



CITY OF UNIVERSITY PARK

BOARD OF ADJUSTMENT APPLICATION REQUIREMENTS

Prior to the submission of an application to the Board of Adjustment, a building permit application and plans (two complete sets) must have first been reviewed and denied by the Building Official. In some situations, however, staff may accept a request for a variance or special exception without the review and denial of a permit. Please check with staff if you have questions.

A completed application must be filed with the Community Development Department, Planning Division, with the following:

1. A filing fee of \$500.00.
2. Two complete 24" x 36" or 8 ½" x 11", fully dimensioned set of plans drawn to scale. Contact staff for specific size requirements.
3. Electronic copy of the complete submittal provided to the Community Development Department.
4. Any supporting documentation or photos.

If you are appealing a decision of the Community Development Director, you must allege, and prove at the public hearing, that you are a person aggrieved by that decision, that there is error in that decision and what it is, and how that decision is contrary to the terms of the zoning ordinance. *

If you request a variance to a term or terms of the zoning ordinance, you must state what relief you are seeking, you must allege that such relief will not be contrary to public interest, you must allege that there is a special condition of your property (its size, shape or topography) such that a literal enforcement of the zoning ordinance will result in unnecessary hardship. Each of the elements must be proven by you at the public hearing. Removal of an inconvenience or financial burden are not grounds for variance. *

To request a special exception, you are obligated to state or describe the proposed project or modification to your property referencing specific items and applicable Sections of the Zoning Ordinance* (to show how the proposed improvements or modifications to your property will comply with the requirements for the special exception as stated in the Zoning Ordinance).

The application form must be completed accurately with all necessary attachments as these serve as the basis for the public notice, public hearing and for the Board to decide on the case. It is the responsibility of the applicant to present the request, explain the associated supporting documentation, and prove all elements to the Board at the scheduled public hearing.

***Reason for your request:**

1. Appeals of a decision or order of the staff of the Community Development Department shall be taken to the Board of Adjustment within fifteen (15) days of receipt of that decision.
2. If you are applying for recognition of a nonconforming use or structure, include the date when the nonconforming use or structure commenced, that it has not been terminated or abandoned, and that you are requesting a certificate of occupancy for such nonconforming use or structure.

All of the property owners within 200 feet of the subject property will be notified by mail of the request. The meeting notice will also be published in a newspaper of local circulation. The Board of Adjustment will hear all cases in a public hearing forum. If you have any questions please contact Amber Lively, Community Development Technician, 214-987-5419 or alively@uptexas.org



**CITY OF UNIVERSITY PARK
BOARD OF ADJUSTMENT APPLICATION**

ADDRESS: 2824 Daniel Ct University Park, TX 75205 **DATE:** 03/24/2025
SUBDIVISION Campus Green **LOT #** 5 **BLOCK #** A
LOT DIMENSIONS 127.97' X 176.12' **ZONING DISTRICT** SF-4

PROPERTY OWNER: Reed Preston
ADDRESS: 2824 Daniel Court
CITY: University Park **STATE:** TX **ZIP:** 75205
PHONE: 214-548-1026 **E-MAIL:** reed.j.preston@gmail.com

APPLICANT (IF DIFFERENT THAN PROPERTY OWNER) ** Kelsey Dawson
ADDRESS: 1557 W Sam Houston Pkwy N STE 140
CITY: Houston **STATE:** TX **ZIP:** 77043
PHONE: 8153031663 **E-MAIL:** permits@alliedoutdoorsolutions.com

**Must have Letter of Authority signed by Owner.

REQUEST IS FOR:

X A VARIANCE TO THE ZONING ORDINANCE A SPECIAL EXCEPTION TO THE ZONING ORDINANCE APPEAL OF DECISION UNDER SECTION 9.8.1 OF THE ZONING ORDINANCE

TO THE BOARD OF ADJUSTMENT:

AN APPLICATION HAS BEEN MADE FOR A PERMIT TO:

Demo existing wood deck, pour new concrete 334sf and add new patio cover
attached to home 369sf

THE PERMIT APPLIED FOR HAS BEEN REVIEWED AND DENIED BY THE BUILDING INSPECTION/COMMUNITY DEVELOPMENT DEPARTMENT, AS IT WAS DEEMED CONTRARY TO THE ZONING ORDINANCE OF THE CITY OF UNIVERSITY PARK. THEREFORE, AN APPEAL, SPECIAL EXCEPTION OR VARIANCE IS NOW MADE TO THE BOARD OF ADJUSTMENT FOR (Describe relief requested and legal grounds):

Due to the irregularity and shape of the lot we are not able to meet the side setback requirement of 9' 11-1/2" as set forth in the zoning requirements. The existing house has portions that are closer to the side property line than the requirement. For example on corner of the house on the survey is only 7.4' to the side property line.

The customer is wanting an attached patio cover they can walk out of their house onto the patio and in order to be able to do this we cannot move it over to meet the required setback due to the shape of the lot.

*Add additional sheets if necessary.

STATE OF TEXAS

AFFIDAVIT OF PROPERTY OWNER

COUNTY OF DALLAS

I, Reed J. Preston, THE UNDERSIGNED AFFIANT, DO HEREBY SWEAR THAT I HAVE READ THE ATTACHED INSTRUCTIONS, AND THAT THE FACTS STATED IN THIS APPLICATION TO THE BOARD OF ADJUSTMENT ARE WITHIN MY PERSONAL KNOWLEDGE AND ARE TRUE AND CORRECT.

SIGNATURE OF PROPERTY OWNER – (Sign and Print or Type Name)

Signature:

Print or Type Name:

Reed J. Preston

Subscribed and sworn to before me by the said Daniela Varela on this 5th day of

April 2025

Daniela Varela

Notary Public, State of Texas

