

Record Summary for Board of Adjustments

Record

Record #	Status	Opened Date
BOA-25-000021	In Review	06/17/2025

Application Name

Detailed Description

Special Exception of:

- An 8-ft fence in the front yard
- A fence located within the 20X20 visibility triangle
- An 8-ft board-on-board fence with less than 50% opacity, located less than 5-ft. from the property line.

Assigned To Department

Board of Adjustment

Assigned to Staff

Bryant Thompson

Record Type

Board of Adjustments

Custom Fields

INTERNAL USE ONLY

Source of Request	-
Fee Waiver Granted	-
Number of Parking Spaces	-
Lot Acreage	0.697

PDOX INFORMATION

PDox Number	-
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PROPERTY INFORMATION

Existing Zoning	R-7.5(A)
Lot Number	5
Lot Size (Acres)	0.697
Block Number	6073
Lot Size (Sq. Ft)	30360
How many streets abut the property?	2
Land Use	residential
Is the property platted?	Yes
Status of Project	Existing
Status of Property	Owner Occupied
Previous Board of Adjustment case filed on this property	No
Accommodation for someone with disabilities	No
File Date	06/17/2025
Seleccione si necesitara un interprete	-

Case Number	-
Are you applying for a fee waiver?	No
Have the standards for variance and or special exception been discussed?	Yes
Has the Notification Sign Acknowledgement Form been discussed?	Yes
Referred by	James Bales

Custom Lists

Board of Adjustment Meeting

1

Room	6ES
BOA Administrator	Kameka Miller-Hoskins
BOA Secretary	Mary Williams
BOA Code Specialist	Diana Barkume

2

Room	6ES
BOA Administrator	Kameka Miller-Hoskins
BOA Secretary	Mary Williams
BOA Code Specialist	Diana Barkume

3

Room	6ES
BOA Administrator	Kameka Miller-Hoskins
BOA Secretary	Mary Williams
BOA Code Specialist	Diana Barkume

Board of Adjustment Request

1

Type of Request	Special Exception
Request Description	Fence standards
Application Type	Single Family/Duplex Variance or Special Exception
Affirm that an appeal has been made for	An 8-ft fence in the front yard.
Application is made to BOA to grant the described appeal	Westmount Ave. is a busy thoroughfare and one of the few streets in the area that bisects Fort Worth Avenue with a stop light. The fence is located behind vegetation as will not be detrimental to surrounding properties.

2

Type of Request	Special Exception
Request Description	Fence standards
Application Type	Single Family/Duplex Variance or Special Exception
Affirm that an appeal has been made for	A fence located within the 20X20 visibility triangle.

Application is made to BOA to grant the described appeal

Westmount Ave. is a busy thoroughfare and one of the few streets in the area that bisects Fort Worth Avenue with a stop light. The fence is located behind vegetation as will not be detrimental to surrounding properties.

3

Type of Request

Special Exception

Request Description

Fence standards

Application Type

Single Family/Duplex Variance or Special Exception

Affirm that an appeal has been made for

An 8-ft board-on-board fence with less than 50% opacity, located less than 5-ft. from the property line.

Application is made to BOA to grant the described appeal

Westmount Ave. is a busy thoroughfare and one of the few streets in the area that bisects Fort Worth Avenue with a stop light. The fence is located behind vegetation as will not be detrimental to surrounding properties.

Case Information

1

Full Request

to construct an 8-foot high fence in a required front yard, which will require a 4-foot special exception to the fence regulations

Brief Request

special exception to the fence height regulations

Zoning Requirements

limits the height of a fence in the front- yard to 4-feet

Relevant History

NA

BOA History

No

2

Full Request

to construct a single-family residential fence structure in a required visibility obstruction triangle, which will require a special exception to the visibility obstruction regulation

Brief Request

a special exception to the 20X20-foot visibility obstruction regulations

Zoning Requirements

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

Relevant History

NA

BOA History

No

3

Full Request

to construct a fence in a required front yard with a fence panel having less than 50 percent open surface area located less than 5- feet from the front lot line, which will require a special exception to the fence regulations

Brief Request

for a special exception to the fence standards regulations

Zoning Requirements

requires a fence panel with a surface area that is less than 50 percent open may not be located less than 5-feet from the front lot line

Relevant History

NA

BOA History

No

GIS Information

1

Census Tract Number	71.69
Council District	1
Escarpment	No
Floodplain	No

Street Frontage Information

1

Street Frontage	Front
Linear Feet (Sq. Ft)	145

2

Street Frontage	Rear
Linear Feet (Sq. Ft)	135

Contact Information

Name	Organization Name	Contact Type	Phone
Rob Baldwin Email: rob@baldwinplanning.com	Baldwin Associates	Applicant	2147297949

Name	Organization Name	Contact Type	Phone
Rob Baldwin Email: rob@baldwinplanning.com	Baldwin Associates	Authorized Agent	2147297949

Name	Organization Name	Contact Type	Phone
Matthew William Criss Email: mcriss1288@gmail.com		Property Owner	2149129926

Name	Organization Name	Contact Type	Phone
Erica Ransom Email: ericaransom.er@gmail.com		Property Owner	2146827045

Name	Organization Name	Contact Type	Phone
Julie OConnell Email: julie@baldwinplanning.com	Baldwin Associates	Authorized Agent	2145460591

**BOARD OF ADJUSTMENT
CITY OF DALLAS, TEXAS**

FILE NUMBER: BOA-25-000021

BUILDING OFFICIAL'S REPORT: Application of Rob Baldwin for a special exception to the fence height regulations, and a special exception to the 20-foot visibility obstruction regulations, and for a special exception to the fence opacity regulations at 1106 WESTMOUNT AVE. This property is more fully described as Tract 1, and is zoned R-7.5(A), which limits the height of a fence in the front- yard to 4-feet, which requires a 20-foot visibility triangle at the drive approach, and requires a fence panel with a surface area that is less than 50 percent open may not be located less than 5-feet from the front lot line. The applicant proposes to construct an 8-foot high fence in a required front-yard, which will require a 4-foot special exception to the fence regulations, and the applicant proposes 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 visibility obstruction regulation, and the applicant proposes to construct and/or maintain a fence in a required front-yard with a fence panel having less than 50 percent open surface area located less than 5-feet from the front lot line, which will require a special exception to the fence opacity regulations.

LOCATION: 1106 WESTMOUNT AVE

APPLICANT: Rob Baldwin

REQUEST: A special exception to the fence height regulations, a special exception to the 20-foot visibility obstruction regulations, for a special exception to the fence opacity regulations.

Name	Organization Name	Contact Type	Phone
Michele Stoy	Baldwin Associates	Authorized Agent	2147572680
Email: michele@baldwinplanning.com			

Address

1106 WESTMOUNT AVE, Dallas, TX 75211

Parcel Information

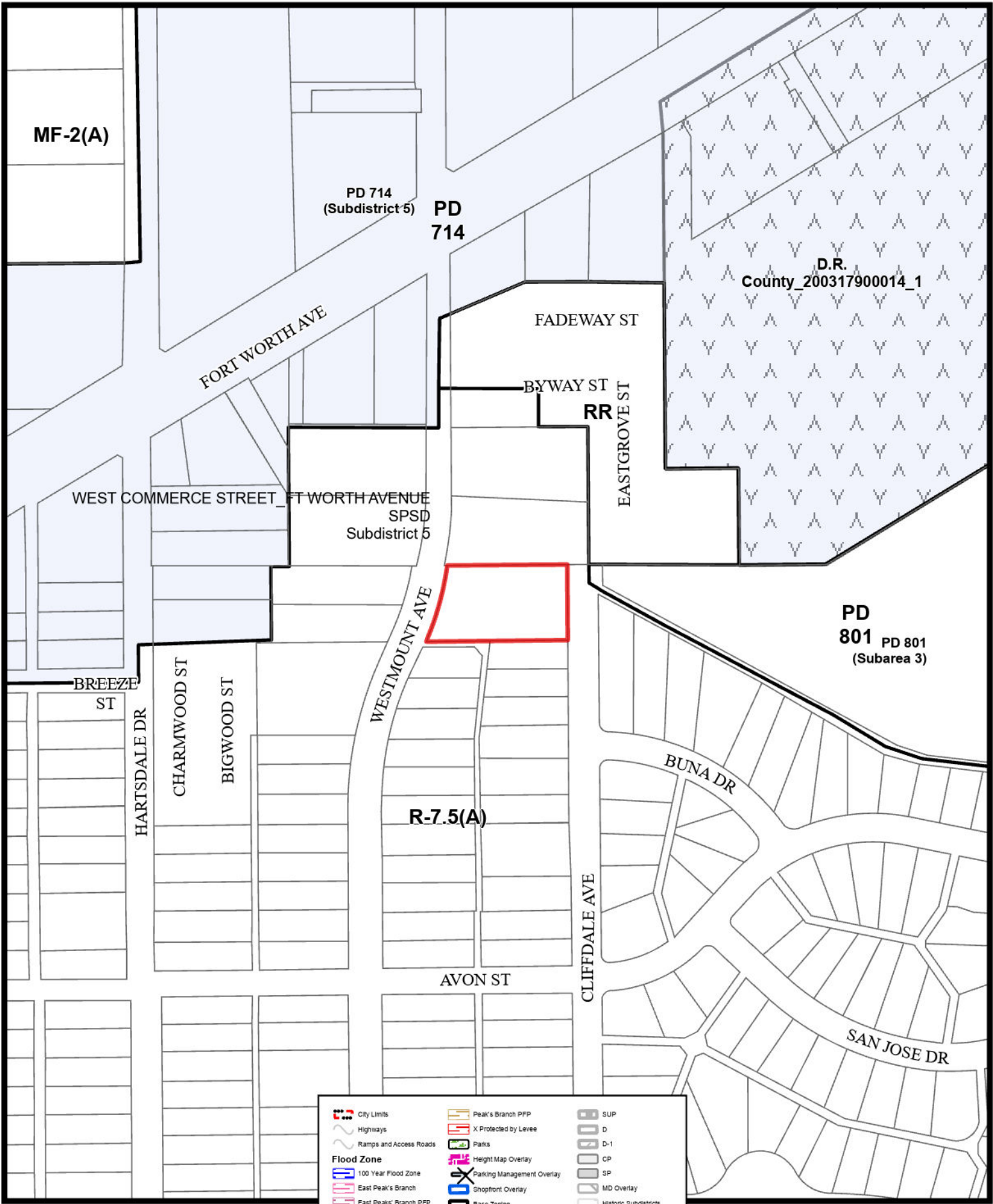
Parcel No:	Land Value	Legal Description	Book	Page	Lot	Block	Subdivision
0000050321200000 0							

Owner Information

Primary	Owner Name	Owner Address	Owner Phone
Y	ZAHOS MARIA	1106 WESTMOUNT AVE, DALLAS, TEXAS 752112544	

Status History

Status	Comment	Assigned Name	Status Date
Payment Due		Sara E Jirsaraee	06/22/2025
In Review	Updated By Script	Accela Administrator	06/23/2025
In Review		Anna Brickey	07/01/2025
In Review		Kameka Miller-Hoskins	07/07/2025
In Review	Photos taken, BOA sign properly posted onsite.	Bryant Thompson	07/08/2025



1:2,600

City Limits	Peak's Branch PFP	SUP
Highways	X Protected by Levee	D
Ramps and Access Roads	Parks	D-1
Flood Zone	Height Map Overlay	CP
100 Year Flood Zone	Parking Management Overlay	SP
East Peak's Branch	Shopfront Overlay	MD Overlay
East Peak's Branch PFP	Base Zoning	Historic Subdistricts
Floodway	PD193 Oak Lawn	Historic Overlay
Mill Creek	Dallas Environmental Corridors	CD Subdistricts
Mill Creek PFP	DDO Overlay	PD Subdistricts
Peak's Branch	Deed Restrictions	PDS Subdistricts
		NSO Subdistricts

Case ID:
Printed: 12/27/2024

6/15/2025

1106 Westmount Ave. - Legal Description

Lot No. 5, City Block 6073 of the Map of Partition of Estates of Germain Santerre Addition No. 2, an Addition to the City of Dallas, Texas, according to the Map or Plat thereof recorded in Volume 1822, Page 4. Map Records, Dallas County, Texas.



**CITY OF DALLAS
DEPARTMENT OF CODE COMPLIANCE
NOTICE OF VIOLATION**

Name: CRISS MATTHEW WILLIAM & RANSOM

Case #: 24-00531211

ERICA

CRISS MATTHEW WILLIAM & RANSOM ERICA
1106 WESTMOUNT AVE
Dallas, texas 75211
USA

Your property located at 1106 WESTMOUNT AVE, DALLAS, TX, 75211 is in violation of the Dallas City Code.

Violations of Dallas City Code:

Violation	Comments	Resolve By Date
No Building Permit	Please obtain permit for new fence. City of Dallas requires a permit for fences over 6 foot. New fence is 8ft tall. 301.1 Permits required. 301.1.1 General. A person, firm, or corporation shall not, without first obtaining a permit from the building official: 1. erect, construct, enlarge, add to, alter, repair, replace, move, improve, remove, install, convert, demolish, equip, use, occupy, or maintain a structure or building service equipment; 2. excavate or maintain an excavation; 3. pave or grade on a property; 4. construct, install, alter, or repair a rainwater collection system with a capacity of 5,000 gallons or greater; or 5. cause any work or activity described	November 18, 2024

Violations with an (*) will serve as your Annual Notice

I will reinspect your property on November 19, 2024 to determine if the above described violation(s) have been corrected. If your property is not brought into compliance within the above calendar days, then the City may correct the violation(s) at your expense. All expenses incurred will be billed to you. Failure to pay these expenses will result in a lien being placed on your property. Additionally, if you fail to comply with this notice, the City may issue you a citation for each day a violation is committed. The maximum fine is \$2,000.00 per citation.

Thank you in advance for your cooperation. If you have questions, please call me at Cell 469-515-1125 / Office 214-670-6860.

Inspector: John Granberg

Badge: C2045

Date: November 7, 2024

Signature:

Owner / Occupant / Person in Control of Property

Date: November 7, 2024

NOTICE OF VIOLATIONS FOR WEEDS, LITTER, SOLID WASTE, VEGETATION, OR WATER CONSERVATION

*The Dallas City Code requires only one notice of violation for weeds, litter, solid waste, vegetation, illegally placed garbage and water conservation to be issued per twelve month period. This is the only notice you will receive for the next twelve months relating to the above described violation(s) at this address. If you commit another violation of the same kind and nature that poses a danger to the public health and safety on or before the first anniversary date of this date of this notice, then the City may, without further notice, correct the violation at your expense, place a lien against your property and issue a citation.

1. The owner/agent/occupant/person in control is responsible for having high grass or weeds cut before they exceed 12 inches in height. The cutting must be mulched or removed.
2. Premise must be kept free of unsightly litter. Generally, the occupant is held responsible even though they may be renting. Each owner of the property which has an adjacent alley is responsible for maintaining their half of that alley free of garbage, litter, weeds and other obstructions or nuisances.
3. Solid waste materials illegally dumped or placed on private property must be removed or disposed of by the owner of the property.
4. Vegetation, such as hedges, shrubs and limbs from trees, must be trimmed back to prevent injury or damage to persons or property who may use the right-of-way, sidewalk, easement or alley.
5. Watering Restrictions: A person commits an offense if violations occur on property that he/she owns, leases or manages.
 - Watering of lawns or landscapes with an irrigation system or a sprinkler is prohibited between the hours of 10 a.m. and 6 p.m.; during the period from April 1 – October 31.
 - It is an offense to water a lawn or landscape in a manner that wastes water or causes runoff.
 - Do not cause water to fall on sidewalks, driveways or other areas that are not lawns or landscapes.
 - Do not operate an irrigation system with broken or missing sprinkler heads or one that is poorly maintained and leads to water waste.
 - Do not water or irrigate lawns or landscapes during any form of precipitation.
 - Watering with a hand-held hose or a soaker hose is permitted at any time.

Life Hazard:

If the violation is noted as a life hazard abatement, it must be completed within 24 hours.

Examples of those violations include, but are not limited to:

- No hot water
- Air conditioning not in operating condition
- Heating equipment not in operating condition
- Exposed electrical
- Raw sewage
- Icebox or Refrigerator (31-7)

DEFINITIONS:

Operating Condition: free of leaks, safe, sanitary, structurally sound and in good working order. (27-3(23))

Workmanlike: executed in a skilled manner, for example generally plumb, level, square, in line, undamaged, and without marring adjacent work. (27-3(42))

- All repairs must be performed in a workmanlike manner (27-11(b))

Habitable Space: the space occupied by one or more persons while living, sleeping, eating, and cooking. Bathrooms, toilet rooms, closets, hallways, storage spaces, and utility rooms and other similar rooms are not considered habitable rooms. (27-3(15))

Sanitary Condition: any condition of good order and cleanliness that precludes the probability of disease transmission. (27-3(31))

Single Dwelling Unit: a single family or duplex as defined in the Dallas Development Code, as amended, or a condominium dwelling unit. (27-3(36))

Private Premise: any dwelling, house, building or other structure designed or used either wholly or in part for private residential purposes, whether inhabited or temporarily or continuously uninhabited or vacant, including any yard, grounds, walk, driveway, porch, steps, vestibule or mailbox belonging or appurtenant to such dwelling, house, building or other structure. (7A-2(11))

DALLAS TOMORROW FUND

The Dallas City Code states that the Dallas Tomorrow Fund must be used for the sole purpose of rehabilitating and repairing properties and premises in the city for persons who are found by the Dallas Tomorrow Fund administrator to be financially unable to comply with a notice of violation issued. Dallas City Code Sec. 27-16.23 provides eligibility criteria for a person to receive funds from the Dallas Tomorrow Fund. You may contact 214-670-3644 for more information about the Dallas Tomorrow Fund.

The Department of Code Compliance is committed to promoting and adhering to the City's Code of Ethics, values and conduct including adherence to compliance requirements. The City of Dallas does not accept payments in the field. If an employee requests or accepts payment, please contact the Fraud, Waste and Abuse Hotline at 1-877-860-1061.



**CIUDAD DE DALLAS
DEPARTAMENTO DE CUMPLIMIENTO DEL CÓDIGO
AVISO DE INFRACCIÓN**

Nombre: CRISS MATTHEW WILLIAM & RANSOM
ERICA

Caso #: 24-00531211

CRISS MATTHEW WILLIAM & RANSOM ERICA
1106 WESTMOUNT AVE
Dallas, texas 75211
USA

Su propiedad ubicada en 1106 WESTMOUNT AVE, DALLAS, TX, 75211 infringe el Código de la Ciudad de Dallas.

Violations of Dallas City Code:

Violation	Comments	Resolve By Date
No Building Permit	Please obtain permit for new fence. City of Dallas requires a permit for fences over 6 foot. New fence is 8ft tall. 301.1 Permits required. 301.1.1 General. A person, firm, or corporation shall not, without first obtaining a permit from the building official: 1. erect, construct, enlarge, add to, alter, repair, replace, move, improve, remove, install, convert, demolish, equip, use, occupy, or maintain a structure or building service equipment; 2. excavate or maintain an excavation; 3. pave or grade on a property; 4. construct, install, alter, or repair a rainwater collection system with a capacity of 5,000 gallons or greater; or 5. cause any work or activity described	November 18, 2024

Las infracciones con un (*) servirán como su notificación anual

Volveré a inspeccionar su propiedad el November 19, 2024 para determinar si se han subsanado las infracciones descritas anteriormente. Si su propiedad no cumple con los requisitos dentro de los días calendario establecidos, entonces la Ciudad puede subsanar la(s) infracción(es) a su cargo. Todos los gastos incurridos serán facturados a usted. La falta de pago de estos gastos resultará en un gravamen sobre su propiedad. Además, si no cumple con este aviso, la Ciudad puede emitirle una citación por cada día que se cometa una infracción. La multa máxima es de \$2,000.00 por citación.

Gracias de antemano por su cooperación. En caso de preguntas, por favor comunicarse al Cell 469-515-1125 / Office 214-670-6860.

Inspector: John Granberg

Placa: C2045

Fecha: November 7, 2024

Firma:

Dueño / Ocupante / Persona en Control de la Propiedad

Fecha: November 7, 2024

AVISO DE INFRACCIONES POR HIERBAS, BASURA, RESIDUOS SÓLIDOS, VEGETACIÓN O CONSERVACIÓN DE AGUA

*El Código de la Ciudad de Dallas exige que se emita solo un aviso de infracción por hierbas, basura, residuos sólidos, vegetación, desechos colocados ilegalmente y conservación del agua por período de doce meses. Este es el único aviso que recibirá durante los próximos doce meses en relación con las infracciones descritas anteriormente en esta dirección. Si comete otra infracción del mismo tipo y naturaleza que suponga un peligro para la salud y la seguridad públicas en o antes de la fecha del primer año de este aviso, la Ciudad podrá, sin previo aviso, subsanar la infracción a su cargo, imponer un gravamen sobre su propiedad y emitir una citación.

1. El dueño/agente/ocupante/persona a cargo es responsable de hacer cortar el césped alto o las hierbas antes de que superen las 12 pulgadas de altura. Los restos del césped deben ser triturados o eliminados.
2. La instalación debe mantenerse sin basura antiestética. Generalmente, el ocupante es responsable, aunque pueda estar alquilando. Cada dueño de la propiedad que tiene un callejón adyacente es responsable de mantener su mitad de ese callejón sin desechos, basura, hierbas y otras obstrucciones o molestias.
3. Los materiales de residuos sólidos arrojados o colocados ilegalmente en propiedad privada deben ser retirados o dispuestos por el dueño de la propiedad.
4. La vegetación, como setos, arbustos y ramas de árboles, debe cortarse para evitar lesiones o daños a las personas o la propiedad que puedan utilizar el derecho de paso, la acera, el derecho de acceso a la propiedad o el callejón.
5. Restricciones de Riego: Una persona comete un delito si se producen infracciones en una propiedad que posee, alquila o administra.
 - Está prohibido regar el césped o los jardines con un sistema de riego o un rociador entre las 10 a.m. y las 6 p.m.; durante el período del 1 de abril al 31 de octubre.
 - Es un delito regar el césped o jardín de una manera que desperdicie agua o provoque escorrentía.
 - No haga que caiga agua sobre las aceras, entradas de vehículos u otras áreas que no sean césped o jardines.
 - No utilice un sistema de riego en el que falten aspersores o estén rotos, o en el que el mantenimiento sea deficiente y se desperdicie agua.
 - No riegue ni irrigue el césped ni el jardín durante cualquier forma de lluvia.
 - Se permite regar con una manguera de mano o una manguera de remojo en cualquier momento.

Riesgo de Vida:

Si la infracción se califica como una corrección de un riesgo de vida, debe subsanarse dentro de las 24 horas. Ejemplos de esas infracciones incluyen, pero no se limitan a:

- Sin agua caliente; Aire acondicionado que no está en condiciones de funcionamiento; Equipo de calefacción que no está en condiciones de funcionamiento; Sistema eléctrico expuesto; Aguas residuales; Hielera o Refrigerador (31-7)

DEFINICIONES:

Condición de Funcionamiento: sin fugas, seguro, higiénico, estructuralmente sólido y en buenas condiciones de funcionamiento. (27-3(23))

Competente: realizado de manera hábil, por ejemplo, generalmente verticalmente, nivelado, en escuadra, en línea, sin daños y sin estropear el trabajo adyacente. (27-3(42))

- Todas las reparaciones deben realizarse de manera profesional. (27-11(b))

Espacio Habitable: el espacio ocupado por una o más personas mientras viven, duermen, comen y cocinan. Los baños, sanitarios, armarios, pasillos, espacios de almacenamiento y cuartos de servicio y otras recámaras similares no se consideran recamaras habitables. (27-3(15))

Condición Sanitaria: cualquier condición de buen orden y limpieza que excluya la probabilidad de transmisión de enfermedades. (27-3(31))

Unidad de Vivienda Individual: una vivienda unifamiliar o dúplex según se define en el Código de Desarrollo de Dallas, y sus enmiendas, o una unidad de vivienda en condominio. (27-3(36))

Instalación Privada: cualquier vivienda, hogar, edificio u otra estructura diseñada o utilizada en su totalidad o en parte para fines residenciales privados, ya sea habitada o deshabitada temporal o continuamente o vacía, incluyendo cualquier patio, terreno, sendero, entrada de vehículos, porche, escalones, vestíbulo o buzón perteneciente o adjunto a tal vivienda, hogar, edificio u otra estructura. (7A-2(11))

FONDO DALLAS TOMORROW

El Código de la Ciudad de Dallas establece que el Fondo Dallas Tomorrow debe utilizarse con el único propósito de rehabilitar y reparar propiedades e instalaciones en la ciudad para personas que el Administrador del Fondo Dallas Tomorrow determine que no pueden cumplir financieramente con un aviso de infracción emitido. La Sección 27-16.23 del Código de la Ciudad de Dallas proporciona criterios de elegibilidad para que una persona reciba financiamiento del Fondo Dallas Tomorrow. Puede comunicarse al 214-670-3644 para obtener más información sobre el Fondo Dallas Tomorrow.

El Departamento de Cumplimiento del Código se compromete a promover y adherirse al Código de Ética, los valores y la conducta de la Ciudad, incluyendo el cumplimiento de los requisitos de cumplimiento. La Ciudad de Dallas no acepta pagos en el sitio. Si un empleado solicita o acepta un pago, comuníquese con la Línea Directa de Fraude, Despilfarro y Abuso al 1-877-860-1061.



REFERRAL FORM FOR BOARD OF ADJUSTMENT

APPLICANT: JULIE OCONNELL		OWNER: MATT CRISS	
ADDRESS: 1106 WESTMOUNT	STATE: TEXAS	ZIP:	
LOT: 1	BLOCK: 6073	ZONING: R-7.5	

- | | |
|---|--|
| <p>☐ Variance</p> <p>☐ Yard setback</p> <p>☐ Lot width</p> <p>☐ Lot Depth</p> <p>☐ Lot Coverage</p> <p>☐ Floor area for accessory structures for single family uses</p> <p>☐ Height</p> <p>☐ Minimum width of sidewalk</p> <p>☐ Off-street parking</p> <p>☐ Off-street loading</p> <p>☐ Landscape regulations</p> <p>☐ Other</p> | <p>☐ Special Exception</p> <p>☒ Fence height and standards</p> <p>☐ Visibility triangle obstructions</p> <p>☐ Parking demand</p> <p>☐ Landscaping</p> <p>☐ Additional dwelling unit for a single-family</p> <p>☐ Carport</p> <p>☐ Non-conforming use</p> <p>☐ Other</p> |
|---|--|

Please list the City of Dallas Development Code(s) this project is non-compliant with:

51A-4.602(a)(3) and 51A-4.602(a)(3)

Description: Applicant would like an exception to the fence height in the front yard, as well as the openness of the fence in the front yard

Alternative resolutions discussed/offered: None discussed. Applicant knew this would be a BDA approval situation.

Referred by: James Bales Contact: james.bales@dallas.gov Date: 12/18/24

FOR INTERNAL USE ONLY

1/8/2025

OVERVIEW
1106 WESTMOUNT AVE
FENCE PERMITTING ISSUES

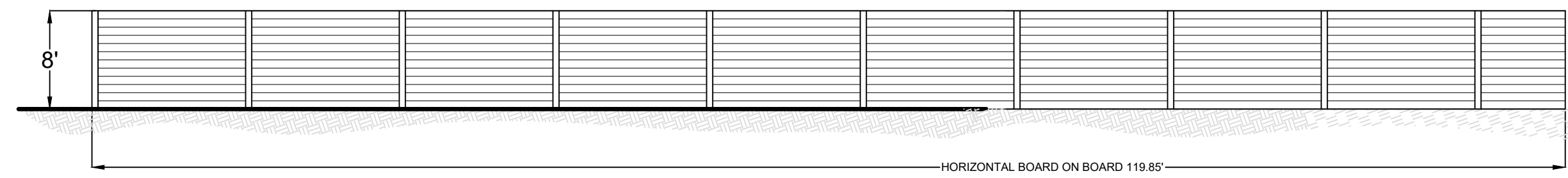
Owners of the property at 1106 Westmount Ave. hired a contractor to construct an 8-foot solid wooden fence around the front half of their property. They cited problems with the homeless population occupying the creek along the north side of the property. In addition, the property is heavily wooded in both the front and back yards area and the surrounding wildlife presents a safety issue for them, their children and pets.

The fence was completed in mid-November 2024. Subsequently, John Granberg, Inspector II of the Southwest Code District, responded to a 311-request concerning the fence. He discovered that the contractor had not applied for a fence permit. The owners were unaware that a permit was not issued for the fence. John recommended that the owners obtain the permit as soon as possible. In early December, the owners requested that Baldwin Associates apply for a fence permit on their behalf. The request for a fence permit was submitted on 12/10/24, Project# 2412101104.

On 12/18/2024, James Bales City of Dallas zoning examiner sent us a referral to the Board of Adjustment citing that the fence was non-compliant with fence height and standards 51A-4.602(a)(3), see attached referral. The issues are:

- Fence is over 4-ft high in a front yard
- Fence is a solid wood and does not meet the 50% opacity condition for a fence in the front yard that is under 5-ft from the property line.

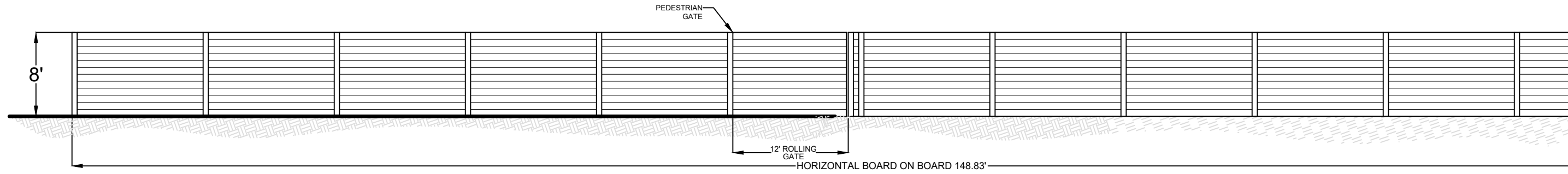
As a result, we will need to apply for a special exception to the Board of Adjustment for a special exception for both non-compliant issues.



SOUTHERN ELEVATION
WOODEN BOARD ON BOARD

1C

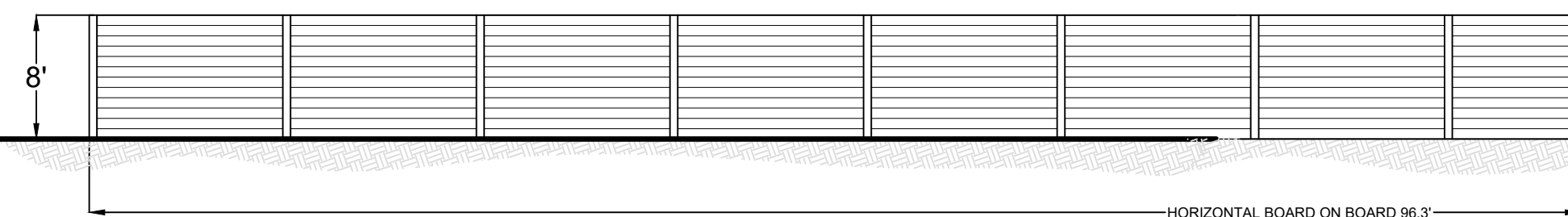
NTS



WESTMOUNT FRONTAGE
WOODEN BOARD ON BOARD

1B

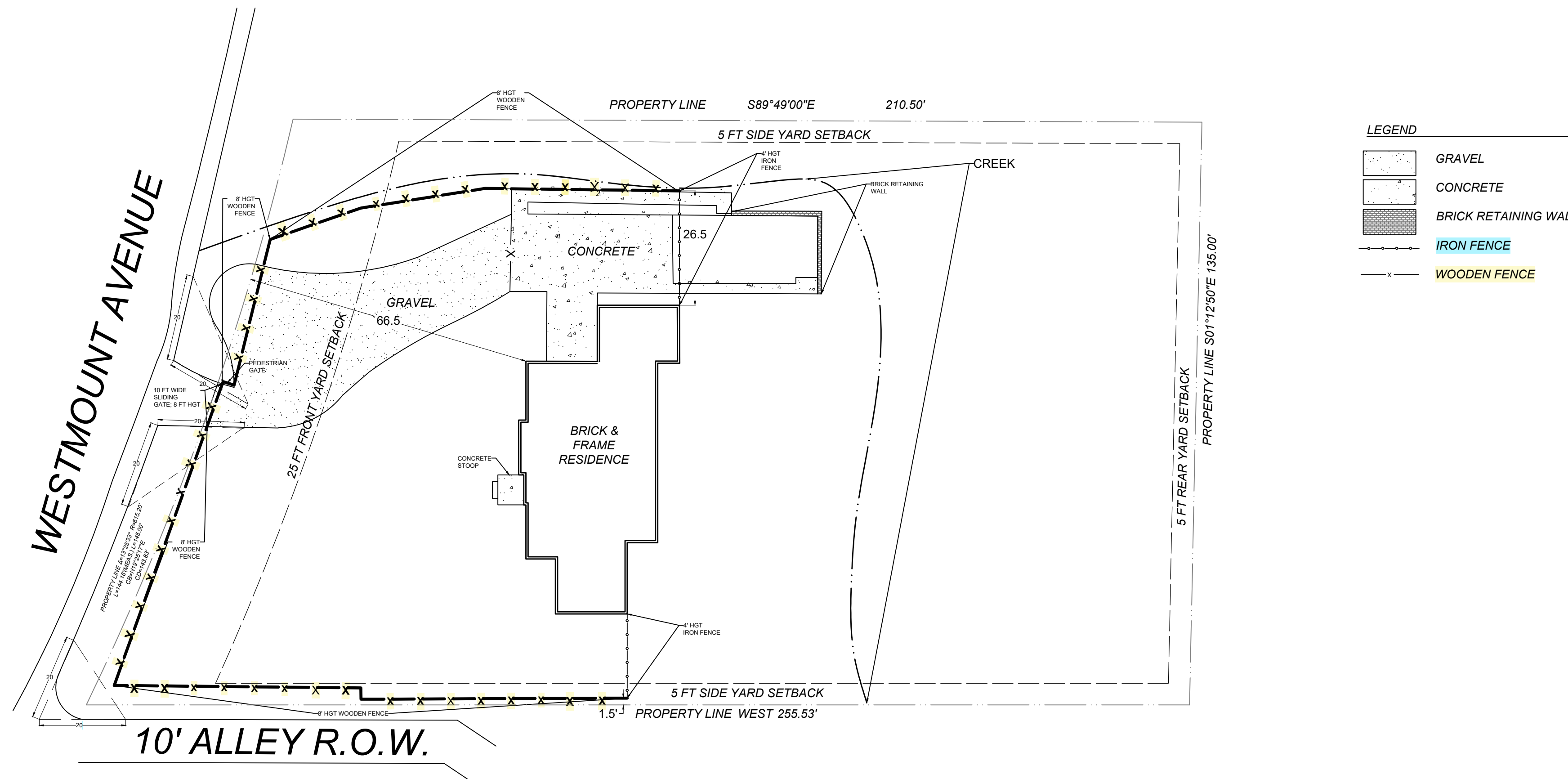
NTS



NORTHERN ELEVATION
WOODEN BOARD ON BOARD

1A

NTS



1

SITE PLAN

SCALE: 1" = 20'-0"



1106 WESTMOUNT DALLAS, TX
PERMIT SET

JULIE O'CONNELL
PERMIT APPLICANT

E: julie@baldwinplanning.com

P: 214-546-0591

DRAFTED BY:

E. BROOKE
ASSOCIATES, LLC

06/12/2025

E: erin@ebrooke.com

DATE: 01/23/2025