

ZONING BOARD OF ADJUSTMENT, PANEL A
TUESDAY, APRIL 21, 2015
AGENDA

BRIEFING	6ES, 1500 MARILLA STREET DALLAS CITY HALL	11:00 A.M.
PUBLIC HEARING	6ES, 1500 MARILLA STREET DALLAS CITY HALL	1:00 P.M.

Donna Moorman, Chief Planner
Steve Long, Board Administrator

MISCELLANEOUS ITEM

Approval of the March 17, 2015 Board of Adjustment
Panel A Public Hearing Minutes M1

REGULAR CASES

BDA 145-041	1036 N. Oak Cliff Boulevard REQUEST: Application of Russell Peters for a variance to the front yard setback regulations	1
BDA 145-048	10339 Sherbrook Lane REQUEST: Application of Jay Williams for special exceptions to the visual obstruction regulations	2
BDA 145-052	5606 Bryan Parkway REQUEST: Application of Robert Baldwin of Baldwin and Associates for a special exception to the off-street parking regulations	3
BDA 145-053	5610 Bryan Parkway REQUEST: Application of Robert Baldwin of Baldwin and Associates for a special exception to the off-street parking regulations	4

BDA 145-054

5706 Lindell Avenue

5

REQUEST: Application of Robert Baldwin of Baldwin and Associates for a special exception to the off-street parking regulations

EXECUTIVE SESSION NOTICE

The Commission/Board may hold a closed executive session regarding any item on this agenda when:

1. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the Commission/Board under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex. Govt. Code §551.071]
2. deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.072]
3. deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.073]
4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code §551.074]
5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices.. [Tex. Govt. Code §551.076]
6. discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay, or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Tex. Govt. Code §551.086]

(Rev. 6-24-02)

MISCELLANEOUS ITEM NO. 1

To approve the Board of Adjustment Panel A March 17, 2015 public hearing minutes.

FILE NUMBER: BDA 145-041

BUILDING OFFICIAL'S REPORT: Application of Russell Peters for a variance to the front yard setback regulations at 1036 N. Oak Cliff Boulevard. This property is more fully described as Lot 14, Block 5/4610, and is zoned CD 20 (Subarea A), which requires a front yard setback of 25 feet. The applicant proposes to construct and maintain a structure and provide an 18 foot 6 inch front yard setback, which will require a 6 foot 6 inch variance to the front yard setback regulations.

LOCATION: 1036 N. Oak Cliff Boulevard

APPLICANT: Russell Peters

REQUEST:

A request for a variance to the front yard setback regulations of 6' 6" is made to construct and maintain an approximately 520 square foot garage to attach to an existing single family home structure/use with (according to the application approximately) 2,500 square feet of living space to be located as close as 18' 6" (roof eave) from the site's front property line or as much as 6' 6" into the site's 25' front yard setback.

STANDARD FOR A VARIANCE:

The Dallas Development Code Section 51A-3.102(d)(10) specifies that the board has the power to grant variances from the front yard, side yard, rear yard, lot width, lot depth, lot coverage, floor area for structures accessory to single family uses, height, minimum sidewalks, off-street parking or off-street loading, or landscape regulations provided that the variance is:

- (A) not contrary to the public interest when, owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed and substantial justice done;
- (B) necessary to permit development of a specific parcel of land that differs from other parcels of land by being of such a restrictive area, shape, or slope, that it cannot be developed in a manner commensurate with the development upon other parcels of land with the same zoning; and
- (C) not granted to relieve a self created or personal hardship, nor for financial reasons only, nor to permit any person a privilege in developing a parcel of land not permitted by this chapter to other parcels of land with the same zoning.

STAFF RECOMMENDATION:

Denial

Rationale:

- While the subject site is irregular in shape, staff concluded that this characteristic/feature did not preclude the applicant from developing it (a lot with approximately 24,000 square feet or approximately 16,000 square feet larger than lots in the R-7.5(A) Single Family District in which CD 20 bases its development standards on) in a manner commensurate with the development upon other parcels of land in districts with the same CD 20 zoning classification.
- The area, shape, and slope of the subject site has not precluded it from being developed with a single family home with 2,500 square feet of living area (or more) and an attached two-vehicle garage. The square footage of the living area once the existing garage would be transitioned to living space would result (according to information taken from DCAD) in a home with almost 3,000 square feet of living area – a home with more living area square footage than the average of 10 other homes in CD 20 submitted by the applicant at approximately 2,200 square feet.

BACKGROUND INFORMATION:

Zoning:

- Site: CD 20 (Conservation District)
- North: CD 20 (Conservation District)
- South: CD 20 (Conservation District)
- East: CD 20 (Conservation District)
- West: CD 20 (Conservation District)

Land Use:

The subject site is developed with a single family home structure/use. The areas to the north, east, south, and west are developed with single family uses.

Zoning/BDA History:

There has not been any recent related board or zoning cases recorded either on or in the immediate vicinity of the subject site.

GENERAL FACTS /STAFF ANALYSIS:

- This request focuses on constructing and maintaining an approximately 520 square foot garage to attach to an existing single family home structure/use with (according to the application) approximately 2,500 square feet of living space to be located as close as 18’ 6” from the site’s front property line or as much as 6’ 6” into the site’s 25’ front yard setback.
- CD 20 states that generally the development standards for the R-7.5(A) Single Family District apply. CD 20 states that for existing main structures, the minimum front yard setback is 25 feet; for new main structures, the minimum front yard

setback is the average of the blockface; and the purpose of these provisions is to provide an incentive for the retention of existing main structures.

- A site plan has been submitted indicating the “proposed new two car garage” is located 20’ 2 ¾” from the front property. But the Building Official’s report states that the applicant proposes to construct and maintain a single family residential structure and provide an 18’ 6” setback that (according to the Building Inspection Senior Plans Examiners/Development Code Specialist) is to accommodate a roof eave that is not denoted on the site plan.
- According to calculations taken from the site plan by the Board Administrator, approximately 45 square feet (or about 9 percent) of the proposed approximately 520 square foot addition is to be located in the site’s front yard setback.
- The site is flat, irregular in shape, and according to the application is 0.56 acres (or approximately 24,000 square feet) in area.
- According to DCAD records, the “main improvement” at 1036 N. Oak Cliff Boulevard is a structure built in 1940 with 2,785 square feet of living/total area; and with “additional improvements” listed as a pool and a 378 square foot attached garage.
- The applicant has the burden of proof in establishing the following:
 - That granting the variance to the front yard setback regulations will not be contrary to the public interest when, owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed and substantial justice done.
 - The variance to front yard setback regulations are necessary to permit development of the subject site that differs from other parcels of land by being of such a restrictive area, shape, or slope, that the subject site cannot be developed in a manner commensurate with the development upon other parcels of land in districts with the same CD 20 zoning classification.
 - The variance to front yard setback regulations would not be granted to relieve a self created or personal hardship, nor for financial reasons only, nor to permit any person a privilege in developing this parcel of land (the subject site) not permitted by this chapter to other parcels of land in districts with the same CD 20 zoning classification.
- If the Board were to grant the front yard variance request, imposing a condition whereby the applicant must comply with the submitted site plan, the structure in the front yard setback would be limited to that what is shown on the submitted plan – a structure that is located approximately 20’ from the front property or where a roof eave would be located approximately 18’ 6” from the front property line or 6’ 6” into the 25’ front yard setback.

Timeline:

January 23, 2015: The applicant submitted an “Application/Appeal to the Board of Adjustment” and related documents which have been included as part of this case report.

March 11, 2015: The Board of Adjustment Secretary randomly assigned this case to Board of Adjustment Panel A.

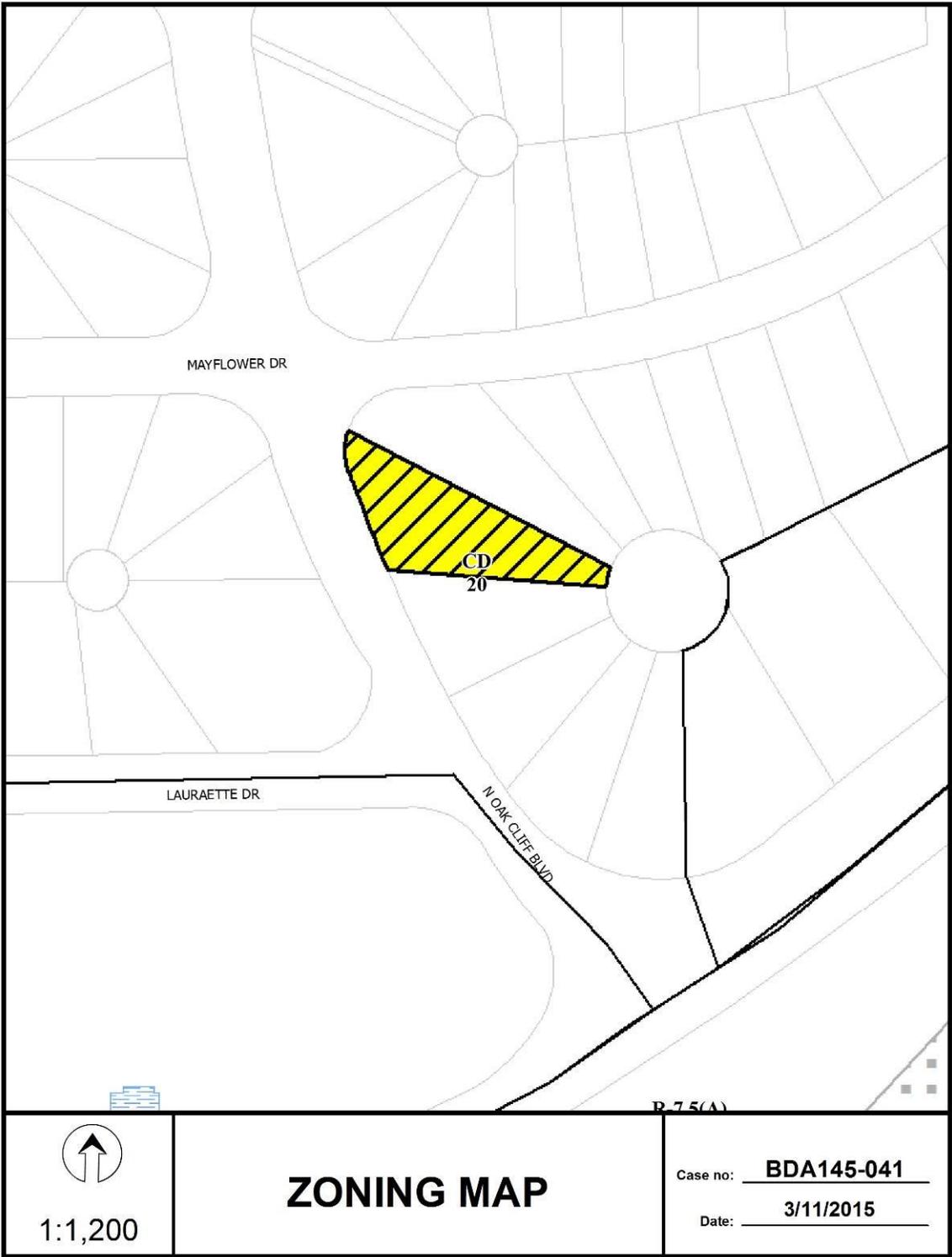
March 11, 2015: The Board Administrator contacted the applicant and emailed the following information:

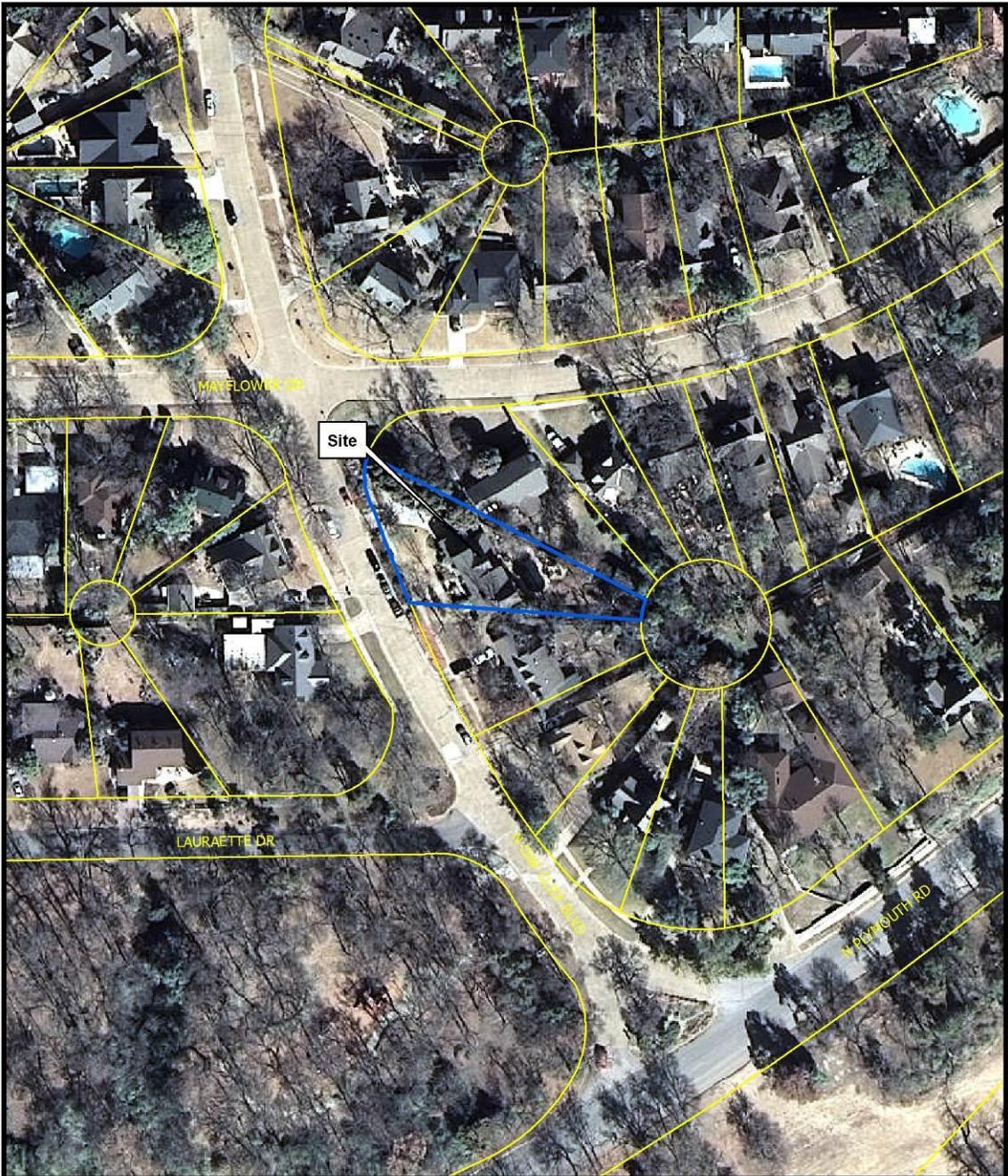
- a copy of the application materials including the Building Official's report on the application;
- an attachment that provided the public hearing date and panel that will consider the application; the April 1st deadline to submit additional evidence for staff to factor into their analysis; and the April 10th deadline to submit additional evidence to be incorporated into the Board's docket materials;
- the criteria/standard that the board will use in their decision to approve or deny the request; and
- the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.

April 1, 2015: The applicant submitted additional documentation on this application beyond what was submitted with the original application (see Attachment A).

April 7, 2015: The Board of Adjustment staff review team meeting was held regarding this request and the others scheduled for April public hearings. Review team members in attendance included: the Sustainable Development and Construction Interim Assistant Director, the Sustainable Development and Construction Board of Adjustment Chief Planner, the Assistant Building Official, the Board Administrator, the Building Inspection Senior Plans Examiners/Development Code Specialist, the City of Dallas Chief Arborist, the Sustainable Development and Construction Department Current Planner, the Sustainable Development and Construction Department Project Engineer, and the Assistant City Attorney to the Board.

No review comment sheets were submitted in conjunction with this application.





1:1,200

AERIAL MAP

Case no: BDA145-041

Date: 3/11/2015

BDA 145-041

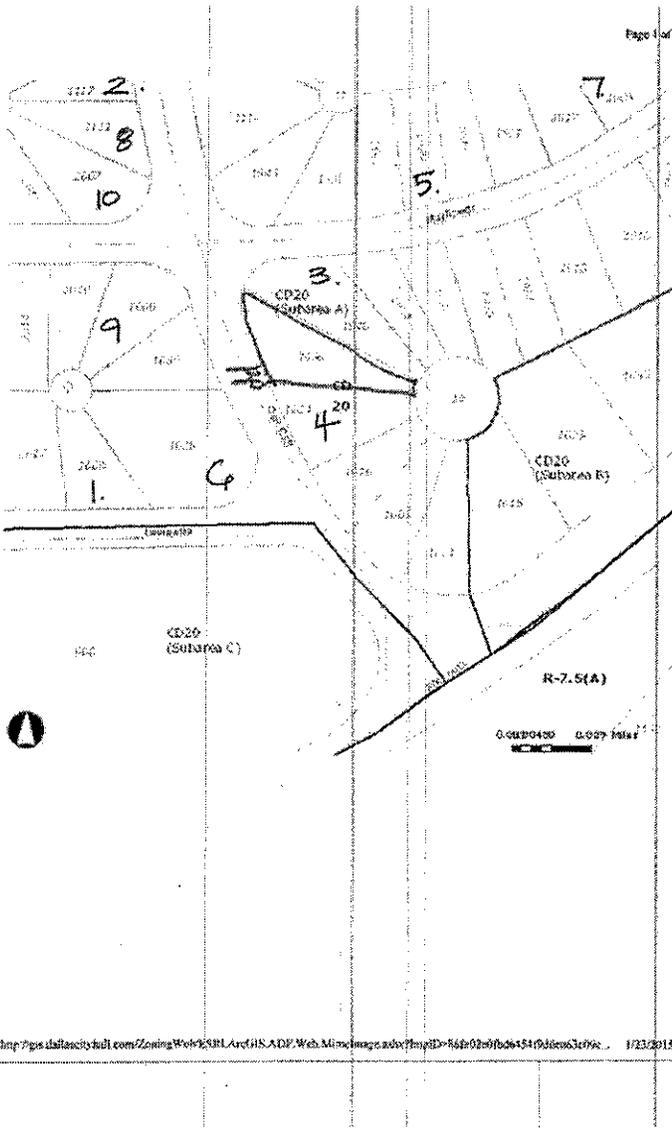
Attach A Pg 1

Long, Steve

From: Russ Peters <russ@peterscatesdesign.com>
Sent: Wednesday, April 01, 2015 11:01 AM
To: Long, Steve; Duerksen, Todd
Subject: Case No. BDA 145-041

How about this. 10 homes within CD20 Sub are A All with attached garages and similar square footage.

BDA 145-041
Attach A PG 2



BDA145-041

Attach A

pg 3

1. 2009 Lauraette Dr. 2,353. Sq. ft. 2 car attached garage
2. 1117 N. Oak Cliff Blvd. 2,003. Sq. ft. 2 car attached garage
3. 1940 Mayflower 2,292. Sq. ft. 2 car attached garage
4. 1024 N. Oak Cliff Blvd. 2,220. Sq. ft. 2 car attached garage
5. 1929 Mayflower Dr. 2,281. Sq. ft. 2 car attached garage
6. 1025 N Oak Cliff Blvd. 2,149. Sq. ft. 2 car attached garage
7. 1903 Mayflower 3,169 Sq. ft. 2 car attached garage
8. 1111 N. Oak Cliff Blvd. 1,720. Sq. ft. 2 car attached garage
9. 2000 Mayflower Dr. 1884. Sq. ft. 2 car attached garage
10. 2007 Mayflower Dr. 2308. Sq. Ft. 2 car attached garage

Long, Steve

BDA145-041

From: Russ Peters <russ@peterscatesdesign.com>
Sent: Wednesday, April 01, 2015 11:03 AM
To: Long, Steve; Duerksen, Todd
Subject: Case No. BDA 145-041

Attach A pg 4

Petition signed by neighbors.

As a direct neighbor of Michael Crandall and Shawn Hudson at 1036 N Oak Cliff Blvd., Dallas, TX 75208, I support their requested zoning variance for a garage extension.

Mark R. Valure 1039 N. Oak Cliff Blvd.
Name Address

Tina + Amanda Lake 1024 N. Oak Cliff Blvd.
Name Address

Charles + Emma White 1025 N. Oak Cliff Blvd.
Name Address

Denise K. Kouranath MD 1940 MAYFLOWER DR
Name Address

J. J. 2000 Mayflower Dr
Name Address



City of Dallas

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 145-041

Data Relative to Subject Property:

Date: 01-23-15

Location address: 1036 N. Oak Cliff Blvd Zoning District: CD20 (Saba A)

Lot No.: 14 Block No.: 5/4610 Acreage: .56 Census Tract: 44.00

Street Frontage (in Feet): 1) 124.51 2) _____ 3) _____ 4) _____ 5) _____ sw16

To the Honorable Board of Adjustment :

Owner of Property (per Warranty Deed): MICHAEL J. CRANDALL & SHAWN HUDSON

Applicant: Russell Peters Telephone: 214-704-1493

Mailing Address: 2118 Barberry Dr. Dallas, TX. Zip Code: 75211

E-mail Address: russ@peterscatesdesign.com

Represented by: _____ Telephone: _____

Mailing Address: _____ Zip Code: _____

E-mail Address: _____

Affirm that an appeal has been made for a Variance , or Special Exception _____, of 6'-6"
to front yard set back.

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:

1036 N. Oak Cliff has 2,500 s.f. of living space similar to other houses in the neighborhood, BUT NO garage. We want a garage, like the other houses of similar size in the neighborhood. Because of the unusual shape and size of the lot it is impossible to add a garage without extending past the 25 foot setback to 6'-6".

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.

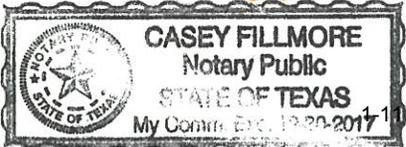
Affidavit

Before me the undersigned on this day personally appeared Russell G. Peters
(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: Russell G. Peters
(Affiant/Applicant's signature)

Subscribed and sworn to before me this 23rd day of January, 2015



Casey Fillmore
Notary Public in and for Dallas County, Texas

MEMORANDUM OF
ACTION TAKEN BY THE
BOARD OF ADJUSTMENT

Date of Hearing _____

Appeal was--Granted OR Denied

Remarks _____

Chairman

Building Official's Report

I hereby certify that RUSSELL PETERS

did submit a request for a variance to the front yard setback regulations
at 1036 N. Oak Cliff Blvd.

BDA145-041. Application of Russell Peters for a variance to the front yard setback regulations at 1036 N. Oak Cliff Blvd. This property is more fully described as Lot 14, Bloc 5/4610, and is zoned CD 20 (Subarea A), which requires a front yard setback of 25 feet. The applicant proposes to construct and maintain a single family residential structure and provide an 18 foot 6 inch front yard setback, which will require a 6 foot 6 inch variance to the front yard setback regulation.

Sincerely,


Larry Holmes, Building Official

This house has 2,500. Sq. ft. of living space similar to other houses in the neighborhood, but no garage.

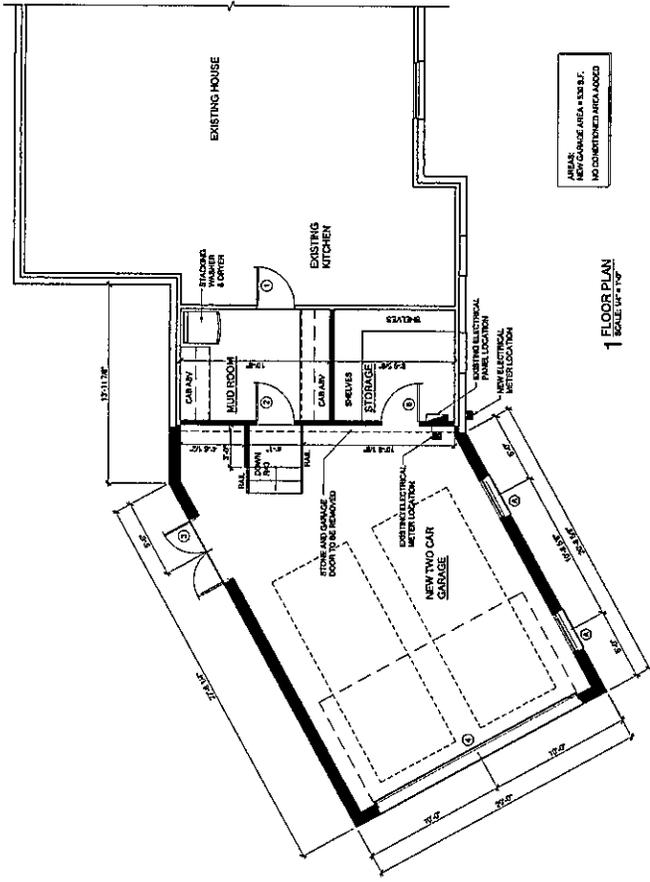
We want a garage, like the other houses of a similar size in the neighborhood.

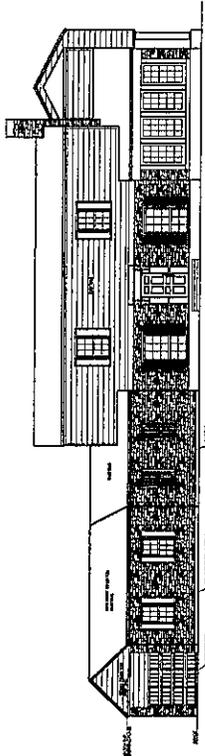
Because of the unusual shape and size of the lot it is impossible to add a garage without extending past the 25 foot set back by 6'-6".

DOOR SCHEDULE			
LABEL	SIZE	SWING	HARDWARE
1	3'-0" x 7'-0"	LEFT	LOCK SET
2	3'-0" x 7'-0"	RIGHT	LOCK SET
3	3'-0" x 7'-0"	RIGHT	LOCK SET
4	3'-0" x 7'-0"	RIGHT	LOCK SET
5	3'-0" x 7'-0"	RIGHT	LOCK SET

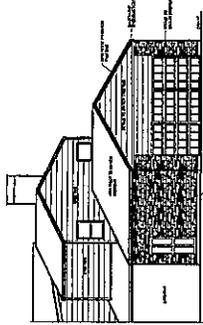
WINDOW SCHEDULE			
LABEL	SIZE	STYLE	LOCATION
1	3'-0" x 7'-0"	BRACKET MOUNT	CLIFF

ALL WINDOWS SHALL MEET OR EXCEED CURRENT ENERGY CODES

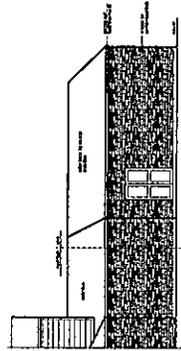




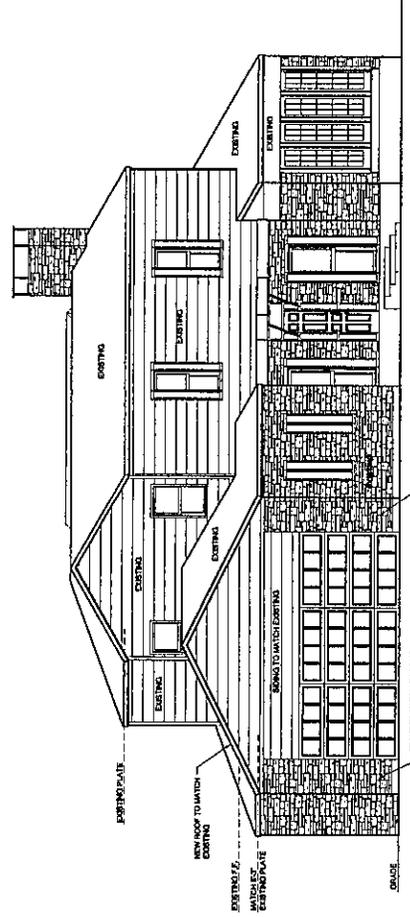
4 FRONT ELEVATION
 SCALE: 1/8" = 1'-0"



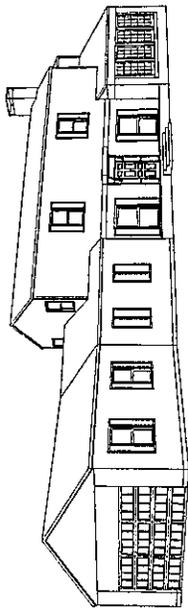
3 LEFT ELEVATION
 SCALE: 1/8" = 1'-0"



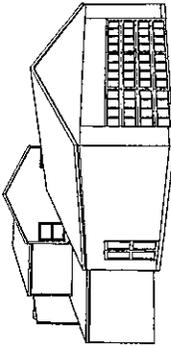
2 REAR ELEVATION
 SCALE: 1/8" = 1'-0"



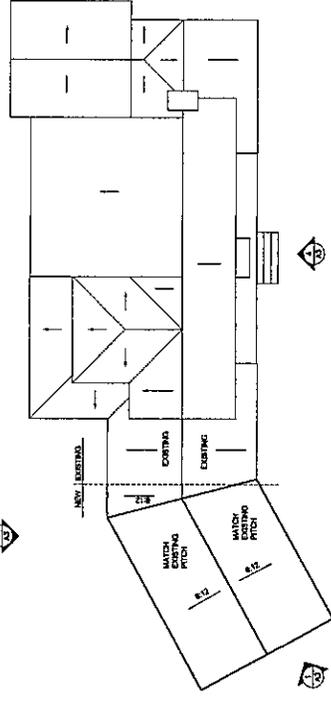
1 GARAGE ELEVATION
 SCALE: 1/8" = 1'-0"



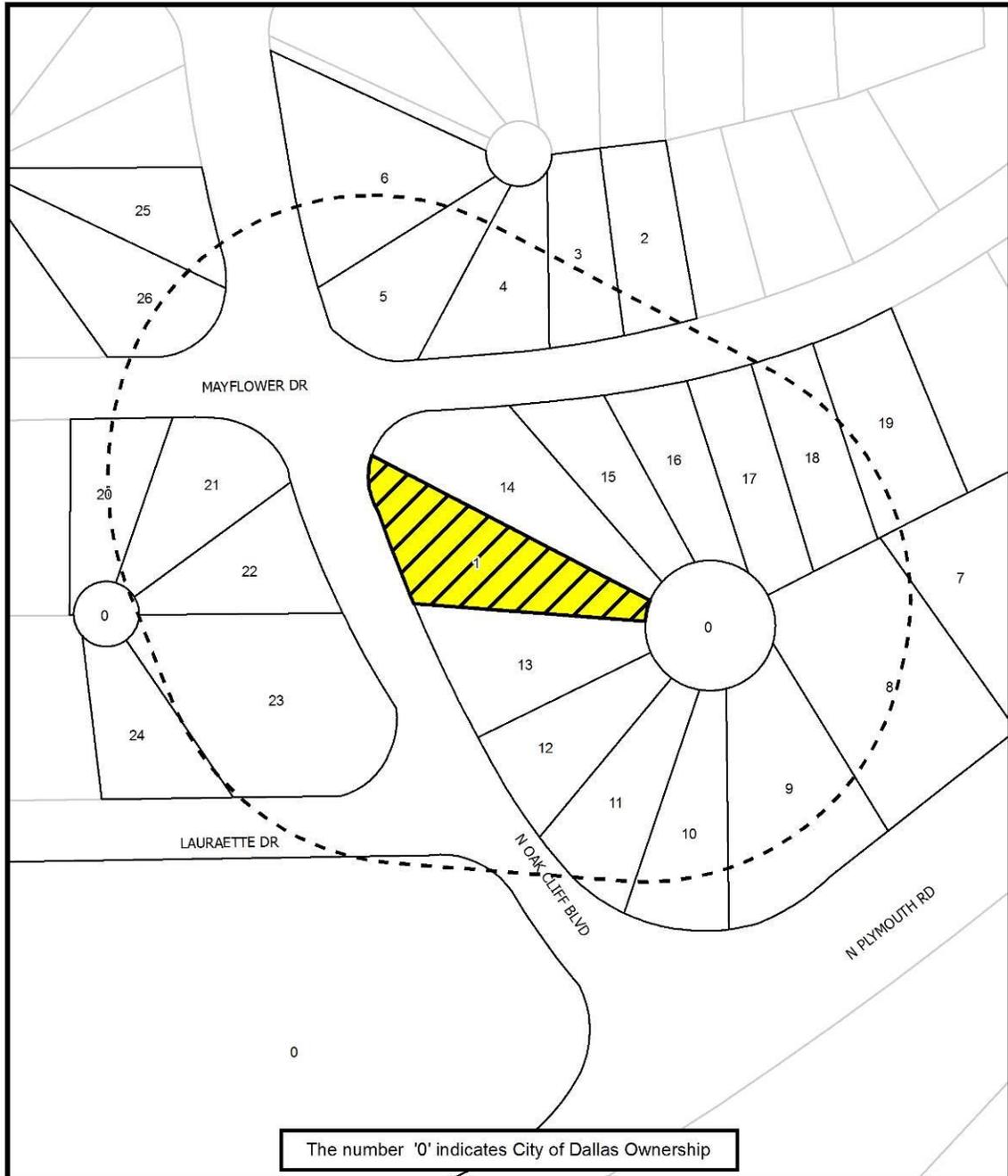
5 PERSPECTIVE VIEW
 NOT TO SCALE



6 PERSPECTIVE VIEW
 NOT TO SCALE



7 ROOF PLAN
 SCALE: 1/8" = 1'-0"



 1:1,200	<h2 style="text-align: center;">NOTIFICATION</h2> <table border="1" style="width: 100%;"> <tr> <td style="text-align: center;">200'</td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="text-align: center;">26</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	200'	AREA OF NOTIFICATION	26	NUMBER OF PROPERTY OWNERS NOTIFIED	Case no: BDA145-041 Date: 3/11/2015
200'	AREA OF NOTIFICATION					
26	NUMBER OF PROPERTY OWNERS NOTIFIED					

Notification List of Property Owners

BDA145-041

26 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1036 OAK CLIFF BLVD	CRANDALL MICHAEL J &
2	1929 MAYFLOWER DR	RACINE MARIE L A &
3	1933 MAYFLOWER DR	DEBERGH SERENA C & JOHN R
4	1939 MAYFLOWER DR	HERRINGTON JEFFREY WAYNE
5	1943 MAYFLOWER DR	GOREE GREGORY KYLE
6	1110 OAK CLIFF BLVD	NASH FREDORIC B & SANDRA
7	1033 PLYMOUTH RD	COX JOHN C &
8	1023 PLYMOUTH RD	SNODGRASS H THOMAS JR &
9	1015 PLYMOUTH RD	WHEELER SYLVIA RUTH
10	1004 OAK CLIFF BLVD	FORD NEAL P & KAYCE L
11	1008 OAK CLIFF BLVD	PAULEIT NICHOLAS H
12	1016 OAK CLIFF BLVD	BUTLER JOHN & DODIE
13	1024 OAK CLIFF BLVD	BETTER TOGETHER LLC
14	1940 MAYFLOWER DR	PEARSON DANIEL B III &
15	1934 MAYFLOWER DR	DILLARD CLARA D
16	1930 MAYFLOWER DR	COPELAND KELLEY MCCARTER
17	1926 MAYFLOWER DR	DRISCOLL WILLIAM J &
18	1922 MAYFLOWER DR	YEARGAN ALBERT
19	1918 MAYFLOWER DR	LAMBERT AMY &
20	2010 MAYFLOWER DR	CARPENTER ROBERT BRYAN
21	2000 MAYFLOWER DR	CEPAK LUCAS B &
22	1039 OAK CLIFF BLVD	DEKLE JONATHAN &
23	1025 OAK CLIFF BLVD	WHITE CHARLES T
24	2009 LAURAETTE DR	ARGY MICHAEL
25	1111 OAK CLIFF BLVD	LAMAR LEIGH A
26	2007 MAYFLOWER DR	ASOLATI MASSIMO

03/11/2015

Label # Address

Owner

FILE NUMBER: BDA 145-048

BUILDING OFFICIAL'S REPORT: Application of Jay Williams for special exceptions to the visual obstruction regulations at 10339 Sherbrook Lane. This property is more fully described as Lot 26, Block B/6423, and is zoned R-16(A), which requires a 20 foot visibility triangle at driveway approaches. The applicant proposes to locate and maintain items in required visibility triangles, which will require special exceptions to the visual obstruction regulations.

LOCATION: 10339 Sherbrook Lane

APPLICANT: Jay Williams

REQUESTS:

Requests for special exceptions to the visual obstruction regulations are made to locate and maintain an 8' high solid cedar fence in the two, 20' visibility triangles on either side of the driveway into the site from Merrell Road on a site developed with a single family home.

STANDARD FOR A SPECIAL EXCEPTION TO THE VISUAL OBSTRUCTION REGULATIONS:

The Board shall grant a special exception to the requirements of the visual obstruction regulations when, in the opinion of the Board, the item will not constitute a traffic hazard.

STAFF RECOMMENDATION:

Denial

Rationale:

- The Sustainable Development and Construction Department Project Engineer recommends denial of these requests commenting: "Stopping and standing on the sidewalk and roadway are prohibited by Traffic Code Section 28.81.1(a)(1)(B) and (I) (see section 28.81.1). Merrel is on Thoroughfare Plan 4- lanes undivided."
- The applicant had not substantiated how the location of the proposed fence in the 20' visibility triangles at the driveway into the site from Merrell Road would not constitute a traffic hazard.

BACKGROUND INFORMATION:

Zoning:

Site: R-16(A) (Single family district 16,000 square feet)

North: R-16(A) (Single family district 16,000 square feet)
South: R-16(A) (Single family district 16,000 square feet)
East: R-16(A) (Single family district 16,000 square feet)
West: R-16(A) (Single family district 16,000 square feet)

Land Use:

The subject site is developed with a single family home. The areas to the north, south, east, and west are developed with single family uses.

Zoning/BDA History:

There has not been any recent related board or zoning cases recorded either on or in the immediate vicinity of the subject site.

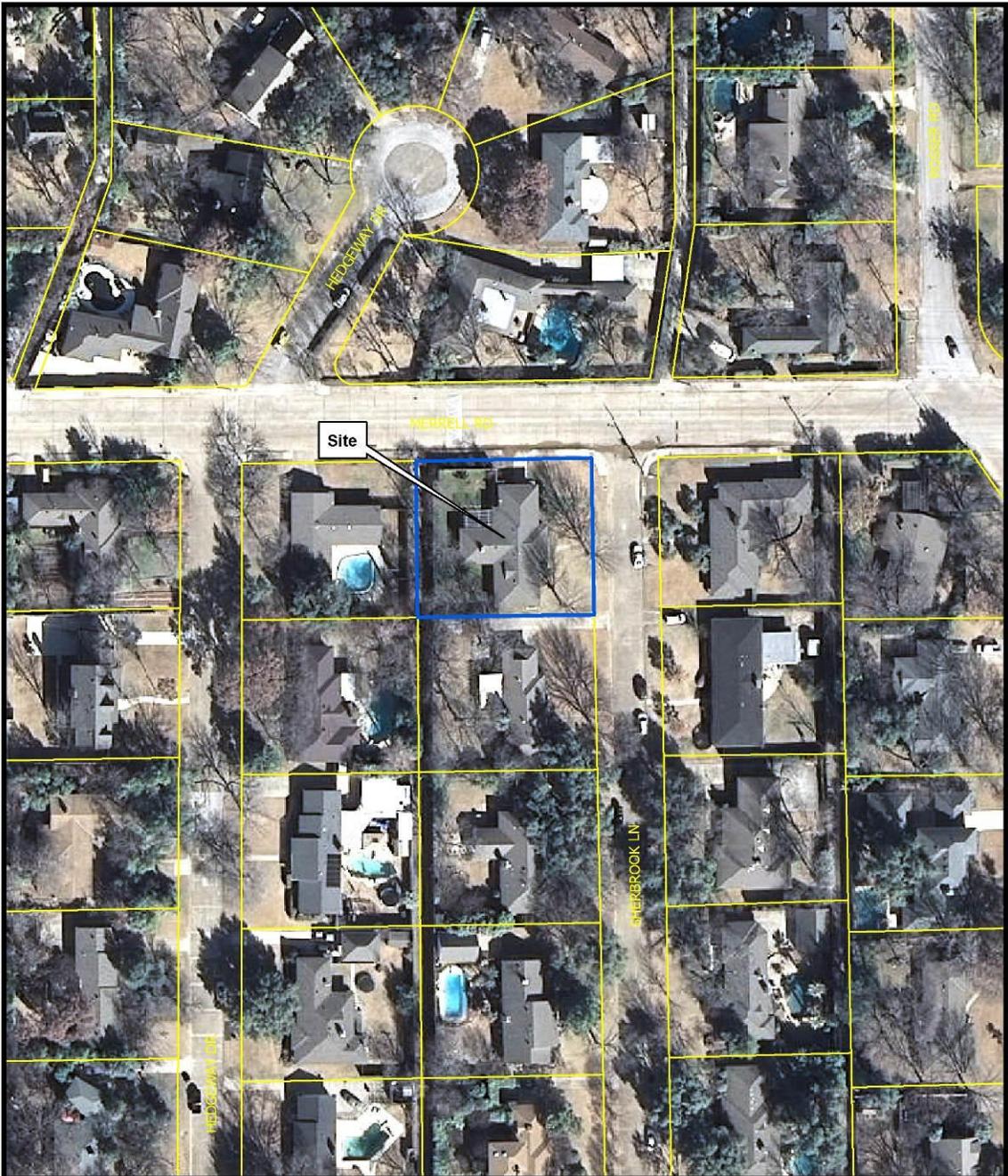
GENERAL FACTS/STAFF ANALYSIS:

- These requests focus on locating and maintaining an 8' high solid cedar fence in the two, 20' visibility triangles on either side of the driveway into the site from Merrell Road on a site developed with a single family home.
- The Dallas Development Code states the following: A person shall not erect, place, or maintain a structure, berm, plant life or any other item on a lot if the item is:
 - in a visibility triangle as defined in the Code (45-foot visibility triangles at street intersections, and 20 foot visibility triangles at drive approaches and at alleys on properties zoned single family); and
 - between two and a half and eight feet in height measured from the top of the adjacent street curb (or the grade of the portion on the street adjacent to the visibility triangle).
- A site plan and elevation have been submitted indicating portions of a fence located in the two 20' visibility triangles on either side of the driveway into the site from Merrell Road.
- The Sustainable Development and Construction Department Project Engineer recommends denial of these requests commenting: "Stopping and standing on the sidewalk and roadway are prohibited by Traffic Code Section 28.81.1(a)(1)(B) and (I) (see section 28.81.1). Merrel is on Thoroughfare Plan 4- lanes undivided."
- The applicant has the burden of proof in establishing how granting the requests for special exceptions to the visual obstruction regulations to locate and maintain portions of an 8' high solid cedar fence located in the two 20' visibility triangles at the driveway into the site from Merrell Road does not constitute a traffic hazard.
- Granting these requests with a condition imposed that the applicant complies with the submitted site plan and elevation would limit the items to be located in the 20' drive approach visibility triangles into the site from Merrell Road to that what is shown on these documents – an 8' high solid cedar fence.

Timeline:

- February 11, 2015: The applicant submitted an “Application/Appeal to the Board of Adjustment” and related documents which have been included as part of this case report.
- March 11, 2015: The Board of Adjustment Secretary randomly assigned this case to Board of Adjustment Panel A.
- March 11, 2015: The Board Administrator contacted the applicant and emailed the following information:
- a copy of the application materials including the Building Official’s report on the application;
 - an attachment that provided the public hearing date and panel that will consider the application; the April 1st deadline to submit additional evidence for staff to factor into their analysis; and the April 10th deadline to submit additional evidence to be incorporated into the Board’s docket materials;
 - the criteria/standard that the board will use in their decision to approve or deny the request; and
 - the Board of Adjustment Working Rules of Procedure pertaining to “documentary evidence.”
- April 7, 2015: The Board of Adjustment staff review team meeting was held regarding this request and the others scheduled for April public hearings. Review team members in attendance included: the Sustainable Development and Construction Interim Assistant Director, the Sustainable Development and Construction Board of Adjustment Chief Planner, the Assistant Building Official, the Board Administrator, the Building Inspection Senior Plans Examiners/Development Code Specialist, the City of Dallas Chief Arborist, the Sustainable Development and Construction Department Current Planner, the Sustainable Development and Construction Department Project Engineer, and the Assistant City Attorney to the Board.
- Undated: The Sustainable Development and Construction Department Project Engineer recommends denial of these requests commenting: “Stopping and standing on the sidewalk and roadway are prohibited by Traffic Code Section 28.81.1(a)(1)(B) and (I) (see section 28.81.1). Merrel is on Thoroughfare Plan 4- lanes undivided.”





1:1,200

AERIAL MAP

Case no: BDA145-048

Date: 3/11/2015



APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 145-048
Date: 2/11/15

Data Relative to Subject Property:

Location address: 10339 SHERBROOK LN DALLAS, TX 75229
Zoning District: R-16(A)
Lot No.: 26 Block No.: B/6423 Acreage: 95.00
Street Frontage (in Feet): 1) 121.44 E 2) 136 N 3) 4) NW 2

To the Honorable Board of Adjustment :

Owner of Property (per Warranty Deed): JAY WILLIAMS
Applicant: JAY WILLIAMS Telephone: 214-931-9022
Mailing Address: 10339 SHERBROOK LN DALLAS, TX Zip Code: 75229
E-mail Address: williamsjayr@gmail.com
Represented by: JAY WILLIAMS Telephone: 214-931-9022
Mailing Address: 10339 SHERBROOK LN DALLAS, TX Zip Code: 75229
E-mail Address: williamsjayr@outlook.com

Affirm that an appeal has been made for a Variance, or Special Exception X, of VISIBILITY TRIANGLES AT PROPERTY'S DRIVEWAY APPROACH

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:
SINCE THE AREA WILL BE USED ONLY PRIVATELY BY THE OWNER AND NOT THE GENERAL PUBLIC I HOPE THAT NO ADVERSE REACTION BY THE GENERAL PUBLIC WILL BE SEEN.

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.

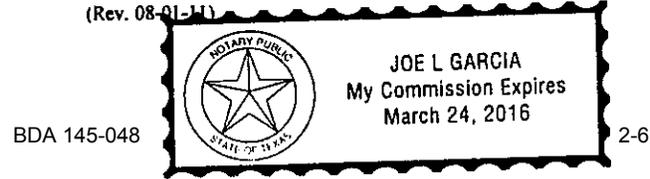
Affidavit

Before me the undersigned on this day personally appeared JAY WILLIAMS (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: (Affiant/Applicant's signature)

Subscribed and sworn to before me this 11 day of FEBRUARY, 2015

(Notary Public signature)
Notary Public in and for Dallas County, Texas



MEMORANDUM OF
ACTION TAKEN BY THE
BOARD OF ADJUSTMENT

Date of Hearing _____

Appeal was--Granted OR Denied

Remarks _____

Chairman

Building Official's Report

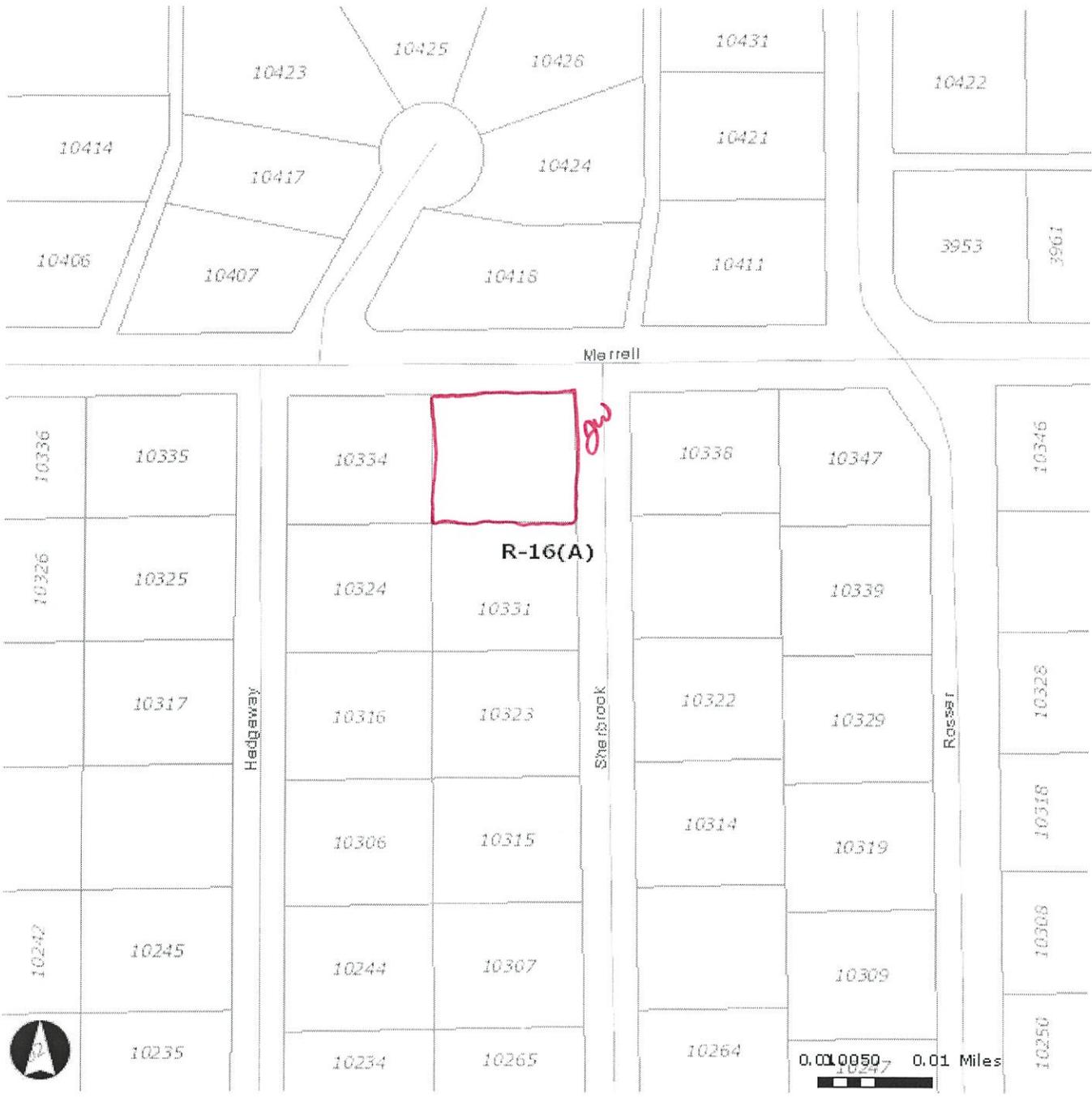
I hereby certify that JAY WILLIAMS

did submit a request for a special exception to the visibility obstruction regulations
at 10339 Sherbrook Lane

BDA145-048. Application of Jay Williams for a special exception to the visibility obstruction regulations at 10339 Sherbrook Lane. This property is more fully described as Lot 26, Block B/6423, and is zoned R-16(A), which requires a 20 foot visibility triangle at driveway approaches. The applicant proposes to construct and maintain a single family residential fence structure in a required visibility obstruction triangle, which will require a special exception to the visibility obstruction regulation.

Sincerely,


Larry Holmes, Building Official



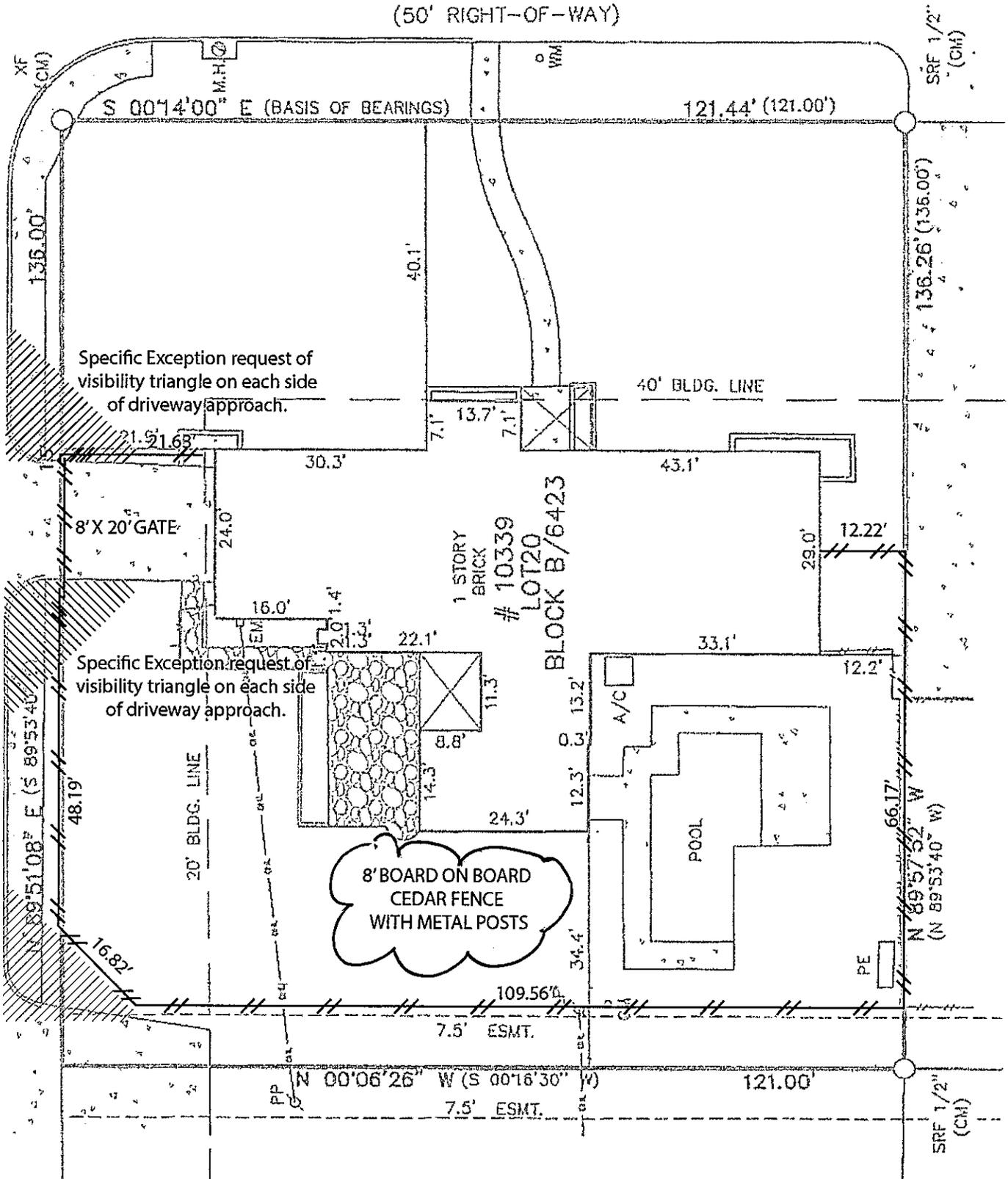


1" = 20'

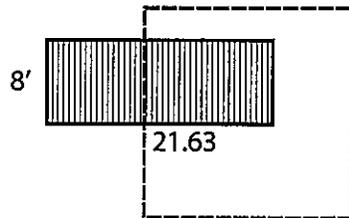
SHERBROOK LANE

(50' RIGHT-OF-WAY)

MERRELL ROAD
(60' RIGHT-OF-WAY)

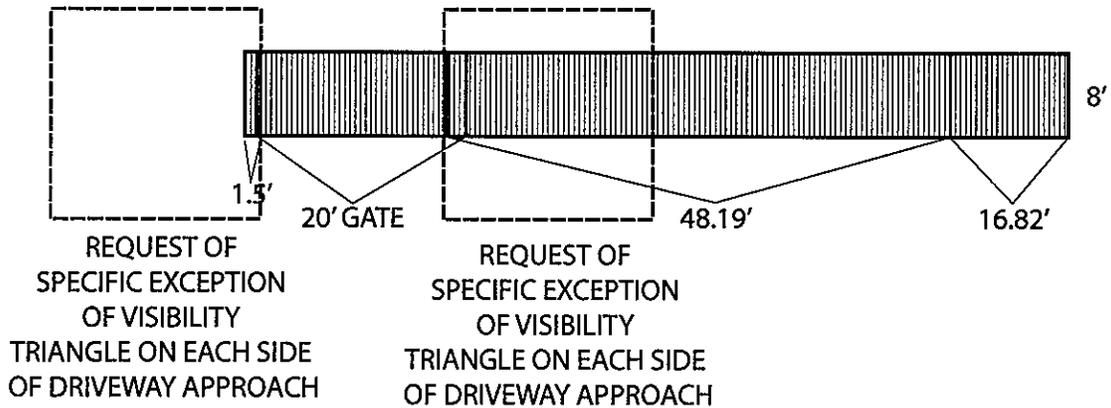


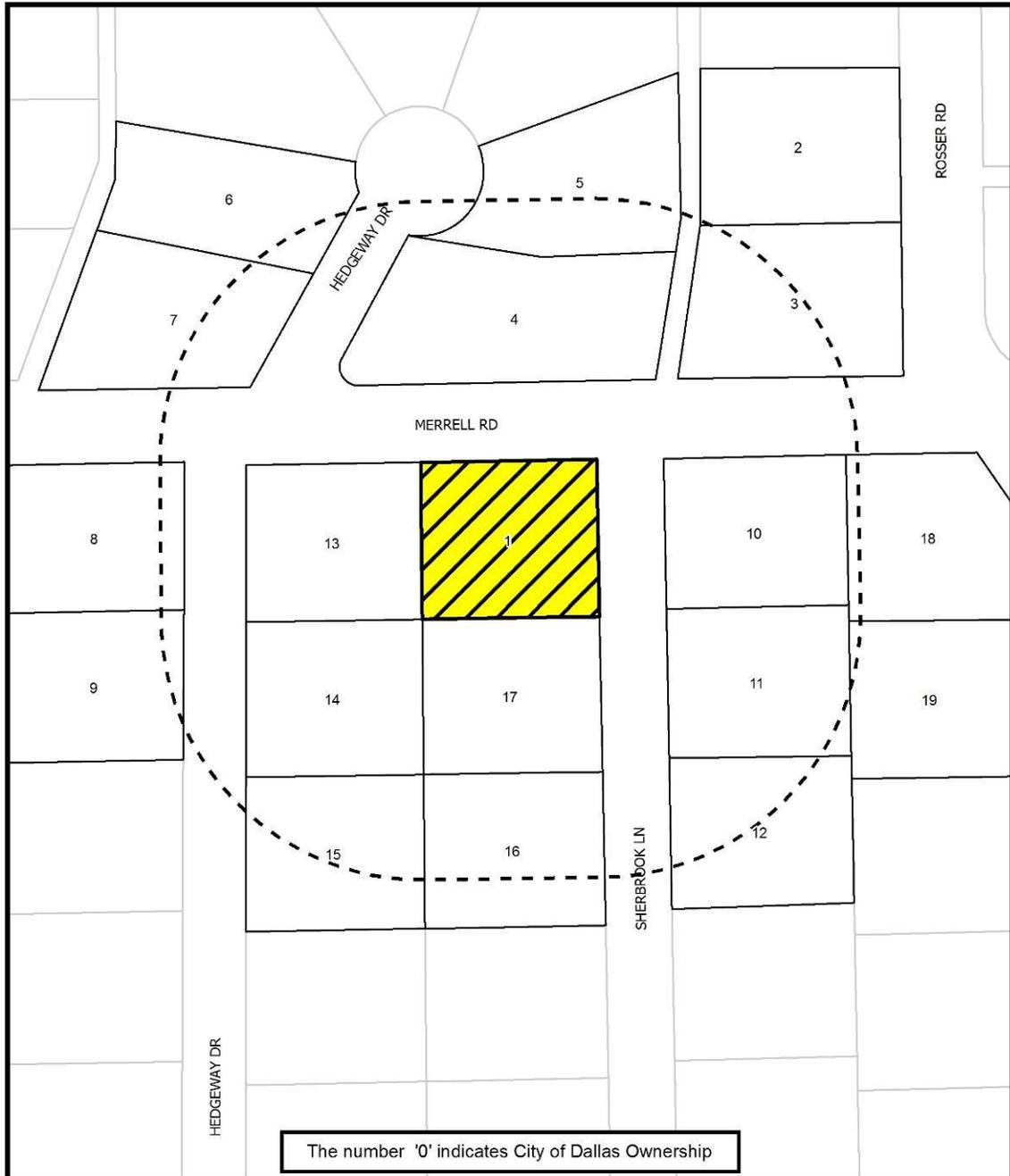
EAST ELEVATION



REQUEST OF
SPECIFIC EXCEPTION
OF VISIBILITY
TRIANGLE ON EACH SIDE
OF DRIVEWAY APPROACH

NORTH ELEVATION





 1:1,200	NOTIFICATION		Case no: BDA145-048
	<div style="border: 1px solid black; padding: 2px; display: inline-block;">200'</div> AREA OF NOTIFICATION <div style="border: 1px solid black; padding: 2px; display: inline-block;">19</div> NUMBER OF PROPERTY OWNERS NOTIFIED		Date: 3/11/2015

Notification List of Property Owners

BDA145-048

19 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	10339 SHERBROOK LN	LESZINSKI SLAWOMIR LIVING TRUST &
2	10421 ROSSER RD	ALVARADO ANDREW S & ERINA O
3	10411 ROSSER RD	LILLY WILLIAM R
4	10418 HEDGEWAY DR	WILSON CLARENCE L & ELIZABETH H
5	10424 HEDGEWAY DR	HART FRANCES
6	10417 HEDGEWAY DR	FITZGERALD JAMES C &
7	10407 HEDGEWAY DR	BARCLAY BURKE & KAREN
8	10335 HEDGEWAY DR	CARLIN ROBERT L
9	10325 HEDGEWAY DR	CARSON INC
10	10338 SHERBROOK LN	ROWLAND JAMES E
11	10334 SHERBROOK LN	RODRIGUEZ JENNIFER M &
12	10322 SHERBROOK LN	MICHAELY PETER &
13	10334 HEDGEWAY DR	BOWERS DAVID A &
14	10324 HEDGEWAY DR	WILSON MOIRA
15	10316 HEDGEWAY DR	HUSA KENDALL G
16	10323 SHERBROOK LN	DURANT DOUG W & FLORENCE C
17	10331 SHERBROOK LN	GONZALEZ RAY L
18	10347 ROSSER RD	MURCHISON EDDIE A
19	10339 ROSSER RD	HUCHTONS ROY W JR

FILE NUMBER: BDA 145-052

BUILDING OFFICIAL'S REPORT: Application of Robert Baldwin of Baldwin and Associates for a special exception to the off-street parking regulations at 5606 Bryan Parkway. This property is more fully described as Lot 6, Block G/679, and is zoned MF-2(A), which requires off-street parking to be provided. The applicant proposes to construct and maintain a structure for a multifamily use, and provide 10 of the required 11 parking spaces, which will require a 1 space special exception to the off-street parking regulations.

LOCATION: 5606 Bryan Parkway

APPLICANT: Robert Baldwin of Baldwin and Associates

REQUEST:

A request for a special exception to the off-street parking regulations of 1 space is made to replace an existing single family home structure/use with a five-unit with two bedrooms each multifamily development on the subject site, and provide 10 (or 91 percent) of the 11 required off-street parking spaces.

Note that this application abuts a property to the east where the same applicant seeks a similar off-street parking special exception from Board of Adjustment Panel A on April 21st: BDA 145-053.

STANDARD FOR A SPECIAL EXCEPTION TO THE OFF-STREET PARKING REGULATIONS:

- 1) The Board of Adjustment may grant a special exception to authorize a reduction in the number of off-street parking spaces required under this article if the board finds, after a public hearing, that the parking demand generated by the use does not warrant the number of off-street parking spaces required, and the special exception would not create a traffic hazard or increase traffic congestion on adjacent and nearby streets. The maximum reduction authorized by this section is 25 percent or one space, whichever is greater, minus the number of parking spaces currently not provided due to delta credits, as defined in Section 51A-4.704(b)(A). For the commercial amusement (inside) use and the industrial (inside) use, the maximum reduction authorized by this section is 75 percent or one space, whichever is greater, minus the number of parking spaces currently not provided due to delta credits, as defined in Section 51A-4.704(b)(4)(A). For the office use, the maximum reduction authorized by this section is 35 percent or one space, whichever is greater, minus the number of parking spaces currently not provided due to delta credits, as defined in Section 51A-4.704(b)(4)(A). Applicants may seek a special exception to the parking requirements under this section and an administrative

parking reduction under Section 51A-4.313. The greater reduction will apply, but the reduction may not be combined.

- 2) In determining whether to grant a special exception, the board shall consider the following factors:
 - (A) The extent to which the parking spaces provided will be remote, shared, or packed parking.
 - (B) The parking demand and trip generation characteristics of all uses for which the special exception is requested.
 - (C) Whether or not the subject property or any property in the general area is part of a modified delta overlay district.
 - (D) The current and probable future capacities of adjacent and nearby streets based on the city's thoroughfare plan.
 - (E) The availability of public transit and the likelihood of its use.
 - (F) The feasibility of parking mitigation measures and the likelihood of their effectiveness.
- 3) In granting a special exception, the board shall specify the uses to which the special exception applies. A special exception granted by the board for a particular use automatically and immediately terminates if and when that use is changed or discontinued.
- 4) In granting a special exception, the board may:
 - (A) Establish a termination date for the special exception or; otherwise provide for the reassessment of conditions after a specified period of time;
 - (B) Impose restrictions on access to or from the subject property; or
 - (C) Impose any other reasonable conditions that would have the effect of improving traffic safety or lessening congestion on the streets.
- 5) The board shall not grant a special exception to reduce the number of off-street parking spaces required in an ordinance granting or amending a specific use permit.
- 6) The board shall not grant a special exception to reduce the number of off-street parking spaces expressly required in the text or development plan of an ordinance establishing or amending regulations governing a specific planned development district. This prohibition does not apply when:
 - (A) the ordinance does not expressly specify a minimum number of spaces, but instead simply makes references to the existing off-street parking regulations in Chapter 51 or this chapter; or
 - (B) the regulations governing that specific district expressly authorize the board to grant the special exception.

STAFF RECOMMENDATION:

Denial

Rationale:

- The Sustainable Development and Construction Department Project Engineer recommends that this application be denied commenting: "Development and zoning allows sufficient space for additional off-street parking at rear of lot. Bryan Parkway is a local road with 24-foot pavement width."

- The applicant had not substantiated how the parking demand generated by the proposed multifamily use on the site does not warrant the number of off-street parking spaces required, nor how the special exception would not create a traffic hazard or increase traffic congestion on adjacent and nearby streets.

BACKGROUND INFORMATION:

Zoning:

Site: MF-2(A) (Multifamily)
North: MF-2(A) (Multifamily)
South: MF-2(A) (Multifamily)
East: MF-2(A) (Multifamily)
West: MF-2(A) (Multifamily)

Land Use:

The subject site is developed with an existing one-story single family home structure/use that the applicant intends to demolish and replace with a five-unit multifamily development. The areas to the north, east, south, and west appear to be developed with single family uses.

Zoning/BDA History:

1. BDA 145-053, Property at 5610 Bryan Parkway (the lot immediately east of the subject site) On April 21, 2015, the Board of Adjustment Panel A will consider a request for a special exception to the off-street parking regulations of 1 space made in conjunction with replacing an existing single family home structure/use with five-unit with two bedrooms each development on the subject site, and provide 10 (or 91 percent) of the 11 required off-street parking spaces.

GENERAL FACTS/STAFF ANALYSIS:

- This request focuses on replacing an existing single family home structure/use with a five-unit with two bedrooms each multifamily development on the subject site, and providing 10 (or 91 percent) of the 11 required off-street parking spaces.

- The Dallas Development Code requires the following off-street parking requirement:
 - Multifamily: 1 space per bedroom with a minimum of one space per dwelling unit. An additional one-quarter space per dwelling unit must be provided for guest parking if the required parking is restricted to resident parking only. No additional parking is required for accessory uses that are limited principally to residents.
- The applicant proposes to provide 10 (or 91 percent) of the required 11 off-street parking spaces in conjunction with developing the property with a five-unit with two bedrooms each development.
- The Sustainable Development and Construction Department Project Engineer recommends that this application be denied commenting: “Development and zoning allows sufficient space for additional off-street parking at rear of lot. Bryan Parkway is a local road with 24-foot pavement width.”
- The applicant has the burden of proof in establishing the following:
 - The parking demand generated by the multifamily use on the site does not warrant the number of off-street parking spaces required, and
 - The special exception of 1 space (or a 9 percent reduction of the required off-street parking) would not create a traffic hazard or increase traffic congestion on adjacent and nearby streets.
- If the Board were to grant this request, and impose the condition that the special exception of 1 space shall automatically and immediately terminate if and when the multifamily use is changed or discontinued, the applicant would be allowed to construct and maintain the structure on the site with this specific use with the specified number of bedrooms per unit, and provide 10 of the 11 code required off-street parking spaces.

Timeline:

February 20, 2015: The applicant submitted an “Application/Appeal to the Board of Adjustment” and related documents which have been included as part of this case report.

March 11, 2015: The Board of Adjustment Secretary randomly assigned this case to Board of Adjustment Panel A.

March 11, 2015: The Board Administrator emailed the applicant the following information:

- a copy of the application materials including the Building Official’s report on the application;
- an attachment that provided the public hearing date and panel that will consider the application; the April 1st deadline to submit additional evidence for staff to factor into their analysis; and the April 10th deadline to submit additional evidence to be incorporated into the Board’s docket materials;
- the criteria/standard that the board will use in their decision to approve or deny the request; and
- the Board of Adjustment Working Rules of Procedure pertaining to “documentary evidence.”

April 7, 2015: The Board of Adjustment staff review team meeting was held regarding this request and the others scheduled for April public hearings. Review team members in attendance included: the Sustainable Development and Construction Interim Assistant Director, the Sustainable Development and Construction Board of Adjustment Chief Planner, the Assistant Building Official, the Board Administrator, the Building Inspection Senior Plans Examiners/Development Code Specialist, the City of Dallas Chief Arborist, the Sustainable Development and Construction Department Current Planner, the Sustainable Development and Construction Department Project Engineer, and the Assistant City Attorney to the Board.

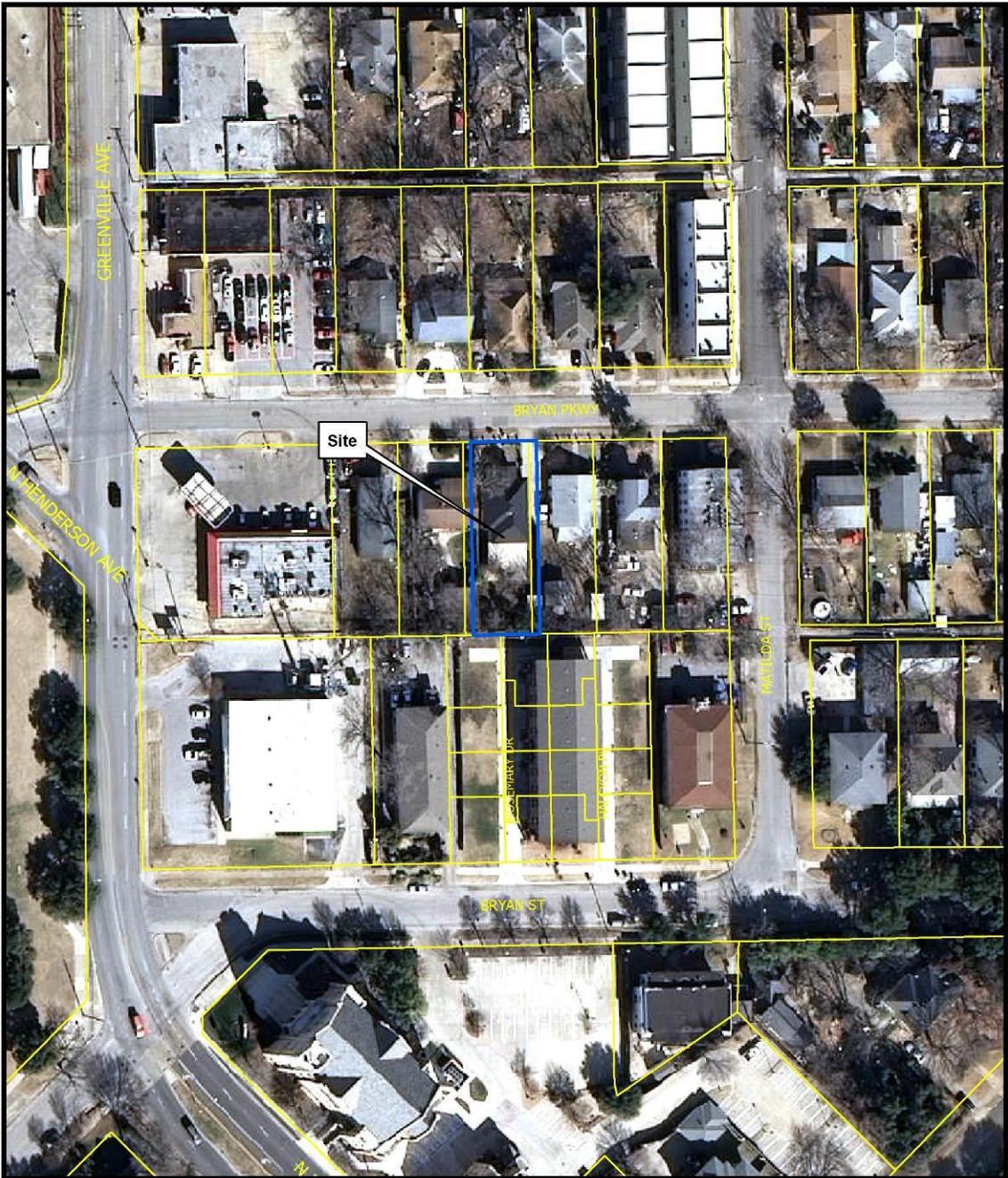
April 9, 2015: The Sustainable Development and Construction Department Project Engineer recommends that this application be denied commenting: "Development and zoning allows sufficient space for additional off-street parking at rear of lot. Bryan Parkway is a local road with 24-foot pavement width."




 1:1,200

ZONING MAP

Case no: BDA145-052
 Date: 3/11/2015



1:1,200

AERIAL MAP

Case no: BDA145-052

Date: 3/11/2015



APPLICATION/APPEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 145-052

Data Relative to Subject Property:

Date: February 20, 2015

Location address: 5606 Bryan Parkway Zoning District: MF-2(A)

Lot No.: 6 Block No.: G/679 Acreage: 0.165 acres Census Tract: 15.04

Street Frontage (in Feet): 1) 50 ft 2) 3) 4) 5) 50 23

To the Honorable Board of Adjustment :

Owner of Property (per Warranty Deed): Residential Income Partners, LP

Applicant: Rob Baldwin, Baldwin Associates Telephone: 214-824-7949

Mailing Address: 3904 Elm Street Suite B Dallas TX Zip Code: 75226

E-mail Address: rob@baldwinplanning.com

Represented by: Rob Baldwin, Baldwin Associates Telephone: 214-824-7949

Mailing Address: 3904 Elm Street Suite B Dallas TX Zip Code: 75226

E-mail Address: rob@baldwinplanning.com

Affirm that an appeal has been made for a Variance __, or Special Exception X, of 1 parking space for a 5-unit multifamily development

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: The proposed multifamily development will be a "townhouse style" development and each unit will have an attached two-car garage. The five units will have 2 bedrooms each, therefore requiring 10 spaces. The multifamily use requires 0.25% guest parking per unit and will require 1 additional space. There is on-street area for guest parking since Bryan Parkway is a local residential street. This development will have an access easement to share a driveway with 5610 Bryan Parkway.

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.

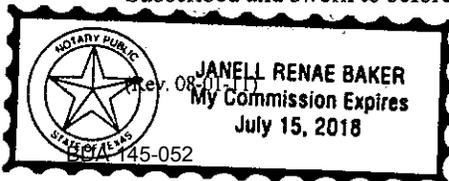
Affidavit

Before me the undersigned on this day personally appeared Robert Baldwin (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: [Signature] (Affiant/Applicant's signature)

Subscribed and sworn to before me this 26 day of Feb 2015



[Signature] Notary Public in and for Dallas County, Texas

MEMORANDUM OF
ACTION TAKEN BY THE
BOARD OF ADJUSTMENT

Date of Hearing _____

Appeal was--Granted, OR Denied

Remarks _____

Chairman

Building Official's Report

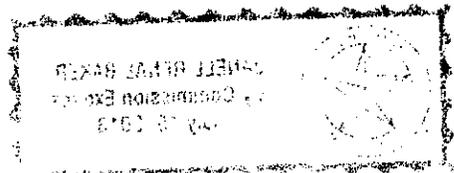
I hereby certify that Robert Baldwin

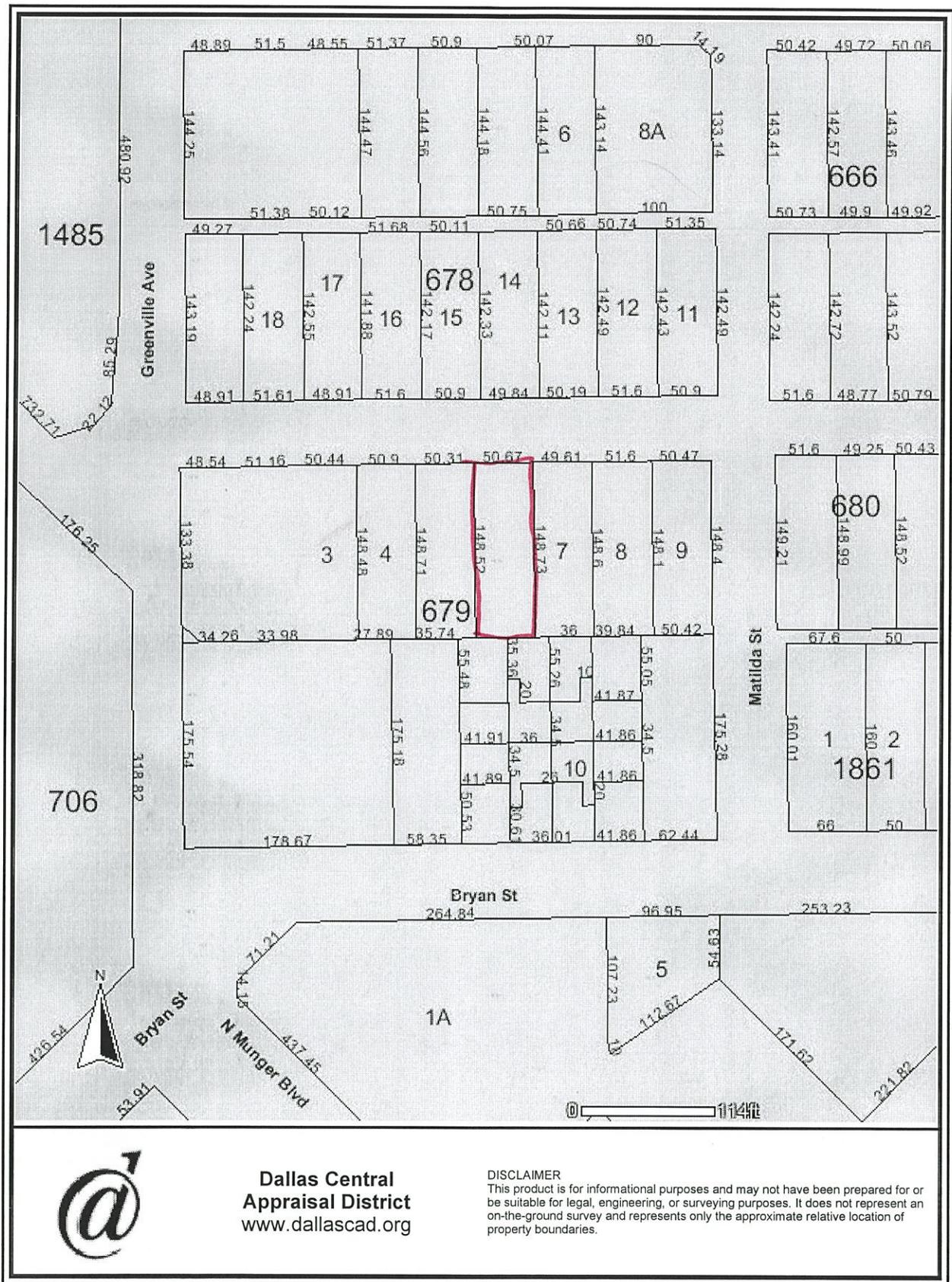
did submit a request for a special exception to the parking regulations
at 5606 Bryan Parkway

BDA145-052. Application of Robert Baldwin for a special exception to the parking regulations at 5606 Bryan Parkway. This property is more fully described as Lot 6, Block G/679, and is zoned MF-2(A), which requires parking to be provided. The applicant proposes to construct a multifamily residential structure for a multifamily use, and provide 10 of the required 11 parking spaces, which will require a 1 space special exception to the parking regulation.

Sincerely,

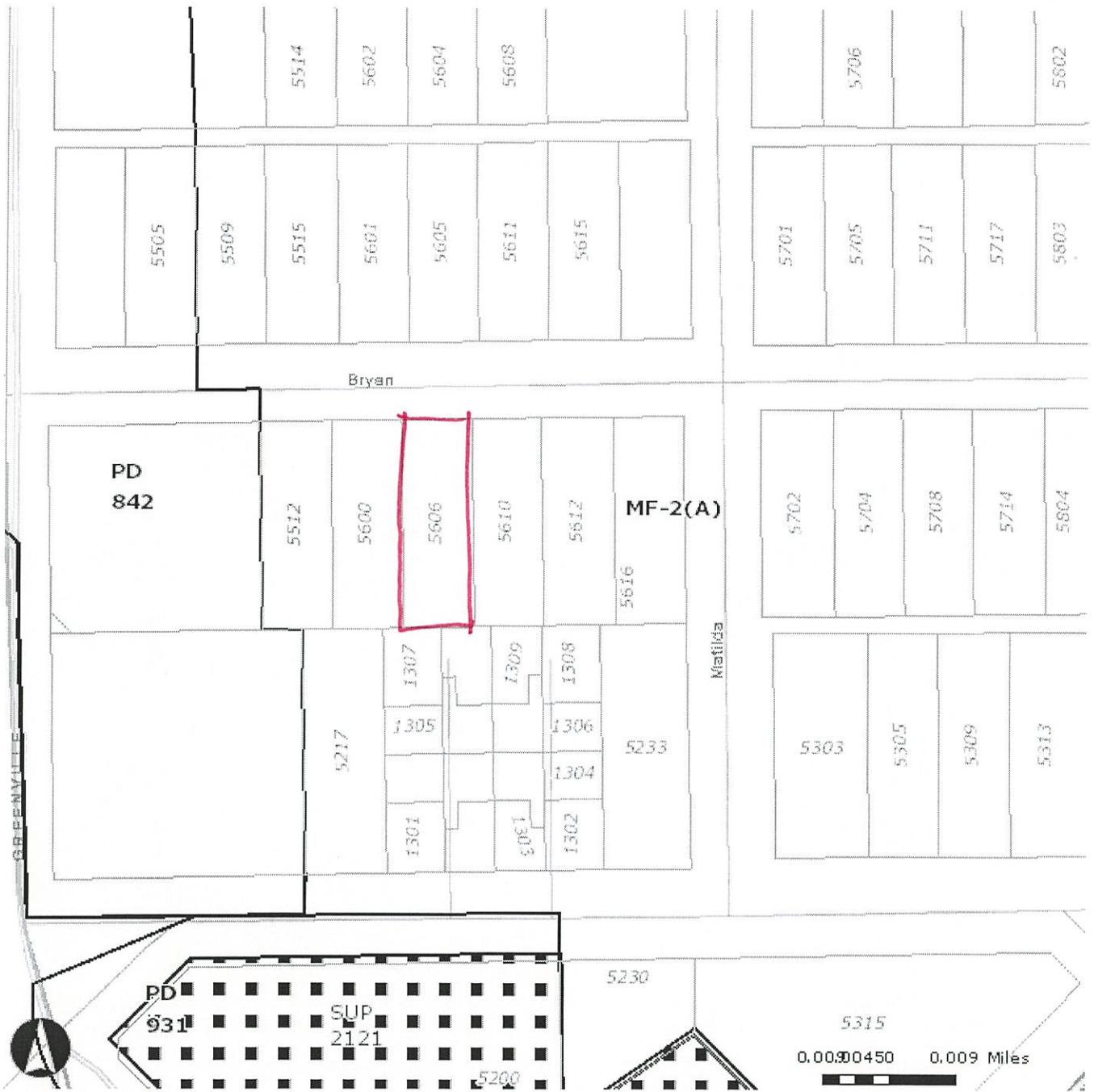

Larry Holmes, Building Official



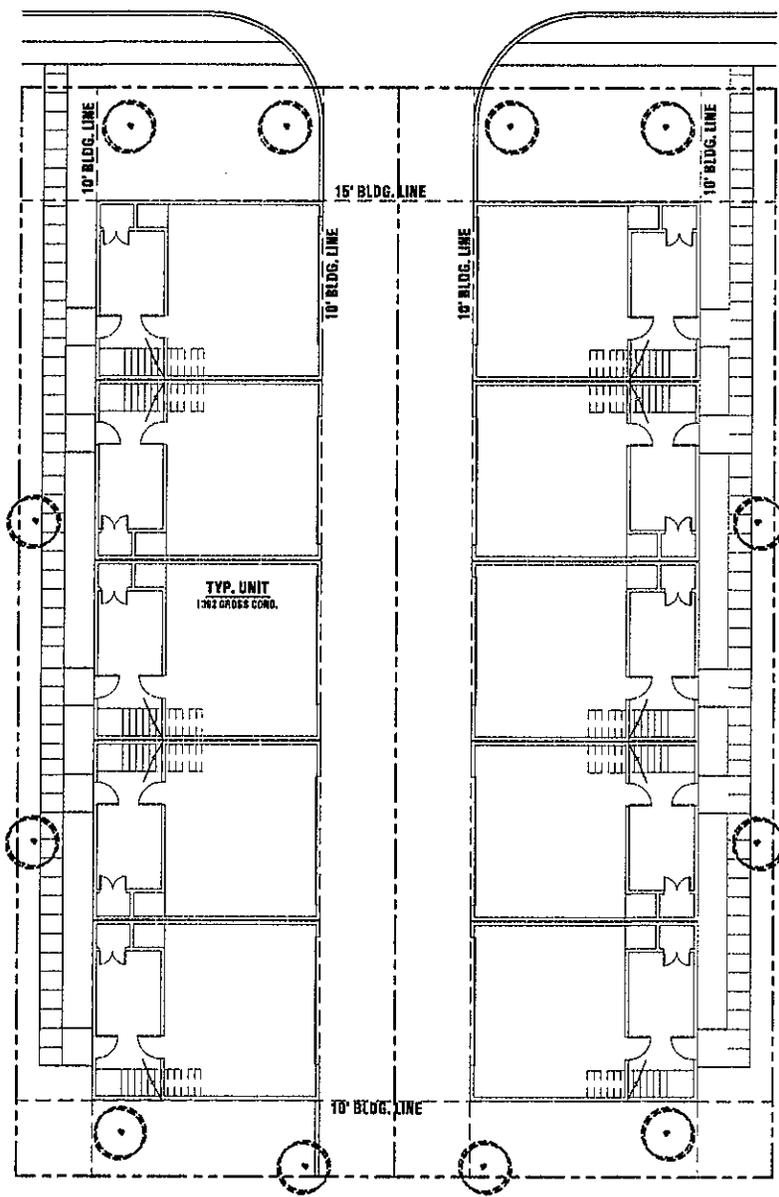


Dallas Central Appraisal District
www.dallascad.org

DISCLAIMER
 This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



BRYAN PARKWAY



Parking Analysis
5606 Bryan Parkway

Land use: Multifamily

REQUIREMENT:

Five 2-bedroom dwelling units, 1 off-street parking space per bedroom = 10 spaces

Guest parking required: Additional 0.25 per unit = 1.25 spaces

TOTAL REQUIRED: 11 spaces

PROVIDED:

Five dwelling units, each with attached 2-car garages = 10 spaces

SPECIAL EXCEPTION REQUEST: 1 space



 1:1,200	NOTIFICATION		Case no: BDA145-052
	<div style="border: 1px solid black; padding: 2px; display: inline-block;">200'</div> AREA OF NOTIFICATION <div style="border: 1px solid black; padding: 2px; display: inline-block;">24</div> NUMBER OF PROPERTY OWNERS NOTIFIED	Date: 3/11/2015	

Notification List of Property Owners

BDA145-052

24 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	5606 BRYAN PKWY	LARKSPUR DEVELOPMENT LP
2	5615 BRYAN PKWY	RIOS PABLO & MARCELLA
3	5611 BRYAN PKWY	TIRADO MARIA CARMEN
4	5605 BRYAN PKWY	HERNANDEZ MARTHA
5	5601 BRYAN PKWY	SOUTHERN METHODIST
6	5515 BRYAN PKWY	RAMOS MARSELINO & JOVITA
7	5509 BRYAN PKWY	RIGGIO DAVID
8	5512 BRYAN PKWY	CRI INVESTMENTS LLC
9	5600 BRYAN PKWY	DELCAMPO FRANCISCO &
10	5612 BRYAN PKWY	RIOS PABLO & MARCELLA
11	5616 BRYAN PKWY	TRINITY PROPERTY GROUP LLC
12	5217 BRYAN ST	KEANE KEVIN WILLIAM & AMY
13	5233 BRYAN ST	BAKER MELBA R
14	5702 BRYAN PKWY	GILMORE RALPH CURTIS
15	1301 ROSEMARY DR	DFW SYNERGY LLC
16	1302 ROSEMARY DR	SYNERGY BANK
17	1308 ROSEMARY DR	SYBILLE CHRISTOPHER
18	1406 GREENVILLE AVE	BILLWILL PROPERTIES LLC
19	1300 GREENVILLE AVE	GREGG GUION III
20	5617 BRYAN PKWY	SEPANIK ROBERT B
21	5617 BRYAN PKWY	JONES LAMAR L
22	5617 BRYAN PKWY	ENRIQUEZ ROQUE & DALIA
23	5617 BRYAN PKWY	ISYA
24	5617 BRYAN PKWY	MCMANIS JASON

FILE NUMBER: BDA 145-053

BUILDING OFFICIAL'S REPORT: Application of Robert Baldwin of Baldwin and Associates for a special exception to the off-street parking regulations at 5610 Bryan Parkway. This property is more fully described as Lot 7, Block G/679, and is zoned MF-2(A), which requires off-street parking to be provided. The applicant proposes to construct and maintain a structure for a multifamily use, and provide 10 of the required 11 parking spaces, which will require a 1 space special exception to the off-street parking regulations.

LOCATION: 5610 Bryan Parkway

APPLICANT: Robert Baldwin of Baldwin and Associates

REQUEST:

A request for a special exception to the off-street parking regulations of 1 space is made to replace an existing single family home structure/use with a five-unit with two bedrooms each multifamily development on the subject site, and provide 10 (or 91 percent) of the 11 required off-street parking spaces.

Note that this application abuts a property to the west where the same applicant seeks a similar off-street parking special exception from Board of Adjustment Panel A on April 21st: BDA 145-052.

STANDARD FOR A SPECIAL EXCEPTION TO THE OFF-STREET PARKING REGULATIONS:

- 1) The Board of Adjustment may grant a special exception to authorize a reduction in the number of off-street parking spaces required under this article if the board finds, after a public hearing, that the parking demand generated by the use does not warrant the number of off-street parking spaces required, and the special exception would not create a traffic hazard or increase traffic congestion on adjacent and nearby streets. The maximum reduction authorized by this section is 25 percent or one space, whichever is greater, minus the number of parking spaces currently not provided due to delta credits, as defined in Section 51A-4.704(b)(A). For the commercial amusement (inside) use and the industrial (inside) use, the maximum reduction authorized by this section is 75 percent or one space, whichever is greater, minus the number of parking spaces currently not provided due to delta credits, as defined in Section 51A-4.704(b)(4)(A). For the office use, the maximum reduction authorized by this section is 35 percent or one space, whichever is greater, minus the number of parking spaces currently not provided due to delta credits, as defined in Section 51A-4.704(b)(4)(A). Applicants may seek a special exception to the parking requirements under this section and an administrative

parking reduction under Section 51A-4.313. The greater reduction will apply, but the reduction may not be combined.

- 2) In determining whether to grant a special exception, the board shall consider the following factors:
 - (A) The extent to which the parking spaces provided will be remote, shared, or packed parking.
 - (B) The parking demand and trip generation characteristics of all uses for which the special exception is requested.
 - (C) Whether or not the subject property or any property in the general area is part of a modified delta overlay district.
 - (D) The current and probable future capacities of adjacent and nearby streets based on the city's thoroughfare plan.
 - (E) The availability of public transit and the likelihood of its use.
 - (F) The feasibility of parking mitigation measures and the likelihood of their effectiveness.
- 3) In granting a special exception, the board shall specify the uses to which the special exception applies. A special exception granted by the board for a particular use automatically and immediately terminates if and when that use is changed or discontinued.
- 4) In granting a special exception, the board may:
 - (A) Establish a termination date for the special exception or; otherwise provide for the reassessment of conditions after a specified period of time;
 - (B) Impose restrictions on access to or from the subject property; or
 - (C) Impose any other reasonable conditions that would have the effect of improving traffic safety or lessening congestion on the streets.
- 5) The board shall not grant a special exception to reduce the number of off-street parking spaces required in an ordinance granting or amending a specific use permit.
- 6) The board shall not grant a special exception to reduce the number of off-street parking spaces expressly required in the text or development plan of an ordinance establishing or amending regulations governing a specific planned development district. This prohibition does not apply when:
 - (A) the ordinance does not expressly specify a minimum number of spaces, but instead simply makes references to the existing off-street parking regulations in Chapter 51 or this chapter; or
 - (B) the regulations governing that specific district expressly authorize the board to grant the special exception.

STAFF RECOMMENDATION:

Denial

Rationale:

- The Sustainable Development and Construction Department Project Engineer recommends that this application be denied commenting: "Development and zoning allows sufficient space for additional off-street parking at rear of lot. Bryan Parkway is a local road with 24-foot pavement width."

- The applicant had not substantiated how the parking demand generated by the proposed multifamily use on the site does not warrant the number of off-street parking spaces required, nor how the special exception would not create a traffic hazard or increase traffic congestion on adjacent and nearby streets.

BACKGROUND INFORMATION:

Zoning:

- Site: MF-2(A) (Multifamily)
- North: MF-2(A) (Multifamily)
- South: MF-2(A) (Multifamily)
- East: MF-2(A) (Multifamily)
- West: MF-2(A) (Multifamily)

Land Use:

The subject site is developed with an existing one-story single family home structure/use that the applicant intends to demolish and replace with a five-unit multifamily development. The areas to the north, east, south, and west appear to be developed with single family uses.

Zoning/BDA History:

- | | |
|---|--|
| <ol style="list-style-type: none"> 1. BDA 145-052, Property at 5606 Bryan Parkway (the lot immediately west of the subject site) | <p>On April 21, 2015, the Board of Adjustment Panel A will consider a request for a special exception to the off-street parking regulations of 1 space made in conjunction with replacing an existing single family home structure/use with five-unit with two bedrooms each development on the subject site, and provide 10 (or 91 percent) of the 11 required off-street parking spaces.</p> |
|---|--|

GENERAL FACTS/STAFF ANALYSIS:

- This request focuses on replacing an existing single family home structure/use with a five-unit with two bedrooms each multifamily development on the subject site, and providing 10 (or 91 percent) of the 11 required off-street parking spaces.

- The Dallas Development Code requires the following off-street parking requirement:
 - Multifamily: 1 space per bedroom with a minimum of one space per dwelling unit. An additional one-quarter space per dwelling unit must be provided for guest parking if the required parking is restricted to resident parking only. No additional parking is required for accessory uses that are limited principally to residents.
- The applicant proposes to provide 10 (or 91 percent) of the required 11 off-street parking spaces in conjunction with developing the property with a five-unit with two bedrooms each development.
- The Sustainable Development and Construction Department Project Engineer recommends that this application be denied commenting: “Development and zoning allows sufficient space for additional off-street parking at rear of lot. Bryan Parkway is a local road with 24-foot pavement width.”
- The applicant has the burden of proof in establishing the following:
 - The parking demand generated by the multifamily use on the site does not warrant the number of off-street parking spaces required, and
 - The special exception of 1 space (or a 9 percent reduction of the required off-street parking) would not create a traffic hazard or increase traffic congestion on adjacent and nearby streets.
- If the Board were to grant this request, and impose the condition that the special exception of 1 space shall automatically and immediately terminate if and when the multifamily use is changed or discontinued, the applicant would be allowed to construct and maintain the structure on the site with this specific use with the specified number of bedrooms per unit, and provide 10 of the 11 code required off-street parking spaces.

Timeline:

February 20, 2015: The applicant submitted an “Application/Appeal to the Board of Adjustment” and related documents which have been included as part of this case report.

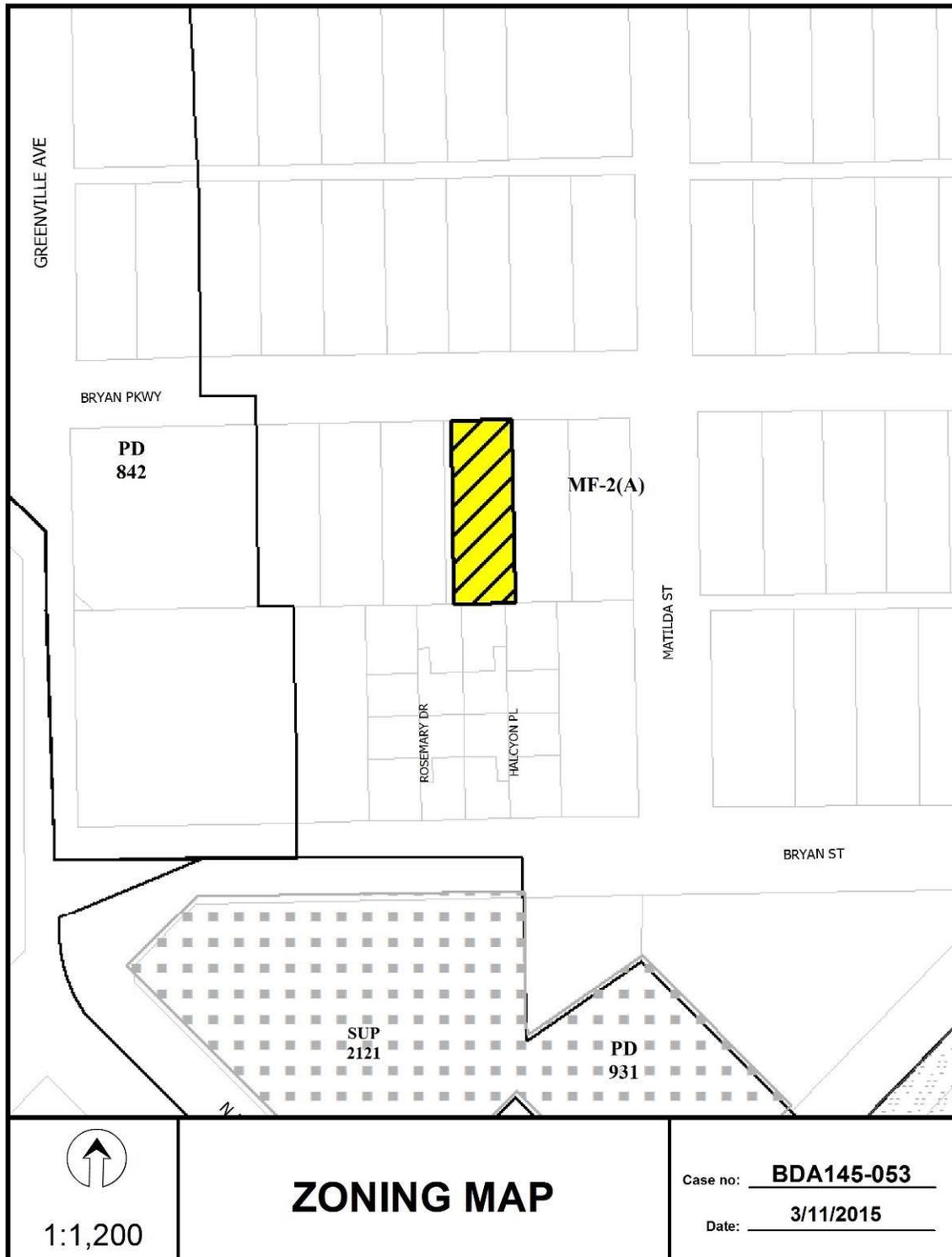
March 11, 2015: The Board of Adjustment Secretary randomly assigned this case to Board of Adjustment Panel A.

March 11, 2015: The Board Administrator emailed the applicant the following information:

- a copy of the application materials including the Building Official’s report on the application;
- an attachment that provided the public hearing date and panel that will consider the application; the April 1st deadline to submit additional evidence for staff to factor into their analysis; and the April 10th deadline to submit additional evidence to be incorporated into the Board’s docket materials;
- the criteria/standard that the board will use in their decision to approve or deny the request; and
- the Board of Adjustment Working Rules of Procedure pertaining to “documentary evidence.”

April 7, 2015: The Board of Adjustment staff review team meeting was held regarding this request and the others scheduled for April public hearings. Review team members in attendance included: the Sustainable Development and Construction Interim Assistant Director, the Sustainable Development and Construction Board of Adjustment Chief Planner, the Assistant Building Official, the Board Administrator, the Building Inspection Senior Plans Examiners/Development Code Specialist, the City of Dallas Chief Arborist, the Sustainable Development and Construction Department Current Planner, the Sustainable Development and Construction Department Project Engineer, and the Assistant City Attorney to the Board.

April 9, 2015: The Sustainable Development and Construction Department Project Engineer recommends that this application be denied commenting: "Development and zoning allows sufficient space for additional off-street parking at rear of lot. Bryan Parkway is a local road with 24-foot pavement width."

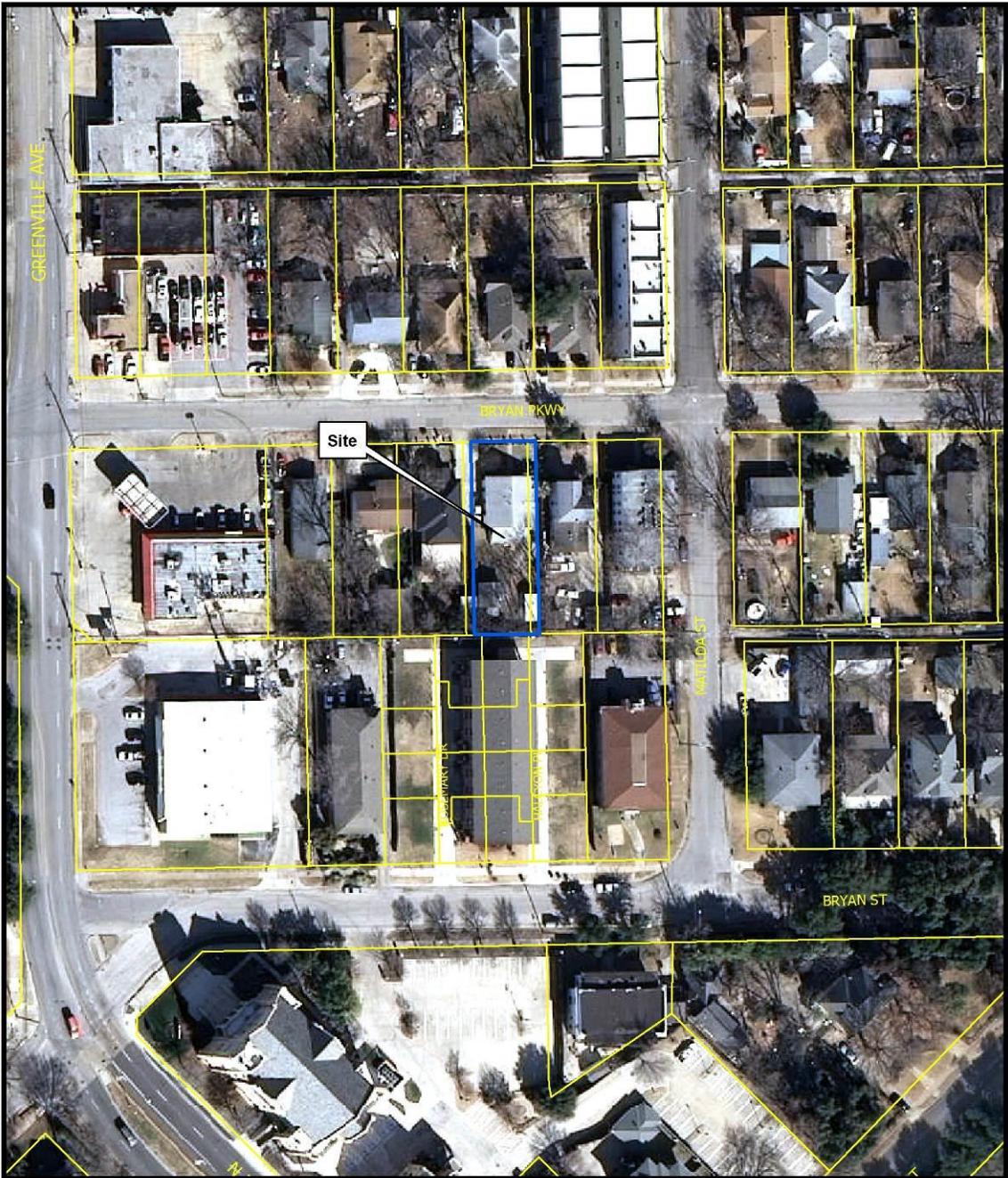


1:1,200

ZONING MAP

Case no: BDA145-053

Date: 3/11/2015



1:1,200

AERIAL MAP

Case no: BDA145-053

Date: 3/11/2015



APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 145-053

Data Relative to Subject Property:

Date: February 20, 2015

Location address: 5610 Bryan Parkway Zoning District: MF-2(A)

Lot No.: 7 Block No.: G/679 Acreage: 0.165 acres Census Tract: 15.04

Street Frontage (in Feet): 1) 50 ft 2) _____ 3) _____ 4) _____ 5) _____ *5623*

To the Honorable Board of Adjustment :

Owner of Property (per Warranty Deed): Larkspur Development, LP

Applicant: Rob Baldwin, Baldwin Associates Telephone: 214-824-7949

Mailing Address: 3904 Elm Street Suite B Dallas TX Zip Code: 75226

E-mail Address: rob@baldwinplanning.com

Represented by: Rob Baldwin, Baldwin Associates Telephone: 214-824-7949

Mailing Address: 3904 Elm Street Suite B Dallas TX Zip Code: 75226

E-mail Address: rob@baldwinplanning.com

Affirm that an appeal has been made for a Variance __, or Special Exception X, of 1 parking space for a 5-unit multifamily development

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:

The proposed multifamily development will be a "townhouse style" development and each unit will have an attached two-car garage. The five units will have 2 bedrooms each, therefore requiring 10 spaces. The multifamily use requires 0.25% guest parking per unit and will require 1 additional space. There is on-street area for guest parking since Bryan Parkway is a local residential street. This development will have an access easement to share a driveway with 5606 Bryan Parkway.

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.

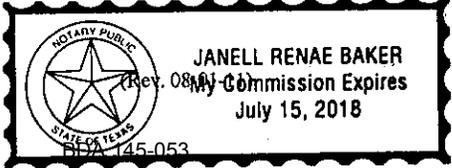
Affidavit

Before me the undersigned on this day personally appeared Robert Baldwin (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: [Signature] (Affiant/Applicant's signature)

Subscribed and sworn to before me this 20 day of Feb 2015



[Signature]
Notary Public in and for Dallas County, Texas

MEMORANDUM OF
ACTION TAKEN BY THE
BOARD OF ADJUSTMENT

Date of Hearing _____

Appeal was--Granted OR Denied

Remarks _____

Chairman

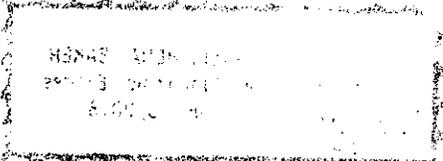
Building Official's Report

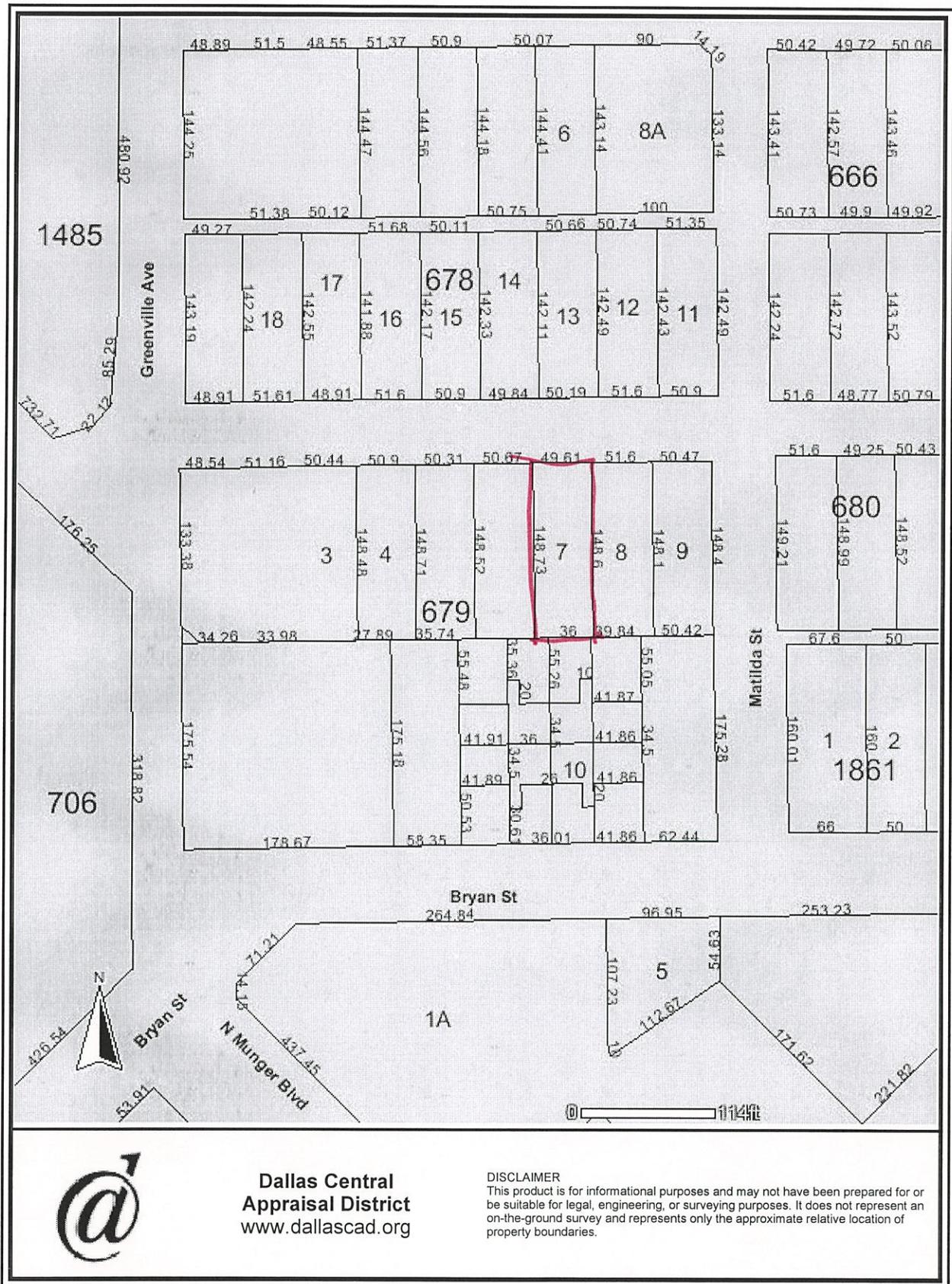
I hereby certify that Robert Baldwin
did submit a request for a special exception to the parking regulations
at 5610 Bryan Parkway

BDA145-053. Application of Robert Baldwin for a special exception to the parking regulations at 5610 Bryan Parkway. This property is more fully described as Lot 7, Block G/679, and is zoned MF-2(A), which requires parking to be provided. The applicant proposes to construct a multifamily residential structure for a multifamily use, and provide 10 of the required 11 parking spaces, which will require a 1 space special exception to the parking regulation.

Sincerely,

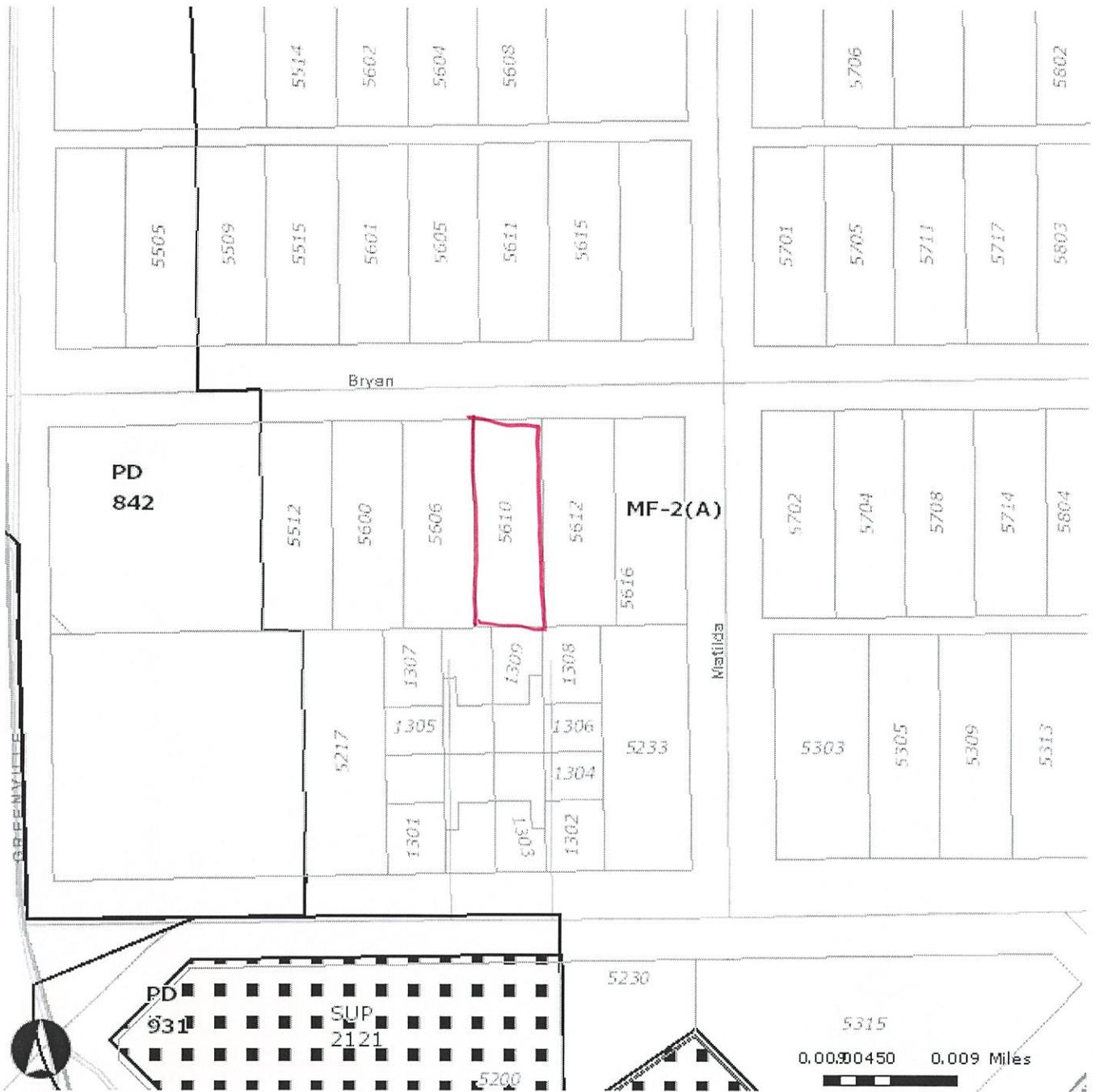
Larry V. Holmes
Larry Holmes, Building Official



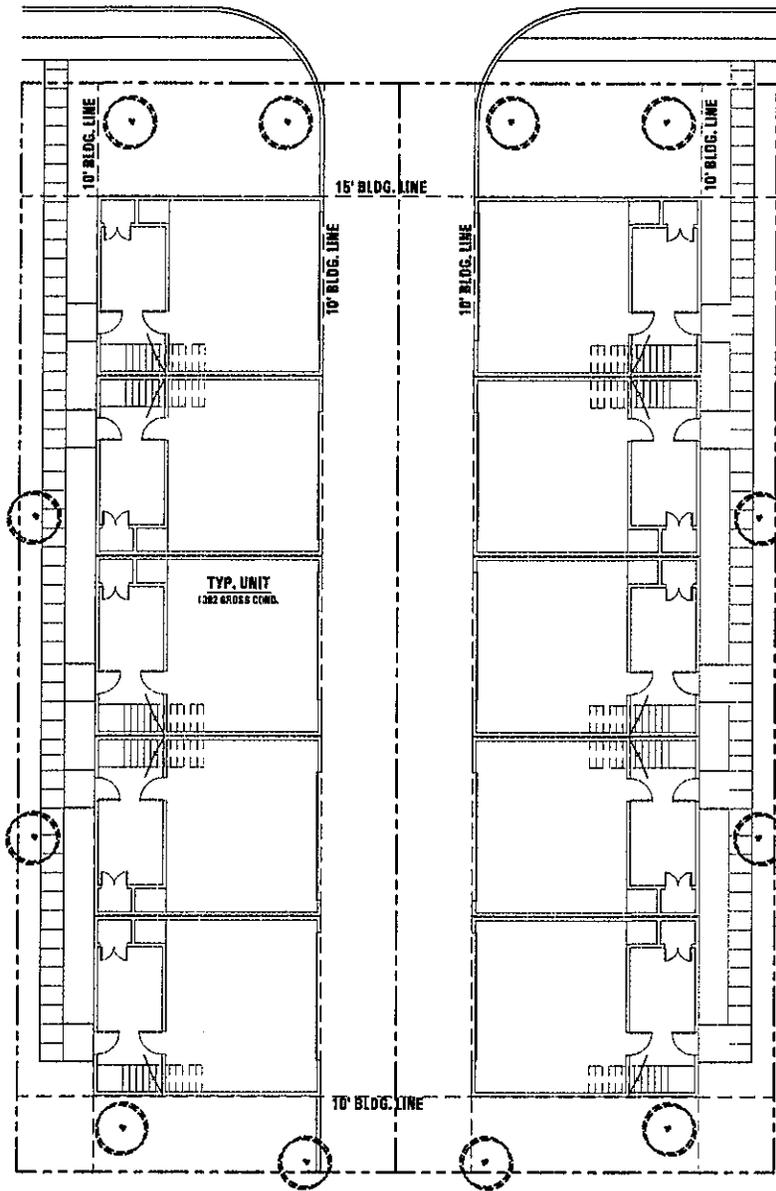


Dallas Central Appraisal District
www.dallascad.org

DISCLAIMER
 This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



BRYAN PARKWAY



Parking Analysis
5610 Bryan Parkway

Land use: Multifamily

REQUIREMENT:

Five 2-bedroom dwelling units, 1 off-street parking space per bedroom = 10 spaces

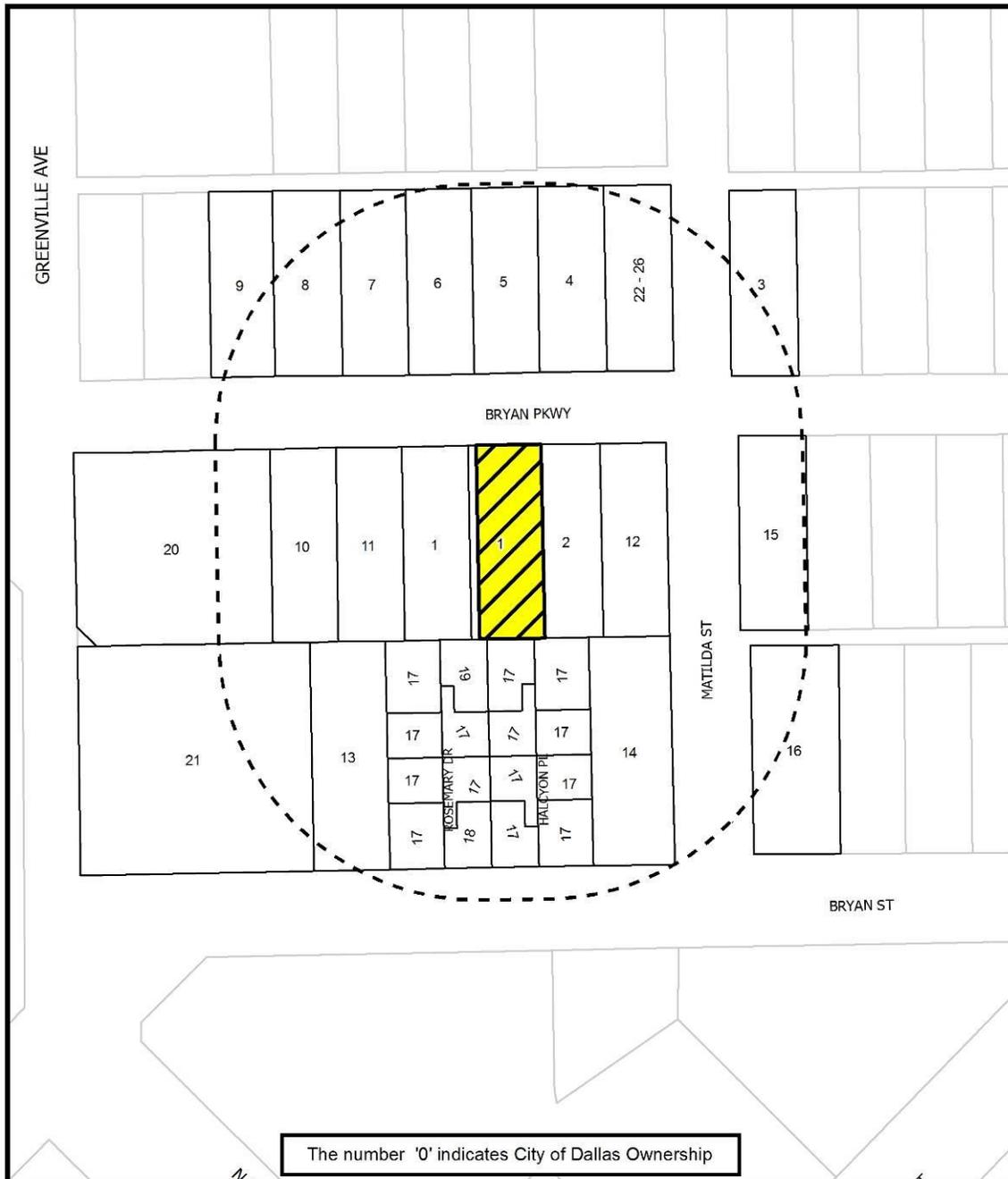
Guest parking required: Additional 0.25 per unit = 1.25 spaces

TOTAL REQUIRED: 11 spaces

PROVIDED:

Five dwelling units, each with attached 2-car garages = 10 spaces

SPECIAL EXCEPTION REQUEST: 1 space



 1:1,200	NOTIFICATION		Case no: BDA145-053
	<div style="border: 1px solid black; padding: 2px; display: inline-block;">200'</div> AREA OF NOTIFICATION <div style="border: 1px solid black; padding: 2px; display: inline-block;">26</div> NUMBER OF PROPERTY OWNERS NOTIFIED	Date: 3/11/2015	

Notification List of Property Owners

BDA145-053

26 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	5606 BRYAN PKWY	LARKSPUR DEVELOPMENT LP
2	5612 BRYAN PKWY	RIOS PABLO & MARCELLA
3	5701 BRYAN PKWY	MUNGUIA MARICELA MARTINEZ
4	5615 BRYAN PKWY	RIOS PABLO & MARCELLA
5	5611 BRYAN PKWY	TIRADO MARIA CARMEN
6	5605 BRYAN PKWY	HERNANDEZ MARTHA
7	5601 BRYAN PKWY	SOUTHERN METHODIST
8	5515 BRYAN PKWY	RAMOS MARSELINO & JOVITA
9	5509 BRYAN PKWY	RIGGIO DAVID
10	5512 BRYAN PKWY	CRI INVESTMENTS LLC
11	5600 BRYAN PKWY	DELCAMPO FRANCISCO &
12	5616 BRYAN PKWY	TRINITY PROPERTY GROUP LLC
13	5217 BRYAN ST	KEANE KEVIN WILLIAM & AMY
14	5233 BRYAN ST	BAKER MELBA R
15	5702 BRYAN PKWY	GILMORE RALPH CURTIS
16	5303 BRYAN ST	ELITE PLACE INV LLC
17	1301 ROSEMARY DR	DFW SYNERGY LLC
18	1302 ROSEMARY DR	SYNERGY BANK
19	1308 ROSEMARY DR	SYBILLE CHRISTOPHER
20	1406 GREENVILLE AVE	BILLWILL PROPERTIES LLC
21	1300 GREENVILLE AVE	GREGG GUION III
22	5617 BRYAN PKWY	SEPANIK ROBERT B
23	5617 BRYAN PKWY	JONES LAMAR L
24	5617 BRYAN PKWY	ENRIQUEZ ROQUE & DALIA
25	5617 BRYAN PKWY	ISYA
26	5617 BRYAN PKWY	MCMANIS JASON

FILE NUMBER: BDA 145-054

BUILDING OFFICIAL'S REPORT: Application of Robert Baldwin of Baldwin and Associates for a special exception to the off-street parking regulations at 5706 Lindell Avenue. This property is more fully described as Lot 2, Block E/666, and is zoned MF-2(A), which requires off-street parking to be provided. The applicant proposes to construct and maintain a structure for a multifamily use, and provide 10 of the required 11 parking spaces, which will require a 1 space special exception to the off-street parking regulations.

LOCATION: 5706 Lindell Avenue

APPLICANT: Robert Baldwin of Baldwin and Associates

REQUEST:

A request for a special exception to the off-street parking regulations of 1 space is made to replace an existing single family home structure/use with a five-unit with two bedrooms each multifamily "townhouse" development on the subject site, and provide 10 (or 91 percent) of the 11 required off-street parking spaces.

STANDARD FOR A SPECIAL EXCEPTION TO THE OFF-STREET PARKING REGULATIONS:

- 1) The Board of Adjustment may grant a special exception to authorize a reduction in the number of off-street parking spaces required under this article if the board finds, after a public hearing, that the parking demand generated by the use does not warrant the number of off-street parking spaces required, and the special exception would not create a traffic hazard or increase traffic congestion on adjacent and nearby streets. The maximum reduction authorized by this section is 25 percent or one space, whichever is greater, minus the number of parking spaces currently not provided due to delta credits, as defined in Section 51A-4.704(b)(A). For the commercial amusement (inside) use and the industrial (inside) use, the maximum reduction authorized by this section is 75 percent or one space, whichever is greater, minus the number of parking spaces currently not provided due to delta credits, as defined in Section 51A-4.704(b)(4)(A). For the office use, the maximum reduction authorized by this section is 35 percent or one space, whichever is greater, minus the number of parking spaces currently not provided due to delta credits, as defined in Section 51A-4.704(b)(4)(A). Applicants may seek a special exception to the parking requirements under this section and an administrative parking reduction under Section 51A-4.313. The greater reduction will apply, but the reduction may not be combined.
- 2) In determining whether to grant a special exception, the board shall consider the following factors:

- (A) The extent to which the parking spaces provided will be remote, shared, or packed parking.
 - (B) The parking demand and trip generation characteristics of all uses for which the special exception is requested.
 - (C) Whether or not the subject property or any property in the general area is part of a modified delta overlay district.
 - (D) The current and probable future capacities of adjacent and nearby streets based on the city's thoroughfare plan.
 - (E) The availability of public transit and the likelihood of its use.
 - (F) The feasibility of parking mitigation measures and the likelihood of their effectiveness.
- 3) In granting a special exception, the board shall specify the uses to which the special exception applies. A special exception granted by the board for a particular use automatically and immediately terminates if and when that use is changed or discontinued.
 - 4) In granting a special exception, the board may:
 - (A) Establish a termination date for the special exception or; otherwise provide for the reassessment of conditions after a specified period of time;
 - (B) Impose restrictions on access to or from the subject property; or
 - (C) Impose any other reasonable conditions that would have the effect of improving traffic safety or lessening congestion on the streets.
 - 5) The board shall not grant a special exception to reduce the number of off-street parking spaces required in an ordinance granting or amending a specific use permit.
 - 6) The board shall not grant a special exception to reduce the number of off-street parking spaces expressly required in the text or development plan of an ordinance establishing or amending regulations governing a specific planned development district. This prohibition does not apply when:
 - (A) the ordinance does not expressly specify a minimum number of spaces, but instead simply makes references to the existing off-street parking regulations in Chapter 51 or this chapter; or
 - (B) the regulations governing that specific district expressly authorize the board to grant the special exception.

STAFF RECOMMENDATION:

Denial

Rationale:

- The Sustainable Development and Construction Department Project Engineer recommends that this application be denied commenting: "Development and zoning allows sufficient space for additional off-street parking at rear of lot. Lindell Avenue is a local road with 24-foot pavement width."
- The applicant had not substantiated how the parking demand generated by the proposed multifamily structure on the site does not warrant the number of off-street parking spaces required, nor how the special exception would not create a traffic hazard or increase traffic congestion on adjacent and nearby streets.

BACKGROUND INFORMATION:

Zoning:

Site: MF-2(A) (Multifamily)
North: MF-2(A) (Multifamily)
South: MF-2(A) (Multifamily)
East: MF-2(A) (Multifamily)
West: MF-2(A) (Multifamily)

Land Use:

The subject site is developed with an existing one-story single family home structure/use that the applicant intends to demolish and replace with a five-unit multifamily development. The areas to the north, east, south, and west appear to be developed with single family uses.

Zoning/BDA History:

There has not been any recent related board or zoning cases recorded either on or in the immediate vicinity of the subject site.

GENERAL FACTS/STAFF ANALYSIS:

- This request focuses on replacing an existing single family home structure/use with a five-unit with two bedrooms each multifamily “townhouse” development on the subject site, and providing 10 (or 91 percent) of the 11 required off-street parking spaces.
- The Dallas Development Code requires the following off-street parking requirement:
 - Multifamily: 1 space per bedroom with a minimum of one space per dwelling unit. An additional one-quarter space per dwelling unit must be provided for guest parking if the required parking is restricted to resident parking only. No additional parking is required for accessory uses that are limited principally to residents.
- The applicant proposes to provide 10 (or 91 percent) of the required 11 off-street parking spaces in conjunction with developing the property with a five-unit with two bedrooms each development.
- The Sustainable Development and Construction Department Project Engineer recommends that this application be denied commenting: “Development and zoning allows sufficient space for additional off-street parking at rear of lot. Lindell Avenue is a local road with 24-foot pavement width.”
- The applicant has the burden of proof in establishing the following:
 - The parking demand generated by the multifamily use on the site does not warrant the number of off-street parking spaces required, and
 - The special exception of 1 space (or a 9 percent reduction of the required off-street parking) would not create a traffic hazard or increase traffic congestion on adjacent and nearby streets.

- If the Board were to grant this request, and impose the condition that the special exception of 1 space shall automatically and immediately terminate if and when the multifamily use is changed or discontinued, the applicant would be allowed to construct and maintain the structure on the site with this specific use with the specified number of bedrooms per unit, and provide 10 of the 11 code required off-street parking spaces.

Timeline:

February 20, 2015: The applicant submitted an “Application/Appeal to the Board of Adjustment” and related documents which have been included as part of this case report.

March 11, 2015: The Board of Adjustment Secretary randomly assigned this case to Board of Adjustment Panel A.

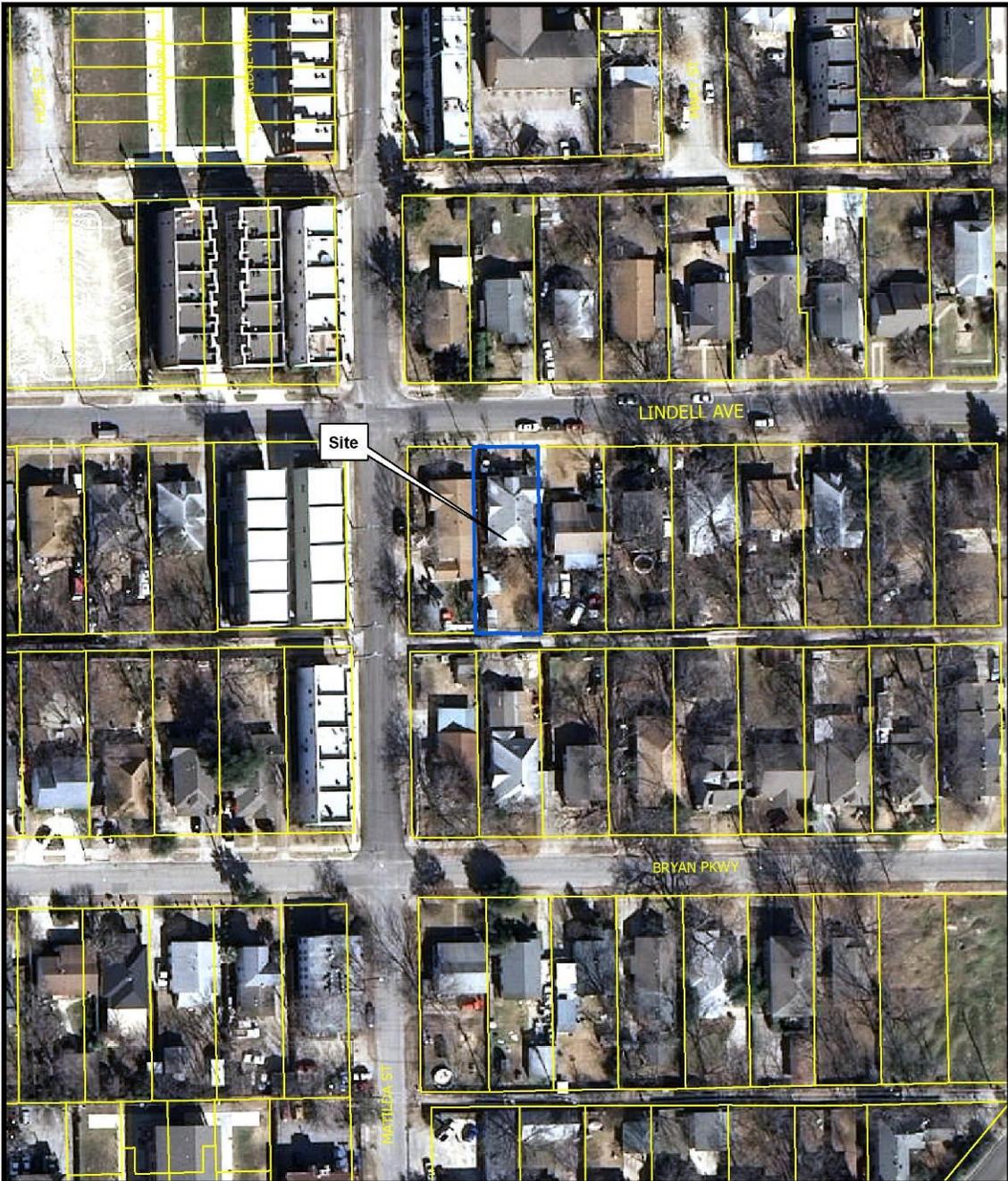
March 11, 2015: The Board Administrator emailed the applicant the following information:

- a copy of the application materials including the Building Official’s report on the application;
- an attachment that provided the public hearing date and panel that will consider the application; the April 1st deadline to submit additional evidence for staff to factor into their analysis; and the April 10th deadline to submit additional evidence to be incorporated into the Board’s docket materials;
- the criteria/standard that the board will use in their decision to approve or deny the request; and
- the Board of Adjustment Working Rules of Procedure pertaining to “documentary evidence.”

April 7, 2015: The Board of Adjustment staff review team meeting was held regarding this request and the others scheduled for April public hearings. Review team members in attendance included: the Sustainable Development and Construction Interim Assistant Director, the Sustainable Development and Construction Board of Adjustment Chief Planner, the Assistant Building Official, the Board Administrator, the Building Inspection Senior Plans Examiners/Development Code Specialist, the City of Dallas Chief Arborist, the Sustainable Development and Construction Department Current Planner, the Sustainable Development and Construction Department Project Engineer, and the Assistant City Attorney to the Board.

April 9, 2015: The Sustainable Development and Construction Department Project Engineer recommends that this application be denied commenting: “Development and zoning allows sufficient space for additional off-street parking at rear of lot. Lindell Avenue is a local road with 24-foot pavement width.”





1:1,200

AERIAL MAP

Case no: BDA145-054

Date: 3/11/2015



City of Dallas

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 145-054

Data Relative to Subject Property:

Date: February 20, 2015

Location address: 5706 Lindell Avenue Zoning District: MF-2(A)

Lot No.: 2 Block No.: E/666 Acreage: 0.165 acres Census Tract: 11.01

Street Frontage (in Feet): 1) 50 ft 2) _____ 3) _____ 4) _____ 5) _____ *ge 23*

To the Honorable Board of Adjustment :

Owner of Property (per Warranty Deed): Residential Income Partners, LP

Applicant: Rob Baldwin, Baldwin Associates Telephone: 214-824-7949

Mailing Address: 3904 Elm Street Suite B Dallas TX Zip Code: 75226

E-mail Address: rob@baldwinplanning.com

Represented by: Rob Baldwin, Baldwin Associates Telephone: 214-824-7949

Mailing Address: 3904 Elm Street Suite B Dallas TX Zip Code: 75226

E-mail Address: rob@baldwinplanning.com

Affirm that an appeal has been made for a Variance , or Special Exception X, of 1 parking space for a 5-unit multifamily development

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:

The proposed multifamily development will be a "townhouse style" development and each unit will have an attached two-car garage. The five units will have 2 bedrooms each, therefore requiring 10 spaces. The multifamily use requires 0.25% guest parking per unit and will require 1 additional space. There is on-street area for guest parking since Lindell Avenue is a local residential street.

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.

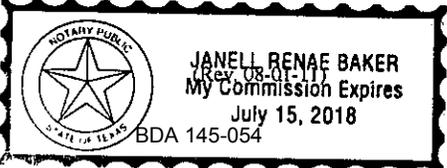
Affidavit

Before me the undersigned on this day personally appeared Robert Baldwin
(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: [Signature]
(Affiant/Applicant's signature)

Subscribed and sworn to before me this 26 day of Feb 2015



[Signature]
Notary Public in and for Dallas County, Texas
5-7

MEMORANDUM OF
ACTION TAKEN BY THE
BOARD OF ADJUSTMENT

Date of Hearing _____

Appeal was--Granted OR Denied

Remarks

Chairman

Building Official's Report

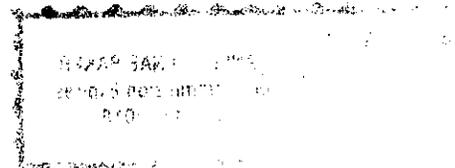
I hereby certify that Robert Baldwin

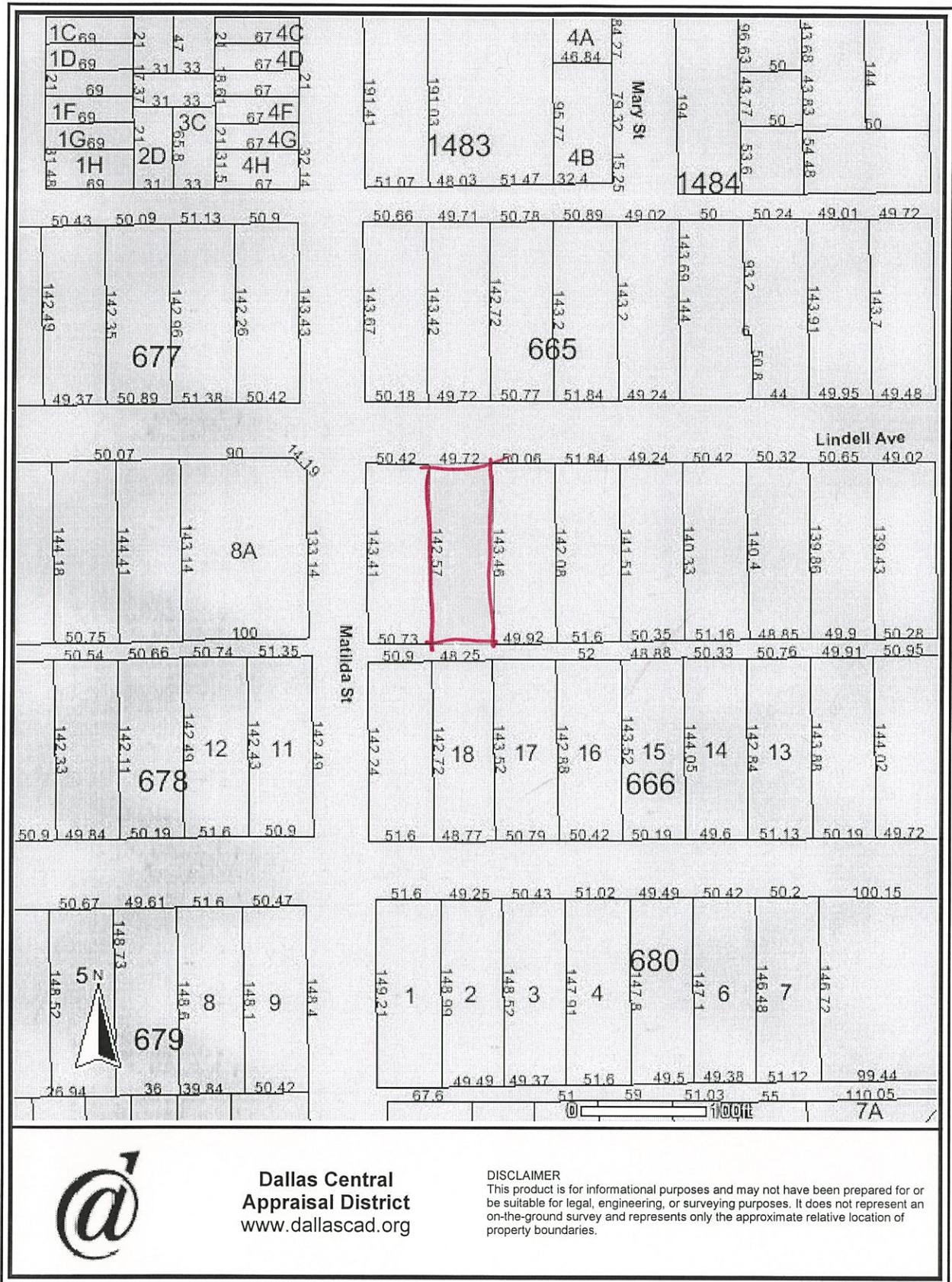
did submit a request for a special exception to the parking regulations
at 5706 Lindell Avenue

BDA145-054. Application of Robert Baldwin for a special exception to the parking regulations at 5706 Lindell Avenue. This property is more fully described as Lot 2, Block E/666, and is zoned MF-2(A), which requires parking to be provided. The applicant proposes to construct a multifamily residential structure for a multifamily use, and provide 10 of the required 11 parking spaces, which will require a 1 space special exception to the parking regulation.

Sincerely,


Larry Holmes, Building Official

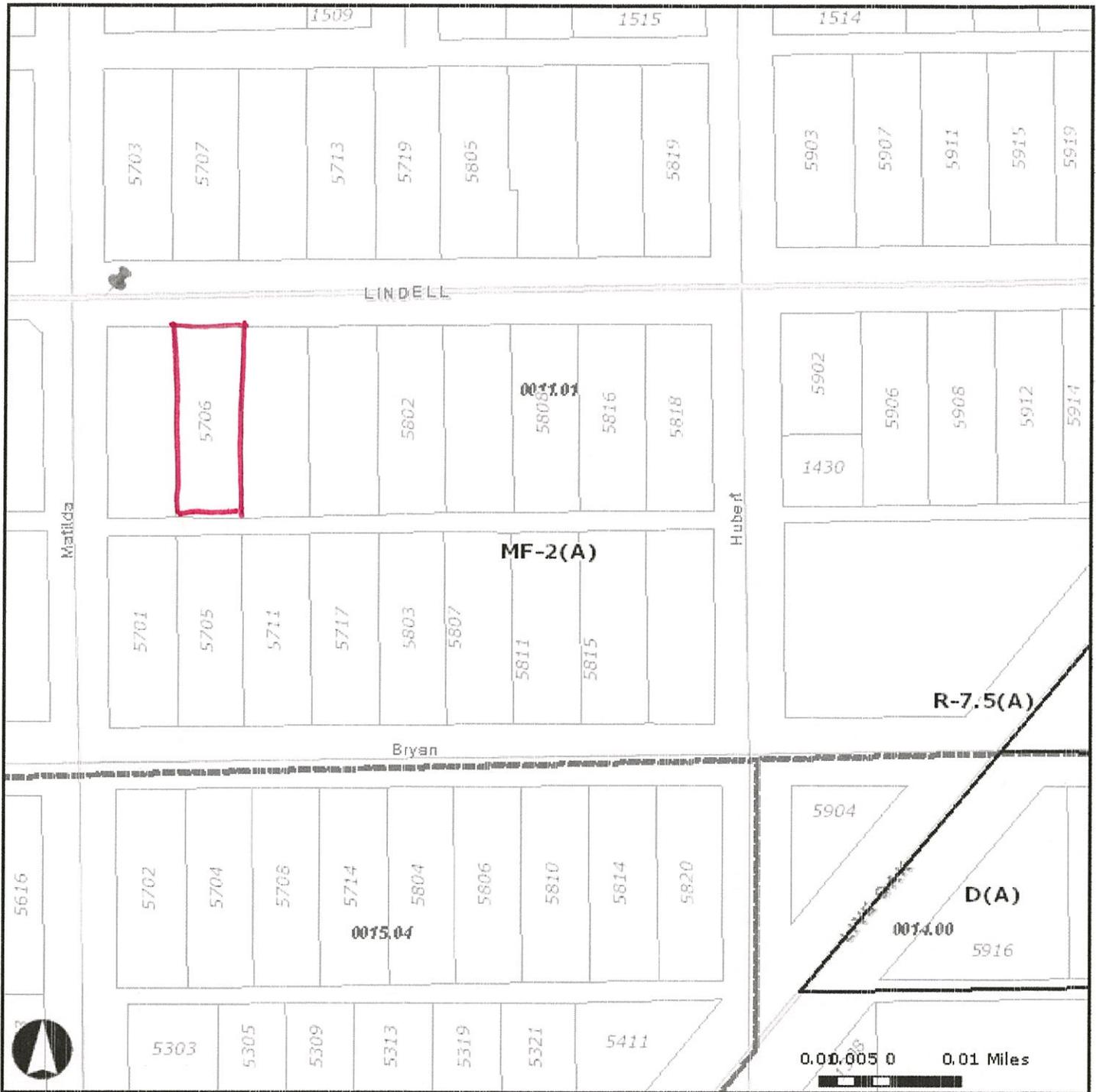




Dallas Central Appraisal District
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City of Dallas Zoning



Address Candidates

- City Boundaries
- County
- Certified Parcels
- DISD Sites
- BDA 145-054

Deed Restrictions

- SUP
- Dry Overlay
- D
- D-1
- Historic Overlay

PD Subdistricts

- PD193 Oak Lawn
- PDS Subdistricts
- Base Zoning
- Pedestrian Overlay

Parking Analysis
5706 Lindell

Land use: Multifamily

REQUIREMENT:

Five 2-bedroom dwelling units, 1 off-street parking space per bedroom = 10 spaces

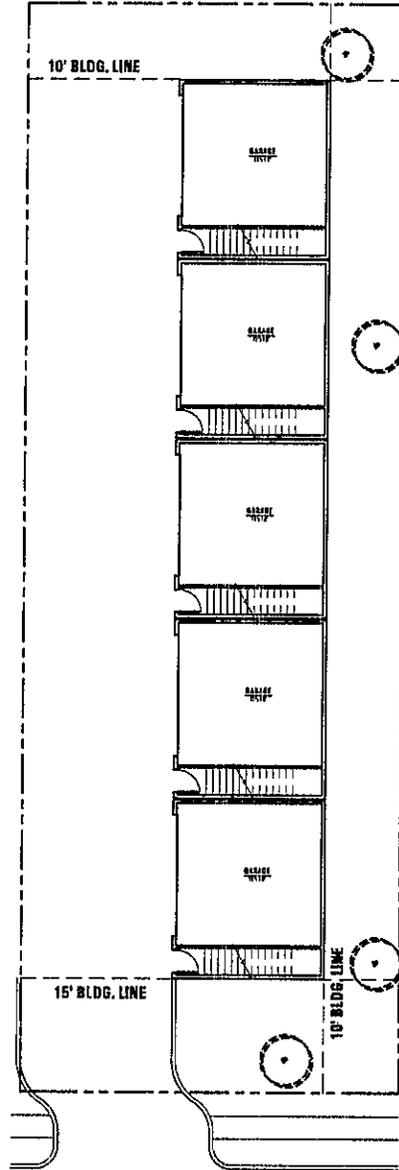
Guest parking required: Additional 0.25 per unit = 1.25 spaces

TOTAL REQUIRED: 11 spaces

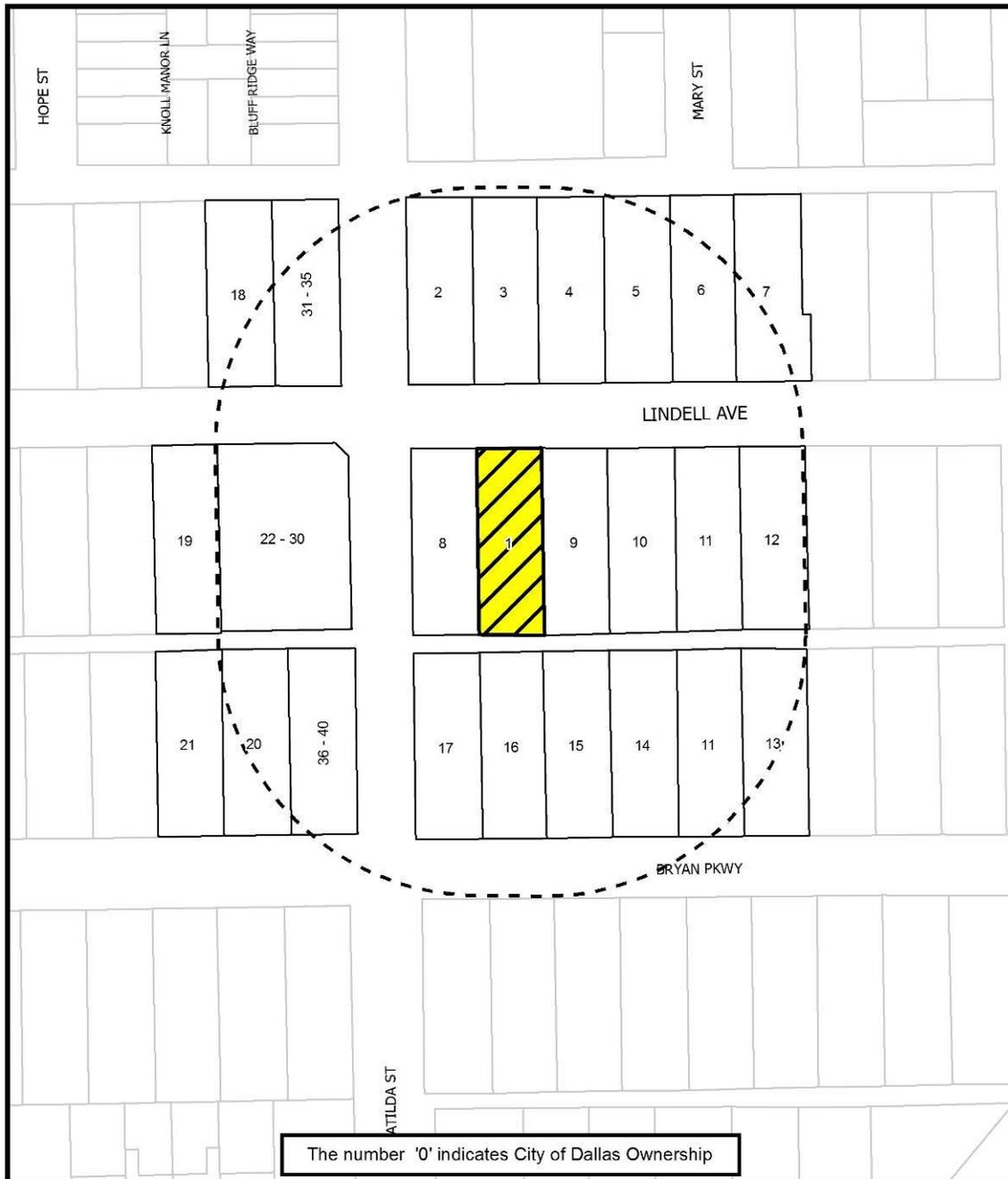
PROVIDED:

Five dwelling units, each with attached 2-car garages = 10 spaces

SPECIAL EXCEPTION REQUEST: 1 space



5706 LINDELL



The number '0' indicates City of Dallas Ownership

 1:1,200	<h2>NOTIFICATION</h2>	Case no: BDA145-054			
	<table border="1"> <tr> <td style="text-align: center;">200'</td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="text-align: center;">40</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	200'	AREA OF NOTIFICATION	40	NUMBER OF PROPERTY OWNERS NOTIFIED
200'	AREA OF NOTIFICATION				
40	NUMBER OF PROPERTY OWNERS NOTIFIED				

Notification List of Property Owners

BDA145-054

40 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	5706 LINDELL AVE	LARKSPUR DEVELOPMENT LP
2	5703 LINDELL AVE	NGUYEN TRUNG P
3	5707 LINDELL AVE	DELCAMPO VINCENTE &
4	5711 LINDELL AVE	KNIGHT WILLIAM W
5	5713 LINDELL AVE	MENDEZ ALFONSO & SALUSTIA
6	5719 LINDELL AVE	DELCAMPO JUAN &
7	5805 LINDELL AVE	DIVOT LP
8	5702 LINDELL AVE	CRISPIN JAVIER & ANGELA
9	5708 LINDELL AVE	DELCAMPO ISIDRO & ADELA
10	5714 LINDELL AVE	ORTEGA J ANTONIO &
11	5802 LINDELL AVE	DOTTER DOUGLAS A
12	5804 LINDELL AVE	PALOMO ALFONSO M &
13	5807 BRYAN PKWY	DELAW AURORA FRANCES
14	5717 BRYAN PKWY	LOZANO CONCEPCION LOPEZ
15	5711 BRYAN PKWY	LEE BETTY JEAN
16	5705 BRYAN PKWY	ANDRADE JAVIER & LUCINA
17	5701 BRYAN PKWY	MUNGUIA MARICELA MARTINEZ
18	5613 LINDELL AVE	LEE PHILIP H TRUST THE
19	5608 LINDELL AVE	AUSTIN STONE INVESTMENTS
20	5615 BRYAN PKWY	RIOS PABLO & MARCELLA
21	5611 BRYAN PKWY	TIRADO MARIA CARMEN
22	5618 LINDELL AVE	VAGHELA RAJASHREE &
23	5618 LINDELL AVE	WILSON DAVID & MICHELLE
24	5618 LINDELL AVE	VO THANHLY
25	5618 LINDELL AVE	PHILIPS LAURA
26	5618 LINDELL AVE	NIPP JUSTIN

03/11/2015

Label #	Address	Owner
27	5618 LINDELL AVE	NOTT CYNTHIA
28	5618 LINDELL AVE	ROBINSON SHELIA DENISE
29	5618 LINDELL AVE	LEWIS GRENVILLE V
30	5618 LINDELL AVE	HUMPHREY TRACI
31	5617 LINDELL AVE	WARD COLIN M &
32	5617 LINDELL AVE	MODECKI CARL A JR
33	5617 LINDELL AVE	IHUNT LP
34	5617 LINDELL AVE	WICKER AMANDA N &
35	5617 LINDELL AVE	MONCEAUX BRAD J
36	5617 BRYAN PKWY	SEPANIK ROBERT B
37	5617 BRYAN PKWY	JONES LAMAR L
38	5617 BRYAN PKWY	ENRIQUEZ ROQUE & DALIA
39	5617 BRYAN PKWY	ISYA
40	5617 BRYAN PKWY	MCMANIS JASON