



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

ADDRESS: 4234 McFarlin Blvd. Dallas, Texas 75205 **DATE:** 8/25/2020
SUBDIVISION Stratford Manor **LOT #** 9 **BLOCK #** 20
LOT DIMENSIONS 115 - 145 X 199 **ZONING DISTRICT** SF-3

PROPERTY OWNER: William and Regan Prewitt
ADDRESS: 4201 Lomo Alto Dr. Apartment # 315
CITY: Dallas **STATE:** TX **ZIP:** 75219
PHONE: 817-946-2139 **E-MAIL:** Billy@DrPrewitt.com

APPLICANT (IF DIFFERENT THAN PROPERTY OWNER)** _____
ADDRESS: _____
CITY: _____ **STATE:** _____ **ZIP:** _____
PHONE: _____ **E-MAIL:** _____

**Must have Letter of Authority signed by Owner.

REQUEST IS FOR:

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

TO THE BOARD OF ADJUSTMENT:

AN APPLICATION HAS BEEN MADE FOR A PERMIT TO:

Construct a new single-family residence residence upon the lot.

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):

The subject property is located at the North East corner of McFarlin and Douglas. Due to the irregular shape of both the intersection and the property, a straightforward application of the zoning ordinance as it relates to the transition between the front and side setback has proven difficult. In the absence of an obviously correct interpretation, the Building Official's office has offered what the owners consider to be an overly conservative interpretation of the front setback requirement. The property previously contained an approximately 80 year old single-family home that was destroyed in a fire on November 15, 2017. The owners would like to establish a front setback that is consistent with this historical use. The owners of the home at the time of the fire faced a similar challenge in rebuilding and submitted a variance request which was approved in June of 2018. Unfortunately, the prior owners failed to secure a building permit within 90 days of the granting of the prior variance request which has rendered the prior approval null and void. With this in mind, we are submitting the attached site plan and asking the Board of Adjustment to grant a new variance. Furthermore, we are asking the Board of Adjustment to either waive section 10.1.4.I (Lapse of Approval) with regard to this request or grant a longer period of time (not less than 1 year) for the new owners to complete their construction plans and secure a building permit.

Thank you in advance for your time and consideration.

*Add additional sheets if necessary.

STATE OF TEXAS

AFFIDAVIT OF PROPERTY OWNER

COUNTY OF DALLAS

I, William Prewitt, 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:

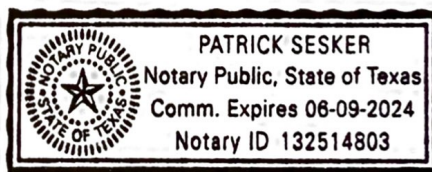


Print or Type Name: William Prewitt

Subscribed and sworn to before me by the said William Prewitt on this 25th day of

August

2020



Notary Public, State of Texas