



Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 234-089 **RECEIVED**
Date: **FOR OFFICE MAY 16 REC'D** BY: _____

Data Relative to Subject Property: _____
Location address: 5711 Deloache Avenue Zoning District: R-1AC(A)
Lot No.: Tr Block No.: 8/5598 Acreage: 1.716 Census Tract: 48113020600
Street Frontage (in Feet): 1) 288 2) _____ 3) _____ 4) _____ 5) _____

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): 5711 Deloache LLC
Applicant: Jennifer Hiromoto Telephone: 469-275-2414
Mailing Address: PO Box 38586, Dallas TX Zip Code: 75238
E-mail Address: jennifer@buzzurbanplanning.com
Represented by: Jennifer Hiromoto Telephone: 469-275-2414
Mailing Address: PO Box 38586, Dallas TX Zip Code: 75238
E-mail Address: jennifer@buzzurbanplanning.com

Affirm that an appeal has been made for a Variance , or Special Exception , of fence height regulations
to allow a 7'9" fence in a required front yard and side yard. opacity

Application is made to the Board of Adjustment, in accordance with the provisions of the Dallas Development Code, to Grant the described appeal for the following reason:
The proposed fences are replacement fencing for the single family dwelling located along both Deloache Avenue and Dallas North Tollway.
The proposed fences will not adversely affect surrounding properties as many other properties already have fences taller than 4'.

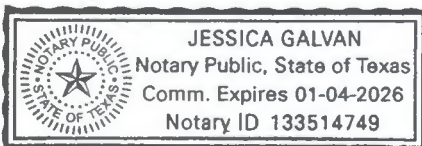
Note to Applicant: If the appeal requested in this application is granted by the Board of Adjustment, a permit must be applied for within 180 days of the date of the final action of the Board, unless the Board specifically grants a longer period.

Affidavit

Before me the undersigned on this day personally appeared Jennifer Hiromoto
(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 15th day of May, 2024



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



CITY OF DALLAS
AFFIDAVIT

Appeal number: BDA 234-081

I, 5711 Deloache, LLC, Owner of the subject property
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 5711 Deloache Avenue, Dallas, TX 75225
(Address of property as stated on application)

Authorize: Jennifer Hiramoto, Buzz Urban Planning
(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)

 X Special Exception (specify below)

 Other Appeal (specify below)

Specify: Fence height, fence openness

James F. Kull, Manager
Print name of property owner or registered agent
agent Date 4/9/2024

J. F. Kull
Signature of property owner or registered

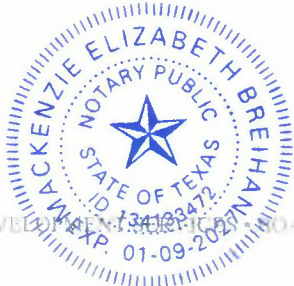
Before me, the undersigned, on this day personally appeared
James Kull

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 9th day of
April, 2024

Marekizio Melan
Notary Public for Dallas County,
Texas

Commission expires on
01-09-2027





R-1ac(A)

DALLAS NORTH TOLLWAY

DOUGLAS AVE

DELOACHE AVE

DALLAS NORTH TOLLWAY ACRD

HATHAWAY ST

KEMPER CT

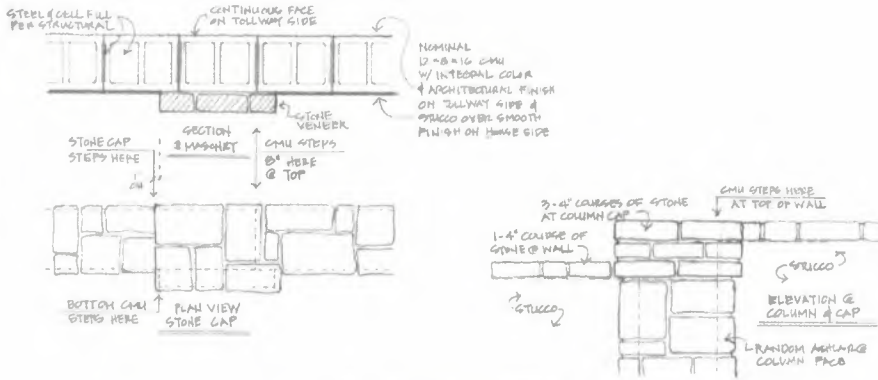
WOODLAND DR

	City Limits		Parking Management Overlay		MD Overlay
	Highways		Significant Overlay		Historic Subdistricts
	Ramps and Access Roads		Base Zoning		Historic Overlay
	Flood Zone		PD 193 Oak Lawn		CD Subdistricts
	100 Year Flood Zone		Dallas Environmental Corridors		PD Subdistricts
	East Peak's Branch		DDO Overlay		PDS Subdistricts
	East Peak's Branch PFP		Dead Restrictions		NSO Subdistricts
	Floodway		SUP		NSO Overlay
	Mill Creek		D		Escarpment Overlay
	Mill Creek PFP		D-1		
	Peak's Branch		CP		
	Peak's Branch PFP		SP		
	X Protected by Levees				
	Parks				
	Height Map Overlay				



1:2,400

Case ID: ~~EDA234-081~~
Printed: 4/9/2024



TOLLWAY WALL DETAILS
ALL VIEWS 1" = 1' 0"

PROJECT DESCRIPTION

TOLLWAY SCREENING WALL

This portion of the project consists of the replacement of a screening wall at the Dallas North Tollway which is the west side property line of 5711 Deloache Ave. The original wall, which began collapsing in February, 2024, and has been removed, was 8-inches wide and 11-feet tall and followed the approximate 2% slope along the property line. The proposed replacement is 12-inches wide with periodic 4-inch x 24-inch plasters primarily on the subject property facade and is 10'-4" tall, stepping in 8-inch increments down the slope.

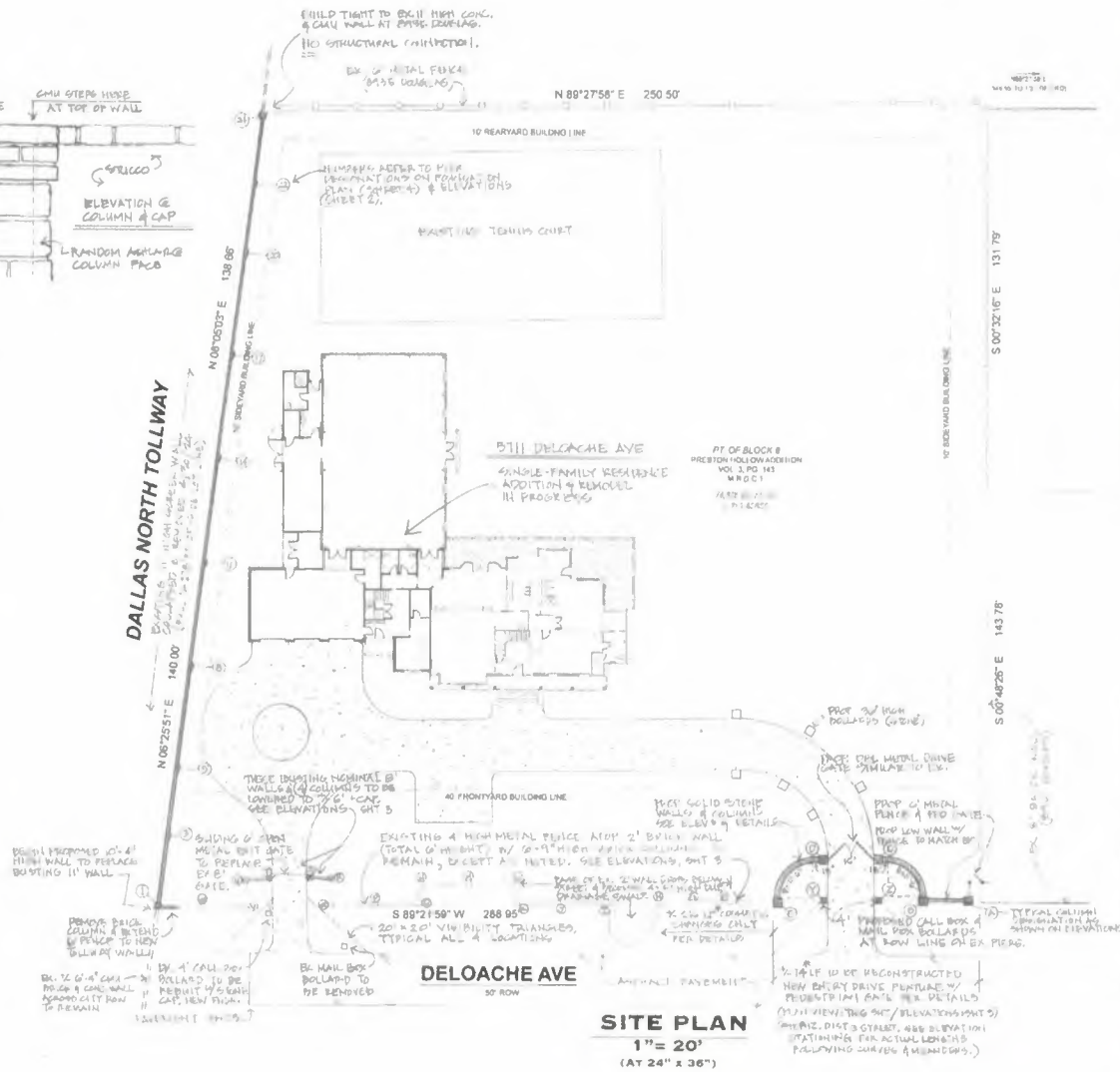
The original wall was built privately and is on private property at 5711 Deloache. NTTA has cooperated with the Owner for removal of the unsafe wall and is monitoring activities but has no active involvement in its replacement. The owner has erected a temporary construction fence along the right-of-way with NTTA permission and oversight pending city approval of the replacement wall.

DELOACHE AVENUE FENCING

This portion of the project consists of the refurbishment of an existing fence fronting Deloache Avenue with some full masonry walls and gates at 2 driveways. This fence is believed to be approximately 40 years old based on permit dates for renovation of the house in the early 1980s. The existing main entry drive gate will become the secondary entrance and exit gate with lower walls and shorter gates. A new main entry drive gate will be built 30 feet west of the existing exit gate with stone columns and curved stone walls. 4-inch stone caps will replace the 9" brick caps on all columns to remain and the 3" brick caps on all walls to remain. The brick will be painted and the metal fencing repaired or replaced in kind.

SHEET INDEX

- 1 SITE PLAN AND DETAILS
- 2 TOLLWAY WALL ELEVATIONS
- 3 DELOACHE FENCE ELEVATIONS
- 4 FOUNDATION PLAN - TOLLWAY



SITE PLAN
1" = 20'
(AT 24" x 36")

PLANE PREPARED BY:
ARCHETYPE DESIGN
ANDREW C. DANLEY
1048 MADISON PL., LAGUNA BEACH, CA 92651
323-336-7887

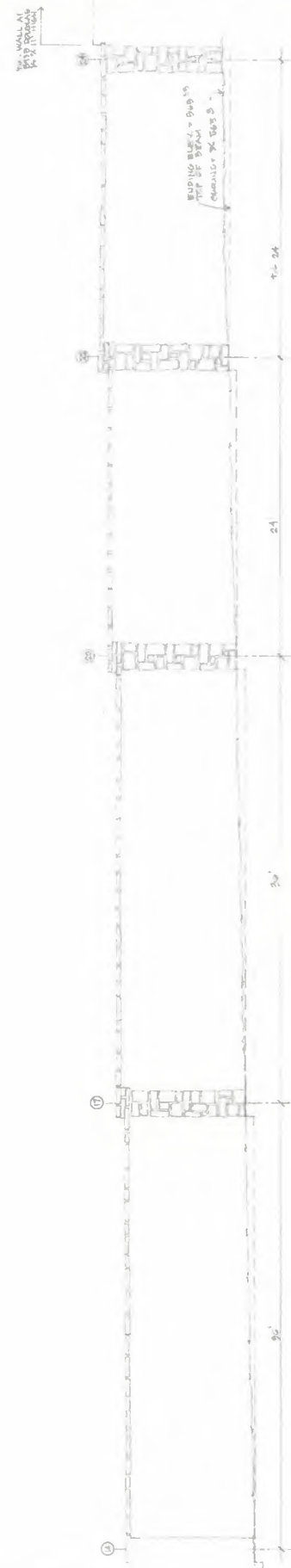
FENCE AND SOUND WALL RENOVATION AND REPLACEMENT
5711 DELOACHE AVE.
OAKLAND, TX 75225

SITE PLAN AND DETAILS

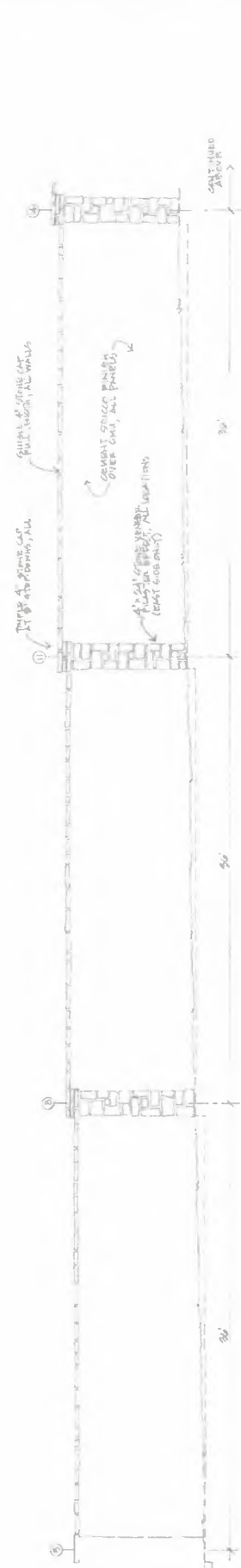
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Zoning
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5/7/24

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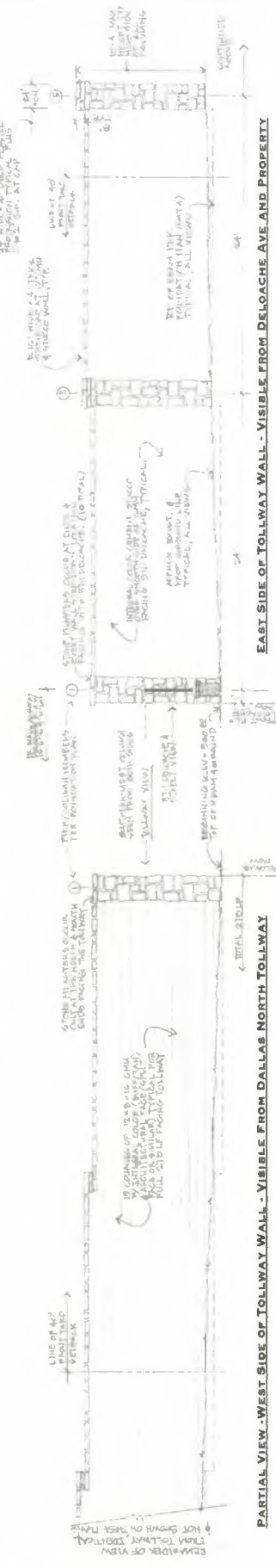
BDA234-081



CONTINUATION OF EAST SIDE OF TOLLWAY WALL

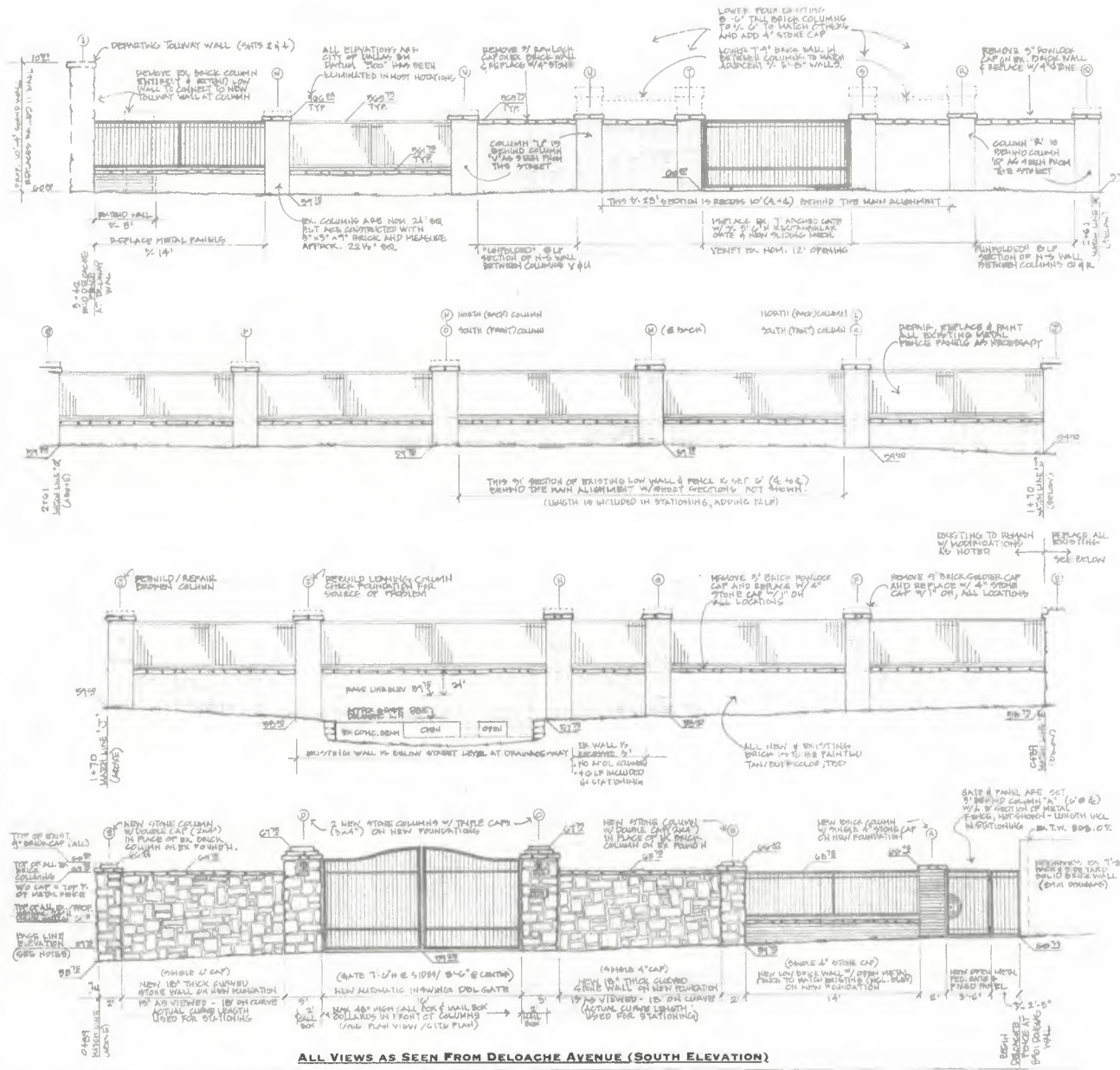


CONTINUATION OF EAST SIDE OF TOLLWAY WALL



PARTIAL VIEW - WEST SIDE OF TOLLWAY WALL - VISIBLE FROM DALLAS NORTH TOLLWAY

DA23A-081



ALL VIEWS AS SEEN FROM DELOACHE AVENUE (SOUTH ELEVATION)

NOTES

Existing trees and proposed landscaping are not shown.

West driveway is existing. East driveway is proposed to replace an existing smaller drive. (New east drive is in the area of the temporary construction entrance).

Dimensions are approximate for pricing. Ironwork and other details must be site measured based on minor differences in existing masonry.

Determine if brick with the same size and texture is available. Color does not matter since they will be painted. If not, salvage brick from caps and columns to be removed for repairs to remaining columns and construction of new brick column and low wall extensions.

Inspect and inventory all existing metal fencing for repair and repainting as needed.

Confirm need for foundation repairs at broken or mis-aligned columns or walls.

New pedestrian gate is to include an entry keypad lock and security mesh at the handles. Verify proper height and width after masonry work. (Approx. 42" wide x 64" high).

West driveway gate will be sliding and should include a new mechanism and detector loops.

East driveway gates will be an in-swing pair and must include operators and detector loops.

Coordinate lighting on main entry columns with electrician.

Coordinate conduit for operators and call boxes with Media consultant and electrician.

Confirm specific designs for call boxes and mail box before construction of bollards.

Coordinate Address Plaque with Architect.

HEIGHT CONVENTIONS FOR WALLS AND FENCES (DELOACHE AVENUE ONLY)

The top elevation of all finished columns is identical at 566.08 unless noted otherwise.

The top elevation of all metal fence rails is identical at 565.75 unless noted otherwise.

The top elevation of all low walls under fencing is identical at 561.75.

The top elevation of all high walls without fencing is identical at 565.75

PLANS PREPARED BY:
ARCHETYPE DESIGN
ANDREW C. OAKLEY
LAGUNA BEACH, CA 92651
323-367-887

FENCE AND SOUND WALL RENOVATION AND REPLACEMENT
5711 DELOACHE AVE.
DALLAS, TX 75220

DELOACHE AVENUE FENCING ELEVATIONS
ALL VIEWS 1/4" = 1'-0" AT 24.25

DATE/REVISIONS
Zoning
Submittal
5/7/24

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