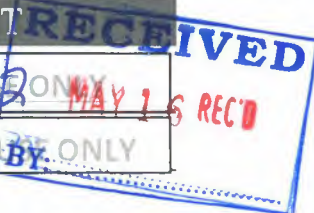




# Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

## APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT



Case No.: BDA

234088

Data Relative to Subject Property: 1/16/23

Date: FOR OFFICE USE ONLY

Location address: 7117 Churchill Way Zoning District: R-1/2ac(A)

Lot No.: 2 Block No.: A/7463 Acreage: 1.2488522 Census Tract: \_\_\_\_\_

Street Frontage (in Feet): 1) 170' 2) \_\_\_\_\_ 3) \_\_\_\_\_ 4) \_\_\_\_\_ 5) \_\_\_\_\_

### To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): Cindy & William Chadwick

Applicant: Monica Hernandez Telephone: 469-756-7868

Mailing Address: 7821 Pennington Ct Zip Code: 75025

E-mail Address: monica@americapermits.com

Represented by: Monica Hernandez Telephone: 469-756-7868

Mailing Address: 7821 Pennington Ct Zip Code: 75025

E-mail Address: monica@americapermits.com

Affirm that an appeal has been made for a Variance  or Special Exception , of \_\_\_\_\_  
4'-0" for a fence on the front yard of the property

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:

A fence that is 7'-6" tall will not have an adverse affect on other properties around, because the property is right next to a gated community, and neighboring property's landscaping will screen it. It also brings a better look to the community.

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

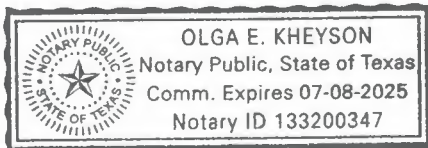
Monica Hernandez  
(Affiant/Applicant's name printed)

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 13 day of June, 2024

Olga Kheyson  
Notary Public in and for Dallas County, Texas





CITY OF DALLAS

AFFIDAVIT

Appeal number: BDA 234-082

I, WILLIAM S CHADWICK III, Owner of the subject property  
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 7117 CHURCHILL WAY  
(Address of property as stated on application)

Authorize: Monica Hernandez  
(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: For fence height and visibility triangle obstruction

William S. Chadwick III [Signature]  
 Print name of property owner or registered agent      Signature of property owner or registered agent

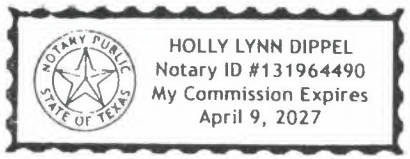
Date 5/1/24

Before me, the undersigned, on this day personally appeared William S. Chadwick III

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 1 day of May, 2024

Holly Lynn Dippel  
Notary Public for Dallas County, Texas





CITY OF DALLAS

AFFIDAVIT

Appeal number: BDA 234-082

I, CINDY A CHADWICK, Owner of the subject property  
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 7117 CHURCHILL WAY  
(Address of property as stated on application)

Authorize: Monica Hernandez  
(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: For fence height and visibility triangle obstruction

Cindy A. Chadwick  
Print name of property owner or registered agent

Cindy A. Chadwick  
Signature of property owner or registered agent

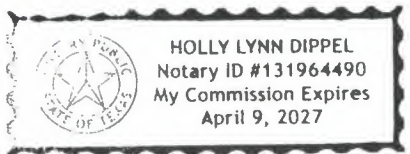
Date 5/1/24

Before me, the undersigned, on this day personally appeared Cindy A. Chadwick

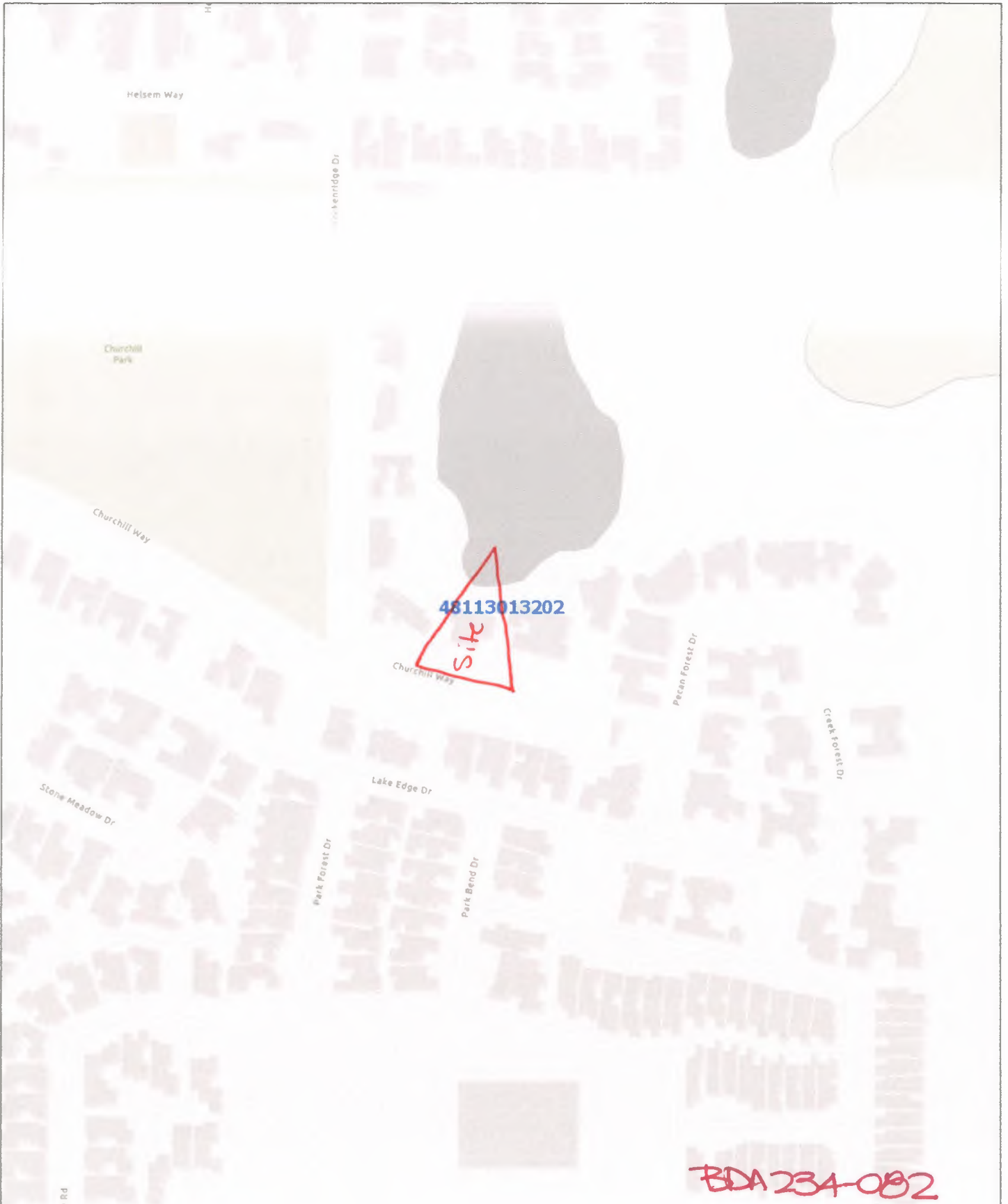
Who on his/her oath certifies that the above statements are true and correct to his/her best knowledge.

Subscribed and sworn to before me this 1 day of May, 2024

Holly Lynn Dippel  
Notary Public for Dallas County, Texas



# ArcGIS Web Map





# CITY OF DALLAS PLAT BOOKS

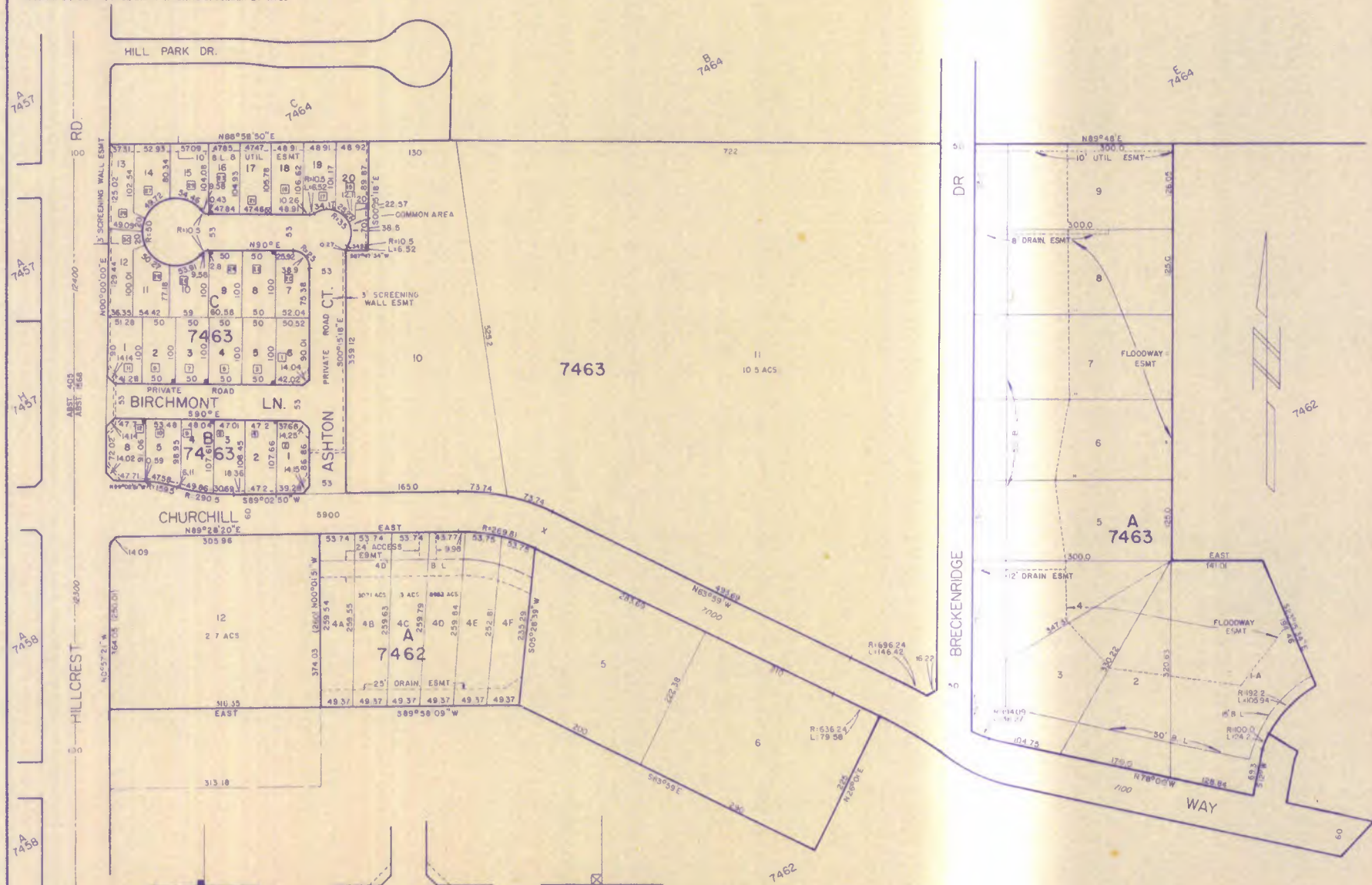
ANNEXED APRIL 26 1954 ORD. NO. 6183  
 SURVEY H. WILBURN ABST. 1568

ADDITION \_\_\_\_\_  
 SCALE 100 FT. EQUALS 1 INCH

BLOCKS A 7462, 7463, 7463 A,B,C  
 SCHOOL DISTRICT DALLAS

Filed 5-27-48 BLK 7463 RIVERSIDE ESTATES 1&2  
 Filed 1-20-52 BLK A/7463 RIVERSIDE ESTATES No. 2  
 Filed 8-25-70 BLK A/7463 RIVERSIDE ESTATES REV  
 Filed 1-11-94 BLK A/7462 LT 4A-4F DAVID D. BULLER ESTATES

FILED 3-24-95 BLK B,C/7463 CHURCHILL POINT  
 FILED 3-5-95 BLK B,C/7463 CHURCHILL POINT Corr. Plat

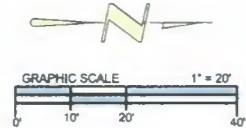


INDICATES 3' X 3' SURFACE SERVICE BOX ESMT  
 INDICATES VISIBILITY TRIANGLE  
 INDICATES 7' X 6' TRANSFORMER PAD LSMT

**RECEIVED**  
 JUN 12 1996  
 DEPT. OF PUBLIC WORKS  
 SURVEY

BDA234-082

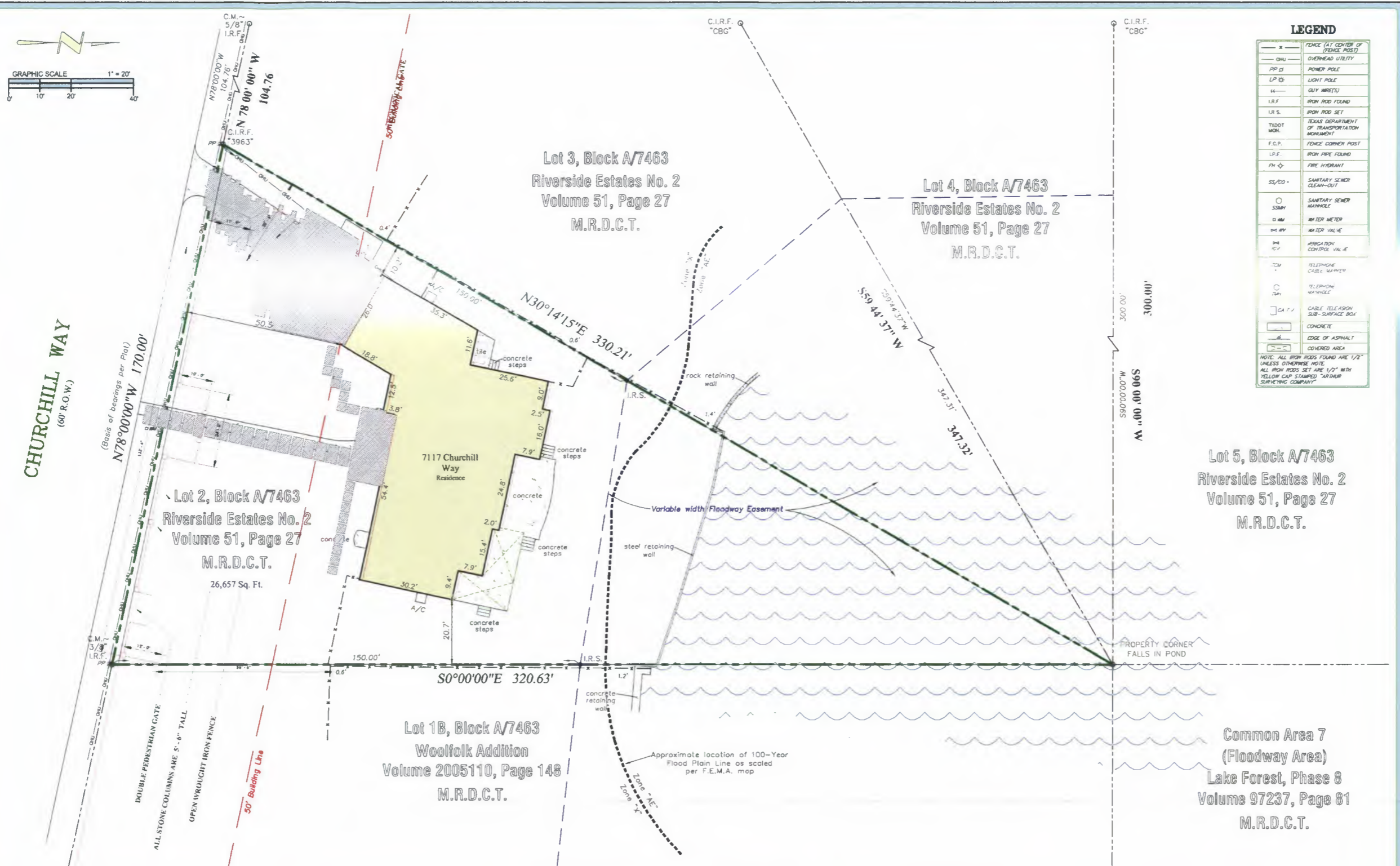




LEGEND	
— X —	FENCE (AT CENTER OF FENCE POST)
— OHU —	OVERHEAD UTILITY
PP IS	POWER POLE
LP IS	LIGHT POLE
— W —	GUY WIRE(S)
I.R.F.	IRON ROD FOUND
I.R.S.	IRON ROD SET
TXDOT MON.	TEXAS DEPARTMENT OF TRANSPORTATION MONUMENT
F.C.P.	FENCE CORNER POST
I.P.F.	IRON PIPE FOUND
PH	FIRE HYDRANT
SS/DO	SANITARY SEWER CLEAN-OUT
SS/MV	SANITARY SEWER MANHOLE
WM	WATER METER
WV	WATER VALVE
WCV	WATER CONTROL VALVE
TM	TELEPHONE CABLE MARKER
TM	TELEPHONE MANHOLE
CTV	CABLE TELEVISION SUB-SURFACE BOX
CON	CONCRETE
ASPH	EDGE OF ASPHALT
COV	COVERED AREA

NOTE: ALL IRON RODS FOUND ARE 1/2" UNLESS OTHERWISE NOTE.  
ALL IRON RODS SET ARE 1/2" WITH YELLOW CAP STAMPED "ARTHUR SURVEYING COMPANY"

**Lot 2, Block A/7463 Riverside Estates No. 2**  
**City of Dallas, Dallas County, Texas**



Project No.	Project Number
DRAWN	Author
CHECKED	Checker
APRN No.	Approver
ISSUED FOR	Project Status
Revisions	

APPROVAL COLUMN

Project North



The undersigned have/has received and reviewed a copy of this survey.

Date: \_\_\_\_\_

**Juniper**  
4215 Glenway Drive, #101  
Colleyville, Texas 76034  
Ph: 817.358.9900  
Fax: 817.358.9901

**PROPERTY DESCRIPTION:**

Lot 2, Block A/7463, Riverside Estates No. 2, an addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Volume 51, Page 27, Map Records, Dallas County, Texas.

**SURVEYOR'S CERTIFICATION:** The undersigned does hereby certify to Robert Teh, Aurora Teh and Juniper Title (G.F.# 180655A), that this survey was this day made on the ground of the property legally described hereon and is correct and to the best of my knowledge, there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights of way that I have been advised of except as shown hereon. The bearings shown hereon are based on the above referenced recorded map or plat unless otherwise noted. Corners noted as set will be set at a later date.

**FLOOD NOTE:** It is my opinion that the property described hereon partially lies within the 100-year flood zone area according to the Federal Emergency Management Agency Flood Insurance Rate Map Community-Panel No. 480171 0195 K, present effective date of map, July 7, 2014, herein property situated within Zone "X" (Shaded and Unshaded) and Zone "AE".

**Lot 2, Block A/7463**  
Riverside Estates No. 2  
City of Dallas,  
Dallas County, Texas

PC/TECH: CW/SWIM DATE: 05-01-18 SCALE: 1"=20' ASC NO.: A-0427181253

**ARTHUR**  
LAND SURVEYING  
220 Elm St., # 200 - Lewisville, TX 75057  
Ph. 972.221.9439 - TFRN# 10063800  
arthursurveying.com Established 1986

STATE OF TEXAS  
REGISTERED  
F.H. WESTPHALL  
5832  
PROFESSIONAL  
LAND SURVEYOR

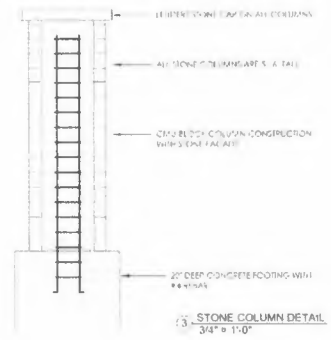
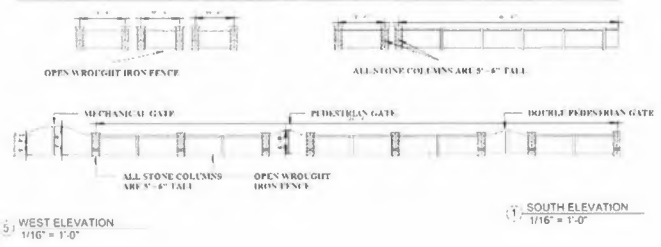
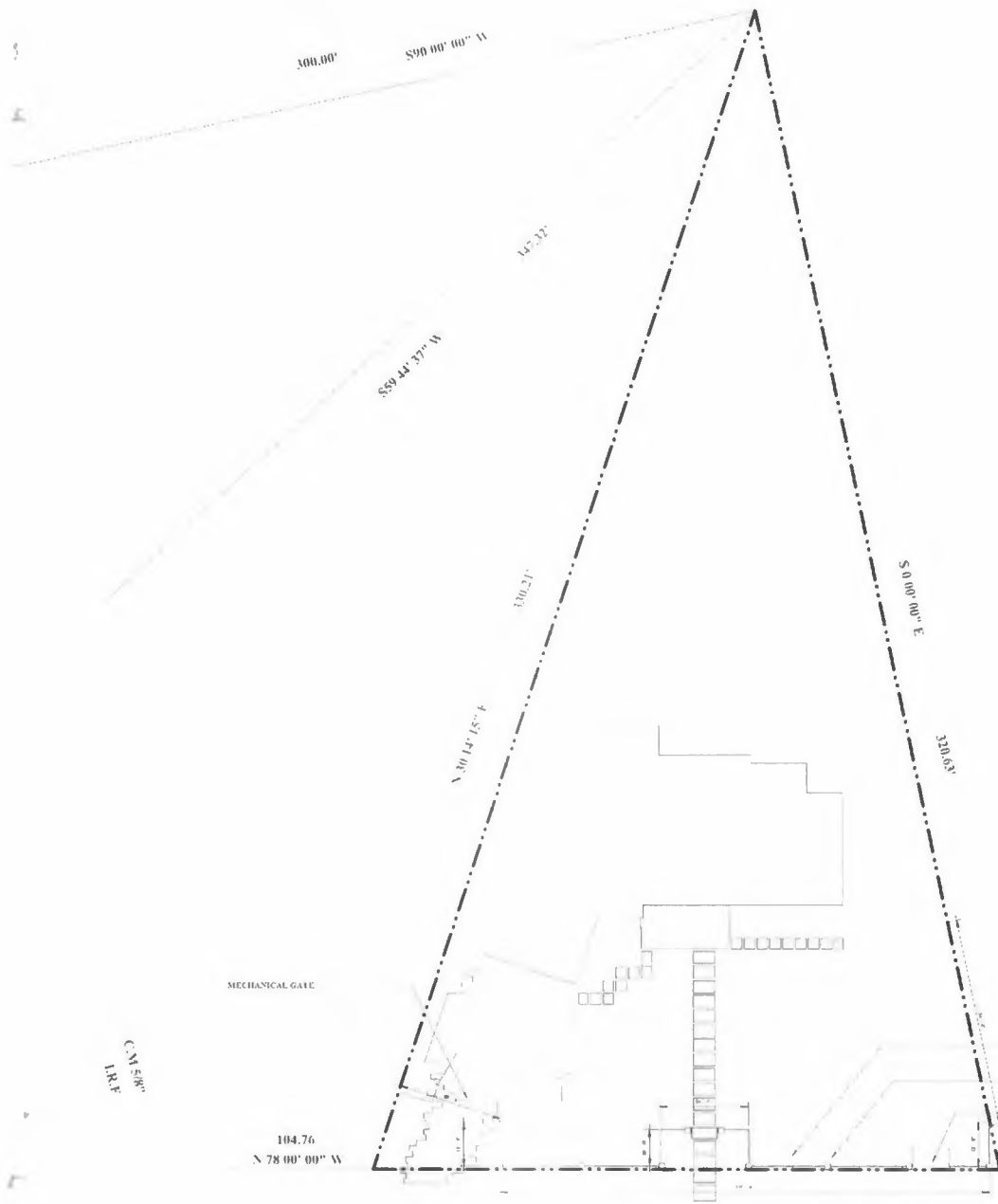
**BDA234-082**

Scale 1/16" = 1'-0"

**BOUNDARY SURVEY**

**A101**

**Lot 2, Block A/7463 Riverside  
Estates No. 2 City of Dallas, Dallas  
County, Texas**



OPEN WROUGHT IRON FENCE  
ALL STONE COLUMNS ARE 5'-6" TALL  
DOUBLE PEDESTRIAN GATE

Project No.	Project Number
DRAWN	Author
CHECKED	Checker
APRN No.	Approver
ISSUED FOR	Project Status

APPROVAL COLUMN

Project North

Scale As indicated

**SITE PLAN AND  
DETAILS  
A102**

Sheet No. 1 of 1  
2022