

MINUTES OF A MEETING OF THE BOARD OF ADJUSTMENT OF THE TOWN OF HIGHLAND PARK, TEXAS, HELD AT THE TOWN HALL, 4700 DREXEL DRIVE, HIGHLAND PARK, TEXAS, 75205, AT 8:30 A.M. ON WEDNESDAY, JULY 10, 2024.

Present at the meeting were Stacey Furst, Chair; Board Members Joan Clark, Alison Hunsicker, Robert McCulloch, and Jim Yoder. Absent from the meeting were Alternates Louis Morrison and Nancy Rogers. Susan Thomas, Town Attorney, was also present.

Stacey Furst introduced herself, and called the meeting to order at 8:32 a.m. Chelsey Gordon, Interim Director of Development Services, introduced herself and any Town staff present for the meeting.

PUBLIC HEARING – 3608 Lindenwood Avenue

A public hearing was conducted to consider a variance request from Section 8-501 of the Zoning Ordinance to construct a generator at 3608 Lindenwood Avenue in the required side yard. Section 8-501 states that the required side yard setback for properties located in zoning district “D” must be 10% of the lot width but not less than 5-feet or more than 10-feet. Given that the property at 3608 Lindenwood is 75 feet in width, zone compliance would place the generator 7.5 feet from the side property line. The property owners are requesting approval to position the generator approximately 2.5 feet from the side property line.

Chelsey Gordon, Interim Director of Development Services gave a brief presentation of the case that included the application, land survey, the proposed placement of generator, and an aerial map of the block. The applicant Jason Downie was present and expressed his appreciation for the town. Mr. Downie explained that the request arises from frequent power outages at his property, noting that he has experienced loss of power on six occasions, each lasting six hours or more, and one instance lasting three days. He emphasized that these outages not only cause inconvenience but also pose significant difficulties due to the medical conditions of those living and working in the home. In response to a question raised by Board Member Joan Clark regarding the noise level of the generator, Mr. Downie confirmed that the sound is comparable to that of air conditioning compressors. He also mentioned that letters of support have been submitted from neighbors adjacent to his property.

There were two letters in support of this request received by the town.

There were no letters in opposition to this request received by the Town.

No one present at the meeting spoke in support or opposition of this request.

BOARD DISCUSSION

Board Member Jim Yoder stated that the request is reasonable and noted the support of neighboring residents.

On a motion made by Alison Hunsicker, and seconded by Robert McCulloch, the Board voted unanimously to approve the variance request from Section 8-501 to place a generator in the required side yard at 3608 Lindenwood Avenue.

ADJOURNMENT

Joan Clark motioned to adjourn the meeting, and Alison Hunsicker seconded the motion. The Board voted unanimously to end the meeting, and adjourned at 8:46 a.m.

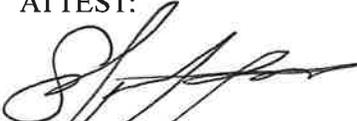
Approved on this the 14th day of August 2024.

APPROVED:

A handwritten signature in black ink, appearing to read "Stacey Furst", written over the printed name and title.

Stacey Furst
Chair

ATTEST:

A handwritten signature in black ink, appearing to read "Sofia Tarango", written over the printed name and title.

Sofia Tarango
Administrative Assistant