



# Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

## APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 234-058  
Date: MAR 25 REC'D

Data Relative to Subject Property: \_\_\_\_\_ Date: \_\_\_\_\_  
Location address: 5717 Walnut Hill Ln. Zoning District: TRD (A)  
Lot No.: 88 Block No.: 4155S Acreage: 0.434 Census Tract: 76-05  
Street Frontage (in Feet): 1) 45.8 2) 106' 3) \_\_\_\_\_ 4) \_\_\_\_\_ 5) \_\_\_\_\_

### To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): Brian & Megan Ratcliff  
Applicant: Megan Ratcliff Telephone: (214) 714-2550  
Mailing Address: 5717 Walnut Hill Ln. Zip Code: 75230  
E-mail Address: Meganratcliff13@gmail.com  
Represented by: Megan Ratcliff Telephone: (214) 714-2550  
Mailing Address: 5717 Walnut Hill Ln. Zip Code: 75230  
E-mail Address: \_\_\_\_\_  
Affirm that an appeal has been made for a Variance  or Special Exception  of height  
of fence

Application is made to the Board of Adjustment, in accordance with the provisions of the Dallas Development Code, to Grant the described appeal for the following reason:  
Live on busy Walnut Hill and want privacy/security.  
All other homes have 6 or 8 foot fences.

Note to Applicant: If the appeal requested in this application is granted by the Board of Adjustment, a permit must be applied for within 180 days of the date of the final action of the Board, unless the Board specifically grants a longer period.

### Affidavit

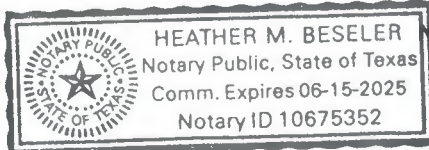
Before me the undersigned on this day personally appeared Megan Ratcliff  
(Affiant/Applicant's name printed)

who on (his/her) oath certifies that the above statements are true and correct to his/her best knowledge and that he/she is the owner/or principal/or authorized representative of the subject property

Respectfully submitted: Megan Ratcliff  
(Affiant/Applicant's signature)

Subscribed and sworn to before me this 15 day of February, 2024

Heather Besler  
Notary Public in and for Dallas County, Texas





## Posting of Notification Sign

PER SEC 51A-1.106 Notification signs required to be obtained and posted

Address: 5717 Walnut Hill Ln.

Appeal Number: BDA 234-058

All required notification signs must be posted on the property within fourteen (14) days after an application has been made, prior to the Board of Adjustment Hearing, and not be removed until the hearing ends.

The sign must be posted at a prominent location adjacent to the public street, evenly spaced along each frontage, and easily visible from the street. Failure to properly post the sign(s) may result in either a postponement or denial of the appeal.

All required notification signs have been received. One sign is required for each 500 feet or less of frontage, or every tract of five (5) acres or less, with a maximum of five (5) signs required. The cost of each sign is \$10.00.

Footage of each street frontage: 106'

Number of acres: 0.434

Number of signs received: 1

Meghann J. [Signature]  
Signature of applicant or person receiving signs

3/25/2024  
Date



CITY OF DALLAS

AFFIDAVIT

Appeal number: BDA 234 058

I, Brian Ratcliff, Owner of the subject property  
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 5717 Walnut Hill Lane Dallas TX 75230  
(Address of property as stated on application)

Authorize: Brian Ratcliff  
(Applicant's name as stated on application)

To pursue an appeal to the City of Dallas Zoning Board of Adjustment for the following request(s)

Variance (specify below)

Special Exception (specify below)

Other Appeal (specify below)

6 ft front fence

Brian Ratcliff  
Print name of property owner/agent

[Signature]  
Signature of property owner/agent

3-25-24  
Date

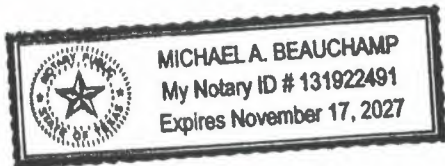
Before me, the undersigned, on this day personally appeared Brian Ratcliff

Who on his/her oath certifies that the above statements are true and correct to his/her best knowledge.

Subscribed and sworn to before me this 25 day of March, 2024

Michael Beauchamp  
Notary Public for Dallas County, Texas

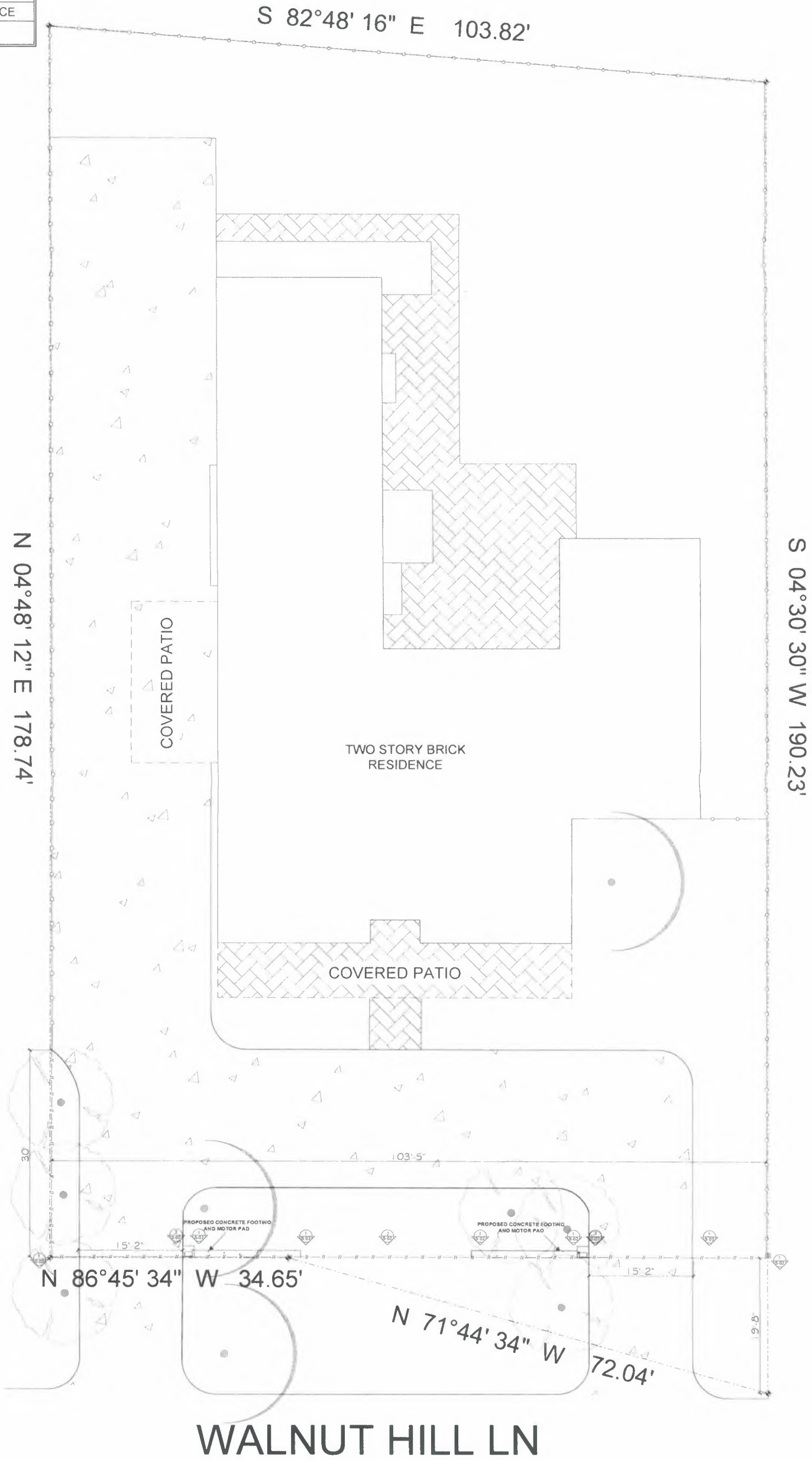
Commission expires on 11-17-27





**LEGEND**

- EXISTING 4' WOOD FENCE
- EXISTING 8' WOOD FENCE
- - - - PROPOSED 6' IRON FENCE
- ⊕ POINT FOR CORNER



**WALNUT HILL LN**

**Site Plan**

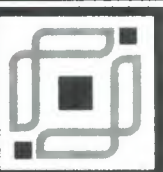
1/16" = 1'-0"

**BDA234-058**

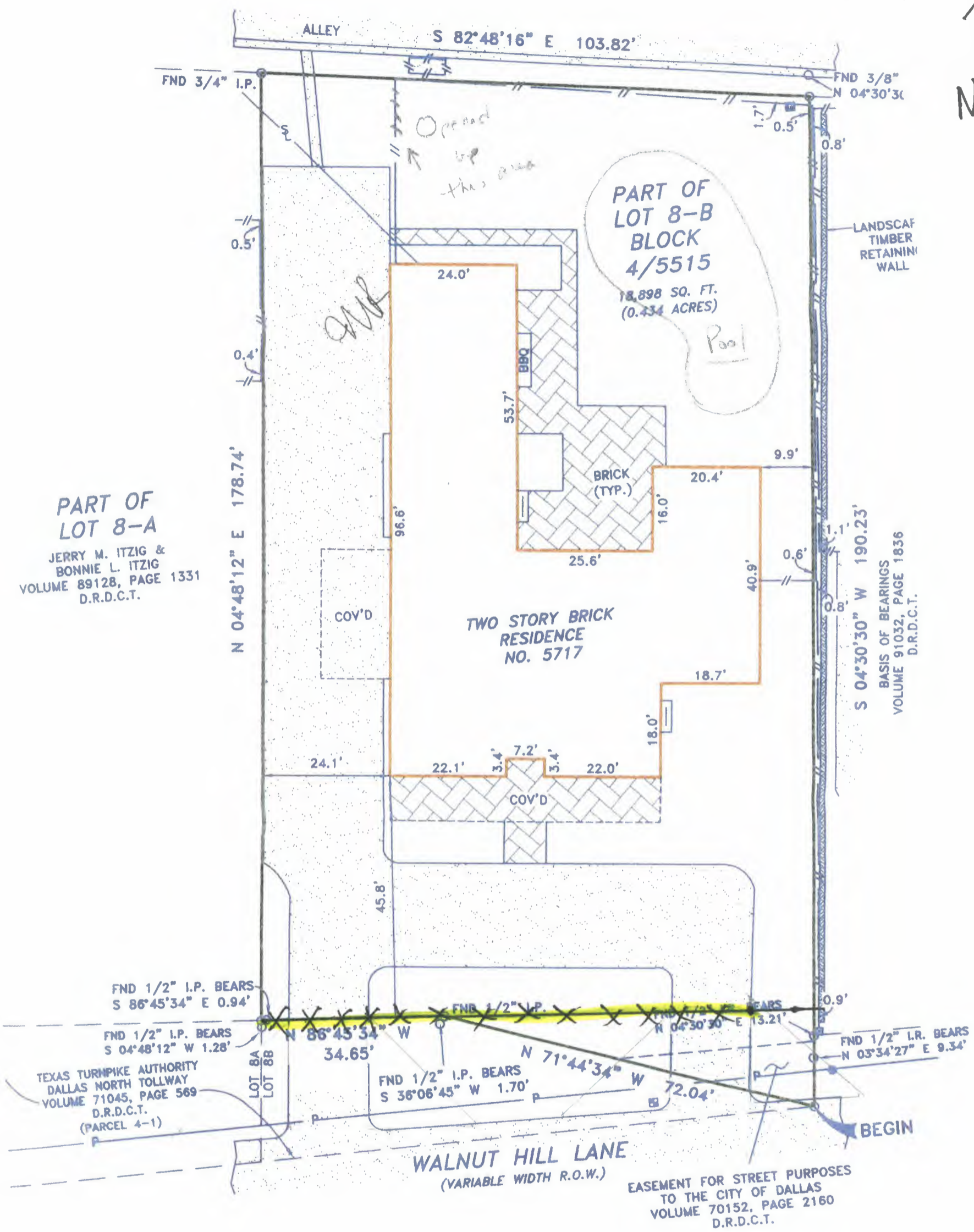
S-01	SCALE: 1/16"=1'-0"	BUILDER:	
		ADDRESS: 5717 WALNUT HILL LN	
		CITY: DALLAS TX 75230	
		COUNTY: DALLAS	

SITE PLAN  
ENGINEERED FOR  
**5717 WALNUT HILL LN**

SANSE INNOVATIONS, LLC  
P.O. BOX 472783  
Garland, Texas 75047  
(469) 371-6130  
E-Mail [Sanseinnovations@gmail.com](mailto:Sanseinnovations@gmail.com)



12/19/2023



Scale  
1" = 20'

BOA23A-058



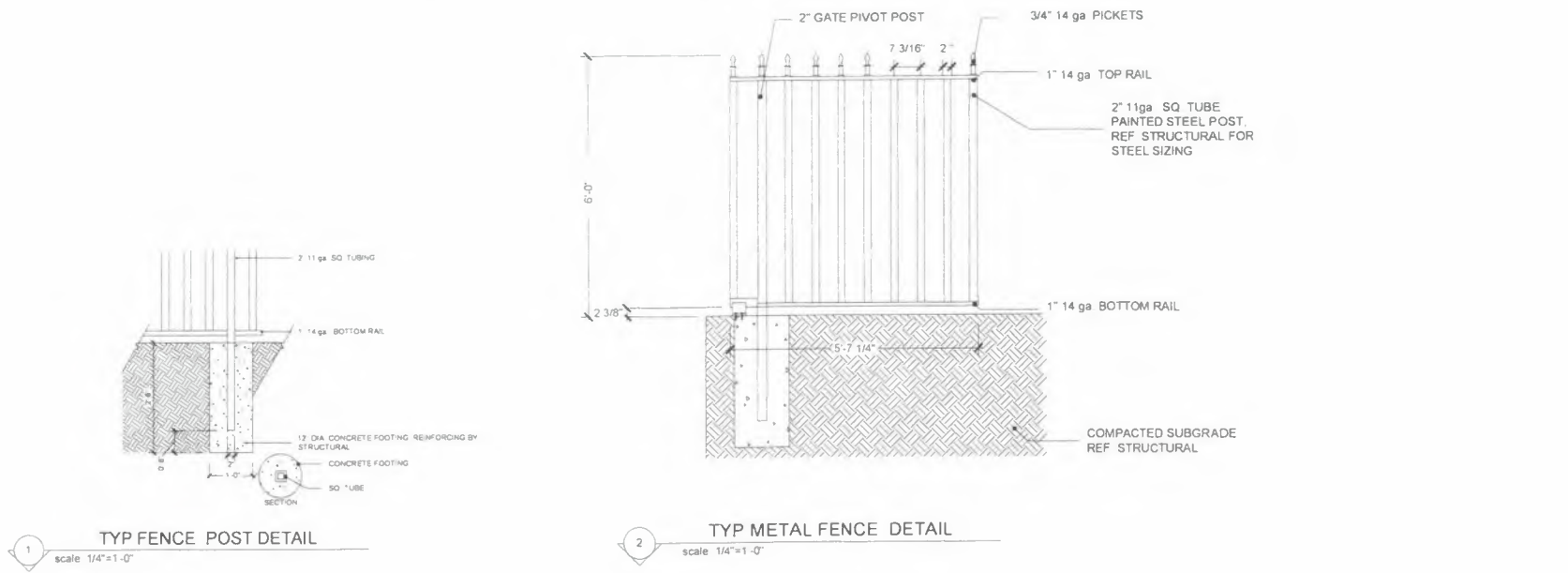


SANSE INNOVATIONS, LLC  
 P.O. BOX 472785  
 Garland, Texas 75047  
 (469) 371-6130  
 E-Mail: SENSEINNOVATIONS@GMAIL.COM

FENCING DETAILS  
 ENGINEERED FOR  
 5717 WALNUT HILL LN

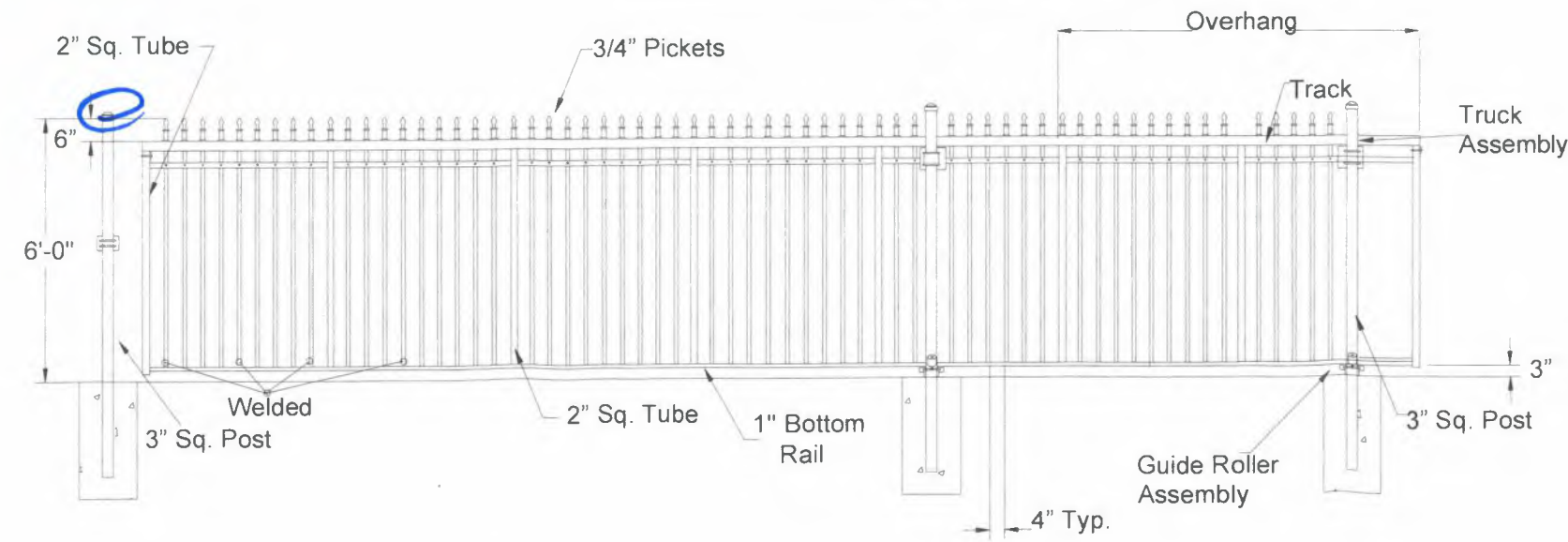
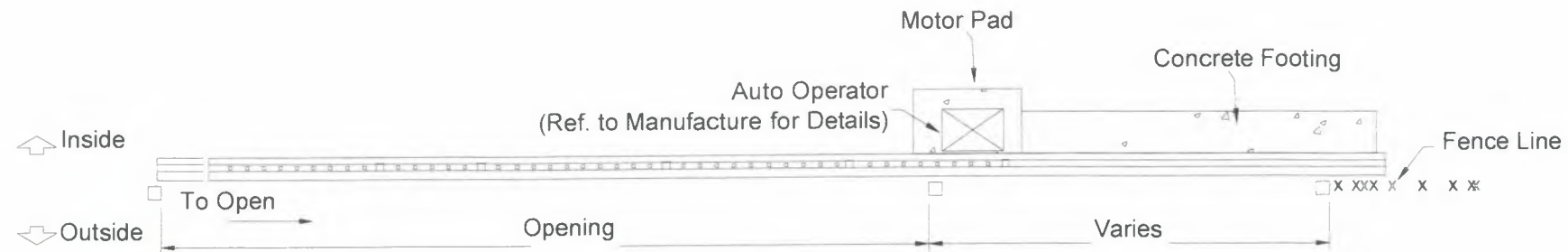
BUILDER: 5717 WALNUT HILL LN  
 ADDRESS: 5717 WALNUT HILL LN  
 CITY: DALLAS TX 75230  
 COUNTY: DALLAS

SCALE: 1/4"=1'-0"



1 TYP FENCE POST DETAIL  
 scale: 1/4"=1'-0"

2 TYP METAL FENCE DETAIL  
 scale: 1/4"=1'-0"



GENERAL NOTE: With ornamental picket gates (pointed picket style shown above), all pickets are welded between upper and lower frame members, increasing support and rigidity to the overall gate frame.

3 TYP SLIDING METAL GATE DETAILS  
 scale: 1/4"=1'-0"

BDA-234-058