



BOARD OF ADJUSTMENT

Panel A Minutes

November 19th, 2024

RECEIVED

2024 DEC 18 AM 3:16

CITY SECRETARY
DALLAS, TEXAS

Council Chambers 6EN
24923176153@dallascityhall.webex.com

David A. Neumann, Chairman

PRESENT: [5]

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

ABSENT: [0]

Chairman David A. Neumann called the briefing to order at **10:47 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 testimony opportunities for individuals to comment on matters that were scheduled on the posted meeting agenda.

1. Gus Perez – 7811 Morton Street, Dallas TX 75209
2. Zac Thompson – 4715 University Blvd., Dallas TX 75209
3. Robert Voltmann – 7315 Robin Rd., Dallas TX 75209
4. Kemeshia Richardson - 7314 Kenwell St., Dallas TX 75209
5. Jonathan Maples (did not speak) – 6525 Oriole St., Dallas TX 75209

MISCELLANEOUS ITEMS

Approval of the Board of Adjustment Panel A, October 22nd, 2024, Meeting Minutes.

Motion was made to approve Panel A, October 22nd, 2024, Public Hearing Minutes.

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

Approval of the Board of Adjustment Full Board Meeting Minutes, October 29th, 2024.

Motion was made to approve Full Board Meeting Minutes, October 29th, 2024.

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

CONSENT ITEMS

1. 9410 Alva Court
BDA234-128(BT)

BUILDING OFFICIAL’S REPORT: Application of Fenil Ghodadra for (1) a special exception to the fence height regulations at **9410 ALVA CT**. This property is more fully described as Block 6/5596, TR 5 & S 11 feet of TR 4, and is zoned R-1ac(A), which limits the height of a fence in the front yard to 4-feet. The applicant proposes to construct and/or maintain an 8-foot-high fence in a required front-yard, which will require **(1)** a 4-foot special exception to the fence height regulations.

LOCATION: 9410 ALVA CT.

APPLICANT: Fenil Ghodadra

REQUEST:

- (1) A request for a special exception to the fence height regulations

STANDARD OF REVIEW FOR A SPECIAL EXCEPTION TO FENCE HEIGHT 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 (1):

No staff recommendation is made on this request.

BACKGROUND INFORMATION:

Zoning:

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

Land Use:

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

BDA History:

No BDA history found within the last 5 years

GENERAL FACTS/STAFF ANALYSIS:

- The application of Fenil Ghodadra for the property located at 9410 Alva Ct. focuses on one request relating to the fence height.
- A request for a special exception to the fence height regulations. The applicant is proposing to construct and maintain an 8-foot high gate in a required front-yard, which will require a 4-foot special exception to the fence height regulations.
- The subject site along with surroundings properties to the north, south, east, and west are all developed with single-family homes.
- As illustrated on the submitted site plan and elevations, the applicant is proposing to replace an existing 8-foot high fence and gate, located near the front property line.
- Based upon staff’s analysis of the surrounding properties, many provided tall fencing and vegetation serving as a screening mechanism along Alva Ct. and Deloache Ave.
- 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(s) to the fence regulations relating to height and opacity will not adversely affect the neighboring properties.

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- Granting the special exceptions to the fence standards relating to height 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:

Timeline:

- September 19, 2024: 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 8, 2024: The Board of Adjustment Administrator assigned this case to Board of Adjustment Panel **A**.
- October 17, 2024: The Development Services 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 25, 2024, deadline to submit additional evidence for staff to factor into their analysis; and November 8, 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.
- November 6, 2024: 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 Board of Adjustment Senior Planner, Project Coordinator, Board Secretary, Conservation District Chief Planner, Chief Arborists, Zoning Senior Planner and Transportation Engineer.

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 234-128 – Application of Fenil Ghodadra, for a special exception to the fence height requirements 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:	Rachel Hayden				
Second:	Michael Hopkovitz				
Results:	5-0 Unanimously				Motion to grant
		Ayes:	-	5	David A. Neumann, Kathleen Davis, Rachel Hayden, Jay Narey and Michael Hopkovitz
		Against:	-	0	

2. 4640 N. Lindhurst Avenue
BDA234-129(CJ)

This item was moved to Individual Cases

BUILDING OFFICIAL’S REPORT: Application of Alec Lang represented by Jeff Howard for **(1)** a special exception to the fence height regulations at 4640 N. Lindhurst Ave. This property is more fully described as Block B/5531, Lot 1 and is zoned R-1ac(A), which limits the height of a fence in the front yard to 4-feet. The applicant proposes to construct and/or maintain a 7-foot 6-inch-high fence in a required front-yard, which will require **(1)** a 3-foot 6-inch special exception to the fence height regulations.

LOCATION: 4640 N. Lindhurst Avenue

APPLICANT: Alec Lang

REQUEST:

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

STANDARD OF REVIEW FOR A SPECIAL EXCEPTION TO FENCE HEIGHT REGULATIONS: Section 51A-4.602(a)(11) of the Dallas Development Code states that the board may grant a special exception to the fence standard regulations when in the opinion of the board, **the special exception will not adversely affect neighboring property.**

STAFF RECOMMENDATION:

Special Exceptions (1):

No staff recommendation is made on this request.

BACKGROUND INFORMATION:

BDA History:

- No BDA history found at 4640 N. Lindhurst Avenue in the last 5 years.

Square Footage:

- This lot contains 38,986.2 of square feet.
- This lot is zoned R-1ac(A) which has a minimum lot size of 43,560 square feet or 1 acre.

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 surrounding properties to the north, south, east and west are developed with single-family uses.

GENERAL FACTS/STAFF ANALYSIS:

- The application for Rob Baldwin property located at 5251 Ravine Drive focuses on one request relating to fence height regulations.
- The applicant proposes to construct and maintain and 7-foot 6-inch-high fence in a required front yard, which will require a 3-foot 6-inch special exception to the fence height regulations.
- Specifically, the applicant is proposing to construct a 5-foot 6-inch fence connected by 7-foot 6-inch stucco columns in a required front yard.
- The subject site along with properties to the north, south, east, and west are all developed with single-family homes.
- It is imperative to note that the subject site is a lot mid-block lot with single street frontage on North Lindhurst Avenue.
- Based upon staff’s analysis of the surrounding properties, there are a few homes along the full extent of North Lindhurst Avenue with fences and gates in the required front yard and/or some form of vegetation serving as a screening mechanism.
- The applicant has stated that the request for special exception has been made for safety reasons.
- It has been confirmed that the fence is proposed and not 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 relating to height will not adversely affect the neighboring properties.

- Granting the special exceptions to the fence standards relating to height 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: [BDA234-130 at 9820 Royce Dr.](#)

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Timeline:

September 24, 2024: 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 8, 2024: The Board of Adjustment Administrator assigned this case to Board of Adjustment Panel **A**.

October 16, 2024: The Development Services Department Senior Planner emailed the applicant the following information:

- an attachment that provided the hearing date and panel that will consider the application; the October 25, 2024, deadline to submit additional evidence for staff to factor into their analysis ;and November 8, 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.

November 6, 2024: 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 Board of Adjustment Senior Planner, Project Coordinator, Board Secretary, Conservation District Chief Planner, Chief Arborists, Zoning Senior Planner, and Transportation Engineer.

Speakers:

For: Jeff Howard, 3526 lakeridge Dr., Grapevine TX 76051

Against: No Speakers

Motion

I move that the Board of Adjustment, in Appeal No. BDA 234-129, on application of Alec Lang represented by Jeff Howard, **GRANT** the request of this applicant to construct and/or maintain a 7-foot 6-inch high fence as a special exception to the height requirement for fences contained in the Dallas Development Code, as amended, because our evaluation of the property and the testimony shows that this special exception will not adversely affect neighboring property.

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

Compliance with height and fence location requirements illustrated in the most recent version of all submitted plans are required.

Maker:	Rachel Hayden				
Second:	Kathleen Davis				
Results:	5-0 Unanimously				Motion to grant

		Ayes:	-	5	David A. Neumann, Kathleen Davis, Rachel Hayden, Jay Narey and Michael Hopkovitz
		Against:	-	0	

HOLDOVER CASES

3. 4336 Lively Lane
 BDA234-118(CJ)

BUILDING OFFICIAL’S REPORT: Application of Larry Klinghoffer for a special exception to (1) provide an additional electrical meter at 4336 Lively Lane. This property is more fully described as Block B/5549, Lot 9, and is zoned R-10(A), which requires that a single-family dwelling use in a single family district may be supplied by not more than one electrical utility service, and metered by not more than one electrical meter. The applicant proposes to construct and/or maintain an accessory structure to a single-family dwelling in a single family district and have more than one electrical utility service, or more than one electrical meter, which will require (1) a special exception to the single-family zoning use regulations.

LOCATION: 4336 Lively Lane

APPLICANT: Larry Klinghoffer

REQUEST:

- (1) A special exception to the single-family zoning use regulations for an electrical utility service or electrical meter.

STANDARD OF REVIEW FOR A SPECIAL EXCEPTION TO THE SINGLE-FAMILY USE REGULATIONS TO AUTHORIZE MORE THAN ONE ELECTRICAL UTILITY SERVICE OR ELECTRICAL METER ON A LOT:

Section 51A-4.112(f)(8)(A) of the Dallas Development Code states that The board may grant a special exception to authorize more than one electrical utility service and more than one electrical meter on a lot in this district when, in the opinion of the board, the special exception will:

- not be contrary to the public interest; and
- not adversely affect neighboring properties; and
- not be used to conduct a use not permitted in this district.

STAFF RECOMMENDATION:

Special Exception (1):

No staff recommendation is made on this request.

BACKGROUND INFORMATION:

BDA History:

- No BDA history found at 4336 Lively Lane in the last 5 years.

Square Footage:

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- This lot contains 28618.92 of square feet.
- This lot is zoned R-10 (A) which has a minimum lot size of 10,000 square feet.

Zoning:

- Site: R-10 (A) (Single Family District)
- North: R-10 (A) (Single Family District)
- East: R-10 (A) (Single Family District)
- South: R-10 (A) (Single Family District)
- West: R-10 (A) (Single Family District)

Land Use:

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

GENERAL FACTS/STAFF ANALYSIS:

- The application for Larry Klinghoffer property located at 4336 Lively Lane focuses on one request relating to single-family use regulations.
- The applicant proposes to construct and/or maintain an accessory structure to a single-family dwelling and have more than one electrical utility service or more than one electrical meter, which will require a special exception to the single-family zoning use regulations.
- The subject site along with properties to the north, south, east, and west are all developed with single-family homes.
- The subject site is a mid-block lot with single street frontage on Lively Lane.
- According to the applicant, the requested electrical utility service or electrical meter is required for the new accessory structures HVAC system; the new structure is currently under review as permit #2409161151.
- The applicant has the burden of proof in establishing that the special exception to the single-family use regulations regarding electrical services will not be contrary to the public interest, not adversely affect the neighboring properties and not be used to conduct a use 200' Radius Video: [BDA234-118 at 4336 Lively Ln.](#)

Timeline:

- August 26, 2024: The applicant submitted an "Application/Appeal to the Board of Adjustment" and related documents which have been included as part of this case report.
- September 9, 2024: The Board of Adjustment Administrator assigned this case to Board of Adjustment Panel A.
- September 12, 2024: The Development Services Department Senior Planner emailed the applicant the following information:
 - an attachment that provided the hearing date and panel that will consider the application; the September 27, 2024, deadline to submit additional evidence for staff to factor into their analysis ;and

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

4. 6529 Victoria Avenue
 BDA234-111(BT)

BUILDING OFFICIAL’S REPORT: Application of Daniel Le to (1) appeal the decision of the administrative official at **6529 VICTORIA AVE.** This property is more fully described as Block P/2606, Lot 18, and is zoned PD-67 (Tract 3), which requires compliance with Planned Development No. 67 land use and development standards. The applicant proposes to (1) appeal the decision of an administrative official in the revocation of a building project and the associated master permit for the construction of a new duplex.

LOCATION: 6529 Victoria Ave.

APPLICANT: Daniel Le

REQUEST:

(3) A request is made to appeal the decision of the administrative official in building permit 2301031121 and 2301041101 for structure exceeding maximum allowed height, exceeding maximum allowed lot coverage, and non-compliant roof types.

STANDARD FOR APPEAL FROM DECISION OF AN ADMINISTRATIVE OFFICIAL:

Section Dallas Development Code Sections 51A-3.102(d)(1) and 51A-4.703(a)(2) state that any aggrieved person may appeal a decision of an administrative official when that decision concerns issues within the jurisdiction of the Board of Adjustment.

Section 51A–3.102 of the Dallas Development code states the Board of Adjustment has the following powers and duties: “reverse an order, requirement, decision, or determination of an administrative official involving the interpretation or enforcement of the zoning ordinance; to hear and decide, appeals from decisions of administrative officials made in the enforcement of a zoning ordinance of the city. (For this purpose of the section administrative official means that person within a city department having the final decision-making authority within the department relative to the zoning enforcement issue.); to interpret the zoning district map when uncertainty exists because the actual physical features differ from those indicated on the zoning district map and when the rules set forth in the zoning district boundary regulations do not apply.”

Additionally, **Section 51A-4.703** states that “the board shall decide an appeal of a decision of an administrative official at the next meeting for which notice can be provided following the hearing and not later than the 60th day after the appeal date is filed. The board shall have all the powers of the administrative official on the action appealed from. The board may in whole or in part affirm, reverse, or amend the decision of the official. The board may impose reasonable conditions in its

order to be complied with by the applicant in order to further the purpose and intent of this chapter.”

The Board of Adjustment may hear and decide an appeal that alleges error in a decision made by an administrative official. Tex. Local Gov't Code Section 211.009(a)(1).

BACKGROUND INFORMATION:

Zoning:

- Site: PD-67 (Tract 3)
- North: PD-67 (Tract 3)
- East: PD-67 (Tract 3) and PD-67 (Tract 4)
- South: PD-67 (Tract 3) and CR
- West: PD-67 (Tract 3) and CR

Land Use:

The subject site is developed with a duplex use and surrounding properties to the north, and east are developed with single-family and duplex uses. Surrounding properties to the south and west are developed with single-family, duplex and non-residential uses.

BDA History:

No BDA history found within the last 5 years

GENERAL FACTS/STAFF ANALYSIS:

- Ashra Ortiz, represented by Pascual Mojica applied for a duplex permit (6529 and 6531 Victoria Ave.) on January 03, 2023
- Permit #2301031121 (Master Permit #2301041101) was approved on January 04,2023.
- Various green tags received with the last being issued on June 28, 2024.
- Project placed on hold on July 26, 2024.
- Letter via email to revoke permit #2301031121 and permit #2301041101 provided to applicant on August 7, 2024.
- The board shall have all the powers of the administrative official on the action appealed. The board may in whole or in part affirm, reverse, or amend the decision of the official.

Timeline:

- August 7, 2024: The applicant submitted an “Application/Appeal to the Board of Adjustment” and related documents which have been included as part of this case report.
- August 9, 2024: The Board of Adjustment Administrator assigned this case to Board of Adjustment Panel **B**.
- August 21, 2024: The Development Services 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 August 23, 2024, deadline to submit additional evidence for staff to factor into their analysis; and

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September 6, 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.

August 30, 2024: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the September public hearings. Review team members in attendance included: The Board of Adjustment Chief Planner/Board Administrator, the Board of Adjustment Senior Planner, Project Coordinator, Board Secretary, Conservation District Chief Planner, Chief Arborists, Zoning Senior Planner, and Transportation Engineer.

September 17, 2024: The Board of Adjustment Panel **A**, at its public hearing held on Tuesday, September 17, 2024, moved to **HOLD** this matter under advisement until **October 22, 2024**.

September 17, 2024: The Development Services 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 September 27, 2024, deadline to submit additional evidence for staff to factor into their analysis; and October 11, 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.

October 3, 2024: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the October public hearings. Review team members in attendance included: The Board of Adjustment Chief Planner/Board Administrator, the Board of Adjustment Senior Planner, Project Coordinator, Board Secretary, Conservation District Chief Planner, Chief Arborists, Zoning Senior Planner and Transportation Engineer.

October 22, 2024: The Board of Adjustment Panel **A**, at its public hearing held on Tuesday, October 22, 2024, moved to **HOLD** this matter under advisement until **November 19, 2024**.

October 24, 2024: The Development Services 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 25, 2024, deadline to submit additional evidence for staff to factor into their analysis; and

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November 8, 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.

November 6, 2024: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the October public hearings. Review team members in attendance included: The Board of Adjustment Chief Planner/Board Administrator, the Board of Adjustment Senior Planner, Project Coordinator, Board Secretary, Conservation District Chief Planner, Chief Arborists, Zoning Senior Planner and Transportation Engineer.

Speakers:

For: Daniel Le, 6529 Victoria Ave., Dallas TX 75209
Misty Ventura, 9406 Biscayne Blvd., Dallas TX 75218

Representing the City of Dallas: Justin Roy, City Attorney Office, 1500 Marilla Street 7DN

Motion # 1

Having fully reviewed the decision of the administrative official of the City of Dallas in Appeal No. BDA 234-111, on application of Daniel Le, and having evaluated the evidence pertaining to the property and heard all testimony and facts supporting the application, I move that the Board of Adjustment with the following 3 actions:

1. **REVERSE** the decision of the building official in relates to height,
2. **REVERSE** the decision of the building official in relates lot coverage,
3. **AFFIRM** the decision of the building official in relates to roof type

Maker:	David Neumann				
Second:	Katheen Davis				
Results:	3-2				Motion fails
		Ayes:	-	3	David A. Neumann, Rachel Hayden, Kathleen Davis
		Against:	-	2	Michael Hopkovitz and Jay Narey

Motion # 2

Having fully reviewed the decision of the administrative official of the City of Dallas in Appeal No. BDA 234-111, on application of Daniel Le, and having evaluated the evidence pertaining to the property and heard all testimony and facts supporting the application, I move that the Board of Adjustment:

1. **AFFIRM** the decision of the administrator official as to height,
2. **REVERSE** the decision of the administrator official as to lot coverage,
3. **AFFIRM** the decision of the building official as to roof shape.

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Maker:	Michael Hopkovitz			
Second:	Jay Narey			

Motion was withdrawn.

Maker:	Michael Hopkovitz			
Second:	Jay Narey			

Motion # 3

Having fully reviewed the decision of the administrative official of the City of Dallas in Appeal No. BDA 234-111, on application of Daniel Le, and having evaluated the evidence pertaining to the property and heard all testimony and facts supporting the application, I move that the Board of Adjustment **AFFIRM** the decision of the administrative official as to building height.

Maker:	Michael Hopkovitz			
Second:	Jay Narey			
Results:	3-2			Motion carries to affirm
		Ayes:	- 3	Rachel Hayden, Jay Narey and Michael Hopkovitz
		Against:	- 2	Kathleen Davis, David A. Neumann

Motion # 4

Having fully reviewed the decision of the administrative official of the City of Dallas in Appeal No. BDA 234-111, on application of Daniel Le, and having evaluated the evidence pertaining to the property and heard all testimony and facts supporting the application, I move that the Board of Adjustment **AFFIRM** the decision of the administrative official in regards of roof type.

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

Motion # 5

Having fully reviewed the decision of the administrative official of the City of Dallas in Appeal No. BDA 234-111, on application of Daniel Le, and having evaluated the evidence pertaining to the property and heard all testimony and facts supporting the application, I move that the Board of Adjustment **REVERSE** the decision of the administrative official in regards of lot coverage.

Maker:	Michael Hopkovitz			
Second:	Jay Narey			

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

****Recess at 2:10 – 2:25 pm****

ADJOURNMENT

After all business of the Board of Adjustment had been considered, Chairman entertained a motion to adjourn at 4:15 p.m.

Maker:	Michael Hopkovitz				
Second:	Kathleen Davis				



Required Signature:

Mary Williams, Board Secretary
Planning & Development Department

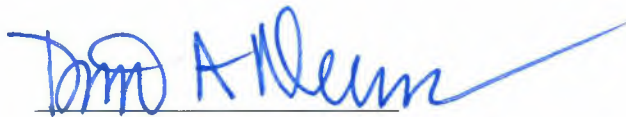
12/09/24
Date



Required Signature:

Dr. Kameka Miller-Hoskins, Board Coordinator
Planning & Development Department

12/9/24
Date



Required Signature:

David A. Neumann, Chairman
Board of Adjustment

12/9/24
Date