



BOARD OF ADJUSTMENT

Panel A Minutes

February 20, 2024

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CITY SECRETARY
DALLAS, TEXAS

6ES Council Briefing

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David A. Neumann, Chairman

PRESENT: [5]

David A. Neumann, Chairman	
Rachel Hayden	
Kathleen Davis	
Michael Hopkovitz	
Jay Narey	

ABSENT: [0]

Chairman David A. Neumann called the briefing to order at **10:30 A.M.** with a quorum of the Board of Adjustment present.

Chairman David A. Neumann called the hearing to order at **1:00 P.M.** with a quorum of the Board of Adjustment present.

The Chairperson stated that no action of the Board of Adjustment shall set a precedent. Each case must be decided upon its own merits and circumstances, unless otherwise indicated, each use is presumed to be a legal use. Each appeal must necessarily stand upon the facts and testimony presented before the Board of Adjustment at this public hearing, as well as the Board's inspection of the property.

PUBLIC SPEAKERS

The Board of Adjustment provided "public speaker" opportunities for individuals to comment on matters that were scheduled on the agenda or to present concerns or address issues that were not matters for consideration listed on the posted meeting agenda.

- We had no speakers for public testimony during this hearing.

MISCELLANEOUS ITEMS

Approval of the Board of Adjustment Panel A, January 16th, 2024 meeting minutes with changes in Page 15, missing Vote results; Page 19, missing Motion # 2; Page 35, missing Vote results and Chairman name for signature.

Motion was made to approve Panel A, January 16th, 2024 public hearing minutes.

Maker:	David A. Neumann				
Second:	Rachel Hayden				
Results:	5-0 unanimously				Moved to approve
		Ayes:	-	5	David A. Neumann, Rachel Hayden, Kathleen Davis, Michael Hopkovitz and Jay Narey
		Against:	-	0	

CONSENT ITEMS

1. 1717 Jeffries Street

***This case was moved to Individual Cases.**

BDA234-013(CJ)

BUILDING OFFICIAL'S REPORT Application of Baldwin Associates for (1) a special exception to the landscaping and tree mitigation regulations at 1717 Jeffries St. This property is more fully described as Block 5/858, Lot 1, and is zoned PD-346; tract 3, which requires mandatory landscaping and tree mitigation. The applicant proposes to construct and/or maintain a nonresidential structure and provide an alternate landscape plan for tree mitigation, which will require (1) a special exception to the landscape and tree preservation regulations.

LOCATION: 1717 Jeffries St.

APPLICANT: Baldwin Associates - Rob Baldwin

REQUEST: Baldwin Associates - Rob Baldwin

(1) A request for a special exception to the landscape and tree regulations

STANDARD FOR A SPECIAL EXCEPTION IN GENERAL AND URBAN FOREST CONSERVATION REGULATIONS:

SEC. 51A-10.110. (b) IN GENERAL, AND URBAN FOREST CONSERVATION.

(b) In general, and urban forest conservation.

(1) The board may grant a special exception to the requirements of Division [51A-10.130](#), other than fee and notice requirements, upon making a special finding from the evidence presented that:

(A) strict compliance with the requirements of Division [51A-10.130](#) will unreasonably burden the use of the property;

(B) the special exception will not adversely affect neighboring property; and

(C) the requirements are not imposed by a site-specific landscape plan or tree mitigation

plan approved by the city plan commission or city council.

(2) In determining whether to grant a special exception under Paragraph (1), the board shall consider the following factors:

- (A) The extent to which there is residential adjacency.
- (B) The topography of the site.
- (C) The extent to which landscaping exists for which no credit is given under this article.
- (D) The ability to plant replacement trees safely on the property.
- (E) The extent to which alternative methods of replacement will compensate for a reduction of tree mitigation or extended time for tree replacement. (Ord. Nos. 22053; 25155; 30929)

DIVISION. 51A-10.130. URBAN FOREST SONSERVATION.

STAFF RECOMMENDATION:

Special Exceptions (1):

No staff recommendation is made on this or any request for a special exception to the landscape and tree preservation regulations since the basis for this type of appeal is when in the opinion of the board, the special exception will not adversely affect neighboring property.

BACKGROUND INFORMATION:

Zoning:

- Site: PD 346 (Planned Development)
- North: IM (Industrial Manufacturing District)
- East: IM (Industrial Manufacturing District)
- South: IM (Industrial Manufacturing District)
- West: IM (Industrial Manufacturing District)

Land Use:

The subject site is in Planned Development 346 and all surrounding properties are developed with industrial manufacturing uses.

BDA History:

No BDA history

GENERAL FACTS/STAFF ANALYSIS:

- The application Rob Baldwin, for the property located at 1717 Jeffries Street focuses on 1 request relating to the landscape and tree preservation regulations.
- The applicant proposes to construct and/or maintain a nonresidential structure and provide an alternate landscape plan for tree mitigation, which will require (1) a special exception to the landscape and tree preservation regulations.
- The applicant is seeking a special exception to the landscaping and tree preservation regulations. The site conditions of the new development include tree mitigation as a result of the development of the facility which caused the removal of protected and unprotected trees that were surveyed and reviewed as a part of the project. All options stated In Article X are currently available to the applicant.

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- It is imperative to note that the subject site has four street frontages: Jeffries Street, South Malcolm X Boulevard, Dawson Street and Hickory Street.
- The Dallas Development Code, Article X division for tree conservation, states in Sec. 51A-10.134 how and when tree mitigation is to apply. All replacement for the project must be completed before the final Certificate of Occupancy may be issued for the facility. When mitigation cannot be fully completed on site, Sec. 51A-10.135 provides multiple alternatives to direct replacement on site including planting within 5 miles of the tree removal property, donation of trees to city departments, providing a conservation easement, or making a payment in-lieu of planting into the Dallas Reforestation Fund.
- The arborist division has no recommendation to the proposed alternate landscape plan for the new development.
- The applicant has the burden of proof in establishing that the special exception(s) to the landscape and tree preservation regulations will not adversely affect the neighboring properties.
- Granting the special exceptions to the landscape and tree preservation regulations with a condition that the applicant complies with the submitted site plan/landscape plan, would require the proposal to be constructed as shown on the submitted documents.
- 200' Radius Video: [BDA234-013_1717 Jeffries St.](#)

Timeline:

December 5, 2023: The applicant submitted an “Application/Appeal to the Board of Adjustment” and related documents which have been included as part of this case report.

January 10, 2024: The Board of Adjustment Administrator assigned this case to Board of Adjustment Panel **A**.

January 11, 2024: The Sustainable Development and Construction Department Senior Planner emailed the applicant the following information:

- an attachment that provided the public hearing date and panel that will consider the application; the January 26, 2024, deadline to submit additional evidence for staff to factor into their analysis; and February 9, 2024, deadline to submit additional evidence to be incorporated into the board’s docket materials.
- the criteria/standard that the board will use in their decision to approve or deny the request; and
- the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.

February 2, 2024: The Board of Adjustment staff review team meeting was held regard request and other requests scheduled for the February public hearings. Review team members in attendance included: The Board of Adjustment Chief Planner/Board Administrator, the Development Services Senior Plans Examiner, the Assistant City Attorney to the Board, the Senior Planner Code Compliance staff.

February 5, 2024: The Chief Arborist provided staff with Arborist Report; no recommendation.

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Speakers:

For: Rob Baldwin, 3904 Elm Street # B, Dallas TX 75226
Against: No Speakers

Motion

I move that the Board of Adjustment, in Appeal No. BDA 234-013, on application of Baldwin Associates, **GRANT** the request of this applicant for a special exception to the landscape requirements contained in Article X of the Dallas Development Code, as amended, because our evaluation of the property and testimony shows that **(1)** strict compliance with the requirements of this article will unreasonably burden the use of the property; **(2)** the special exception will not adversely affect neighboring properties, and **(3)** the requirements are not imposed by a site-specific landscape plan approved by the city plan commission or city council.

I further move that the following condition be imposed to further the purpose and intent of the Dallas Development Code:

Compliance with the most recent version of all submitted plans are required.

Maker:	Rachel Hayden				
Second:	Jay Narey				
Results:	5-0 Unanimously				Moved to grant
		Ayes:	-	5	David A. Neumann, Kathleen Davis, Jay Narey, Rachel Hayden and Michael Hopkovitz
		Against:	-	0	

2. 4468 Twin Post Road

***This case was moved to Individual Cases**
BDA234-014(KMH)

BUILDING OFFICIAL’S REPORT Application of BALDWIN ASSOCIATES for (1) a special exception to the 20-foot visibility obstruction regulations at 4468 TWIN POST RD. This property is more fully described as Block 9/8396, Lot 7 and is zoned R-16(A), which requires a 20-foot visibility triangle at the connection of a street and alley. The applicant proposes to construct and/or maintain a single-family residential fence structure in a required visibility obstruction triangle, which will require (1) a special exception to the 20-foot visibility obstruction regulation.

LOCATION: 4468 Twin Post Road

APPLICANT: Rob Baldwin/Baldwin Associates

REQUEST:

1. A request for a special exception to the 20-foot visibility obstruction regulations.

STANDARD FOR A SPECIAL EXCEPTION TO THE VISUAL OBSTRUCTION REGULATIONS:

Section 51A-4.602(d)(3) of the Dallas Development Code states that the board shall grant a special exception to the requirements of the visual obstruction regulations when, in the opinion of the board,

the item will not constitute a traffic hazard.

STAFF RECOMMENDATION:

No staff recommendation is made on this or any request for a special exception to the visual obstruction regulations since the basis for this type of appeal is when in the opinion of the board, the item will not constitute a traffic hazard.

The Transportation Engineer for Development Services does not have any objections to the proposed encroachment to the visibility triangles at 4468 Twin Post Road.

BACKGROUND INFORMATION:

Zoning:

- Site: R-16(A)
- North: R-16(A)
- East: R-16(A)
- South: R-16(A)
- West: R-16(A)

Land Use:

The subject site and all surrounding properties are developed with single-family uses. The property to the immediate east is developed with a church.

BDA History:

No BDA history in the last five years.

GENERAL FACTS/STAFF ANALYSIS:

- The application of Rob Baldwin/Baldwin Associates for the property located at 4468 Twin Post Road focuses on one request. The request is for a special exception to the visual obstruction regulations.
- The applicant is proposing to construct and/or maintain a single-family residential structure in a required visibility obstruction triangle, which requires a special exception to the 20-foot visibility obstruction regulation.
- Per the applicant’s application and other pertinent documents, the applicant proposes to install a new wooden fence along Schreiber Drive and along a portion of the alley. The fence will slightly encroach into the driveway and alley visibility triangles.
- As gleaned from the submitted site plan, it appears that the proposed fence encroaches roughly about 5’ into the alley visibility triangle and about 8’ into the drive approach visibility triangle.
- The Dallas Development Code states that, “a person shall not erect, place, or maintain a structure, berm, plant life, or any other item on a lot if the item is in a visibility triangle.”
- The applicant has the burden of proof in establishing that the special exception to the visual obstruction regulations does not constitute a traffic hazard.

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- Granting this request for a special exception to the visual obstruction regulations with a condition imposed that the applicant complies with the submitted site plan would limit the proposed fence in the 20-foot visibility triangles at the drive approach and at the alley to what is shown on the submitted documents.
- [BDA234-014 at 4468 Twin Post Rd](#) 200' Radius Video

Timeline:

December 5, 2023: The applicant submitted an "Application/Appeal to the Board of Adjustment" and related documents which have been included as part of this case report.

January 10, 2024: The Board of Adjustment Administrator assigned this case to Board of Adjustment Panel A.

January 10, 2024: The Sustainable Development and Construction Department Senior Planner emailed the applicant the following information:

- an attachment that provided the public hearing date and panel that will consider the application; the January 26, 2024, deadline to submit additional evidence for staff to factor into their analysis; and February 9, 2024, deadline to submit additional evidence to be incorporated into the board's docket materials.
- the criteria/standard that the board will use in their decision to approve or deny the request; and
- the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.

February 2, 2024: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the July public hearings. Review team members in attendance included: The Board of Adjustment Chief Planner/Board Administrator, the Development Services Senior Plans Examiner, the Assistant City Attorney to the Board, the Senior Planner and Code Compliance staff.

Speakers:

For: Rob Baldwin, 3904 Elm Street # B, Dallas TX 75226
Lance Currie, 4468 Twin post Rd., Dallas TX 75244

Against: No Speakers

Motion

I move that the Board of Adjustment, in Appeal No. BDA 234-014, located at 4468 Twin Post Rd., on application of Baldwin Associates, **GRANT** the request to maintain items in the 20-foot visibility triangle on to Schreiber Drive as a special exception to the visual obstruction regulation contained in the Dallas Development Code, as amended, because our evaluation of the property and the testimony shows that this special exception will not constitute a traffic hazard.

I further move that the following condition be imposed to further the purpose and intent of the Dallas Development Code, as amended:

Compliance with the most recent version of all submitted plans are required.

Maker:	Kathleen Davis				
Second:	Rachel Hayden				
Results:	5-0 Unanimously				Moved to grant
		Ayes:	-	5	David A. Neumann, Kathleen Davis, Rachel Hayden, Michael Hopkovitz and Jay Narey
		Against:	-	0	

3. 2511 Jordan Valley Road

***This case was moved to Individual Cases**
 BDA234-016(KMH)

BUILDING OFFICIAL’S REPORT Application of ARTURO MUNOZ for (1) a special exception to the fence height regulations at 2511 JORDAN VALLEY RD. This property is more fully described as Block 2/8788, Lot 2, and is zoned R-10(A), which limits the height of a fence in the front yard to 4-feet. The applicant proposes to construct and/or maintain a 6-foot high fence in a required front yard, which will require (1) a 2-foot special exception to the fence regulations.

LOCATION: 2511 Jordan Valley Rd.

APPLICANT: Arturo Munoz

REQUEST:
 (2) A request for a special exception to the fence height regulations.

STANDARD FOR A SPECIAL EXCEPTION TO FENCE HEIGHT STANDARDS REGULATIONS:

Section 51A-4.602(b)(2) of the Dallas Development Code states that the board may grant a special exception to the fence regulations when in the opinion of the board, the special exception will not adversely affect neighboring property.

STAFF RECOMMENDATION:

Special Exception

No staff recommendation is made on this or any request for a special exception to the fence regulations since the basis for this type of appeal is when in the opinion of the board, the special exception will not adversely affect neighboring property.

BACKGROUND INFORMATION:

Zoning:

- Site: R-10(A) (Single Family District)
- North: A(A) and SUP 799
- East: R-10(A) and R-7.5(A)

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South: R-10(A)
West: R-10(A)

Land Use:

The subject site and the properties to the east, south, and west are developed with single family homes; the properties to the north are vacant.

BDA History:

No BDA history

GENERAL FACTS/STAFF ANALYSIS:

- The application of Arturo Munoz for the property located at 2711 Jordan Valley Road focuses on one request relating to the fence height regulations.
- The applicant proposes to maintain a 6-foot high fence in a required front yard, which will require a 2-foot special exception to the fence height regulations.
- It is important to note that the fence itself measures 5-feet, however, the highest point of the gate measures at 6-feet.
- The applicant states that, “due to growing criminal activities in the neighborhood, we would like to make our front gate more secure.”
- It is also imperative to note that the fence is currently existing.
- The Dallas Development Code states that in all residential districts except multifamily districts, a fence may not exceed four feet above grade when located in the required front yard.
- The applicant has the burden of proof in establishing that the special exception to the fence regulations will not adversely affect the neighboring properties.
- Granting the special exceptions to the fence standards relating to height with a condition that the applicant complies with the submitted site plan and elevations, would require the proposal to be constructed as shown on the submitted documents.
- [BDA234-016 at 2511 Jordan Valley](#) 200’ Radius Video

Timeline:

December 7, 2023: The applicant submitted an “Application/Appeal to the Board of Adjustment” and related documents which have been included as part of this case report.

January 10, 2024: The Board of Adjustment Administrator assigned this case to Board of Adjustment Panel **A**.

January 10, 2024: The Sustainable Development and Construction Department Senior Planner emailed the applicant the following information:

- an attachment that provided the public hearing date and panel that will consider the application; the January 26, 2024, deadline to submit additional evidence for staff to factor into their analysis; and

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February 9, 2024, deadline to submit additional evidence to be incorporated into the board’s docket materials.

- the criteria/standard that the board will use in their decision to approve or deny the request; and
- the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.

February 2, 2024: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the January public hearings. Review team members in attendance included: The Board of Adjustment Interim Chief Planner/Board Administrator, the Development Services Senior Plans Examiner and the Senior Planner.

Speakers:

For: Arturo Munoz, 2511 Jordan Valley Rd., Dallas TX 75253

Against: No Speakers

Motion

I move that the Board of Adjustment in Appeal No. BDA 234-016 **HOLD** this matter under advisement until **March 19, 2024**.

Maker:	David A. Neumann					
Second:	Jay Narey					
Results:	5-0 unanimously					Moved to hold until 3/19/2024
		Ayes:	-		5	David A. Neumann, Rachel Hayden, Kathleen Davis, Michael Hopkovitz and Jay Narey
		Against:	-		0	

4. 8343 Douglas Avenue

BDA234-019(CJ)

BUILDING OFFICIAL’S REPORT Application of Jonelle Smith for (1) a special exception to the sign regulations at 8343 Douglas Ave. This property is more fully described as Block 2/5625, Lot 5A, and is zoned PD-314; tract 2, which limits the number of detached signs on a premise to one for each 600 feet, or fraction thereof, of frontage along a public way, other than an alley. The applicant proposes to construct one additional detached premises sign on a nonresidential premise, which will require (1) a special exception to the sign regulations.

LOCATION: 8343 Douglas Ave.

APPLICANT: Jonelle Smith

REQUEST: SSC Signs & Lighting

(3) A request for a special exception to the sign regulations

STANDARD FOR DETACHED SIGN STANDARDS REGULATIONS:

Section 51A-7.403(a)(2) of the Dallas Development Code states that each premise may have one detached sign for each 600 feet, or fraction thereof, of frontage along a public way, other than an alley.

STANDARD FOR A SPECIAL EXCEPTION TO SIGN STANDARD REGULATIONS:

Section 51A-7.703(d)(2) of the Dallas Development Code states that the board may grant a Authorize one additional detached premise sign on a premise in excess of the number permitted by this article.

STAFF RECOMMENDATION:

Special Exceptions (1):

No staff recommendation is made on this or any request for a special exception to the sign regulations since the basis for this type of appeal is when in the opinion of the board, the special exception will not adversely affect neighboring property.

BACKGROUND INFORMATION:

Zoning:

- Site: PD 314 (Planned Development)
- North: PD 314 (Planned Development)
- East: PD 314 (Planned Development)
- South: PD 314 (Planned Development)
- West: PD 314 (Planned Development)

Land Use:

The subject site and all surrounding properties are developed with uses permitted under PD-314 use regulations.

BDA History:

No BDA history

GENERAL FACTS/STAFF ANALYSIS:

- The application Jonelle Smith, for the property located at 8343 Douglas Avenue focuses on 1 request relating to the sign regulations.
- The applicant proposes to construct one additional detached premises sign on a nonresidential premise, which will require a special exception to the sign regulations
- The subject site along with properties to the north, east, south, and west are all developed within the Preston Center Special Purpose District/PD 314.
- As gleaned from the submitted site plan and elevations, the applicant is proposing to construct and maintain one additional detached premises sign at 8343 Douglas Avenue, a non-residential premise.

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- It is imperative to note that the subject site is a corner lot, and it has double street frontage on Douglas Avenue and Luther Lane.
- The Dallas Development Code limits the number of detached signs on a premise to one for each 600 feet, or fraction thereof, of frontage along a public way, other than an alley
- The applicant has the burden of proof in establishing that the special exception(s) to the sign regulations will not adversely affect the neighboring properties.
- Granting the special exceptions to the sign standards relating to sign regulations with a condition that the applicant complies with the submitted site plan and elevations, would require the proposal to be constructed as shown on the submitted documents.
- (200' radius video): [BDA234-019 8343 Douglas Ave.](#)

Timeline:

December 19, 2023: The applicant submitted an “Application/Appeal to the Board of Adjustment” and related documents which have been included as part of this case report.

January 10, 2024: The Board of Adjustment Administrator assigned this case to Board of Adjustment Panel A.

January 11, 2024: The Sustainable Development and Construction Department Senior Planner emailed the applicant the following information:

- an attachment that provided the public hearing date and panel that will consider the application; the January 26, 2024, deadline to submit additional evidence for staff to factor into their analysis; and February 9, 2024, deadline to submit additional evidence to be incorporated into the board’s docket materials.
- the criteria/standard that the board will use in their decision to approve or deny the request; and
- the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.

February 2, 2024: The Board of Adjustment staff review team meeting was held regard request and other requests scheduled for the February public hearings. Review team members in attendance included: The Board of Adjustment Chief Planner/Board Administrator, the Development Services Senior Plans Examiner, the Assistant City Attorney to the Board and of Adjustments.

Speakers:

For: No Speakers

Against: No Speakers

Motion

I move that the Board of Adjustment **GRANT** the following applications listed on the uncontested docket because it appears, from our evaluation of the property and all relevant evidence that the applications satisfy all the requirements of the Dallas Development Code and are consistent with the general purpose and intent of the Code, as applicable to wit:

BDA 234-019 - Application of Jonelle Smith for a special exception to the sign-regulation standards in the Dallas Development Code is granted subject to the following condition:

Compliance with all submitted plans are required.

Maker:	Michael Hopkovitz				
Second:	Rachel Hayden				
Results:	5-0 Unanimously				Moved to grant
		Ayes:	-	5	David A. Neumann, Rachel Hayden, Kathleen Davis, Michael Hopkovitz and Jay Narey
		Against:	-	0	

5. 3110 E. Ledbetter Drive
 BDA234-021(CJ)

BUILDING OFFICIAL’S REPORT Application of Jennifer Hiromoto for (1) a special exception to the landscaping regulations at 3110 E Ledbetter Dr. This property is more fully described as Block A/5833, Lot 2, and is zoned CR, which requires mandatory landscaping. The applicant proposes to construct and/or maintain a nonresidential structure and provide an alternate landscape plan, which will require (1) a special exception to the landscape regulations.

LOCATION: 3110 E Ledbetter Dr.

APPLICANT: Jennifer Hiromoto

REQUEST: Jennifer Hiromoto

(4) A request for a special exception to the landscape regulations

STANDARD FOR A SPECIAL EXCEPTION TO LANDSCAPE REGULATIONS:

SEC. 51A-10.125. MANDATORY LANDSCAPING REQUIREMENTS.

(b) Other uses. Lots containing a use other than single family or duplex must comply with the following requirements:

(1) Street buffer zone.

- (A) Urban streetscape.
- (B) Right-of-way.

- (C) Required planting.
- (D) Buffer zone reduction

(3) Interior zone.

- (A) Surface parking lots in industrial districts.
- (B) Surface parking lots.

(4) Additional provisions.

- (B) Site trees.

SEC. 51A-10.126. LANDSCAPE DESIGN OPTIONS.

(b) Design options.

STAFF RECOMMENDATION:

Special Exceptions (1):

No staff recommendation is made on this or any request for a special exception to the landscape regulations since the basis for this type of appeal is when in the opinion of the board, the special exception will not adversely affect neighboring property.

BACKGROUND INFORMATION:

Zoning:

- Site: CR (Community Retail Zoning District)
- North: R-5 (A) (Single Family District)
- East: CR (Community Retail Zoning District)
- South: CR (Community Retail Zoning District)
- West: CR (Community Retail Zoning District)

Land Use:

The subject site and surrounding properties to the south, east and west are developed with Community Retail uses. Surrounding Properties to the north are developed with single-family residential uses.

BDA History:

No BDA history

GENERAL FACTS/STAFF ANALYSIS:

- The application Jennifer Hiromoto, for the property located at 3110 East Ledbetter Drive focuses on 1 request relating to the landscape regulations.

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- The applicant proposes to construct and maintain a nonresidential structure and provide an alternate landscape plan which will require a (1) special exception to the landscape regulations.
- The applicant is seeking a special exception to the landscaping requirements of Article X. The site conditions of the development include an existing 8” wastewater line that prohibits the planting of trees along the Ledbetter property boundary. The applicant requests approval of an alternate landscape plan which does not fully conform to Article X requirements.
- Per the Chief Arborist, the proposed alternate landscape plan complies partially with Article X regarding site trees, the street buffer zone (SBZ), street buffer trees, landscape area (10.125(b)), and the full requirement of 15 points for landscape design options (10.126).
- Since Ledbetter Drive is nearly 100 feet across, a residential buffer zone does not apply with the adjacent R-5(A) zoning.
- The arborist division has no objection to the proposed alternate landscape plan for the new development because we believe that strict compliance with the requirements of Article X will unreasonably burden the use of the property and the design will not adversely affect neighboring property.
- It is imperative to note that the subject site has two street frontages: South Great Trinity Forest Way and East Ledbetter Drive.
- The Dallas Development Code states that all lots containing a use other than single-family or duplex must comply with the provisions set forth SEC. 51A-10.125. Mandatory Landscape Requirements and SEC. 51A-10.126. Landscape Design Options
- The applicant has the burden of proof in establishing that the special exception(s) to the landscape regulations will not adversely affect the neighboring properties.
- Granting the special exceptions to the landscape regulations with a condition that the applicant complies with the submitted site plan/landscape plan, would require the proposal to be constructed as shown on the submitted documents.
- (200’ Radius Video): [BDA234-021 3110 E. Ledbetter Dr.](#)

Timeline:

December 21, 2023: The applicant submitted an “Application/Appeal to the Board of Adjustment” and related documents which have been included as part of this case report.

January 10, 2024: The Board of Adjustment Administrator assigned this case to Board of Adjustment Panel **A**.

January 11, 2024: The Sustainable Development and Construction Department Senior Planner emailed the applicant the following information:

- an attachment that provided the public hearing date and panel that will consider the application; the January 26, 2024, deadline to submit additional evidence for staff to factor into their analysis; and February 9, 2024, deadline to submit additional evidence to be incorporated into the board’s docket materials.

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- the criteria/standard that the board will use in their decision to approve or deny the request; and
- the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.

January 24, 2024: The applicant provided staff with Documentary Evidence.

February 2, 2024: The Board of Adjustment staff review team meeting was held regard request and other requests scheduled for the February public hearings. Review team members in attendance included: The Board of Adjustment Chief Planner/Board Administrator, the Development Services Senior Plans Examiner, the Assistant City Attorney to the Board, the Senior Planner and Code Compliance staff.

February 5, 2024: The Chief Arborist provided staff with Arborist Report

Speakers:

For: No Speakers
Against: No Speakers

Motion

I move that the Board of Adjustment **GRANT** the following applications listed on the uncontested docket because it appears, from our evaluation of the property and all relevant evidence that the applications satisfy all the requirements of the Dallas Development Code and are consistent with the general purpose and intent of the Code, as applicable to wit:

BDA 234-021 - Application of Jennifer Hiromoto for a special exception to the landscaping regulations in the Dallas Development Code is granted subject to the following condition:

Compliance with the most recent version of all submitted plans are required.

Maker:	Michael Hopkovitz				
Second:	Rachel Hayden				
Results:	5-0 Unanimously				Moved to grant
		Ayes:	-	5	David A. Neumann, Rachel Hayden, Kathleen Davis, Michael Hopkovitz and Jay Narey
		Against:	-	0	

6. 4625 Walnut Hill Lane

***This case was moved to Individual Cases**
BDA234-025(CJ)

BUILDING OFFICIAL’S REPORT Application of Darian Kaar for (1) a special exception to the fence height regulations, and for (2) a special exception to the fence standards regulations regarding prohibited material, and for (3) a special exception to the 20-foot visibility obstruction regulations at 4625 Walnut Hill Ln. This property is more fully described as Block A/5540, Lot 2, and is zoned R-

1ac(A), which limits the height of a fence in the front yard to 4-feet and prohibits the use of certain materials for a fence and requires a 20-foot visibility triangle at the connection of a street and drive approach. The applicant proposes to construct and/or maintain a 6-foot high fence in a required front yard, which will require (1) a 2-foot special exception to the fence regulations, and to construct a fence using a prohibited material, which will require (2) a special exception to the fence regulations, and to construct and/or maintain a single-family residential fence structure in a required visibility obstruction triangle, which will require (3) a special exception to the 20-foot visibility obstruction regulation.

LOCATION: 4625 Walnut Hill Ln.

APPLICANT: Darian Kaar

REQUEST:

- (5) A request for a special exception to the fence height regulations; and
- (6) A special exception to the fence standards regulations regarding prohibited material,
- (7) A special exception to the 20-foot visibility obstruction regulations.

STANDARD FOR A SPECIAL EXCEPTION TO FENCE HEIGHT STANDARDS REGULATIONS:

Section 51A-4.602(b)(2) of the Dallas Development Code states that the board may grant a special exception to the fence regulations when in the opinion of the board, the special exception will not adversely affect neighboring property.

STANDARD FOR A SPECIAL EXCEPTION TO FENCE OPACITY STANDARD REGULATIONS:

Section 51A-4.602(a)(11) of the Dallas Development Code states that the board may grant a special exception to the fence regulations when in the opinion of the board, the special exception will not adversely affect neighboring property.

STAFF RECOMMENDATION:

Special Exceptions (3):

No staff recommendation is made on this or any request for a special exception to the fence regulations since the basis for this type of appeal is when in the opinion of the board, the special exception will not adversely affect neighboring property.

BACKGROUND INFORMATION:

Zoning:

- Site: R-1ac (A) (Single Family District)
- North: R-1ac (A) (Single Family District)
- East: R-1ac (A) (Single Family District)
- South: R-1ac (A) (Single Family District)
- West: R-1ac (A) (Single Family District)

Land Use:

The subject site and all surrounding properties are developed with single-family uses.

BDA History:

No BDA history

GENERAL FACTS/STAFF ANALYSIS:

- The application Darian Kaar, for the property located at 4625 Walnut Hill Lane focuses on 3 requests relating to the fence height, fence standards and visibility obstruction regulations.
- The applicant proposes to construct and maintain and 6-foot-high fence in a required front yard, which will require a 2-foot special exception to the fence height regulations.
- Secondly, the applicant is requesting a special exception to the fence standards regulations regarding prohibited material,
- Lastly, the applicant is proposing to construct and or maintain a single-family residential fence structure in a required 20-foot visibility obstruction triangle, which will require a special exception to the 20-foot visibility obstruction regulation.
- The subject site along with properties to the north, east, south, and west are all developed with single-family homes.
- As gleaned from the submitted site plan and elevations, the applicant is proposing to construct and maintain a 6-foot-high board on board metal frame fence around the circumference of the property at 4625 Walnut Hill Lane.
- It is imperative to note that the subject site is a mid-block lot, and it has single street frontage on Walnut Hill Lane.
- The Dallas Development Code states that in all residential districts except multifamily districts, a fence may not exceed four feet above grade when located in the required front yard. The Dallas Development Code also states that no fence panel having less than 50 percent open surface area may be located less than 5-feet from the lot line.
- The Engineering Division recommends denial of proposed encroachment to the visibility triangle for proposed driveway at 4625 Walnut Hill Lane given the proposed conditions and lack of sight distance from approaching traffic on a major thoroughfare.
- The applicant has the burden of proof in establishing that the special exception(s) to the fence regulations will not adversely affect the neighboring properties.
- Granting the special exceptions to the fence standards relating to height, material and visibility obstruction regulations with a condition that the applicant complies with the submitted site plan and elevations, would require the proposal to be constructed as shown on the submitted documents.

Timeline:

December 2, 2023: The applicant submitted an “Application/Appeal to the Board of Adjustment” and related documents which have been included as part of this case report.

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January 10, 2024: The Board of Adjustment Administrator assigned this case to Board of Adjustment Panel **A**.

January 11, 2024: The Sustainable Development and Construction Department Senior Planner emailed the applicant the following information:

- an attachment that provided the public hearing date and panel that will consider the application; the January 26, 2024, deadline to submit additional evidence for staff to factor into their analysis; and February 9, 2024, deadline to submit additional evidence to be incorporated into the board’s docket materials.
- the criteria/standard that the board will use in their decision to approve or deny the request; and
- the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.

February 2, 2024: The Board of Adjustment staff review team meeting was held regard request and other requests scheduled for the February public hearings. Review team members in attendance included: The Board of Adjustment Chief Planner/Board Administrator, the Development Services Senior Plans Examiner, and the Assistant City Attorney to the Board.

Speakers:

For: Darian Kaar, 4625 Walnut Hill Ln., Dallas, TX 75229

Against: No Speakers

Motion

I move that the Board of Adjustment in Appeal No. BDA 234-025 **HOLD** this matter under advisement until **March 19, 2024**.

Maker:	Michael Hopkovitz				
Second:	Jay Narey				
Results:	5-0 Unanimously				Moved to hold until 3/19/2024
		Ayes:	-	5	David A. Neumann, Rachel Hayden, Kathleen Davis, Michael Hopkovitz and Jay Narey
		Against:	-	0	

HOLDOVER CASES

7. 2764 Catherine Street
BDA223-097(KMH)

BUILDING OFFICIAL’S REPORT: Application of Robert Smith for (1) a special exception to the fence-height regulations, and for (2) a special exception to the 20-foot visibility obstruction regulations, and for (3) a special exception to the 20-foot visibility obstruction regulations at 2764 Catherine St. This property is more fully described as Block 2/3879, Lot 1, and is zoned CD-8;

subarea 1 (R-7.5(A)), which limits the height of a fence in the 50% of the side-yard and corner side-yard to 4-feet and requires a 20-foot visibility triangle at driveway approaches, and requires a 20-foot visibility triangle at the point of intersection of the edge of an alley and an adjacent street curb line. The applicant proposes to construct a 6-foot 6-inch high fence in a required side-yard, which will require (1) a 2-foot 6-inch special exception to the fence height regulations; and to construct a single-family residential fence structure in a required 20-foot visibility obstruction triangle, which will require (2) a special exception to the 20-foot visibility obstruction regulation at driveway approaches; and to construct a single-family residential fence structure in a required 20-foot visibility obstruction triangle, which will require (3) a special exception to the 20-foot visibility obstruction regulation intersection of the edge of an alley and an adjacent street curb line.

LOCATION: 2764 Catherine St.

APPLICANT: Robert Smith

REQUEST:

- 2. A request for a special exception to the fence height regulations,
- 3. A request for a special exception to the 20-foot visibility obstruction regulations, and;
- 4. A request for a special exception to the 20-foot visibility obstruction regulations.

STANDARD FOR A SPECIAL EXCEPTION TO FENCE HEIGHT STANDARDS REGULATIONS:

Section 51A-4.602(b)(2) of the Dallas Development Code states that the board may grant a special exception to the fence regulations when in the opinion of the board, **the special exception will not adversely affect neighboring property.**

STANDARD FOR A SPECIAL EXCEPTION TO THE VISUAL OBSTRUCTION REGULATIONS:

Section 51A-4.602(d)(3) of the Dallas Development Code states that the board shall grant a special exception to the requirements of the visual obstruction regulations when, in the opinion of the board, **the item will not constitute a traffic hazard.**

STAFF RECOMMENDATION:

No staff recommendation are made on these requests.

The Development Services Engineer recommends approval of visibility encroachment at the driveway; however, he recommends denial of visibility encroachment at the alley.

BACKGROUND INFORMATION:

Zoning:

- Site: CD-8; Subarea R-7.5 (A) (Single Family District)
- North: CD-8
- East: CD-8
- South: CD-8
- West: CD-8

Land Use:

The subject site and all surrounding properties are developed with single-family uses.

BDA History:

No BDA history in the last five years.

GENERAL FACTS/STAFF ANALYSIS:

- The application of Robert Smith for the property located at 2764 Catherine Street focuses on 3 requests. The first request is for a special exception to the fence height regulations of 4-feet. The applicant is proposing to construct and maintain a 6-foot 6-inch high fence in a required front yard, which will require a 2-foot 6-inch special exception to the fence height regulations. The applicant is proposing the fence along Pierce Street and along the alley. It is imperative to note the fence along Pierce Street will include a gate.
- Secondly, the applicant proposes to maintain a single-family fence in a required visibility triangle at the driveway approach along Pierce Street, which will require a special exception to the visual obstruction regulations. The visual obstruction regulations require a 20-foot visibility triangle at all driveway approaches.
- Additionally, the applicant proposes to maintain a single-family fence structure in a required visibility triangle at the intersection of the edge of an alley and an adjacent street curb line, which requires a 20-foot special exception to the visual obstruction regulations.
- The subject site along with the surrounding properties are all developed with single family uses.
- It is imperative to note that the subject site is a corner lot.
- As gleaned from the submitted site plan and elevations, the applicant is proposing to maintain a new 6-foot 6-inch wooden fence. The proposed fence and gate are shown to encroach into the required visibility triangle at the driveway approach along Pierce Street. The proposed fence is also shown to encroach into the visibility triangle at the street intersection and the alley.
- The CD-8 zoning district limits the height of a fence in the 50% of the side-yard and corner side-yard to 4-feet.
- The applicant has the burden of proof in establishing that the special exception to the fence regulations will not adversely affect the neighboring property.
- The applicant has the burden of proof in establishing that the special exception to the visual obstruction regulations does not constitute a traffic hazard.
- If the Board were to grant this special exception request and impose a condition that the applicant complies with the submitted site plan/elevation, the proposal of 6-feet 6-inches in height in the front yard setback would be limited to that what is shown on the submitted documents.
- Additionally, granting this request for a special exception to the visual obstruction regulations with a condition imposed that the applicant complies with the submitted site plan would limit

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the proposed fence in the 20-foot visibility triangles at the driveway into the site from Pierce Street and the alley to what is shown on the submitted documents.

- [BDA223-097_2764 Catherine](#)

Timeline:

September 13, 2023: The applicant submitted an “Application/Appeal to the Board of Adjustment” and related documents which have been included as part of this case report.

October 2, 2023: The Board of Adjustment Administrator assigned this case to Board of Adjustment Panel A.

October 4, 2023: The Sustainable Development and Construction Department Senior Planner emailed the applicant the following information:

- an attachment that provided the public hearing date and panel that will consider the application; the October 23, 2023, deadline to submit additional evidence for staff to factor into their analysis; and November 3, 2023, deadline to submit additional evidence to be incorporated into the board’s docket materials.
- the criteria/standard that the board will use in their decision to approve or deny the request; and
- the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.

November 1, 2023: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the November public hearings. Review team members in attendance included: The Board of Adjustment Chief Planner/Board Administrator, the Development Services Senior Plans Examiner, the Assistant City Attorney to the Board, the Senior Planner and Code Compliance staff.

December 19, 2023: The applicant requested that this case be postponed until February due to unexpected family emergencies that has caused a delay with making revisions to his plans and trying to come into compliance.

January 16, 2024: The Board of Adjustment Panel A moved to hold this matter under advisement until February 20, 2024.

February 2, 2024: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the February public hearings. Review team members in attendance included: The Board of Adjustment Chief Planner/Board Administrator, the Development Services Senior Plans Examiner, the Assistant City Attorney to the Board, the Senior Planner and Code Compliance staff.

Speakers:

For: Robert Smith, 3000 Irving Blvd., Dallas TX 75211
Luis Salcedo, 401 College Station, Grand Prairie, TX 75050

Against: No Speakers

Motion # 1

I move that the Board of Adjustment, in Appeal No. BDA 223-097, on application of Robert Smith, **DENY** the special exception requested by this applicant to construct and/or maintain a 6-foot 6-inch high fence **without prejudice**, because our evaluation of the property and the testimony shows that granting the application would adversely affect neighboring property.

Maker:	Kathleen Davis					
Second:	David A. Neumann					
Results:	4-0 Unanimously					Moved to deny
		Ayes:	-		5	David A. Neumann, Kathleen Davis, Michael Hopkovitz, Rachel Hayden, Jay Narey
		Against:	-		0	

Motion # 2

I move that the Board of Adjustment, in Appeal No. BDA 223-097, on application of Robert Smith, **DENY** the special exception requested by this applicant to maintain items in the visibility triangle at the drive approach **without prejudice**, because our evaluation of the property and the testimony shows that granting the application would constitute a traffic hazard.

Maker:	Kathleen Davis					
Second:	Rachel Hayden					
Results:	5-0 Unanimously					Moved to deny
		Ayes:	-		5	David A. Neumann, Kathleen Davis, Michael Hopkovitz, Rachel Hayden, Jay Narey
		Against:	-		0	

Motion # 3

I move that the Board of Adjustment, in Appeal No. BDA 223-097, on application of Robert Smith, **DENY** the special exception requested by this applicant to maintain items in the visibility triangle at the drive approach **without prejudice**, because our evaluation of the property and the testimony shows that granting the application would constitute a traffic hazard.

Maker:	Kathleen Davis					
Second:	Rachel Hayden					
Results:	4-1					Moved to deny
		Ayes:	-		4	David A. Neumann, Kathleen Davis, Rachel Hayden, Jay Narey
		Against:	-		1	Michael Hopkovitz

INDIVIDUAL CASES

8. 715 W. Redbird Avenue
BDA234-003_FR1(DB)

BUILDING OFFICIAL’S REPORT: Application of Leticia Dorsey for a variance to the side-yard setback regulations at 715 W. RED BIRD LN. This property is more fully described as Block 13/6909, Lot 15, and is zoned R-7.5(A), which requires side-yard setback of 5-feet.

LOCATION: 715 W. Redbird Avenue

APPLICANT: Leticia Dorsey

REQUESTS:

The applicant is requesting a fee reimbursement for fees paid for the application of a variance to the side-yard setback regulations at 715 W. Redbird Avenue.

STANDARD FOR A FEE WAIVER OR REIMBURSEMENT:

Section 51A-1.105(b)(6) of the Dallas Development Code specifies the board of adjustment may waive the filing fee if the board finds that payment of the fee would result in substantial financial hardship to the applicant. The applicant may either pay the fee and request reimbursement at the hearing on the matter or request that the issue of financial hardship be placed on the board’s miscellaneous docket for predetermination. If the issue is placed on the miscellaneous docket, the applicant may not apply to the merits of the request for a waiver have been determined by the board. In making this determination, the board may require the production of financial documents.

STAFF RECOMMENDATION:

The staff does not make a recommendation on fee waiver requests.

Timeline:

November 9, 2023: The applicant submitted an “Application/Appeal to the Board of Adjustment” and related documents which have been included as part of this case report.

November 12, 2023: The applicant submitted an email requesting the fee waiver to be taken into consideration.

December 1, 2023: The Board of Adjustment Administrator assigned this case to Board of Adjustment Panel **A**.

December 6, 2023: The Sustainable Development and Construction Department Senior Planner emailed the applicant the following information:

- an attachment that provided the public hearing date and panel that will consider the application; the December 22, 2023, deadline to submit additional evidence for staff to factor into their analysis; and January 5, 2024, deadline to submit additional evidence to be incorporated into the board’s docket materials.

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- the criteria/standard that the board will use in their decision to approve or deny the request; and
- the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.

January 4, 2024: Applicant submitted documentary evidence to prove hardship.

January 16, 2024: Application of Leticia Dorsey for a variance to the side-yard setback regulations at 715 W. RED BIRD LN was approved but the fee waiver was not placed on the docket therefore the fee waiver will be heard on February 20, 2024

Email request:

fee waiver



Leticia Dorsey <ledorsey23@gmail.com>

To Barkume, Diana

FOLLOW UP

Follow up. Start by Wednesday, January 17, 2024. Due by Wednesday, January 17, 2024.

External Email!

On this date of November 12, 2023 I Leticia Dorsey am requesting a refund for the case fee of \$610 dollars.

Thank you, Leticia Dorsey

Speakers:

For: Gabriella Dorsey, 715 W. Red Bird Ln., Dallas TX 75232

Against: No Speakers

Motion

I move that the Board of Adjustment, in Appeal No. BDA 234-003_FR1, on application of Leticia Dorsey, **DENY** the request to reimburse the filing fees paid in association with a request for a special exception to the fence height regulations and visibility triangle regulations as requested by this applicant (with/without) prejudice, because our evaluation of the property and the testimony shows that payment of the fee would NOT result in substantial financial hardship to this applicant.

Maker:	Kathleen Davis				
Second:	Michael Hopkovitz				
Results:	5-0 Unanimously				Moved to deny
		Ayes:	-	5	David A. Neumann, Rachel Hayden, Kathleen Davis, Michael Hopkovitz, and Jay Narey
		Against:	-	0	

9. 909 S. Corinth Street Road
BDA234-009_FR1(DB)

BUILDING OFFICIAL’S REPORT: Application of Dejuan Session for a variance to the front yard setback regulations at 909 S. CORINTH ST. RD. This property is more fully described as Block 27/3588, Lot 4-6 and part of lot 3, and is zoned RR, which requires a front yard setback of 15-feet.

LOCATION: 909 S Corinth St. RD.

APPLICANT: Dejuan Session

REQUESTS:

The applicant is requesting a fee reimbursement for fees paid for the application of a variance to the front-yard setback regulations at 909 S Corinth St. RD.

STANDARD FOR A FEE WAIVER OR REIMBURSEMENT:

Section 51A-1.105(b)(6) of the Dallas Development Code specifies the board of adjustment may waive the filing fee if the board finds that payment of the fee would result in substantial financial hardship to the applicant. The applicant may either pay the fee and request reimbursement at the hearing on the matter or request that the issue of financial hardship be placed on the board’s miscellaneous docket for predetermination. If the issue is placed on the miscellaneous docket, the applicant may not apply to the merits of the request for a waiver have been determined by the board. In making this determination, the board may require the production of financial documents.

STAFF RECOMMENDATION:

The staff does not make a recommendation on fee waiver requests.

Timeline:

- November 27, 2023: The applicant submitted an “Application/Appeal to the Board of Adjustment” and related documents which have been included as part of this case report.
- December 1, 2023: The Board of Adjustment Administrator assigned this case to Board of Adjustment Panel **A**.
- December 6, 2023: The Sustainable Development and Construction Department Senior Planner emailed the applicant the following information:
 - an attachment that provided the public hearing date and panel that will consider the application; the December 22, 2023, deadline to submit additional evidence for staff to factor into their analysis; and January 5, 2024, deadline to submit additional evidence to be incorporated into the board’s docket materials.
 - the criteria/standard that the board will use in their decision to approve or deny the request; and

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- the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.

January 11, 2024: Applicant requested to withdraw his application; Per working rules of procedure, the applicant did not provide the required number of days to withdraw therefore the case remained on the docket to be heard on January 16, 2024;

January 16, 2024: Applicant decided to request a withdraw during the hearing, therefore, the case was denied without prejudice.

January 24, 2024: Applicant met with city staff to discuss his options; Applicant decided to request a fee waiver prior to reapplying to the board of adjustment.

Email request:

From: d session <d.session2015@yahoo.com>
Sent: Thursday, January 11, 2024 8:18 AM
To: Barkume, Diana <diana.barkume@dallas.gov>; Castaneda, Nora <nora.castaneda@dallas.gov>
Subject: 909 S. Corinth St Rd Dallas, TX 75203

External Email!

Good Morning,

I De Juan Lamar Session request to withdraw my application for D Dawgz & Margz To Go 909 S. Corinth St Rd Dallas, TX 75203. Reason being I decided to go a different route.

Due to unforeseen issues that keep arising to get permits finalize. Secondly, I will not have updated Tax documentation needed by January 16, 2024 hearing date.

Due to Owner of property pays taxes every year on the 31st of January.

Requesting refund please of \$1104.85. Any questions or concerns I can

be reach at email below d.session2015@yahoo or 214-972-8020

Thanks

Always willing to do business with you!!
Mr. Session

Speakers:

For: DeJuan Session, 909 S. Corinth Street Rd. Dallas TX 75203

Against: No Speakers

Motion

I move that the Board of Adjustment, in Appeal No. BDA 234-009_FR1, on application of Dejuan Session, **GRANT** the request to reimburse the filing fees paid in association with a request for a special exception to the fence height regulations and visibility triangle regulations as requested by

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this applicant because our evaluation of the property and testimony shows that the payment of the fee would result in substantial financial hardship to this applicant.

Maker:	David A. Neumann				
Second:	Michael Hopkovitz				
Results:	5-0 unanimously				Moved to grant
		Ayes:	-	5	David A. Neumann, Rachel Hayden, Kathleen Davis, Michael Hopkovitz and Jay Narey
		Against:	-	0	

Recess at 2:55 p.m. – 3:00 p.m.

ADJOURNMENT

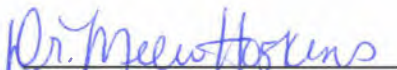
After all business of the Board of Adjustment had been considered, Chairman moved to adjourn the meeting at 4:31 p.m.

Maker:	Rachel Hayden				
Second:	Jay Narey				
Results:	5-0 unanimously				Moved to adjourn



Required Signature:
Mary Williams, Board Secretary
Development Services Dept.

3/19/2024
Date



Required Signature:
Dr. Kameka Miller-Hoskins, Board Administrator
Development Services Dept.

3/19/24
Date



Required Signature:
David A. Neumann, Chairman
Board of Adjustment

3/19/24
Date