

ZONING BOARD OF ADJUSTMENT, PANEL A
TUESDAY, JANUARY 16, 2018
AGENDA

BRIEFING	ROOM 5ES 1500 MARILLA STREET DALLAS CITY HALL	11:00 A.M.
PUBLIC HEARING	COUNCIL CHAMBERS 1500 MARILLA STREET DALLAS CITY HALL	1:00 P.M.

Neva Dean, Assistant Director
Steve Long, Board Administrator/Chief Planner
Jennifer Munoz, Senior Planner

MISCELLANEOUS ITEM

Approval of the November 14, 2017 Panel A Public Hearing Minutes	M1
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UNCONTESTED CASES

BDA178-002(JM)	3615 Bickers Street REQUEST: Application of Geraldo Zamudio, represented by Maria Valdez, for special exceptions to the fence standards regulations	1
BDA178-003(SL)	9025 Douglas Avenue REQUEST: Application of Jorge Hernandez for special exceptions to the fence standards and visual obstruction regulations	2
BDA178-004(JM)	2905 Jordan Valley Road REQUEST: Application of Luis Rosillo, represented by Mike Arreguin, for a special exception to the fence standards	3

BDA178-008(SL) 10443 Coleridge Street 4
REQUEST: Application of Jeffrey A. Shaw,
represented by D'Jelma Perkison, for a special
exception to allow the reconstruction of a structure
in an FP Flood Plain area

REGULAR CASES

BDA178-006(SL) 5243 Park Lane 5
REQUEST: Application of Robert Baldwin of
Baldwin and Associates for a variance to the
front yard setback regulations

BDA178-007(SL) 1455 Traymore Avenue 6
REQUEST: Application of Jorge Pina,
represented by Elias Rodriguez, for a variance to
the side yard setback regulations

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]

FILE NUMBER: BDA178-002(JM)

BUILDING OFFICIAL'S REPORT: Application of Geraldo Zamudio, represented by Maria Valdez, for special exceptions to the fence standards regulations at 3615 Bickers Street. This property is more fully described as Lot 3, Block 4/7148, and is zoned R-5(A), which limits the height of a fence in the front yard to 4 feet, 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, and prohibits certain materials. The applicant proposes to construct and/or maintain a 7 foot high fence in a required front yard, which will require a 3 foot special exception to the fence standards, 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, and to construct and/or maintain a fence constructed of a prohibited metal material, which will require special exceptions to the fence standards.

LOCATION: 3615 Bickers Street.

APPLICANT: Geraldo Zamudio
Represented by Maria Valdez

REQUEST:

The following requests have been made on a site that is currently developed with a storage structure:

1. A special exception to the fence standards related to fence height of up to 7' is made to maintain a 7' high board-on-board wood fence and a 7' metal fence in this front yard setback;
2. A request for a special exception to the fence standards related to fence materials is made to maintain a fence with panels with surface areas that are less than 50 percent open (the solid wood and solid metal fence sections located as close as on the front lot line (or less than 5' from this front lot line)); and,
3. A request for a special exception to the fence standards related to fence materials is made to maintain a fence with panels constructed of a prohibited metal material along the east and west property boundaries perpendicular to Bickers Street.

STANDARD FOR A SPECIAL EXCEPTION TO FENCE STANDARDS:

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

STAFF RECOMMENDATION (fence standards):

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

BACKGROUND INFORMATION:

Zoning:

Site: R-5(A) (Single family district 5,000 sq. ft.)
North: R-5(A) (Single family district 5,000 sq. ft.)
South: R-5(A) (Single family district 5,000 sq. ft.)
East: R-5(A) (Single family district 5,000 sq. ft.)
West: R-5(A) (Single family district 5,000 sq. ft.)

Land Use:

The subject site is developed with a detached storage structure (no single family home on-site). The areas to the north, south, east, and west are developed with detached structures and agricultural uses.

Zoning/BDA History:

There has not been any recent related board or zoning cases recorded either on or in the immediate vicinity of the subject site.

GENERAL FACTS/STAFF ANALYSIS (fence standards):

- The focus of the three requests for special exceptions to the fence standards (one is related to height of up to 7' (3' special exception) and two are related to fence materials (solid nature and prohibited material) is maintaining the following fence in the site's 20' front yard along Bickers Street:
 - 1) a 7' high board-on-board wood fence along the property line parallel to Bickers Street and a 7' metal fence along the property lines perpendicular to Bickers Street;
 - 2) a 7' high board-on-board wood fence and a 7' metal fence *both solid in nature* and located along the property lines, or closer than 5' from the front lot line; and,
 - 3) a 7' metal fence (a prohibited material) along the property lines perpendicular to Bickers Street.
- The subject site is zoned R-5(A) which requires a 20' front yard setback.
- The Dallas Development Code Sec. 4.602 (a) states:
 - 1) that in all residential districts except multifamily districts, a fence may not exceed 4' above grade when located in the required front yard.

2) that in single family districts, a fence panel with a surface area that is less than 50 percent open may not be located less than five feet from the front lot line.

3) that the following fence materials are prohibited:

- a. Sheet metal;
- b. Corrugated metal' Fiberglass panels;
- c. Plywood;
- d. Plastic materials other than preformed fence pickets and fence panels with a minimum thickness of seven-eighths of an inch;
- e. Barbed wire and razor ribbon (concertina wire) in residential districts other than A(A) Agricultural District; and
- f. Barbed wire and razor ribbon (concertina wire) in nonresidential districts unless the barbed wire or razor ribbon (concertina wire) is six feet or more above grade.

- The site is located along the north line of Bickers Street, east of Esmalda Drive.
- The applicant has submitted a site plan and elevation documents of the proposed fences in the front yard setbacks with notations indicating that the proposal reaches a maximum height of 7'. The fence has already been constructed and includes a much taller iron bar across the top of the wooden fence facing Bickers Street. The request does not include this portion of the existing fence and would have to be removed if the current requests are granted.
- The applicant has submitted a site plan/elevation of the proposal with a fence panel having a surface area that is less than 50 percent open and located less than 5' from this front lot line – 7' high board-on-board wood fence (parallel) and a 7' metal fence (perpendicular) *both solid in nature* and located along the property lines.
- The following additional information was gleaned from the submitted site plan:
 - Along Bickers Street: the proposal is represented as being approximately 50' in length parallel to the street and approximately 20' perpendicular to the street on the east and west sides of the site in the required front yard; located on the front property line (unpaved street).
- The Board Senior Planner conducted a field visit of the site and surrounding area and noted that the metal fence sections perpendicular to Bickers proceed past the front yard for a total of 116' (the entire length of the lot) and transform into the sides of the detached storage structure—the only structure on the site.
- During the field visit of the site and surrounding area the Senior Planner noted several other fences that appeared to be above 4' in height and located in a front yard setback. None appear to be a result of special exceptions granted by the Board of Adjustment.
- As of January 5, 2018, no letters have been submitted in support of or in opposition to the request.

- The applicant has the burden of proof in establishing that the special exceptions to the fence standards related to height of 4' and to location and materials on Bickers Street will not adversely affect neighboring property.
- Granting these special exceptions to the fence standards related to height of up to 4' and to location and materials in certain areas and of prohibited materials on the site with a condition imposed that the applicant complies with the submitted site plan/elevation documents, would require the proposal exceeding 4' in height in the front yard setbacks and in some areas solid fence panels on the front lot line and composed of the material prohibited by code to be maintained in the location and of the heights and materials as shown on these documents.

Timeline:

October 25, 2017: The applicant submitted an "Application/Appeal to the Board of Adjustment" and related documents which have been included as part of this case report.

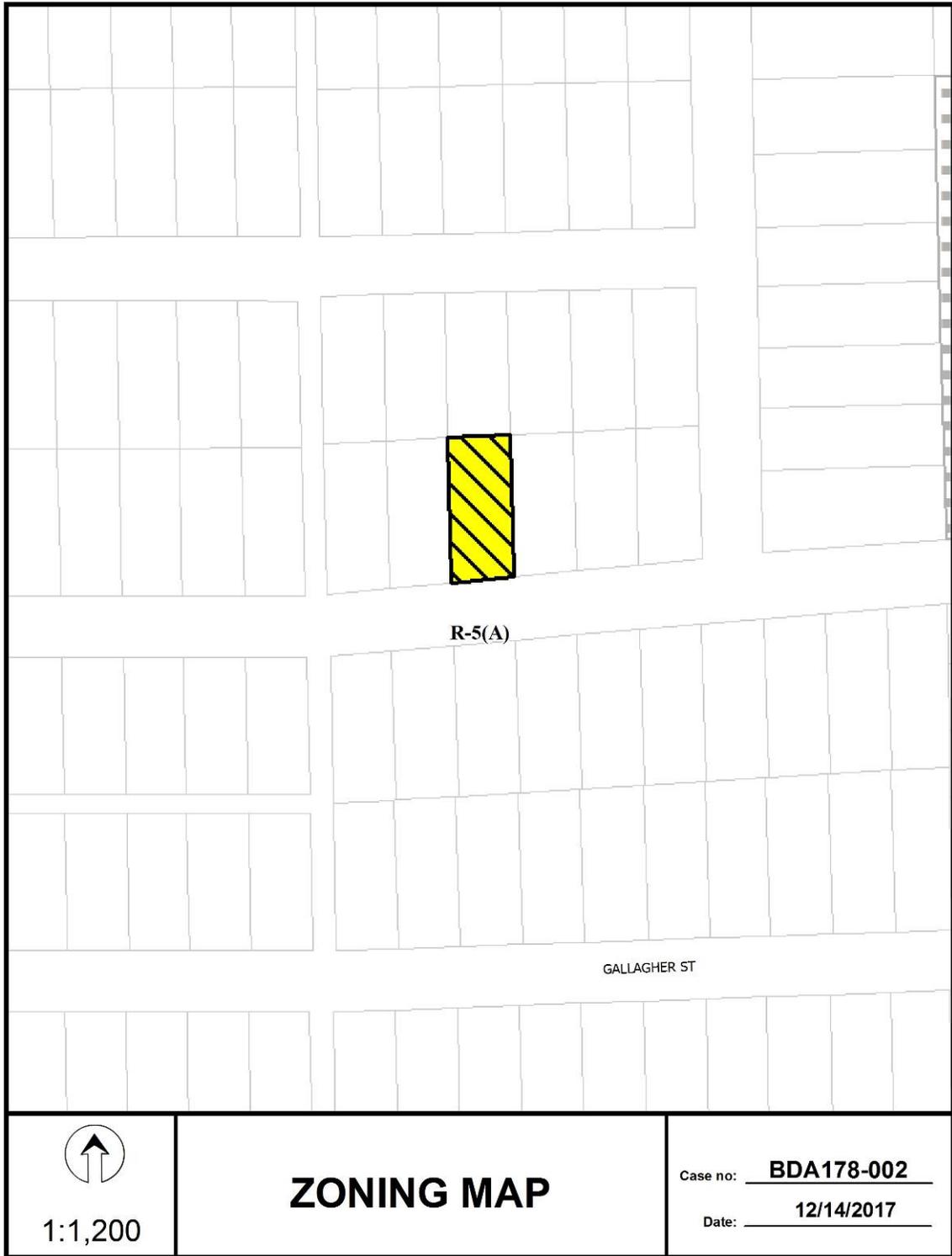
December 1, 2017: The Board of Adjustment Secretary randomly assigned this case to Board of Adjustment Panel A.

December 19, 2017: The Board Senior Planner emailed the applicant the following information:

- an attachment that provided the public hearing date and panel that will consider the application; the December 27th deadline to submit additional evidence for staff to factor into their analysis; and the January 5th deadline to submit additional evidence to be incorporated into the Board's docket materials;
- the criteria/standards that the board will use in their decision to approve or deny the requests; and
- the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.

January 2, 2018: The Board of Adjustment staff review team meeting was held regarding this request and the others scheduled for January public hearings. Review team members in attendance included: the Sustainable Development and Construction Assistant Director, the the Assistant Building Official, the Board of Adjustment Chief Planner/Board Administrator, the Building Inspection Senior Plans Examiner/Development Code Specialists, the Sustainable Development and Construction Project Engineer, and the Assistant City Attorney to the Board.

No review comment sheets were submitted in conjunction with this application.



1:1,200

ZONING MAP

Case no: BDA178-002

Date: 12/14/2017



1:1,200

AERIAL MAP

Case no: BDA178-002

Date: 12/14/2017



APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 178-002

Data Relative to Subject Property:

Date: 10-25-17

Location address: 3615 Bickers St.

Zoning District: R-5(A)

Lot No.: 3 Block No.: 4/7148 Acreage: .13 Census Tract: 105.00

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

To the Honorable Board of Adjustment :

Owner of Property (per Warranty Deed): Geraldo Zamudio

Applicant: Geraldo Zamudio Telephone: 214-434-4518

Mailing Address: 526 Sunnyside Ave. Zip Code: 75211

E-mail Address: zamudiogr526@aol.com

Represented by: Maria Valdez Telephone: 214-434-4518

Mailing Address: 526 Sunnyside Ave. Zip Code: 75211

E-mail Address: zamudiogr526@aol.com

Affirm that an appeal has been made for a Variance __, or Special Exception , of 3ft tall front yard wood fencing panels and 50% visibility open panel surface regulation.

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 fence is out of Cedar making the front look beautiful. The cedar wood makes the entrance look amazing giving it a different appeal to the neighborhood. The neighbors enjoy the look, they love the fence. Another reason is to keep litter out.

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.

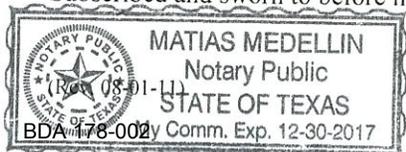
Affidavit

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

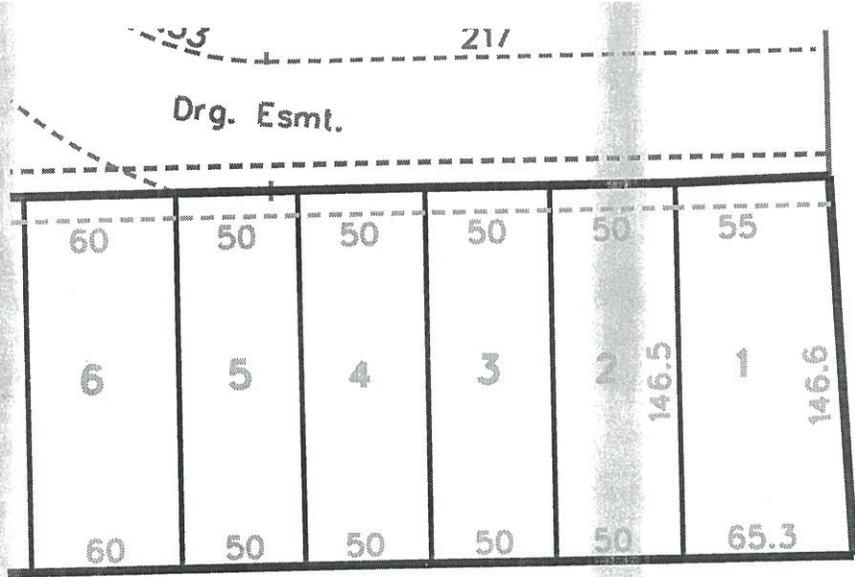
who on (his/her) oath certifies that the above statements are true and correct to his/her best knowledge and that he/she is the owner/or principal/or authorized representative of the subject property.

Respectfully submitted: [Signature]
(Affiant/Applicant's signature)

Subscribed and sworn to before me this 25 day of October, 2017



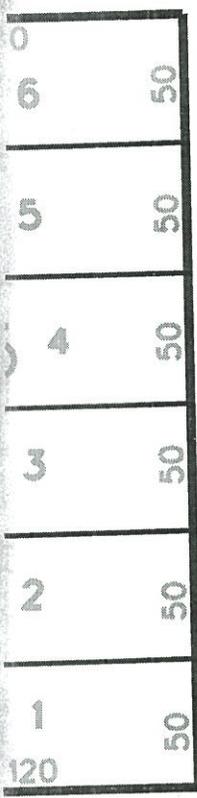
Notary Public in and for Dallas County, Texas



ST. 50

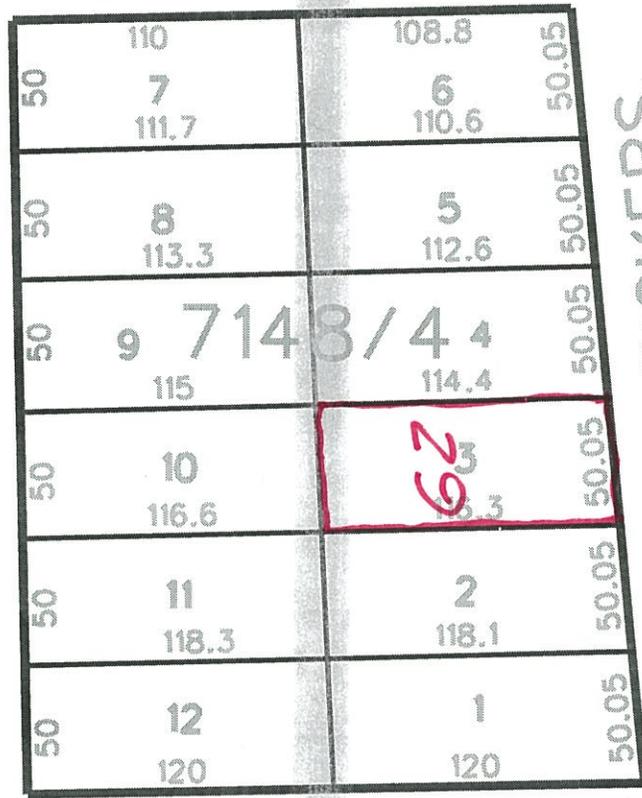
15
7145

DR. (ST.) 50



ST. 50

CRANE 50



BICKERS

(ROWLLINS) 50

3
7148

ADDITION

WOODVALE

9
7151

19.4

11
7151

ADDITION

City of Dallas

Internal Development Research Site

Legend

Floodplain

Building Inspection

DART

Licenses in ROW

Real Estate

Alcohol

Plats

Areas of Request

Thoroughfare Plan

Long Range Plans

Capital Improvement Program

Council and Census

Roads

Tax Parcels

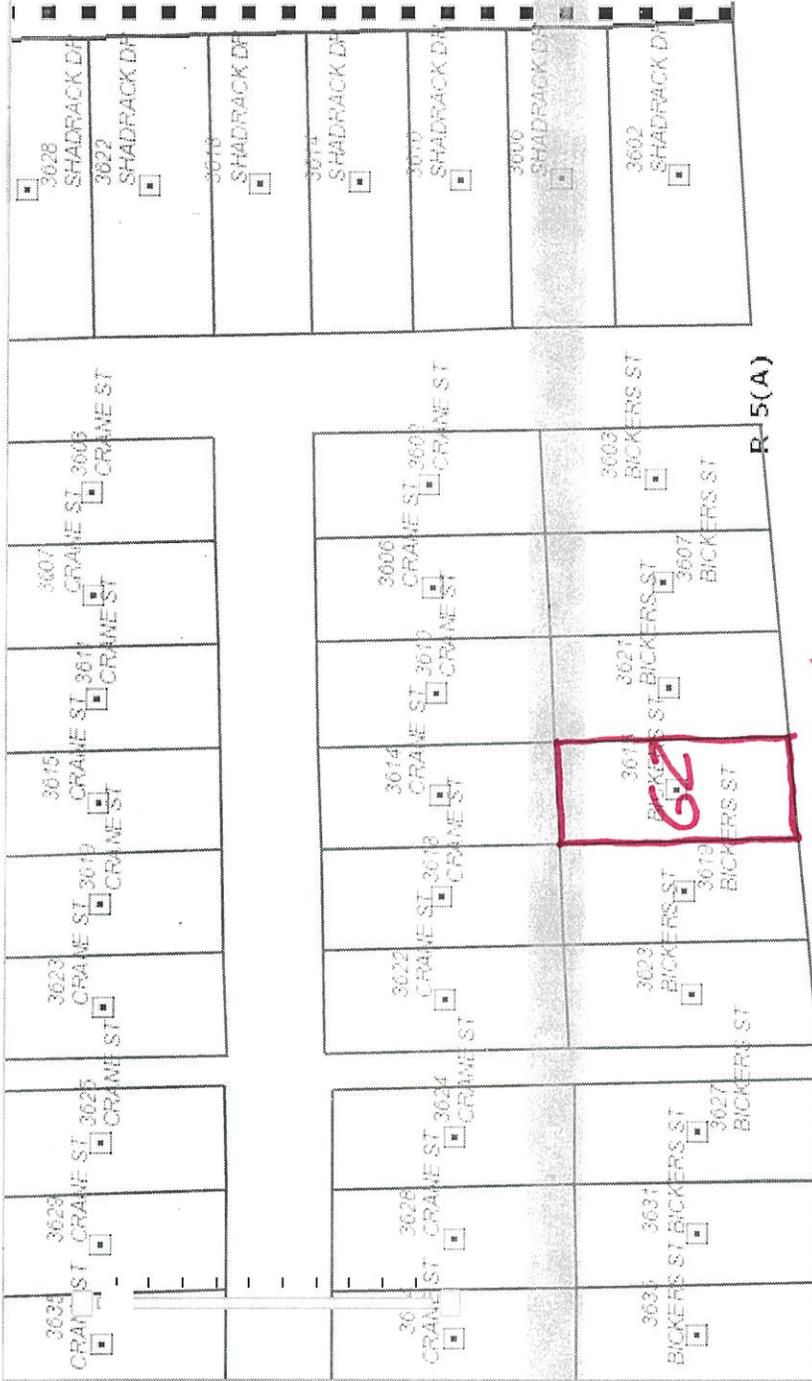
Zoning Grid

Stormwater

Water Distribution

Waste Water

Collection



R-5(A)

City of Dallas

Internal Development Research Site

Legend

Floodplain

Building Inspection

DART

Licenses in ROW

Real Estate

Alcohol

Plats

Areas of Request

Thoroughfare Plan

Long Range Plans

Capital Improvement Program

Council and Census

Roads

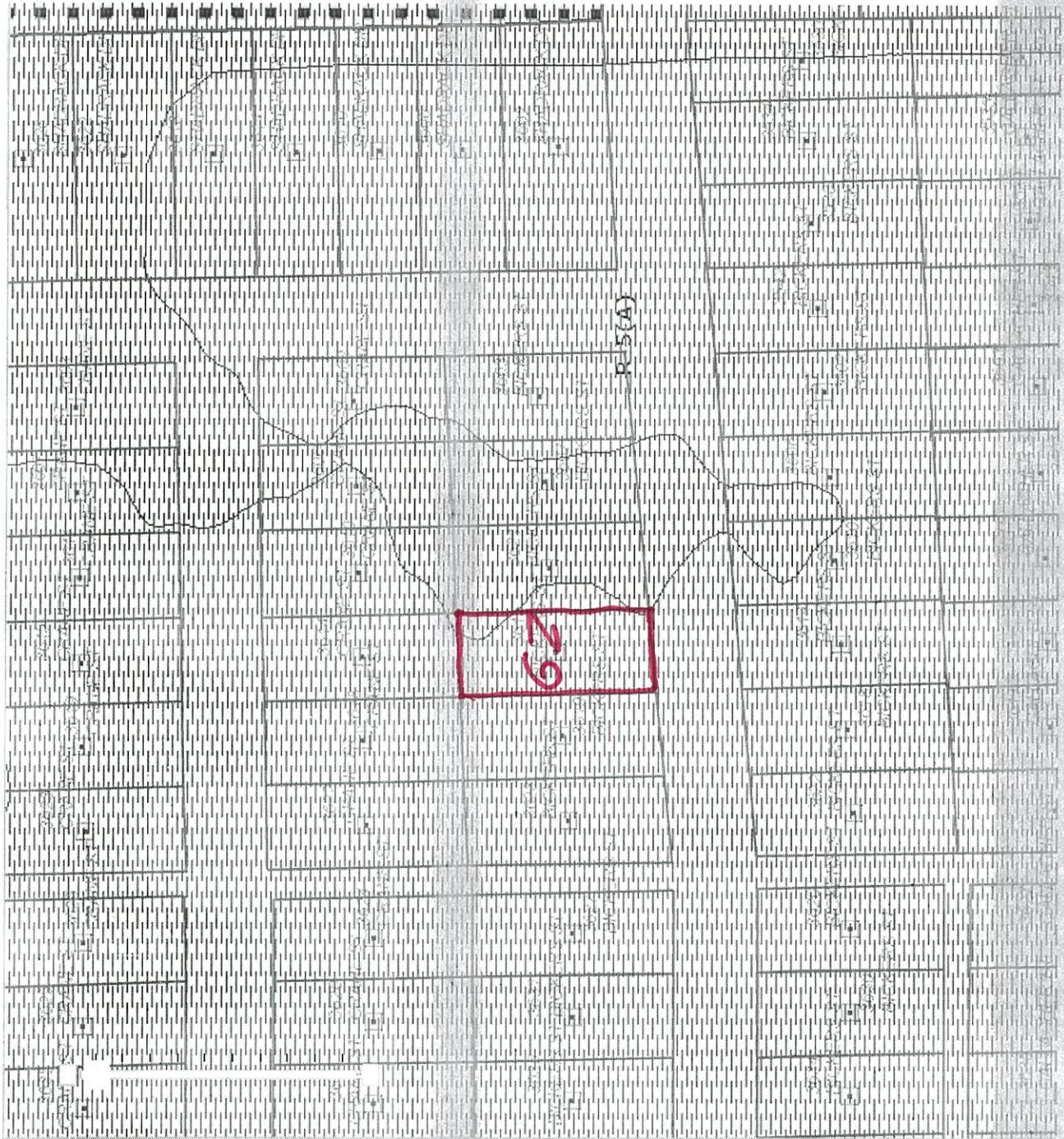
Tax Parcels

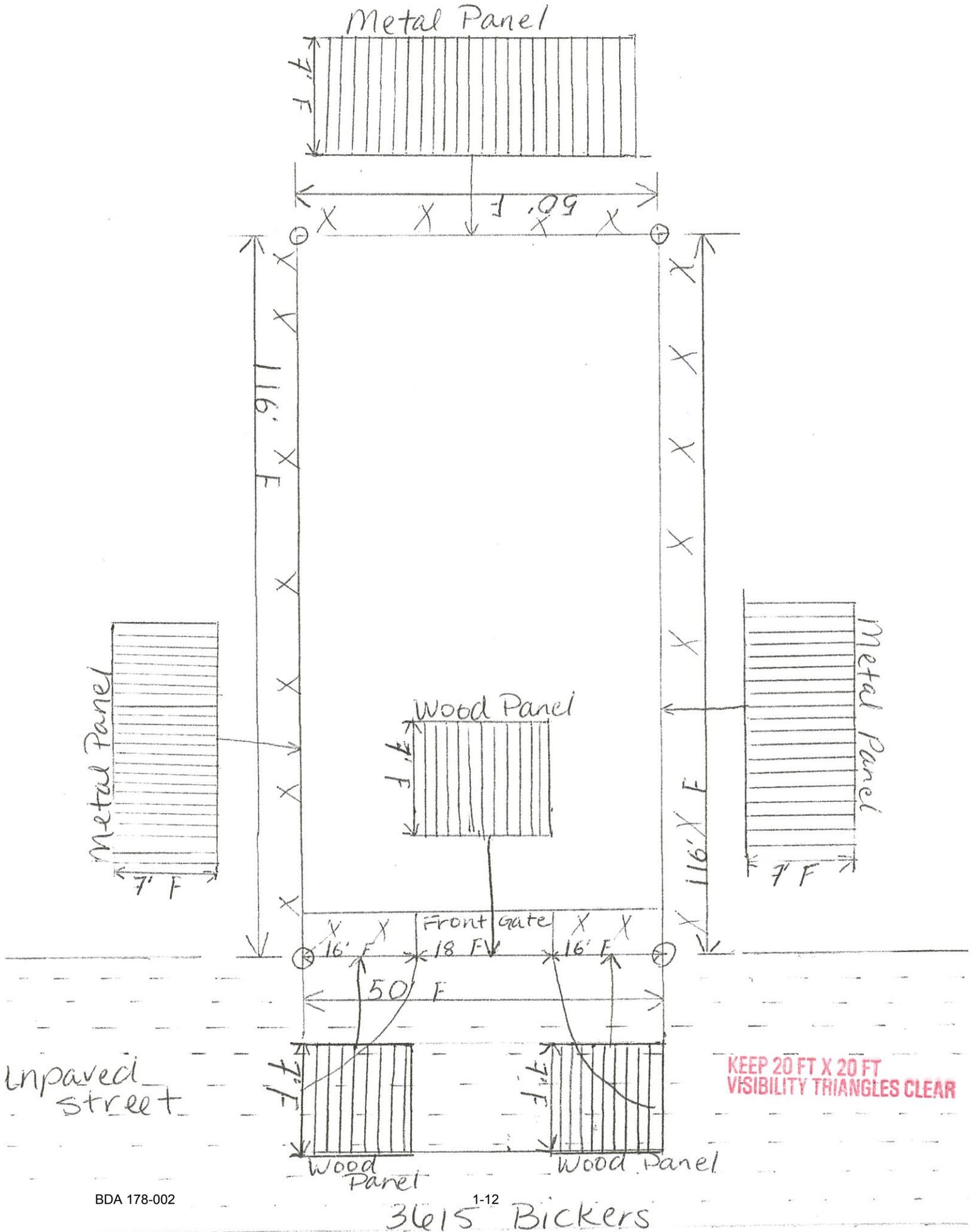
Zoning Grid

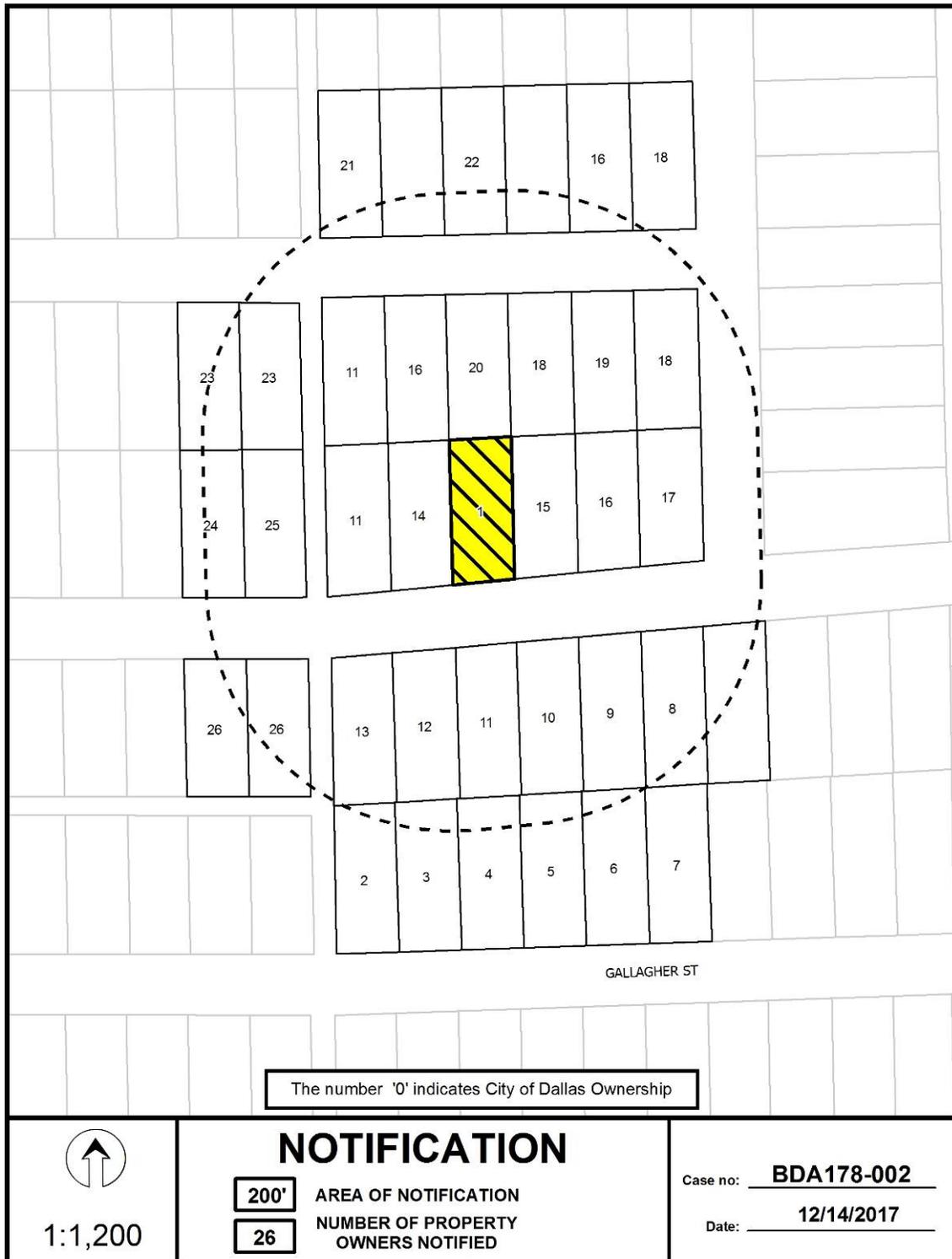
Stormwater

Water Distribution

Waste Water Collection







Notification List of Property Owners

BDA178-002

26 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3615 BICKERS ST	ZAMUDIO GERALDO
2	3623 GALLAGHER ST	CHOICE IDA F EST OF
3	3619 GALLAGHER ST	KING GLEN
4	3615 GALLAGHER ST	TAYLOR TERINA RENAE
5	3611 GALLAGHER ST	DAYE NADINE
6	3607 GALLAGHER ST	CRUZ CONFORITA &
7	3603 GALLAGHER ST	PADILLA JESUS &
8	3602 BICKERS ST	JURADO M OFELIA &
9	3606 BICKERS ST	SEBASTIAN PROPERTIES LLC
10	3610 BICKERS ST	VIERA JUAN ANTONIO
11	3614 BICKERS ST	VIERA JUAN ANTONIO
12	3618 BICKERS ST	MUNOZ LORENZO FERNANDEZ &
13	3622 BICKERS ST	MUNOZ LORENZO FERNANDEZ &
14	3619 BICKERS ST	HANEGBI YOEL YAACOV
15	3621 BICKERS ST	JIMINEZ JONATHAN
16	3607 BICKERS ST	METROPLEX EXCHANGE INC
17	3603 BICKERS ST	PADILLA JESUS & MARIA E
18	3602 CRANE ST	METROPLEX EXCHANGE
19	3606 CRANE ST	REYES JOSE NOE HINOJOSA
20	3614 CRANE ST	VALDEZ MARIA EDITH
21	3623 CRANE ST	RUSSELL GRANT EST OF
22	3615 CRANE ST	RUSSELL GRANT EST OF
23	3628 CRANE ST	MIERS HARRIS WOOD JR &
24	3631 BICKERS ST	PADILLA YESICA
25	3627 BICKERS ST	BREWINGTON MICHAEL D II
26	3630 BICKERS ST	MRR HOLDINGS LLC

FILE NUMBER: BDA178-003(SL)

BUILDING OFFICIAL'S REPORT: Application of Jorge Hernandez for special exceptions to the fence standards and visual obstruction regulations at 9025 Douglas Avenue. This property is more fully described as an unplatted 0.87 acre tract in Block 8/5598 and is zoned R-1ac(A), which limits the height of a fence in the front yard to 4 feet, 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, and requires a 20 foot visibility triangle at driveway approaches. The applicant proposes to construct and/or maintain an 8 foot high fence in a required front yard, which will require a 4 foot special exception to the fence standards, 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 a special exception to the fence standards, and to locate and maintain items in required visibility triangles, which will require a special exceptions to the visual obstruction regulations.

LOCATION: 9025 Douglas Avenue

APPLICANT: Jorge Hernandez

REQUESTS:

The following requests have been made on a site that is currently developed with a single family home structure:

- Along Douglas Avenue:
 1. A special exception to the fence standards related to fence height of 2' 6" is made to maintain a 6' high open rod iron fence/gates with 6' 6" high brick columns in this front yard setback; and
 2. Special exceptions to the visual obstruction regulations are made to maintain portions of the aforementioned 6' high open rod fence and 6' 6" high brick columns located in the four, 20' visibility triangles on both sides of the driveways into the site from this street.
- Along Park Lane:
 1. A special exception to the fence standards related to fence height of 4' is made to maintain a 6' high open rod iron fence/gate with 6' 6" high brick columns, and an 8' high solid wood fence in this front yard setback; and
 2. A special exception to the fence standards related to fence materials is made to maintain a fence with panels with surface areas that are less than 50 percent open (the aforementioned 8' high solid wood fence) in this front yard setback and as close as on this front property line (or less than 5' from this front lot line).

STANDARD FOR A SPECIAL EXCEPTION TO FENCE STANDARDS:

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

STANDARD FOR A SPECIAL EXCEPTION TO THE VISUAL OBSTRUCTION REGULATIONS:

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

STAFF RECOMMENDATION (Fence special exception):

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

STAFF RECOMMENDATION (Visual obstruction special exceptions):

Approval, subject to the following condition:

- Compliance with the submitted revised site plan and revised elevation is required.

Rationale:

- The Sustainable Development Department Senior Engineer has no objections to the requests.
- Staff concluded that requests for special exceptions to the visual obstruction regulations should be granted (with the suggested conditions imposed) because the items located in the visibility triangles do not constitute a traffic hazard.

BACKGROUND INFORMATION:

Zoning:

Site: R-1ac(A) (Single family residential 1 acre)
North: R-1ac(A) (Single family residential 1 acre)
South: R-1ac(A) (Single family residential 1 acre)
East: R-1ac(A) (Single family residential 1 acre)
West: R-1ac(A) (Single family residential 1 acre)

Land Use:

The subject site is developed with a single family use. The areas to the north, east, south, and west are developed with single family uses.

Zoning/BDA History:

1. BDA134-100, Property at 5813 Park Lane (the lot northeast of the subject site)

On October 22, 2014, the Board of Adjustment Panel B granted a request for a special exception to the fence height regulations of 2', and imposed the submitted site plan and partial elevations as a condition to the request.

The case report stated that the request was made to maintain an approximately 5' 4" high open metal picket fence and gate with 66" (or 5' 6") high columns in the site's two front yard setbacks along Park Lane and Douglas Avenue on property developed with a single family home.

2. BDA 094-004, Property at 5811 Park Lane (the lot northeast of the subject site)

On January 11, 1994, the Board of Adjustment granted a request for a special exception to the fence height regulations of 3', and imposed the submitted site plan and elevation as a condition to the request.

The case report stated that the request was made in conjunction with constructing an open metal fence and gate on Park Lane no higher than 7' in height, and replacing an existing 4' chain link fence along Douglas Avenue with a 6' high vinyl chain link fence.

3. BDA 045-268, Property at 5810 Park Lane (the lot east of the subject site)

On August 16, 2005, the Board of Adjustment Panel A granted a request for a special exception to fence height regulations of 6', and imposed the following condition: compliance with the submitted site plan, landscape plan, and fence elevation is required.

The case report states that the request was made in conjunction with constructing and maintaining an open iron fence (6' 2"), columns (6' 8"), and gates (6'9") along Park Lane and a 10' high tennis court fence along Douglas Avenue.

- | | |
|--|--|
| 4. BDA 956-189, Property 5825 Park Lane (two lots northeast of the subject site) | On April 23, 1996, the Board of Adjustment Panel C granted a request for a special exception to fence height regulations of 4', and imposed the following condition: compliance with the submitted revised site/landscape plan and elevation is required. The case report stated that the original request was made to construct a 6' 8" high solid brick and stone fence with 7' 3" high stone columns and an 8' high entry gate and columns. |
| 5. BDA 056-111, Property 5508 Desco Drive (two lots northeast of the subject site) | On May 15, 2006, the Board of Adjustment Panel C granted a request for a special exception to fence height regulations of 3', and imposed the following condition: compliance with the submitted site plan and revised elevation is required. The case report stated that the original request was made to construct and maintain an approximately 6' 6" high open picket fence with 7' high columns in the site's Desco Drive and Douglas Avenue front yard setbacks. |

GENERAL FACTS/STAFF ANALYSIS (Fence standard special exceptions):

- The requests for special exceptions to the fence standards related to height and materials focus on maintaining a 6' high open rod iron fence with 6' 6" high brick columns in the site's Douglas Avenue and Park Lane front yard setbacks (fences higher than 4' high in one of the site's two front yard setbacks), and maintaining a fence with panels with a surface area that is less than 50 percent open (an 8' high solid wood fence) in the Park Lane front yard setback as close as on this front property line or less than 5' from this front lot line.
- Section 51A-4.602(a)(2) of the Dallas Development Code states that in all residential districts except multifamily districts, a fence may not exceed 4' above grade when located in the required front yard.
- The property is located in an R-1ac(A) zoning district which requires a minimum front yard setback of 40 feet.

- The subject site is located at the southwest corner of Park Lane and Douglas Avenue. Regardless of how the existing structure is oriented to front Douglas Avenue, the subject site has 40' front yard setbacks along both street frontages. The site has a 40' front yard setback along Park Lane, the shorter of the two frontages, which is always deemed the front yard setback on a corner lot in this zoning district. The site also has a 40' front yard setback along Douglas Avenue, the longer of the two frontages of this corner lot, which is typically regarded as a side yard where the Dallas Development Code allows a 9' high fence. But the site's Douglas Avenue frontage is treated as a front yard setback nonetheless to maintain the continuity of the established front yard setback established by the lots to the south that front/are oriented eastward towards Douglas Avenue.
- The submitted revised site plan and revised elevation indicates that the fences in the site's two front yard setbacks reach a maximum height of 8'.
- The submitted revised site plan denotes the following:
 - The existing fence over 4' in height in the Douglas Avenue front yard setback is represented as being approximately 200' in length parallel to this street.
 - The existing fence in the Douglas Avenue front yard setback is represented as being located approximately on the front property line, and approximately 13' from the pavement line.
 - The existing fences over 4' in height in the Park Lane front yard setback is represented as being approximately 160' in length parallel to this street and approximately 40' in length perpendicular to this street on the west side of the site in the front yard setback.
 - Of the approximately 160' length of the fences in this front yard setback, approximately 60' of it length is solid wood and the remaining is open rod iron.
 - The existing fences in the Park Lane front yard setback are represented as being located approximately on the front property line, and approximately 20' from the pavement line.
- Single family lots front the existing fences on the subject site. The lot directly north has a fence in its front yard (an approximately 6' high solid masonry fence) with no recorded BDA history, and the lot directly east has fences in its front yard behind significant landscape materials that appears to be a result of a special exception to the fence standards granted by the Board in 2005: BDA045-268.
- The Board Administrator conducted a field visit of the site and surrounding area (approximately 400' north, south, east, and west of the subject site) and noted a number of other fences that appeared to be over 4' in height and in a front yard setback. Most of these fences are referenced in the "Zoning/BDA History" section of this case report.
- As of January 5, 2018, no letters had been submitted in support of the application, and no letters had been submitted in opposition.
- The applicant has the burden of proof in establishing that the special exceptions to the fence standards related to fence height of 4' and materials will not adversely affect neighboring property.

- Granting one and/or both of these special exceptions with a condition imposed that the applicant complies with the submitted site plan and revised elevation would require the proposal/existing fences exceeding 4' in height and some of which are of solid materials located on the front lot line to be maintained in the location and of the heights and materials as shown on these documents.

GENERAL FACTS/STAFF ANALYSIS (visual obstruction special exceptions):

- The requests for special exceptions to the visual obstruction regulations focus on maintaining portions of a 6' high open rod fence and 6' 6" high brick columns located in the four, 20' visibility triangles on both sides of the driveways into the site from this Douglas Avenue on a site developed with a single family home.
- Section 51A-4.602(d)(1) of the Dallas Development Code The Dallas Development Code states the following: A person shall not erect, place, or maintain a structure, berm, plant life or any other item on a lot if the item is:
 - in a visibility triangle as defined in the Code (45-foot visibility triangles at street intersections, and 20 foot visibility triangles at drive approaches and at alleys on properties zoned single family); and
 - between two and a half and eight feet in height measured from the top of the adjacent street curb (or the grade of the portion on the street adjacent to the visibility triangle).
- The submitted revised site plan and revised elevation indicates portions a 6' high open rod fence and 6' 6" high brick columns located in the four, 20' visibility triangles on both sides of the driveways into the site from this Douglas Avenue.
- The Sustainable Development Department Senior Engineer has submitted a review comment sheet marked "Has no objections" with the following comment: "Home is detached from proposed fence/gate. Proposed gate provides enough space for a vehicle to stand while gate opens without encroaching on travel lanes".
- The applicant has the burden of proof in establishing how granting the requests for special exceptions to the visual obstruction regulations to maintain portions of a 6' high open rod fence and 6' 6" high brick columns located in the four, 20' visibility triangles on both sides of the driveways into the site from this Douglas Avenue do not constitute a traffic hazard.
- Granting these requests with a condition imposed that the applicant complies with the submitted revised site plan and revised elevation would limit the items located in the 20' drive approach visibility triangles to that what is shown on these documents – a 6' high open rod fence with 6' 6" high brick columns.

Timeline:

October 25, 2017: The applicant submitted an "Application/Appeal to the Board of Adjustment" and related documents which have been included as part of this case report.

December 1, 2017: The Board of Adjustment Secretary randomly assigned this case to Board of Adjustment Panel A.

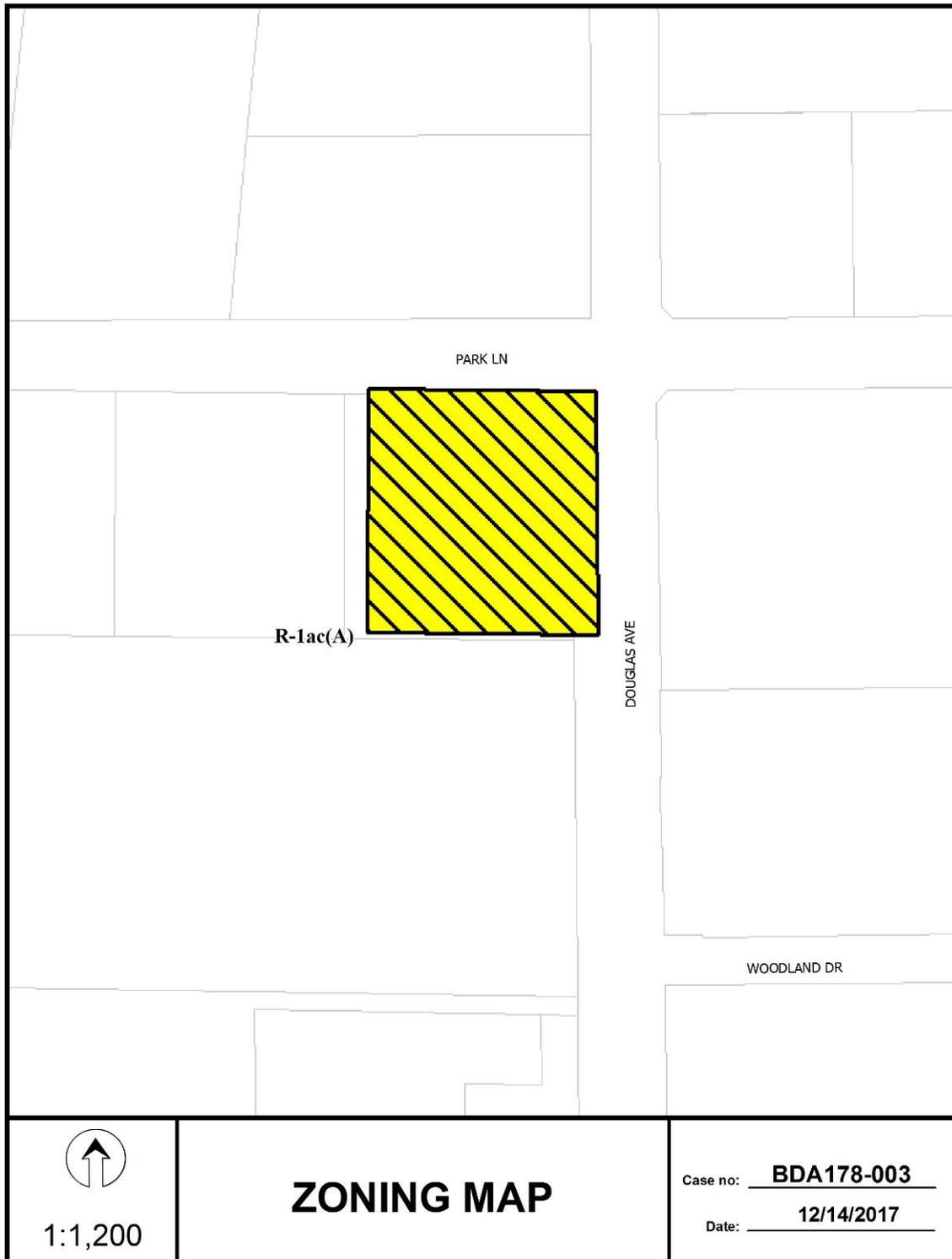
December 4, 2017: The Board Administrator emailed the applicant the following information:

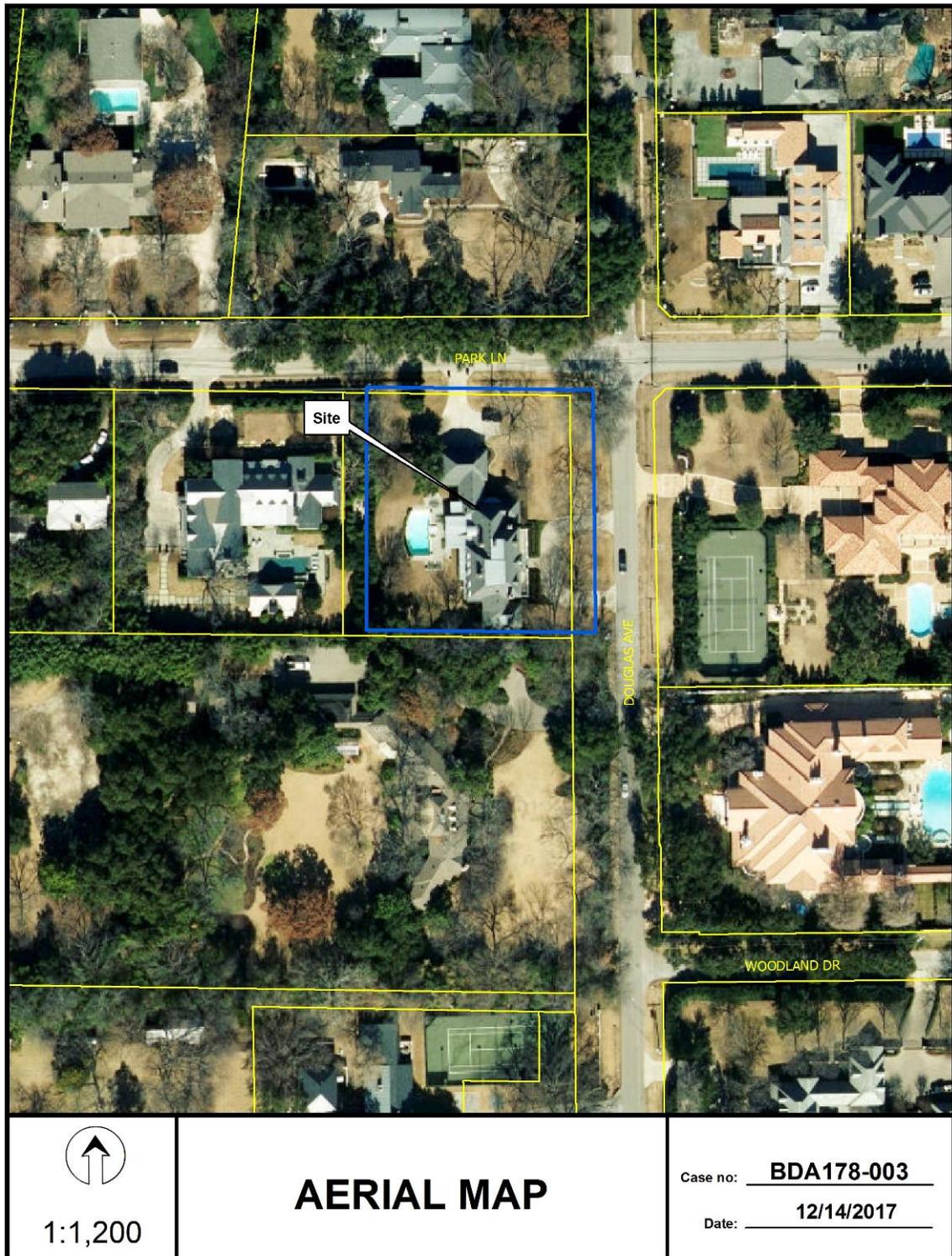
- an attachment that provided the public hearing date and panel that will consider the application; the December 27th deadline to submit additional evidence for staff to factor into their analysis; and the January 5th deadline to submit additional evidence to be incorporated into the Board's docket materials;
- 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 27, 2017: The Building Inspection Senior Plans Examiner/Development Code Specialist forwarded additional information to the Board Administrator that had been submitted to him by the beyond what was submitted with the original application (see Attachment A).

January 2, 2018: The Board of Adjustment staff review team meeting was held regarding this request and the others scheduled for January public hearings. Review team members in attendance included: Sustainable Development and Construction Assistant Director, the the Assistant Building Official, the Board of Adjustment Chief Planner/Board Administrator, the Building Inspection Senior Plans Examiner/Development Code Specialists, the Sustainable Development and Construction Project Engineer, and the Assistant City Attorney to the Board.

January 3, 2018: The Sustainable Development Department Senior Engineer has submitted a review comment sheet marked "Has no objections" with the following comment: "Home is detached from proposed fence/gate. Proposed gate provides enough space for a vehicle to stand while gate opens without encroaching on travel lanes".







City of Dallas

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 178-003

Data Relative to Subject Property:

Date: 10-25-17

Location address: 9025 Douglas Ave Zoning District: R1A(A)
unplatted
Lot No.: .87 acre Block No.: 8/5598 Acreage: 0.8700 Census Tract: 206.00
tract of land
Street Frontage (in Feet): 1) 188 2) 197 3) _____ 4) _____ 5) _____

To the Honorable Board of Adjustment :

Owner of Property (per Warranty Deed): Sidney & Beverly Lande

Applicant: Jorge Hernandez Telephone: 972-214-9811

Mailing Address: 701 Commerce St Ste:619, Dallas, TX Zip Code: 75202

E-mail Address: jorge@americapermits.com

Represented by: Jorge Hernandez Telephone: _____

Mailing Address: 701 Commerce St Ste:619, Dallas, TX Zip Code: 75202

E-mail Address: jorge@americapermits.com

Affirm that an appeal has been made for a Variance __, or Special Exception X, of 4'-0" for a 2'-0" fence on the front yard of the property, and visibility triangle obstructions at drive ways, and fence panels w/ less than 50% open surface with 5ft. of 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:

A fence that is 6ft 6in will not have an adverse affect on other properties around, because they as well have a fence about that same height. It also brings a better look to the neighborhood. The visibility triangle obstructions will not be a safety hazard, because they are located at private drive ways with limited access, and the fence material is of an open construction

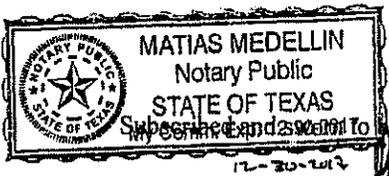
Note to Applicant: If the appeal requested in this application is granted by the Board of Adjustment, a permit must be applied for within 180 days of the date of the final action of the Board, unless the Board specifically grants a longer period.

Affidavit

Before me the undersigned on this day personally appeared Jorge Hernandez
(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)



(Rev. 08-01-11)

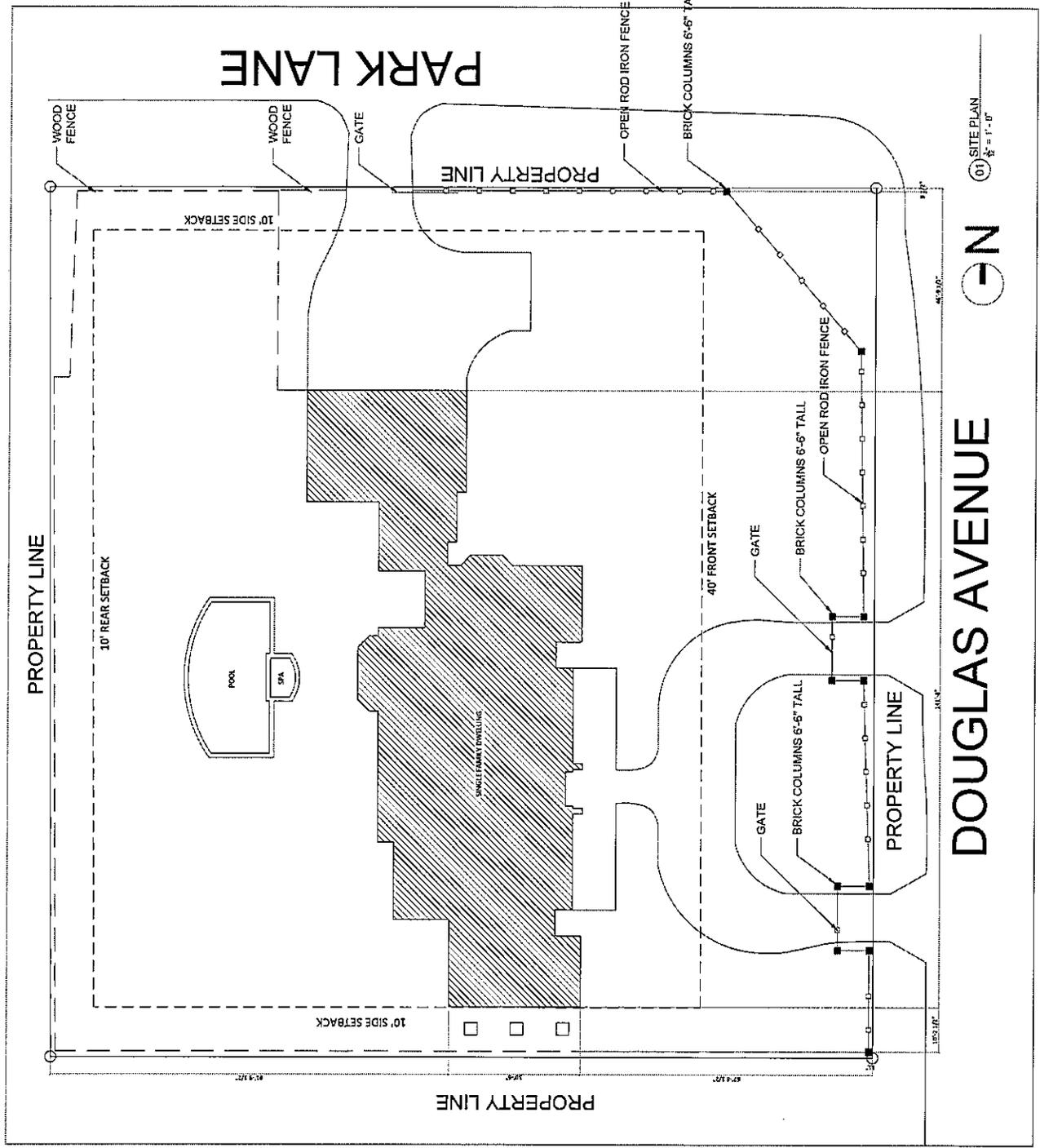
Subscribed and sworn to before me this 21 day of OCTOBER, 2017

Notary Public in and for Dallas County, Texas

9025 DOUGLAS AVENUE
Dallas, Texas 75225

No.	Description	Date

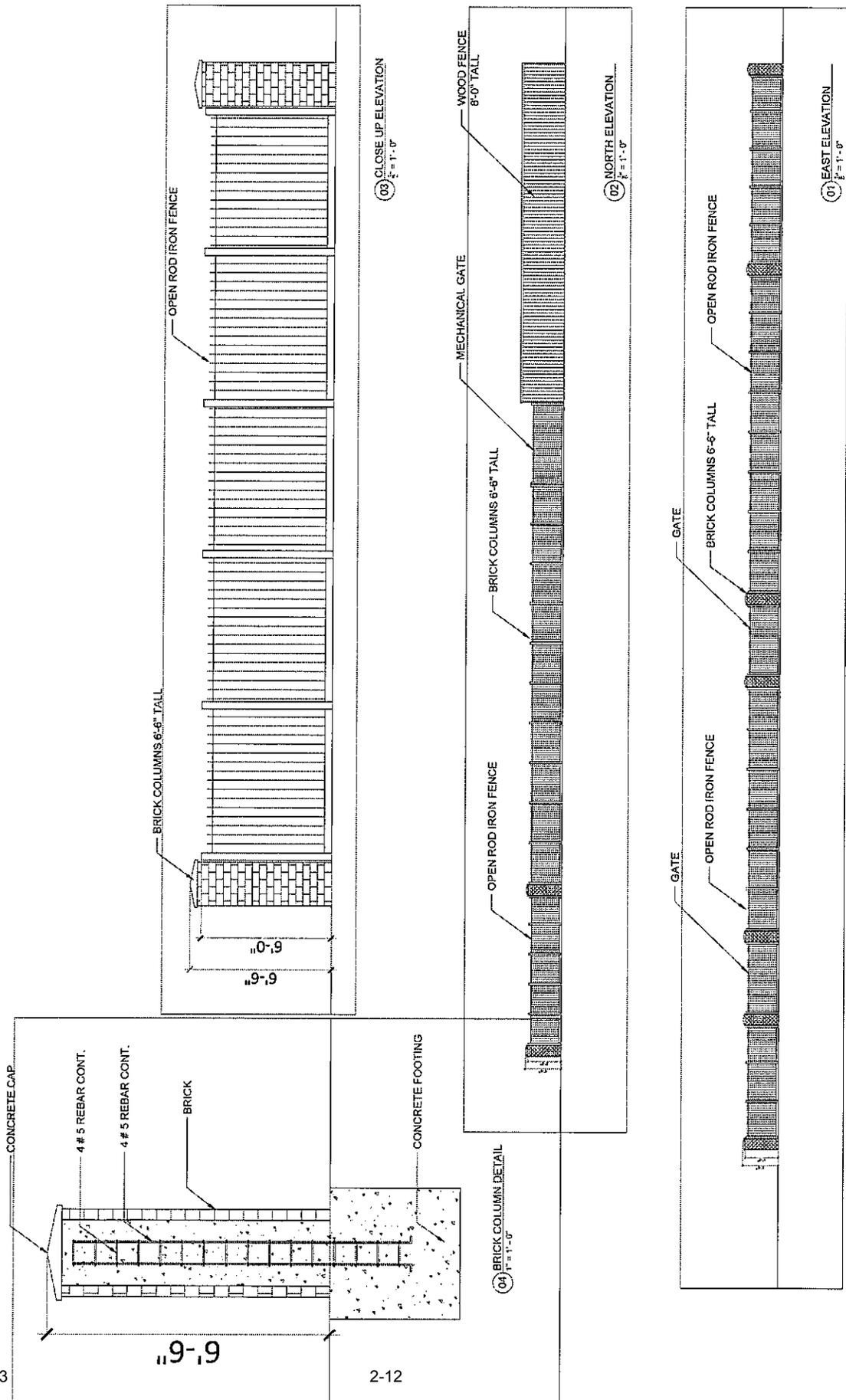
10/21
12/16/2017



---	WOOD FENCE
—○—	ROD IRON FENCE

No.	Description	Date

Sheet
A2.0



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 Jorge Hernandez

did submit a request for a special exception to the fence height regulations, and for a special exception to the visibility obstruction regulations, and for a special exception to the fence standards regulations

at 9025 Douglas Avenue

BDA178-003. Application of Jorge Hernandez for special exceptions to the fence height regulations and the fence standards regulations and a special exception to the visibility obstruction regulations at 9025 Douglas Avenue. This property is more fully described as an unplatted .87 acre tract in Block 8/5598 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 and require a 20 foot visibility triangle at driveway approaches. The applicant proposes to to construct an 8 foot high fence in a required front yard, which will require a 4 foot special exception to the fence regulation and to construct a fence in a required front yard with a fence panel having less than 50 percent open surface area located less than 5 feet from the front lot line which will require a special exception to the fence regulations, and to construct a residential fence structure in a required visibility obstruction triangle, which will require a special exception to the visibility obstruction regulations.

Sincerely,

Philip Sikes, Building Official



City of Dallas

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 178-003

Date: 10-25-17

Data Relative to Subject Property:

Location address: 9025 Douglas Ave Zoning District: R1Ac(A)

unplated Lot No.: .87 acre Block No.: 8/5598 Acreage: 0.8700 Census Tract: 206.00

tract of land Street Frontage (in Feet): 1) 188 2) 197 3) 4) 5)

To the Honorable Board of Adjustment :

Owner of Property (per Warranty Deed): Sidney & Beverly Lande

Applicant: Jorge Hernandez Telephone: 972-214-9811

Mailing Address: 701 Commerce St Ste:619, Dallas, TX Zip Code: 75202

E-mail Address: jorge@americapermits.com

Represented by: Jorge Hernandez Telephone:

Mailing Address: 701 Commerce St Ste:619, Dallas, TX Zip Code: 75202

E-mail Address: jorge@americapermits.com

Affirm that an appeal has been made for a Variance, or Special Exception X, of 2ft 6in fence on the front yard of the property, and visibility triangle obstructions at drive ways

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:

A fence that is 6ft 6in will not have an adverse affect on other properties around, because they as well have a fence about that same height. It also brings a better look to the neighborhood. The visibility triangle obstructions will not be a safety hazard, because they are located at private gated driveways with limited access and the fence material is of an open construction

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.

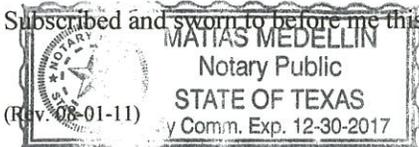
Affidavit

Before me the undersigned on this day personally appeared Jorge Hernandez (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 October, 2017



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 Jorge Hernandez

did submit a request for a special exception to the fence height regulations, and for a special exception to the visibility obstruction regulations
at 9025 Douglas Avenue

BDA178-003. Application of Jorge Hernandez for a special exception to the fence height regulations and a special exception to the visibility obstruction regulations at 9025 Douglas Avenue. This property is more fully described as an unplatted .87 acre tract in Block 8/559 and is zoned R-1ac(A), which limits the height of a fence in the front yard to 4 feet and requires a 20 foot visibility triangle at driveway approaches. The applicant proposes to construct an 6 foot 6 inch high fence in a required front yard, which will require a 2 foot 6 inch special exception to the fence regulation and to construct a residential fence structure a required visibility obstruction triangle, which will require a special exception to the visibility obstruction regulations.

Sincerely,

Philip Sikes
Philip Sikes, Building Official

City of Dallas

Internal Development Research Site

Legend

Locate Property

Search by:

GIS Account #

Locate

OR

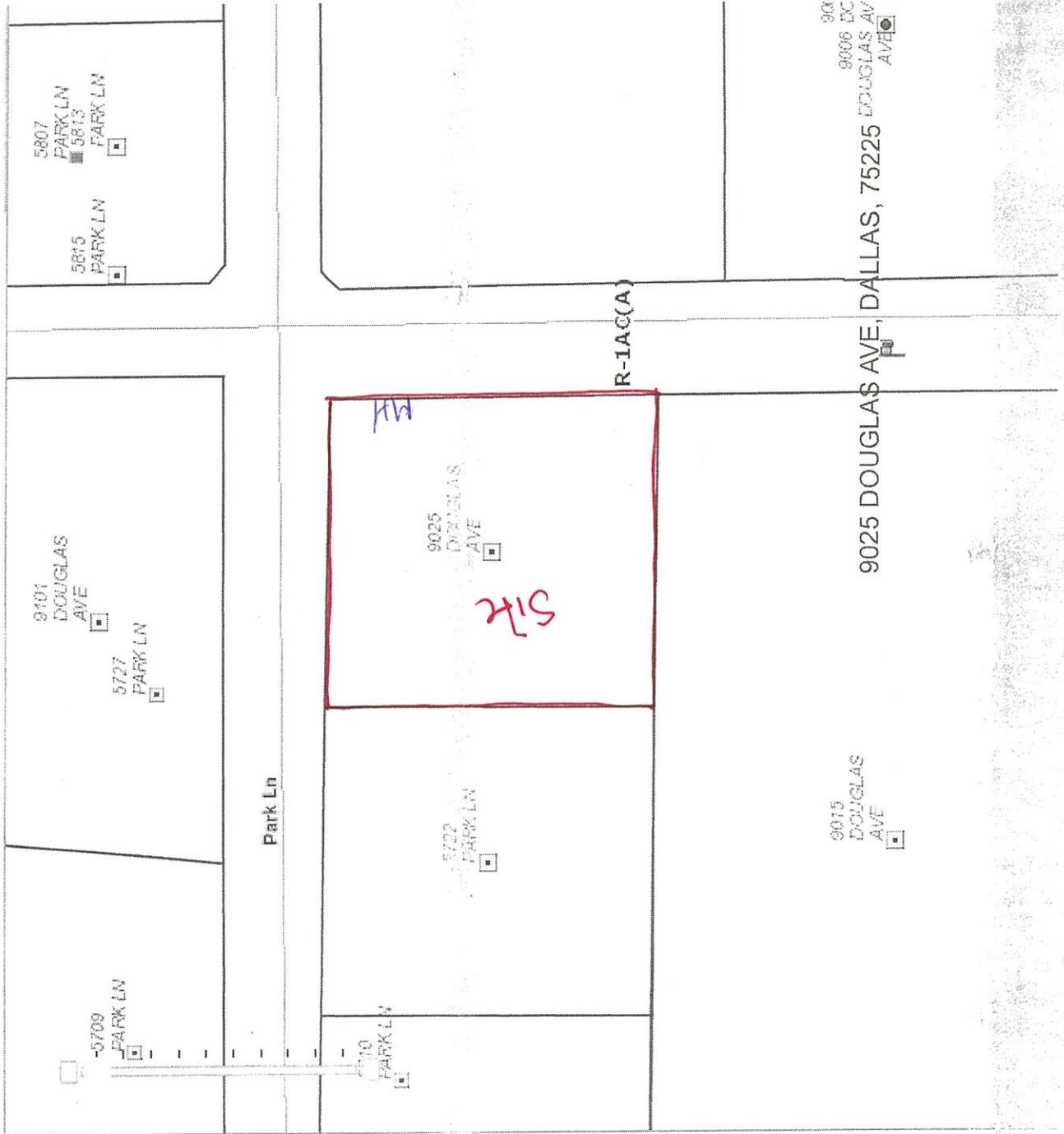
Street address.
9025 douglas

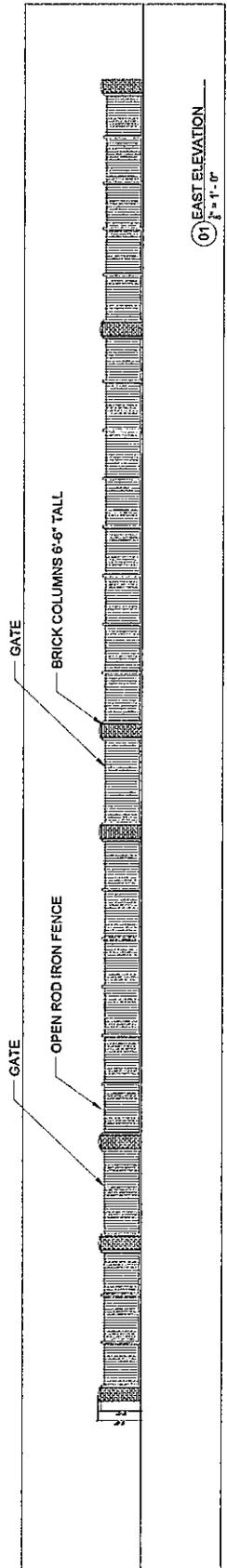
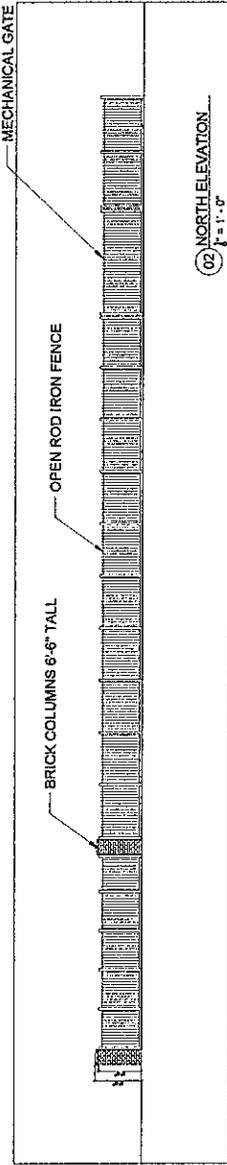
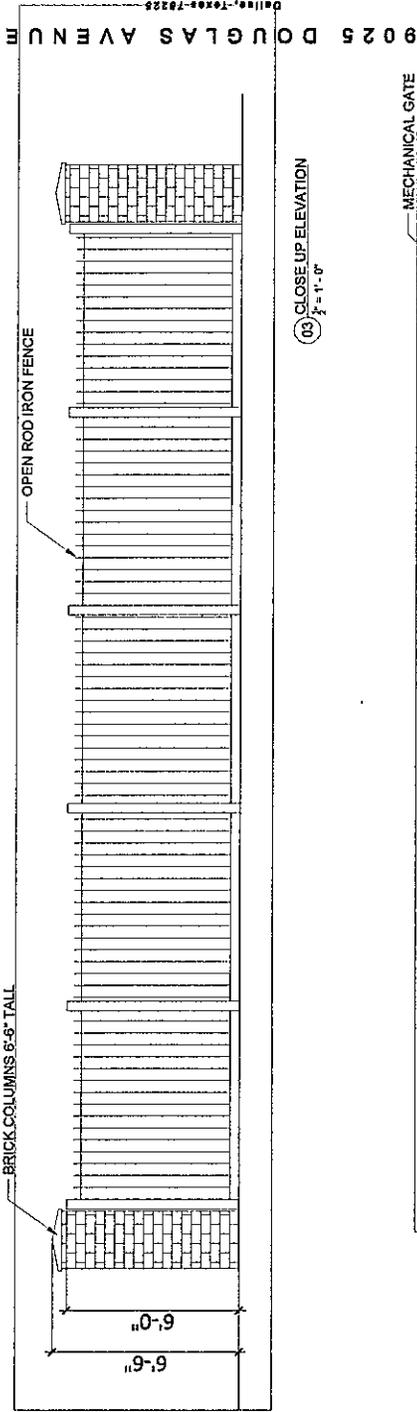
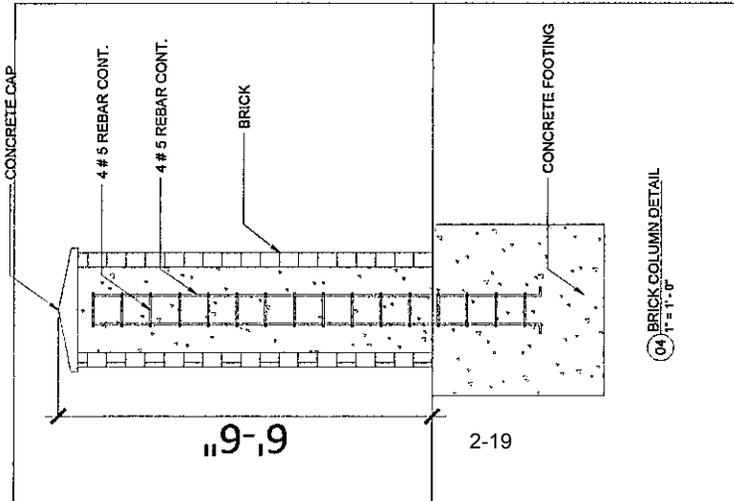
Locate

OR

Parcel address.
Use street type for better re

Locate

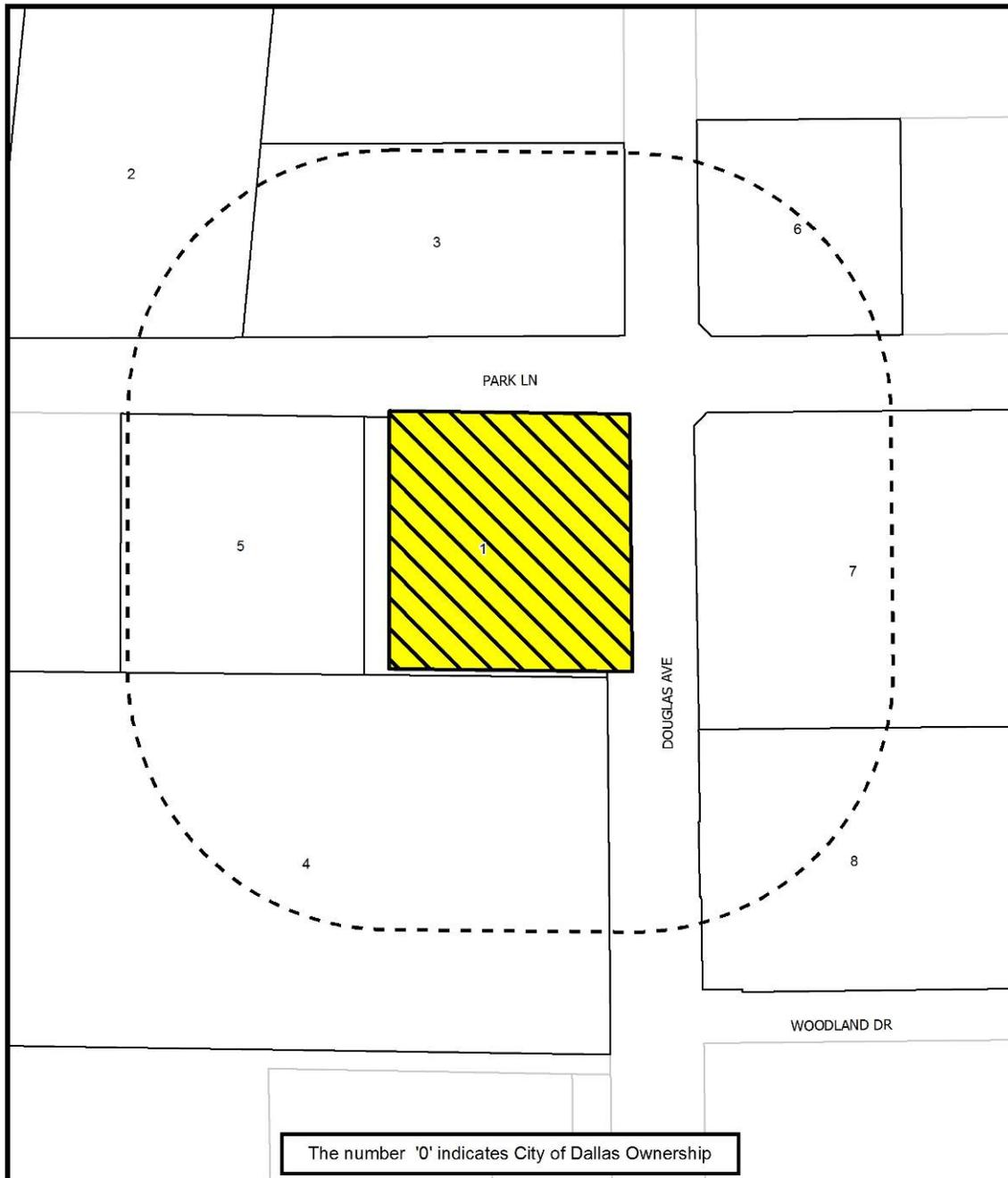




0025 DOUGLAS AVENUE
Dallas, Texas 75225

DATE: 01/11/01

No.	Description	Date



The number '0' indicates City of Dallas Ownership

 1:1,200	<h2 style="text-align: center;">NOTIFICATION</h2> <table border="1" style="width: 100%;"> <tr> <td style="text-align: center;">200'</td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="text-align: center;">8</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	200'	AREA OF NOTIFICATION	8	NUMBER OF PROPERTY OWNERS NOTIFIED	Case no: BDA178-003 Date: 12/14/2017
200'	AREA OF NOTIFICATION					
8	NUMBER OF PROPERTY OWNERS NOTIFIED					

Notification List of Property Owners

BDA178-003

8 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	9025 DOUGLAS AVE	LANDE SIDNEY &
2	5711 PARK LN	DAVIS BRADLEY J & TAMMIE L
3	9101 DOUGLAS AVE	LOFTUS JOSEPH RICHARD & TIFFANY
4	9015 DOUGLAS AVE	TRINITY RIVER MITIGATION BANK LP
5	5722 PARK LN	DUNN WILLIAM B &
6	5807 PARK LN	LADIN BRIAN & RACHEL
7	5810 PARK LN	WEINER CLIFFORD M
8	9006 DOUGLAS AVE	SANGANI BHARAT H

FILE NUMBER: BDA178-004(JM)

BUILDING OFFICIAL'S REPORT: Application of Luis Rosillo, represented by Mike Arreguin, for a special exception to the fence standards at 2905 Jordan Valley Road. This property is more fully described as Lot 2, Block A/8789, and is zoned A(A), which limits the height of a fence in the front yard to 4 feet. The applicant proposes to construct and/or maintain a 7 foot high fence in a required front yard, which will require a 3 foot special exception to the fence standards.

LOCATION: 2905 Jordan Valley Road

APPLICANT: Luis Rosillo
Represented by Mike Arreguin

REQUEST:

A request for a special exception to the fence standards related to fence height of 7' is made to construct and maintain a fence higher than 4' in height in the site's 50' front yard setback– a 5' high open steel mesh fence with a 7' open steel mesh rolling gate on a site that is developed with a single family home.

STANDARD FOR A SPECIAL EXCEPTION TO FENCE STANDARDS:

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

STAFF RECOMMENDATION (fence standards):

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

BACKGROUND INFORMATION:

Zoning:

<u>Site:</u>	A(A) (Agricultural District)
<u>North & Northwest:</u>	A(A) (Agricultural District)
<u>Northeast:</u>	R-10(A) (Single family district 10,000 sq. ft.)
<u>South:</u>	A(A) (Agricultural District)
<u>East:</u>	A(A) (Agricultural District)
<u>West:</u>	A(A) (Agricultural District)

Land Use:

The subject site is developed with a single family home. All surrounding areas are developed with single family and agricultural uses.

Zoning/BDA History:

There has not been any recent related board or zoning cases recorded either on or in the immediate vicinity of the subject site.

GENERAL FACTS/STAFF ANALYSIS (fence standards):

- The focus of request for a special exception to the fence standards related to height of up to 7' (3' special exception) is constructing and maintaining a 5' high open steel mesh fence, a 5' high open steel mesh rolling gate (30' wide), and a 7' high open steel rolling gate (20' wide) all along the site's Jordan Valley Road 50' front yard setback on the front lot line and perpendicular to the street on a site developed with a single family home. The majority of the fence has been erected, with a remainder pending completion at the north corner of the property along the street frontage.
- The site is located on the west line of Jordan Valley Road within an A(A) zoning district which requires a minimum front yard setback of 50'.
- The Dallas Development Code Sec. 4.602 (a) (1) states that in all residential districts except multifamily districts, a fence may not exceed 4' above grade when located in the required front yard.
- The applicant has submitted a site plan and elevation documents of the existing/proposed fence in the front yard setback with notations indicating that the proposal reaches a maximum height of 7'.
- The Board Senior Planner conducted a field visit of the site and surrounding area and noted several other fences that appeared to be above 4' in height and located in a front yard setback with no apparent Board of Adjustment history/action.
- As of January 5, 2018 no letters have been submitted in support of or in opposition to the request.
- The applicant has the burden of proof in establishing that the special exceptions to the fence standards related to height of 3' on Jordan Valley Road will not adversely affect neighboring property.
- Granting these special exceptions to the fence standards related to height of up to 3' in certain areas on the site with a condition imposed that the applicant complies with the submitted site plan/elevation documents, would require the proposal exceeding 4' in height in the front yard setbacks to be maintained in the location and of the heights and materials as shown on these documents.

Timeline:

October 24, 2017: The applicant submitted an "Application/Appeal to the Board of Adjustment" and related documents which have been included as part of this case report.

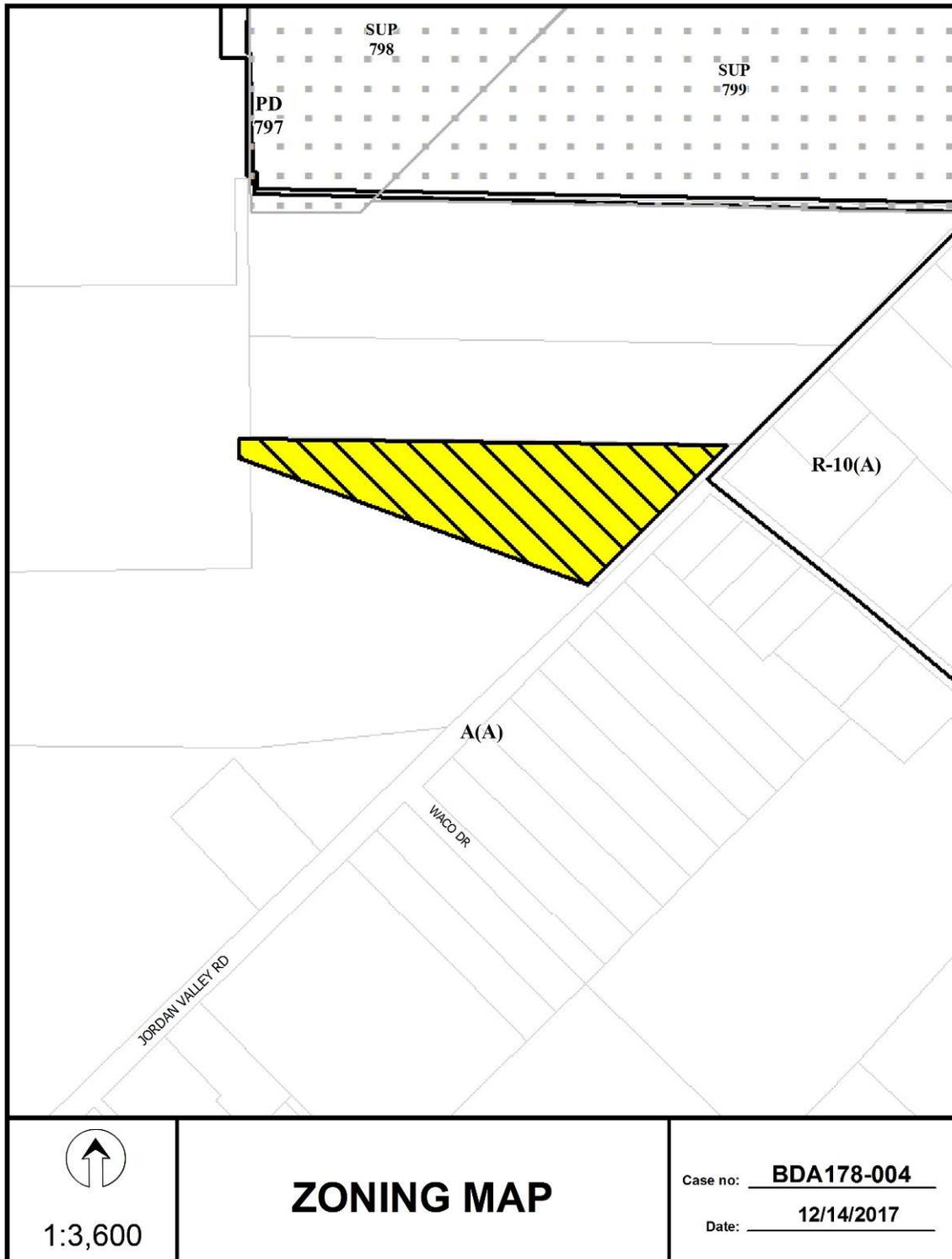
December 1, 2017: The Board of Adjustment Secretary randomly assigned this case to Board of Adjustment Panel A.

December 19, 2017: The Board Senior Planner emailed the applicant the following information:

- an attachment that provided the public hearing date and panel that will consider the application; the December 27th deadline to submit additional evidence for staff to factor into their analysis; and the January 5th deadline to submit additional evidence to be incorporated into the Board's docket materials;
- the criteria/standards that the board will use in their decision to approve or deny the requests; and
- the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.

January 2, 2018: The Board of Adjustment staff review team meeting was held regarding this request and the others scheduled for January public hearings. Review team members in attendance included: the Sustainable Development and Construction Assistant Director, the the Assistant Building Official, the Board of Adjustment Chief Planner/Board Administrator, the Building Inspection Senior Plans Examiner/Development Code Specialists, the Sustainable Development and Construction Project Engineer, and the Assistant City Attorney to the Board.

No review comment sheets were submitted in conjunction with this application.





1:3,600

AERIAL MAP

Case no: BDA178-004

Date: 12/14/2017



City of Dallas

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 178-004

Data Relative to Subject Property:

Date: 10/24/17

Location address: 2905 Jordan Valley Rd Zoning District: A(A)

Lot No.: 2 Block No.: A 18789 Acreage: 5.642 Census Tract: 171.02

Street Frontage (in Feet): 1) 480 2) _____ 3) _____ 4) _____ 5) _____

To the Honorable Board of Adjustment :

Owner of Property (per Warranty Deed): Luis Rosillo

Applicant: Luis Rosillo Telephone: _____

Mailing Address: 2905 Jordan Valley Zip Code: 75050

E-mail Address: Mike Arreguin b@gmail.com

Represented by: Mike Arreguin Telephone: 214 830 4372

Mailing Address: 930 W page Zip Code: 75208

E-mail Address: Mike Arreguin b@gmail.com

Affirm that an appeal has been made for a Variance __, or Special Exception , of 3 ~~one~~ foot Fence in front yard

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 fence will not adversely affect because they are house with horse in the neighborhood that are similar

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 Luis A. Rosillo
(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 10 day of 24, 2017

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 Luia Rosillo
represented by Mike Arreguin
did submit a request for a special exception to the fence height regulations
at 2905 Jordan Valley Road

BDA178-004. Application of Luia Rosillo represented by Mike Arreguin for a special exception to the fence height regulations at 2905 Jordan Valley Road. This property is mo fully described as Lot 2, Block A/8789, and is zoned A(A), which limits the height of a fenc in the front yard to 4 feet. The applicant proposes to construct a 7 foot high fence in a required front yard, which will require a 3 foot special exception to the fence regulations.

Sincerely,

Philip Sikes
Philip Sikes, Building Official

City of Dallas

Internal Development Research Site

Legend

Locate Property

Search by:

GIS Account #

OR

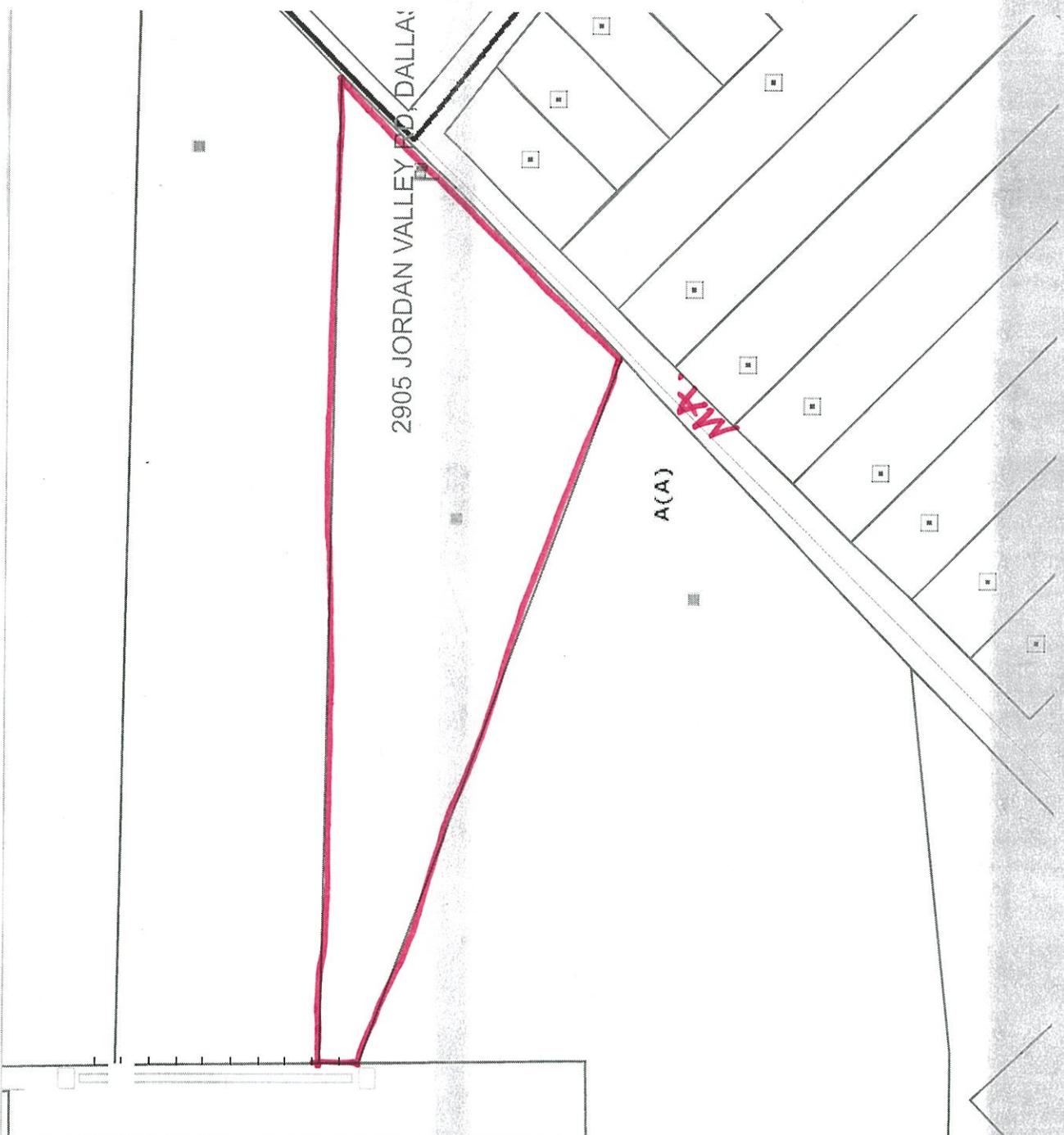
Street address.

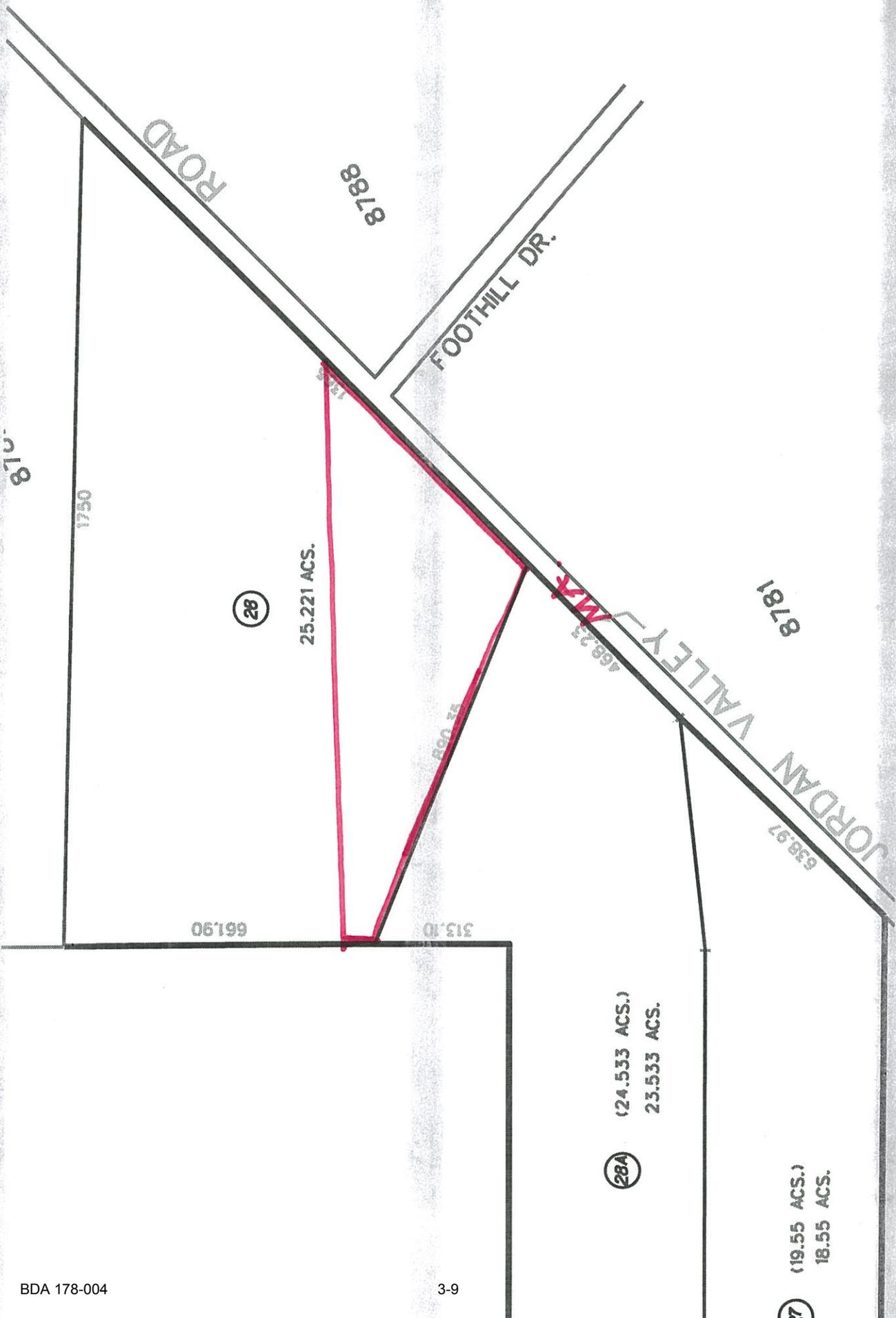
2905 jordan valley

OR

Parcel address.

Use street type for better re



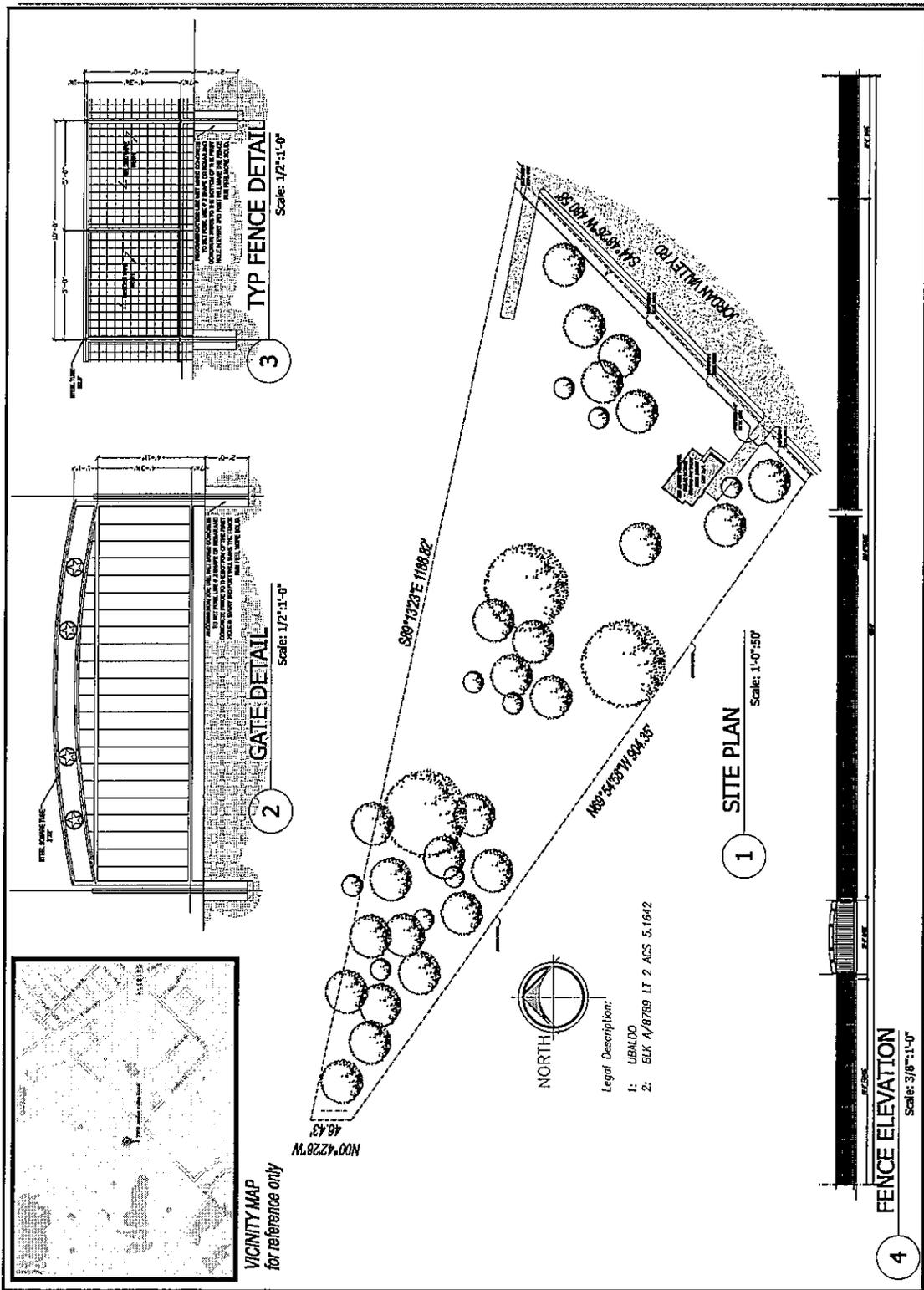


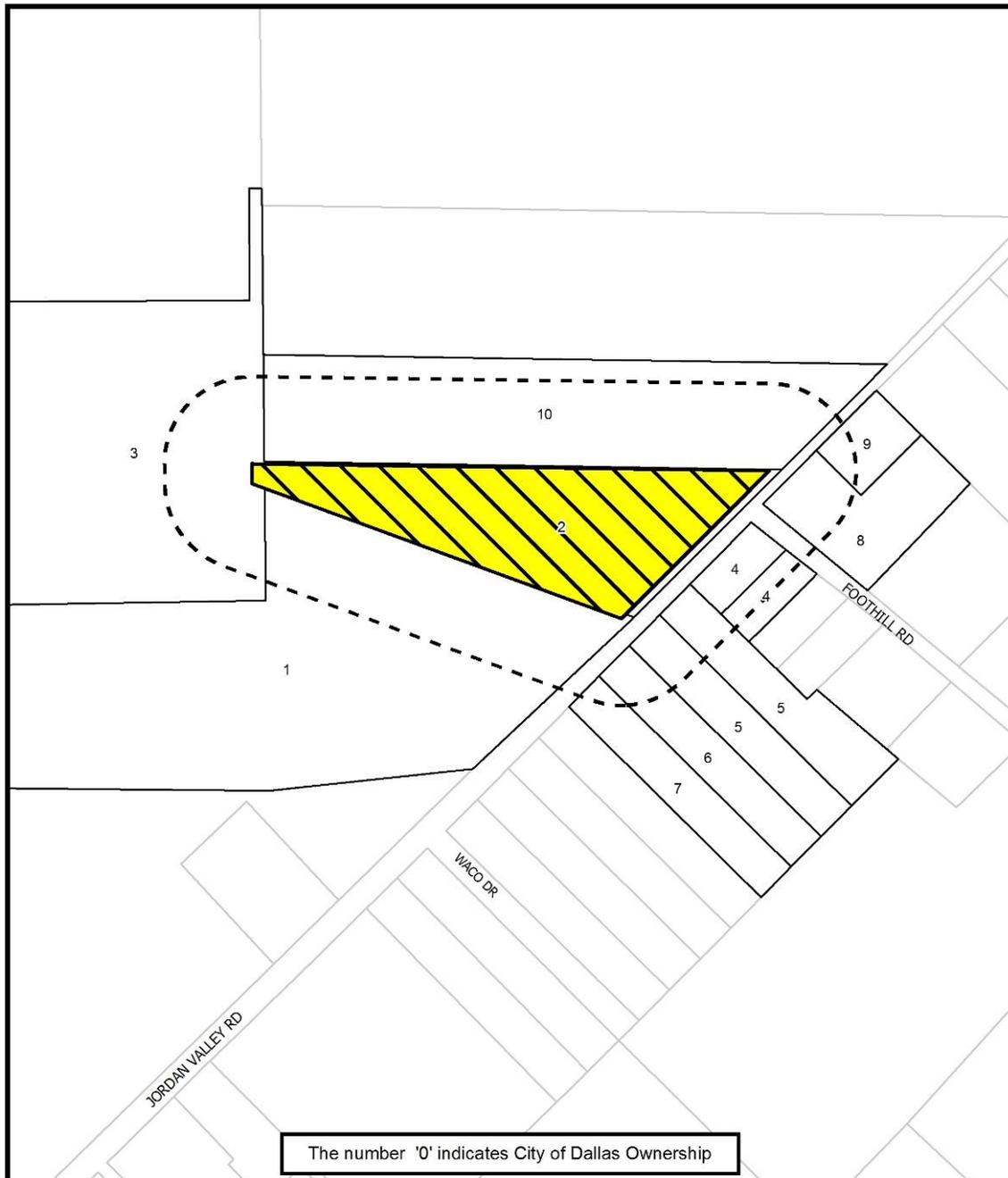
AH PLANS DESIGN & ASSOCIATES
 DRAFTING DESIGN & ASSOCIATES
 TELS: 214-469-8260
 214-630-4372

THIS PLAN AND SPECIFICATIONS HAVE BEEN PREPARED BY THE ARCHITECT OR ENGINEER AND SHALL BE CONSIDERED AS SUCH. THE ARCHITECT OR ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE ARCHITECT OR ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS. THE ARCHITECT OR ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS. THE ARCHITECT OR ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS.

Project Name & Address
 2905 JORDAN VALLEY RD
 DALLAS TX
 75253

Project	Sheet
SITE	
Date	10/05/17
Scale	1" = 0' - 50"
Drawn By	AH
	1.0





 1:3,600	<h2 style="text-align: center;">NOTIFICATION</h2> <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;">10</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	200'	AREA OF NOTIFICATION	10	NUMBER OF PROPERTY OWNERS NOTIFIED	Case no: <u> BDA178-004 </u> Date: <u> 12/14/2017 </u>
200'	AREA OF NOTIFICATION					
10	NUMBER OF PROPERTY OWNERS NOTIFIED					

Notification List of Property Owners

BDA178-004

10 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3005 JORDAN VALLEY RD	DOOREY DEBORAH B
2	2905 JORDAN VALLEY RD	ROSILLO LUIS
3	2755 JORDAN VALLEY RD	PORTER CAROL M
4	12414 FOOTHILL DR	MILLER CHARLES D &
5	2920 JORDAN VALLEY RD	MALDONADO HUMBERTO P
6	2948 JORDAN VALLEY RD	DANIEL DANNY RAY
7	2954 JORDAN VALLEY RD	DYER DENNIS
8	12425 FOOTHILL DR	WELCH DOROTHY
9	2802 JORDAN VALLEY RD	HERRERA ELIZALDE RODOLFO VALENTIN
10	1 JORDAN VALLEY RD	RAMOS ELOY &

FILE NUMBER: BDA178-008(SL)

BUILDING OFFICIAL'S REPORT: Application of Jeffrey A. Shaw, represented by D'Jelma Perkison, for a special exception to allow the reconstruction of a structure in an FP Flood Plain area at 10443 Coleridge Street. This property is more fully described as Lot 8, Block A/5380, and is zoned R-7.5(A), which limits construction within a flood plain. The applicant proposes to reconstruct a structure within a flood plain, which would require a special exception to the flood plain regulations.

LOCATION: 10443 Coleridge Street

APPLICANT: Jeffrey A. Shaw
Represented by D'Jelma Perkison

REQUEST:

A request for a special exception to the flood plain regulations is made to rebuild/reconstruct a single family home in a floodplain overlay that has been partially destroyed by fire, more specifically, according to a note on the submitted floor plan, to "remodel home after fire damage; footprint and exterior openings and cladding to remain as existing, interior finish-out only; replace roof", and according to a note on the submitted site plan: "no change to current footprint or exterior".

STANDARD FOR A SPECIAL EXCEPTION TO ALLOW THE RECONSTRUCTION OF A STRUCTURE IN AN (FP) FLOOD PLAIN AREA:

Section 51A-5.104 states that the board of adjustment may grant a special exception to allow the reconstruction of a structure in an FP area upon a showing of good and sufficient cause, a determination that failure to allow the reconstruction would result in exceptional hardship to the property owner, and a determination that the reconstruction will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with other local laws. The board may not grant a special exception to authorize reconstruction within any designated floodway if any increase in flood levels during the base flood discharge would result. Any special exception granted must be the minimum necessary, considering the flood hazard, to afford relief. The reconstruction of a structure in an FP area may not increase the lot coverage of the structure.

(A) The director of Trinity watershed management shall notify in writing the owner of a structure in an FP area that:

(i) the granting of a special exception to reconstruct the structure below the base flood level will result in increased premium rates for flood insurance that will be commensurate with the increased risk; and

(ii) the construction below the base flood level increases risks to life and property. The notification letter must be maintained with the record of the board's action.
(B) The FP Administrator shall maintain a record of all actions involving applications for special exceptions and shall report special exceptions to FEMA upon request.

STAFF RECOMMENDATION:

Approval, subject to the following condition:

- Compliance with the submitted the site plan denoting “no change to current footprint or exterior” is required.

Rationale:

- Staff concluded that the special exception should be granted because the City of Dallas Senior Engineer of the Trinity Watershed Management has no objections to this request with the condition that the footprint of the home cannot be expanded whereby the applicant’s request to “remodel home after fire damage; footprint and exterior openings and cladding to remain as existing, interior finish-out only; replace roof” with “no change to current footprint or exterior” will not result in increased flooding or additional threats to public safety.

BACKGROUND INFORMATION:

Zoning:

Site: R-7.5(A)(FP) (Single family district 7,500 square feet, flood plain)
North: R-7.5(A)(FP) (Single family district 7,500 square feet, flood plain)
South: R-7.5(A)(FP) (Single family district 7,500 square feet, flood plain)
East: R-7.5(A)(FP) (Single family district 7,500 square feet, flood plain))
West: R-7.5(A)(FP) (Single family district 7,500 square feet, flood plain))

Land Use:

The subject site is developed with a single family structure. The areas to the north, south, east, and west are developed with single family uses.

Zoning/BDA History:

There has not been any recent related board or zoning cases recorded either on or in the immediate vicinity of the subject site.

GENERAL FACTS/STAFF ANALYSIS:

- This request for a special exception to the flood plain regulations focuses on rebuilding/reconstructing a single family home in a floodplain overlay that has been partially destroyed by fire, more specifically, according to a note on the submitted floor plan, to “remodel home after fire damage; footprint and exterior openings and

cladding to remain as existing, interior finish-out only; replace roof”, and according to a note on the submitted site plan: “no change to current footprint or exterior”.

- The Dallas Development Code defines FLOOD PLAIN (FP) as “any land area susceptible to inundation by the design flood.”
- The Dallas Development Code states that the owner of a structure in an FP area shall not make any improvements to the structure without first obtaining approval from the director of Trinity watershed management. The director of Trinity watershed management may approve proposed improvements if the cumulative value of all improvements for the previous ten years is less than 50 percent of the market or tax appraisal value of improvements on the property, whichever is greater. No substantial improvements are permitted. Any improvement must comply with the requirements of Section 51A-5.105(g).
- The Dallas Development Code requires that the director of Trinity watershed management shall notify in writing the owner of a structure in an FP area that:
 - 1) the granting of a special exception to reconstruct the structure below the base flood level will result in increased premium rates for flood insurance that will be commensurate with the increased risk; and
 - 2) the construction below the base flood level increases risks to life and property.The notification letter must be maintained with the record of the board’s action.
- According to DCAD records, the “main improvement” for property addressed at 10443 Coleridge Street is a structure built in 1958 with 2,166 square feet of living/total area with the following “additional improvements”: a 504 square foot attached garage.
- The City of Dallas Program Senior Engineer of the Trinity Watershed Management has indicated with no objections to this request commenting that the existing footprint of the home cannot be expanded, and that Trinity Watershed Management will review plans submitted with the building permit and issue an approval letter for a floodplain alteration permit.
- The applicant has the burden of proof in establishing the following:

The board of adjustment may grant the special exception to allow the reconstruction of a structure in an FP area upon a showing of good and sufficient cause, a determination that failure to allow the reconstruction would result in exceptional hardship to the property owner, and a determination that the reconstruction will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with other local laws. The board may not grant a special exception to authorize reconstruction within any designated floodway if any increase in flood levels during the base flood discharge would result. Any special exception granted must be the minimum necessary, considering the flood hazard, to afford relief. The reconstruction of a structure in an FP area may not increase the lot coverage of the structure.

- Granting this special exception with the condition imposed that the applicant comply with the submitted site plan would allow the rebuilding/reconstruction a single family home in a floodplain overlay partially destroyed by fire with no change or expansion of its current building footprint.

Timeline:

November 15, 2017: The applicant submitted an “Application/Appeal to the Board of Adjustment” and related documents which have been included as part of this case report.

December 1, 2017: The Board of Adjustment Secretary randomly assigned this case to Board of Adjustment Panel A.

December 4, 2017: The Board Administrator emailed the applicant’s representative the following information:

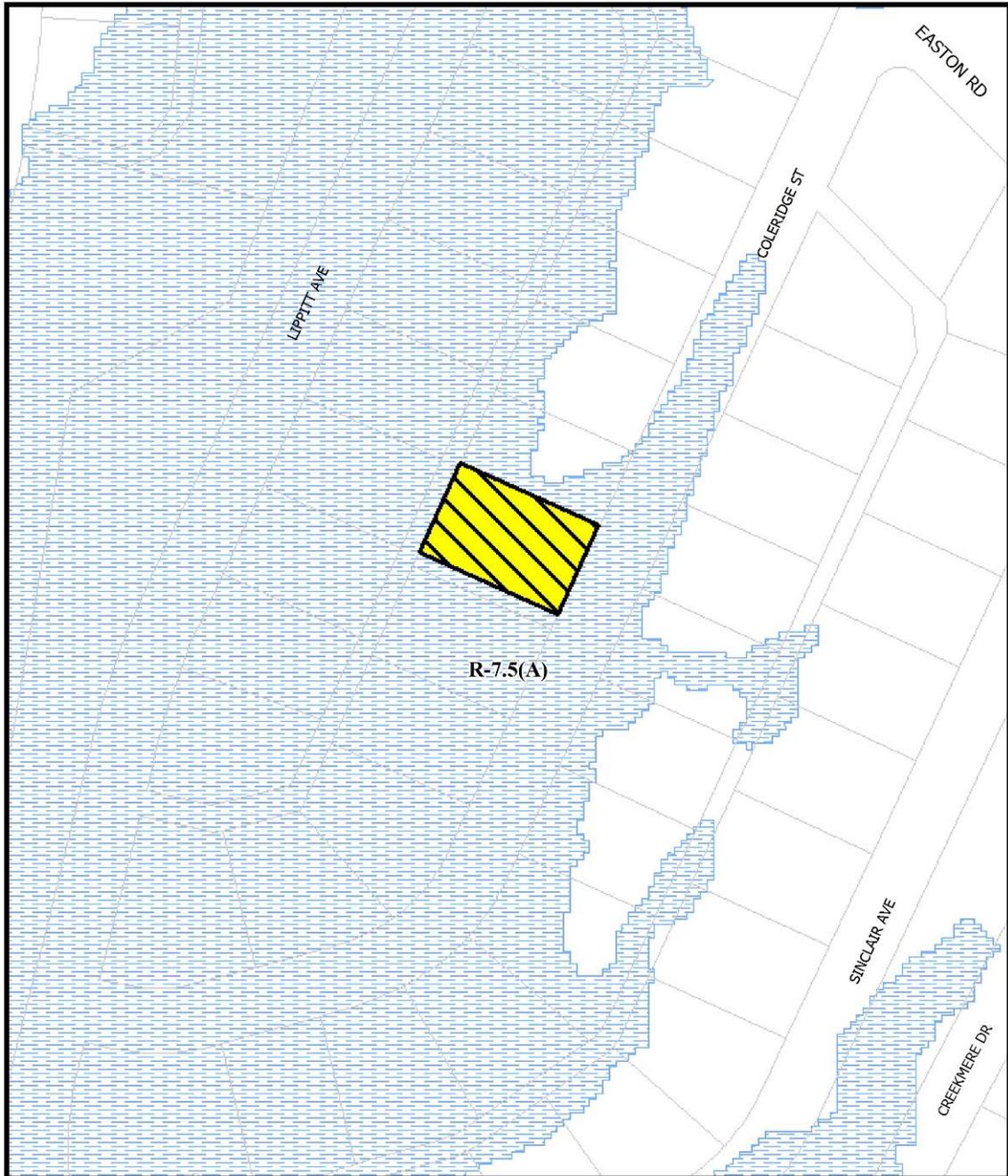
- an attachment that provided the public hearing date and panel that will consider the application; the December 27th deadline to submit additional evidence for staff to factor into their analysis; and the January 5th deadline to submit additional evidence to be incorporated into the Board’s docket materials;
- 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, 2018: The Board of Adjustment staff review team meeting was held regarding this request and the others scheduled for January public hearings. Review team members in attendance included: the Sustainable Development and Construction Assistant Director, the Assistant Building Official, the Board of Adjustment Chief Planner/Board Administrator, the Building Inspection Senior Plans Examiner/Development Code Specialists, the Sustainable Development and Construction Project Engineer, and the Assistant City Attorney to the Board.

January 5, 2018: The City of Dallas Senior Engineer of the Trinity Watershed Management forwarded a review comment sheet marked “Has no objections if certain conditions are met” commenting: “Cannot expand the footprint of the home; and Trinity Watershed Management will review plans submitted with building permit and issue an approval letter for a floodplain alteration permit”.

January 2, 2018: The Board of Adjustment staff review team meeting was held regarding this request and the others scheduled for January public hearings. Review team members in attendance included: the Sustainable Development and Construction Assistant Director, the Assistant Building Official, the Board of Adjustment Chief

Planner/Board Administrator, the Building Inspection Senior Plans Examiner/Development Code Specialists, the Sustainable Development and Construction Project Engineer, and the Assistant City Attorney to the Board.

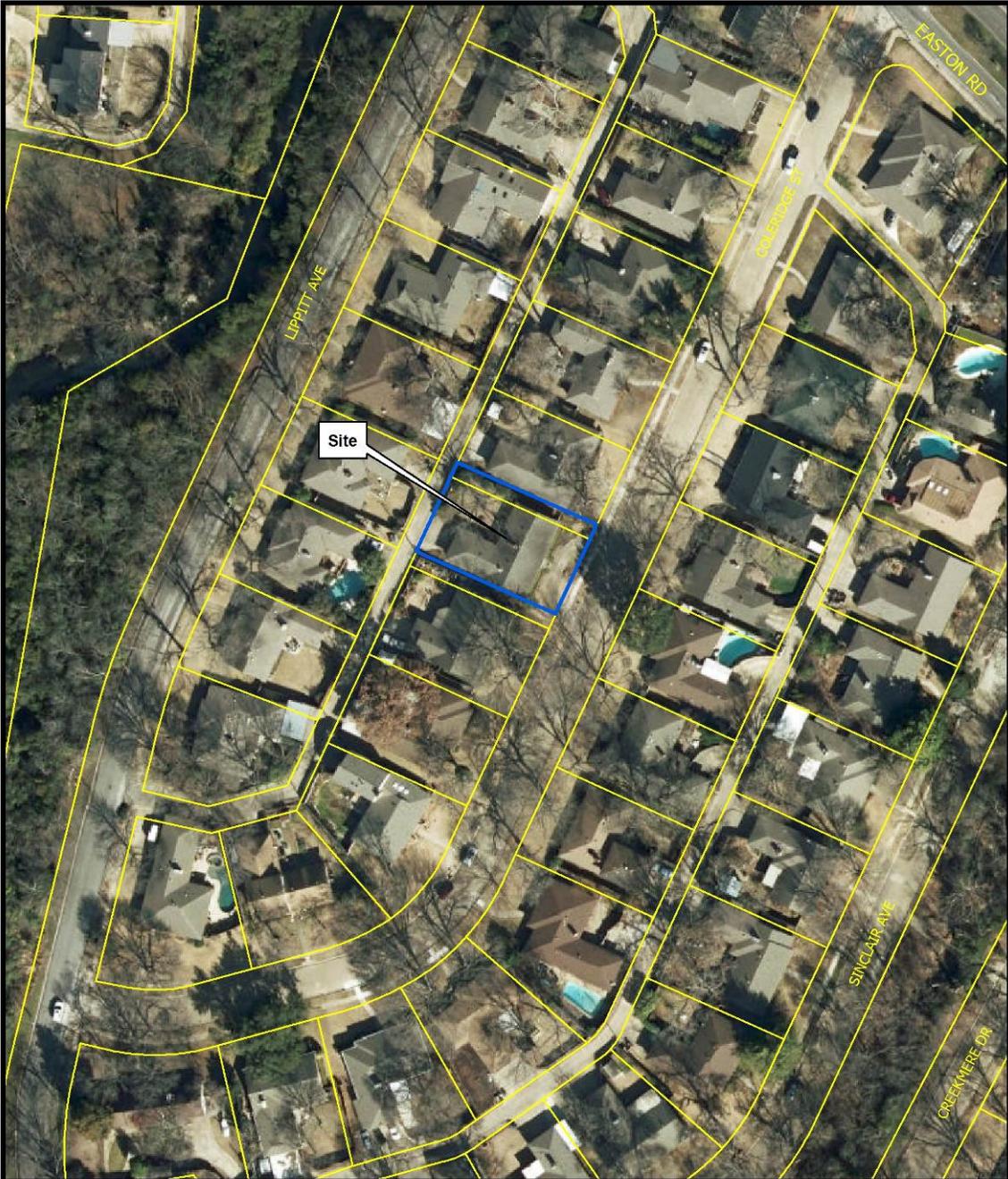


1:1,200

ZONING MAP

Case no: BDA178-008

Date: 12/14/2017



1:1,200

AERIAL MAP

Case no: BDA178-008

Date: 12/14/2017



City of Dallas

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 178-008

Data Relative to Subject Property:

Date: 11-15-17 R-7.5(A) Single Family 7,500 sq

Location address: 10443 Coleridge Street, Dallas TX 75218

Zoning District: R-7.5(A)

Lot No.: 8 Block No.: A/5380 Acreage: 0.2 acres Census Tract: 82.00

Street Frontage (in Feet): 1) 75 2) 117.5 3) 117.5 4) 75 5)

To the Honorable Board of Adjustment :

Owner of Property (per Warranty Deed): Jeffrey A. Shaw

Applicant: Jeffrey A. Shaw Telephone: 214-477-3528

Mailing Address: 10443 Coleridge, Dallas TX Zip Code: 75218

E-mail Address: recappers@gmail.com

Represented by: D'Jelma C. Perkison Telephone: 469-358-6445

Mailing Address: 550 Classen Dr., Dallas TX Zip Code: 75218

E-mail Address: dj@studioperk.com

Affirm that an appeal has been made for a Variance or Special Exception X of rebuild in a floodplain. Requesting Special Exception to Dallas City Ordinance SEC. 51A-5.104 USES AND IMPROVEMENTS PERMITTED.

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:

Specifically, requesting to make improvements greater than the 50% of tax appraisal value, due to required repairs for fire-damaged structure qualifying as exceptional hardship to the property owner (as allowable by SEC. 51A-5.104(4))."

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 Jeffrey A. Shaw (Affiant/Applicant's name printed)

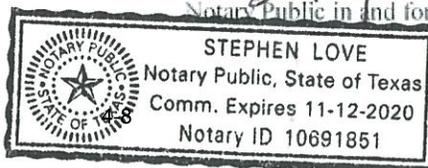
who on (his/her) oath certifies that the above statements are true and correct to his/her best knowledge and that he/she is the owner/or principal/or authorized representative of the subject property.

Respectfully submitted: [Signature] (Affiant/Applicant's signature)

Subscribed and sworn to before me this 13th day of Nov. 2017

(Rev 08-01-11)

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 Jeffrey A. Shaw
represented by D'Jelma Perkison
did submit a request for a special exception to the flood plain regulations
at 10443 Coleridge Street

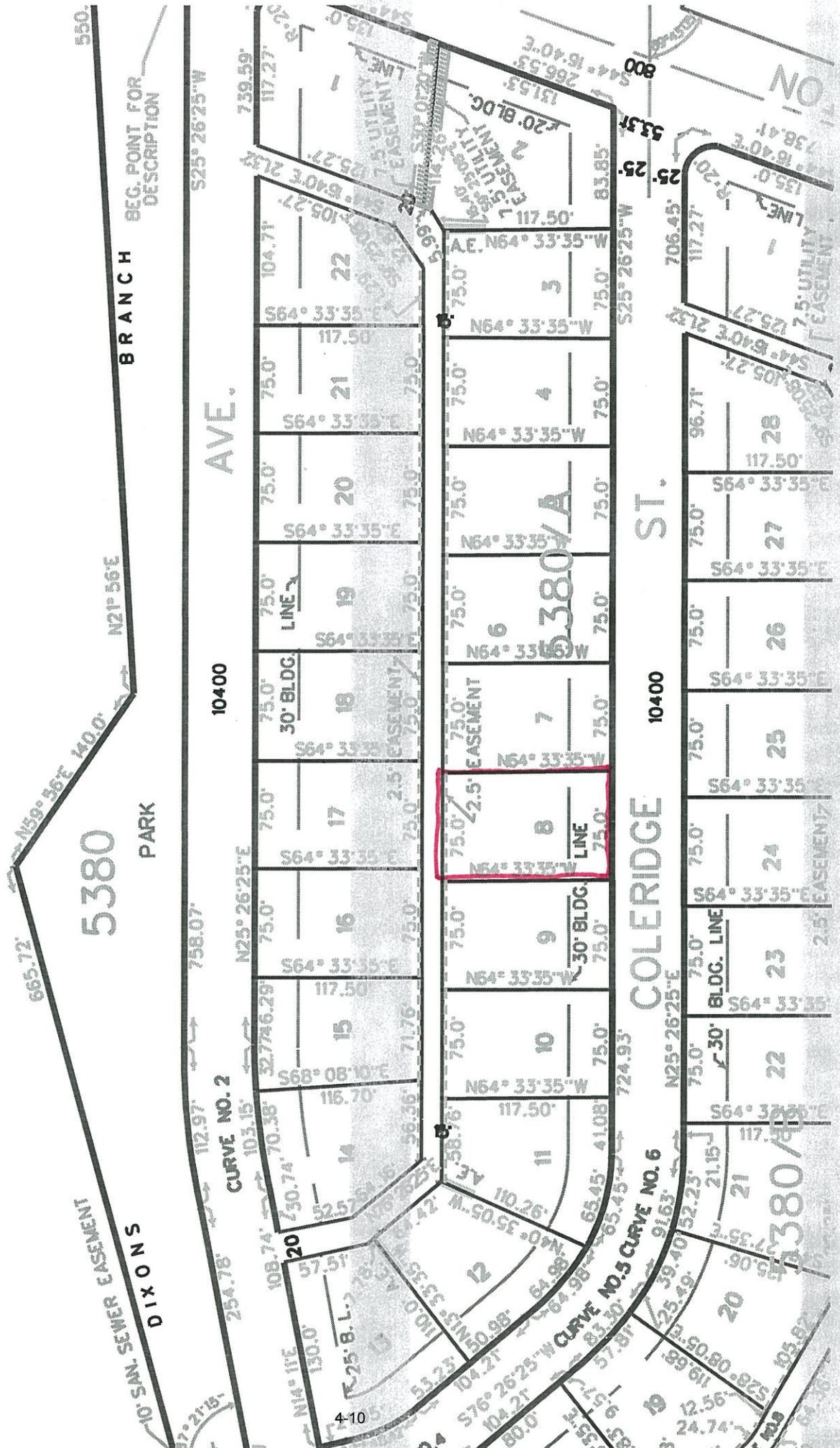
BDA178-008. Application of Jeffrey A. Shaw represented by D'Jelma Perkison for a special exception to the flood plain regulations at 10443 Coleridge Street. This property is more fully described as Lot 8, Block A/5380, and is zoned R-7.5(A), which limits construction within a flood plain. The applicant proposes to reconstruct a structure within a flood plain, which would require a special exception to the flood plain regulations.

Sincerely,

Philip Sikes
Philip Sikes, Building Official

7485

5380



FOR PERMIT ONLY
 NOT FOR
 CONSTRUCTION

10445 COLERIDGE STREET
 DALLAS, TEXAS 75244

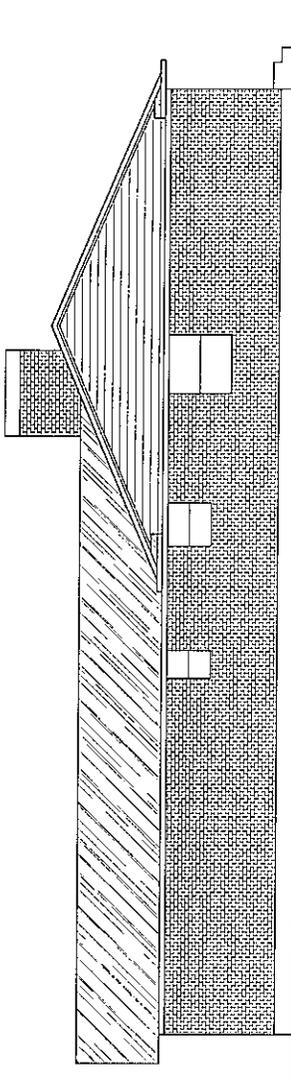
DRAWING ISSUE
 ISSUE FOR PERMIT

DATE
 11.04.2011

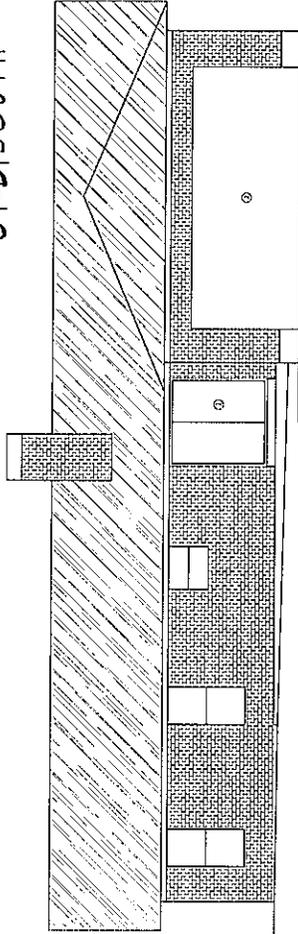
SHEET TITLE
 SITE PLAN & ELEV.

SHEET NO.

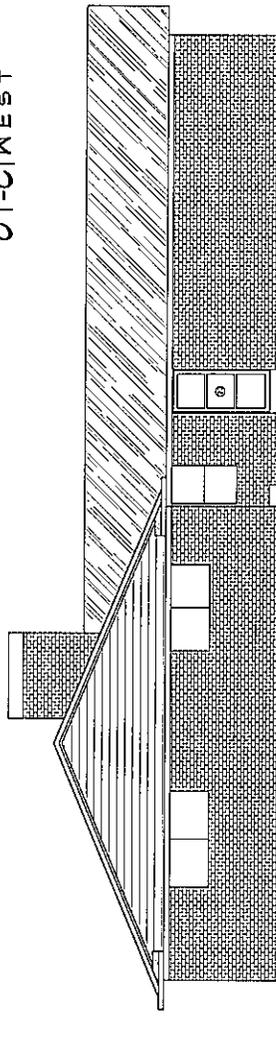
A1.02



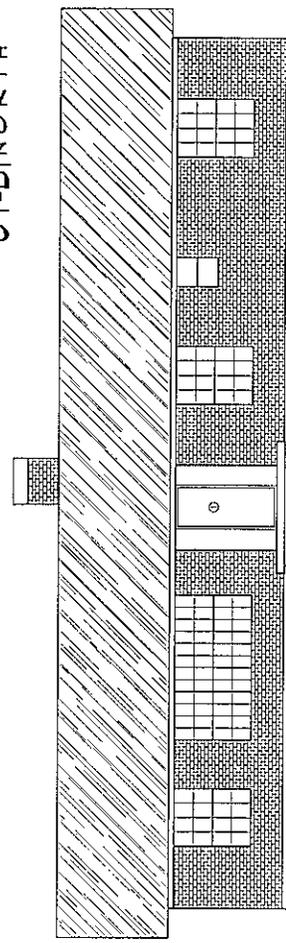
01-D|SOUTH



01-C|WEST

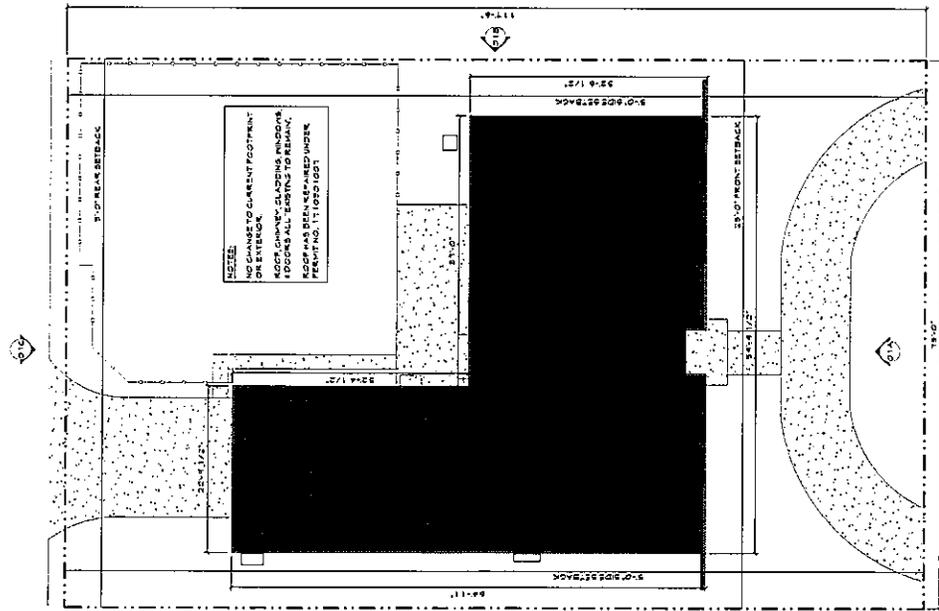


01-B|NORTH



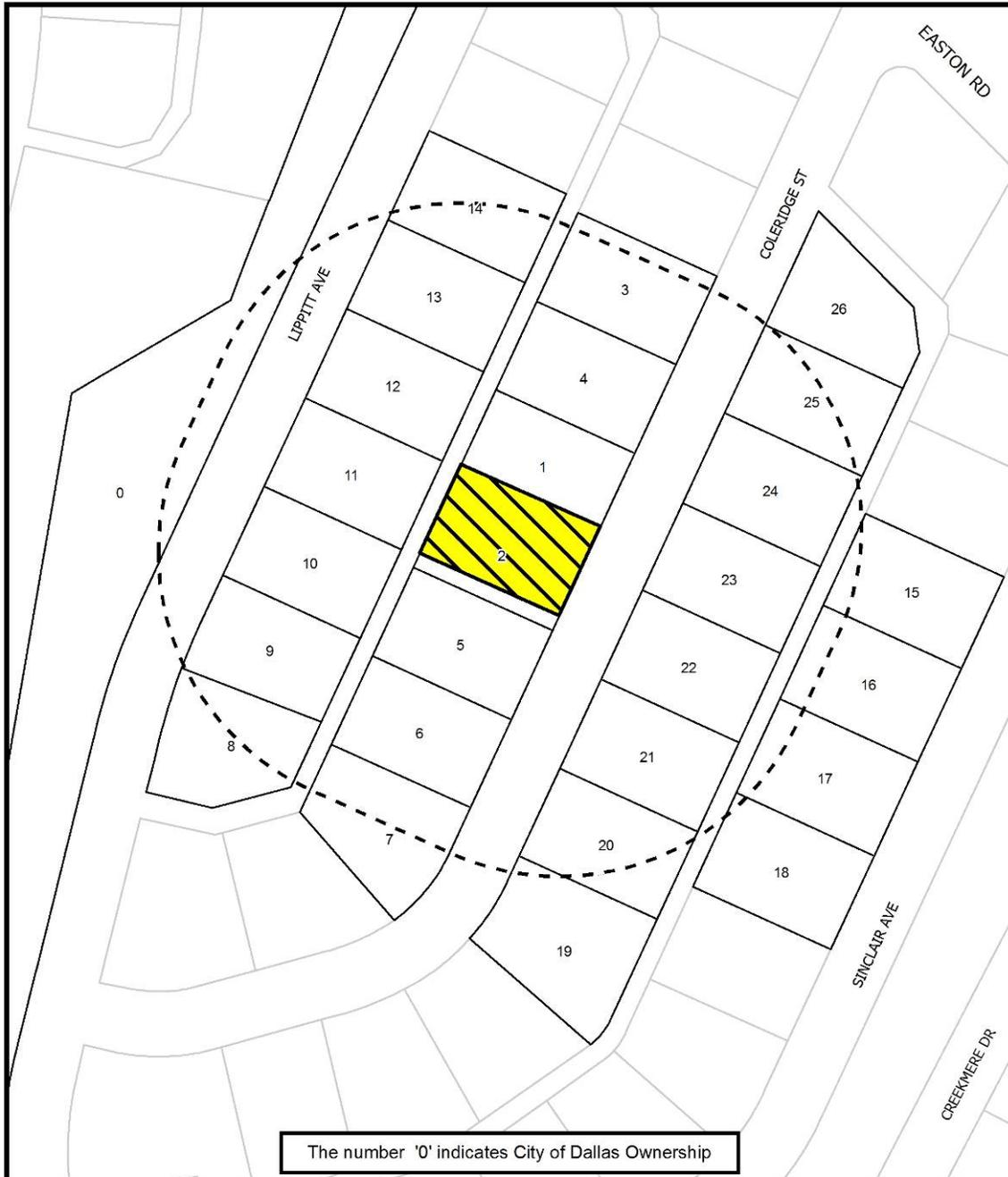
01-A|EAST

01 | EXTERIOR ELEVATIONS
 SCALE: 1/4" = 1'-0"



COLERIDGE STREET

02 | SITE PLAN
 SCALE: 1/8" = 1'-0" N



 1:1,200	<h2>NOTIFICATION</h2> <table border="1"> <tr> <td>200'</td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td>26</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	200'	AREA OF NOTIFICATION	26	NUMBER OF PROPERTY OWNERS NOTIFIED	Case no: BDA178-008 Date: 12/14/2017
200'	AREA OF NOTIFICATION					
26	NUMBER OF PROPERTY OWNERS NOTIFIED					

Notification List of Property Owners

BDA178-008

26 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	10447 COLERIDGE ST	KELLY PATRICK MATT
2	10443 COLERIDGE ST	SHAW JEFFREY A
3	10457 COLERIDGE ST	BUCHANAN RYAN & MARLENE
4	10453 COLERIDGE ST	MONTGOMERY STEVEN RAY
5	10437 COLERIDGE ST	PICCOLA JOSEPH B
6	10433 COLERIDGE ST	GILBERT MILDRED F ESTATE OF
7	10427 COLERIDGE ST	MICHELL ALMA MARIE
8	10412 LIPPITT AVE	CURTIS CONNIE K & FRED M CURTIS
9	10418 LIPPITT AVE	GROSS MATTHEW DAVID & ROSEANN SNOW
10	10422 LIPPITT AVE	BALL TIMOTHY N & SUMMER A
11	10428 LIPPITT AVE	MCNABB JOCAROL
12	10432 LIPPITT AVE	WILSON KACIE L &
13	10438 LIPPITT AVE	BEASLEY CARLTON W
14	10442 LIPPITT AVE	CRISCO JEREMY & MICHELLE T
15	10459 SINCLAIR AVE	JACKSON MARSHA A & JERRY
16	10455 SINCLAIR AVE	HOLMES SHARON A &
17	10449 SINCLAIR AVE	JORDAN RONALD K TR &
18	10443 SINCLAIR AVE	BEMIS KRISTIN SOUERS &
19	10426 COLERIDGE ST	YARRINGTON CHRISTOPHER R &
20	10432 COLERIDGE ST	WOOD OSCAR D
21	10436 COLERIDGE ST	BENTSEN WILMA F
22	10442 COLERIDGE ST	COCHRAN DENNIS J ETAL
23	10446 COLERIDGE ST	WOLTMAN KAREN
24	10452 COLERIDGE ST	DODSON KEITH & MARIA
25	10456 COLERIDGE ST	HANEY WILLIAM P &
26	10462 COLERIDGE ST	SOILEAU BLAKE ALLEN &

FILE NUMBER: BDA178-006(SL)

BUILDING OFFICIAL'S REPORT: Application of Robert Baldwin of Baldwin and Associates for a variance to the front yard setback regulations at 5243 Park Lane. This property is more fully described as an unplatted 1.219 acre tract in Block 1/5589 and is zoned R-1ac(A), which requires a front yard setback of 40 feet. The applicant proposes to construct and maintain a structure and provide a 34 foot front yard setback, which will require a 6 foot variance to the front yard setback regulations.

LOCATION: 5243 Park Lane

APPLICANT: Robert Baldwin of Baldwin and Associates

REQUEST:

A request for a variance to the front yard setback regulations of up to 6' is made to construct and maintain an addition to an existing carport attached to a single family home structure – an addition that would involve transitioning an existing carport to a garage structure, part of which would be located as close as 34' from one of the site's two front property lines (Meadowbrook Drive) or as much as 6' into this 40' front yard setback.

STANDARD FOR A VARIANCE:

Section 51(A)-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.

STAFF RECOMMENDATION:

Denial

Rationale:

- While staff recognized that the subject site is unique and different from most lots in the R-1ac(A) zoning district in that it is irregular in shape and more restrictive in area than most lots in the same zoning district due to having two, 40' front yard setbacks, staff concluded that the applicant had not substantiated how this lot could not be developed in a manner commensurate with the development upon other parcels of land with the same R-1ac(A) zoning district. The site is over an acre in area (1.2 acres) where the size, shape and slope of it has allowed it to be developed with a single family use (according to DCAD, an approximately 12,000 square foot home with garage) that complies with setbacks.

BACKGROUND INFORMATION:

Zoning:

Site: R-1ac(A) (Single family residential 1 acre)
North: R-1ac(A) (Single family residential 1 acre)
South: R-1ac(A) (Single family residential 1 acre)
East: R-1ac(A) (Single family residential 1 acre)
West: R-1ac(A) (Single family residential 1 acre)

Land Use:

The subject site is developed with a single family home. The areas to the north, south, east and west are developed with single family residential uses.

Zoning/BDA History:

There has not been any recent related board or zoning cases recorded either on or in the immediate vicinity of the subject site.

GENERAL FACTS/STAFF ANALYSIS:

- This request for variance to the front yard setback regulations of up to 6' focuses on constructing and maintaining an approximately 550 square foot addition to an existing carport attached to a single family home structure – an addition that would involve transitioning the existing carport to a garage structure, part of which would be located as close as 34' from one of the site's two front property lines (Meadowbrook Drive) or as much as 6' into this 40' front yard setback.
- The property is located in an R-1ac(A) zoning district which requires a minimum front yard setback of 40 feet.

- The subject site is located at the northwest corner of Park Lane and Meadowbrook Lane. Regardless of how the existing structure is oriented to front Park Lane, the subject site has 40' front yard setbacks along both street frontages. The site has a 40' front yard setback along Park Lane, the shorter of the two frontages, which is always deemed the front yard setback on a corner lot in this zoning district. The site also has a 40' front yard setback along Meadowbrook Drive, the longer of the two frontages of this corner lot, which is typically regarded as a side yard where a 10' side yard setback is required. But the site's Meadowbrook Drive frontage that functions as a side yard on the property is treated as a front yard setback nonetheless to maintain the continuity of the established front yard setback established by the lots to the north that front/are oriented eastward towards Meadowbrook Drive.
- The submitted scaled site plan/section indicates that the garage addition is proposed to be located as close as 34' from the Meadowbrook Drive front property line or as much as 6' into this 40' front yard setback. (No encroachment is shown or requested to be located in the site's Park Lane 40' front yard setback).
- According to DCAD records, the "main improvement" for property addressed at 5243 Park Lane is structure built in 1957 with 11,851 square feet of living/total area, and that "additional improvements" are an 816 square foot attached garage, a pool, and a 516 square foot unfinished space.
- According to calculations made by the Board Administrator from the submitted site plan/section, approximately 100 square feet of the approximately 550 square foot addition would be located in the Meadowbrook Drive 40' front yard setback.
- The site is somewhat sloped, irregular in shape, and, according to the application, 1.219 acres in area. The site is zoned R-1ac(A) where lots are typically one acre in area. (The application notes that the site is "heavily treed" as shown on the submitted site plan/section).
- The site has two 40' front yard setbacks and two 10' side yard setbacks. Most lots in the R-1ac(A) zoning district have one 40' front yard setback, two 10' side yard setbacks, and one 10' rear yard setback.
- The approximately 175' wide subject site has 125' of developable width available once a 40' front yard setback is accounted for on the east and a 10' side yard setback is accounted for on the west. If the lot were more typical to others in the zoning district with only one front yard setback, the approximately 175' wide site would have 155' of developable width.
- No variance would be necessary for the addition if the Meadowbrook Drive frontage were a side yard since the site plan represents that the proposed addition being no closer than 34' from the Meadowbrook Drive property line and the side yard setback for properties zoned R-1ac(A) is 10'.

- The applicant has the burden of proof in establishing the following:
 - That granting the variance to the front 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.
 - The variance is necessary to permit development of the subject site that differs from other parcels of land by being of such a restrictive area, shape, or slope, that the subject site cannot be developed in a manner commensurate with the development upon other parcels of land in districts with the same R-1ac(A) zoning classification.
 - 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 this parcel of land (the subject site) not permitted by this chapter to other parcels of land in districts with the same R-1ac(A) zoning classification.
- If the Board were to grant the variance request, and impose the submitted site plan/section as a condition, the structure in the front yard setback would be limited to what is shown on this document which in this case is an addition that would be located no closer than 34 from the site's Meadowbrook Drive front property line (or as much as 6' into this 40' front yard setback).

Timeline:

November 7, 2017: The applicant submitted an "Application/Appeal to the Board of Adjustment" and related documents which have been included as part of this case report.

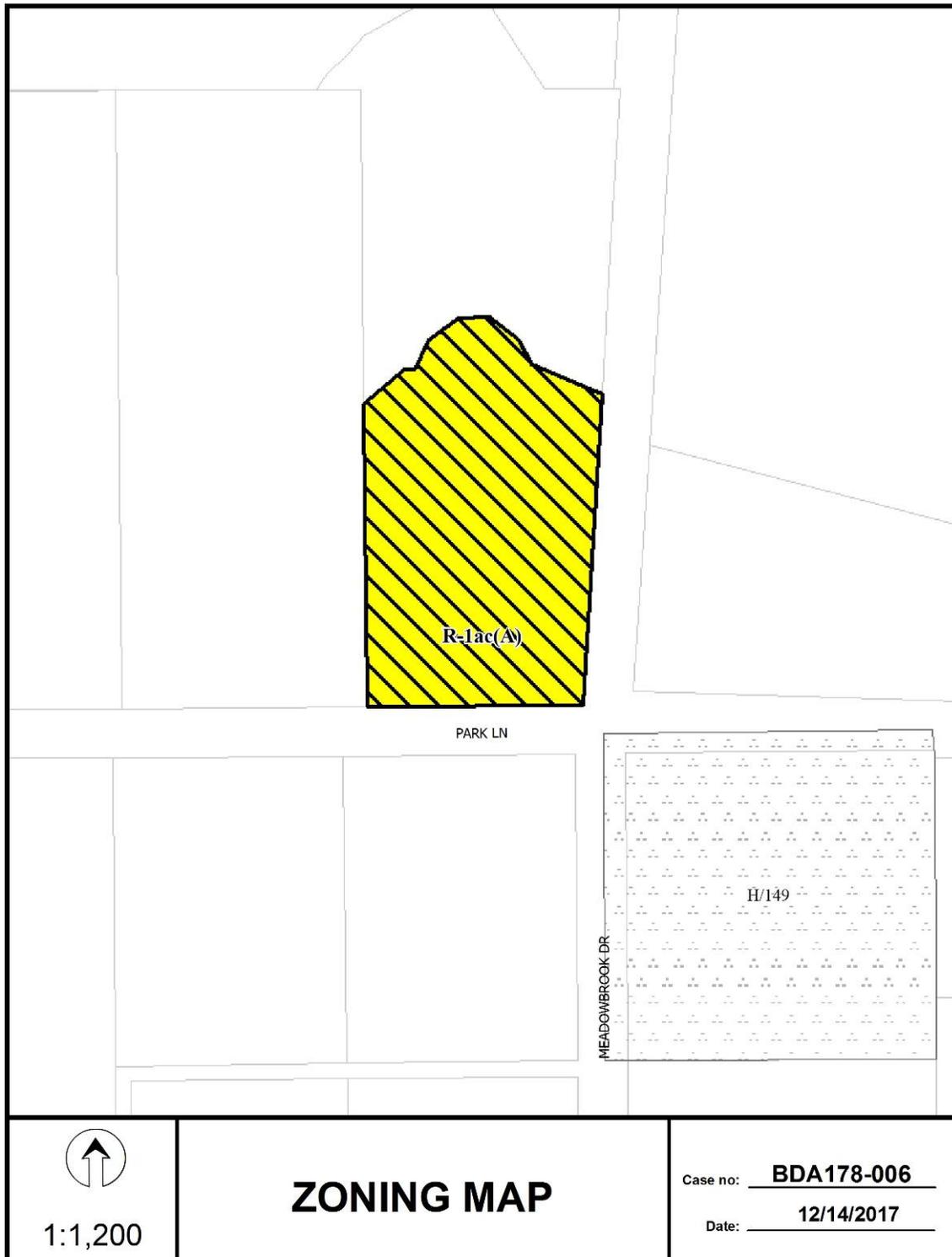
December 1, 2017: The Board of Adjustment Secretary randomly assigned this case to Board of Adjustment Panel A.

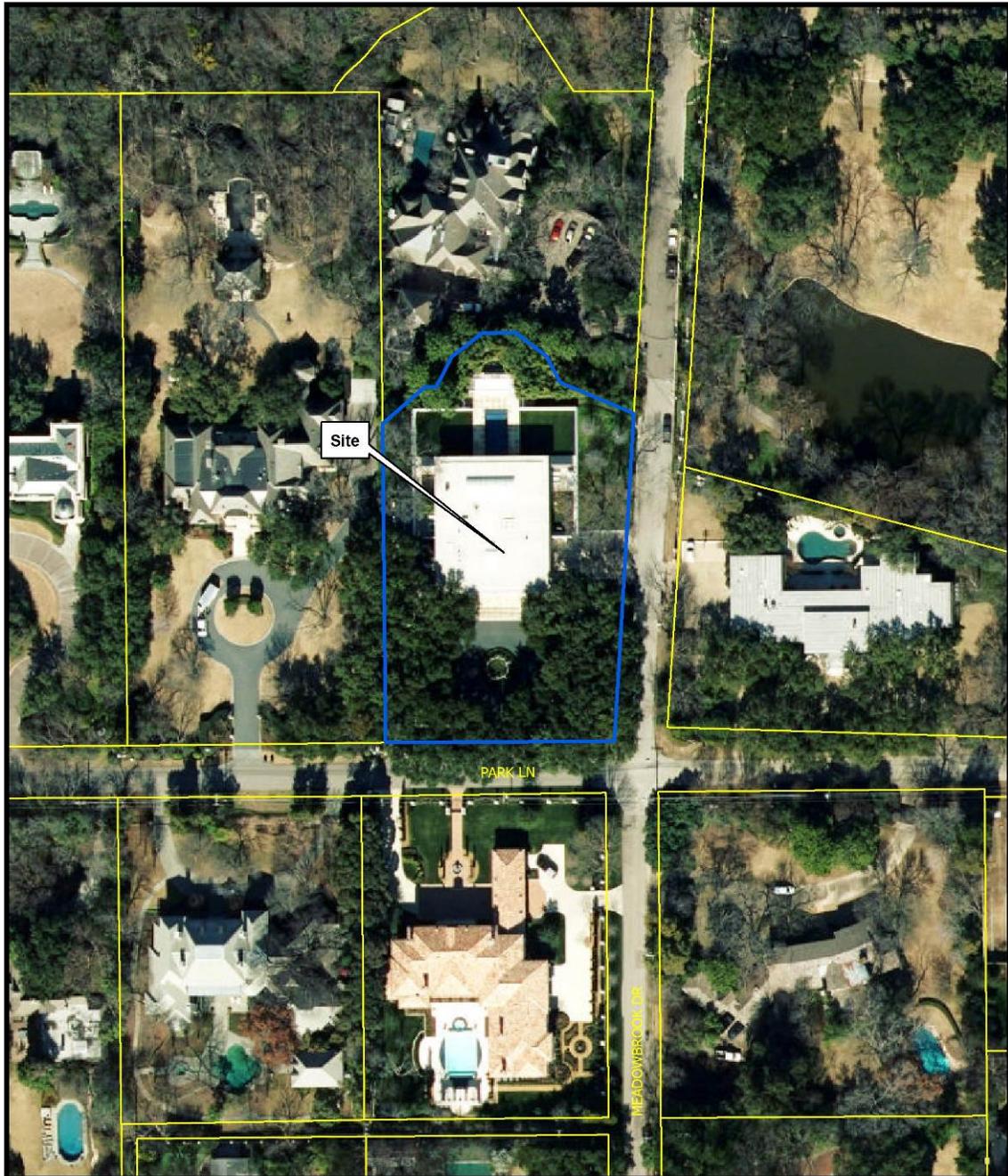
December 4, 2017: The Board Administrator emailed the applicant's representative the following information:

- an attachment that provided the public hearing date and panel that will consider the application; the December 27th deadline to submit additional evidence for staff to factor into their analysis; and the January 5th 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, 2018: The Board of Adjustment staff review team meeting was held regarding this request and the others scheduled for January public hearings. Review team members in attendance included: the Sustainable Development and Construction Assistant Director, the Assistant Building Official, the Board of Adjustment Chief Planner/Board Administrator, the Building Inspection Senior Plans Examiner/Development Code Specialists, the Sustainable Development and Construction Project Engineer, and the Assistant City Attorney to the Board.

No review comment sheets were submitted in conjunction with this application.





1:1,200

AERIAL MAP

Case no: BDA178-006

Date: 12/14/2017



City of Dallas

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 178-006

Data Relative to Subject Property:

Date: November 7, 2017

Location address: 5243 Park Lane Zoning District: R-1ac(A)

Lot No.: Tr 13 Block No.: 1/5589 Acreage: 1.219 acres Census Tract: 206.00

Street Frontage (in Feet): 1) 175 ft 2) 256 ft 3) _____ 4) _____ 5) _____

To the Honorable Board of Adjustment :

Owner of Property (per Warranty Deed): John and Jennifer J. Eagle

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

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

E-mail Address: rob@baldwinplanning.com

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

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

E-mail Address: rob@baldwinplanning.com

Affirm that an appeal has been made for a Variance X , or Special Exception , of 6 feet to the
40-foot front yard setback along Meadowbrook Drive

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 requested garage encroachment will be a conversion and expansion of the existing carport.
The property has two required front yards and is an irregular shape. The property is heavily treed.

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.

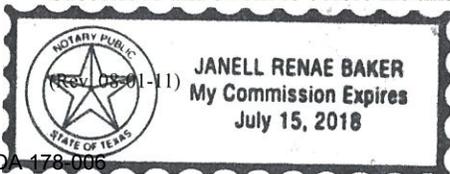
Affidavit

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

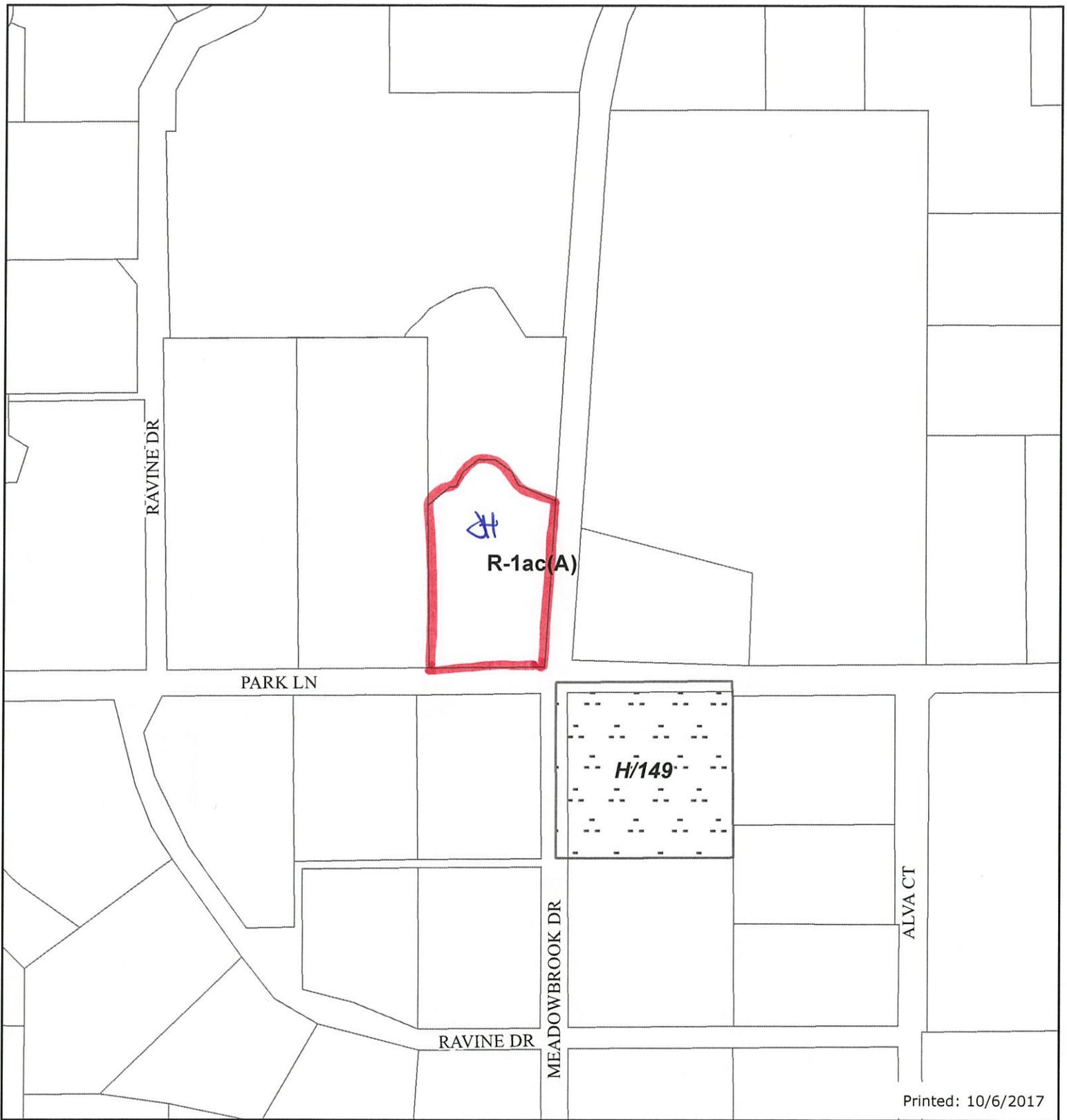
who on (his/her) oath certifies that the above statements are true and correct to his/her best knowledge and that he/she is the owner/or principal/or authorized representative of the subject property.

Respectfully submitted: [Signature]
(Affiant/Applicant's signature)

Subscribed and sworn to before me this 7 day of November, 2017



Janell R. Baker
Notary Public in and for Dallas County, Texas



Printed: 10/6/2017

Legend

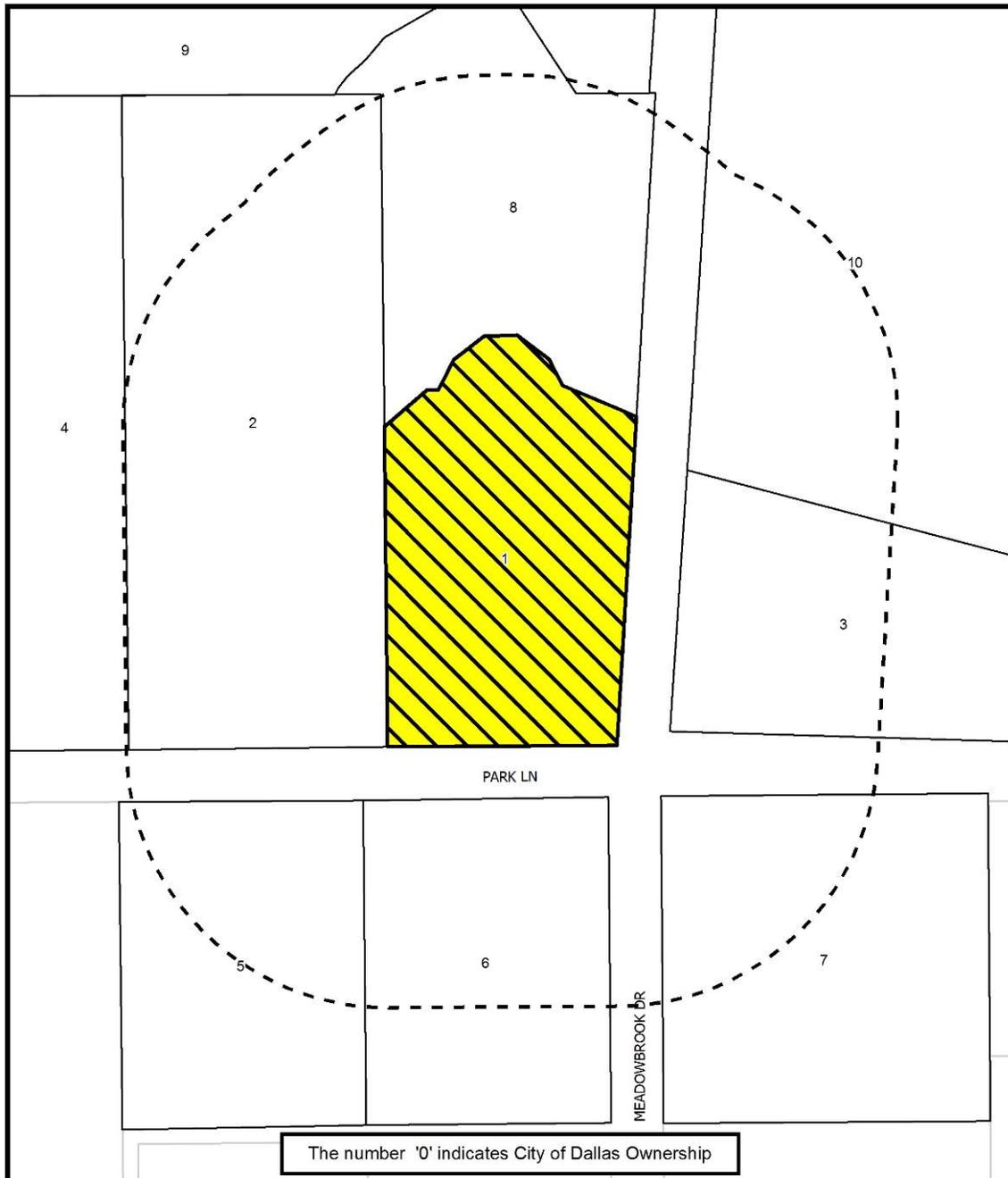
- | | | | |
|----------------------|--------------------------------|-----------------------|----------------------------|
| City Limits | railroad | Dry Overlay | CD Subdistricts |
| School | Certified Parcels | D | PD Subdistricts |
| Floodplain | Base Zoning | D-1 | PDS Subdistricts |
| 100 Year Flood Zone | PD193 Oak Lawn | CP | NSO Subdistricts |
| Mill's Creek | Dallas Environmental Corridors | SP | NSO_Overlay |
| Peak's Branch | SPSP Overlay | MD Overlay | Escarpment Overlay |
| X Protected by Levee | Deed Restrictions | Historic Subdistricts | Parking Management Overlay |
| Parks | SUP | Historic Overlay | 5-11 Shop Front Overlay |
| | | Height Map Overlay | |

BDA 178-006

SUP

This data is to be used for graphical representation only. The accuracy is not to be taken/used as data produced by a Registered Professional Land Surveyor (RPLS) for the State of Texas. 'This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.' (Texas Government Code § 2051.102)





 1:1,200	NOTIFICATION	Case no: BDA178-006					
	<table border="0"> <tr> <td style="border: 1px solid black; padding: 2px;">200'</td> <td>AREA OF NOTIFICATION</td> <td>Date: 12/14/2017</td> </tr> <tr> <td style="border: 1px solid black; padding: 2px;">10</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> <td></td> </tr> </table>	200'	AREA OF NOTIFICATION	Date: 12/14/2017	10	NUMBER OF PROPERTY OWNERS NOTIFIED	
200'	AREA OF NOTIFICATION	Date: 12/14/2017					
10	NUMBER OF PROPERTY OWNERS NOTIFIED						

Notification List of Property Owners

BDA178-006

10 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	5243 PARK LN	EAGLE JOHN &
2	5223 PARK LN	LONGWELL HARRY J &
3	5311 PARK LN	BURK LELAND RONALD
4	5205 PARK LN	STRAUSS RICHARD C & DIANA
5	5222 PARK LN	JAMES GRETCHEN EST OF
6	5242 PARK LN	5242 PARK LANE TRUST
7	5310 PARK LN	SHUTT NANCY PERKINS
8	9635 MEADOWBROOK DR	CALLOWAY JANICE W
9	9707 MEADOWBROOK DR	AARON STEVEN L & CAROL R
10	5323 PARK LN	WARREN KELCY

FILE NUMBER: BDA178-007(SL)

BUILDING OFFICIAL'S REPORT: Application of Jorge Pina, represented by Elias Rodriguez, for a variance to the side yard setback regulations at 1455 Traymore Avenue. This property is more fully described as Lot 20, Block 20/6237, 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 structure and provide a 4 foot side yard setback, which will require a 1 foot variance to the side yard setback regulations.

LOCATION: 1455 Traymore Avenue

APPLICANT: Jorge Pina
Represented by Elias Rodriguez

REQUEST:

A request for a variance to the side yard setback regulations of 1' is made to construct and maintain a structure, part of which is to be located 4' from the site's northern side property line or 1' into this 5' side yard setback on property that is developed with a single family use.

STANDARD FOR A VARIANCE:

Section 51(A)-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.

STAFF RECOMMENDATION:

Denial

- While staff recognized that the subject site is slightly irregular in shape, staff concluded that the applicant had not substantiated how this lot could not be developed in a manner commensurate with the development upon other parcels of land with the same R-7.5(A) zoning district. The approximately 8,200 square foot site is larger in size than the typical 7,500 square feet in the R-7.5(A) zoning district where the size, shape and slope of it has allowed it to be developed with a single family home and detached garage (according to DCAD, an approximately 1,100 square foot home with detached garage) that complied with setbacks and floor area requirements until the recent expansion of the footprint and height of the detached accessory structure.

BACKGROUND INFORMATION:

Zoning:

Site: R-7.5(A)(FP)(Single family district 7,500 square feet)(Flood plain)
North: R-7.5(A)(FP)(Single family district 7,500 square feet)(Flood plain)
South: R-7.5(A)(FP)(Single family district 7,500 square feet)(Flood plain)
East: R-7.5(A) (Single family district 7,500 square feet)
West: R-7.5(A)(FP)(Single family district 7,500 square feet)(Flood plain)

Land Use:

The subject site is developed as a single family use – a one-story main building and a two-story accessory structure. The area to the north, east, south, and west are developed with single family uses.

Zoning/BDA History:

There has not been any recent related board or zoning cases recorded either on or in the immediate vicinity of the subject site.

GENERAL FACTS/STAFF ANALYSIS:

- The request for a variance to the side yard setback regulations of 1’ focuses on maintaining an existing two-story detached accessory structure (with an approximately 750 square foot building footprint) that is proposed to attach to the existing one-story approximately 1,100 square foot single family home with a family room addition. The existing two-story accessory structure is located 4’ from the site’s northern side property line or 1’ into this 5’ required side yard setback.

- A 5' side yard setback is required in the R-7.5(A) zoning district.
- Section 51A-4.402(b)(3) of the Dallas Development Code states the following with regard to side yard provisions for residential districts:
 - In a residential district, a person need not provide a side yard setback for a structure accessory to a residential use if the structure:
 - (A) does not exceed 15 feet in height; and
 - (B) is located in the rear 30 percent of the lot.
- The submitted site plan indicates a structure is located as close a 4' from the site's northern side property line.
- It appears that the two-story detached accessory structure noted by the Board Administrator in his field visit is located in the rear 30 percent of the lot.
- The submitted elevation represents that the height of the existing two-story accessory structure noted in the field to be attached to the one-story main building is 18' in height.
- The representations made on these submitted plans would indicate that the existing detached 2-story accessory structure noted in the field would need to provide a 5' side yard setback since it exceeds 15' in height while it is located in the rear 30 percent of the lot.
- Section 51A-4.209(6)(E)(vii) of the Dallas Development Code states the following with regard to accessory structures for single family uses:
 - Except in the agricultural district, accessory structures are subject to the following regulations:
 - (aa) No person shall rent an accessory structure. For purposes of this section, rent means the payment of any form of consideration for the use of the accessory structure.
 - (bb) No person shall use an advertisement, display, listing, or sign on or off the premises to advertise the rental of an accessory structure.
 - (cc) The height of an accessory structure may not exceed the height of the main building.
 - (dd) The floor area of any individual accessory structure on a lot, excluding floor area used for parking, may not exceed 25 percent of the floor area of the main building.
 - (ee) The total floor area of all accessory structures on a lot, excluding floor area used for parking, may not exceed 50 percent of the floor area of the main building.
- The structures on the property noted by the Board Administrator was a one-story main building/single family home and a two-story accessory structure. The existing two-story accessory structure appeared from the Board Administrator's field visit to exceeds the height of the existing main building.
- In addition, representations on the submitted site plan show that if the two existing structures are not connected by the proposed family room addition, the footprint of the existing detached accessory structure at approximately 750 square feet exceeds 25 percent of the floor area of the main structure at approximately 1,100 square feet.
- The applicant's proposal to connect the two structures on the site with the family room addition and request only a variance to the side yard setback regulations eliminates: 1) the need for the applicant to lower the height of the accessory

structure or apply for a variance to the height regulations in order to remedy an accessory structure that exceeds the height of the main building, and 2) the need for the applicant to reduce the building footprint of the accessory structure to become less than 25 percent of the floor area of the main structure or apply for a variance to the floor area regulations).

- According to DCAD records, the “main improvement” for property addressed at 1455 Traymore Avenue is structure built in 1951 with 1,080 square feet of living/total area, and that “additional improvements” is a 200 square foot detached garage.
- Even though records show that the main improvement/structure on this site was built in the 1950’s, the Building Inspection Senior Plans Examiner/Development Code Specialist forwarded a Google Earth photograph to the Board Administrator showing that the detached garage on the property was one-story in 2008, therefore not deemed a nonconforming structure.
- The code defines nonconforming structure as a structure that does not conform to the regulations of the code, but which was lawfully constructed under the regulations in force at the time of construction.
- The code states that the right to rebuild a nonconforming structure ceases if the structure is destroyed by the intentional act of the owner or the owner’s agent.
- The code states that a person may renovate, remodel, repair, rebuild, or enlarge a nonconforming structure if the work does not cause the structure to become more nonconforming as to the yard, lot, and space regulations.
- The structure in the side yard setback that the applicant is seeking variance is approximately 30 square feet (approximately 1’ in width by approximately 30’ in length).
- The subject site is flat, slightly irregular in shape (approximately 124’ on the north, approximately 119’ on the south, approximately 69’ on the east, and approximately 58’ on the west), and according to the submitted application is 0.188 acres (or approximately 8,200 square feet) in area. The site is zoned R-7.5(A) where lots are typically 7,500 square feet in area.
- The applicant has the burden of proof in establishing the following:
 - 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.
 - The variance is necessary to permit development of the subject site that differs from other parcels of land by being of such a restrictive area, shape, or slope, that the subject site cannot be developed in a manner commensurate with the development upon other parcels of land in districts with the same R-7.5(A) zoning classification.
 - 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 this parcel of land (the subject site) not permitted by this chapter to other parcels of land in districts with the same R-7.5(A) zoning classification.

- If the Board were to grant the request, and impose the submitted site plan as a condition, the structure in the side yard setback would be limited to what is shown on this document– which in this case is a structure is located 1’ from the northern side property line or 1’ into this 5’ required side yard setback.
- Note that the applicant’s request for a variance to the side yard setback regulations will not provide any relief to any existing noncompliance on the site to visual obstruction regulations or relief to any flood plain regulations that may be related to existing or proposed improvements on the site.

Timeline:

November 15, 2017: The applicant submitted an “Application/Appeal to the Board of Adjustment” and related documents which have been included as part of this case report.

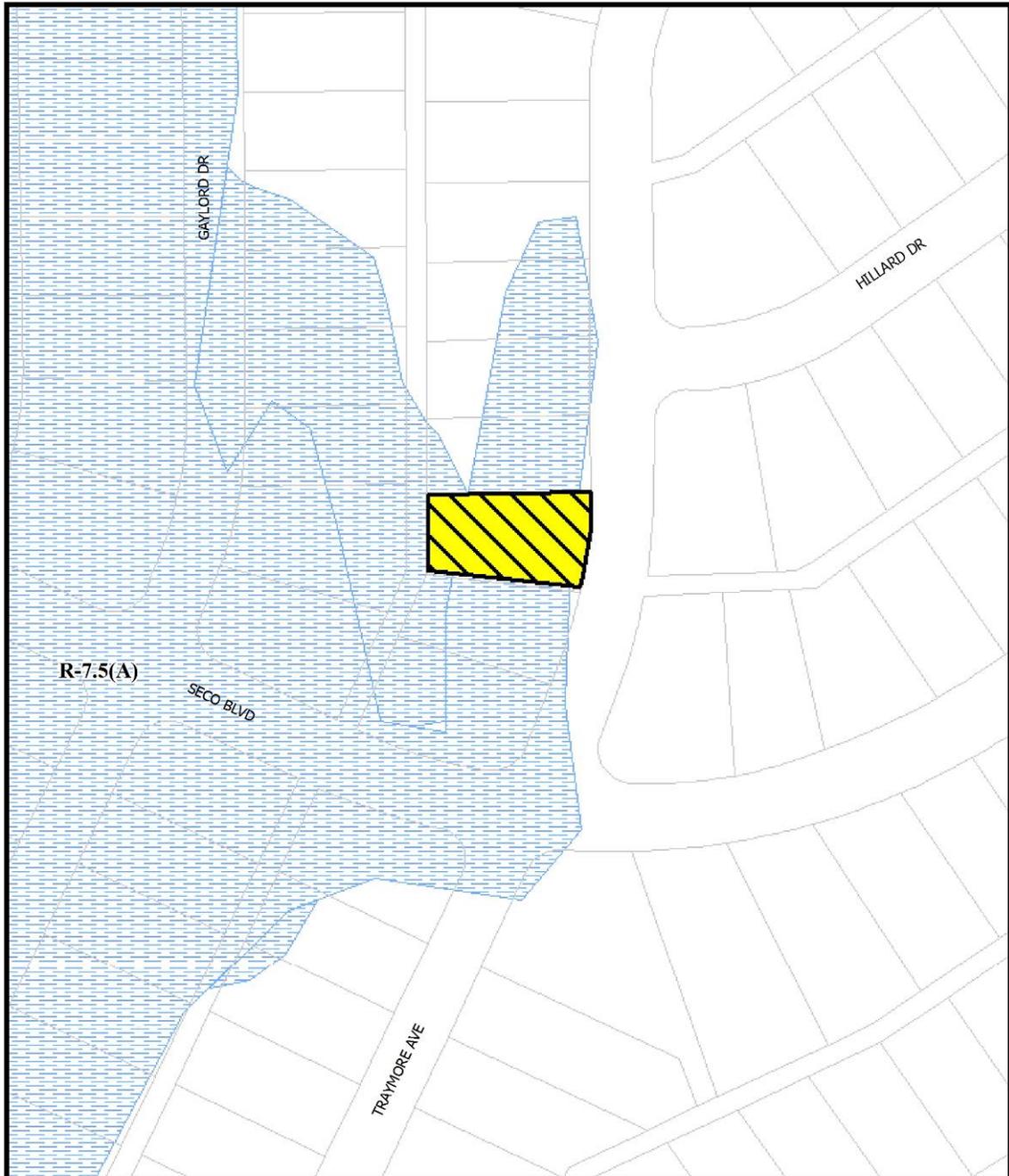
December 1, 2017: The Board of Adjustment Secretary randomly assigned this case to Board of Adjustment Panel A.

December 4, 2017: The Board Administrator emailed the applicant’s representative the following information:

- an attachment that provided the public hearing date and panel that will consider the application; the December 27th deadline to submit additional evidence for staff to factor into their analysis; and the January 5th 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, 2018: The Board of Adjustment staff review team meeting was held regarding this request and the others scheduled for January public hearings. Review team members in attendance included: the Sustainable Development and Construction Assistant Director, the Assistant Building Official, the Board of Adjustment Chief Planner/Board Administrator, the Building Inspection Senior Plans Examiner/Development Code Specialists, the Sustainable Development and Construction Project Engineer, and the Assistant City Attorney to the Board.

No review comment sheets with comments were submitted in conjunction with this application.



1:1,200

ZONING MAP

Case no: BDA178-007

Date: 12/14/2017



1:1,200

AERIAL MAP

Case no: BDA178-007

Date: 12/14/2017



City of Dallas

APPLICATION/APPEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 178-007

Date: 11/15/17

Data Relative to Subject Property:

Location address: 1455 Troymore Ave Zoning District: R-7.5(A)

Lot No.: 20 Block No.: 20/0237 Acreage: .188 Census Tract: 91.05

Street Frontage (in Feet): 1) 28 ft 2) 68' 3) _____ 4) _____ 5) _____

To the Honorable Board of Adjustment :

Owner of Property (per Warranty Deed): Jorge & Maria Pina

Applicant: Jorge & Maria Pina Telephone: 469-878-3270

Mailing Address: 1455 Troymore Ave Dallas Zip Code: 75217

E-mail Address: _____

Represented by: Construction Concepts (Elias) Telephone: 214-946-4300

Mailing Address: 317 E. Jefferson Blvd Dallas Zip Code: 75203

E-mail Address: Energyinspector@yahoo.com

Affirm that an appeal has been made for a Variance , or Special Exception , of Encroaching 1 ft into sidewalk set back.

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

The 1 ft encroaching into sidewalk set back does not affect the other lot, and the reason why is encroaching is because the restrictive shape of the lot.

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

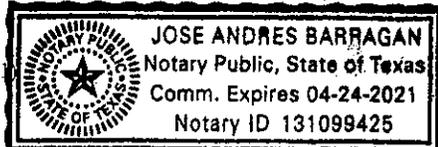
Before me the undersigned on this day personally appeared Jorge A. Pina (Affiant/Applicant's name printed)

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: Jorge A. Pina (Affiant/Applicant's signature)

Subscribed and sworn to before me this 15 day of November, 2017

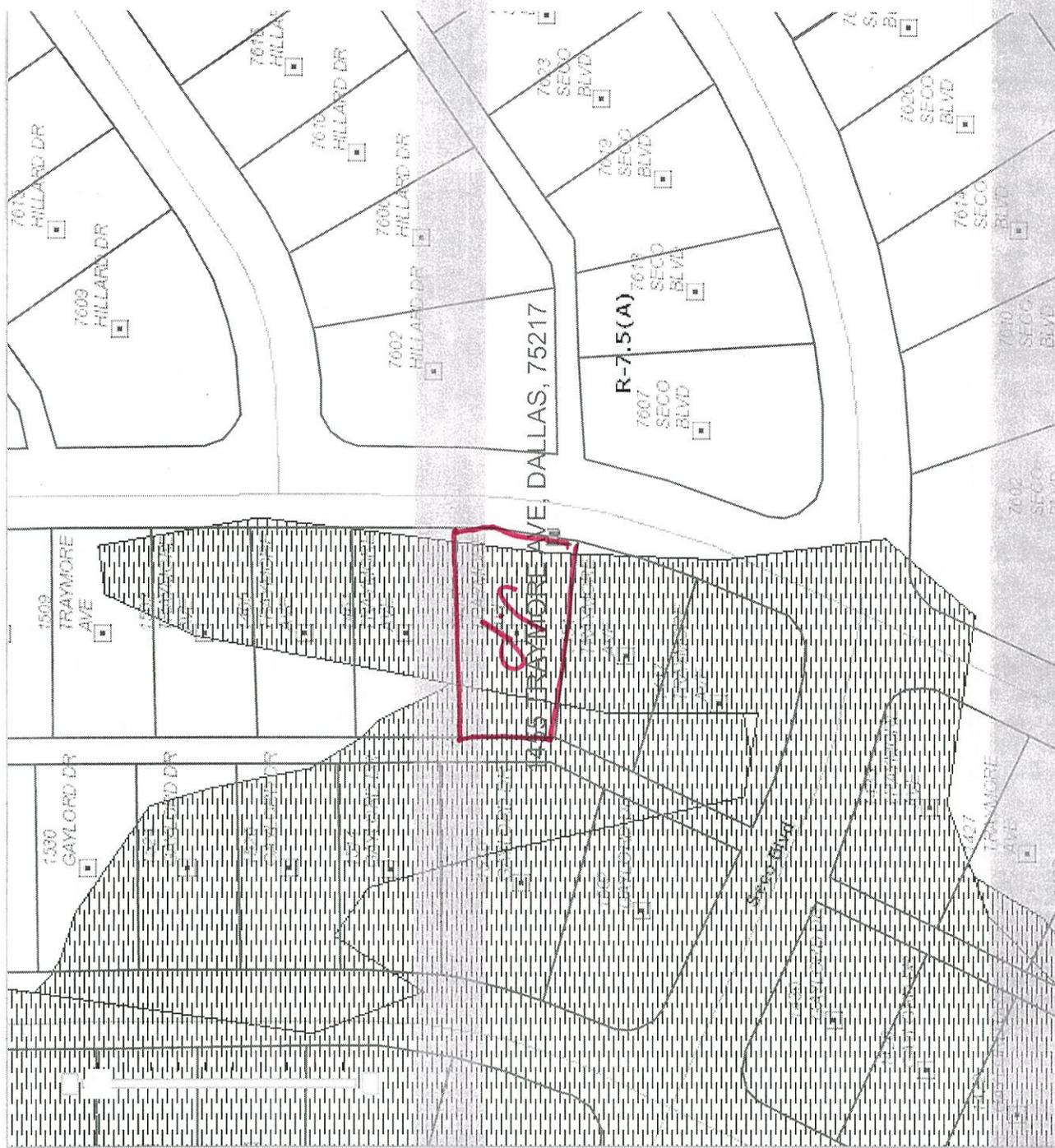
(Rev. 08-01-1) BDA 178-007



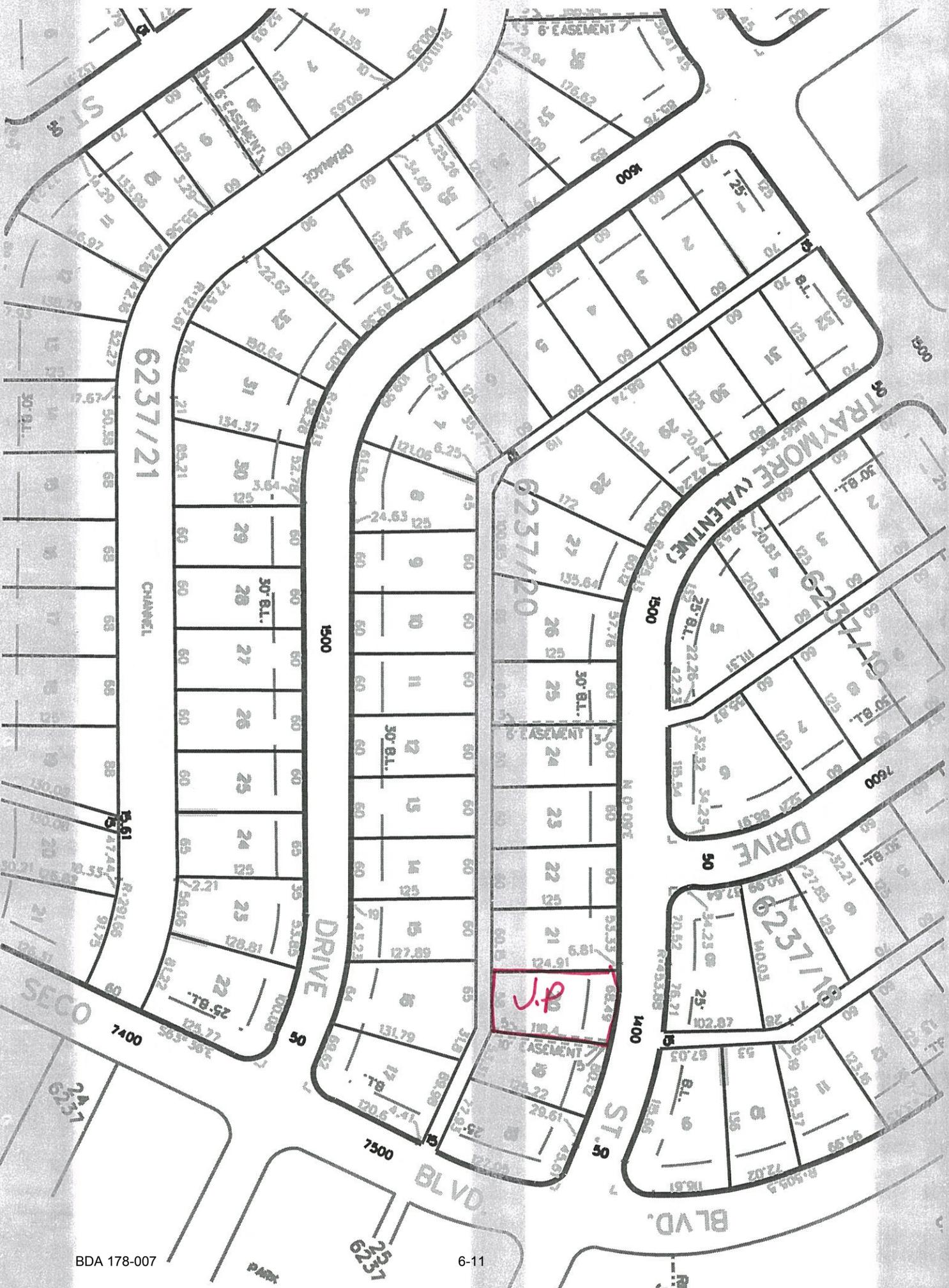
Notary Public In and for Dallas County, Texas

City of Dallas

Internal Development Research Site

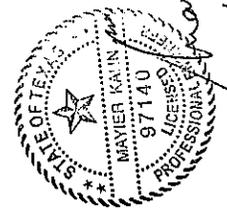


- Legend
- Floodplain
- Building Inspection
- DART
- Licenses in ROW
- Real Estate
- Alcohol
- Plats
- Areas of Request
- Thoroughfare Plan
- Long Range Plans
- Capital Improvement Program
- Council and Census
- Roads
- Tax Parcels
- Zoning Grid
- Stormwater
- Water Distribution
- Waste Water Collection



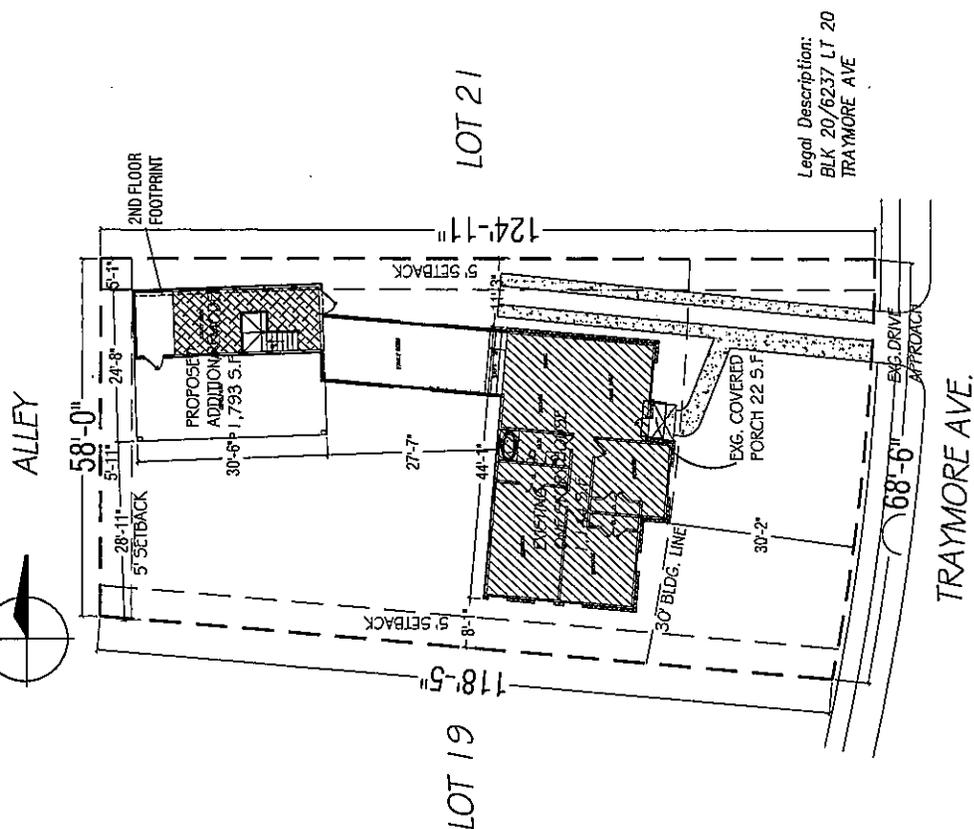


VICINITY MAP
for reference only



Handwritten signature and date:
Mayer Katin
10/16/2017

PROPOSED ADDITION/REMODEL 1ST FLOOR	669 S.F.
PROPOSED 2ND FLOOR	721 S.F.
PROP. COVERED PATIO	403 S.F.
EXG. ONE STORY HOUSE	1,144 S.F.
TOTAL:	2,937 S.F.
PROPERTY LOT AREA	7,738 S.F.
LOT COVERAGE	29 %



Legal Description:
BLK. 20/6237 LT 20
TRAYMORE AVE

CONSTRUCTION CONCEPTS INC.
"Planning and Designing a Better Tomorrow"
317 E. JEFFERSON BLVD.
DALLAS, TX. 75203
TEL. (214) 946-4200
FAX. (214) 948-9544

THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS STRUCTURE. THESE PLANS MUST BE REVIEWED AND CHECKED BY THE BUILDER, HOMEOWNER, AND ALL CONTRACTORS OF THIS JOB PRIOR TO CONSTRUCTION. BUILDER SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, HVAC, AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY KIND. NOTE: ALL FEDERAL, STATE, AND LOCAL CODES AND RESTRICTIONS TAKE PRECEDENCE OVER ANY PART OF THESE PLANS.
GREAT CARE AND EFFORT HAVE GONE INTO THE CREATION OF THESE BLUEPRINTS. HOWEVER, BECAUSE OF THE VARIANCE IN GEOGRAPHIC LOCATIONS, CONSTRUCTION CONCEPTS, INC. WILL NOT ASSUME LIABILITY FOR ANY ERRORS DUE TO ERRORS, OMISSIONS OR OVERTYPES ON THESE PLANS. ENGINEER/ARCHITECT MUST COMPLY WITH LOCAL BUILDING CODES PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE PURCHASER OF THESE PLANS GRANTIES THE BUYER TO CONSTRUCT THIS HOUSE PERMITTED. VIOLATIONS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS. ONLY ONE SET OF PLANS, PRINTING OR ALIENS OF THESE PLANS IS NOT

Project Name & Address
1455 TRAYMORE AVE.
DALLAS, TX
75217
BLK 20/6237 LT 20
TRAYMORE AVE

Project SITE
Date 08/25/2017
Drawn By AO
North
Scale 1"=20'-0"
Sheet 1

THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS STRUCTURE. THESE PLANS MUST BE REVIEWED AND CHECKED BY THE BUILDER BEFORE BEGINNING CONSTRUCTION OF ANY KIND. SERVICES, HVAC, AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY KIND. NOTE: ALL PERMITS, STATE AND LOCAL CODES AND RESTRICTIONS TAKE PRECEDENCE OVER ANY PART OF THESE PLANS.

GREAT CARE AND EFFORT HAVE GONE INTO THE CREATION OF THESE BLUEPRINTS. HOWEVER, BECAUSE OF THE VARIANCE IN GEOGRAPHIC LOCATIONS, CONSTRUCTION METHODS, OR SPECIFICATIONS ON THESE PLANS, OWNER/BUILDER MUST COMPLY WITH LOCAL BUILDING CODES PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE PURCHASER OF THESE PLANS ENTERS THE BUYER TO CONSTRUCT THIS HOUSE PER ONE OR MORE COPIES, TRACING, OR ALTERING OF THESE PLANS IS NOT PERMITTED. VIOLATORS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS.

Project Name & Address
 1455 TRAYMORE AVE.
 DALLAS, TX
 75217
 BLK 20/6231 LT 20
 TRAYMORE AVE.

Project
 FLOOR PLAN

Date
 08/25/2017

Drawn By
 AO

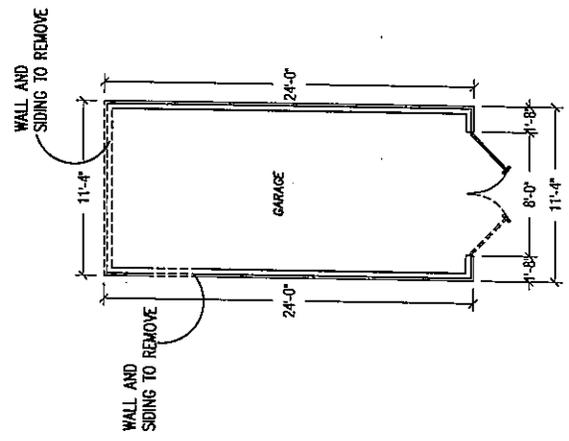
Scale
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North

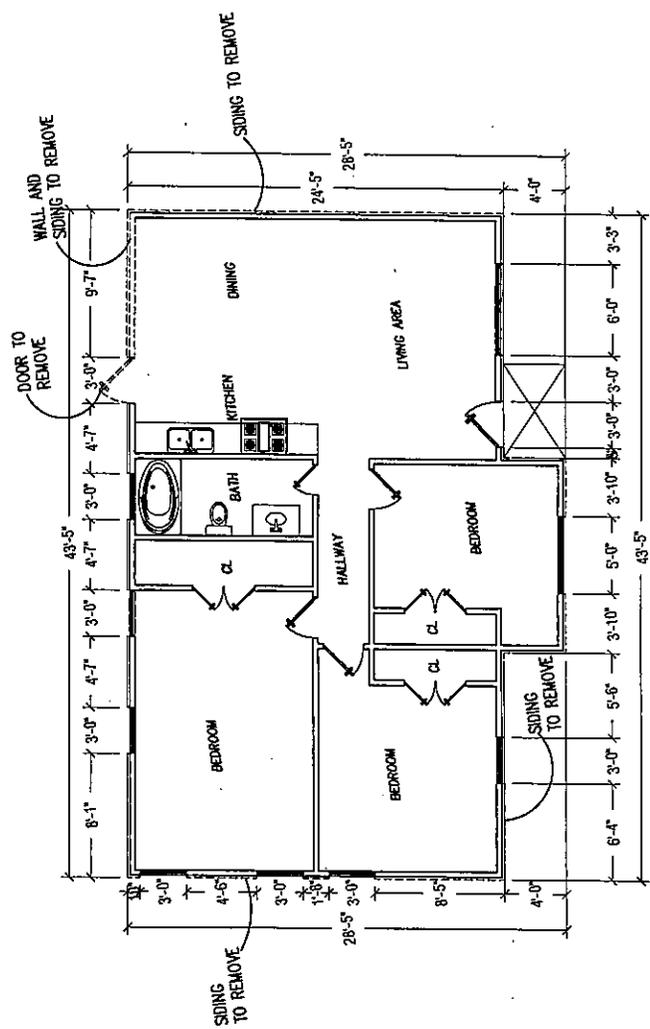
Sheet
 2

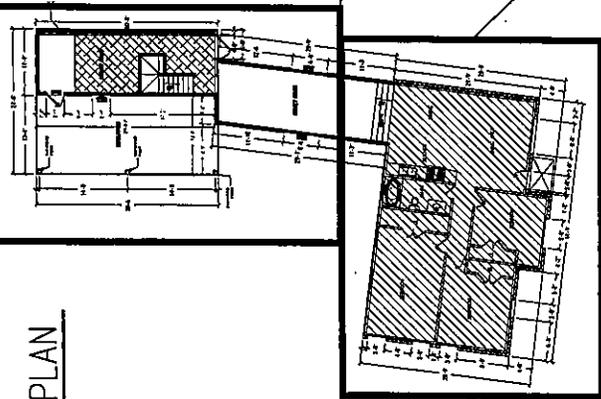


EXISTING FLOOR PLAN
 GARAGE

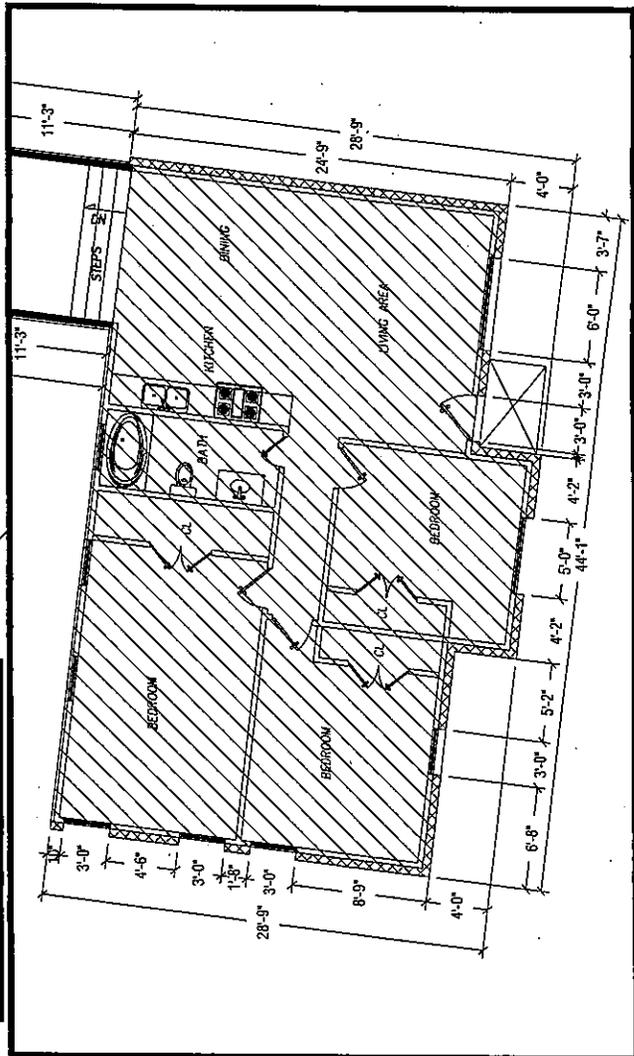


EXISTING FLOOR PLAN
 HOUSE

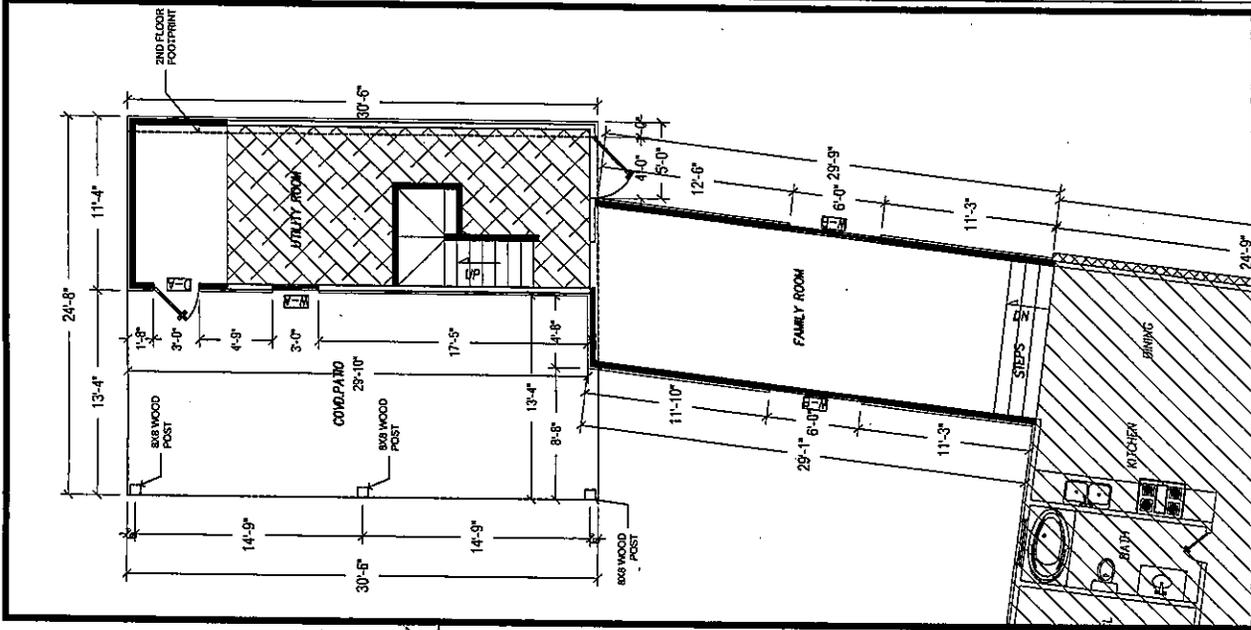




- NEW BRICK VENEER
- EXISTING TO BE REMODEL
- EXISTING TO REMAIN
- NEW WALL
- EXISTING WALL



PROPOSED ADDITION / REMODEL 1ST FLOOR



CONSTRUCTION CONCEPTS INC.
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DALLAS, TX. 75203
TEL. (214) 946-4300
FAX. (214) 948-9544

THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS STRUCTURE. THESE PLANS MUST BE REVISIONS AND CHECKED BY THE BUILDING HOODWICK AND ALL CONTRACTORS OF THIS KIND BEFORE BEGINNING CONSTRUCTION OF ANY KIND. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND ENGINEERING SERVICES, HVAC AND STRUCTURAL, BEFORE BEGINNING CONSTRUCTION. TAKE PRECEDENCE OVER ANY PART OF THESE PLANS.

GREAT CARE AND EFFORT HAVE GONE INTO THE DESIGN OF THESE SUBMITTALS. HOWEVER, BECAUSE OF THE VARIANCE IN GEORAPHIC LOCATIONS, CONDITIONS, CONCEPTS, ETC., WILL NOT ASSUME LIABILITY FOR ANY DAMAGES DUE TO ERRORS, OMISSIONS, OR DEFICIENCIES ON THESE PLANS. OWNER/CLIENT MUST COMPLY WITH LOCAL BUILDING CODES PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE PURCHASER OF THESE PLANS ENTERS THE BUYER TO CONSTRUCT THIS HOUSE ONLY UNDER ANY COVENANT, EASEMENT, OR ALTERNATIVE OF THESE PLANS IS NOT PERMITTED. VIOLATORS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS.

Project Name & Address
**1455 TRAYMORE AVE.
DALLAS, TX
75217**
BLK 207/SECT 27/LOT 20
TRAYMORE AVE.

Project
FLOOR PLAN

Date	08/25/2017
Drawn by	AO
Scale	1/8" = 1'
North	
Sheet	2.1

2.1

THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION FOR THE ARCHITECT, ENGINEER, CONTRACTOR, AND ALL CONTRACTORS OF THE PROJECT. THE ARCHITECT, ENGINEER, CONTRACTOR, AND ALL CONTRACTORS SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS OF THE EXISTING STRUCTURE AND FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE ARCHITECT, ENGINEER, CONTRACTOR, AND ALL CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE ARCHITECT, ENGINEER, CONTRACTOR, AND ALL CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

Project Name & Address
1455 TRAYMORE AVE.
DALLAS TX
 75217
 BLK 603 LOT 20
 TRAYMORE AVE.

Project
FLOOR PLAN

Date
 08/25/2017

Drawn By
 AO

Scale
 1/8" = 1'

North

Sheet
2.2

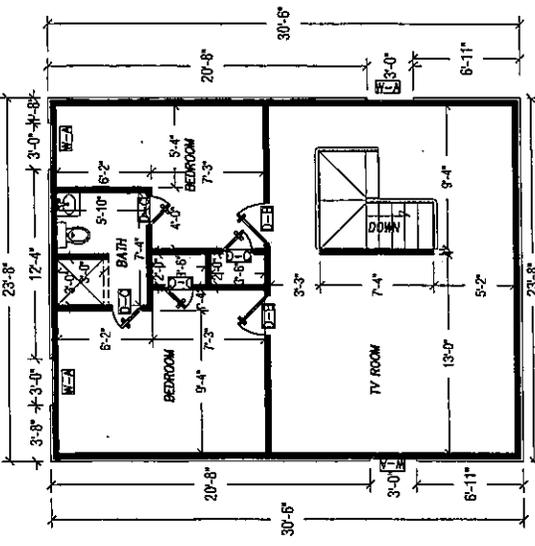
FLOOR PLAN NOTES:
 1. ALL STRUCTURAL INFORMATION SHOWN FOR REFERENCE PURPOSES ONLY. CONTRACTOR SHALL HAVE LICENSED STRUCTURAL ENGINEER REVIEW AND DESIGN ALL STRUCTURAL ELEMENTS SUCH AS ALL FRAMING WALLS, BEAMS, CONNECTION, HEADERS, JOIST AND RAFTERS.
 2. ALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUDS UNLESS NOTED OTHERWISE.
 3. WINDOW SIZES INDICATED ON PLANS ARE NOTED BY APPROXIMATE ROUGH OPENING SIZE. REFER TO PLANS AND EXTERIOR ELEVATIONS FOR WINDOW TYPES.
 4. COORDINATE LOCATION OF UTILITY METERS WITH SITE PLAN AND LOCATE AWAY FROM PUBLIC VIEW. VISUAL IMPACT SHALL BE MINIMIZED, I.E. MOUNT AS LOW AS POSSIBLE.
 5. CONTRACTOR SHALL COORDINATE ALL CLOSET SHELVING REQUIREMENTS.
 6. DO NOT SCALE DRAWINGS. FOLLOW DIMENSIONS ONLY.
 7. CONTRACTOR SHALL FIELD VERIFY ALL CABINET DIMENSIONS BEFORE FABRICATION.
 8. BEDROOM WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQ.FT. A MINIMUM NET CLEAR OPENABLE WIDTH OF 20". A MINIMUM NET CLEAR OPENABLE HEIGHT OF 24" AND HAVE A MAXIMUM FINISH SILL HEIGHT OF 43" FROM FINISH FLOOR.
 9. ALL GLASS LOCATED WITHIN 18" OF FLOOR, 12" OF A DOOR OR LOCATED WITHIN 60" OF FLOOR AT BATHTUBS, WHIRLPOOLS, SHOWERS, SAUNAS, STEAM ROOMS OR HOT TUBS SHALL BE TEMPERED.
 10. ALL EXPOSED INSULATION SHALL HAVE A FLAME SPREAD RATING OF LESS THAN 25 AND A SMOKE DENSITY RATING OF LESS THAN 450.
 11. PROVIDE COMBUSTION AIR VENTS, WITH SCREEN AND BACK DAMPER, FOR FIREPLACES, WOOD STOVES AND ANY APPLIANCE WITH AN OPEN FLAME.
 12. BATHROOMS AND UTILITY ROOMS SHALL BE VENTED TO THE OUTSIDE WITH A MINIMUM OF A 90 CFM FAN. RANGE HOODS SHALL ALSO BE VENTED TO OUTSIDE.
 13. ATTIC HVAC UNITS SHALL BE LOCATED WITHIN 20" OF ITS SERVICE OPENING. RETURN AIR GRILLES SHALL NOT BE LOCATED WITHIN 10 FEET OF A GAS FIRED APPLIANCE.
 14. ALL WALLS AND CEILINGS IN GARAGE AND GARAGE STORAGE AREAS TO HAVE 5/8" TYPE-X GYP. BOARD W/ 1-HOUR FIRE RATING. ALL EXT. DOORS IN GARAGE TO BE METAL OR SOLID CORE DOORS INCLUDING DOORS ENTERING HEAT/COOLED PORTION OF RESIDENCE.
 15. ALL FIREPLACE CHASE WALLS SHALL BE INSULATED INSIDE AND OUTSIDE. PROVIDE HORIZONTAL 'DRAFT STOPS' AT EACH FLOOR LEVEL BY PACKING 6" (R-19) INSULATION BETWEEN 2x4 JOISTS.
 16. ALL INTERIOR WALLS SHALL BE COVERED WITH 1/2" GYPSUM BOARD, WITH METAL CORNER REINFORCING TAPE FLOAT AND SAND (3 COATS) USE 5/8" GYPSUM BOARD ON CEILING WHEN SUPPORTING MEMBERS ARE 24" O.C. OR GREATER USE 1/2" GYP. BOARD ON CEILING MEMBERS LESS THAN 24" O.C.
 17. ALL BATH AND TOILET AREA WALLS AND CEILINGS SHALL HAVE WATER RESISTANT GYPSUM BOARD.

DOOR SCHEDULE		
TAG	SIZE	DESCRIPTION
D-1	3'-0"x6'-8"	S.C.
D-2	2'-8"x6'-8"	H.C.
D-3	2'-0"x6'-8"	H.C.

S.C. = SOLID CORE
 H.C. = HOLLOW CORE

WINDOW SCHEDULE		
TAG	SIZE	DESCRIPTION
W-1	3'-0"x5'-0"	S.H.
W-2	6'-0"x5'-0"	S.H.

S.H. SINGLE HUNG



- NEW BRICK VENEER
- EXISTING TO BE REMODEL
- EXISTING TO REMAIN
- NEW WALL
- EXISTING WALL

PROPOSED ADDITION 2ND FLOOR

CONSTRUCTION CONCEPTS INC.
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 DALLAS, TX. 75203
 TEL. (214) 948-4300
 FAX. (214) 948-9544

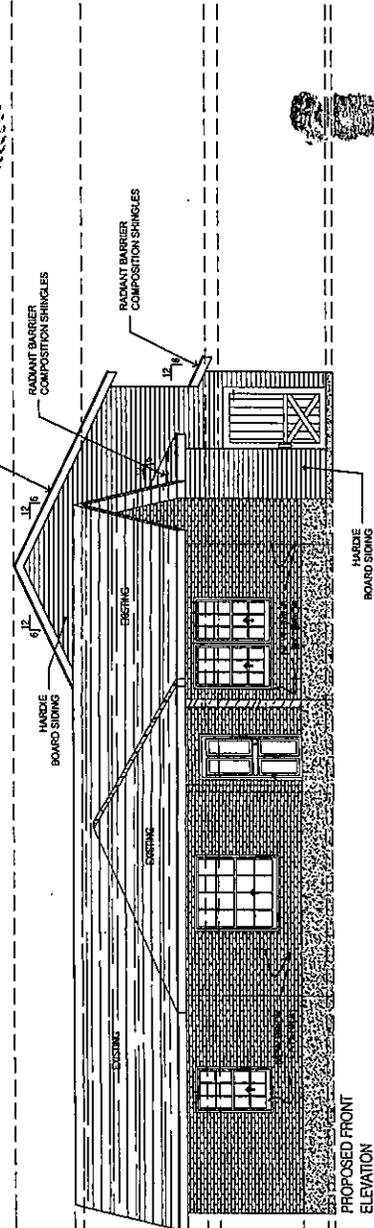
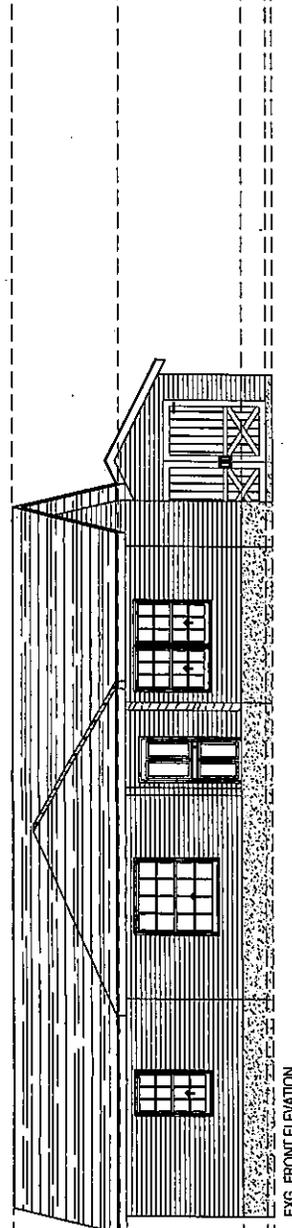
THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS STRUCTURE. THESE PLANS MUST BE VERIFIED AND CHECKED BY THE BUILDER, HOMEOWNER, AND ALL CONTRACTORS OF THIS JOB PRIOR TO CONSTRUCTION. BUILDER SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, HVAC, AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY KIND. NOTE ALL FEDERAL, STATE, AND LOCAL CODES AND RESTRICTIONS TAKE PRECEDENCE OVER ANY PART OF THESE PLANS.
 GREAT CARE AND EFFORT HAVE GONE INTO THE CREATION OF THESE BLUEPRINTS. HOWEVER, BECAUSE OF THE VARIANCE IN GEORGAPIC LOCATIONS, CONSTRUCTION CONCEPTS, INC. WILL NOT ASSUME LIABILITY FOR ANY DAMAGES DUE TO ERRORS, OMISSIONS, OR DEFICIENCIES ON THESE PLANS. OWNER/BUILDER MUST COMPLY WITH LOCAL BUILDING CODES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 THE PURCHASE OF THESE PLANS ENTITLES THE BUYER TO CONSTRUCT THIS HOUSE ONLY ONCE. ANY CHANGES OR ALTERING OF THESE PLANS IS NOT PERMITTED. VIOLATORS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS.

Project Name & Address
1455 TRAYMORE AVE.
 DALLAS, TX
 75217
 BLK 307 6537 LT 20
 TRAYMORE AVE

Project ELEVATIONS

Date	08/25/2017
Drawn By	AO
Scale	1/8" = 1'-0"
North	North

Sheet **3**



CONSTRUCTION CONCEPTS INC.
 "Planning and Designing a Better Tomorrow"

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 DALLAS, TX. 75203
 TEL. (214) 946-4300
 FAX. (214) 948-9544

THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS STRUCTURE. THESE PLANS MUST BE REVIEWED AND APPROVED BY THE BUILDER, HOMEOWNER, AND ALL CONTRACTORS OF THIS JOB PRIOR TO CONSTRUCTION. BUILDER SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, HVAC, AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY KIND. NOTE: ALL FEDERAL, STATE, AND LOCAL CODES AND RESTRICTIONS TAKE PRECEDENCE OVER ANY PART OF THESE PLANS.

GREAT CARE AND EFFORT HAVE GONE INTO THE CREATION OF THESE BLUEPRINTS. HOWEVER, BECAUSE OF THE VARIANCE IN DEGRADING LOCAL CONDITIONS, CONSTRUCTION CONCEPTS, INC. WILL NOT ASSUME LIABILITY FOR ANY DAMAGES DUE TO ERRORS OR OMISSIONS OR DEFICIENCIES IN THESE PLANS. OWNER/BUILDER MUST COMPLY WITH LOCAL BUILDING CODES PRIOR TO COMMENCEMENT OF CONSTRUCTION.

THE PURCHASE OF THESE PLANS ENTITLES THE BUYER TO CONSTRUCT THIS HOUSE. ONE COPY, ANY COPYING, REVISIONS, OR ALTERING OF THESE PLANS IS NOT PERMITTED. WORKERS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS.

Project Name & Address
1455 TRAYMORE AVE.
DALLAS, TX
75217
 BLK 207 6037 LY 20
 TRAYMORE AVE

Project
ELEVATIONS

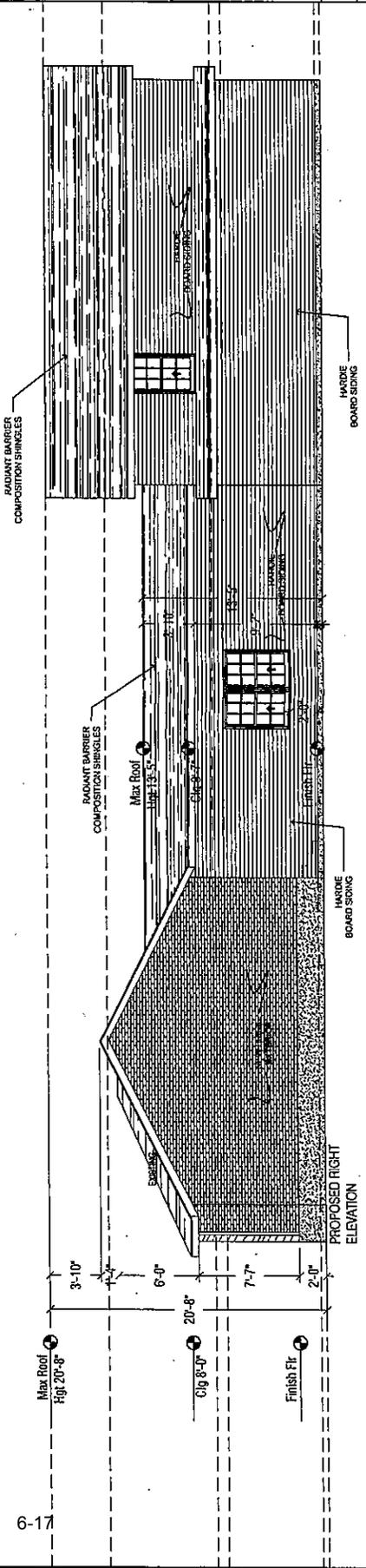
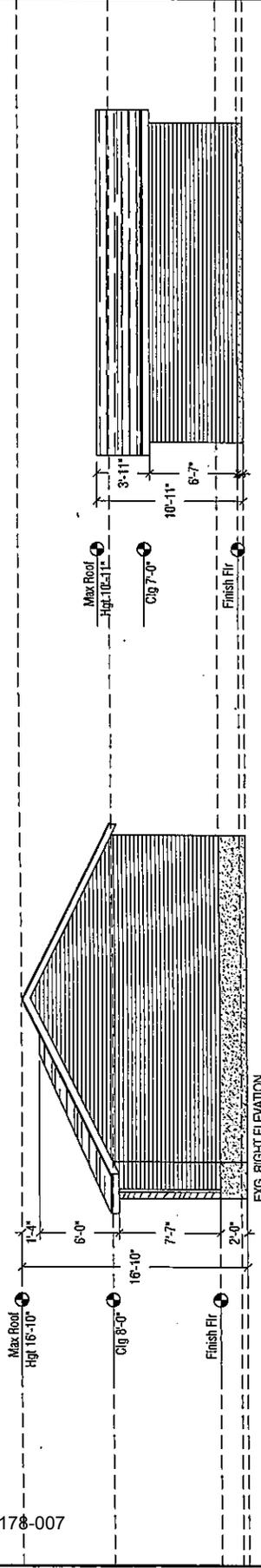
Date
 08/25/2017

Drawn By
 AO

Scale
 1/8" = 1'-0"

North

Sheet
3.1



THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS STRUCTURE. THESE PLANS MUST BE CHECKED AND APPROVED BY THE BUILDER, HOMEOWNER, AND ALL CONTRACTORS OF THIS JOB PRIOR TO CONSTRUCTION. BUILDER SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, HVAC, AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY KIND. OVER ALL FEDERAL, STATE, AND LOCAL CODES AND RESTRICTIONS TAKE PRECEDENCE OVER ANY PART OF THESE PLANS.

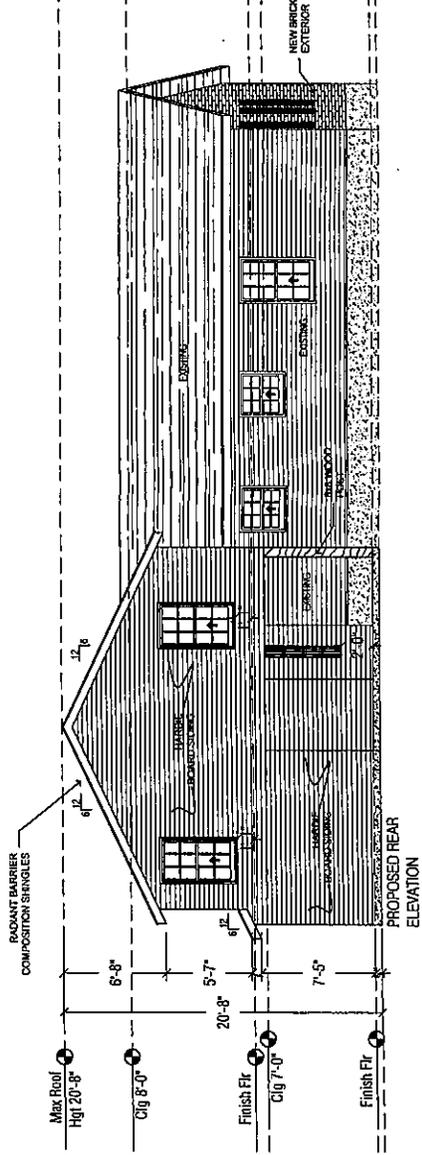
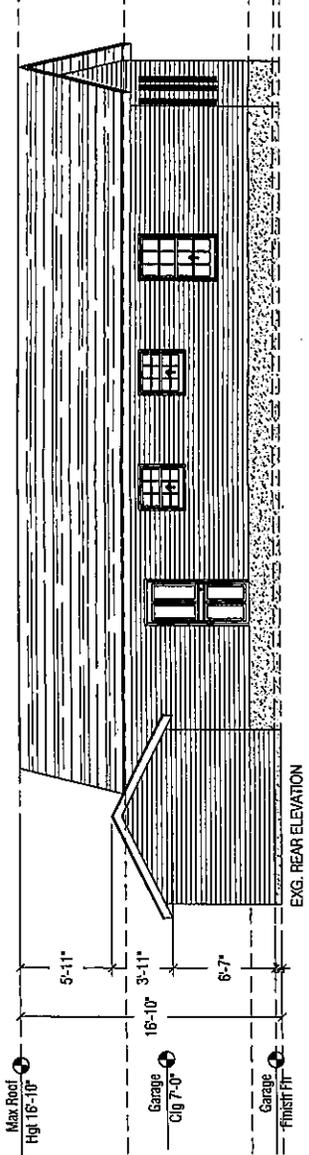
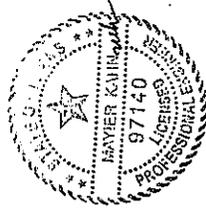
GREAT CARE AND EFFORT HAVE GONE INTO THE PREPARATION OF THESE BLUEPRINTS. HOWEVER, BECAUSE OF THE VARIANCE IN GEOGRAPHIC LOCATIONS, CONSTRUCTION CONCEPTS, INC. WILL NOT ASSUME LIABILITY FOR ANY DAMAGES DUE TO ERRORS, OMISSIONS, OR DEFICIENCIES ON THESE PLANS. CONTRACTORS MUST COMPLY WITH LOCAL BUILDING CODES PRIOR TO COMMENCEMENT OF CONSTRUCTION.

THE PURCHASE OF THESE PLANS ENTITLES THE BUYER TO CONSTRUCT THIS HOUSE ONLY ONCE. ANY RE-TRACING OR ALTERING OF THESE PLANS IS NOT PERMITTED. VIOLATIONS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS.

Project Name & Address
1455 TRAYMORE AVE.
 DALLAS, TX
 75217
 BLK 201 6337 LT 20
 TRAYMORE AVE

Project ELEVATIONS
 Date 08/25/2017
 Drawn By AO
 Scale 1/8"=1'-0"
 North

Sheet
3.2



CONSTRUCTION CONCEPTS INC.

317 E. JEFFERSON BLVD.
DALLAS, TX. 75203
TEL. (214) 946-4300
FAX. (214) 946-9544

"Planning and Designing a Better Tomorrow"

THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS STRUCTURE. THESE PLANS MUST BE REVIEWED AND CHECKED BY THE BUILDER, ARCHITECT, ENGINEER, CONTRACTOR OR OTHER PROFESSIONAL PERSONNEL BEFORE CONSTRUCTION OF ANY KIND BEGINS. THE BUILDER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND CHECKING ALL LOCAL, STATE AND FEDERAL REQUIREMENTS. THE BUILDER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND CHECKING ALL LOCAL, STATE AND FEDERAL REQUIREMENTS. THE BUILDER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND CHECKING ALL LOCAL, STATE AND FEDERAL REQUIREMENTS. THE BUILDER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND CHECKING ALL LOCAL, STATE AND FEDERAL REQUIREMENTS.

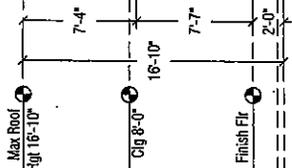
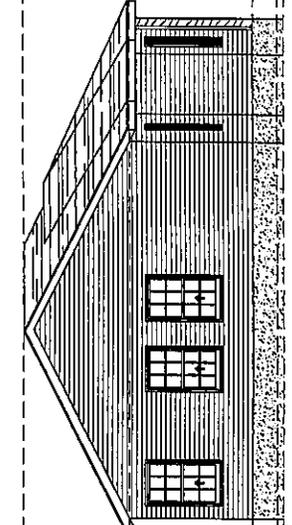
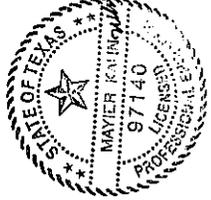
Project Name & Address
**1455 TRAYMORE AVE.
DALLAS TX
75217
BLDG 502
TRAYMORE AVE.**

Project
ELEVATIONS

Date	08/23/2017
Drawn By	AO
Scale	1/8" = 1'-0"
North	↑

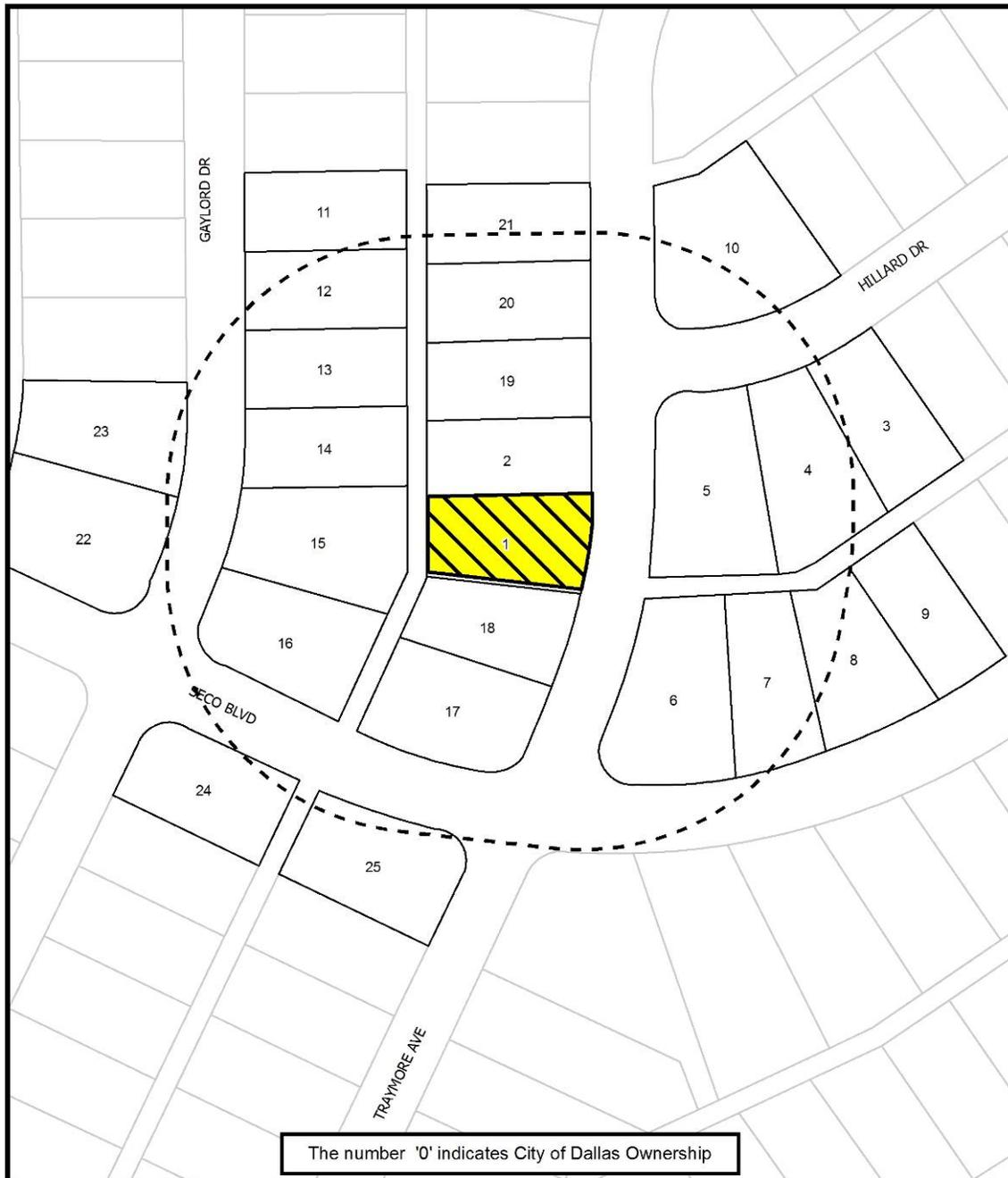
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Sheet



EXG. LEFT ELEVATION

PROPOSED LEFT ELEVATION



1:1,200

NOTIFICATION

200' AREA OF NOTIFICATION
25 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **BDA178-007**

Date: **12/14/2017**

Notification List of Property Owners

BDA178-007

25 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1455 TRAYMORE AVE	PINA JORJE & MARIA
2	1461 TRAYMORE AVE	REYNA RAMIRO
3	7610 HILLARD DR	FAIN FREDDIE J
4	7606 HILLARD DR	SOTO JOSE GUADALUPE
5	7602 HILLARD DR	JENSEN RAYMOND L & MARY REVOCABLE TRUST
6	7607 SECO BLVD	C & N JOINT VENTURE LLC
7	7613 SECO BLVD	MANCERA JESUS & MARIA RODRIGUEZ
8	7619 SECO BLVD	MARTINEZ ANGEL
9	7623 SECO BLVD	RIOS JOSE PILAR &
10	7609 HILLARD DR	VALDEZ ALEJANDRO V
11	1530 GAYLORD DR	GONZALEZ ALEJANDRO PEREZ
12	1524 GAYLORD DR	MARTINEZ JORGE &
13	1520 GAYLORD DR	FLORES JOSE CARMEN
14	1514 GAYLORD DR	PORCAYO JUAN &
15	1510 GAYLORD DR	GOMEZ EUGENIA
16	1502 GAYLORD DR	SWEET NANCY K
17	1447 TRAYMORE AVE	MUNOZ ANGELINA
18	1451 TRAYMORE AVE	MARTINEZ JOSE LUIS &
19	1465 TRAYMORE AVE	SALTER SHARON DIANNE
20	1503 TRAYMORE AVE	MORENO ARTURO
21	1509 TRAYMORE AVE	CANTU DALINDA
22	1507 GAYLORD DR	WINDSTONE INVESTMENTS LP
23	1515 GAYLORD DR	HERNANDEZ DAGOBERTO P &
24	1430 GAYLORD DR	RAMIREZ JULIAN REYES &
25	1435 TRAYMORE AVE	GOMEZ ABDON & ARLINE