



Planning & Development Department

320 E Jefferson Blvd,
Dallas TX 75203
(214) 948-4480

Board of Adjustment:
1500 Marilla Street, 5CN
Dallas Tx 75201
(214) 948-4480

APPLICATION/APPEAL TO THE BOARD OF ADJUSTMENT

OFFICE USE ONLY

Case no. _____

Date _____

Data Relative to Subject Property: 6/4/25

Location address: 5451 Vanderbilt Ave., Dallas

Zoning District: Conservation District

Lot No.: 17 Block No.: K2179 Acreage: 0.0000 Census Tract: _____

Street Frontage (in Ft.): 1) 50 2) _____ 3) _____ 4) _____ (5) _____

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): Harold Troy Stuckey and Laura J. Winkelstein

Applicant: Troy and Laura Stuckey Telephone: 214-566-4462

Mailing Address: 5451 Vanderbilt Ave. Zip Code: 75206

E-mail Address: troystuckey@flash.net

Represented by: We are owners Telephone: _____

Mailing Address: _____ Zip Code: _____

E-mail Address: _____

Affirm that an appeal has been made for a ☒ Variance or ☐ Special Exception, of:
a referral has been made from Conservation District for variance to side yard set back

Application is made to the Board of Adjustment, in accordance with the provisions of the Dallas Development Code, to Grant the described appeal for the following reason:

The variance does not have adverse effect: see reasons listed in email.

Note to Applicant: If the appeal requested in this application is granted by the Board of Adjustment, a permit must be applied for within 180 days of the date of the final action of the Board, unless the Board specifically grants a longer period.

Affidavit

Before me, the undersigned on this day personally appeared Harold Troy Stuckey and Laura Joan Stuckey

(Affiant/Applicant's name printed)

who on (his/her) oath certifies that the above statements are true and correct to his/her best knowledge and that he/she is the owner/or principal/or authorized representative of the subject property.

Respectfully submitted: Harold Troy Stuckey Laura Stuckey
(Affiant/ Applicant's signature)

Subscribed and sworn to before me this 6th day of June, 20 25

Notary Public in and for Dallas County, Texas Brandon J. Palomo Barron

Together we are planning and building a better Dallas for all!

4/30/2025

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

FILE NUMBER: BOA-25-000030

BUILDING OFFICIAL'S REPORT: Application of STUCKEY HAROLD TROY for a variance to the side-yard setback regulations at 5451 VANDERBILT AVE. This property is more fully described as Block K/2179 Lot 17, and is zoned CD-9, which requires a side-yard setback of 10 feet. The applicant proposes to construct and/or maintain a single-family residential structure and provide a 9-foot side-yard setback, which will require a 1- foot variance to the side-yard setback regulations.

LOCATION: 5451 VANDERBILT AVE

APPLICANT: STUCKEY HAROLD TROY

REQUEST: A variance to the side-yard setback regulations

Jurat Notary Certificate (Only for use in AR, AZ, CO, CT, DC, DE, GA, ID, IA, IL, KS, KY, MA, MD, ME, MN, MO, MT, NH, NJ, NM, NY, NV, NC, OH, OK, OR, PA, RI, SC, TX, UT, VA, WA)

Document Name: Affidavit

STATE OF Texas
COUNTY OF Dallas
(County where notarization occurred)

Subscribed and sworn before me on 6th day of June, 20 25, by
Harold Troy Stuckey & Laura Joan Stuckey (name(s) of signer(s)), who personally appeared before me and
(is personally known to me or whose identity was proved on the basis of satisfactory evidence) to be the person
whose name is subscribed to in this document.



Janine
(Signature of notary public)
Brandon J. Palomo Barron, Notary Public
(Name of notary public)

My commission expires: 7.23.28

Official Seal

Personally known _____ OR

Produced identification ☒ Type of identification produced: Texas DL

FIRST SECTION
Greenland Hills
 AN ADDITION TO
 CITY OF DALLAS

<p>1 2 3 4 5 6 7 8 9 10 11 12 13 14 15</p> <p>MONTICELLO</p> <p>1 2 3 4 5 6 7 8 9 10 11 12 13 14 15</p> <p>RIDGEDALE</p> <p>1 2 3 4 5 6 7 8 9 10 11 12 13 14 15</p> <p>VANDERBILT</p>	<p>1 2 3 4 5 6 7 8 9 10 11 12 13 14</p> <p>H</p> <p>1 2 3 4 5 6 7 8 9 10 11 12 13 14</p> <p>C</p> <p>1 2 3 4 5 6 7 8 9 10 11 12 13 14</p> <p>F</p> <p>1 2 3 4 5 6 7 8 9 10 11 12 13 14</p> <p>E</p>	<p>1 2 3 4 5 6 7 8 9 10 11 12</p> <p>A</p> <p>1 2 3 4 5 6 7 8 9 10 11 12</p> <p>B</p> <p>1 2 3 4 5 6 7 8 9 10 11 12</p> <p>C</p> <p>1 2 3 4 5 6 7 8 9 10 11 12</p> <p>D</p>
GRAINDIN AVENUE	GREENLAND HILLS	GREENHILL ROAD
VICKERY	PLACE	ADDITION
GOODWIN	STREET	

Scale reduced from 100' to 1" = 100'

McNamy & McNamy
 Sole Owners
 Engineers
 No. 10, No. 1012
 : THE STATE OF TEXAS : 912

26925
 GREENLAND HILLS - FIRST SECTION
 TO DESIGNATION OF PLAT AND DEDICATION OF STREETS : COUNTY OF DALLAS : KNOW ALL MEN BY THESE PRESENTS:

That Greenland Hills Realty Company, a Texas corporation, by and through its proper officers duly authorized and empowered hereunto, for itself, its successors and assigns, does hereby designate as "GREENLAND HILLS," an addition to the City of Dallas Texas, the area shown on and by the attached plat prepared by Myers & Noyes, Engineers, to which reference is hereby made "GREENLAND HILLS" as above described is part of a tract of 98.75 acres of land out of the J W Smith Survey in Dallas County, Texas, conveyed by Ella M. Argent, Guardian, to Fletcher F. McNamy and Frank L. McNamy, by deed dated the 20th day of February A D 1923, and recorded in the deeds Records of Dallas County, Texas, to which reference is hereby made.

Greenland Hills Realty Company, for itself, its successors and assigns, does hereby dedicate the streets and alleys, as shown on said plat, to the use of the public forever, except that it reserves to itself and to its successors and assigns:

(1) The right to build and operate, or permit the extension of a street railway line upon the streets and thoroughfares shown on said plat; (2) All water, storm sewer, sanitary sewer, and gas pipes and mains laid in all of said streets and alleys.

Witness the name of the corporation by its President, and its corporate seal hereto affixed and attested by its Secretary, on this, the 16th day of March, A D 1923

C. S. ATTEST SEAL: Howard D. McElroy, Its Secretary

BEFORE ME, the undersigned authority, on this day personally appeared Frank L. McNamy, President of Greenland Hills Realty Company, a Texas corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as the act and deed of said corporation, for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal this 16th day of March A D 1923
 Mrs. E. M. Davis
 Notary Public, Dallas County, Texas.

Filed for Record March 23, 1923, 4:20 o'clock P. M. W. S. SKILES, COUNTY CLERK, DALLAS COUNTY, TEXAS
 BY W. C. SKILES, DEPUTY
 RECORDED MARCH 27, 1923, W. S. SKILES, COUNTY CLERK, DALLAS COUNTY, TEXAS.

DEPUTY





STATE OF TEXAS }
COUNTY OF DALLAS }

I, JOHN F. WARREN
County Clerk in and for said County
and State, do hereby certify that the above and foregoing is a
true and correct copy of the instrument filed for record on the
23 day of March 1923 and duly recorded on the
7 day of April 1923 in Volume 2
Page 342 of the Records of Dallas County, Texas

WITNESS my hand and seal of office at Dallas, Texas
this 27 day of May, 2025.


JOHN F. WARREN, COUNTY CLERK
DALLAS COUNTY, TEXAS

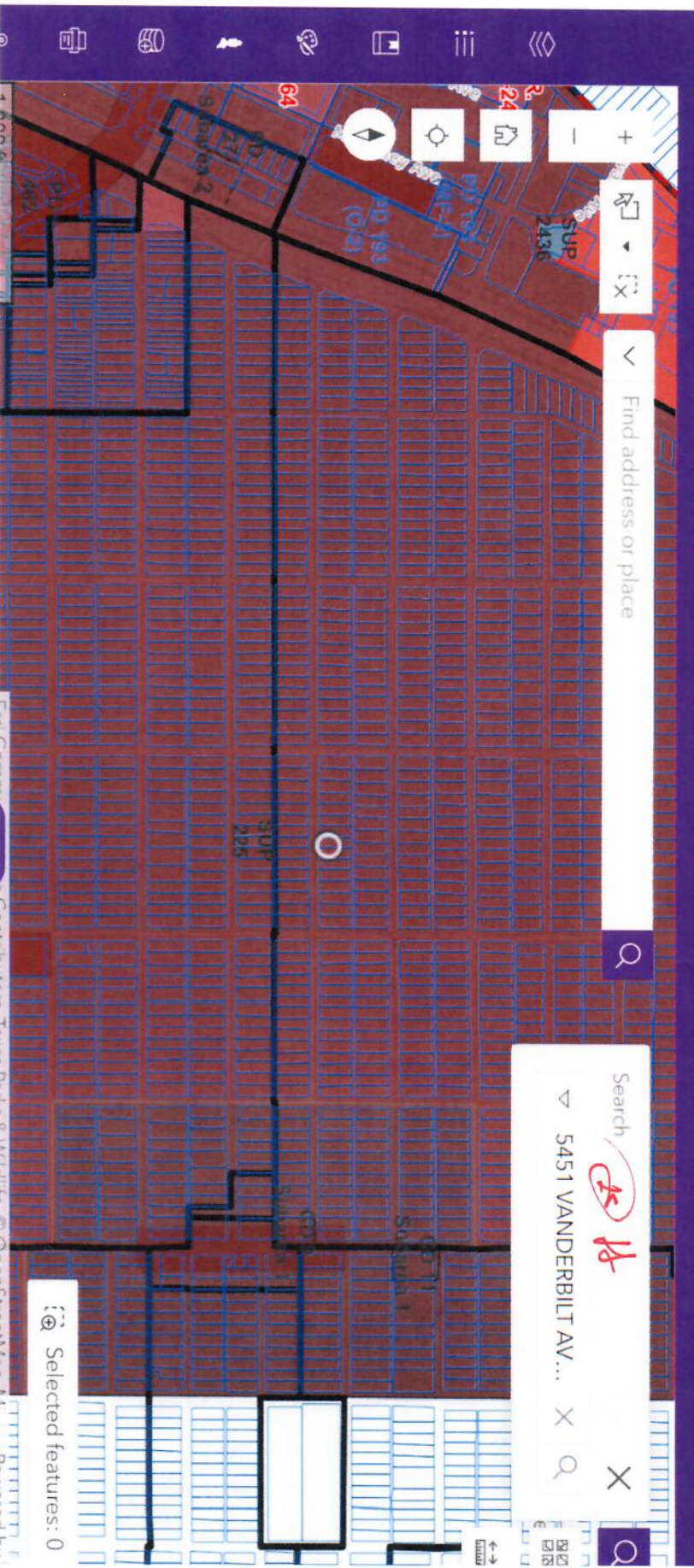
By [Signature] Deputy

https://dallas-tx-us.avolvecloud.com/ProjectDoxWebUI/Project/ProjectCorrections?projectID=190473&wflowTaskID=772190

Dept: Show All Status: Show All Response: Show All Search: Enter keyword
Type: Show All Cycle: Show All Time: Show All

Add Comment / Ask Question

Ref.# 4	Conservation	Melissa Parent	7/6/23 4:04 PM	Cycle 3
Info Only	For all Board of Adjustment inquiries, please contact Diana Barkume at 214-948-4364 diana.barkume@dallas.gov			
Comment	You will be asking for a variance to the side yard setback.			
	Responded by: Troy Stuckey - 7/16/23 11:39 PM Thank you.			
Ref.# 5	Conservation	Melissa Parent	7/6/23 4:32 PM	Cycle 3
Resolved	Please see the document in the reviewer attachments folder titled "5451 Vanderbilt o be corrected" It highlights the areas that need to be clouded out on revised plans. I will also email a copy.			
Comment	Responded by: Troy Stuckey - 7/16/23 11:40 PM Thank you. We are uploading the revised documents per our discussion on July 6.			
Ref.# 6	Window - stained glass	Conservation	Melissa Parent	8/1/23 10:35 AM
Unresolved	230717_5451Vanderbilt_CityRevisions 5.pdf			
Markup		We will need to see the specification to include the design of the new stained/leaded glass.		



KS
white circle is
5451 Vanderbilt Ave.

The screenshot displays the City of Dallas P&D GIS application interface. The main map area shows a residential neighborhood with a grid of streets. A search overlay is visible in the top right corner, containing a search bar with the text "5451 VANDERBILT AV..." and a magnifying glass icon. Below the search bar, the text "Search result" is displayed, followed by the address "5451 VANDERBILT AVE, DALLAS, 75206". To the right of the address, there are two red handwritten annotations: a circled "25" and the letters "HA". The search overlay also includes a "Find address or place" button and a "1 of 7" indicator. The map interface includes standard GIS controls such as a compass, a scale bar, and a "Selected features: 0" indicator at the bottom left.

VANDERBILT ADDITION

5451 VANDERBILT AVE.
DALLAS, TX 75206

REVISIONS:

REVISION	
#	DATE
1	07/17/2023

PROJECT NUMBER:
#0004
DATE:
07/17/2023
ISSUE:
CITY REVISIONSDRAWING TYPE:
**EXTERIOR
ELEVATIONS**
DRAWING NUMBER:
A4.01**2 WEST EXTERIOR ELEVATION**
1/4" = 1'-0"**1 EAST EXTERIOR ELEVATIONS**
1/4" = 1'-0"

VANDERBILT ADDITION

5451 VANDERBILT AVE.
DALLAS, TX 75206

REVISIONS:

REVISION	
#	DATE
1	07/17/2023

PROJECT NUMBER:
#0004
DATE:
07/17/2023
ISSUE:
CITY REVISIONSDRAWING TYPE:
**EXTERIOR
ELEVATIONS**
DRAWING NUMBER:
A4.02

① **NORTH EXTERIOR ELEVATION**
1/4" = 1'-0"



② **SOUTH EXTERIOR ELEVATION**
1/4" = 1'-0"

VANDERBILT ADDITION

5451 VANDERBILT AVE.
DALLAS, TX 75206

REVISIONS:

REVISION	
#	DATE
1	07/17/2023

PROJECT NUMBER:
#0004

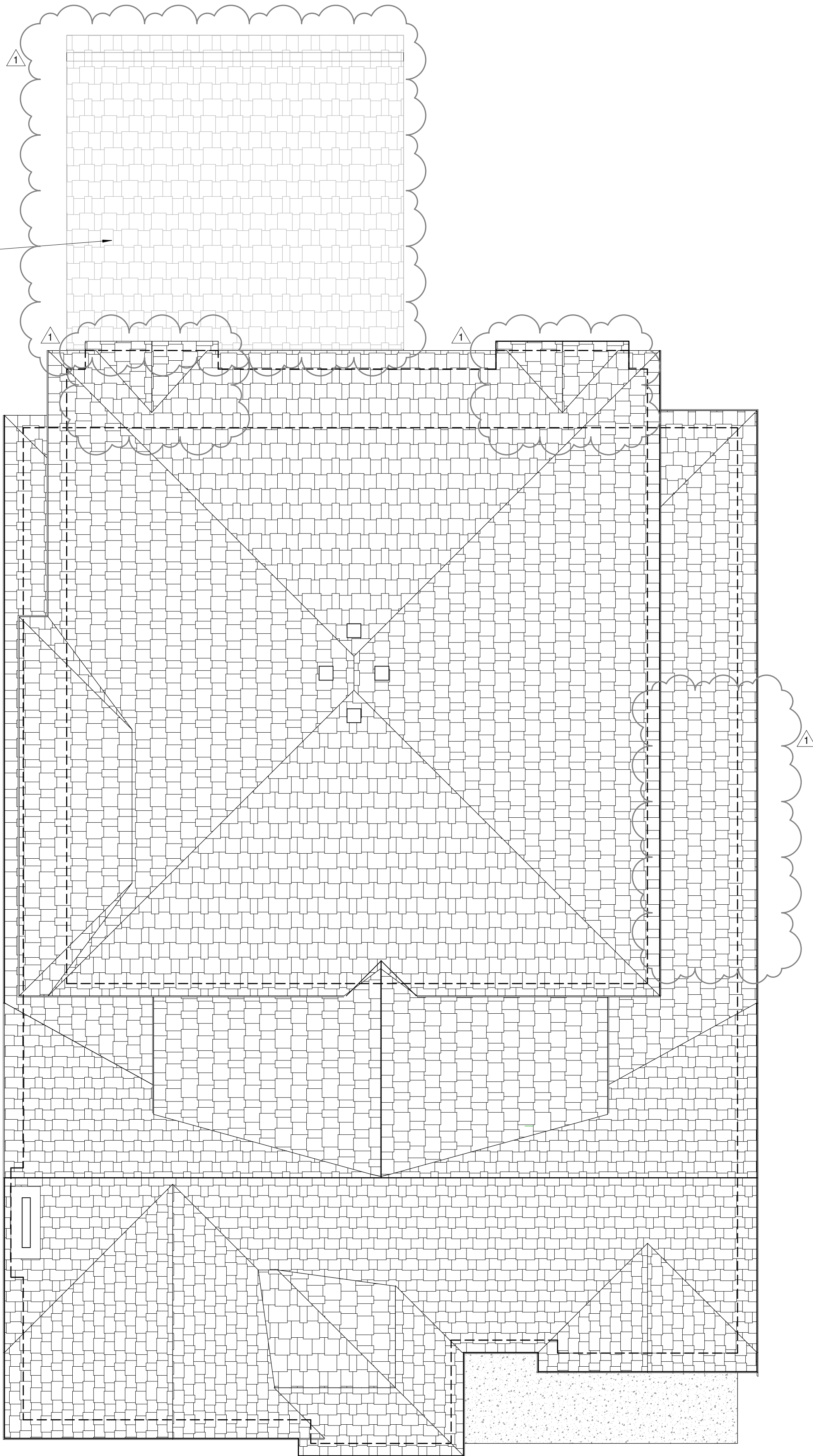
DATE:
07/17/2023

ISSUE:
CITY REVISIONS

DRAWING TYPE:
ROOF
PLAN/RCP

DRAWING NUMBER:
A2.02

SHINGLED PATIO ROOF - GC
TO ENSURE MINIMUM SLOPE
REQUIREMENTS ARE BEING
MET PER ROOFING MATERIAL
MANUFACTURER



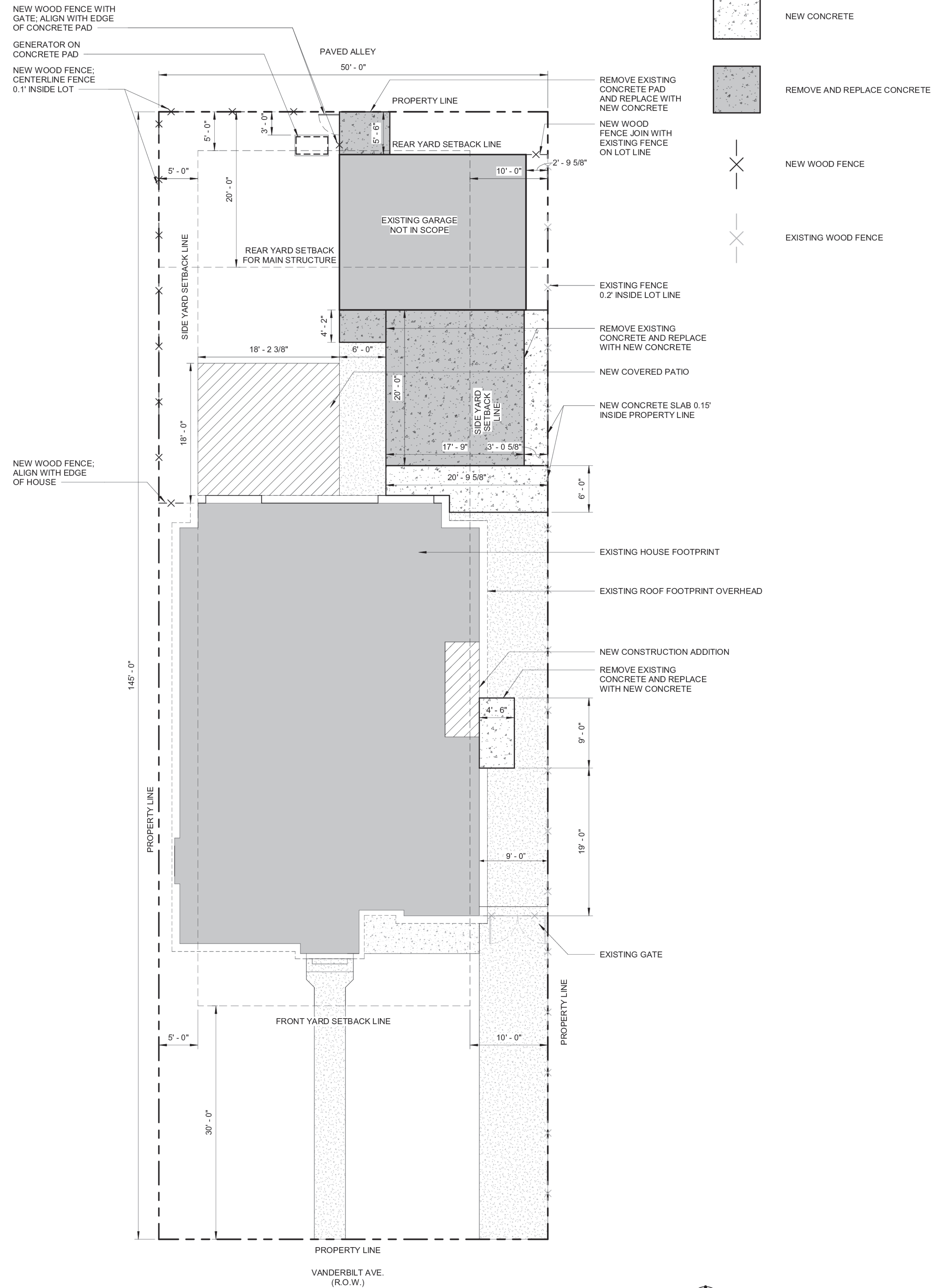
1 NEW ROOF PLAN
1/4" = 1'-0"

VANDERBILT ADDITION

54451 VANDERBILT AVE.
DALLAS, TX 75206

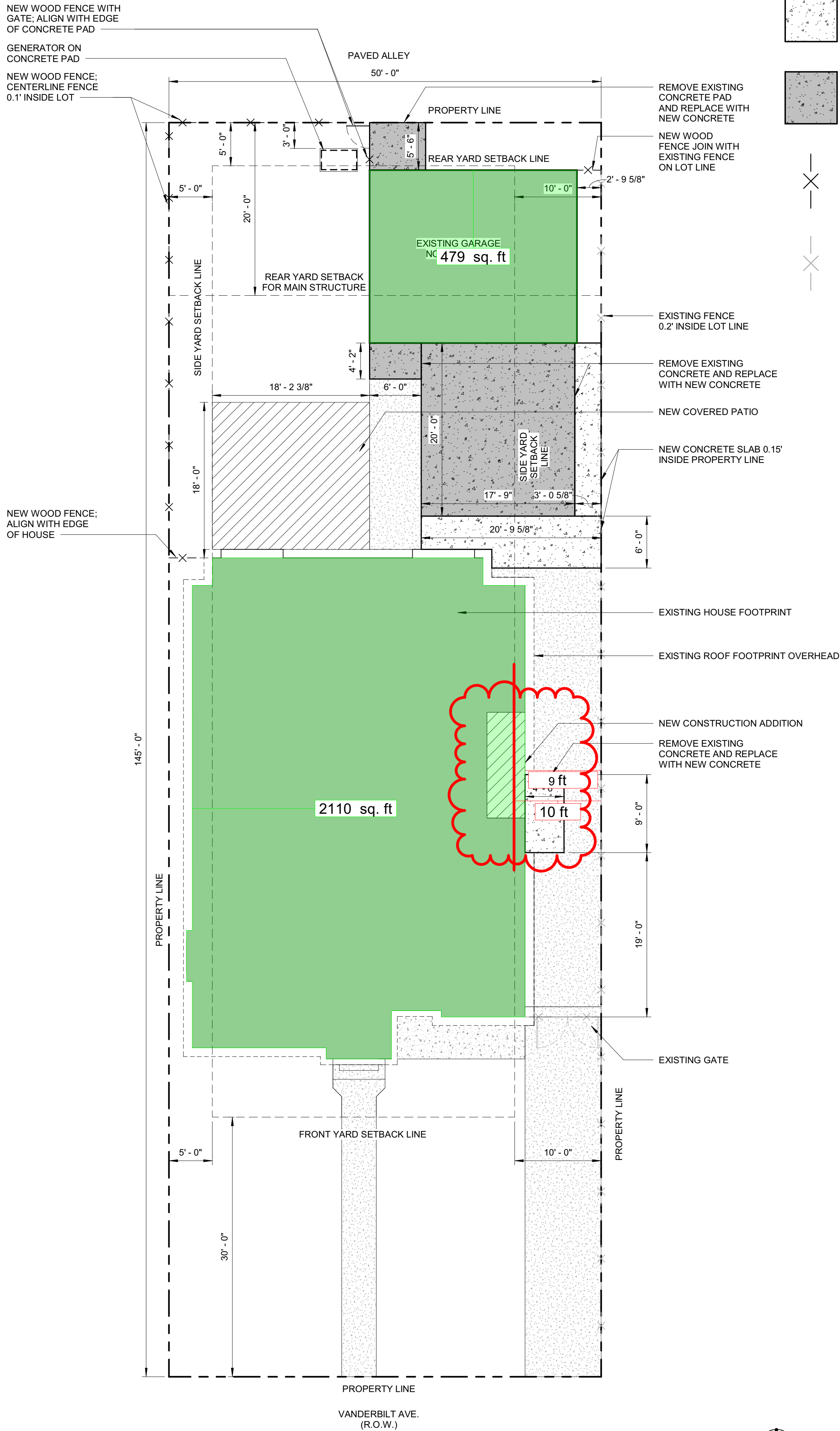
REVISIONS:

REVISION	
#	DATE

PROJECT NUMBER:
#0004
DATE:
07/17/2023
ISSUE:
CITY REVISIONSDRAWING TYPE:
SITE PLANDRAWING NUMBER:
A1.02

YARD, LOT & SPACE REGULATIONS

	Proposed	Minimum
Front Yard	<u>maintained</u>	
Side Yard	<u>maintained</u>	<u>5'W, 10'E</u>
Rear Yard	<u>maintained</u>	
Site Parking		
Delta Credit		
By Pkg Agrmt		
	Proposed	Maximum
Height		<u>30'</u>
FAR		
Lot Coverage	<u>36%</u>	<u>45%</u>



1 SITE PLAN
1/8" = 1'-0"

MF.

MARGARET FRANK
828.1906
frankmm25@gmail.com

VANDERBILT ADDITION

5451 VANDERBILT AVE.
DALLAS, TX 75206

REVISIONS:

REVISION	
#	DATE

PROJECT NUMBER:
#0004

DATE:
07/17/2023

ISSUE:
CITY REVISIONS

DRAWING TYPE:
SITE PLAN

DRAWING NUMBER:

A1.02