



CITY OF UNIVERSITY PARK
BOARD OF ADJUSTMENT APPLICATION

SITE INFORMATION: DATE: 6-20-16
ADDRESS: 3339 RANKIN DALLAS, TX. 75205
SUBDIVISION: RESUBDIVISION OF SECOND INSTALLMENT
OF UNIVERSITY PARK LOT # 1A BLOCK # H
LOT DIMENSION 30 X 135 ZONING DISTRICT SFA

PROPERTY OWNER: JEFF GILBERT
ADDRESS: 3339 RANKIN
CITY: UNIVERSITY PARK STATE: TX ZIP: 75205
PHONE: 214-728-4882 FAX: _____

APPLICANT: JEFF GILBERT
ADDRESS: 3339 RANKIN
CITY: UNIVERSITY PARK STATE: TX ZIP: 75205
PHONE: 214-728-4882 FAX: _____

REQUEST IS FOR:

☒ A VARIANCE TO THE ZONING
ORDINANCE DUE TO A
PROPERTY HARDSHIP* ☒ A SPECIAL EXCEPTION TO
THE ZONING ORDINANCE ☐ A SIGN VARIANCE

NOTE: A VARIANCE TO THE ZONING ORDINANCE CAN ONLY BE REQUESTED FOR A
PROPERTY HARDSHIP, NOT A SELF-IMPOSED OR ECONOMIC HARDSHIP.

TO THE BOARD OF ADJUSTMENT:

THIS IS TO AFFIRM THAT AN APPLICATION HAS BEEN MADE FOR A PERMIT TO:

THE PERMIT APPLIED FOR HAS BEEN DENIED BY THE BUILDING INSPECTION DEPARTMENT, AS IT WAS DEEMED CONTRARY TO THE ZONING ORDINANCE OF THE CITY OF UNIVERSITY PARK. THEREFORE, AN APPEAL IS NOW MADE TO THE BOARD OF ADJUSTMENT FOR:

PLEASE SEE ATTACHED

AND THAT A PROPERTY HARDSHIP WILL RESULT FROM THE LITERAL INTERPRETATION AND APPLICATION OF THE ZONING ORDINANCE AS DESCRIBED ABOVE.

BY THE SIGNATURE BELOW, I AFFIRM THAT I HAVE READ THE ATTACHED INSTRUCTION SHEET, ACKNOWLEDGE THE REQUIREMENTS STIPULATED THEREIN, AND THAT THIS APPLICATION TO THE BOARD OF ADJUSTMENT IS NOT A RESULT OF SELF-IMPOSED OR ECONOMIC REASONS:

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

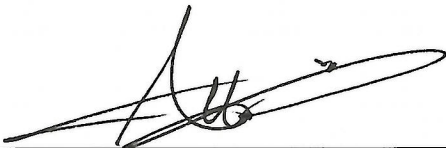
Signature

Print or Type Name: JEFF GILBERT

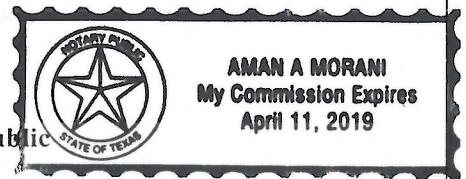
(letter of authorization required if signature is other than the property owner)

Known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration expressed and in the capacity therein stated.


Given under my hand and seal at office on this 24 day of June 2016



Notary Public



Office Use Only:

Total Paid: 150.00 Payment Method: CK #8860 Accepted By: 

REQUEST FOR VARIANCE TO ALLOW ARBOR CONSTRUCTED IN SIDE YARD AT 3339 RANKIN TO REMAIN

For our home located at 3339 Rankin on the Southeast Corner of Rankin and Hillcrest Avenue, we are requesting a variance to the code requesting that the current arbor constructed in the west side yard adjacent to Hillcrest Avenue be allowed to remain.

When we first built our home along Hillcrest, we had no idea that the western setting sun was going to be such a problem along with the extremely unsightly view of all the retail commercial buildings on the Snyder Plaza side of Hillcrest. We live directly across the street from Snyder Plaza facing the Interbank Building and the incredibly unsightly deep blue awning of Bibbentuckers Cleaners which is lit up 24 hours a day 7 days a week. The bright night lights of the Interbank Building along with Bibbentuckers blue lit awning are causing a great deal of unwanted lighting in our home at night that curtains and/or shutters simply cannot prevent. This condition along with the setting sun in the evening cause such terrible glares into our home that we simply can't be in our kitchen or family room during the time of the setting sun. We have considered many would be solutions, ideas and concepts to help block the view of the commercial buildings and help defray the effects of the terrible and bright setting sun. From shades and shutters to awnings and umbrellas, we have tried to find the solution to the problem for quite some time. We did not want to create something that would have a solid roof on it as we did not want to turn our home into a dark place, but wanted only to find a solution that would solve both problems and yet looks attractive as well. With this in mind, we came up with the idea and design of creating an arbor that is attractive and functions well and accomplishes both goals and helps to block the view of the retail commercial buildings across the street and defray the effects of the setting sun without darkening our home in the process by building something that would have a full solid roof on it. Hence the arbor you see in the attached photographs. We constructed the arbor without knowing that it was not allowed in the side yard area as the zoning ordinance calls for. We first found out that it was not allowed when we were notified by the Code Enforcement Department of University Park on April 29, 2016 that it was an illegal structure. We subsequently researched the code and are making this application to the Board of Adjustment for the requested variance to allow the arbor to remain in its current state.

Knowing and understanding the importance of building codes and ordinances in our community goes without saying and they have obviously been developed over many years to help make University Park what it is today. We have been residents of University Park for 30 years and have always been very proud to call it our home. Yet circumstances sometimes present themselves in a manner that allows us to appeal certain requirements when a request for a variance to a particular code is made especially when it does not affect any other property owner aside from the property requesting the variance. By not granting our request for this variance, in our opinion causes unnecessary hardship on us and our ability to enjoy our home in the fashion for which it was intended and will cause absolutely no harm to any neighbor or adjoining property as there are none. We are directly across the street from the retail commercial buildings which are extremely unsightly when compared to our home and we don't believe any of the commercial building owners would consider our arbor to be unsightly in any way and therefore not object if asked their opinion. It is almost undetectable from Hillcrest as it sits behind the trees

in the parkway shown in the attached photographs. Also, in the attached photographs is a similar condition at a home on Hillcrest just a few blocks north also located on the east side fronting Hillcrest. The homes arbor has been in place for many years and still remains. We are simply asking that we be allowed the same accommodations as the other home with its side yard arbor.