



Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 234-09 **RECEIVED**
 Date: **FOR OFFICE USE ONLY**
JUN 21 REC'D
 BY: _____

Data Relative to Subject Property: _____ Date: _____
 Location address: 6130 Royalton Drive Zoning District: R-16(A)
 Lot No.: 4 Block No.: 3/5500 Acreage: 0.39 Census Tract: 48113013300
 Street Frontage (in Feet): 1) 109' 2) 161' 3) _____ 4) _____ 5) _____

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): Ron Chapman Jr. and Beth Chapman

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

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

E-mail Address: rob@baldwinplanning.com michele@baldwinplanning.com

Affirm that an appeal has been made for a Variance X, or Special Exception __, of Variance to the projected front yard along Azalea Lane.

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 property has 2 front yards and is not like the surrounding properties. This request is reasonable and will not negatively affect 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 Rob 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: _____
(Affiant/Applicant's signature)

Subscribed and sworn to before me this 5 day of June, 2024

Michele Stoy
Notary Public in and for Dallas County, Texas





Appeal number: BDA 234 095

I, Ron Chapman, Jr, Owner of the subject property
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 6130 Royalton Drive
(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: Variance to the projected front yard

Ron Chapman
Print name of property owner or registered agent

[Signature]
Signature of property owner or registered agent

Date 5-17-2024

Before me, the undersigned, on this day personally appeared Ron Chapman, Jr.

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 17 day of May, 2024



[Signature]
Notary Public for Dallas County, Texas

Commission expires on 7-20-2028



Appeal number: BDA 234 095

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

at: 6130 Royalton Drive
(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: Variance to the projected front yard

Beth Chapman
Print name of property owner or registered agent

[Signature]
Signature of property owner or registered agent

Date 5-17-2024

Before me, the undersigned, on this day personally appeared Beth Chapman

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 17 day of May, 2024

[Signature]
Notary Public for Dallas County, Texas

Commission expires on 7-20-2028



SHIPPED DATE: 2-20-96 RECEIVED DATE: 5-16-96
MAY 23, 1945 3928 (200' STRIP)
ANNEXED OCT. 24, 1945 ORD. NO. 3712
SURVEY JAMES THOMAS ABST. 1485

CITY OF DALLAS PLAT BOOKS

3 THRU 10
BLOCKS 5500 (PART)

ADDITION

SCALE 100 FT. EQUALS 1 INCH

SCHOOL DIST DALLAS

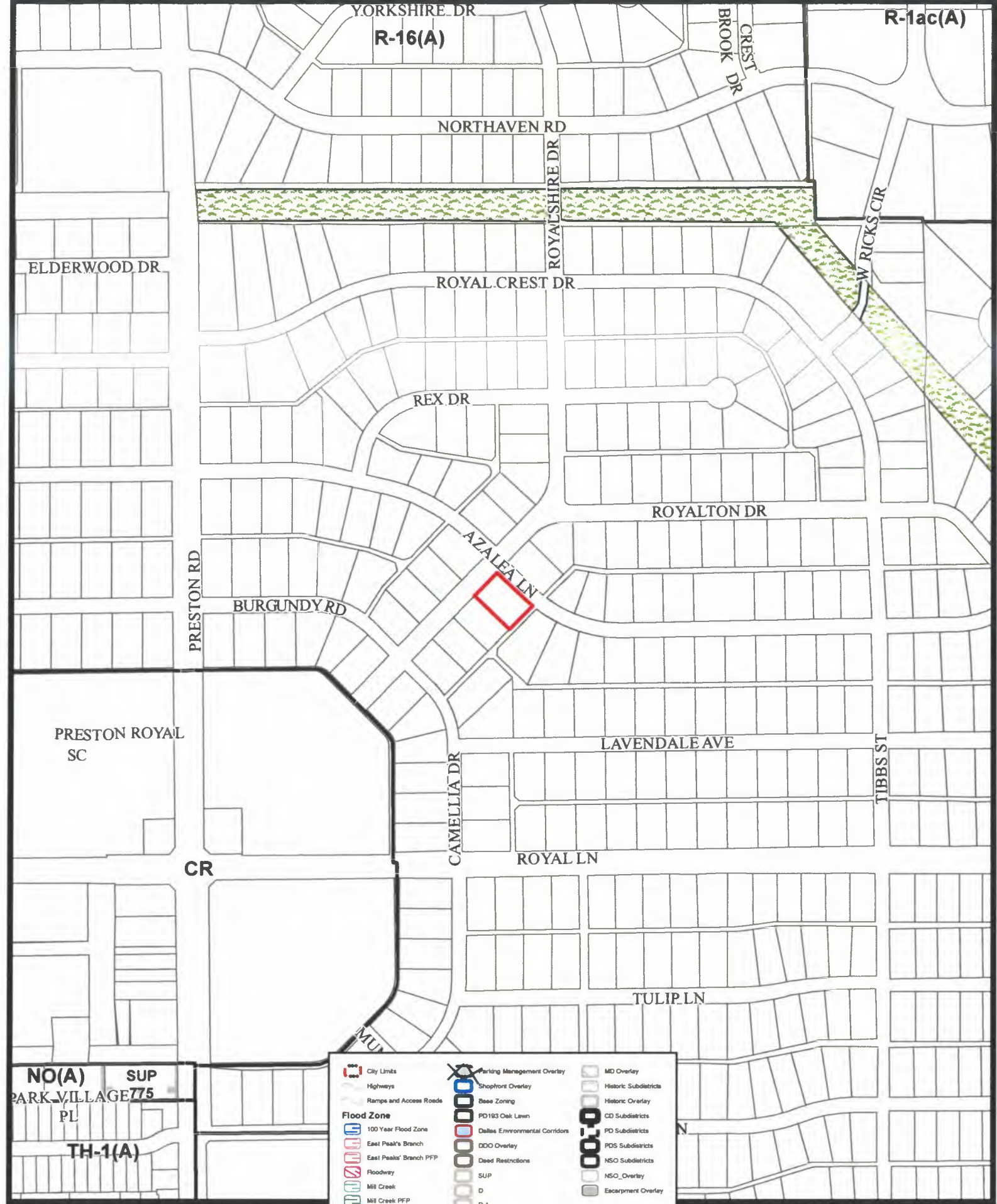


3
5499

1
5498

2
5498

BDA234-095



City Limits	Parking Management Overlay	MD Overlay
Highways	Shopfront Overlay	Historic Subdistricts
Ramps and Access Roads	Base Zoning	Historic Overlay
Flood Zone	PD183 Oak Lawn	CD Subdistricts
100 Year Flood Zone	Dallas Environmental Corridor	PD Subdistricts
East Peak's Branch	DDO Overlay	PDS Subdistricts
East Peak's Branch PFP	Deed Restrictions	NSO Subdistricts
Floodway	SUP	NSO_Overlay
Mill Creek	D	Easement Overlay
Mill Creek PFP	D-1	
Peak's Branch	CP	
Peak's Branch PFP	SP	
X Protected by Levee		
Parks		
Height Map Overlay		

NO(A) SUP
PARK VILLAGE 775
PL
TH-1(A)

1:4,800

Case ID: BDA23A-095
Printed: 4/19/2024

March 19, 2024

Photos and notes on corner lot houses in our neighborhood. Houses appear to be subject to the same side setback as 6130 Royalton (i.e., the side yard faces the same direction as the front yard of one adjacent house/lot). Some of these houses are older and may not have been subject to the same set back requirements. Also, some of these houses may not actually extend into the side setback (I didn't have a measuring tape). I included houses or detached structures that appeared to go into the setback.

1. 11507 Royalshire (photo from side/Del Roy)



2. 11423 Royalshire (older home, detached garage in setback)



3. 6207 Yorkshire



BVA234-095

4. 6143 Royalton (structure built in side yard; possibly after CO)



5. 6106 Royalton (older home, goes into side yard)



6. 6480 Royalton (good example, looks like front of house (only) goes into side yard)

BJA23A-095



7. 10824 Camelia (older home)



8. 6429 Azalea



9. 11006 Tibbs (older home)

BDA234-095



10. 6711 Azalea (older home)



11. 6541 Azalea (good comparison, looks like front (only) extends into side yard)



12. 11166 Lawnhaven (older home)

BDA234-095



13. 11110 Lawnhaven (structure in side yard behind fence, prob built after CO)



14. 6507 Azalea (older home)



15. 6499 Rovalton (on an angle and Northaven Trail is bt the lot and the front yard)

BDA-234-0915



16. 6605 Belmead (detached pool house appears to be in side yard).



BDA234-005

Luckey & Julie Anne McDowell
6118 Azalea Lane
Dallas, TX 75230
June 19, 2024

To whom it may concern:

We live at 6118 Azalea Lane, and are looking forward to welcoming our new neighbors at 6130 Royalton Drive. We personally met with the Chapmans shortly after they bought their new lot, and they recently shared with us the blueprints for their new construction, including the proposed lot layout. We understand that they will need a variance to move forward, and **we are very supportive of their request.**

Note that although our homes have different street addresses, that's only because their house is on a corner lot and could just as easily had an Azalea street address. We are one of their nearest neighbors, enjoy a common property line between our two lots, and share an alley (that we hope will continue to be used for trash pickup!). In other words, we have a vested interest in how their house fits into the neighborhood and we believe that the variance they are requesting raises no concerns and actually promotes the aesthetics of the neighborhood.

Sincerely,



Luckey & Julie Anne McDowell

BDA234-095

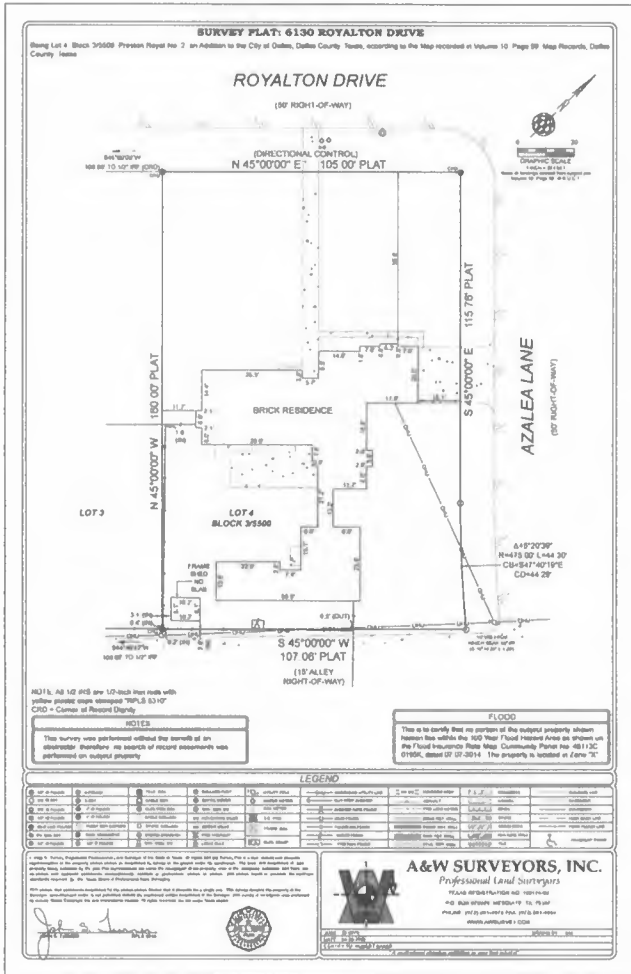
Date: 18 June 2024
TO: Board of Adjustments
City of Dallas
FROM: Matt & Stephanie Case
6142 Royalton Dr, Dallas
RE: Proposed Chapman Residence Footprint
6120 Royalton Dr, Dallas

We have reviewed the proposed footprint of the Chapman's residence on Royalton Drive and support their application to build this dwelling.

Please let us know if you have any questions – (214) 762-5355

BDA234-095

SITE PLAN NOTES:

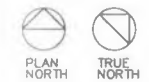
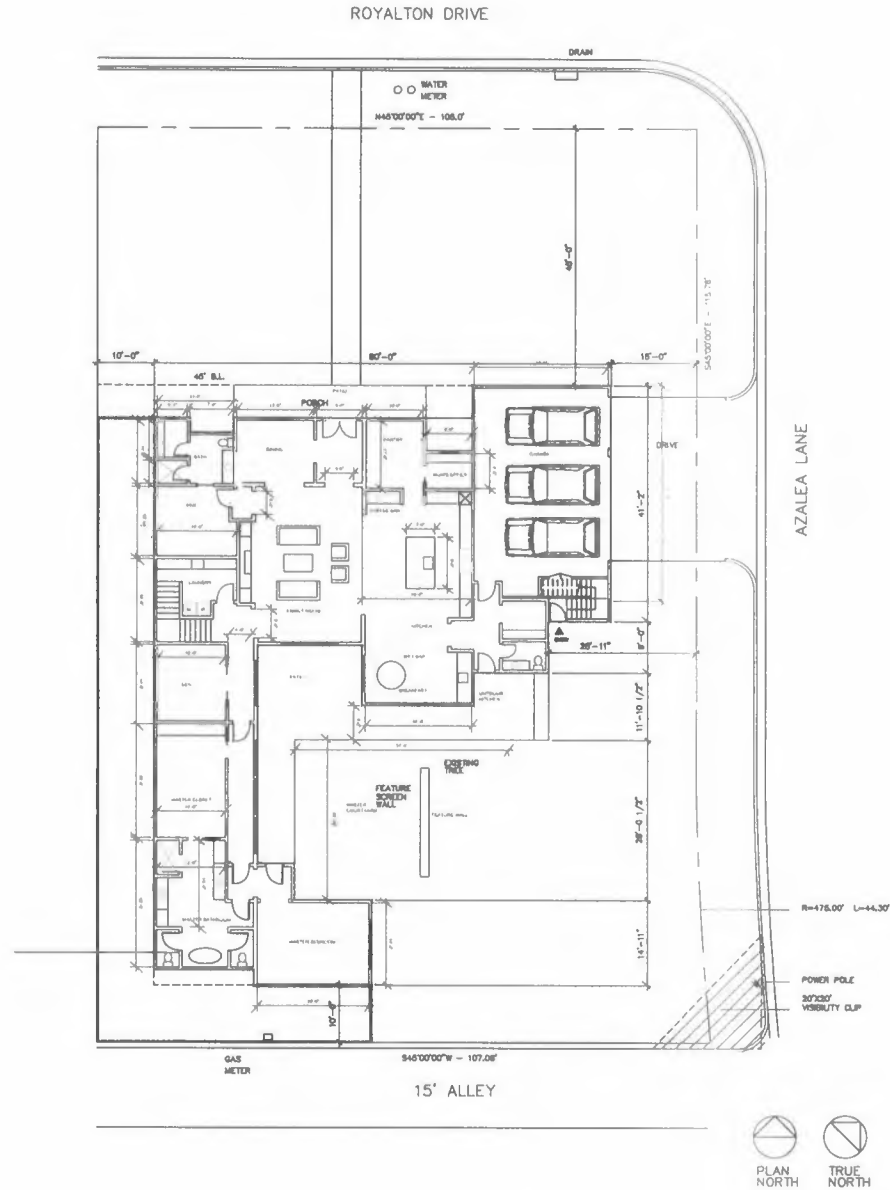


**DALLAS GREEN ORDINANCE
27131 REQUIREMENTS**

THIS PROJECT MUST MEET AT LEAST 2 OF THE 3 FOLLOWING WATER REDUCTION REQUIREMENTS:

- 1). THE AVERAGE FLOW RATE FOR ALL LAVATORY FAUCETS MUST BE 2.0 GPM
- 2). THE AVERAGE FLOW RATE FOR ALL SHOWERHEADS MUST BE 2.0 GPM
- 3). THE AVERAGE FLOW RATE FOR ALL TOILETS MUST:
 - BE 1.3 GALLONS PER FLUSH
 - BE DUAL FLUSH AND MEET THE REQUIREMENTS OF ASME A112.18.14
 - MEET THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY WATERWISE SPECIFICATION AND BE CERTIFIED AND LABELED ACCORDINGLY
- 4). ENERGY STAR LABELED DISHWASHER THAT USES 6.0 GALLONS OR LESS PER CYCLE.
- 5). ENERGY STAR LABELED CLOTHES WASHER WITH MODIFIED ENERGY FACTOR (MEF) > AND WATER FACTOR < 5.0
- 9). UTILITY DRIP IRRIGATION EMITTERS FOR ALL BEDDING AREAS OF LANDSCAPE PLAN.
- 7). ANY ROOF WITH A PITCH GREATER THAN 2:12 MUST HAVE AN ENERGY STAR QUALIFIED ROOF. PROPERLY INSTALLED RADIANT BARRIER "COOL ROOF" QUALIFIES.
- 8). PENETRATIONS AND CRACKS MUST BE SEALED.
- 9). DOORS WEATHER STRIPPING TO BE INSTALLED.
- 10). MAXIMUM WATTAGE FOR INCANDESCENT BULBS IS 100 WATTS, COMP. FLUORESCENT IS 32 WATTS
- 11). ALL AIR FILTERS MUST BE INSTALLED THAT HAVE A MINIMUM REPORTING VALUE (MERV) EQUAL TO OR GREATER THAN 6.
- 12). AIR HANDLERS MUST BE SIZED TO MAINTAIN AIR PRESSURE AND AIR FLOW.
- 13). AIR FILTERS MUST BE AIR TIGHT.

THIS PROJECT SHALL BE 10% HIGHER ENERGY EFFICIENCY THAN THE 2012 INTERNATIONAL CONSERVATION CODE (ICC), THE I.C.C. IS TO FILL OUT THE FORM THAT MEETS WITH THE ICC OR EQUAL.



BDA234-095



CHAPMAN RESIDENCE
LOT: 4 BLOCK: 3/5500
6130 ROYALTON
DALLAS, TEXAS

REVISIONS:
▲
▲
▲



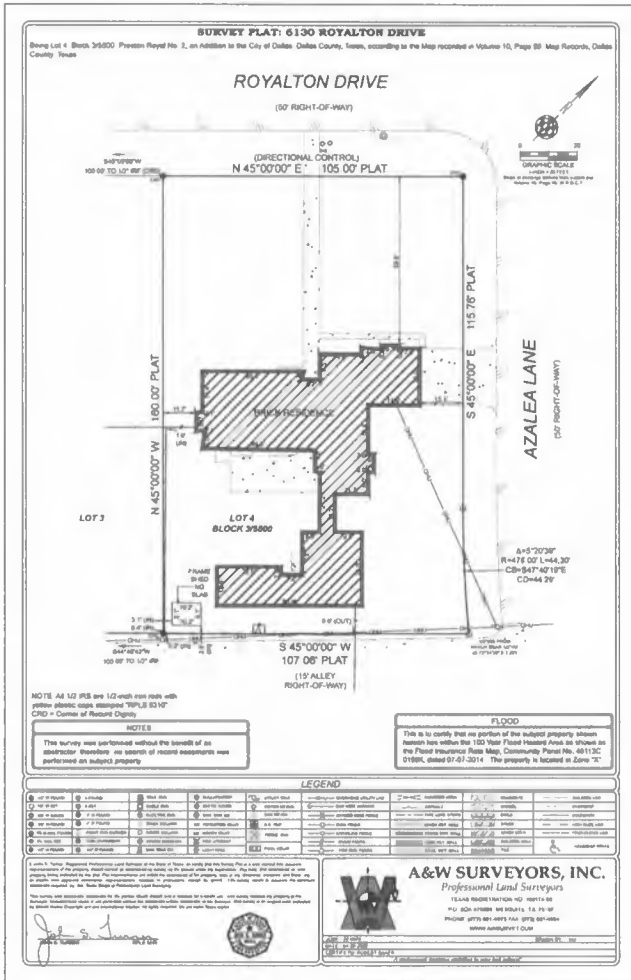
GREG L. SMITH, ARCHITECT
REGISTRATION NO. 10414
THIS DRAWING IS THE PROPERTY OF ARCHITECTURA, INC. NO PART OF THIS DRAWING MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF ARCHITECTURA, INC.

DATE: 8/25/2024
SHEET NO.

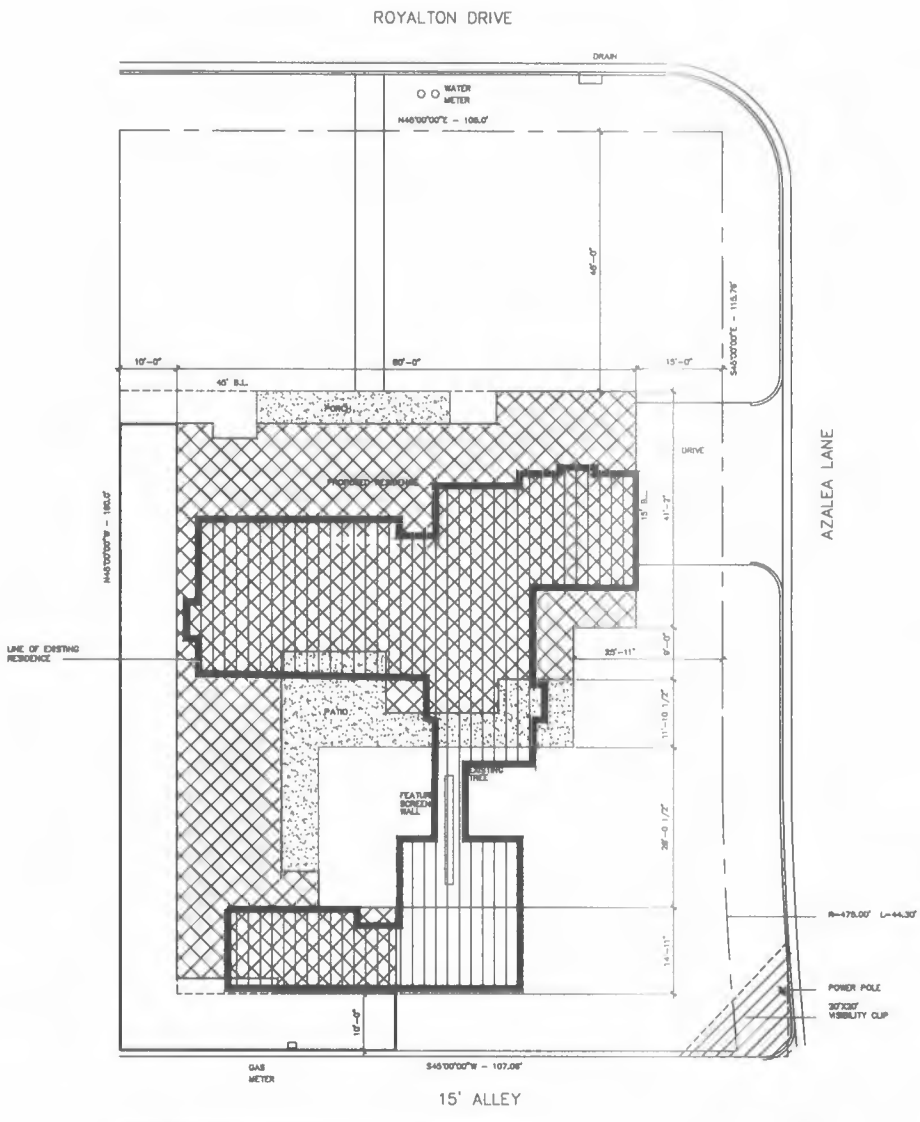
A-2
PLANS

Floor Plan

SITE PLAN NOTES:



02 - EXISTING SITE SURVEY
 SCALE: 1" = 30' 0"



01 - SITE PLAN
 SCALE: 1" = 10' 0"



CHAPMAN RESIDENCE
 LOT: 4 BLOCK: 3/5500
 6130 ROYALTON
 DALLAS, TEXAS

REVISIONS:

△ _____
 △ _____
 △ _____



GREGG WORTH ARCHITECTS
 11000 W. LAKOTA AVE. SUITE 1000
 DALLAS, TEXAS 75247
 (214) 343-1111
 WWW.GREGGWORTHARCHITECTS.COM

DATE: 2/25/2024
 SHEET NO.

A-2
 OF 1205

BDA234-095

Overlay