



Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA FOR OFFICE USE ONLY

Data Relative to Subject Property: _____ Date: FOR OFFICE USE ONLY

Location address: 10660 Strait Lane Dallas, TX 75229 Zoning District: R-1ac

Lot No.: 9 Block No.: F/5518 Acreage: +/- 4.697 Census Tract: 48113007601

Street Frontage (in Feet): 1) +/- 395 feet 2) _____ 3) _____ 4) _____ 5) _____

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): 10660 Strait Lane Trust, Casey Park, Trustee

Applicant: Ryan Galaska, Sebastian Construction Group Telephone: 214-808-8112

Mailing Address: 3100 Monticello Avenue, Suite 750 Dallas, Texas Zip Code: 75205

E-mail Address: aonan@sebastiancg.com

Represented by: Tommy Mann, Jesse Copeland, Winstead PC Telephone: 214-745-5724; 214-745-5168

Mailing Address: 500 Winstead Bldg. 2728 N Harwood St. Dallas, TX Zip Code: 75201

E-mail Address: tmann@winstead.com; jcopeland@winstead.com

Affirm that an appeal has been made for a Variance or Special Exception of Sec. 51A-4.602(a)(2) to allow for fence height up to 13 feet; Sec. 51A-4.602(a)(3) to allow for fence panels with a surface area less than 50 percent open to be located 5 feet or less from the front lot line; and Sec. 51A-4.602(a)(9) to allow for steel panels to be permitted for use as fence material.

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 special exceptions will not adversely affect the neighboring properties and is consistent with the style and design of comparable fences of the 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 Ryan Galaska
(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: Ryan Galaska
(Affiant/Applicant's signature)

Subscribed and sworn to before me this 20th day of June, 2024

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





Appeal number: BDA _____

I, 10660 Strait Lane Trust, Casey Park, Trustee, Owner of the subject property
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 10660 Strait Lane Dallas, TX 75229
(Address of property as stated on application)

Authorize: Ryan Galaska, Sebastian Construction Group
(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: Sec. 51A-4.602(a)(2) to allow for fence height up to 13 feet; Sec. 51A-4.602(a)(3) to allow for fence panels with a surface area less than 50 percent open to be located 5 feet or less from the front lot line; and Sec. 51A-4.602(a)(9) to allow for steel panels to be permitted for use as fence material.

Casey Park, Trustee
Print name of property owner or registered agent

[Signature]
Signature of property owner or registered agent

agent Date 06/20/2024

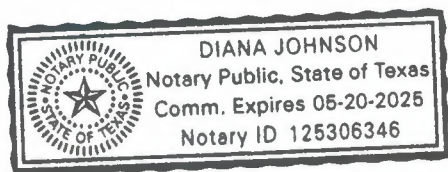
Before me, the undersigned, on this day personally appeared Casey Park, Trustee

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

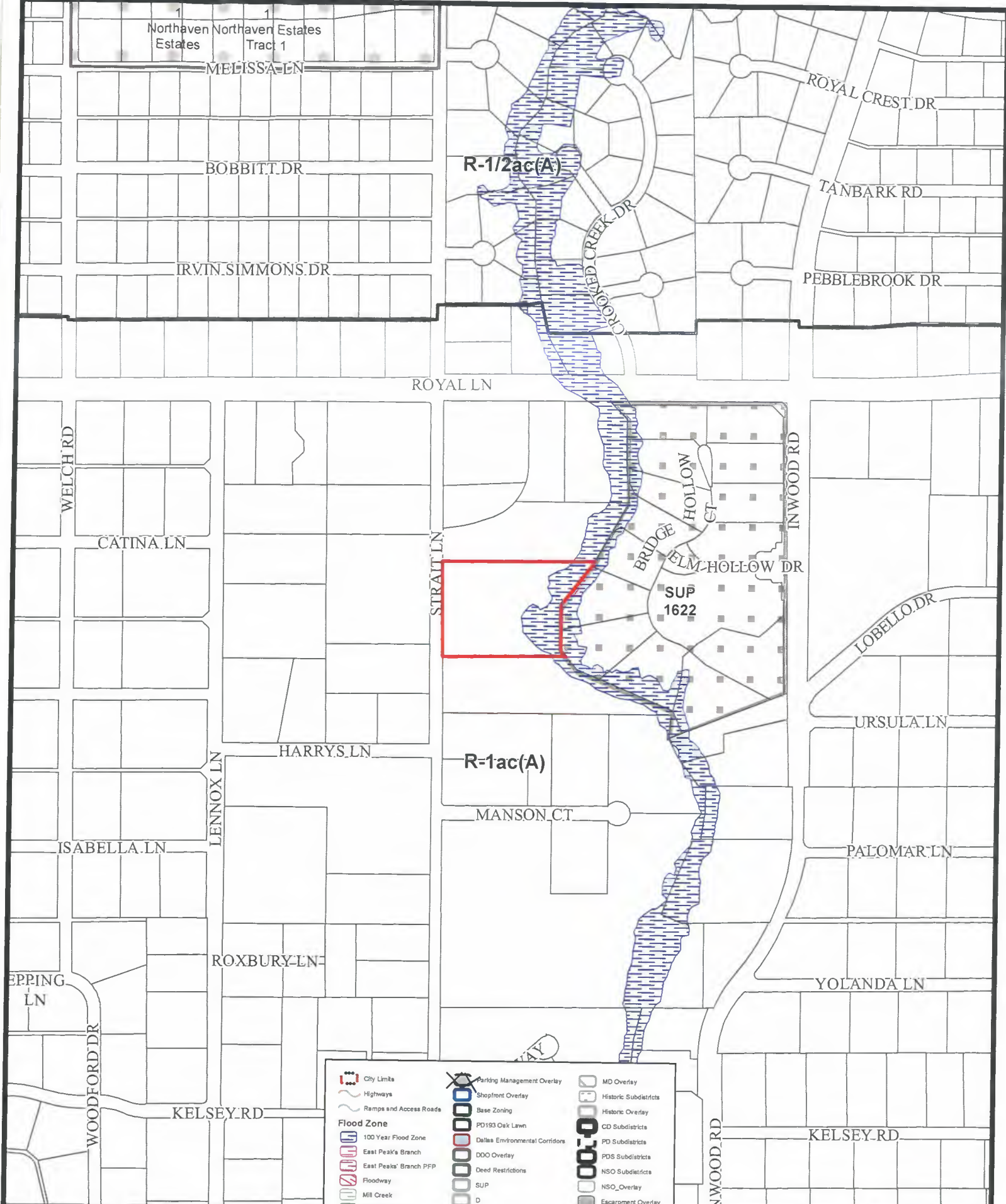
knowledge. Subscribed and sworn to before me this 20th day of

June, 2024

[Signature]
Notary Public for Dallas County,
Texas



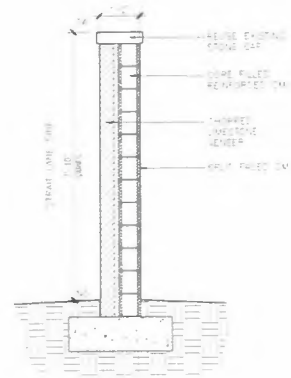
Commission expires on 05-20-2025



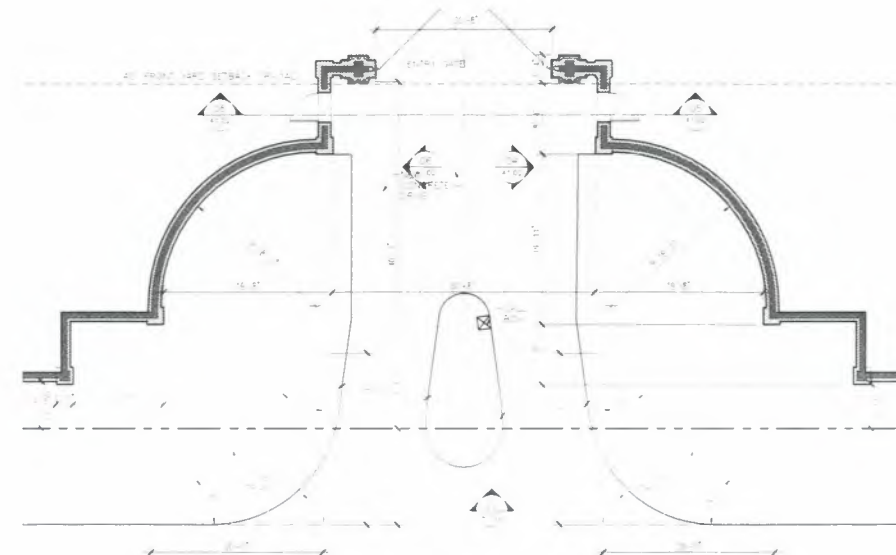
	City Limits		Parking Management Overlay		MD Overlay
	Highways		Shopfront Overlay		Historic Subdistricts
	Ramps and Access Roads		Base Zoning		Historic Overlay
	Flood Zone		PD193 Oak Lawn		CD Subdistricts
	100 Year Flood Zone		Dallas Environmental Corridors		PD Subdistricts
	East Peak's Branch		DOO Overlay		PDS Subdistricts
	East Peak's Branch PFP		Deed 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 Levee				
	Parks				
	Height Map Overlay				

1:6,000

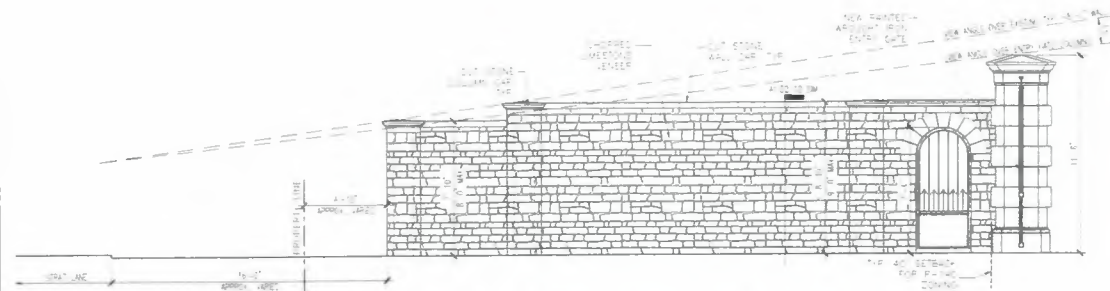
Case ID: **PDA234-090**
 Printed: 4/1/2024



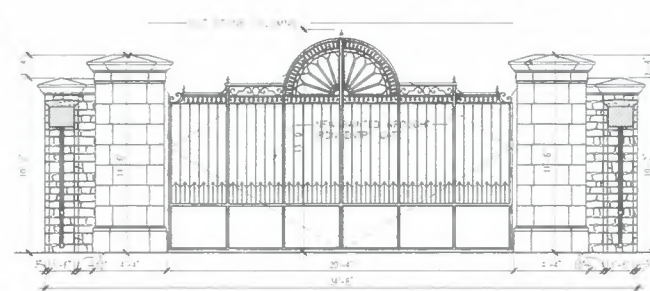
10 TYP. WALL SECTION



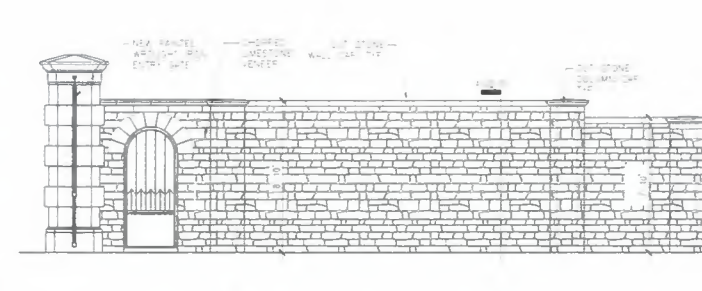
07 ENTRY GATE & GUARD HOUSE PLAN



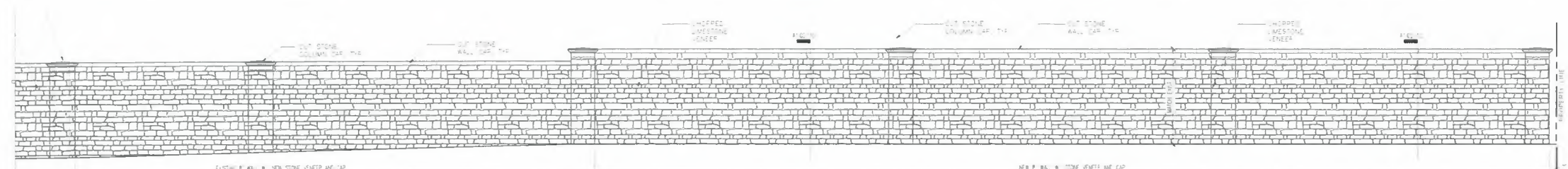
06 ELEVATION @ NORTH PEDESTRIAN GATE



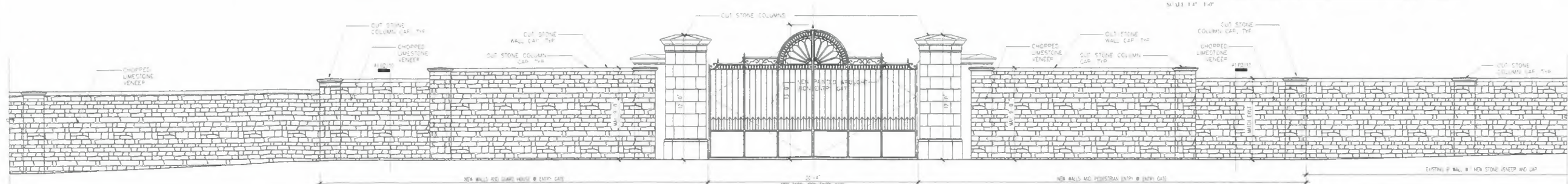
05 ELEVATION @ ENTRY GATE



04 ELEVATION @ SOUTH PEDESTRIAN GATE



03 ELEVATION @ FRONT WALL - SOUTH



02 ELEVATION @ FRONT WALL - ENTRY GATE



01 ELEVATION @ FRONT WALL - NORTH

Handwritten signature

A RESIDENCE DESIGNED FOR
10666 STRAIT LANE

FRONT WALL VARIANTE

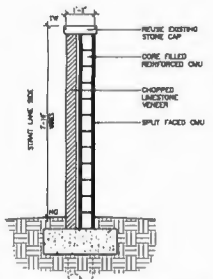
A1.02

222006

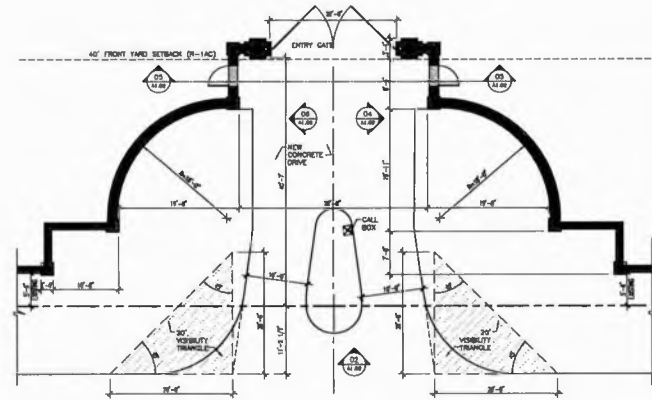
BDA234-0910



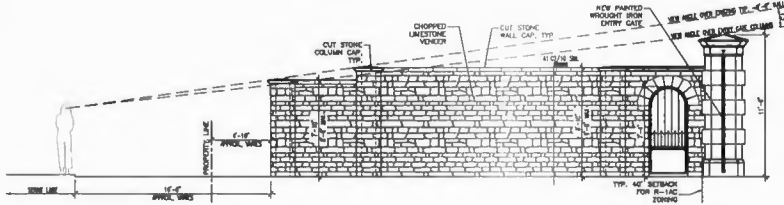
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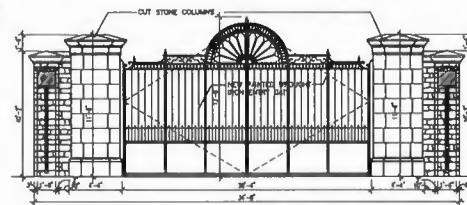
10 TYP. WALL SECTION
SCALE: 1/2" = 1'-0"



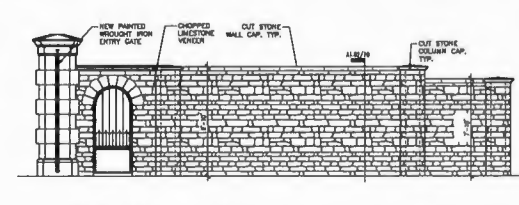
07 ENTRY GATE & GUARD HOUSE PLAN
SCALE: 1/8" = 1'-0"



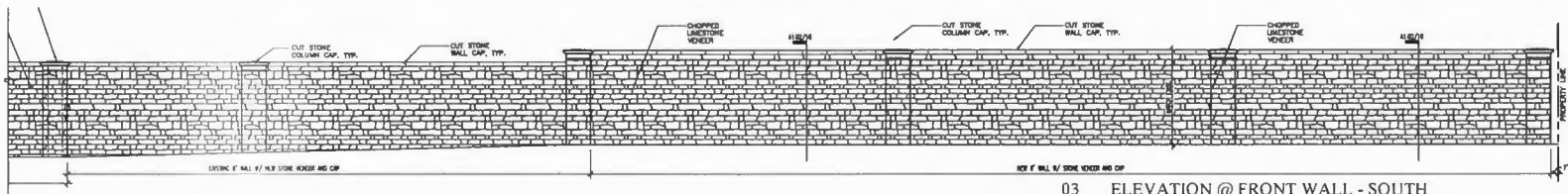
06 ELEVATION @ NORTH PEDESTRIAN GATE
SCALE: 1/8" = 1'-0"



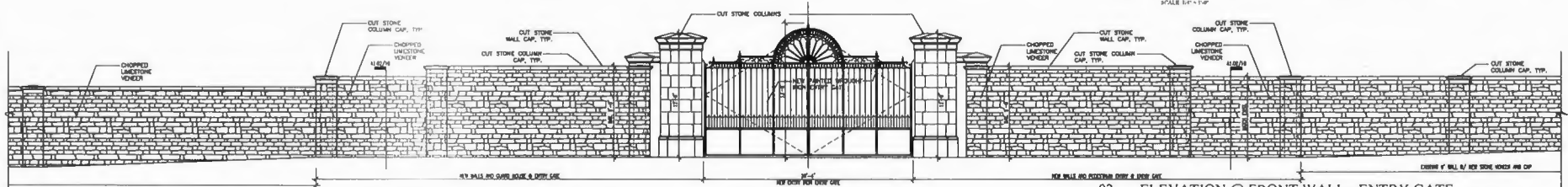
05 ELEVATION @ ENTRY GATE
SCALE: 1/8" = 1'-0"



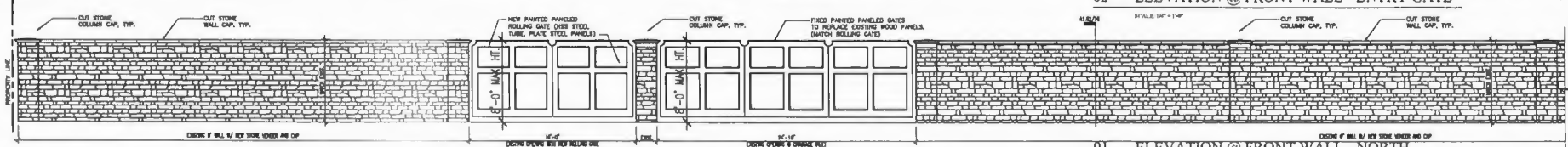
04 ELEVATION @ SOUTH PEDESTRIAN GATE
SCALE: 1/8" = 1'-0"



03 ELEVATION @ FRONT WALL - SOUTH
SCALE: 1/4" = 1'-0"



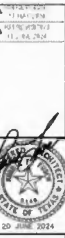
02 ELEVATION @ FRONT WALL - ENTRY GATE
SCALE: 1/4" = 1'-0"



01 ELEVATION @ FRONT WALL - NORTH
SCALE: 1/4" = 1'-0"

10660 STRAIT LANE, DALLAS, TX 75229

FUSCH ARCHITECTS, INC.

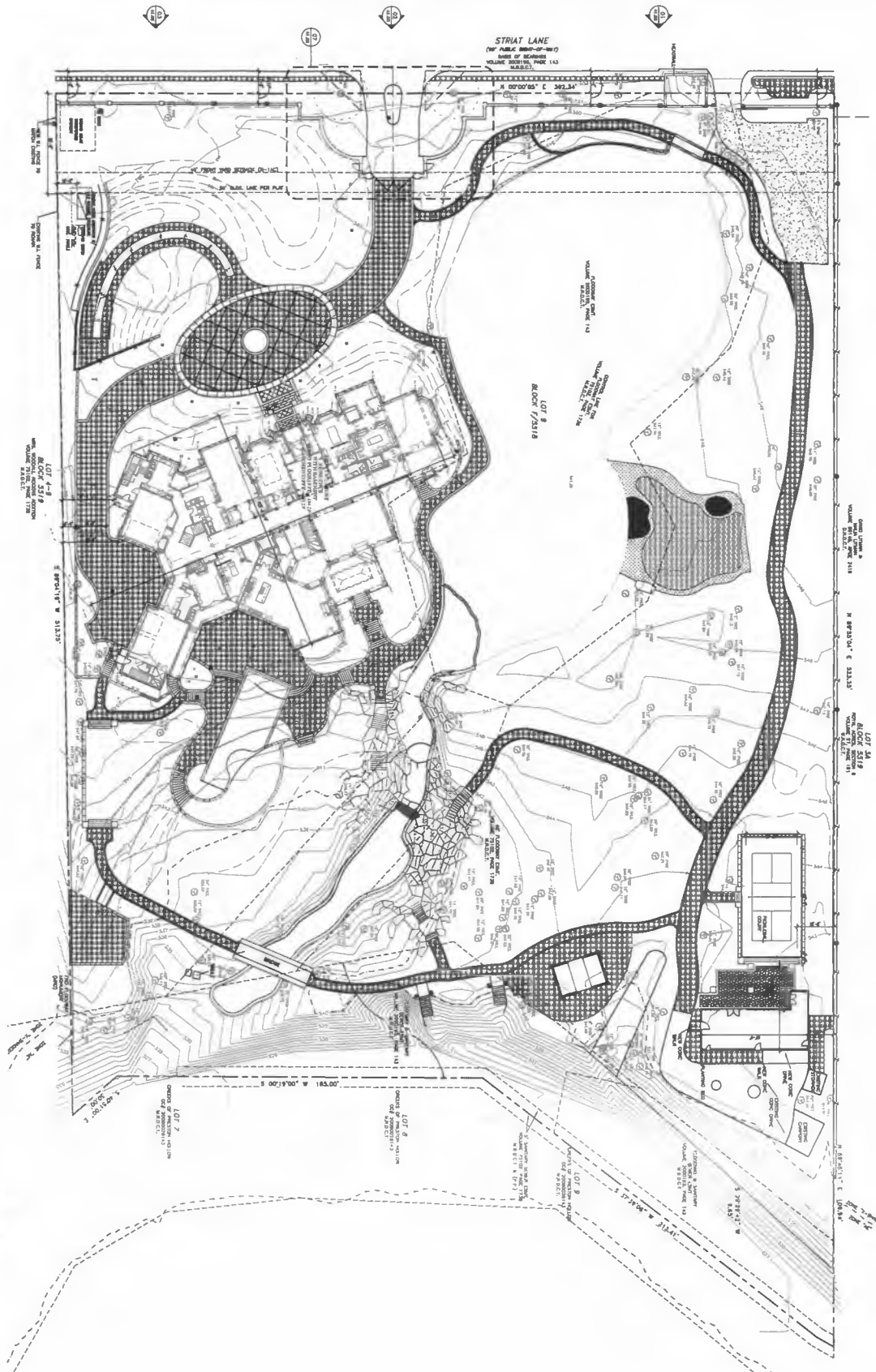


A RESIDENCE DESIGNED FOR
10660 STRAIT LANE

FRONT WALL VARIANCE

A1.02

222706



STRIAT LANE
(BY PUBLIC BIDDING-OF-RECORD)
BOOK OF RECORDS
VOLUME 202110, PAGE 143
DATE 08-13-2021

LOT 7
BLOCK 2519
OWNER: [unreadable]
ADDRESS: [unreadable]

LOT 8
BLOCK 75318

LOT 10
BLOCK 2519
OWNER: [unreadable]
ADDRESS: [unreadable]

LOT 11
BLOCK 2519
OWNER: [unreadable]
ADDRESS: [unreadable]

LOT 9
BLOCK 75318

LOT 7
BLOCK 2519
OWNER: [unreadable]
ADDRESS: [unreadable]



01 SITE PLAN
SCALE: 1"=20'

RD234-096

SITE PLAN

10660 STRAIT LN, DALLAS, TX 75229

DATE	
BY	
CHECKED	
APP'D	
DATE	
SCALE	1"=20'
PROJECT	
NO.	22306

A RESIDENCE DESIGNED FOR
10660 STRAIT LANE



FUSCH ARCHITECTS, INC.

LESC II