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Public Notice

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POSTED CITY SECRETARY
DALLAS, TX

BOARD OF ADJUSTMENT (PANEL B)

**JANUARY 22, 2025, BRIEFING AT 10:30 A.M. AND
THE PUBLIC HEARING AT 1:00 P.M.**

Dallas City Hall, Room 6ES Council Briefing and Videoconference

Video Conference Link: <https://bit.ly/boa0122>

Telephone: (408) 418-9388, Access Code: 325527

The City of Dallas will make Reasonable Accommodations/Modifications to programs and/or other related activities to ensure any and all residents have access to services and resources to ensure an equitable and inclusive meeting. Anyone requiring auxiliary aid, service, and/or translation to fully participate in the meeting should notify the Board of Adjustment by calling (214) 670-4127 three (3) business days prior to the scheduled meeting. A video stream of the meeting will be available twenty-four (24) hours after adjournment by visiting <https://dallastx.new.swagit.com/views/113>.

Individuals and interested parties wishing to speak must register with the Board of Adjustment at <https://bit.ly/BDA-B-Register> by the close of business Tuesday, January 21, 2025. In Person speakers can register at the hearing.

La Ciudad de Dallas llevará a cabo Adecuaciones/Modificaciones Razonables a los programas y/u otras actividades relacionadas para asegurar que todos y cada uno de los residentes tengan acceso a los servicios y recursos para asegurar una reunión equitativa e inclusiva. Cualquier persona que requiera asistencia adicional, servicio y/o interpretación para poder participar de forma íntegra en la reunión debe notificar a Junta de Ajustes llamando al (214) 670-4127 tres (3) días hábiles antes de la reunión programada. Una transmisión en video de la reunión estará disponible dos días hábiles luego de la finalización de la reunión en <https://dallastx.new.swagit.com/views/113>.

Las personas y las partes interesadas que deseen hacer uso de la palabra deben registrarse en Junta de Ajustes en <https://bit.ly/BDA-B-Register> antes de cierre de oficina el Martes, 20 de Enero, 2025. Las Personas que quieran hablar en persona, se pueden registrar en la Audiencia.

AGENDA

- | | | |
|------|------------------------------------|--------------------------|
| I. | Call to Order | Cheri Gambow, Vice-Chair |
| II. | Staff Presentation/Briefing | |
| III. | Public Hearing | Board of Adjustment |
| IV. | Public Testimony | |
| V. | Miscellaneous Items | |
| VI. | Case Docket | Board of Adjustment |
| | - Uncontested Items | |
| | - Holdover Items | |
| | - Individual Items | |
| VII. | Adjournment | |

Handgun Prohibition Notice for Meetings of Governmental Entities

"Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun."

"De acuerdo con la sección 30.06 del código penal (ingreso sin autorización de un titular de una licencia con una pistola oculta), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola oculta."

"Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly."

"De acuerdo con la sección 30.07 del código penal (ingreso sin autorización de un titular de una licencia con una pistola a la vista), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola a la vista."

"Pursuant to Section 46.03, Penal Code (places weapons prohibited), a person may not carry a firearm or other weapon into any open meeting on this property."

"De conformidad con la Sección 46.03, Código Penal (coloca armas prohibidas), una persona no puede llevar un arma de fuego u otra arma a ninguna reunión abierta en esta propiedad."

EXECUTIVE SESSION NOTICE

A closed executive session may be held if the discussion of any of the above agenda items concerns one of the following:

1. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex. Govt. Code §551.071]
2. deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.072]
3. deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.073]
4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code §551.074]
5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Tex. Govt. Code §551.076]
6. discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Tex Govt. Code §551.087]
7. deliberating security assessments or deployments relating to information resources technology, network security information, or the deployment or specific occasions for implementations of security personnel, critical infrastructure, or security devices. [Tex Govt. Code §551.089]

MISCELLANEOUS ITEM(S)

- Approval of Panel B Minutes – December 18, 2024
-

UNCONTESTED CASE(S)

BDA245-006(BT)	6930 Alpha Road REQUEST Application of Margot Murphy represented by Baldwin Associates for (1) a special exception to the fence height regulations along Peyton Drive, and for (2) a special exception to the fence height regulations along Hillcrest Road.	1
BDA245-008(BT)	6041 McCommas Boulevard REQUEST: Application of Spencer Estep for (1) a variance to the side-yard setback regulations.	2
BDA245-014(BT)	3146 Clydedale Drive REQUEST: Application of Blanca Cardenas for (1) a variance to the side-yard setback regulations.	3
BDA245-001(CJ)	1417 Lenway Street REQUEST: Application of Jay Taylor for (1) a special exception for the handicapped to the to the single-family use regulations, and for (2) a special exception for the handicapped to the floor area regulations.	4
BDA245-004(CJ)	4819 Melissa Lane REQUEST Application of Andrew Glover for (1) a variance to the interior east side-yard setback regulations, and for (2) a variance to the interior west side-yard setback regulations.	5
BDA245-012(CJ)	3031 Brooklyndell Avenue REQUEST: Application of Rob Baldwin for (1) a variance to the front-yard setback regulations, for (2) a variance to the off-street parking regulations, and for (3) a special exception to the visibility obstruction regulations.	6
BDA245-015(CJ)	6356 Denham Street REQUEST: Application of Blanca Cardenas for (1) a variance to the side-yard setback regulations.	7

HOLDOVER

BDA234-139(CJ)	6240 E. Mockingbird Lane REQUEST: Application of Charles D. Corson for (1) a special exception to the sign regulations.	8
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INDIVIDUAL CASES

None

BOARD OF ADJUSTMENT

Panel B Minutes

December 18, 2024

DRAFT



6ES Briefing Room
24974849659@dallascityhall.webex.com

Cheri Gambow, Vice-Chair

PRESENT: [5]

Cheri Gambow, Vice-Chair	
Sarah Lamb	
Phil Sahuc	
Andrew Finney	

ABSENT: [0]

Joe Cannon	

Vice-Chair Cheri Gambow made the motion to select Sarah Lamb as Presiding Officer, seconded by Phil Sahuc, and was called the briefing to order at **10:33 A.M.** with a quorum of the Board of Adjustment present.

Presiding Officer Sarah Lamb 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.

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

MISCELLANEOUS ITEMS

Approval of the Board of Adjustment Panel B, December 18, 2024, Meeting Minutes.

Motion was made to approve Panel B, December 18, 2024, Public Hearing Minutes.

Maker:	Sarah Lamb				
Second:	Andrew Finney				
Results:	4-0 unanimously				Motion to approve
		Ayes:	-	4	Cheri Gambow, Sarah Lamb, Phil Sahuc, Andrew Finney
		Against:	-	0	

UNCONTESTED CASES

1. 6240 E. Mockingbird Lane

This item was moved to Individual Cases

BDA234-139(CJ)

BUILDING OFFICIAL’S REPORT Application of Charles D. Corson for **(1)** a special exception to the sign regulations at **6240 E Mockingbird Lane**. This property is more fully described as Block B/2869, Lot 1A, and is zoned CR, which prohibits non-monument signs within 250 feet of either private property in a non-business zoning district or a public park of more than one acre. The applicant proposes to construct and/or maintain a detached premise non-monument sign on a nonresidential premise within 250 feet of either private property in a non-business zoning district or a public park of more than one acre, which will require **(1)** a special exception to the sign regulations.

LOCATION: 6240 E Mockingbird Lane

APPLICANT: Charles D. Corson

REQUEST:

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

STANDARD FOR DETACHED SIGN STANDARDS REGULATIONS & STANDARD FOR SPECIAL EXCEPTION TO SIGN STANDARD REGULATIONS:

Section 51A-7.304(b)(3) of the Dallas Development Code states that Non-monument signs are not allowed within 250 feet of either private property in a non-business zoning district or a public park of more than one acre. The board of adjustment may grant a special exception to this provision 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 6240 E. Mockingbird Lane found in the last 5 years.

Square Footage:

This lot contains 8,189.28 of square feet.

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

Zoning:

Site: Community Retail (CR)
North: R-7.5(A) (Single Family District)
East: Community Retail (CR)
South: PD 990 (Planned Development)
West: R-7.5(A) (Single Family District)

Land Use:

The subject site and surrounding properties to the east are zoned Community Retail, areas to the North and West are zoned R-7.5(A) and properties the south are developed with uses permitted under PD-990 use regulations.

GENERAL FACTS/STAFF ANALYSIS:

- The application Charles D. Corson for the property located at 6240 E Mockingbird Lane focuses on 1 request relating to the sign regulations.
- As gleaned from the submitted site plan and elevations, the applicant is proposing to maintain a detached premise non-monument sign on a nonresidential premise within 250 feet of either private property in a non-business zoning district that is larger than one acre.
- The subject site is a mid-block lot, and it has double street frontage on East Mockingbird Lane and Winton Street.
- The Dallas Development Code prohibits non-monument signs within 250 feet of either private property in a non-business zoning district or a public park of more than one acre.
- 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): [BDA234-139 at 6240 E. Mockingbird Ln.](#)

Timeline:

October 17, 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.

November 4, 2024: The Board of Adjustment Administrator assigned this case to Board of Adjustment Panel **B**.

November 13, 2024: The Planning and Development Department Senior Planner emailed the applicant the following information:

- an attachment that provided the hearing date and panel that will consider the application; the November 22, 2024, deadline to submit additional evidence for staff to factor into their analysis; and December 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.

December 4, 2024: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the December 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.

December 18, 2024: The Board of Adjustment Panel C, at its public hearing held on Monday, December 16, 2024, moved to HOLD this matter under advisement until January 23, 2025.

December 23, 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 January 2, 2025, deadline to submit additional evidence for staff to factor into their analysis ;and January 10, 2025, 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.

January 2, 2025: 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 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: Julie Robertson, 14201 Sovereign Rd, Ft. Worth, TX 76155

Against: No Speakers

Motion

I move that the Board of Adjustment in Appeal No. BDA 234-139 **HOLD** this matter under advisement until **January 22, 2025**.

Maker:	Sarah Lamb				
Second:	Phil Sahuc				
Results:	4-0 Unanimously				Motion to hold
		Ayes:	-	4	Cheri Gambow, Sarah Lamb, Phil Sahuc & Andrew Finney
		Against:	-	0	

2. 6114 Carlton Garrett Street
BDA234-152(CJ)

BUILDING OFFICIAL’S REPORT: Application of Monique Everett for **(1)** a variance to the front yard setback regulations at **6114 Carlton Garrett Street**. This property is more fully described as Block 23/2565, Lot 7 and is zoned PD-595 (R-5(A) Single Family Subdistrict), which requires a front-yard setback of 20-feet. The applicant proposes to construct and/or maintain a single-family residential structure and provide a 5-foot front-yard setback along Easley Street, which will require **(1)** a 15-foot variance to the front- yard setback regulations.

LOCATION: 6114 Carlton Garrett Street

APPLICANT: Monique Everett

REQUEST:

- (1) A request for a variance to the front yard setback regulations.

STANDARDS OF REVIEW FOR A VARIANCE:

Section 51A-3.102(d)(10) of the Dallas Development Code specifies that the board has the power to grant variances from the **front yard**, side yard, rear yard, lot width, lot depth, lot coverage, floor area for structures accessory to single-family uses, height, minimum sidewalks, off-street parking or off-street loading, or landscape regulations provided that the variance is:

- **not contrary to the public interest** when owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed, and substantial justice done.
- **necessary to permit development of a specific parcel of land** that differs from other parcels of land by being of such a restrictive area, shape, or slope, that it cannot be developed in a manner commensurate with the development upon other parcels of land with the same zoning; and
- **not granted to relieve a self-created or personal hardship**, nor for financial reasons only, nor to permit any person a privilege in developing a parcel of land not permitted by this chapter to other parcels of land with the same zoning.

ELEMENT II SUBSTITUTE:

Dallas Development Code §51A-3.102(d)(10)(b), formerly known as HB 1475, allows for the BDA to use their discretion and consider Element 2 of the Variance standard to be met, if:

- (i) the financial cost of compliance is greater than 50 percent of the appraised value of the structure as shown on the most recent appraisal roll certified to the assessor for the municipality under Section 26.01 of the Texas Tax Code.
- (ii) compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development is authorized to physically occur.
- (iii) compliance would result in the structure not being in compliance with a requirement of a municipal ordinance, building code, or other requirement.
- (iv) compliance would result in the unreasonable encroachment on an adjacent property or easement; or
- (v) the municipality considers the structure to be a nonconforming structure.

STAFF RECOMMENDATION:

- 1. Variance to the front yard setback regulations

Approval

Rationale: Based upon evidence presented and provided by the applicant, staff concluded that the site is:

- A. Not contrary to the public interest as no letters of opposition were received before case reports were finalized and submitted.
- B. Though the subject site is not sloped or irregularly shaped, it is 4,922.28 sq ft. which is smaller than the minimum lot size for residential use in the R-5(A) zoning district (5,000 sq ft.); therefore, the property cannot be developed in a manner commensurate with development upon other parcels of land in the same zoning.
- C. Is not a self-created or personal hardship.

BACKGROUND INFORMATION:

BDA History:

No BDA history found at 6114 Carlton Garrett Street within the last 5 years.

Square Footage:

This lot contains 4,922.28 of square feet.

This lot is zoned R-5(A) which has a minimum lot size of 5,000 square feet.

Site: Planned Development 595 (R-5(A))

North: Planned Development 595 / Planned Development 595 (R-5(A))

East: Planned Development 595 (R-5(A))

South: Planned Development 595

West: Planned Development 595

Land Use:

The subject site is vacant. Areas to the north, south, east, and west are zoned with uses permissible in Planned Development 595.

GENERAL FACTS/STAFF ANALYSIS:

- The application for the Rob Baldwin property located at 6114 Carlton Garrett Street focuses on 1 request relating to the front yard setback regulations on Easley Street.
- A request for a variance to the front yard setback regulations of 15-feet is made to maintain a single-family residential structure.
- The subject site is a corner lot and has double street frontage on Carlton Garret Street and Easley Street.
- The subject site has two front yards due to block face continuity; one front yard on Carlton Garrett Street and another Easley Street.
- The subject site along with surrounding properties to the north, south, east and west are zoned with residential uses.
- The subject site is currently vacant and located within an established neighborhood.

The applicant has the burden of proof in establishing the following:

- That granting the variance will not be contrary to the public interest when owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed, and substantial justice done.
- The variance is necessary to permit development of a specific parcel of land that differs from other parcels of land by being of such restrictive area, shape, or slope, that it cannot be developed in a manner commensurate with the development upon other parcels of land with the same zoning; and
- The variance would not be granted to relieve a self-created or personal hardship, nor for financial reasons only, nor to permit any person a privilege in developing a parcel of land not permitted by this chapter to other parcels of land with the same zoning.

The board may also consider Dallas Development Code **§51A-3.102(d)(10)(b)**, formerly known as **HB 1475** as grounds to determine whether compliance with the ordinance as applied to a structure that is the subject of the appeal would result in unnecessary hardship:

- (a) the financial cost of compliance is greater than 50 percent of the appraised value of the structure as shown on the most recent appraisal roll certified to the assessor for the municipality under Section 26.01 (Submission of Rolls to Taxing Units), Tax Code.
- (b) compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development is authorized to physically occur.
- (c) compliance would result in the structure not being in compliance with a requirement of a municipal ordinance, building code, or other requirement.
- (d) compliance would result in the unreasonable encroachment on an adjacent property or easement; or
- (e) the municipality considers the structure to be a nonconforming structure.

- Granting the proposed variance below, with a condition that the applicant complies with the submitted site plan, would require the proposal to be constructed as shown on the submitted documents.
 - 15-foot variance to the front yard setback regulations.
- 200' Radius Video: [BDA234-152 at 6114 Carlton Garrett St.](#)

Timeline:

October 25, 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.

November 4, 2024: The Board of Adjustment Administrator assigned this case to Board of Adjustment Panel **B**.

November 13, 2024: The Planning and Development Department Senior Planner emailed the applicant the following information:

- an attachment that provided the hearing date and panel that will consider the application; the November 22, 2024, deadline to submit additional evidence for staff to factor into their analysis; and December 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.

December 4, 2024: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the December 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: Monique Everett, 4608 Steel St., Dallas TX 75219 (did not speak)

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 234-152 – Application of Monique Everett, for a variance to the front-yard setback regulations contained 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:	Sarah Lamb				
Second:	Phil Sahuc				
Results:	4-0 Unanimously				Motion to grant
		Ayes:	-	4	Cheri Gambow, Sarah Lamb, Phil Sahuc &g

					Andrew Finney
		Against:	-	0	

3. 1535 Annex Avenue
 BDA234-142(BT)

BUILDING OFFICIAL’S REPORT: Application of Sateesh Reddy Nagilla for **(1)** a variance to the front-yard setback regulations, for **(2)** a variance to the side-yard setback regulations, and for **(3)** a variance to the required off-street parking regulations at **1535 ANNEX AVENUE**. This property is more fully described as Block 2/648, Lot 5, and is zoned MF-2(A), which requires a front-yard setback of 15-feet, requires a side-yard setback of 10-feet, and requires guest parking spaces to be provided. The applicant proposes to construct and/or maintain a Multifamily residential structure and provide a 12-foot front-yard setback along San Jacinto Street, which will require **(1)** a 3-foot variance to the front-yard setback regulations, and to construct and/or maintain a multifamily residential structure and provide a 3-foot 6-inch side-yard setback, which will require **(2)** a 6-foot 6-inch variance to the side-yard setback regulations, and to construct and/or maintain a multifamily residential structure and to provide 1-guest parking space, which will require **(3)** a 1-space variance to the off-street parking regulations.

LOCATION: 1535 Annex Avenue

APPLICANT: Sateesh Reddy Nagilla

REQUEST:

- (2) A request for a variance to the front-yard setback regulations;
- (3) A request for a variance to the side-yard setback regulations; and
- (4) A request for a variance to the off-street parking regulations.

STANDARDS OF REVIEW FOR A VARIANCE:

Section 51A-3.102(d)(10) of the Dallas Development Code specifies that the board has the power to grant variances from the **front yard, side yard, rear yard, lot width, lot depth, lot coverage, floor area** for structures accessory to single-family uses, height, minimum sidewalks, **off-street parking** or off-street loading, or landscape regulations provided that the variance is:

- **not contrary to the public interest** when owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed, and substantial justice done.
- necessary to permit development of a specific parcel of land that differs from other parcels of land by being of such a **restrictive area, shape, or slope**, that it cannot be developed in a manner commensurate with the development upon other parcels of land with the same zoning; and
- **not granted to relieve a self-created or personal hardship**, nor for financial reasons only, nor to permit any person a privilege in developing a parcel of land not permitted by this chapter to other parcels of land with the same zoning.

ELEMENT II SUBSTITUTE:

Dallas Development Code §51A-3.102(d)(10)(b), formerly known as HB 1475, allows for the BDA to use their discretion and consider Element 2 of the Variance standard to be met, if:

- (i) the financial cost of compliance is greater than 50 percent of the appraised value of the structure as shown on the most recent appraisal roll certified to the assessor for the municipality under Section 26.01 of the Texas Tax Code.
- (ii) compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development is authorized to physically occur.
- (iii) compliance would result in the structure not being in compliance with a requirement of a municipal ordinance, building code, or other requirement.
- (iv) compliance would result in the unreasonable encroachment on an adjacent property or easement; or
- (v) the municipality considers the structure to be a nonconforming structure.

STAFF RECOMMENDATION:

Variance to the front-yard setback regulations:

Approval

Rationale: Based upon evidence presented and provided by the applicant, staff concluded that the site is:

- A. Not contrary to the public interest as no letters of opposition were received.
- B. Lot is restrictive in buildable **area**, shape, or slope; it is a corner lot with front-yard setbacks facing both Annex Avenue and San Jacinto Street; therefore, it cannot be developed in a manner commensurate with development upon other parcels of land in the same zoning.
- C. Not self-created nor is it a personal hardship.

Variance to the side-yard setback regulations:

Approval

Rationale: Based upon evidence presented and provided by the applicant, staff concluded that the site is:

- A. Not contrary to the public interest as no letters of opposition were received.
- B. Lot is restrictive in **area**, shape, or slope; it is a corner lot reducing the buildable area. With only one street frontage, the applicant could possibly meet the side-yard setbacks; therefore, it cannot be developed in a manner commensurate with development upon other parcels of land in the same zoning.
- C. Not self-created nor is it a personal hardship.

Variance the off-street parking regulations:

Approval

Rationale: Based upon evidence presented and provided by the applicant, staff concluded that the site is:

- A. Not contrary to the public interest as no letters of opposition were received.
- B. Lot is restrictive in buildable **area**, shape, or slope; it is a corner lot with front-yard setbacks facing both Annex Avenue and San Jacinto Street; therefore, it cannot be developed in a manner commensurate with development upon other parcels of land in the same zoning.
- C. Not self-created nor is it a personal hardship.

BACKGROUND INFORMATION:

Zoning:

- Site: MF-2(A) (Multifamily District)
- North: PD-298 (Bryan Area Special Purpose District) and PD-987 (MF-2(A))
- East: MF-2(A) (Multifamily District)
- South: MF-2(A) (Multifamily District)
- West: MF-2(A) (Multifamily District) and PD-298 (Bryan Area Special Purpose District)

Land Use:

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

Lot Square Footage:

This lot size is 10,189 square feet. (0.234 of an acre)

BDA History:

No BDA history

GENERAL FACTS/STAFF ANALYSIS:

- The application of Sateesh Reddy Nagilla for the property located at 5315 Annex Avenue focuses on three requests relating to a variance to the front-yard setback regulations; variance to the side-yard setback regulations; and variance to the off-street parking regulations.
- The first request is for a variance to the front-yard setback regulations. The applicant is proposing to construct and maintain a multifamily structure and provide a 12-foot front yard setback along San Jacinto Street, which will require a 3-foot variance to the front-yard setback regulations.
- Secondly, the applicant is requesting a variance to the side-yard setback regulations. The applicant is proposing to construct and maintain a multifamily structure and provide a 3-foot 6-inch side yard setback, which will require a 6-foot 6-inch variance to the side-yard setback regulations.
- Last, the applicant is requesting a variance to the off-street parking regulations. The applicant is proposing to construct and maintain a multifamily structure and provide a 1-guest parking space, which will require a 1-parking space variance to the off-street parking regulations.
- The applicant is proposing seven dwelling units, with two bedroom in each dwelling unit.
- The applicant is proposing two parking spaces per unit, with one guest parking space and four bicycle parking slots

- The subject site along with surroundings properties are all developed with multifamily and single-family homes.
- It is imperative to note that the subject site is a corner lot, and developed 42 percent of the 60 percent allowed lot coverage.
- Per staff's review of the subject site, it has been confirmed that the multifamily structure of the property is proposed on a vacant lot.
- The applicant has the burden of proof in establishing the following:
 - 1) That granting the variance to the front yard setback will not be contrary to the public interest when owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed, and substantial justice done.
 - 2) The variance is necessary to permit development of a specific parcel of land that differs from other parcels of land by being of such restrictive area, shape, or slope, that it cannot be developed in a manner commensurate with the development upon other parcels of land with the same zoning; and
 - 3) The variance would not be granted to relieve a self-created or personal hardship, nor for financial reasons only, nor to permit any person a privilege in developing a parcel of land not permitted by this chapter to other parcels of land with the same zoning.
- Granting the variance to the front yard setback 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:

- October 18, 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.
- November 7, 2024: The Board of Adjustment Administrator assigned this case to Board of Adjustment Panel **B**.
- November 18, 2024: Planning and Development 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 November 22, 2024, deadline to submit additional evidence for staff to factor into their analysis; and December 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.

December 4, 2024: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the December 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 234-142 – Application of Sateesh Reddy Nagilla, for a variance to the front and side yard setback regulations and to the off-street parking regulations contained 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:	Sarah Lamb				
Second:	Phil Sahuc				
Results:	4-0 Unanimously				Motion to grant
		Ayes:	-	4	Cheri Gambow, Sarah Lamb, Phil Sahuc & Andrew Finney
		Against:	-	0	

4. 1602 Kessler Parkway

BDA234-151(BT)

BUILDING OFFICIAL’S REPORT: Application of Gilbert Brown represented by Jokabet Anaya for **(1)** a variance to the off-street parking regulations at **1602 KESSLER PARKWAY**. This property is more fully described as Block 1/5928, Lot 10, and is zoned CD-13 (Subarea 3) , which requires a parking space must be at least 20 feet from the right-of-way line adjacent to a street or alley if the space is in an enclosed structure and if the space faces upon or can be entered directly from the street or alley. The applicant proposes to locate and maintain a parking space in an enclosed structure with a setback of 10 feet which will require **(1)** a variance of 10-feet to the off-street parking regulations.

LOCATION: 1602 Kessler Parkway.

APPLICANT: Gilbert Brown

REPRESENTED BY: Jokabet Anaya

REQUEST:

- (5) A request for a variance to the off-street parking regulations.

STANDARDS OF REVIEW FOR A VARIANCE:

Section 51A-3.102(d)(10) of the Dallas Development Code specifies that the board has the power to grant variances from the front yard, side yard, rear yard, lot width, lot depth, lot coverage, floor area for structures accessory to single-family uses, height, minimum sidewalks, **off-street parking** or off-street loading, or landscape regulations provided that the variance is:

- **not contrary to the public interest** when owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed, and substantial justice done.
- necessary to permit development of a specific parcel of land that differs from other parcels of land by being of such a **restrictive area, shape, or slope**, that it cannot be developed in a manner commensurate with the development upon other parcels of land with the same zoning; and
- **not granted to relieve a self-created or personal hardship**, nor for financial reasons only, nor to permit any person a privilege in developing a parcel of land not permitted by this chapter to other parcels of land with the same zoning.

ELEMENT II SUBSTITUTE:

Dallas Development Code §51A-3.102(d)(10)(b), formerly known as HB 1475, allows for the BDA to use their discretion and consider Element 2 of the Variance standard to be met, if:

- (i) the financial cost of compliance is greater than 50 percent of the appraised value of the structure as shown on the most recent appraisal roll certified to the assessor for the municipality under Section 26.01 of the Texas Tax Code.
- (ii) compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development is authorized to physically occur.
- (iii) compliance would result in the structure not being in compliance with a requirement of a municipal ordinance, building code, or other requirement.
- (iv) compliance would result in the unreasonable encroachment on an adjacent property or easement; or
- (v) the municipality considers the structure to be a nonconforming structure.

STAFF RECOMMENDATION:

Variance to the front-yard setback regulations:

Approval

Rationale: Based upon evidence presented and provided by the applicant, staff concluded that the site is:

- D. Not contrary to the public interest as no letters of opposition were received.

- E. Lot is restrictive in buildable area, **shape**, or slope; it is a corner lot with street frontage facing Kessler Parkway and Kessler Canyon Drive; therefore, it cannot be developed in a manner commensurate with development upon other parcels of land in the same zoning.
- F. Not self-created nor is it a personal hardship.

BACKGROUND INFORMATION:

Zoning:

Site: CD-13 (Subarea 3)
North: PD-714 (Subdistrict 2B)
East: CD-13 (Subarea 3)
South: CD-13 (Subarea 3)
West: CD-13 (Subarea 3)

Land Use:

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

BDA History:

No BDA history found in the last five years.

GENERAL FACTS/STAFF ANALYSIS:

- The application of Gilbert Brown represented by Jokabet Anaya for the property located at 1602 Kessler Parkway focuses on one request relating to the off-street parking regulations.
- The applicant proposes to construct and maintain a parking space in an enclosed structure with a 10-foot setback in the required front-yard setback.
- CD-13 (Subarea 3) (k) Setbacks (1) Front-yard setback (B) For corner lots, the minimum front yard must equal the front yard of the house on the contiguous lot.
- Subject lot behind subject property is not contiguous (touching/shares common boundary) with the lot to the rear due to alley separation and cannot be used to establish a front-yard setback requirement, therefore area of request must be treated as a side-yard.
- CD-13 (Subarea 3) (k) Setbacks (2) Side-yard setback (A) For structures with a height of 15-feet or less, the minimum side yard is five feet. **(B) For all other structures, the minimum side yard is one-third the height of the structure.**
- Proposed Height of the structure is 23-feet 8-inches
- Minimum setback approx. 7-feet 10-inches
- Applicant is proposing 10-feet.
- Per engineering review comment sheet, recommends denial.
- Per engineering review comment sheet, applicant to provide site plan, showing location of proposed garage door relative to the edge of curb and sidewalk, assuming the City or abutting property owner constructs one in the future.
- The applicant has the burden of proof in establishing the following:

- 4) That granting the variance to the off-street parking regulations will not be contrary to the public interest when owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed, and substantial justice done.
 - 5) The variance is necessary to permit development of a specific parcel of land that differs from other parcels of land by being of such restrictive area, shape, or slope, that it cannot be developed in a manner commensurate with the development upon other parcels of land with the same zoning; and
 - 6) The variance would not be granted to relieve a self-created or personal hardship, nor for financial reasons only, nor to permit any person a privilege in developing a parcel of land not permitted by this chapter to other parcels of land with the same zoning.
- Granting the variance to the off-street parking 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: [BDA234-151 at 1602 Kessler Pkwy](#)

Timeline:

- October 18, 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.
- November 7, 2024: The Board of Adjustment Administrator assigned this case to Board of Adjustment Panel **B**.
- November 18, 2024: Planning and Development 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 November 22, 2024, deadline to submit additional evidence for staff to factor into their analysis; and December 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.
- December 4, 2024: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the December 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: Jokabet Anaya, 5225 Maple Ave # 2405 Dallas TX 75235 (did not speak)

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 234-151 – Application of Gilbert Brown, for a variance to the off-street parking regulations contained 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:	Sarah Lamb				
Second:	Phil Sahuc				
Results:	4-0 Unanimously				Motion to grant
		Ayes:	-	4	Cheri Gambow, Sarah Lamb, Phil Sahuc & Andrew Finney
		Against:	-	0	

5. 5814 Carlton Garrett Street
 BDA234-153(CJ)

BUILDING OFFICIAL’S REPORT: Application of Ricardo Alonso for **(1)** a variance to the front-yard setback regulations at **5814 CARLTON GARRETT STREET**. This property is more fully described as Block 17/2559, Lot 7, and is zoned PD-595 (R-5(A) Single Family Subdistrict), which requires a front-yard setback of 20-feet. The applicant proposes to construct and/or maintain a single-family residential structure and provide a 5-foot front-yard setback along Scott Street, which will require **(1)** a 15-foot variance to the front-yard setback regulations.

LOCATION: 5814 Carlton Garrett Street

APPLICANT: Ricardo Alonzo

REPRESENTED BY: Marisol Ortiz

REQUEST:

(6) A request for a variance to the front-yard setback regulations.

STANDARDS OF REVIEW FOR A VARIANCE:

Section 51A-3.102(d)(10) of the Dallas Development Code specifies that the board has the power to grant variances from the **front yard**, side yard, rear yard, lot width, lot depth, lot coverage, floor area for structures accessory to single-family uses, height, minimum sidewalks, off-street parking or off-street loading, or landscape regulations provided that the variance is:

- **not contrary to the public interest** when owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed, and substantial justice done.

- necessary to permit development of a specific parcel of land that differs from other parcels of land by being of such a **restrictive area, shape, or slope**, that it cannot be developed in a manner commensurate with the development upon other parcels of land with the same zoning; and
- **not granted to relieve a self-created or personal hardship**, nor for financial reasons only, nor to permit any person a privilege in developing a parcel of land not permitted by this chapter to other parcels of land with the same zoning.

ELEMENT II SUBSTITUTE:

Dallas Development Code §51A-3.102(d)(10)(b), formerly known as HB 1475, allows for the BDA to use their discretion and consider Element 2 of the Variance standard to be met, if:

- (i) the financial cost of compliance is greater than 50 percent of the appraised value of the structure as shown on the most recent appraisal roll certified to the assessor for the municipality under Section 26.01 of the Texas Tax Code.
- (ii) compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development is authorized to physically occur.
- (iii) compliance would result in the structure not being in compliance with a requirement of a municipal ordinance, building code, or other requirement.
- (iv) compliance would result in the unreasonable encroachment on an adjacent property or easement; or
- (v) the municipality considers the structure to be a nonconforming structure.

STAFF RECOMMENDATION:

Variance:

Approval

Rationale: Based upon evidence presented and provided by the applicant, staff concluded that the site is:

- G. Not contrary to the public interest as no letters of opposition were received.
- H. Lot is restrictive in buildable **area, shape, or slope**; it is a corner lot with front-yard setbacks facing both Carlton Garrett Street and Scott Street; however, it cannot be developed in a manner commensurate with development upon other parcels of land in the same zoning.
- I. Not self-created nor is it a personal hardship.

BACKGROUND INFORMATION:

Zoning:

- Site: PD-595 (R-5(A)) (Single Family District)
- North: PD-595 (R-5(A)) (Single Family District)
- East: PD-595 (R-5(A)) (Single Family District)
- South: PD-595 (R-5(A)) (Single Family District)
- West: PD-595 (R-5(A)) (Single Family District)

Land Use:

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

Lot Square Footage:

This lot size is 5,049 square feet. (0.116 of an acre)

BDA History:

No BDA history

GENERAL FACTS/STAFF ANALYSIS:

- The application of Ricardo Alonzo represented by Marisol Ortiz for the property located at 5814 Carlton Garrett Street focuses on 1 request relating to a variance to the front-yard setback regulations.
- The applicant is requesting a variance to the front-yard setback regulations. The applicant is proposing to construct and maintain a residential structure and provide a 5-foot front yard setback along Scott Street, which will require a 15-foot variance to the front-yard setback regulations.
- The subject site along with surroundings properties are all developed with single-family homes.
- It is imperative to note that the subject site is a corner lot, having a 20-foot front-yard setback along Carlton Garrett Street and a 20-foot front-yard setback along Scott Street.
- Subject lot is zoned PD-595 (R-5(A)) which requires a minimum lot size of 5,000 square feet (0.115 of an acre).
- Subject lot meets the minimum lot size, however the subject lot buildable area is 1,875 square feet (0.043 of an acre) compared to other lots buildable area is 3,000 square feet (0.069 of an acre) in the same zoning.
- Per staff's review of the subject site, it has been confirmed that the single-family structure of the property is proposed on a vacant lot.
- The applicant has the burden of proof in establishing the following:
 - 7) That granting the variance to the front yard setback will not be contrary to the public interest when owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed, and substantial justice done.
 - 8) The variance is necessary to permit development of a specific parcel of land that differs from other parcels of land by being of such restrictive area, shape, or slope, that it cannot be developed in a manner commensurate with the development upon other parcels of land with the same zoning; and
 - 9) The variance would not be granted to relieve a self-created or personal hardship, nor for financial reasons only, nor to permit any person a privilege in developing a parcel of land not permitted by this chapter to other parcels of land with the same zoning.

- Granting the variance to the front yard setback 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: [BDA234-153 at 5814 Carlton Garrett St](#)

Timeline:

- October 25, 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.
- November 7, 2024: The Board of Adjustment Administrator assigned this case to Board of Adjustment Panel **B**.
- November 18, 2024: Planning and Development 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 November 22, 2024, deadline to submit additional evidence for staff to factor into their analysis; and December 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.
- December 4, 2024: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the December 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: Marisol Ortiz, 2435 N. Central Expwy # 1270, Richardson TX 75080 (did not speak)
- 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 234-153 – Application of Ricardo Alono, for a variance to the front-yard setback regulations contained 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:	Sarah Lamb				
Second:	Phil Sahuc				
Results:	4-0 Unanimously				Motion to grant
		Ayes:	-	4	Cheri Gambow, Sarah Lamb, Phil Sahuc & Andrew Finney
		Against:	-	0	

HOLDOVER CASES

6. 5314 Ursula Lane

BDA234-122(BT)

BUILDING OFFICIAL’S REPORT: Application of Eddie Grothaus for **(1)** a special exception to the fence height regulations, and for **(2)** a special exception to the fence opacity regulations at **5314 URSULA LANE**. This property is more fully described as Block C/5518, Lot 5, and is zoned R-1ac(A), which limits the height of a fence in the front yard to 4-feet 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 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 height regulations, and 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 **(2)** a special exception to the fence opacity regulations.

LOCATION: 5314 Ursula Ln.

APPLICANT: Eddie Grothaus

REQUEST:

- (7) A request for a special exception to the fence height regulations; and
- (8) A request for a special exception to the fence standard regulations regarding opacity

STANDARD OF REVIEW FOR A SPECIAL EXCEPTION TO FENCE HEIGHT, FENCE OPACITY AND FENCE MATERIAL 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 (2):

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 Eddie Grothaus for the property located at 5314 Ursula Ln. focuses on 2 requests relating to the fence height, and fence opacity regulations.
- The first request is for a special exception to the fence height regulations. The applicant is proposing to construct and maintain a 6-foot high gate in a required front-yard, which will require a 2-foot special exception to the fence height regulations.
- Lastly, the applicant is proposing to construct and 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 requires a special exception to the fence opacity 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 the existing 4-foot high gate section to the east and west with a 6-foot high gate, located near the front property line.
- Based upon staff's analysis of the surrounding properties, many were open with no fencing or vegetation, some properties provided a form of vegetation serving as a screening mechanism along Ursula Ln and Palomar Ln.
- Some properties provided a fence and/or gate at 4-feet above grade in the required front yard along Ursula Ln and Palomar Ln.
- Applicant is requesting additional height due to safety and security concerns, as the family travel schedule is public knowledge
- 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.
- Granting the special exceptions to the fence standards relating to height and opacity 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: [BDA234-122 at 5314 Ursula 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 **B**.
- 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 23, 2024: The Board of Adjustment Panel **B**, at its public hearing held on Wednesday, October 23, 2024, moved to **HOLD** this matter under advisement until **November 20, 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 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.

November 20, 2024: The Board of Adjustment Panel **B**, at its public hearing held on Wednesday, November 20, 2024, moved to **HOLD** this matter under advisement until **December 18, 2024**.

November 20, 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 November 22, 2024, deadline to submit additional evidence for staff to factor into their analysis; and December 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.

December 4, 2024: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the December 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: Eddie Grothans, 10930 Switzer Ave, Dallas TX 75238
Against: Kara Gehan, 5330 Ursula Lane, Dallas TX 75229

Motion # 1

I move that the Board of Adjustment, in Appeal No. BDA 234-122, on application of Eddie Grothaus, **DENY** the special exception requested by this applicant to construct and/or maintain a 6-foot high fence **without prejudice**, because our evaluation of the property and the testimony shows that granting the application would adversely affect neighboring property.

Maker:	Sarah Lamb				
Second:	Phil Sahuc				
Results:	4-0 Unanimously				Motion to deny without prejudice.
		Ayes:	-	4	Cheri Gambow, Sarah Lamb, Phil Sahuc and Andrew Finney
		Against:	-	0	

Motion # 2

I move that the Board of Adjustment, in Appeal No. BDA 234-122, on application of Eddie Grothaus, **DENY** the special exception requested to construct and/or maintain a fence with panel having less than 50 percent open surface area located less than five-feet from the front lot line as a special exception to the surface area openness by this applicant **without prejudice**, because our evaluation of the property and the testimony shows that this special exception will adversely affect neighboring property.

Maker:	Sarah Lamb				
Second:	Andrew Finney				
Results:	4-0 Unanimously				Motion to deny without prejudice.
		Ayes:	-	4	Cheri Gambow, Sarah Lamb, Phil Sahuc and Andrew Finney
		Against:	-	0	

7. 9820 Royce Drive
BDA234-130(CJ)

BUILDING OFFICIAL’S REPORT: Application of Alma Rocio Davalos represented by Douglas Lemus for **(1)** a variance to the front-yard setback regulations at 9820 Royce Dr. This property is more fully described as Block B/8486, Lot 4, and is zoned R-10(A), which requires a front-yard setback of 30-feet. The applicant proposes to construct and/or maintain a single-family residential structure and provide a 25-foot front-yard setback, which will require **(1)** a 5-foot variance to the front-yard setback regulations.

LOCATION: 9820 Royce Drive

APPLICANT: Alma Rocio Davalos

REQUEST:

(2) A request for a variance to the front yard setback regulations.

STANDARDS OF REVIEW FOR A VARIANCE:

Section 51A-3.102(d)(10) of the Dallas Development Code specifies that the board has the power to grant variances from the **front yard**, side yard, rear yard, lot width, lot depth, lot coverage, floor area for structures accessory to single-family uses, height, minimum sidewalks, off-street parking or off-street loading, or landscape regulations provided that the variance is:

- **not contrary to the public interest** when owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed, and substantial justice done.
- **necessary to permit development of a specific parcel of land** that differs from other parcels of land by being of such a restrictive area, shape, or slope, that it cannot be developed in a manner commensurate with the development upon other parcels of land with the same zoning; and

- **not granted to relieve a self-created or personal hardship**, nor for financial reasons only, nor to permit any person a privilege in developing a parcel of land not permitted by this chapter to other parcels of land with the same zoning.

ELEMENT II SUBSTITUTE:

Dallas Development Code § 51A-3.102(d)(10)(b), formerly known as HB 1475, allows for the BDA to use their discretion and consider Element 2 of the Variance standard to be met, if:

- (i) the financial cost of compliance is greater than 50 percent of the appraised value of the structure as shown on the most recent appraisal roll certified to the assessor for the municipality under Section 26.01 of the Texas Tax Code.
- (ii) compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development is authorized to physically occur.
- (iii) compliance would result in the structure not being in compliance with a requirement of a municipal ordinance, building code, or other requirement.
- (iv) compliance would result in the unreasonable encroachment on an adjacent property or easement; or
- (v) the municipality considers the structure to be a nonconforming structure.

STAFF RECOMMENDATION:

- 2. Variance to the front yard setback regulations

Denial

Rationale: Based upon evidence presented and provided by the applicant, staff concluded that the site is:

- D. Not contrary to the public interest as no letters of opposition were received before case reports were finalized and submitted.
- E. The subject site is 14,810.4 sq ft. which is larger than the minimum lot size for a residential use in the R-10(A) zoning district (10,000 sq ft.), and is not sloped or irregularly shaped; therefore, the property can be developed in a manner commensurate with development upon other parcels of land in the same zoning.
- F. Is a self-created or personal hardship. The construction of the existing single-family home was approved under building permit #2312111179 on 3/15/2024 with a site plan showing the required 30 foot front yard setback; per the applicant, the developer mistakenly constructed the single-family home with a 25 foot front yard setback in error making this a self-created hardship.

BACKGROUND INFORMATION:

BDA History:

No BDA history found at 9820 Royce Drive within the last 5 years.

Square Footage:

This lot contains 14,810.4 of square feet.

This lot is zoned R10(A) which has a minimum lot size of 10,000 square feet.

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 areas to the north, south, east, and west are zoned R-10(A).

GENERAL FACTS/STAFF ANALYSIS:

- The application for the Alma Rocio Davalos property located at 9820 Royce Drive focuses on 1 request relating to the front yard setback regulations.
- A request for a variance to the front yard setback regulations of 5-feet is made to construct and/or maintain a single-family residential structure.
- The subject site is a mid-block lot and has single street frontage on Royce Drive.
- The subject site along with surrounding properties to the north, south, east and west are zoned with residential uses.
- The subject site is currently developed with a single-family structure and located within an established neighborhood.
- It is imperative to note that the construction of the existing single-family home was approved under building permit #2312111179 on 3/15/2024 with a site plan showing the required 30 foot front yard setback; per the applicant, the developer mistakenly assumed a 25 foot front yard setback was required.

The applicant has the burden of proof in establishing the following:

- That granting the variance will not be contrary to the public interest when owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed, and substantial justice done.
- The variance is necessary to permit development of a specific parcel of land that differs from other parcels of land by being of such restrictive area, shape, or slope, that it cannot be developed in a manner commensurate with the development upon other parcels of land with the same zoning; and
- The variance would not be granted to relieve a self-created or personal hardship, nor for financial reasons only, nor to permit any person a privilege in developing a parcel of land not permitted by this chapter to other parcels of land with the same zoning.

The board may also consider Dallas Development Code **§ 51A-3.102(d)(10)(b)**, formerly known as **HB 1475** as grounds to determine whether compliance with the ordinance as applied to a structure that is the subject of the appeal would result in unnecessary hardship:

- (f) the financial cost of compliance is greater than 50 percent of the appraised value of the structure as shown on the most recent appraisal roll certified to the assessor for the municipality under Section 26.01 (Submission of Rolls to Taxing Units), Tax Code.
- (g) compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development is authorized to physically occur.
- (h) compliance would result in the structure not being in compliance with a requirement of a municipal ordinance, building code, or other requirement.
- (i) compliance would result in the unreasonable encroachment on an adjacent property or easement; or

- (j) the municipality considers the structure to be a nonconforming structure.

- Granting the proposed variance below, with a condition that the applicant complies with the submitted site plan, would require the proposal to be constructed as shown on the submitted documents.
 - 5-foot variance to the front yard setback regulations.

- 200' Radius Video: [BDA234-130 at 9820 Royce Dr.](#)

Timeline:

- September 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.
- 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: Douglas Lemus, 9820 Royce Drive

Against: No Speakers

Motion

I move that the Board of Adjustment, in Appeal No. BDA 234-130, on application of Alma Rocio Davalos represented by Douglas Lemus, **GRANT** the 5-foot variance to the front-yard setback regulations requested by this applicant because our evaluation of the property and testimony shows that the physical character of this property is such that a literal enforcement of the provisions of the Dallas Development Code, as amended, would result in unnecessary hardship to this applicant.

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:	Sarah Lamb				
Second:	Andrew Finney				
Results:	4-0 Unanimously				Motion to grant
		Ayes:	-	4	Cheri Gambow, Sarah Lamb, Andrew Finney and Phil Sahuc
		Against:	-	0	

ADJOURNMENT

After all business of the Board of Adjustment had been considered, Vice Chair Cheri Gambow moved to adjourn the meeting at 1:28 p.m.

 Required Signature:
 Mary Williams, Board Secretary
 Planning and Development Department

 Date

 Required Signature:
 Dr. Kameka Miller-Hoskins, Board Administrator
 Planning and Development Department

 Date

 Required Signature:
 Cheri Gambow, Vice Chair
 Board of Adjustment

 Date

FILE NUMBER: BDA245-006(BT)

BUILDING OFFICIAL'S REPORT: Application of Margot Murphy represented by Baldwin Associates for (1) a special exception to the fence height regulations along Peyton Drive, and for (2) a special exception to the fence height regulations along Hillcrest Road at **6930 ALPHA ROAD**. This property is more fully described as Block B/7425 and is zoned R-1/2ac(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 along Peyton Drive, which will require (1) a 4-foot special exception to the fence height regulations, and to construct and/or maintain an 8-foot high fence in a required front-yard along Hillcrest Road, which will require (2) a 4-foot special exception to the fence height regulations.

LOCATION: 6930 Alpha Road

APPLICANT: Margot Murphy

REPRESENTED BY: Baldwin Associates

REQUEST:

- (1) A request for a special exception to the fence height regulations
- (2) 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 (2):

No staff recommendation is made on this request.

BACKGROUND INFORMATION:

Zoning:

Site: R-1/2ac(A) (SUP 1365)
North: R-1/2ac(A) and PD-1085
East: R-10(A)
South: R-1/2ac(A) and R-16(A)
West: R-1/2ac(A) (SUP 1405)

Land Use:

The subject site is part of SUP 1365 Private School and Childcare Facility use and surrounding properties to the north, south, and east are developed with single-family uses. To the west is developed with Holy Trinity Greek Orthodox Church uses.

BDA History:

No BDA history found within the last 5 years

GENERAL FACTS/STAFF ANALYSIS:

- The application of Margot Murphy represented by Baldwin Associates for the property located at 6930 Alpha Road focuses on two requests relating to the fence height.
- The first request is 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, along Peyton Drive, which will require a 4-foot special exception to the fence height regulations.
- The second request is 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, along Hillcrest Road, which will require a 4-foot special exception to the fence height regulations.
- Fencing and sliding gates along Alpha Road and Hillcrest Road, are wrought iron.
- Alpha Road is considered a side-yard, therefore no request for a special exception to the fence height regulations is required.
- The subject site is a private school and childcare facility with majority of the surrounding properties to the north, south, and east all developed with single-family homes.
- As illustrated on the submitted site plan and elevations, the applicant is proposing to replace existing fencing and gates surrounding the property.
- Based upon staff's analysis of the surrounding properties, vegetation and chain link fencing will serve as a screening mechanism along Peyton Drive and residential homes to the south.
- Both Alpha Road and Hillcrest Road, are identified as major thoroughfares.
- The applicant has the burden of proof in establishing that the special exception(s) 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, 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:

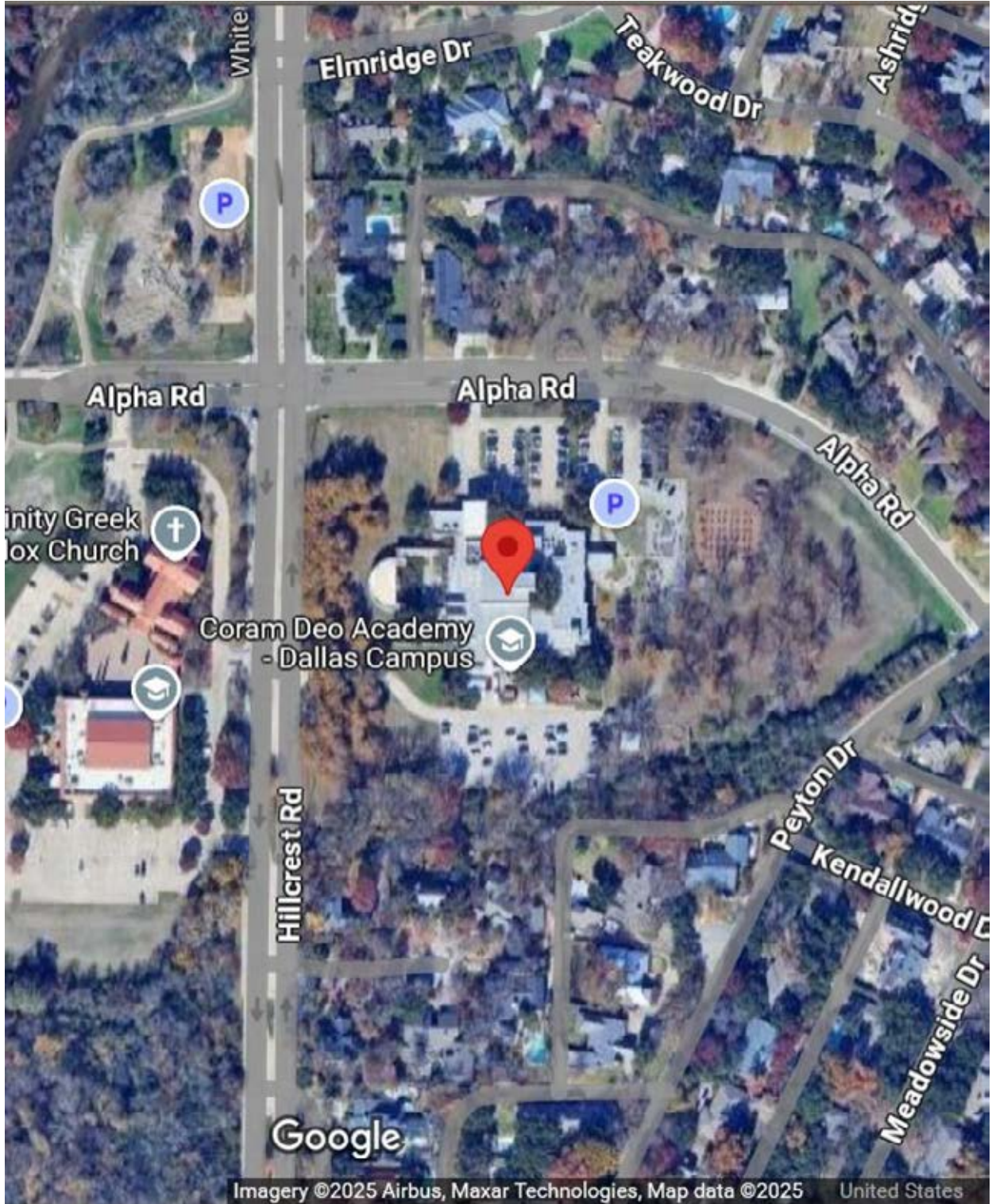
November 25, 2024: The applicant submitted an “Application/Appeal to the Board of Adjustment” and related documents which have been included as part of this case report.


December 17, 2024: The Board of Adjustment Administrator assigned this case to Board of Adjustment Panel **B**.

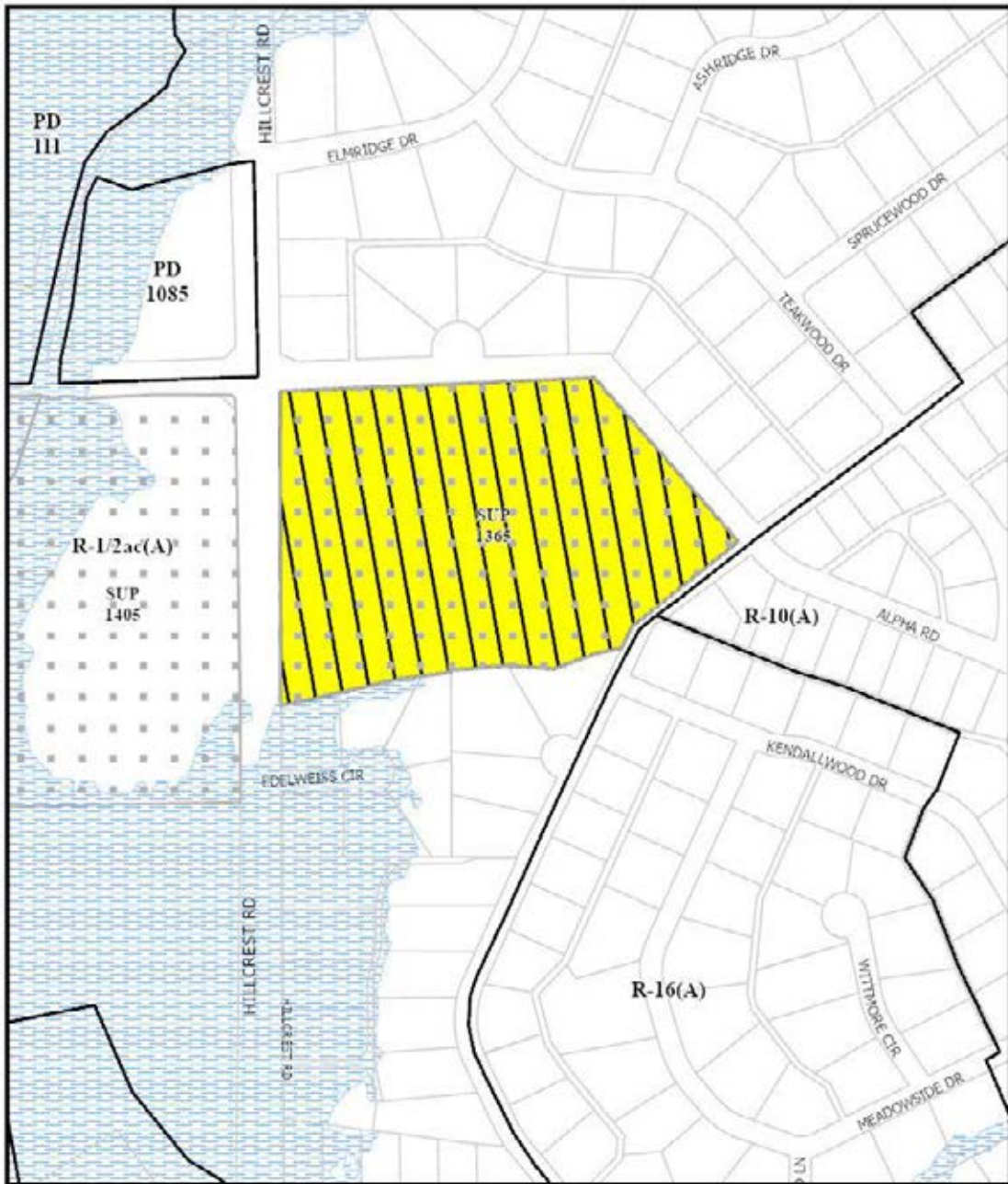
December 24, 2024: Planning and Development Department Senior Planner emailed the applicant the following information:

- an attachment that provided the public hearing date and panel that will consider the application; the January 2, 2025, deadline to submit additional evidence for staff to factor into their analysis; and January 10, 2025, 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.

January 2, 2025: 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 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.



 1:3,600	<h1>AERIAL MAP</h1>	Case no: <u>BDA245-006</u> Date: <u>12/20/2024</u>
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



1:3,600

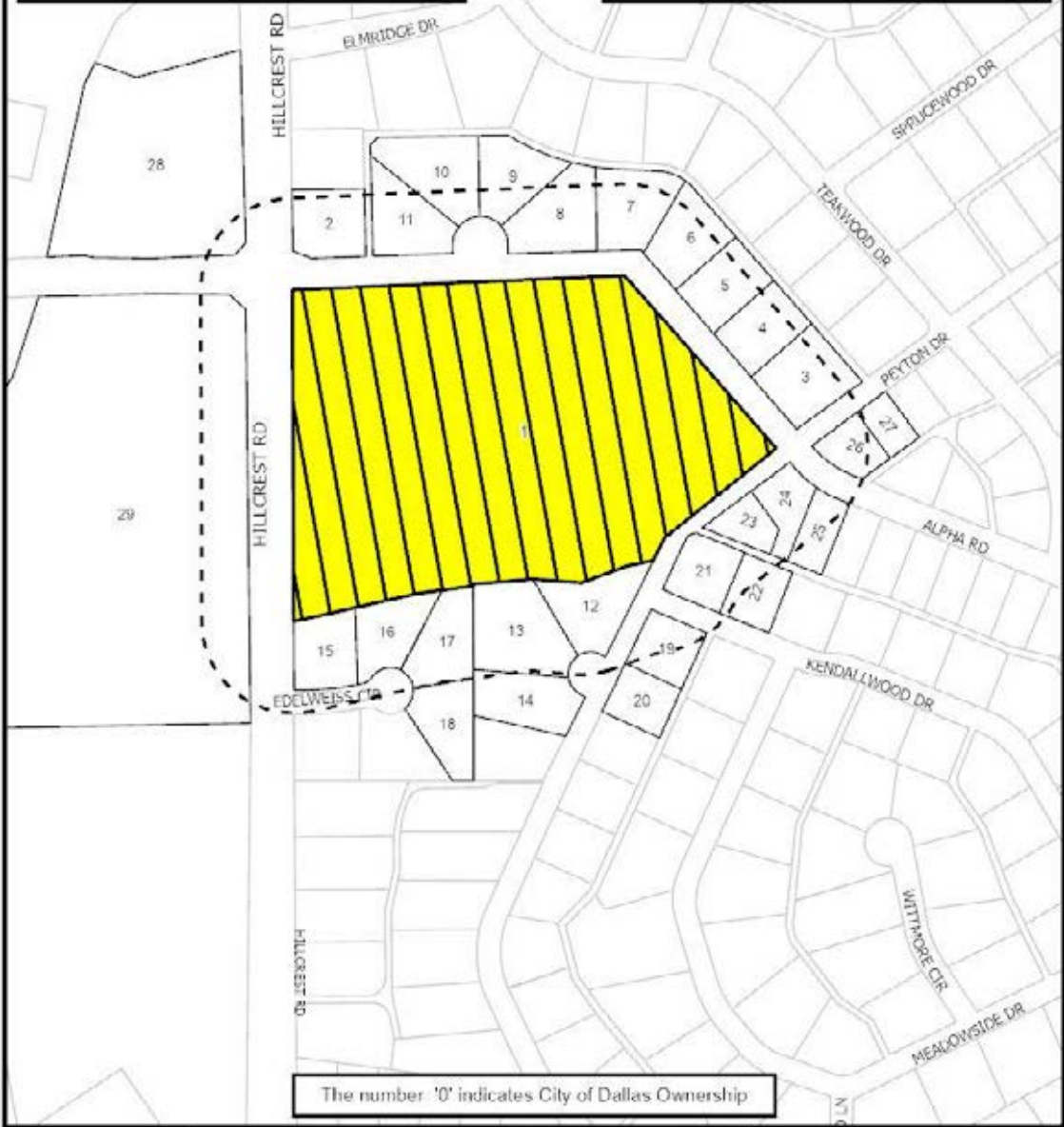
ZONING MAP

Case no: BDA245-006

Date: 12/20/2024

The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.

El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no será rezonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.



The number '0' indicates City of Dallas Ownership



1:3,600

NOTIFICATION

200' AREA OF NOTIFICATION
29 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **BDA245-006**
 Date: **12/20/2024**

12/20/2024

Notification List of Property Owners

BDA245-006

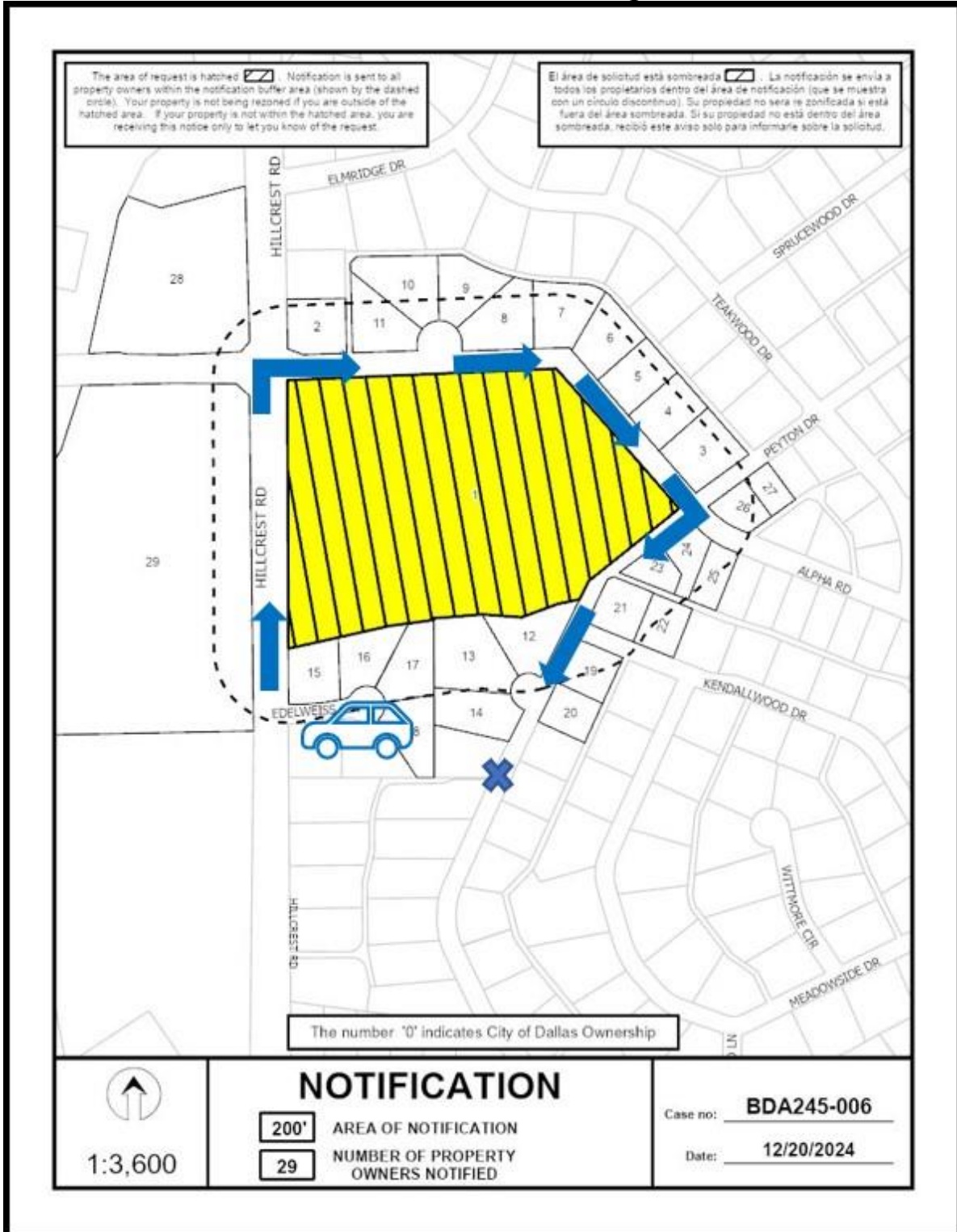
29 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	6930 ALPHA RD	TEMPLE SHALOM
2	13710 HILLCREST RD	DROPPO MICHAEL & BEVERLY
3	7037 ALPHA RD	GARRISON WILLIAM & SHEILA
4	7027 ALPHA RD	GARCIA MARIA GUADALUPE
5	7017 ALPHA RD	FULTON TOBIAS & VERONICA
6	7007 ALPHA RD	SEMOS CATHY G
7	6941 ALPHA RD	LOVING LAURA W
8	6931 ALPHA RD	CHANDRA VIVEK & RICHA PANDE
9	6927 ALPHA RD	CORRELL LINDA R & BILL R NAIFEH
10	6923 ALPHA RD	HOFFMAN JULIA RUIZ &
11	6919 ALPHA RD	BROWN MICHAEL G & JESSICA T
12	13361 PEYTON DR	PECHAR ROBERT EDWARD &
13	13351 PEYTON DR	ZAK THAD
14	13345 PEYTON DR	MELTZER BRUCE JAY &
15	6905 EDELWEISS CIR	JOHNSTON DAVID L & MARCY D
16	6915 EDELWEISS CIR	KIM PAUL
17	6925 EDELWEISS CIR	HUNT JUNE
18	6924 EDELWEISS CIR	EXEMPT QTIP TRUST
19	13362 PEYTON DR	CAO VU ANH
20	13352 PEYTON DR	LAUBE JEANIE B
21	7111 KENDALLWOOD DR	SPRUILL BARBARA
22	7121 KENDALLWOOD DR	KENDALLWOOD DRIVE LLC
23	13408 PEYTON DR	ROWDEN WESLEY CLARK
24	13412 PEYTON DR	WILLIAMS MARLENE
25	7106 ALPHA RD	SOHRWARDY AHMED Z & HUMA
26	13506 PEYTON DR	MAKEDON FILLIA

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	13510 PEYTON DR	BLEVINS SHELLY &
28	13701 HILLCREST RD	ALPHA HILLCREST HOLDINGS LLC
29	13555 HILLCREST RD	GREEK ORTHODOX CHURCH

 1:3,600	NOTIFICATION		Case no: BDA245-006
	<div style="border: 1px solid black; padding: 2px; display: inline-block;">200'</div> AREA OF NOTIFICATION <div style="border: 1px solid black; padding: 2px; display: inline-block;">29</div> NUMBER OF PROPERTY OWNERS NOTIFIED	Date: 12/20/2024	

200' Radius Route Map



NOTICE OF PUBLIC HEARING

BOARD OF ADJUSTMENT OF THE CITY OF DALLAS (PANEL B)

NOTICE IS HEREBY GIVEN that the BOARD OF ADJUSTMENT OF THE CITY OF DALLAS (PANEL B) will hold a hearing as follows:

DATE: WEDNESDAY, JANUARY 22, 2025

BRIEFING: 10:30 a.m. via Videoconference and in 6ES, Dallas City Hall, 1500 Marilla Street. <https://bit.ly/boa0122>

HEARING: 1:00 p.m. via Videoconference and in 6ES, Dallas City Hall, 1500 Marilla Street. <https://bit.ly/boa0122>

The purpose of the hearing is to consider the following appeal(s) now pending before the Board of Adjustment.

BDA245-006(BT) Application of Margot Murphy represented by Baldwin Associates for (1) a special exception to the fence height regulations along Peyton Drive, and for (2) a special exception to the fence height regulations along Hillcrest Road at 6930 ALPHA ROAD. This property is more fully described as Block B/7425 and is zoned R-1/2ac(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 along Peyton Drive, which will require (1) a 4-foot special exception to the fence height regulations, and to construct and/or maintain an 8-foot high fence in a required front-yard along Hillcrest Road, which will require (2) a 4-foot special exception to the fence height regulations.

You have received this notice because you own property within 200 feet of the above property. You may be interested in attending the Board of Adjustment hearing to express your support for or opposition to the application. You may also contact the Board of Adjustment by email to BDAREPLY@dallas.gov. Letters will be accepted until 9:00 am the day of the hearing. If you are unable to attend the hearing. If you choose to respond, it is important that you let the Board know your reasons for being in favor of or in opposition to the application. The Board members are very interested in your opinion.

Note: Any materials (such as plans, elevations, etc.) included within this notice may be subject to change.

The Board of Adjustment hearing will be held by videoconference and in 6ES at City Hall. Individuals who wish to speak in accordance with the Board of Adjustment Rules of Procedure by joining the meeting virtually, must register online at <https://bit.ly/BDA-B-Register> by the close of business Tuesday, January 21, 2025. All virtual speakers will be required to show their video in order to address the board. In Person speakers can register at the hearing. Public Affairs and Outreach will also stream the public hearing on Spectrum Cable Channel 96 or 99; and bit.ly/cityofdallastv or [YouTube.com/CityofDallasCityHall](https://www.youtube.com/CityofDallasCityHall)

Speakers at the meeting are allowed a maximum of three minutes to address the Board.

Additional information regarding the application may be obtained by calling Bryant Thompson, Senior Planner at (214) 948-4502, or Mary Williams, Board Secretary at (214) 670-4127. Si desea información en español, favor de llamar al teléfono a Mary Williams al (214) 670-4127.

Board of Adjustment
Planning & Development Department
1500 Marilla Street 5CN Dallas TX 75201

PLEASE SEND REPLIES TO:
BDAREPLY@dallas.gov
Letters will be received until 9:00
am the day of the hearing.

PLEASE REGISTER AT:
<https://bit.ly/BDA-B-Register>



Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

ED

Case No.: BDA 245-006 FOR OFFICIAL USE ONLY NOV 25 2024
 Date: FOR OFFICIAL USE ONLY BY: _____

Data Relative to Subject Property: _____

Location address: 6930 Alpha Road Zoning District: R-1/2 acre

Lot No.: _____ Block No.: B/7425 Acreage: 13.29 ac Census Tract: 48113013608

Street Frontage (in Feet): 1) 723.32 2) 1216.48 3) 311.99 4) 715 5) _____

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): Temple Shalom, Inc. *(David Landers authorized to sign on behalf of Temple Shalom Inc) MM*

Applicant: Margot Murphy Baldwin Assoc. Telephone: 214-824-7949

Mailing Address: 3904 Elm St. Ste B Zip Code: 75224

E-mail Address: margot.baldwinplanning.com

Represented by: Baldwin Associates (Margot Murphy) Telephone: 214-824-7949

Mailing Address: 3904 Elm Street Suite B Zip Code: 75226

E-mail Address: margot@baldwinplanning.com

Affirm that an appeal has been made for a Variance or Special Exception , of Fence Height to allow 8' fence

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 applicant seeks to erect a fence to secure its property and requests an exception to the fence height limitation in the front yard set back along Alpha Road and Peyton Drive. and Hillcrest Road MS

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

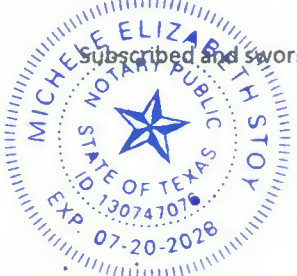
Before me the undersigned on this day personally appeared Margot Murphy
 (Affiant/Applicant's name printed)

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: Margot Murphy
 (Affiant/Applicant's signature)

Subscribed and sworn to before me this 6 day of November, 2024

Michelle Stoy
 Notary Public in and for Dallas County, Texas



MEMORANDUM OF
ACTION TAKEN BY THE
BOARD OF ADJUSTMENT

Date of Hearing _____

Appeal was--Granted OR Denied

Remarks _____

Chairman

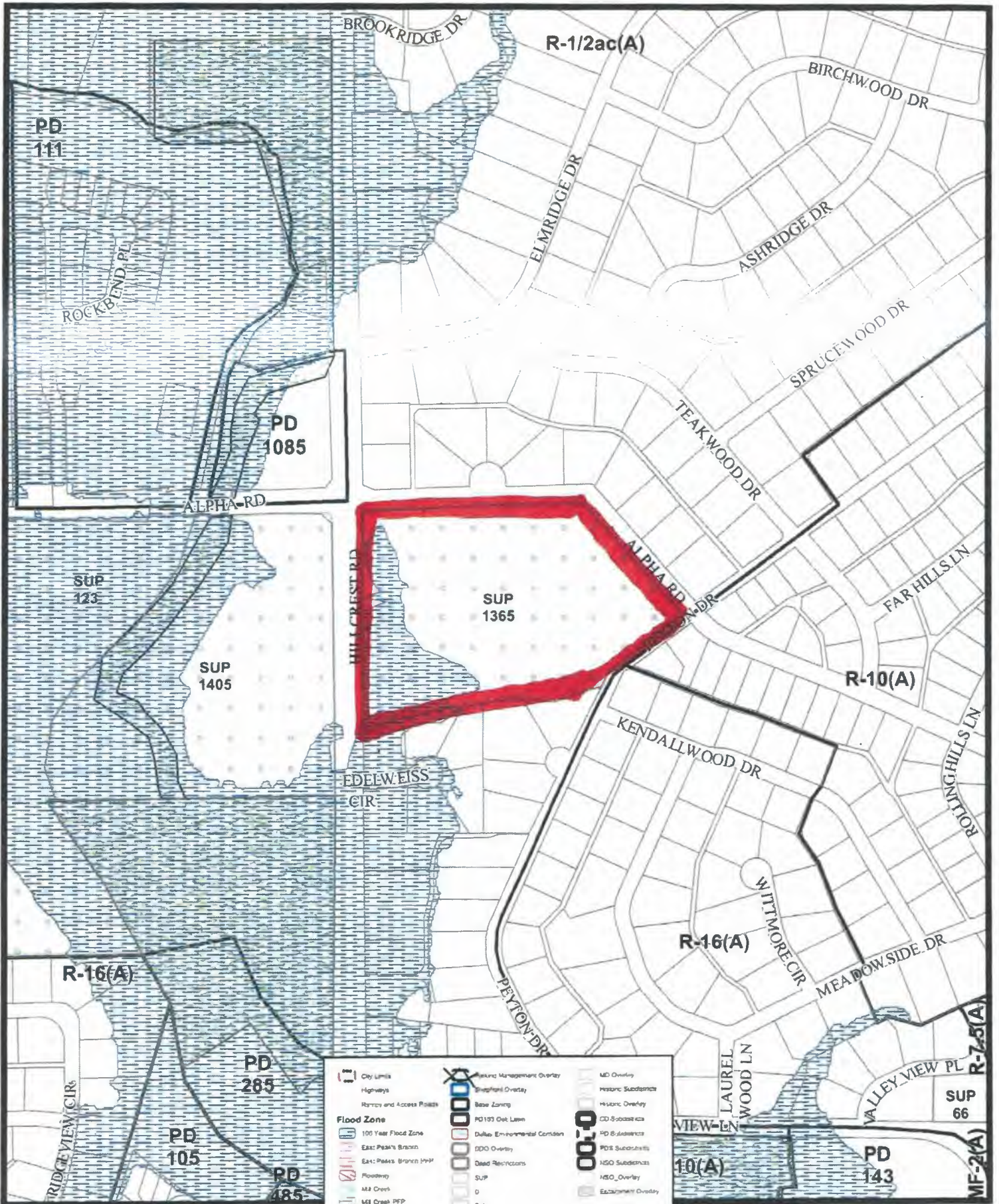
Building Official's Report

I hereby certify that Margot Murphy
represented by BALDWIN ASSOCIATES
did submit a request for (1) a special exception to the fence height regulations, and for (2) a
special exception to the fence height regulations
at 6930 Alpha Rd.

BDA245-006(BT) Application of Margot Murphy represented by Baldwin Associates for (1) a special exception to the fence height regulations along Peyton Drive, and for (2) a special exception to the fence height regulations along Hillcrest Road at 6930 ALPHA ROAD. This property is more fully described as Block B/7425 and is zoned R-1/2ac(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 along Peyton Drive which will require (1) a 4- foot special exception to the fence height regulations, and to construct and/or maintain an 8-foot high fence in a required front-yard along Hillcrest Road, which will require (2) a 4-foot special exception to the fence height regulations.

Sincerely,


M. Samuell Eskander, PE



↑ 1:4,800

	City Limits		Parking Management Overlay		MD Overlay
	Highways		Swampland Overlay		Historic Subdistricts
	Ravines and Access Roads		Base Zoning		Historic Overlay
	Flood Zone		PD 191 Oak Lawn		CO Subdistricts
	100 Year Flood Zone		Duke Environmental Corridor		PD Subdistricts
	East: Pease's Branch		DDO Overlay		NSO Subdistricts
	East: Pease's Branch PFP		Dead Restrictions		MSO Overlay
	Floodway		SUP		Easement Overlay
	M3 Creek		D		
	M4 Creek PFP		D-1		
	Pease's Branch		CP		
	Pease's Branch PFP		SP		
	Protected by Levee				
	Parks				
	Height Map Overlay				

Case ID: **BO245-004**
 Printed: 8/22/2024

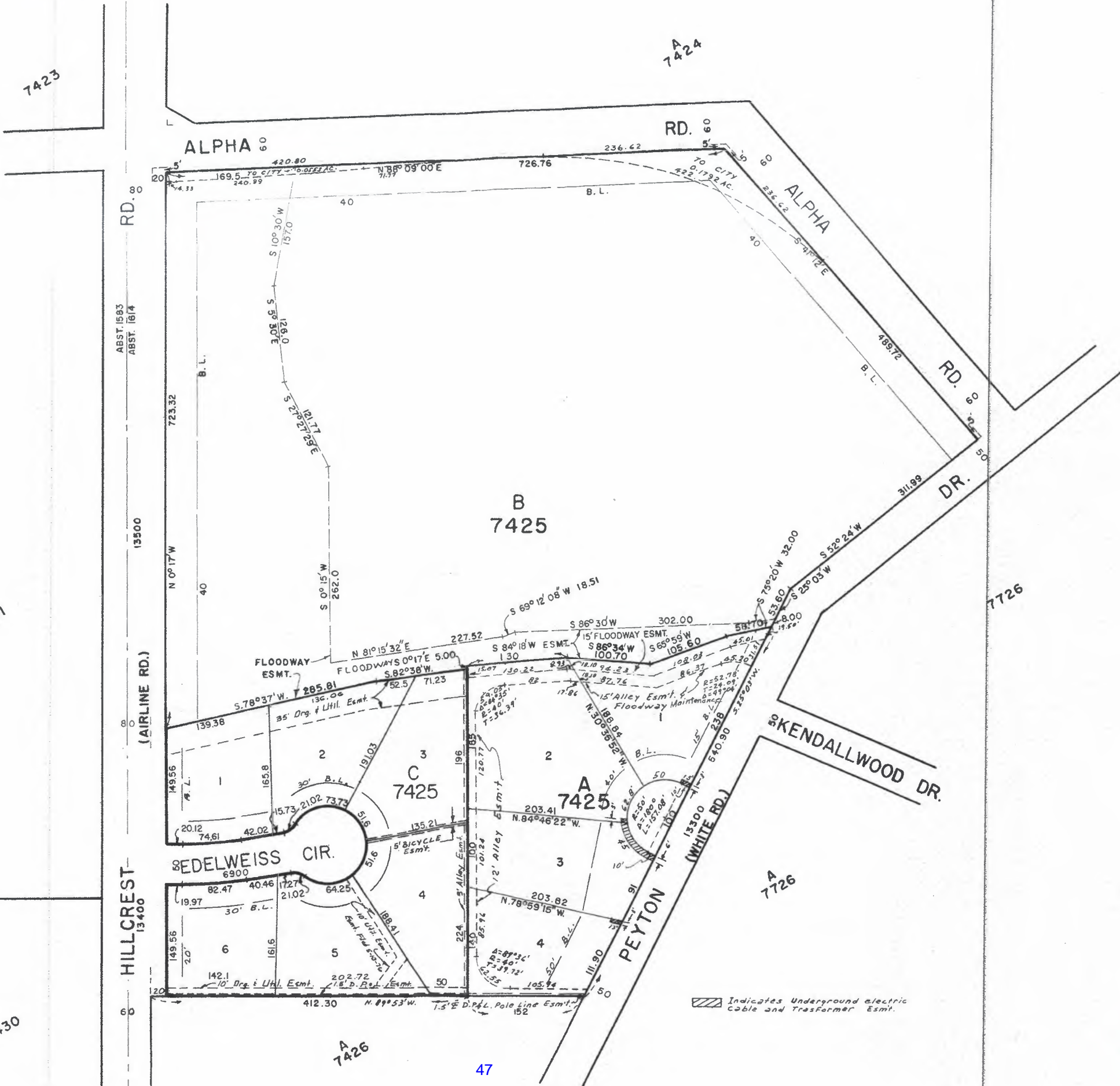
CREEK NORTH ESTATES ADDN. BLK. A/7425 FILED: 5-31-68
FILED 6-22-71 TEMPLE SHALOM ADDN. BLK. B/7425
BEAUREGARD ADDN. BLK. C/7425 FILED 5-10-76 REVISION
" " " " SECOND REV. FILED: 11-22-76



7423

7431

7430



Indicates Underground electric Cable and Transformer Esmt.

EDA245-004



City of Dallas

November 26, 2024

Temple Shalom, Inc
6930 Alpha Road
Dallas, TX 75240

Re: Floodplain Alteration No 24-53
6930 Alpha Road-White Rock Creek

Dear Mr. Lamden,

The City of Dallas Water Utilities– Floodplain Management group has reviewed the latest plans (provided November 21, 2024) for the proposed fence that will be constructed within the City's regulatory 100 year floodplain of White Rock Creek. The fence material will be wrought iron.

This project may be allowed in accordance with Section 51A-5.105(b) of the Dallas Development Code. Based on our review of the submittal, the proposed project meets all applicable engineering criteria in Article V, Section 51A-5.105(g) and would have no adverse impact on other properties. No floodplain designation will be removed.

This Floodplain Alteration Permit is valid for five years per the date of this letter in conjunction with Article V, Section 51A-5.105(h).

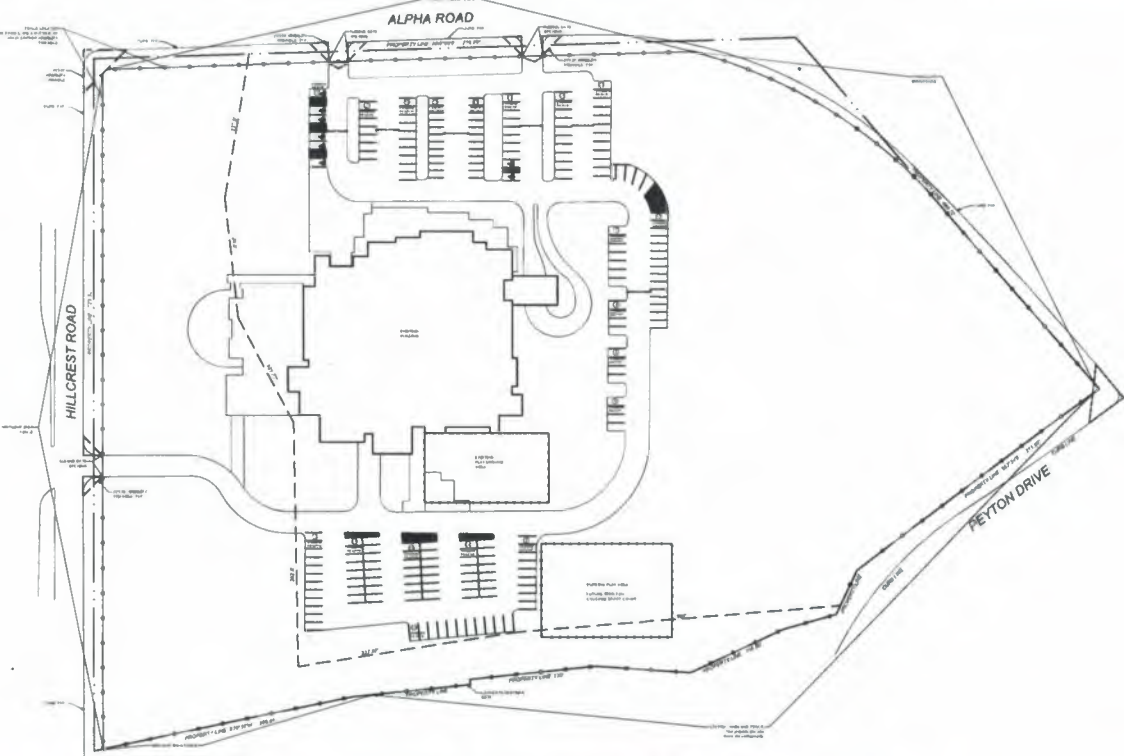
The approval of this floodplain alteration does not substitute for other permits that may be required. You must coordinate with the Planning & Development Department to acquire any requested permits before any work can commence on this site. If you have any questions, please contact Floodplain Management at 214-671-2219.

Sincerely,

Sarah Standifer, Director
Dallas Water Utilities

cc: Zachary Peoples, Deputy Director, DWU
Eduardo Valerio, P.E., Assistant Director, DWU
David Phan, P.E., CFM, Engineering Program Administrator, DWU
M. Thuc Pham, P.E., Engineer Program Administrator, Planning & Development Dept.
Margot Murphy, Baldwin Planning

FP Alt 24-53: 6930 Alpha Road -White Rock Creek



SITE INFORMATION
 SUP 1365/R-1/2 AC(A)
 PRIVATE SCHOOL/CHILD-CARE FACILITY
 GRADES PRE-K THRU 12
 TOTAL OF 22 CLASSROOMS
 MAXIMUM REQUIRED PARKING: 77 SPACES
 PROVIDED PARKING: 189 SPACES



11/20/2024

BALDWIN ASSOCIATES
 1304 Elm Street, Suite B
 Dallas, Texas 75226
 MOBILE: 214.729.7949
 OFFICE: 214.824.7949
 rob@baldwinassoc.com

Baldwin Associates

TEMPLE SHALOM
 CITY OF DALLAS, TEXAS

1 TEMPLE SHALOM SITE PLAN
 SCALE: 1" = 60'-0"
 0 30 60 120 240



BDA 245-006

FILE NUMBER: BDA245-008(BT)

BUILDING OFFICIAL'S REPORT: Application of Spencer Estep for **(1)** a variance to the side-yard setback regulations at **6041 McCOMMAS BOULEVARD**. This property is more fully described as Block C/2874, Lot 10 and is zoned CD-11 (R-7.5 (A)), which requires a side-yard setback of 10-feet at the east side of the property. The applicant proposes to construct and/or maintain a single-family residential structure and provide a 5-foot 4-inch side-yard setback, which will require **(1)** a 4-foot 8-inches variance to the side-yard setback regulations.

LOCATION: 6041 McCommas Boulevard

APPLICANT: Spencer Estep

REQUEST:

- (1) A request for a variance to the side-yard setback regulations on the east side.

STANDARDS OF REVIEW FOR A VARIANCE:

Section 51A-3.102(d)(10) of the Dallas Development Code specifies that the board has the power to grant variances from the front-yard, **side-yard**, rear-yard, lot-width, lot-depth, lot-coverage, floor area for structures accessory to single-family uses, height, minimum sidewalks, off-street parking or off-street loading, or landscape regulations provided that the variance is:

- (A) **not contrary to the public interest** when owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed, and substantial justice done.
- (B) **necessary to permit development of a specific parcel of land** that differs from other parcels of land by being of such a restrictive area, shape, or slope, that it cannot be developed in a manner commensurate with the development upon other parcels of land with the same zoning; and
- (C) **not granted to relieve a self-created or personal hardship**, nor for financial reasons only, nor to permit any person a privilege in developing a parcel of land not permitted by this chapter to other parcels of land with the same zoning.

ELEMENT II SUBSTITUTE:

Dallas Development Code §51A-3.102(d)(10)(b), formerly known as HB 1475, allows for the BDA to use their discretion and consider Element 2 of the Variance standard to be met, if:

- (i) the financial cost of compliance is greater than 50 percent of the appraised value of the structure as shown on the most recent appraisal roll certified to the assessor for the municipality under Section 26.01 of the Texas Tax Code.
- (ii) compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development is authorized to physically occur.

- (iii) compliance would result in the structure not being in compliance with a requirement of a municipal ordinance, building code, or other requirement.
- (iv) compliance would result in the unreasonable encroachment on an adjacent property or easement; or
- (v) the municipality considers the structure to be a nonconforming structure.

STAFF RECOMMENDATION:

Variance:

Denial

Rationale: Based upon evidence presented and provided by the applicant, staff concluded that the site is:

- A. Not contrary to the public interest as no letters of opposition were received.
- B. Lot is not restrictive in area, shape, or slope; therefore, the approved conservation district regulations to ensure that new construction and remodeling is done in a manner that is compatible with the original architectural styles found in the conservation district can be developed on this lot in a manner commensurate with development upon other parcels of land in the same zoning conservation district.
- C. Not self-created nor is it a personal hardship.

BACKGROUND INFORMATION:

Zoning:

- Site: CD-11 (M Streets East Conservation District)
- North: R-7.5(A) (Single Family District)
- East: CD-11 (M Streets East Conservation District)
- South: CD-11 (M Streets East Conservation District)
- West: CD-11 (M Streets East Conservation District)

Land Use:

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

Square Footage:

This lot contains of 7,975 square feet (0.183 of an acre)

BDA History:

No BDA history found within the last 5 years

GENERAL FACTS/STAFF ANALYSIS:

- The application of Spencer Estep for the property located at 6041 McCommas Boulevard focuses on 1 request relating to a variance to the side-yard setback regulations.

- The applicant is requesting a variance to the side-yard setback regulations. The applicant is proposing to construct and maintain a residential addition above an existing attached garage and provide a 5-foot 4-inch side-yard setback on the east side, which will require a 4-foot 8-inch variance to the side-yard setback regulations.
- It is imperative to note that CD-11 (M Streets East Conservation District) was approved on January 14, 2004 establishing the following setbacks:
- CD-11(d)(4) Side-yard - Minimum side yard for main structures is five feet on the west side and 10 feet on the east side.
- The subject site along with surroundings properties are all developed with single-family homes.
- The applicant has the burden of proof in establishing the following:
 - 1) That granting the variance to the side-yard setback regulations will not be contrary to the public interest when owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed, and substantial justice done.
 - 2) The variance is necessary to permit development of a specific parcel of land that differs from other parcels of land by being of such restrictive area, shape, or slope, that it cannot be developed in a manner commensurate with the development upon other parcels of land with the same zoning; and
 - 3) The variance would not be granted to relieve a self-created or personal hardship, nor for financial reasons only, nor to permit any person a privilege in developing a parcel of land not permitted by this chapter to other parcels of land with the same zoning.
- ELEMENT II SUBSTITUTE:

Dallas Development Code §51A-3.102(d)(10)(b), formerly known as HB 1475, allows for the BDA to use their discretion and consider Element 2 of the Variance standard to be met, if:

 - (i) the financial cost of compliance is greater than 50 percent of the appraised value of the structure as shown on the most recent appraisal roll certified to the assessor for the municipality under Section 26.01 of the Texas Tax Code.
 - (ii) compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development is authorized to physically occur.
 - (iii) compliance would result in the structure not being in compliance with a requirement of a municipal ordinance, building code, or other requirement.
 - (iv) compliance would result in the unreasonable encroachment on an adjacent property or easement; or
 - (v) the municipality considers the structure to be a nonconforming structure.

- Granting the variance to the side-yard setback 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:

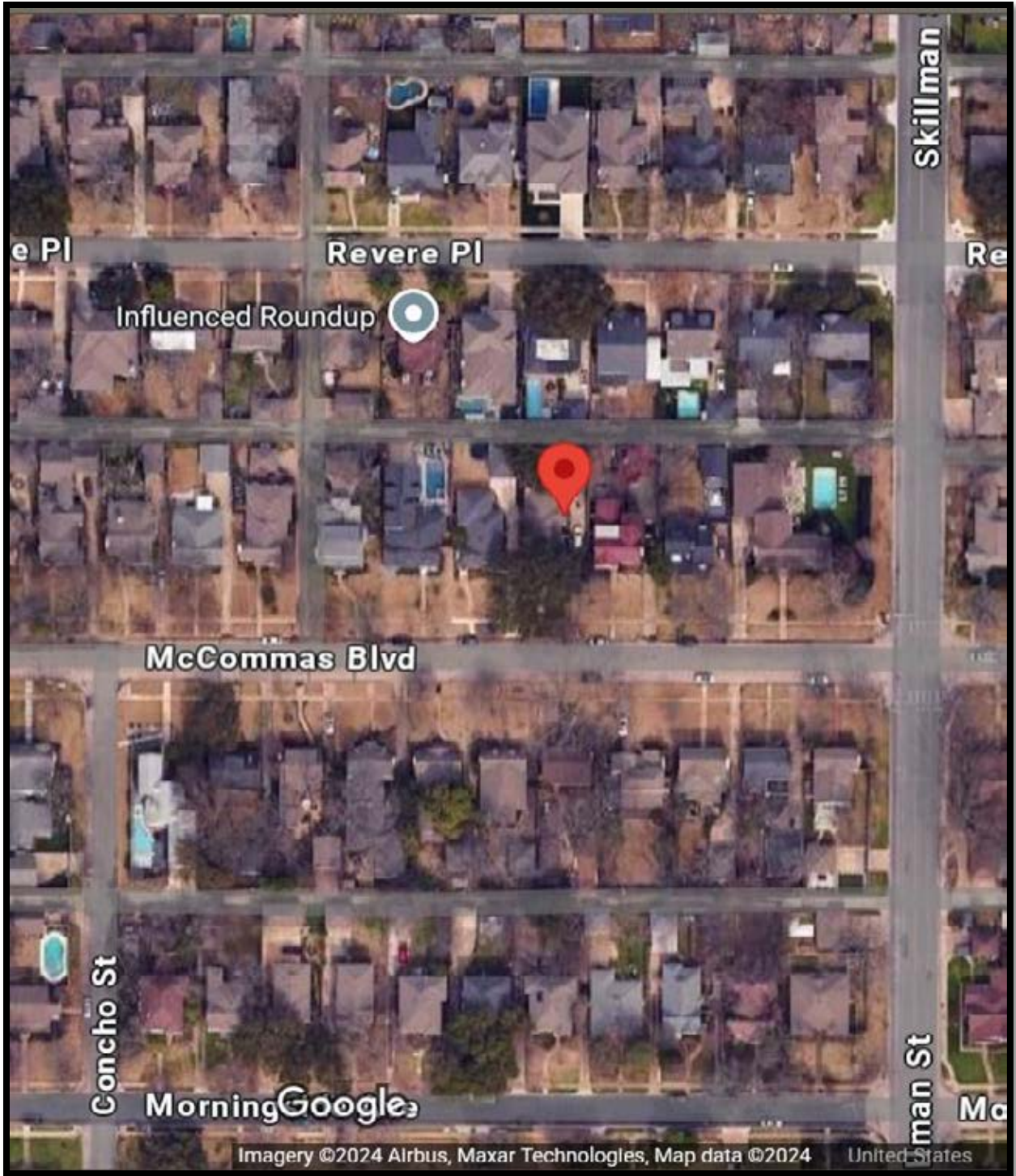
November 26, 2024: The applicant submitted an “Application/Appeal to the Board of Adjustment” and related documents which have been included as part of this case report.


December 17, 2024: The Board of Adjustment Administrator assigned this case to Board of Adjustment Panel **B**.

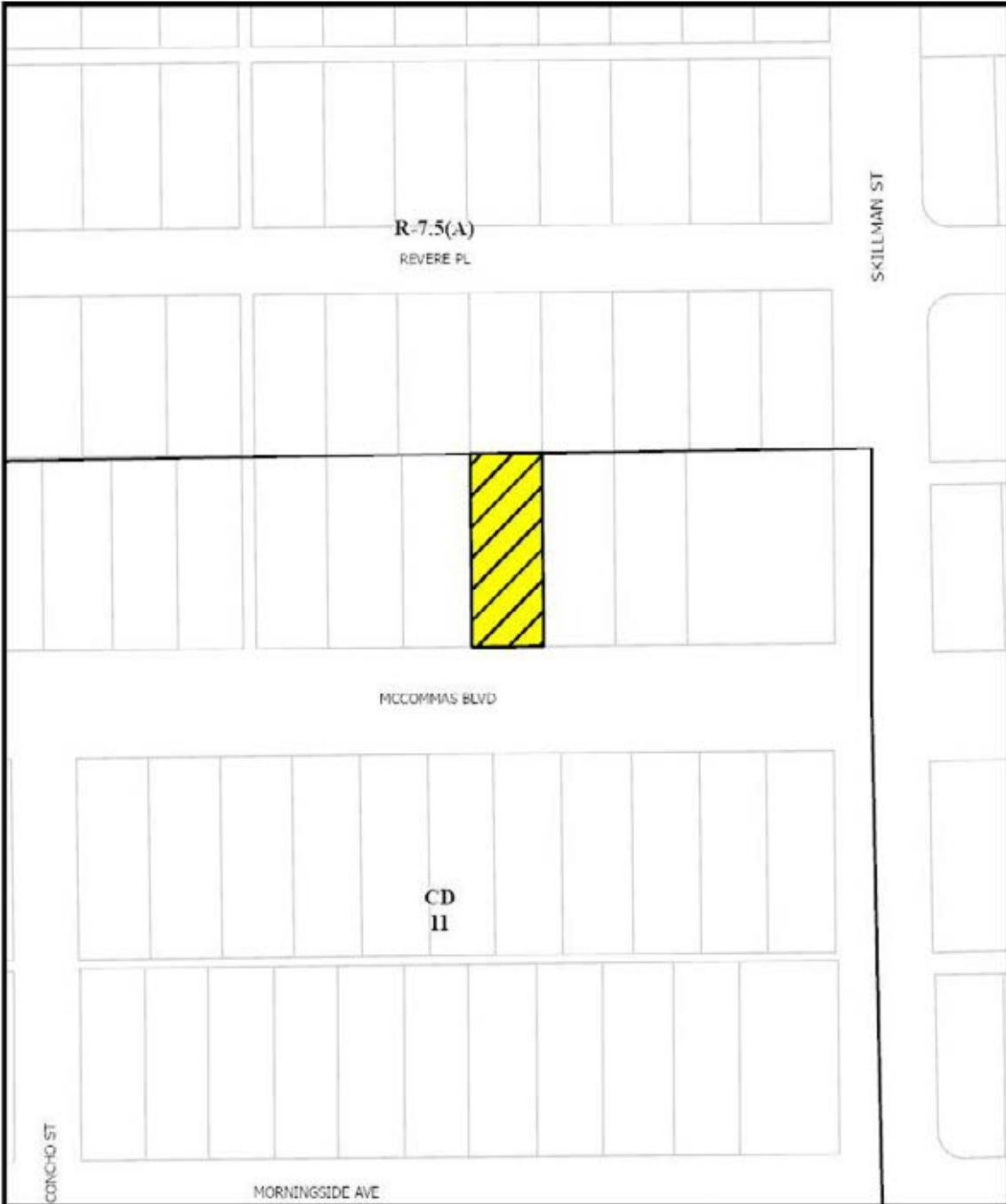
December 24, 2024: The Development Services Department Senior Planner emailed the applicant the following information:

- an attachment that provided the public hearing date and panel that will consider the application; the January 2, 2025, deadline to submit additional evidence for staff to factor into their analysis; and January 10, 2025, 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.


January 2, 2025: 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 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.




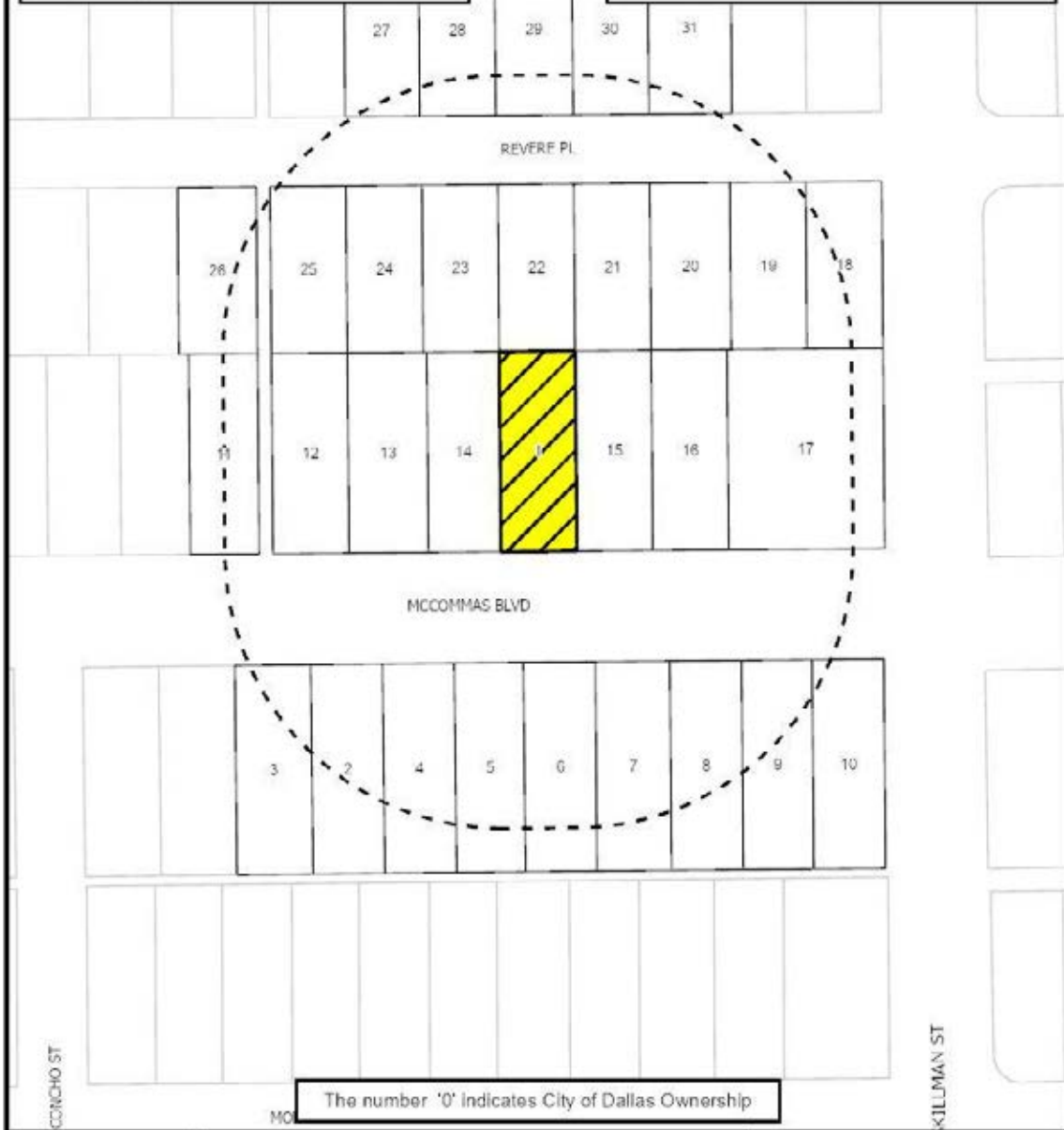
 1:1,200	<h1>AERIAL MAP</h1>	Case no: <u>BDA245-008</u> Date: <u>12/20/2024</u>
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 1:1,200	<h1>ZONING MAP</h1>	Case no: BDA245-008 Date: 12/20/2024
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The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.

El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no será re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.



 1:1,200	<h2>NOTIFICATION</h2>		Case no: BDA245-008
	200' AREA OF NOTIFICATION	31 NUMBER OF PROPERTY OWNERS NOTIFIED	Date: 12/20/2024

Notification List of Property Owners

BDA245-008

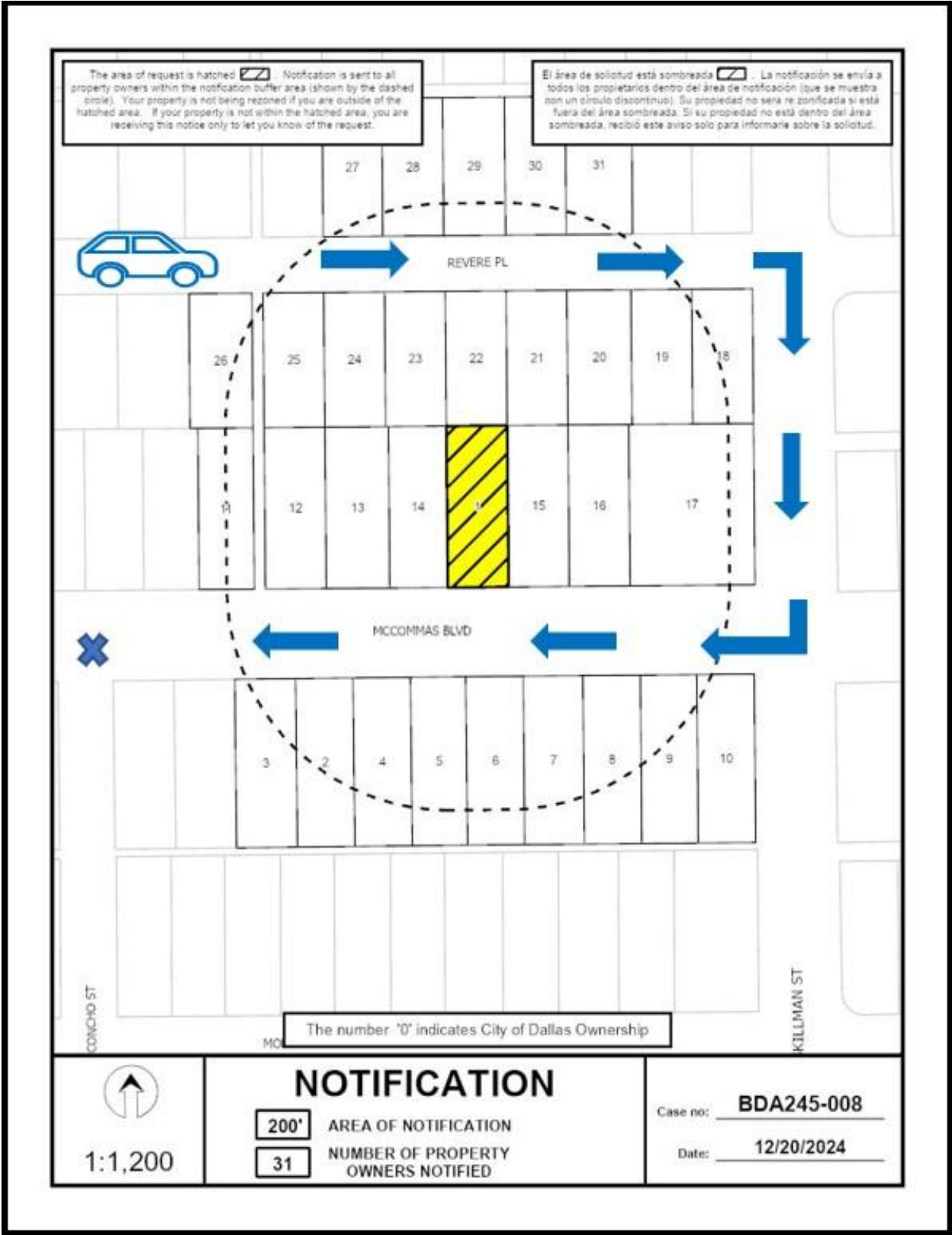
31 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	6041 MCCOMMAS BLVD	DUNN DARREN & LESLEY
2	6014 MCCOMMAS BLVD	KITCHENS CONSTANCE C
3	6010 MCCOMMAS BLVD	MUNRO ROBERT <u>DENNIS</u> &
4	6018 MCCOMMAS BLVD	SMITH PATRICIA S
5	6022 MCCOMMAS BLVD	MCCARTHY JILL
6	6026 MCCOMMAS BLVD	SULLIVAN MICHAEL ROSS & LAUREN MICHELLE
7	6030 MCCOMMAS BLVD	ROJAS JACQUELINE &
8	6034 MCCOMMAS BLVD	IQBAL ADIL &
9	6038 MCCOMMAS BLVD	TINDALL LOREN M
10	6042 MCCOMMAS BLVD	VENEZIA MICHAEL ALAN &
11	6023 MCCOMMAS BLVD	MITCHELL JAMES RICHARD &
12	6027 MCCOMMAS BLVD	BROUS HUNTER L & LEAH G
13	6033 MCCOMMAS BLVD	DEVORE STEVEN & SHERYL
14	6035 MCCOMMAS BLVD	CECERE JOSEPH C JR
15	6045 MCCOMMAS BLVD	STRONG SCOTT & MICHELLE
16	6049 MCCOMMAS BLVD	MARTIN STUART J &
17	6055 MCCOMMAS BLVD	LANG MICHAEL J & AMANDA C
18	6054 REVERE PL	WALKINGTON DAVID W
19	6050 REVERE PL	SMITH CAROLLINE
20	6046 REVERE PL	DAVID GEORGIA &
21	6042 REVERE PL	TAYLOR MICHELLE FOSTER &
22	6038 REVERE PL	LYLE YVETTE STOUT
23	6034 REVERE PL	CARRILLO NICOLE
24	6030 REVERE PL	CHRISTENSEN ALYSON
25	6026 REVERE PL	PATAK SUSAN NATALIE
26	6022 REVERE PL	GASTON STUART &

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	6029 REVERE PL	MOORE MARC H &
28	6033 REVERE PL	GRIFFIN ADAM & LEIGH ANN
29	6037 REVERE PL	MOJONNET Y H & P J
30	6041 REVERE PL	DEVIN JOSH &
31	6045 REVERE PL	WALSH PATRICK T &

 1:1,200	NOTIFICATION	Case no: <u>BDA245-008</u>			
	<table border="0"> <tr> <td style="border: 1px solid black; padding: 2px;">200'</td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="border: 1px solid black; padding: 2px;">31</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	200'	AREA OF NOTIFICATION	31	NUMBER OF PROPERTY OWNERS NOTIFIED
200'	AREA OF NOTIFICATION				
31	NUMBER OF PROPERTY OWNERS NOTIFIED				

200' Radius Route Map



NOTICE OF PUBLIC HEARING

BOARD OF ADJUSTMENT OF THE CITY OF DALLAS (PANEL B)

NOTICE IS HEREBY GIVEN that the BOARD OF ADJUSTMENT OF THE CITY OF DALLAS (PANEL B) will hold a hearing as follows:

DATE: WEDNESDAY, JANUARY 22, 2025

BRIEFING: 10:30 a.m. via Videoconference and in 6ES, Dallas City Hall, 1500 Marilla Street. <https://bit.ly/boa0122>

HEARING: 1:00 p.m. via Videoconference and in 6ES, Dallas City Hall, 1500 Marilla Street. <https://bit.ly/boa0122>

The purpose of the hearing is to consider the following appeal(s) now pending before the Board of Adjustment.

BDA245-008(BT) Application of Spencer Estep for (1) a variance to the side-yard setback regulations at 6041 MCCOMMAS BOULEVARD. This property is more fully described as Block C/2874, Lot 10, and is zoned CD-11 (R-7.5(A)), which requires a side-yard setback of 10-feet at the east side of the property. The applicant proposes to construct and/or maintain a single-family residential structure and provide a 5-foot 4-inch side-yard setback, which will require (1) a 4-foot 8-inch variance to the side- yard setback regulations.

You have received this notice because you own property within 200 feet of the above property. You may be interested in attending the Board of Adjustment hearing to express your support for or opposition to the application. You may also contact the Board of Adjustment by email to BDAreply@dallas.gov. Letters will be accepted until 9:00 am the day of the hearing. If you are unable to attend the hearing. If you choose to respond, it is important that you let the Board know your reasons for being in favor of or in opposition to the application. The Board members are very interested in your opinion.

Note: Any materials (such as plans, elevations, etc.) included within this notice may be subject to change.

The Board of Adjustment hearing will be held by videoconference and in 6ES at City Hall. Individuals who wish to speak in accordance with the Board of Adjustment Rules of Procedure by joining the meeting virtually, must register online at <https://bit.ly/BDA-B-Register> by the close of business Tuesday, January 21, 2025. All virtual speakers will be required to show their video in order to address the board. In Person speakers can register at the hearing. Public Affairs and Outreach will also stream the public hearing on Spectrum Cable Channel 96 or 99; and bit.ly/cityofdallastv or YouTube.com/CityofDallasCityHall

Speakers at the meeting are allowed a maximum of three minutes to address the Board.

Additional information regarding the application may be obtained by calling Bryant Thompson, Senior Planner at (214) 948-4502, or Mary Williams, Board Secretary at (214) 670-4127. Si desea información en español, favor de llamar al teléfono a Mary Williams al (214) 670-4127.

Board of Adjustment
Planning & Development Department
1500 Marilla Street 5CN Dallas TX 75201

PLEASE SEND REPLIES TO:
BDAreply@dallas.gov
Letters will be received until 9:00 am
the day of the hearing.

PLEASE REGISTER AT:
<https://bit.ly/BDA-B-Register>



Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA

245-008

RECEIVED

Data Relative to Subject Property:

Date:

FOR OFFICE USE ONLY

NOV 26 REC'D

Location address: 6041 McCommas Blvd, 75206

Zoning District: CD-11

Lot No. pt 10/11 Block No.: C/2874 Acreage: .138

Census Tract: Census Tract 2.02

Street Frontage (in Feet): 1) 55 2) 3) 4) 5)

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): Lesley and Darren Dunn

Applicant: Spencer Estep

Telephone: 214-585-6679

Mailing Address: 9618 Losa Dr Dallas TX

Zip Code: 75218

E-mail Address: gsestep@gmail.com

Represented by: Telephone:

Mailing Address: Zip Code:

E-mail Address:

Affirm that an appeal has been made for a Variance or Special Exception of 10' East side yard setback

VARIANCE OF 4'8" to SIDE YARD on EAST SIDE

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:

Existing attached garage is nonconforming to setbacks. Nonconforming structures may not be made more conforming, conforming to standards does not make it commensurate with other properties and would not adhere to architectural style

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

SPENCER ESTEP

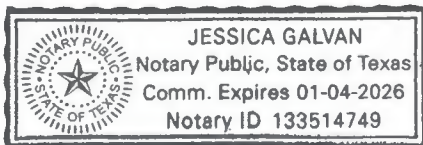
(Affiant/Applicant's name printed)

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:

[Signature] (Affiant/Applicant's signature)

Subscribed and sworn to before me this 22 day of October, 2021



Notary Public in and for Dallas County, Texas

MEMORANDUM OF
ACTION TAKEN BY THE
BOARD OF ADJUSTMENT

Date of Hearing _____

Appeal was--Granted OR Denied

Remarks _____

Chairman

Building Official's Report

I hereby certify that SPENCER ESTEP

did submit a request for (1) a special exception to the side yard setback regulations
at 6041 McCommas Blvd

BDA245-008(BT) Application of Spencer Estep for (1) a variance to the side-yard setback regulations at 6041 MCCOMMAS BOULEVARD. This property is more fully described as Block C/2874, Lot 10, and is zoned CD-11 (R-7.5(A)), which requires a side-yard setback of 10-feet at the east side of the property. The applicant proposes to construct and/or maintain a single-family residential structure and provide a 5-foot 4-inch side-yard setback which will require (1) a 4-foot 8-inch variance to the side- yard setback regulations.

Sincerely,


M. Samuell Eskander, PE

Michelle and Scott Strong
6045 McCommas Blvd.
Dallas, Texas 75206

October 20, 2024

Board of Adjustment
City of Dallas
Planning and Development Dept
Building and Inspection Permit Center
1500 Marilla St., 5CN
Dallas, Texas 75201

To Whom it may Concern,

We are aware of and approve the construction plans Darren and Lesley Dunn shared for their home at 6041 McCommas, adding a second story to their existing garage at the same 5'5" setback. We understand that code for our area is different, however, we approve the addition remains at the same existing 5'5" set-back distance from our property lines.

You are welcome to reach out to either of us with any questions.

Sincerely,



Scott and Michelle Strong



BDA245-008

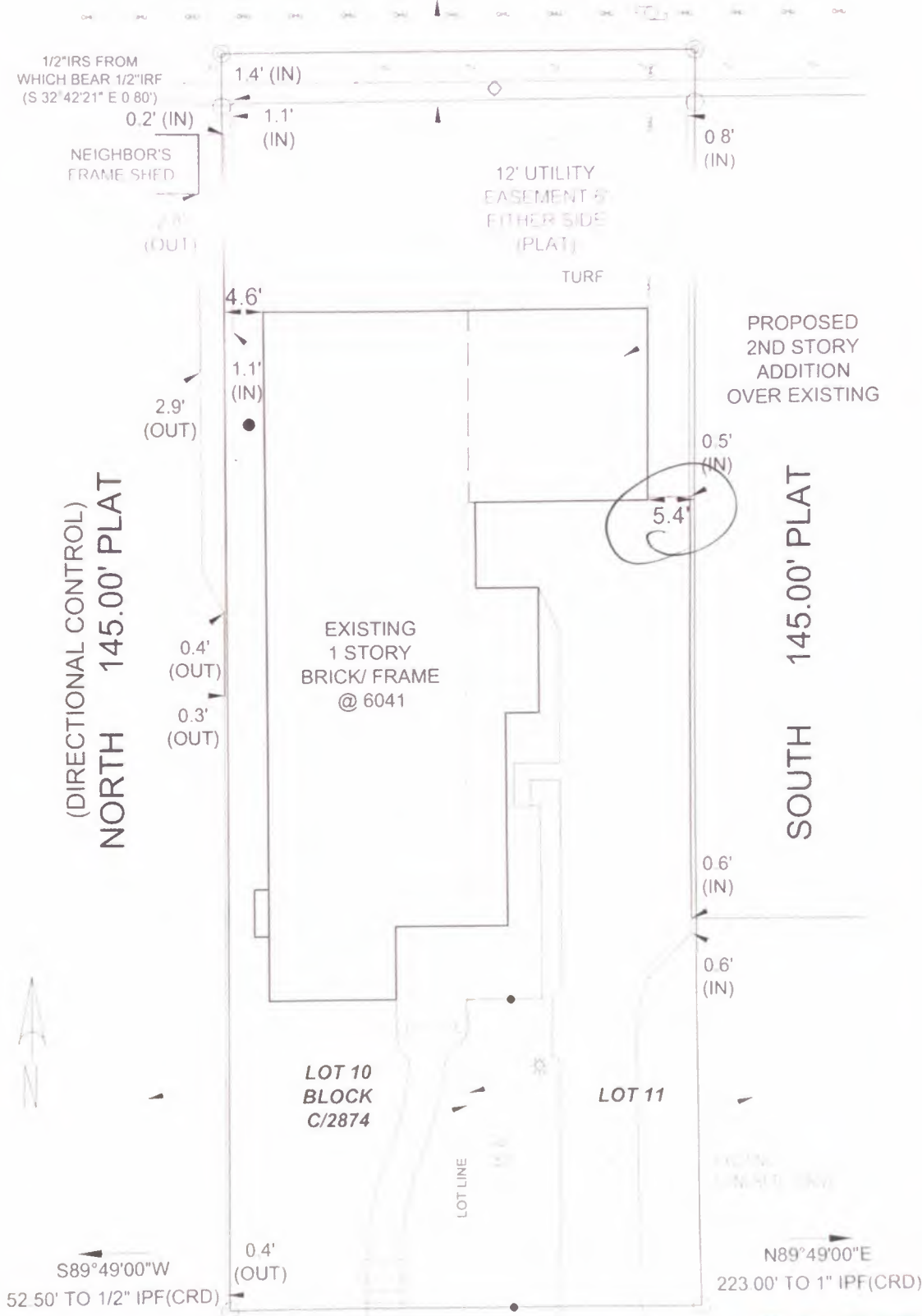
BLOCK C/2874
 BALLARD BURGHER'S SUB-DIVISION
 OF A PART OF BLOCK 2874, SECOND SECTION
 VOL. 5, PG. 61
 M.R.D.C.T.

LOT 25

LOT 24

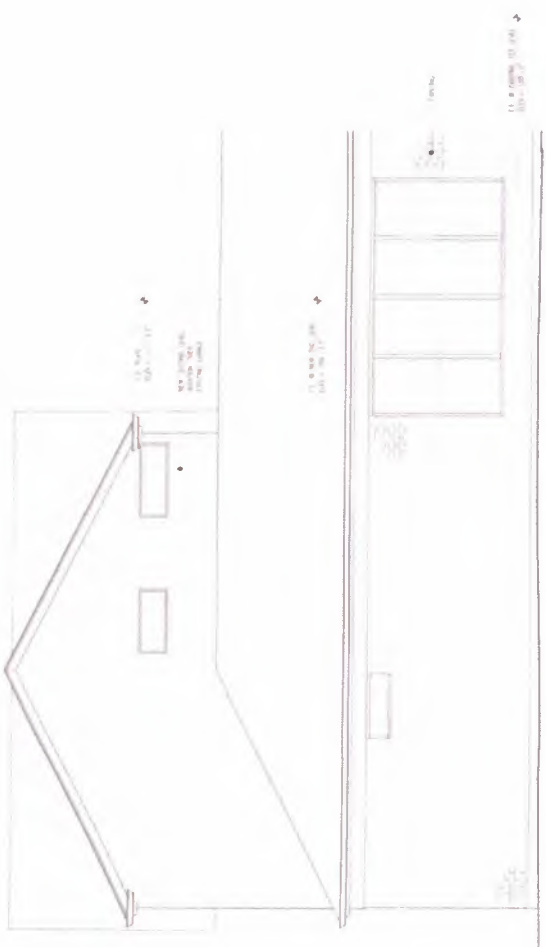
LOT 23

N 89°49'00" E PLAT 55.00' DEED

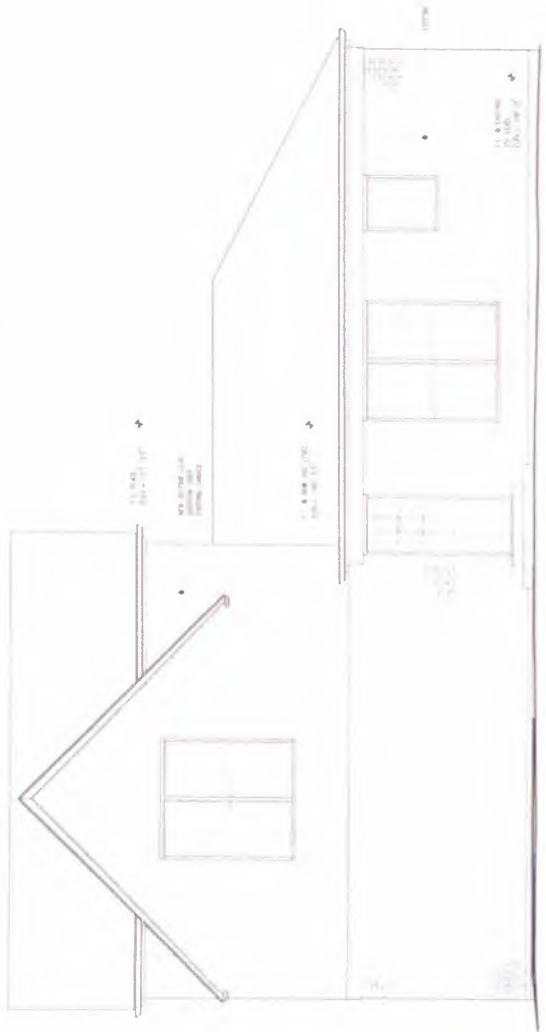


S 89°49'00" W PLAT 55.00' DEED

BD245-008



04 WEST ELEVATION



03 NORTH ELEVATION

BDA245008

NO.	DESCRIPTION	UNIT	QTY	REMARKS
1
2
3
4
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6
7
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9
10

NO.	DESCRIPTION	UNIT	QTY	REMARKS
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• 40 KING
TYPE 10

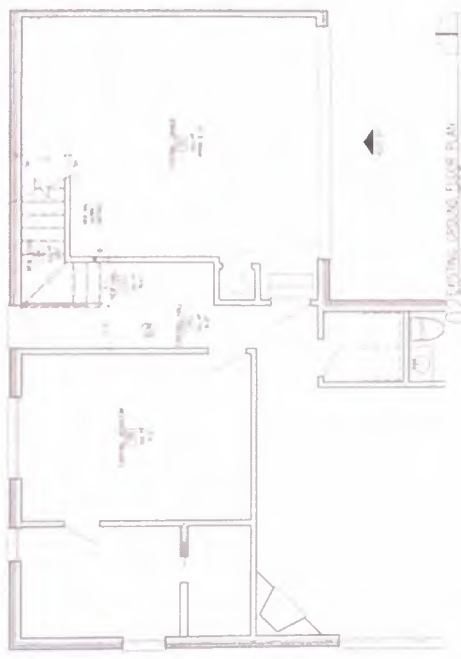


NO.	DESCRIPTION	UNIT	QTY	REMARKS
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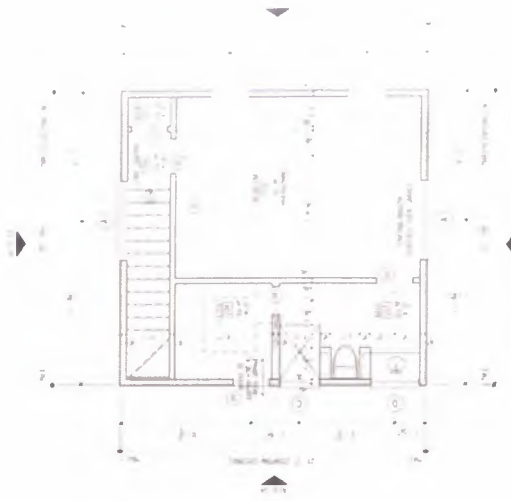
NO.	DESCRIPTION	UNIT	QTY	REMARKS
1
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NOTE: 1. ALL WINDOWS SHALL BE INSTALLED AS SHOWN UNLESS OTHERWISE NOTED. 2. ALL WINDOWS SHALL BE INSTALLED AS SHOWN UNLESS OTHERWISE NOTED. 3. ALL WINDOWS SHALL BE INSTALLED AS SHOWN UNLESS OTHERWISE NOTED. 4. ALL WINDOWS SHALL BE INSTALLED AS SHOWN UNLESS OTHERWISE NOTED. 5. ALL WINDOWS SHALL BE INSTALLED AS SHOWN UNLESS OTHERWISE NOTED. 6. ALL WINDOWS SHALL BE INSTALLED AS SHOWN UNLESS OTHERWISE NOTED. 7. ALL WINDOWS SHALL BE INSTALLED AS SHOWN UNLESS OTHERWISE NOTED. 8. ALL WINDOWS SHALL BE INSTALLED AS SHOWN UNLESS OTHERWISE NOTED. 9. ALL WINDOWS SHALL BE INSTALLED AS SHOWN UNLESS OTHERWISE NOTED. 10. ALL WINDOWS SHALL BE INSTALLED AS SHOWN UNLESS OTHERWISE NOTED.

WINDOW SCHEDULE



01 FIRST FLOOR FLOOR PLAN



02 SECOND FLOOR FLOOR PLAN

NO.	DESCRIPTION	DATE
1
2
3
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DATE: 10/25/2024
BY: [Signature]

FILE NUMBER: BDA245-014(BT)

BUILDING OFFICIAL'S REPORT: Application of Blanca Cardenas for **(1)** a variance to the side-yard setback regulations at **3146 CLYDEDALE DRIVE**. This property is more fully described as Block 6/5776, Lot 22 and is zoned R-7.5 (A), which requires a side-yard setback for of 5-feet. The applicant proposes to construct and/or maintain a single-family residential structure and provide a 0-foot side-yard setback, which will require **(1)** a 5-foot variance to the side-yard setback regulations.

LOCATION: 3146 Clydedale Drive

APPLICANT: Blanca Cardenas

REQUEST:

- (1) A request for a variance to the side-yard setback regulations.

STANDARDS OF REVIEW FOR A VARIANCE:

Section 51A-3.102(d)(10) of the Dallas Development Code specifies that the board has the power to grant variances from the front-yard, **side-yard**, rear-yard, lot-width, lot-depth, lot-coverage, floor area for structures accessory to single-family uses, height, minimum sidewalks, off-street parking or off-street loading, or landscape regulations provided that the variance is:

- (A) **not contrary to the public interest** when owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed, and substantial justice done.
- (B) **necessary to permit development of a specific parcel of land** that differs from other parcels of land by being of such a restrictive area, shape, or slope, that it cannot be developed in a manner commensurate with the development upon other parcels of land with the same zoning; and
- (C) **not granted to relieve a self-created or personal hardship**, nor for financial reasons only, nor to permit any person a privilege in developing a parcel of land not permitted by this chapter to other parcels of land with the same zoning.

ELEMENT II SUBSTITUTE:

Dallas Development Code §51A-3.102(d)(10)(b), formerly known as HB 1475, allows for the BDA to use their discretion and consider Element 2 of the Variance standard to be met, if:

- (i) the financial cost of compliance is greater than 50 percent of the appraised value of the structure as shown on the most recent appraisal roll certified to the assessor for the municipality under Section 26.01 of the Texas Tax Code.
- (ii) compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development is authorized to physically occur.

- (iii) compliance would result in the structure not being in compliance with a requirement of a municipal ordinance, building code, or other requirement.
- (iv) compliance would result in the unreasonable encroachment on an adjacent property or easement; or
- (v) the municipality considers the structure to be a nonconforming structure.

STAFF RECOMMENDATION:

Variance:

Denial

Rationale: Based upon evidence presented and provided by the applicant, staff concluded that the site is:

- A. Not contrary to the public interest as no letters of opposition were received.
- B. Subject site does not differ from other surrounding parcels of land by being of such a restrictive area, shape, or slope, that it cannot be developed in a manner commensurate with the development upon other parcels of land in the same zoning. However, the subject site is less than the minimum 7,500 square feet (R-7.5(A)).
- C. This is a self-created hardship, constructed without permit approval and inspections.

BACKGROUND INFORMATION:

Zoning:

- Site: R-7.5(A) (Single Family District)
- North: MF-2(A) (Multifamily District)
- East: R-7.5(A) (Single Family District)
- South: R-7.5(A) (Single Family District)
- West: R-7.5(A) (Single Family District)

Land Use:

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

Square Footage:

This lot contains of 6,798 square feet (0.156 of an acre)

BDA History:

No BDA history found in the last five years

GENERAL FACTS/STAFF ANALYSIS:

- The application of Blanca Cardenas for the property located at 3146 Clydedale Drive focuses on 1 request relating to a variance to the side-yard setback regulations.
- The applicant is requesting a variance to the side-yard setback regulations. The applicant is proposing to construct and maintain a residential addition and provide a 0-foot 0-inch

side-yard setback, which will require a 5-foot 0-inch variance to the side-yard setback regulations.

- The subject site along with surroundings properties are all developed with single-family homes.
- It is imperative to note that the addition is complete without approved building permits on file.
- The applicant has the burden of proof in establishing the following:
 - 1) That granting the variance to the side-yard setback regulations will not be contrary to the public interest when owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed, and substantial justice done.
 - 2) The variance is necessary to permit development of a specific parcel of land that differs from other parcels of land by being of such restrictive area, shape, or slope, that it cannot be developed in a manner commensurate with the development upon other parcels of land with the same zoning; and
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- ELEMENT II SUBSTITUTE:

Dallas Development Code §51A-3.102(d)(10)(b), formerly known as HB 1475, allows for the BDA to use their discretion and consider Element 2 of the Variance standard to be met, if:

 - (i) the financial cost of compliance is greater than 50 percent of the appraised value of the structure as shown on the most recent appraisal roll certified to the assessor for the municipality under Section 26.01 of the Texas Tax Code.
 - (ii) compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development is authorized to physically occur.
 - (iii) compliance would result in the structure not being in compliance with a requirement of a municipal ordinance, building code, or other requirement.
 - (iv) compliance would result in the unreasonable encroachment on an adjacent property or easement; or
 - (v) the municipality considers the structure to be a nonconforming structure.
- Granting the variance to the side-yard setback 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:

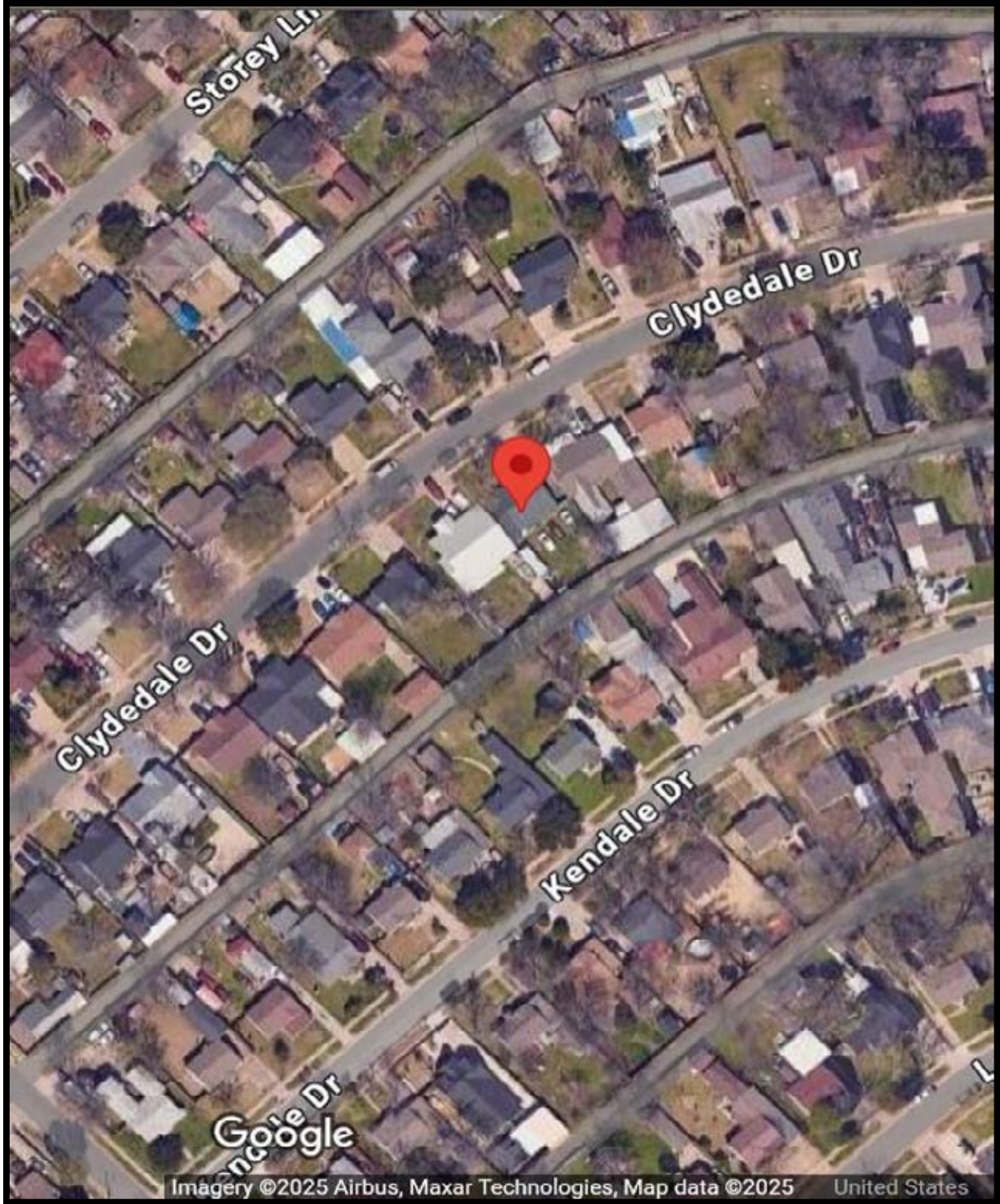
December 2, 2024: The applicant submitted an “Application/Appeal to the Board of Adjustment” and related documents which have been included as part of this case report.


December 17, 2024: The Board of Adjustment Administrator assigned this case to Board of Adjustment Panel **B**.

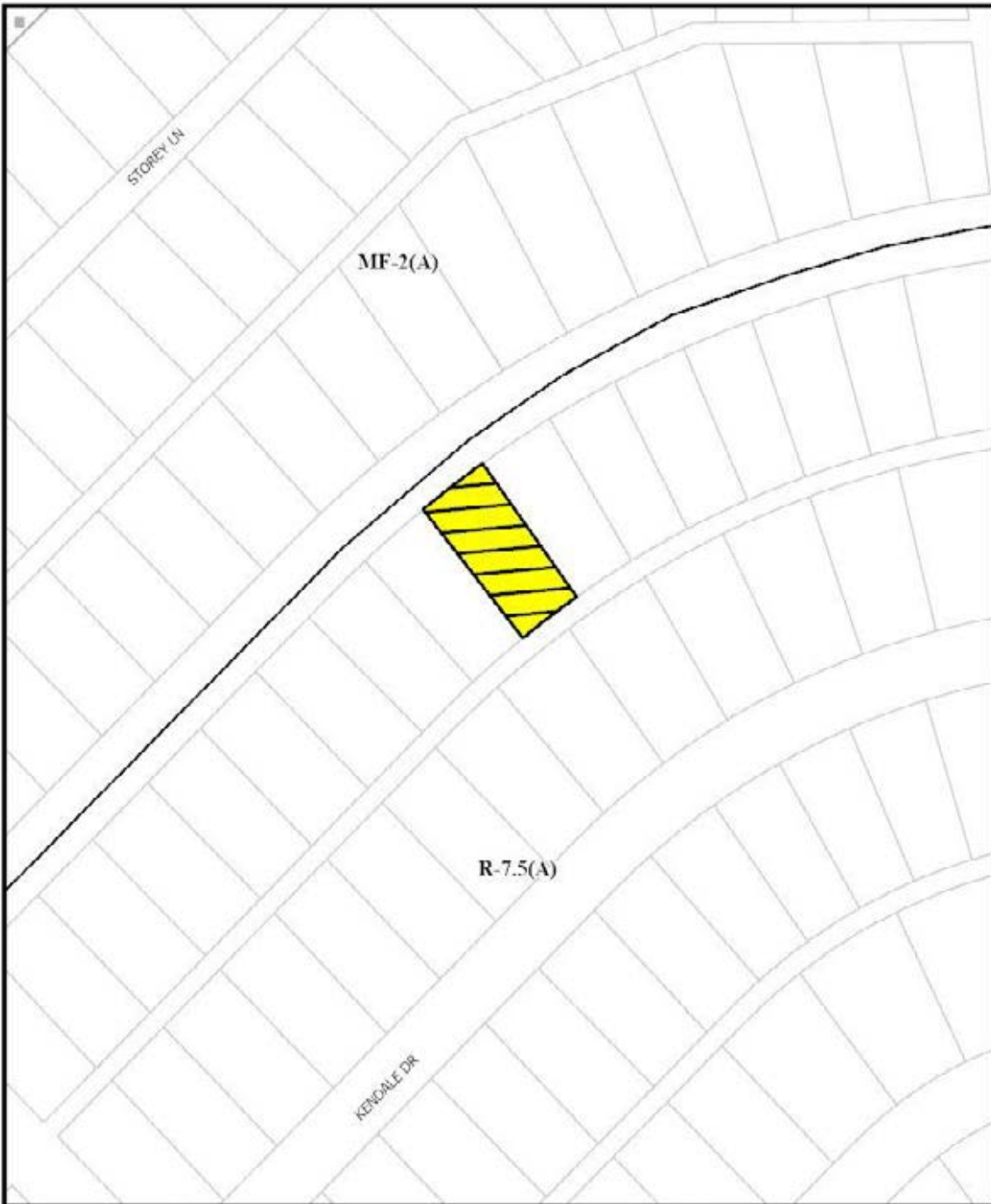
December 24, 2024: The Development Services Department Senior Planner emailed the applicant the following information:

- an attachment that provided the public hearing date and panel that will consider the application; the January 2, 2025, deadline to submit additional evidence for staff to factor into their analysis; and January 10, 2025, 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.

January 2, 2025: 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 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.



 1:1,200	<h1>AERIAL MAP</h1>	Case no: <u>BDA245-014</u> Date: <u>12/20/2024</u>
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



1:1,200

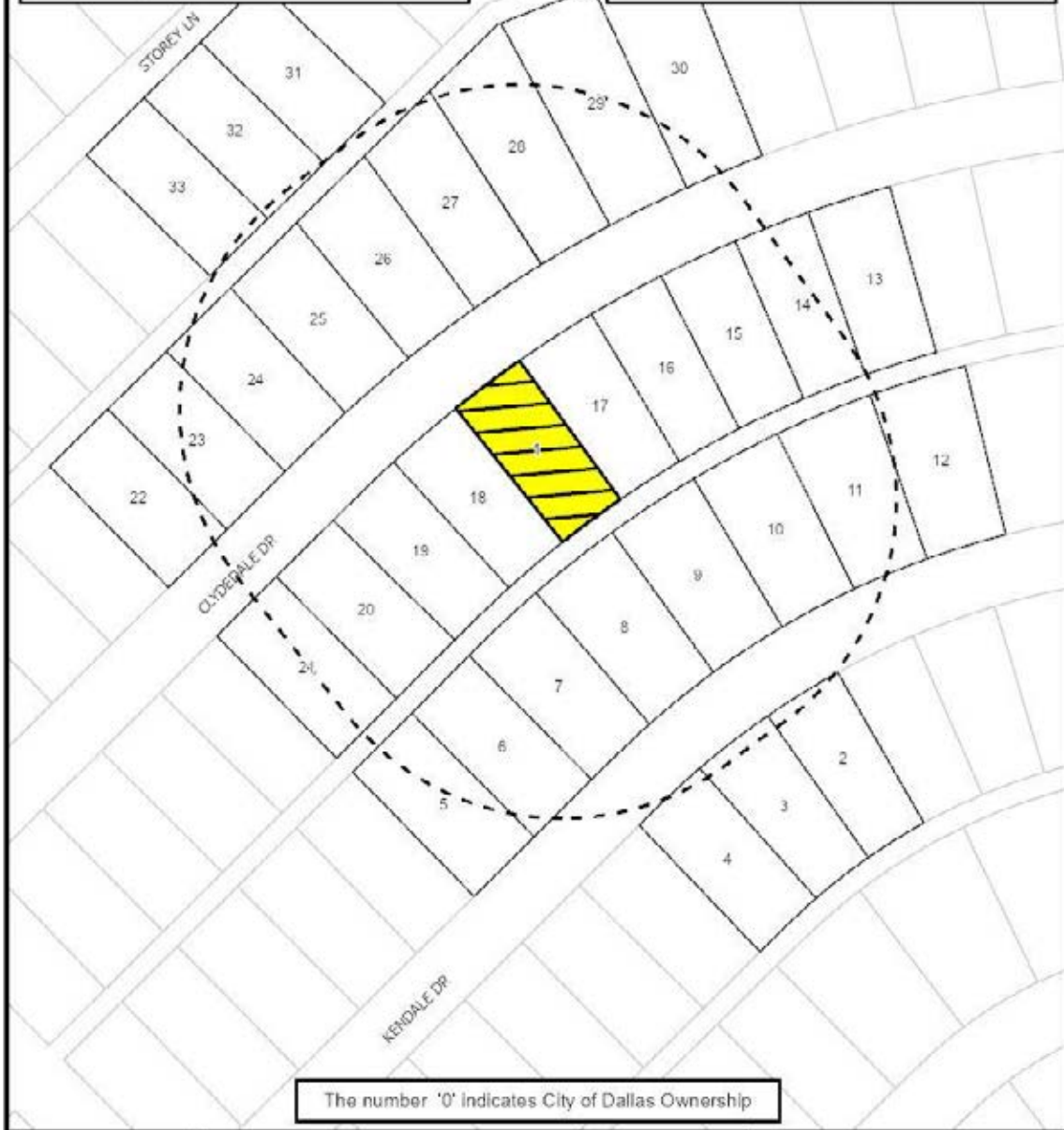
ZONING MAP

Case no: **BDA245-014**

Date: **12/20/2024**

The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.

El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no será re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.



 1:1,200	NOTIFICATION	Case no: BDA245-014			
	<table border="0"> <tr> <td style="border: 1px solid black; padding: 2px;">200'</td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="border: 1px solid black; padding: 2px;">33</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	200'	AREA OF NOTIFICATION	33	NUMBER OF PROPERTY OWNERS NOTIFIED
200'	AREA OF NOTIFICATION				
33	NUMBER OF PROPERTY OWNERS NOTIFIED				

Notification List of Property Owners

BDA245-014

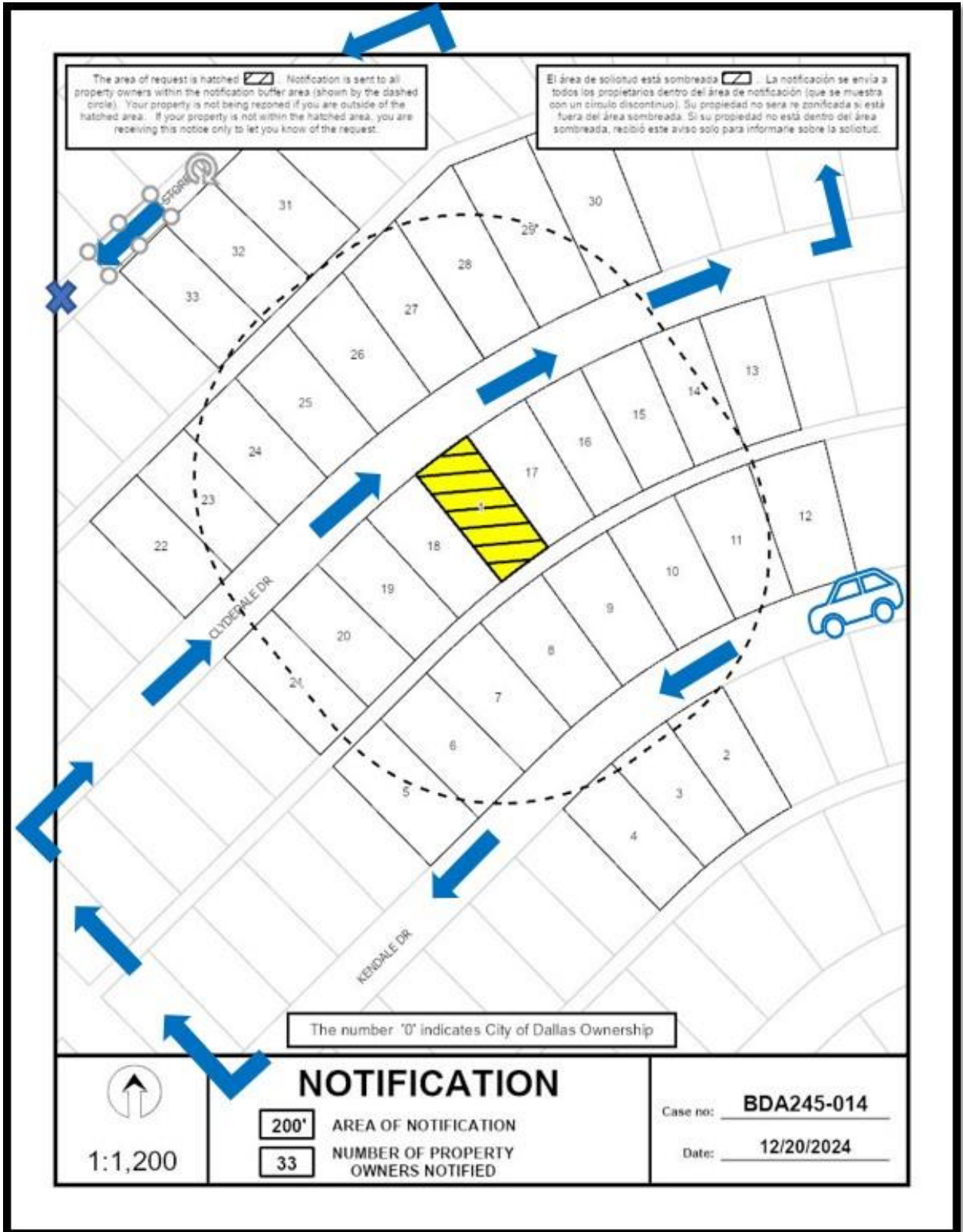
33 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3146 CLYDEDALE DR	MENDEZ JUAN G &
2	3146 KENDALE DR	CARREON JOE LUCAS
3	3140 KENDALE DR	RODRIGUEZ JUAN & LUZ
4	3136 KENDALE DR	HERONS NEST AT CAMANO LLC
5	3127 KENDALE DR	OLMOS RIGOBERTO &
6	3131 KENDALE DR	MENDEZ JUAN
7	3137 KENDALE DR	SILVA HIPOLITO &
8	3141 KENDALE DR	RAMIREZ INOCENCIO &
9	3147 KENDALE DR	GAMEZ MARTIN & ANDREA
10	3151 KENDALE DR	JIMENEZ GUSTAVO & MARIA
11	3155 KENDALE DR	VILLEGAS MARIA DE LA LUZ &
12	3159 KENDALE DR	TINOCO JORGE
13	3212 CLYDEDALE DR	FLORES ANA LILIA
14	3206 CLYDEDALE DR	CAZARES MANUEL E &
15	3202 CLYDEDALE DR	MONSIVAIS MIGUEL
16	3154 CLYDEDALE DR	ADVENTURA HOMEX CHANGE
17	3150 CLYDEDALE DR	GONZALEZ JOSE FRANCISCO &
18	3140 CLYDEDALE DR	GONZALES LUIS J
19	3136 CLYDEDALE DR	AGUINAGA PEDRO
20	3130 CLYDEDALE DR	GARCIA PASCUAL & MARIA
21	3126 CLYDEDALE DR	VILLARREAL JOSE M
22	3127 CLYDEDALE DR	MENECES MARIO &
23	3131 CLYDEDALE DR	RODRIGUEZ AVELINO T &
24	3137 CLYDEDALE DR	LOPEZ CECILIO JUAREZ
25	3141 CLYDEDALE DR	RODRIGUEZ JUAN LUGO &
26	3147 CLYDEDALE DR	PEREZ SERGIO DIAZ ETAL

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	3151 CLYDEDALE DR	SANCHEZ MARGARITO & MARY
28	3155 CLYDEDALE DR	<u>RUIZ ANTONIO</u> GARDUNO
29	3203 CLYDEDALE DR	Taxpayer at
30	3207 CLYDEDALE DR	PEREZ JOSE G & MARIA E
31	3150 STOREY LN	SIERRA CASILDO
32	3146 STOREY LN	HERRERA EMILIANO
33	3140 STOREY LN	MENDOZA JOSE

 1:1,200	NOTIFICATION	Case no: BDA245-014
	<div style="display: flex; justify-content: space-between;"> <div style="border: 1px solid black; padding: 2px;">200'</div> <div>AREA OF NOTIFICATION</div> </div> <div style="display: flex; justify-content: space-between;"> <div style="border: 1px solid black; padding: 2px;">33</div> <div>NUMBER OF PROPERTY OWNERS NOTIFIED</div> </div>	Date: 12/20/2024

200' Radius Route Map



NOTICE OF PUBLIC HEARING

BOARD OF ADJUSTMENT OF THE CITY OF DALLAS (PANEL B)

NOTICE IS HEREBY GIVEN that the BOARD OF ADJUSTMENT OF THE CITY OF DALLAS (PANEL B) will hold a hearing as follows:

DATE: WEDNESDAY, JANUARY 22, 2025

BRIEFING: 10:30 a.m. via Videoconference and in 6ES, Dallas City Hall, 1500 Marilla Street. <https://bit.ly/boa0122>

HEARING: 1:00 p.m. via Videoconference and in 6ES, Dallas City Hall, 1500 Marilla Street. <https://bit.ly/boa0122>

The purpose of the hearing is to consider the following appeal(s) now pending before the Board of Adjustment.

BDA245-014(BT) Application of Blanca Cardenas for (1) a variance to the side-yard setback regulations at 3146 CLYDEDALE DRIVE. This property is more fully described as Block 6/5776, Lot 22, and is zoned R-7.5(A), which requires a side-yard setback of 5-feet. The applicant proposes to construct and/or maintain a single-family residential structure and provide a 0-foot side-yard setback, which will require (1) a 5-foot variance to the side-yard setback regulations.

You have received this notice because you own property within 200 feet of the above property. You may be interested in attending the Board of Adjustment hearing to express your support for or opposition to the application. You may also contact the Board of Adjustment by email to BDAreply@dallas.gov. Letters will be accepted until 9:00 am the day of the hearing, if you are unable to attend the hearing. If you choose to respond, it is important that you let the Board know your reasons for being in favor of or in opposition to the application. The Board members are very interested in your opinion.

Note: Any materials (such as plans, elevations, etc.) included within this notice may be subject to change.

The Board of Adjustment hearing will be held by videoconference and in 6ES at City Hall. Individuals who wish to speak in accordance with the Board of Adjustment Rules of Procedure by joining the meeting virtually, must register online at <https://bit.ly/BDA-B-Register> by the close of business Tuesday, January 21, 2025. All virtual speakers will be required to show their video in order to address the board. In Person speakers can register at the hearing. Public Affairs and Outreach will also stream the public hearing on Spectrum Cable Channel 96 or 99; and bit.ly/cityofdallastv or YouTube.com/CityofDallasCityHall

Speakers at the meeting are allowed a maximum of three minutes to address the Board.

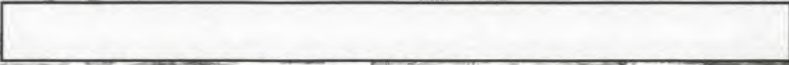
Additional information regarding the application may be obtained by calling Bryant Thompson, Senior Planner at (214) 948-4502, or Mary Williams, Board Secretary at (214) 670-4127. Si desea información en español, favor de llamar al teléfono a Mary Williams al (214) 670-4127.

Board of Adjustment
Planning & Development department
1500 Marilla Street 5CN Dallas TX 75201

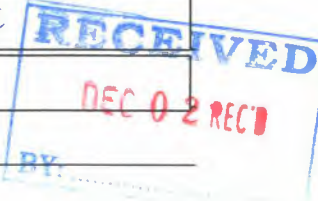
PLEASE SEND REPLIES TO:
BDAreply@dallas.gov
Letters will be received until 9:00
am the day of the hearing.

PLEASE REGISTER AT:
<https://bit.ly/BDA-B-Register>

Development Services



Case No.: BDA 245-014



Data Relative to Subject Property: _____ Date: _____

Location address: 3146 Clydesdale Zoning District: R-7.5

Lot No.: 2 Block No.: 6/3774 Acreage: 0.156 Census Tract: _____

Street Frontage (in Feet): 1) 58' 2) _____ 3) _____ 4) _____ 5) _____

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): Juan C. Mendez

Applicant: Blanca Cardenas Telephone: 469 996 1545

Mailing Address: 1801 N. Hampton Rd. Desoto TX Zip Code: 75115

E-mail Address: susancardenas20@gmail.com

Represented by: _____ Telephone: _____

Mailing Address: _____ Zip Code: _____

E-mail Address: _____

Affirm that an appeal has been made for a Variance or Special Exception of requesting a variance for special set backs for an addition at 0 Ft. BC

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:

requesting a variance for special set back due to an addition

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.

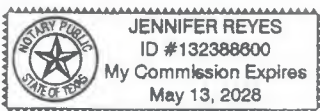
Affidavit

Before me the undersigned on this day personally appeared Blanca Cardenas
(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: Blanca Cardenas
(Affiant/Applicant's signature)

Subscribed and sworn to before me this 02 day of October, 2024



Jennifer Reyes
Notary Public in and for Dallas County, Texas

MEMORANDUM OF
ACTION TAKEN BY THE
BOARD OF ADJUSTMENT

Date of Hearing _____

Appeal was--Granted OR Denied

Remarks _____

Chairman

Building Official's Report

I hereby certify that BLANCA CARDENAS

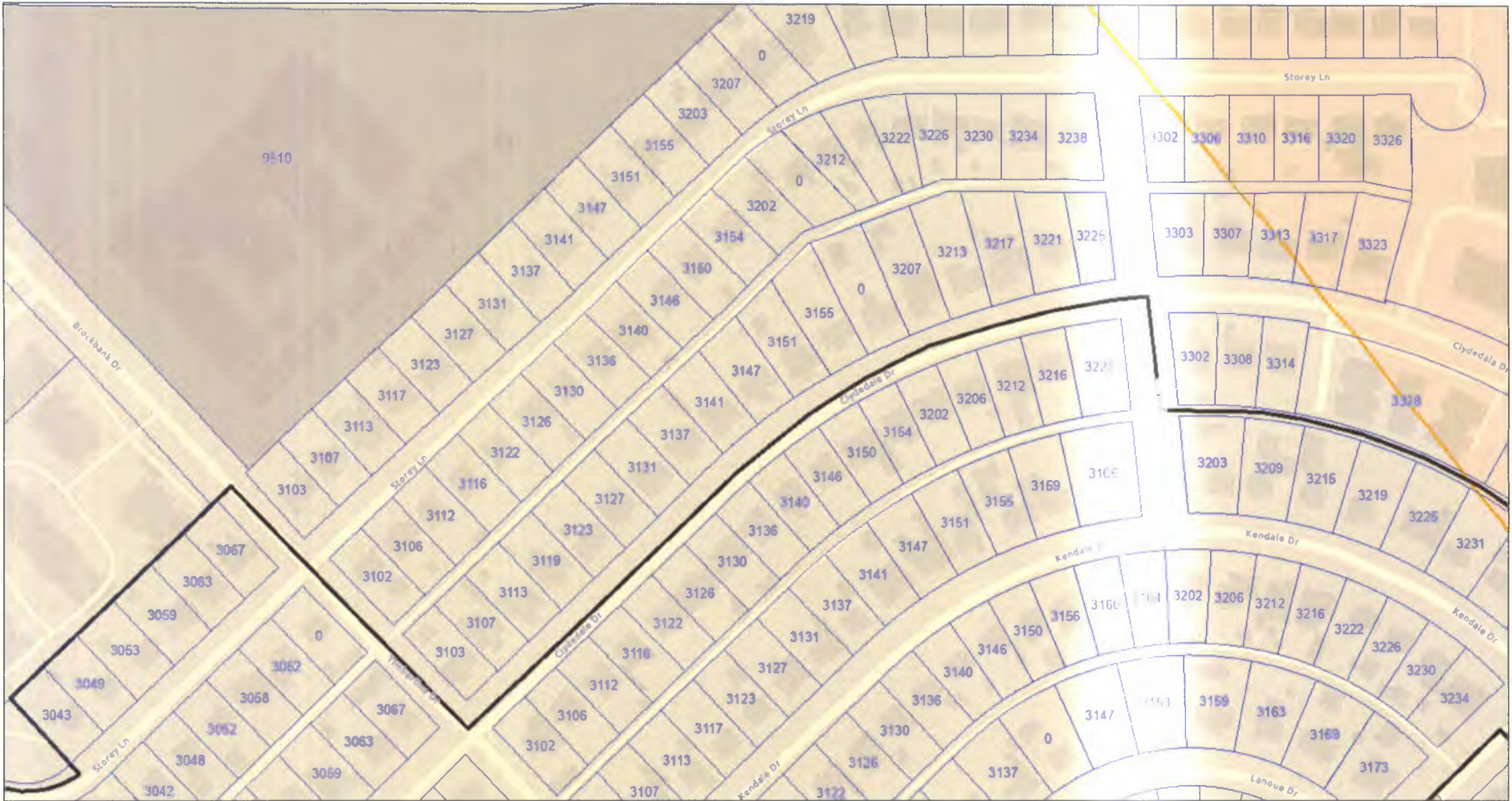
did submit a request for (1) a special exception to the side-yard setback regulations
at 3146 Clydedale Dr

BDA245-014(BT) Application of Blanca Cardenas for (1) a variance to the side-yard setback regulations at 3146 CLYDEDALE DRIVE. This property is more fully described as Block 6/5776, Lot 22, and is zoned R-7.5(A), which requires a side-yard setback of 5-feet. The applicant proposes to construct and/or maintain a single-family residential structure and provide a 0-foot side-yard setback, which will require (1) a 5-foot variance to the side-yard setback regulations.

Sincerely,


M. Samuell Eskander, PE

ArcGIS Web Map



11/12/2024, 10:19:47 AM

1:1,822



Resources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

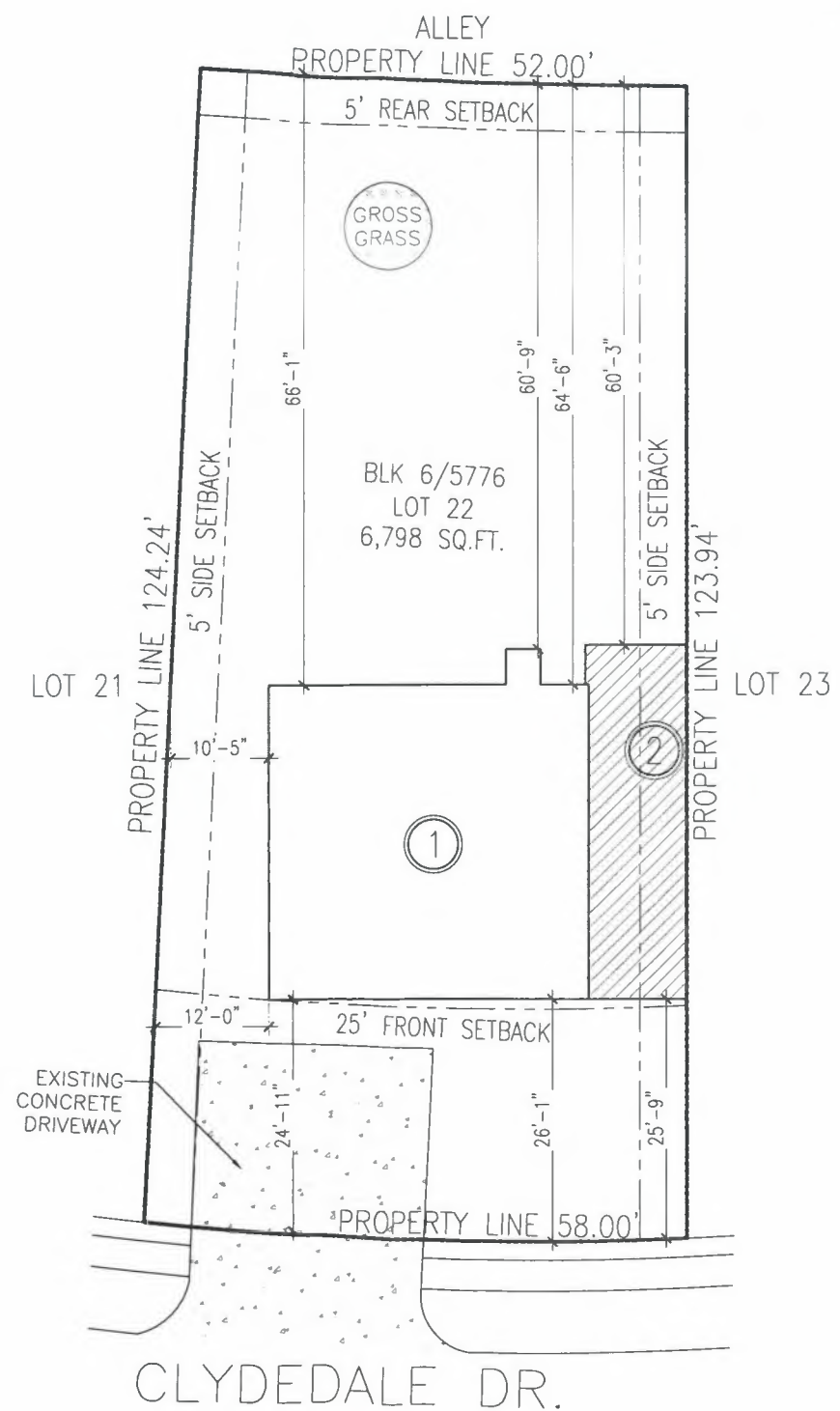
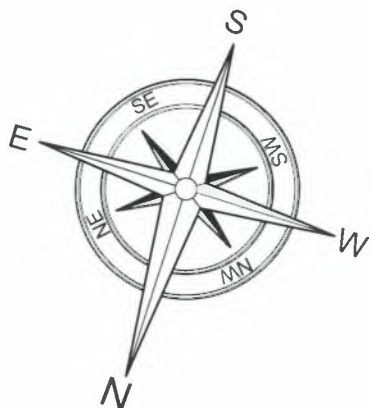
BDA 245-OK

CITY OF DALLAS PLAT BOOKS
 ANNEXED MAY 23 1945 ORD. NO. 3629 ADDITION COMMUNITY PLACE BLOCKS 2, 3, 6, 10, 13
 SURVEY DICKERSON PARKER ABST. 1113 SCALE 100 FT. EQUALS 1 INCH SCHOOL DIST. DALLAS
 5776



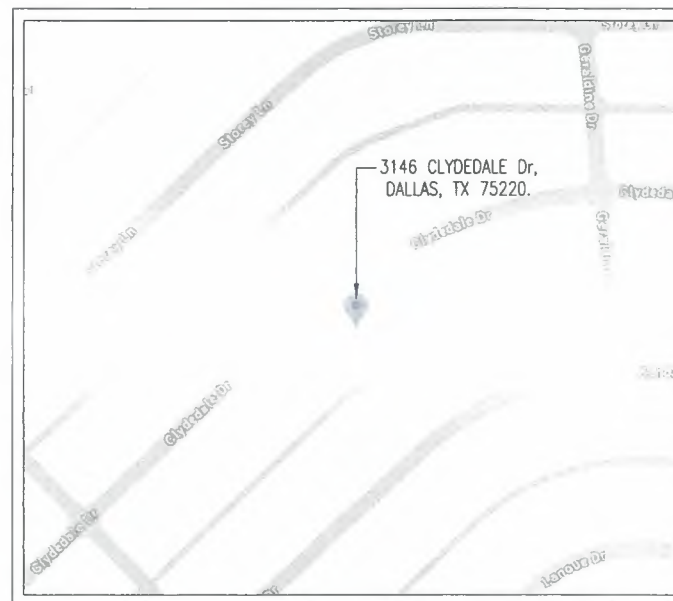
WILLOW ADDITION NO. 2 MARSHALL TERRACE ADDITION
 5775

BOA245-014



SITE PLAN

SCALE 1" = 20'



VICINITY MAP

FOR REFERENCE ONLY

AREA DISTRIBUTION		
1	EXISTING LIVING AREA	1,176 SQ. FT.
2	PROPOSED LIVING AREA (ADDITION)	398 SQ. FT.
	TOTAL COVERAGE	1,574 SQ. FT.
	TOTAL LIVING AREA	1,574 SQ. FT.
	LOT AREA	6,798 SQ.FT.
	% LOT COVERAGE	23.15 %

LEGAL DESCRIPTION

- 1: COMMUNITY PLACE
- 2: BLK 6/5776 LOT 22
- 3:
- 4: INT201500018667 DD01222015 CO-DC
- 5: 5776 006 02200 1005776 006



rcplans@outlook.com

All the information in these plans is provided by the client and / or builder, the designer only limits himself to draw required plans for building permits and doesn't supervise construction or control of quality of materials, therefore the designer does not assume any type of responsibility derived from this project. The project owner is recommended to have professional supervision of a qualified architect or engineer for the review of plans and building's construction.

RESIDENTIAL ADDITION	SITE PLAN	RC PLANS	08/10/2024	1" = 20'
USE:	PLAN:	DRAWN BY:	DATE:	SCALE:

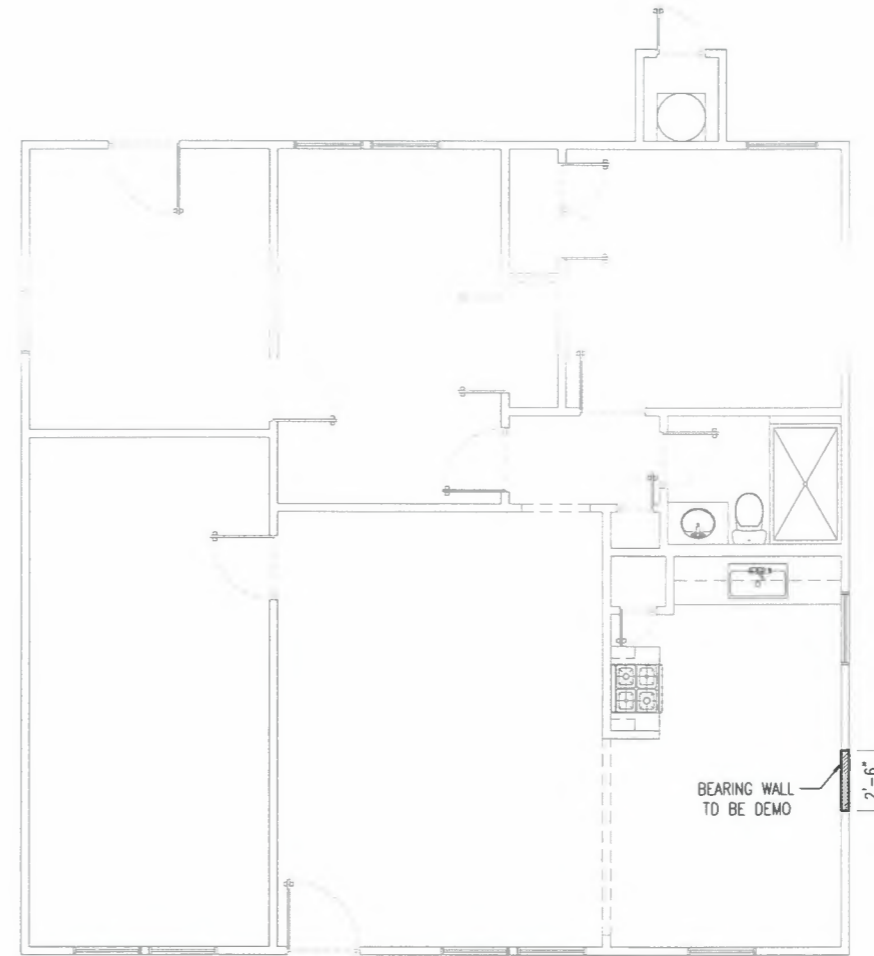
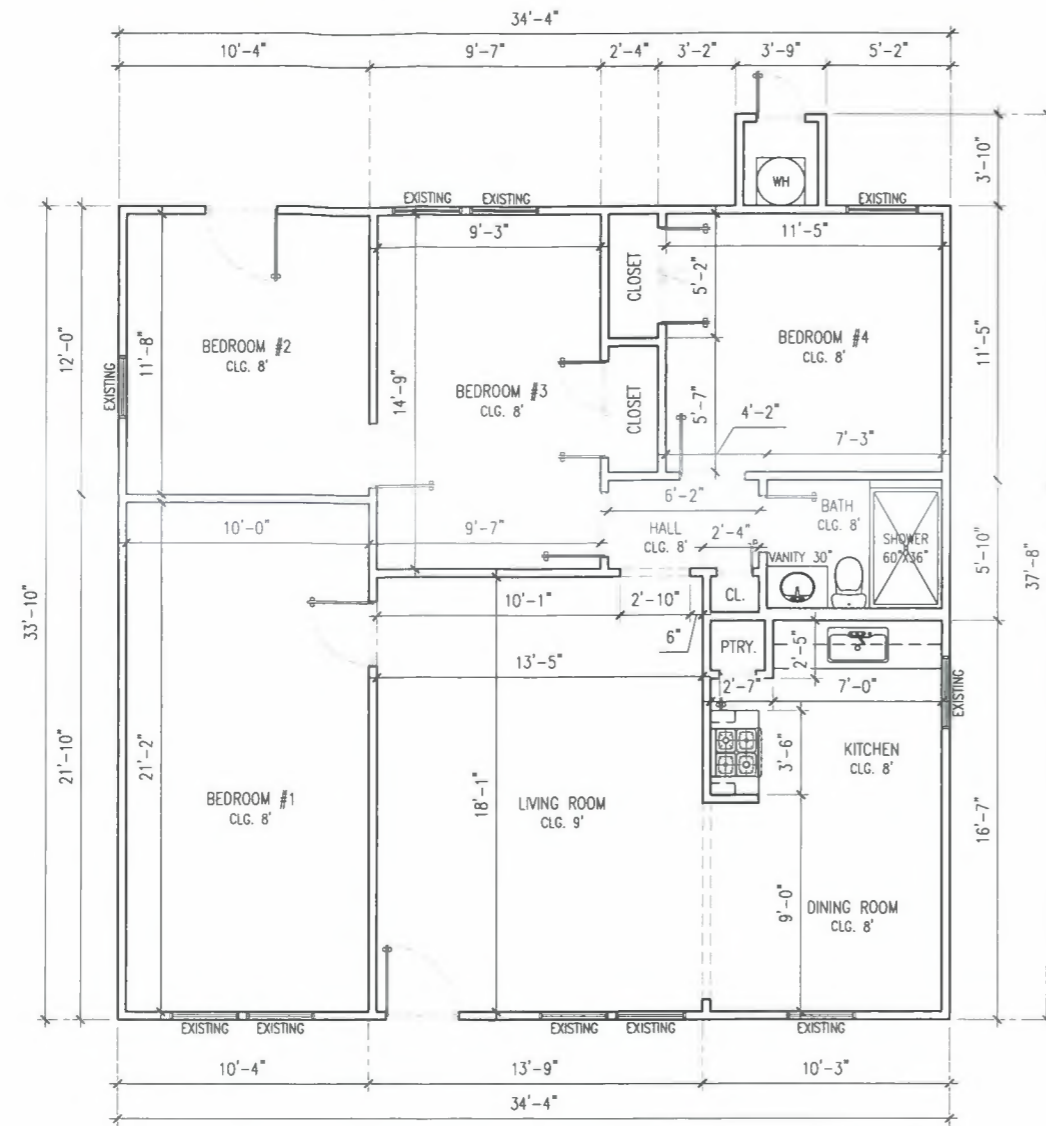
ADDRESS:

3146 CLYDEDALE DR, DALLAS, TX 75220

PAGE NUMBER:

01

BDA 245-014



SCOPE OF WORK	
ITEM	DESCRIPTION
A	PROPOSED LIVING ADDITION (398 SQ.FT.), MUST MATCH EXISTING MATERIALS IN SHAPE, COLOR, ETC., AND MUST COMPLY WITH RESIDENTIAL BUILDING CODE. THE ROOF AFFECTED BY THE ADDITION MUST BE RESTORED AFTER ASSEMBLY OF NEW FRAMING, ALL SHINGLES MUST BE IN GOOD CONDITION AFTER ROOF FINISHING.
B	WALL FINISH, EXTERIOR SIDING, FLOOR FINISH AND FOUNDATION TO BE REPAIRED AS NECESSARY. ALL WORK MUST COMPLY WITH CURRENT CITY BUILDING CODE
C	GENERAL ELECTRICAL FIXTURES TO BE REPAIRED AND UPDATED ACCORDING TO NEW LAYOUT, REWIRE WORK AND REPLACEMENT OF ELECTRICAL FIXTURES AT REMODELING SPACES. ALL WORKS MUST BE IN COMPLY WITH CURRENT ELECTRICAL CITY CODE
D	GENERAL PLUMBING ACCESSORIES AND LINES TO BE REPAIRED AND UPDATED ACCORDING TO NEW LAYOUT. ALL WORKS MUST BE IN COMPLY WITH CURRENT PLUMBING CITY CODE

- ADOPTED CITY CODES:
- 2021 International Building Code
 - 2021 International Residential Code
 - 2021 International Energy Conversational Code
 - 2021 International Fuel Gas Code
 - 2021 International Mechanical Code
 - 2021 International Plumbing Code
 - 2021 International Existing Building Code
 - 2021 International Fire Code
 - 2020 National Electrical Code

DEMO PLAN LEGEND	
SYMBOL	DESCRIPTION
	WALL TO BE DEMO



rcplans@outlook.com

All the information in these plans is provided by the client and / or builder. The designer only limits himself to draw required plans for building permits and doesn't supervise construction or control of quality of materials, therefore the designer does not assume any type of responsibility derived from this project. The project owner is recommended to have professional supervision of a qualified architect or engineer for the review of plans and building's construction.

USE:	RESIDENTIAL ADDITION
PLAN:	EXISTING & DEMO FLOOR PLAN
DRAWN BY:	RC PLANS
DATE:	08/10/2024
SCALE:	1/8" = 1'

ADDRESS:
3146 CLYDEDALE DR, DALLAS, TX 75220

PAGE NUMBER:
02

BD245-014



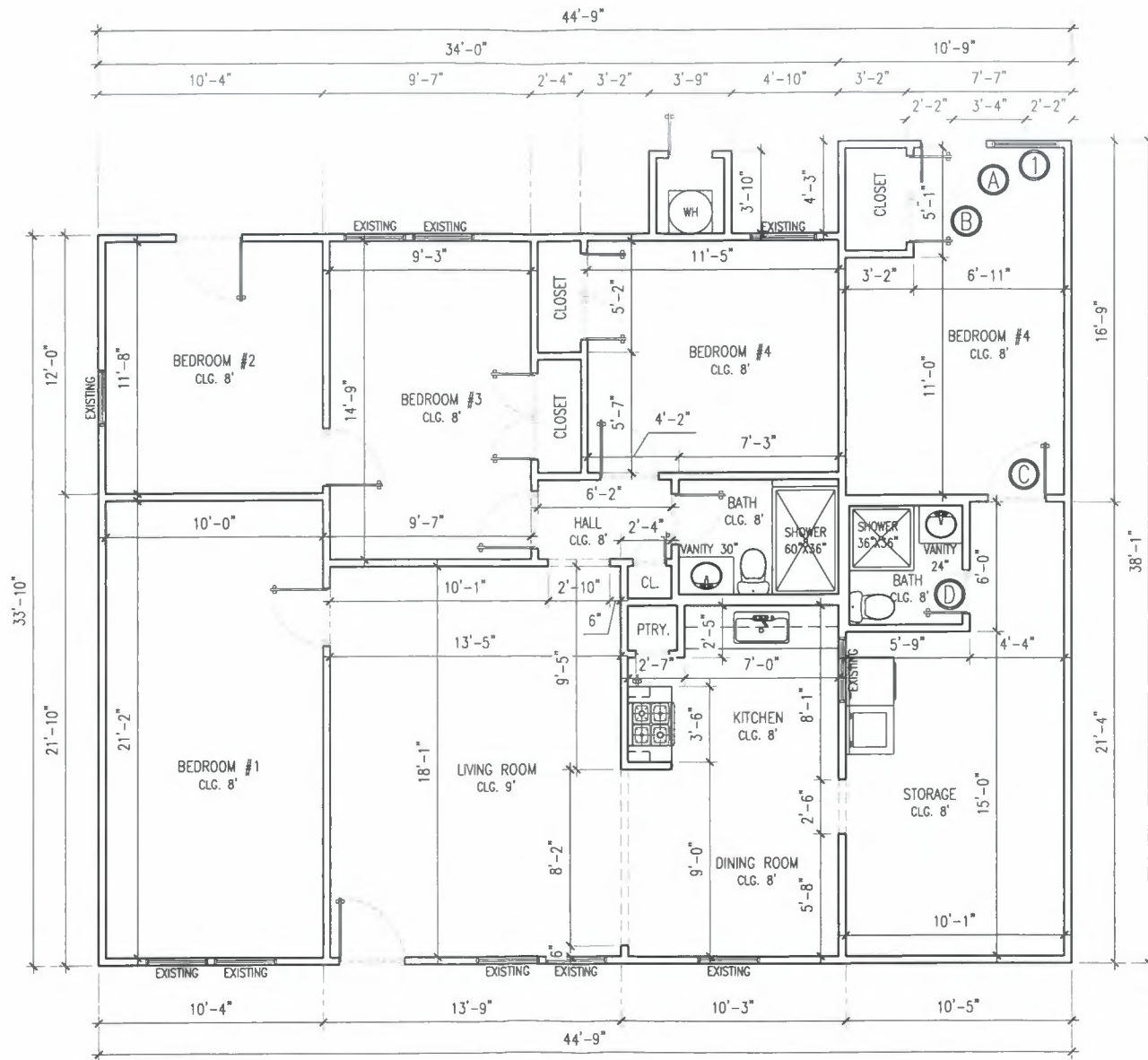
rcplans@outlook.com

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IECC 2021 GREEN/ENERGY CODE COMPLIANCE FOR HOME

ALL GREEN/ENERGY SYSTEMS MUST MEET THE REQUIREMENTS FROM THE CHAPTER 4 OF THE INTERNATIONAL ENERGY CONSERVATION CODE, REFERED TO RESIDENTIAL ENERGY EFFICIENCY. IF ANY ITEM IS NOT LISTED BELOW REFER TO THE MENTIONED CHAPTER.

- STORMWATER:**
 - 70% OF NON-ROOF AREA HAS VEGETATIVE LANDSCAPE, PERMEABLE PAVING OR SLOPED FOR RUNOFF TO A PERMANENT FILTRATION FEATURE.
- WATER EFFICIENCY:**
 - LAVATORY FAUCETS MUST HAVE AN AVERAGE FLOW RATE OF 2.0 GALLONS PER MINUTE OR LESS.
 - SHOWERS HEADS MUST HAVE AN AVERAGE FLOW RATE OF 2.0 GALLONS PER MINUTE OR LESS.
 - TOILETS MUST HAVE AN AVERAGE FLOW RATE OF:
 - LESS THAN OR EQUAL TO 1.3 GALLONS PER FLUSH.
 - DUAL FLUSH COMPLYING WITH ASME A 112.19.14.
 - COMPLY WITH US EPA WATER SENSE.
 - ENERGY STAR DISHWASHER.
 - ENERGY STAR CLOTHES WASHER.
- HEAT ISLAND MITIGATION:**
 - ENERGY STAR QUALIFIED ROOF SYSTEM FOR ROOF WITH SLOPE OF 2:12 OR GREATER.
 - RADIANT BARRIER IN ATTIC WITH CONVENTIONAL SHINGLES.
 - ENCAPSULATED FOAM INSULATION BETWEEN THE ROOF RAFTERS (R-22 OR GREATER)
 - WINDOWS AND DOORS MUST BE SEALED WITH FOAM OR CAULK
 - SILL PLATE MUST BE SEALED ON THE INSIDE WITH FOAM OR CAULK
 - ALL WALL PENETRATIONS TO THE EXTERIOR MUST BE SEALED WITH FOAM OR CAULK
 - BLOWER DOOR TESTING IS MANDATORY NOT TO EXCEED 4 AIR CHANGES PER HOUR AT 50 PASCALS
- DUCTS AND AIR SEALING**
 - DUCTS MUST BE TESTED AND VERIFIED TO HAVE TOTAL LEAKAGE OF NO MORE THAN 4 FT³/MIN PER 100 SQUARE FOOT (OR 3 CFM IF AIR HANDLER IS NOT INSTALLED), EXCEPT WHERE AIR HANDLER AND ALL DUCTS ARE LOCATED INSIDE CONDITIONED SPACE. AIR HANDLERS AND FILTER BOXES MUST ALSO BE PROPERLY SEALED.
 - HVAC AND DUCTWORK LOCATED OUTSIDE OF FIRE RATED ENVELOPE OF GARAGE.
 - THE BUILDING ENVELOPE IS REQUIRED TO BE PROPERLY SEALED AND TESTED, AND VERIFIED AS HAVING AN AIR LEAKAGE RATE NO HIGHER THAN 3 ACH AT 0.20 INCH W.G. (50 PASCALS).
 - SUPPLY AND RETURN DUCTS IN ATTICS SHALL BE SEALD AND INSULATED WITH R-8 WHEN DUCTS IS 3' OR GREATER, R-6 WHEN 3' OR LESS AND EXEMPT WHEN COMPLETELY INSIDE CONDITIONED SPACE.
- INSULATION:**
 - ALL WINDOWS FENESTRATION U-FACTOR FOR CITY MUST BE 0.35, SKYLIGHT U-FACTOR 0.55 AND GLAZED FENESTRATION SHGC 0.25.
 - CEILINGS MUST BE INSULATED WITH R-38, IF NO ATTIC SPACE R-30, THIS REDUCTION IS LIMITED TO 500 SQUARE FEET (46 M²) OR 20% OF THE TOTAL INSULATED CEILING AREA, WHICHEVER IS LESS.
 - ATTIC ACCESS LADDERS AND OR HATCHES, MUST BE INSULATED THE SAME AS THE ATTIC AND HAVE A WEATHER SEAL
 - ALL EXTERIOR WALLS MUST BE INSULATED WITH R-20 CANITY OR R-13 CANITY WITH R-5 CONTINUOUS INSULATION OR HIGHER.
 - CRAWL SPACE WALLS MUST BE INSULATED WITH T-5 CONTINUOUS OR R-13 CAVITY INSULATION, WITH VAPOR BARRIER OVER EXPOSED EARTH.
 - PIER AND BEAM OR ANY OTHER RAISED FLOOR SYSTEM MUST BE INSULATED WITH R-19 INSULATION OR HIGHER.
- HVAC SYSTEMS**
 - TEMPERATURE CONTROLS MUST BE INSTALLED, INCLUDING A PROGRAMMABLE THERMOSTAT CONTROLLING THE PRIMARY HEATING AOD COOLING SYSTEM. MECHANICAL SYSTEM PIPING MUST BE INSULATED TO A MINIMUM OF R-3. HOT WATER PIPING 1/2" IN DIAMETER OR LARGER AND ALL HOT WATER PIPING IN CERTAIN APPLICATIONS MUST BE INSULATED TO R-3.
 - PIPES CARRYING FLUID OVER 104° OR BELOW 55° MUST BE INSULATED WITH R-13.
 - LIGHTNING:
 - A MINIMUM OF 75% OF LAMPS IN PERMANENTLY INSTALLED FIXTURES MUST BE HIGH-EFFICACY AS DEFINED IN THE IECC.



PROPOSED FLOOR PLAN
SCALE 1/8" = 1'-0"

WINDOW SCHEDULE			
ITEM	SIZE	QUANTITY	TYPE
1	3'-0" X 4'-0"	1	SH

SH = SINGLE HUNG

DOORS SCHEDULE			
ITEM	SIZE	QUANTITY	TYPE
A	3'-0" X 6'-8"	1	SHS/GLSS
B	5'-0" X 6'-8"	1	FR
C	2'-8" X 6'-8"	1	SHH
D	2'-0" X 6'-8"	1	SHH

SHH = SINGLE HINGED HOLLOW CORE
SHS = SINGLE HINGED SOLID CORE
FR = FRENCH DOOR
GLSS = GLASS PANEL

ADOPTED CITY CODES:

- 2021 International Building Code
- 2021 International Residential Code
- 2021 International Energy Conversational Code
- 2021 International Fuel Gas Code
- 2021 International Mechanical Code
- 2021 International Plumbing Code
- 2021 International Existing Building Code
- 2021 International Fire Code
- 2020 National Electrical Code

RESIDENTIAL ADDITION	FLOOR PLAN	RC PLANS	08/10/2024	1/8" = 1'
USE:	PLAN:	DRAWN BY:	DATE:	SCALE:

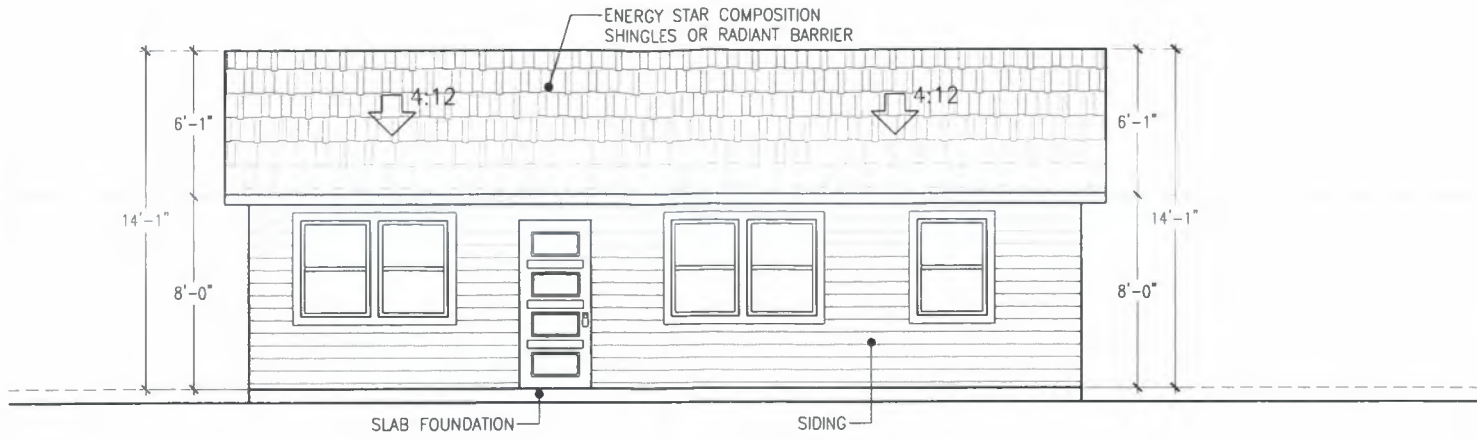
ADDRESS:
3146 CLYDEDALE DR, DALLAS, TX 75220

PAGE NUMBER:
03

BDA245-014

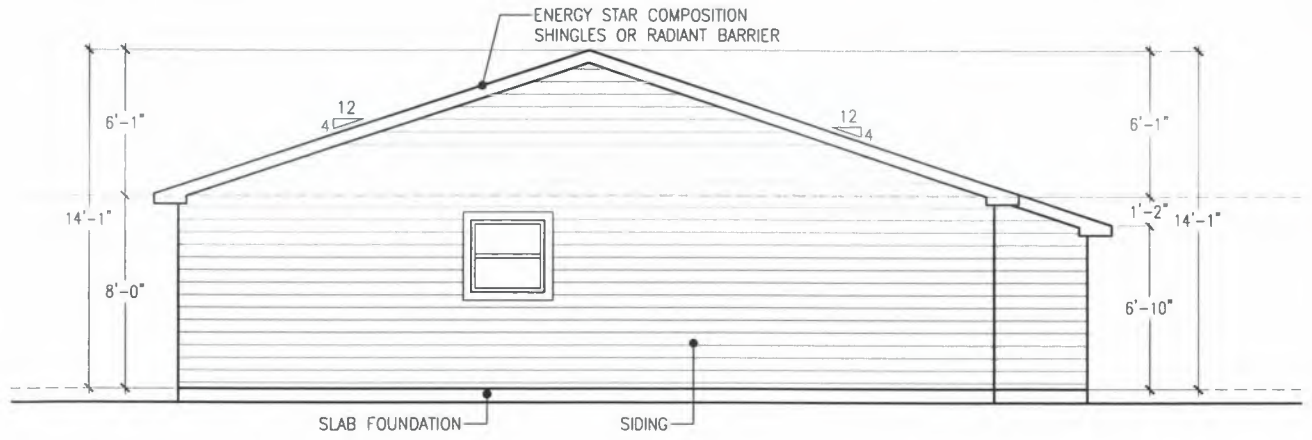
rcplans@outlook.com

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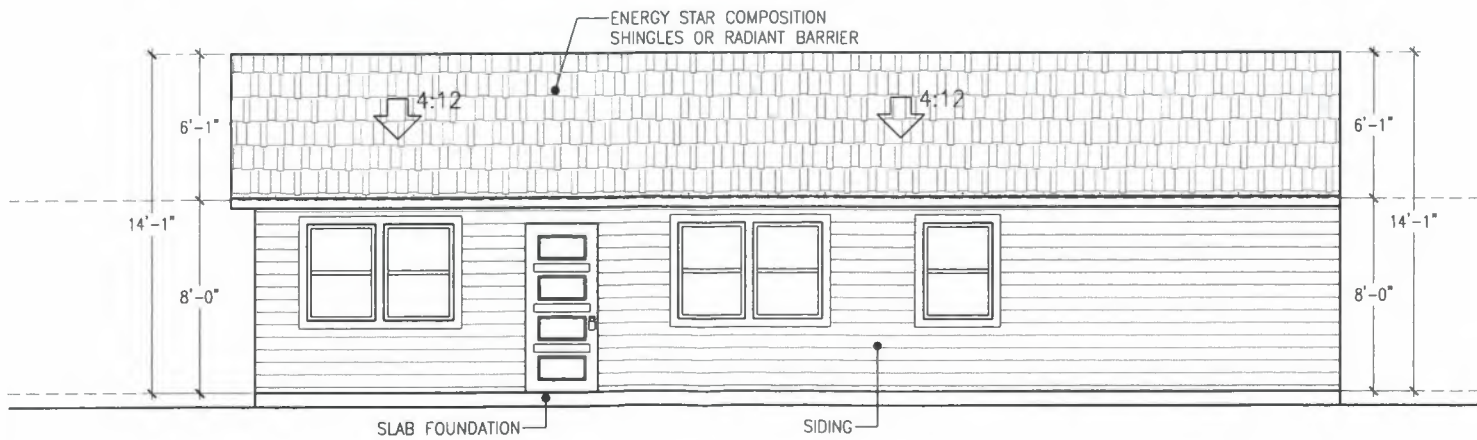
EXISTING FRONT ELEVATION

SCALE 1/8" = 1'-0"



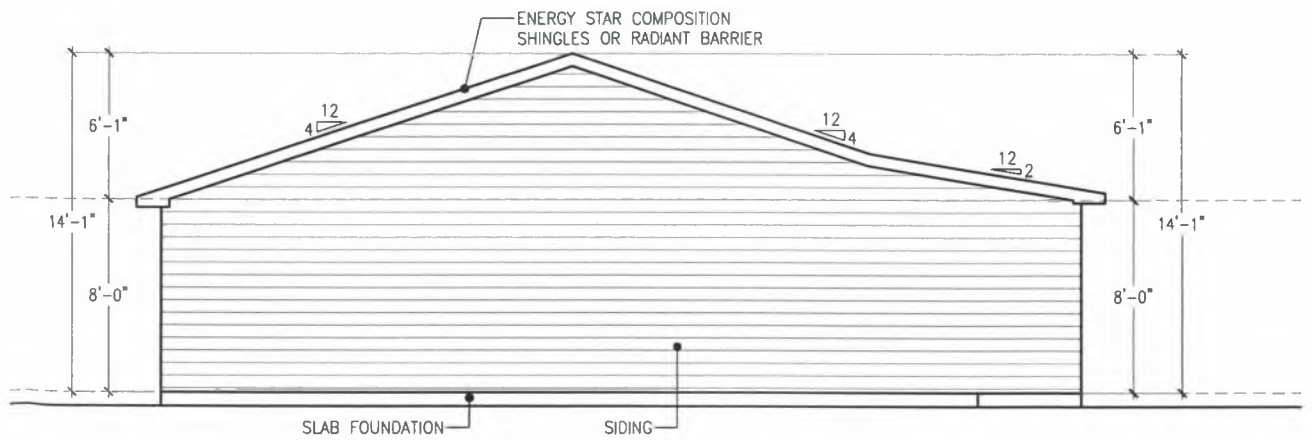
EXISTING RIGHT ELEVATION

SCALE 1/8" = 1'-0"



PROPOSED FRONT ELEVATION

SCALE 1/8" = 1'-0"



PROPOSED RIGHT ELEVATION

SCALE 1/8" = 1'-0"

RESIDENTIAL ADDITION	ELEVATIONS PLAN		
USE:	PLAN:	DRAWN BY: RC PLANS	DATE: 08/10/2024
			SCALE: 1/8" = 1'

ADDRESS:

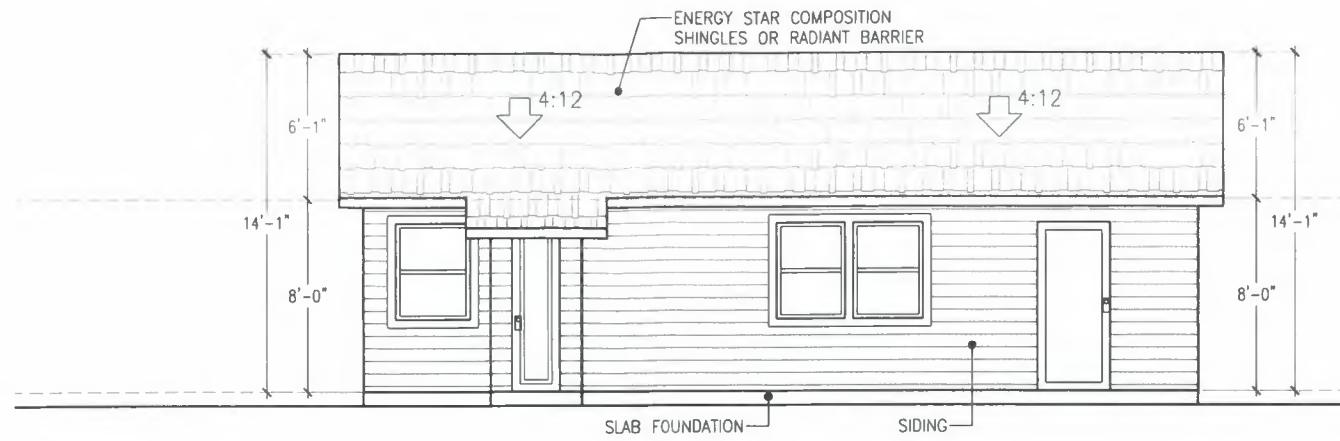
3146 CLYDEDALE DR, DALLAS, TX 75220

PAGE NUMBER:

04

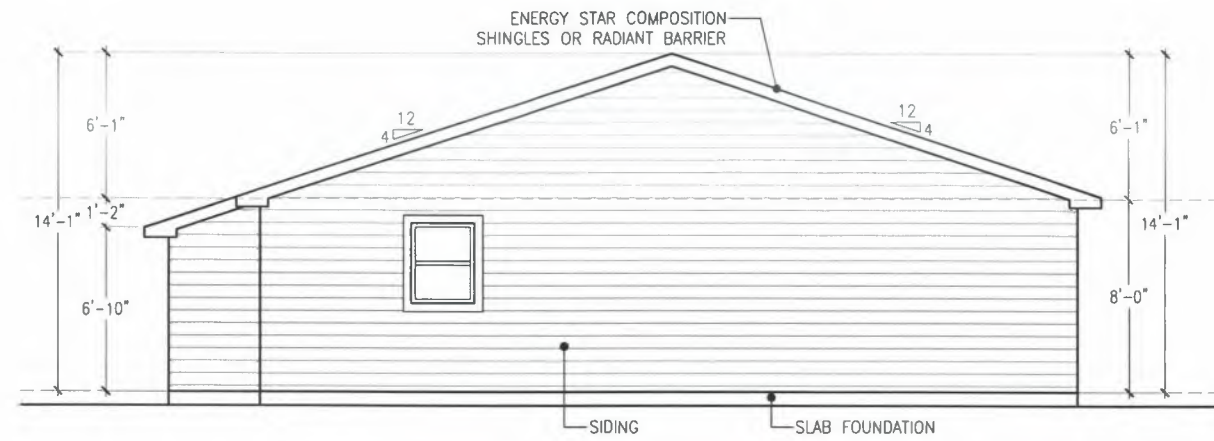
BDA245-014

All the information in these plans is provided by the client and / or builder, the designer only limits himself to draw required plans for building permits and doesn't supervise construction or control of quality of materials, therefore the designer does not assume any type of responsibility derived from this project. The project owner is recommended to have professional supervision of a qualified architect or engineer for the review of plans and building's construction.



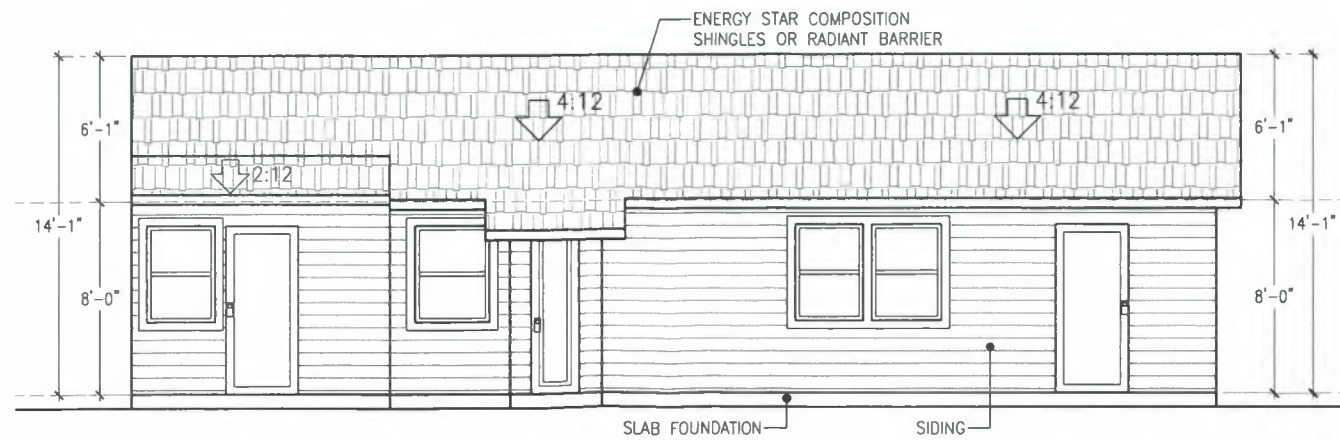
EXISTING REAR ELEVATION

SCALE 1/8" = 1'-0"



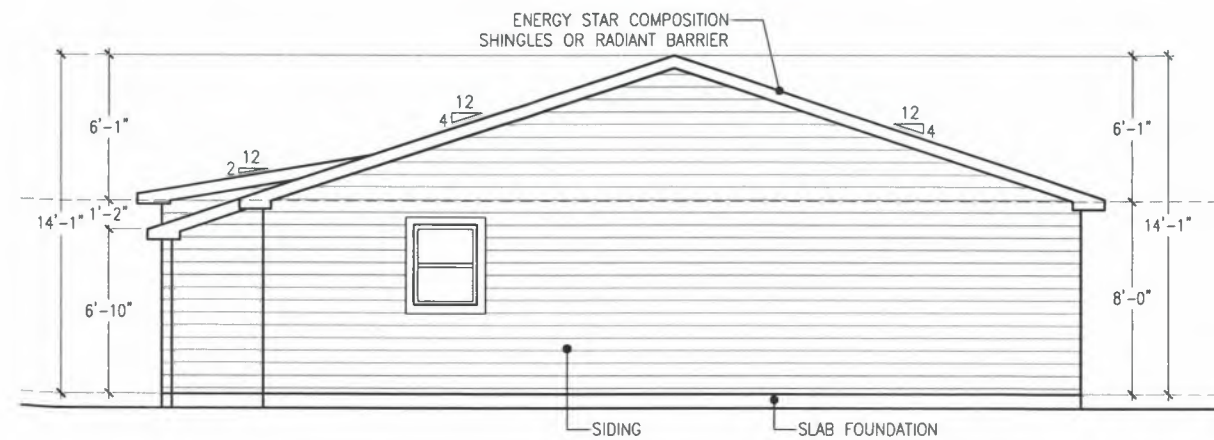
EXISTING LEFT ELEVATION

SCALE 1/8" = 1'-0"



PROPOSED REAR ELEVATION

SCALE 1/8" = 1'-0"



PROPOSED LEFT ELEVATION

SCALE 1/8" = 1'-0"

RESIDENTIAL ADDITION	ELEVATIONS PLAN	RC PLANS	08/10/2024	1/8" = 1'
USE:	PLAN:	DRAWN BY:	DATE:	SCALE:

ADDRESS:

3146 CLYDEDALE DR, DALLAS, TX 75220

PAGE NUMBER:

05

FILE NUMBER: BDA245-001 (CJ)

BUILDING OFFICIAL'S REPORT: Application of Jay Taylor for (1) a special exception for the handicapped to the to the single-family use regulations, and for (2) a special exception for the handicapped to the floor area regulations at **1417 Lenway Street**. This property is more fully described as Block 1/1175, Lot 1 and is zoned PD-595 (MF-2(A)), which limits the number of dwelling units to one, and prohibits an accessory structure to exceed 25 percent of the floor area of the main structure. The applicant proposes to construct and/or maintain an additional dwelling unit (not for rent), which will require a (1) special exception for the handicapped to the single-family zoning use regulations, and (2) to construct and/or maintain a single family residential accessory structure with 504 square feet of floor area (28 percent of the 1806 square foot floor area of the main structure), which will require a 52.5 square foot special exception for the handicapped to the floor area regulations.

LOCATION: 1417 Lenway Street

APPLICANT: Jay Taylor

REQUEST:

- (1) A request for a handicapped person(s) for a special exception to the single-family zoning use regulations; and
- (2) A request for a handicapped person(s) for a special exception to the floor area regulations.

STANDARDS OF REVIEW FOR A SPECIAL EXCEPTIONS FOR THE HANDICAPPED:

Section 51A-1.107(b)(1) of the Development Code states that (1) the board of adjustment shall grant a special exception to any regulation in this chapter if, after a public hearing, the board finds that the exception is necessary to afford a handicapped person equal opportunity to use and enjoy a dwelling. The term "handicapped person" means a person with a "handicap," as that term is defined in the Federal Fair Housing Amendments Act of 1988, as amended.

(2) The board may impose reasonable conditions upon the granting of this special exception consistent with the purpose stated in this section

(3) This section does not authorize the board to grant a change in the use of a building or structure.

STAFF RECOMMENDATION:

1. Special Exceptions (2):
No staff recommendation is made on these requests.

BACKGROUND INFORMATION:

BDA History:

No BDA history found at 1417 Lenway Street within the last 5 years.

Square Footage:

This lot contains 7,274.52 of square feet or .167 acres.

This lot is zoned MF-2(A) which has a minimum lot size of 1,000 square feet per dwelling unit.

Site: PD-595 (MF-2(A)) Zoning District

North: PD-595 (MF-2(A)) Zoning District

East: PD-595 (MF-2(A)) Zoning District

South: PD-595 (MF-2(A)) Zoning District

West: PD-595 (MF-2(A)) Zoning District

Land Use:

The subject site and areas to the north, south, east, and west are zoned PD-595 (MF-2(A)).

GENERAL FACTS/STAFF ANALYSIS:

- The application of Jay Taylor for the property located at 1417 Lenway Street on two requests for the handicapped relating to the single-family zoning use regulations and the floor area regulations.
- The applicant proposes to construct and/or maintain an additional dwelling unit (not for rent), which will require a special exception for the handicapped to the single-family zoning use regulations.
- The applicant has stated that the additional dwelling unit (not for rent) will be used to provide housing for an older family member with a handicap.
- Secondly, the applicant is proposing to construct and/or maintain a single family residential accessory structure with 504 square feet of floor area (28 percent of the 1806 square foot floor area of the main structure), which will require a 52.5 square foot special exception for the handicapped to the floor area regulations
- The subject site has single street frontage on Lenway Street.
- The subject site along with surrounding properties to the north, south, east and west are zoned with uses permissible in Planned Development 595.
- The subject site currently has a partially developed residential structure and is located within an established neighborhood.
- If the board were to grant any or all of these requests and impose conditions that compliance with the most recent version of all submitted plans are required, and that the special exceptions expire when a handicapped person no longer resides on the property, the 504 square foot additional dwelling unit (not for rent) may be maintained for as long as the handicapped person resides on the site.
- 200' Radius Video: [BDA245-001 at 1417 Lenway Street](#)

Timeline:

November 22, 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.

December 17, 2024: The Board of Adjustment Administrator assigned this case to Board of Adjustment Panel **B**.

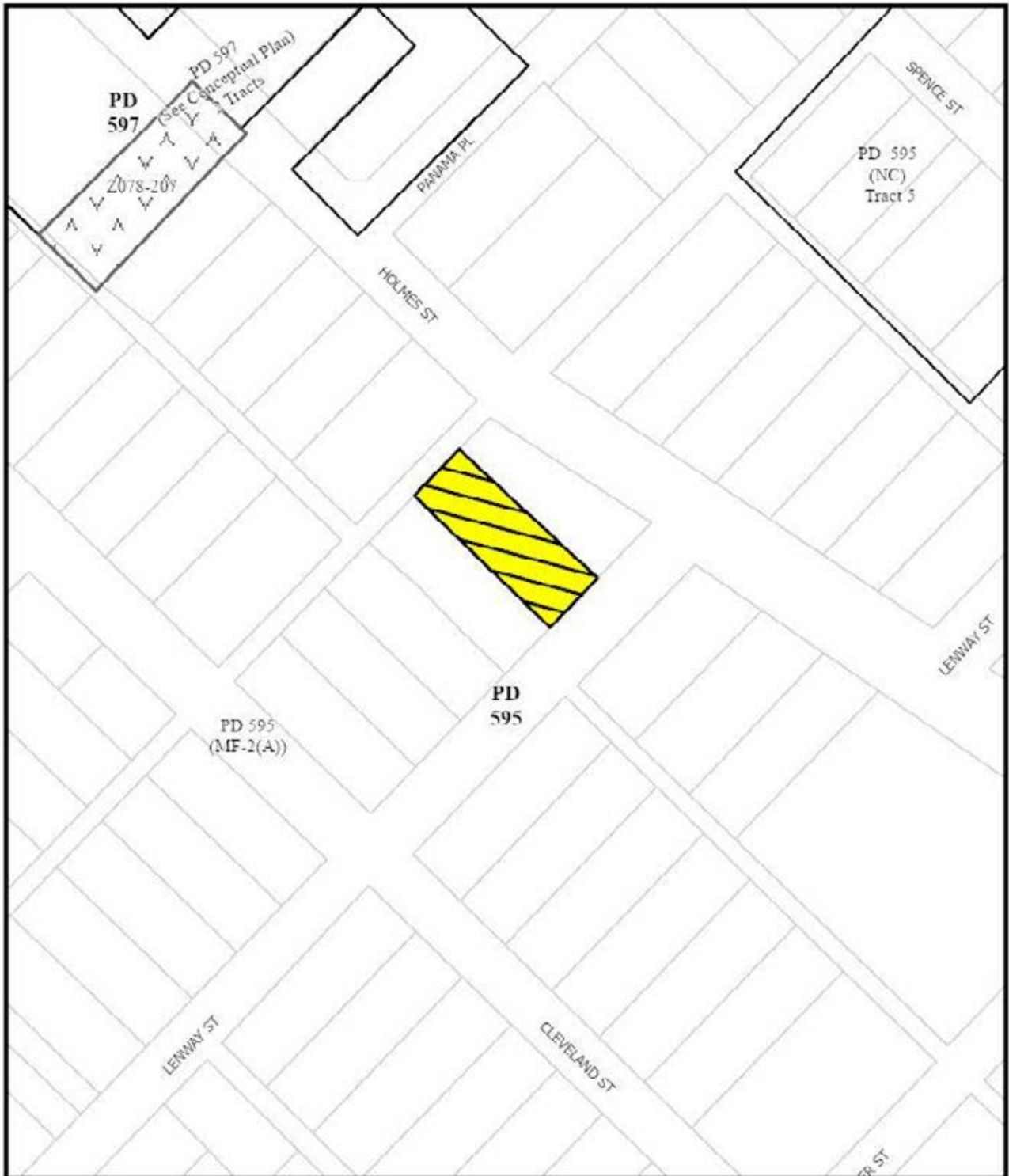
December 18, 2024: The Development Services Department Senior Planner emailed the applicant the following information:

- an attachment that provided the hearing date and panel that will consider the application; the January 2, 2025, deadline to submit additional evidence for staff to factor into their analysis ;and January 10, 2025, 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.

January 2, 2025:

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 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.







1:1,200

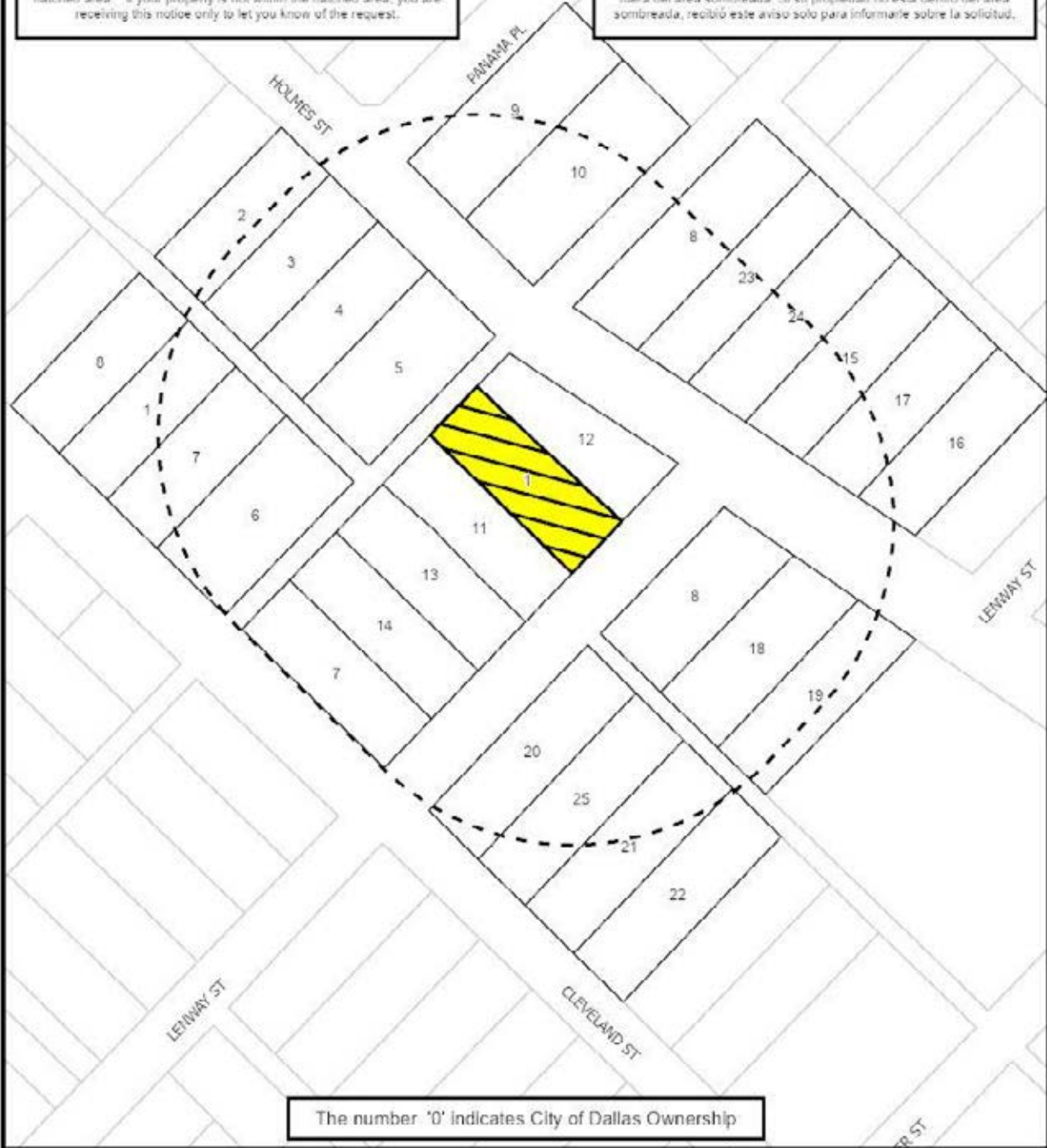
ZONING MAP

Case no: BDA245-001

Date: 12/19/2024

The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.

El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no será re-zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.




The number '0' indicates City of Dallas Ownership



1:1,200

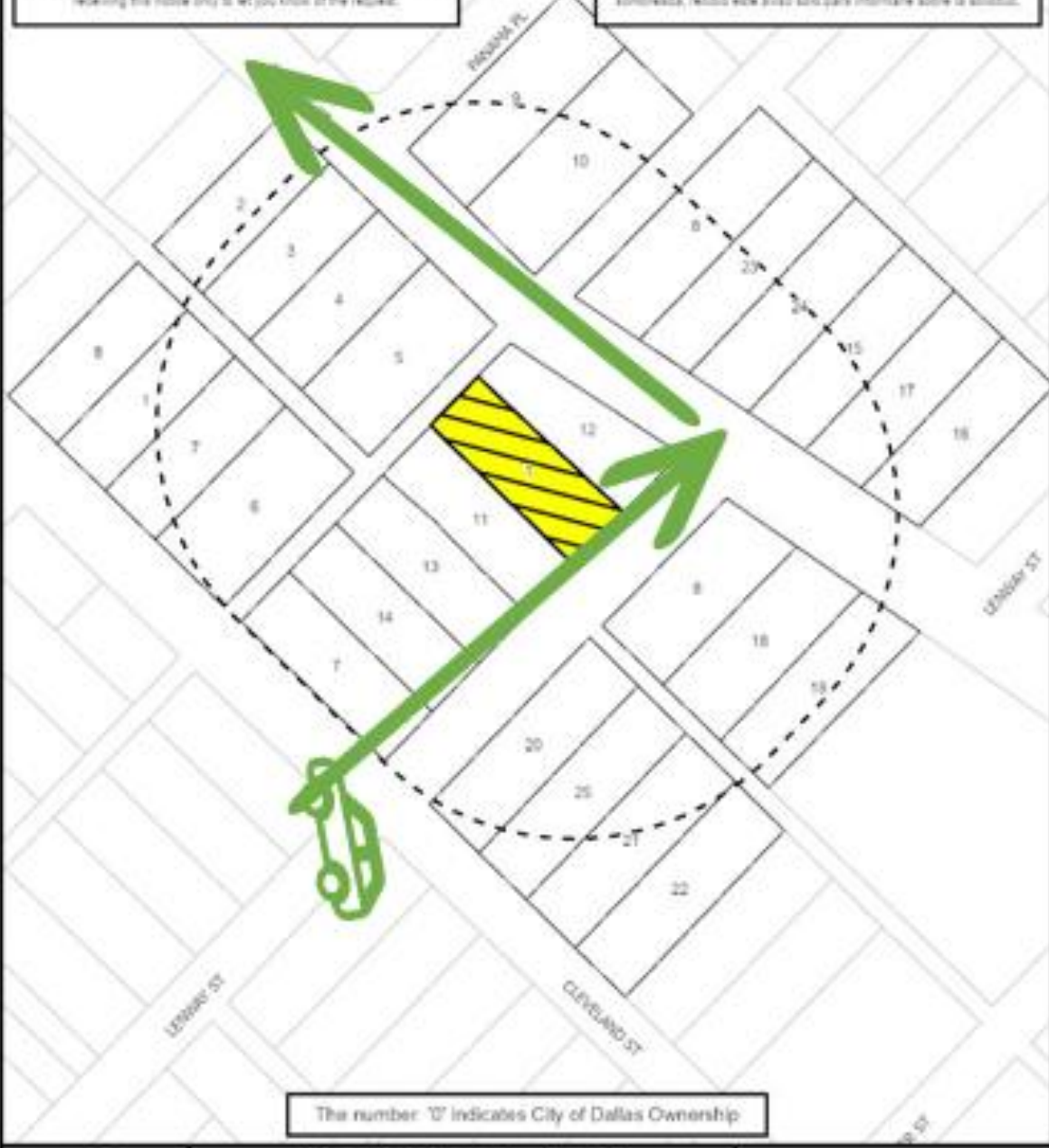
NOTIFICATION

200' AREA OF NOTIFICATION
25 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **BDA245-001**
Date: **12/19/2024**

The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.

El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no será re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibirá este aviso solo para informarle sobre la solicitud.



The number '0' indicates City of Dallas Ownership

 1:1,200	<h2>NOTIFICATION</h2>	Case no: BDA245-001
	<div style="display: flex; justify-content: space-between;"> <div style="border: 1px solid black; padding: 2px;">200'</div> <div>AREA OF NOTIFICATION</div> </div> <div style="display: flex; justify-content: space-between;"> <div style="border: 1px solid black; padding: 2px;">25</div> <div>NUMBER OF PROPERTY OWNERS NOTIFIED</div> </div>	Date: 12/19/2024

12/19/2024

Notification List of Property Owners

BDA245-001

25 Property Owners Notified

Label #	Address	Owner
1	3228 CLEVELAND ST	1600 PENNSYLVANIA
2	3227 HOLMES ST	REYES MARCO
3	3303 HOLMES ST	PUEBLA HUGO
4	3305 HOLMES ST	RUIZ MAXIMINO
5	3309 HOLMES ST	MMCP LLC
6	3304 CLEVELAND ST	NEWSOME EMILY
7	3302 CLEVELAND ST	WFMF LLC
8	3224 CLEVELAND ST	SP 1600 PENN FOUNDATION
9	3300 HOLMES ST	TRINITY COMMUNITY HOLDING LLC
10	3306 HOLMES ST	MAY DONALD
11	1413 LENWAY ST	LEWIS LARRY DOUGLASS
12	1419 LENWAY ST	SANTOS SALAVIA
13	1409 LENWAY ST	FOREMAN BOBBY JOE &
14	1405 LENWAY ST	HARDING LEONARD ISAAC JR
15	3412 HOLMES ST	FIGUEROA ENRIQUE COYOTE &
16	3420 HOLMES ST	CAVADIAN PROPERTIES LLC
17	3416 HOLMES ST	WATSON EDDIE K
18	3505 HOLMES ST	DALLAS SOMERSET PROPERTIES LLC
19	3509 HOLMES ST	CASTRO ELIUD
20	3500 CLEVELAND ST	CHAPA JUAN RODOLFO &
21	3508 CLEVELAND ST	ARMSTEAD FELICIA ANITA
22	3512 CLEVELAND ST	DALLAS HOUSING ACQUISITION &
23	3404 HOLMES ST	LEE DOROTHY
24	3406 HOLMES ST	SPRIGGINS REGINA & JOHN
25	3502 CLEVELAND ST	MUMFORD CHRISTINA JO



1:1,200

NOTIFICATION

200'

AREA OF NOTIFICATION

25

NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: BDA245-001

Date: 12/19/2024

NOTICE OF PUBLIC HEARING

BOARD OF ADJUSTMENT OF THE CITY OF DALLAS (PANEL B)

NOTICE IS HEREBY GIVEN that the BOARD OF ADJUSTMENT OF THE CITY OF DALLAS (PANEL B) will hold a hearing as follows:

DATE: WEDNESDAY, JANUARY 22, 2025

BRIEFING: 10:30 a.m. via Videoconference and in 6ES, Dallas City Hall, 1500 Marilla Street. <https://bit.ly/boa0122>

HEARING: 1:00 p.m. via Videoconference and in 6ES, Dallas City Hall, 1500 Marilla Street. <https://bit.ly/boa0122>

The purpose of the hearing is to consider the following appeal(s) now pending before the Board of Adjustment.

BDA245-001(CJ) Application of Jay Taylor for (1) a special exception for the handicapped to the to the single-family use regulations, and for (2) a special exception for the handicapped to the floor area regulations at 1417 LENWAY STREET. This property is more fully described as Block 1/1175, Lot 1 and is zoned PD-595 (MF-2(A)), which limits the number of dwelling units to one, and prohibits an accessory structure to exceed 25 percent of the floor area of the main structure. The applicant proposes to construct and/or maintain an additional dwelling unit (not for rent), which will require a (1) special exception for the handicapped to the single-family zoning use regulations, and to construct and/or maintain a single family residential accessory structure with 504 square feet of floor area (28 percent of the 1806 square foot floor area of the main structure), which will require a 52.5 square foot special exception for the handicapped to the floor area regulations.

You have received this notice because you own property within 200 feet of the above property. You may be interested in attending the Board of Adjustment hearing to express your support for or opposition to the application. You may also contact the Board of Adjustment by email to BDAREPLY@dallas.gov. Letters will be accepted until 9:00 am the day of the hearing, if you are unable to attend the hearing. If you choose to respond, it is important that you let the Board know your reasons for being in favor of or in opposition to the application. The Board members are very interested in your opinion.

Note: Any materials (such as plans, elevations, etc.) included within this notice may be subject to change.

The Board of Adjustment hearing will be held by videoconference and in 6ES at City Hall. Individuals who wish to speak in accordance with the Board of Adjustment Rules of Procedure by joining the meeting virtually, must register online at <https://bit.ly/BDA-B-Register> by the close of business Tuesday, January 21, 2025. All virtual speakers will be required to show their video in order to address the board. In Person speakers can register at the hearing. Public Affairs and Outreach will also stream the public hearing on Spectrum Cable Channel 96 or 99; and bit.ly/cityofdallastv or YouTube.com/CityofDallasCityHall

Speakers at the meeting are allowed a maximum of three minutes to address the Board.

Additional information regarding the application may be obtained by calling Cambria Jordan, Senior Planner at (214) 948-4476, or Mary Williams, Board Secretary at (214) 670-4127. Si desea información en español, favor de llamar al teléfono a Mary Williams al (214) 670-4127.

Board of Adjustment
Planning & Development department
1500 Marilla Street 5CN Dallas TX 75201

PLEASE SEND REPLIES TO:
BDAREPLY@dallas.gov
**Letters will be received until 9:00
am the day of the hearing.**

PLEASE REGISTER AT:
<https://bit.ly/BDA-B-Register>



Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA

248 RECEIVED
FOR OFFICE USE ONLY
TV 2 2 REC'D
BY: _____

Data Relative to Subject Property: 09/04/2024

Date: _____

Location address: 1417 Lenway

Zoning District: PD 595

Lot No.: _____ Block No.: 1/1175 Acreage: 7,300 SF

Census Tract: _____

0.167 AC

Street Frontage (in Feet): 1) 50' 2) 50' 3) _____ 4) _____ 5) _____

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): DR TERRY J FLOWERS

Applicant: Jay Taylor

Telephone: 9728167530

Mailing Address: 1033 E 9th St, Dallas TX

Zip Code: 75203

E-mail Address: jtaylor@juxtadesigns.com

Represented by: _____ Telephone: _____

Mailing Address: _____ Zip Code: _____

E-mail Address: _____

Affirm that an appeal has been made for a Variance or Special Exception of _____
authorizing an additional dwelling unit at 1417 Lenway AND VARIANCE EXCEEDING

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:
To provide an affordable house with an additional dwelling unit for older senior family member

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

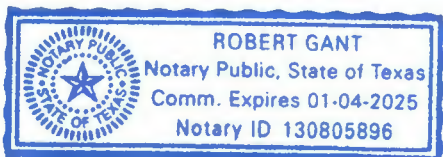
Before me the undersigned on this day personally appeared Jay Taylor

(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: _____
(Affiant/Applicant's signature)

Subscribed and sworn to before me this 24 day of September, 2024



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

MEMORANDUM OF
ACTION TAKEN BY THE
BOARD OF ADJUSTMENT

Date of Hearing _____

Appeal was--Granted OR Denied

Remarks _____

Chairman

Building Official's Report

I hereby certify that Jay Taylor

did submit a request for (1) a special exception to the single family use regulations to afford a handicapped person equal opportunity to use and enjoy a dwelling, and for (2) a special exception to the floor area ratio regulations to afford a handicapped person equal opportunity to use and enjoy a dwelling

at 1417 Lenway

BDA245-001(CJ) Application of Jay Taylor for (1) a special exception for the handicapped to the to the single-family use regulations, and for (2) a special exception for the handicapped to the floor area regulations at 1417 LENWAY STREET. This property is more fully described as Block 1/1175, Lot 1 and is zoned PD-595 (MF-2(A)), which limits the number of dwelling units to one, and prohibits an accessory structure to exceed 25 percent of the floor area of the main structure. The applicant proposes to construct and/or maintain an additional dwelling unit (not for rent), which will require a (1) special exception for the handicapped to the single-family zoning use regulations, and to construct and/or maintain a single family residential accessory structure with 504 square feet of floor area (28 percent of the 1806 square foot floor area of the main structure), which will require a 52.5 square foot special exception for the handicapped to the floor area regulations.

Sincerely,


M. Samuell Eskander, PE



November 01, 2024

Board of Adjustment
Dallas, Texas

PLANNING
ARCHITECTURE
DEVELOPMENT
COMMUNITY

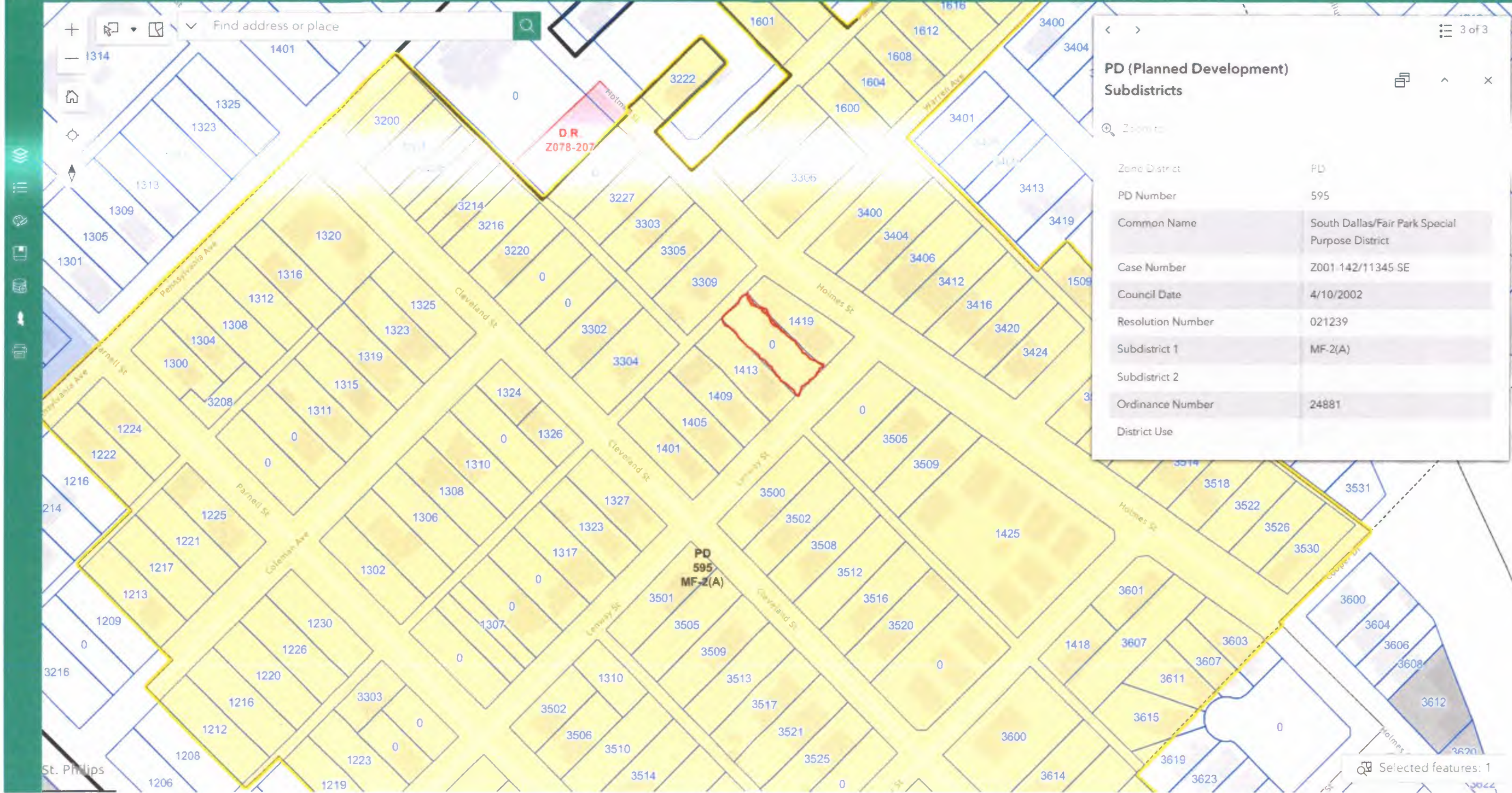
Re: Request to exceed 25% floor area

DALLAS
FORT WORTH
PLANO
MESQUITE
FORNEY
DUNCANVILLE
CEDAR HILL
HOUSTON
AUSTIN

Dear Board of Adjustment,
May I formally request the accessible dwelling unit floor area exceed the 25% floor area of the main house. Our goal is to make the ADU handicap accessible for a senior family member in a wheelchair. The current design of the ADU is 28% of the main floor area which is 48.5 square feet over the allowable 25% floor area. We feel that this extra square footage allows for easier mobility for the handicap family member. Thank you for any consideration you may give to this request.

Sincerely,
Jay Taylor

HARTFORD, CT
INGLEWOOD, CA
OKLAHOMA, OK



BDA245-001

GEORGE
 STATE OF MISSISSIPPI
 PROFESSIONAL ENGINEER
 LICENSE NUMBER 23976
 EXPIRES 12/31/2024

MSP ENGINEER
 STATE OF MISSISSIPPI
 LICENSE NUMBER 23976
 EXPIRES 12/31/2024

CIVIL ENGINEER
 STATE OF MISSISSIPPI
 LICENSE NUMBER 23976
 EXPIRES 12/31/2024

1417 LENWAY ST

4/17/2024

REPORT NUMBER 0042

JUSTA PROJECT NUMBER
0042

DATE
03/01/2024

ISSUE FOR REVIEW
**BASE PLOT
 COVER SHEET**

SHEET NO
A0.00



BDAS-001

JUXTA

DESIGNER
 J. M. GARCIA
 J. M. GARCIA

STRUCTURAL ENGINEER
 J. M. GARCIA
 J. M. GARCIA

M/E ENGINEER
 J. M. GARCIA
 J. M. GARCIA

CIVIL ENGINEER
 J. M. GARCIA
 J. M. GARCIA

1417 LENWAY ST

1417 LENWAY

NO.	DESCRIPTION	DATE
1		
2		
3		
4		
5		
6		
7		
8		
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10		
11		
12		

PROJECT NUMBER
 0042

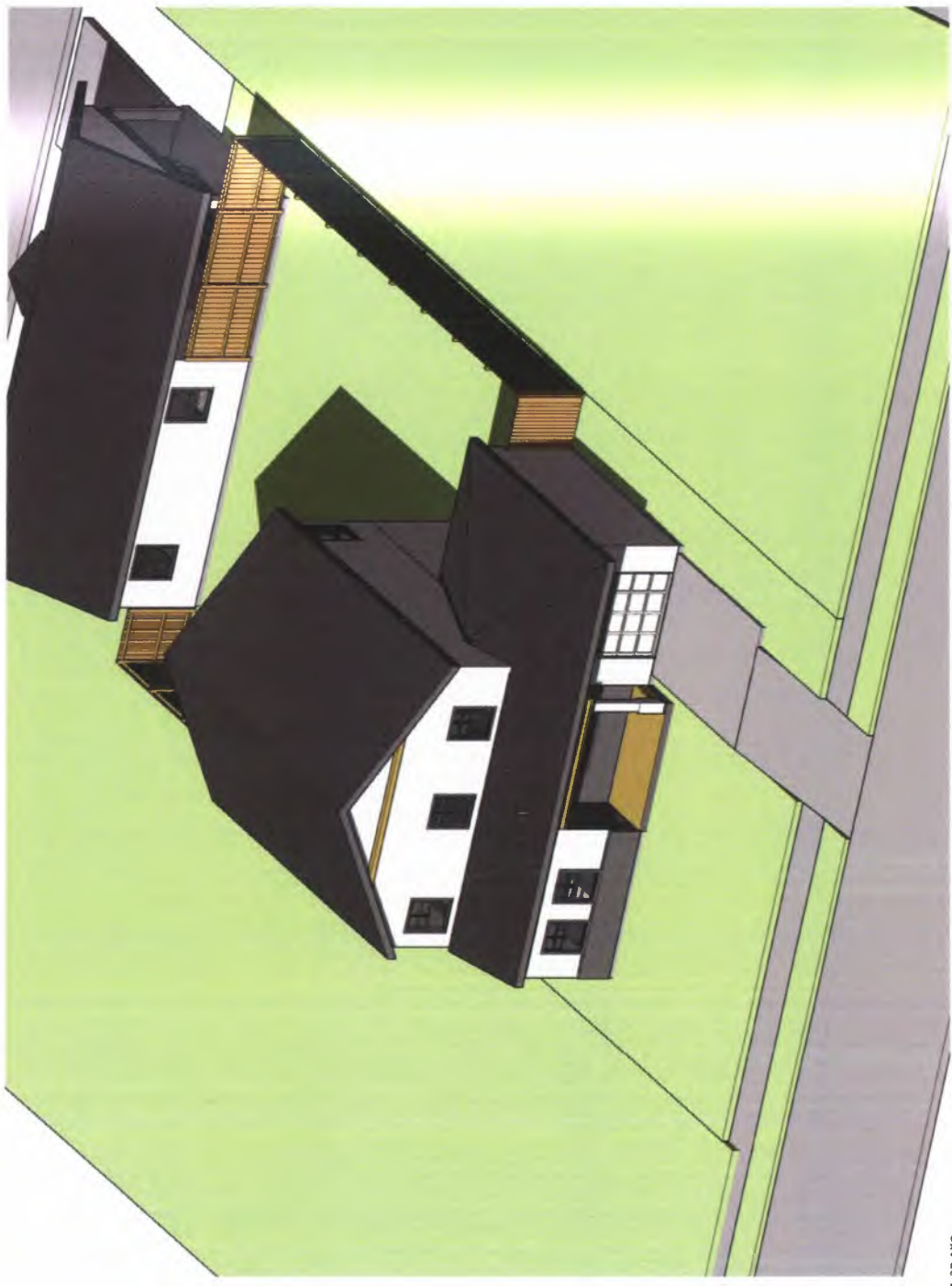
DATE
 03/01/2024

ISSUE
 1/10/24

SHEET NO.
 AX0

SHEET TAG
 A0.02

BDA245-001



1 3D AX0

1417 LENWAY

JUXTA

DESIGNER
JUXTA INC.
10101 JEFFERSON AVE
SUITE 100
DALLAS, TX 75243
PHONE: (214) 237-4000
WWW.JUXTAENGINEERS.COM

ENGINEER
JUXTA INC.
10101 JEFFERSON AVE
SUITE 100
DALLAS, TX 75243
PHONE: (214) 237-4000
WWW.JUXTAENGINEERS.COM

MFP ENGINEER
JUXTA INC.
10101 JEFFERSON AVE
SUITE 100
DALLAS, TX 75243
PHONE: (214) 237-4000
WWW.JUXTAENGINEERS.COM

CIVIL ENGINEER
JUXTA INC.
10101 JEFFERSON AVE
SUITE 100
DALLAS, TX 75243
PHONE: (214) 237-4000
WWW.JUXTAENGINEERS.COM

1417 LENWAY ST

1417 LENWAY

REVISION

NO.	DATE	DESCRIPTION

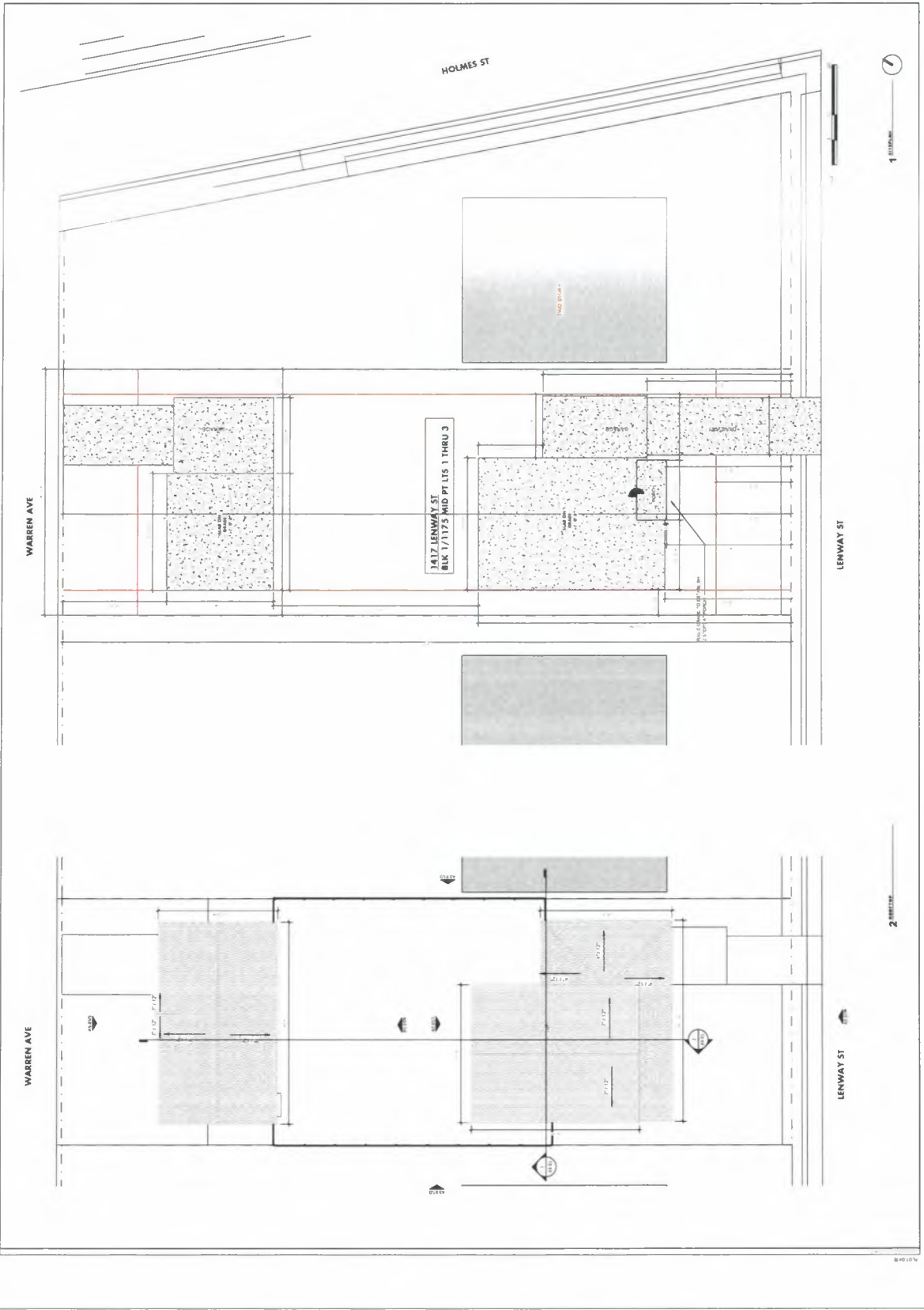
LAST PROJECT NUMBER
0042

DATE
03/01/2024

ISSUE FOR REVIEW
ISSUE FOR REVIEW

SHEET TITLE
SITEPLAN AND GRADING

SHEET NO.
A1.00



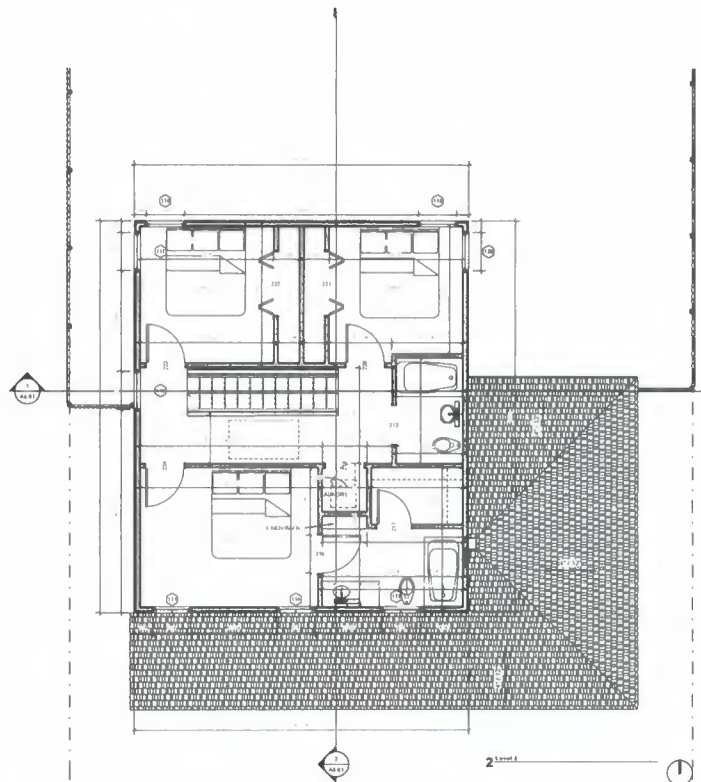
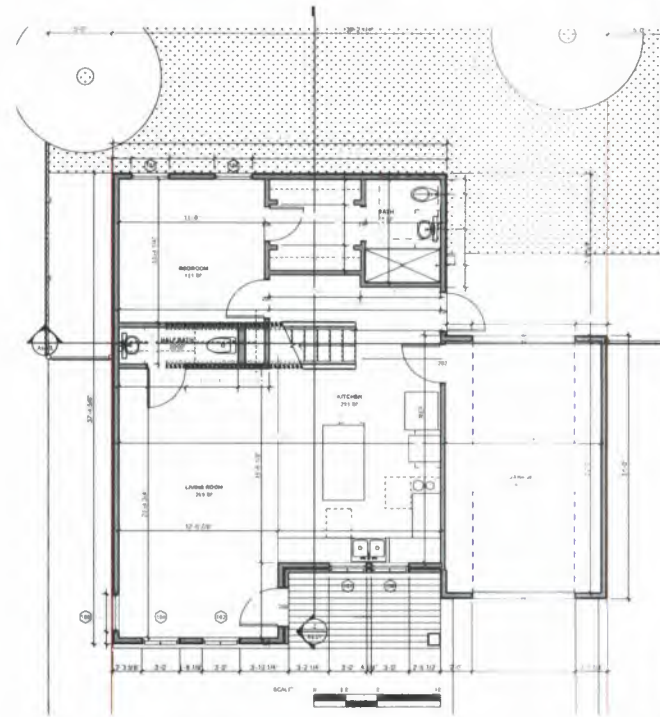
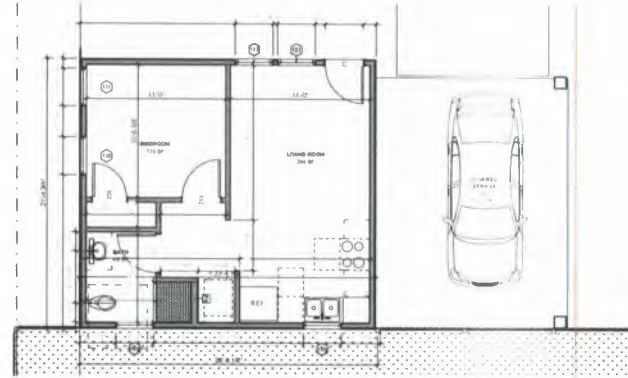
BDA245-001

SQUARE FOOTAGE AREA

MAIN HOUSE
A/C SQFT: 1,734 SF
GARAGE SQFT: 267 SF
TOTAL: 2,001 SQFT

PORCH: 72 SF

ADU UNIT
A/C SQFT: 500 SF
TOTAL SF: 500 SF



JUXTA

OBIDER
JULY 14, 2019
03:02 PM
DALLAS, TX 75201

STRUCTURAL ENGINEER
XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXX

MEP ENGINEER
XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXX

CIVIL ENGINEER
XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXX

1417 LENWAY ST

42 PLAN

REVISION	NO.	DATE	BY

PROJECT NUMBER
0042

DATE
03/01/2024

TITLE
ISSUE FOR REVIEW

SHEET TITLE
FLOORPLANS

SHEET NO
A2.01

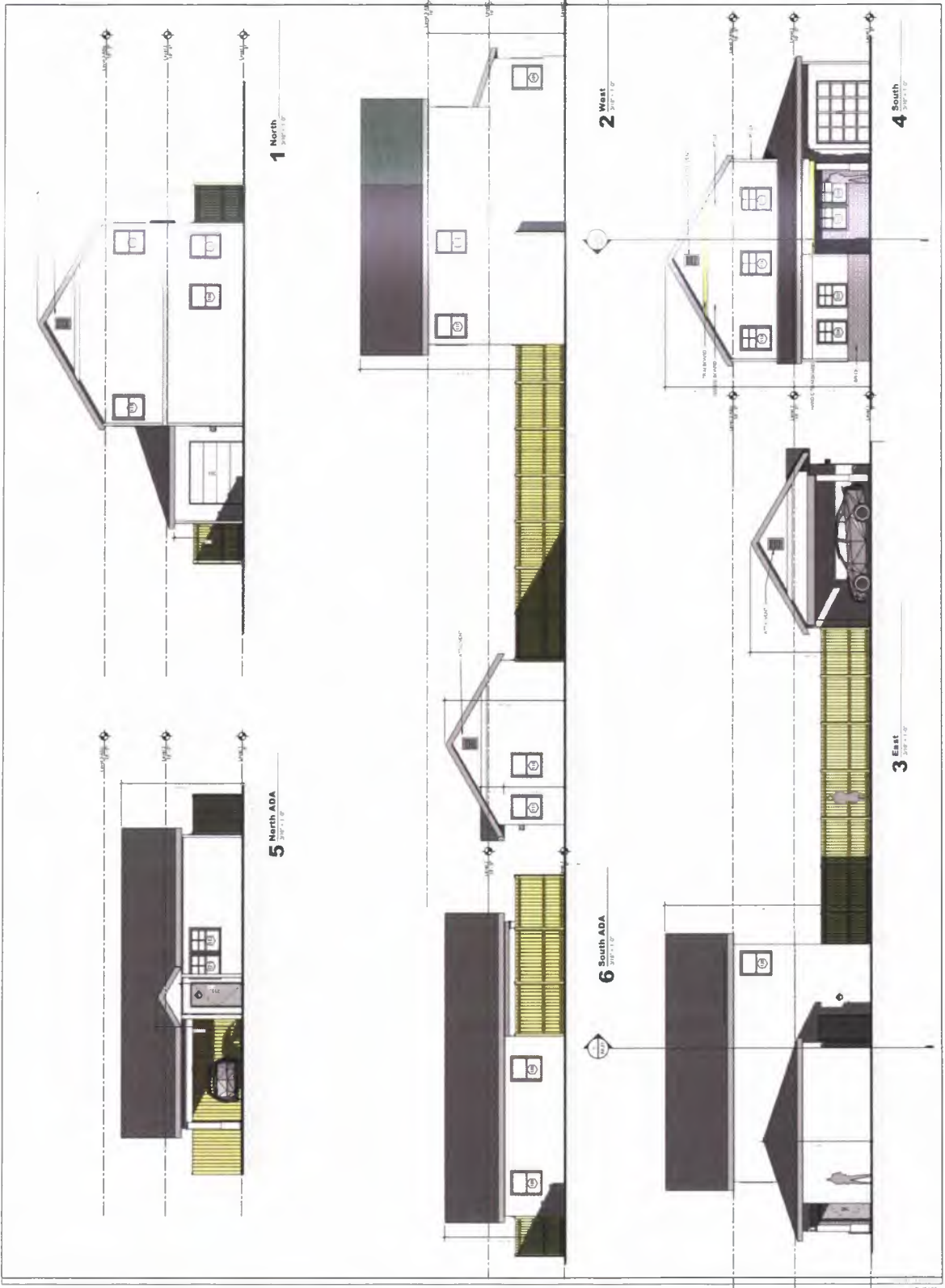
BDA245-001

1417 LENWAY ST

PROJECT NUMBER	0042
DATE	03/01/2024
ISSUE FOR REVIEW	ISSUE FOR REVIEW
SHEET TITLE	ELEVATIONS

PROJECT NUMBER
 DATE
 ISSUE FOR REVIEW
 SHEET TITLE

SHEET NO
A5.01



BAA245-001

FILE NUMBER: BDA245-004 (CJ)

BUILDING OFFICIAL'S REPORT: Application of Andrew Glover for **(1)** a variance to the interior east side-yard setback regulations, and for **(2)** a variance to the interior west side-yard setback regulations at **4819 Melissa Lane**. This property is more fully described as Block 3/6391, Lot 4 and is zoned R-1/2ac(A), which requires a 15-foot side-yard setback on interior lots. The applicant proposes to construct and/or maintain a single-family residential structure and provide an 11-foot 7-inch side-yard setback at the east side of the property, which will require **(1)** a 3-foot 5-inch variance to the side-yard setback regulations at the east side of the property, and to construct and/or maintain a single-family residential structure and provide a 10-foot side-yard setback at the west side of the property, which will require **(2)** a 5-foot variance to the side-yard setback regulations at the west side of the property.

LOCATION: 4819 Melissa Lane

APPLICANT: Crista and Andrew Glover

REPRESENTATIVE: Rob Baldwin

REQUEST:

- (1) A request for a variance to the side yard setback regulations for the east side of the property; and
- (2) A request for a variance to the side yard setback regulations for the west side of the property.

STANDARDS OF REVIEW FOR A VARIANCE:

Section 51A-3.102(d)(10) of the Dallas Development Code specifies that the board has the power to grant variances from the front yard, **side yard**, rear yard, lot width, lot depth, lot coverage, floor area for structures accessory to single-family uses, height, minimum sidewalks, off-street parking or off-street loading, or landscape regulations provided that the variance is:

- (A) **not contrary to the public interest** when owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed, and substantial justice done.
- (B) **necessary to permit development of a specific parcel of land** that differs from other parcels of land by being of such a restrictive area, shape, or slope, that it cannot be developed in a manner commensurate with the development upon other parcels of land with the same zoning; and
- (C) **not granted to relieve a self-created or personal hardship**, nor for financial reasons only, nor to permit any person a privilege in developing a parcel of land not permitted by this chapter to other parcels of land with the same zoning.

ELEMENT II SUBSTITUTE:

Dallas Development Code §51A-3.102(d)(10)(b), formerly known as HB 1475, allows for the BDA to use their discretion and consider Element 2 of the Variance standard to be met, if:

- (i) the financial cost of compliance is greater than 50 percent of the appraised value of the structure as shown on the most recent appraisal roll certified to the assessor for the municipality under Section 26.01 of the Texas Tax Code.
- (ii) compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development is authorized to physically occur.
- (iii) compliance would result in the structure not being in compliance with a requirement of a municipal ordinance, building code, or other requirement.
- (iv) compliance would result in the unreasonable encroachment on an adjacent property or easement; or
- (v) the municipality considers the structure to be a nonconforming structure.

STAFF RECOMMENDATION:

1. **Variance** to the side yard setback regulations to the **east side of the property**

Approval

Rationale: Based upon evidence presented and provided by the applicant, staff concluded that the site is:

- A. Not contrary to the public interest as no letters of opposition were received before case reports were finalized and submitted.
- B. The subject site is not sloped or irregularly shaped. The subject site is also 25,700.4 sq ft or 0.59 ac. which is larger than the minimum lot size for residential use in the R-1/2ac(A) zoning district (.5 ac or 21,780 sq ft.), however the NSO 1 Northaven Estates layer over the corresponding neighborhood requires a side-yard setback of 15-feet instead of the standard 10-foot setback required in the R-1/2ac(A) zoning district further decreasing the developable area of the subject site; therefore, the property cannot be developed in a manner commensurate with development upon other parcels of land in the same zoning.
- C. Is not a self-created or personal hardship. The plans were approved under building permit #2402131142 on February 20, 2024 with 10-foot side yard setbacks.

2. **Variance** to the side yard setback regulations on the **west side of the property**

Approval

Rationale: Based upon evidence presented and provided by the applicant, staff concluded that the site is:

- A. Not contrary to the public interest as no letters of opposition were received before case reports were finalized and submitted.
- B. The subject site is not sloped or irregularly shaped. The subject site is also 25,700.4 sq ft or 0.59 ac. which is larger than the minimum lot size for residential use in the R-1/2ac(A) zoning district (.5 ac or 21,780 sq ft.), however the NSO 1 Northaven Estates layer over the corresponding neighborhood requires a side-yard setback of 15-feet instead of the standard 10-foot setback required in the R-1/2ac(A) zoning district further decreasing the

- developable area of the subject site; therefore, the property cannot be developed in a manner commensurate with development upon other parcels of land in the same zoning.
- C. Is not a self-created or personal hardship. The plans were approved under building permit #2402131142 on February 20, 2024 with 10-foot side yard setbacks.

BACKGROUND INFORMATION:

BDA History:

No BDA history found at 4819 Melissa Lane within the last 5 years.

Square Footage:

This lot contains 25,700.4 of square feet or 0.59 ac.

This lot is zoned Conservation District #15 (R-1/2ac(A)) and which has a minimum lot size of 21,780 square feet or 0.50 ac.

Zoning:

<u>Site:</u>	R-1/2ac(A) - (NSO 1 Northaven Estates Overlay)
<u>North:</u>	R-1/2ac(A) - (NSO 1 Northaven Estates Overlay)
<u>South:</u>	R-1/2ac(A)
<u>East:</u>	R-1/2ac(A) - (NSO 1 Northaven Estates Overlay)
<u>West:</u>	R-1/2ac(A) - (NSO 1 Northaven Estates Overlay)

Land Use:

The subject site is currently developed with a single-family structure. The areas to the north, east, and west are developed with uses permissible in R-1/2ac(A) zoning district and under the NSO 1 Northaven Estates overlay. Areas to the south are zoned with single-family (R-1/2ac(A)) uses.

GENERAL FACTS/STAFF ANALYSIS:

- The application for Crista and Andrew Glover's property located at 4819 Melissa Lane focuses on 2 requests relating to the side yard setback regulations.
- The subject site is located in the R-1/2ac(A) - NSO-1 Northaven Estates layer which requires a 15-foot side yard setback; the standard side yard setback required in the R-1/2ac(A) zoning district is 10-feet.
- A request for a variance to the side yard setback regulations on the east side of the property of 3-feet 5-inches is made to construct and/or maintain a single-family residential structure; R-1/2ac(A) - NSO-1 Northaven Estates layer requires a 15-foot side yard setback.
- A request for a variance to the side yard setback regulations on the west side of the property of 5-feet is made to construct and/or maintain a single-family residential structure; R-1/2ac(A) - NSO-1 Northaven Estates layer requires a 15-foot side yard setback.
- It is imperative to note that the Building Inspections permitting office approved plans showing a 10-foot side yard setback under permit #2402131142 on February 20, 2024.

- The subject site is a mid-block lot and has single street frontage on Melissa Lane.
- The subject site along with surrounding properties to the north, south, east and west are zoned with residential uses.
- The subject site is currently developed with a single-family structure and located within an established neighborhood.

The applicant has the burden of proof in establishing the following:

- That granting the variance(s) will not be contrary to the public interest when owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed, and substantial justice done.
- The variance(s) are necessary to permit development of a specific parcel of land that differs from other parcels of land by being of such restrictive area, shape, or slope, that it cannot be developed in a manner commensurate with the development upon other parcels of land with the same zoning; and
- The variance(s) would not be granted to relieve a self-created or personal hardship, nor for financial reasons only, nor to permit any person a privilege in developing a parcel of land not permitted by this chapter to other parcels of land with the same zoning.

The board may also consider Dallas Development Code **§51A-3.102(d)(10)(b)**, formerly known as **HB 1475** as grounds to determine whether compliance with the ordinance as applied to a structure that is the subject of the appeal would result in unnecessary hardship:

- (a) the financial cost of compliance is greater than 50 percent of the appraised value of the structure as shown on the most recent appraisal roll certified to the assessor for the municipality under Section 26.01 (Submission of Rolls to Taxing Units), Tax Code.
 - (b) compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development is authorized to physically occur.
 - (c) compliance would result in the structure not being in compliance with a requirement of a municipal ordinance, building code, or other requirement.
 - (d) compliance would result in the unreasonable encroachment on an adjacent property or easement; or
 - (e) the municipality considers the structure to be a nonconforming structure.
- Granting the proposed variance below, with a condition that the applicant complies with the submitted site plan, would require the proposal to be constructed as shown on the submitted documents.
 - 3-foot 5-inch variance to the side yard setback regulations on the east side of the property.
 - 5-foot variance to the side yard setback regulations on the west side of the property.
 - 200' Radius Video: [BDA245-004 at 4819 Melissa Lane](#)

Timeline:

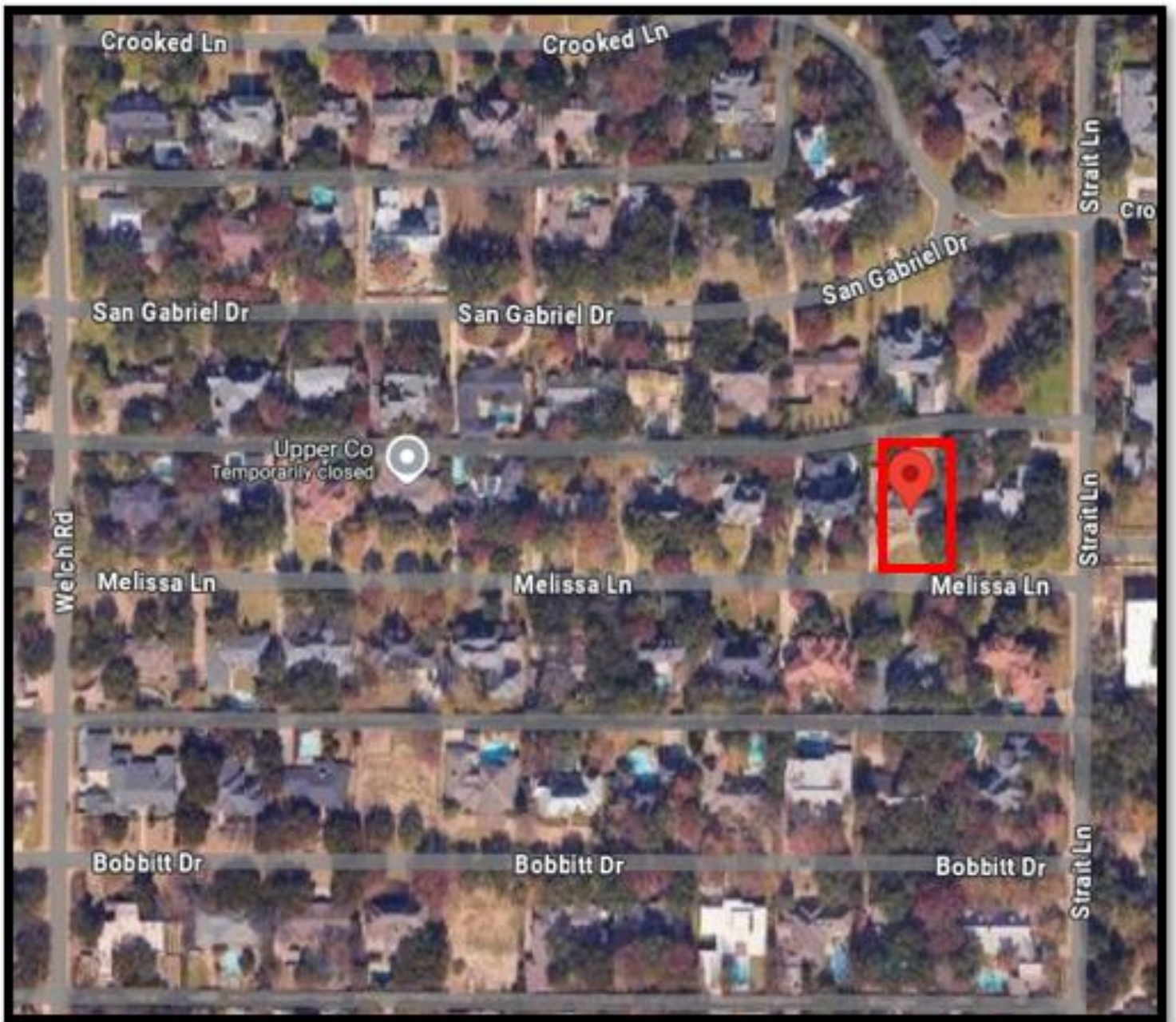
December 2, 2024: The applicant submitted an “Application/Appeal to the Board of Adjustment” and related documents which have been included as part of this case report.

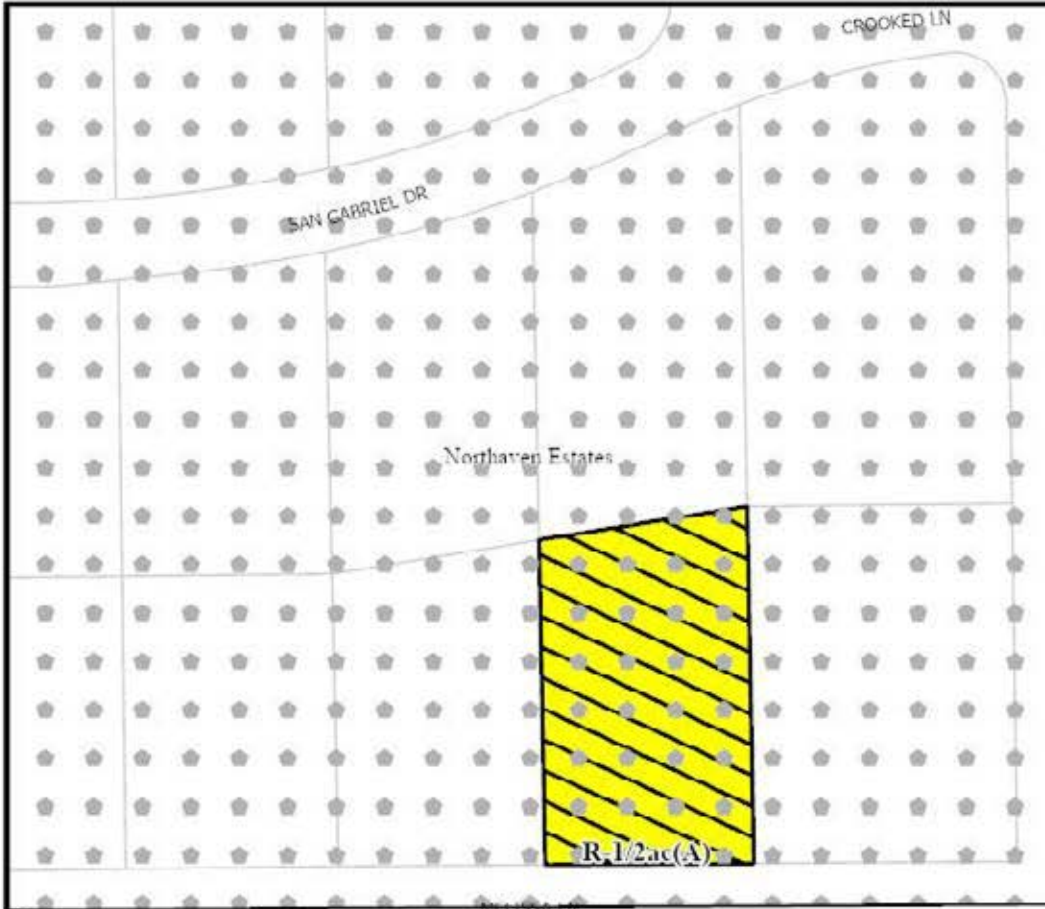
December 17, 2024: The Board of Adjustment Administrator assigned this case to Board of Adjustment Panel **B**.

December 23, 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 January 2, 2025, deadline to submit additional evidence for staff to factor into their analysis ;and January 10, 2025, 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.

January 2, 2025: 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 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.





KEYHOLE LN

STRAIT LN





1:1,200

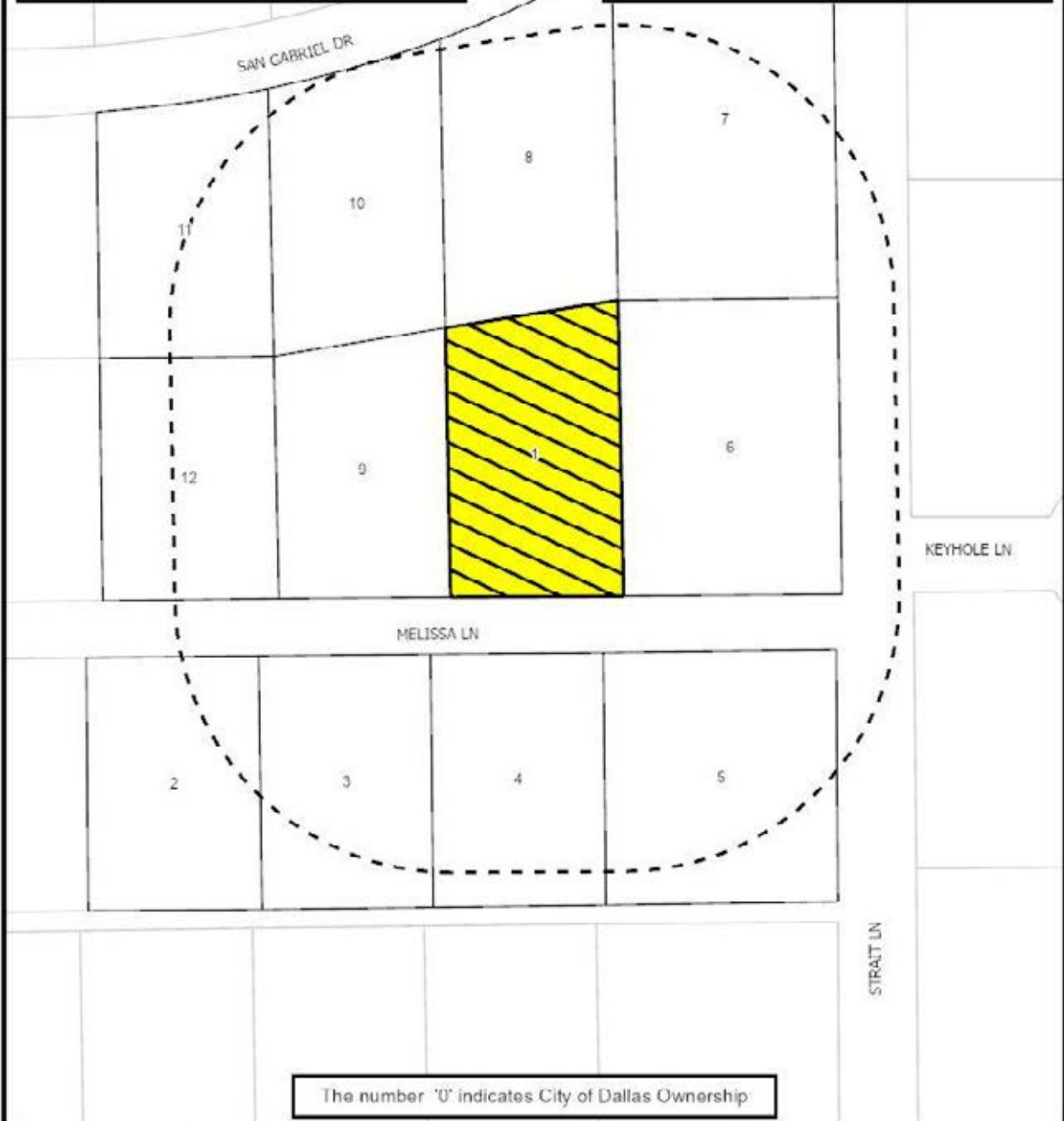
ZONING MAP

Case no: BDA245-004

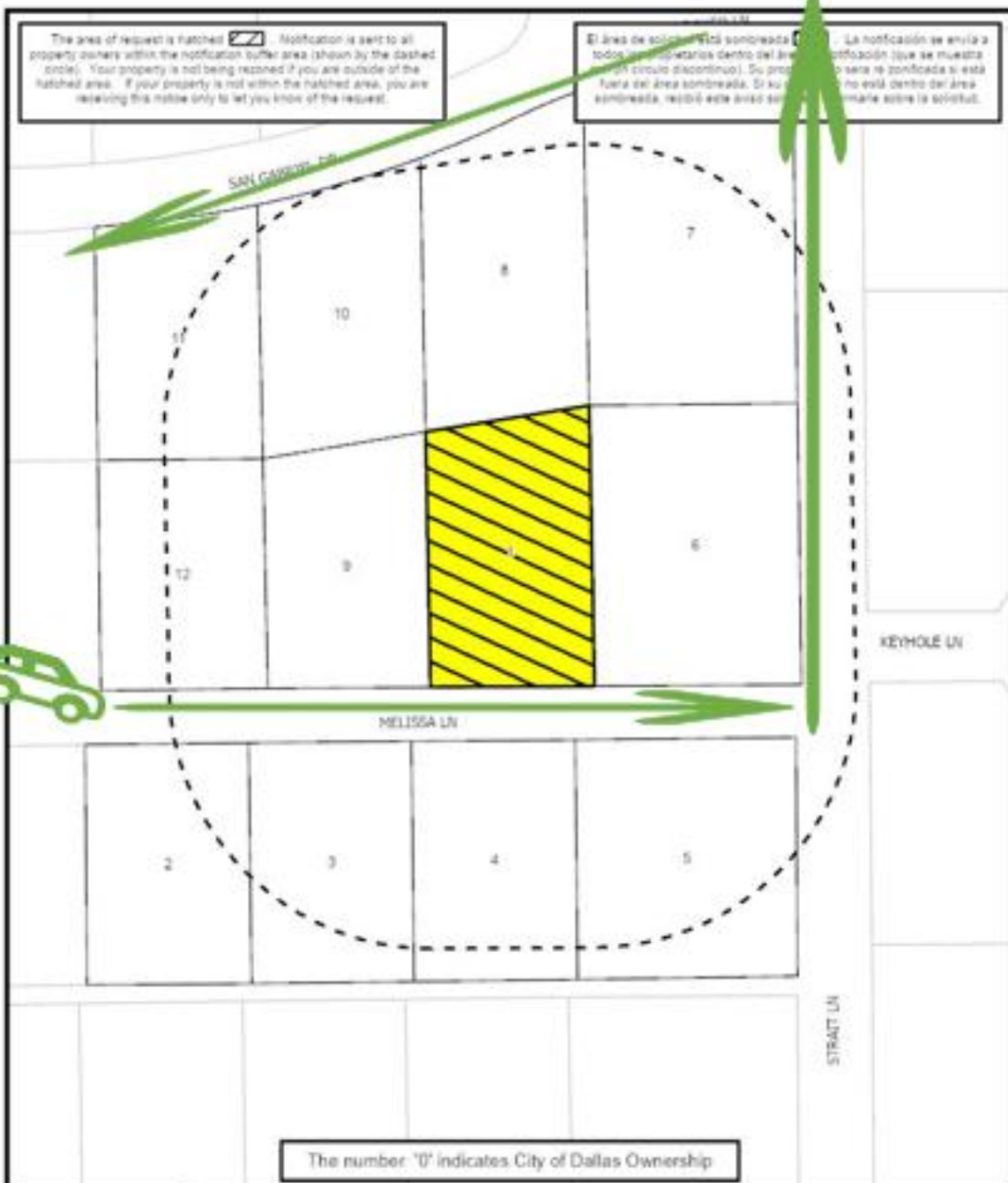
Date: 12/19/2024

The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.

El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no será rezonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.



 1:1,200	<h2>NOTIFICATION</h2>	Case no: BDA245-004
	<div style="display: flex; justify-content: space-between;"> <div style="border: 1px solid black; padding: 2px;">200'</div> <div>AREA OF NOTIFICATION</div> </div> <div style="display: flex; justify-content: space-between;"> <div style="border: 1px solid black; padding: 2px;">12</div> <div>NUMBER OF PROPERTY OWNERS NOTIFIED</div> </div>	Date: 12/19/2024



 1:1,200	NOTIFICATION		Case no: BDA245-004
	<div style="border: 1px solid black; padding: 2px; display: inline-block;">200'</div> AREA OF NOTIFICATION <div style="border: 1px solid black; padding: 2px; display: inline-block;">12</div> NUMBER OF PROPERTY OWNERS NOTIFIED	Date: 12/19/2024	

12/19/2024

Notification List of Property Owners

BDA245-004

12 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4819 MELISSA LN	GLOVER ANDREW & CRISTA BELL
2	4730 MELISSA LN	DAMMICCI FAMILY TRUST
3	4808 MELISSA LN	SCHAFFNER FAMILY TRUST
4	4818 MELISSA LN	MORALES PHILIP ANDREW &
5	4832 MELISSA LN	SCULLY JOHN A & KAREN
6	4829 MELISSA LN	HAZELTON JOHN S & SUBIE H
7	4830 CROOKED LN	FRATILA ANA NICOLETA &
8	4818 SAN GABRIEL DR	VILLELLA JEROME P & KIRSTEN N
9	4809 MELISSA LN	TANG CATHERINE & DANIEL E MARTINEZ
10	4808 SAN GABRIEL DR	FAULKNER PERRIN CUSTOM HOMES
11	4738 SAN GABRIEL DR	LONG JENNY M & ERIC W
12	4739 MELISSA LN	BRUNER LIVING TRUST



1:1,200

NOTIFICATION

200'	AREA OF NOTIFICATION
12	NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **BDA245-004**

Date: **12/19/2024**

NOTICE OF PUBLIC HEARING

BOARD OF ADJUSTMENT OF THE CITY OF DALLAS (PANEL B)

NOTICE IS HEREBY GIVEN that the BOARD OF ADJUSTMENT OF THE CITY OF DALLAS (PANEL B) will hold a hearing as follows:

DATE: WEDNESDAY, JANUARY 22, 2025

BRIEFING: 10:30 a.m. via Videoconference and in 6ES, Dallas City Hall, 1500 Marilla Street. <https://bit.ly/boa0122>

HEARING: 1:00 p.m. via Videoconference and in 6ES, Dallas City Hall, 1500 Marilla Street. <https://bit.ly/boa0122>

The purpose of the hearing is to consider the following appeal(s) now pending before the Board of Adjustment.

BDA245-004(CJ) Application of Andrew Glover for (1) a variance to the interior east side-yard setback regulations, and for (2) a variance to the interior west side-yard setback regulations at 4819 MELISSA LANE. This property is more fully described as Block 3/6391, Lot 4 and is zoned R-1/2ac(A), which requires a 15-foot side-yard setback on interior lots. The applicant proposes to construct and/or maintain a single-family residential structure and provide an 11-foot 7-inch side-yard setback at the east side of the property, which will require (1) a 3-foot 5-inch variance to the side-yard setback regulations at the east side of the property, and to construct and/or maintain a single-family residential structure and provide a 10-foot side-yard setback at the west side of the property, which will require (2) a 5-foot variance to the side-yard setback regulations at the west side of the property.

You have received this notice because you own property within 200 feet of the above property. You may be interested in attending the Board of Adjustment hearing to express your support for or opposition to the application. You may also contact the Board of Adjustment by email to BDAreply@dallas.gov. Letters will be accepted until 9:00 am the day of the hearing, if you are unable to attend the hearing. If you choose to respond, it is important that you let the Board know your reasons for being in favor of or in opposition to the application. The Board members are very interested in your opinion.

Note: Any materials (such as plans, elevations, etc.) included within this notice may be subject to change.

The Board of Adjustment hearing will be held by videoconference and in 6ES at City Hall. Individuals who wish to speak in accordance with the Board of Adjustment Rules of Procedure by joining the meeting virtually, must register online at <https://bit.ly/BDA-B-Register> by the close of business Tuesday, January 21, 2025. All virtual speakers will be required to show their video in order to address the board. In Person speakers can register at the hearing. Public Affairs and Outreach will also stream the public hearing on Spectrum Cable Channel 96 or 99; and bit.ly/cityofdallastv or YouTube.com/CityofDallasCityHall

Speakers at the meeting are allowed a maximum of three minutes to address the Board.

Additional information regarding the application may be obtained by calling Cambria Jordan, Senior Planner at (214) 948-4476, or Mary Williams, Board Secretary at (214) 670-4127. Si desea información en español, favor de llamar al teléfono a Mary Williams al (214) 670-4127.

Board of Adjustment,
Planning & Development Department
1500 Marilla Street 5CN Dallas TX 75201

PLEASE SEND REPLIES TO:
BDAreply@dallas.gov
Letters will be received until 9:00
am the day of the hearing.

PLEASE REGISTER AT:
<https://bit.ly/BDA-B-Register>



Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 245-004 **RECEIVED**
FOR OFFICE USE ONLY **DEC 02 REC'D**

Data Relative to Subject Property: _____ Date: _____
Location address: 4819 Melissa Lane Zoning District: R 1/2 AC(A)
Lot No.: 4 Block No.: 3/6391 Acreage: 0.59 Census Tract: 24-H(Dallas)
Street Frontage (in Feet): 1) 124.9' 2) _____ 3) _____ 4) NEIGHBORHOOD 5) 5DSS12

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): Andrew & Crista Bell Glover
Applicant: Andrew Glover Telephone: 2145490782
Mailing Address: 4819 melissa lane Zip Code: 75229
E-mail Address: Aglover79@me.com
Represented by: _____ Telephone: _____
Mailing Address: _____ Zip Code: _____
E-mail Address: _____

Affirm that an appeal has been made for a Variance or Special Exception of Interior side yard
Setback is 15' (NS01)

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:

City approved building plans with a 10' side setback.
Approved plans 02/20/2024.

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 Crista Glover Andrew Glover

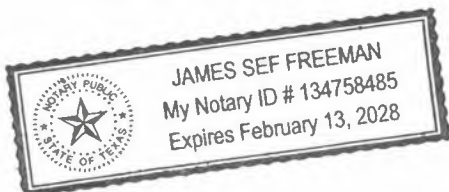
(Affiant/Applicant's name printed)

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: Crista Glover Andrew Glover
(Affiant/Applicant's signature)

Subscribed and sworn to before me this 23 day of October, 2024

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



**MEMORANDUM OF
ACTION TAKEN BY THE
BOARD OF ADJUSTMENT**

Date of Hearing _____

Appeal was--Granted OR Denied

Remarks _____

Chairman

Building Official's Report

I hereby certify that ANDREW GLOVER

did submit a request for (1) a special exception to the side-yard setback regulations, and for (2) a special exception to the side-yard setback regulations
at 4819 Melissa

BDA245-004(CJ) Application of Andrew Glover for (1) a variance to the interior east side-yard setback regulations, and for (2) a variance to the interior west side-yard setback regulations at 4819 MELISSA LANE. This property is more fully described as Block 3/639 Lot 4 and is zoned R-1/2ac(A), which requires a 15-foot side-yard setback on interior lots. The applicant proposes to construct and/or maintain a single-family residential structure and provide an 11-foot 7-inch side-yard setback at the east side of the property, which will require (1) a 3-foot 5-inch variance to the side-yard setback regulations at the east side of the property, and to construct and/or maintain a single-family residential structure and provide a 10-foot side-yard setback at the west side of the property, which will require (2) a 5-foot variance to the side-yard setback regulations at the west side of the property.

Sincerely,


M. Samuell Eskander, PE

CITY OF DALLAS PLAT BOOKS

ANNEXED MAY 23 1950 ORD. NO. 4785

ADDITION NORTHAVEN ESTATES NO. 2-3-4

1-2-3
BLOCKS 6391

SURVEY JOHN C. MCGOY ABST. 913

SCALE 100 FT. EQUALS 1 INCH

SCHOOL DIST. DALLAS

NORTHAVEN NO.2 RECORDED 7-14-61
NORTHAVEN NO.3 RECORDED 4-17-52
NORTHAVEN NO.4 RECORDED 2-14-55
NORTHAVEN NO.2 FILED 1-29-64 REVISED 8.L. BLK. 2/6391 LOTS 1 & 2
FILED: 6-18-93 BLK. 3/6391 LT. 2 NORTHAVEN NO.3 FINAL
FILED: 6-23-94 BLK. 1/6391 LT. 3 THE FINNEGAN

6398

6392

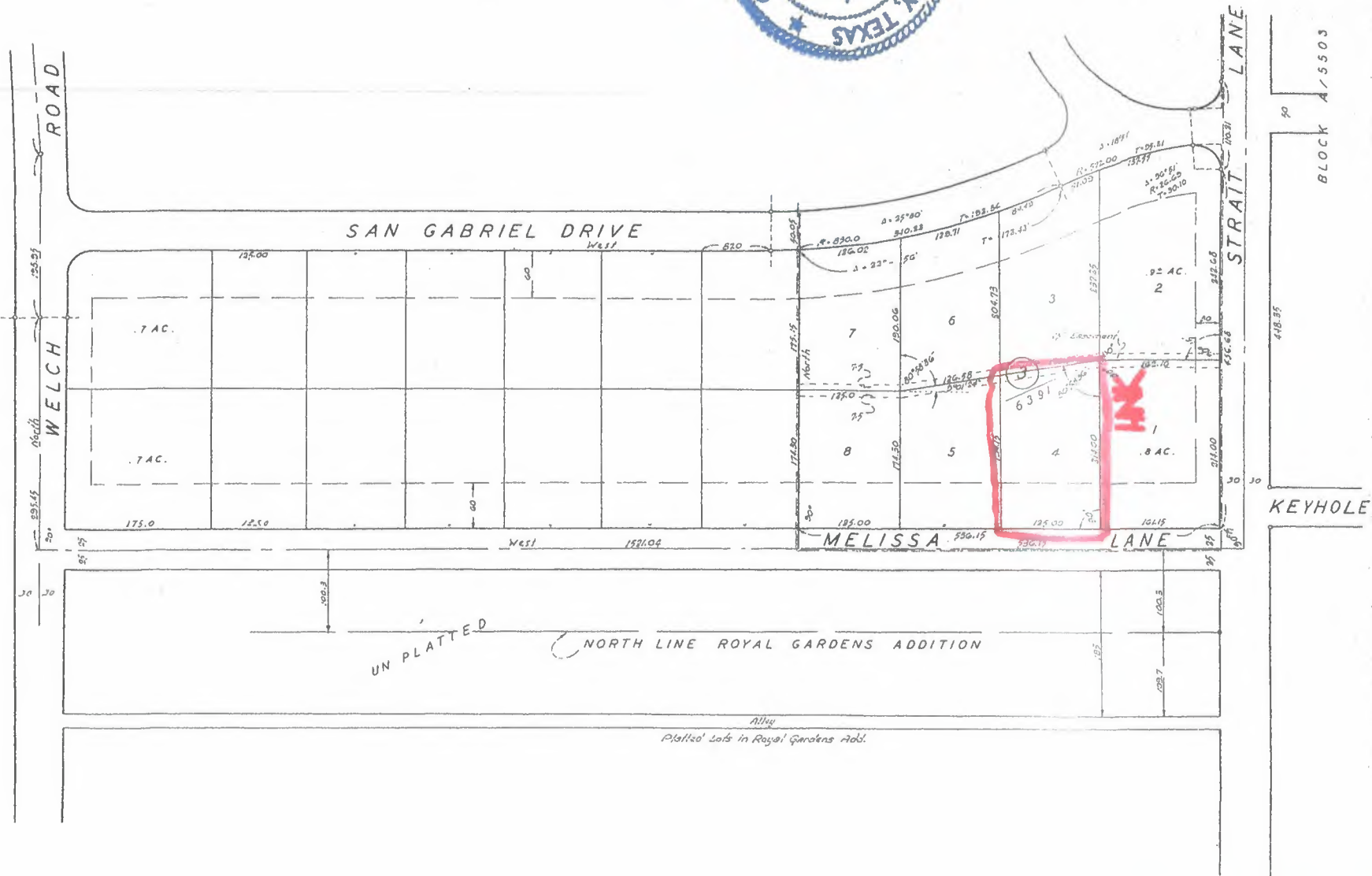
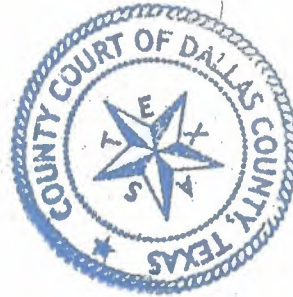
G.W. LAWS SUR. ABST. 842
ABST. 73



5404

3
5503

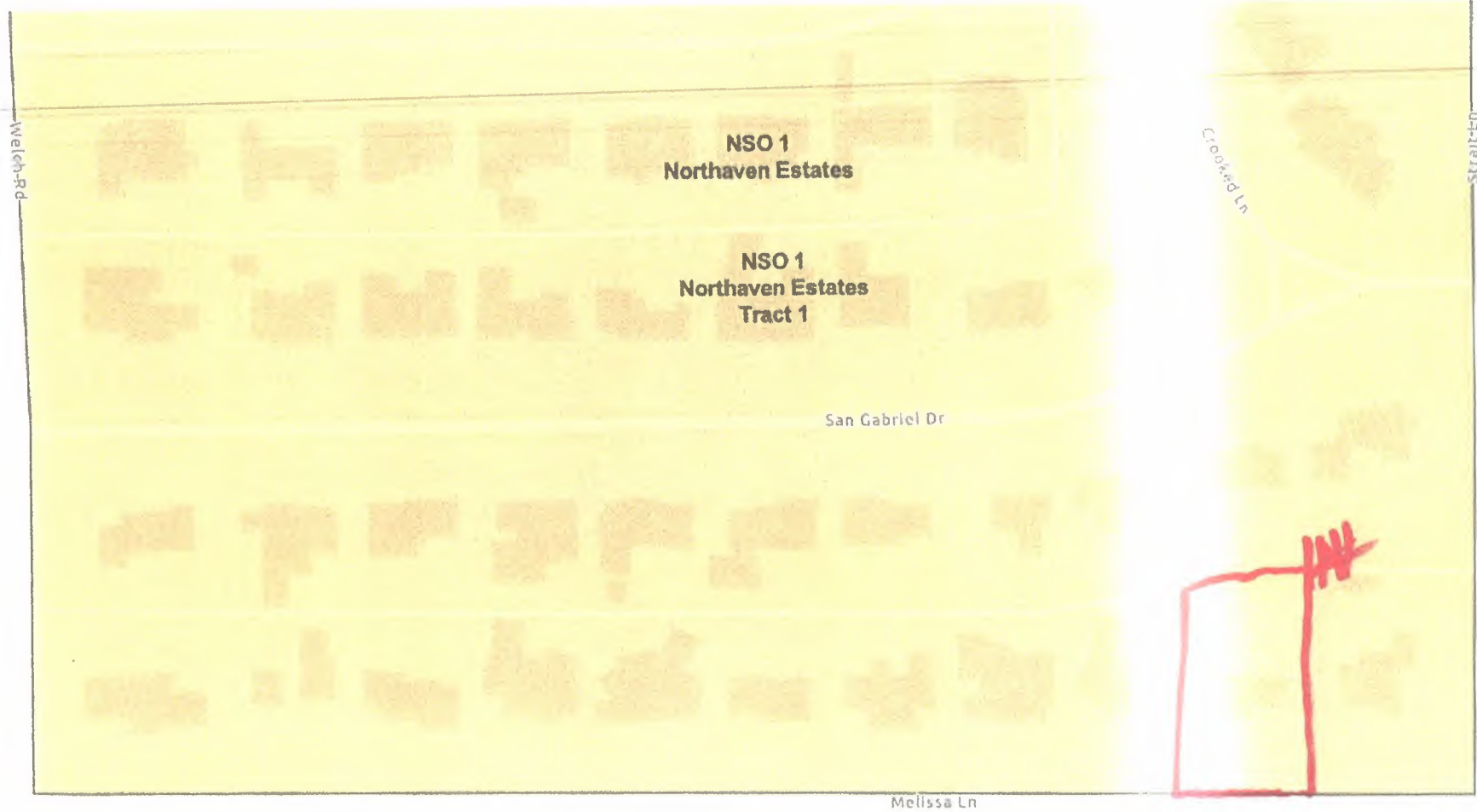
A
5503



BLOCK A/5503

KEYHOLE

NSO 1/R-1/2AC(A)



4819 Melissa Lane
Dallas, TX 75229
Lot 4, Block 3/6391
BDA 245-004



LOT 4
BLOCK 3/6391

4819 MELISSA LANE
DALLAS, TEXAS 75229

SITE PLAN

25,512 SF
0.59 ACRES

ZONING: R-1/2AC(A)

MAX LOT
COVERAGE = 40%

EXISTING COVERAGE
14%

PROPOSED COVERAGE
17%

N 81° 05' 41" E 126.53'

10' REAR SETBACK

10' SIDE SETBACK

10' SIDE SETBACK

194.41'

N 00° 00' 00" E

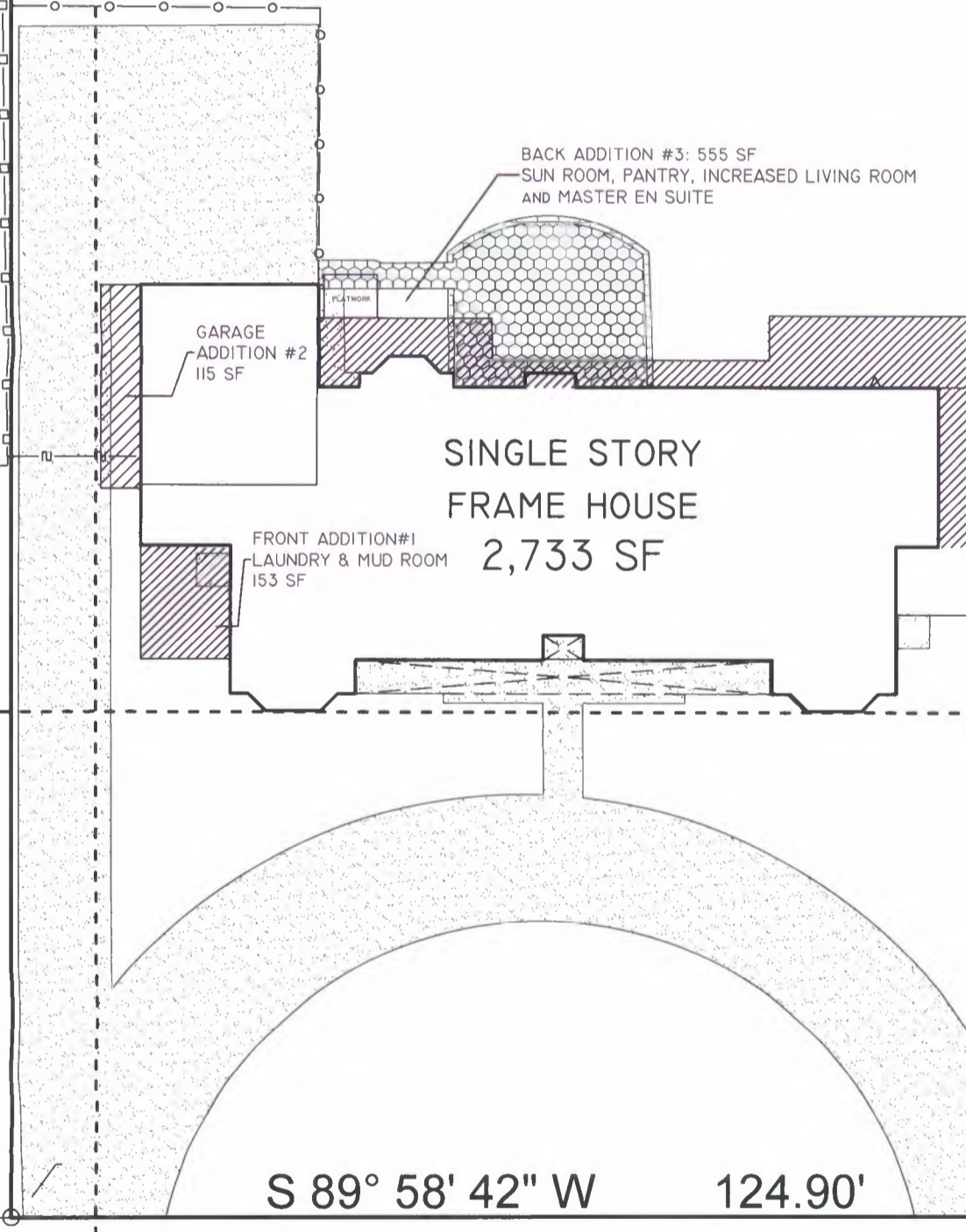
213.95'

S 00° 01' 38" W

60' BL

S 89° 58' 42" W 124.90'

MELISSA LANE (50' R.O.W.)



Project MELISSA LANE	Sheet 1
Date 10/30/2024	
Scale 1" = 20'	
Prepared Name and Address CRISTA GLOVER 4819 MELISSA LANE DALLAS, TEXAS 75229	

SURVEY PLAT

LOT 4, BLOCK 3/6391, OF NORTHAVEN ESTATES, SECTION 2, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 17, PAGE 123, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

Drafted By: PMS DESIGNS, LLC.		
Checked By: Heather Kalley (214) 417-4810		
5		
4		
3		
2		
1		
No.	Revision/Issue	Date

SYMBOL LEGEND:

- WOOD FENCE
- CONCRETE
- PROPOSED

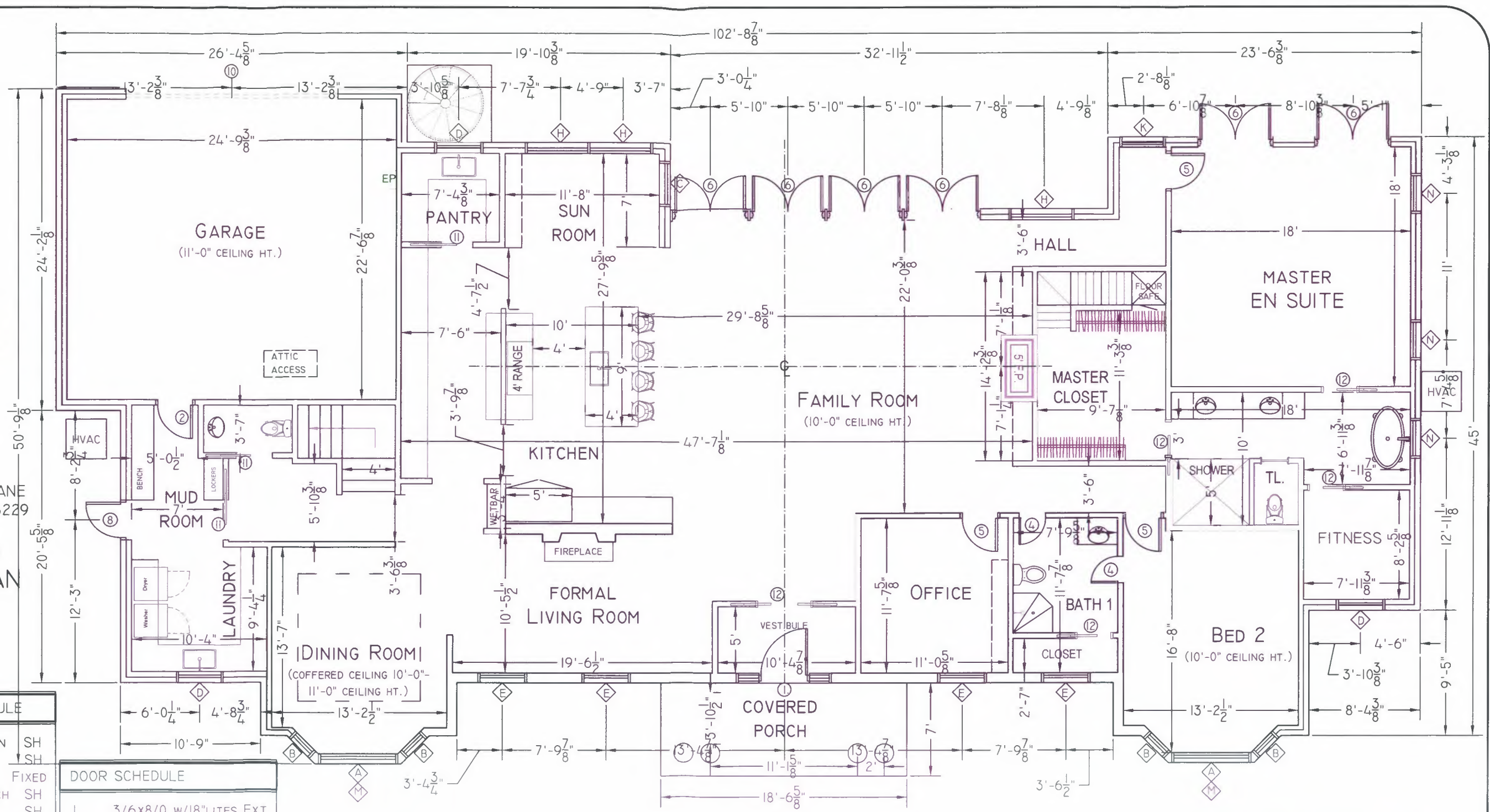
BDA 245-004



LOT 4
BLOCK 3/6391

4819 MELISSA LANE
DALLAS, TEXAS 75229

PROPOSED FLOORPLAN



WINDOW SCHEDULE		
A	68x75 TWIN	SH
B	22x75	SH
C	40x112	FIXED
D	40x34 ARCH	SH
E	40x75	SH
F	17x36	FIXED
G	36x36	SH
H	55x112	FIXED
J	24x60	SH
K	40x76	FIXED
M	34x46 ARCH/ATTIC	
N	32x60	SH
O	24x36	SH
P	36x60 TWIN	SH
Q	36x75	SH
R	24x60 CUST/FIXED	

DOOR SCHEDULE		
1	3/6x8/0 w/18" LITES EXT.	
2	2/8x6/8 EXTERIOR	
3	6/0x6/8 SLIDING DOOR	
4	2/0x6/8 INTERIOR	
5	2/8x6/8 INTERIOR	
6	5/0x6/8 FRENCH PAIR	
7	4/0x6/8 FRENCH PAIR	
8	3/0x6/8 GLASS PACK	
9	6/0x6/8 BI-FOLD PAIR	
10	16x10/0 GARAGE DOOR	
11	3/0x6/8 POCKET DOOR	
12	2/6x6/8 POCKET DOOR	

1ST FLOOR

SYMBOL LEGEND:

- EX CONDITIONS
- DEMOLITION
- PROPOSED

Project MELISSA LANE	Sheet 3
Date 01/11/2024	
Scale 1/8" = 1'	
Project Name and Address CRISTA GLOVER 4819 MELISSA LANE DALLAS, TEXAS 75229	

4819 MELISSA LANE
DALLAS, TEXAS 75229

PROPOSED FLOORPLAN

BDA245-004

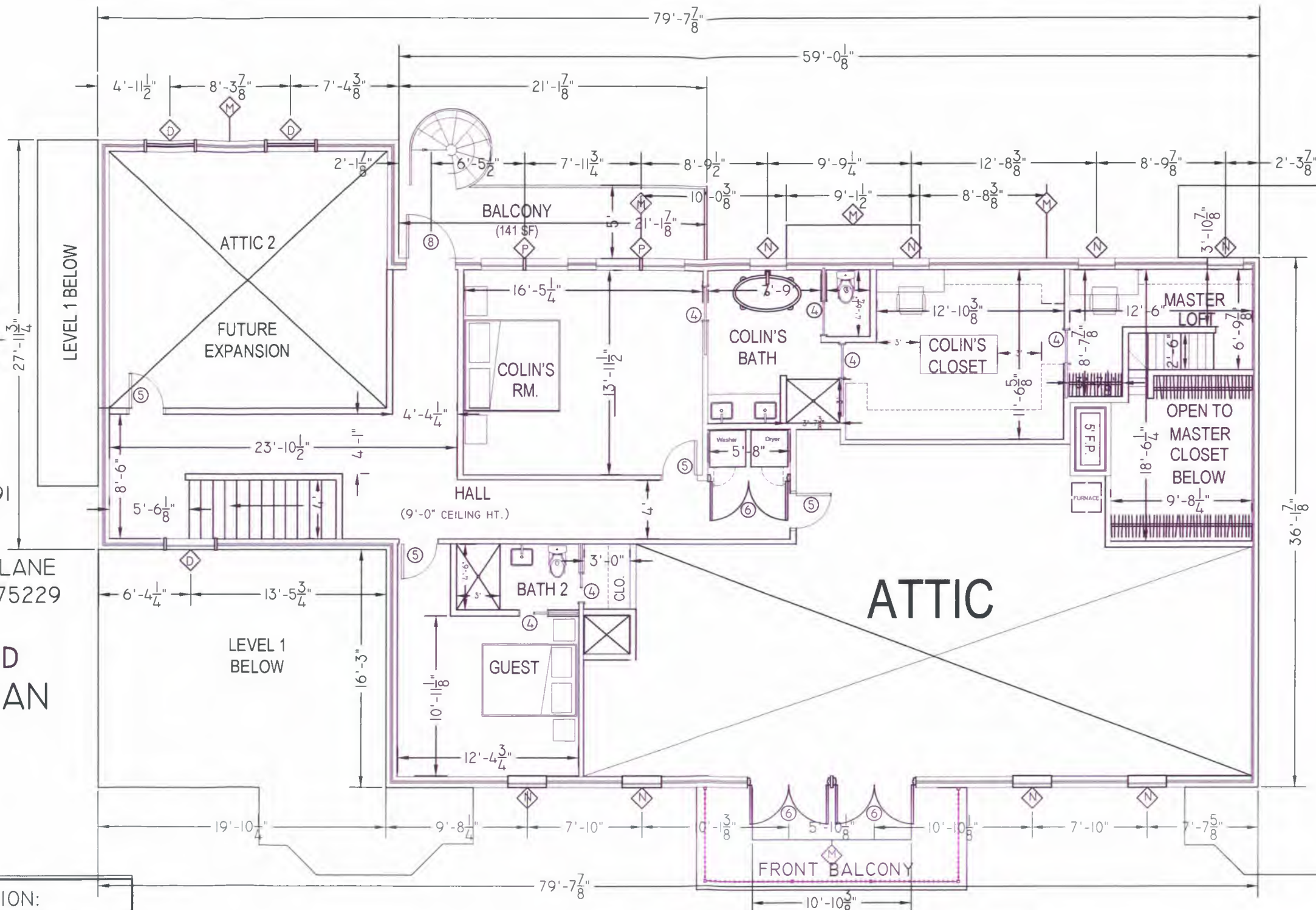
Drafted By: PMS DESIGNS, LLC.		
Checked By: Heather Kelley (214) 417-4810		
5		
4		
3		
2		
1		
No.	Revision/Issue	Date



LOT 4
BLOCK 3/6391

4819 MELISSA LANE
DALLAS, TEXAS 75229

PROPOSED FLOORPLAN



AREA TABULATION:	
FIRST FLOOR	2733 SF
ADDITIONS (1ST FL)	890 SF
SECOND FLOOR	1462 SF
EXPANDED GARAGE	612 SF
PORCH/BALCONY	130 SF
TTL UNDER ROOF	5,827 SF

2ND FLOOR

Project MELISSA LANE	Sheet 4
Date 01/10/2024	
Scale 1/8" = 1'	
Project Name and Address CRISTA GLOVER 4819 MELISSA LANE DALLAS, TEXAS 75229	

4819 MELISSA LANE
DALLAS, TEXAS 75229

PROPOSED FLOORPLAN

BDA245-004

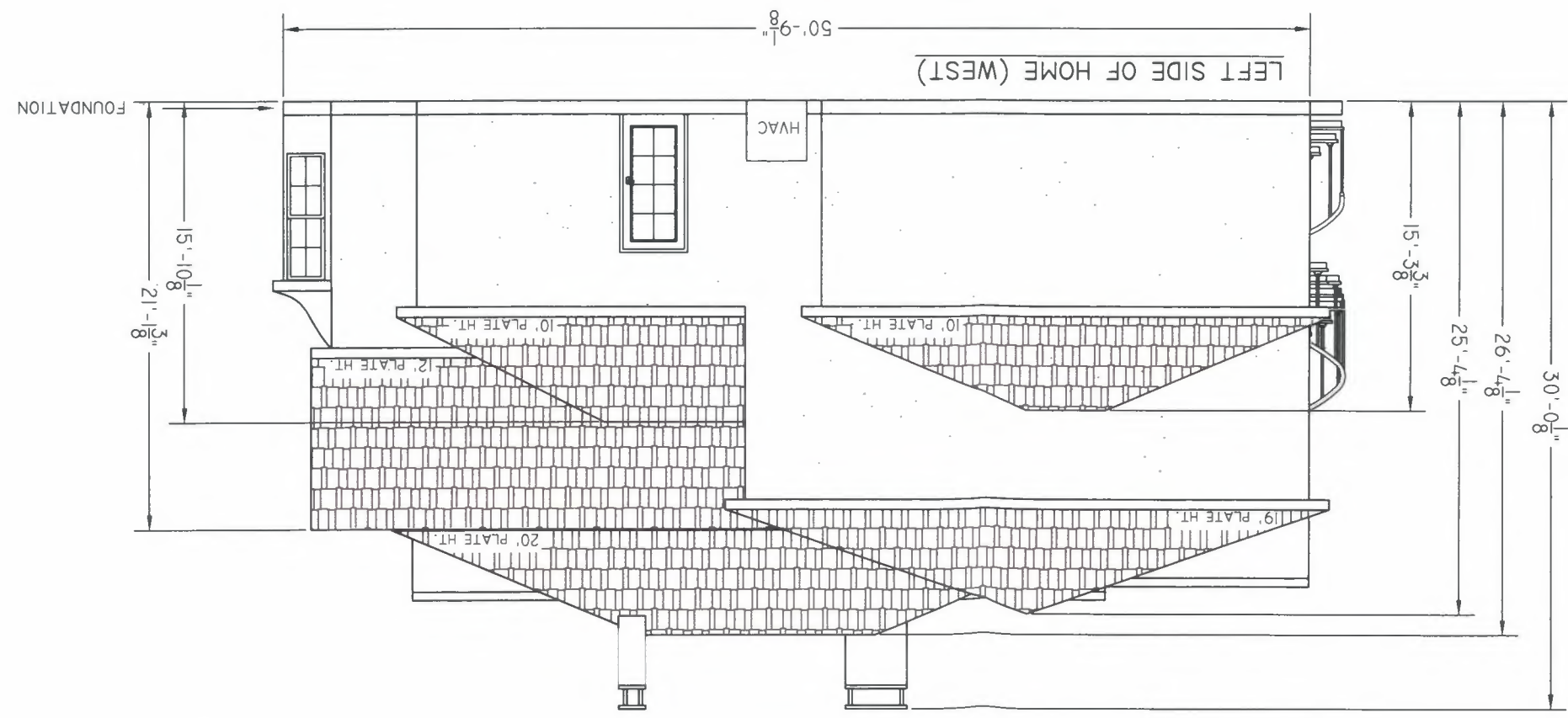
Drafted By: PMS DESIGNS, LLC.		
Checked By: Heather Kelley (214) 417-4910		
5		
4		
3		
2		
1		
No.	Revision/Issue	Date

BR245-004

FRONT OF HOME (SOUTH)
FACING MELISSA LANE



LEFT SIDE OF HOME (WEST)



ELEVATION PLAN

4819 MELISSA LANE
DALLAS, TEXAS 75229

LOT 4
BLOCK 3/6391

Project Name: MELISSA LANE
Date: 01/10/2024
Scale: 1/8" = 1'

7

CRISTA GLOVER
4819 MELISSA LANE
DALLAS, TEXAS 75229

4819 MELISSA LANE
DALLAS, TEXAS 75229

ELEVATION PLAN

Order: PMS DESIGNS, LLC.
Project: 4819 Melissa Lane (D13) 01-10-24

No.	Revisions/Notes	Date
1		
2		
3		
4		
5		

Project: MELISSA LANE
 Date: 01/11/2024
 Scale: 1/8" = 1'

Sheet: 8

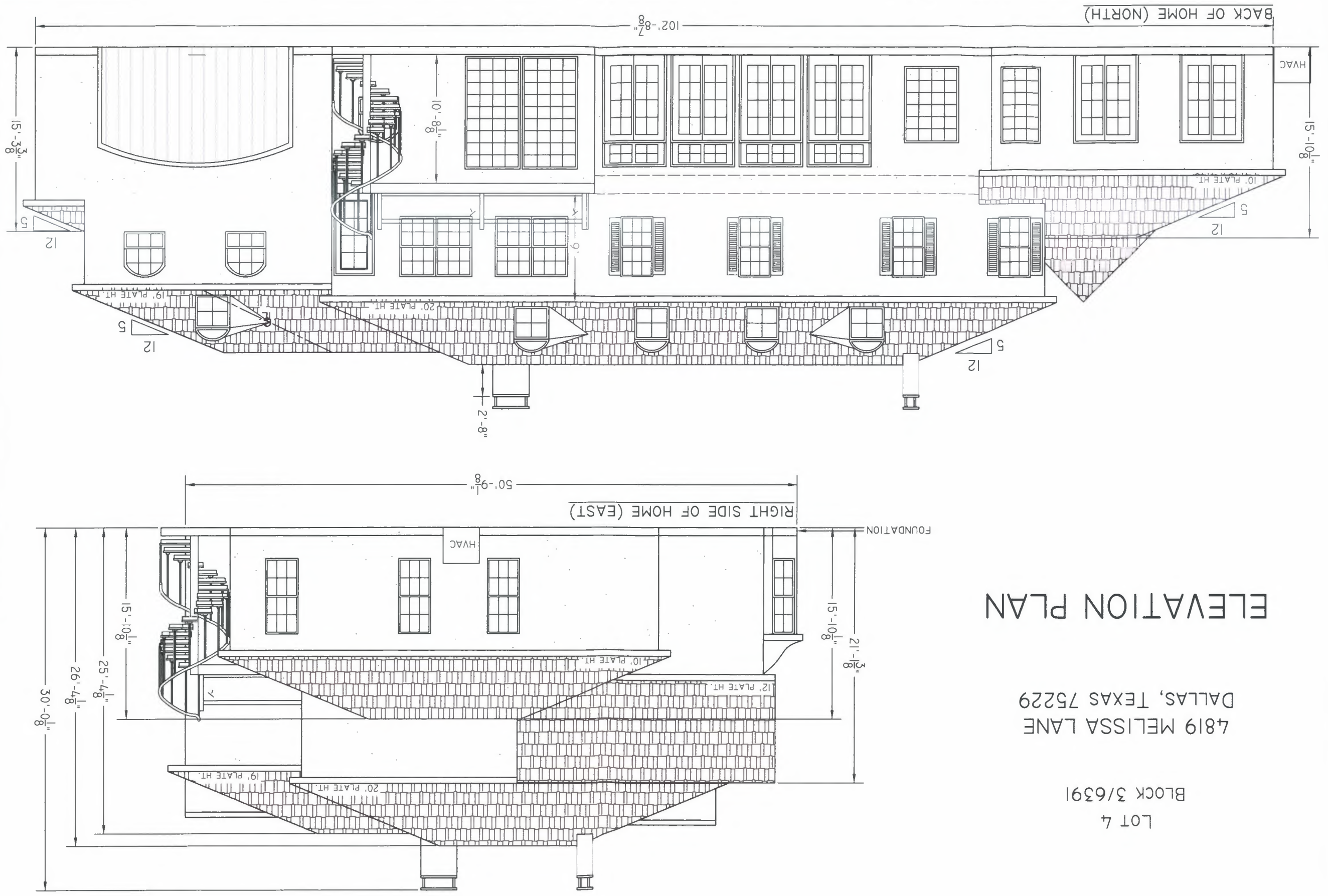
Client: CRISTA GLOVER
 4819 MELISSA LANE
 DALLAS, TEXAS 75229

4819 MELISSA LANE
 DALLAS, TEXAS 75229

ELEVATION PLAN

Prepared by: PMS DESIGNS, LLC
 Checked by: Andrew Miller (214) 517-4410

No.	Revision/Issue	Date
1		
2		
3		
4		
5		



ELEVATION PLAN

4819 MELISSA LANE
 DALLAS, TEXAS 75229

LOT 4
 BLOCK 3/6391



December 23, 2024

Cambria Jordan
Senior Planner
City of Dallas Board of Adjustment
Planning & Development Department
1500 Marilla St., 5BN
Dallas, TX 75201

Re: BDA245-0004

Dear Ms. Jordan,

This firm represents Andrew and Crista Bell Glover in their request for a variance related to the required side yard setback on the east side of their property, located at 4918 Melissa Lane. Approval of this variance is essential to enable the completion of a home under construction per plans previously reviewed and approved by the City of Dallas.

Background and Justification:

The property in question is located on Melissa Lane within the Northaven Estate neighborhood. The owner is in the middle of a major renovation of their single-family detached home. On February 20, 2024, the City of Dallas issued a building permit authorizing this construction. Following approval of the plans and issuance of the permit, construction commenced promptly, with regular inspections conducted and approved by city officials.

It turns out that during the zoning compliance review of the building plans the reviewer did not realize that the property is located within the Neighborhood Stabilization Overlay District for the Northaven Estates neighborhood (NSO #1). The requirements of NSO #1 require a 15-foot side yard setback rather than the 10-foot side yard setback required in the R-1/2(ac) zoning district. This resulted in encroachments into both side yard setbacks.

The property owner received notification from the City of Dallas that the permit had been issued in error and all construction activity must cease immediately. By this point,

3904 Elm Street Suite B · Dallas, TX 75226 · 214-824-7949

the renovation was well underway. This error on the city's part has created substantial hardship for the Glovers in both time and money. Right now, they cannot continue working on their house, even the compliant part, and the house is not weather tight and is just sitting while this variance is being processed.

Once the Glovers found out about the permit being issued in error, they immediately filed for a variance request for both encroachments into the setbacks seeking permission to build according to the approved plans. Subsequent to the initial variance application they were able to revise their plans to remove the encroachment on the west side of their house, so the only variance we are requesting at this time is for a five-foot encroachment into the east side yard setback. Providing a 10-foot setback, rather than the 15-foot setback required by NSO #1.

The Lot Is Irregularly Shaped:

Unlike most lots in Northaven Estates, which are a standard rectangular shape, the Glover's lot is more of a trapezoidal shape. In addition, there is a 60-foot platted building line on the property, which is not common in the R-1/2(ac) zoning district which normally requires a 40-foot front yard setback.

Cost Implications:

In order to come into compliance, a portion of the home that was built according to the approved plans will have to be demolished and rebuilt. Given that the portion of the home located within the required setback is already built, it will cost tens of thousands of dollars to bring into compliance as the roof will have to be redesigned and rebuilt and a portion of the slab removed.

Hardship Was Not Self-Created:

The hardship requiring these variances is not self-created. The structure was built strictly in accordance with plans reviewed and approved by the City of Dallas. Had the setback discrepancies been identified during the plan review process, the architect would have revised the plans to ensure full compliance with NDO #1. This unfortunate situation arises solely from the City of Dallas approving plans in error.

Public Interest:

Granting this variance aligns with the public interest. The proposed home is visually appealing and consistent with the character of other recently constructed homes in the neighborhood. Allowing its completion would enhance the aesthetic and functional value of the area.

Conclusion:

The issuance of building permits in error is an unfortunate situation for all parties involved. This request complies with the variance standards established in the Dallas Development Code. We respectfully urge the Board of Adjustment to recognize these circumstances and approve the requested variances, enabling the property owner to finalize the construction without the extraordinary financial burden of demolition and reconstruction.

Should you require further information or have any questions, please do not hesitate to contact me. Thank you for your time and consideration.

With kind regards,

A handwritten signature in blue ink, appearing to read 'Robert Baldwin', with a long horizontal flourish extending to the right.

Robert Baldwin

FILE NUMBER: BDA245-012(CJ)

BUILDING OFFICIAL'S REPORT: Application of Rob Baldwin for **(1)** a variance to the front-yard setback regulations, for **(2)** a variance to the off-street parking regulations, and for **(3)** a special exception to the visibility obstruction regulations at **3031 Brooklyndell Avenue**. This property is more fully described as Block F/4519, Lot 5A, and is zoned R-7.5(A), which requires a front-yard setback of 25-feet, requires that a parking space must be located at least 20-feet from the right-of-way line adjacent to a street or alley if the space is in an enclosed structure and if the space faces upon or can be entered directly from the street or alley, and requires a 20-foot visibility obstruction triangle at driveway approaches. The applicant proposes to construct and/or maintain a single-family residential structure and provide a 5-foot front-yard setback, which will require **(1)** a 20-foot variance to the front-yard setback regulations, and to locate and maintain a parking space in an enclosed structure with a setback of 5-feet, which will require **(2)** a variance of 15-feet to the off-street parking regulations, and to construct and/or maintain a single-family residential structure located within the 20-foot visibility obstruction triangle at the driveway approach, which will require **(3)** a special exception to the visibility obstruction regulations at the driveway approach.

LOCATION: 3031 Brooklyndell Avenue

APPLICANT: Rob Baldwin

REQUEST:

- (1) A request for a variance to the front yard setback regulations;
- (2) A request for a variance to the off-street parking regulations; and
- (3) A special exception to the 20-foot visibility obstruction regulations at the driveway approach.

STANDARDS OF REVIEW FOR A VARIANCE:

Section 51A-3.102(d)(10) of the Dallas Development Code specifies that the board has the power to grant variances from the **front yard**, side yard, rear yard, lot width, lot depth, lot coverage, floor area for structures accessory to single-family uses, height, minimum sidewalks, **off-street parking** or off-street loading, or landscape regulations provided that the variance is:

- (A) **not contrary to the public interest** when owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed, and substantial justice done.
- (B) **necessary to permit development of a specific parcel of land** that differs from other parcels of land by being of such a restrictive area, shape, or slope, that it cannot be developed in a manner commensurate with the development upon other parcels of land with the same zoning; and

- (C) **not granted to relieve a self-created or personal hardship**, nor for financial reasons only, nor to permit any person a privilege in developing a parcel of land not permitted by this chapter to other parcels of land with the same zoning.

ELEMENT II SUBSTITUTE:

Dallas Development Code § 51A-3.102(d)(10)(b), formerly known as HB 1475, allows for the BDA to use their discretion and consider Element 2 of the Variance standard to be met, if:

- (i) the financial cost of compliance is greater than 50 percent of the appraised value of the structure as shown on the most recent appraisal roll certified to the assessor for the municipality under Section 26.01 of the Texas Tax Code.
- (ii) compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development is authorized to physically occur.
- (iii) compliance would result in the structure not being in compliance with a requirement of a municipal ordinance, building code, or other requirement.
- (iv) compliance would result in the unreasonable encroachment on an adjacent property or easement; or
- (v) the municipality considers the structure to be a nonconforming structure.

STANDARD OF REVIEW FOR A SPECIAL EXCEPTION TO VISUAL OBSTRUCTION REGULATIONS:

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

STAFF RECOMMENDATION:

1. **Special Exception (1):**

No staff recommendation is made on this request.

2. **Variance (1)** to the Off-Street Parking regulations

Approval

Rationale: Based upon evidence presented and provided by the applicant, staff concluded that the site is:

- A. Not contrary to the public interest as no letters of opposition were received before case reports were finalized and submitted.
- B. Though the subject site is not sloped or irregularly shaped, it is only 3345.408 sq ft. which is smaller than the minimum lot size for residential use in the R-7.5(A) zoning district (7,500 sq ft.); therefore, the property cannot be developed in a manner commensurate with development upon other parcels of land in the same zoning.
- C. Is not a self-created or personal hardship.

3. **Variance (2)** to the Front Yard Setback regulations

Approval

Rationale: Based upon evidence presented and provided by the applicant, staff concluded that the site is:

- A. Not contrary to the public interest as no letters of opposition were received before case reports were finalized and submitted.
- B. Though the subject site is not sloped or irregularly shaped, it is only 3345.408 sq ft. which is smaller than the minimum lot size for residential use in the R-7.5(A) zoning district (7,500 sq ft.); therefore, the property cannot be developed in a manner commensurate with development upon other parcels of land in the same zoning.
- C. Is not a self-created or personal hardship.

BACKGROUND INFORMATION:

BDA History:

- No BDA history found at 3031 Brooklyndell Avenue in the last 5 years.

Square Footage:

- This lot contains 3,345.408 of square feet.
- This lot is zoned R-7.5(A) which has a minimum lot size of 7,500 square feet.

Zoning:

Site: R-7.5(A) (Single Family District)
North: R-7.5(A) (Single Family District)
East: R-7.5(A) (Single Family District)
South: R-7.5(A) (Single Family District)
West: R-7.5(A) (Single Family District)

Land Use:

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

GENERAL FACTS/STAFF ANALYSIS:

- The application of Rob Baldwin for the property located at 3031 Brooklyndell Avenue focuses on 3 requests relating to front yard setback regulations, the off-street parking regulations, and the visual obstruction regulations.
- The applicant proposes to construct and/or maintain a single-family residential structure and provide a 5-foot front-yard setback, which will require a 20-foot variance to the front-yard setback regulations; R-7.5(A) requires a 25-foot front yard setback.
- Secondly, the applicant is proposing to locate and maintain a parking space in an enclosed structure with a setback of 5-feet, which will require a variance of 15-feet to the off-street parking regulations; A parking space must be at least 20 feet from the right-of-way line adjacent to a street or alley if the space is located in enclosed structure and if the space faces upon or can be entered directly from the street or alley.

- Lastly, the applicant proposes to construct and/or maintain a single-family residential structure located within the 20-foot visibility obstruction triangle at the driveway approach, which will require a special exception to the visibility obstruction regulations at the driveway approach.
- The subject site is vacant; 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 corner lot and has double street frontage along Brooklyndell Avenue and South Barnett Avenue.
- The subject site has two front yards along Brooklyndell Avenue and South Barnett Avenue due to block-face continuity; all requests (3) are proposed along South Barnett Avenue.
- The applicant has the burden of proof in establishing that the special exception to the visual obstruction regulations will not constitute a traffic hazard.
- Granting the special exceptions to the visual 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.

The applicant has the burden of proof in establishing the following:

- That granting the variance(s) will not be contrary to the public interest when owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed, and substantial justice done.
- The variance(s) is/are necessary to permit development of a specific parcel of land that differs from other parcels of land by being of such restrictive area, shape, or slope, that it cannot be developed in a manner commensurate with the development upon other parcels of land with the same zoning; and
- The variance(s) would not be granted to relieve a self-created or personal hardship, nor for financial reasons only, nor to permit any person a privilege in developing a parcel of land not permitted by this chapter to other parcels of land with the same zoning.

The board may also consider Dallas Development Code **§ 51A-3.102(d)(10)(b)**, formerly known as **HB 1475** as grounds to determine whether compliance with the ordinance as applied to a structure that is the subject of the appeal would result in unnecessary hardship:

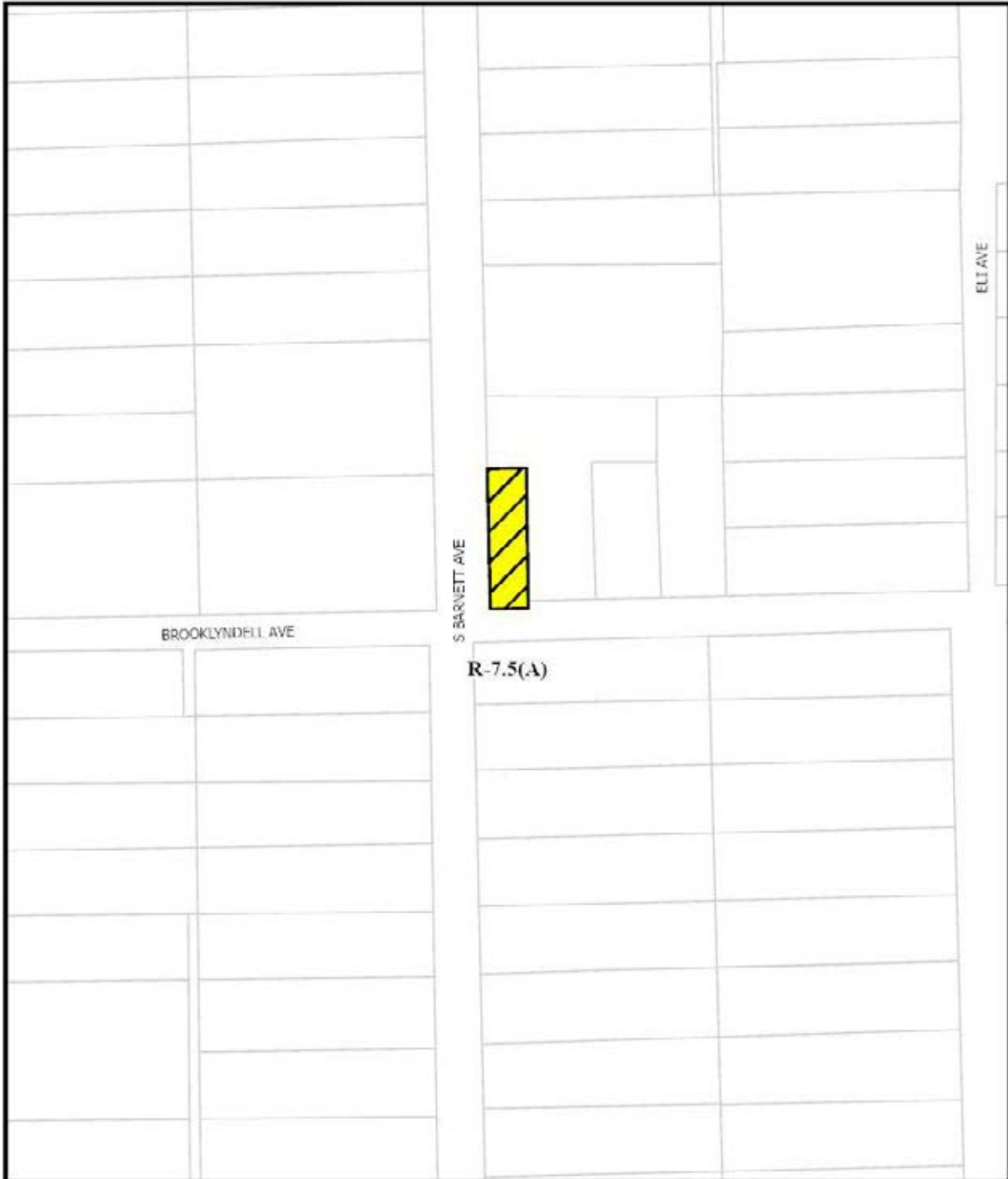
- (a) the financial cost of compliance is greater than 50 percent of the appraised value of the structure as shown on the most recent appraisal roll certified to the assessor for the municipality under Section 26.01 (Submission of Rolls to Taxing Units), Tax Code.
- (b) compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development is authorized to physically occur.
- (c) compliance would result in the structure not being in compliance with a requirement of a municipal ordinance, building code, or other requirement.
- (d) compliance would result in the unreasonable encroachment on an adjacent property or easement; or
- (e) the municipality considers the structure to be a nonconforming structure.

- Granting the proposed variance(s) below, with a condition that the applicant complies with the submitted site plan, would require the proposal to be constructed as shown on the submitted documents.
 - 20-foot variance to the front yard setback regulations.
 - 15-foot variance to the off-street parking regulations.
- 200' Radius Video: [BDA245-012 at 3031 Brooklyndell Avenue](#)

Timeline:

- December 2, 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.
- December 17, 2024: The Board of Adjustment Administrator assigned this case to Board of Adjustment Panel **B**.
- December 23, 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 January 2, 2025, deadline to submit additional evidence for staff to factor into their analysis ;and January 10, 2025, 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.
- January 2, 2025: 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 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.
- January 3, 2025 Traffic Engineering group provided comments stating no objection to the request.







1:1,200

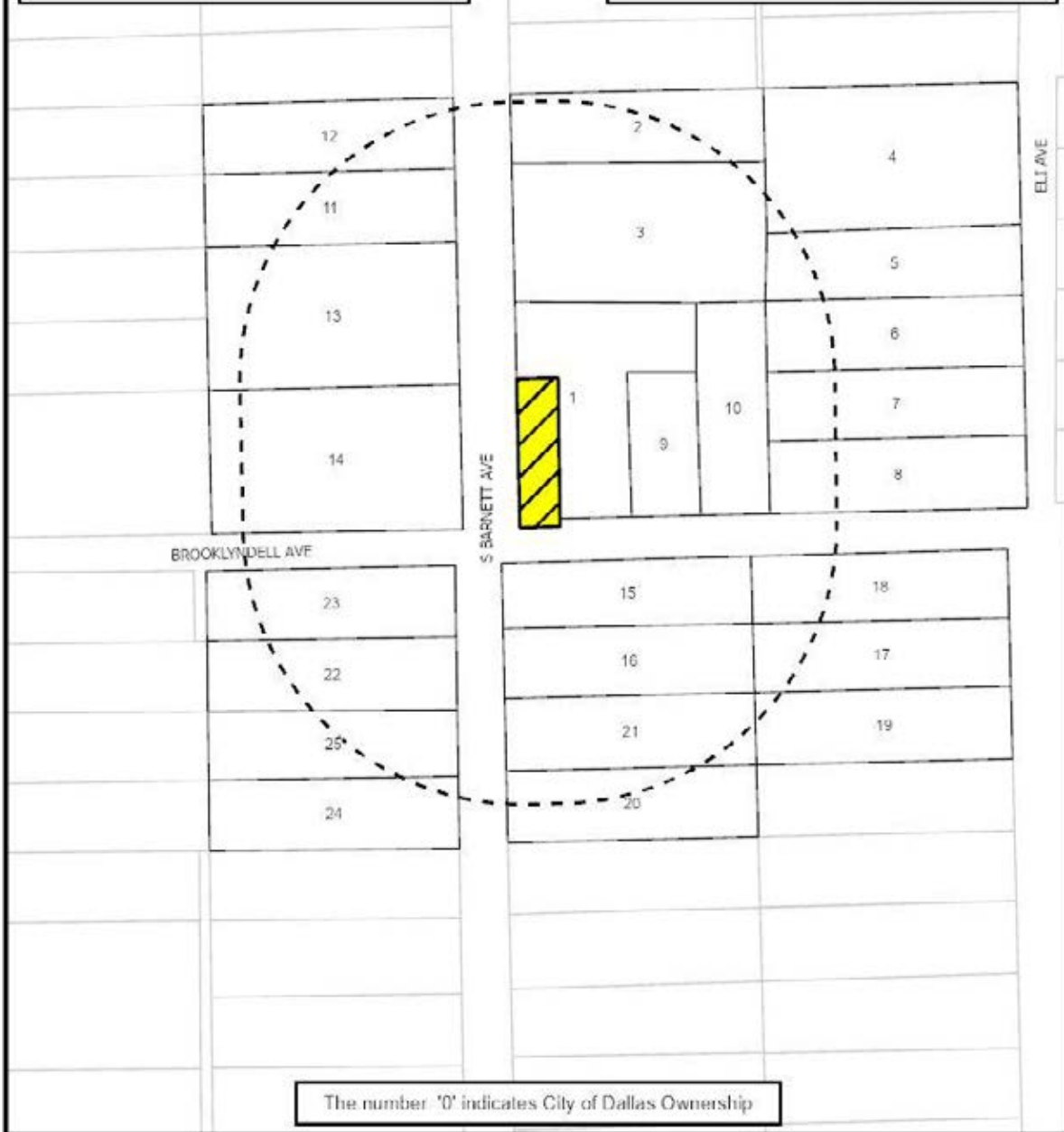
ZONING MAP

Case no: BDA245-012

Date: 12/20/2024


The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.

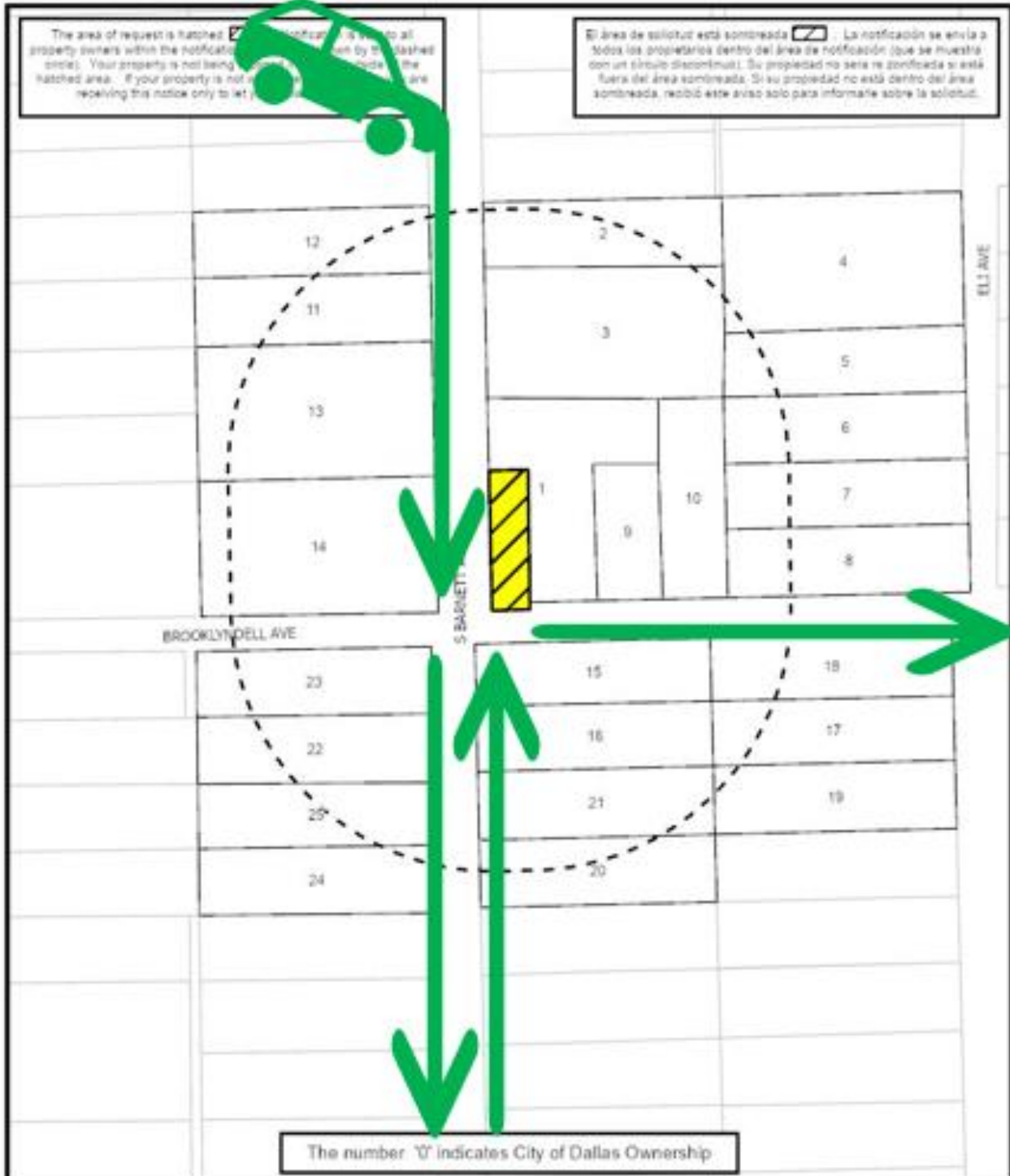
El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no será re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.



 1:1,200	<h2>NOTIFICATION</h2>	Case no: BDA245-012
	<div style="display: flex; justify-content: space-between;"> <div style="border: 1px solid black; padding: 2px;">200'</div> <div>AREA OF NOTIFICATION</div> </div> <div style="display: flex; justify-content: space-between;"> <div style="border: 1px solid black; padding: 2px;">25</div> <div>NUMBER OF PROPERTY OWNERS NOTIFIED</div> </div>	Date: 12/20/2024

The area of request is hatched . Notification is sent to all property owners within the notification area (shown by the dashed circle). Your property is not being hatched. If your property is not within the hatched area, you are receiving this notice only to let you know that a request has been made.

El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no será sombreada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.



The number '0' indicates City of Dallas Ownership

 1:1,200	NOTIFICATION		Case no: BDA245-012
	<div style="border: 1px solid black; padding: 2px; display: inline-block;">200'</div> AREA OF NOTIFICATION <div style="border: 1px solid black; padding: 2px; display: inline-block;">25</div> NUMBER OF PROPERTY OWNERS NOTIFIED	Date: 12/20/2024	

12/20/2024

Notification List of Property Owners

BDA245-012

25 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	714 S BARNETT AVE	D & D CAPITAL LLC
2	702 S BARNETT AVE	RAPPORT SAMUEL ISAAC &
3	706 S BARNETT AVE	PEREZ GUADALUPE ALAMILLO
4	707 ELI AVE	LOZANO LUZ
5	711 ELI AVE	RODRIGUEZ JOSE A JR
6	715 ELI AVE	GAMEZ NORMA ALICIA
7	719 ELI AVE	LEOS BLANCA MEZA
8	723 ELI AVE	RODRIGUEZ JOSE A &
9	3023 BROOKLYNDELL AVE	DELGADO JOSE EFRAIN
10	3015 BROOKLYNDELL AVE	PUENTE JOSE JUAN &
11	707 S BARNETT AVE	RAMIREZ RICARDO &
12	703 S BARNETT AVE	SANCHEZ GRIMALDO SR
13	715 S BARNETT AVE	BRAY JOHN & KARINA
14	719 S BARNETT AVE	RODRIGUEZ MANUEL
15	802 S BARNETT AVE	MARTINEZ LUZ MARIA
16	806 S BARNETT AVE	GARCIA ERNESTO &
17	807 ELI AVE	QUIROZ JOSE S
18	803 ELI AVE	MORGADO RUPERTO
19	811 ELI AVE	MONTANEZ ANTONIO PEREZ
20	814 S BARNETT AVE	GARCIA JUAN & MARIA
21	810 S BARNETT AVE	MARQUEZ MARIA THERESA
22	807 S BARNETT AVE	BURTON KANYSHA RAESHEL
23	803 S BARNETT AVE	DELGADO GUILLERMO
24	815 S BARNETT AVE	MARQUEZ RAFAEL & MARTA
25	811 S BARNETT AVE	LOMAS HECTOR T &



1:1,200

NOTIFICATION

200'

AREA OF NOTIFICATION

25

NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **BDA245-012**

Date: **12/20/2024**

AVISO DE AUDIENCIA PÚBLICA

JUNTA DE AJUSTE DE LA CIUDAD DE DALLAS (PANEL B)

POR LA PRESENTE SE NOTIFICA que la JUNTA DE AJUSTE DE LA CIUDAD DE DALLAS (PANEL B) celebrará una audiencia de la siguiente manera:

FECHA: MIÉRCOLES, 22 DE ENERO DE 2025

SESIÓN INFORMATIVA: 10:30 a.m. Vía Videoconferencia y en 6ES, Ayuntamiento de Dallas, 1500 Marilla Street. <https://bit.ly/boa0122>

AUDIENCIA: 1:00 p.m. Vía Videoconferencia y en 6ES, Ayuntamiento de Dallas, 1500 Marilla Street. <https://bit.ly/boa0122>

El propósito de la audiencia es considerar las siguientes apelaciones actualmente pendientes ante la Junta de Ajuste.

BDA245-012(C.J) Solicitud de Rob Baldwin para (1) una variación a las regulaciones de retranqueo en el patio delantero, para (2) una variación a las regulaciones de estacionamiento fuera de la vía pública, y para (3) una excepción especial a las regulaciones de obstrucción de visibilidad en 3031 BROOKLYNDELL AVENUE. Esta propiedad se describe más ampliamente como Bloque F / 4519, Lote 5A, y está zonificada R-7.5 (A), que requiere un retroceso del patio delantero de 25 pies, requiere que un espacio de estacionamiento esté ubicado al menos a 20 pies de la línea de derecho de paso adyacente a una calle o callejón si el espacio está en una estructura cerrada y si el espacio da a o se puede ingresar directamente desde la calle o callejón, y requiere un triángulo de obstrucción de visibilidad de 20 pies en los accesos a los caminos de entrada. El solicitante propone construir y/o mantener una estructura residencial unifamiliar y proporcionar un retroceso de 5 pies en el patio delantero, lo que requerirá (1) una variación de 20 pies a las regulaciones de retranqueo del patio delantero, y ubicar y mantener un espacio de estacionamiento en una estructura cerrada con un retroceso de 5 pies, lo que requerirá (2) una variación de 15 pies a las regulaciones de estacionamiento fuera de la calle, y para construir y / o mantener una estructura residencial unifamiliar ubicada dentro del triángulo de obstrucción de visibilidad de 20 pies en el enfoque del camino de entrada, lo que requerirá (3) una excepción especial 2 a las regulaciones de obstrucción de visibilidad en el enfoque del camino de entrada.

Usted ha recibido este aviso porque posee una propiedad dentro de los 200 pies de la propiedad anterior. Es posible que le interese asistir a la audiencia de la Junta de Ajuste para expresar su apoyo u oposición a la solicitud. También puede comunicarse con la Junta de Ajuste por correo electrónico a BDAreply@dallas.gov. Se aceptarán cartas hasta las 9:00 a.m. del día de la audiencia, si no puede asistir a la audiencia. Si decide responder, es importante que informe a la Junta sus razones para estar a favor o en contra de la solicitud. Los miembros de la Junta están muy interesados en su opinión.

Nota: Cualquier material (como planos, elevaciones, etc.) incluido en este aviso puede estar sujeto a cambios.

La audiencia de la Junta de Ajuste se llevará a cabo por videoconferencia y en 6ES en el Ayuntamiento. Las personas que deseen hablar de acuerdo con las Reglas de Procedimiento de la Junta de Ajuste uniéndose a la reunión virtualmente, deben registrarse en línea en <https://bit.ly/BDA-B-Register> antes del cierre de operaciones el martes 21 de enero de 2025. Todos los oradores virtuales deberán mostrar su video para dirigirse a la junta. Los oradores presenciales pueden registrarse en la audiencia. El Departamento de Asuntos Públicos y Divulgación también transmitirá la audiencia pública en el canal 96 o 99 de Spectrum Cable; y bit.ly/cityofdallastv o [YouTube.com/CityofDallasCityHall](https://www.youtube.com/CityofDallasCityHall)

Los oradores en la reunión tienen un máximo de tres minutos para dirigirse a la Junta.

Se puede obtener información adicional sobre la solicitud llamando a Cambria Jordan, Planificadora Senior al (214) 948-4476, o Mary Williams, Secretaria de la Junta al (214) 670-4127. Si desea información en español, favor de llamar al teléfono a Mary Williams al (214) 670-4127.

Junta de Ajuste
Departamento de Planificación y Desarrollo
1500 Marilla Street, 5CN, Dallas, TX 75201

**POR FAVOR, ENVÍE SUS
RESPUESTAS A:**

BDAreply@dallas.gov

Las cartas se recibirán hasta las
9:00 a.m. del día de la audiencia.

POR FAVOR REGÍSTRESE EN:

NOTICE OF PUBLIC HEARING

BOARD OF ADJUSTMENT OF THE CITY OF DALLAS (PANEL B)

NOTICE IS HEREBY GIVEN that the BOARD OF ADJUSTMENT OF THE CITY OF DALLAS (PANEL B) will hold a hearing as follows:

DATE: WEDNESDAY, JANUARY 22, 2025

BRIEFING: 10:30 a.m. via Videoconference and in 6ES, Dallas City Hall, 1500 Marilla Street. <https://bit.ly/boa0122>

HEARING: 1:00 p.m. via Videoconference and in 6ES, Dallas City Hall, 1500 Marilla Street. <https://bit.ly/boa0122>

The purpose of the hearing is to consider the following appeal(s) now pending before the Board of Adjustment.

BDA245-012(CJ) Application of Rob Baldwin for (1) a variance to the front-yard setback regulations, for (2) a variance to the off-street parking regulations, and for (3) a special exception to the visibility obstruction regulations at 3031 BROOKLYNDELL AVENUE. This property is more fully described as Block F/4519, Lot 5A, and is zoned R-7.5(A), which requires a front-yard setback of 25-feet, requires that a parking space must be located at least 20-feet from the right-of-way line adjacent to a street or alley if the space is in an enclosed structure and if the space faces upon or can be entered directly from the street or alley, and requires a 20-foot visibility obstruction triangle at driveway approaches. The applicant proposes to construct and/or maintain a single-family residential structure and provide a 5-foot front-yard setback, which will require (1) a 20-foot variance to the front-yard setback regulations, and to locate and maintain a parking space in an enclosed structure with a setback of 5-feet, which will require (2) a variance of 15-feet to the off-street parking regulations, and to construct and/or maintain a single-family residential structure located within the 20-foot visibility obstruction triangle at the driveway approach, which will require (3) a 2 special exception to the visibility obstruction regulations at the driveway approach.

You have received this notice because you own property within 200 feet of the above property. You may be interested in attending the Board of Adjustment hearing to express your support for or opposition to the application. You may also contact the Board of Adjustment by email to BDAREPLY@dallas.gov. Letters will be accepted until 9:00 am the day of the hearing, if you are unable to attend the hearing. If you choose to respond, it is important that you let the Board know your reasons for being in favor of or in opposition to the application. The Board members are very interested in your opinion.

Note: Any materials (such as plans, elevations, etc.) included within this notice may be subject to change.

The Board of Adjustment hearing will be held by videoconference and in 6ES at City Hall. Individuals who wish to speak in accordance with the Board of Adjustment Rules of Procedure by joining the meeting virtually, must register online at <https://bit.ly/BDA-B-Register> by the close of business Tuesday, January 21, 2025. All virtual speakers will be required to show their video in order to address the board. In Person speakers can register at the hearing. Public Affairs and Outreach will also stream the public hearing on Spectrum Cable Channel 96 or 99; and bit.ly/cityofdallastv or YouTube.com/CityofDallasCityHall

Speakers at the meeting are allowed a maximum of three minutes to address the Board.

Additional information regarding the application may be obtained by calling Cambria Jordan, Senior Planner at (214) 948-4476, or Mary Williams, Board Secretary at (214) 670-4127. Si desea información en español, favor de llamar al teléfono a Mary Williams al (214) 670-4127.

Board of Adjustment
Planning & Development Department
1500 Marilla Street 5CN Dallas TX 75201

PLEASE SEND REPLIES TO:
BDAREPLY@dallas.gov
Letters will be received until 9:00
am the day of the hearing.

PLEASE REGISTER AT:
<https://bit.ly/BDA-B-Register>

REVIEW COMMENT SHEET
BOARD OF ADJUSTMENT
HEARING Wednesday, January 22, 2025 (B)

- | | |
|--|---|
| <input checked="" type="checkbox"/> Has no objections | <input type="checkbox"/> BDA245- 001 |
| <input type="checkbox"/> Has no objections if certain conditions are met
(see comments below or attached) | <input type="checkbox"/> BDA245- 004 |
| <input type="checkbox"/> Recommends denial
(see comments below or attached) | <input type="checkbox"/> BDA245- 006 |
| <input type="checkbox"/> No Comments | <input type="checkbox"/> BDA245- 008 |
| | <input checked="" type="checkbox"/> BDA245- 012 |
| | <input type="checkbox"/> BDA245- 014 |
| | <input type="checkbox"/> BDA245- 015 |

COMMENTS:

-
-
-
-
-
-
-

David Nevarez, P.E., PTOE, CFM, Engineering
Name/Title/Department

January 3, 2025
Date

Please respond to each case and provide comments that justify or elaborate on your response. Dockets distributed to the Board will indicate those who have attended the review team meeting and who have responded in writing with comments.



Development Services

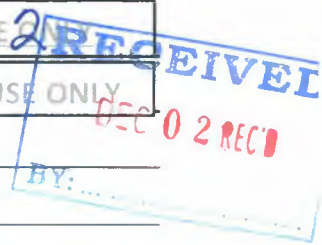
"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA

245-1012

Date: FOR OFFICE USE ONLY



Data Relative to Subject Property:

Location address: 3031 Brooklyndell Ave (f.k.a. 714 S. Barnett) Zoning District: R-7.5(A)

Lot No.: 5 Block No.: F/4519 Acreage: 0.0768 Census Tract: 48113004500

Street Frontage (in Feet): 1) 107.43 2) 29.05 3) 4) 5)

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): D & D Capital, LLC

Applicant: Rob Baldwin, Baldwin Associates Telephone: 214-824-7949

Mailing Address: 3904 Elm Street, Suite B - Dallas Zip Code: 75226

E-mail Address: rob@baldwinplanning.com michele@baldwinplanning.com

Represented by: Rob Baldwin, Baldwin Associates Telephone: 214-824-7949

Mailing Address: 3904 Elm Street, Suite B - Dallas Zip Code: 75226

E-mail Address: rob@baldwinplanning.com michele@baldwinplanning.com

Affirm that an appeal has been made for a Variance or Special Exception of A projected front yard setback.
The request is for a five-foot setback along South Barnett Avenue instead of a projected 25-foot front yard setback. The request is also to allow a garage door within 20-feet of the property line.

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 property is a platted lot, but with only 29 feet of lot width making it impossible to comply with two front yards. The lot faces Brooklyndell Avenue and will have a 25-foot setback there.

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

Rob Baldwin

Before me the undersigned on this day personally appeared _____

(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: _____
(Affiant/Applicant's signature)

Subscribed and sworn to before me this 6 day of November, 2024

Michele Stoy
Notary Public in and for Dallas County, Texas



**MEMORANDUM OF
ACTION TAKEN BY THE
BOARD OF ADJUSTMENT**

Date of Hearing _____

Appeal was--Granted OR Denied

Remarks _____

Chairman

Building Official's Report

I hereby certify that Rob Baldwin

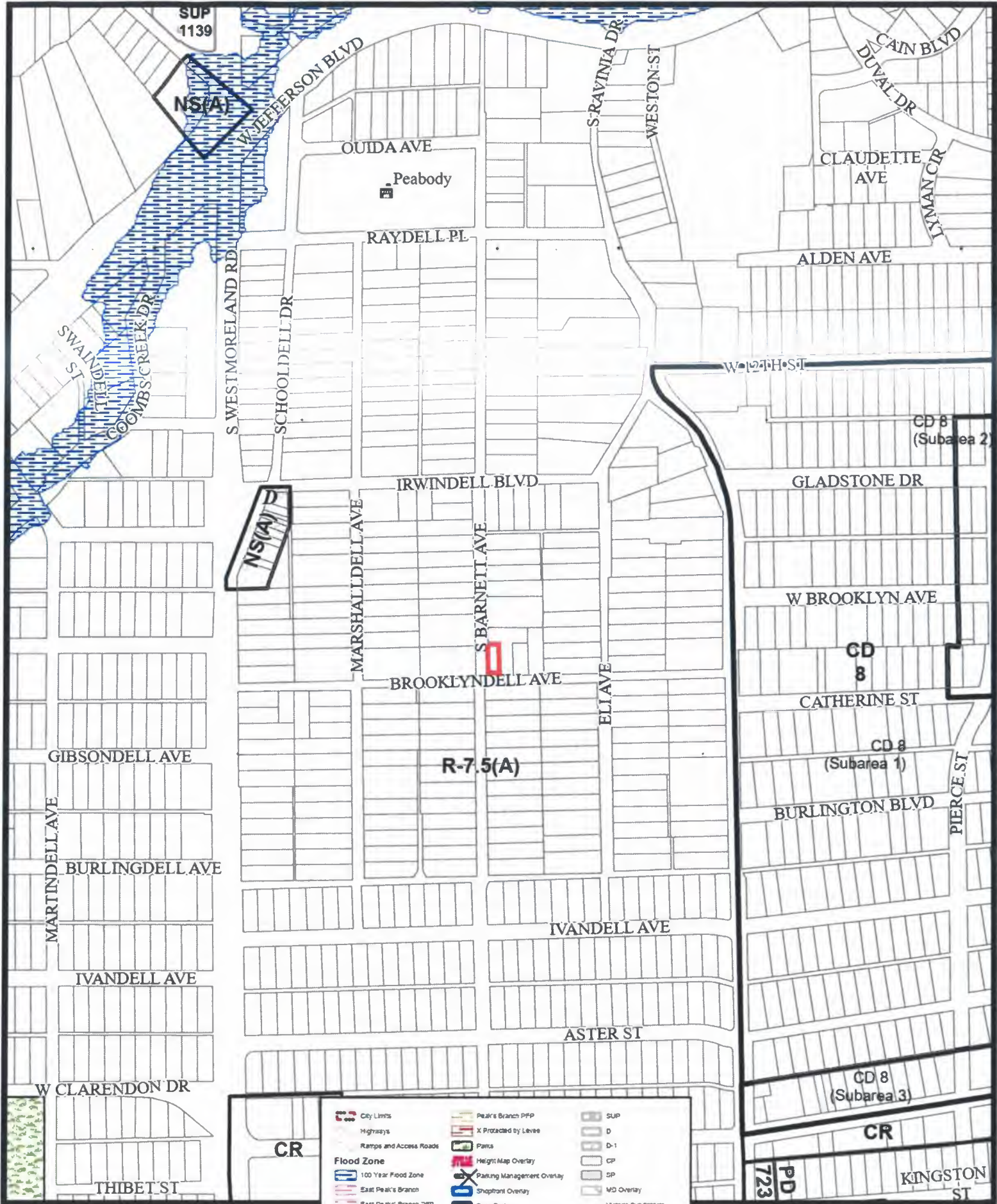
did submit a request for (1) a variance to the front yard setback regulations, and for (2) a variance to the off-street parking regulations, and for (3) a special exception to the visibility obstruction regulations

at 3031 Brooklyndell Ave

BDA245-012(CJ) Application of Rob Baldwin for (1) a variance to the front-yard setback regulations, for (2) a variance to the off-street parking regulations, and for (3) a special exception to the visibility obstruction regulations at 3031 BROOKLYNDELL AVENUE. This property is more fully described as Block F/4519, Lot 5A, and is zoned R-7.5(A), which requires a front-yard setback of 25-feet, requires that a parking space must be located at least 20-feet from the right-of-way line adjacent to a street or alley if the space is in an enclosed structure and if the space faces upon or can be entered directly from the street or alley, and requires a 20-foot visibility obstruction triangle at driveway approaches. The applicant proposes to construct and/or maintain a single-family residential structure and provide a 5-foot front-yard setback, which will require (1) a 20-foot variance to the front-yard setback regulations, and to locate and maintain a parking space in an enclosed structure with a setback of 5-feet, which will require (2) a variance of 15-feet to the off-street parking regulations, and to construct and/or maintain a single-family residential structure located within the 20-foot visibility obstruction triangle at the driveway approach, which will require (3) a 2 special exception to the visibility obstruction regulations at the driveway approach.

Sincerely,


M. Samuell Eskander, PE



1:4,800

Flood Zone		

ANNEXED APRIL 9, 1930 ORD. NO. _____
SURVEY L. N. COOMBS ABST. 763

CITY OF DALLAS PLAT BOOKS

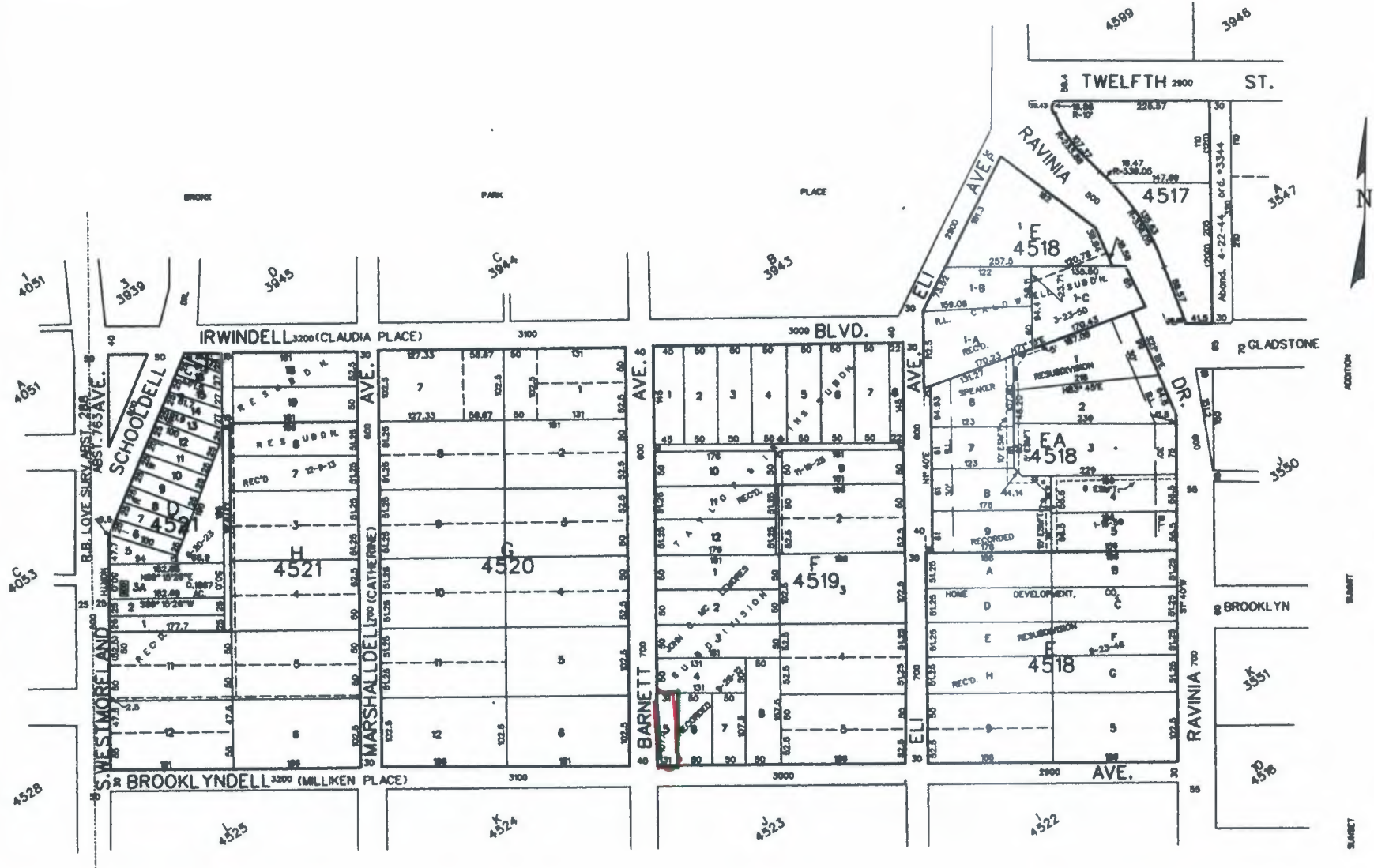
ADDITION BRONX PARK PLACE

SCALE 100 FT. EQUALS 1 INCH

BLOCKS A E F G D,H
4517, 4518, 4519, 4520, 4521
SCHOOL DISTRICT DALLAS

RECORDED 10-9-1909
FILED 2-12-98 BLK. D/4521 LOT 3A FERNANDO GARCIA

SPS 2-18-96



BOA245-012

2701 SUNSET RIDGE DRIVE, STE. 303
ROCKWALL, TEXAS 75032

FIRM REGISTRATION NO. 10194366

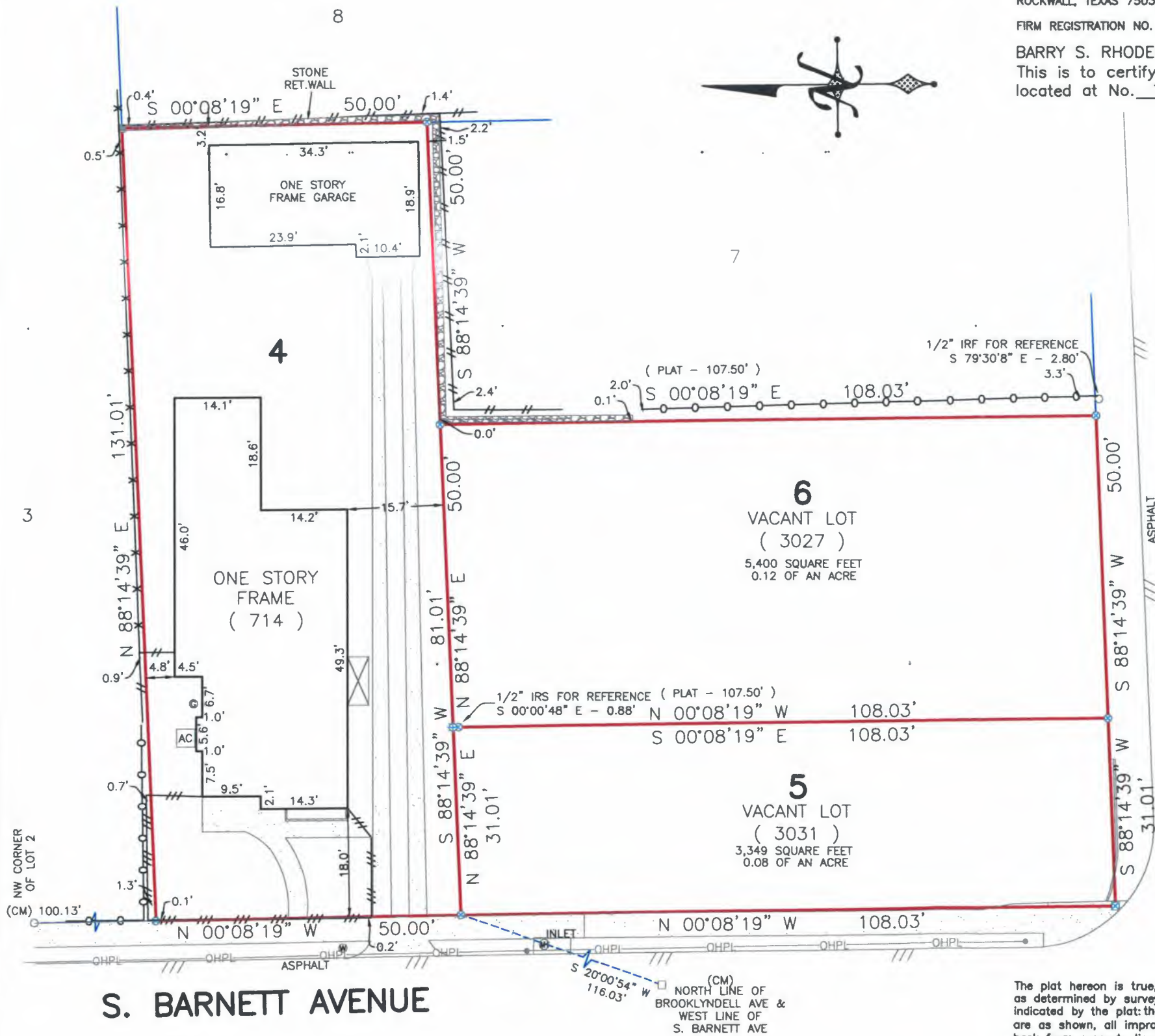
SURVEY PLAT



BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 714-718 S. BARNETT AVE. & 3023 BROOKLYNDELL AVE., in the city of DALLAS Texas.

Lots 4, 5 & 6, of JOHN C MCLEMORE'S SUBDIVISION OF LOTS 7, 8 AND 9 IN BLOCK F/4519 OF BRONX PARKPLACE, an addition to the City of Dallas, Dallas County, Texas, a subdivision in Dallas County, Texas, according to the map or plat thereof, recorded in Volume 1, Page 402, Plat Records, Dallas County, Texas.



BROOKLYNDELL AVENUE
(MILLIKEN PLACE PER PLAT)

ACCEPTED BY: BDA245-012

S. BARNETT AVENUE

THIS CERTIFICATION DOES NOT TAKE INTO CONSIDERATION ADDITIONAL FACTS THAT AN ACCURATE TITLE SEARCH AND OR EXAMINATION MIGHT DISCLOSE.

Bearings shown hereon are referenced to the Texas Coordinate System of 1983, North Central Zone (4202), and are based upon the North American Datum of 1983 (NAD 83), 2011 Adjustment, Epoch 2010.

The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat; the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements. TITLE AND ABSTRACTING WORK FURNISHED BY N/A

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.
Scale: 1" = 20'
Date: 01-29-2024
G. F. No.: N/A
Job no.: 202400231
Drawn by: BM
USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM.
THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR MD CONSTRUCTION SOLUTIONS

LEGEND

WOOD FENCE	---	IRON FENCE	---
CHAIN LINK	---	WIRE FENCE	---
PROPERTY LINE	---		
EASEMENT SETBACK	---		
CM	-	CONTROLLING MONUMENT	
MRD	-	MONUMENTS OF RECORD DIGNITY	
○	1/2"	IRON ROD FOUND	
○	1/2"	YELLOW-CAPPED IRON ROD SET	
⊗	SET "X"	FOUND "X"	
○	3/8"	IRON ROD FOUND	
○	5/8"	IRON ROD FOUND	
⊗	PK NAIL FOUND	EM	- ELECTRIC METER
○	CABLE	⊗	ELECTRIC
○	CLEAN OUT	PE	- POOL EQUIP
○	GAS METER	⊗	POWER POLE
○	FIRE HYDRANT	⊗	TELEPHONE
○	LIGHT POLE	⊗	WATER METER
⊗	MANHOLE	⊗	WATER VALVE
			(UNLESS OTHERWISE NOTED)

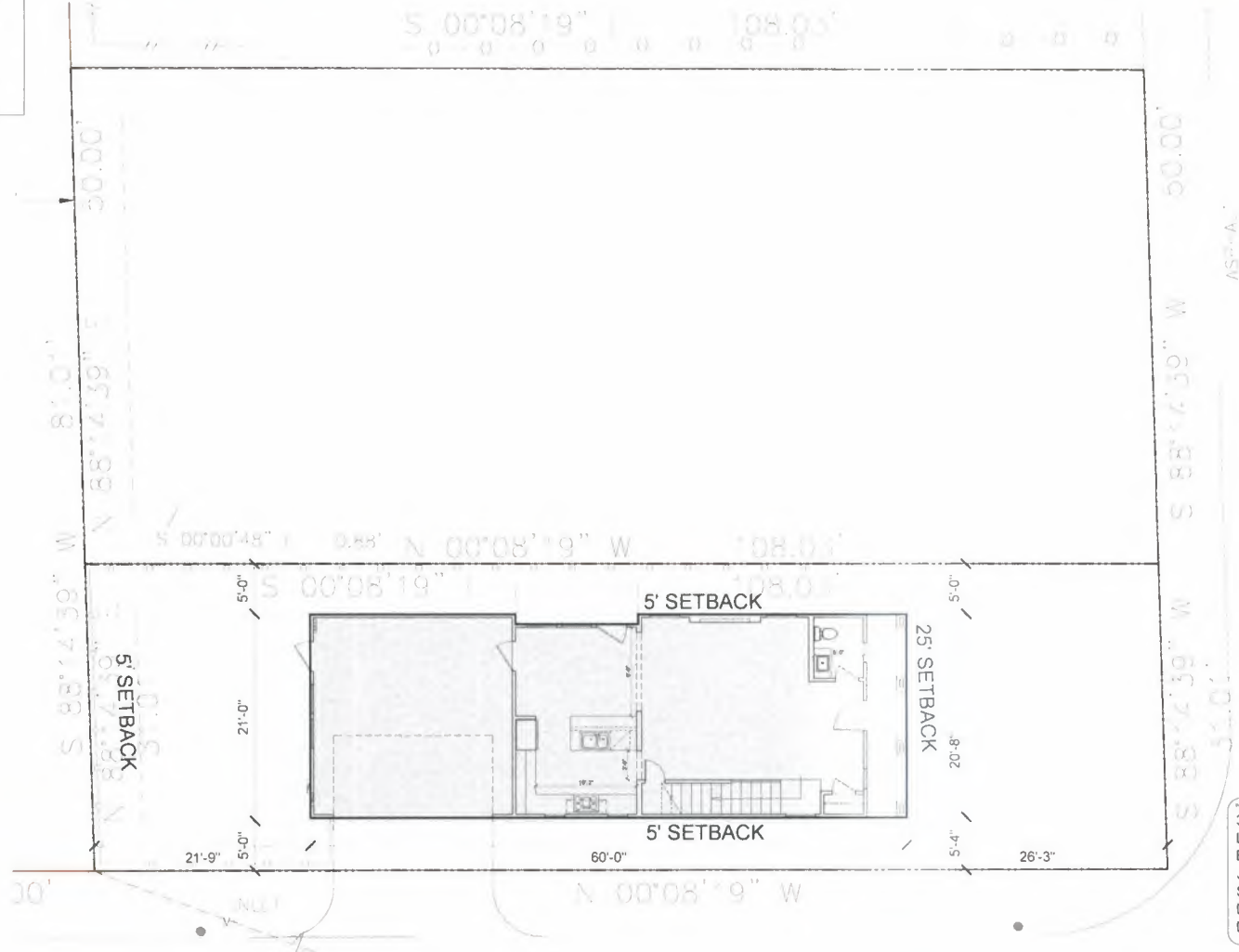


GENERAL SITE NOTES:

- 10 BUILDER TO RESURFACE TOPOFINISH GRADE TO PROVIDE PROPER DRAINAGE OF SURFACE WATER AWAY FROM BUILDING AS REQUIRED
- 20 FINAL LOCATION OF PROPOSED RESIDENCE TO BE DETERMINED BY BUILDER
- 30 EXPOSED FOUNDATION TO BE MINIMUM OF 8" AND A MAXIMUM OF 24" ABOVE FINISHED GRADE OR PER SUBDIVISION REQUIREMENTS UNLESS WITH ALL EXPOSED FOUNDATIONS
- 40 THERE ARE NO STORM SEWER LINES WITHIN THE LOT FRONTAGE OR 10' BEYOND THE SIDE PROPERTY LINES
- 50 UTILITY LINE LOCATIONS ARE APPROXIMATE GENERAL CONTRACTOR TO FIELD VERIFY FOR EXACT LOCATIONS
- 60 VERIFY METER AND UTILITY SERVICE LOCATIONS PRIOR TO INSTALLATION
- 70 ROBBER CONTROL BARRIERS TO BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION
- 80 ESTABLISH TEMPORARY CONSTRUCTION DRIVEWAY TO BE IN PLACE PRIOR TO COMMENCEMENT OF CONSTRUCTION
- 90 CONFORM ALL DRIVEWAY WALKWAY AND PVC LAYOUT LOCATIONS PRIOR TO COMMENCING WORK
- 100 PROVIDE CONTROL AND EXPANSION JOINTS AS REQUIRED ON CONCRETE DRIVES WALKS AND PATIOS
- 110 ALL EXTERIOR HVAC EQUIPMENT TO BE SCREENED PER CITY REQUIREMENTS DEED RESTRICTIONS OF SUBDIVISION OR NEIGHBORHOOD ASSOCIATION
- 120 GARBAGE RECEPTACLES TO BE STORED IN GARAGE OR SCREENED FROM VIEW AND ANIMAL ACCESS
- 130 LOCATION OF MAIL BOX AND EXTERIOR DRIVEWAY LIGHTS TO BE NOTICED PRIOR TO INSTALLATION
- 140 ALL CONSTRUCTION MATERIALS AND WASTE TO BE STORED ON SITE DURING CONSTRUCTION
- 150 LANDSCAPE PLANS TO BE PROVIDED BY OTHERS AND PERMIT FOR SAME TO BE OBTAINED SEPARATELY FROM THESE PLANS
- 160 EXISTING TREES TO BE REMOVED OR DISTURBED WITHOUT OWNER APPROVAL
- 170 ALL STUMPS AND ROOTS SHALL BE REMOVED FROM THE SOIL TO A DEPTH OF 12" BELOW THE SURFACE OF THE GROUND IN THE AREA OF THE BUILDING
- 180 CONTRACTOR SHALL CLEAN UP AREAS AFFECTED BY SMOKE WORK AND REMOVE DEBRIS AND MATERIALS FROM THE SITE UPON COMPLETION OF THE WORK

GENERAL NOTES:

- 1. CONTRACTOR TO VERIFY ALL DIMENSIONS AND ADJUST PLANS AS NECESSARY PRIOR TO CONSTRUCTION
- 2. ANY CONFLICTS WITH NEW PLANS AND EXISTING LAYOUT SHALL BE DISCUSSED WITH OWNER PRIOR TO CONSTRUCTION.
- 3. ALL NEW CONSTRUCTION TO BE DONE IN ACCORDANCE WITH ALL CURRENT APPLICABLE BUILDING CODES



BROOKLYNDELL AVENUE
 (MILLIKEN PLACE PER PLAT)

3031 Brooklyndell Ave
 Lot 5 Block F/4519 of
 Bronx Parkplace
 John C Mcvlemores
 Subdivision of Lots
 Dallas, Texas
 Dallas County

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

Date: D&D Capital LLC 09/20/2024	Sheet: A1.0
--	-----------------------

BOA245-012

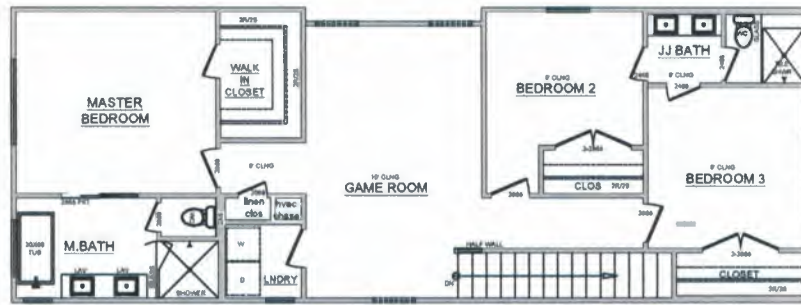


LOT 5

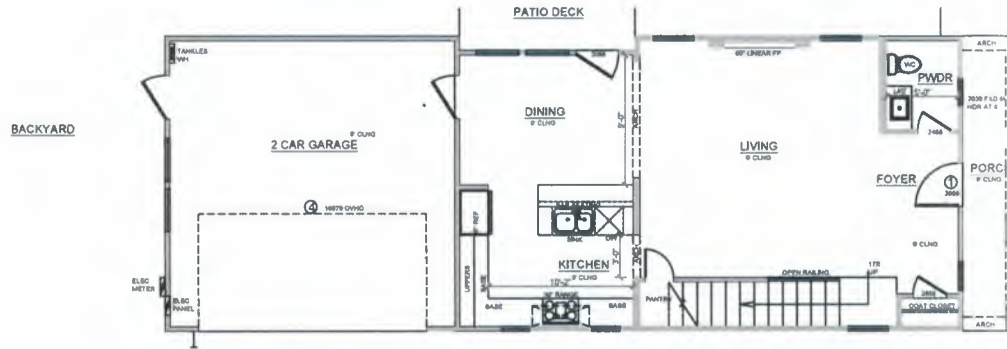
AREA CALCULATIONS	SQ.FT.
FIRST FLOOR LIVING AREA	718 SQ.FT.
SECOND FLOOR LIVING AREA	1,092 SQ.FT.
TOTAL LIVING AREA	1,810 SQ.FT.
2 CAR GARAGE	420 SQ.FT.
FRONT PORCH	83 SQ.FT.
TOTAL LIVING AREA	2,313 SQ.FT.

LOT 5

LOT COVERAGE	
LOT SIZE	3,343 SQ.FT.
BLDNG COVERAGE Max 45% , CURRENT 34%	1,156 SQ.FT.



02 SECOND-FLOOR PLAN
SCALE: 1/4" = 1'-0"

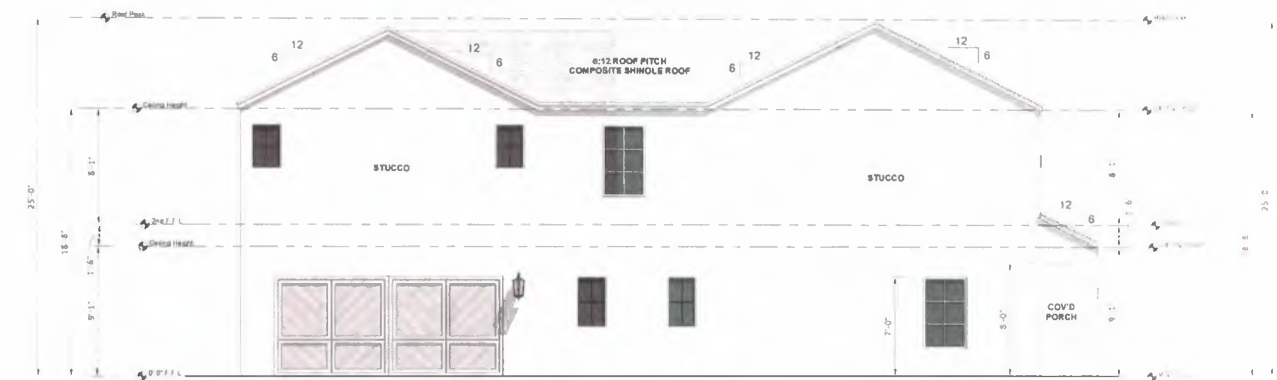


01 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

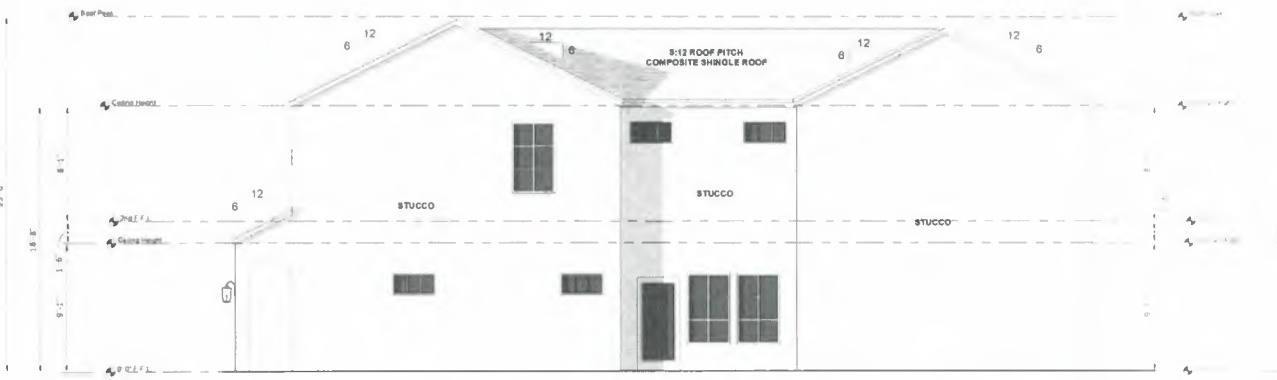
3031 Brooklyndell Ave
Lot 5 Block F/4519 of
Bronx Parkplace
John C Mcvlemores
Subdivision of Lots
Dallas, Texas
Dallas County

D&D Capital LLC	A2.1
09/20/2024	

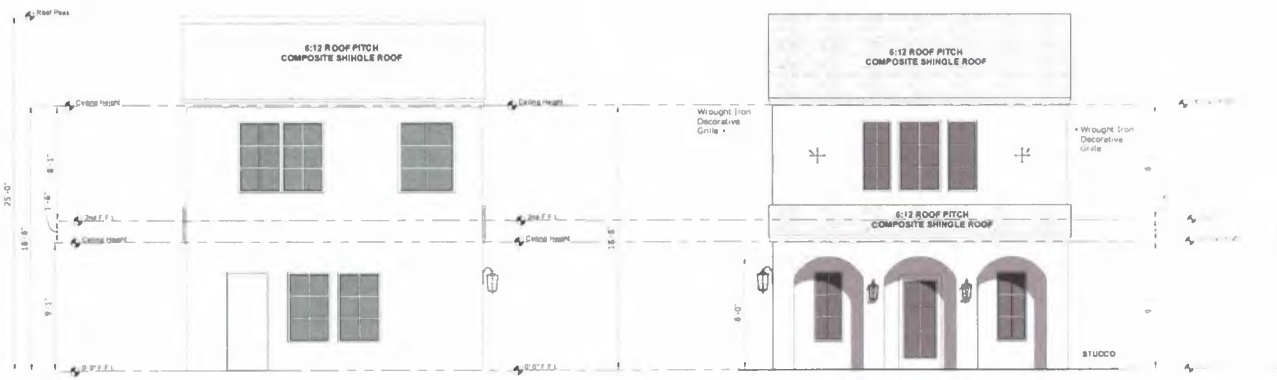
BDA245-012



04 Left Elevation (S. Barnett Ave)
Scale: 1/4" = 1'-0"



03 Right Elevation
Scale: 1/4" = 1'-0"



01 Front Elevation (Brooklyndell Ave)
Scale: 1/4" = 1'-0"

02 Rear Elevation
Scale: 1/4" = 1'-0"

- GENERAL NOTES**
1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 2. ALL ROOF PITCHES ARE TO BE VERIFIED BY THE CONTRACTOR.
 3. ALL ROOFING SHALL BE COMPOSITE SHINGLE ROOFING.
 4. ALL EXTERIOR WALLS SHALL BE STUCCO.
 5. ALL WINDOWS AND DOORS SHALL BE AS SHOWN.
 6. ALL FINISHES SHALL BE AS SHOWN.
 7. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT.
 8. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF FORT WORTH CODES.
 9. ALL UTILITIES SHALL BE MAINTAINED AND PROTECTED.
 10. ALL NEIGHBORING PROPERTIES SHALL BE PROTECTED.
 11. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
 12. ALL MATERIALS SHALL BE STORED PROPERLY ON SITE.
 13. ALL WASTE SHALL BE REMOVED FROM THE SITE.
 14. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF FORT WORTH CODES.
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 16. ALL NEIGHBORING PROPERTIES SHALL BE PROTECTED.
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Project Name and Address
3031 Brooklyndell Ave
Lot 5 Block #4519 of
Bronx Parkplace
John C. McVermore
Subdivision of Lots
Dallas, Texas
Dallas County

Project Owners
Date: 10/16/2024

Sheet
A4.0



BDA245-012



BDA245-012



BDA245-012



BDA246-012



December 23, 2024

Ms. Cambria Jordan
Senior Planner – Board of Adjustment
Department of Development Services
City of Dallas
1500 Marilla Street, Room 5BN
Dallas, Texas 75201

Re: BDA245-012

This firm represents the owner of the property located at 3031 Brooklyndell Avenue (also known as 714 South Barnett Avenue) in their request for a variance related to the projected front yard setback along North Barnett Avenue. Approval of these variances is essential to enable the subject property to be developed in a manner commensurate with other homes in the R-7.5(A) zoning district.

Background and Justification:

The subject property is located at the northeast corner of Brooklyndell Avenue and South Barnett Avenue. Although the property fronts Brooklyndell Avenue, a home immediately north of it fronts South Barnett Avenue, projecting a 25-foot front yard setback onto the subject property. As a result, this corner lot is burdened with two front yard setbacks. The subject property is a legally platted lot but is exceptionally narrow, with a width of only 31 feet—significantly less than the typical 50-foot-wide lots in the R-7.5(A) zoning district. When combined with the 25-foot projected front yard setback and the five-foot side yard setback required in this zoning district, only one foot of buildable area remains, as opposed to the 40-foot building area typical of other lots. This condition renders the lot unbuildable without the requested variance to the projected front yard setback.

In addition to relief from the projected front yard setback, we are also seeking a variance for the placement of the garage. The proposed location for the garage is 12 feet from the street, rather than the 20 feet normally required. Due to the lot's narrow width, it is impractical to set the garage door back to meet the 20-foot requirement. The narrowness of the lot and proposed garage placement will result in an encroachment into the sight visibility triangles at the driveway. However, South Barnett Avenue is a typical residential street with low traffic volumes. This slight variance will not adversely impact vehicular traffic and is both reasonable and warranted.

3904 Elm Street Suite B · Dallas, TX 75226 · 214-824-7949

Unique Characteristics of the Lot:

1. Narrow Width: Unlike most lots in the R-7.5(A) zoning district, this lot is only 31 feet wide compared to the typical 50-foot width. Furthermore, being a corner lot with two front yard setbacks exacerbates the challenge of compliance with the zoning requirements.
2. Unbuildable Without Variances: The combination of the 25-foot projected front yard setback and the five-foot side yard setback leaves insufficient space for a viable building footprint. Relief from the projected front yard setback is necessary to make the lot buildable.

Hardship Was Not Self-Created:

The hardship requiring these variances is not self-created. This is a legally platted lot, and the proposed design of the home would meet setback requirements if not for the additional burden imposed by the projected front yard setback.

Public Interest:

Granting this variance aligns with the public interest. The proposed home is visually appealing and consistent with the size and character of homes in the neighborhood. Approval of the variances will allow the property to contribute positively to the community while maintaining the integrity of the zoning district.

Conclusion:

The subject property is uniquely constrained due to its narrow width and corner lot designation. The proposed variances are necessary to enable development that is consistent with other properties in the R-7.5(A) zoning district. The property owner is not seeking to overbuild but rather to construct a home that is proportional and in harmony with the neighborhood's character.

Should you require further information or have any questions, please do not hesitate to contact me. Thank you for your time and consideration.

With kind regards,



3904 Elm Street Suite B · Dallas, TX 75226 · 214-824-7949

FILE NUMBER: BDA245-015 (CJ)

BUILDING OFFICIAL'S REPORT: Application of Blanca Cardenas for **(1)** a special exception to the single-family use regulations and **(2)** a variance to the floor area for structures accessory to single-family uses regulations at **6356 Denham Street**. This property is more fully described as Block 6/6253, Lot 2, and is zoned R-7.5(A), which limits the number of dwelling units to one, and states that an accessory structure may not exceed 25 percent of the floor area of the main structure. The applicant proposes to construct and/or maintain an additional dwelling unit (not for rent), which will require **(1)** a special exception to the single-family zoning use regulations, and to construct and/or maintain a single family residential accessory structure with 464 square feet of floor area (28 percent of the 1678 square foot floor area of the main structure), which will require **(2)** a 44.5 square foot variance to the floor area regulations.

LOCATION: 6356 Denham Street

APPLICANT: Blanca Cardenas

REQUEST:

- (1) A request for a special exception to the single-family zoning use regulations; and
- (2) A request for a variance to the floor area regulations.

STANDARDS OF REVIEW FOR A SPECIAL EXCEPTION TO THE SINGLE-FAMILY ZONING USE REGULATIONS: SEC. 51A-4.209(b)(6)(E)(i) of the Dallas Development Code states that the board of adjustment may grant a special exception to authorize an additional dwelling unit in any district when, in the opinion of the board, the additional dwelling unit will not:

- (aa) be used as rental accommodations; or
- (bb) adversely affect neighboring properties.

In granting this type of special exception, the board shall require the applicant to deed restrict the subject property to prevent use of the additional dwelling unit as rental accommodations.

STANDARDS OF REVIEW FOR A VARIANCE:

Section 51A-3.102(d)(10) of the Dallas Development Code specifies that the board has the power to grant variances from the front yard, side yard, rear yard, lot width, lot depth, lot coverage, **floor area for structures accessory to single-family uses**, height, minimum sidewalks, off-street parking or off-street loading, or landscape regulations provided that the variance is:

- (A) **not contrary to the public interest** when owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed, and substantial justice done.
- (B) **necessary to permit development of a specific parcel of land** that differs from other parcels of land by being of such a restrictive area, shape, or slope, that it cannot be

developed in a manner commensurate with the development upon other parcels of land with the same zoning; and

- (C) **not granted to relieve a self-created or personal hardship**, nor for financial reasons only, nor to permit any person a privilege in developing a parcel of land not permitted by this chapter to other parcels of land with the same zoning.

ELEMENT II SUBSTITUTE:

Dallas Development Code § 51A-3.102(d)(10)(b), formerly known as HB 1475, allows for the BDA to use their discretion and consider Element 2 of the Variance standard to be met, if:

- (i) the financial cost of compliance is greater than 50 percent of the appraised value of the structure as shown on the most recent appraisal roll certified to the assessor for the municipality under Section 26.01 of the Texas Tax Code.
- (ii) compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development is authorized to physically occur.
- (iii) compliance would result in the structure not being in compliance with a requirement of a municipal ordinance, building code, or other requirement.
- (iv) compliance would result in the unreasonable encroachment on an adjacent property or easement; or
- (v) the municipality considers the structure to be a nonconforming structure.

STAFF RECOMMENDATION:

1. Special Exception (1):

No staff recommendation is made on this request.

2. Variance (1) to the floor area regulations

Approval

Rationale: Based upon evidence presented and provided by the applicant, staff concluded that the site is:

- A. Not contrary to the public interest as no letters of opposition were received before case reports were finalized and submitted.
- B. Though the subject site is not sloped or irregularly shaped, it is 7405.2 sq ft. which is smaller than the minimum lot size for residential use in the R-7.5(A) zoning district (7,500 sq ft.); therefore, the property cannot be developed in a manner commensurate with development upon other parcels of land in the same zoning.
- C. Is not a self-created or personal hardship.

BACKGROUND INFORMATION:

BDA History:

No BDA history found at 6356 Denham Street within the last 5 years.

Square Footage:

This lot contains 7,405.2 of square feet or .17 acres.

This lot is zoned R-7.5(A) which has a minimum lot size of 7,500 square feet.

Site: R-7.5(A) Zoning District
North: R-7.5(A) Zoning District
East: R-7.5(A) Zoning District
South: R-7.5(A) Zoning District
West: R-7.5(A) Zoning District

Land Use:

The subject site and areas to the north, south, east, and west are zoned R-7.5(A).

GENERAL FACTS/STAFF ANALYSIS:

- The application of Blanca Cardenas for the property located at 6356 Denham Street on two requests relating to the single-family zoning use regulations and the floor area regulations.
- The applicant proposes to construct and/or maintain an additional dwelling unit (not for rent), which will require a special exception to the single-family zoning use regulations
- Secondly, the applicant is proposing to construct and/or maintain a single family residential accessory structure with 464 square feet of floor area (28 percent of the 1678 square foot floor area of the main structure), which will require a 44.5 square foot variance to the floor area regulations.
- The subject site has single street frontage on Denham Drive.
- The subject site along with surrounding properties to the north, south, east, and west are zoned with residential uses.
- The subject site is currently developed with a residential structure and located within an established neighborhood.
- The applicant has the burden of proof in establishing that the special exception to the single-family zoning use regulations will not be used as rental accommodations or adversely affect the neighboring properties.
- The Dallas Development Code states that in granting this type of special exception, the board shall require the applicant to deed restrict the subject property to prevent the use of the additional dwelling unit as rental accommodations.
- The applicant has the burden of proof for the variance in establishing the following:
 - That granting the variance will not be contrary to the public interest when owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed, and substantial justice done.
 - The variance is necessary to permit development of a specific parcel of land that differs from other parcels of land by being of such restrictive area, shape, or slope, that it cannot be developed in a manner commensurate with the development upon other parcels of land with the same zoning; and

- The variance would not be granted to relieve a self-created or personal hardship, nor for financial reasons only, nor to permit any person a privilege in developing a parcel of land not permitted by this chapter to other parcels of land with the same zoning.

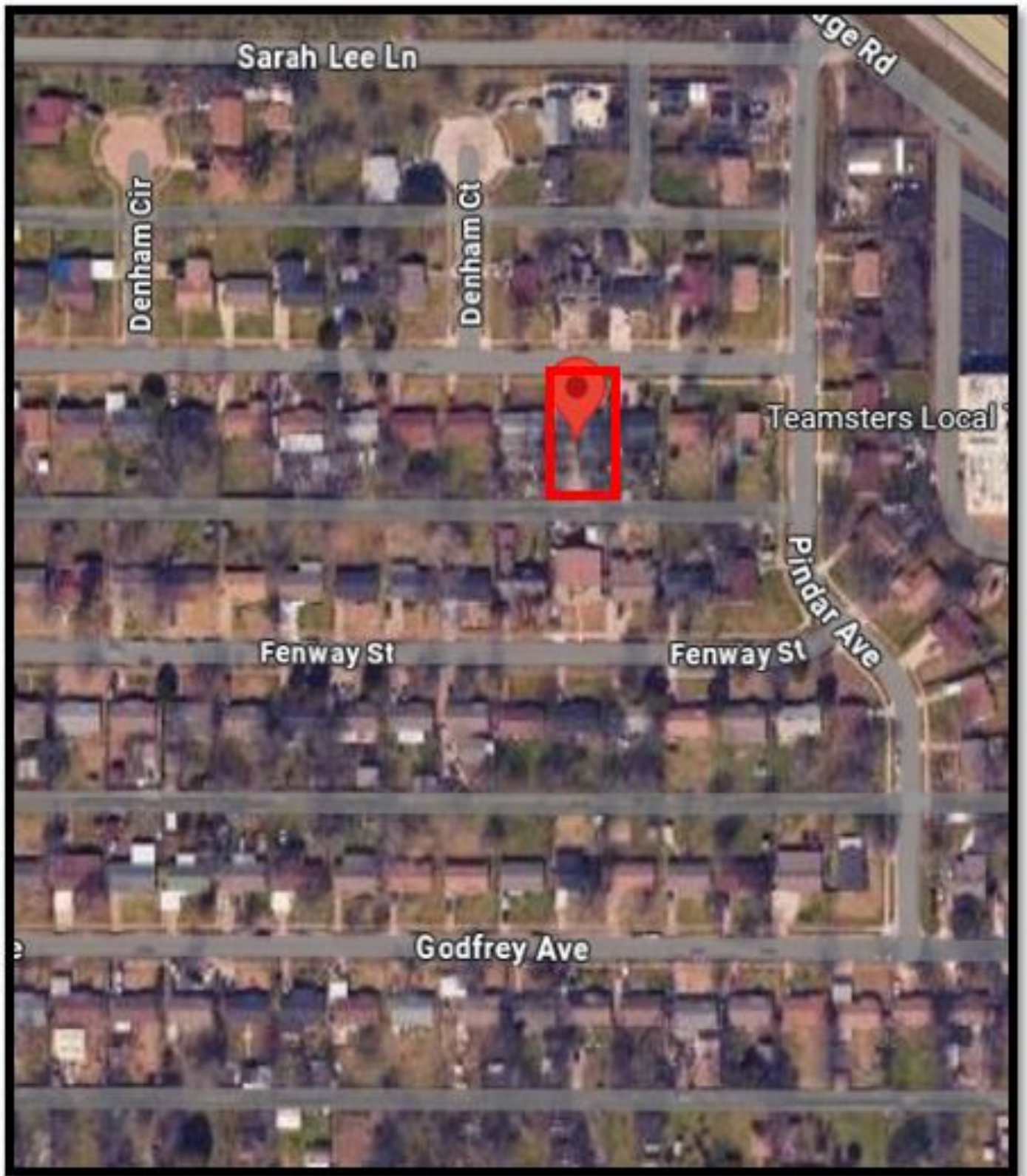
The board may also consider Dallas Development Code **§ 51A-3.102(d)(10)(b)**, formerly known as **HB 1475** as grounds to determine whether compliance with the ordinance as applied to a structure that is the subject of the appeal would result in unnecessary hardship:

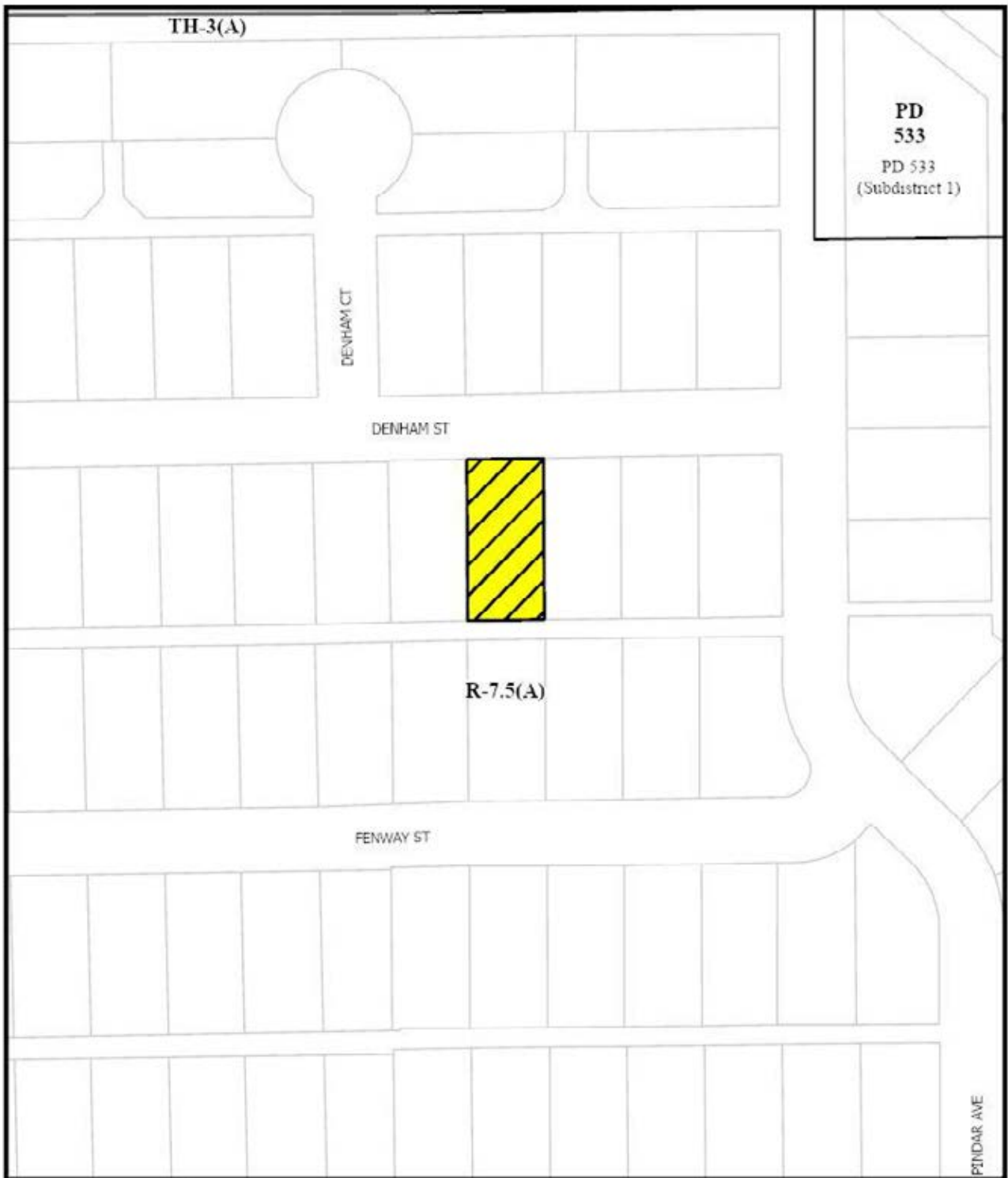
- (a) the financial cost of compliance is greater than 50 percent of the appraised value of the structure as shown on the most recent appraisal roll certified to the assessor for the municipality under Section 26.01 (Submission of Rolls to Taxing Units), Tax Code.
 - (b) compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development is authorized to physically occur.
 - (c) compliance would result in the structure not being in compliance with a requirement of a municipal ordinance, building code, or other requirement.
 - (d) compliance would result in the unreasonable encroachment on an adjacent property or easement; or
 - (e) the municipality considers the structure to be a nonconforming structure.
- Granting the proposed variance, with a condition that the applicant complies with the submitted site plan, would require the proposal to be constructed as shown on the submitted documents.
 - 44.5 square foot variance to the floor area regulations.
 - 200' Radius Video: [BDA245-015 at 6356 Denham Drive](#)

Timeline:

- December 2, 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.
- December 17, 2024: The Board of Adjustment Administrator assigned this case to Board of Adjustment Panel **B**.
- December 18, 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 January 2, 2025, deadline to submit additional evidence for staff to factor into their analysis ;and January 10, 2025, 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.

January 2, 2025: 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 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.







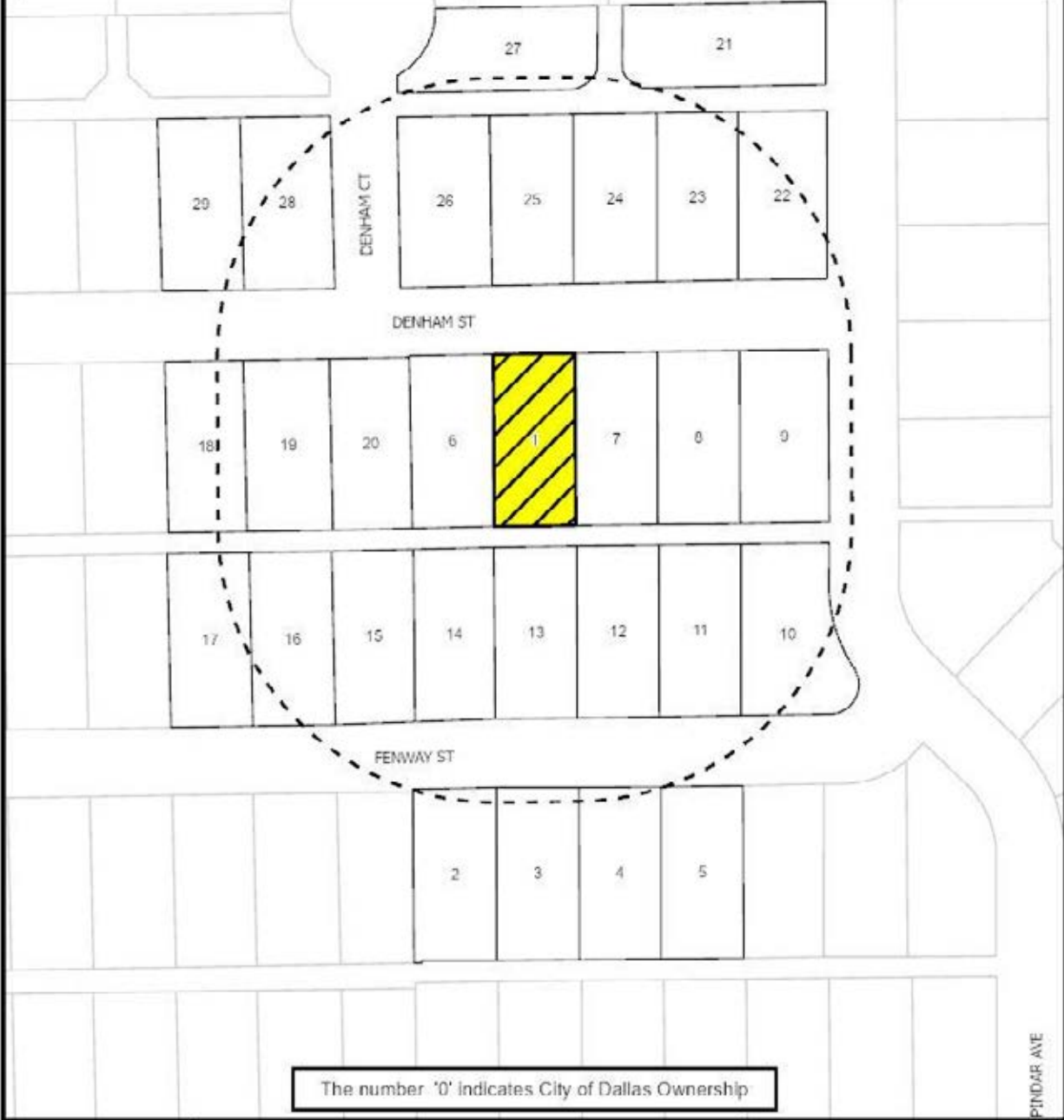

 1:1,200

ZONING MAP

Case no: BDA245-015
 Date: 12/20/2024


The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.


El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no será re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.

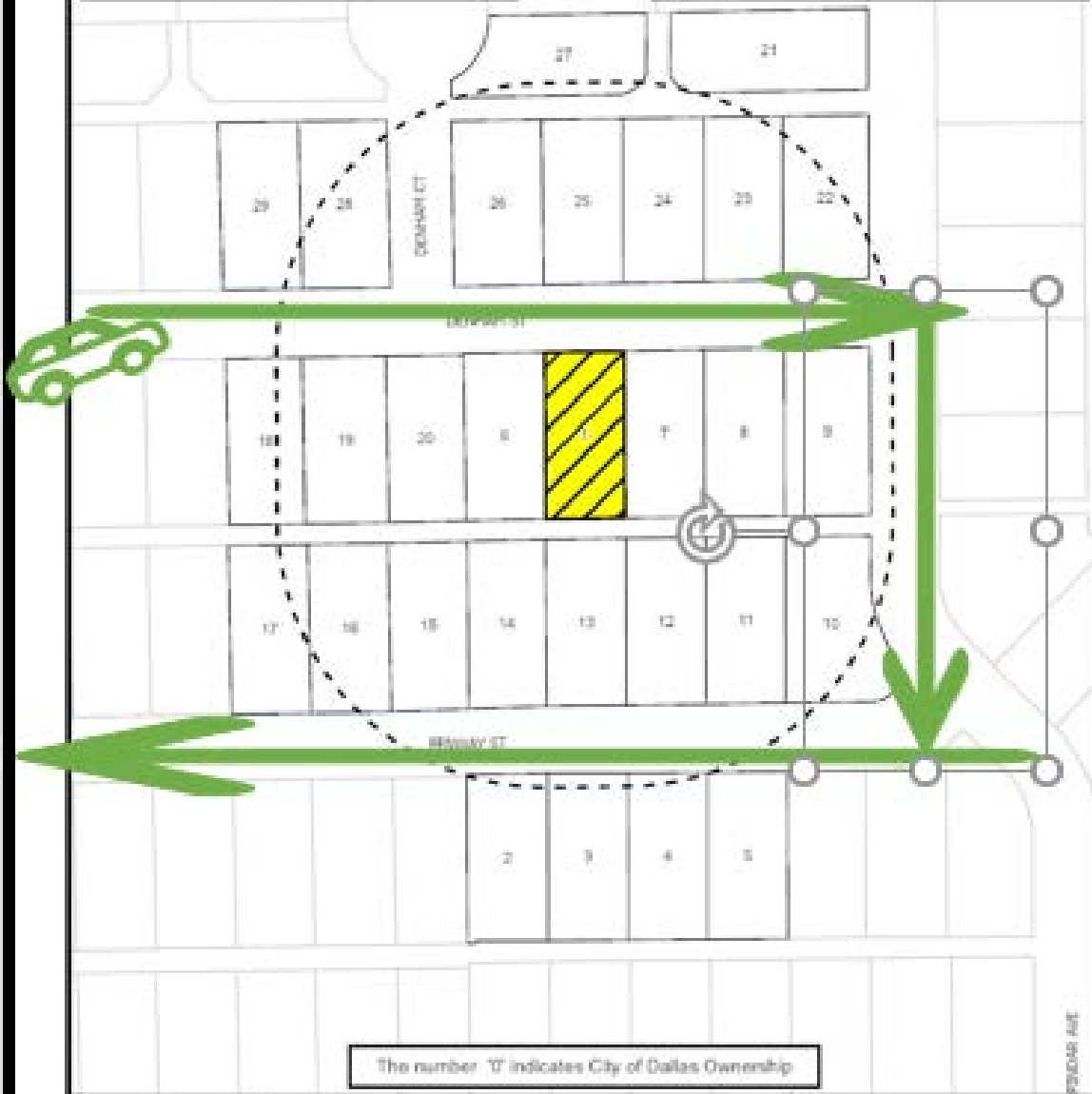


The number '0' indicates City of Dallas Ownership

 1:1,200	<h2>NOTIFICATION</h2>	Case no: BDA245-015
	<div style="border: 1px solid black; padding: 2px; display: inline-block;">200'</div> AREA OF NOTIFICATION <div style="border: 1px solid black; padding: 2px; display: inline-block;">29</div> NUMBER OF PROPERTY OWNERS NOTIFIED	Date: 12/20/2024

The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only so that you know of the request.

El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no será re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibirá este aviso solo para informarse sobre la solicitud.



The number 'T' indicates City of Dallas Ownership

 1:1,200	NOTIFICATION		Case no: BDA245-015
	200' AREA OF NOTIFICATION 29 NUMBER OF PROPERTY OWNERS NOTIFIED		Date: 12/20/2024

1
12/20/2024

Notification List of Property Owners

BDA245-015

29 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	6356 DENHAM DR	SANCHEZ ELSA GUTIERREZ
2	6354 FENWAY ST	Taxpayer at
3	6358 FENWAY ST	MELLENDES J REYES
4	6364 FENWAY ST	MCCORMACK A F III
5	6368 FENWAY ST	WOODBERRY EULASTINE
6	6352 DENHAM DR	DESANTIAGO JOSE I ZAPATA &
7	6362 DENHAM DR	HERNANDEZ VICTOR J &
8	6366 DENHAM DR	WHITEHEAD WYONA WIGGINS
9	6372 DENHAM DR	NEALEY CHARLIE D EST OF
10	937 PINDAR AVE	BEASLEY BILLY R &
11	6367 FENWAY ST	BAHENA JUAN
12	6363 FENWAY ST	GONZALEZ RAMON G &
13	6357 FENWAY ST	HAGGERTY DORIS L
14	6353 FENWAY ST	IBARRA JOSE SALOME
15	6347 FENWAY ST	IBARRA JOSE
16	6339 FENWAY ST	GARCIA FRANCISCA OVALLE
17	6331 FENWAY ST	SALCEDO NANCY A CHAVEZ &
18	6330 DENHAM DR	ORTEGA HOMERO
19	6340 DENHAM DR	TAYLOR COY JUANITA
20	6346 DENHAM DR	ROBERSON MARY
21	1017 PINDAR AVE	MCKNIGHT TAMEIKA
22	1011 PINDAR AVE	Taxpayer at
23	6365 DENHAM DR	JORDAN ARTHUR N
24	6361 DENHAM DR	VILLA GIOVANNI
25	6355 DENHAM DR	ORTEGA ROMELIA &
26	6351 DENHAM DR	ROSS VIRNAS JO

12/20/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	6343 DENHAM CT	MCAFEE PATRICIA A
28	6325 DENHAM DR	STANDMIRE JUDY B
29	6321 DENHAM DR	RANGEL ENRIQUE



1:1,200

NOTIFICATION

200' AREA OF NOTIFICATION
29 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **BDA245-015**

Date: **12/20/2024**

NOTICE OF PUBLIC HEARING

BOARD OF ADJUSTMENT OF THE CITY OF DALLAS (PANEL B)

NOTICE IS HEREBY GIVEN that the BOARD OF ADJUSTMENT OF THE CITY OF DALLAS (PANEL B) will hold a hearing as follows:

DATE: WEDNESDAY, JANUARY 22, 2025

BRIEFING: 10:30 a.m. via Videoconference and in 6ES, Dallas City Hall, 1500 Marilla Street. <https://bit.ly/boa0122>

HEARING: 1:00 p.m. via Videoconference and in 6ES, Dallas City Hall, 1500 Marilla Street. <https://bit.ly/boa0122>

The purpose of the hearing is to consider the following appeal(s) now pending before the Board of Adjustment.

BDA245-015(CJ) Application of Blanca Cardenas for (1) a special exception to the single-family use regulations and (2) a variance to the floor area ratio for structures accessory to single-family uses regulations at 6356 DENHAM STREET. This property is more fully described as Block 6/6253, Lot 2, and is zoned R-7.5(A), which limits the number of dwelling units to one, and states that an accessory structure may not exceed 25 percent of the floor area of the main structure. The applicant proposes to construct and/or maintain an additional dwelling unit (not for rent), which will require (1) a special exception to the single-family zoning use regulations, and to construct and/or maintain a single family residential accessory structure with 464 square feet of floor area (28 percent of the 1678 square foot floor area of the main structure), which will require (2) a 44.5 square foot variance to the floor area ratio regulations.

You have received this notice because you own property within 200 feet of the above property. You may be interested in attending the Board of Adjustment hearing to express your support for or opposition to the application. You may also contact the Board of Adjustment by email to BDAreply@dallas.gov. Letters will be accepted until 9:00 am the day of the hearing. If you are unable to attend the hearing. If you choose to respond, it is important that you let the Board know your reasons for being in favor of or in opposition to the application. The Board members are very interested in your opinion.

Note: Any materials (such as plans, elevations, etc.) included within this notice may be subject to change.

The Board of Adjustment hearing will be held by videoconference and in 6ES at City Hall. Individuals who wish to speak in accordance with the Board of Adjustment Rules of Procedure by joining the meeting virtually, must register online at <https://bit.ly/BDA-B-Register> by the close of business Tuesday, January 21, 2025. All virtual speakers will be required to show their video in order to address the board. In Person speakers can register at the hearing. Public Affairs and Outreach will also stream the public hearing on Spectrum Cable Channel 96 or 99; and bit.ly/cityofdallastv or YouTube.com/CityofDallasCityHall

Speakers at the meeting are allowed a maximum of three minutes to address the Board.

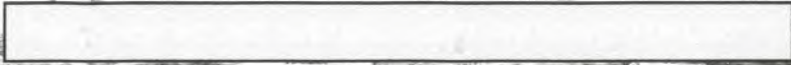
Additional information regarding the application may be obtained by calling Bryant Thompson, Senior Planner at (214) 948-4502, or Mary Williams, Board Secretary at (214) 670-4127. Si desea información en español, favor de llamar al teléfono a Mary Williams al (214) 670-4127.

Board of Adjustment
Planning & Development Department
1500 Marilla Street 5CN Dallas TX 75201

PLEASE SEND REPLIES TO:
BDAreply@dallas.gov
Letters will be received until 9:00
am the day of the hearing.

PLEASE REGISTER AT:
<https://bit.ly/BDA-B-Register>

Development Services



Case No.: BDA 245-015 **RECEIVED**
Date: R-7.5 **DEC 02 REC'D**
BY: _____

Data Relative to Subject Property: _____ Date: _____
Location address: 6356 Denham Zoning District: _____
Lot No.: 2 Block No.: 4623 Acreage: 0.17 Census Tract: _____
Street Frontage (in Feet): 1) _____ 2) _____ 3) _____ 4) _____ 5) _____

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): Elsa Gotierrez
Applicant: Blanca Cardenas Telephone: 4699961545
Mailing Address: 1801 N. Hampton Zip Code: 75115
E-mail Address: susancardenas20@gmail.com
Represented by: _____ Telephone: _____
Mailing Address: _____ Zip Code: _____
E-mail Address: _____

Affirm that an appeal has been made for a Variance or Special Exception _____ of requesting a variance
for an ADU Additional Dwelling unit proposal
Not for rent bc

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:
proposing for an ADU Additional Dwelling Unit

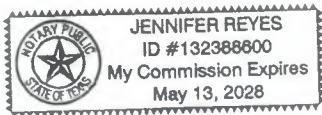
Note to Applicant: If the appeal requested in this application is granted by the Board of Adjustment, a permit must be applied for within 180 days of the date of the final action of the Board, unless the Board specifically grants a longer period.

Affidavit

Before me the undersigned on this day personally appeared Blanca Cardenas
(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: Blanca Cardenas
(Affiant/Applicant's signature)

Subscribed and sworn to before me this 8 day of 10, 2024



JWR
Notary Public in and for Dallas County, Texas

**MEMORANDUM OF
ACTION TAKEN BY THE
BOARD OF ADJUSTMENT**

Date of Hearing _____

Appeal was--Granted OR Denied

Remarks _____

Chairman

Building Official's Report

I hereby certify that BLANCA CARDENAS

did submit a request for (1) a special exception to the single family regulations, and for (2) a variance to the floor area regulations

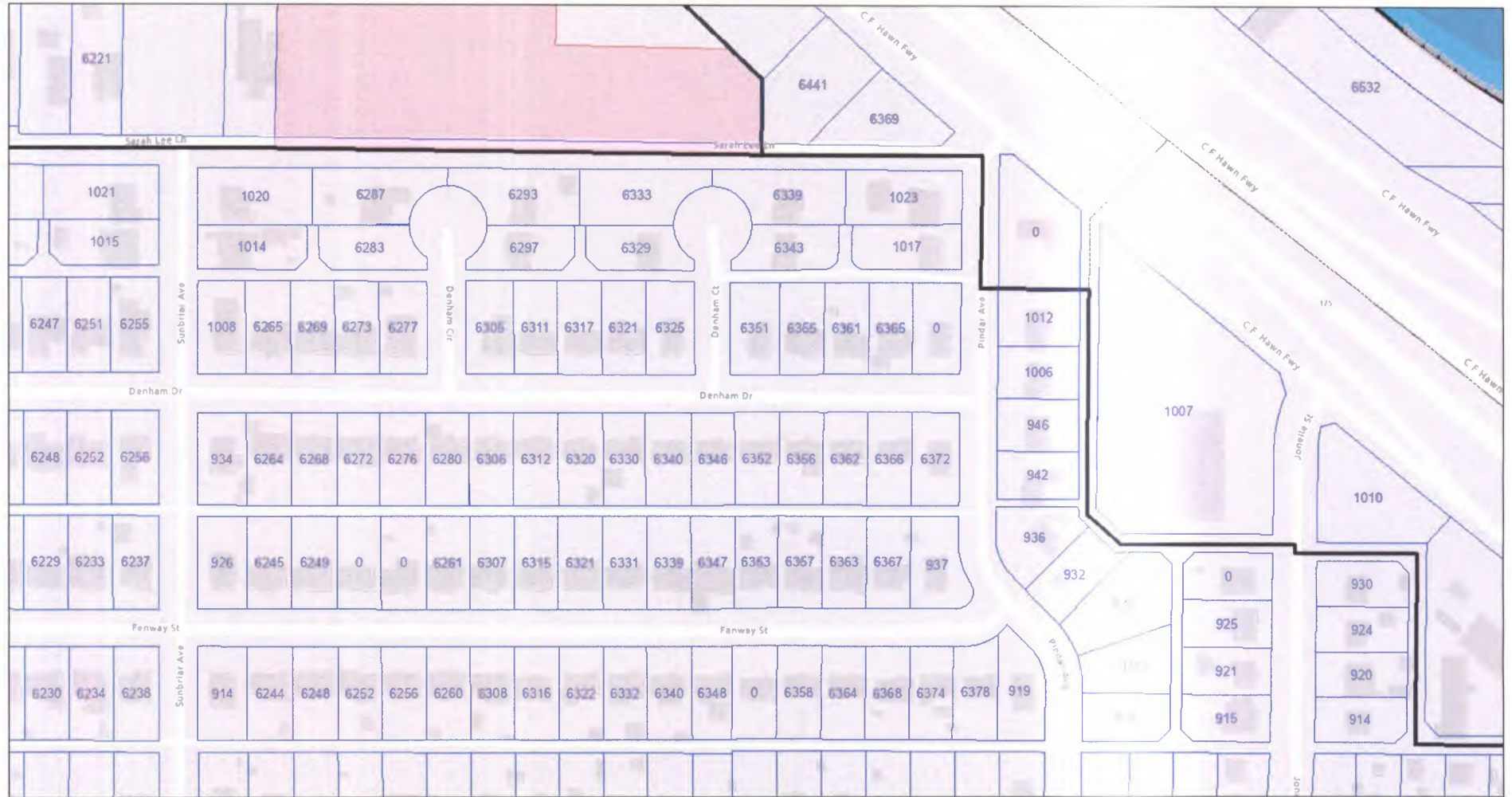
at 6356 Denham Dr

BDA245-015(CJ) Application of Blanca Cardenas for (1) a special exception to the single-family use regulations and (2) a variance to the floor area for structures accessory to single-family uses regulations at 6356 DENHAM STREET. This property is more fully described as Block 6/6253, Lot 2, and is zoned R-7.5(A), which limits the number of dwelling units to one, and states that an accessory structure may not exceed 25 percent of the floor area of the main structure. The applicant proposes to construct and/or maintain an additional dwelling unit (not for rent), which will require (1) a special exception to the single-family zoning use regulations, and to construct and/or maintain a single family residential accessory structure with 464 square feet of floor area (28 percent of the 1678 square foot floor area of the main structure), which will require (2) a 44.5 square foot variance to the floor area regulations.

Sincerely,


M. Samuell Eskander, PE

ArcGIS Web Map



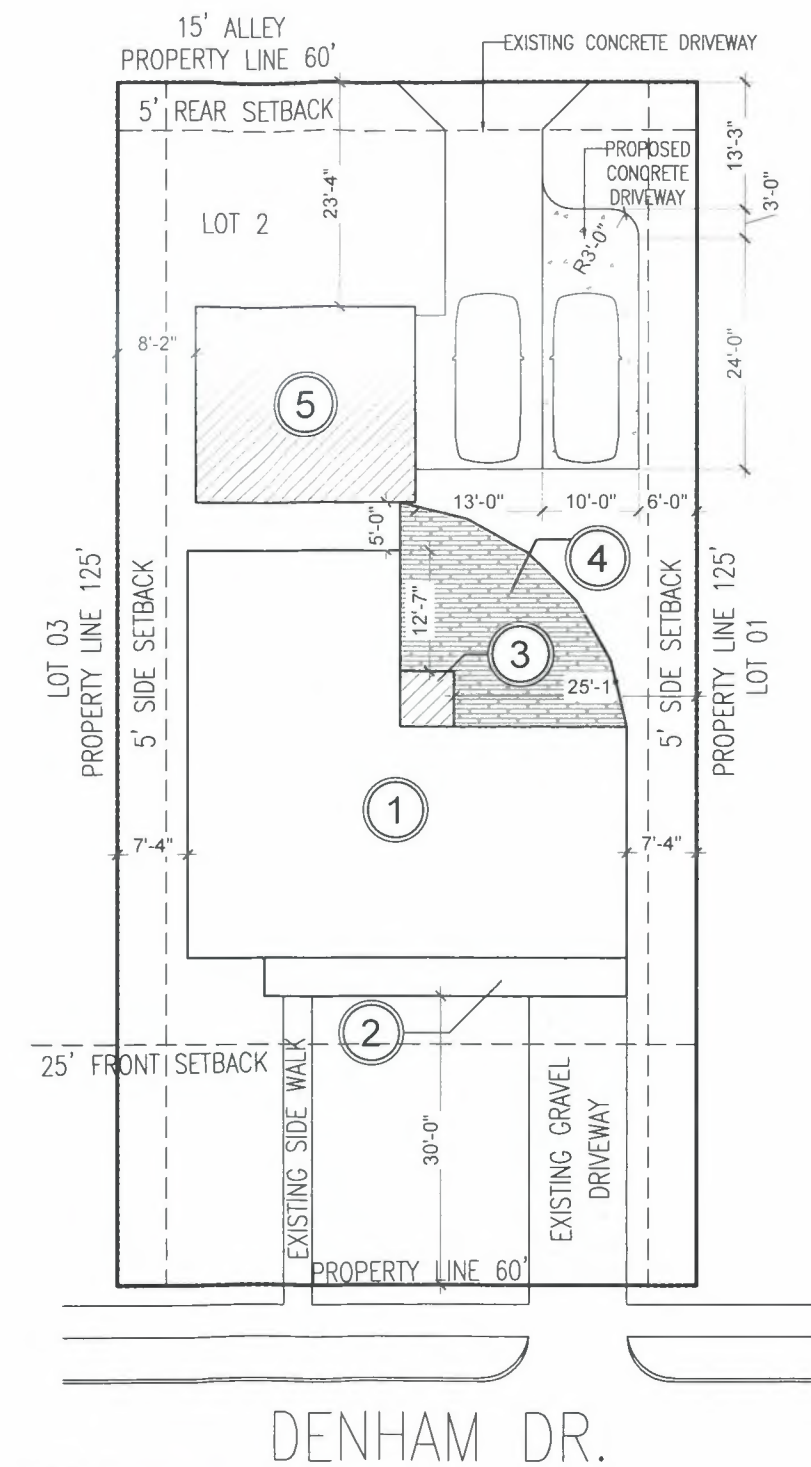
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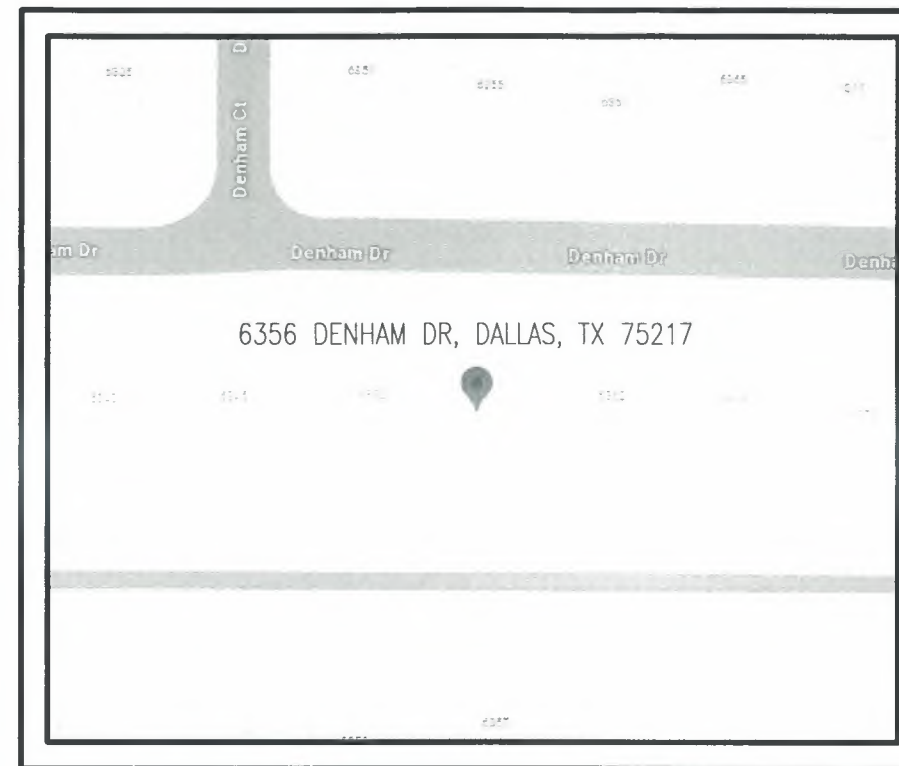
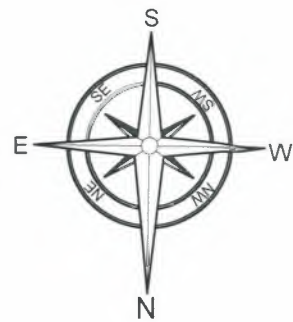


Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

BDA245-015



SITE PLAN
SCALE 1" = 20'



VICINITY MAP

FOR REFERENCE ONLY
ZONING SF-6

AREA DISTRIBUTION		
1	EXISTING LIVING AREA	1,496 SQ. FT.
2	EXISTING FRONT PORCH	150 SQ. FT.
3	PROPOSED ADDITION LIVING	32 SQ. FT.
4	PROPOSED DECK	364 SQ. FT.
5	EXISTING GARAGE CONVERTING TO GUEST HOUSE	464 SQ. FT.

TOTAL LIVING AREA	1,992 SQ. FT.
TOTAL PROPOSED COVERAGE	2,506 SQ. FT.
LOT AREA	7,500 SQ. FT.
% LOT COVERAGE	33 %

LEGAL DESCRIPTION

- 1: EVERGREEN ACRES
- 2: BLK 6/6253 LT 2
- 3:
- 4: INT202400037432 DD02192024 CO-DC
- 5: 6253 006 00200 3006253 006



rcplans@outlook.com

All the information in these plans is provided by the client and / or builder. The designer only limits himself to draw required plans for building permits and doesn't supervise construction or control of quality of materials, therefore the designer does not assume any type of responsibility derived from this project. The project owner is recommended to have professional supervision of a qualified architect or engineer for the review of plans and building's construction.

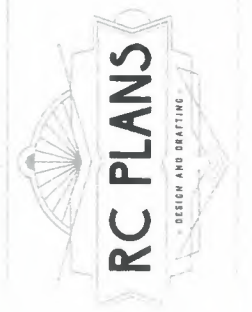
RESIDENTIAL ADDITION	SITE PLAN	RC PLANS	08/14/2024	1"=20'
USE:	PLAN:	DRAWN BY:	DATE:	SCALE:

ADDRESS:

6356 DENHAM DR, DALLAS, TX 75217

PAGE NUMBER:

01



rcplans@outlook.com

All the information in these plans is provided by the client and / or builder, the designer only limits himself to draw required plans for building permits and doesn't supervise construction or control of quality of materials, therefore the designer does not assume any type of responsibility derived from this project. The project owner is recommended to have professional supervision of a qualified architect or engineer for the review of plans and building's construction.

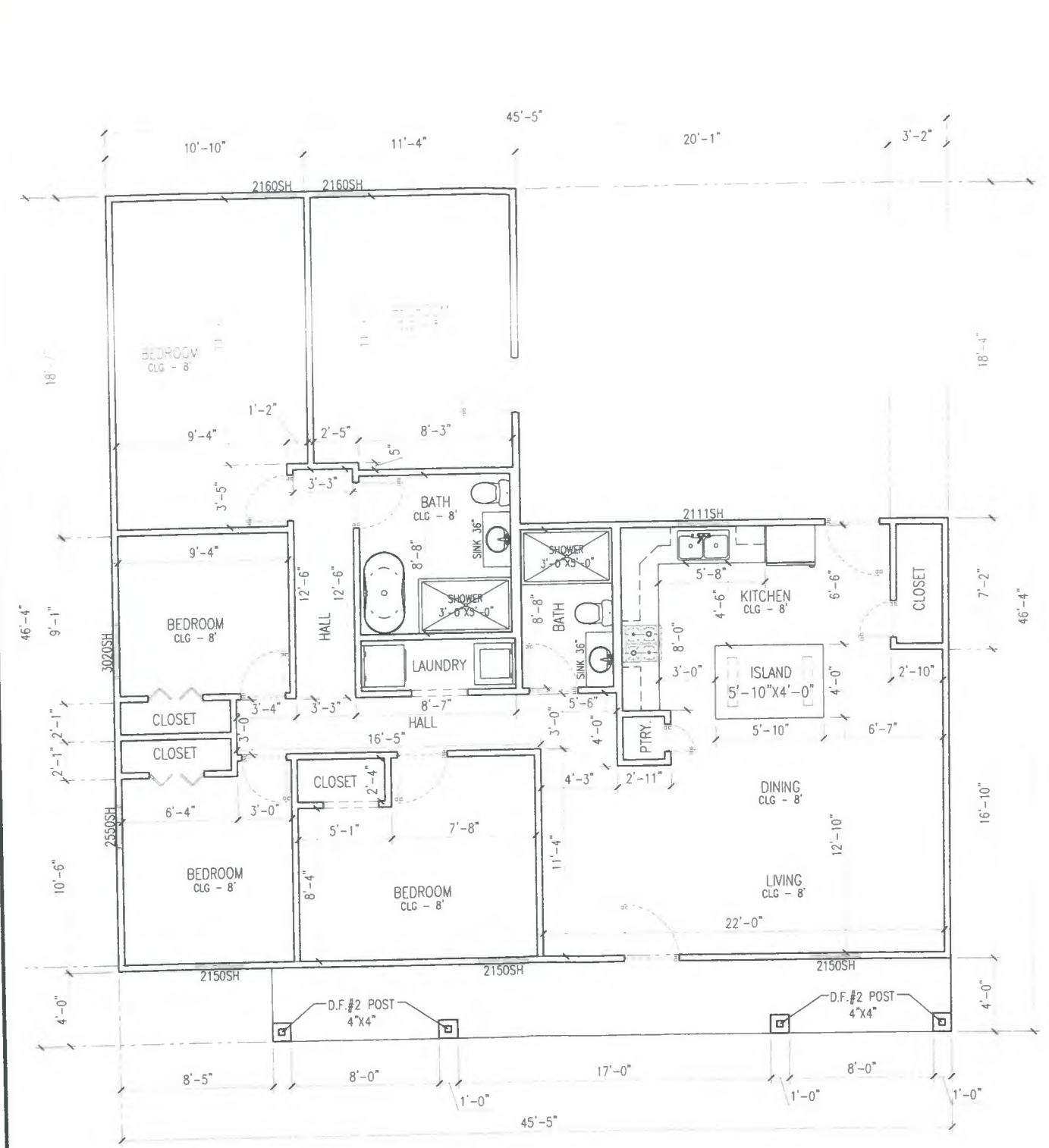
USE:	RESIDENTIAL ADDITION
PLAN:	PROPOSED FLOOR PLAN
DRAWN BY:	RC PLANS
DATE:	08/14/2024
SCALE:	1/8" = 1'-0"

ADDRESS:

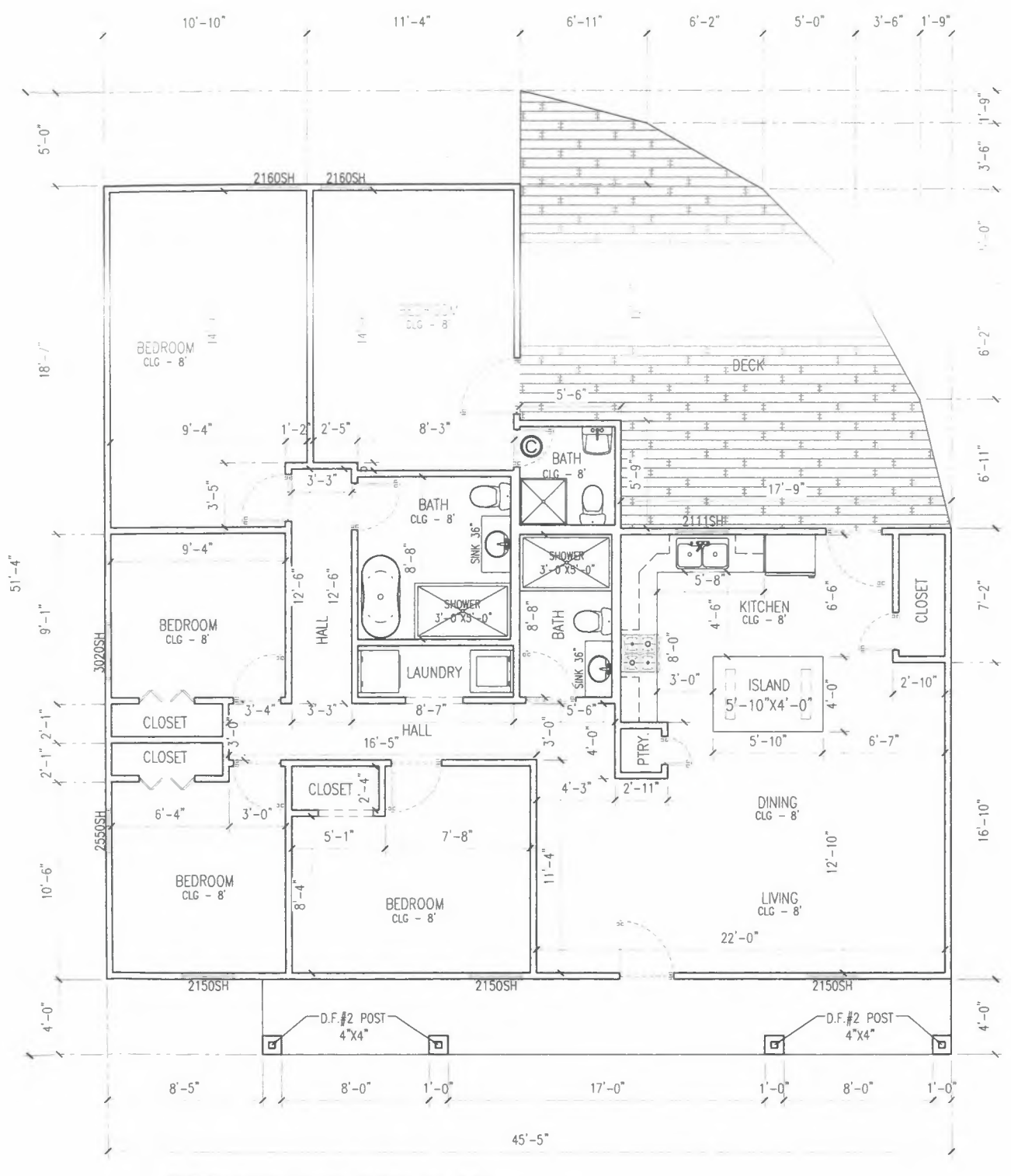
6356 DENHAM DR, DALLAS, TX 75217

PAGE NUMBER:

02

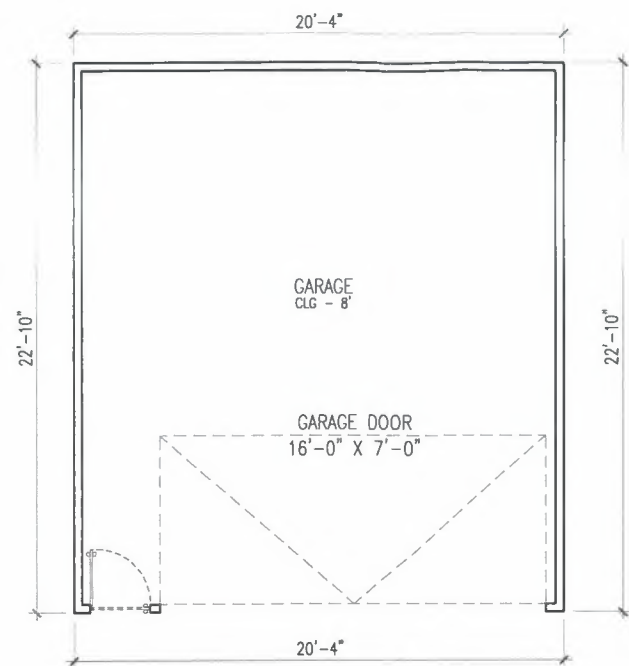


EXISTING FLOOR PLAN
SCALE 1/8" = 1'-0"

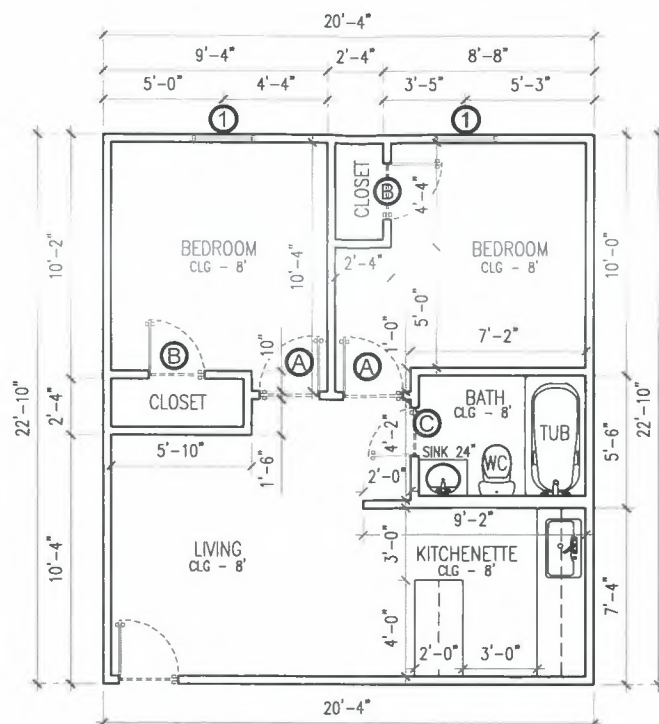


PROPOSED FLOOR PLAN
SCALE 1/8" = 1'-0"

BOA245-015



EXISTING GARAGE FLOOR PLAN SCALE 1/8" = 1'-0"



PROPOSED GUEST ROOM FLOOR PLAN SCALE 1/8" = 1'-0"

WINDOWS SCHEDULE			
ITEM	SIZE	QUANTITY	TYPE
1	3'-0" X 5'-0"	2	SH

SH = SINGLE HUNG

DOORS SCHEDULE			
ITEM	SIZE	QUANTITY	TYPE
A	2'-6" X 6'-8"	2	SHS
B	2'-4" X 6'-8"	2	SHH
C	2'-0" X 6'-8"	2	SHH

SHS = SINGLE HINGED SOLID CORE
SHH = SINGLE HINGED HOLLOW CORE

IECC 2021 GREEN/ENERGY CODE COMPLIANCE FOR HOME

ALL GREEN/ENERGY SYSTEMS MUST MEET THE REQUIREMENTS FROM THE CHAPTER 4 OF THE INTERNATIONAL ENERGY CONSERVATION CODE, REFERRED TO RESIDENTIAL ENERGY EFFICIENCY. IF ANY ITEM IS NOT LISTED BELOW REFER TO THE MENTIONED CHAPTER.

- STORMWATER
 - 70% OF NON-ROOF AREA HAS VEGETATIVE LANDSCAPE, PERMEABLE PAVING OR SLOPED FOR RUNOFF TO A PERMANENT FILTRATION FEATURE.
- WATER EFFICIENCY
 - LAVATORY FAUCETS MUST HAVE AN AVERAGE FLOW RATE OF 2.0 GALLONS PER MINUTE OR LESS.
 - SHOWERS HEADS MUST HAVE AN AVERAGE FLOW RATE OF 2.0 GALLONS PER MINUTE OR LESS.
 - TOILETS MUST HAVE AN AVERAGE FLOW RATE OF
 - LESS THAN OR EQUAL TO 1.3 GALLONS PER FLUSH.
 - DUAL FLUSH COMPLYING WITH ASME A 112.18.14.
 - COMPLY WITH US EPA WATER SENSE.
 - ENERGY STAR DISHWASHER.
 - ENERGY STAR CLOTHES WASHER.
- HEAT ISLAND MITIGATION
 - ENERGY STAR QUALIFIED ROOF SYSTEM FOR ROOF WITH SLOPE OF 2:12 OR GREATER.
 - RADIANT BARRIER IN ATTIC WITH CONVENTIONAL SHINGLES.
 - ENCAPSULATED FOAM INSULATION BETWEEN THE ROOF RAFTERS (R-22 OR GREATER).
 - WINDOWS AND DOORS MUST BE SEALED WITH FOAM OR CAULK.
 - SILL PLATE MUST BE SEALED ON THE INSIDE WITH FOAM OR CAULK.
 - ALL WALL PENETRATIONS TO THE EXTERIOR MUST BE SEALED WITH FOAM OR CAULK.
 - BLOWER DOOR TESTING IS MANDATORY. NOT TO EXCEED 4 AIR CHANGES PER HOUR AT 50 PASCALS.
- DUCTS AND AIR SEALING
 - DUCTS MUST BE TESTED AND VERIFIED TO HAVE TOTAL LEAKAGE OF NO MORE THAN 4 FT³ MIN PER 100 SQUARE FOOT FOR 30 CM F AIR HANDLER IS NOT INSTALLED. EXCEPT WHERE AIR HANDLER AND ALL DUCTS ARE LOCATED IN THE UNFINISHED ATTIC SPACE OR UNFINISHED CRAWL SPACE.
 - ALL DUCTS MUST BE TESTED AND VERIFIED TO HAVE TOTAL LEAKAGE OF NO MORE THAN 4 FT³ MIN PER 100 SQUARE FOOT FOR 30 CM F AIR HANDLER IS NOT INSTALLED. EXCEPT WHERE AIR HANDLER AND ALL DUCTS ARE LOCATED IN THE UNFINISHED ATTIC SPACE OR UNFINISHED CRAWL SPACE.
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- INSULATION
 - ALL WINDOWS FENESTRATION U-FACTOR MUST BE 0.32. SKYLIGHT U-FACTOR 0.55 AND GLAZED FENESTRATION SHGC 0.25 MAX.
 - CEILING MUST BE INSULATED WITH R-49. IF NO ATTIC SPACE R-30. THIS REDUCTION IS LIMITED TO 500 SQUARE FEET (46 M²) OR 20% OF THE TOTAL INSULATED CEILING AREA, WHICHEVER IS LESS.
 - ATTIC ACCESS LADDERS AND OR HATCHES, MUST BE INSULATED THE SAME AS THE ATTIC AND HAVE A WEATHER SEAL.
 - ALL EXTERIOR WALLS MUST BE INSULATED WITH R-20 CAVITY OR R-13 CAVITY WITH R-5 CONTINUOUS INSULATION OR HIGHER.
 - CRAWL SPACE WALLS MUST BE INSULATED WITH T-5 CONTINUOUS OR R-19 CAVITY INSULATION WITH VAPOR BARRIER OVER EXPOSED EARTH.
 - PER AND BEAM OR ANY OTHER RAISED FLOOR SYSTEM MUST BE INSULATED WITH R-19 INSULATION OR HIGHER.
- HVAC SYSTEMS
 - TEMPERATURE CONTROLS MUST BE INSTALLED INCLUDING A PROGRAMMABLE THERMOSTAT CONTROLLING THE PRIMARY HEATING AND COOLING SYSTEM.
 - MECHANICAL SYSTEM PIPING MUST BE INSULATED TO A MINIMUM OF R-3. HOT WATER PIPING 3/4" IN DIAMETER OR LARGER AND ALL HOT WATER PIPING IN CERTAIN APPLICATIONS MUST BE INSULATED TO R-3.
 - PIPES CARRYING FLUID OVER 104° OR BELOW 55° MUST BE INSULATED WITH R-13.
 - LIGHTNING.
 - A MINIMUM OF 75% OF LAMPS IN PERMANENTLY INSTALLED FIXTURES MUST BE HIGH-EFFICACY AS DEFINED IN THE IECC.

SCOPE OF WORK	
ITEM	DESCRIPTION
A	AREA OF ADDITION CONTEMPLATES 32 SQ. FT. AREA OF REMODELING CONTEMPLATES 464 SQ. FT. THE REMODELING SHOULD BE BUILT IN ACCORDANCE WITH 2021 IRC REQUIREMENTS.
B	PROPOSED REMODELING, TILES, DRYWALL, FLOORS, AND ANY OTHER STRUCTURES WHICH ARE PROVIDED BY REMODELING MUST BE REBUILT TO MEET EXISTING CODE AND CONDITIONS.
C	WALL FINISH, FLOOR FINISH AND FOUNDATION TO BE REPAIRED AS NECESSARY. ALL WORK MUST COMPLY WITH CURRENT CITY BUILDING CODE.
D	THE ELECTRICAL WIRING AND ACCESSORIES TO BE REPLACED IN THEIR ENTIRETY MUST COMPLY WITH THE CURRENT CITY CODES.

CURRENT CITY CODES:

- 2021 International Building Code with local amendments
- 2021 International Energy Conservation Code with local Amendments
- 2021 International Fuel & Gas Code with local Amendments
- 2021 International Mechanical Code with local amendments
- 2021 International Plumbing Code with local amendments
- 2021 International Residential Code with local amendments
- 2020 National Electrical Code with local Amendments
- 2021 International Green Construction Code with local Amendments



rcplans@outlook.com

All the information in these plans is provided by the client and / or builder, the designer only limits himself to draw required plans for building permits and doesn't supervise construction or control of quality of materials, therefore the designer does not assume any type of responsibility derived from this project. The project owner is recommended to have professional supervision of a qualified architect or engineer for the review of plans and building's construction.

RESIDENTIAL ADDITION	PROPOSED FLOOR PLAN	RC PLANS	08/14/2024	1/8" = 1'-0"
USE:	PLAN:	DRAWN BY:	DATE:	SCALE:

ADDRESS:

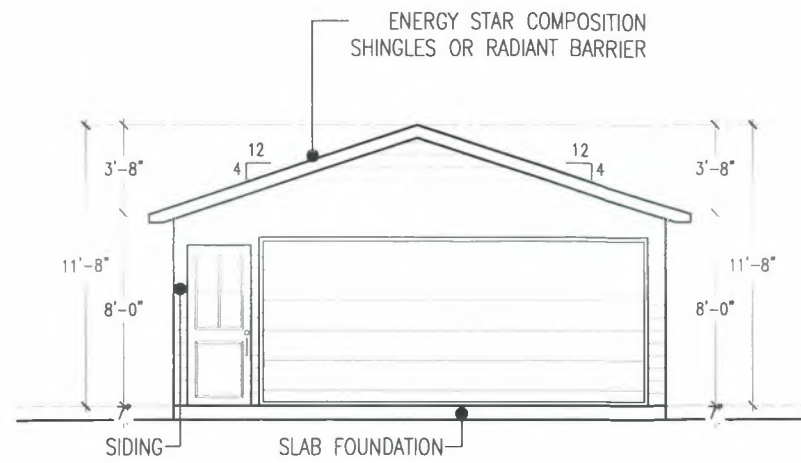
6356 DENHAM DR, DALLAS, TX 75217

PAGE NUMBER:

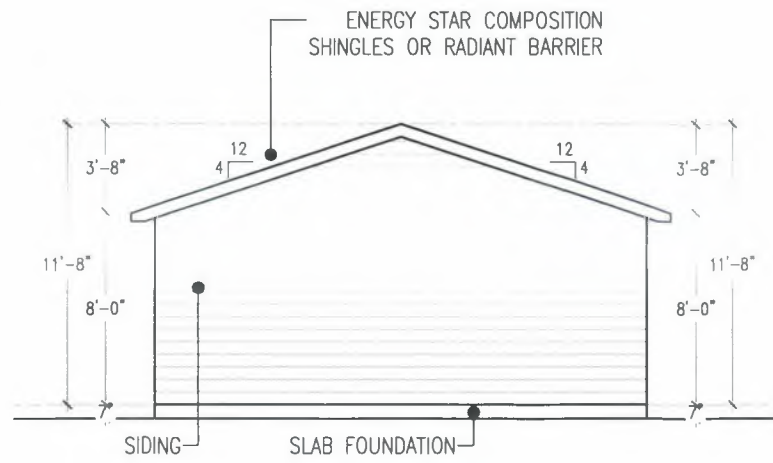
03

BDA245-015

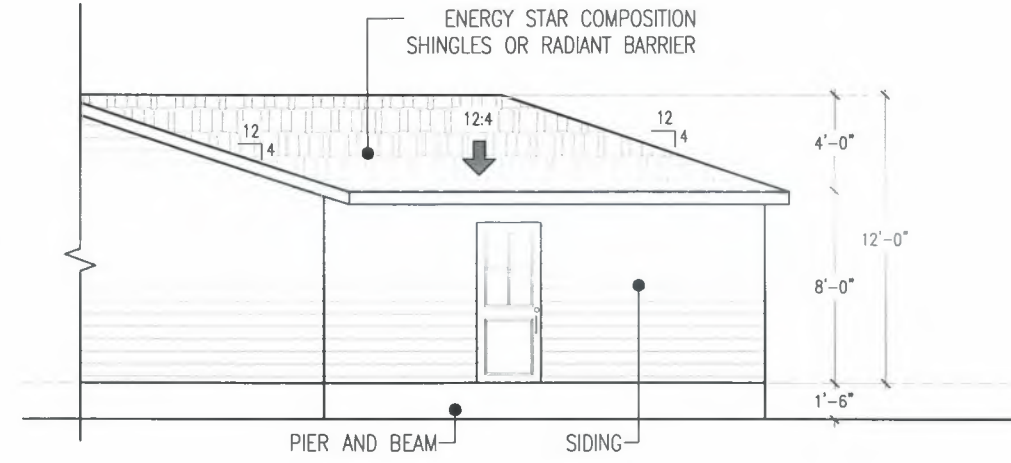
All the information in these plans is provided by the client and / or builder, the designer only limits himself to draw required plans for building permits and doesn't supervise construction or control of quality of materials therefore the designer does not assume any type of responsibility derived from this project. The project owner is recommended to have professional supervision of a qualified architect or engineer for the review of plans and building's construction.



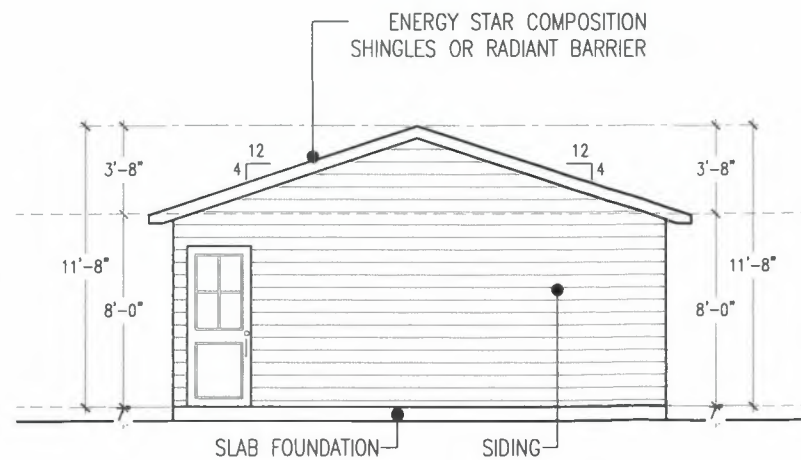
EXISTING WEST GUEST HOUSE ELEVATION
SCALE 1/8" = 1'-0"



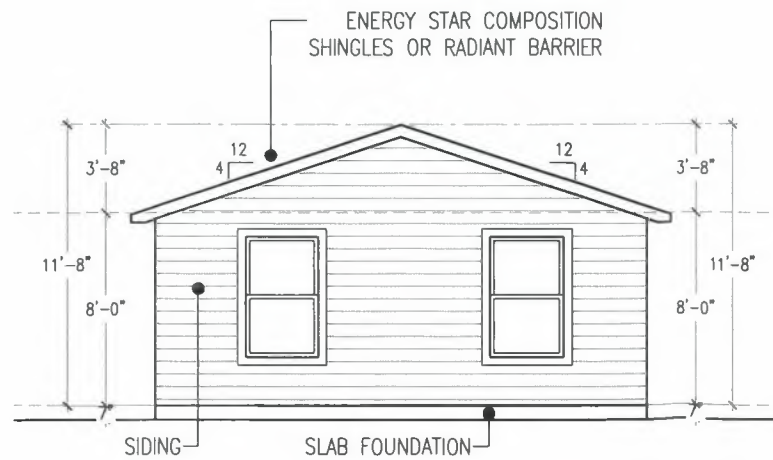
EXISTING EAST GUEST HOUSE ELEVATION
SCALE 1/8" = 1'-0"



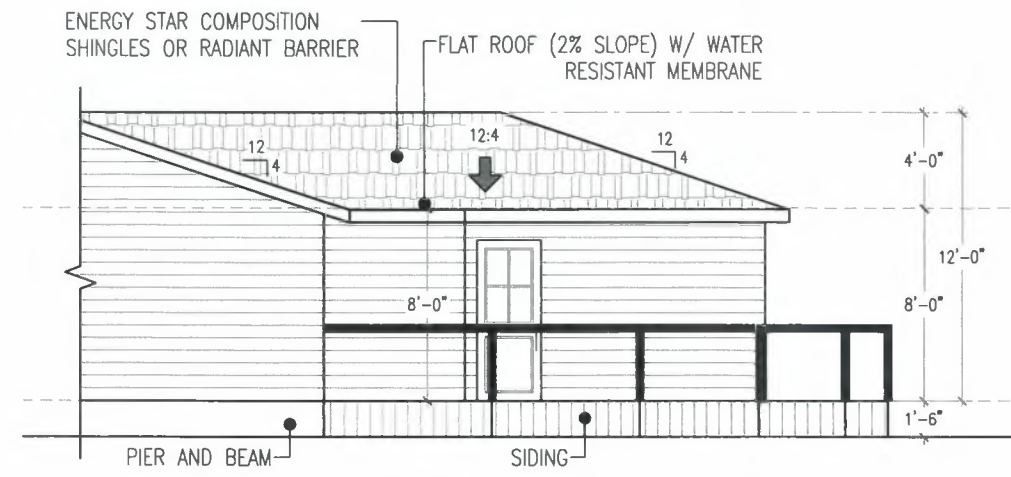
EXISTING WEST ELEVATION
SCALE 1/8" = 1'-0"



PROPOSED WEST GUEST HOUSE ELEVATION
SCALE 1/8" = 1'-0"



PROPOSED EAST GUEST HOUSE ELEVATION
SCALE 1/8" = 1'-0"



PROPOSED WEST ELEVATION
SCALE 1/8" = 1'-0"

RESIDENTIAL ADDITION	ELEVATIONS	RC PLANS	08/14/2024	1/8" = 1'-0"
USE:	PLAN:	DRAWN BY:	DATE:	SCALE:

ADDRESS:
6356 DENHAM DR, DALLAS, TX 75217

PAGE NUMBER:
04

BD225-015

FILE NUMBER: BDA234-139(CJ)

BUILDING OFFICIAL'S REPORT Application of Charles D. Corson for **(1)** a special exception to the sign regulations at **6240 E Mockingbird Lane**. This property is more fully described as Block B/2869, Lot 1A, and is zoned CR, which prohibits non-monument signs within 250 feet of either private property in a non-business zoning district or a public park of more than one acre. The applicant proposes to construct and/or maintain a detached premise non-monument sign on a nonresidential premise within 250 feet of either private property in a non-business zoning district or a public park of more than one acre, which will require **(1)** a special exception to the sign regulations.

LOCATION: 6240 E Mockingbird Lane

APPLICANT: Charles D. Corson

REQUEST:

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

STANDARD FOR DETACHED SIGN STANDARDS REGULATIONS & STANDARD FOR SPECIAL EXCEPTION TO SIGN STANDARD REGULATIONS:

Section 51A-7.304(b)(3) of the Dallas Development Code states that Non-monument signs are not allowed within 250 feet of either private property in a non-business zoning district or a public park of more than one acre. The board of adjustment may grant a special exception to this provision 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 6240 E. Mockingbird Lane found in the last 5 years.

Square Footage:

This lot contains 8,189.28 of square feet.

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

Zoning:

Site: Community Retail (CR)

North: R-7.5(A) (Single Family District)

East: Community Retail (CR)
South: PD 990 (Planned Development)
West: R-7.5(A) (Single Family District)

Land Use:

The subject site and surrounding properties to the east are zoned Community Retail, areas to the North and West are zoned R-7.5(A) and properties the south are developed with uses permitted under PD-990 use regulations.

GENERAL FACTS/STAFF ANALYSIS:

- The application Charles D. Corson for the property located at 6240 E Mockingbird Lane focuses on 1 request relating to the sign regulations.
- As gleaned from the submitted site plan and elevations, the applicant is proposing to maintain a detached premise non-monument sign on a nonresidential premise within 250 feet of either private property in a non-business zoning district that is larger than one acre.
- The subject site is a mid-block lot, and it has double street frontage on East Mockingbird Lane and Winton Street.
- The Dallas Development Code prohibits non-monument signs within 250 feet of either private property in a non-business zoning district or a public park of more than one acre.
- 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): [BDA234-139 at 6240 E. Mockingbird Ln.](#)

Timeline:

October 17, 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.

November 4, 2024: The Board of Adjustment Administrator assigned this case to Board of Adjustment Panel **B**.

November 13, 2024: The Planning and Development Department Senior Planner emailed the applicant the following information:

- an attachment that provided the hearing date and panel that will consider the application; the November 22, 2024, deadline to submit additional evidence for staff to factor into their analysis; and December 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.

December 4, 2024: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the December 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.

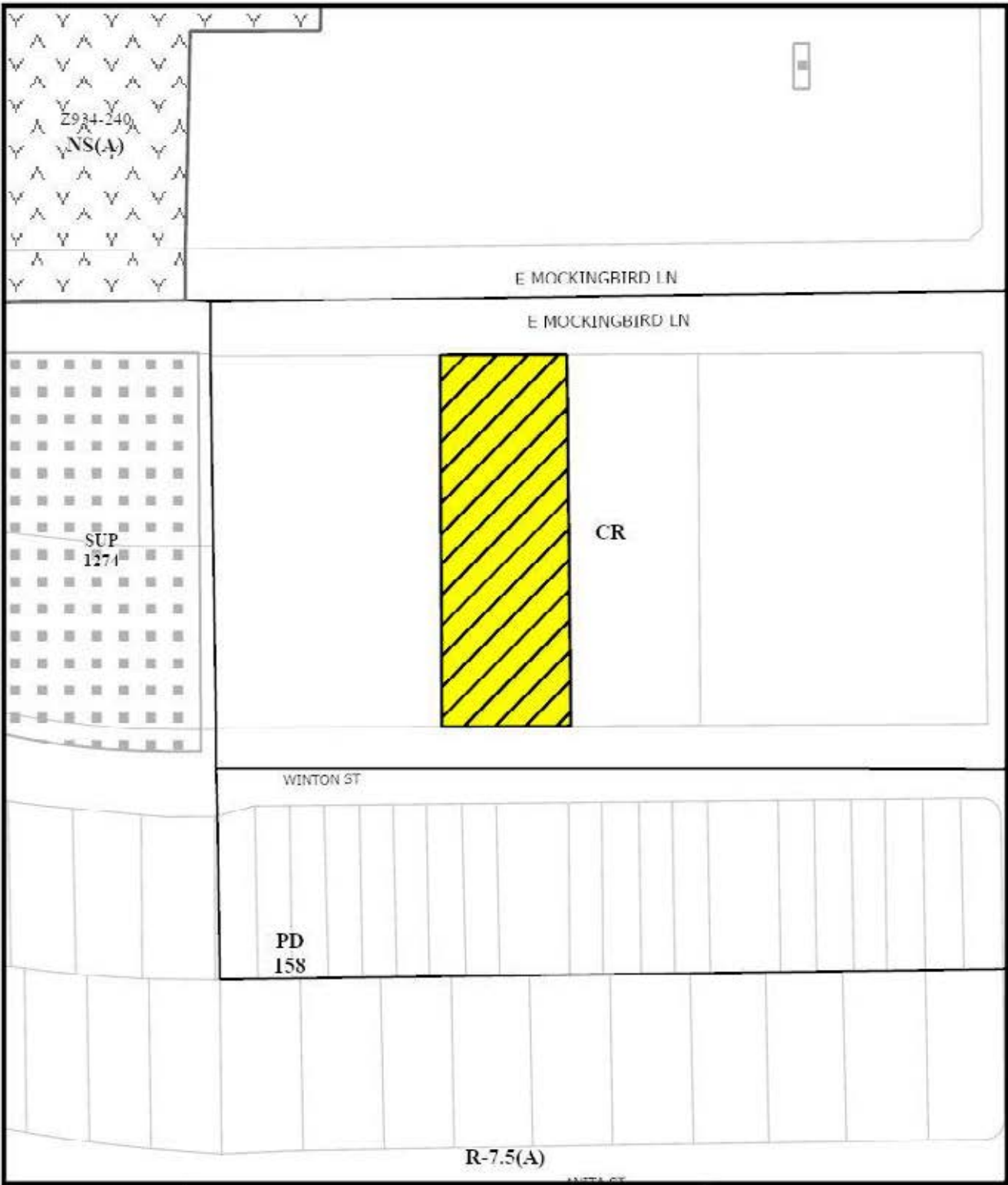
December 18, 2024: The Board of Adjustment Panel C, at its public hearing held on Monday, December 16, 2024, moved to HOLD this matter under advisement until January 23, 2025.

December 23, 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 January 2, 2025, deadline to submit additional evidence for staff to factor into their analysis ;and January 10, 2025, 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.

January 2, 2025: 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 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.







1:1,200

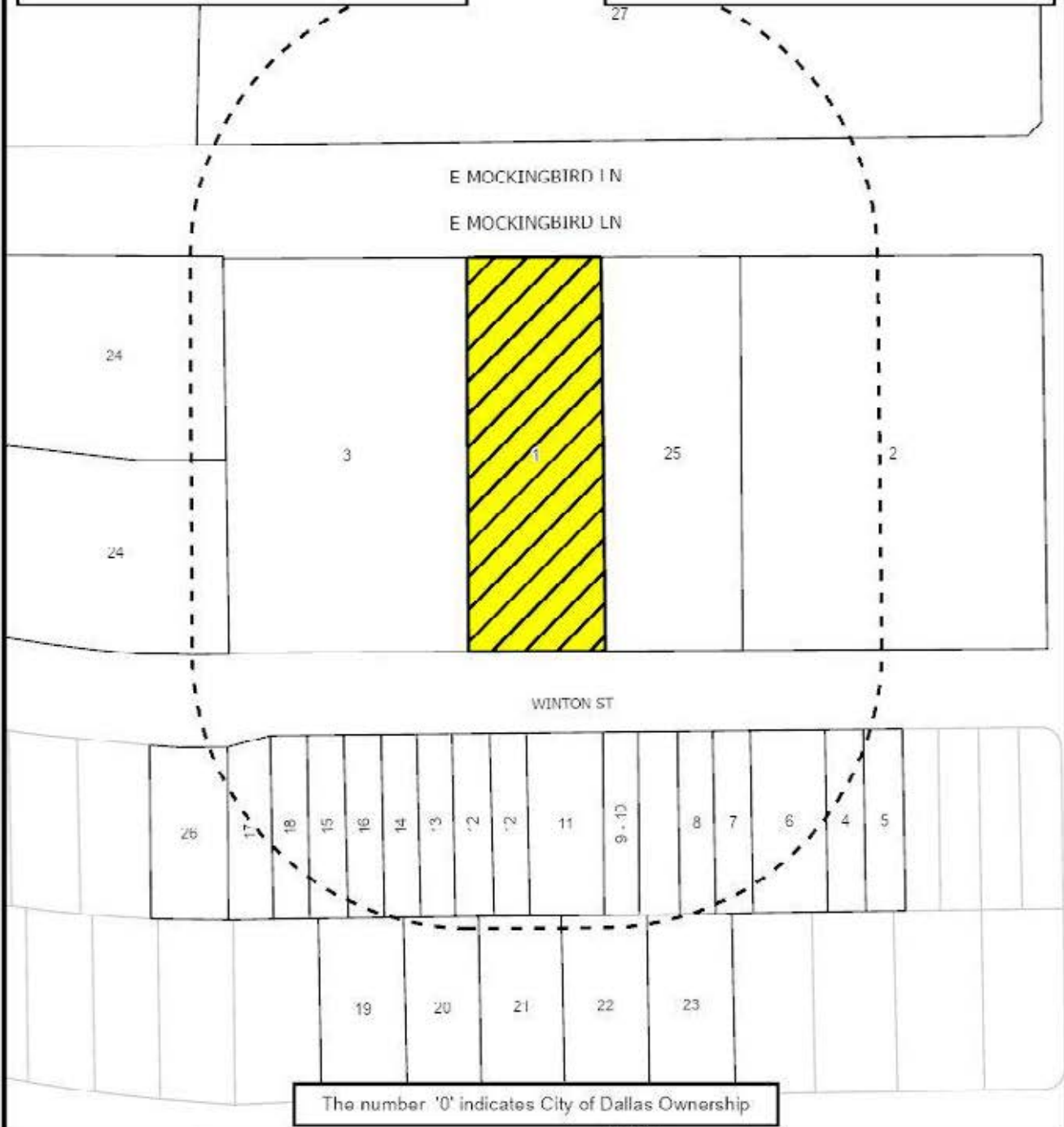
ZONING MAP

Case no: BDA234-139

Date: 11/08/2024

The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.

El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no será rezonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.




1:1,200


NOTIFICATION

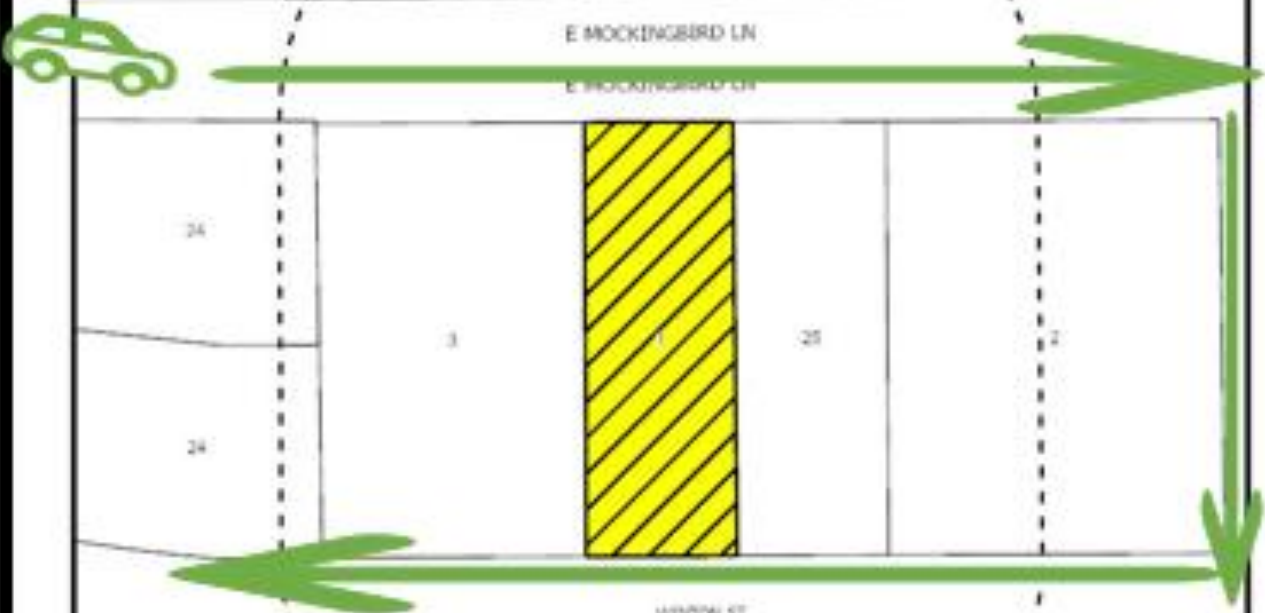
200' AREA OF NOTIFICATION
27 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **BDA234-139**

Date: **11/8/2024**

The area of request is hatched  Notification is sent to all property owners within the notification buffer area (shown by the dashed lines). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.

El área de solicitud está sombreada  La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no será re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibirá este aviso solo para informarle sobre la solicitud.




1:1,200

NOTIFICATION
 AREA OF NOTIFICATION
 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: BDA234-139
 Date: 11/8/2024

11/08/2024

Notification List of Property Owners

BDA234-139

27 Property Owners Notified

Label #	Address	Owner
1	6240 E MOCKINGBIRD LN	6240 MOCKINGBIRD LLC
2	6260 E MOCKINGBIRD LN	MDD REAL ESTATE LLC
3	6232 E MOCKINGBIRD LN	CCP MOCKINGBIRD LEASEHOLD I LP
4	6260 WINTON ST	P&L 6260 WINTON LLC
5	6262 WINTON ST	JOHNSON LIVING TRUST
6	6254 WINTON ST	HOUSTON DAVID
7	6252 WINTON ST	BOND LAURA LYNN
8	6250 WINTON ST	LAW POSHAN C
9	6246 WINTON ST	RAY SAMIR
10	6248 WINTON ST	FORREST SUSAN B & JOHN
11	6244 WINTON ST	STEWART ANNA K
12	6238 WINTON ST	WENDORF ROBERT L
13	6236 WINTON ST	DEAN JOHN
14	6234 WINTON ST	MALIK PANKAJ KUMAR &
15	6230 WINTON ST	HARTL KRISTIN
16	6232 WINTON ST	GATINS LAURA L
17	6226 WINTON ST	CHILDERS MARY BESS
18	6228 WINTON ST	HIRSCHBRICH MARKUS
19	6231 ANITA ST	BOHANNON JASON A &
20	6237 ANITA ST	BAKER KAY
21	6243 ANITA ST	HICKOX SUSAN PERRY &
22	6247 ANITA ST	WILLIAMS MATTHEW C &
23	6251 ANITA ST	WILSON LIVING TRUST THE
24	6202 E MOCKINGBIRD LN	FIRST UNITED LUTHERAN
25	6248 E MOCKINGBIRD LN	BWD REAL ESTATE LLC
26	6220 WINTON ST	CONLEY PROPERTY GROUP LLC
27	6255 E MOCKINGBIRD LN	STACP RC



1:1,200

NOTIFICATION

200' AREA OF NOTIFICATION
27 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **BDA234-139**

Date: **11/8/2024**

WILL ADD NOTICE
ONCE IT IS
AVAILABLE.



Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 234-134 RECEIVED
OCT 17 REC'D
BY: _____

Data Relative to Subject Property: _____ Date: _____
Location address 6240 E Mockingbird Dallas Tx 75214 Zoning District: CR - Community Retail
Lot No. 1A Block No. B/2869 Acreage: 0.6587 Census Tract: _____
Street Frontage (in Feet): 1) 100' 2) _____ 3) _____ 4) _____ 5) _____

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): 6240 Mockingbird LLC
Applicant: Charles D. Corson Telephone: 214-365-4810
Mailing Address: 8333 Douglas Avenue, Suite 1500 Dallas TX Zip Code: 75225
E-mail Address: ccorson@centriccapitalinc.com
Represented by: Pattison Signs, Inc dba Chandler Signs, LLC Telephone: 972-739-6547
Mailing Address: 14201 Sovereign Rd. Ft. Worth Tx Zip Code: 76155
E-mail Address: jrobertson@chandler signs.com
Affirm that an appeal has been made for a Variance or Special Exception of Detached Sign.

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:

pre-existing pylon removed, would like to return due to usability on mockingbird. Both businesses on each side have pylons.

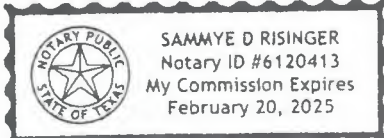
Note to Applicant: If the appeal requested in this application is granted by the Board of Adjustment, a permit must be applied for within 180 days of the date of the final action of the Board, unless the Board specifically grants a longer period.

Affidavit

Before me the undersigned on this day personally appeared Charles D. Corson
(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: [Signature]
(Affiant/Applicant's signature)

Subscribed and sworn to before me this 18th day of June, 2024



Sammie D. Risinger
Notary Public in and for Dallas County, Texas

**MEMORANDUM OF
ACTION TAKEN BY THE
BOARD OF ADJUSTMENT**

Date of Hearing _____

Appeal was--Granted OR Denied

Remarks _____

Chairman

Building Official's Report

<p>I hereby certify that represented by did submit a request at</p>	<p>Charles D. Corson Pattison Signs for (1) a special exception to the sign regulation for a special exception to the sign regulations 6240 E. Mockingbird</p>
--	--

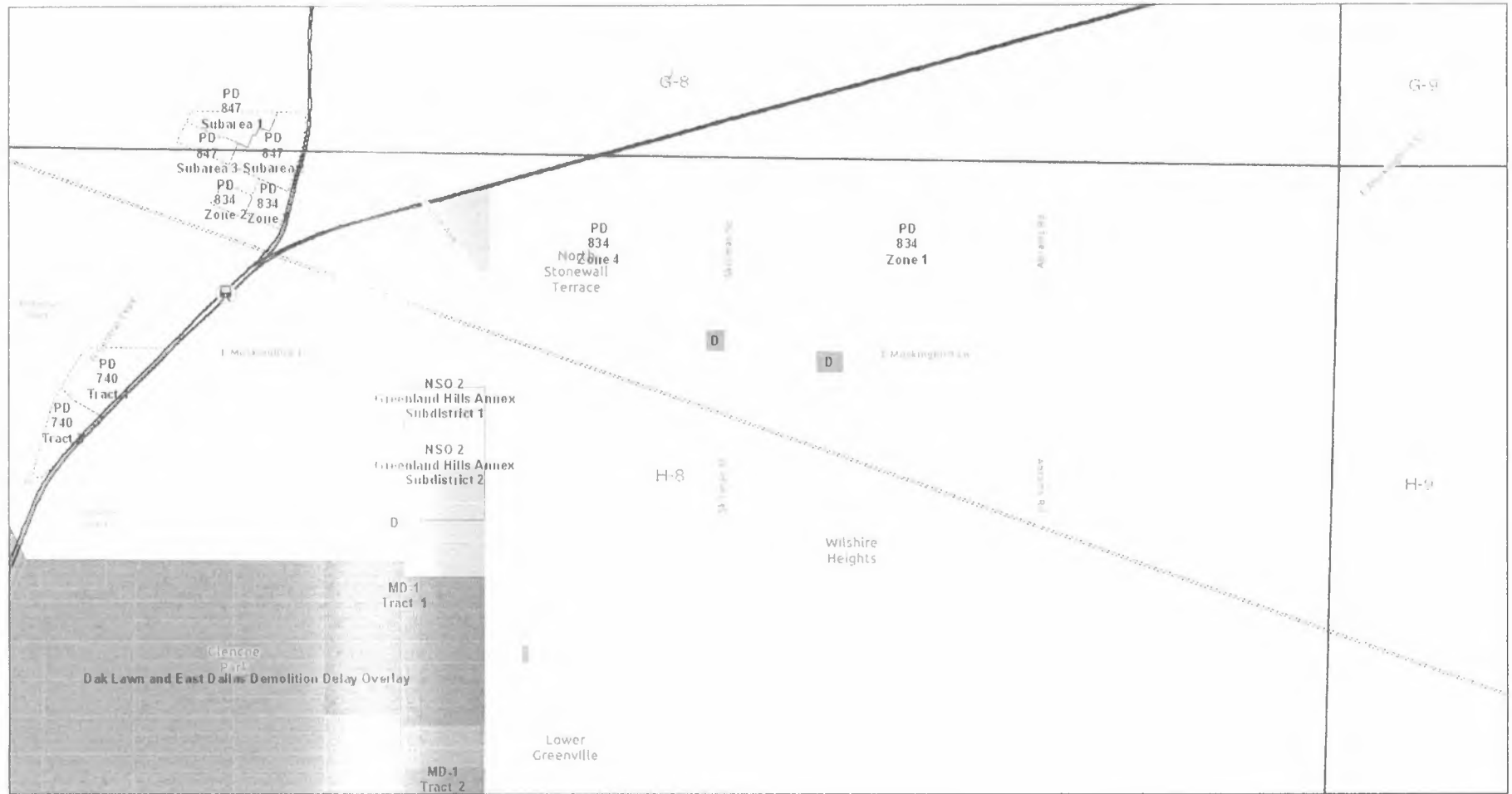
BDA234-139. Application of Charles D. Corson for (1) a special exception to the sign regulations at 6240 E MOCKINGBIRD LN. This property is more fully described as Block B/2869, Lot 1A, and is zoned CR, which prohibits non-monument signs within 250 feet of either private property in a non-business zoning district or a public park of more than one acre. The applicant proposes to construct and/or maintain a detached premise non-monument sign on a nonresidential premise within 250 feet of either private property in a non-business zoning district or a public park of more than one acre, which will require (1) a special exception to the sign regulations.

Sincerely,

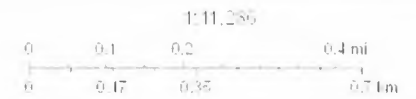


M. Samuell Eskander, PE

ArcGIS Web Map



8/6/2024, 11:17:10 AM





REFERRAL FORM FOR BOARD OF ADJUSTMENT

APPLICANT: CHANDLER SIGNS, INC		OWNER: BLACK SHEEP COFFEE
ADDRESS: 6240 E MOCKINGBIRD LN	STATE: DALLAS	ZIP: 75214
LOT: 1A	BLOCK: B-2869	ZONING: CR

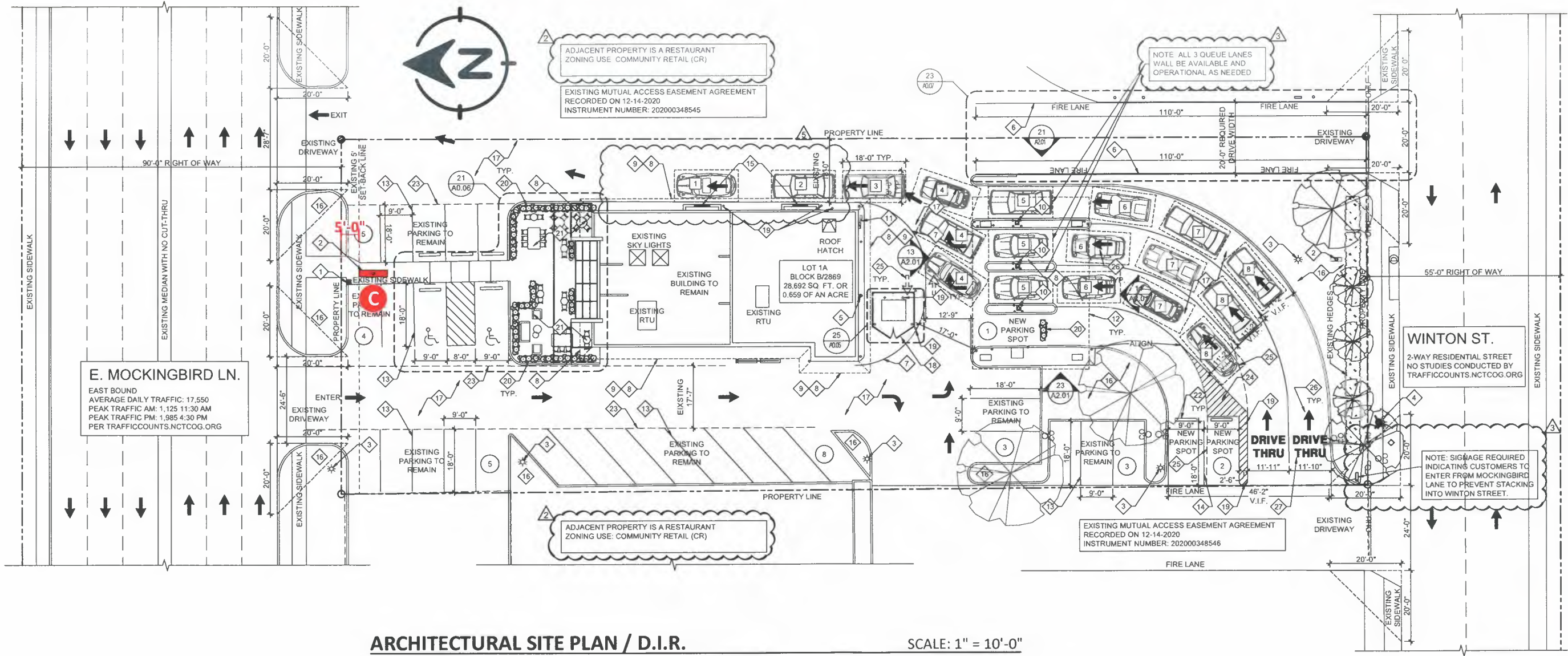
<input type="checkbox"/> Variance <input type="checkbox"/> Yard setback <input type="checkbox"/> Lot width <input type="checkbox"/> Lot Depth <input type="checkbox"/> Lot Coverage <input type="checkbox"/> Floor area for accessory structures for single family uses <input type="checkbox"/> Height <input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

Please list the City of Dallas Development Code(s) this project is non-compliant with:
 SEC. 51A-7.304. (b)(3) DETACHED SIGNS.

Description: Non-monument signs are not allowed within 250 feet of either private property in a non-business zoning district or a public park of more than one acre. The board of adjustment may grant a special exception to this provision when, in the opinion of the board, the special exception will not adversely affect neighboring property.

Alternative resolutions discussed/offered: Property owner removed the original non-monument sign and replaced with a monument sign. Applicant prefers to have a non-monument sign so chose this option in lieu of using monument sign.

Referred by: Scott Roper, Sr Plans Examiner Contact: scott.roper@dallas.gov Date: 8/23/23



ARCHITECTURAL SITE PLAN / D.I.R.

SCALE: 1" = 10'-0"

Design #

0418794Ar18

Sheet 1 of 3

Client

BLACK SHEEP COFFEE

Address

6240 E. MOCKINGBIRD LN.
DALLAS, TEXAS 75214

Account Rep. WLF/JMR

Designer AC

Date 1/6/23

Revision / Date

- r1-AC-1/12/23: Add A opt. 2, E, F, G, H
- r2-TS-1/5/23: Change Sign A - Add B
- r3-AC-2/2/23: Rev. A opt's - Rev. E
- r4-JMC-2/28/23: Remove opt's 1 & 3 of Sign A - Remove "pick your poison" writing from Sign B
- r5-BR-4/11/23: Update B - Delete F
- r7-BR-4/21/23: Adjust B specs
- r6-TS-4/48/23: Add visibility pg. for C
- r7-MR-7/12/23: Remove Monument page & specs - Repl. w/ Pylon Sign C
- r8-TS-11/6/23: Adj. Signs A & C
- r9-JMC-11/9/23: Revise Sign A opt. 2
- r10-MR-1/11/24: Revise Sign A option 1 - Remove Sign A option 2 - Remove Signs G1, G2 & H
- r11-LDB-1/17/23: Revise Sign A - Move C/L's up - Decrease DT cabinet
- r12-AC-2/12/24: Rev. A & D - Add E
- r13-TS-2/21/24: Update Site - Paint bldg - Add to D
- r14-LDB-3/12/24: Relocate Sign A & add bottom DT cabinet/mounting braces - Remove E1 & E2
- r15-TS-4/9/24: Omit orange on bldg.
- r16-MAB-5/14/24: Update site plan & show Sign C setback
- r7-MAB-6/4/24: Sign A backer stats to panel - B brand - C face material
- r17-JMC-6/20/24: REVISED SIGN A
- r18-TS-6/27/24: new wood sample for QPC Super Oak.



chandler signs.com

National Headquarters 14201 Sovereign Road #101
Fort Worth, TX 76155
(214) 902-2000 Fax (214) 902-2044

San Antonio 17319 San Pedro Avenue
Suite 200
San Antonio, TX 78232
(210) 349-3804 Fax (210) 349-8724

Georgia 111 Woodstone Place
Dawsonville, GA 30534
(678) 725-8852 Fax (210) 349-8724

South Texas PO BOX 125 206 Doral Drive
Portland, TX 78374
(361) 543-5599 Fax (361) 643-6533

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FINAL ELECTRICAL CONNECTION BY CUSTOMER

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH ARTICLE 610 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN. SIGN WILL TEAR UL LABEL(S).

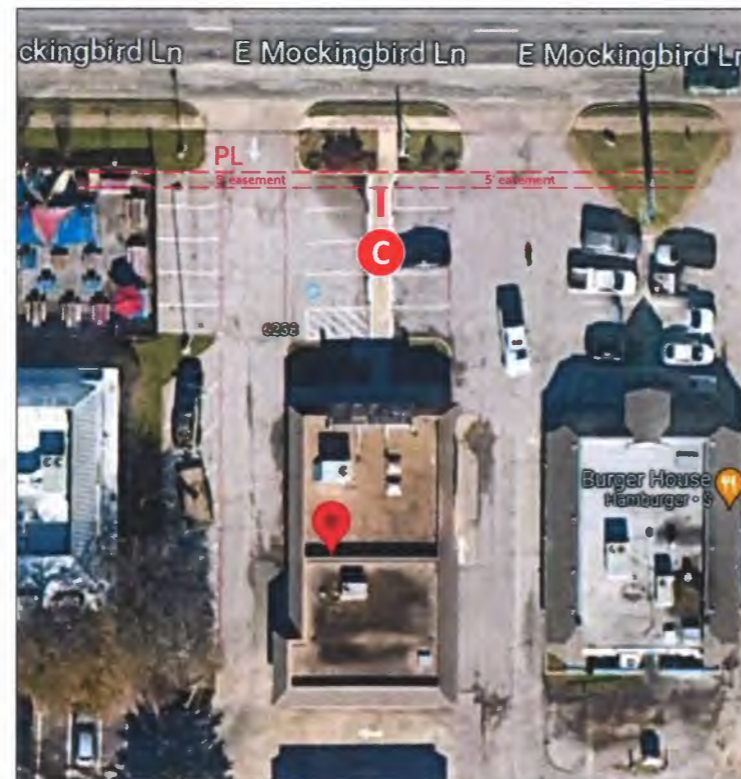


EXISTING MONUMENT



C PROPOSED PYLON

EXISTING MONUMENT SIGN TO BE REMOVED & REPLACED w/ NEW PYLON SIGN 5'-0" SETBACK FROM PROPERTY LINE



AERIAL VIEW



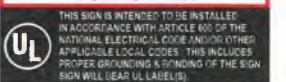
Design #	0418794Ar18
Sheet	2 of 3
Client	BLACK SHEEP COFFEE
Address	6240 E. MOCKINGBIRD LN. DALLAS, TEXAS 75214
Account Rep.	WLF/JMR
Designer	AC
Date	1/6/23
Revision / Date	
r1-AC-1/12/23:	Add A opt 2, E, F, G, H
r2-TS-1/5/23:	Change Sign A - Add B
r3-AC-2/2/23:	Rev. A opt's - Rev. E
r4-JMC-2/28/23:	Remove opt's 1 & 3 of Sign A - Remove "pick your poison" writing from Sign B
r5-BR-4/11/23:	Update B - Delete F
RT-BR-4/21/23:	Adjust B specs
r6-TS-4/48/23:	Add visibility pg. for C
r7-MR-7/12/23:	Remove Monument page & specs - Repl. w/ Pylon Sign C
r8-TS-11/6/23:	Adj. Signs A & C
r9-JMC-11/9/23:	Revise Sign A opt. 2
r10-MR-1/11/24:	Revise Sign A option 1 - Remove Sign A option 2 - Remove Signs G1, G2 & H
r11-LDB-1/17/23:	Revise Sign A - Move C/L's up - Decrease DT cabinet
r12-AC-2/12/24:	Rev. A & D - Add E
r13-TS-2/21/24:	Update Site - Paint bldg - Add to D
r14-LDB-3/12/24:	Relocate Sign A & add bottom DT cabinet/mounting braces - Remove E1 & E2
r15-TS-4/9/24:	Omit orange on bldg.
r16-MAB-5/14/24:	Update site plan & show Sign C setback
RT-MAB-6/4/24:	Sign A backer stats to panel - B brand - C face material
R17 JMC 6/20/24:	REVISED SIGN A
R18 TS-6/27/24:	new wood sample for QPC Super Oak.



chandler signs.com	
National Headquarters	14201 Sovereign Road #101 Fort Worth, TX 76155 (214) 302-2900 Fax (214) 302-2944
San Antonio	17319 San Pedro Avenue Suite 200 San Antonio, TX 78232 (210) 349-3804 Fax (210) 349-8724
Georgia	111 Woodstone Place Dawsonville, GA 30534 (678) 725-8852 Fax (210) 349-8724
South Texas	PO BOX 125 206 Doral Drive Portland, TX 78374 (361) 563-5599 Fax (361) 643-6533

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FINAL ELECTRICAL CONNECTION BY CUSTOMER





D/F PYLON SIGN - CUSTOM SCALE: 3/8" = 1'-0"
 ONE [1] REQUIRED - MANUFACTURE & INSTALL

**FIELD SURVEY REQUIRED
 PRIOR TO MANUFACTURE**

PRIMARY ID CABINET:

24" DEEP D/F ALUMINUM SIGN CABINET 1/2" RETAINERS PAINTED BLACK - INTERIOR PAINTED LIGHT-ENHANCING WHITE

WHITE FLEXIBLE FACES w/ DIGITALLY-PRINTED ROUND & WHITE SHOW-THRU GRAPHICS (BLOCK OUT FILM AS REQ'D)

INTERNALLY ILLUMINATED w/ GE TETRAMER LED'S - GE LED POWER SUPPLIES LOCATED INSIDE CUSTOMER TO PROVIDE POWER TO SIGN

DRIVE THRU CABINET:

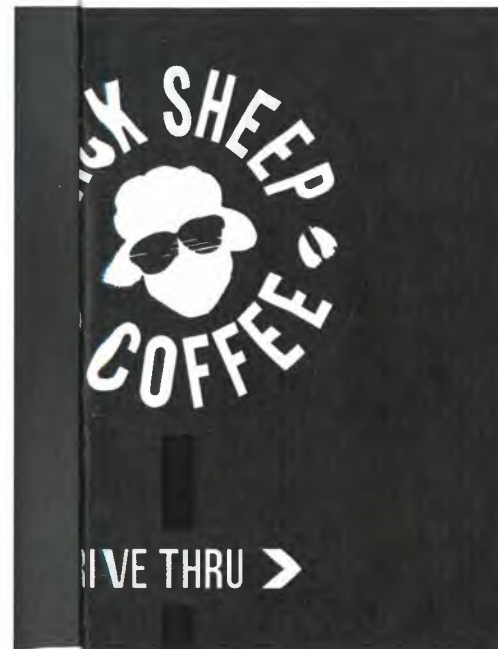
24" DEEP D/F ALUMINUM SIGN CABINET 1/2" RETAINERS PAINTED BLACK - #7328 WHITE ACRYLIC FACES w/ 1st SURFACE BLACK VINYL BACKGROUND w/ WHITE SHOW-THRU COIL FILM AS REQ'D)

SUPPORT:

8" NEW STEEL PIPE SUPPORT PAINTED BLACK SET INTO CONCRETE PIER TYPE FOUNDATION (SURVEY REQUIRED) - ENGINEERING TO DETERMINE SIZES & DEPENDENT CONDITIONS & CODE COMPLIANCE - ELECTRICAL SERVICE TO SIGN BY CUSTOMER

COLOR KEY

PANTONE PROCESS BLACK c/
 3M 7725-12 BLACK VINYL



SIGHT VIEW



END VIEW



TYPICAL ELEVATION

OPPOSITE VIEW
 SCALE: 3/16" = 1'-0"



Design #	0418794Ar18
Sheet	3 of 3
Client	BLACK SHEEP COFFEE
Address	6240 E. MOCKINGBIRD LN. DALLAS, TEXAS 75214
Account Rep.	WLF/JMR
Designer	AC
Date	1/6/23
Revision / Date	
r1-AC-1/12/23:	Add A opt.2, E,F,G,H
r2-TS-1/5/23:	Change Sign A - Add B
r3-AC-2/2/23:	Rev. A opt's - Rev. E
r4-JMC-2/28/23:	Remove opt's 1 & 3 of Sign A - Remove "pick your poison" writing from Sign B
r5-BR-4/11/23:	Update B - Delete F
r7-BR-4/21/23:	Adjust B specs
r6-TS-4/48/23:	Add visibility pg. for C
r7-MR-7/12/23:	Remove Monument page & specs - Repl. w/ Pylon Sign C
r8-TS-11/6/23:	Adj. Signs A & C
r9-JMC-11/9/23:	Revise Sign A opt. 2
r10-MR-1/11/24:	Revise Sign A option 1 - Remove Sign A option 2 - Remove Signs G1, G2 & H
r11-LDB-1/17/23:	Revise Sign A - Move C/L's up - Decrease DT cabinet
r12-AC-2/12/24:	Rev. A & D - Add E
r13-TS-2/21/24:	Update Site - Paint bldg - Add to D
r14-LDB-3/12/24:	Relocate Sign A & add bottom DT cabinet/mounting braces - Remove E1 & E2
r15-TS-4/9/24:	Omit orange on bldg.
r16-MAB-5/14/24:	Update site plan & show Sign C setback
RT-MAB-6/4/24:	Sign A backer stays to panel - B brand - C face material
R17-JMC-6/20/24:	REVISED SIGN A
R18-TS-6/27/24:	new wood sample for QPC Super Oak.

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FINAL ELECTRICAL CONNECTION BY CUSTOMER

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH ARTICLE 610 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN. SIGN WILL BEAT UL LABEL(S).