

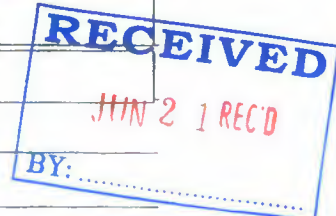


# Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

## APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 234-096



Data Relative to Subject Property: \_\_\_\_\_ Date: \_\_\_\_\_  
 Location address: 5325 Kelsey Road Zoning District: R-1ac.  
 Lot No.: 9 Block No.: A/5517 Acreage: .97 Census Tract: \_\_\_\_\_  
 Street Frontage (in Feet): 1) 154.2 2) \_\_\_\_\_ 3) \_\_\_\_\_ 4) \_\_\_\_\_ 5) \_\_\_\_\_

### To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): Charles and Molly Anderson  
 Applicant: Charles C. Anderson, Jr Telephone: 865-474-8504  
 Mailing Address: 5325 Kelsey Road Zip Code: \_\_\_\_\_  
 E-mail Address: \_\_\_\_\_

Represented by: Zone Systems, Inc.; Peter Kavonog Telephone: 214 941 4440  
 Mailing Address: 1620 Handley, Suite A, Dallas TX Zip Code: 75208  
 E-mail Address: peterk@zonesystems.com

Affirm that an appeal has been made for a Variance  or Special Exception  of Sec. 51A-4.602(a)(2)  
to provide for a fence Height of 7'6" with 8' Stone columns; per

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:  
Security is the reason for our request. Our fence design matches the scale of existing landscaping and will discreetly provide security.

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.

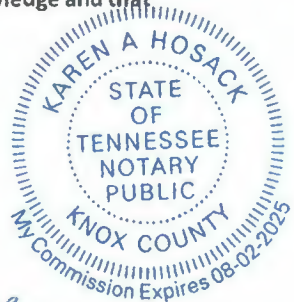
### Affidavit

Before me the undersigned on this day personally appeared Charles C. Anderson, Jr.  
 (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 23 day of May, 2024

Karen A Hosack  
 Notary Public in and for ~~Dallas County, Texas~~  
Knox County, Tennessee





AFFIDAVIT

Appeal number: BDA 234-096

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

at: 5325 Kelsey  
(Address of property as stated on application)

Authorize: Charles C. Anderson  
(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 Sec. 51A-4.602(a)(2) to allow for  
7'6" fence with 8' stone columns per Sec. 51A-4.602(11)

Molly R. Anderson  
Print name of property owner or registered agent

Molly R. Anderson  
Signature of property owner or registered agent

agent Date 6/19/24

Before me, the undersigned, on this day personally appeared  
Molly R. Anderson

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 19 day of  
June, 2024

See Attached Jurat

Commission expires on  
6/19/2025

Affidavit

BDA234-096

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 19<sup>th</sup>  
day of June, 2024, by Molly R.  
Anderson

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.



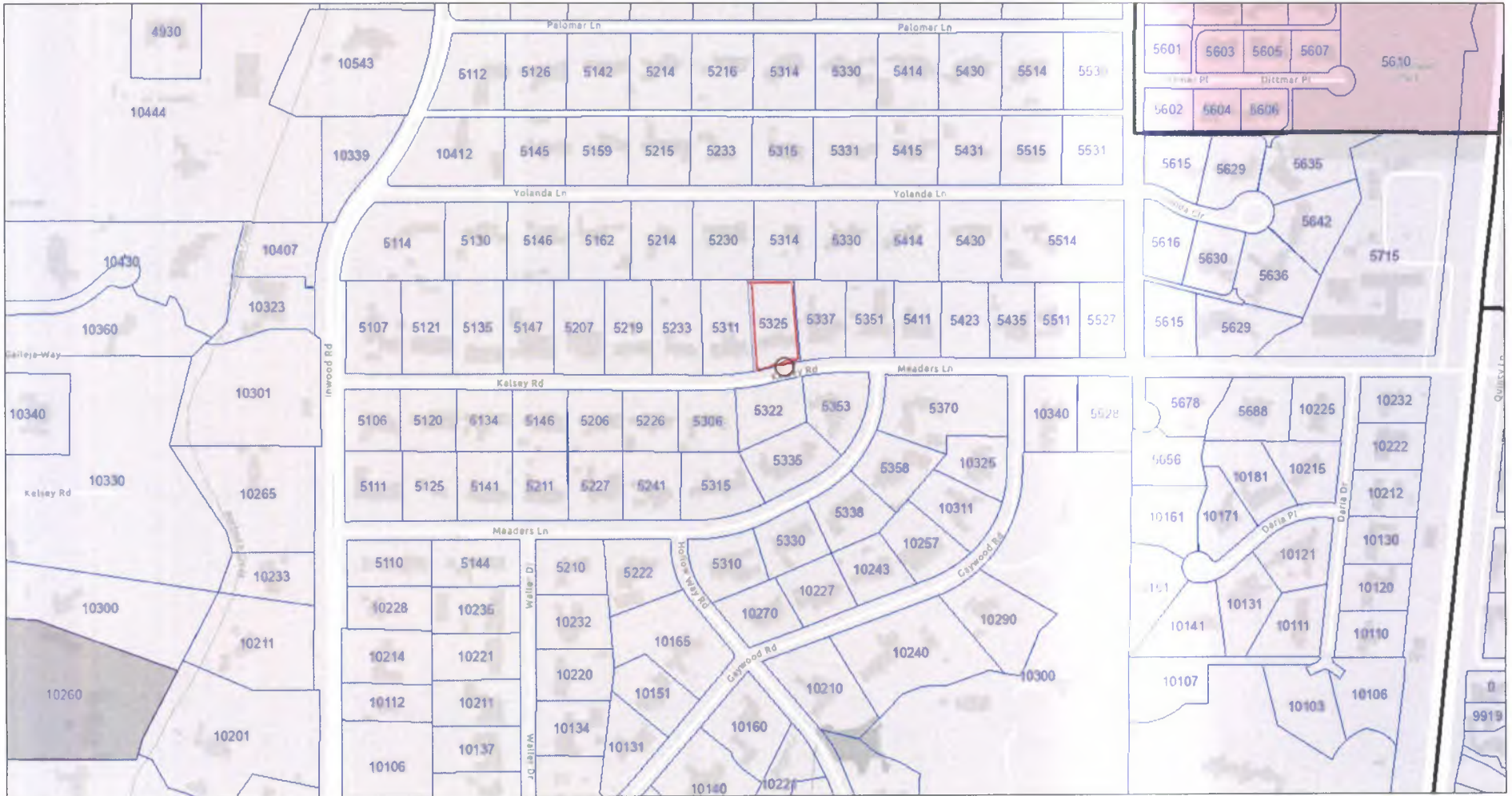
(Seal)

Signature

A handwritten signature in black ink, appearing to be "RM", written over a horizontal line.



# ArcGIS Web Map



6/21/2024, 1:38:50 PM

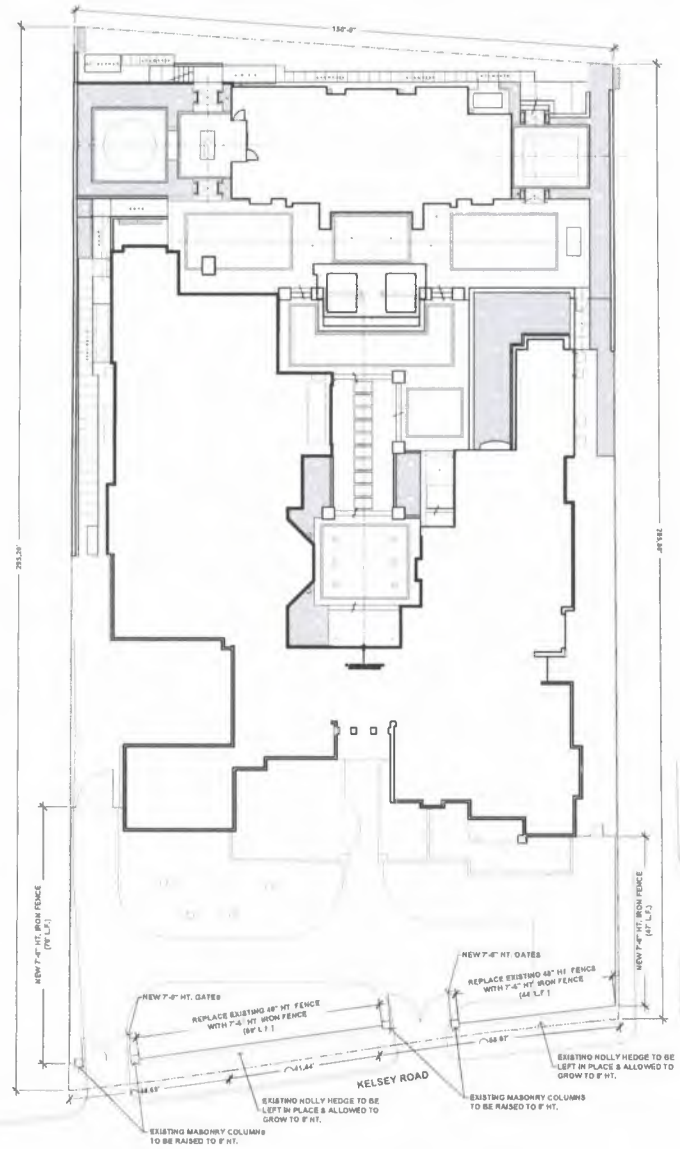
1:4,434



Source: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

BDA234-096

ARMSTRONG BERGER  
LANDSCAPE ARCHITECTS  
COMPLETE SHADINGS  
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CONSTRUCTION SET

SEAL



JOHN H. ARMSTRONG, ASLA

REVISIONS  
April 15, 2014 Layout-Gen Control Fence Plan Update  
March 15, 2014 Layout-Gen Control Fence Plan Update  
Sept 16, 2013 Layout-Gen Control Fence Plan Update



ANDERSON RESIDENCE

5325 Kelsey Road  
Dallas, Texas

DRAWING TITLE  
SITE FENCE PLAN  
LAYOUT / DIM  
CONTROL PLAN

ISSUE DATE March 2021  
DRAWING SCALE 1/8"=1'-0"  
PROJECT NUMBER 21024  
DRAWN BY PK  
REVIEWED BY JHA  
APPROVED BY JHA  
DRAWING NUMBER



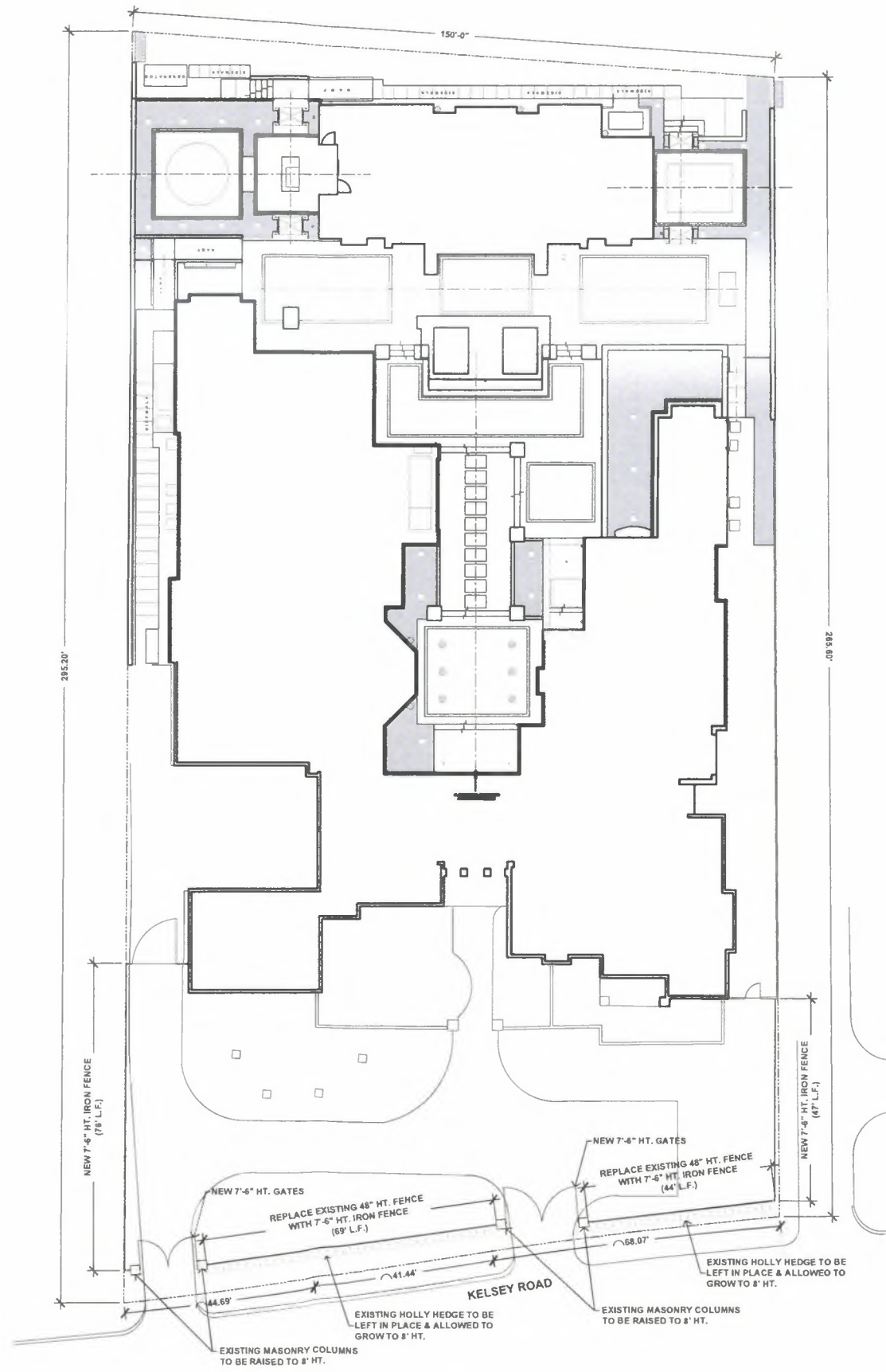
0 8' 16' 32'  
GRAPHIC SCALE 1"=16'-0"

ALL 12"X18" PRINTED DRAWINGS ARE 1/2 THE NOTED WRITTEN SCALE

L6.00

BDA234-096

ARMSTRONG - BERGER  
 LANDSCAPE ARCHITECTS - PLANNERS  
 CONSTRUCTION MANAGEMENT  
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CONSTRUCTION SET

SEAL



JOHN H. ARMSTRONG, ASLA

REVISIONS  
 June 13, 2024 Layout-Olm Control Fence Plan Update  
 March 15, 2024 Layout-Olm Control Fence Plan Update  
 Sep. 19, 2023 Layout-Olm Control Fence Plan Update

**BDA234-096**



ANDERSON RESIDENCE

5325 Kelsey Road  
 Dallas, Texas

DRAWING TITLE  
**SITE FENCE PLAN LAYOUT / DIM CONTROL PLAN**

ISSUE DATE: March 2021  
 DRAWING SCALE: 1/16"=1'-0"  
 PROJECT NUMBER: 21024  
 DRAWN BY: PK  
 REVIEWED BY: JHA  
 APPROVED BY: JHA  
 DRAWING NUMBER



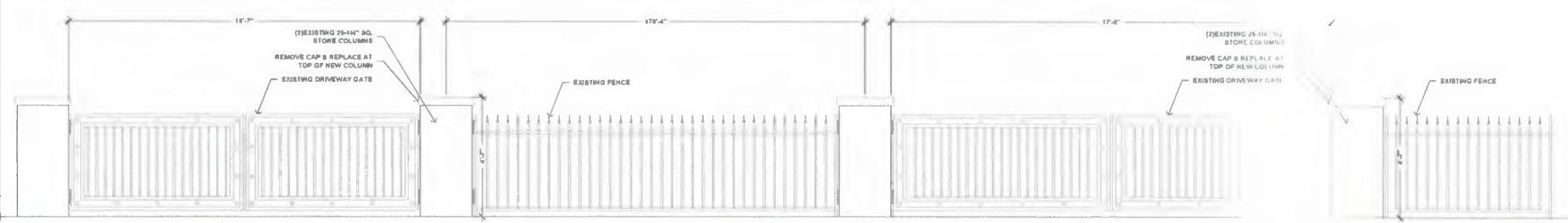
ALL 12"X18" PRINTED DRAWINGS ARE 1/2 THE NOTED WRITTEN SCALE

**L6.00**

P:\Projects\21024 Anderson Residence\21024 Anderson Residence.dwg (1/16"=1'-0") 11/15/2024 10:00 AM JHA



**ARMSTRONG BERGER**  
**LANDSCAPE ARCHITECTS P.L.L.C.**  
 10000 Katy Road, Suite 1000, Houston, Texas 77059  
 281.465.1000  
 www.armstrongberger.com  
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**EXISTING CONDITION FRONT ELEVATION - FENCE & DRIVEWAY GATE**  
 SCALE: 1/2"=1'-0"



WEST GATE

MIDDLE WEST

MIDDLE EAST

EAST GATE

EAST CORNER

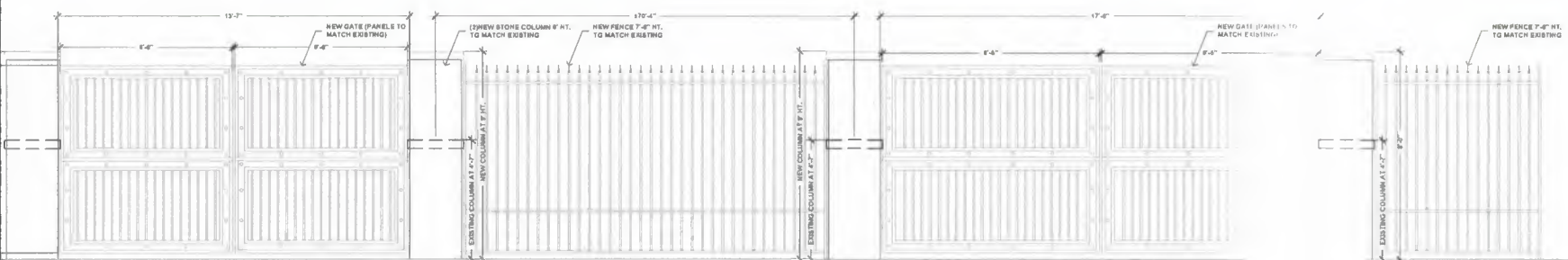
**EXISTING PLANTING TO REMAIN IN PLACE**

**NOTE: EXISTING HOLLY HEDGE TO BE LEFT IN PLACE & ALLOWED TO GROW TO 8 FT. HEIGHT.**

**CONSTRUCTION SET**



JOHN H. ARMSTRONG, ASLA  
 REVISIONS  
 March 16, 2024 Site Details - Front Fence  
 8:00 AM - 8:00 PM



**FRONT ELEVATION PROPOSED- FENCE & DRIVEWAY GATE**  
 SCALE: 1/2"=1'-0"

**Armstrong Berger**

Landscaping & Site Planning  
 10000 Katy Road, Suite 1000, Houston, Texas 77059  
 281.465.1000  
 www.armstrongberger.com

**ANDERSON RESIDENCE**

5325 Kelsey Road  
 Dallas, Texas

**SITE DETAILS FRONT FENCE**

ISSUE DATE: March 2021  
 DRAWING SCALE: 1/2"=1'-0"  
 PROJECT NUMBER: 21024  
 DRAWN BY: JHA  
 REVIEWED BY: JHA  
 APPROVED BY: JHA  
 DRAWING NUMBER

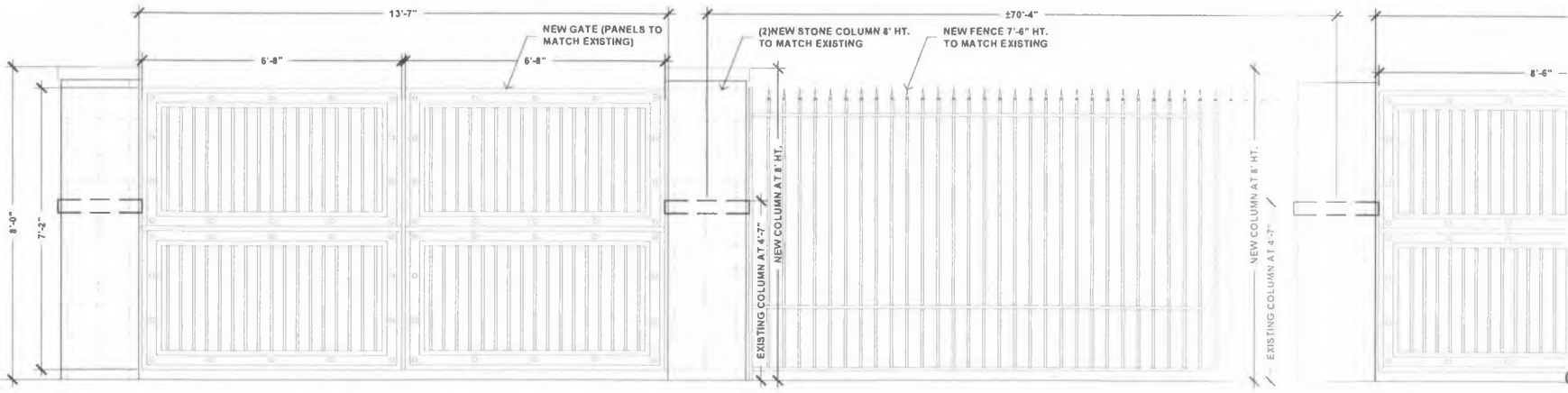
**L2.03**

ALL 1/2" x 1/8" PRINTED DRAWINGS ARE 1/2 THE NOTED WRITTEN SCALE

**BD23A-0916**

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 LANDSCAPE ARCHITECTS PLANNERS  
 CONSTRUCTION WRANGLER

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PROPOSED FRONT ELEVATION- FENCE & GATE AT WEST END

SCALE:

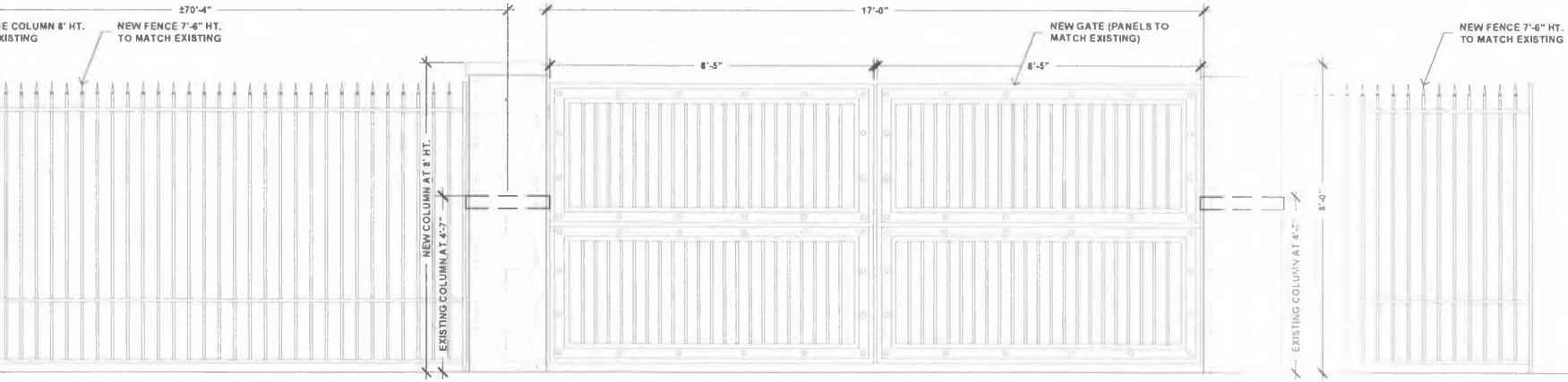
3/4"=1'-0"

CONSTRUCTION SET

SEAL



JOHN H. ARMSTRONG, ASLA  
 REVISIONS  
 September 18, 2025 Site Details Front Panels Updated  
 September 08, 2023 Site Details Front Panels



PROPOSED FRONT ELEVATION- FENCE & GATE AT EAST END

SCALE:

3/4"=1'-0"

Armstrong Berger

5325 Kelsey Road  
 Dallas, Texas

ANDERSON  
 RESIDENCE

5325 Kelsey Road  
 Dallas, Texas

DRAWING TITLE  
 SITE DETAILS

FRONT FENCE

ISSUE DATE	March 2021
DRAWING SCALE	3/4"=1'-0"
PROJECT NUMBER	21024
DRAWN BY	PK
REVIEWED BY	JHA
APPROVED BY	JHA
DRAWING NUMBER	

ALL 1/2" X 1/8" PRINTED DRAWINGS ARE 1/2 THE NOTED WRITTEN SCALE

L2.04

BDA234-096



ARMSTRONG BERGER  
 LANDSCAPE ARCHITECTS  
 CONSTRUCTION MANAGER

CONSTRUCTION SET



JOHN H. ARMSTRONG, ASLA  
 REVISIONS:  
 March 11, 2021 Layout-Over Control Plan Update  
 April 16, 2021 Layout-Over Control Plan Update

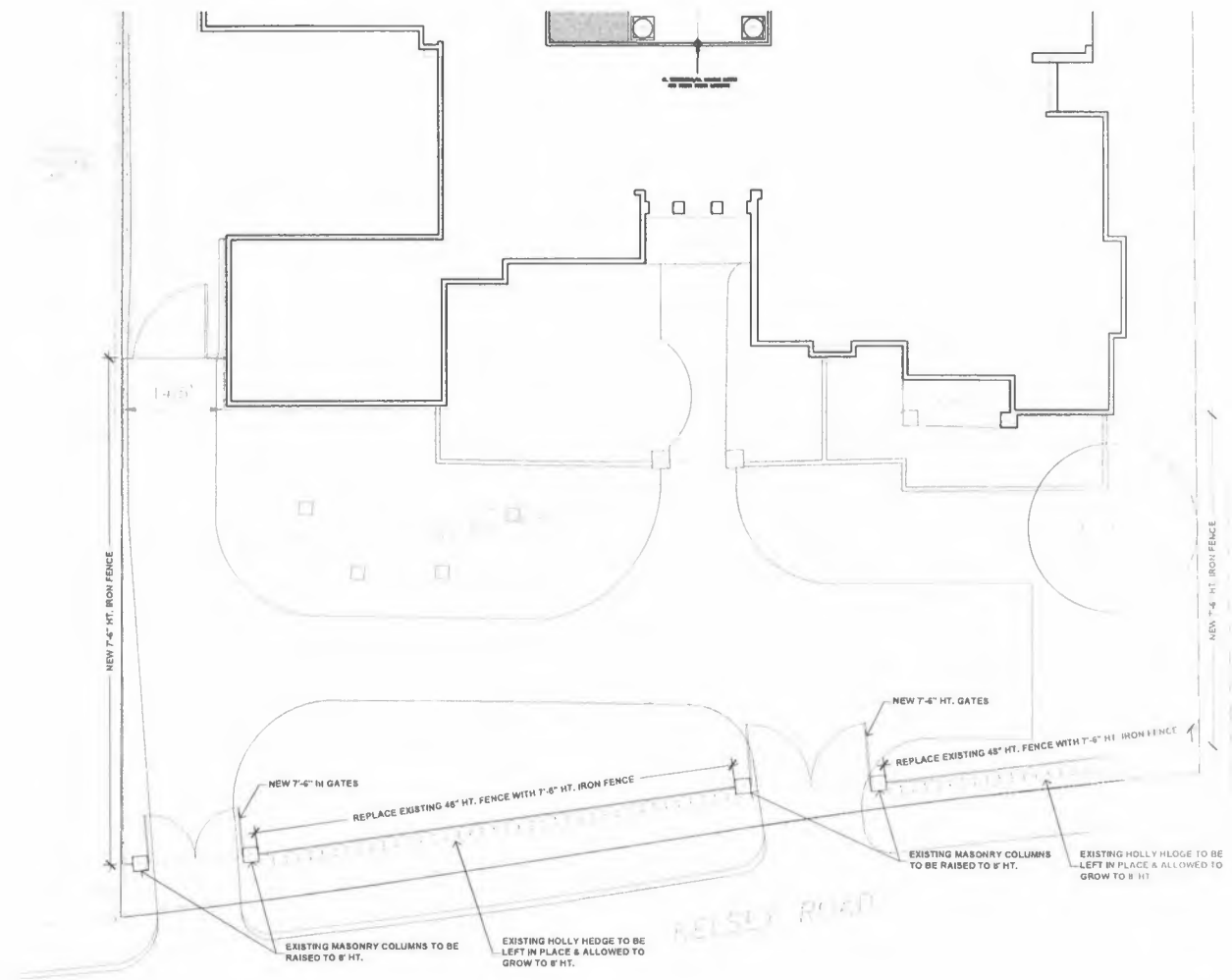


ANDERSON  
 RESIDENCE  
 5335 Kelsey Road  
 Dallas, Texas

SITE  
 LAYOUT / DIM  
 CONTROL PLAN

ISSUE DATE: March 2021  
 DRAWING SCALE: 1/8"=1'-0"  
 PROJECT NUMBER: 21024  
 DRAWN BY: PK  
 REVIEWED BY: JHA  
 APPROVED BY: JHA  
 DRAWING NUMBER:

L2.00



ALL DIMENSIONS IN PRINTED DRAWINGS ARE 1/2 THE NOTED WRITTEN SCALE

BDA23A-096