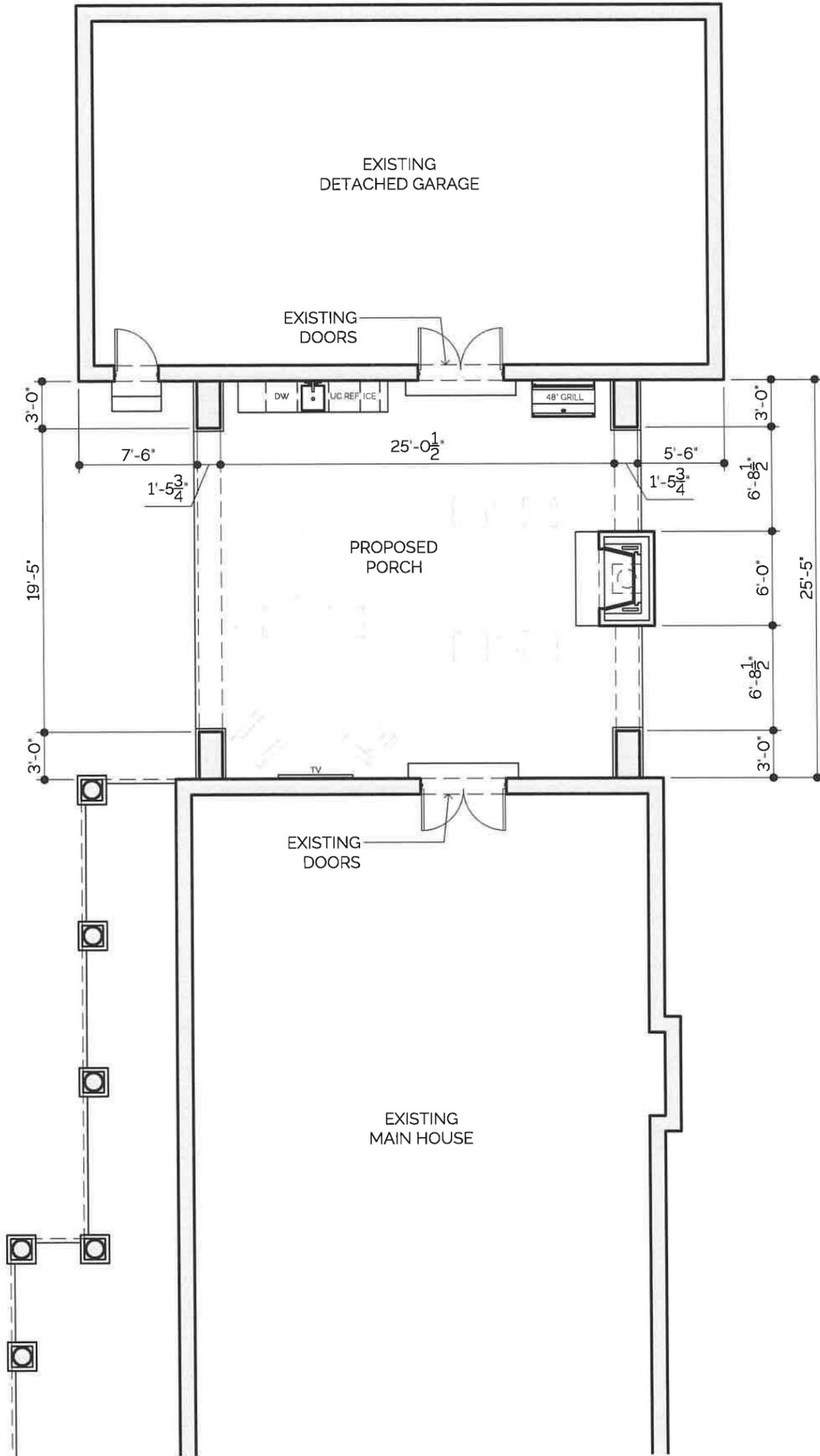
214.810.1719 / 214.814.5081

GARRETT ADDITION

3656 MAPLEWOOD AVENUE
HIGHLAND PARK, TEXAS 75205

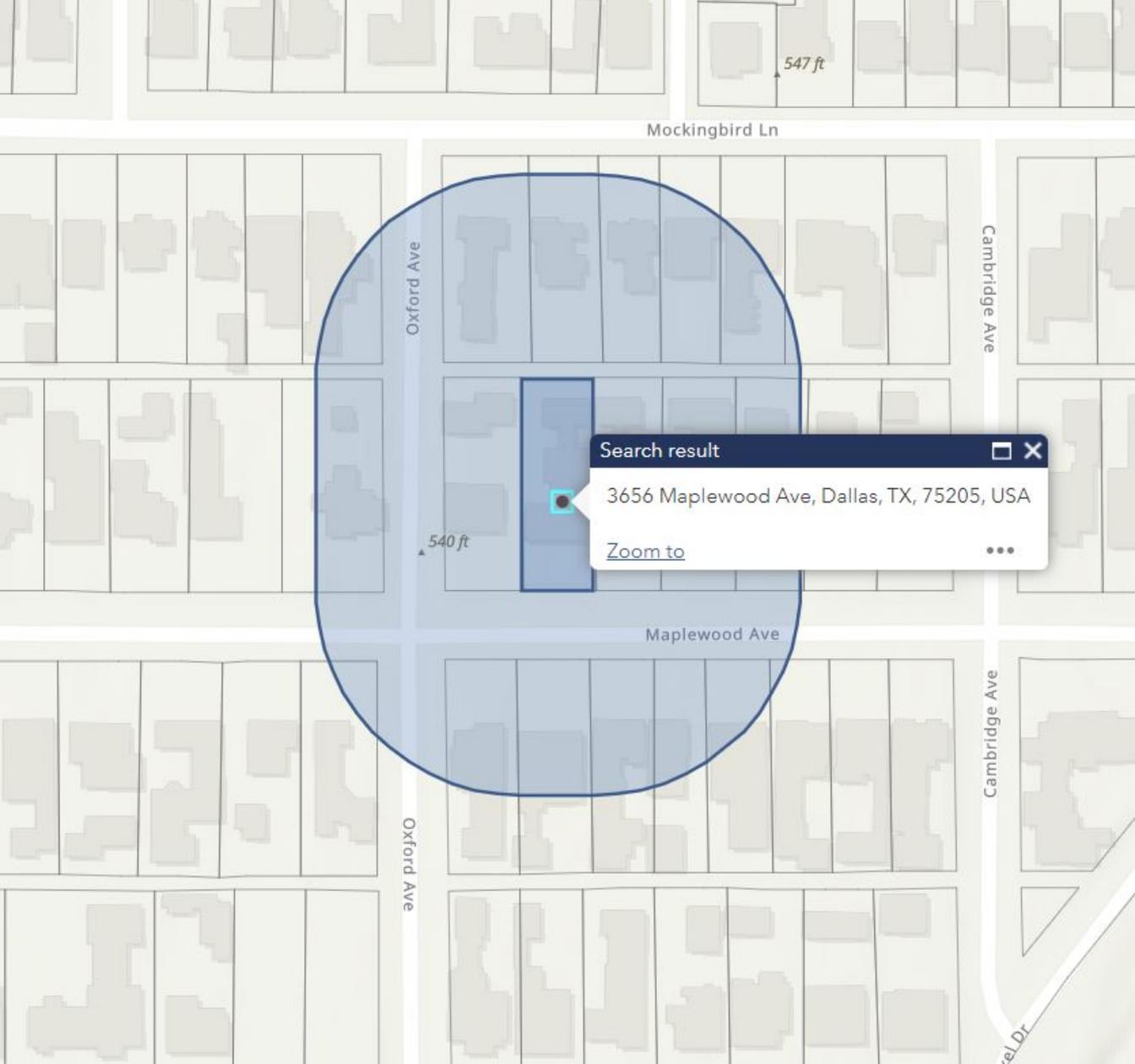
EXISTING SITE PLAN
SCALE: 1/16"=1'-0" DATE: 2023.09.07











Mockingbird Ln

547 ft

Oxford Ave

Cambridge Ave

Search result



3656 Maplewood Ave, Dallas, TX, 75205, USA

[Zoom to](#)



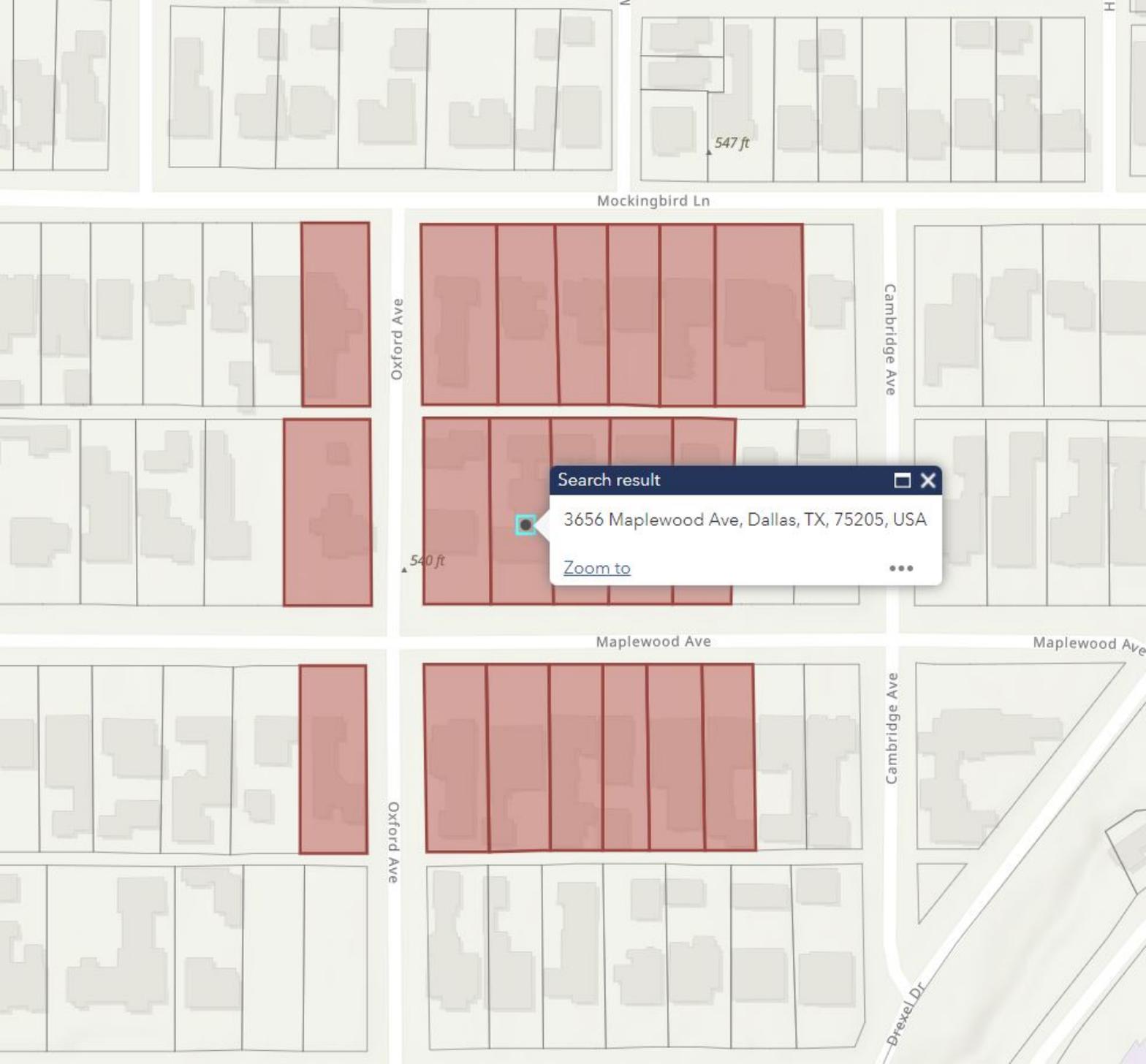
540 ft

Maplewood Ave

Oxford Ave

Cambridge Ave

...el Dr



Mockingbird Ln

Oxford Ave

Cambridge Ave

Search result

3656 Maplewood Ave, Dallas, TX, 75205, USA

[Zoom to](#)

540 ft

Maplewood Ave

Oxford Ave

Cambridge Ave

Maplewood Ave

Bixel Dr