

ZONING BOARD OF ADJUSTMENT, PANEL C
MONDAY, MAY 21, 2018
AGENDA

BRIEFING	5ES 1500 MARILLA STREET DALLAS CITY HALL	11:00 A.M.
PUBLIC HEARING	COUNCIL CHAMBERS 1500 MARILLA STREET DALLAS CITY HALL	1:00 P.M.

Neva Dean, Assistant Director
Steve Long, Board Administrator/ Chief Planner

MISCELLANEOUS ITEM

Approval of the April 16, 2018 Board of Adjustment Panel C Public Hearing Minutes	M1
--	----

UNCONTESTED CASES

BDA178-041(SL)	9422 Alva Court REQUEST: Application of Paul Fields, represented by Lisa Ballew, for a special exception to the fence standards regulations	1
BDA178-052(SL)	13040 Coit Road REQUEST: Application of Jennifer Cohn, represented by Matt Moore, for a special exception to the off-street parking regulations	2

REGULAR CASES

BDA178-038(SL)	10515 Lennox Lane REQUEST: Application of Aaron Wallrath, represented by Construction Concepts, for special exceptions to the fence standards and visual obstruction regulations	3
-----------------------	--	---

BDA178-056(SL)	516 Monte Vista Drive REQUEST: Application of Rob Baldwin of Baldwin Associates, represented by Rob Baldwin, to appeal the decision of the administrative official	4
BDA178-080(SL)	5230 Alcott Street REQUEST: Application of Phillip D. Thompson for a variance to the height regulations	5

EXECUTIVE SESSION NOTICE

A closed executive session may be held if the discussion of any of the above agenda items concerns one of the following:

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 City Council 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 §551.087]
7. deliberating security assessments or deployments relating to information resources technology, network security information, or the deployment or specific occasions for implementations of security personnel, critical infrastructure, or security devices. [Tex. Govt. Code §551.089]

FILE NUMBER: BDA178-041(SL)

BUILDING OFFICIAL'S REPORT: Application of Paul Fields, represented by Lisa Ballew, for a special exception to the fence standards regulations at 9422 Alva Court. This property is more fully described as Lot 4, Block 6, and is zoned R-1ac(A), which limits the height of a fence in the front yard to 4 feet. The applicant proposes to construct and/or maintain a 12 foot 4 inch high fence in a required front yard, which will require a 8 foot 4 inch special exception to the fence standards regulations.

LOCATION: 9422 Alva Court

APPLICANT: Paul Fields
Represented by Lisa Ballew

REQUEST:

A request for a special exception to the fence standards regulations related to height of 8' 4" is made to construct and maintain the following on a site being developed with a single family home:

- an 8' high open wrought iron fence with approximately 9' high columns, and two 8' high entry gates one of which has 12' 4' high entry gate columns parallel to the street; and
- an 8' high open wrought iron fence perpendicular to the street on the north and south sides of the site in the front yard setback.

STANDARD FOR A SPECIAL EXCEPTION TO FENCE STANDARDS REGULATIONS:

Section 51A-4.602(a)(11) of the Dallas Development Code states that the board may grant a special exception to the fence standards when, in the opinion of the board, the special exception will not adversely affect neighboring property.

STAFF RECOMMENDATION:

No staff recommendation is made on this or any request for a special exception to the fence standards since the basis for this type of appeal is when in the opinion of the board, the special exception will not adversely affect neighboring property.

BACKGROUND INFORMATION:

Zoning:

Site: R-1ac(A) (Single family residential 1 acre)
North: R-1ac(A) (Single family residential 1 acre)
South: R-1ac(A) (Single family residential 1 acre)
East: R-1ac(A) (Single family residential 1 acre)
West: R-1ac(A) (Single family residential 1 acre)

Land Use:

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

Zoning/BDA History:

1. BDA056-003, Property at 9423 Alva Court (the lot west of the subject site) On October 18, 2005, the Board of Adjustment Panel A granted requests for a special exception to the fence regulations of 3' and for special exceptions to the visual obstruction regulations, and imposed the following condition: Compliance with submitted revised site plan and revised fence elevation is required.
The case report stated the special exception to the fence standards was made to construct and maintain a 4' 8" high open metal fence (with an 18" brick base), 5' high brick columns, two 7' high arched entry gates with 6' high brick entry columns; and that the special exceptions to the visibility obstruction regulations were made to construct and maintain the fence and columns as described above in four, 20'-visibility triangles at the two drive approaches to the site on Alva Court.

2. BDA967-297, Property at 9434 Alva Court (the lot north of the subject site)
- On September 15, 1997, the Board of Adjustment Panel C granted a request for a special exception to the fence height regulations of 4' 6". The board imposed the following condition: compliance with the submitted site/landscape plan is required. The case report stated that the request was made to construct an 8' high open steel fence with 8' 6" high stucco-finish columns and an 8' high open metal gate.

GENERAL FACTS/STAFF ANALYSIS:

- The request for a special exception to the fence standards regulations related to height of 8' 4" focuses on constructing and maintaining an 8' high open wrought iron fence with approximately 9' high columns, and two 8' high entry gates one of which has two, 12' 4' high entry gate columns parallel to the street; and an 8' high open wrought iron fence perpendicular to the street on the north and south sides of the site in the front yard setback on a site that is being developed with a single family home.
- Section 51A-4.602(a)(2) of the Dallas Development Code states that in all residential districts except multifamily districts, a fence may not exceed 4' above grade when located in the required front yard.
- The property is located in an R-1ac(A) zoning district which requires a minimum front yard setback of 40 feet.
- The submitted site plan and elevation indicates that the proposal in the site's front yard setback that would reach a maximum height of 12' 4" to account for height of the two entry gate columns.
- The submitted site plan denotes the following:
 - The proposal in the front yard setback is represented as being approximately 170' in length parallel to the street and approximately 31' in length perpendicular to the street on the north and south sides of the site in the front yard setback.
 - The proposal is represented as being located approximately 9' from the front property line, and approximately 22' from the pavement line.
- A single family lot fronts the proposal on the subject site. This lot has a fence in its front yard setback higher than 4' (an approximately 5' high fence) that appears to be a result of a fence standards special exception granted by the Board of Adjustment in 2005: BDA056-003. (See the "Zoning/BDA History" of this case report for details on this request).

- The Board Administrator conducted a field visit of the site and surrounding area on the street from Deloache Avenue on the south to Ravine Drive on the north and noted two other fences that appeared to be over 4' in height and in a front yard setback. One of these fences was located directly north of the site (an approximately 8' high open metal fence that that appears to be a result of a fence standards special exception granted by the Board of Adjustment in 1997: BDA967-297. (See the "Zoning/BDA History" of this case report for details on this request). The other noted fence was an approximately 5' – 6' high open wrought iron fence immediately south of the site with no recorded BDA history.
- As of May 11, 2018, no letters had been submitted in support of the request, and no letters had been submitted in opposition.
- The applicant has the burden of proof in establishing that the special exception to the fence standards regulations related to fence height of 8' 4" will not adversely affect neighboring property.
- Granting this special exception with a condition imposed that the applicant complies with the submitted site plan and elevation would require the proposal exceeding 4' in height to be located in the front yard setback to be constructed and maintained in the location and of the heights and materials as shown on these documents.

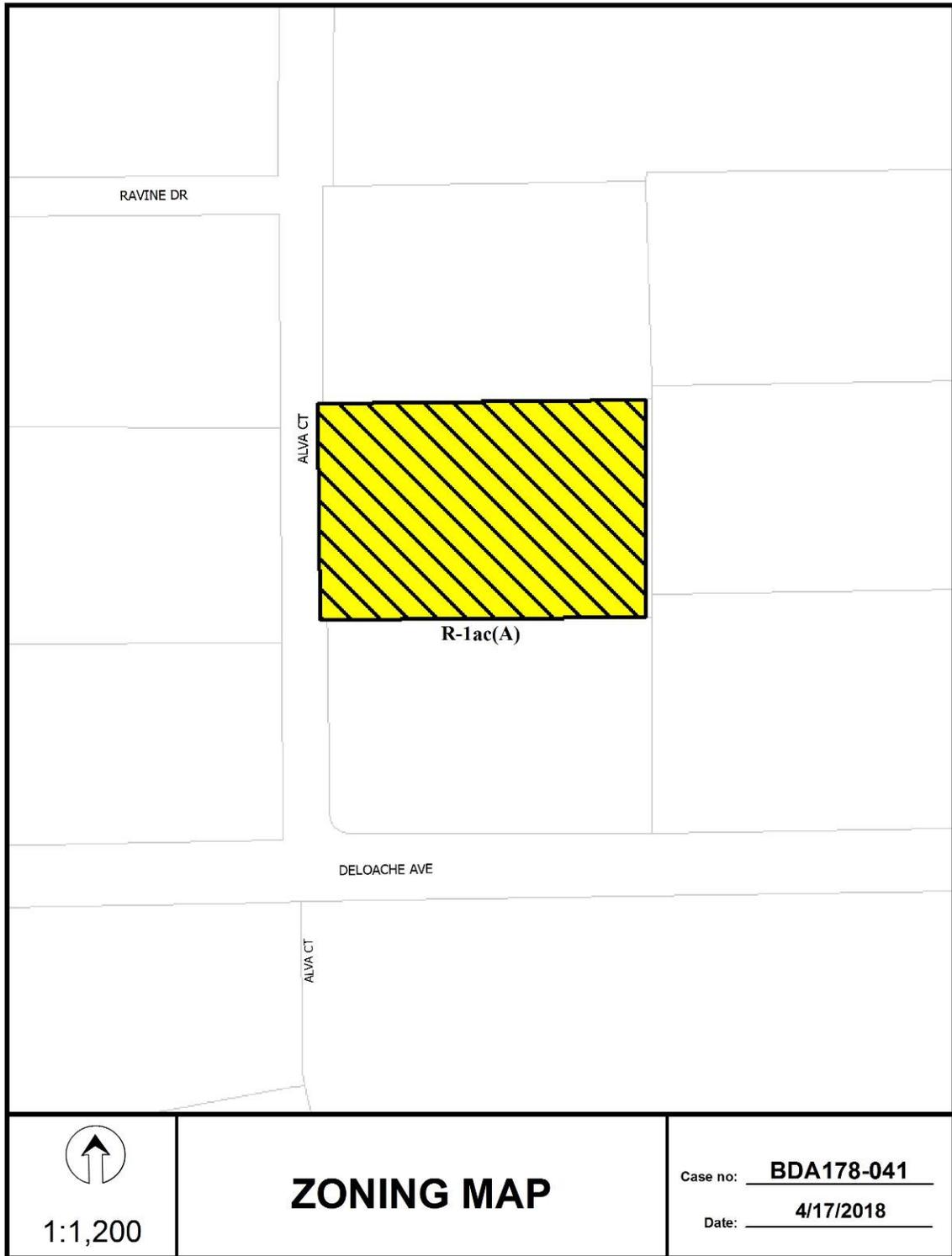
Timeline:

- February 22, 2018: The applicant submitted an "Application/Appeal to the Board of Adjustment" and related documents which have been included as part of this case report.
- April 10, 2018: The Board of Adjustment Secretary randomly assigned this case to Board of Adjustment Panel C.
- April 10, 2018: The Board Administrator/Chief Planner emailed the applicant's representative the following information:
- an attachment that provided the public hearing date and panel that will consider the application; the May 2nd deadline to submit additional evidence for staff to factor into their analysis; and the May 11th 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.

May 8, 2018:

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

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

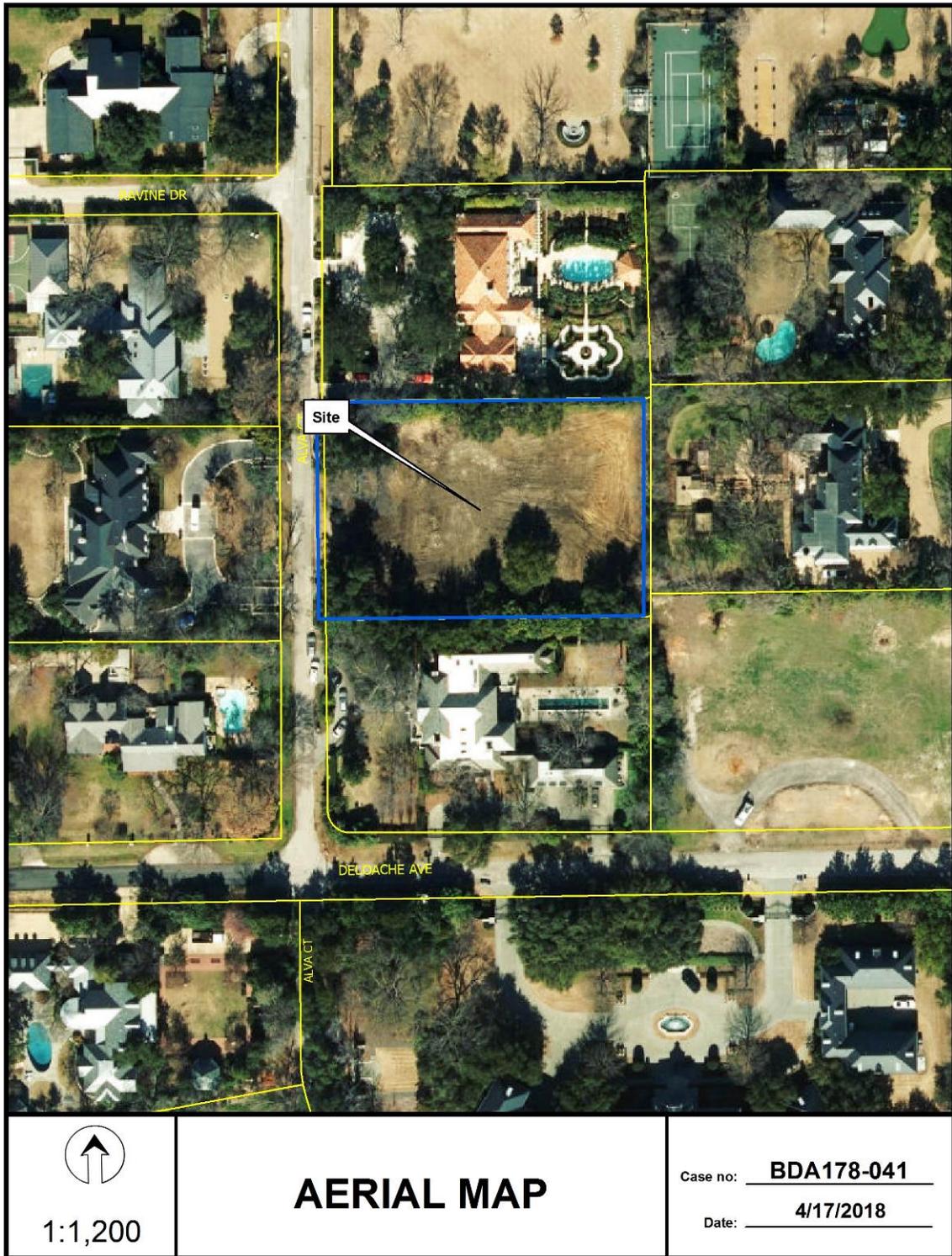


1:1,200

ZONING MAP

Case no: BDA178-041

Date: 4/17/2018





City of Dallas

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 178-041

Data Relative to Subject Property:

Date: 2-22-18

Location address: 9422 Alva Court Zoning District: R-1(A)

Lot No.: 4 Block No.: 6 Acreage: 1.043 Census Tract: 206.00

Street Frontage (in Feet): 1) Alva Court 174 2) _____ 3) _____ 4) _____ 5) _____

To the Honorable Board of Adjustment :

Owner of Property (per Warranty Deed): Todd S. Aaron + Dawn S. Aaron

Applicant: Paul Fields Telephone: 214-641-4500

Mailing Address: 2950 Irving Blvd, Dallas, TX Zip Code: 75247

E-mail Address: pfields@lamberts.net

Represented by: Lisa Ballew Telephone: 214-906-8129

Mailing Address: 2950 Irving Blvd, Dallas, TX Zip Code: 75247

E-mail Address: lballew@lamberts.net

Affirm that an appeal has been made for a Variance _____, or Special Exception X, of a fence, columns and gates in front of house an additional 8'-4" above allowed 4' 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:

To keep gates, fence + columns in same dimensions as surrounding properties

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.

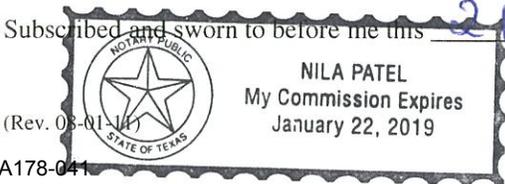
Affidavit

Before me the undersigned on this day personally appeared Paul Fields
(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 21 day of February, 2018



Nil Patel
Notary Public in and for Dallas County, Texas



KEMPER CT

HOLLOW WAY RD

chb
R-1ac(A)

ALVA CT

RAVINE DR

DELOACHE AVE

H/149

MEADOWBROOK DR

N DENTON

LAMBERT GARDEN DESIGN
 LANDSCAPE ARCHITECTURE AND SITE CONSTRUCTION MANAGEMENT
 PAUL FIELDS DESIGN STUDIO
 7814L 800200 14007 Darden Drive
 # 214.287.9200 2715 100th St, Suite 200
 Woodlands, TX 77380

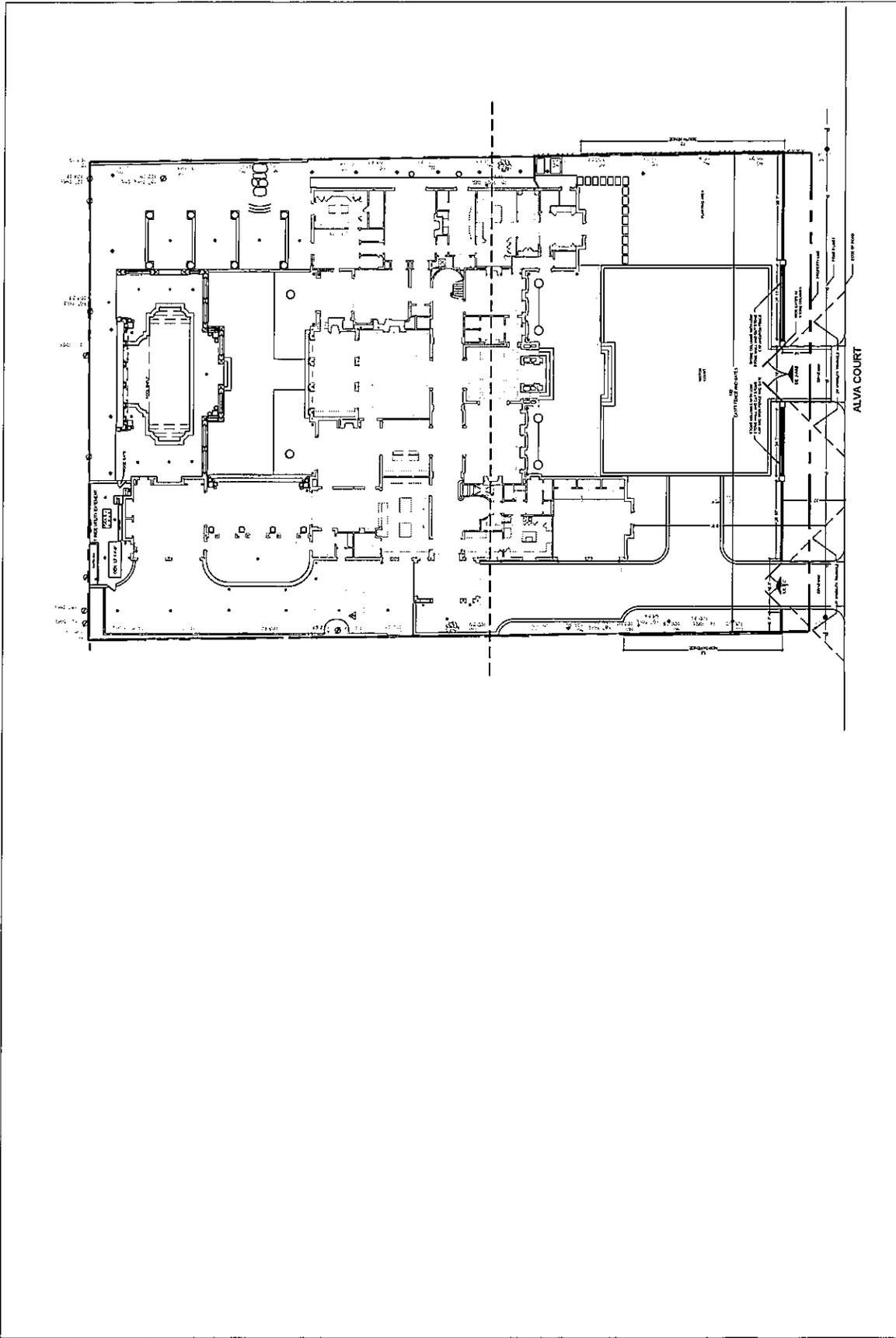
AARON RESIDENCE
 9422 Alva Court Dallas, TX 75220

Revisions
1. 05.11.17 Final Review Comm
2. 01.08.18 FRONT STAIRS

Client Name:	Aaron
Plan No.:	19-037
Drawn By:	LMB
Approved By:	
RC Date:	

Sheet No. **05.LA-1**
 Site Plan

NOT FOR CONSTRUCTION



Scale: 1/16"=1'-0"
 © Copyright 2018 Lambert's. All Rights Reserved.

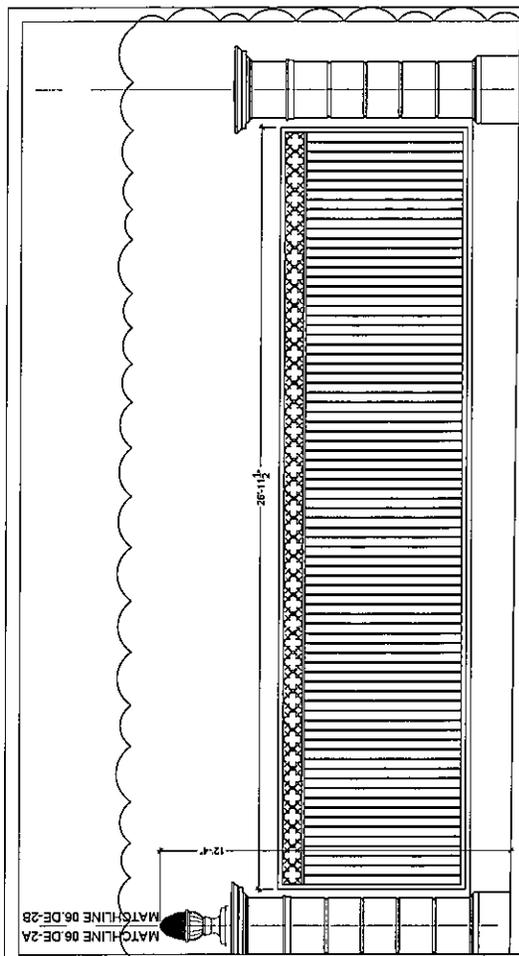
A Site Plan

Revisions

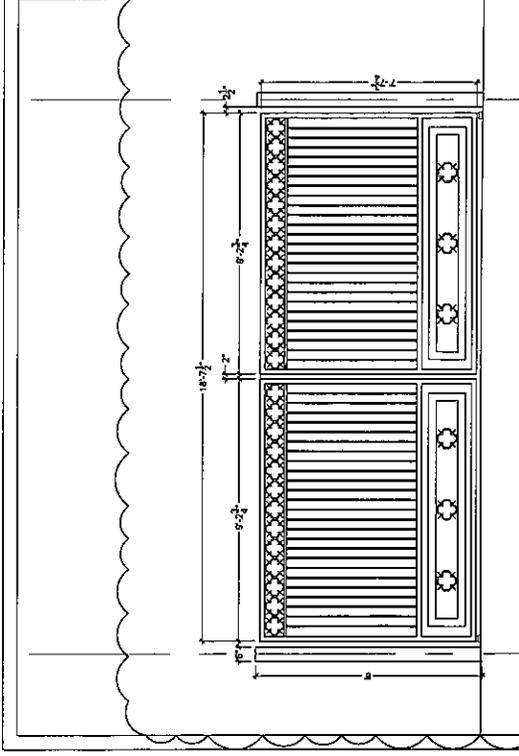
Client Name: Aaron
Plan No: 15027
Drawn By: LMB
Approved By: [Signature]
EC Date: [Date]

Sheet No. **06.DE-2**
 Gate & Fence
 Details

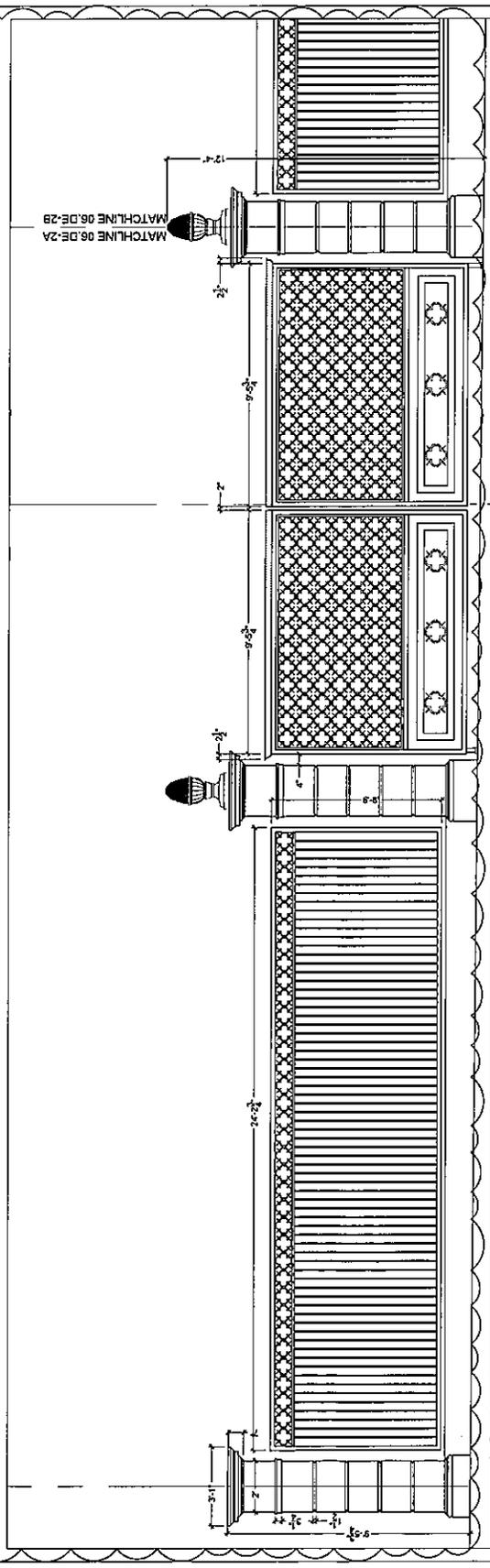
NOT FOR CONSTRUCTION



B North Gate and Fence Elevation
 Scale: 1/2"=1'-0"

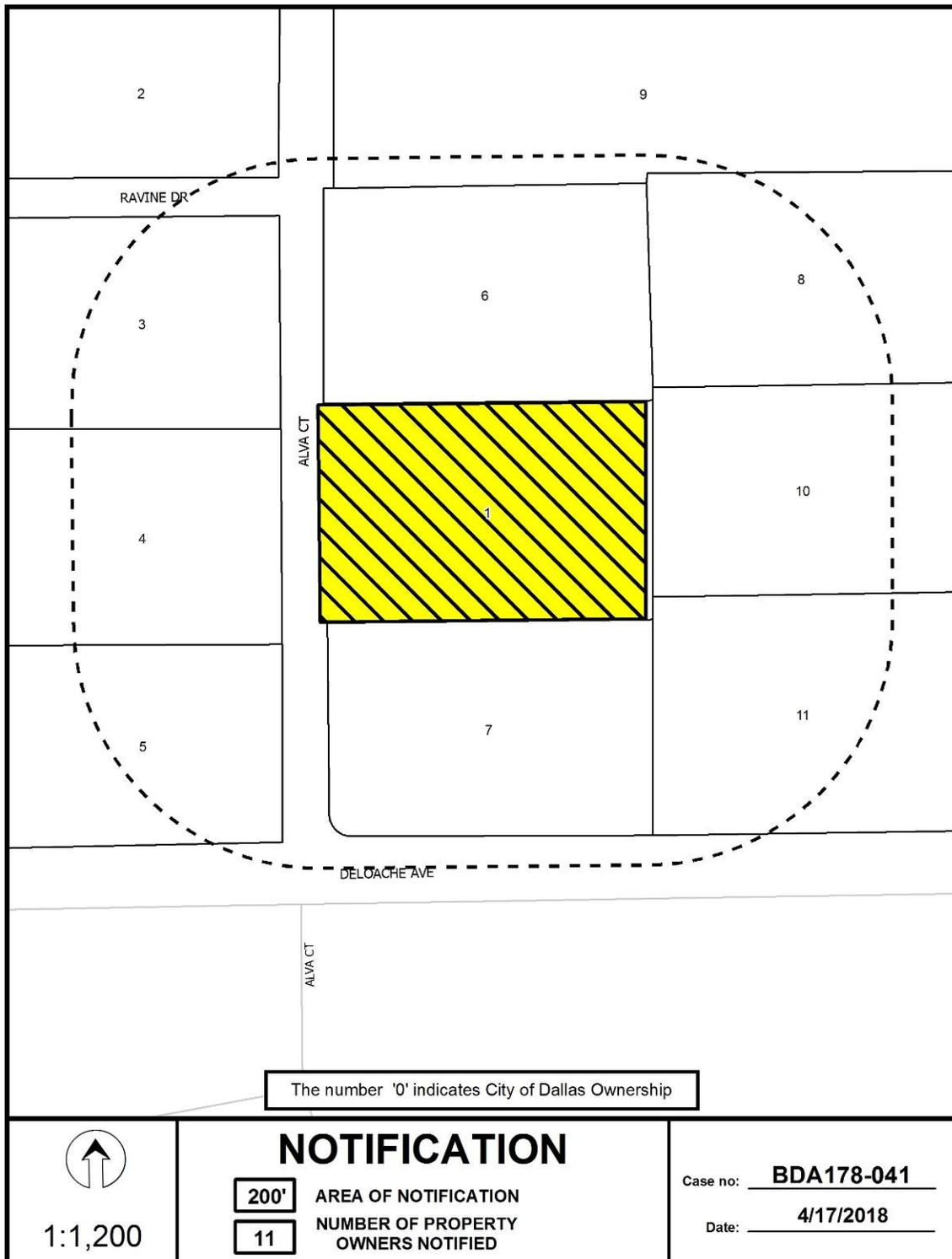


C South Drive Gate
 Scale: 1/2"=1'-0"



A North Gate and Fence Elevation
 Scale: 1/2"=1'-0"

© Copyright 2015 Lambert's All Rights Reserved.



Notification List of Property Owners

BDA178-041

11 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	9422 ALVA CT	AARON TODD S & DAWN S
2	9507 ALVA CT	HYDE PATRICIA
3	5332 RAVINE DR	SAVOLDELLI FAMILY TRUST THE
4	9423 ALVA CT	LEDBETTER TERRY LEE &
5	5333 DELOACHE AVE	KUMAR PANKAJ &
6	9434 ALVA CT	PICKENS TONI BRINKER
7	9410 ALVA CT	BIRENBAUM DENNIS H
8	9441 HOLLOW WAY RD	KATZ WARREN J ETAL
9	5404 PARK LN	PEARLMAN ELAINE
10	9427 HOLLOW WAY RD	FRANKFURT ERIC &
11	5433 DELOACHE AVE	DELOACHE LLC

FILE NUMBER: BDA178-052(SL)

BUILDING OFFICIAL'S REPORT: Application of Jennifer Cohn, represented by Matt Moore, for a special exception to the off-street parking regulations at 13040 Coit Road. This property is more fully described as Lot 6A, Block E/7756 and is zoned MU-1, which requires off-street parking to be provided. The applicant proposes to construct and/or maintain a structure for a restaurant with drive-in or drive-through service use, and provide 37 of the required 48 off-street parking spaces, which will require a 11 space special exception to the off-street parking regulations.

LOCATION: 13040 Coit Road

APPLICANT: Jennifer Cohn
Represented by Matt Moore

REQUEST:

A request for a special exception to the off-street parking regulations of 11 spaces is made to replace an existing "restaurant with drive-in or drive-through service" use/structure with a new "restaurant with drive-in or drive-through service" use/structure (McDonalds), and to provide 37 (or 77 percent) of the 48 required off-street parking spaces on the subject site.

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

Section 51A-4.311(a) of the Dallas Development Code states the following with regard to special exception: parking demand:

- 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:

Approval, subject to the following condition:

- The special exception of 11 spaces shall automatically and immediately terminate if and when the “restaurant with drive-in or drive-through service” use is changed or discontinued.

Rationale:

- The Sustainable Development Department Senior Engineer has no objections to the request.

BACKGROUND INFORMATION:

Zoning:

Site: MU-1 (Mixed use)
North: MU-1 (Mixed use)
South: MU-1 (Mixed use)
East: MU-1 (Mixed use)
West: MU-1 (Mixed use)

Land Use:

The subject site is developed with an existing “restaurant with drive-in or drive-through service” use/structure (McDonalds). The areas to the north and south are developed with office uses; the area to the east is developed with hotel use; and the area to the west is developed with retail 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 for a special exception to the off-street parking regulations of 11 spaces focuses on replacing an existing approximately 3,200 square foot “restaurant with drive-in or drive-through service” use/structure with a new approximately 4,800 square foot “restaurant with drive-in or drive-through service” use/structure (McDonalds), and providing 37 (or 77 percent) of the 48 required off-street parking spaces on the subject site.
- The Dallas Development Code requires the following off-street parking requirements:
 - Restaurant with drive-in or drive through service: One space per 100 square feet of floor area with a minimum of four spaces.

- On May 9, 2018, the Sustainable Development Department Senior Engineer submitted a review comment sheet marked “Has no objections”.
- The applicant has the burden of proof in establishing the following:
 - The parking demand generated by the “restaurant with drive-in or drive-through service” use on the site does not warrant the number of off-street parking spaces required, and
 - The special exception of 11 spaces (or 23 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 11 spaces shall automatically and immediately terminate if and when the “restaurant with drive-in or drive-through service” use is changed or discontinued, the applicant could construct and maintain an approximately 4,800 square foot “restaurant with drive-in or drive-through service” use/structure and provide 37 (or 77 percent) of the 48 required off-street parking spaces.

Timeline:

February 16, 2018: The applicant submitted an “Application/Appeal to the Board of Adjustment” and related documents which have been included as part of this case report.

April 10, 2018: The Board of Adjustment Secretary randomly assigned this case to Board of Adjustment Panel C.

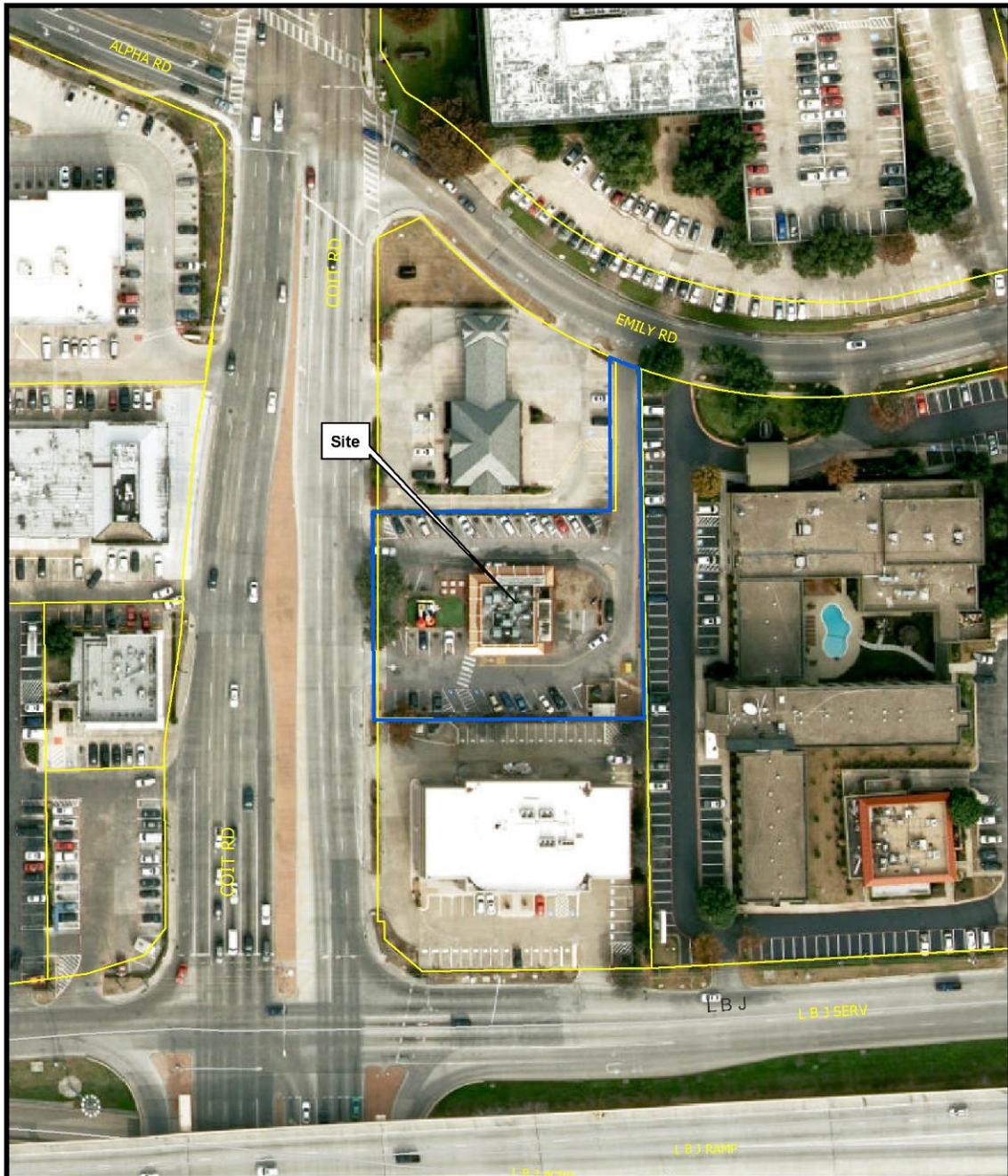
April 10, 2018: The Board Administrator emailed the applicant’s representative the following information:

- an attachment that provided the public hearing date and panel that will consider the application; the May 2nd deadline to submit additional evidence for staff to factor into their analysis; and May 11th 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.”

May 8, 2018: The Board of Adjustment staff review team meeting was held regarding this request and the others scheduled for the May public hearings. Review team members in attendance included: the Sustainable Development and Construction Assistant Director, the Board of Adjustment Chief Planner/Board Administrator, the Building Inspection Senior Plans Examiner/Development Code Specialist, the Sustainable Development and Construction Project Engineer, the Sustainable Development and Construction Department Senior Planner, and the Assistant City Attorney to the Board.

May 9, 2018: The Sustainable Development Department Senior Engineer submitted a review comment sheet marked "Has no objections".





1:1,200

AERIAL MAP

Case no: BDA178-052

Date: 4/17/2018



City of Dallas

APPLICATION/APPEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 178-052

Data Relative to Subject Property:

Date: 2-16-18

Location address: 13040 Colt Road Zoning District: MU-1

Lot No.: 6A Block No.: E7756 Acreage: 0.806 Census Tract: 192.08

Street Frontage (in Feet): 1) 160' 2) 3) 4) 5)

To the Honorable Board of Adjustment :

Owner of Property (per Warranty Deed): McDonald's Real Estate Company

Applicant: Jennifer Cohn, Senior Counsel Telephone: 630-623-2227

Mailing Address: One McDonald's Plaza, Oak Brook, IL Zip Code: 60523

E-mail Address: robin.greaves@us.mcd.com

Represented by: Matt Moore Telephone: 817-201-6982

Mailing Address: 1903 Central Drive, Suite 406, Bedford TX Zip Code: 76021

E-mail Address: matt@claymooreeng.com

Affirm that an appeal has been made for a Variance, or Special Exception x, of Parking requirements to serve the McDonald's that is being rebuilt at this location.

REQUIRED PARKING WILL BE REDUCED FROM 48 REQUIRED SPACES TO 37 SPACES. THIS IS A REDUCTION OF 11 SPACES OR A 22.9% REDUCTION

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:

McDonald's is planning to scrape the the entire site and rebuild a new restaurant with a dual lane drive thru. This dual lane DT will accommodate a higher volume of customers through the Drive-Thru and reduce the stacking on site. Also, the addition of this more efficient dual lane drive-thru will reduce the amount of cars that need to park on-site to get their orders.

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 Jennifer Cohn, Senior Counsel (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) RB

Subscribed and sworn to before me this 20th day of February, 2018

(Rev. 08-01-11)



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

MEMORANDUM OF
ACTION TAKEN BY THE
BOARD OF ADJUSTMENT

Date of Hearing _____

Appeal was—Granted OR Denied

Remarks _____

Chairman

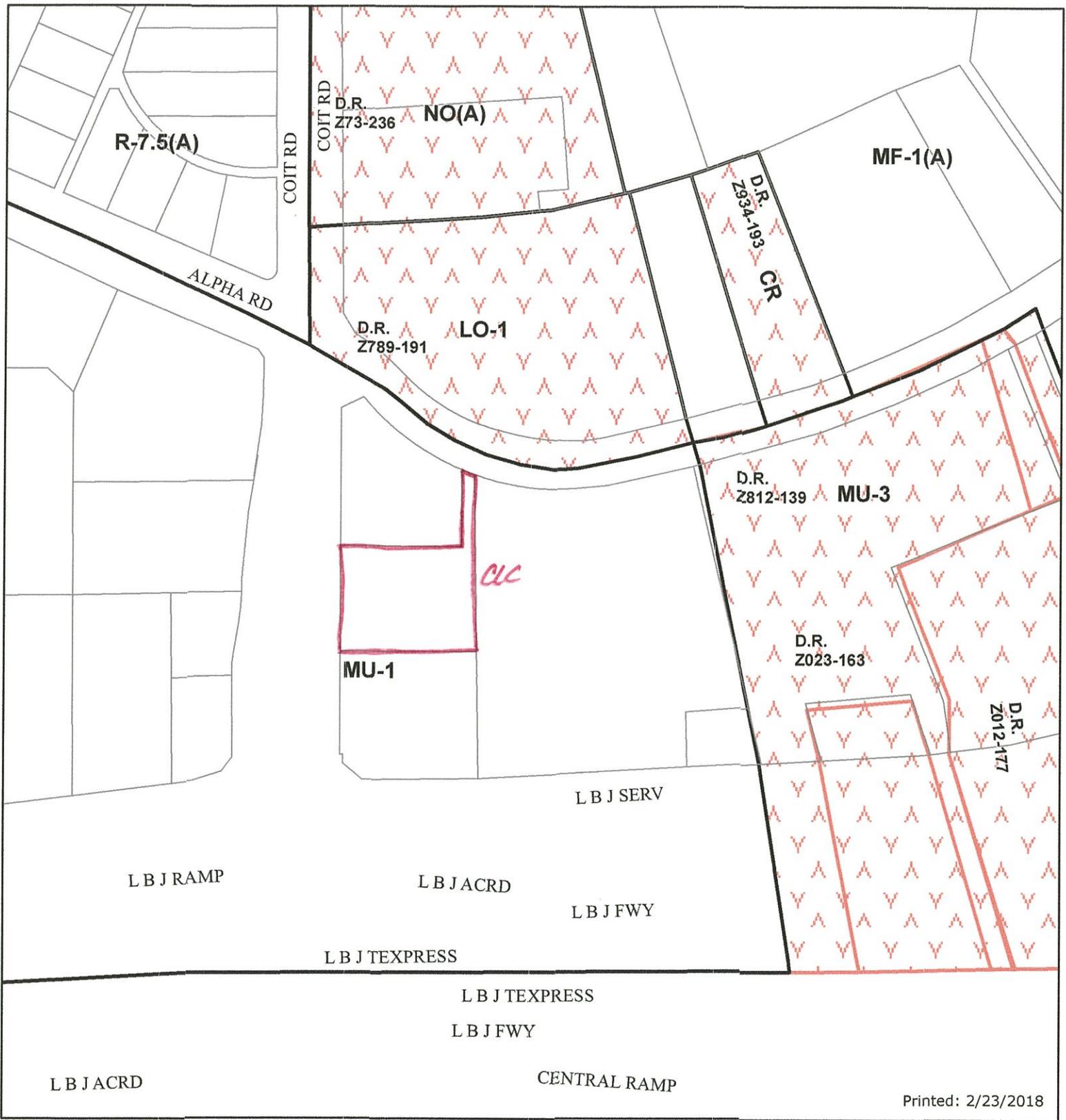
Building Official's Report

I hereby certify that McDonald's Real Estate Company
represented by Matt Moore
did submit a request for a special exception to the parking regulations
at 13040 Coit Road

BDA178-052. Application of McDonald's Real Estate Company represented by Matt Moore for a special exception to the parking regulations at 13040 COIT RD. This property is more fully described as Lot 6A, Block E/7756 and is zoned MU-1, which requires parking to be provided. The applicant proposes to construct a nonresidential structure for a restaurant with drive-in or drive-through service use, and provide 37 of the required 48 parking spaces, which will require a 11 space special exception or (22.9% reduction) to the parking regulation.

Sincerely,

Philip Sikes
Philip Sikes, Building Official



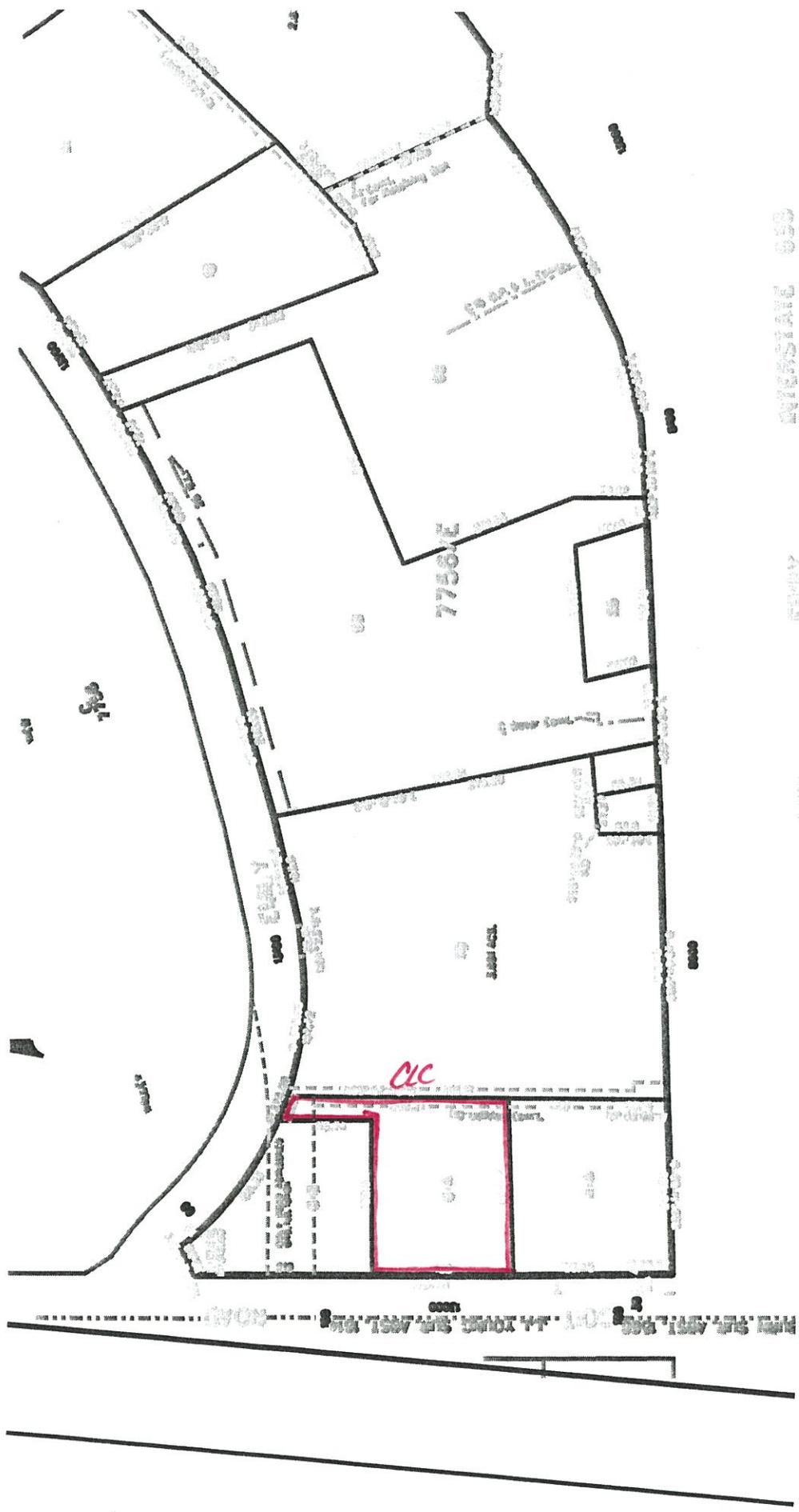
Printed: 2/23/2018

Legend

- | | | | |
|----------------------|--------------------------------|-----------------------|----------------------------|
| City Limits | railroad | Dry Overlay | CD Subdistricts |
| School | Certified Parcels | D | PD Subdistricts |
| Floodplain | Base Zoning | D-1 | PDS Subdistricts |
| 100 Year Flood Zone | PD193 Oak Lawn | CP | NSO Subdistricts |
| Mill's Creek | Dallas Environmental Corridors | SP | NSO Overlay |
| Peak's Branch | SPSP Overlay | MD Overlay | Escarpment Overlay |
| X Protected by Levee | Deed Restrictions | Historic Subdistricts | Parking Management Overlay |
| Parks | BDA178-052 SUP | Historic Overlay | 2-10 Shop Front Overlay |
| | | Height Map Overlay | |

This data is to be used for graphical representation only. The accuracy is not to be taken/used as data produced by a Registered Professional Land Surveyor (RPLS) for the State of Texas. '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.' (Texas Government Code § 2051.102)





STATE ST. 600
 600



ARIZONA
TEXAS
NEW MEXICO
OKLAHOMA

February 14, 2018

Mr. Matt Moore
ClayMoore Engineering, Inc.
1903 Central Drive, Ste. 406
Bedford, Texas 76021

Dear Mr. Moore:

Lee Engineering has completed a parking analysis for the existing McDonald's located at 13040 Coit Road, Dallas, Texas. This report documents the study procedures and findings.

Based on the information provided by ClayMoore Engineering, Inc. (ClayMoore), the existing McDonalds has approximately 4,800 square feet of total floor area with 92 seats (3,200 square feet of indoor area with 70 seats and approximately 1,600 square feet of patio/play place with 22 seats). The existing McDonalds has 38 on-site parking spaces surrounding the property. Lee Engineering has field verified this parking space information.

McDonald's has plans for replacing of the existing building and expansion of the drive through facility. A second drive-through ordering station will be added. The site plan for the proposed development has been developed by ClayMoore and shows 29 parking stalls. The proposed site plan is at a conceptual state and is included in the attachment. It should be noted that the proposed remodeling will add drive through capacity but will decrease the restaurant's 'dine in' capacity by reducing the floor area to 3,957 square feet and seat counts to 66.

The Dallas City Code Section 51A-4.210 "*Retail and Personal Service Uses*" requires one parking space per 100 square feet of floor area for restaurants with a drive through window (Land Use Code 25). **Table 1** summarizes the parking needs for the proposed McDonald's based on the City Code.

Table 1: McDonald's Parking Needs per the City Code

No.	Land Use Type	Parking Ratio	Total Square Feet	Required Number of Spaces
1	Restaurants	1 space per 100 sq ft	3,957	40

Based on Table 1, it can be inferred that the proposed McDonald's will have 11 less parking spaces (40-29) than required by the City Code.



The applicant is proposing to apply for a reduction in the number of parking spaces required under the following section of the City Code:

Section 51A-4.311 Special Exception: Parking Demand

This special exception enables the Board of Adjustment to permit 25% parking reduction after a public hearing. The exception is granted if the board determines that the parking demand generated by the use does not warrant the number of off-street parking spaces required and the special exception will not create a traffic hazard or increase traffic congestion on adjacent or nearby streets.

Based on information provided in the *ITE Parking Generation 4th Edition*, peak hour parking demands for a fast food restaurant with drive through occur between 11:30 AM – 1:30 PM and between 5:00 PM – 7:00 PM on a weekday. Over the weekend the peak hour parking demands for such land use occur between 11:30 AM – 1:30 PM and between 6:00 PM – 8:00 PM.

Parking data for subject McDonald’s was collected between 11:30 AM – 1:30 PM and between 5:00 PM – 7:00 PM on Thursday, February 8, 2018 and on Saturday February 10, 2018 between 11:30 AM – 1:30 PM and between 6:00 PM – 8:00 PM to determine the current peak parking ratio.

The number of vehicles in the parking lot was documented every 15 minutes. The raw data is provided as an attachment to this letter. The maximum weekday number of cars observed on-site was 24 vehicles from 12:45 PM – 1:00 PM, while peak weekend parking demand was 29 vehicles from 12:15 PM – 12:30 PM on Saturday. At no time did the parking demand exceed the available number of on-site parking (38 stalls) or proposed number of stalls (29). **Table 2** and **Table 3** summarize the existing parking demand for weekday and weekend conditions, respectively.

Table 2: Weekday Parking Demand

Lunch Peak Time	15 Min. Occupancy Counts	PM Peak Time	15 Min. Occupancy Counts
11:30 AM	19	5:00 PM	10
11:45 AM	18	5:15 PM	12
12:00 PM	16	5:30 PM	10
12:15 PM	17	5:45 PM	12
12:30 PM	22	6:00 PM	11
12:45 PM	24	6:15 PM	9
1:00 PM	21	6:30 PM	10
1:15 PM	20	6:45 PM	8
1:30 PM	21	7:00 PM	8

DALLAS - MCDONALDS PARKING STUDY

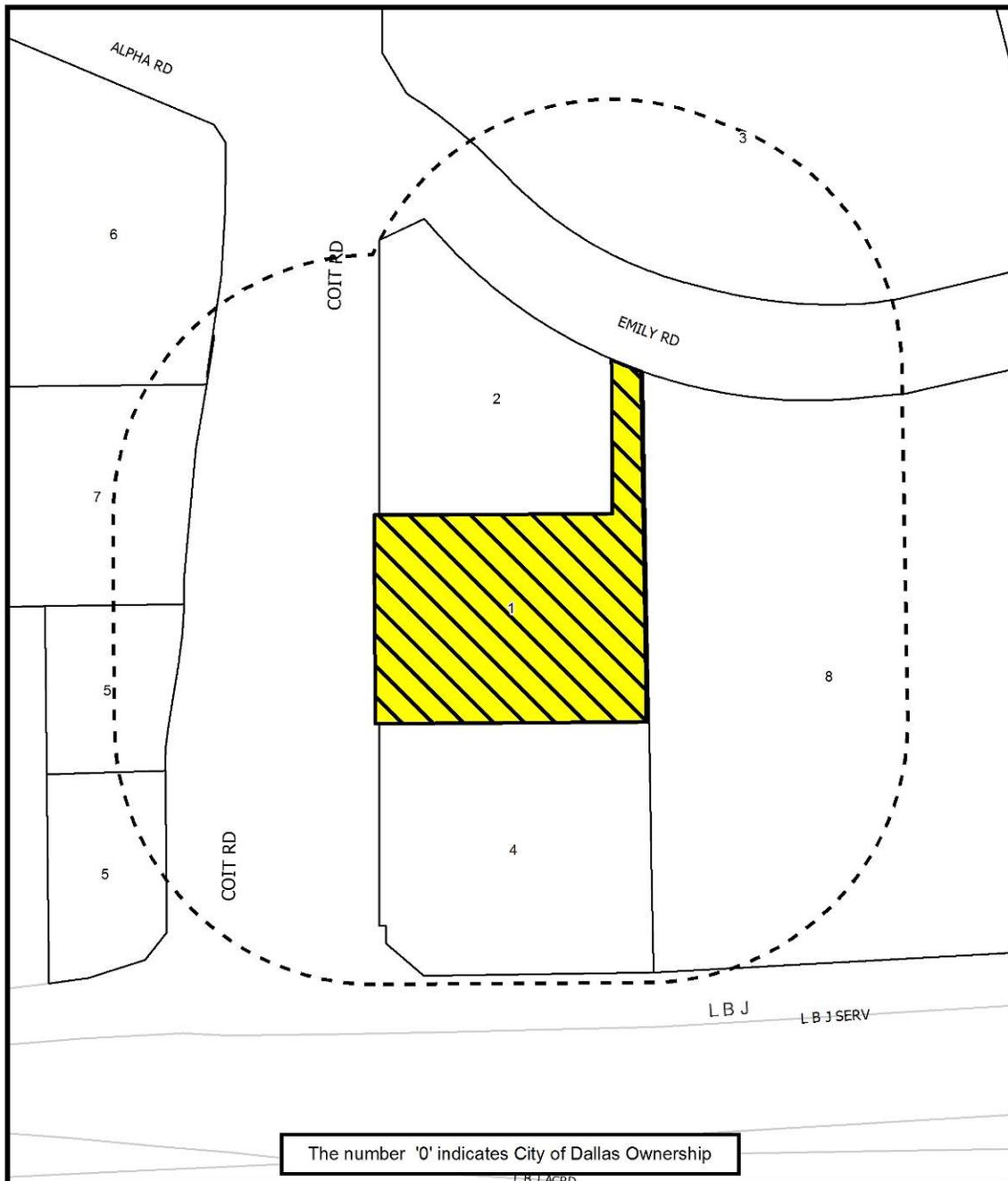
Start Date: 2/8/2018
Start Time: 11:30:00 AM

Start Date: 2/10/2018
Start Time: 11:30:00 AM

CAPACITY: 36 + 2 ADA

Date	Time	REGULAR	ADA	TOTAL
2/8/2018	11:30 AM	19	0	19
2/8/2018	11:45 AM	18	0	18
2/8/2018	12:00 PM	16	0	16
2/8/2018	12:15 PM	17	0	17
2/8/2018	12:30 PM	22	0	22
2/8/2018	12:45 PM	24	0	24
2/8/2018	01:00 PM	21	0	21
2/8/2018	01:15 PM	20	0	20
2/8/2018	01:30 PM	21	0	21
		178	0	178
2/8/2018	05:00 PM	10	0	10
2/8/2018	05:15 PM	11	1	12
2/8/2018	05:30 PM	10	0	10
2/8/2018	05:45 PM	12	0	12
2/8/2018	06:00 PM	11	0	11
2/8/2018	06:15 PM	9	0	9
2/8/2018	06:30 PM	10	0	10
2/8/2018	06:45 PM	8	0	8
2/8/2018	07:00 PM	8	0	8
		89	1	90

Date	Time	REGULAR	ADA	TOTAL
2/10/2018	11:30 AM	27	0	27
2/10/2018	11:45 AM	26	0	26
2/10/2018	12:00 PM	27	0	27
2/10/2018	12:15 PM	29	0	29
2/10/2018	12:30 PM	25	1	26
2/10/2018	12:45 PM	19	0	19
2/10/2018	01:00 PM	17	0	17
2/10/2018	01:15 PM	15	0	15
2/10/2018	01:30 PM	16	0	16
		201	1	202
2/10/2018	06:00 PM	14	0	14
2/10/2018	06:15 PM	10	0	10
2/10/2018	06:30 PM	14	0	14
2/10/2018	06:45 PM	11	0	11
2/10/2018	07:00 PM	16	0	16
2/10/2018	07:15 PM	14	0	14
2/10/2018	07:30 PM	12	0	12
2/10/2018	07:45 PM	11	0	11
2/10/2018	08:00 PM	11	0	11
		113	0	113



 1:1,200	NOTIFICATION		Case no: BDA178-052
	<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;">8</div> NUMBER OF PROPERTY OWNERS NOTIFIED	Date: 4/17/2018	

Notification List of Property Owners

BDA178-052

8 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	13040 COIT RD	MCDONALDS CORP 0072042
2	13050 COIT RD	KINDERMANN DALE
3	13140 COIT RD	13140 COIT RD LP
4	8001 LBJ FWY	8001 LBJ HOLDINGS LLC
5	13015 COIT RD	COIT LBJ LTD
6	13033 COIT RD	FREDRICKSON ENTERPRISES INC
7	13021 COIT RD	PNYX LTD PARTNERSHIP
8	8051 LBJ FWY	Y HOSPITALITY DELAWARE LLC

FILE NUMBER: BDA178-038(SL)

BUILDING OFFICIAL'S REPORT: Application of Aaron Wallrath, represented by Construction Concepts, for special exceptions to the fence standards and visual obstruction regulations at 10515 Lennox Lane. This property is more fully described as Lot 2B, Block G/5534, and is zoned R-1ac(A), which limits the height of a fence in the front yard to 4 feet, and requires a 45 foot visibility triangle at street intersections and requires a 20 foot visibility triangle at driveway approaches. The applicant proposes to construct and/or maintain a 5 foot 8 inch high fence in a required front yard, which will require a 1 foot 8 inch special exception to the fence standards regulations, and to locate and maintain items in required visibility triangles at street intersection and driveway approaches, which will require special exceptions to the visual obstruction regulations.

LOCATION: 10515 Lennox Lane

APPLICANT: Aaron Wallrath
Represented by Construction Concepts

REQUESTS:

The following requests have been made on a site that is being developed with a single family home:

1. Requests for special exceptions to the fence standards regulations related to fence height of 1' 8" are made to construct and maintain a fence higher than 4' in height in the site's Lennox Lane and Isabella Lane 40' front yard setbacks – a 4' 10" high wrought iron fence with 5' 3" high stone columns, and three 5' 8" high open wrought iron gates;
2. Requests for special exceptions to the visual obstruction regulations are made to locate and maintain portions of the aforementioned 4' 10" high open wrought iron fence and 5' 3" high stone columns in two 20' visibility triangles at a driveway into the site on Isabella Lane, and in the 45' visibility triangle at the intersection of Lennox Lane and Isabella Lane.

STANDARD FOR A SPECIAL EXCEPTION TO FENCE STANDARDS:

Section 51A-4.602 of the Dallas Development Code states that the board may grant a special exception to the fence standards when, in the opinion of the board, the special exception will not adversely affect neighboring property.

STANDARD FOR A SPECIAL EXCEPTION TO THE VISUAL OBSTRUCTION REGULATIONS:

Section 51A-4.602(d)(3) of the Dallas Development Code states that 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 (fence standards regulations):

No staff recommendation is made on this or any request for a special exception to the fence standards since the basis for this type of appeal is when in the opinion of the board, the special exception will not adversely affect neighboring property.

STAFF RECOMMENDATION (visual obstruction special exceptions at driveway):

Approval, subject to the following condition:

- Compliance with the submitted site plan and revised elevation is required.

Rationale:

- The Sustainable Development Department Senior Engineer has no objections to these requests.
- Staff concluded that these requests for special exceptions to the visual obstruction regulations should be granted (with the suggested conditions imposed) because the items to be located in the visibility triangles at the driveway into the property from Isabella Lane (4' 10" high wrought iron fence with 5' 3" high stone columns) do not constitute a traffic hazard.

STAFF RECOMMENDATION (visual obstruction special exception at intersection):

Denial

Rationale:

- The Sustainable Development Department Senior Engineer recommends denial of this request.
- Staff concluded that this request for a special exception to the visual obstruction regulations should be denied because the items to be located in this street intersection visibility triangle (4' 10" high wrought iron fence with 5' 3" high stone columns) would constitute a traffic hazard.

BACKGROUND INFORMATION:

Zoning:

Site: R-1ac(A) (Single family district 1 acre)
North: R-1ac(A) (Single family district 1 acre)
South: R-1ac(A) (Single family district 1 acre)
East: R-1ac(A) (Single family district 1 acre)
West: R-1ac(A) (Single family district 1 acre)

Land Use:

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

Zoning/BDA History:

1. BDA167-047, Property located at 10545 Lennox Lane (the property to the north of the subject site)

On April 17, 2017, the Board of Adjustment Panel C granted requests for special exceptions to the fence standards and visual obstruction regulations and imposed the following condition: Compliance with the two submitted site plan/elevations is required. The case report stated that requests were made to construct and maintain a 6' high wrought iron fence with 6' high solid sliding wrought iron gates and 6' high columns; an 8' solid wood fence and gate in the site's Isabella Lane front yard setback; the 8' high solid wood fence along Isabella Lane) located on the Isabella Lane front lot line (or less than 5' from this front lot line); and to maintain portions of the aforementioned solid 8' high wood fence in two 20' visibility triangles at a driveway into the site on Lennox Lane.
2. BDA956-177, Property located at 10615 Lennox Lane (two lots north of subject site)

On April 23, 1996, the Board of Adjustment Panel C reversed the decision of the Building Official, denied a request for a variance to the front yard setback regulations without prejudice, and granted a request for a special exception to the fence height regulations of 4' and imposed the following condition: subject to a revised site plan/elevation and a

landscape plan. The revised site plan/elevation and landscape plan are to be submitted to the Board Administrator subject to the condition that the height of the fence at the corner of Harry's Lane and Lennox Lane transitions from 6' 6" at that portion parallel along Lennox Lane to 9' at the column located along Harry's Lane approximately 20' west of the northwest corner of Lennox Lane and Harry's Lane.

The case report stated the requests were made to: 1) appeal the Building Official's decision that the portion of the subject site along Harry's lane is a front yard rather than a side yard; 2) maintain portions of an existing fence along Harry's Lane and a proposed fence along Lennox Lane exceed the maximum permitted height for fences in front yards; and 3) maintain a portion of an existing house and an existing fence along Harry's Lane that do not comply with the maximum setbacks and heights for structures and fences in front yards.

- 3. BDA078-061, Property at 10564 Lennox Lane (two lots northeast of the subject site)

On May 19, 2008, the Board of Adjustment Panel C granted a request for a special exception to the fence height regulations of 4' and imposed the submitted revised site plan and elevation as a condition.

The case report stated the request was made to construct and maintain a 6' high wrought iron fence with 6' 6" high columns and a 5' 7" high entry gate with 8' high stone columns.

- 4. BDA001-176, Property at 4612 Isabella Lane (the lot west the subject site)

On March 20, 2001, the Board of Adjustment Panel B granted a request for a special exception to the fence height regulations of 2' and imposed the submitted site plan and elevation as a condition.

The case report stated the request was made to construct and maintain a 5' high open metal fence with 5' high masonry columns and 6' high decorative metal gates in the front yard setback on a site that was developed with a single family house.

5. BDA989-216, Property at 4611 Isabella Lane (a lot northwest of the subject site)
- On May 17, 1999, the Board of Adjustment Panel C granted a request for a special exception to the fence height regulations of 1' 6" and imposed the submitted site/landscape plan and elevations as a condition. The case report stated the request was made to construct and maintain a 5' high open metal fence with 5' 6" high stucco columns and 6' high decorative metal gates in the front yard setback on a site that was developed with a single family house.
6. BDA078-053, Property at 10453 Lennox Lane (the lot south of the subject site)
- On April 14, 2008, the Board of Adjustment Panel C granted a request for a special exception to the fence height regulations of 6' and imposed the submitted revised site/elevation as a condition. The case report stated the request was made to construct and maintain a 6' high open metal fence with 6' 6" high stucco columns and two gates (one at 10' in height, the other at 7' in height) in the front yard setback on a site that was developed with a single family house.
7. BDA989-277, Property located at 10522 Lennox Lane (the lot east of subject site)
- On August 24, 1999, the Board of Adjustment Panel A granted a request for a special exception to the fence height regulations of 4' and imposed the submitted revised site and elevation plan dated June 1999 as a condition. The case report stated the request was made to construct and maintain a 5' high open metal fence with 6' 3" high brick columns and a 7' 6" high gate with 8' high brick columns.

GENERAL FACTS/STAFF ANALYSIS (fence standards regulations):

- The focus of the two requests for special exceptions to the fence standards regulations are constructing and maintaining a 4' 10" high wrought iron fence with 5' 3" high stone columns, and three 5' 8" high open wrought iron gates in the site's Lennox Lane and Isabella Lane 40' front yard setbacks on the front lot line on a site being developed with a single family home.
- The subject site is zoned R-1ac(A) which requires a 40' front yard setback.

- The Dallas Development Code states that in all residential districts except multifamily districts, a fence may not exceed 4' above grade when located in the required front yard.
- The site is located at the southwest corner of Lennox Lane and Isabella Lane.
- Given the R-1ac(A) single family zoning and location of the corner lot subject site, it has two 40' front yard setbacks – a front yard setback along Isabella Lane (the shorter of the two frontages of the subject site which is always a front yard in this case) and a front yard setback along Lennox Lane, (the longer of the two frontages which is typically considered a side yard where on this R-1ac(A) zoned property where a 9' high fence could be erected by right). However the site has a front yard setback along Lennox Lane in order to maintain continuity of the established front yard setback along this street frontage where lots to the south of the subject site “fronts” on Lennox Lane.
- The applicant has submitted a site plan and a revised elevation of the proposal in the front yard setbacks with notations indicating that the proposal reaches a maximum height of 5' 8”.
- The following additional information was gleaned from the submitted site plan:
 - Along Lennox Lane: the proposal is represented as being approximately 270' in length parallel to the street; located approximately 3' – 12' from the front property line or approximately 22' – 31' from the pavement line; where one single family lot fronts the proposal with a fence higher than 4' in the front yard setback that appears to be a result of fence height special exception granted by the Board in 1999: BDA989-277- an approximately 5' high open metal fence.
 - Along Isabella Lane: the proposal is represented as being approximately 190' in length parallel to the street and approximately 40' perpendicular to the street on the west side of the site in this required front yard; located approximately on the front property line or approximately 12' from the pavement line; one single family lots fronts the proposal with a fence taller than 4' in the front yard setback that appears to be a result of fence height special exception granted by the Board in 2017: BDA167-047- an approximately 6' high wrought iron fence with 6' high solid sliding wrought iron gates and 6' high columns and an 8' solid wood fence and gate in the site's Isabella Lane front yard setback.
- The Board Administrator conducted a field visit of the site and surrounding area and noted several other fences that appeared to be above 4' in height and located in a front yard setback. Each fence noted appears to be a result of special exceptions granted by the Board of Adjustment. (The “Zoning/BDA History” section of this case report provides details on these neighboring fences).
- As of May 11, 2018, no letters have been submitted in support of or in opposition to the request.
- The applicant has the burden of proof in establishing that the special exceptions to the fence standards regulations related to fence height will not adversely affect neighboring property.

- Granting these special exceptions to the fence standards related to height of up to 1' 8" and to location and materials in certain areas on the site with a condition imposed that the applicant complies with the submitted site plan and revised elevation would require the proposal exceeding 4' in height in the front yard setbacks to be located and maintained in the location and of the heights and materials as shown on these documents.

GENERAL FACTS/STAFF ANALYSIS (visual obstruction special exceptions):

- The requests for special exceptions to the visual obstruction regulations focus on locating and maintaining portions of a 4' 10" high wrought iron fence with 5' 3" high stone columns in two 20' visibility triangles at a driveway into the site on Isabella Lane, and in the 45' visibility triangle at the intersection of Lennox Lane and Isabella Lane.
- 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).
- The applicant submitted a site plan and a revised elevation representing the 4' 10" high open wrought iron fence and 5' 3" high stone columns in two 20' visibility triangles at a driveway into the site on Isabella Lane, and in the 45' visibility triangle at the intersection of Lennox Lane and Isabella Lane.
- The Sustainable Development Department Senior Engineer submitted a review comment sheet with the following comments: "Engineering staff has no objection to the proposed obstruction of visibility triangles at the subject property's driveway; engineering staff recommends denial of the special exception to the visibility triangle at the adjacent street intersection".
- 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 a 4' 10" high open wrought iron fence and 5' 3" high stone columns in two 20' visibility triangles at a driveway into the site on Isabella Lane, and in the 45' visibility triangle at the intersection of Lennox Lane and Isabella Lane do not constitute a traffic hazard.
- Granting these requests with the condition that the applicant complies with the submitted site plan and revised elevation would require the items in the visibility triangles to be limited to and maintained in the locations, height and materials as shown on these documents – a 4' 10" high wrought iron fence with 5' 3" high stone columns, and three 5' 8" high open wrought iron gates.

Timeline:

- January 19, 2018: The applicant submitted an “Application/Appeal to the Board of Adjustment” and related documents which have been included as part of this case report.
- April 10, 2018: The Board of Adjustment Secretary randomly assigned this case to Board of Adjustment Panel C.
- April 10, 2018: The Board Administrator/Chief Planner emailed the applicant’s representative the following information:
- an attachment that provided the public hearing date and panel that will consider the application; the May 2nd deadline to submit additional evidence for staff to factor into their analysis; and the May 11th 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.
- May 8, 2018: The applicant’s representative submitted additional documentation on this appeal to the Board Administrator beyond what was submitted with the original application (see Attachment A).
- May 8, 2018: The Board of Adjustment staff review team meeting was held regarding this request and the others scheduled for the May public hearings. Review team members in attendance included: the Sustainable Development and Construction Assistant Director, the Board of Adjustment Chief Planner/Board Administrator, the Building Inspection Senior Plans Examiner/Development Code Specialist, the Sustainable Development and Construction Project Engineer, the Sustainable Development and Construction Department Senior Planner, and the Assistant City Attorney to the Board.
- May 9, 2018: The Sustainable Development Department Senior Engineer submitted a review comment sheet with the following comments: “Engineering staff has no objection to the proposed obstruction of visibility triangles at the subject property’s driveway; engineering staff recommends denial of the special exception to the visibility triangle at the adjacent street intersection”.





BDA178-038 Attach A

10515 LENNOX LANE
BLOCK G/5334 LOT 2B
DALLAS, TEXAS

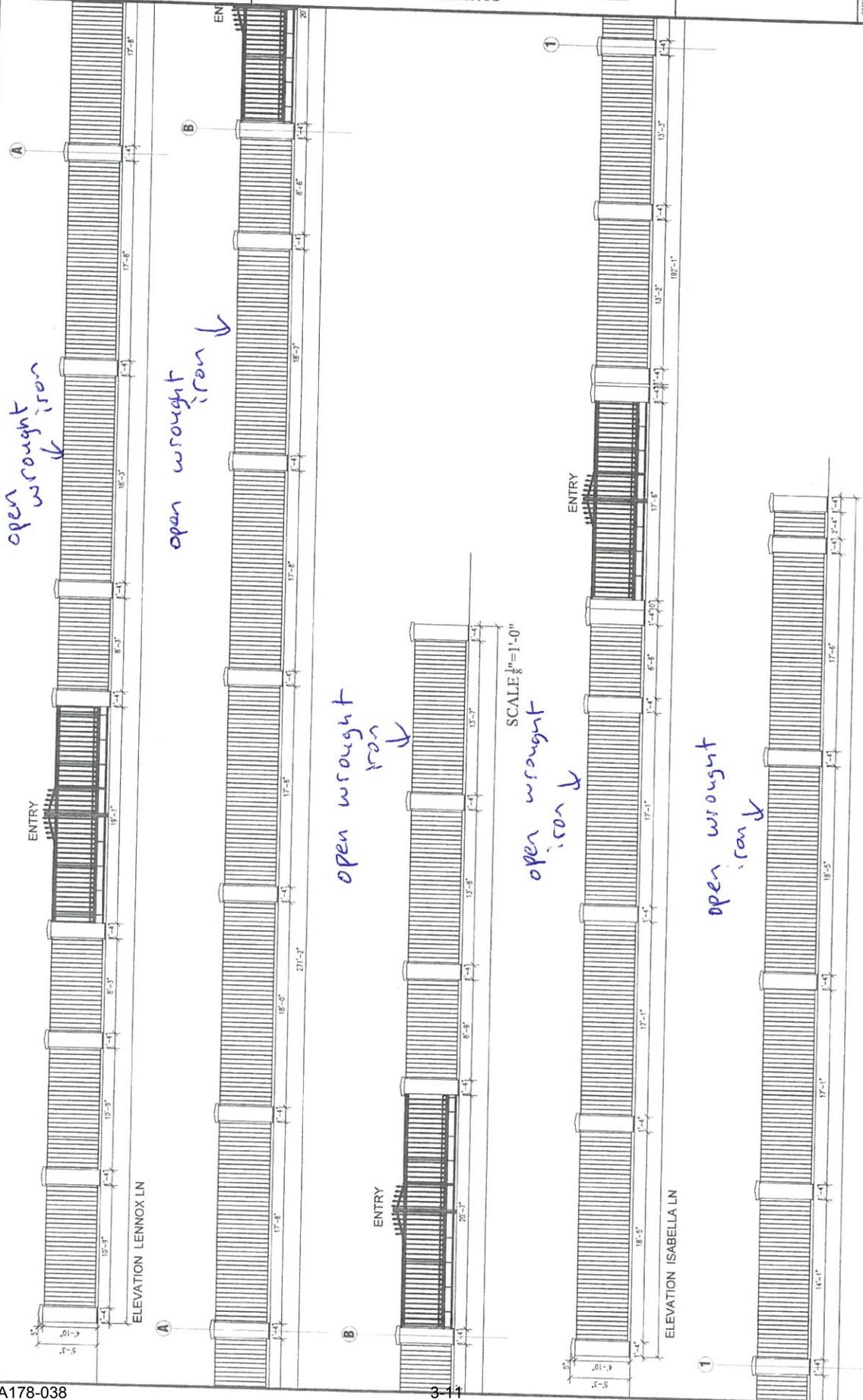
SHEET CONTENTS
FENCE ELEVATIONS
DATE: 2/20/18

5-5



"Planning and Designing a Better Tomorrow"
CONSTRUCTION CONCEPTS INC.
317 E. Jefferson Blvd
Dallas, TX 75203
Tel: (214) 946-4300
Fax: (214) 948-9544

THIS PLAN AND ELEVATION ARE TO BE USED FOR THE CONSTRUCTION OF THE FENCE AND GATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.



SCALE 1/8" = 1'-0"



City of Dallas

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 178-038

Data Relative to Subject Property:

Date: 1/19/18

Location address: 10515 Lennox Lane Zoning District: R-1Ac(A)

Lot No.: 2B Block No.: 6/5534 Acreage: 1.194 Census Tract: 76.01

Street Frontage (in Feet): 1) 270.70' 2) 192.00' 3) 4) 5)

To the Honorable Board of Adjustment :

Owner of Property (per Warranty Deed): Joanne and Alexander Nguyen

Applicant: Aaron Wallrath Telephone: (281) 924-9737

Mailing Address: 1420 Rolling Hills, Celina TX Zip Code: 75009

E-mail Address: aaronwallrath@yahoo.com

Represented by: Construction Concepts (Elias) Telephone: 214-946-4300

Mailing Address: 317 E. Jefferson Blvd Zip Code: 75203

E-mail Address: Energyinspector@yahoo.com

Affirm that an appeal has been made for a Variance, or Special Exception, of the height of the front fence, which runs along Lennox and Isabella, to be 5'8" tall. and visibility triangle obstruction at street corner

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 main reason for this request is safety. One year ago they experienced a house fire. This estate home will be more secure with a taller perimeter fence. Adding 68" ft tall. Total of fence of 68" ft tall, visibility triangle will not be a safety hazard because the fence is an open construction material.

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 Aaron Wallrath (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: Aaron Wallrath (Affiant/Applicant's signature)

Subscribed and sworn to before me this 19 day of January, 2018

(Rev. 08-01-11)



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

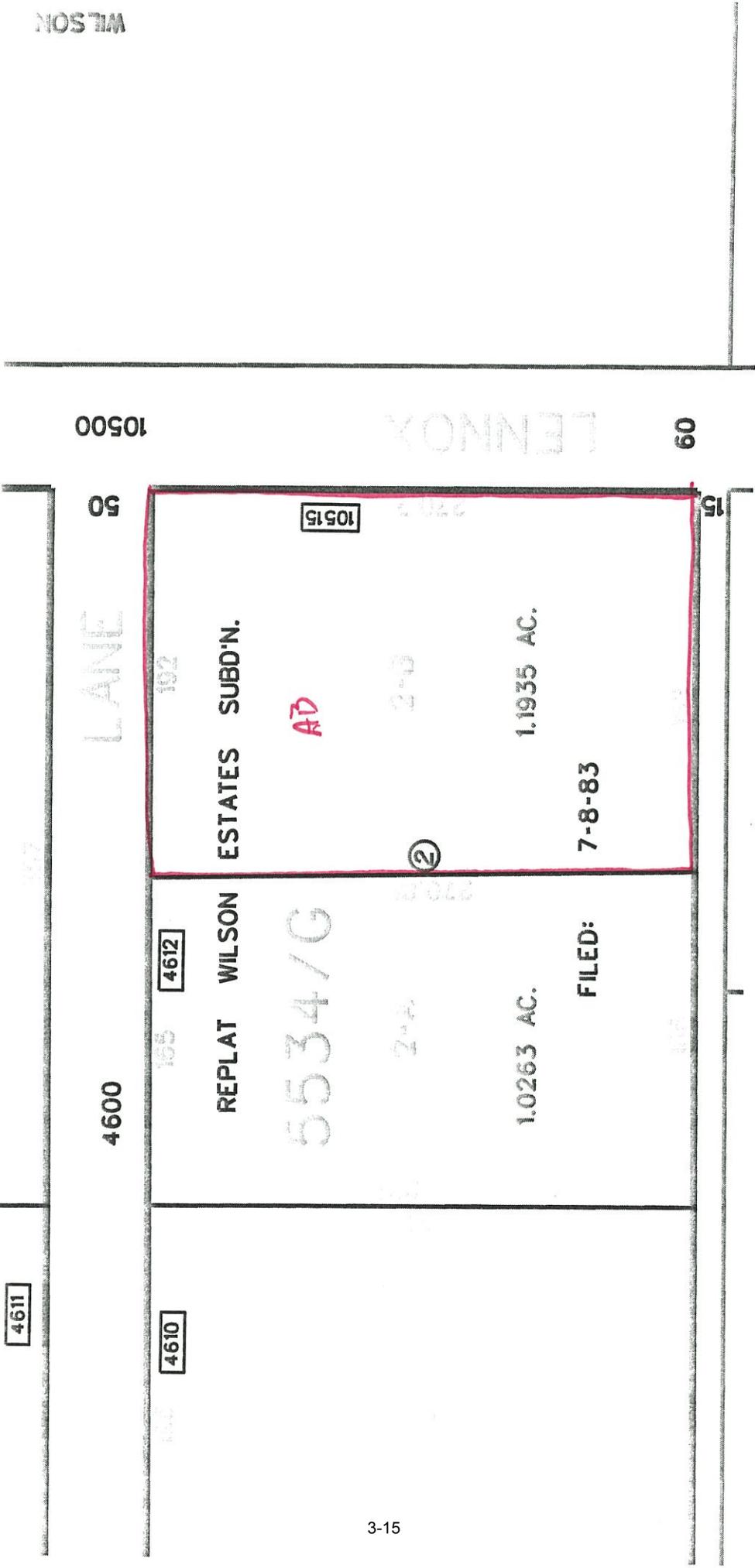
I hereby certify that Aaron Wallrath
represented by CONSTRUCTION CONCEPTS, INC.
did submit a request for a special exception to the fence height regulations, and for a special
exception to the visibility obstruction regulations, and for a special exception
to the visibility obstruction regulations
at 10515 lennox Lane

BDA178-038. Application of Aaron Wallrath represented by Construction Concepts, INC. for a special exception to the fence height regulations, and for a special exception to the visibility obstruction regulations at 10515 LENNOX LN. This property is more fully described as Lot 2B, Block G/5534, and is zoned R-1ac(A), which limits the height of a fence in the front yard to 4 feet and requires a 45 foot visibility triangle at street intersections and requires a 20 foot visibility triangle at driveway approaches The applican proposes to construct a 5 foot 8 inch high fence in a required front yard, which will require a 1 foot 8 inch special exception to the fence regulations, and to construct a single family residential fence structure in a required visibility obstruction triangle at street intersection and driveway approaches, which will require a special exception to the visibility obstruction regulation.

Sincerely,

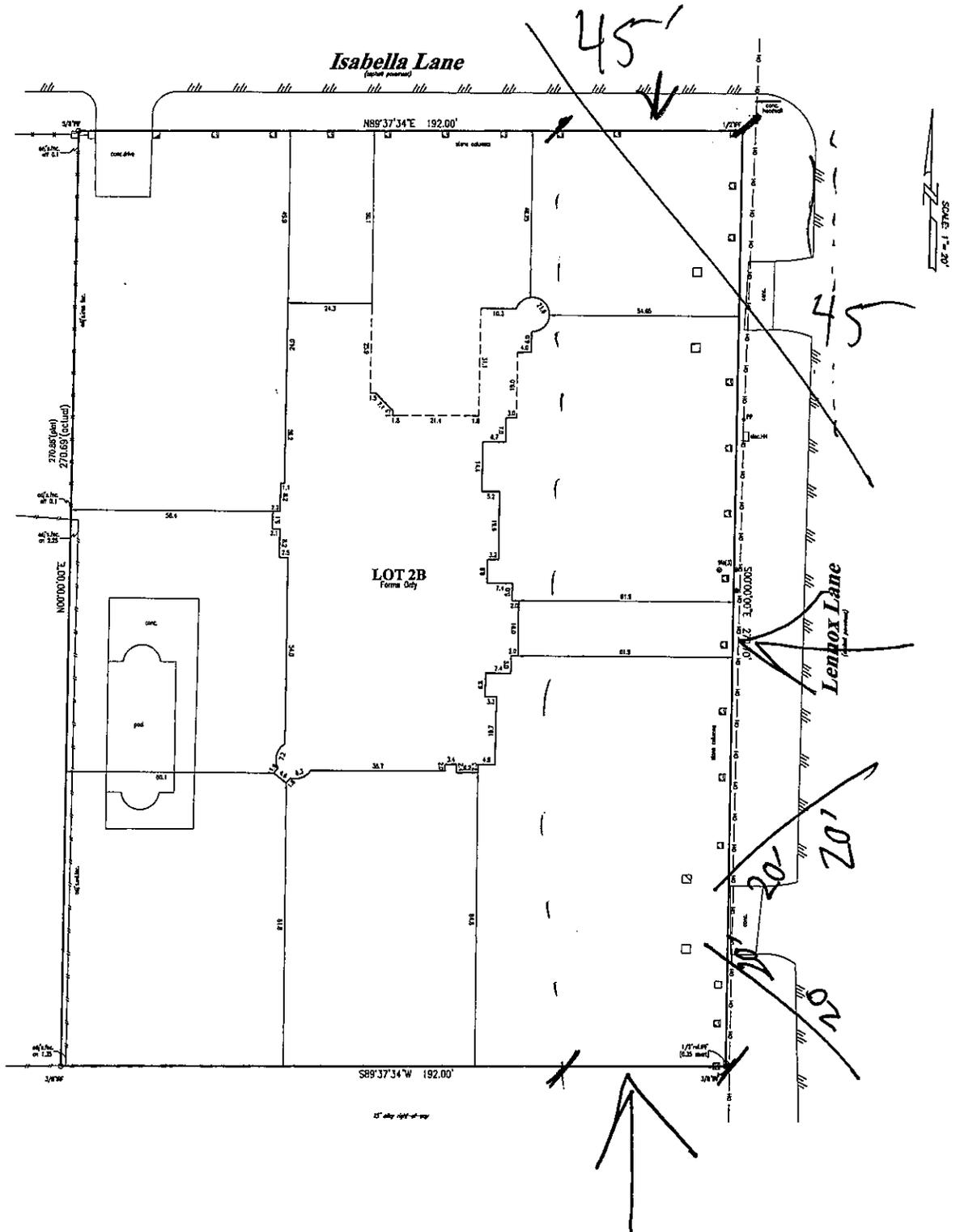
Philip Sikes
Philip Sikes, Building Official





PROPERTY DESCRIPTION
 Address: 10815 Lennox Lane, Being Lot 2B, in Block G/5534, of the Replat of Wilson Estates Subdivision No. 2, an Addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 83134, Page 5784, of the Map Records, of Dallas County, Texas.

Roome Land Surveying
 2000 Avenue G, Suite 810
 Plano, Texas 75074
 Phone (972) 423-4372 / Fax (972) 423-7523
 www.roomesurveying.com / Firm No. 10013100



NOTES: (1) Source bearing is based on recorded plat unless otherwise noted. (2) (CM) = Corroding monument. (3) Surveyor's signature will appear in red ink on original copies. (4) Drainage arrows, if shown, were determined by elevations shown hereon. (5) Subject property is affected by any & all notes, debts, easements & other matters, that are shown on or as part of the recorded plat and/or as part of a title commitment/survey request.

CERTIFICATION
 On the basis of my knowledge, information & belief, I certify to Aaron Mikrotz Oulman Heness that as a result of a survey made on the ground to the normal standards of care of Registered Professional Land Surveyors practicing in the State of Texas, I find the plat hereon to be true, correct & accurate as to the boundaries of the subject property & it shows, location & type of buildings & visible improvements hereon.

Date: 9/8/2017
 Revised: BDA178.038
 Job No. 12130142



SHEET CONTENTS:
 FENCE ELEVATIONS
 DATE: 2/20/18

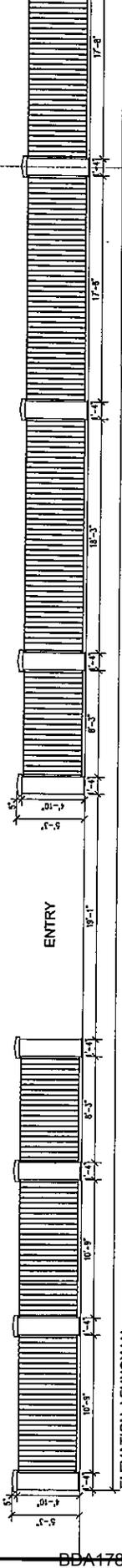
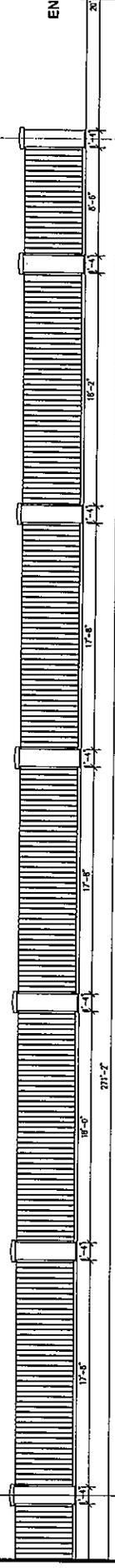
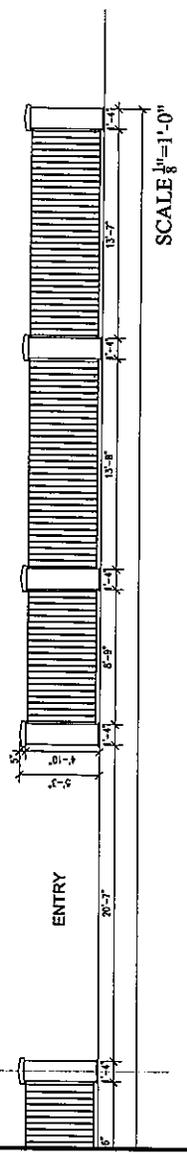
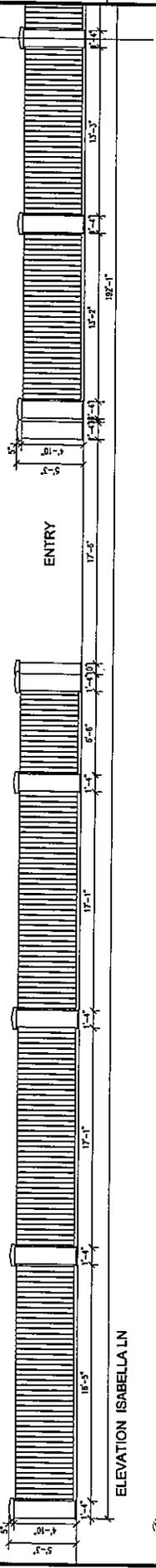
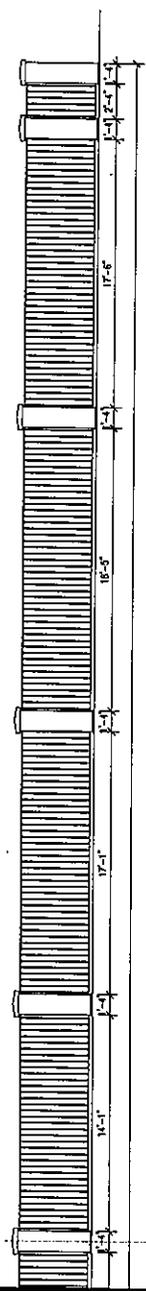
10515 LENNOX LANE
 BLOCK: G/5334 LOT 2B
 DALLAS, TEXAS



CONSTRUCTION CONCEPTS INC.
 "Planning and Designing a Better Tomorrow"
 317 E. Jefferson Blvd.
 Dallas, TX 75203
 Tel: (214) 946-4300
 Fax: (214) 948-9544

THIS DRAWING IS THE PROPERTY OF CONSTRUCTION CONCEPTS INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF CONSTRUCTION CONCEPTS INC. IS STRICTLY PROHIBITED. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. CONSTRUCTION CONCEPTS INC. AND ITS DESIGNERS AND ARCHITECTS ARE NOT RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE USE OF THIS DRAWING.

SCALE 3/8" = 1'-0"



Board of Adjustment,

Thank you for taking the time to review our ^{Special Exception} request. As you can see, we are located at a busy intersection of Lennox Lane and Isabella Street. We are currently undergoing a new build due to a house fire approximately one year ago. We are asking your permission to extend the height of the front fence that runs along Lennox Lane and Isabella to 5' in height. The main reason for our request is safety. This estate home will no doubt be more safe and secure for the owners and their children. Mr. and Mrs. Nguyen have 3 beautiful young girls and want to keep them safe. We realize that maintaining the value in the area is extremely important and feel this will benefit the whole neighborhood. As a fact, I included pictures of the 3 bordering neighbors which all have front fences over 4'. Some are even 6 to 7 ft in height. Most homes in this estate neighborhood has front fences over 4'.

Thank you for your consideration and understanding on this matter,

Aaron Wallrath



Aaron Wallrath Custom Home

281-924-9737

Exhibit (A)

10453 Lennox Lane (Direct Neighbor to Left)
6 1/2' Posts
6' Fence



Exhibit A

10401 LENNOX LANE (neighbor down the street)

6' Posts

6' Fence

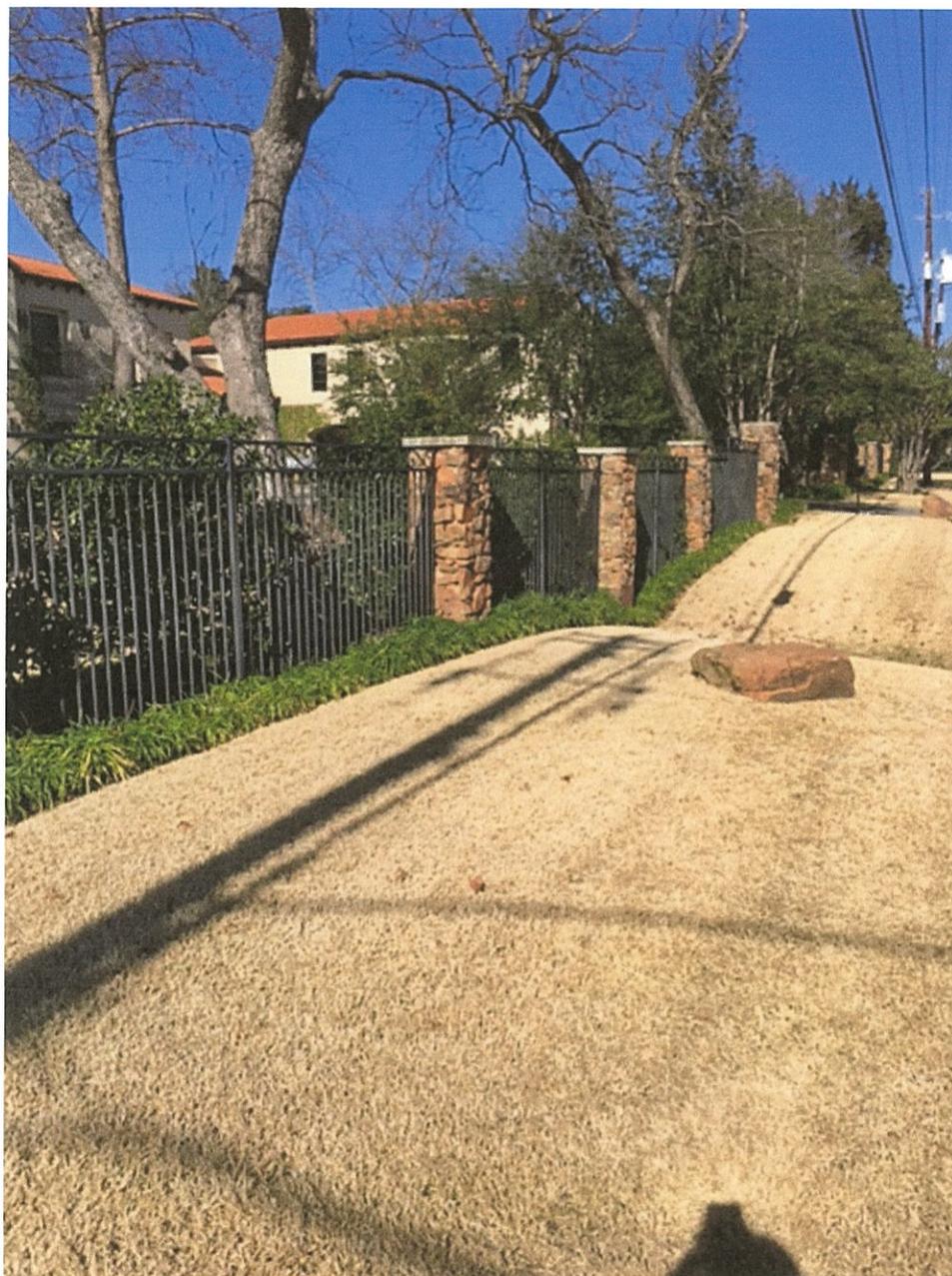


Exhibit A

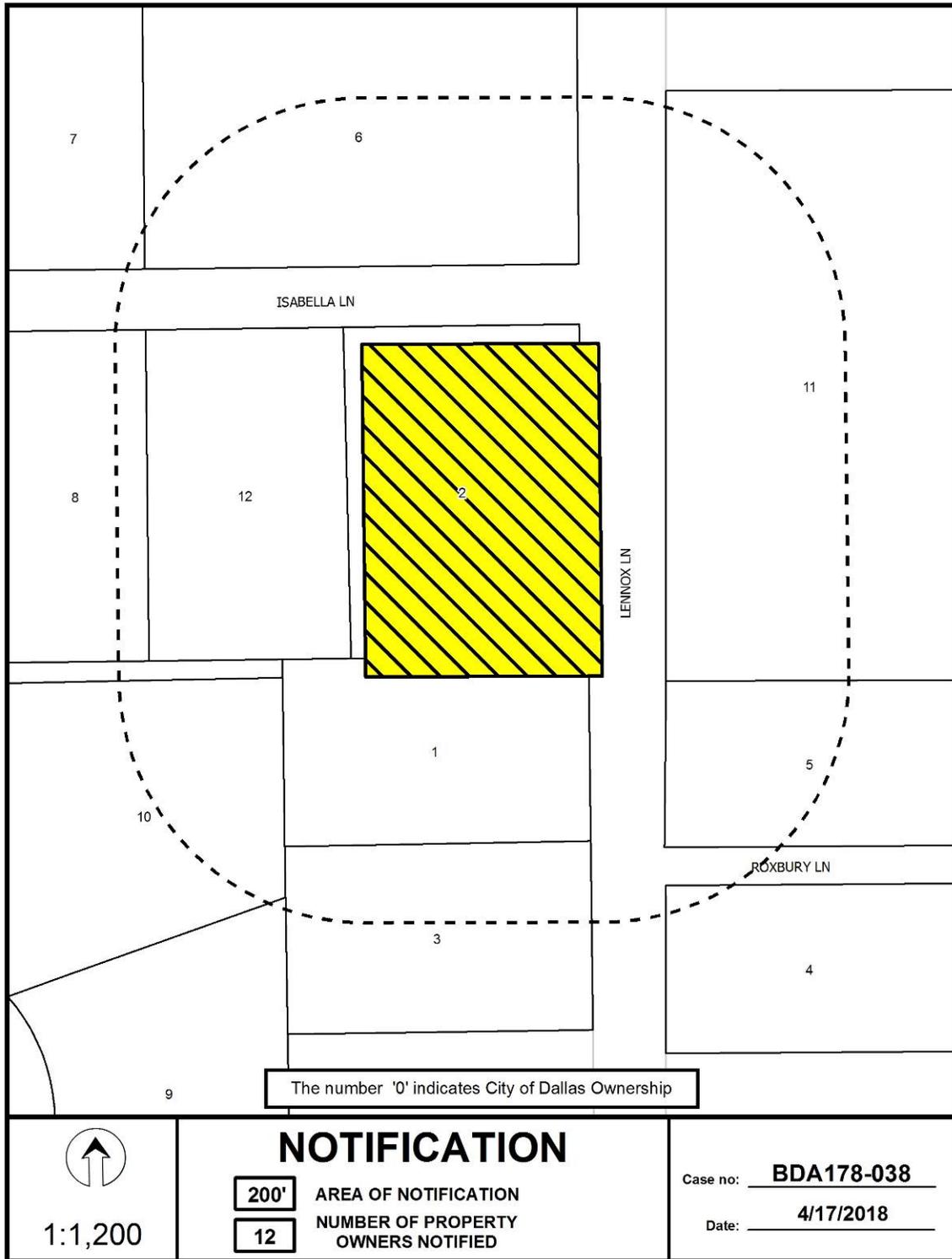
10545 Lennox Lane (Direct Neighbor to Right)
6' Posts - 18x18" stucco in diameter
6' Fence



Exhibit A

4612 Isabella (Direct neighbor behind)
64" Posts - 24"x24" in diameter
54" Fence





Notification List of Property Owners

BDA178-038

12 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	10453 LENNOX LN	SQUIRES RICHARD & PAMELA
2	10515 LENNOX LN	NGUYEN ALEXANDER T & JOANNE V
3	10443 LENNOX LN	CHAUDHRY SHAHZAD
4	10446 LENNOX LN	TAFF THOMAS D TR &
5	10458 LENNOX LN	EMMONS DAVID L &
6	10545 LENNOX LN	LENNY TRUST
7	4611 ISABELLA LN	DURHAM CLARK &
8	4610 ISABELLA LN	WILSON ELLEN E REVOCABLE TRUST
9	10424 WOODFORD DR	STOUT MARK W & DAWN
10	10434 WOODFORD DR	SALGOUD INVESTMENTS LP
11	10540 LENNOX LN	ANDERSON MICHAEL SCOTT
12	4612 ISABELLA LN	SHALABI HAMDY M & ISLAM H

FILE NUMBER: BDA178-056(SL)

BUILDING OFFICIAL'S REPORT: Application of Rob Baldwin of Baldwin Associates, represented by Rob Baldwin, to appeal the decision of the administrative official at 516 Monte Vista Drive. This property is more fully described as Lot 2 & 3, Block 10/2218, and is zoned CD 6, which requires compliance with the conservation district standards for accessory structures. The applicant proposes to appeal the decision of an administrative official.

LOCATION: 516 Monte Vista Drive

APPLICANT: Rob Baldwin of Baldwin Associates
Represented by Rob Baldwin

REQUEST:

A request is made to appeal the decision of the administrative official on a site developed with a single family home, in this particular application, the document signed by the Building Official and labeled: "Conservation District Denial" Hollywood/Santa Monica Conservation District, with notations of:

- Date applied: 01/24/18;
- Date reviewed 03/22/18;
- Proposed work: Other – requires permit;
- INSTALL INGROUND POOL AND SPA; Permit is required: YES;
- "Work is denied.
 1. Pool is defined as an accessory structure per 51A-2.102(2.1) and (135).
 2. Per Ordinance 26684(6)(A), accessory structure must be located to the rear of the main building.
 3. Provided plan shows pool located to the side of the house.
 4. Application is denied to location of pool on the lot."

STANDARD FOR APPEAL FROM DECISION OF AN ADMINISTRATIVE OFFICIAL:

Dallas Development Code Sections 51A-3.102(d)(1) and 51A-4.703(a)(2) state that any aggrieved person may appeal a decision of an administrative official when that decision concerns issues within the jurisdiction of the Board of Adjustment.

The Board of Adjustment may hear and decide an appeal that alleges error in a decision made by an administrative official. Tex. Local Gov't Code Section 211.009(a)(1).

Administrative official means that person within a city department having the final decision-making authority within the department relative to the zoning enforcement issue. Dallas Development Code Section 51A-4.703(a)(2).

BACKGROUND INFORMATION:

Zoning:

Site: CD 6 (Conservation District)
North: CD 6 (Conservation District)
South: CD 6 (Conservation District)
East: CD 6 (Conservation District)
West: CD 6 (Conservation District)

Land Use:

The subject site is developed with a single family use. 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:

- The board shall have all the powers of the administrative official on the action appealed. The board may in whole or in part affirm, reverse, or amend the decision of the official.

Timeline:

March 21, 2018: The applicant submitted an “Application/Appeal to the Board of Adjustment” and related documents which have been included as part of this case report.

April 10, 2018: The Board of Adjustment Secretary randomly assigned this case to Board of Adjustment Panel C.

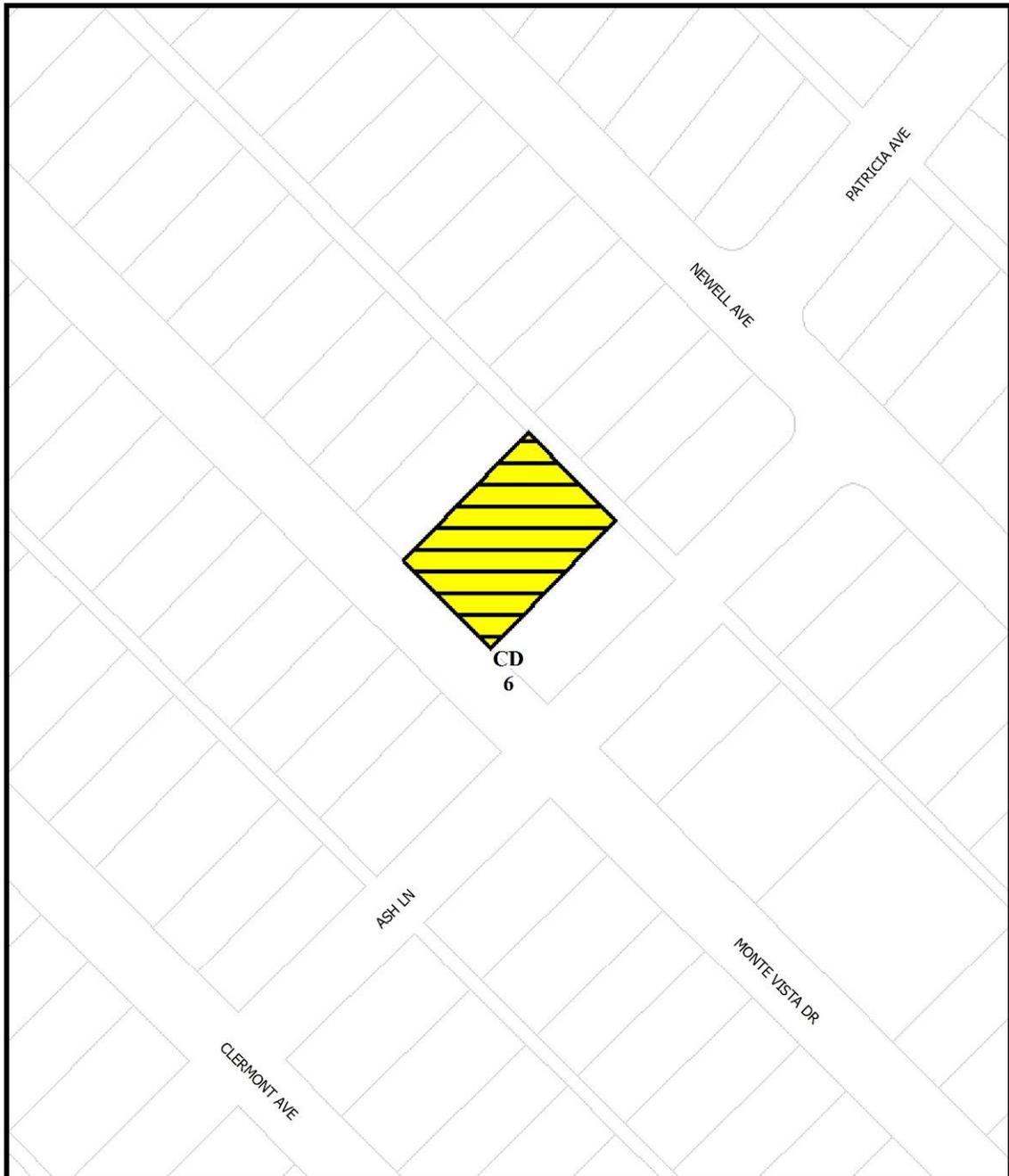
April 10, 2018: The Board Administrator emailed the applicant the following information:

- an attachment that provided the appeal date and panel that will consider the appeal; the May 2nd deadline to submit additional evidence for staff to factor into their analysis (with a notation that staff does not form a recommendation on this type of appeal); and the May 11th deadline to submit additional evidence to be incorporated into the Board's docket materials;
- the outline of procedure for appeals from decisions of the building official to the board of adjustment; and
- the Board of Adjustment Working Rules of Procedure pertaining to "documentary evidence."

May 3, 2018: The applicant submitted additional documentation on this appeal to the Board Administrator beyond what was submitted with the original application (see Attachment A).

May 8, 2018: The Board of Adjustment staff review team meeting was held regarding this request and the others scheduled for the May public hearings. Review team members in attendance included: the Sustainable Development and Construction Assistant Director, the Board of Adjustment Chief Planner/Board Administrator, the Building Inspection Senior Plans Examiner/Development Code Specialist, the Sustainable Development and Construction Project Engineer, the Sustainable Development and Construction Department Senior Planner, and the Assistant City Attorney to the Board.

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

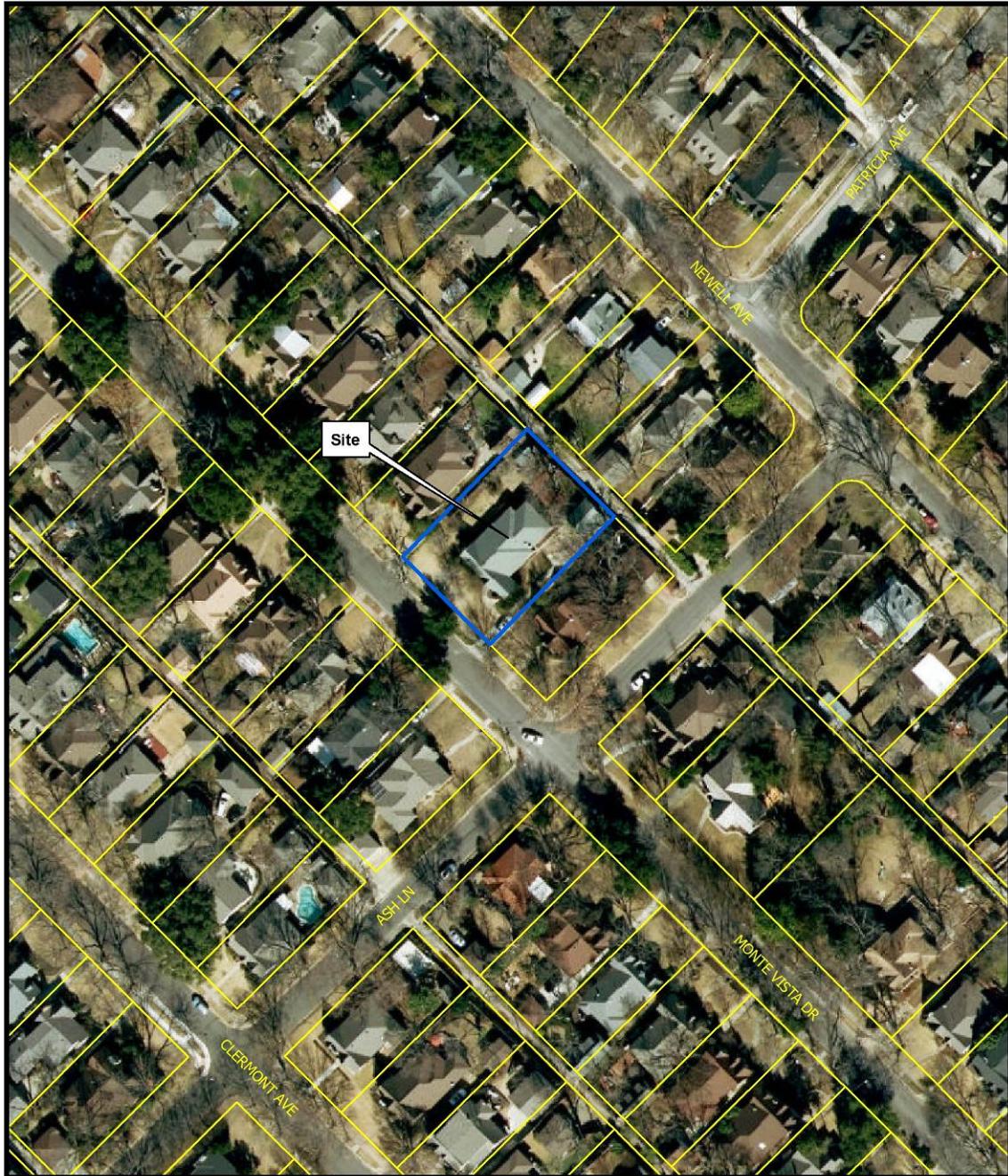


1:1,200

ZONING MAP

Case no: BDA178-056

Date: 4/17/2018



1:1,200

AERIAL MAP

Case no: BDA178-056

Date: 4/17/2018

Transmittal Memo

To: Steve Long
Date: 5/3/18
From: Jennifer Hiromoto
Zoning Case Number: BDA178-056
Project Address/Location: 516 Monte Vista

Transmittal Notes: Attached please find reductions of the 11x17 scaled copies of the exhibits provided on 5/2/18. As mentioned yesterday, the exhibits include a cleaner site plan and survey and renderings. This is intended for the Board's packet. Please contact Rob with any questions or concerns.

ARCHITECT
THEA VAN LOGGRENBERG
ARCHITECTURE 805
 11100 WOODWAY DRIVE, SUITE 1000
 DALLAS, TEXAS 75223
 TEL: 972.381.1111 FAX: 972.381.1112
 WWW.THEAVANLOGGRENBERG.COM

BRENT & THEA VAN LOGGRENBERG
 POOL & SPA APPLICATION
 516 MONTE VISTA DR.
 DALLAS, TX 75223

PROJECT OWNER & TITLE

AGENCY APPROVAL

REVISIONS

FOR CONSTRUCTION

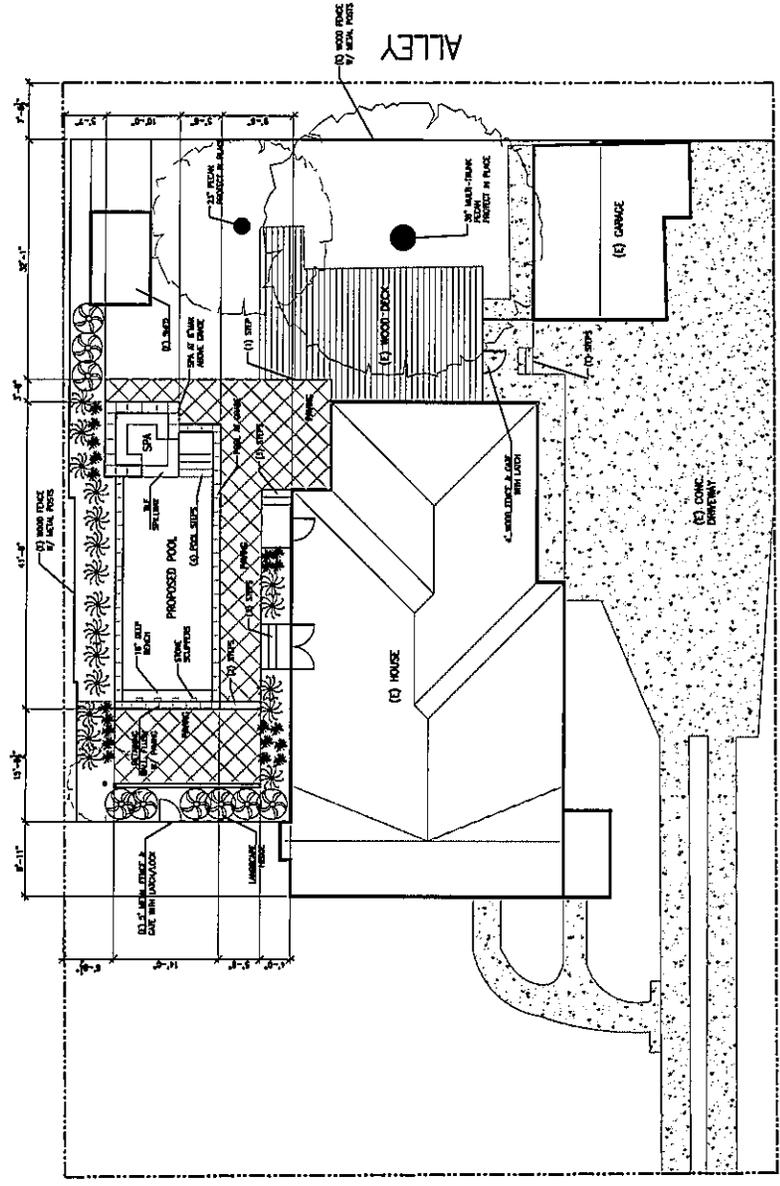
SHEET TITLE

SITE PLAN

SHEET NO.

A-001

DATE: APRIL 30, 2018



PROJECT NORTH

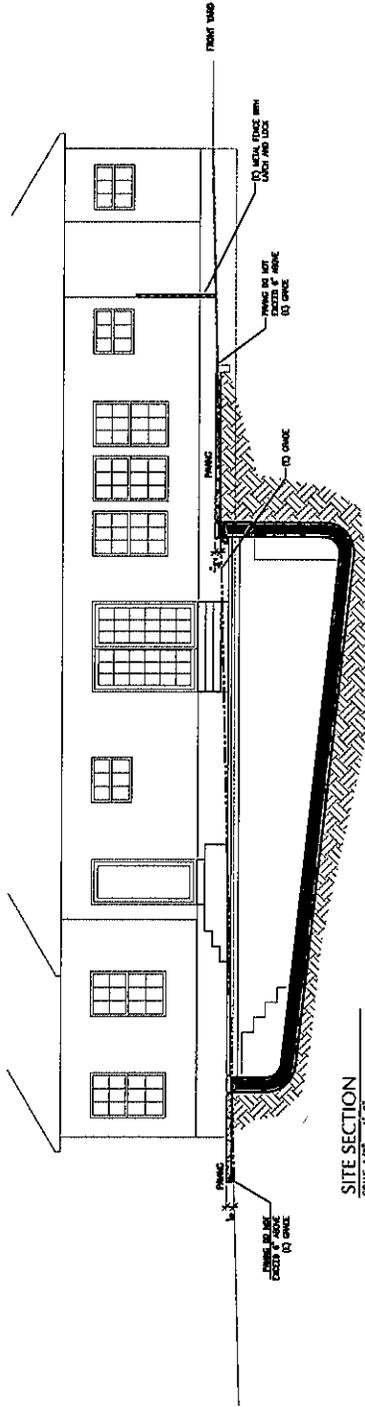
SITE PLAN
 SCALE: 1/8" = 1'-0"

MONTE VISTA DRIVE

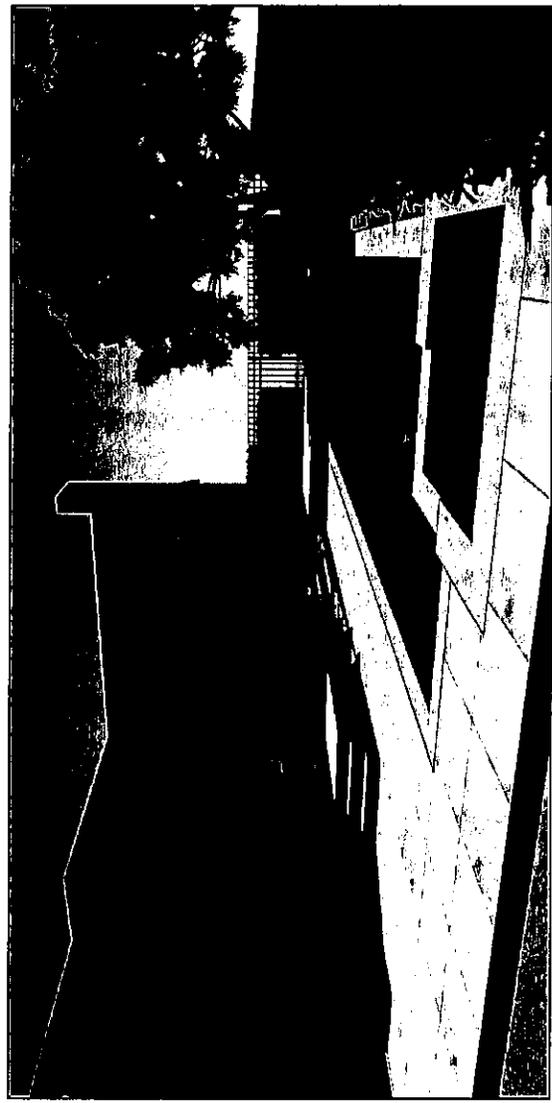
ARCHITECT
THEA VAN LOGGEBERG
ARCHITECTURE 805
516 MONTE VISTA DR. Dallas, Texas 75223
DALLAS: THEA.VANLOGGEBERG.COM

PROJECT OWNER & TITLE
BRENT & THEA VAN LOGGEBERG
POOL & SPA APPLICATION
516 MONTE VISTA DR.
DALLAS, TX 75223

AGENCY APPROVAL
REVISIONS
FOR CONSTRUCTION
SHEET TITLE
SITE SECTION & PERSPECTIVE
SHEET NO. A-002
DATE: APRIL 30, 2018



SITE SECTION
SCALE 1/8" = 1'-0"



BACK YARD PERSPECTIVE
N/E

ARCHITECT
THEA VAN LOGGRENBERG
ARCHITECTURE 805
516 MONTE VISTA DR., SUITE 7523
DALLAS, TEXAS 75223
PHONE: 214.443.1111
WWW.THEAVANLOGGRENBERG.COM

PROJECT OWNER & TITLE
BRENT & THEA VAN LOGGRENBERG
POOL & SPA APPLICATION
516 MONTE VISTA DR.,
DALLAS, TX 75223

AGENCY APPROVAL

REVISIONS

FOR CONSTRUCTION
SHEET TITLE

EXISTING
CONDITIONS

SHEET NO.
A-003

DATE: APRIL 30, 2018



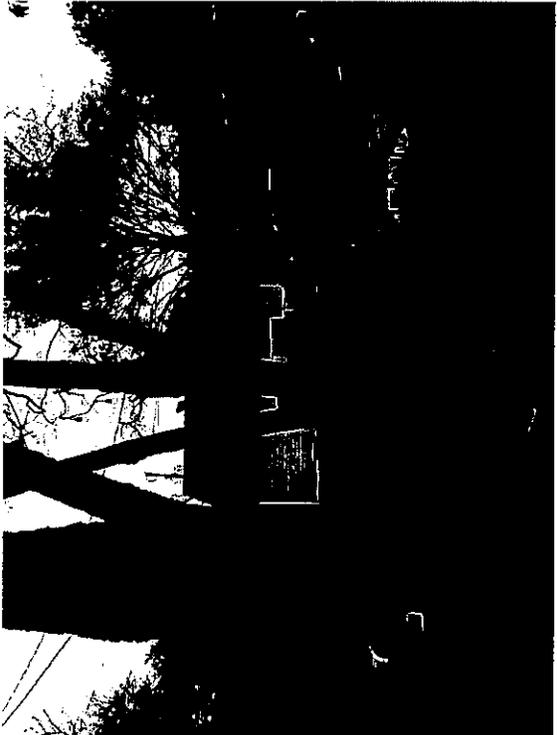
SIDE YARD - LOOKING EAST



BACK YARD WITH TWO PECAN TREES - LOOKING NORTH



SIDE YARD - LOOKING WEST TOWARDS STREET



BACK YARD WITH TWO PECAN TREES - LOOKING SOUTH

DIG TESS

Date: _____

VENTURE
CUSTOM POOLS

BDA178-056
488 State Hwy. 121, Suite 101
Pleano Tx. 75075
972-377-9002
Sales Person: Matt Rivas
Cell: 214-733-9898

CUSTOMER INFORMATION
Name: Brent and Tina Von Loggenberg
Address: 516 Morris Vista
City: Dallas Zip: 75223
Phone: 805-896-0319
Cell: _____
e-mail: tina@architecture805.com

CUSTOMER APPROVAL
I have reviewed and give my approval to proceed with the construction of this project.
X _____
Customer _____
Date: _____

POOL SPECS
Size 36' x 12' /
Perimeter 97
Area 400
Capacity 15,000
Turn Over _____

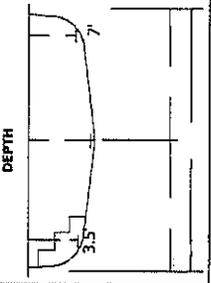
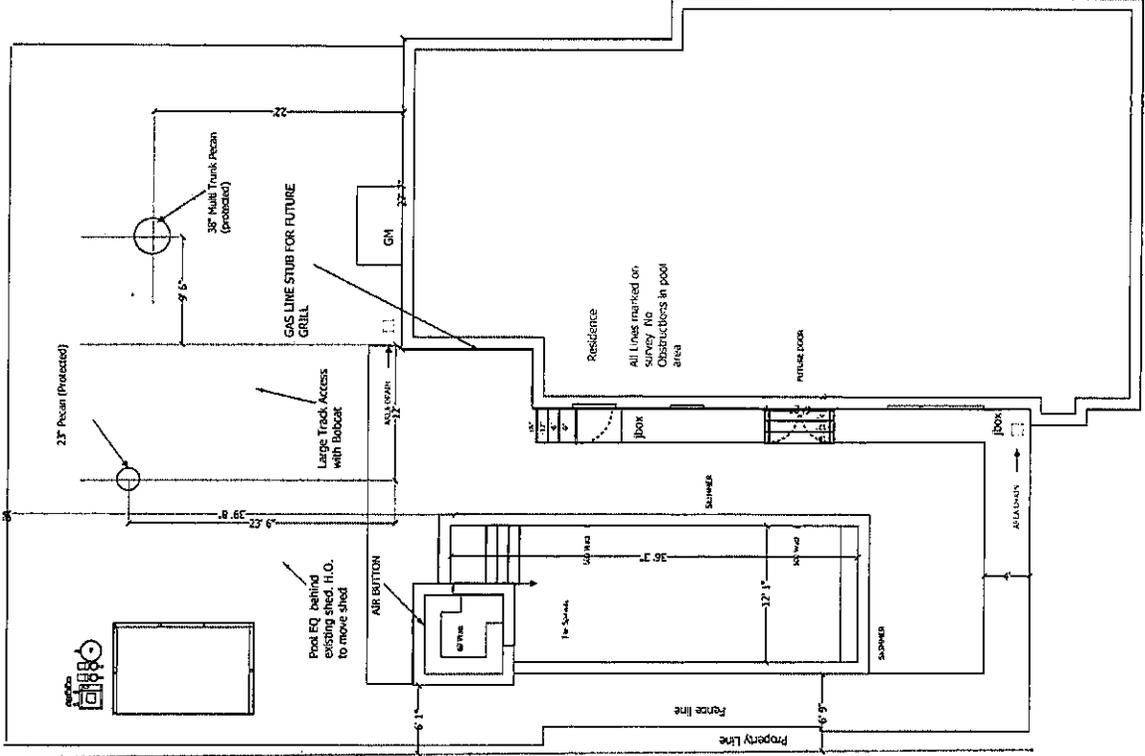


ILLUSTRATION ONLY



POOL INFORMATION

Access: Any Large Truck with Bobcat

Electrical Service by: _____
Underground: YES

Fence Removed by: NP Replaced by: VP

Stamps Removed by: N/A

Wood Removed by: VP

Revised Board Beam:
6" N/A 12" N/A 18" N/A

Front Veneer: Q 36" N/A

Back Veneer: NO

Coping: Block Type: Flagstone

Heater: OLYMPIA Lurecoat: N/A

Dr. Step: YES Swimmer: YES

Sun Louver: YES Bubbler: N/A

Stimmers: 2 Returns: 5

PH Line: INC Over Flow: INC

Pump hp: Bestair 30WS Booster Pump: Pentair VS

Filter: 325 Type: Cantidore

Chemicals: Grade

Pool Cleaner: BACER

Pool Light: 500 WATT 28 See Light EQ WAIT

Time Clock: INC Freeze Guard: INC

P-Trip: N/A Back Wash: N/A

Deck Type: BUSHIED SQ. FT. 733

Overly Existing Pave: N/A

Deck Steps: YES Feet: 27

Deck Details: INC

Turndowns: N/A GRADE BEAM: YES

Heater: PENTAIR 400/000

Gas Run by: VP Feet: 260

Electric Run by: VP

Sprinklers: NO

NOTES
N.O. TO MOVE SHED TO ALLOW SPACE FOR POOL
EQ. I.O. TO MOVE WOOD DECKING BEHIND HOUSE
FOR FUTURE SPA. I.O. TO MOVE
SPRINKLER SYSTEM TO DOWN
SPRINKLER LOCATIONS BEHIND HOUSE IF NECESSARY.

SPA

Size: 7 Raised: 0"

Veneer: STONE

Dem Wall: 12"

Spillway: STANDARD

Spillway Veneer: TILE

of Jets: 6 Bowers: 1 LP

Foundation: NO

Remote Control: NO SUB-LIGHT SWITCHES

Scale: 3/32" = 1 ft.



APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 178-056

Data Relative to Subject Property:

Date: March 21, 2018

Location address: 516 Monte Vista Dr Zoning District: CD-6

Lot No.: 2 & 3 Block No.: 10/2218 Acreage: 0.32 acres Census Tract: 12.02

Street Frontage (in Feet): 1) 100 ft 2) _____ 3) _____ 4) _____ 5) _____

To the Honorable Board of Adjustment :

Owner of Property (per Warranty Deed): Brent B. Loggerenberg and Thea Van Loggerenberg

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 __, of Appeal of an administrative decision

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 conservation district requires accessory structures to be located to the rear of the main structure. The proposed swimming pool will be located behind the front facade of the main structure, but not fully to the rear of the main structure. The swimming pool will be constructed at grade and is not a structure. The location of the swimming pool should be reviewed as an accessory use under 51A-4.217 which allows swimming pools anywhere except for the front yard setback.

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.

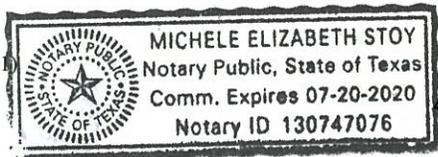
Affidavit

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 21 day of March, 2018



[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

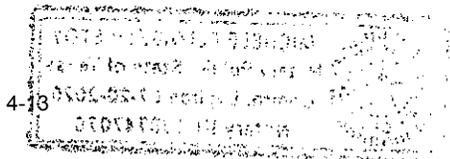
I hereby certify that Robert Baldwin

did submit a request to appeal the decision of the administrative official
at 516 Monte Vista Drive

BDA178-056. Application of Robert Baldwin to appeal the decision of the administrative official at 516 MONTE VISTA DR. This property is more fully described as Lot 2 & 3, Block 10/2218, and is zoned CD-6, which requires compliance with the conservation district standards for accessory structures. The applicant proposes to appeal the decision of an administrative official.

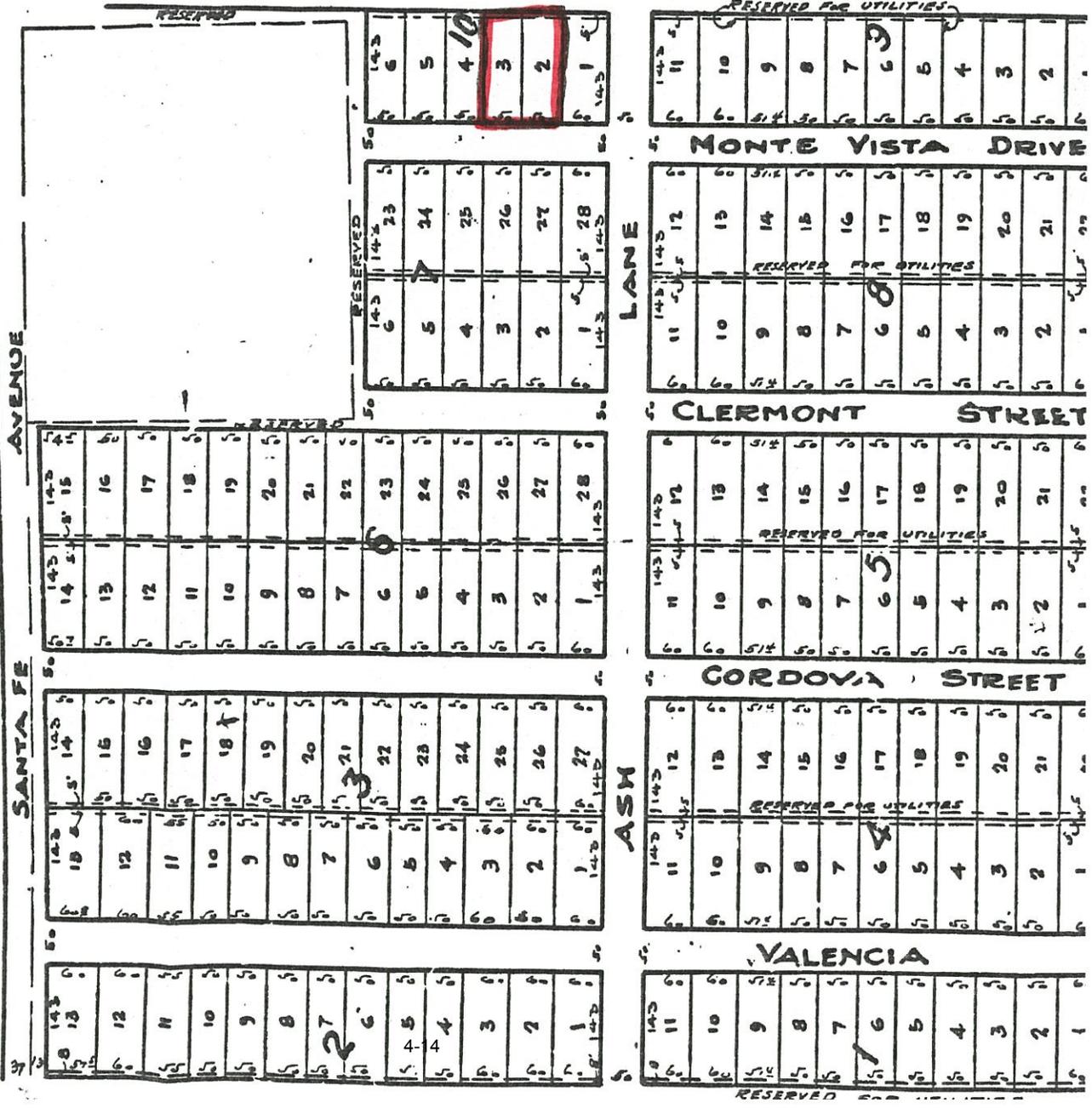
Sincerely,

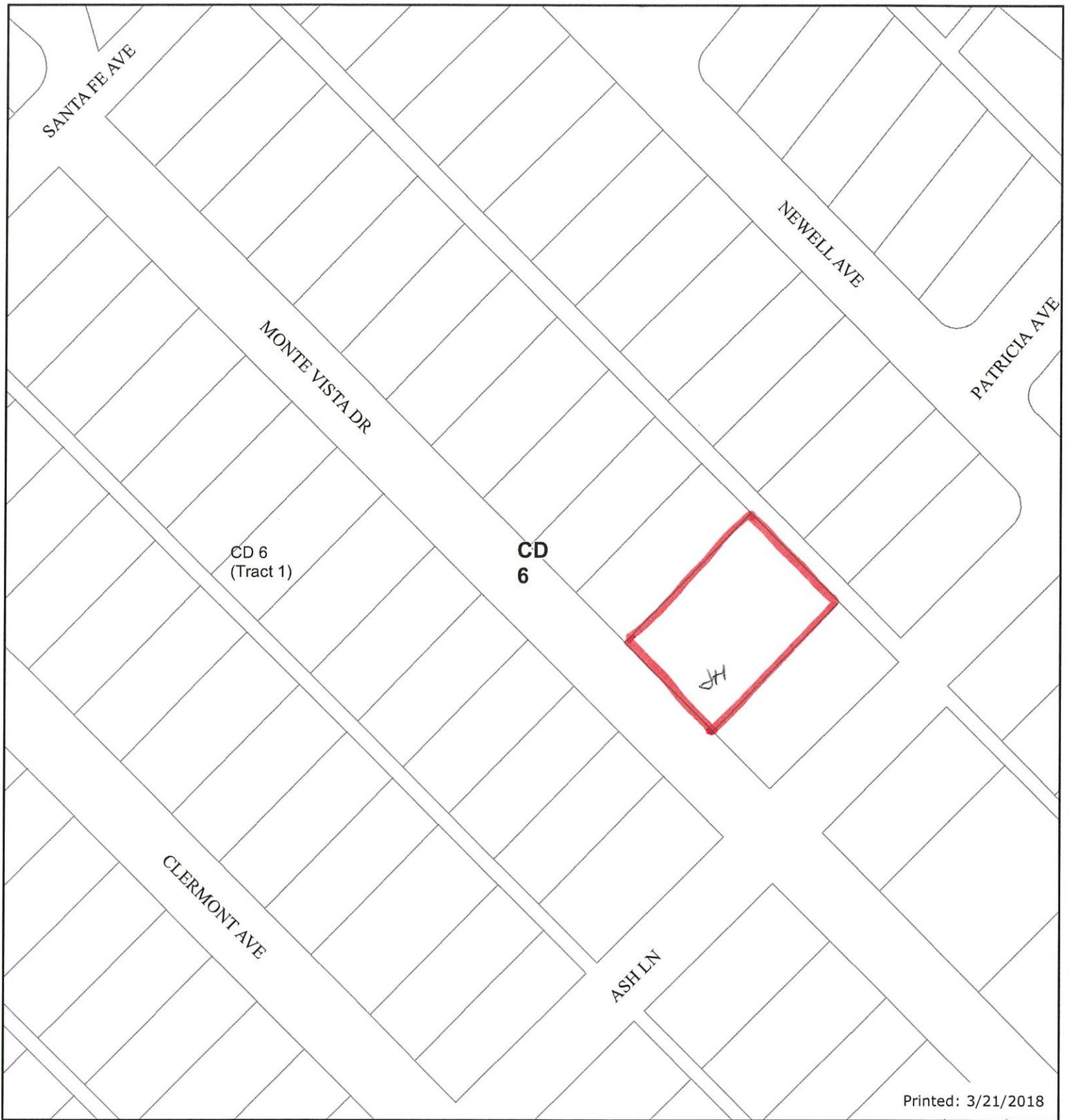
Philip Sikes
Philip Sikes, Building Official





REVISED MAP OF
FIRST INSTALLMENT OF
HOLLYWOOD
AN ADDITION TO THE CITY OF
DALLAS





Printed: 3/21/2018

Legend

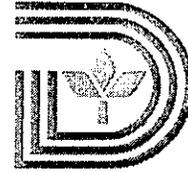
- | | | | |
|----------------------|--------------------------------|-----------------------|----------------------------|
| City Limits | railroad | Dry Overlay | CD Subdistricts |
| School | Certified Parcels | D | PD Subdistricts |
| Floodplain | Base Zoning | D-1 | PDS Subdistricts |
| 100 Year Flood Zone | PD193 Oak Lawn | CP | NSO Subdistricts |
| Mill's Creek | Dallas Environmental Corridors | SP | NSO_Overlay |
| Peak's Branch | SPSP Overlay | MD Overlay | Escarpment Overlay |
| X Protected by Levee | Deed Restrictions | Historic Subdistricts | Parking Management Overlay |
| Parks | SUP | Historic Overlay | 4-15 Shop Front Overlay |
| | | Height Map Overlay | |

BDA178-056

This data is to be used for graphical representation only. The accuracy is not to be taken/used as data produced by a Registered Professional Land Surveyor (RPLS) for the State of Texas. '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.' (Texas Government Code § 2051.102)



Conservation District Denial



Hollywood/Santa Monica Conservation District City of Dallas

Date Applied: 01/24/18

Date Reviewed: 03/22/18

Address: 516 MONTE VISTA DR

Applicant: RUSSELL, KELLY
705 E MAIN ST
ALLEN, TX 75002
(972) 979-2605
KIWIRUCKLE@GMAIL.COM

Architectural Style: Tudor

Proposed Work: Other - requires permit
INSTALL INGROUND POOL AND SPA

Permit is required: YES

Work is Denied

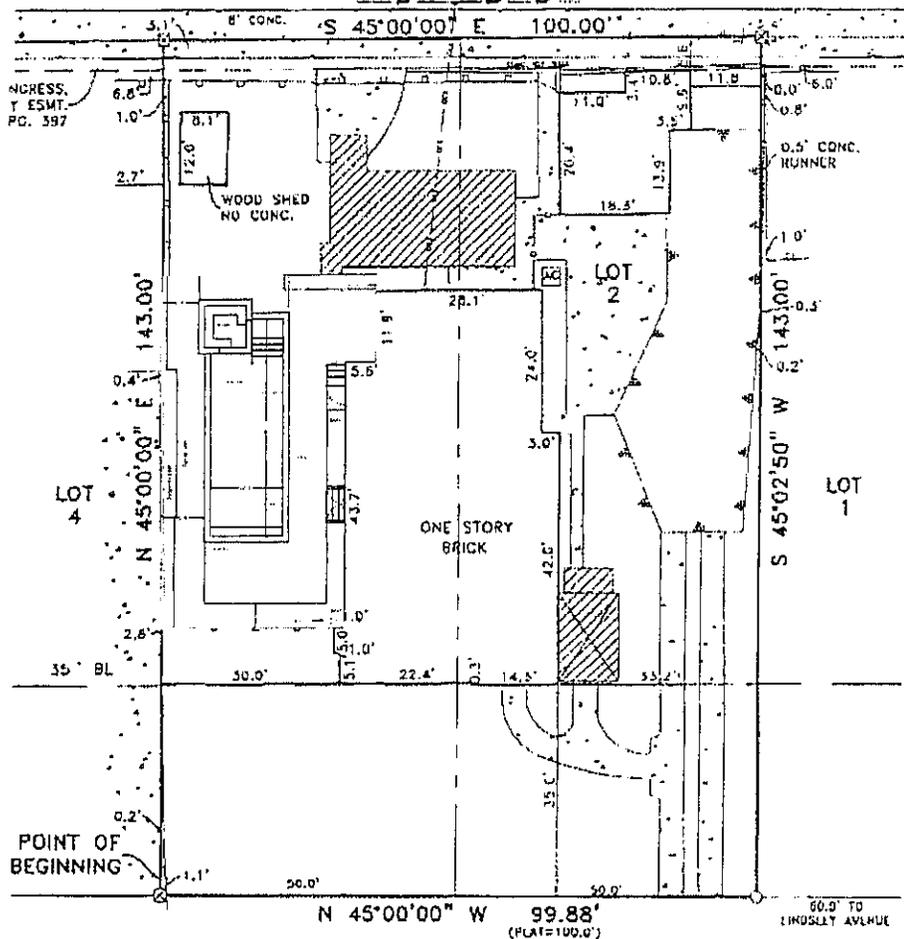
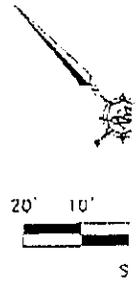
1. Pool is defined as an accessory structure per 51A-2.102(2.1)&(135).
2. Per Ord. 26684(6)(a)(6)(A), accessory structure must be located to the rear of the main building.
3. Provided plan shows pool located to the side of the house.
4. Application is denied due to location of pool on the lot.

Philip Sikes, Building Official

The application was reviewed for compliance with the development standards and design requirements for this Conservation District Ordinance.

This certificate applies only to the work identified on this document. Additional work will have to be reviewed separately.

DENIED



MONTE VISTA DRIVE
50' R.O.W.

NOTE: PROPERTY IS SUBJECT TO
COUNTY GAS CO E241.
VOL. 1221, PG. 540
(COVERS ENTIRE ADDITION)

NOTE: PROPERTY SUBJECT TO EASEMENTS
IN DECLARATION RECORDED IN
VOL. 90084, PG. 2566

NOTE: According to the F.I.R.M. in Map No. 48113C 036
and DOES NOT lie within the 100 year flood zone

REVISIONS	
DATE	BY
10-12-04	R.G.

LEGEND	
○ 1/2" IRON RGD FOUND	● POWER POLE
⊗ 3/8" IRON RGD SET	■ BRICK COLUMN
○ 1" IRON PIPE FOUND	— A/C — AIR CONDITIONING
□ FLANGE POST RUNNER	/// COVERED PO
⊗ "X" FOUND IN CONCRETE	— OVER — OVERHEAD ELECTRIC
▲ UNDERGROUND ALLIGATOR	— ASPHALT PAVING
△ OVERHEAD ELECTRIC	— CHAVEL/ROCK ROAD OR DRIVE

ALL EASEMENTS ARE



CITY OF DALLAS

AFFIDAVIT

Appeal number: BDA 178-056

I, Thea van Loggerenberg, Owner of the subject property
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 516 Monte Vista
(Address of property as stated on application)

Authorize: Rob Baldwin, Baldwin Associates
(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)

Specify: Appeal of the Building Official's Decision

THEA VAN LOGGERENBERG [Signature] 02.16.18
 Print name of property owner/agent Signature of property owner/agent Date

Before me, the undersigned, on this day personally appeared Thea Loggerenberg

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 16 day of Feb, 2018

[Signature]
Notary Public for Dallas County, Texas

Commission expires on 6/9/2021





CITY OF DALLAS

AFFIDAVIT

Appeal number: BDA 178-056

I, Brent van Loggerenberg, Owner of the subject property
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 516 Monte Vista
(Address of property as stated on application)

Authorize: Rob Baldwin, Baldwin Associates
(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)

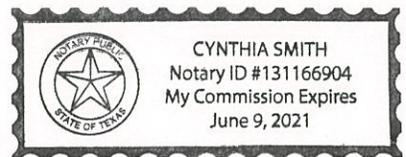
Specify: Appeal of the Building Official's Decision

BRENT VAN LOGGERENBERG [Signature] 2/16/18
 Print name of property owner/agent Signature of property owner/agent Date

Before me, the undersigned, on this day personally appeared Brent van Loggerenberg
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 16 day of Feb, 2018

[Signature]
 Notary Public for Dallas County, Texas
 Commission expires on 6/9/2021





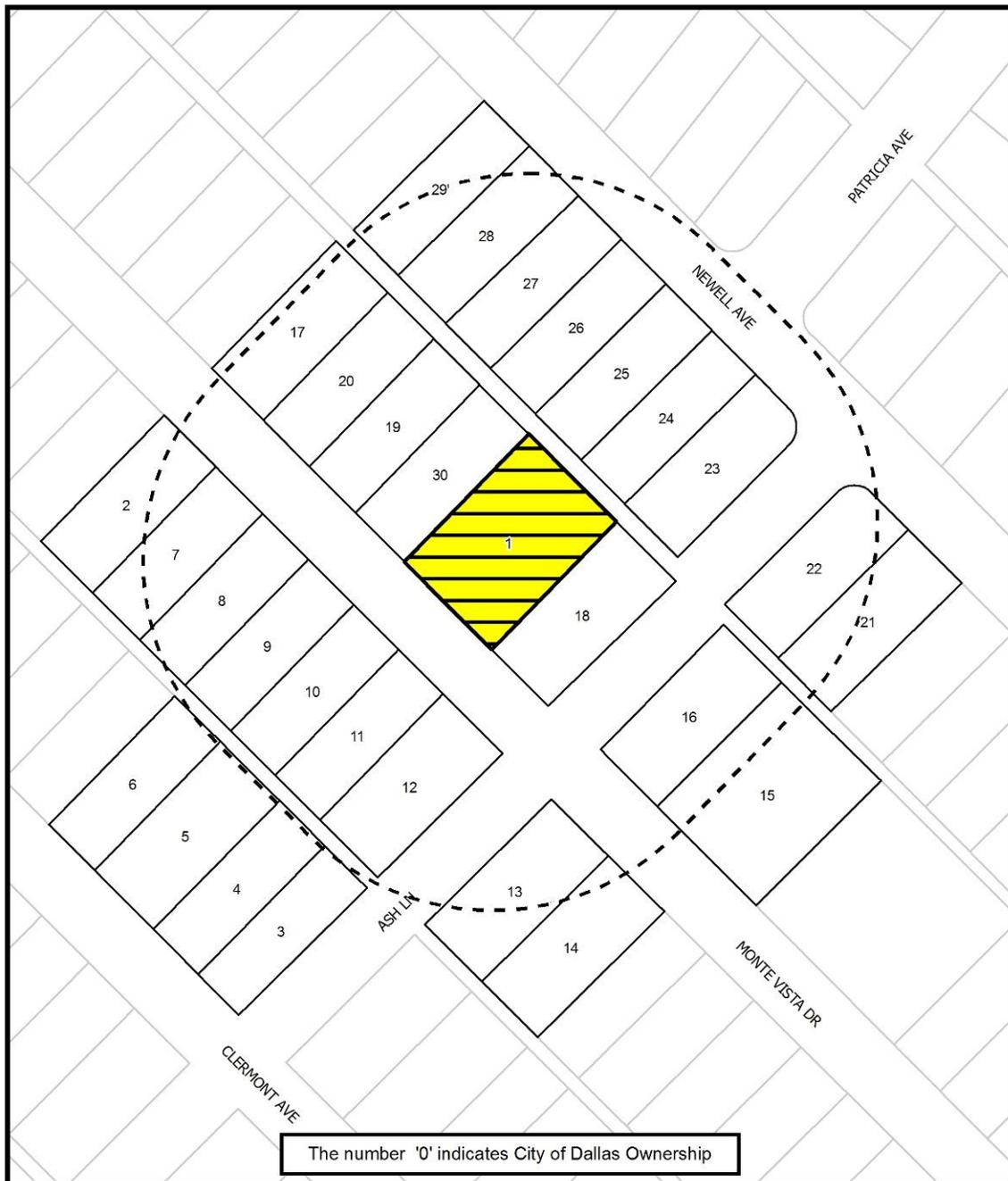
CITY OF DALLAS

Outline of Procedure for Appeals from Decisions of an Administrative Official

An appeal of an administrative official's decision may have very structured procedures that resemble a court hearing, or it may have more informal procedures that resemble a typical case brought before the Board of Adjustment. The parties can decide how they want to present their case. This document accounts for both scenarios. Please note that although there are time limits listed in this outline, the presiding officer reserves the right to alter these time limitations to promote fairness and efficiency.

- I. Explanation of the procedures by the presiding officer
- II. Swearing in of all persons who will testify in the case
- III. Applicant's case: 20 minute limit
 - a. This may resemble a typical Board case where the applicant merely presents his argument to the Board. It may also resemble a court hearing where the applicant gives an opening statement, calls witnesses, and offers evidence.
 - b. If the applicant calls a witness, the administrative official is able to cross examine the witness.
 - c. The applicant may conduct a redirect of his witness.
 - d. The applicant may submit documents to the Board Secretary as long as they comply with the documentary evidence rules set forth in the Board's Rules of Procedures.
 - e. The Board may ask questions at any time. Board member questions will not count towards the time limitation.
- IV. The Administrative Official's case: 20 minute limit
 - a. This may resemble a typical Board case where the administrative official presents his argument to the Board. It may also resemble a court hearing where the administrative official gives an opening statement, calls witnesses, and offers evidence.

- b. If the administrative official calls a witness, the applicant is able to cross examine the witness.
 - c. The administrative official may conduct a redirect of his witness.
 - d. The administrative official may submit documents to the Board Secretary as long as they comply with the documentary evidence rules set forth in the Board's Rules of Procedures.
 - e. The Board may ask questions at any time. Board member questions will not count towards the time limitation.
- V. Rebuttal by the applicant (optional): 3 minutes
- VI. Closing Statements
- a. Applicant's closing statement (optional): 3 minutes
 - b. The administrative official's closing statement (optional): 3 minutes
- VII. Move and second to either affirm, reverse, or amend the administrative official's decision.
- VIII. Open discussion of the case by Board members
- IX. Voting: Four concurring votes are required to reverse or amend the administrative official's decision.



 1:1,200	NOTIFICATION		Case no: BDA178-056
	<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;">30</div> NUMBER OF PROPERTY OWNERS NOTIFIED		Date: 4/17/2018

Notification List of Property Owners

BDA178-056

30 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	516 MONTE VISTA DR	LOGGERENBERG BRENT B & THEA VAN
2	431 MONTE VISTA DR	CHANEY WILLIAM E & JENNIFER L
3	522 CLERMONT AVE	CHORLEY DARREN P &
4	518 CLERMONT AVE	BRYANT HEATHER
5	514 CLERMONT AVE	DANIEL KENNETH &
6	510 CLERMONT AVE	VLECK VAN REVOCABLE TRUST THE
7	503 MONTE VISTA DR	ANDRESEN JEFFRY J &
8	507 MONTE VISTA DR	DEKOCK CHRISTOPHER J & DEIRDRE
9	511 MONTE VISTA DR	SANDERS JADON LEVI
10	515 MONTE VISTA DR	FITZPATRICK PAMELA J
11	519 MONTE VISTA DR	LEFEVRE TERRY H
12	523 MONTE VISTA DR	MONTE VISTA DALLAS LLC
13	603 MONTE VISTA DR	PASCHALL DIANE
14	607 MONTE VISTA DR	BRITT MICHEAL & LOREE FAMILY
15	608 MONTE VISTA DR	KIMBRELL JOHN D & MARTHA F
16	602 MONTE VISTA DR	BROWN ROBERT III
17	428 MONTE VISTA DR	TROWBRIDGE SARAH &
18	522 MONTE VISTA DR	STARR BRANDON K & LAURA E
19	506 MONTE VISTA DR	ALSTON NORMAN & JEAN M
20	502 MONTE VISTA DR	WHITESIDE JASON & LOREN
21	607 NEWELL AVE	BRYAN PATRICK
22	603 NEWELL AVE	SHAMSA HOOMAN & REBEKAH
23	533 NEWELL AVE	KNOCK THOMAS J
24	531 NEWELL AVE	MANDEVILLE KYLE B & TAREN H
25	527 NEWELL AVE	RUBIN HEATHER A
26	523 NEWELL AVE	HERZOG DEBORAH BETH

04/17/2018

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	519 NEWELL AVE	ROSS AMY L
28	515 NEWELL AVE	BARRETT BROOKE L
29	511 NEWELL AVE	LODEWICH LAURA P
30	510 MONTE VISTA DR	GRITTNER BRYAN &

FILE NUMBER: BDA178-080(SL)

BUILDING OFFICIAL'S REPORT: Application of Phillip D. Thompson for a variance to the height regulations at 5230 Alcott Street. This property is more fully described as Lot 15, Block C/1997, and is zoned MF-2(A), which limits the maximum building height to 26 feet due to a residential proximity slope. The applicant proposes to construct and/or maintain a structure with a building height of 36 feet, which will require a 10 foot variance to the height regulations.

LOCATION: 5230 Alcott Street

APPLICANT: Phillip D. Thompson

REQUEST:

A request for a variance to the height regulations (specifically to the residential proximity slope) of up to 10' is made to complete and maintain a 2 - 3 story duplex structure to a height of 36' - a height that exceeds the maximum 26' in height permitted by the residential proximity slope that begins at the single family residentially-zoned property from the south and west zoned R-5(A) by up to 10'.

STANDARD FOR A VARIANCE:

Section 51(A)-3.102(d)(10) of the Dallas Development Code 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:

- Staff concluded that the applicant had not substantiated how the variance was 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 it cannot be developed in a manner commensurate with the development upon other parcels of land with the same MF-2(A) zoning district.
- Staff concluded that the characteristics/features of the subject site does not preclude the applicant from developing it commensurate with others in the same zoning district, and in a way that complies with all zoning code provisions including height regulations.

BACKGROUND INFORMATION:

Zoning:

Site: MF-2(A) (Multifamily district)
North: PD 462 (Planned Development)
South: MF-2(A) & R-5(A)(Multifamily and single family districts)
East: MF-2(A) (Multifamily district)
West: PD 325 & R-5(A) (Planned Development and single family districts)

Land Use:

The subject site is being developed with a duplex structure. The area to the north is developed with retail uses; and the areas to the east, south, and west are developed with residential 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:

- The request for a variance to the height regulations (specifically to the residential proximity slope) of up to 10' focuses on completing and maintaining a 2- 3 story duplex structure to a height of 36' - a height that exceeds the maximum 26' in height permitted by the residential proximity slope that begins at the single family residentially-zoned property south and west zoned R-5(A) by up to 10'.

- The maximum height for a structure in a MF-2(A) zoning district is 36', however, any portion of a structure over 26' in height cannot be located above a residential proximity slope.
- In this case, given that the subject site is immediately adjacent to single family residentially-zoned property to the north, south, and west, the height of a structure must comply with a 1:3-slope (or 1 foot in height for every 3 feet away from property in an R, R(A), D, D(A), TH, TH(A) residential zoning district).
- The applicant has submitted site plans and elevations that represent a 1:3-slope (or 1 foot in height for every 3 foot away from property in an R(A) residential zoning district on the structure seeking variance.
- The Building Official's Report states that a variance to the height regulations of 10' is requested since a structure is proposed to reach 36 in height or 10' higher/beyond than the 26' height allowed for the structure as it is located on this subject site.
- According to DCAD records, the "main improvement" at 5230 Alcott Street is a structure built in 2017 with 4,500 square feet of living/total area; and with "additional improvements" listed as two attached garages at 552 and 528 square feet.
- The site is flat, somewhat irregular in shape, and according to the application is 0.137 acres (or approximately 6,000 square feet) in area.
- The applicant has the burden of proof in establishing the following:
 - That granting the variance to the height 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 height regulations is 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 MF-2(A) zoning classification.
 - The variance to height 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 MF-2(A) zoning classification.
- If the Board were to grant the request, and impose the submitted site plans and elevations as a condition, the structure the exceeding the height limit or the RPS would be limited to what is shown on these documents – which, in this case, is a structure that would be exceed the height limit/RPS by up to 10'.

Timeline:

April 27, 2018: The applicant submitted an "Application/Appeal to the Board of Adjustment" and related documents which have been included as part of this case report.

April 30, 2018: The Board of Adjustment Secretary randomly assigned this case to Board of Adjustment Panel C.

April 30, 2018: 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 May 2nd deadline to submit additional evidence for staff to factor into their analysis; and the May 11th 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."

May 8, 2018: The Board of Adjustment staff review team meeting was held regarding this request and the others scheduled for the May public hearings. Review team members in attendance included: the Sustainable Development and Construction Assistant Director, the Board of Adjustment Chief Planner/Board Administrator, the Building Inspection Senior Plans Examiner/Development Code Specialist, the Sustainable Development and Construction Project Engineer, the Sustainable Development and Construction Department Senior Planner, and the Assistant City Attorney to the Board.

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



APPLICATION/APPEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 178-080
Date: 4/27/2018

Data Relative to Subject Property:

Location address: 52302 Cott St
Lot No.: 15 Block No.: C/1997 Acreage: .137 Zoning District: MF-2(A)
Census Tract: 9.00
Street Frontage (in Feet): 1) 57' 2) 138' 3) _____ 4) _____ 5) _____

To the Honorable Board of Adjustment :

Owner of Property (per Warranty Deed): PDT Holdings LLC
Applicant: Phillip D. Thompson Telephone: 214-909-8158
Mailing Address: 6150 TPC Dr #160 Zip Code: 75070
E-mail Address: phillip@ptcustomhomes.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
RPS HEIGHT RELIEF OF 11'
OVER THE RPS LIMIT OF 26'

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:

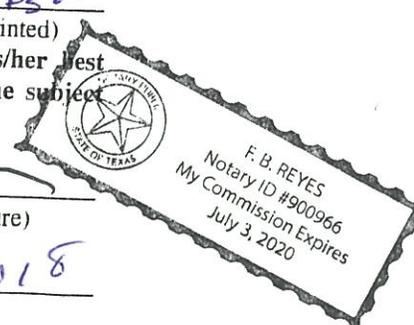
PDT approved construction plans for 3-story town home located in MF2 zone, neighboring an R5A zone w/o question to the RPS. Construction is 90% complete & has a contract for purchase, set to close at the end of April.

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.

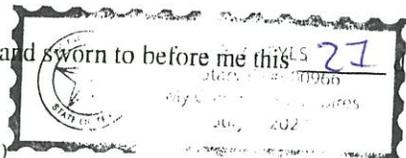
Affidavit

Before me the undersigned on this day personally appeared Phillip D Thompson
(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 27 day of April, 2018





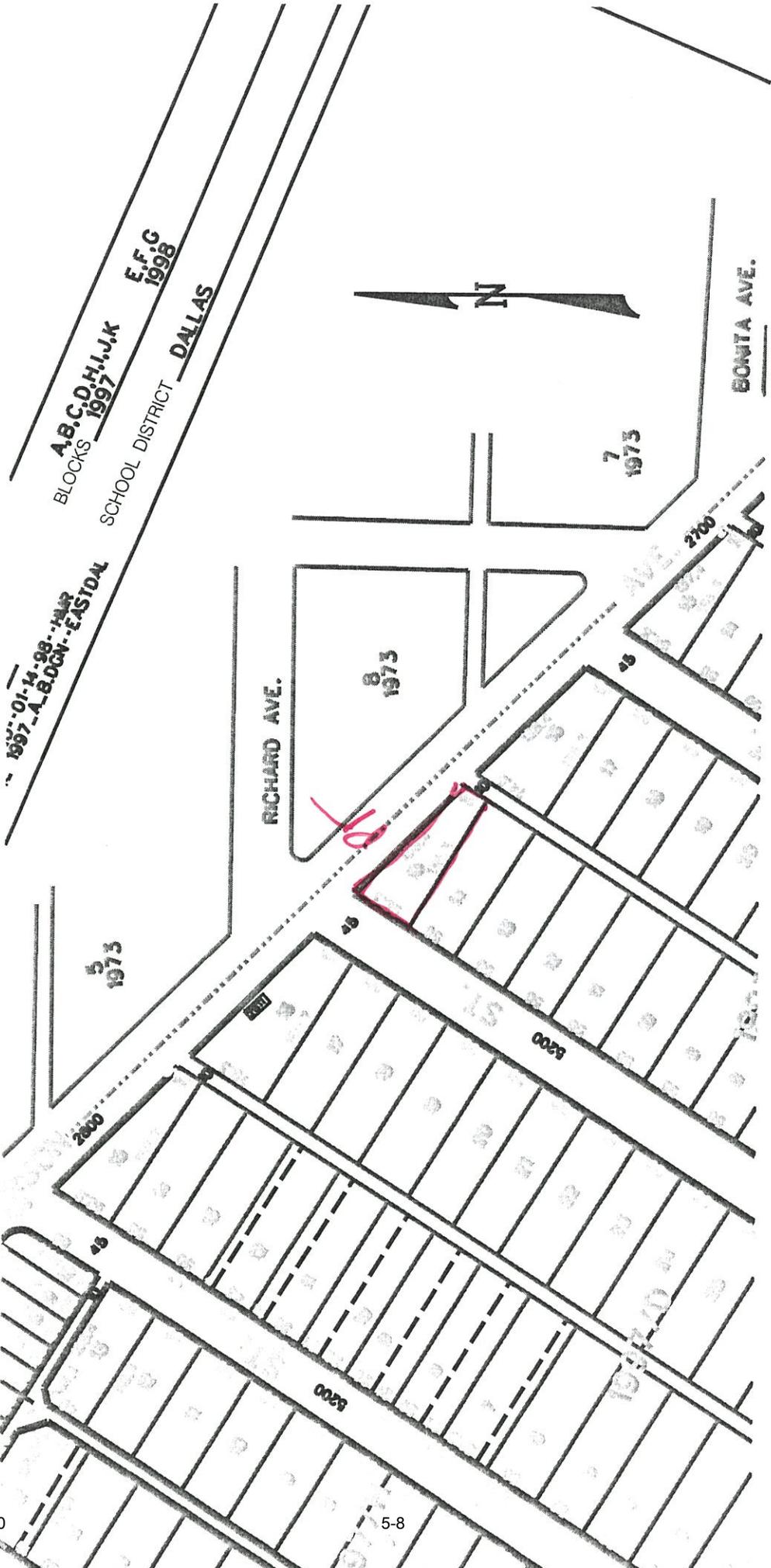
Printed: 4/27/2018

Legend

- | | | | |
|----------------------|--------------------------------|-----------------------|----------------------------|
| City Limits | railroad | Dry Overlay | CD Subdistricts |
| School | Certified Parcels | D | PD Subdistricts |
| Floodplain | Base Zoning | D-1 | PDS Subdistricts |
| 100 Year Flood Zone | PD193 Oak Lawn | CP | NSO Subdistricts |
| Mill's Creek | Dallas Environmental Corridors | SP | NSO_Overlay |
| Peak's Branch | SPSD Overlay | MD Overlay | Escarpment Overlay |
| X Protected by Levee | Deed Restrictions | Historic Subdistricts | Parking Management Overlay |
| Parks | SUP | Historic Overlay | Shop Front Overlay |
| | | Height Map Overlay | |

This data is to be used for graphical representation only. The accuracy is not to be taken/used as data produced by a Registered Professional Land Surveyor (RPLS) for the State of Texas. '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.' (Texas Government Code § 2051.102)





THE ARCHITECT'S RESPONSIBILITY
 The Architect shall be responsible for the design and construction of the project. The Architect shall not be responsible for the construction of the project. The Architect shall not be responsible for the construction of the project. The Architect shall not be responsible for the construction of the project.

REVISIONS
 1. DATE
 2. DATE
 3. DATE
 4. DATE

yoohoostudio

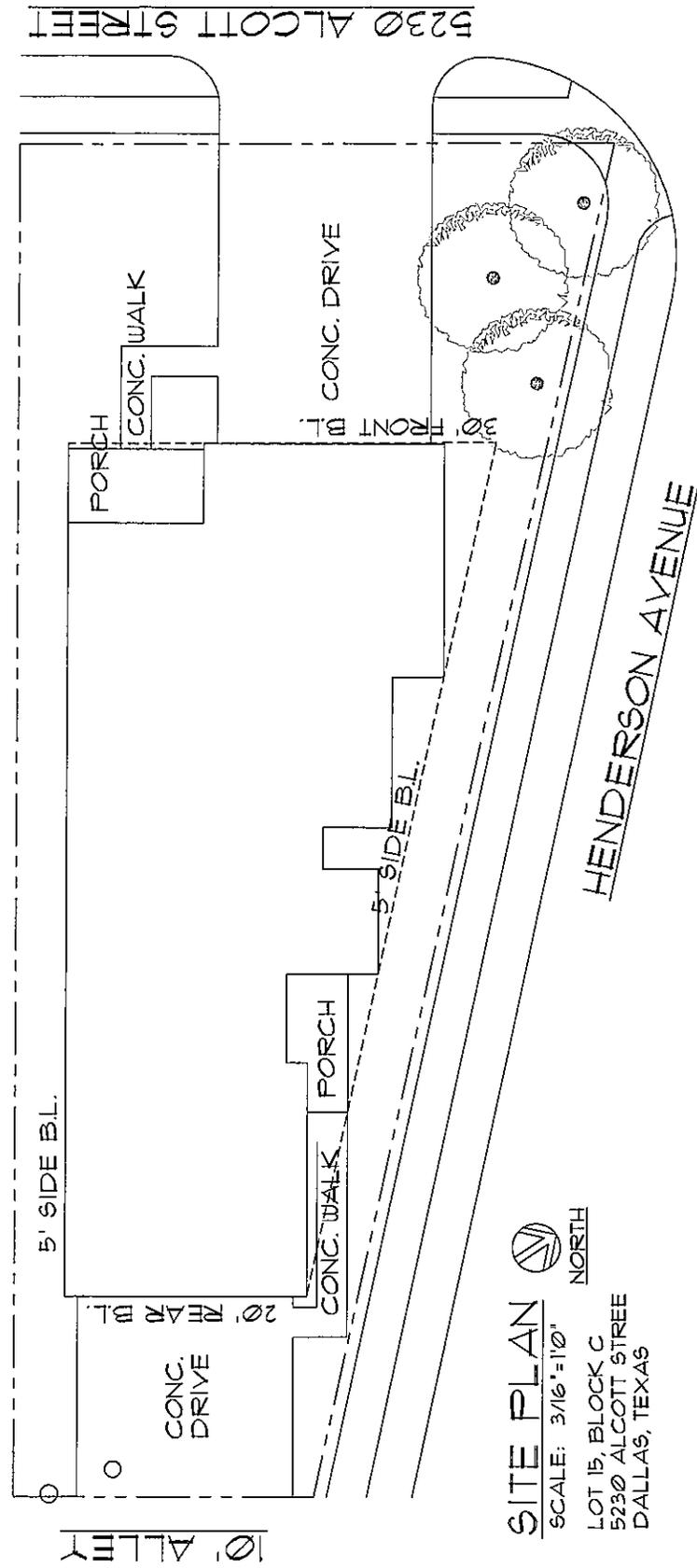
DALLAS MULTI-FAMILY
 HOUSING
 LOT B, BLOCK C
 DALLAS, TEXAS
 5230 ALCOTT STREET

REVISIONS
 1. DATE
 2. DATE
 3. DATE
 4. DATE

DATE:
 11/18/16
DESIGNED BY:
 J. CHUCKLEY
CHECKED BY:
 Phillip Thompson

PROJECT:
 Multi-Family
 Housing

SHEET NUMBER:
 SITE



SITE PLAN
 SCALE: 3/16"=1'0"
 NORTH
 LOT 15, BLOCK C
 5230 ALCOTT STREET
 DALLAS, TEXAS

CONTRACTOR TO VERIFY ALL DIMENSIONS
 ON-SITE PRIOR TO CONSTRUCTION AND
 REPORT TO ARCHITECT OF ANY
 DISCREPANCIES

DISCLAIMER:
 The information contained herein is for informational purposes only and does not constitute an offer of any financial product or service. The information is not intended to be used as a basis for investment decisions. The information is not intended to be used as a basis for investment decisions. The information is not intended to be used as a basis for investment decisions.

123456789
 101112131415161718192021222324252627282930313233343536373839404142434445464748495051525354555657585960616263646566676869707172737475767778798081828384858687888990919293949596979899100

yoohostudio

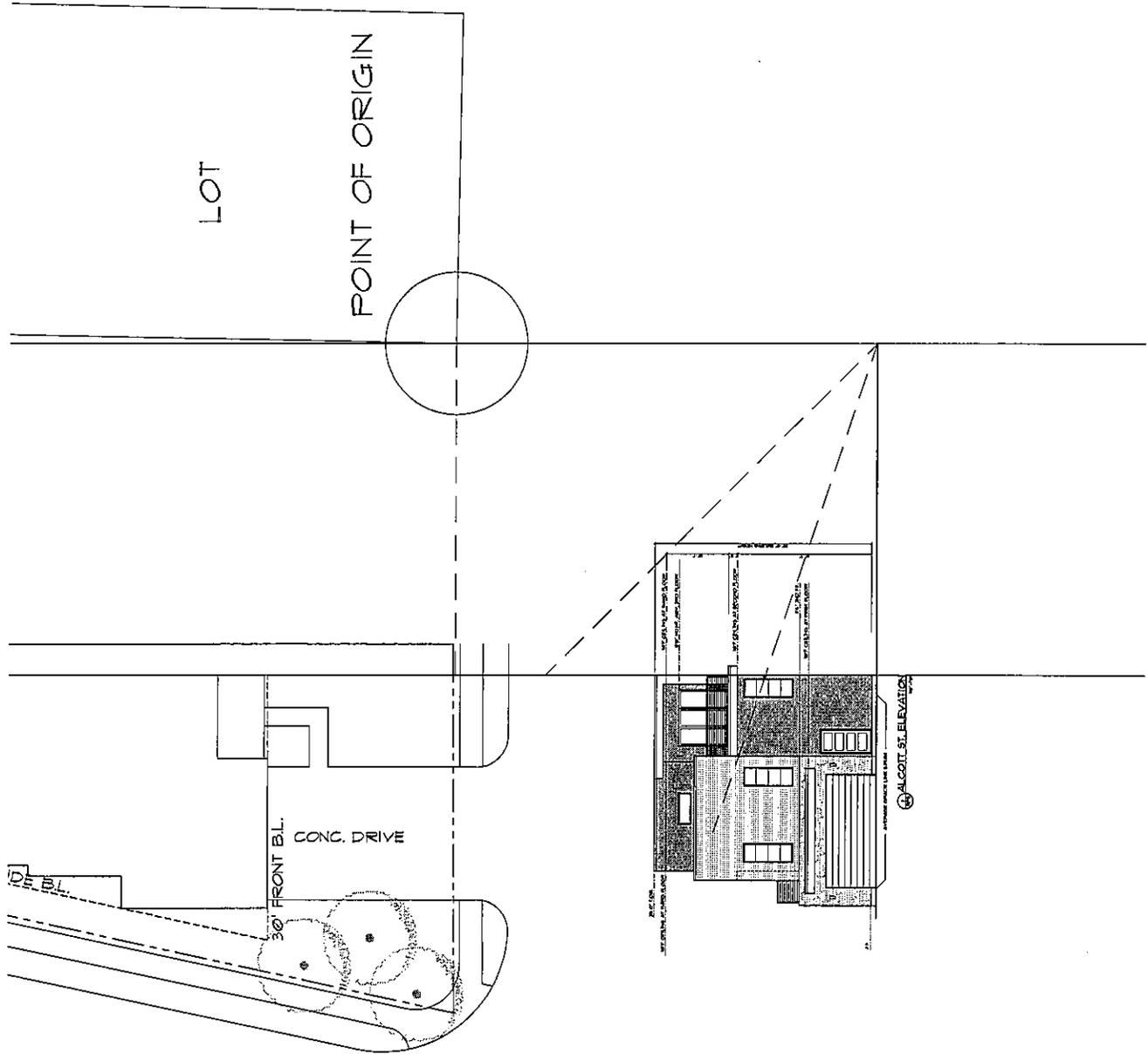
DALLAS MULTI-FAMILY HOUSING
 LOT B, BLOCK C
 5122 ALCOTT STREET
 1793 N. HENDERSON
 DALLAS, TEXAS

REVISIONS
 1. DATE
 2. DATE
 3. DATE
 4. DATE
 5. DATE

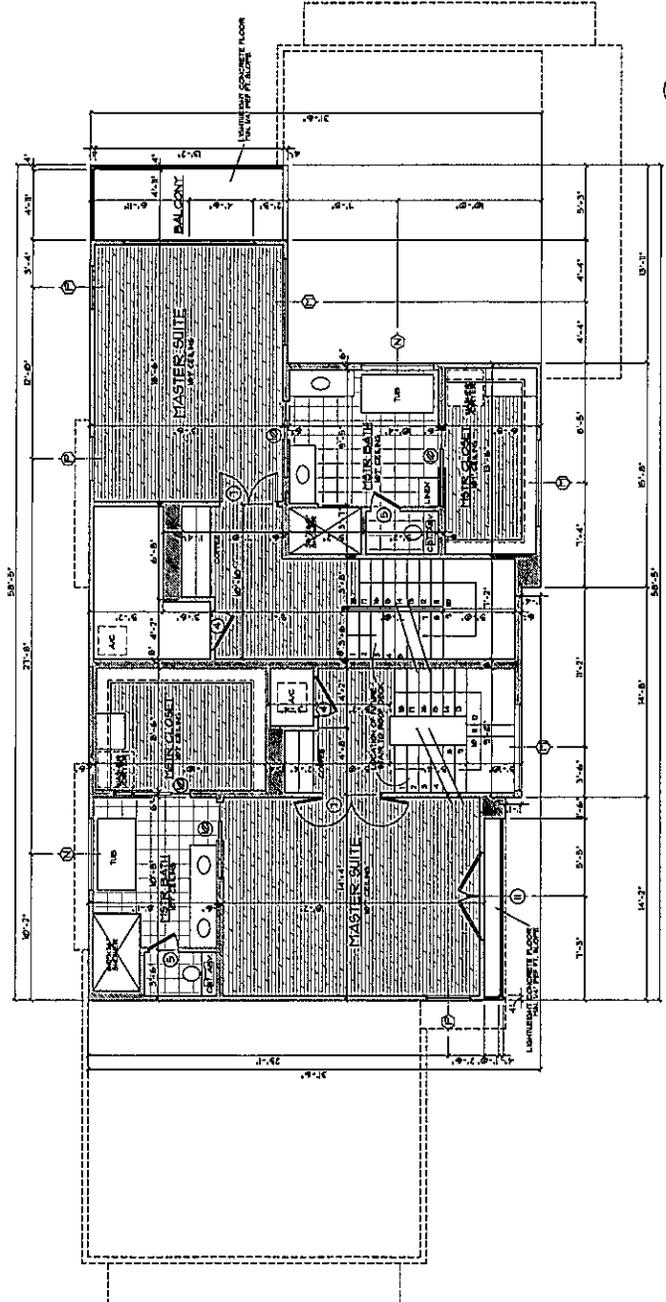
DATE: 4/30/18
DESIGNED BY: J. Austin Fleming
CHECKED BY: Phillip Thompson

PROJECT:
 Dallas
 Multi-Family
 Housing

SHEET NUMBER
 RPS



CONTRACTOR TO VERIFY ALL DIMENSIONS ON-SITE PRIOR TO CONSTRUCTION AND REPORT TO YOHOOSTUDIO OF ANY DISCREPANCIES



THIRD FLOOR PLAN
1/4"=1'-0"
NORTH

DOOR SCHEDULE

MARKING	SIZE	DESCRIPTION
1	3'6" x 8'0"	ENTRY
2	3'0" x 8'0"	EXT'L
3	3'0" x 8'0"	EXT'L
4	3'0" x 8'0"	EXT'L
5	3'0" x 8'0"	INT'L
6	3'0" x 8'0"	INT'L
7	3'0" x 8'0"	INT'L
8	3'0" x 8'0"	INT'L
9	3'0" x 8'0"	INT'L
10	3'0" x 8'0"	INT'L
11	3'0" x 8'0"	INT'L
12	3'0" x 8'0"	INT'L

WINDOW SCHEDULE

MARKING	SIZE	DESCRIPTION
A	3'0" x 11'0"	FL. CASERENT
B	3'0" x 11'0"	FIXED L. TEMP.
C	3'0" x 11'0"	FIXED L. TEMP.
D	3'0" x 11'0"	FIXED L. TEMP.
E	3'0" x 11'0"	FIXED L. TEMP.
F	3'0" x 11'0"	FIXED L. TEMP.
G	3'0" x 11'0"	FIXED L. TEMP.
H	3'0" x 11'0"	FIXED L. TEMP.
I	3'0" x 11'0"	FIXED L. TEMP.
J	3'0" x 11'0"	FIXED L. TEMP.
K	3'0" x 11'0"	FIXED L. TEMP.
L	3'0" x 11'0"	FIXED L. TEMP.
M	3'0" x 11'0"	FIXED L. TEMP.
N	3'0" x 11'0"	FIXED L. TEMP.
O	3'0" x 11'0"	FIXED L. TEMP.
P	3'0" x 11'0"	FIXED L. TEMP.

AREAS

UNIT #	DESCRIPTION	SQ. FT.
1	FIRST FLOOR (LAC)	850
2	SECOND FLOOR (LAC)	805
3	THIRD FLOOR (LAC)	805
4	TOTAL (LAC)	2460
5	POORCHAL CORNERS	180
6	GARAGE AND STORAGE	350
7	TOTAL CORNERS	530
8	FIRST FLOOR (LAC)	250
9	SECOND FLOOR (LAC)	250
10	THIRD FLOOR (LAC)	250
11	TOTAL (LAC)	750
12	POORCHAL CORNERS	180
13	GARAGE AND STORAGE	350
14	TOTAL CORNERS	530
15	POORCHAL CORNERS	180
16	GARAGE AND STORAGE	350
17	TOTAL CORNERS	530

NOTES:
1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
2. FINISHES TO BE SHOWN ON THE FINISH SCHEDULE.
3. ALL WORK TO BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND ALL APPLICABLE CODES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.
5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
6. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
7. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
8. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
9. THE CONTRACTOR SHALL MAINTAIN A NEAT AND SAFE WORK SITE.
10. ALL CHANGES MUST BE IN WRITING AND APPROVED BY THE ARCHITECT.

REVISIONS
1. DATE
2. DATE
3. DATE
4. DATE

PROJECT
1. PROJECT NAME
2. PROJECT ADDRESS
3. PROJECT CITY/STATE/ZIP

CLIENT
1. CLIENT NAME
2. CLIENT ADDRESS
3. CLIENT CITY/STATE/ZIP

ARCHITECT
1. ARCHITECT NAME
2. ARCHITECT ADDRESS
3. ARCHITECT CITY/STATE/ZIP

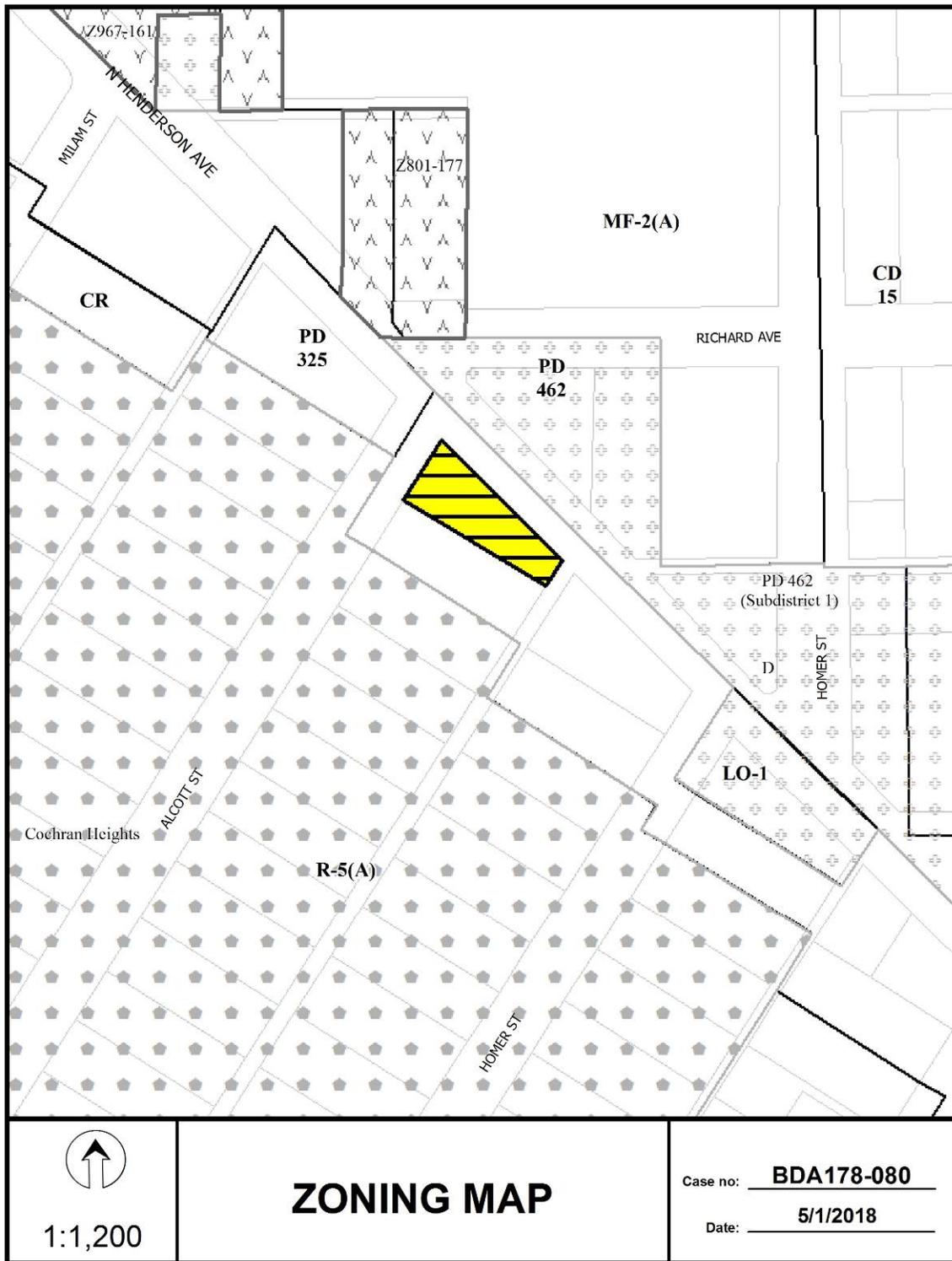
DATE
1. DATE
2. DATE
3. DATE
4. DATE

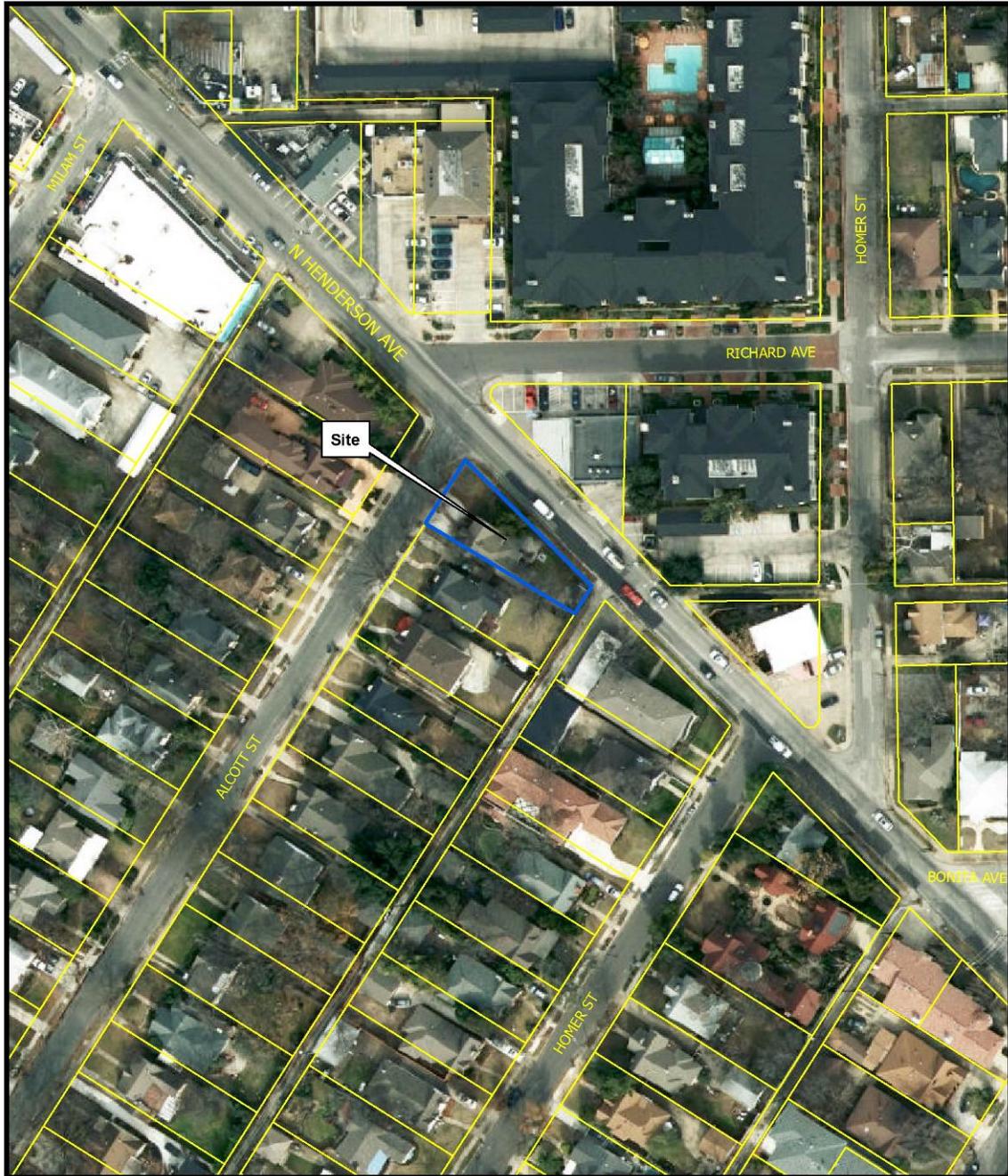
REVISIONS
1. DATE
2. DATE
3. DATE
4. DATE

PROJECT
1. PROJECT NAME
2. PROJECT ADDRESS
3. PROJECT CITY/STATE/ZIP

CLIENT
1. CLIENT NAME
2. CLIENT ADDRESS
3. CLIENT CITY/STATE/ZIP

ARCHITECT
1. ARCHITECT NAME
2. ARCHITECT ADDRESS
3. ARCHITECT CITY/STATE/ZIP





1:1,200

AERIAL MAP

Case no: BDA178-080

Date: 5/1/2018



 1:1,200	NOTIFICATION		Case no: BDA178-080
	<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;">23</div> NUMBER OF PROPERTY OWNERS NOTIFIED	Date: 5/1/2018	

Notification List of Property Owners

BDA178-080

23 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	5230 ALCOTT ST	THOMPSON PHILLIP D JR
2	2810 N HENDERSON AVE	GOLDBERG R J ET AL
3	2772 N HENDERSON AVE	CUSH FAMILY HOLDINGS LLC
4	2730 N HENDERSON AVE	SCOTT LULIE M
5	5230 HOMER ST	ARMSTRONG GREGORY J &
6	5210 ALCOTT ST	LOBO KELLY P
7	5214 ALCOTT ST	BIRKELBACH CATHY C
8	5218 ALCOTT ST	GUALTIERI SAVERIO
9	5222 ALCOTT ST	KRUGER RYAN W & PIYA G
10	5226 ALCOTT ST	MELOTH DOUG &
11	2727 N HENDERSON AVE	CLEARWATER PROPERTIES LLC
12	5227 HOMER ST	THEERINGER SCOTT
13	5223 HOMER ST	SPRUEIL RAMANO
14	5217 HOMER ST	SULLIVAN JOHN H
15	2809 N HENDERSON AVE	PATE LAURA E
16	5227 ALCOTT ST	JENSEN JEFF
17	5223 ALCOTT ST	BRADLEY RICHARD R
18	5219 ALCOTT ST	RIES ALEXANDRA
19	5215 ALCOTT ST	CHONG JULIAN M & CATHY F
20	5211 ALCOTT ST	FLORIAN ROBERT J &
21	5140 WILLIS AVE	EASTBRIDGE APARTMENTS PO LTD PS
22	2800 N HENDERSON AVE	2800 HENDERSON LP
23	2802 N HENDERSON AVE	2800 HENDERSON LP