



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

**SITE INFORMATION:**

DATE: 12-19-16

ADDRESS: 4512 Stanhope Ave

SUBDIVISION Potomac Park LOT # 4 BLOCK # 1

LOT DIMENSION 53 X 130 ZONING DISTRICT \_\_\_\_\_

PROPERTY OWNER: Howard & Betsy Watkins

ADDRESS: 4512 Stanhope Ave.

CITY: University Park STATE: TX ZIP: 75205

PHONE: 214-226-9277 FAX: \_\_\_\_\_

APPLICANT: Kristin Brown / Southern Homes & Design

ADDRESS: 326 Crestover Dr

CITY: Richardson STATE: TX ZIP: 75080

PHONE: 214-228-3416 FAX: \_\_\_\_\_

**REQUEST IS FOR:**

\_\_\_\_\_ A VARIANCE TO THE  
ZONING ORDINANCE **DUE TO A**  
**PROPERTY HARDSHIP\***

\_\_\_\_\_ A SPECIAL EXCEPTION  
TO THE ZONING ORDINANCE

☒ APPEAL UNDER  
SECTION 18-101 OF THE ZONING  
ORDINANCE

**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:

Circular Driveway

**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 \_\_\_\_\_

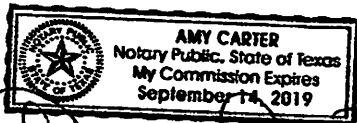
Howard Watkins

Print or Type Name: \_\_\_\_\_

(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 20 day of December 2014



\_\_\_\_\_  
Notary Public

Office Use Only:

Total Paid: \_\_\_\_\_ Payment Method: \_\_\_\_\_ Accepted By: \_\_\_\_\_

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:

*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: \_\_\_\_\_

(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 \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

\_\_\_\_\_  
Notary Public

**Office Use Only:**

Total Paid: \_\_\_\_\_ Payment Method: \_\_\_\_\_ Accepted By: \_\_\_\_\_

We request a 3 ft exception to be made inside the property line within the circle drive configuration to allow a new circle drive to be placed on the property. The home has no rear driveway currently or the ability to add a rear or side drive due to lot size. Granting the 3 ft concession inside the property line maintains all of the other setbacks required with-in the current code. (as drawn and attached)

We purpose, as an alternate solution, an adjoining driveway with the neighbor to the East who would also like to apply to re-pour their driveway at this time. If this option should be granted the above mentioned 3 ft would not be needed. This configuration with adjoining circle and straight driveway exist on this block as well as many blocks within the city.

This particular block is a shorter than normal street and is very narrow with many homes under construction. The city begins work on the alley next month with an anticipation of 3-4 months of no alley access. This puts the homeowners with nowhere to park daily. The purposed circle drive gets cars off the street at the homeowner's expense and not the cities. We have tried alternate options to the circle drive but to allow the homeowners current two vehicles to fit and to have off street parking the circle drive is the only option that will fit on this home site.

Thank you for your consideration.