



**BOARD OF ADJUSTMENT
UNIVERSITY PARK, TEXAS**

**SUMMARY OF RESPONSES
December 3, 2020**

BOA 20-004

Number of notices mailed	17
Number of responses received	7
OPPOSED	0
IN FAVOR	7
UNDECIDED	0

11/15/2020

Board of Adjustment
C/O Jessica Rees
Community Development Department
City of University Park
University Park, TX 75205

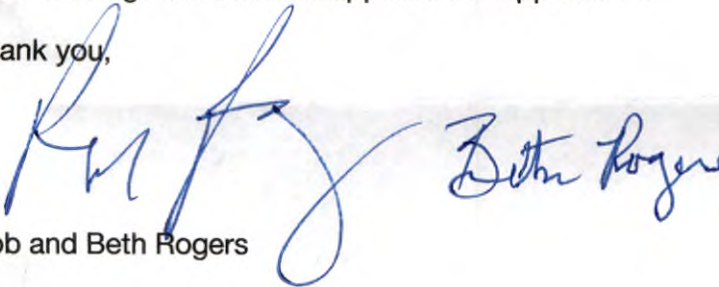
To the BOA,

We are the property owners at 3900 University Blvd. We are writing in support of the variance application by Jim and Suzanne Duda.

We live on the same block as the Dudas and share the same alley. We take walks around the block on a daily basis. We believe the design of the home is attractive and in keeping with the neighborhood. We have no objection to this building and see no harm in allowing it to remain as is.

We encourage the board to approve this application.

Thank you,

The block contains two handwritten signatures in blue ink. The first signature is a stylized 'R' followed by a long horizontal stroke, representing Rob Rogers. The second signature is 'Beth Rogers' written in a cursive script. Below the signatures is the printed name 'Rob and Beth Rogers'.

Rob and Beth Rogers

RECEIVED
11.12.20

From: Mary Lee Duda <mlnd6@outlook.com>
Sent: Thursday, November 12, 2020 3:26 PM
To: Jessica Rees <jrees@uptexas.org>
Subject: 3928 University Blvd

To the BOA

As property owners of 3925 Glenwick Ln and 3920 University Blvd., we are writing this letter in support of the variance application for 3928 University Blvd. as requested by Jim and Suzanne Duda. While they are a related party and we admit to a bias, we are also within the boundary of public notice and have been long time residents of University Park. It was our opinion that while the city planners may have made a mistake, the renovated structure is an improvement on what existed before and is in keeping with the neighborhood.

The structure does not obstruct sight lines from the alley (which we use daily) or the road and causes no harm to remain. We encourage the board to support this application.

Thank you

Fritz and Mary Lee Duda

Sent from my iPhone

Serena Palomino

From: Jessica Rees
Sent: Tuesday, November 24, 2020 8:43 AM
To: Frank Swingle
Cc: Serena Palomino
Subject: RE: 3800 University Blvd

Mr. Swingle,

Thank you for your comments. We will pass them along to the Board of Adjustment. Happy thanksgiving to you!

Regards,



Jessica Rees

City of University Park

City Planner

Office: 214.987.5423 | Fax: 214.987.5429

jrees@uptexas.org | web: uptexas.org

From: Frank Swingle <fswingle@swinglecollins.com>

Sent: Tuesday, November 24, 2020 8:38 AM

To: Jessica Rees <jrees@uptexas.org>

Subject: 3800 University Blvd

Jessica,

We are homeowners living at 4001 Druid Lane, a block up from the Duda's new home. As we utilize Westwick every day, I am writing to say that we are in total support of the Duda's request for variance. We do not see where the new structure interferes with any of the traffic or congestion in the area. Please let me know if I can help in any way. Happy Thanksgiving

Thanksgiving

Frank

Frank Swingle

Swingle, Collins & Associates

13760 Noel Road, Suite 600, Dallas, TX 75240

972-387-6709 (office) 214-893-1872 (cell)

Serena Palomino

From: Jessica Rees
Sent: Friday, November 20, 2020 10:03 AM
To: Martin Stevenson
Cc: Serena Palomino
Subject: RE: 3928 University Variance

Mr. Stevenson,
Thank you for your comments. We will pass this along to the Board.

Regards,



Jessica Rees

City of University Park

City Planner

Office: 214.987.5423 | Fax: 214.987.5429

jrees@uptexas.org | web: uptexas.org

From: Martin Stevenson <mahoneyproperty@gmail.com>
Sent: Thursday, November 19, 2020 3:36 PM
To: Jessica Rees <jrees@uptexas.org>
Subject: 3928 University Variance

Jessica,

I am the Property Manager for 3920 University.

I understand the the owner of 3928 University needs a variance for his new garage.

The owners have asked me to tell you that they do not object to the variance.

If you need something else in writing please send it to me an I will have it completed.

Thanks

[Texas Real Estate Commission Information About Brokerage Services](#)
[Texas Real Estate Commission Consumer Protection Notice](#)

Martin Stevenson
President

Mahoney Property Management, Inc.

Briggs Freeman Sotheby's International Realty

5600 W. Lovers Lane # 312

Serena Palomino

From: Jessica Rees
Sent: Tuesday, November 24, 2020 8:20 AM
To: Rogers, Ryan
Cc: Serena Palomino
Subject: RE: 3928 University

Ryan,
Thank you for your comments. We will pass them along to the Board of Adjustment.

Regards,
Jessica Rees
City of University Park
City Planner
Office: 214.987.5423 | Fax: 214.987.5429 jrees@uptexas.org | web: uptexas.org

-----Original Message-----

From: Rogers, Ryan <Ryan.Rogers@mkcorp.com>
Sent: Monday, November 23, 2020 4:40 PM
To: Jessica Rees <jrees@uptexas.org>
Subject: 3928 University

I understand that one of our neighbors is seeking a variance for their garage/cabana construction. We live at 3908 University and do not have a problem with their project. We are not opposed to their request for a variance. Thanks.

Ryan T. Rogers
Chief Investment Officer
Mary Kay Inc.

Serena Palomino

From: Jessica Rees
Sent: Tuesday, November 24, 2020 12:27 PM
To: marc.sigel@mac.com
Cc: Serena Palomino
Subject: RE: Letter regarding variance

Mr. Sigel,
Thank you for your comments. We will pass them along to the Board of Adjustment.

Regards,



Jessica Rees

City of University Park

City Planner

Office: 214.987.5423 | Fax: 214.987.5429

jrees@uptexas.org | web: uptexas.org

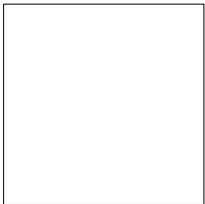
From: marc.sigel@mac.com <marc.sigel@mac.com>
Sent: Tuesday, November 24, 2020 11:35 AM
To: Jessica Rees <jrees@uptexas.org>
Subject: Letter regarding variance

Jessica,

We are the homeowners at 6525 Turtle Creek Blvd. Our home is on the corner of Glenwick and Turtle Creek. We live on the same block as Jim and Suzanne Duda and share the same alley. We are writing this letter in support of their requested variance for 3928 University Blvd. I'll note that there are 9 other homes in the alleyway that have rear access entries. All of which have never posed a problem for us during the over 20 years we have lived here. We have no objection to the home as it is currently being constructed and do not believe the rear structure creates any issues for safety or adverse view corridors in the alley or on the side street. If you have any questions please feel free to contact me.

Sincerely,

Marc and Connie Sigel



Serena Palomino

From: Jessica Rees
Sent: Friday, November 20, 2020 1:22 PM
To: Serena Palomino
Subject: FW: 3928 University Blvd Construction

BOA



Jessica Rees

City of University Park

City Planner

Office: 214.987.5423 | Fax: 214.987.5429

jrees@uptexas.org | web: uptexas.org

Begin forwarded message:

From: Abby Simpton <asimpton@icloud.com>

Date: November 19, 2020 at 11:09:19 AM CST

To: Rob Grasso <Rob@ellengrasso.com>

Subject: 3928 University Blvd Construction

To whom it may concern,

We are the residents of 4016 University Blvd and are neighbors to the construction taking place at 3928 University Blvd. We are fine with all construction going on at that site including the porte cachere. Please call with any questions.

Thanks,
Abby Simpton
(469) 616-7785