



# Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

## APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT RECEIVED

Case No.: BDA 234-076 USE ONLY APR 25 2024  
DATE ONLY BY:

Data Relative to Subject Property: 5503 Monticello Avenue Date: 4/24/24

Location address: 5503 Monticello Avenue, Dallas, TX 75206 Zoning District: Conservation District 9

Lot No.: Lot 1 Block No.: H/2176 Acreage: .0000 .166 Census Tract: \_\_\_\_\_

Street Frontage (in Feet): 1) 50 2) 145 3) \_\_\_\_\_ 4) \_\_\_\_\_ 5) \_\_\_\_\_

### To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): Michele A. Stephens and John L. Crawley

Applicant: Michele A. Stephens Telephone: 214-683-5451

Mailing Address: 5503 Monticello Ave., Dallas, TX Zip Code: 75206

E-mail Address: michelestephens0407@gmail.com

Represented by: Self/Michele A. Stephens Telephone: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ Zip Code: \_\_\_\_\_

E-mail Address: \_\_\_\_\_

Affirm that an appeal has been made for a Variance  or Special Exception  of Visibility Triangle

20' visibility triangle for drive approach  
20' visibility triangle for alley Requesting fee waiver

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:

We are replacing an existing fence with mechanical gate. Including the visibility triangle will necessitate permanently removing the mechanical gate along McMillan Avenue, as well as the fence along the alley. This will lower the property value, add a security risk, and diminish the use of our back yard.

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 Michele A. Stephens

(Affiant/Applicant's name printed)

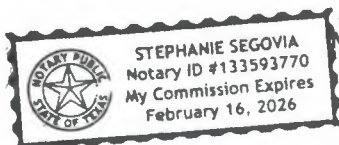
who on (his/her) oath certifies that the above statements are true and correct to his/her best knowledge and that he/she is the owner/or principal/or authorized representative of the subject property

Respectfully submitted, Michele A. Stephens  
(Affiant/Applicant's signature)

Subscribed and sworn to before me this 22<sup>nd</sup> day of February, 2024

S. Segovia

Notary Public in and for Dallas County, Texas





Appeal number: BDA 234-076

I, JOHN L. CRAWLEY, Owner of the subject property  
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 5503 MONTICELLO AVENUE, DALLAS, TX 75206  
(Address of property as stated on application)

Authorize: MICHELE A. STEPHENS  
(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: Special exception to the visibility triangle for existing fence replacement along McMillan Avenue.

JOHN L. CRAWLEY  
Print name of property owner or registered agent

[Signature]  
Signature of property owner or registered agent

agent Date \_\_\_\_\_

Before me, the undersigned, on this day personally appeared

John L. Crawley

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 27<sup>th</sup> day of

February, 2024



[Signature]  
Notary Public for Dallas County, Texas

Commission expires on 08/01/2028

# City of Dallas Zoning Map 2.2

The City of Dallas DEV GIS Department

Zoom to Search X

Search result

5503 MONTICELLO A... X Q X

5503 MONTICELLO AVE, DALLAS, 75206

D.R. 2212-202

SUF 2434

SUF 2434

CD 71 Subarea 1

CD 71 Subarea 1

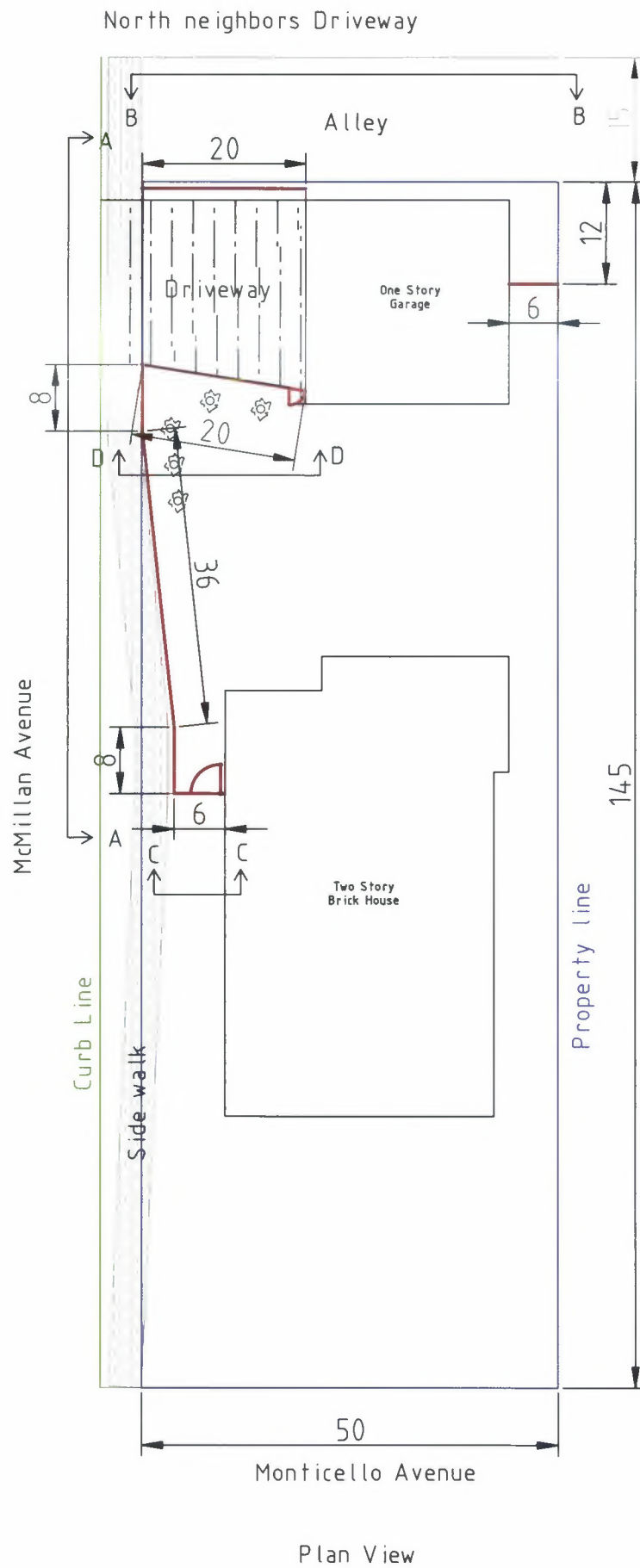
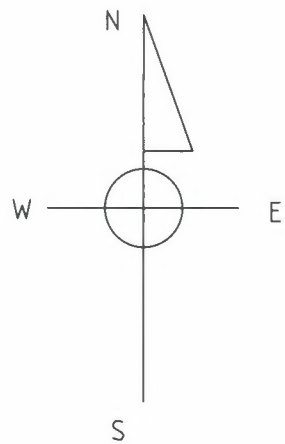
200 m 1,000 ft

Esri Community Map Contributors Texas Parks & Wildlife © OpenStreetMap Microsoft Esri TomTom Garmin SafeGraph Powered by Esri

BDA234-076



BDA 234-074



Plan View

Existing Trees



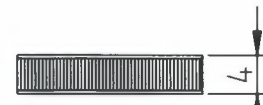
Section A-A Elevation of Fence parallel to McMillan Avenue  
Stained Cedar Fence 6" vertical boards



Section B-B parallel to Alley  
Stained Cedar Fence 6" vertical boards

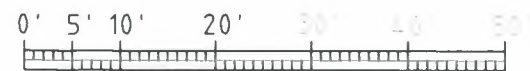


Section C-C  
Stained Cedar Fence 6" vertical boards  
With 48" Wide Gate as shown



Section D-D  
Wrought Iron Fence  
with 42" wide gate as shown

Elevation Views of Replacement Fences



Printed on 11" x 17" landscape 1" = 20'

5503 Monticello Avenue  
Dallas, TX 75206

Request for Fence Permit

**BDA234-076**