

ZONING BOARD OF ADJUSTMENT, PANEL A  
TUESDAY, AUGUST 20, 2019  
AGENDA

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BRIEFING	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.

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**Neva Dean, Assistant Director**  
**Steve Long, Board Administrator/Chief Planner**

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**BRIEFING ITEM**

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Briefing on recent state legislation affecting the Board of Adjustment  
Theresa Pham, Assistant City Attorney

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**MISCELLANEOUS ITEM**

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Approval of the June 18, 2019 Board of Adjustment  
Panel A Public Hearing Minutes M1

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**UNCONTESTED CASES**

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<b>BDA189-079(SL)</b>	3000 Mountain Creek Parkway <b>REQUEST:</b> Application of Jonathan Teat, represented by Chris Tronzano of Studio Green Spot, Inc., for a special exception to the tree conservation regulations	1
<b>BDA189-083(SL)</b>	5300 Royal Lane <b>REQUEST:</b> Application of Mehrdad Moeyedi, represented by Ashtyn Dodson, for a special exception to the fence standards regulations	2
<b>BDA189-084(SL)</b>	1003 Cordova Street <b>REQUEST:</b> Application of Charles G. Hintze for a special exception to the visual obstruction regulations	3

**BDA189-085(SL)** 615 Cameron Avenue  
**REQUEST:** Application of Santanu Saha, represented by Elsie Thurman of Land Use Planning and Zoning Services, for a variance to the front yard setback regulations 4

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**HOLDOVER CASE**

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**BDA189-067(SL)** 4125 Lemmon Avenue  
**REQUEST:** Application of Rob Baldwin of Baldwin and Associates for a variance to the front yard setback regulations and a special exception to the landscape regulations 5

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## 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:** BDA189-079(SL)

**BUILDING OFFICIAL'S REPORT:** Application of Jonathan Teat, represented by Chris Tronzano of Studio Green Spot, Inc., for a special exception to the tree conservation regulations at 3000 Mountain Creek Parkway. This property is more fully described as Tract 2, Block 8644, and is zoned A(A), which requires mandatory tree conservation. The applicant proposes to construct and/or maintain structures and provide an alternate tree conservation plan, which will require a special exception to the tree conservation regulations.

**LOCATION:** 3000 Mountain Creek Parkway

**APPLICANT:** Jonathan Teat  
Represented by Chris Tronzano of Studio Green Spot, Inc.

**REQUEST:**

A special exception to the tree conservation regulations is requested in conjunction with, according to the City of Dallas Chief Arborist, an authorization to allow for tree plantings on the Dallas Baptist University campus beginning in 2014 to qualify for replacement trees for the first phase of an extension project east of the original campus.

**STANDARD FOR A SPECIAL EXCEPTION TO THE TREE CONSERVATION REGULATIONS:**

The board may grant a special exception to the tree conservation regulations of this article upon making a special finding from the evidence presented that:

- (1) strict compliance with the requirements of this article will unreasonably burden the use of the property;
- (2) the special exception will not adversely affect neighboring property; and
- (3) the requirements are not imposed by a site-specific landscape plan approved by the city plan commission or city council.

In determining whether to grant a special exception, the Board shall consider the following factors:

- the extent to which there is residential adjacency;
- the topography of the site;
- the extent to which landscaping exists for which no credit is given under this article; and
- the extent to which other existing or proposed amenities will compensate for the reduction of landscaping.

**STAFF RECOMMENDATION:**

Approval

Rationale:

- The City of Dallas Chief Arborist recommends approval of the request in that he has concluded that full compliance with the requirements of Article X will unreasonably burden the use of the property and that the special exception would not have a negative effect on neighboring properties.

**BACKGROUND INFORMATION:**

**Zoning:**

Site: A(A) (Agricultural)  
North: PD 186 (Planned Development)  
South: A(A) (Agricultural)  
East: A(A) (Agricultural)  
West: R-7.5(A) (Single family residential 7,500 square feet)

**Land Use:**

The subject site is developed with a college use (Dallas Baptist University). The areas to the north, south, east and west appear to be mostly undeveloped.

**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 special exception to the tree conservation regulations focuses on according to the City of Dallas Chief Arborist, an authorization to allow for tree plantings on the Dallas Baptist University campus beginning in 2014 to qualify for replacement trees for the first phase of an extension project east of the original campus.
- The City of Dallas Chief Arborist has submitted a memo regarding this request (see Attachment A).
- The Chief Arborist’s memo states the following with regard to “provision”:
  - The first phase of the new Ford Village addition to DBU required the removal of 1,950 inches of protected trees.
  - The first phase plans indicate 835 caliper inches of trees to be planted in the Ford Village addition to comply with tree replacement and landscape requirements.

- The 886 inches of trees proposed for mitigation qualification on the DBU campus are not replacement trees for removal during earlier development phases on the DBU campus. The overall number of inches at survey is 3,971 inches on the DBU main campus.
- The second phase of Ford Village (east of Phase 1) is not a part of this request, but the tree removal and replacement will be completed per Article X requirements. Additional trees may be planted on the campus to mitigate for the future expansion.
- Article X regulations prior to July 1, 2018 are applicable to this case.
- The Chief Arborist’s memo states the following with regard to “deficiency”:
  - Under the applicable Article X regulations, the timing of mitigation must be completed no later than 18 months after the removal of protected trees. Replacement trees are to be planted after the protected tree removal. The request is to authorize 45% of tree mitigation for Ford Village Phase 1 to be applied to trees planted prior to removal for construction.
- The Chief Arborist’s memo states the following with regard to “recommendation”:
  - Approval of the special exception on the basis that full compliance with the requirements of Article X will unreasonably burden the use of the property and that the special exception would not have a negative effect on neighboring properties.
- The applicant has the burden of proof in establishing the following:
  - Strict compliance with the requirements of the Tree Conservation Regulations of the Dallas Development Code will unreasonably burden the use of the property.
  - The special exception will not adversely affect neighboring property.
- If the Board were to grant the applicant’s request, the applicant would be granted exception from full compliance to the tree conservation regulations on the subject site.

**Timeline:**

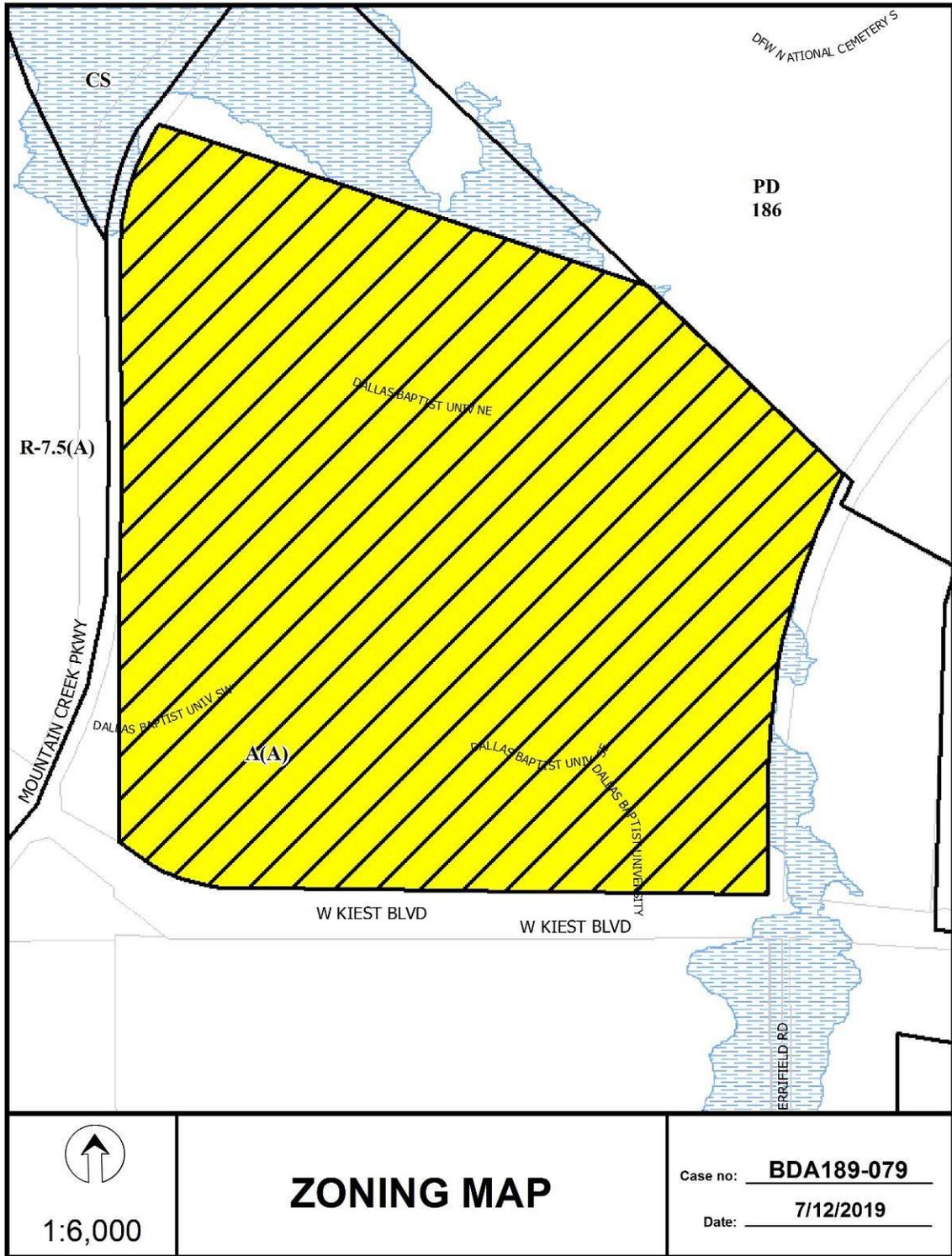
- April 24, 2019: The applicant submitted an “Application/Appeal to the Board of Adjustment” and related documents which have been included as part of this case report.
- July 10, 2019: The Board of Adjustment Secretary randomly assigned this case to Board of Adjustment Panel A.
- July 10, 2019: The Board of Adjustment Chief Planner/Board Administrator emailed the applicant’s representative the following information:
  - a copy of the application materials including the Building Official’s report on the application;
  - an attachment that provided the public hearing date and panel that will consider the application; the July 31<sup>st</sup> deadline to submit additional evidence for staff to factor into their analysis; and the August 9<sup>th</sup> deadline to submit additional evidence to be incorporated into the Board’s docket materials;

- the criteria/standard that the board will use in their decision to approve or deny the request; and
- the Board of Adjustment Working Rules of Procedure pertaining to “documentary evidence.”

August 1, 2019: The City of Dallas Chief Arborist submitted a memo regarding this request (see Attachment A).

August 6, 2019: The Board of Adjustment staff review team meeting was held regarding this request and the others scheduled for the August public hearings. Review team members in attendance included: the Sustainable Development and Construction Assistant Director, the Building Official, the Assistant Building Official, the Board of Adjustment Chief Planner/Board Administrator, the Sustainable Development and Construction Senior Engineer, the Building Inspection Senior Plans Examiner/Development Code Specialist, and the Assistant City Attorney to the Board.

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





# Memorandum



CITY OF DALLAS

Date August 1, 2019  
To Steve Long, Chief Planner  
Subject BDA #189-079 3000 Mountain Creek Parkway Arborist report

## Request

The applicant is requesting a special exception to the tree conservation regulations of Article X. Specifically, the applicant requests an authorization to allow for tree plantings on the Dallas Baptist University campus beginning in 2014 to qualify for replacement trees for the first phase of an extension project east of the original campus. The plan is submitted as an exhibit for this case.

## Provision

- The first phase of the new Ford Village addition to DBU required the removal of 1,950 inches of protected trees.
- The first phase plans indicate 835 caliper inches of trees to be planted in the Ford Village addition to comply with tree replacement and landscape requirements.
- The 886 inches of trees proposed for mitigation qualification on the DBU campus are not replacement trees for removal during earlier development phases on the DBU campus. The overall number of inches at survey is 3,971 inches on the DBU main campus.
- The second phase of Ford Village (east of Phase 1) is not a part of this request, but the tree removal and replacement will be completed per Article X requirements. Additional trees may be planted on the campus to mitigate for the future expansion.
- Article X regulations prior to July 1, 2018 are applicable to this case.

## Deficiency

Under the applicable Article X regulations, the timing of mitigation must be completed no later than 18 months after the removal of protected trees. Replacement trees are to be planted after the protected tree removal. The request is to authorize 45% of tree mitigation for Ford Village Phase 1 to be applied to trees planted prior to removal for construction.

## Recommendation

The chief arborist recommends approval of the special exception on the basis that full compliance with the requirements of Article X will unreasonably burden the use of the property and that the special exception would not have a negative effect on neighboring properties.

Philip Erwin  
Chief Arborist  
Building Inspection



City of Dallas

APPLICATION/APPEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 189-079

Date: ~~4-4-19~~ 4-24-19

Data Relative to Subject Property:

Location address: 3000 Mountain Creek Pkwy Zoning District: \_\_\_\_\_  
Vol. 843 Pg. 540 Vol. 91234 Pg. 1383 Vol. 2004208 Pg. 9849 Vol. 511 Pg. 870  
Lot No.: TR2 Block No.: 8644 Acreage: 197 Census Tract: \_\_\_\_\_

Street Frontage (in Feet): 1) 3,750 2) 2,800 3) \_\_\_\_\_ 4) \_\_\_\_\_ 5) \_\_\_\_\_

To the Honorable Board of Adjustment :

Owner of Property (per Warranty Deed): Dallas Baptist University

Applicant: Jonathan Teat Telephone: 214-333-5188

Mailing Address: 3000 Mountain Creek Pkwy, Dallas, TX Zip Code: 75211

E-mail Address: Jonathan@dbu.edu

Represented by: Chris Tronzano, Studio Green Spot Inc. Telephone: 469-309-4448

Mailing Address: 1784 W. McDermott Dr. Suite 110, Allen Zip Code: 75013

E-mail Address: Chris@studiogreenspot.com

Affirm that an appeal has been made for a Variance \_\_\_\_\_, or Special Exception , of Alternate Landscape Plan

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:

see attached letter

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.

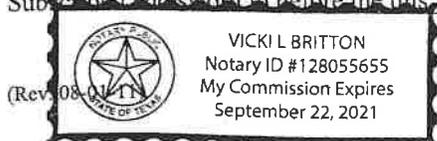
Affidavit

Before me the undersigned on this day personally appeared Jonathan Teat  
(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 4 day of April, 2019



Vicki L. Britton  
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

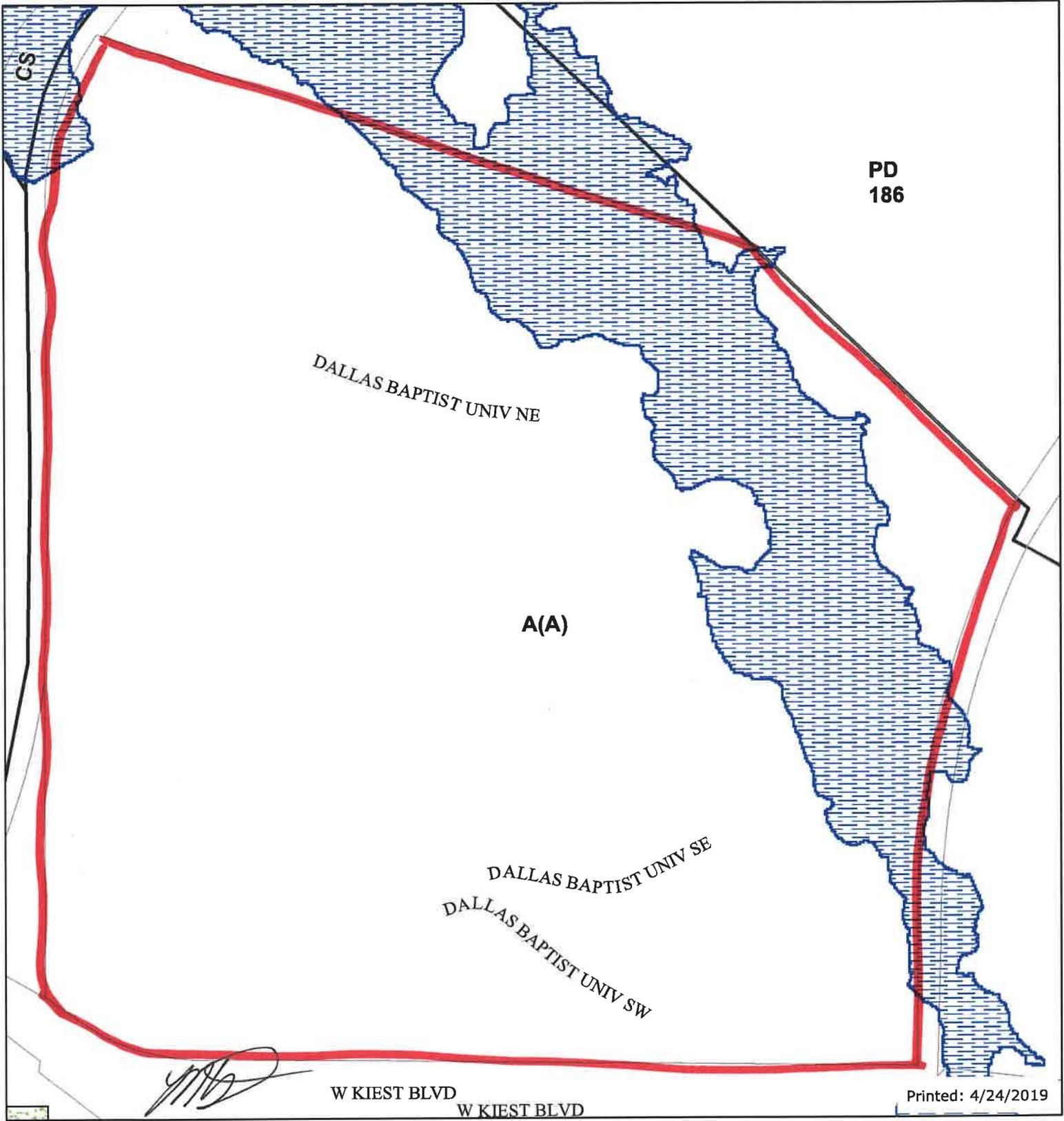
**Building Official's Report**

I hereby certify that JONATHAN TEAT  
represented by CHRIS TRANZANO  
did submit a request for a special exception to the tree preservation regulations  
at 3000 Mountain Creek Parkway

BDA189-079. Application of JONATHAN TEAT represented by CHRIS TRANZANO for a special exception to the tree preservation regulations at 3000 MOUNTAIN CREEK PKWY. This property is more fully described as Tract 2, Block 8644, and is zoned A(A), which requires mandatory tree preservation. The applicant proposes to construct a nonresidential structure and provide an alternate tree preservation plan, which will require a special exception to the tree preservation regulations.

Sincerely,

*Philip Sikes*  
Philip Sikes, Building Official



PD  
186

DALLAS BAPTIST UNIV NE

A(A)

DALLAS BAPTIST UNIV SE  
DALLAS BAPTIST UNIV SW

*MBS*

W Kiest Blvd  
W Kiest Blvd

Printed: 4/24/2019

Legend

- |                      |                                |                       |                            |
|----------------------|--------------------------------|-----------------------|----------------------------|
| City Limits          | railroad                       | <b>Dry Overlay</b>    | CD Subdistricts            |
| School               | Certified Parcels              | D                     | PD Subdistricts            |
| <b>Floodplain</b>    | 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      | Site Front Overlay         |
|                      |                                | Height Map Overlay    |                            |

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)







LANDSCAPE ARCHITECTURE  
 UNIVERSITY OF TEXAS AT AUSTIN  
 2800 BRUNNEN DRIVE  
 AUSTIN, TEXAS 78797  
 TEL: 512.475.1234  
 WWW.LANDSCAPEARCHITECTSUTATX.COM

# LANDSCAPE PLAN

Dallas Baptist University  
 Dallas, Texas

OVERALL TREE  
 MASTERPLAN

Page 2 of 2

L.2

03/28/2019

DATE:



01 OVERALL TREE MASTER PLAN  
 1/2" = 1'-0"  
 0 5 10 15 20 25 30 35 40 45 50 55 60 65 70 75 80 85 90 95 100

**LEGEND**

	10' DIAMETER OAK 75 PERCENT
	8' DIAMETER OAK 75 PERCENT
	6' DIAMETER OAK 75 PERCENT
	4' DIAMETER OAK 75 PERCENT
	2' DIAMETER OAK 75 PERCENT
	10' DIAMETER MAPLE 75 PERCENT
	8' DIAMETER MAPLE 75 PERCENT
	6' DIAMETER MAPLE 75 PERCENT
	4' DIAMETER MAPLE 75 PERCENT
	2' DIAMETER MAPLE 75 PERCENT
	10' DIAMETER PINE 75 PERCENT
	8' DIAMETER PINE 75 PERCENT
	6' DIAMETER PINE 75 PERCENT
	4' DIAMETER PINE 75 PERCENT
	2' DIAMETER PINE 75 PERCENT
	10' DIAMETER BIRCH 75 PERCENT
	8' DIAMETER BIRCH 75 PERCENT
	6' DIAMETER BIRCH 75 PERCENT
	4' DIAMETER BIRCH 75 PERCENT
	2' DIAMETER BIRCH 75 PERCENT
	10' DIAMETER ELM 75 PERCENT
	8' DIAMETER ELM 75 PERCENT
	6' DIAMETER ELM 75 PERCENT
	4' DIAMETER ELM 75 PERCENT
	2' DIAMETER ELM 75 PERCENT
	10' DIAMETER CEDAR 75 PERCENT
	8' DIAMETER CEDAR 75 PERCENT
	6' DIAMETER CEDAR 75 PERCENT
	4' DIAMETER CEDAR 75 PERCENT
	2' DIAMETER CEDAR 75 PERCENT
	10' DIAMETER SPRUCE 75 PERCENT
	8' DIAMETER SPRUCE 75 PERCENT
	6' DIAMETER SPRUCE 75 PERCENT
	4' DIAMETER SPRUCE 75 PERCENT
	2' DIAMETER SPRUCE 75 PERCENT
	10' DIAMETER FIR 75 PERCENT
	8' DIAMETER FIR 75 PERCENT
	6' DIAMETER FIR 75 PERCENT
	4' DIAMETER FIR 75 PERCENT
	2' DIAMETER FIR 75 PERCENT

1. ALL TREE PLACEMENTS ARE TO BE VERIFIED BY THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.  
 2. TREE PLACEMENTS ARE TO BE VERIFIED BY THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.  
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 9. TREE PLACEMENTS ARE TO BE VERIFIED BY THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.  
 10. TREE PLACEMENTS ARE TO BE VERIFIED BY THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.

## LEGEND

	(143) BALD CYPRESS 5" CALIPER		(5) HONEY LOCUST 4" CALIPER
	(407) LIVE OAK 5" CALIPER		(11) AUTUMN BLAZE MAPLE 3" CALIPER
	(40) RED OAK 5" CALIPER		(5) CHINKAPIN OAK 4" CALIPER
	(17) CHINESE PISTACHE 4" CALIPER		(7) BRADFORD PEAR 4" CALIPER
	(28) CEDAR ELM 4" CALIPER		(8) OKLAHOMA RED BUD 3" CALIPER
	(5) BUR OAK 4" CALIPER		(12) WEEPING WILLOW 3" CALIPER
	(30) TRIDENT MAPLE 3" CALIPER		(16) SWEET GUM 4" CALIPER
	(38) BIGTOOTH MAPLE 3" CALIPER		(16) GREEN ASH 4" CALIPER
	(1) BLACK WALNUT 4" CALIPER		(7) PAPER SHELL PECAN 3" CALIPER
	(14) TEXAS ASH 4" CALIPER		(3) MEXICAN WHITE OAK 4" CALIPER
	(5) RIVER BIRCH 3" CALIPER		(3) LACEBARK ELM 4" CALIPER
	(48) CRAPE MYRTLE 3" CALIPER		(6) TEXAS MOUNTAIN LAUREL 4" CALIPER
	(2) JAPANESE MAPLES 2" CALIPER		(12) WILLOW OAK 4" CALIPER
			EXISTING TREE PLANTED MORE THAN 5 YEARS AGO

886 TREES PLANTED ON CAMPUS IN THE LAST 4 1/2 YEARS  
3,971 CALIPER INCHES AT THE TIME OF PLANTING

1,950 CALIPER INCHES OF TREES ARE REQUIRED TO BE MITIGATED  
FOR THE FORD VILLAGE PHASE 1 PROJECT

835 CALIPER INCHES OF TREES ARE PROPOSED TO BE PLANTING  
FOR THE FOR VILLAGE PHASE 1 PROJECT

TREES TO BE PLANTED FOR PHASE 1 OF THE FORD VILLAGE ADDITION

24- BALD CYPRESS  
21- CREPE MYRTLE  
2- JAPANESE MAPLE  
6- TRIDENT MAPLE  
16- CHINESE PISTACHE  
91- LIVE OAK  
2- RED OAK  
13- TEXAS ASH  
13- CHINKAPIN OAK



Jonathan Teat  
Vice President for Administrative Affairs

April 4, 2019

City of Dallas Board of Adjustment,

Dallas Baptist University is appealing to the board of adjustment in order to receive credit for trees planted on the main campus within the last five years that were not required under Article 10 of Dallas' development code with respect to new construction. The university has an established history of beautifying our property above and beyond the city's required standards, and is currently under construction on a new development project for which mitigation requirements would be met when considering trees planted over the past five years.

The university requests the board's consideration to receive credit for the caliper inches of trees planted over the past five years and that that credit be applied towards satisfying the mitigation requirements of both the current construction project and all projects moving forward. This could be done through the establishment of a tree bank, of sorts, that would keep a running calculation of caliper inches planted and mitigated on all projects moving forward.

Thank you for your consideration.

Respectfully,

Jonathan Teat



CITY OF DALLAS

April 23, 2019

ADDRESS: **3000 MOUNTAIN CREEK PKWY**

RE: **#00000817939000000**

DEAR SIR/MADAM

No information was found responsive to your request for identification of City liens in the records of Special Collections. This response does not constitute legal advice regarding the status of the real property: **3000 MOUNTAIN CREEK PKWY**

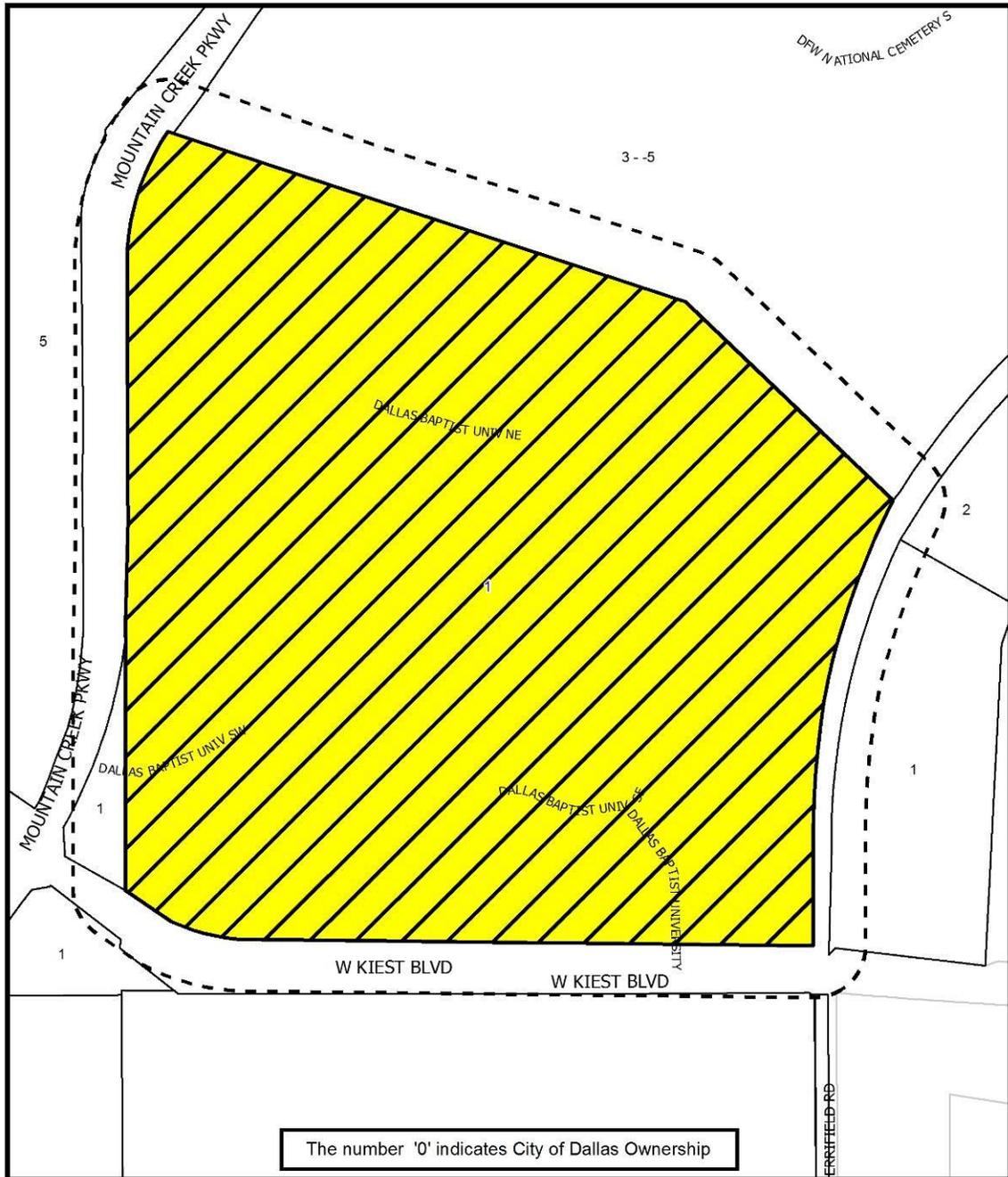
There may be additional liens of record in the County Clerk's office. This response is made to your request for public information and constitutes neither estoppel against the City of Dallas nor relinquishment, waiver, release, or other change in any lien interest of record.

Should you have any further questions please contact [DLDWULienInfo@DallasCityHall.com](mailto:DLDWULienInfo@DallasCityHall.com)

Sincerely,

A handwritten signature in cursive script, appearing to read "Alan DeLeon".

Special Collections Division  
Dallas Water Utilities



 1:6,000	<b>NOTIFICATION</b>	Case no: <b>BDA189-079</b>			
	<table border="1"> <tr> <td style="text-align: center;">200'</td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="text-align: center;">5</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	200'	AREA OF NOTIFICATION	5	NUMBER OF PROPERTY OWNERS NOTIFIED
200'	AREA OF NOTIFICATION				
5	NUMBER OF PROPERTY OWNERS NOTIFIED				

07/12/2019

# *Notification List of Property Owners*

***BDA189-079***

## ***5 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	7000 W KIEST BLVD	DALLAS BAPTIST UNIVERSITY
2	2800 MOUNTAIN CREEK PKWY	UNITED STATES OF AMERICA
3	2800 MOUNTAIN CREEK PKWY	UNITED STATES OF AMERICA
4	100 MOUNTAIN SHORES RD	County of Dallas
5	2600 MOUNTAIN CREEK PKWY	EXTEX LAPORTE L P

**FILE NUMBER:** BDA189-083(SL)

**BUILDING OFFICIAL'S REPORT:** Application of Mehrdad Moeyedi, represented by Ashtyn Dodson, for a special exception to the fence standards regulations at 5300 Royal Lane. This property is more fully described as Lot 4, Block A/5518, and is zoned R-1ac(A), which limits the height of a fence in the front yard to 4 feet. The applicant proposes to construct and/or maintain an 8 foot high fence in a required front yard, which will require a 4 foot special exception to the fence standards regulations.

**LOCATION:** 5300 Royal Lane

**APPLICANT:** Mehrdad Moeyedi  
Represented by Ashtyn Dodson

**REQUEST:**

A request for a special exception to the fence standards regulations related to height of 4' is made to construct and maintain an 8' high solid stucco/CMU block fence and an approximately 7' high open wrought iron gate in the front yard setback on a site being developed with a single family home.

**STANDARD FOR A SPECIAL EXCEPTION TO FENCE STANDARDS REGULATIONS:**

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

**STAFF RECOMMENDATION:**

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-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 being developed with a single family home. The areas to the north, south, east, and west are developed with single family uses.

## **Zoning/BDA History:**

1. BDA156-077, Property at 5214 Royal Lane (the property two lots west of the subject site)

On August 15, 2016, the Board of Adjustment Panel C granted a request for a special exception to the fence standards regulations of 5' and imposed the following condition: Compliance with the submitted revised site plan/elevation is required.

The case report states the request was made to construct and maintain a fence higher than 5' (an approximately 7' 8" high solid masonry fence with 8' high masonry columns and an approximately 6' 6" high ornamental iron gate flanked by two 9' high, 6' long solid walls/columns) in the site's 100' required front yard on a site that was being developed with a single family home.

## **GENERAL FACTS/STAFF ANALYSIS:**

- This request for a special exception to the fence standards regulations related to height of 4' focuses on constructing and maintaining an 8' high solid stucco/CMU block fence and an approximately 7' high open wrought iron gate in the front yard setback on a site being developed with a single family home.
- 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 subject site is zoned R-1ac(A) which requires a 40' front yard setback.
- The submitted site plan and elevations show the proposal in the front yard setback reaches a maximum height of 8'.
- The following additional information was gleaned from the submitted site plan:
  - The fence proposal is represented as being approximately 300' in length parallel to the street, 5' from the front lot line, and approximately 18' from the pavement line.
  - The gate proposal is represented as being located approximately 36' from the front property line, and approximately 49' from the pavement line.
- The Board of Adjustment Chief Planner/Board Administrator conducted a field visit of the site and surrounding area and noted two other fences that appeared to be above 4' in height located in a front yard setback. One fence was located two lots to the west of the subject site that appears to be a result of fence special exception granted

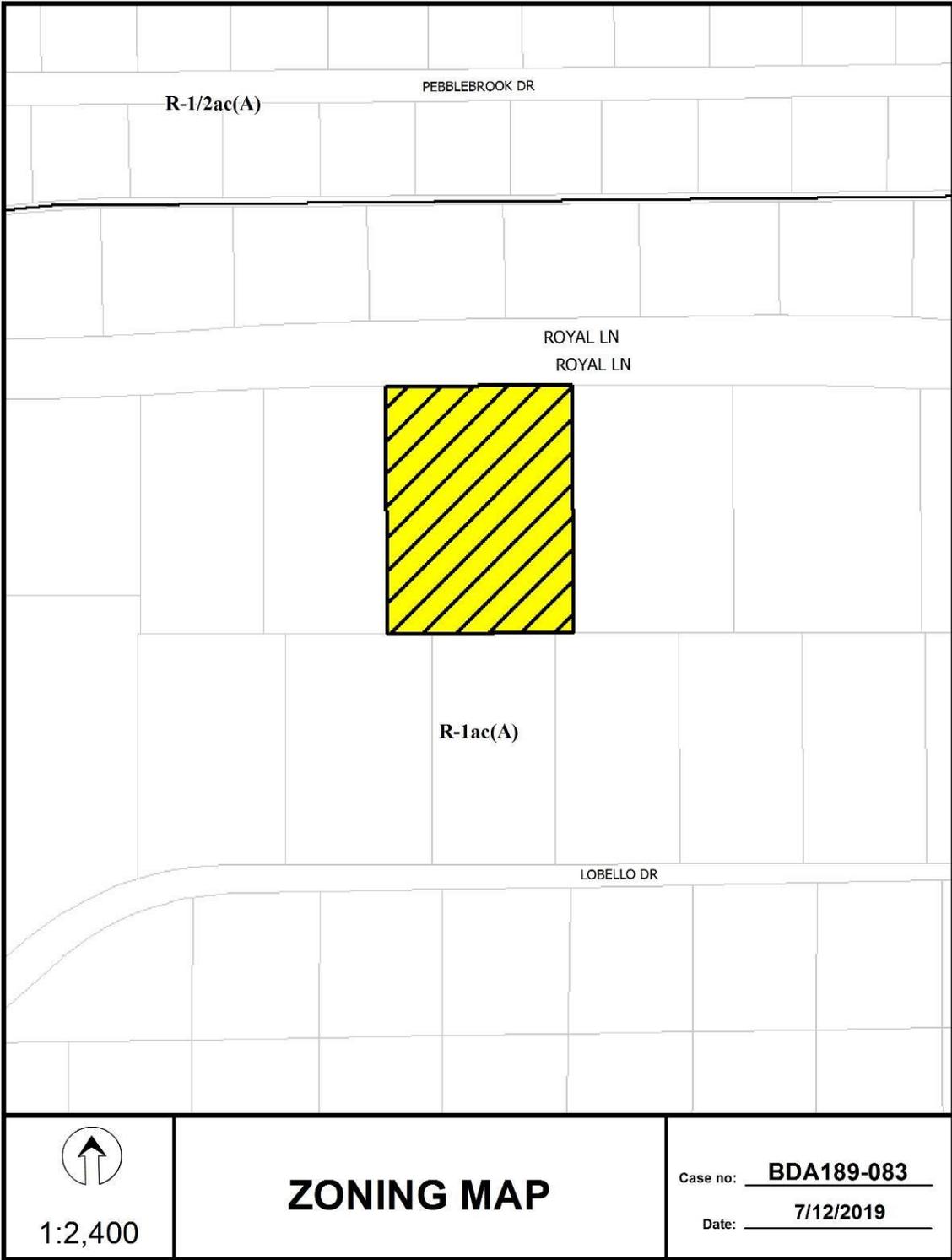
by the Board in 2016 (see the “Zoning/BDA History” section of this case report for specific details). The other fence noted was an approximately 9’ high solid fence immediately east of the site with no recorded BDA history.

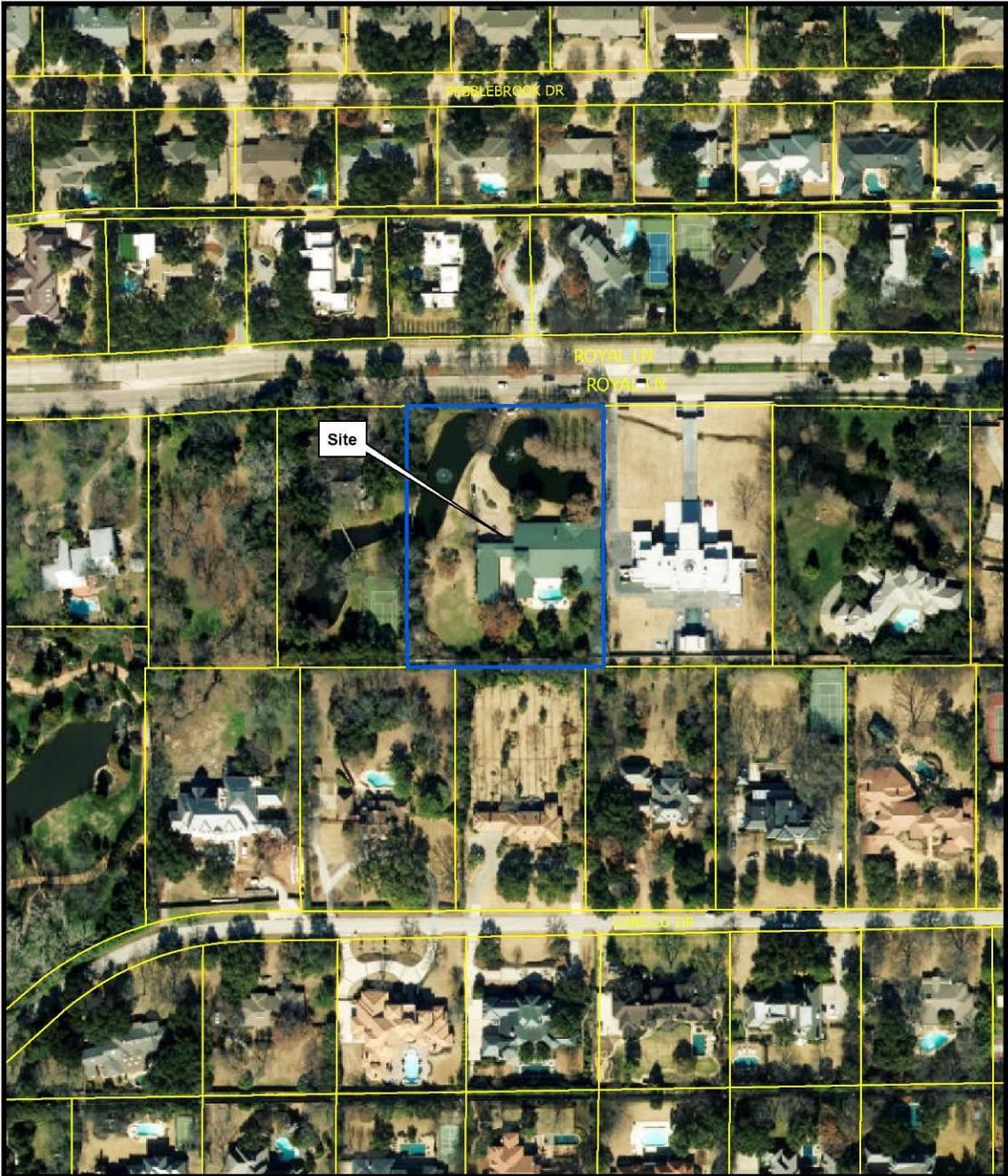
- As of August 9th, no letters have been submitted in support of or in opposition to the request.
- The applicant has the burden of proof in establishing that the special exception to the fence standards regulations related to height will not adversely affect neighboring property.
- Granting this special exception of 4’ with a condition imposed that the applicant complies with the submitted site plan and elevations would require the proposal exceeding 4’ in height to be maintained in the location and of the heights and materials as shown on these documents.

### **Timeline:**

- May 3, 2019: The applicant submitted an “Application/Appeal to the Board of Adjustment” and related documents which have been included as part of this case report.
- July 10, 2019: The Board of Adjustment Secretary randomly assigned this case to Board of Adjustment Panel A.
- July 10, 2019: The Board of Adjustment Chief Planner/Board Administrator emailed the applicant’s representative the following information:
- a copy of the application materials including the Building Official’s report on the application;
  - an attachment that provided the public hearing date and panel that will consider the application; the July 31<sup>st</sup> deadline to submit additional evidence for staff to factor into their analysis; and the August 9<sup>th</sup> deadline to submit additional evidence to be incorporated into the Board’s docket materials;
  - the criteria/standard that the board will use in their decision to approve or deny the request; and
  - the Board of Adjustment Working Rules of Procedure pertaining to “documentary evidence.”
- August 6, 2019: The Board of Adjustment staff review team meeting was held regarding this request and the others scheduled for the August public hearings. Review team members in attendance included: the Sustainable Development and Construction Assistant Director, the Building Official, the Assistant Building Official, the Board of Adjustment Chief Planner/Board Administrator, the Sustainable Development and Construction Senior Engineer, the Building Inspection Senior Plans Examiner/Development Code Specialist, and the Assistant City Attorney to the Board.

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





1:2,400

# AERIAL MAP

Case no: BDA189-083

Date: 7/12/2019



City of Dallas

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 189-083

Data Relative to Subject Property:

Date: 5-3-19

Location address: 5300 Royal Ln Zoning District: R-1 Ac

Lot No.: 4 Block No.: A/5518 Acreage: 2.800 Census Tract: 76.05

Street Frontage (in Feet): 1) 302 2) \_\_\_\_\_ 3) \_\_\_\_\_ 4) \_\_\_\_\_ 5) \_\_\_\_\_

To the Honorable Board of Adjustment :

Owner of Property (per Warranty Deed): MM Crescent Finished Homes / Mehrdad Moayedi

Applicant: Mehrdad Moayedi Telephone: (469) 892-7700

Mailing Address: 1800 Valley View Ln, Ste 300, Farmers Branch, TX Zip Code: 75234

E-mail Address: Mehrdad@Centurionamerican.com

Represented by: Ashtyn Dodson Telephone: (817) 996-1675

Mailing Address: 1800 Valley View Ln, Ste 300, Farmers Branch, TX Zip Code: 75234

E-mail Address: Ashtyn@Centurionamerican.com

Affirm that an appeal has been made for a Variance \_\_\_\_\_, or Special Exception  of 4' to the Required 4' Ry Fence Standards & Provide an 8' Tall fence less than 50' open panel.

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: Fence is of like Material & height and in similar location as most fences found in our Neighborhood.

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 Mehrdad moayedi

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

Subscribed and sworn to before me this 25 day of April, 2019

(Rev. 08-01-11) ANGELINE ZERTUCHE Notary Public, State of Texas Comm. Expires 02-22-2022 Notary ID 129716583 2:7 Angeline Zertuche 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

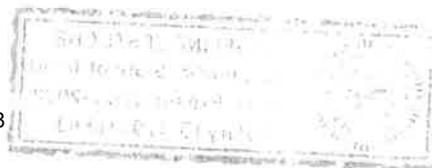
**Building Official's Report**

I hereby certify that mehrdad moeyedi  
represented by ASHTYN DODSON  
did submit a request for a special exception to the fence height regulations  
at 5300 Royal Lane

BDA189-083. Application of mehrdad moeyedi represented by ASHTYN DODSON for a special exception to the fence height regulations at 5300 ROYAL LN. This property is more fully described as Lot 4, Block A/5518, and is zoned R-1ac(A), which limits the height of a fence in the front yard to 4 feet. The applicant proposes to construct and maintain an 8 foot high fence in a required front yard, which will require a 4 foot special exception to the fence regulations.

Sincerely,

*Philip Sikes*  
Philip Sikes, Building Official



523

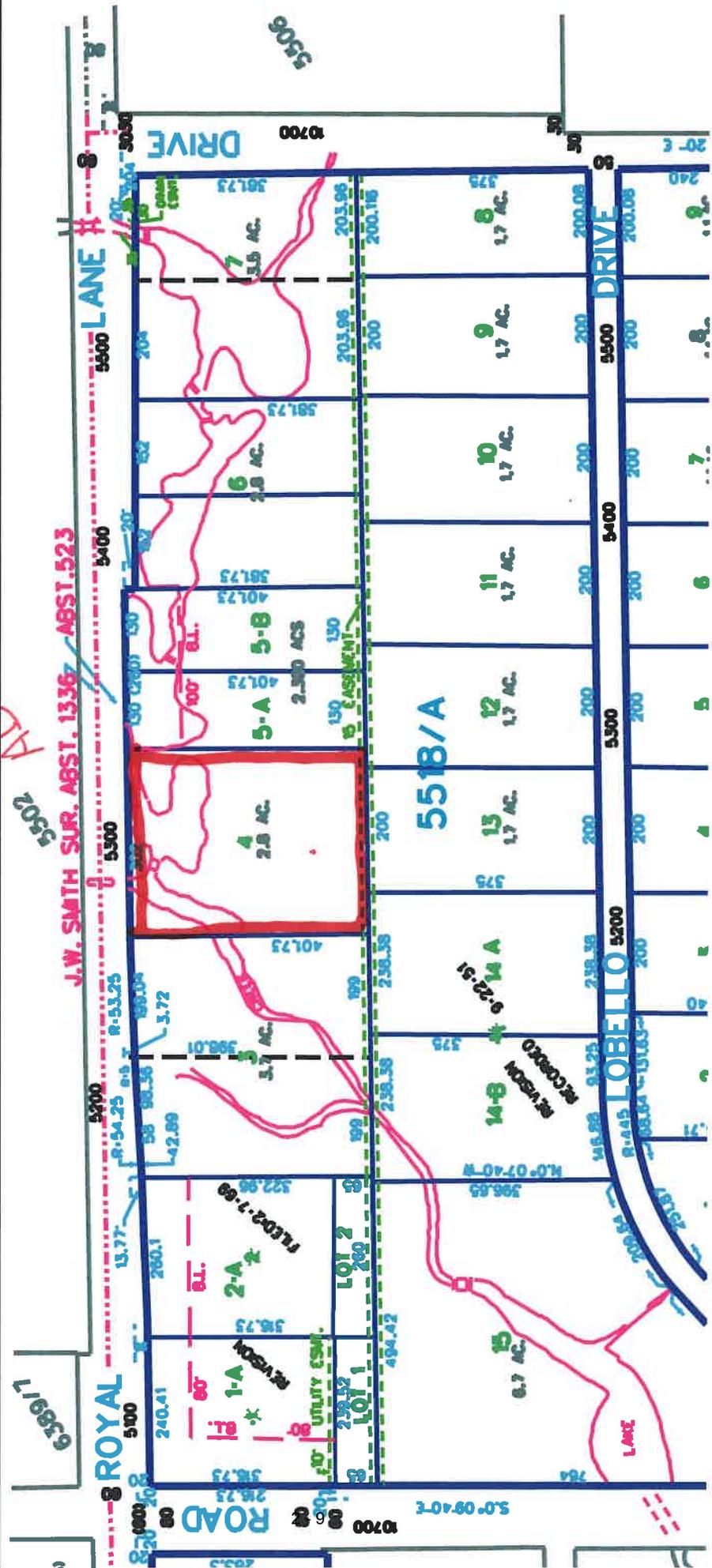
SCALE 200

FT. EQUALS 1 INCH

cb 7-31-97

SCHOOL DISTRICT

DALLAS





Printed: 4/26/2019

### Legend

- |                      |                                |                       |                            |
|----------------------|--------------------------------|-----------------------|----------------------------|
| City Limits          | railroad                       | <b>Dry Overlay</b>    | CD Subdistricts            |
| School               | Certified Parcels              | D                     | PD Subdistricts            |
| <b>Floodplain</b>    | 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      | 2-10 Shop Front Overlay    |
|                      |                                | Height Map Overlay    |                            |

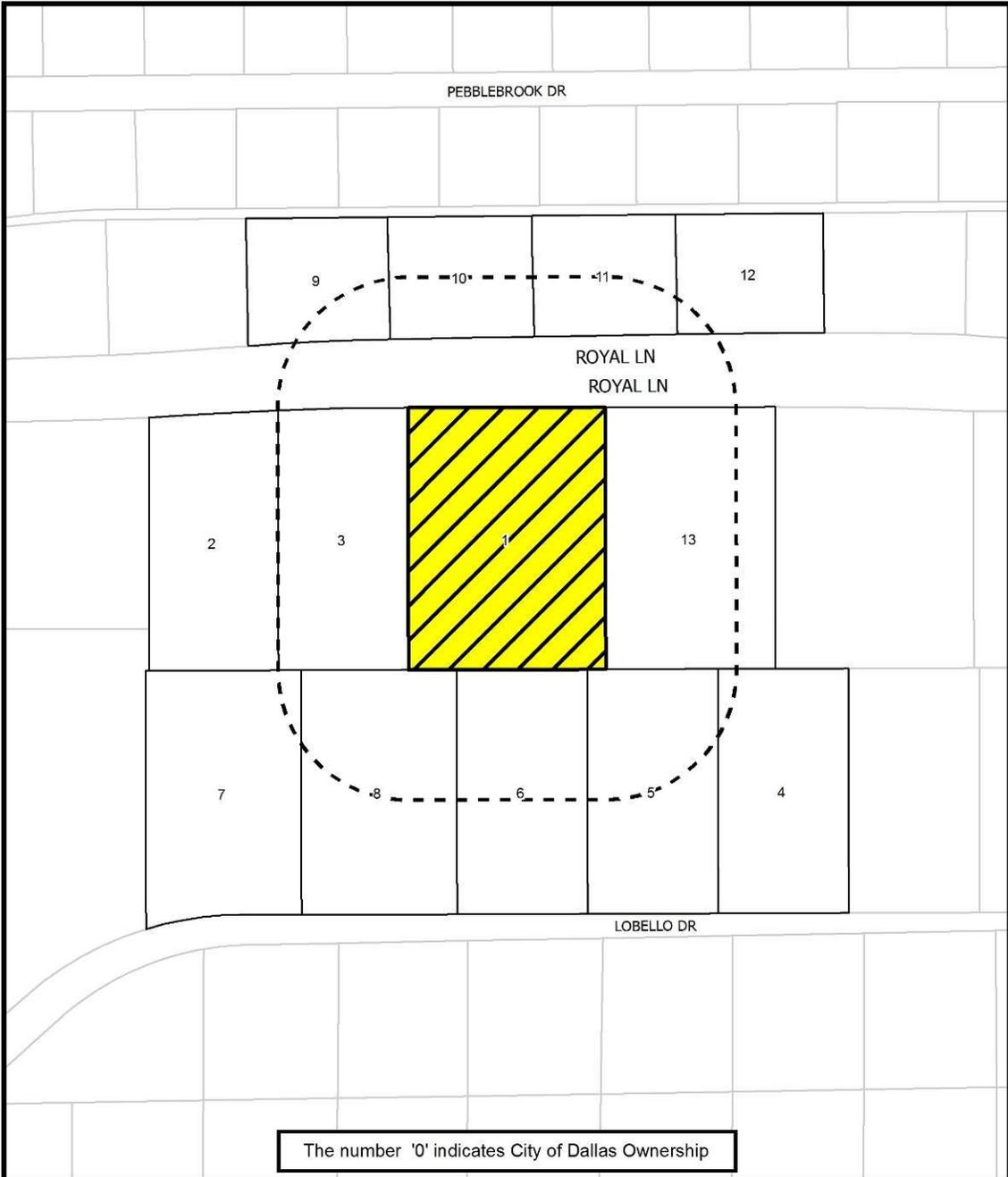
AD

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)









The number '0' indicates City of Dallas Ownership

 1:2,400	<h2 style="text-align: center;">NOTIFICATION</h2> <table border="1" style="width: 100%;"> <tr> <td style="text-align: center;"><b>200'</b></td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="text-align: center;"><b>13</b></td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	<b>200'</b>	AREA OF NOTIFICATION	<b>13</b>	NUMBER OF PROPERTY OWNERS NOTIFIED	Case no: <b>BDA189-083</b> Date: <b>7/12/2019</b>
<b>200'</b>	AREA OF NOTIFICATION					
<b>13</b>	NUMBER OF PROPERTY OWNERS NOTIFIED					

## *Notification List of Property Owners*

***BDA189-083***

### ***13 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	5300 ROYAL LN	VARIA HITEN & SHERNAZ H
2	5214 ROYAL LN	THOMPSON BRUCE T &
3	5230 ROYAL LN	MENTER MARTIN ALAN &
4	5415 LOBELLO DR	HOUSEHOLDER NICOLE & BRIAN
5	5331 LOBELLO DR	TRIMBLE REVOCABLE LIVING TRUST
6	5315 LOBELLO DR	HOPKINS MICHAEL J
7	5215 LOBELLO DR	WANG JIANHUA & XU WU
8	5233 LOBELLO DR	JONES JERRY & ELLEN
9	5223 ROYAL LN	FETOUH OMAR & SHELBY E
10	5237 ROYAL LN	SHI WEI &
11	5315 ROYAL LN	NAFTALIS RICHARD C &
12	5405 ROYAL LN	HARVANEK STEPHEN &
13	5320 ROYAL LN	LAKHANPAL SHARAD & RASHMI

**FILE NUMBER:** BDA189-084(SL)

**BUILDING OFFICIAL'S REPORT:** Application of Charles G. Hintze for a special exception to the visual obstruction regulations at 1003 Cordova Street. This property is more fully described as Lot 11, Block 23/2223, and is zoned CD 6, which requires a 20 foot visibility triangle at driveways. The applicant proposes to locate and maintain items in a required visibility triangle, which will require a special exception to the visual obstruction regulations.

**LOCATION:** 1003 Cordova Street

**APPLICANT:** Charles G. Hintze

**REQUEST:**

A request for a special exception to the visual obstruction regulations is made to replace an existing open chain link fence with a new 6' high open iron rod fence located in the 20' visibility triangle on the north side of the driveway into the site from Sevilla Street on a site that is developed with a single family home use/structure.

**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:**

Approval, subject to the following condition:

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

Rationale:

- The Sustainable Development Department Senior Engineer has no objections to the request.
- Staff concluded that request for a special exception to the visual obstruction regulations should be granted (with the suggested condition imposed) because the item to be located and maintained in the drive approach visibility triangle does not constitute a traffic hazard.

**BACKGROUND INFORMATION:**

**Zoning:**

Site: CD 6 (Conservation District)  
North: CD 6 (Conservation District)  
South: CD 6 (Conservation District)  
East: CD 6 (Conservation District)  
West: CD 6 (Conservation District)

**Land Use:**

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

**Zoning/BDA History:**

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

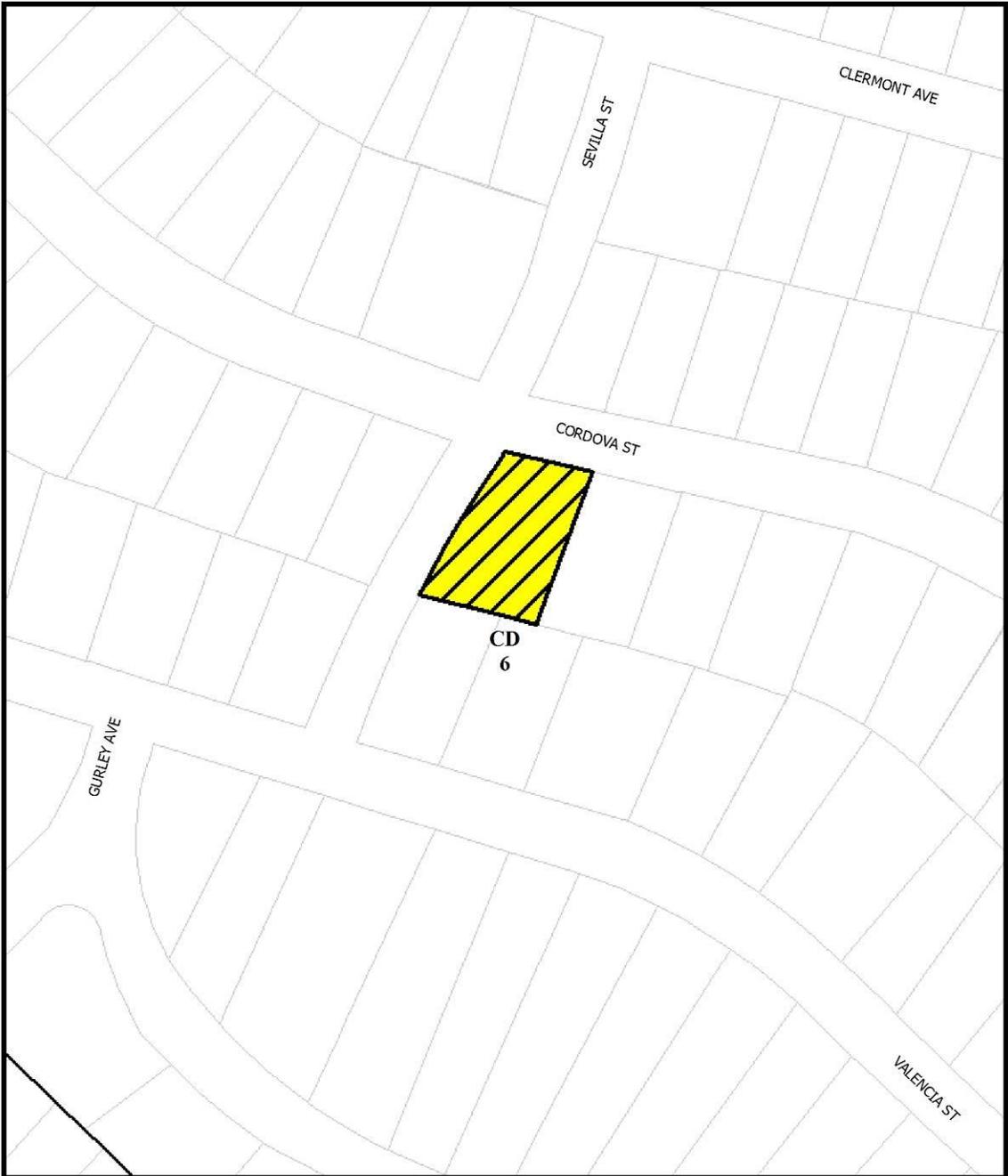
**GENERAL FACTS/STAFF ANALYSIS:**

- The request for a special exception to the visual obstruction regulations focuses on replacing an existing open chain link fence with a new 6' high open iron rod fence located in the 20' visibility triangle on the north side of the driveway into the site from Sevilla Street on a site that is developed with a single family home use/structure.
- Section 51A-4.602(d) of 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 property is located in CD 6 zoning district which requires the portion of a lot with a triangular area formed by connecting together the point of intersection of the edge of a driveway or alley and the adjacent street curb line (or, if there is no street curb, what would be the normal street curb line) and points on the driveway or alley edge end the street curb line 20 feet from the intersection.
- A site plan/elevation and elevation has been submitted indicating portions of a 6' high open iron rod fence located in the 20' visibility triangle the north side of the driveway into the site from Sevilla Street.
- The Sustainable Development Department Senior Engineer has submitted a review comment sheet marked "Has no objections".
- The applicant has the burden of proof in establishing how granting this request to locate/maintain portions of a 6' high open iron rod fence located in the 20' visibility triangle on the north side of the driveway into the site from Sevilla Street does not constitute a traffic hazard.

- Granting this request with a condition imposed that the applicant complies with the submitted site plan/elevation and elevation would limit the item in the 20' drive approach visibility triangle into the site from Sevilla Street to that what is shown on this document.

**Timeline:**

- May 3, 2019: The applicant submitted an “Application/Appeal to the Board of Adjustment” and related documents which have been included as part of this case report.
- July 10, 2019: The Board of Adjustment Secretary randomly assigned this case to Board of Adjustment Panel A.
- July 10, 2019: The Board of Adjustment Chief Planner/Board Administrator emailed the applicant the following information:
- a copy of the application materials including the Building Official’s report on the application;
  - an attachment that provided the public hearing date and panel that will consider the application; the July 31<sup>st</sup> deadline to submit additional evidence for staff to factor into their analysis; and the August 9<sup>th</sup> 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.”
- July 11, 2019: The applicant submitted additional documentation on this application to the Board Administrator beyond what was submitted with the original application (see Attachment A).
- August 6, 2019: The Board of Adjustment staff review team meeting was held regarding this request and the others scheduled for the August public hearings. Review team members in attendance included: the Sustainable Development and Construction Assistant Director, the Building Official, the Assistant Building Official, the Board of Adjustment Chief Planner/Board Administrator, the Sustainable Development and Construction Senior Engineer, the Building Inspection Senior Plans Examiner/Development Code Specialist, and the Assistant City Attorney to the Board.
- August 7, 2019: The Sustainable Development Department Senior Engineer has submitted a review comment sheet marked “Has no objections”.

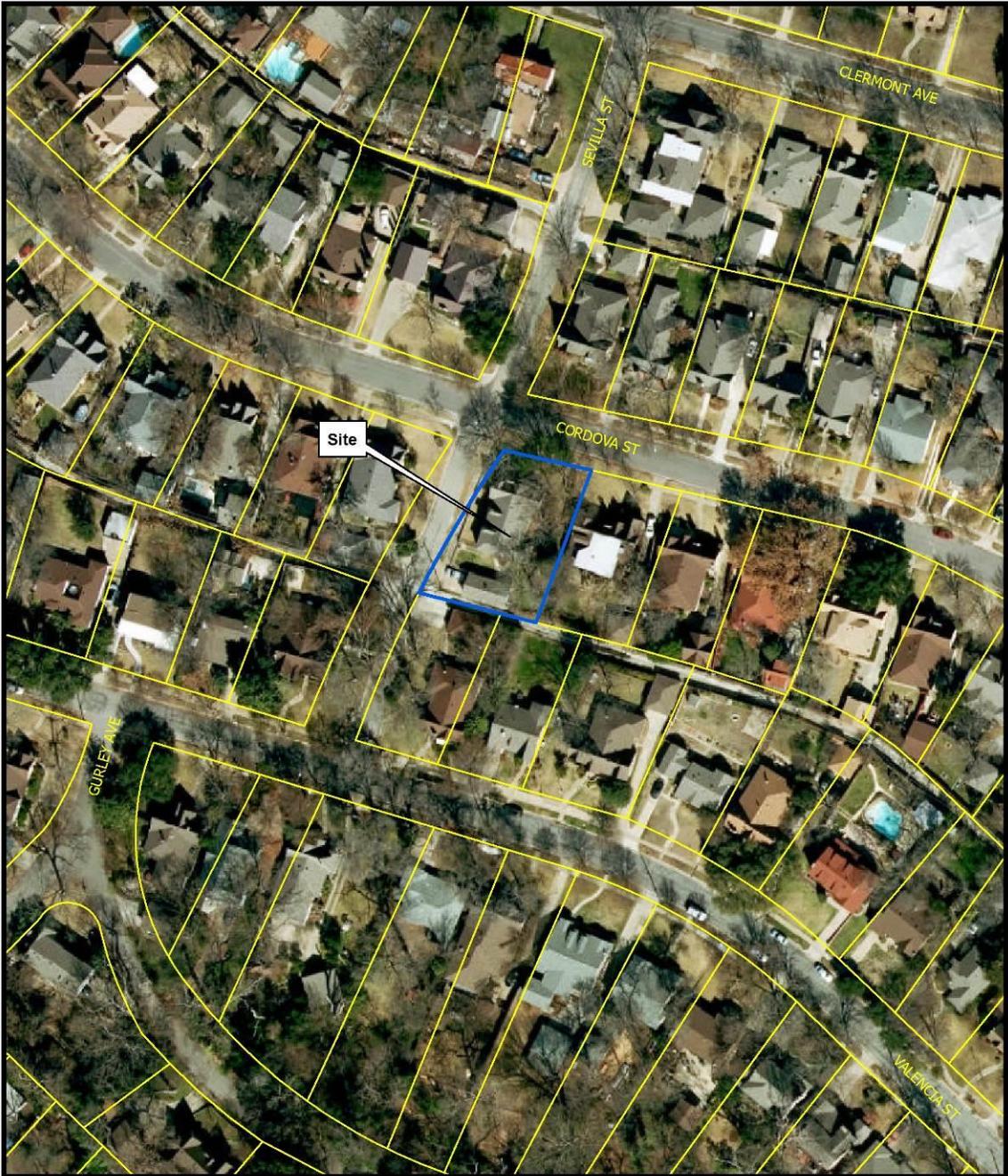


1:1,200

# ZONING MAP

Case no: BDA189-084

Date: 7/12/2019



1:1,200

# AERIAL MAP

Case no: BDA189-084

Date: 7/12/2019

BOA-189-084  
Attach A  
PS 1

**Long, Steve**

---

**From:** Chuck Hintze <chuckhintze@gmail.com>  
**Sent:** Thursday, July 11, 2019 12:54 PM  
**To:** Long, Steve  
**Subject:** Re: 1003 Cordova St visibility triangle  
**Attachments:** bSf7THTvRrWFCYQbv%QPfw.jpg; z06lrdk3SnWtb1NWNfqthg.jpg; imrz5MEwQ8e9mGzRJytIYA.jpg

On Thu, Jul 11, 2019 at 12:13 PM Long, Steve <[steve.long@dallascityhall.com](mailto:steve.long@dallascityhall.com)> wrote:

Dear Mr. Hintze,

Can you send the pictures to me as attachments?

Steve

---

**From:** Chuck Hintze <[chuckhintze@gmail.com](mailto:chuckhintze@gmail.com)>  
**Sent:** Thursday, July 11, 2019 11:04 AM  
**To:** Long, Steve <[steve.long@dallascityhall.com](mailto:steve.long@dallascityhall.com)>  
**Subject:** 1003 Cordova St visibility triangle

Hi Steve,

Here are 3 pictures we just took showing that the visibility triangle is not compromised by the existing fence and will not be compromised when we replace it with a more open iron fence. The first picture is my wife standing on the sidewalk in the triangle as viewed from the car. The other 2 show the car as it would be seen from the point where I took the picture of wife and one as it is just short of the sidewalk clearly being visible to anyone on the sidewalk. I hope this is what you had in mind. If you envisioned something else or would like additional photos or information please give me a call.

Again thank you very much for your time and assistance.

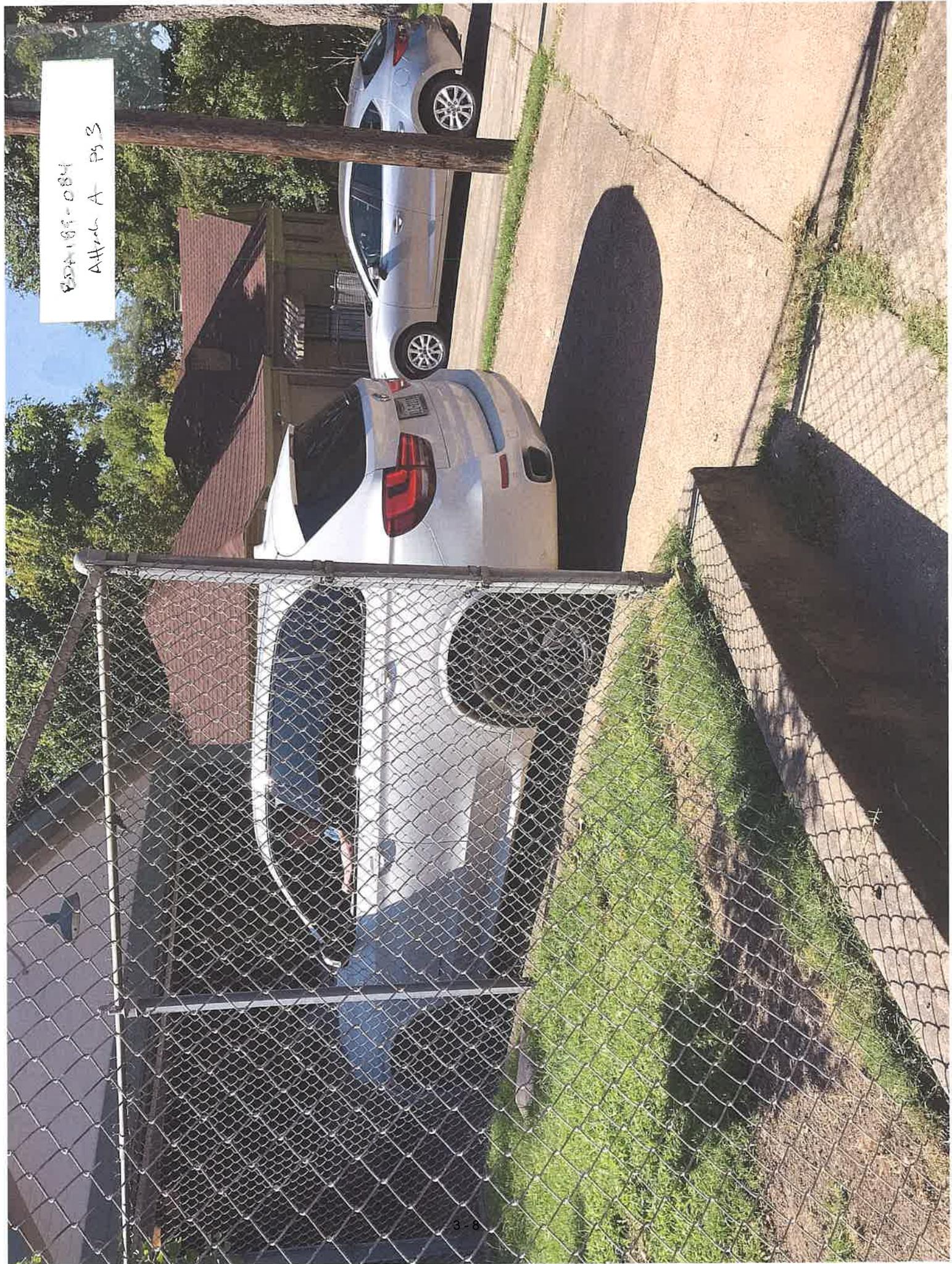
Respectfully,  
Chuck & Sandi Hintze

Sent from my iPhone

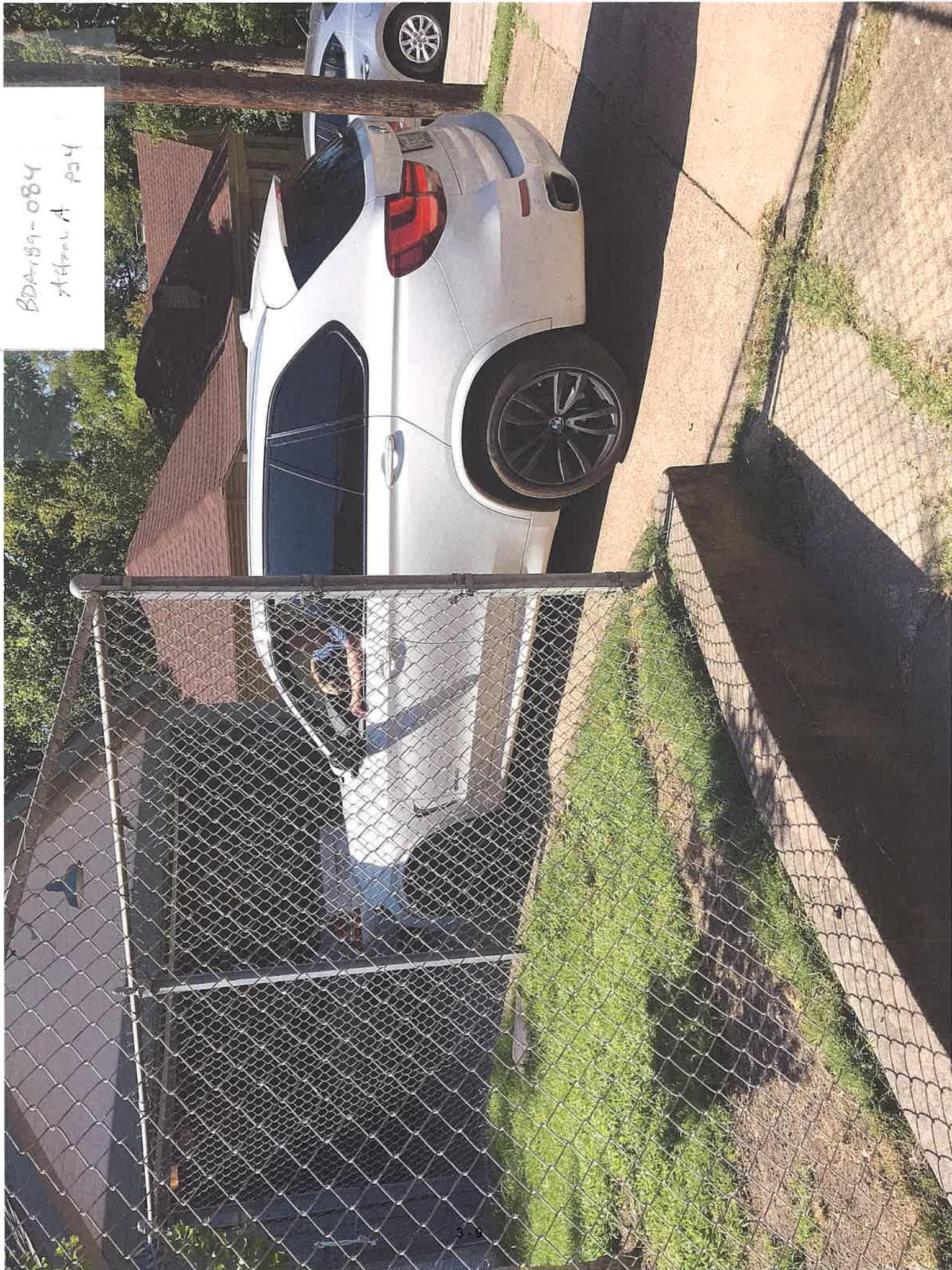
BDA109-084  
Africa A pg 2



EDF 187-084  
Attch A pg 3



BD-189-084  
Station A P54





City of Dallas

APPLICATION/APPEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 189-084

Data Relative to Subject Property:

Date: May 2, 2019

Location address: 1003 Cordova St Dallas, TX 75223 Zoning District: CD 6

Lot No.: 11 Block No.: 23/2223 Acreage: .22 Census Tract: 12.03

Street Frontage (in Feet): 1) 68'00" 2) 125.00 3) \_\_\_\_\_ 4) \_\_\_\_\_ 5) \_\_\_\_\_

To the Honorable Board of Adjustment :

Owner of Property (per Warranty Deed): Charles G. Hintze and Sandra P. Hintze

Applicant: Charles G. Hintze Telephone: 954 205-7023

Mailing Address: 1003 Cordova St Dallas, TX Zip Code: 75223

E-mail Address: chuckhintze@gmail.com

Represented by: self Telephone: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ Zip Code: \_\_\_\_\_

E-mail Address: \_\_\_\_\_

Affirm that an appeal has been made for a Variance \_\_, or Special Exception , of visibility triangle at driveway (20' x 20')

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:  
Our fence is in similar placement, height, and material as most fences found in our neighborhood.

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

Affidavit

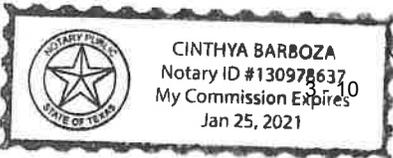
Before me the undersigned on this day personally appeared Charles G. Hintze  
(Affiant/Applicant's name printed)

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: Charles G. Hintze  
(Affiant/Applicant's signature)

Subscribed and sworn to before me this 02<sup>nd</sup> day of May, 2019

(Rev. 08-01-11)



Chizzo  
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**

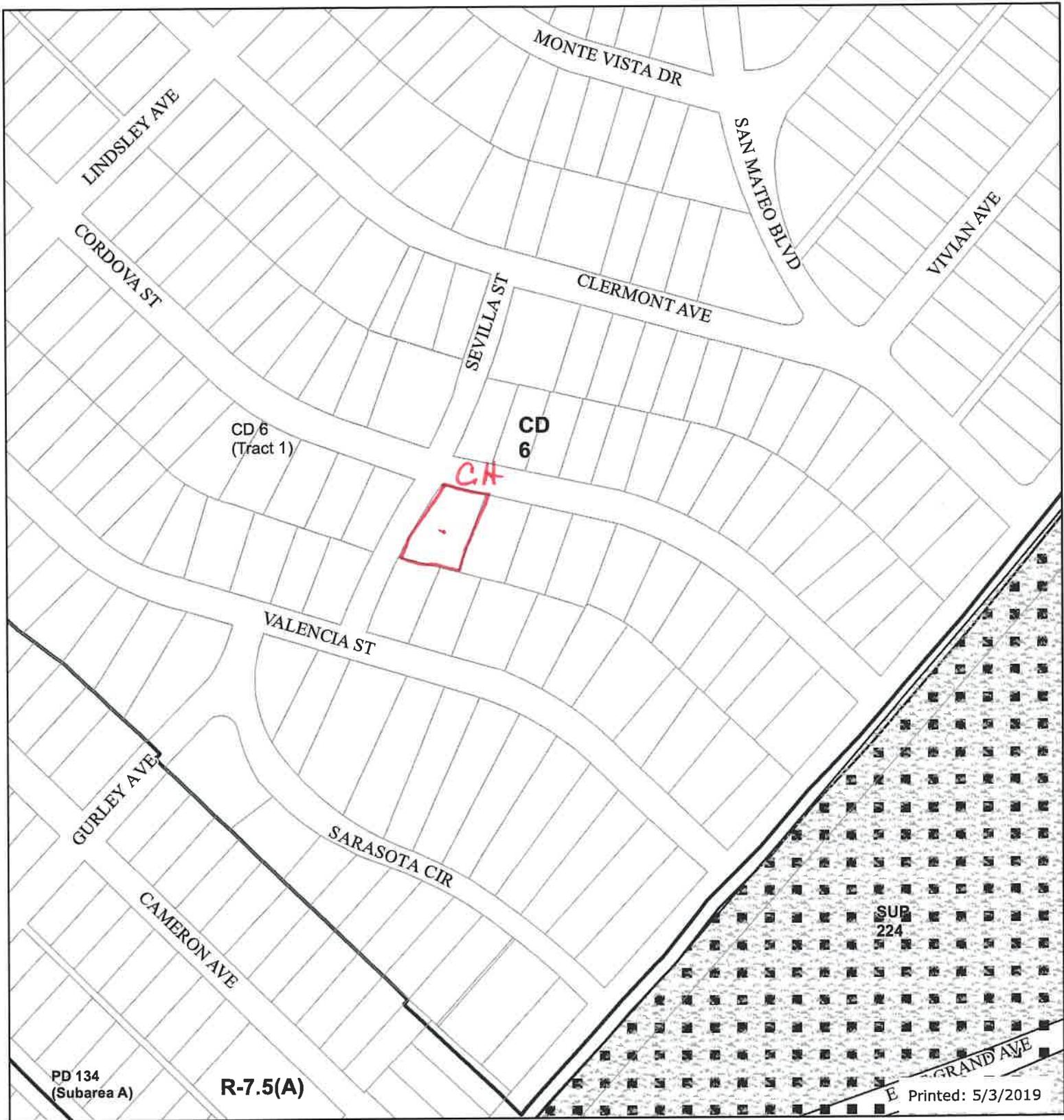
I hereby certify that CHARLES HINTZE

did submit a request for a special exception to the visibility obstruction regulations  
at 1003 Cordova Street

BDA189-084. Application of CHARLES HINTZE for a special exception to the visibility obstruction regulations at 1003 CORDOVA ST. This property is more fully described as Lot 11, Block 23/2223, and is zoned CD-6, which requires a 20 foot visibility triangle at driveway and alley approaches. The applicant proposes to construct and maintain a single family residential fence structure in a required visibility obstruction triangle, which will require a special exception to the visibility obstruction regulation.

Sincerely,

*Philip Sikes*  
Philip Sikes, Building Official



Printed: 5/3/2019

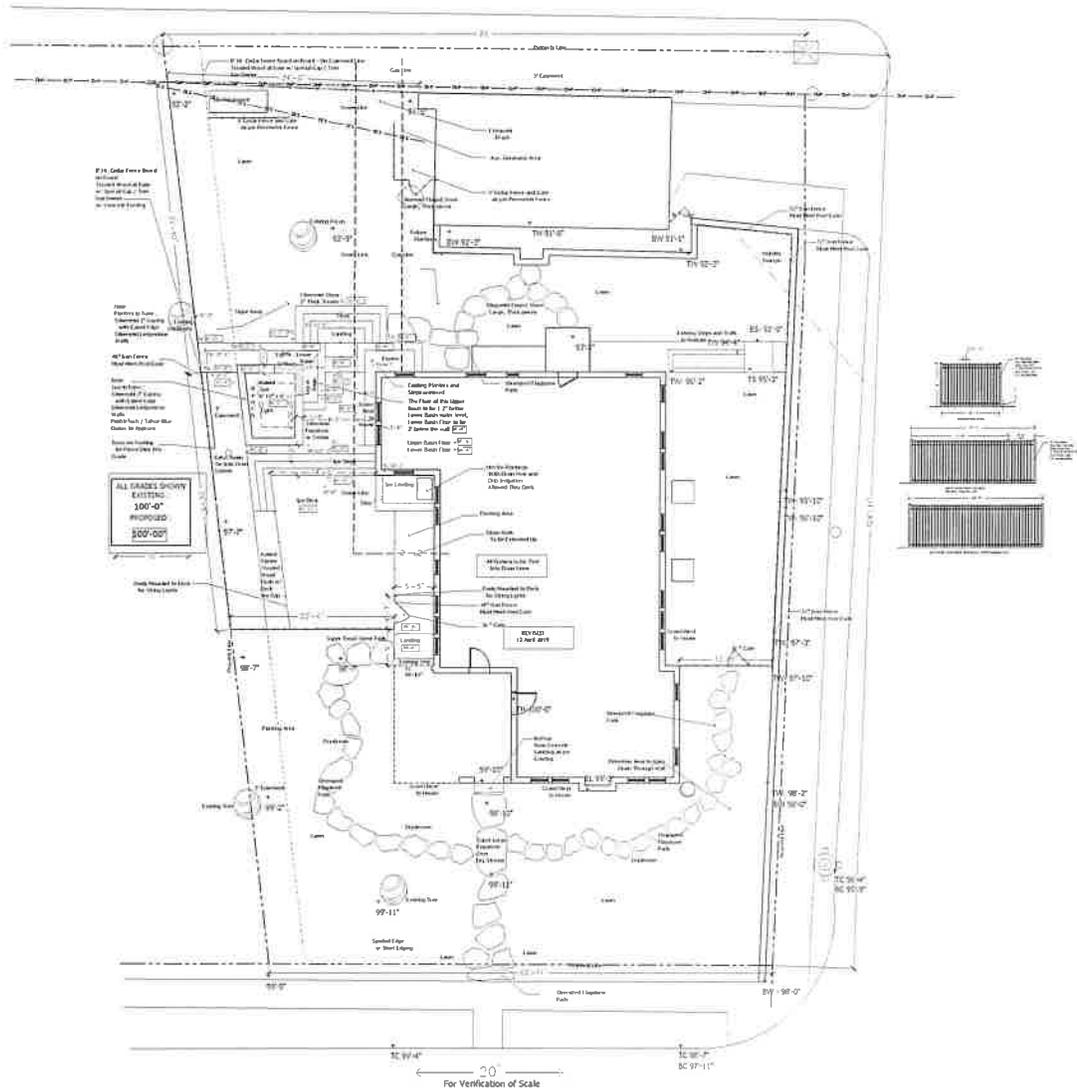
### Legend

- |                      |                                |                       |                            |
|----------------------|--------------------------------|-----------------------|----------------------------|
| 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      | SFR Front Overlay          |
|                      |                                | Height Map Overlay    |                            |

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)

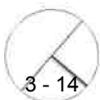






Hintze Residence  
 1003 Cordova Ave  
 Dallas, TX 75223

Date: 02 May 19  
 Revision:  
 Scale: 1/4" = 1'-0"

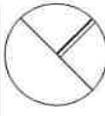


David Rolston  
 Landscape Designers

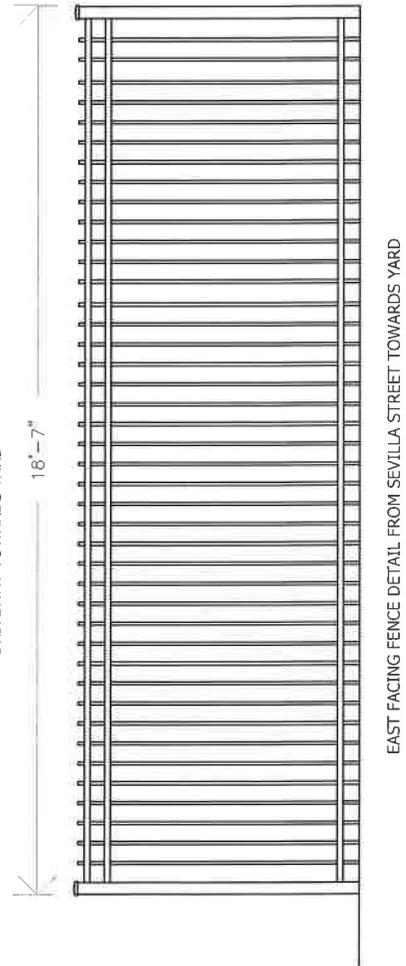
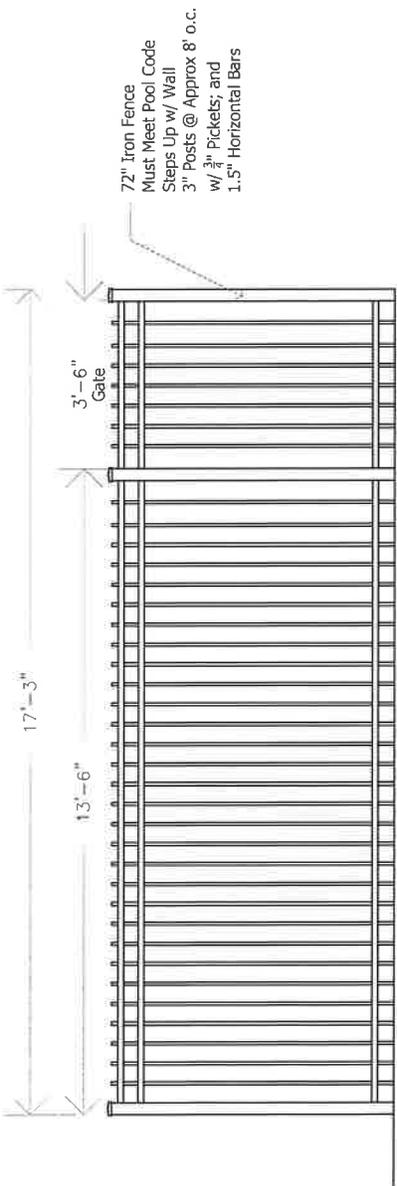
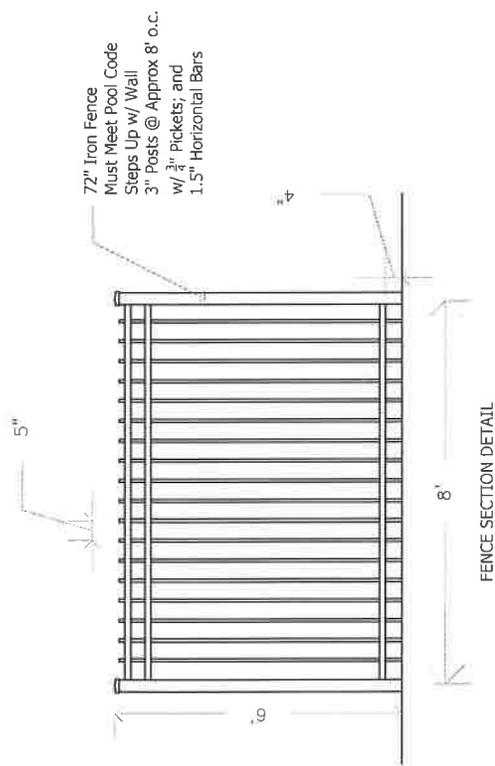
5607 Dyer St. Dallas, TX 75206 214-824-6333 www.dallasgardens.com

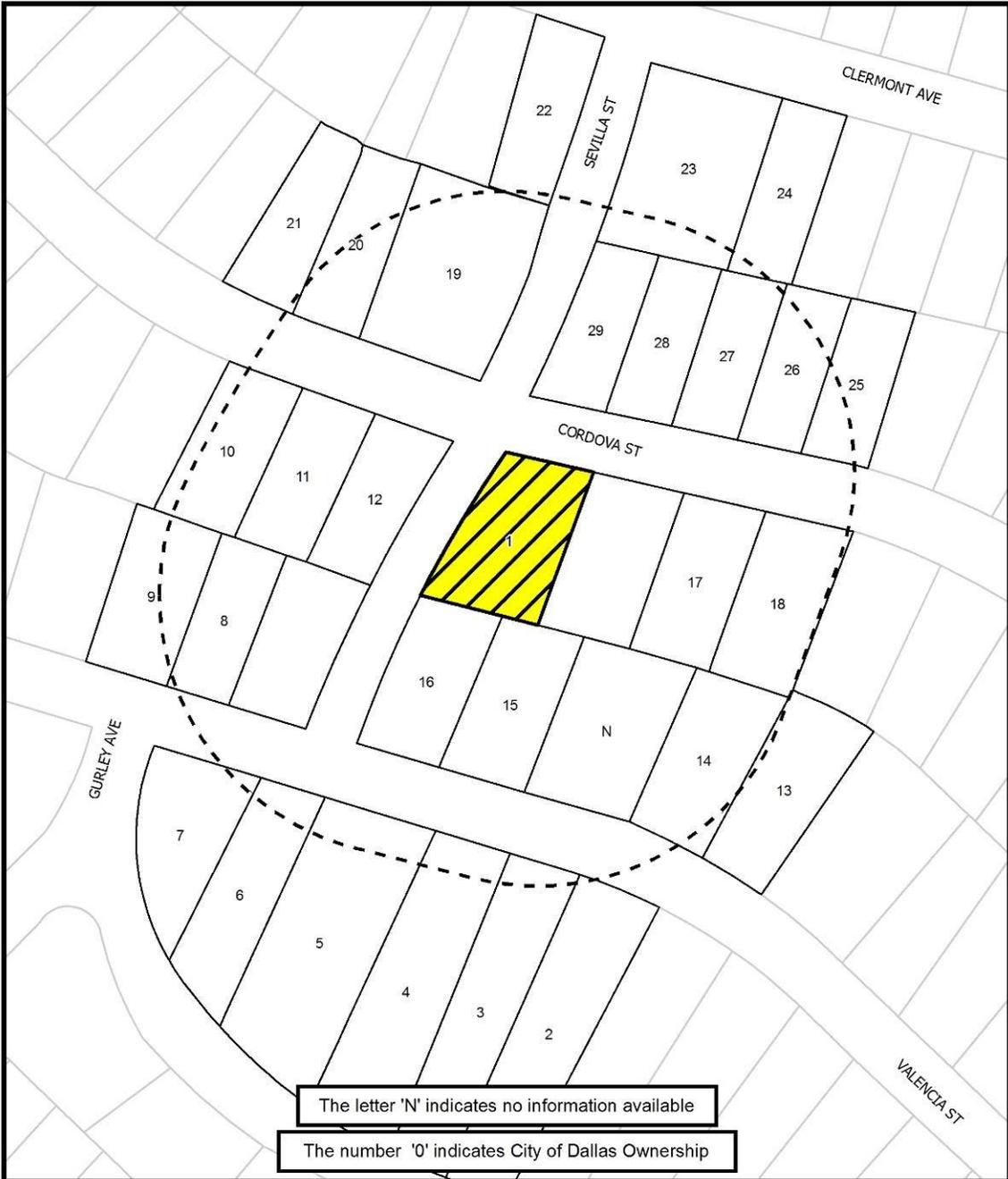
Hintze Residence  
 1003 Cordova Ave  
 Dallas, TX 75223

Revisions: 2 May 2019  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 Scale: 1/4" = 1'-0"



David Rolston  
 Registered Landscape Architects  
 5607 Dyer St. Dallas, TX 75206 214.824.6333  
 www.dallasgardens.com





 1:1,200	<b>NOTIFICATION</b>		Case no: <b>BDA189-084</b>
	<div style="border: 1px solid black; padding: 2px; display: inline-block;">200'</div> AREA OF NOTIFICATION <div style="border: 1px solid black; padding: 2px; display: inline-block;">29</div> NUMBER OF PROPERTY OWNERS NOTIFIED		Date: <b>7/12/2019</b>

## *Notification List of Property Owners*

***BDA189-084***

### *29 Property Owners Notified*

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1003 CORDOVA ST	HINTZE CHARLES G & SANDRA P
2	1029 VALENCIA ST	SEGOVIA CLEO JESUS
3	1025 VALENCIA ST	WRIGHT JAMES R & SHARON M
4	1021 VALENCIA ST	MAY WADE H &
5	1013 VALENCIA ST	PATTEE DAVID & DAWN
6	1009 VALENCIA ST	KOMODORE SHANNON
7	1003 VALENCIA ST	ZAHRA EDWARD H JR &
8	926 VALENCIA ST	KELLEY JEREMIAH B &
9	922 VALENCIA ST	SHOPOFF BRIEN & JEANIE
10	915 CORDOVA ST	MCCUNE MELANIE
11	919 CORDOVA ST	RIDER BOBBIE ANN
12	923 CORDOVA ST	KILBRIDE THOMAS & LINDSEY
13	1102 VALENCIA ST	MANDLE WILLIAM S
14	1018 VALENCIA ST	CARDONA CLAIRE &
15	1010 VALENCIA ST	GIRARD MICHAEL RAYMOND &
16	1002 VALENCIA ST	WEILER RUSSELL N
17	1011 CORDOVA ST	BRODSKY GRETA VANCE &
18	1019 CORDOVA ST	SHEAFFER SUZANNE
19	920 CORDOVA ST	BRAME MARY ANN
20	914 CORDOVA ST	DANDREA MICHELLE N & DENNIS V
21	910 CORDOVA ST	CALLAHAN KEITH E &
22	913 CLERMONT AVE	DEVIN CLAYTON & DIANE
23	1003 CLERMONT AVE	CARPENTER JEREMY & ANGELA
24	1007 CLERMONT AVE	GEREN WILLIAM
25	1018 CORDOVA ST	LOUDIS PETER M
26	1014 CORDOVA ST	STEEN CARRIE

07/12/2019

<b>Label #</b>	<b>Address</b>	<b>Owner</b>
27	1010 CORDOVA ST	GEYER JULIA H &
28	1006 CORDOVA ST	MCMILLON LACY & DANIEL
29	1002 CORDOVA ST	HENIGMAN WILLA &

**FILE NUMBER:** BDA189-085(SL)

**BUILDING OFFICIAL'S REPORT:** Application of Santanu Saha, represented by Elsie Thurman of Land Use Planning and Zoning Services, for a variance to the front yard setback regulations at 615 Cameron Avenue. This property is more fully described as Lot 19, Block 34/1615, and is zoned R-7.5(A), which requires a front yard setback of 25 feet. The applicant proposes to construct and/or maintain a structure and provide a 20 foot front yard setback, which will require a 5 foot variance to the front yard setback regulations.

**LOCATION:** 615 Cameron Avenue

**APPLICANT:** Santana Saha  
Represented by Elsie Thurman/Land Use Planning and Zoning Services

**REQUEST:**

A request for a variance to the front yard setback regulations of 5' is made to maintain an approximately 75 square foot porch structure added/attached to an existing one-story single family home structure with an approximately 1,500 square foot building footprint that is located 20' from the site's front property line or 5' into the 25' 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:**

Approval, subject to the following condition:

- Compliance with the submitted site plan is required.

Rationale:

- Staff concluded that the subject site is unique and different from most lots in the R-7.5(A) zoning district in that it is restrictive in area due to having about 1,000 square feet less area than what is found on most lots in the R-7.5(A) zoning district.
- Staff concluded that the applicant has shown by submitting a document indicating among other things that the square footage of the home on the subject site at approximately 1,500 square feet is commensurate to 22 other homes in the same R-7.5(A) zoning district that average at approximately 2,500 square feet.

### **BACKGROUND INFORMATION:**

#### **Zoning:**

<u>Site:</u>	R-7.5(A) (Single family district 7,500 square feet)
<u>North:</u>	R-7.5(A) (Single family district 7,500 square feet)
<u>South:</u>	R-7.5(A) (Single family district 7,500 square feet)
<u>East:</u>	R-7.5(A) (Single family district 7,500 square feet)
<u>West:</u>	R-7.5(A) (Single family district 7,500 square feet)

#### **Land Use:**

The subject site is developed with a single family home structure/use. The areas 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:**

- This request for variance to the front yard setback regulations of 5' focuses on constructing and maintaining an approximately 75 square foot porch structure added to an existing one-story single family home structure with an approximately 1,500 square foot building footprint that is located 20' from the site's front property line or 5' into the 25' front yard setback.
- The property is located in an R-7.5(A) zoning district which requires a minimum front yard setback of 25 feet.
- The submitted site plan indicates that the porch structure is located 20' from the front property line or 5' into this 25' front yard setback.
- DCAD records indicate "main improvement" for the property at 615 Cameron Avenue is a structure built in 1922 with 1,456 square feet of living/total area, and with "no additional improvements".

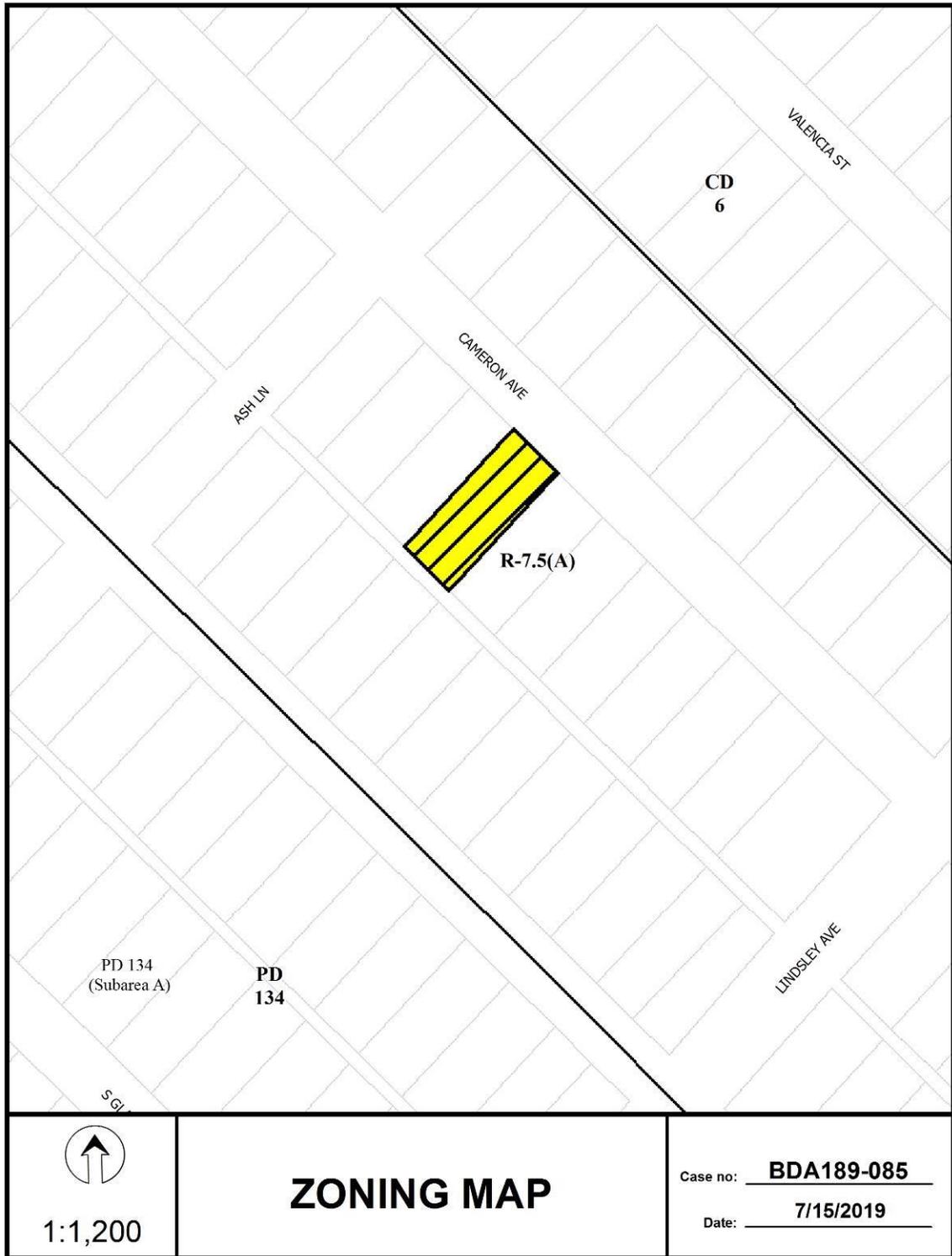
- The subject site is flat, rectangular in shape (approximately 130' x 50'), and 6,500 square feet in area. The site is zoned R-7.5(A) where lots are typically 7,500 square feet in area.
- The applicant has submitted a document indicating that the average of square footage of 22 other homes in R-7.5(A) is approximately 2,500 square feet.
- 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-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 variance request, and impose the submitted site plan 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 a structure located 20' from the site's front property line (or 5' into this 25' front yard setback).

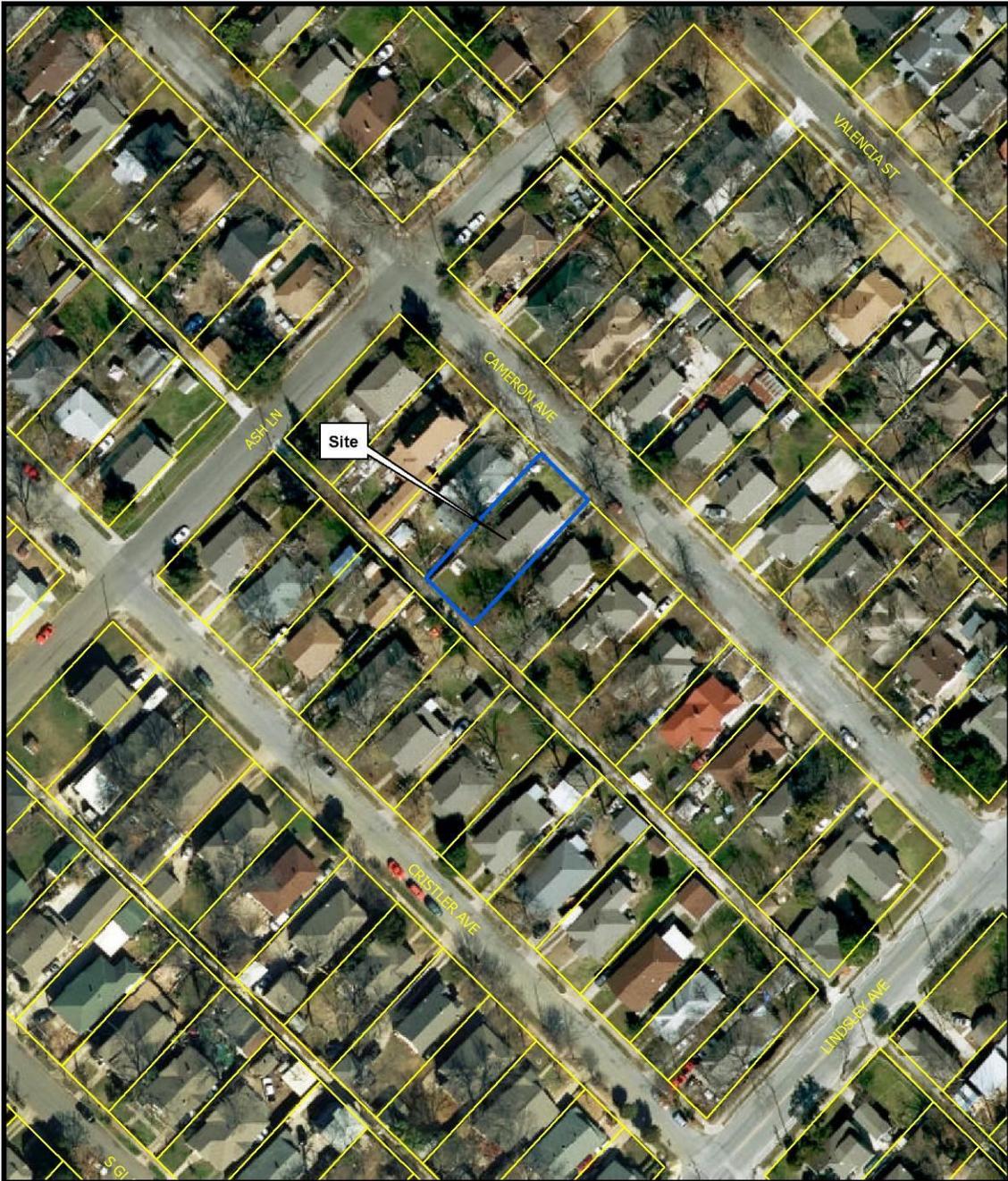
**Timeline:**

- May 15, 2019: The applicant submitted an “Application/Appeal to the Board of Adjustment” and related documents which have been included as part of this case report.
- July 10, 2019: The Board of Adjustment Secretary randomly assigned this case to Board of Adjustment Panel A.
- July 10, 2019: The Board of Adjustment Chief Planner/Board Administrator emailed the applicant’s representative the following information:
- a copy of the application materials including the Building Official’s report on the application;
  - an attachment that provided the public hearing date and panel that will consider the application; the July 31<sup>st</sup> deadline to submit additional evidence for staff to factor into their analysis; and the August 9<sup>th</sup> deadline to submit additional evidence to be incorporated into the Board’s docket materials;
  - the criteria/standard that the board will use in their decision to approve or deny the request; and
  - the Board of Adjustment Working Rules of Procedure pertaining to “documentary evidence.”

August 6, 2019: The Board of Adjustment staff review team meeting was held regarding this request and the others scheduled for the August public hearings. Review team members in attendance included: the Sustainable Development and Construction Assistant Director, the Building Official, the Assistant Building Official, the Board of Adjustment Chief Planner/Board Administrator, the Sustainable Development and Construction Senior Engineer, the Building Inspection Senior Plans Examiner/Development Code Specialist, 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: BDA189-085

Date: 7/15/2019

We the undersigned support Mr. Santanu Saha variance to the Board of Adjustment for his roof located at 615 Cameron Avenue, Dallas, Texas 75223. BDA Case 189-085.

Name	Address	Signature	Date
Rogelio Barron	507 CEMERON AV DALLAS TX 75223	<i>[Signature]</i>	7/12/19
Cecilio B. Baults	614 CAMERON TX	<i>[Signature]</i>	7/12/19
Ramon Lima	611 - CAMTELO	<i>[Signature]</i>	7-7-12, 19
JOSE M VASQUEZ	618 CAMERON AVE	<i>[Signature]</i>	7-7-12, 19
Julie Amundson	619 CAMERON AVE	<i>[Signature]</i>	7-7-12, 19
SSSE BEZEMBERGER	608 CAMSON AVE	<i>[Signature]</i>	7/13/19
Roberto Tello	603 CAMERON AVE.	<i>[Signature]</i>	7-14-19
Tracy McElhenie	623 CAMERON AVE. DALLAS, TX 75223	<i>[Signature]</i>	7-15-19
HRISHIKESH SHINDE	717 CAMERON AVE DALLAS, TX 75223	<i>[Signature]</i>	7-22-19
Pedro Morrille	600 CAMERON AVE. DALLAS, TX 75223	<i>[Signature]</i>	7-24-19



City of Dallas

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 189-085

Data Relative to Subject Property:

Date: ~~May 2, 2019~~ 5-15-19

Location address: 615 Cameron Avenue, Dallas Texas 75223

Zoning District: 6 R 7.5(A)

Lot No.: 19 Block No.: 34/1615 Acreage: 0.1492 Census Tract: 12.03

Street Frontage (in Feet): 1) 50' 2) 130' 3) 4) 5)

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): Saha, Santanu & Apu Saha

Applicant: Santanu Saha & Apu Saha Telephone: 214-515-0116

Mailing Address: 615 Cameron Avenue, Dallas, Texas Zip Code: 75223

E-mail Address: santanusaha@hotmail.com

Represented by: Elsie Thurman/Land Use Planning & Zoning Services Telephone: 214-680-7949

Mailing Address: 9406 Biscayne Blvd., Dallas, Texas Zip Code: 75218

E-mail Address: elsie.thurman@landdevsolutions.com

Affirm that an appeal has been made for a Variance X, or Special Exception, of Encroachment of 5 feet to the required 25 foot front yard setback and provide 20 feet for the front yard setback.

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:

Owner's property/lot has less square footage than the required 7500 per the R-7.5(A) zoning standards. Therefore, property owner cannot develop their property commensurate with other lots in their area.

See additional page for information

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 SANTANU SAHA (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: Santanu Saha (Affiant/Applicant's signature)

Subscribed and sworn to before me this 8th day of May, 2019

Trevion S Green Notary Public in and for Dallas County, Texas







1:2,400

	City Limits		Shopfront Overlay		MD Overlay
	Highways		Base Zoning		Historic Subdistricts
	Ramps and Access Roads		PD193 Oak Lawn		Historic Overlay
	FLOOD_ZONE		Dallas Environmental Corridors		CD Subdistricts
	100 Year Flood Zone		DDO Overlay		PD Subdistricts
	Mill's Creek		Dated Restrictions		PDS Subdistricts
	Peak's Branch		SUP		NSO Subdistricts
	X PROTECTED BY LEVEE		D		NSO_Overlay
	Parks		D-1		Escarpment Overlay
	Height Map Overlay		CP		
	Parking Management Overlay		SP		



**CONSTRUCTION CONCEPTS INC.**

"Planning and Designing a Better Tomorrow"

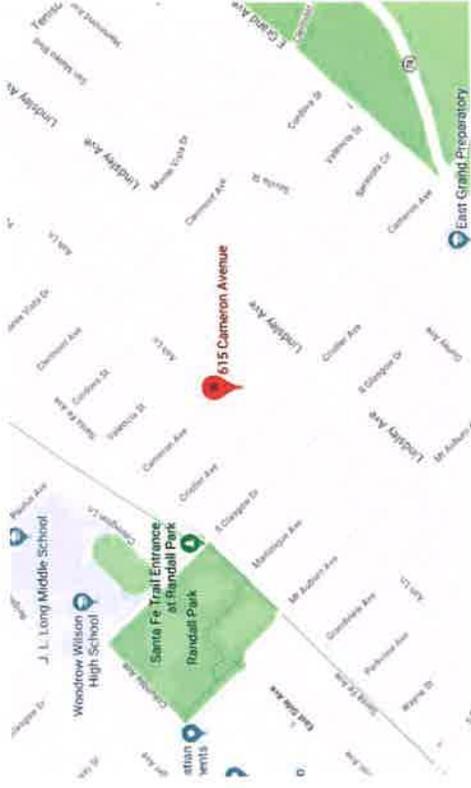
317 E. JEFFERSON BLVD.  
DALLAS, TX. 75203  
TEL. (214) 946-4300  
FAX. (214) 946-9544

THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS STRUCTURE. THESE PLANS MUST BE REVIEWED AND APPROVED BY THE BUILDING DEPARTMENT AND ALL CONTRACTORS OF THIS JOB PRIOR TO CONSTRUCTION. BUILDERS SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, HVAC, AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY KIND. NOTED: 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 DAMAGES DUE TO ERRORS, OMISSIONS, OR DEFICIENCIES ON THESE PLANS. CLIENTS MUST CONSULT WITH LOCAL BUILDING CODES PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE PURCHASE OF THESE PLANS ENTITLES THE BUYER TO CONSTRUCT THIS HOUSE ONLY ONCE. ANY COPYING, MAKING OR ALTERING OF THESE PLANS IS NOT PERMITTED. VISITORS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS.

**Project Name & Address**  
615 CAMERON AVE.  
DALLAS, TX.  
75223

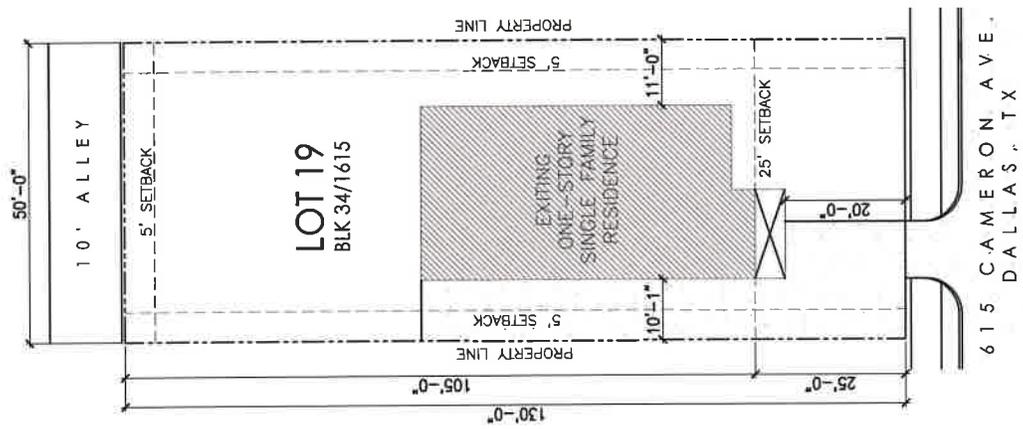
Project	SITE PLAN	Sheet	<b>1</b>
Date	05/09/19	Scale	1" = 20"
Drawn By	MCR		



2" VICINITY MAP  
SP FOR REFERENCE ONLY

**LEGAL DESCRIPTION**  
MOUNT AUBURN  
BLK 34/1615 LT 19

SQUARE FOOTAGE	
PROPOSED 1 <sup>ST</sup> FLOOR PLAN	1,456 S.F.
COV. PORCH	74 S.F.
<b>TOTAL</b>	<b>1,530 S.F.</b>
LOT USAGE	
LOT SIZE	6,500 S.F.
% OF LOT	24 %



**NORTH**

1" SITE PLAN  
SP SCALE: 1" = 20"

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

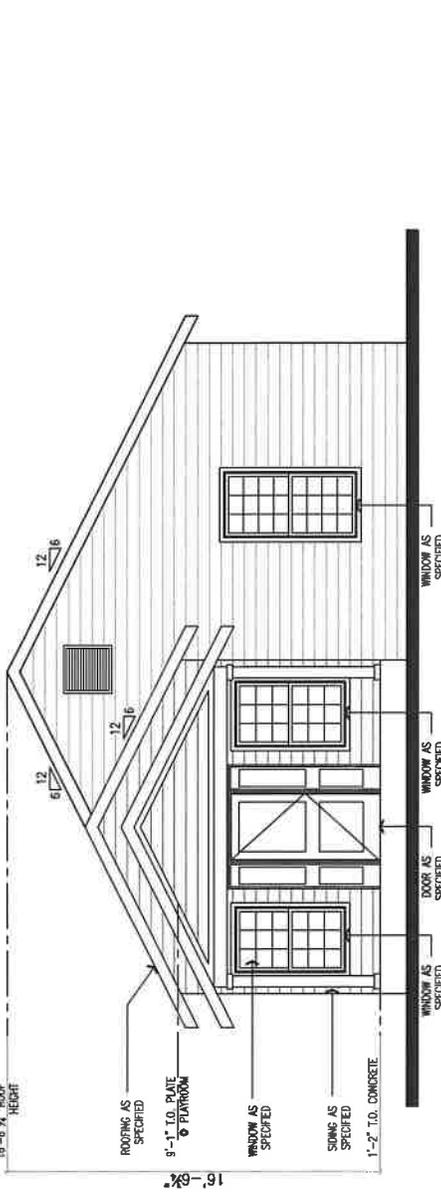
317 E. JEFFERSON BLVD.  
 DALLAS, TX. 75203  
 TEL (214) 946-4300  
 FAX (214) 948-9844

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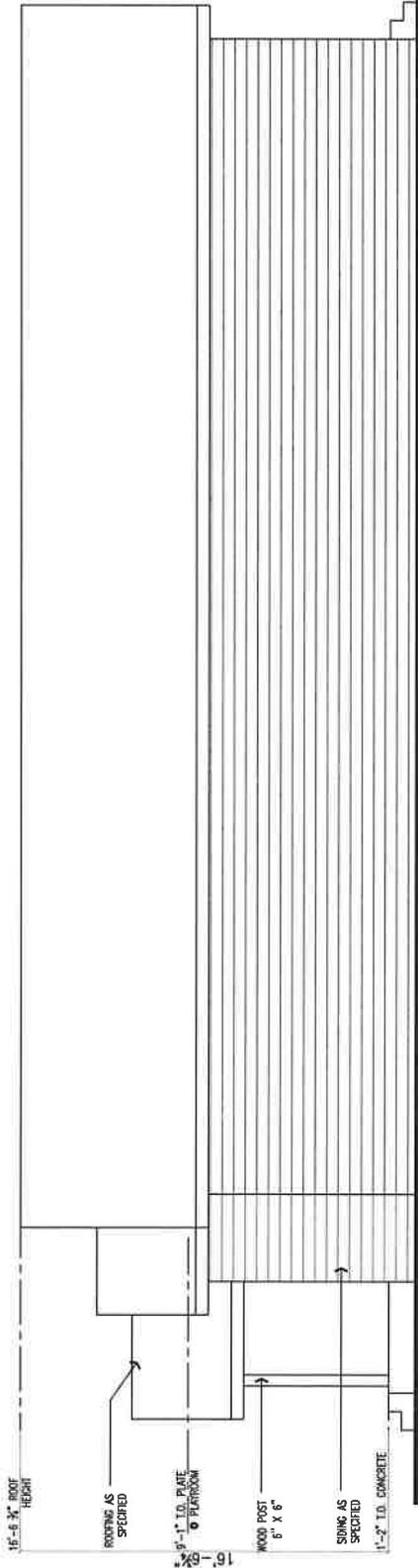
GREAT CARE AND EFFORT HAVE GONE INTO THE CREATION OF THESE BLUEPRINTS. CONCEPTS, INC. WILL NOT ASSUME LIABILITY FOR ANY DAMAGES DUE TO ERRORS, OMISSIONS, OR DEFICIENCIES ON THESE PLANS. OWNER/BUILDER MUST COMPLY WITH LOCAL BUILDING CODES PRIOR TO COMMENCING CONSTRUCTION. THE PURCHASER OF THESE PLANS ENTITLES THE BUYER TO CONSTRUCT THIS HOUSE ONLY ONCE. ANY COPYING, TRACING, OR ALTERING OF THESE PLANS IS NOT PERMITTED. VIOLATORS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS.

Project Name & Address  
 615 CAMERON AVE.  
 DALLAS, TX.  
 75223

Project ELEVATIONS	Sheet
Date 05/09/19	2
Scale 3/16" = 1'	
Drawn By MCR	



1 FRONT ELEVATION  
 ELEV SCALE: 3/16"=1'-0"



2 RIGHT ELEVATION  
 ELEV SCALE: 3/16"=1'-0"

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

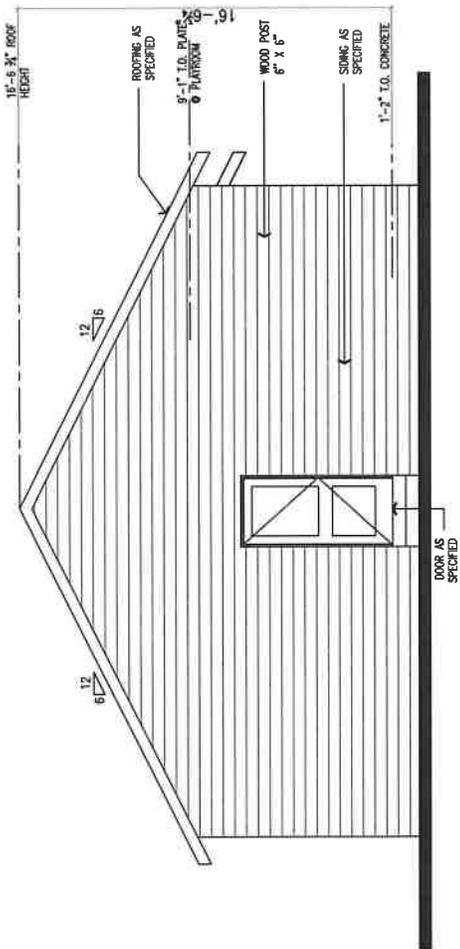
317 E. JEFFERSON BLVD.  
 DALLAS, TX. 75203  
 TEL. (214) 948-4300  
 FAX. (214) 948-9544

THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS STRUCTURE. THESE PLANS MUST BE REVIEWED AND CHECKED BY THE BUILDER, HOMEOWNER, AND ALL CONTRACTORS OR OTHER PROFESSIONALS INVOLVED IN THE CONSTRUCTION OF THIS PROJECT 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.

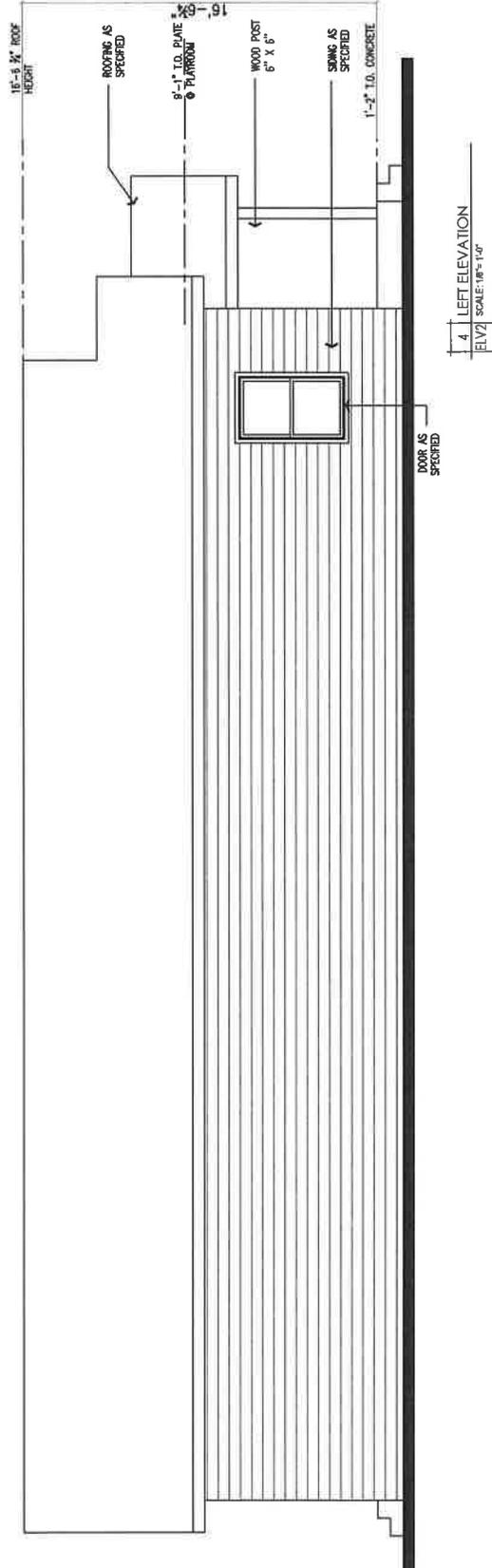
GREAT CARE AND EFFORT HAVE GONE INTO THE CREATION OF THESE BLUEPRINTS. HOWEVER, BECAUSE OF THE VARIANCE IN GEOGRAPHIC LOCATIONS, CONSTRUCTION METHODS, AND MATERIALS, CONCEPTS, INC. WILL NOT ASSUME LIABILITY FOR ANY DAMAGES DUE TO ERRORS, OMISSIONS, OR DEFICIENCIES IN THESE PLANS. OWNERS MUST COMPLY WITH ALL LOCAL BUILDING CODES PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE PURCHASE OF THESE PLANS ENTITLES THE BUYER TO CONSTRUCT THIS HOUSE ONLY ONCE. ANY COPYING, TRACING, OR ALTERING OF THESE PLANS IS NOT PERMITTED. VIOLATORS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS.

Project Name & Address  
 615 CAMERON AVE.  
 DALLAS, TX.  
 75223

Project ELEVATIONS	Sheet
Date 03/20/19	3
Scale 1/8" = 1'	
Drawn By MCR	



3 REAR ELEVATION  
 SCALE: 1/8" = 1'0"



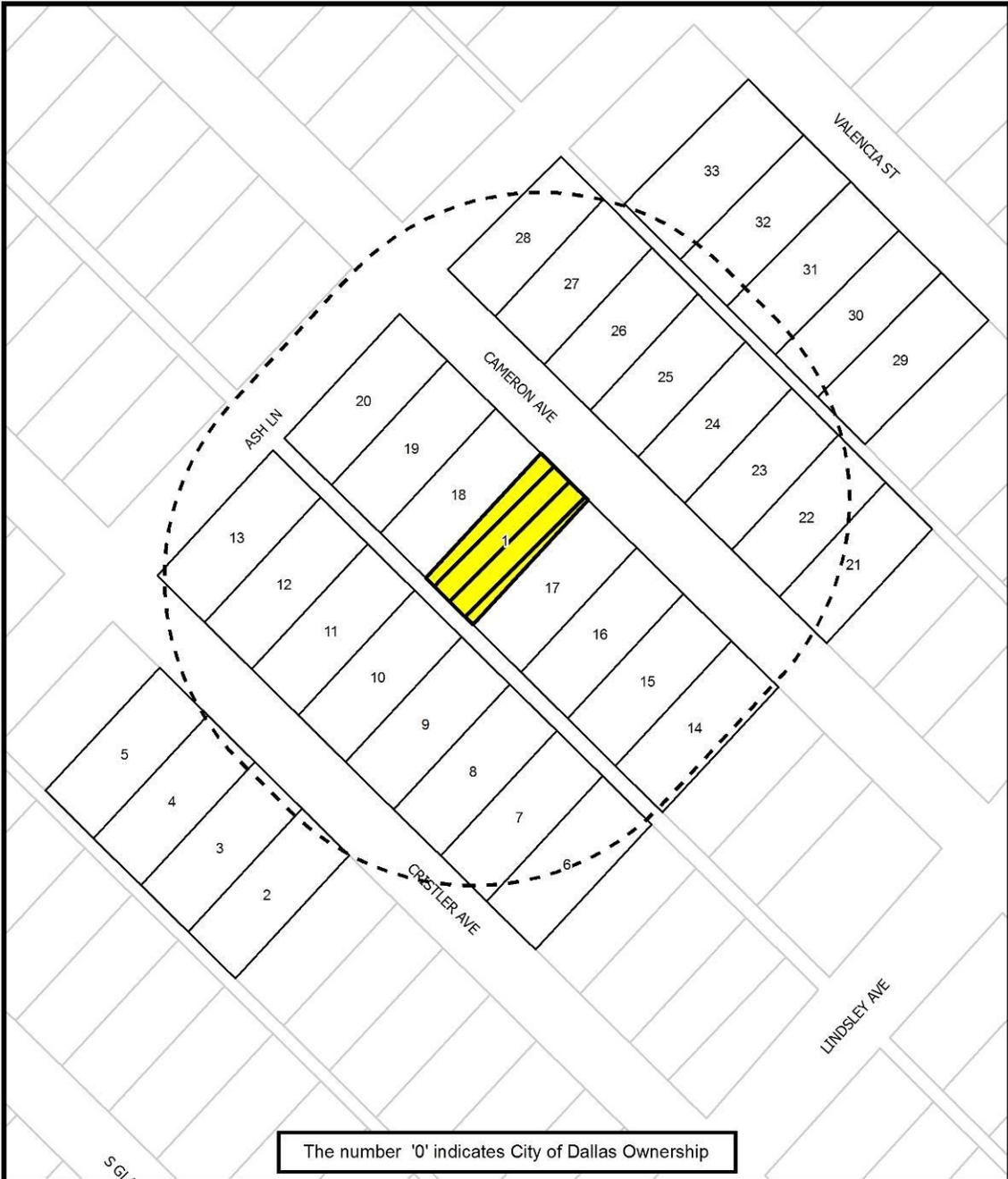
4 LEFT ELEVATION  
 SCALE: 1/8" = 1'0"

**Board of Adjustment Appeal / Variance**  
**615 Cameron Avenue, Dallas, Texas 75223**

Mr. Santanu Saha (applicant) has worked for the U.S. Treasury department for 14 years. He is a first-time homebuyer who purchased his home in 2016 on 615 Cameron Avenue. When it rains, a considerable amount of water enters his front door due to limited roof coverage or overhang. While he was working on extending his roof, he was approached by code compliance who instructed him to get a building permit, which he did not know he needed. Before he can apply for a permit, he would need to obtain a Variance from the Board of Adjustment to extend his roof by 5 feet of the required 25-foot front yard setback in the R-7.5(A) zoning district.

- Granting this variance to the front yard setback regulations will not be contrary to the public interest.
- The variance is necessary to permit development of the subject site as the restrictive area is considerably less than other similar parcels and cannot be developed in a manner equivalent with those parcels. Of the R-7.5(A) zoning with density at 7500 sq. ft; the subject lot size is 6500 sq. ft. including the structure at 1456 sq. ft., comparably less than other lots in this zoning district, therefore restricting the area of development. The owner is appealing to the Board of Adjustment to grant a 20' front yard setback.
- A table of comparable properties/parcels is included in the packet.
- Attached is an original photo showing the limited roof coverage the home had, and one showing partial development of the current roof extension.





 1:1,200	<h2 style="text-align: center;">NOTIFICATION</h2> <table border="1" style="width: 100%;"> <tr> <td style="text-align: center;"><b>200'</b></td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="text-align: center;"><b>33</b></td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	<b>200'</b>	AREA OF NOTIFICATION	<b>33</b>	NUMBER OF PROPERTY OWNERS NOTIFIED	Case no: <u><b>BDA189-085</b></u> Date: <u><b>7/15/2019</b></u>
<b>200'</b>	AREA OF NOTIFICATION					
<b>33</b>	NUMBER OF PROPERTY OWNERS NOTIFIED					

## *Notification List of Property Owners*

***BDA189-085***

### ***33 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	615 CAMERON AVE	SAHA SANTANU K & APU
2	617 CRISTLER AVE	GOMEZ LORENZO &
3	615 CRISTLER AVE	MOORE DEBRA
4	609 CRISTLER AVE	KING DUANE G ET AL
5	605 CRISTLER AVE	CASTRO RAUL
6	700 CRISTLER AVE	ROGERS DONALD RAY
7	626 CRISTLER AVE	PEREZ GABRIEL
8	620 CRISTLER AVE	FAZ AVELINO
9	616 CRISTLER AVE	VALDEZ JESUS S
10	614 CRISTLER AVE	VELASCO GEORGE &
11	608 CRISTLER AVE	CANO JOSE LUIS & SOLEDAD
12	606 CRISTLER AVE	LIEBERMANN MICHAEL
13	602 CRISTLER AVE	ALLEN SABRINA BLACKNER
14	703 CAMERON AVE	SOLIS NORMA GUZMAN &
15	627 CAMERON AVE	CR PROPERTYWISE LLC
16	623 CAMERON AVE	MCELHENIE TRACY
17	619 CAMERON AVE	HEASER STEVE & JENNIFER
18	611 CAMERON AVE	LIRA RAMON & ROSA
19	607 CAMERON AVE	BARRON ROGELIO
20	603 CAMERON AVE	TELLO ROBERTO
21	702 CAMERON AVE	REYES GERARDO
22	624 CAMERON AVE	EBERT ALLISON M
23	620 CAMERON AVE	RYLEN MICHAEL ENTERPRISES LLC
24	618 CAMERON AVE	VASQUEZ JOSE M &
25	614 CAMERON AVE	GARCIA CARMELO B &
26	608 CAMERON AVE	BETZELBERGER STEPHEN LEE

07/15/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	606 CAMERON AVE	ALVARADO CARLOS
28	600 CAMERON AVE	MURILLO PABLO JR
29	623 VALENCIA ST	YAKESCH PATRICIA
30	619 VALENCIA ST	ELROD WILMA
31	615 VALENCIA ST	CONNELL RYAN T
32	609 VALENCIA ST	DON ROBERT T
33	605 VALENCIA ST	CRAMER GEOFFREY R & AMY L

**FILE NUMBER:** BDA189-067(SL)

**BUILDING OFFICIAL'S REPORT:** Application of Rob Baldwin of Baldwin and Associates for a variance to the front yard setback regulations and a special exception to the landscape regulations at 4125 Lemmon Avenue. This property is more fully described as Lots 8-10, Block1/500, and is zoned PD 193 (GR), which requires a front yard setback of 10 feet and requires mandatory landscaping. The applicant proposes to construct and/or maintain a structure and provide a 0 foot front yard setback, which will require a 10 foot variance to the front yard setback regulations, and to provide an alternate landscape plan, which will require a special exception to the landscape regulations.

**LOCATION:** 4125 Lemmon Avenue

**APPLICANT:** Rob Baldwin of Baldwin and Associates

**REQUESTS:**

The following requests have been made on a site that is developed with restaurant structure/use (Uncle Julio's):

1. A request for a variance to the front yard setback regulations of 10' is made to maintain a recently added patio/deck and raised planter "structures" in one of the site's two 10' front yard setbacks (Douglas Avenue) – a structure that is located as close as (and over) the site's property line or 10' into the required 10' front yard setback; and
2. a request for a special exception to the landscape regulations is made to maintain the aforementioned structures (i.e. increased nonpermeable coverage of the lot) and to not fully meet the landscape regulations, more specifically, to not fully meet the screening, landscape site area, and sidewalk requirements.

As of August 9, 2019, the applicant had not submitted any new materials on this application from what had been submitted to the Board prior to and at the June 18<sup>th</sup> public hearing.

**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.

**STANDARD FOR A SPECIAL EXCEPTION TO THE LANDSCAPE REQUIREMENTS IN OAK LAWN:**

Section 51P-193-126(a) (4) of the Dallas City Code specifies that the board may grant a special exception to the landscaping requirements of this section if, in the opinion of the Board, the special exception will not compromise the spirit and intent of this section. When feasible, the Board shall require that the applicant submit and that the property comply with a landscape plan as a condition to granting the special exception.

**STAFF RECOMMENDATION (variance):**

Denial

Rationale:

- Staff concluded that the applicant had not substantiated how the variance is necessary to permit development of this rectangular-shaped, flat, and approximately 6,500 square foot subject site in order for it to be developed in a manner commensurate with the development upon other parcels of land with the same PD 193 (GR) zoning district.
- The physical features of the subject site have allowed it to be developed with a structure that appears to be in compliance with the setback regulations. The submitted site plan represents that the variance in this case is requested to maintain recently added patio/deck and raised planter “structures” in one of the site’s two front yard setbacks.
- Staff concluded that the applicant had not substantiated how if the Board were to grant this request, it would not be to relieve a self-created or personal hardship, nor for financial reasons only.

**STAFF RECOMMENDATION (special exception to the landscape regulations):**

Denial

Rationale:

- The City of Dallas Chief Arborist recommends denial of the request because the features represented on the submitted alternate landscape plan compromises the spirit and intent of the spirit and intent of Section 51P-193-126: Landscape, streetscape, screening, and fencing standards.

## **BACKGROUND INFORMATION:**

Site: PD 193 (GR) (Planned Development, General Retail)  
North: PD 193 (GR) (Planned Development, General Retail)  
South: PD 193 (MF-2) (Planned Development, Multifamily)  
East: PD 193 (GR) (Planned Development, General Retail)  
West: PD 193 (GR) (Planned Development, General Retail)

## **Land Use:**

The site that is developed with a restaurant structure/use (Uncle Julio's). The areas to the north, east, and west are developed with retail uses, and the area to the south is developed with multifamily use.

## **Zoning/BDA History:**

1. BDA93-177 Property at 4125 Lemmon Avenue (the subject site) On November 9, 1993, the Board of Adjustment granted a variance to the front yard setback regulations, and special exceptions to the visual obstruction and landscape regulations. The only condition imposed was that that the property comply with a landscape plan as a condition to granting this special exception to further the purpose and intent of the Dallas Development Code, and that landscape plan reflect a total of 6 street trees on Lemmon Avenue and 5 street trees on Douglas Avenue and a 3 1/2 foot parking lot screen on Lemmon and Douglas Avenue.

## **GENERAL FACTS/STAFF ANALYSIS (variance):**

- This request focuses on maintaining a recently added patio/deck and raised planter "structures" in one of the site's two 10' front yard setbacks (Douglas Avenue) – a structure that is located as close as (and over) the site's property line or 10' into the required 10' front yard setback. (Note that while the Board of Adjustment can consider a variance for the portion of the structure in the setback, any structure in public right-of-way cannot be considered and must go through the license process with City Council if it is to remain in the public right-of-way).
- Structures on lots zoned PD 193 GR) are required to provide a minimum front yard setback of 10'.
- A site plan has been submitted denoting "proposed patio deck" and "raised planters" structures located in the site's 10 front yard setback on Douglas Avenue.
- DCAD records indicate the "main improvement" for property located at 4125 Lemmon Avenue is a 6,541 square foot restaurant built in 1967.

- The subject site is rectangular in shape, flat, and according to the application, is 33,000 square feet in area.
- The site is located on the corner of Lemmon Avenue and Douglas Avenue. The site has two 10' front yard setbacks as any property would in this zoning district with two street frontages.
- 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 PD193 (GR) 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 PD193 (GR) zoning classification.
- If the Board were to grant this variance request and impose the submitted site plan as a condition, the structures in the front yard setback would be limited to what is shown on this document which are patio/deck and raised planter structures located as close as on the Douglas Avenue front property line or structures located 10' into the required 10' front yard setback. (If the board grants this variance, no relief will be provided to any structure that is located in public right-of-way).

**GENERAL FACTS/ STAFF ANALYSIS (special exception to the landscape regulations):**

- This request for a special exception to the landscape regulations focuses on maintaining the recently added patio/deck and raised planter “structures” (i.e. increasing the nonpermeable coverage of the lot) and not fully meeting the landscape regulations, more specifically, not fully meeting the screening, landscape site area, and sidewalk requirements.
- PD 193 states that the landscape, streetscape, screening, and fencing standards shall become applicable to uses (other than to single family and duplex uses in detached structures) on an individual lot when work is performed on the lot that increases the existing building height, floor area ratio, or nonpermeable coverage of the lot unless the work is to restore a building that has been damaged or destroyed by fire, explosion, flood, tornado, riot, act of the public enemy, or accident of any kind.
- An alternate landscape plan has been submitted that does not fully meet landscape requirements of PD 193.
- The City of Dallas Chief Arborist submitted a memo regarding the applicant’s request (see Attachment A).
- The Chief Arborist’s memo states the following with regard to “request”:

- “The applicant is requesting a special exception to the landscaping regulations of PD 193 (GR) as provided in Section 51P-193.126 and is a revision to the Board of Adjustment approved landscape plan (BDA 93-177) of November 9, 1993”.
- The Chief Arborist’s memo states the following with regard to “provision”:
  - “The original BDA plan was approved with the provision of 6 street trees along Lemmon Avenue, 5 street trees along Douglas Avenue, and a 3.5 feet parking lot screen on Lemmon and Douglas Avenue. The revised plan identifies 6 trees along Lemmon Avenue in the same location, 4 existing trees along Douglas Avenue in the right-of-way, and one tree on the northwest corner of the lot”.
- The Chief Arborist’s memo states the following with regard to “deficiency”:
  - “A 36” tall masonry screening wall is proposed along Lemmon Avenue between tree wells with flowering evergreen vines. The landscape area along Douglas does not exceed 24” in height as this is to also address visibility triangle clearances. Screening is not complete for the western perimeter diagonal parking spaces.
  - The landscape site area does not calculate to 10% of the lot as I calculate the identified landscape site areas on the landscape plan. The plan indicates the landscape site area for the required front yard is also deficient. The parkway landscape area is not required in GR districts and would not be applied in the LSA.
  - The sidewalk along Douglas Avenue shows to be 4 feet in width to the property line. Under the current conditions, widening the sidewalk would possibly be injurious to the existing trees. Historical street view images indicate the previous sidewalk was also 4 feet wide adjacent to a landscaped bed with a tree, shrubs, groundcover and other vegetation, created after the previous Board action. Steps leading directly from the sidewalk to the door entry was also present. The Lemmon Avenue sidewalk is shown from back of curb to the property boundary with six tree wells outside of the tree planting zone (authorized under the original BDA plan). The sidewalks do not conform to PD 193 requirements on either street front”.
- The Chief Arborist’s memo states the following with regard to “recommendation”:
  - “The chief arborist recommends denial of the special exception request because it does appear the exception to allow the removal of the front yard landscape site area from its initial landscape design would compromise the spirit and intent of the PD 193 (GR) landscape regulations. The replacement of landscape site area with elevated paved patio in a district where 60% of the required front yard for the entire lot is expected to be landscape site area would seem to compromise the intent of the design concept for the district”.
- The applicant has the burden of proof in establishing the following:
  - The special exception will not compromise the spirit and intent of Section 51P-193-126: Landscape, streetscape, screening, and fencing standards”.
- If the Board were to grant this request and impose the submitted alternate landscape plan as a condition, the site would be granted an exception from full compliance to the requirements of the PD 193 landscape ordinance.

**Timeline:**

- April 11, 2019: The applicant submitted an “Application/Appeal to the Board of Adjustment” and related documents which have been included as part of this case report.
- May 13, 2019: The Board of Adjustment Secretary randomly assigned this case to Board of Adjustment Panel A.
- May 14, 2019: The Board of Adjustment Senior Planner emailed the applicant the following information:
- an attachment that provided the public hearing date and panel that will consider the application; the May 29<sup>th</sup> deadline to submit additional evidence for staff to factor into their analysis; and the June 7<sup>th</sup> 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.
- June 4, 2019: The Board of Adjustment staff review team meeting was held regarding this request and the others scheduled for the June public hearings. Review team members in attendance included: the Sustainable Development and Construction Assistant Director, the Building Official, the Assistant Building Official, the Board of Adjustment Chief Planner/Board Administrator, the Chief Arborist, the Sustainable Development and Construction Department Conservation District Chief Planner, the Building Inspection Senior Plans Examiner/Development Code Specialist, and the Assistant City Attorney to the Board.
- No review comment sheets were submitted in conjunction with this application.
- June 6, 2019: The City of Dallas Chief Arborist submitted a memo regarding this application (see Attachment A).
- June 18, 2019: The Board of Adjustment Panel A conducted a public hearing on this application and delayed action on it per the applicant’s request until August 20, 2019. As of August 9, 2019, the applicant had not submitted any new materials on this application.
- June 19, 2019: The Board of Adjustment Chief Planner/Board Administrator wrote the applicant a letter that informed him that the application was delayed until August 20<sup>th</sup>, and that the deadline to submit additional evidence for staff to factor into their analysis was July 31<sup>st</sup>; and the deadline to submit additional evidence to be incorporated into the Board’s docket materials was August 9<sup>th</sup>.

August 6, 2019: The Board of Adjustment staff review team meeting was held regarding this request and the others scheduled for the August public hearings. Review team members in attendance included: the Sustainable Development and Construction Assistant Director, the Building Official, the Assistant Building Official, the Board of Adjustment Chief Planner/Board Administrator, the Sustainable Development and Construction Senior Engineer, the Building Inspection Senior Plans Examiner/Development Code Specialist, and the Assistant City Attorney to the Board.

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

**BOARD OF ADJUSTMENT ACTION: June 18, 2019**

APPEARING IN FAVOR: Rob Baldwin, 6035 Vanderbilt, Dallas, TX

APPEARING IN OPPOSITION: No one

MOTION: **Sibley**

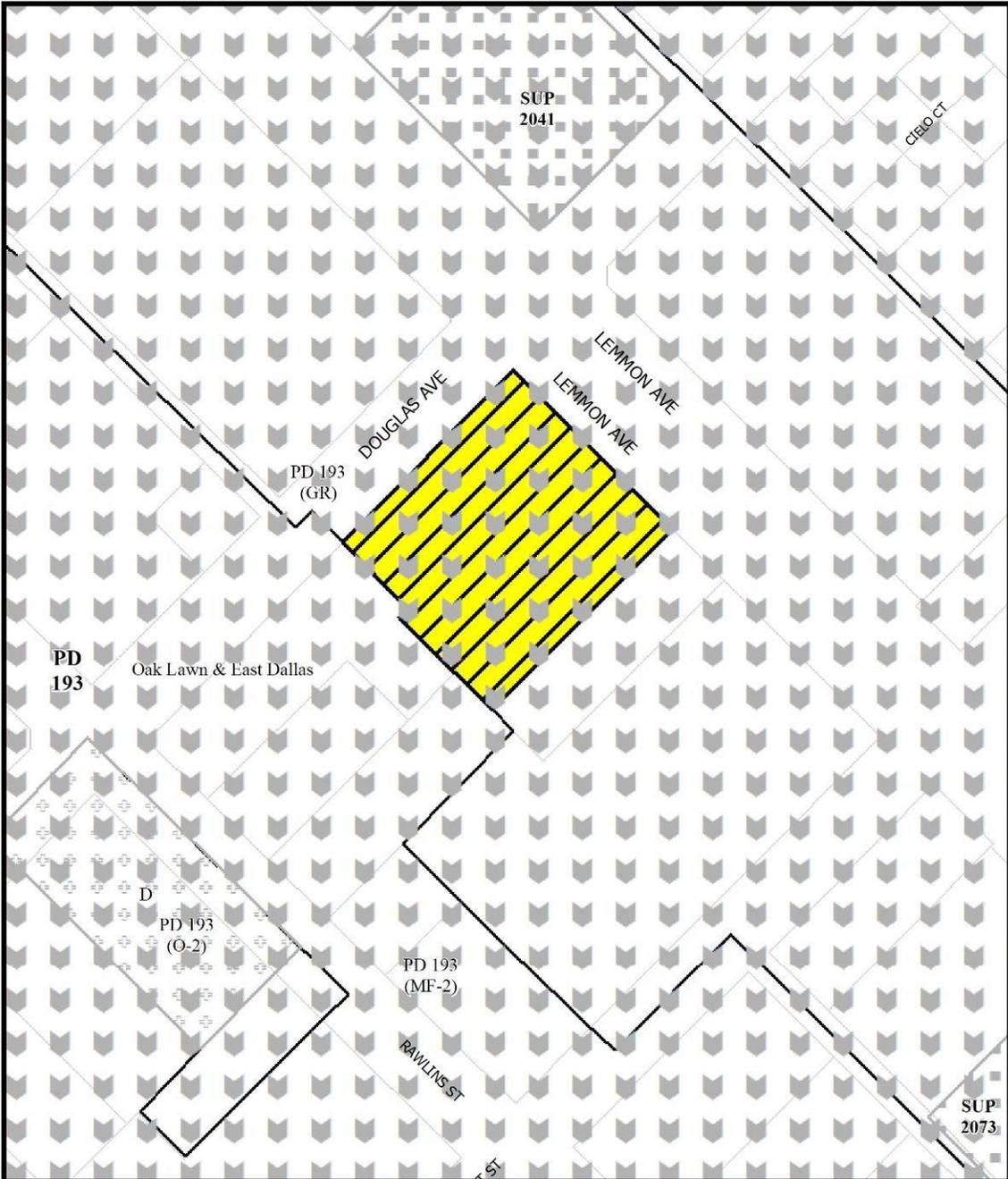
I move that the Board of Adjustment, in Appeal No. BDA 189-067, hold this matter under advisement until August 20, 2019.

SECONDED: **Jones**

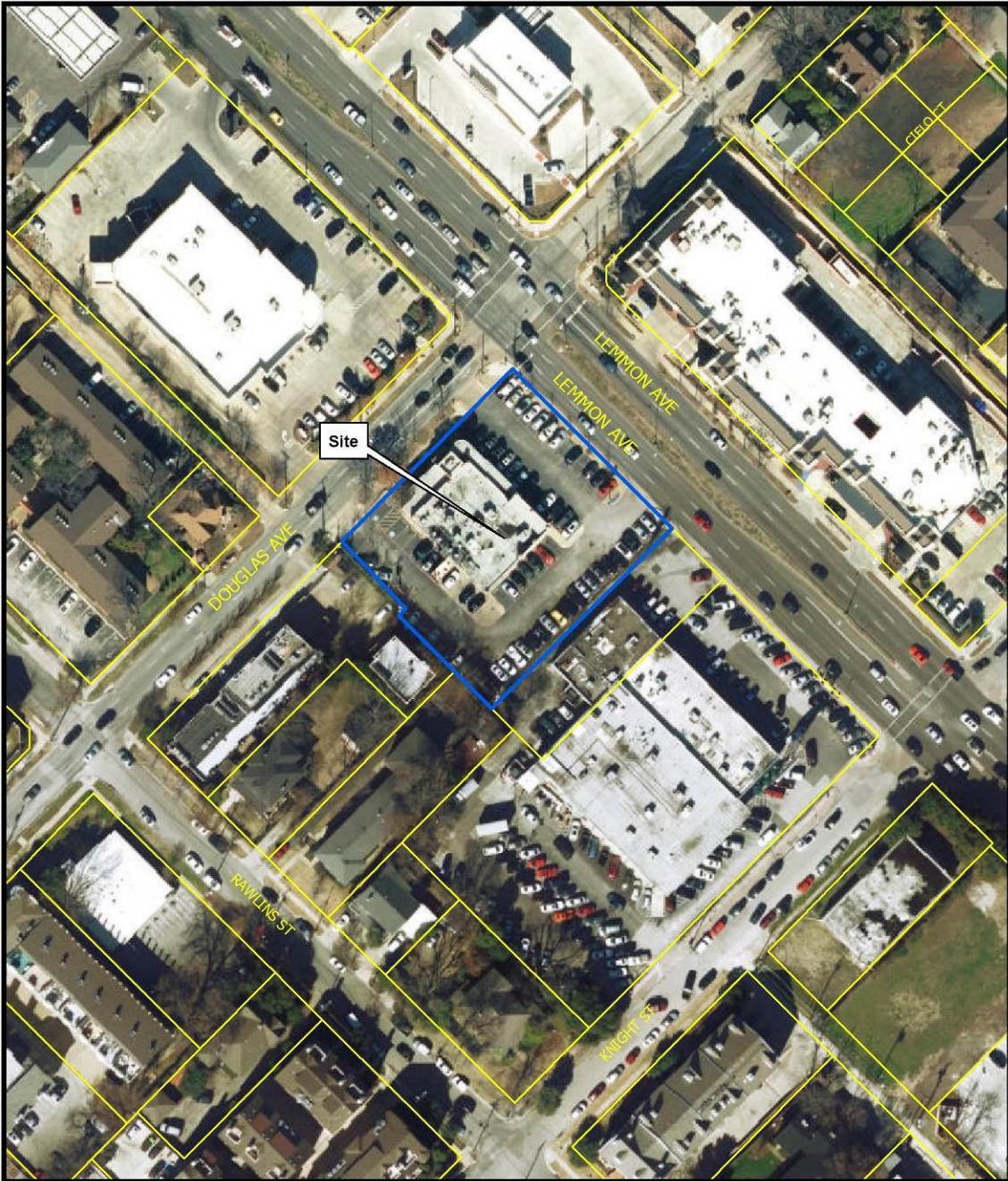
AYES: 5 – Gambow, Narey, Jones, Derrough, Sibley

NAYS: 0 -

MOTION PASSED: 5 -0 (Unanimously)



 1:1,200	<h1>ZONING MAP</h1>	Case no: <u>    BDA189-067    </u> Date: <u>    5/15/2019    </u>
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1:1,200

# AERIAL MAP

Case no: BDA189-067

Date: 5/15/2019

# Memorandum



CITY OF DALLAS

Date June 6, 2019  
 To Steve Long, Chief Planner  
 Subject BDA #189-067 4125 Lemmon Avenue arborist report

## Request

The applicant is requesting a special exception to the landscaping regulations of PD 193 (GR) as provided in Section 51P-193.126 and is a revision to the Board of Adjustment approved landscape plan (BDA 93-177) of November 9, 1993.

## Provision

The original BDA plan was approved with the provision of 6 street trees along Lemmon Avenue, 5 street trees along Douglas Avenue, and a 3.5 feet parking lot screen on Lemmon and Douglas Avenue. The revised plan identifies 6 trees along Lemmon Avenue in the same location, 4 existing trees along Douglas Avenue in the right-of-way, and one tree on the northwest corner of the lot.

## Deficiency

A 36" tall masonry screening wall is proposed along Lemmon Avenue between tree wells with flowering evergreen vines. The landscape area along Douglas does not exceed 24" in height as this is to also address visibility triangle clearances. Screening is not complete for the western perimeter diagonal parking spaces.

The landscape site area does not calculate to 10% of the lot as I calculate the identified landscape site areas on the landscape plan. The plan indicates the landscape site area for the required front yard is also deficient. The parkway landscape area is not required in GR districts and would not be applied in the LSA.

LSA, GPA, and SPA as stated on the plan:

i) GR and LG subdistricts: front yard setback = 10'

Area %'s in sq. ft.	Landscape Site Area		General Planting Area		Special Planting Area	
Lot Area	10%		n/a		n/a	
Required Front Yard	60% of RFY		12% of RFY		6% of RFY w/ 1 Plant / 6 s.f.	
	Required	Provided	Required	Provided	Required Sq. ft. / Plants	Provided Sq. ft. / Plants
Lot Area	3,450. sf	3,450. sf	n/a	n/a	n/a	n/a
Required Front Yard	2,070. sf	1,730. sf	414. sf	435. sf	414. / 414	207. / 122

The sidewalk along Douglas Avenue shows to be 4 feet in width to the property line. Under the current conditions, widening the sidewalk would possibly be injurious to the existing trees. Historical street view images indicate the previous sidewalk was also 4 feet wide adjacent to a

landscaped bed with a tree, shrubs, groundcover and other vegetation, created after the previous Board action. Steps leading directly from the sidewalk to the door entry was also present. The Lemmon Avenue sidewalk is shown from back of curb to the property boundary with six tree wells outside of the tree planting zone (authorized under the original BDA plan). The sidewalks do not conform to PD 193 requirements on either street front.

**Recommendation**

The chief arborist recommends denial of the special exception request because it does appear the exception to allow the removal of the front yard landscape site area from its initial landscape design would compromise the spirit and intent of the PD 193 (GR) landscape regulations. The replacement of landscape site area with elevated paved patio in a district where 60% of the required front yard for the entire lot is expected to be landscape site area would seem to compromise the intent of the design concept for the district.

Philip Erwin  
Chief Arborist  
Building Inspection



City of Dallas

APPLICATION/APPEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 189-067

Date: February 12, 2019 4-11-19

Data Relative to Subject Property:

Location address: 4125 Lemmon Ave Zoning District: PD 193 GR

Lot No.: 8-10 Block No.: 1/500 Acreage: 33,000sf Census Tract: 6.05

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

To the Honorable Board of Adjustment :

Owner of Property (per Warranty Deed): JHS Partners, LP

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 X, of 1-front yard variance for Douglas Avenue frontage for raised patio and ADA ramp 10' variance to 10' FYS 2-landscape special exception (JTB)

Application is made to the Board of Adjustment, in accordance with the provisions of the Dallas Development Code, to grant the described appeal for the following reason: The property was developed in 1967 with a restaurant use. A raised patio seating area and ADA ramp are requested to be maintained within the front yard setback and in an area that was landscaping on a 1993 Board-approved landscape plan. The location of the raised patio is the only place on the property it can be located without impacting required parking. The proposed landscaping is providing less impervious coverage than the site had before the raised patio and ramp were installed.

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.

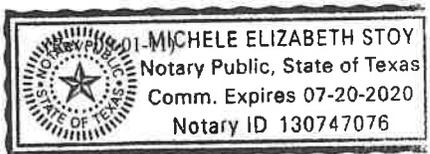
Affidavit

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 12 day of February, 2019



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

MEMORANDUM OF  
ACTION TAKEN BY THE  
BOARD OF ADJUSTMENT

Date of Hearing \_\_\_\_\_

Appeal was--Granted OR Denied

Remarks \_\_\_\_\_

Chairman

**Building Official's Report**

I hereby certify that BALDWIN AND ASSOCIATES

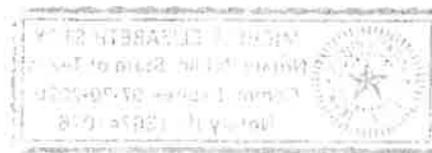
did submit a request for a special exception to the landscaping regulations, and for a variance to the front yard setback regulations

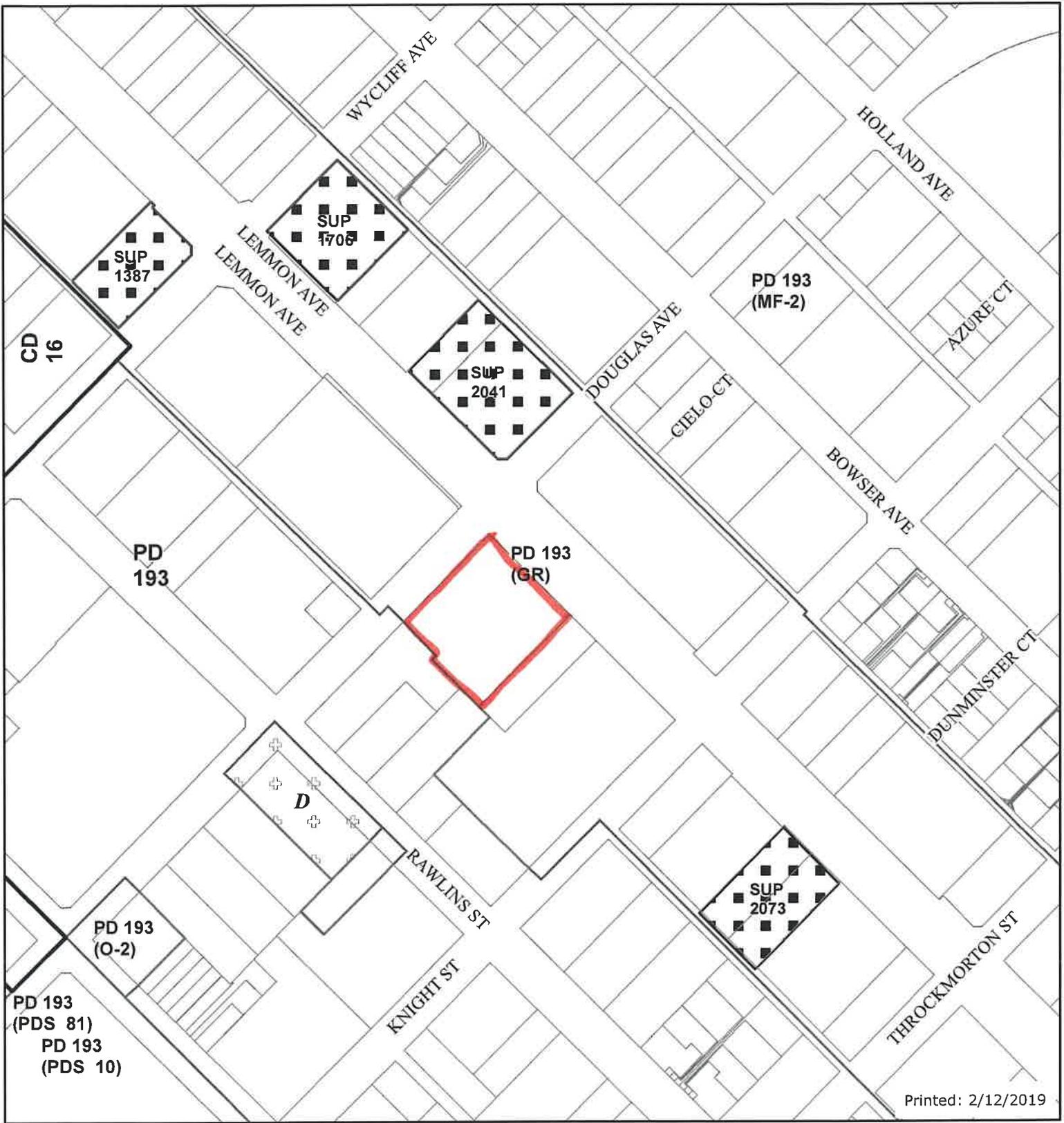
at 4125 Lemmon Avenue

BDA189-067. Application of BALDWIN AND ASSOCIATES for a special exception to the landscaping regulations, and for a variance to the front yard setback regulations at 4125 LEMMON AVE. This property is more fully described as Lots 8-10, Block1/500, and is zoned PD-193 (GR), which requires a front yard setback of 10 feet and requires mandatory landscaping. The applicant proposes to construct a nonresidential structure and provide an alternate landscape plan, which will require a special exception to the landscape regulations, and to construct and maintain a non-residential structure and provide a 0 foot front yard setback, which will require a 10 foot variance to the front yard setback regulations.

Sincerely,

*Philip Sikes*  
Philip Sikes, Building Official





Printed: 2/12/2019

### 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      | Shop Front Overlay         |
|                      |                                | Height Map Overlay    |                            |

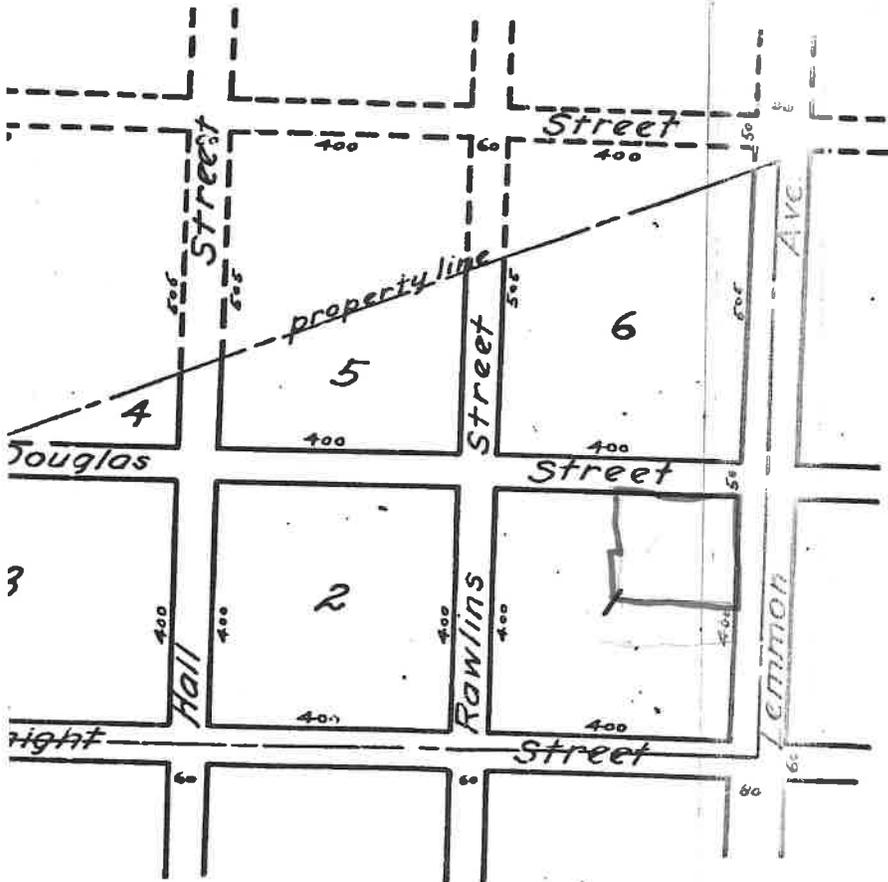
This data is to be used for graphical representation only. The accuracy is not to be taken/used as data produced by a Registered Professional Land Surveyor (RPLS) for the State of Texas. 'This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, 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)



MAP OF  
**G. A. KNIGHT'S OAK LAWN**

*an addition to the city of Dallas, Texas.*

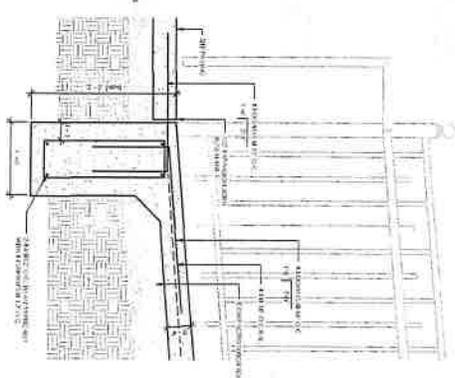
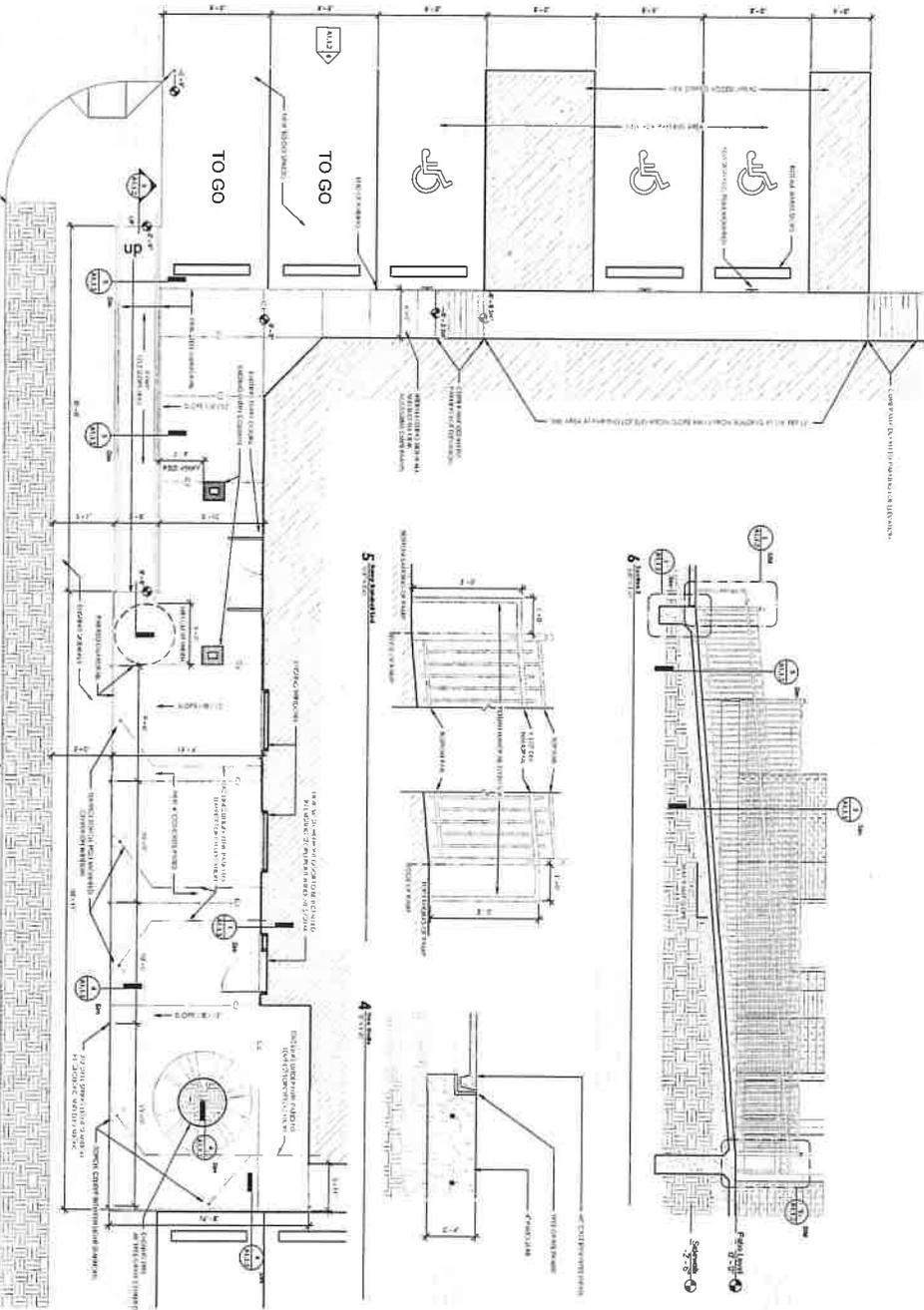
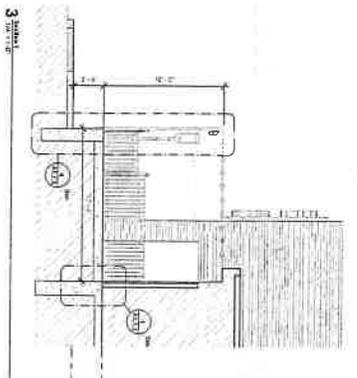
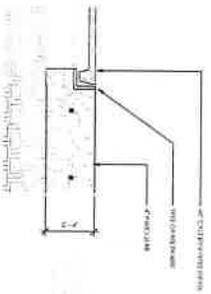
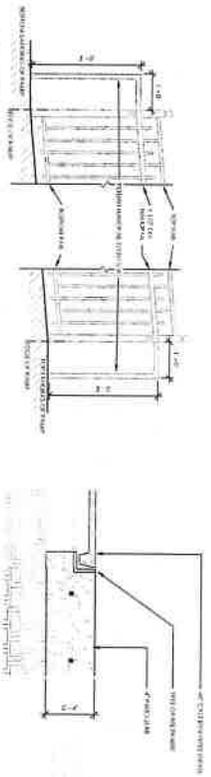
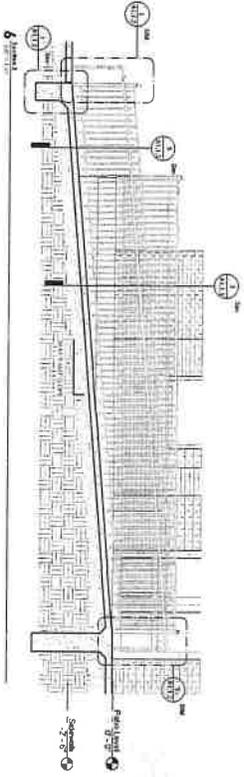
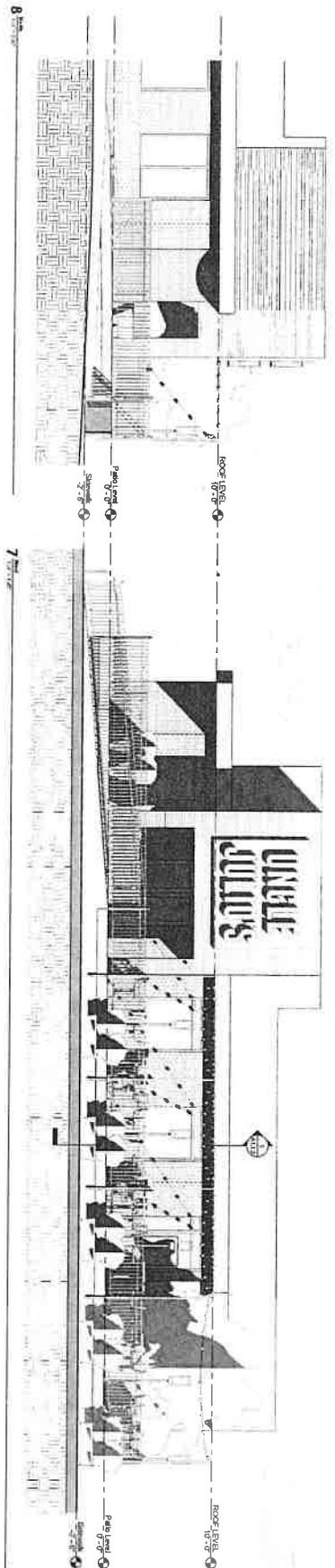
Scale-300'-1"



WITNESSETH BY THESE PRESENTS THAT I, G. A. Knight of said County and State aforesaid do hereby  
 give and make legal representation of the G.A.Knight's Oak Lawn (being an Addition to the City of Dallas)  
 and for the use and benefit of the public forever the Streets shown therein.  
 Witness my hand this 21st day of May, 1906.

G. A. Knight

W.A. Ross, a Notary Public in and for Dallas County, in the State of Texas, on this day  
 do hereby certify that I am the person whose name is subscribed to the foregoing instrument and acknowledged  
 the same to be his act and deed in full view of me and in presence of the undersigned.



For Review

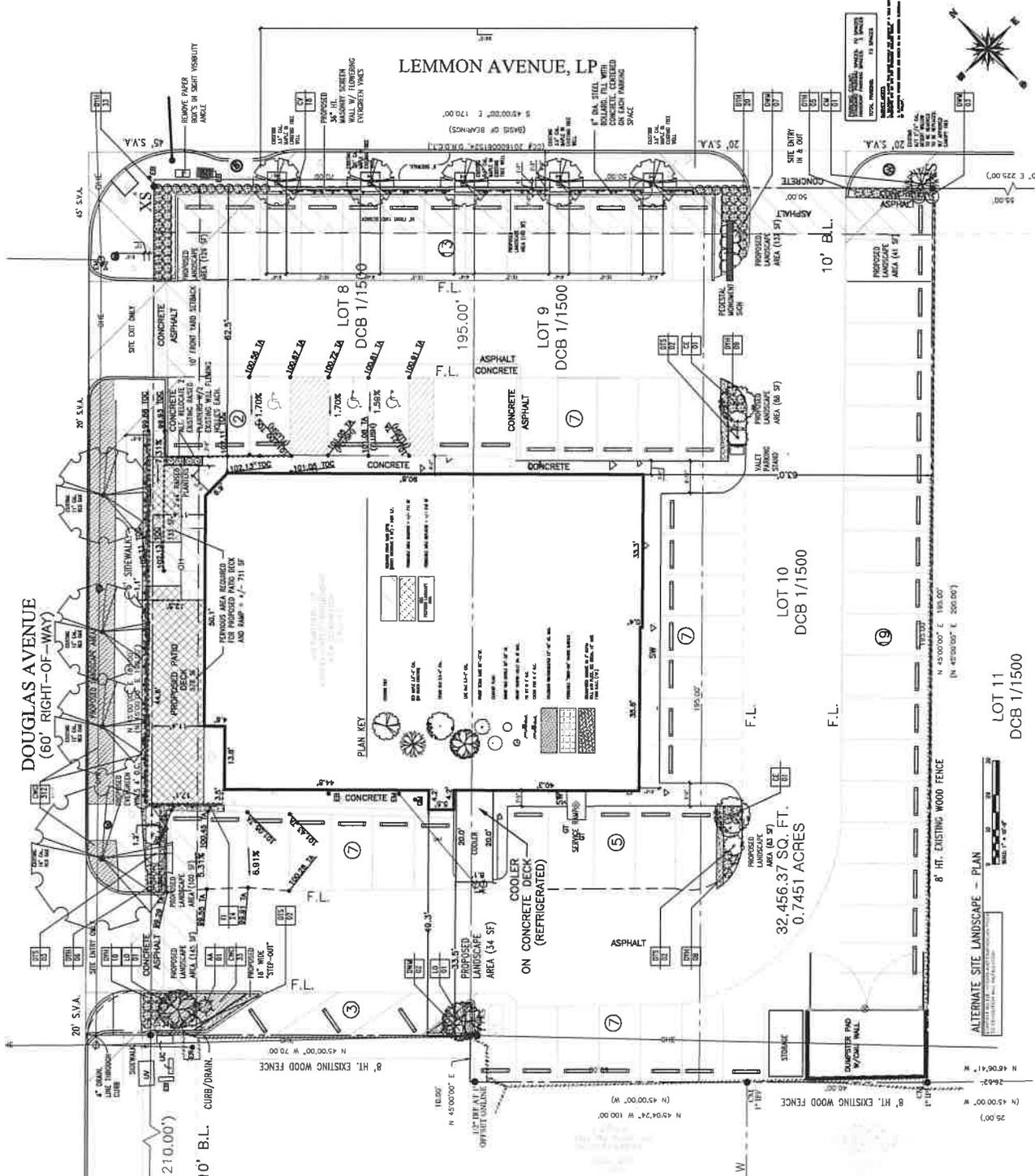
05/18/2017 4:39:21 PM 5 - 16

DATE	05/22/2016
BY	HPA
CHKD BY	HPA
APP'D BY	HPA
PROJECT	UNIVERSITY SQUARE
NO. OF SHEETS	16
SHEET NO.	5
SCALE	AS SHOWN
PROJECT NO.	16000001000000000000

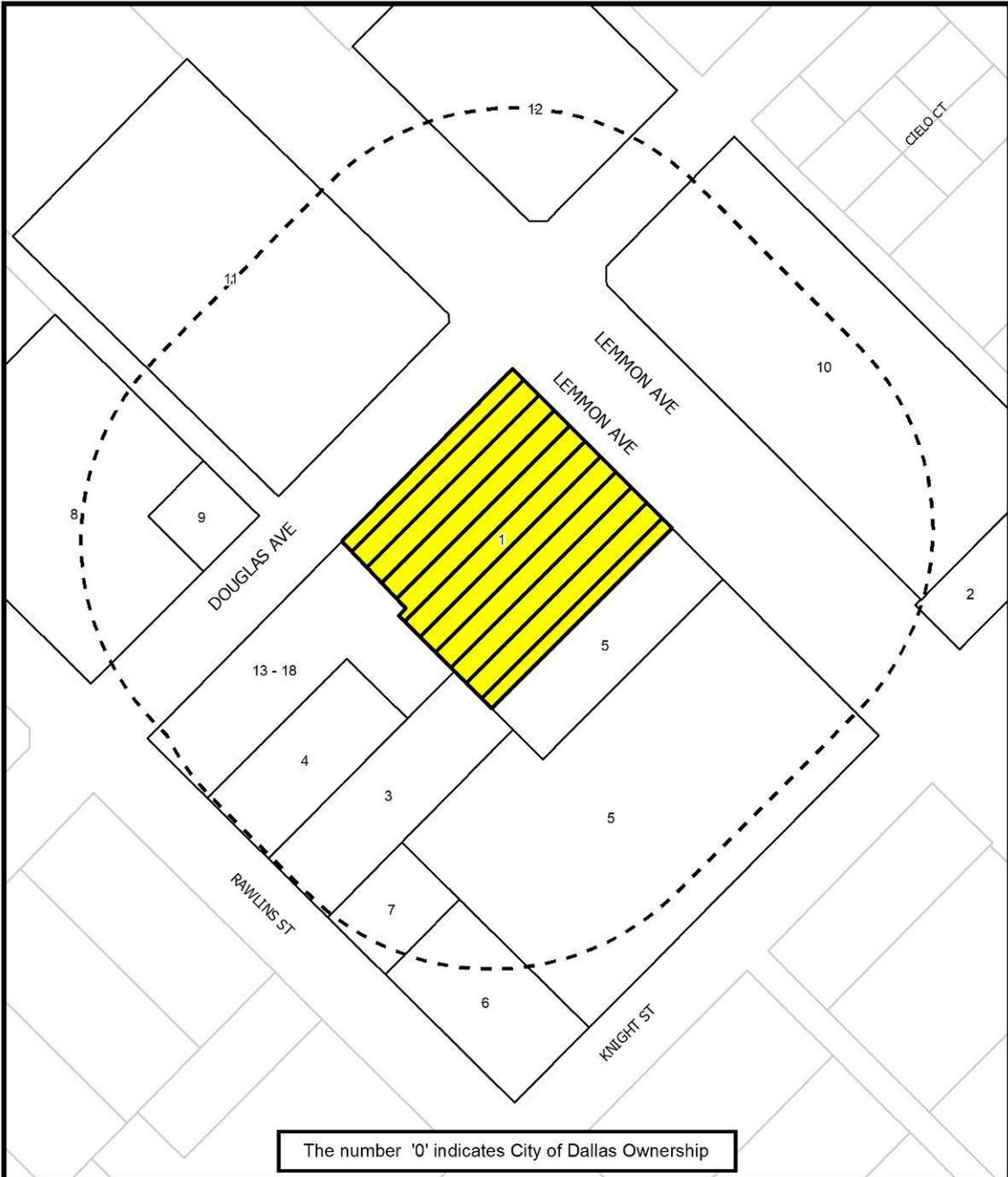
HPA  
 A112

Uncle Julio's  
 Landscape Improvements  
 4125 Lemmon Avenue,  
 Dallas, Texas

NO.	REVISION	DATE
1	ISSUED FOR PERMITS	08/11/2011
2	REVISED PER COMMENTS	08/11/2011
3	REVISED PER COMMENTS	08/11/2011
4	REVISED PER COMMENTS	08/11/2011
5	REVISED PER COMMENTS	08/11/2011
6	REVISED PER COMMENTS	08/11/2011
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50	REVISED PER COMMENTS	08/11/2011



ALTERNATE SITE LANDSCAPE - PLAN  
 8' HT. EXISTING WOOD FENCE  
 10' B.L. CURB/DRAIN  
 210.00'



 1:1,200	<h2 style="text-align: center;">NOTIFICATION</h2> <table border="1" style="width: 100%;"> <tr> <td style="text-align: center;"><b>200'</b></td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="text-align: center;"><b>18</b></td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	<b>200'</b>	AREA OF NOTIFICATION	<b>18</b>	NUMBER OF PROPERTY OWNERS NOTIFIED	Case no: <u><b>BDA189-067</b></u> Date: <u><b>5/15/2019</b></u>
<b>200'</b>	AREA OF NOTIFICATION					
<b>18</b>	NUMBER OF PROPERTY OWNERS NOTIFIED					

## ***Notification List of Property Owners***

***BDA189-067***

### ***18 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	4125 LEMMON AVE	JHS PARTNERS LP
2	4102 LEMMON AVE	ALDERI CORP
3	4116 RAWLINS ST	RAWLINS STREET HOLDINGS LP
4	4122 RAWLINS ST	RAWLINS STREET HOLDINGS LP
5	4117 LEMMON AVE	LEMMON AVE RETAIL LP
6	3403 KNIGHT ST	WATTERSON RONALD E &
7	4110 RAWLINS ST	LEE BENJAMIN &
8	4214 RAWLINS ST	MILLENNIAL APTS LLC
9	3411 DOUGLAS AVE	ROSE STERLING &
10	4140 LEMMON AVE	ROSEBRIAR DOUGLAS CT
11	4207 LEMMON AVE	JOHNSON FOUR CORNERS LTD
12	4208 LEMMON AVE	WEST BAY INVESTMENTS LP
13	3400 DOUGLAS AVE	MINDER DAVID M &
14	3404 DOUGLAS AVE	COX MATTHEW L
15	3408 DOUGLAS AVE	BAINES DONNA D
16	3412 DOUGLAS AVE	YELVINGTON RICHARD GLENN
17	3416 DOUGLAS AVE	HALL WENDELL E & KAREN O
18	3420 DOUGLAS AVE	BACK JUSTIN CHARLES & COURTNEY