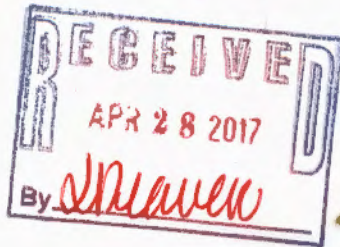


BOA-46-2017



Les Owens

President

214.676.4119

Les@LROResidential.com

New Home Construction | Building Site Acquisition  
Complete Home Renovation | Custom Lake Homes  
Home Design & Project Consulting

## CITY OF UNIVERSITY PARK BOARD OF ADJUSTMENT APPLICATION

### SITE INFORMATION:

DATE: 4-27-2017

ADDRESS: 3923 Hanover

SUBDIVISION University Heights (Amending Plat of Lot 14A) LOT # 14A BLOCK # 33

LOT DIMENSION 55' X 139' ZONING DISTRICT SE-4

PROPERTY OWNER: LRO Residential

ADDRESS: 3921 BrynMawr

CITY: University Park STATE: TX ZIP: 75225

PHONE: 214-676-4119 FAX:

APPLICANT: LRO Residential

ADDRESS: 3921 BrynMawr

CITY: University Park STATE: TX ZIP: 75225

PHONE: 214-676-4119 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:

Build a new Single family home at 3923 Hanover



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:

The front Setback Line per UP Setback Chart as dated 8-11-95. The listed average setback from inside of the curb walk for the 3800-3900 blocks of Hanover per chart is 467". As shown on attached chart there is a very wide range of front setback distances on this block, approximately a 10" difference from one end to the other. The smaller lots on the West end of this block in the 3900 address are all in-line at approximately 41'-43' from inside of curb walk per chart. In following city rules for new home permitting we would be forced to build our new home at the 467" setback line, the entire block average. This would put the front elevation of my new home at 3923 Hanover approximately 4'8" behind the existing front build line of the older structure and over 4' behind the homes on each side of our property. The enforcement of the 467" build line on this property goes against the goal of keeping the homes aligned and a consistent street scape. We are requesting a variance to the zoning ordinance to be allowed to use the existing front build line as per UP City setback charts of the 41'-43" to keep a consistent alignment of our new home and the neighboring homes at 3921 Hanover and 3925 Hanover respectively.

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

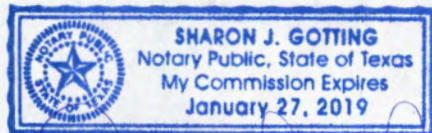
*DK*

Print or Type Name: Les Owens

(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 27<sup>th</sup> day of April 2017



*Sharon J. Gotting*

Notary Public

Office Use Only:

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