



Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 245-053

Date: FOR OFFICE USE ONLY

RECEIVED
MAR 20 REC'D

BY:

Data Relative to Subject Property: _____

Location address: 11932 & 12016 AUDELIA RD, DALLAS, TX 75243 Zoning District: R-7.5

Lot No.: 1 Block No.: B/8411 Acreage: 2.563 Census Tract: _____

Street Frontage (in Feet): 1) 238' 2) _____ 3) _____ 4) _____ 5) _____

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): WOLF CROGER AND QUINNIE CROGER

Applicant: JUDE M. DONOVAN Telephone: (214) 799-7466

Mailing Address: 11922 AUDELIA ROAD DALLAS, TX 75243 Zip Code: 75243

E-mail Address: PROLONDBUILDER@GMAIL.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 AN EIGHTY FOOT TALL FRONT YARD 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:
PROPERTY SECURITY: PROPERTY IS OWNED BY A RECENTLY WIDOWED SENIOR CITIZEN, WHO HAS BEEN SUBJECTED TO SEVERAL RECENT BURGLARIES AT THE LOCATION WHEREIN THE FRONT OF THE PROPERTY HAS BEEN THE POINT OF ENTRY AND EGRESS.

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.

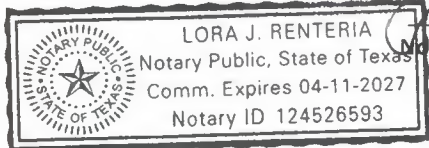
Affidavit

Before me the undersigned on this day personally appeared Jude M Donovan
 (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 24 day of October, 2024



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



CITY OF DALLAS
AFFIDAVIT

Appeal number: BDA 245-053

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

at: 11932 ADELIA RD DALLAS, TEXAS 75243
(Address of property as stated on application)

Authorize: JUDE M. DONOVAN AND PRO LONDON BUILDER LLC
(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: EIGHT FOOT FRONT 1/2 ACD WOOD FENCE

Quinnie Gloger
Print name of property owner or registered agent

Quinnie Gloger
Signature of property owner or registered agent

agent Date 10/22/24

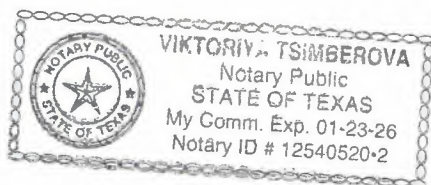
Before me, the undersigned, on this day personally appeared

Quinnie Gloger

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 22 day of

October, 2024



Viktoriya Tsimerova
Notary Public for Dallas County,
Texas

Commission expires on 01-23-2026



AFFIDAVIT

Appeal number: BDA 245-053

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

at: 12016 AUDELIA RD DALLAS, TX 75243
(Address of property as stated on application)

Authorize: JUDE M. DONOVAN AND PRO LONDON BUILDER LLC
(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: EIGHT FOOT FRONT 2/3RD WOOD FENCE

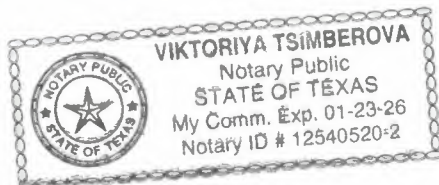
Quinnie Gloger
Print name of property owner or registered agent

[Signature]
Signature of property owner or registered agent

agent Date 10/22/24

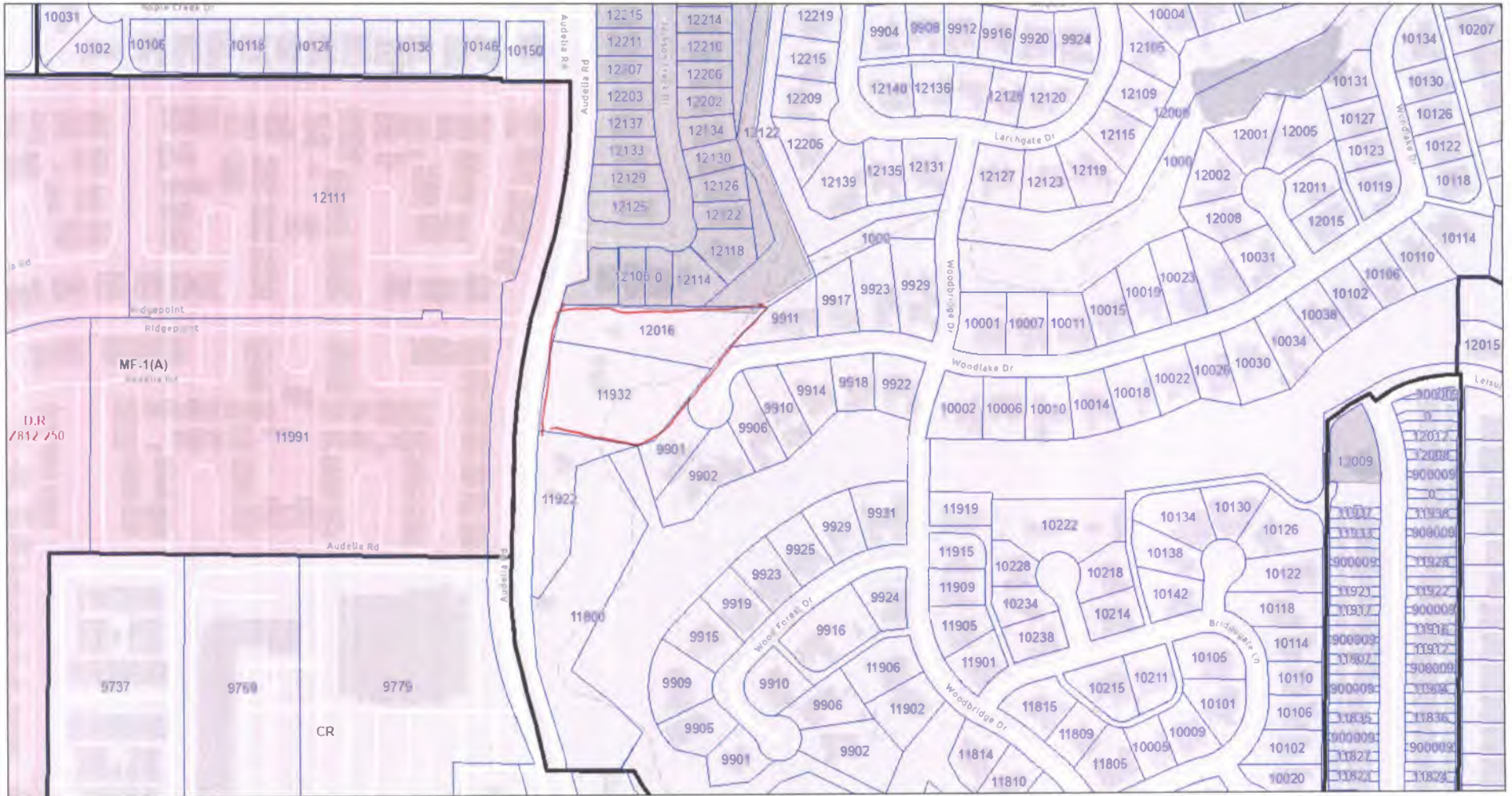
Before me, the undersigned, on this day personally appeared
Quinnie Gloger

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 22 day of October, 2024



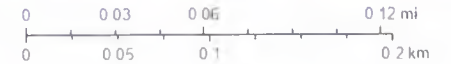
Commission expires on 01-23-26

ArcGIS Web Map



3/20/2025, 9:40:21 AM

1:3,037



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

BOA24S-053

01/24/2025



CLIENT NAME:
ISAAC JEREMIAH GLOGER
11932 AUDELIA ROAD
DALLAS, TX 75243

US HOMEVEST LLC
P.O. BOX 832853
RICHARDSON, TX 75083
ushomevest@gmail.com
(469) 531 3728

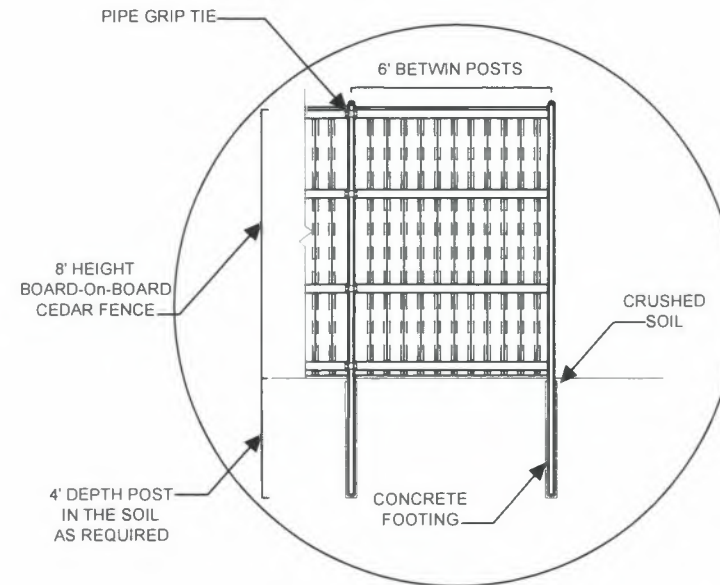
NOTES

CODES AND STANDARDS:

- All work shall be in strict compliance with The Dallas Development Code (DDC) and The Dallas City Code (DCC)

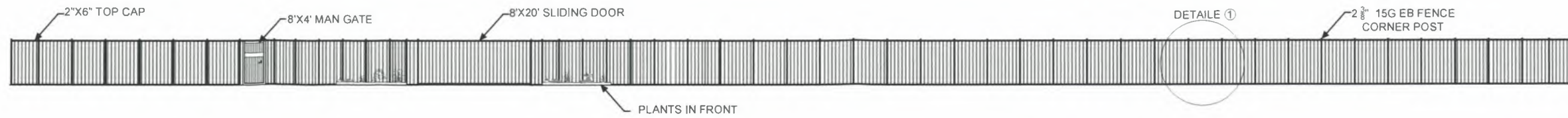
MATERIALS ,HEIGHTS AND EASEMENT FOR BUILDING A FENCE:

- Permitted fencing materials include weather-treated wood, untreated cedar and redwood, metal, vinyl, and composite materials designed for use as fencing. Stone, masonry block and formed-in-place concrete are acceptable materials that are subject to review prior to construction.
- Non-invasive evergreen plants and single-trunk trees can be used as screens or buffers.
- Structures shall not encroach into easements or visual clearance areas and must follow special setbacks for planned street improvements as outlined in the Dallas Development Code.
- The height of fences and walls within a front yard setback shall not exceed four feet as measured from the grade closest to the street. Arbor, gate, or similar garden structures not exceeding eight feet in height and six feet in width is allowed within a front yard. Fences exceeding seven feet in height may be built once a building permit is obtained.



DETAILED VIEW FROM INSIDE THE PROPERTY

DETAIL ①



WEST SIDE FENCE ELEVATION

SC: 1 / 23"=1'-0"

Revisions

No.	Date	Description
1	10/21/2024	Man Gate location modification
2	01/24/2025	City required modifications

Designed By: MB

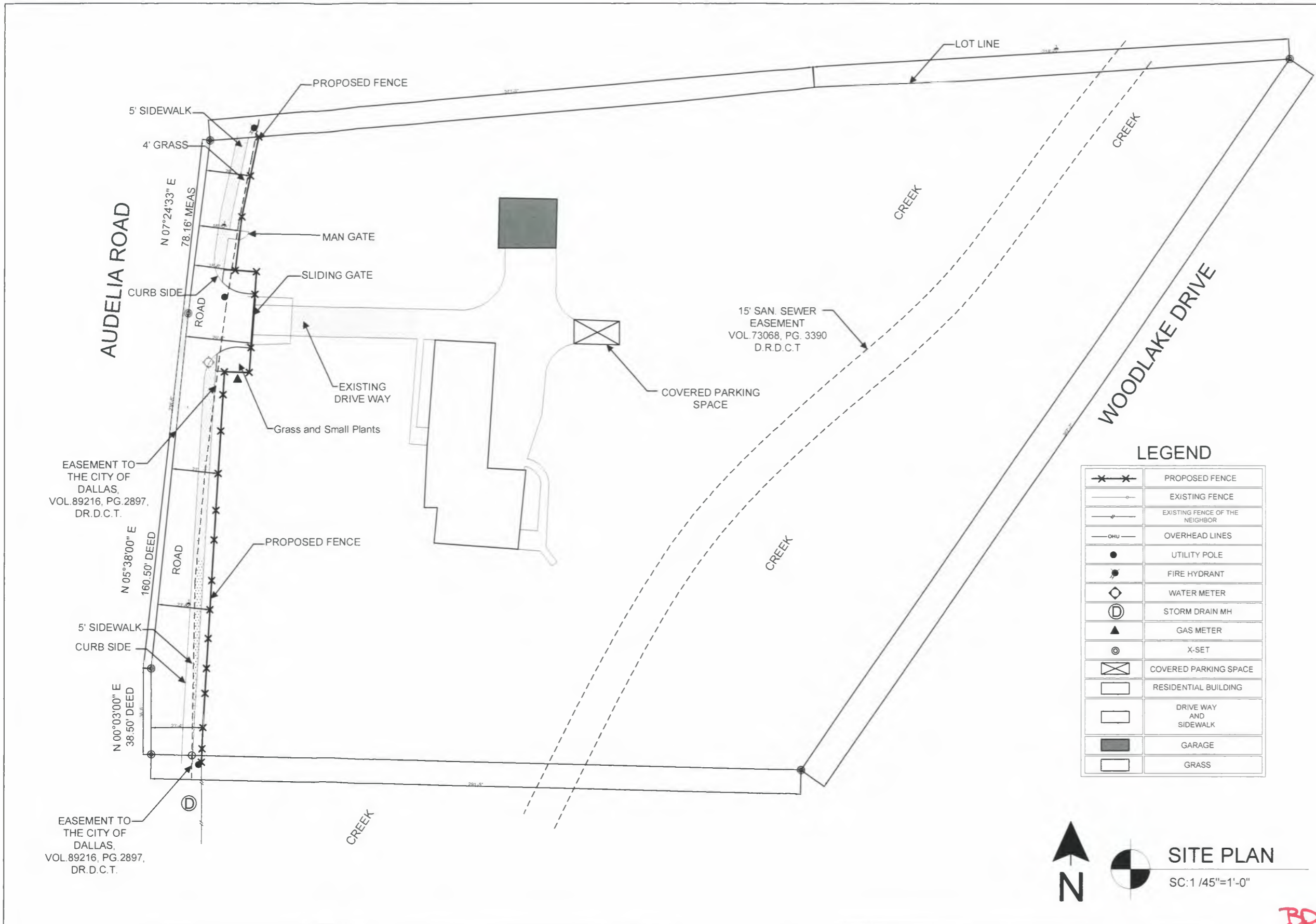
Checked By: MB

Sheet Title: WEST SIDE FENCE ELEVATION

Sheet Number: A-2

SCALE: 1 / 23"=1'-0"

BDA24S-053



EASEMENT TO THE CITY OF DALLAS, VOL. 89216, PG. 2897, DR. D.C.T.

EASEMENT TO THE CITY OF DALLAS, VOL. 89216, PG. 2897, DR. D.C.T.

EASEMENT TO THE CITY OF DALLAS, VOL. 89216, PG. 2897, DR. D.C.T.

15' SAN. SEWER EASEMENT VOL. 73068, PG. 3390 D.R.D.C.T.

LEGEND

	PROPOSED FENCE
	EXISTING FENCE
	EXISTING FENCE OF THE NEIGHBOR
	OVERHEAD LINES
	UTILITY POLE
	FIRE HYDRANT
	WATER METER
	STORM DRAIN MH
	GAS METER
	X-SET
	COVERED PARKING SPACE
	RESIDENTIAL BUILDING
	DRIVE WAY AND SIDEWALK
	GARAGE
	GRASS

SITE PLAN
 SC: 1 / 45"=1'-0"

BD0245-053

01/24/2025
 US Homevest
 Invest in your HOME

CLIENT NAME:
 ISAAC JEREMIAH GLOGER
 11932 AUDELIA ROAD
 DALLAS, TX 75243

US HOMEVEST LLC
 P.O. BOX 832853
 RICHARDSON, TX 75083
 ushomevest@gmail.com
 (469) 531 3728

Revisions

No.	Date	Description
1	10/21/2024	Man Gate location modification
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Designed By: MB
 Checked By: MB
 Sheet Title: SITE PLAN
 Sheet Number: A-2
 SCALE: 1 / 45"=1'-0"