

ZONING BOARD OF ADJUSTMENT, PANEL A
TUESDAY, NOVEMBER 13, 2018
AGENDA

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.

Neva Dean, Assistant Director
Steve Long, Board Administrator/ Chief Planner
Oscar Aguilera, Senior Planner

MISCELLANEOUS ITEM

Approval of the October 16, 2018 Board of Adjustment Panel A Public Hearing Minutes	M1
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UNCONTESTED CASES

BDA178-091(OA)	714 Monte Vista Drive REQUEST: Application of Christi Guess for a special exception to the visual obstruction regulations	1
BDA178-119(OA)	4323 Aztec Drive REQUEST: Application of Harold Lewis for a variance to the front yard setback regulations	2
BDA178-126(OA)	5746 Velasco Avenue REQUEST: Application of Andrew Williams for a special exception to the visual obstruction regulations	3

REGULAR CASES

BDA178-128(OA)	13315 Garden Grove Drive REQUEST: Application of Jorge Hernandez for a variance to the front yard setback regulations	4
BDA178-140(OA)	7301 Oakmore Drive REQUEST: Application of Monica Torrez for a variance to the front yard setback regulations	5

EXECUTIVE SESSION NOTICE

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

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

FILE NUMBER: BDA178-091OA)

BUILDING OFFICIAL'S REPORT: Application of Christi Guess for a special exception to the visual obstruction regulations at 714 Monte Vista Drive. This property is more fully described as Lot 1, Block 9/2217, and is zoned CD 6, which requires a 20 foot visibility triangle at driveway approaches. 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: 714 Monte Vista Drive

APPLICANT: Christi Guess

REQUEST:

A request for special exception to the visual obstruction regulations is made to maintain portions of a 6' high solid wood fence with a 6' high swing wood gate in the 20' visibility triangle on the southwest side of the driveway into the site from Lindsley Avenue on a site developed with a single-family home.

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 and elevation is required.

Rationale:

- The Sustainable Development Department Senior Engineer has no objections to the request.
- Staff concluded that request for special exception to the visual obstruction regulations should be granted (with the suggested conditions imposed) because the items to be located in the visibility triangle do 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, south, and west are to be 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.

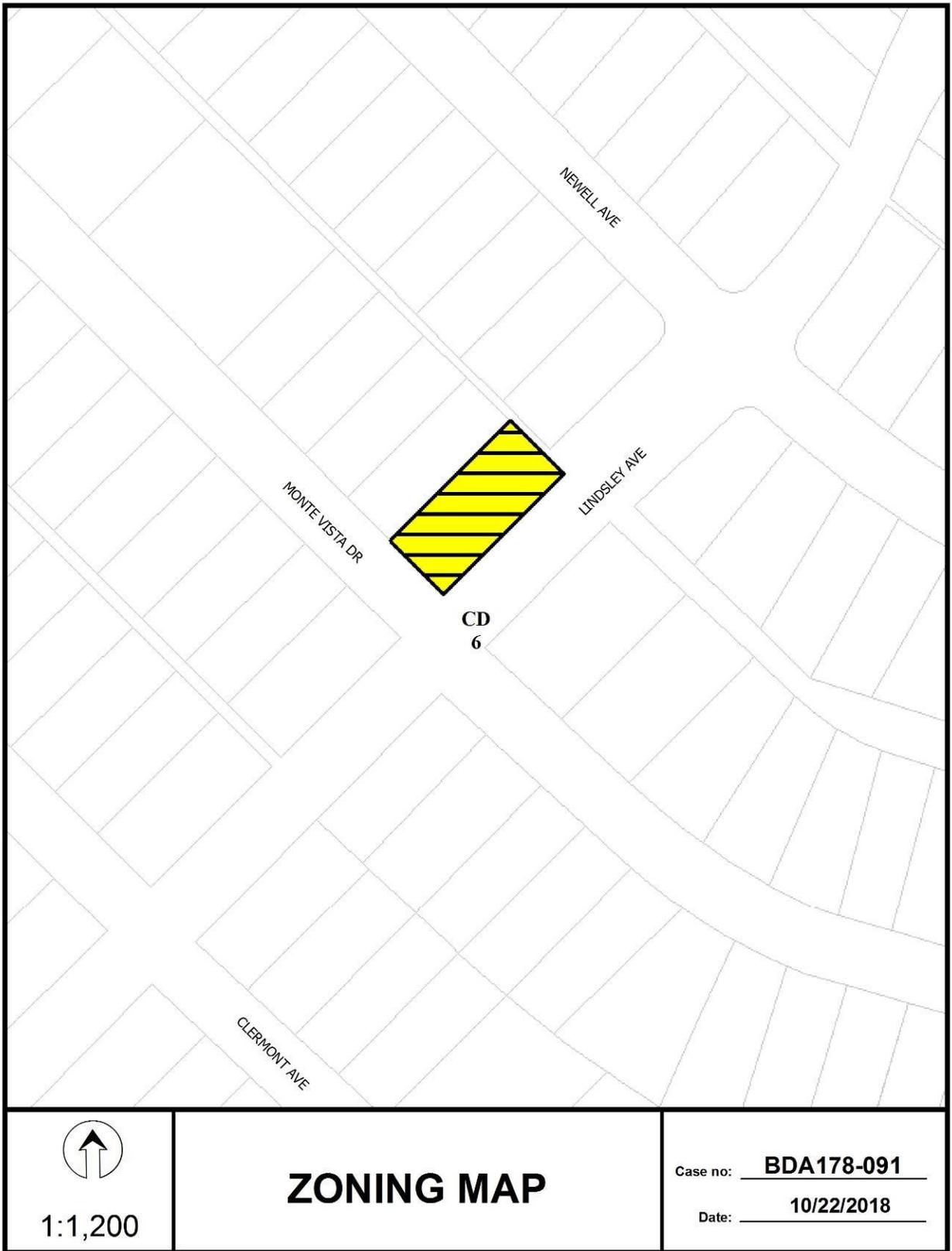
GENERAL FACTS/STAFF ANALYSIS:

- This request for special exception to the visual obstruction regulations focuses on maintaining portions of a 6’ high solid wood fence with a 6’ high swing wood gate in the 20’ visibility triangle on the southwest side of the driveway into the site from Lindsley Avenue on a site developed with a single-family home.
- 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 Conservation District 6 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 and elevation have been submitted indicating portions of a 6’ high solid wood fence with a 6’ high swing wood gate in the 20’ visibility triangle on the southwest side of the driveway into the site from Lindsley Avenue.
- 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 the request for special exception, to the visual obstruction regulations, to maintain portions of a 6’ high solid wood fence with a 6’ high swing wood gate in the 20’ visibility triangle on the southwest side of the driveway into the site from Lindsley Avenue do not constitute a traffic hazard.

- Granting this request with a condition imposed that the applicant complies with the submitted site plan and elevation would limit the items to be maintained in the southwest side of the 20' drive approach visibility triangle into the site from Lindsley Avenue to that what is shown on these documents – portions of a 6' high solid wood fence and a 6' high wood swing gate.

Timeline:

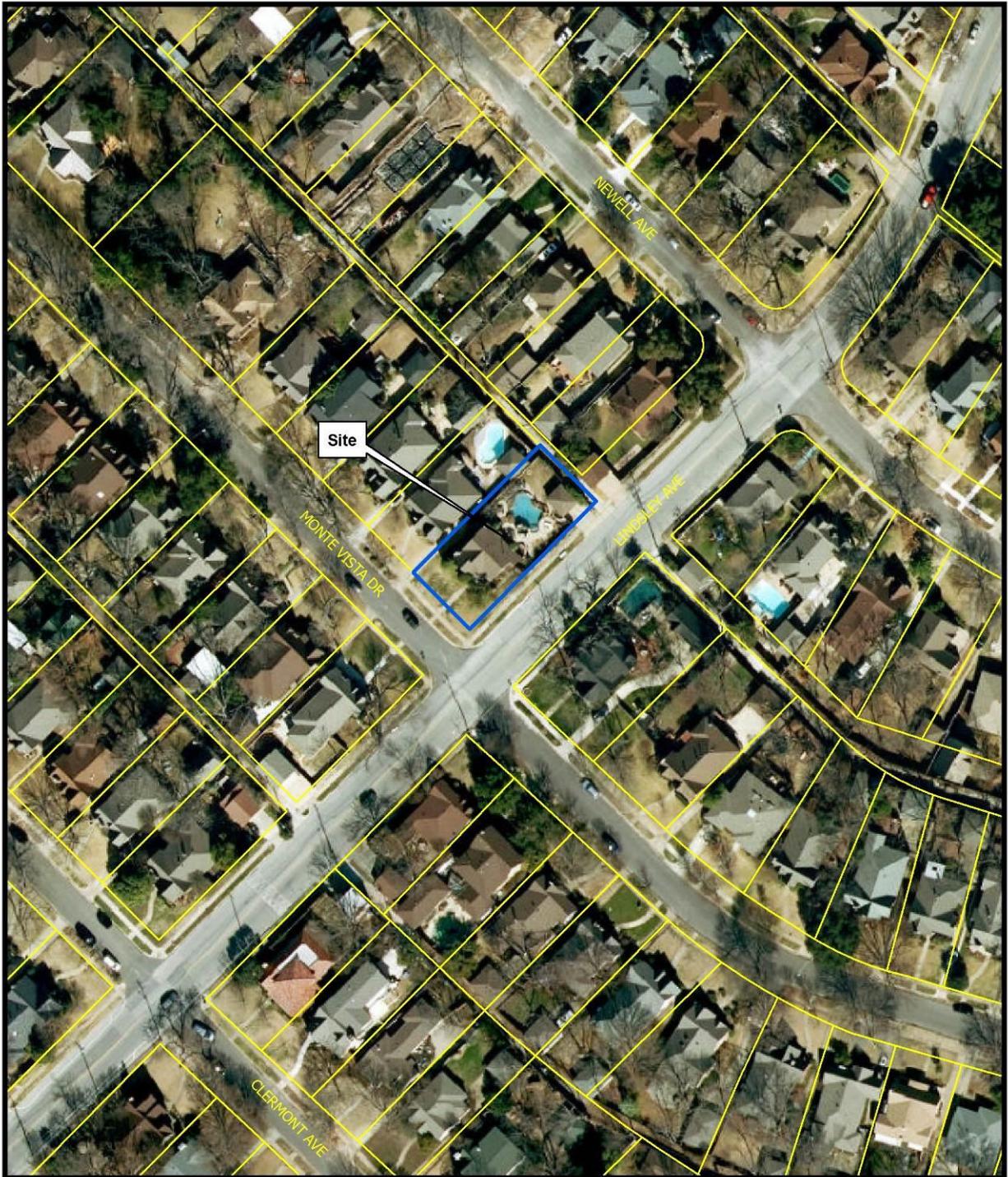
- April 12, 2018: The applicant submitted an “Application/Appeal to the Board of Adjustment” and related documents which have been included as part of this case report.
- October 8, 2018: The Board of Adjustment Secretary randomly assigned this case to the Board of Adjustment Panel A.
- October 10, 2017: The Sustainable Development and Construction Department Senior Planner emailed the applicant/owner the following information:
- an attachment that provided the public hearing date and panel that will consider the application; the October 24th deadline to submit additional evidence for staff to factor into their analysis; and the November 2nd deadline to submit additional evidence to be incorporated into the Board’s docket materials;
 - the criteria/standards that the board will use in their decision to approve or deny the requests; and
 - The Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.
- October 30, 2018: The Board of Adjustment staff review team meeting was held regarding this request and the others scheduled for the October public hearings. Review team members in attendance included: the Sustainable Development and Construction Assistant Director, the Building Official, the Board of Adjustment Chief Planner/Board Administrator, the Building Inspection Senior Plans Examiner/Development Code Specialist, the Sustainable Development and Construction Senior Engineer, the Sustainable Development and Construction Department Board of Adjustment Senior Planner, and the Assistant City Attorney to the Board.
- October 30, 2018: The Sustainable Development Department Senior Engineer has submitted a review comment sheet marked “Has no objections”.




1:1,200

ZONING MAP

Case no: BDA178-091
Date: 10/22/2018



1:1,200

AERIAL MAP

Case no: BDA178-091

Date: 10/22/2018



APPLICATION/APPEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 178-091

Data Relative to Subject Property:

Date: 4/12/18
Location address: 714 Monte Vista Drive Dallas TX 75223 Zoning District: 7500S CD6
Lot No.: 1 Block No.: 9/2217 Acreage: 8457 SF / .194 Census Tract: 2217 12.02
Street Frontage (in Feet): 1) 60' 2) 143' depth 3) _____ 4) _____ 5) _____

To the Honorable Board of Adjustment :

Owner of Property (per Warranty Deed): Christi L. Guess and Kathleen A. Benanti

Applicant: Christi Guess Telephone: 214-766-5523

Mailing Address: 714 Monte Vista Drive Dallas, TX Zip Code: 75223

E-mail Address: christi.guess@vizzentino.com

Represented by: _____ Telephone: _____

Mailing Address: _____ Zip Code: _____

E-mail Address: _____

Affirm that an appeal has been made for a Variance , or Special Exception , of the 20' visibility triangle rule for fences adjacent to driveways and alley ways.

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

The 20' visibility triangle would prevent me having a back gate to access my yard and would also encroach on hardscape retaining wall and sidewalk leading to the gate. I am asking for a minor variance to one leg of the visibility triangle to be 18' versus 20'. This would preserve gate and hardscape while allowing safe visibility as well.

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.

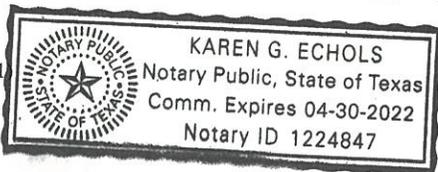
Affidavit

Before me the undersigned on this day personally appeared CHRISTI GUESS
(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 7th day of May, 2018



[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 CHRISTI GUESS

did submit a request for a special exception to the visibility obstruction regulations
at 714 Monte Vista Drive

BDA178-091. Application of CHRISTI GUESS for a special exception to the visibility obstruction regulations at 714 MONTE VISTA DR. This property is more fully described as Lot 1, Block 9/2217, and is zoned CD-6, which requires a 20 foot visibility triangle at driveway approaches. The applicant proposes to construct a single family residential fence structure in a required visibility obstruction triangle, which will require a special exception to the visibility obstruction regulation.

Sincerely,

Philip Sikes
Philip Sikes, Building Official



* REDUCED

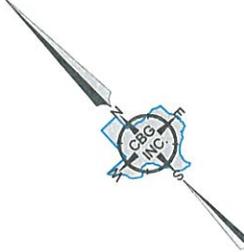
Red = Required 20'

Blue = Proposed 18'

- 1/2" PIPE FOUND
- "X" FOUND/SET
- PK NAIL FOUND
- FENCE POST FOR CORNER
- CM CONTROLLING MONUMENT
- AC AIR CONDITIONER
- PE POOL EQUIPMENT
- TE TRANSFORMER PAD
- BRICK COLUMN
- POWER POLE
- UNDERGROUND ELECTRIC
- OVERHEAD ELECTRIC
- OHP OVERHEAD ELECTRIC POWER
- OES OVERHEAD ELECTRIC SERVICE
- CHAIN LINK
- WOOD FENCE 0.5' WIDE TYPICAL
- IRON FENCE
- BARBED WIRE
- EDGE OF ASPHALT
- EDGE OF GRAVEL
- CONCRETE
- COVERED AREA



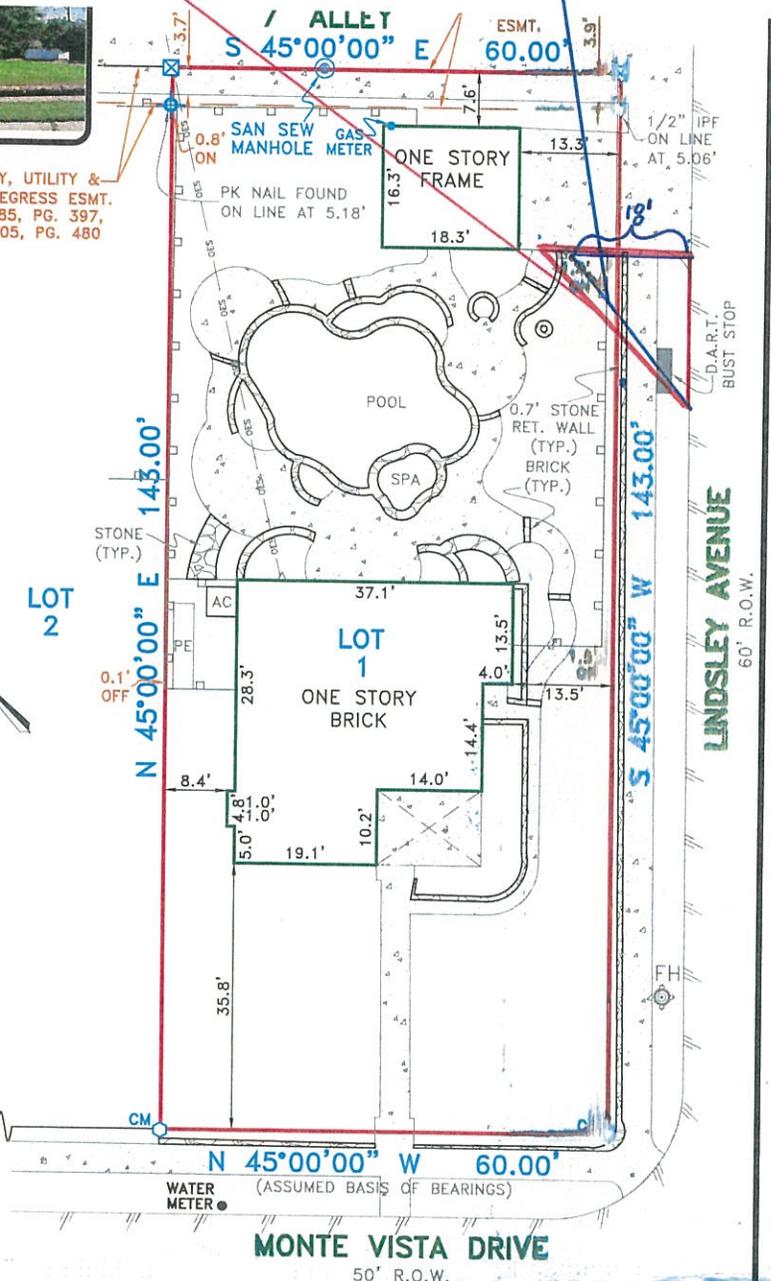
5' ALLEY, UTILITY & INGRESS/EGRESS ESMT. VOL. 1185, PG. 397, VOL. 1305, PG. 480



LOT 2

SCALE 1" to 20'

150.00'

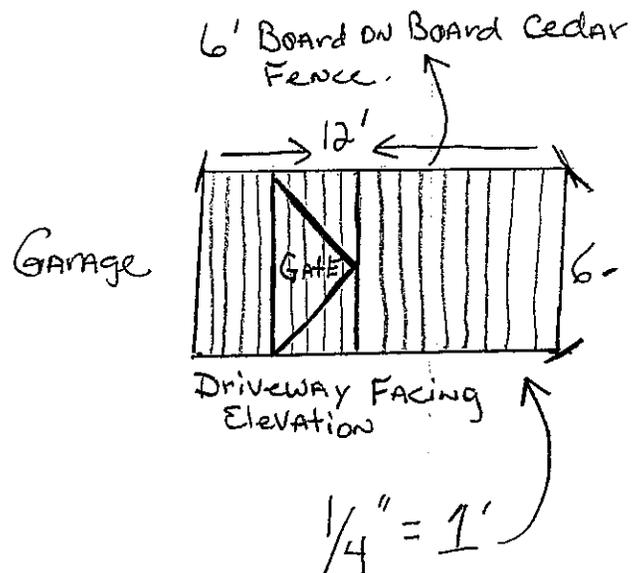
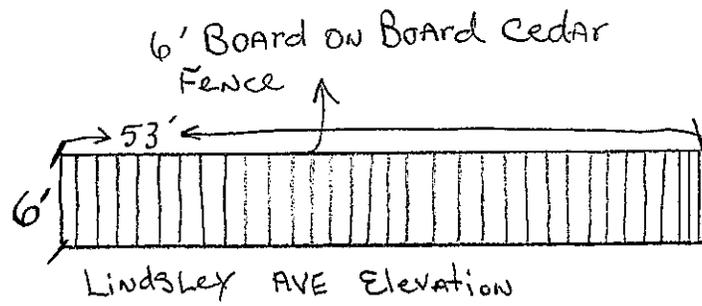


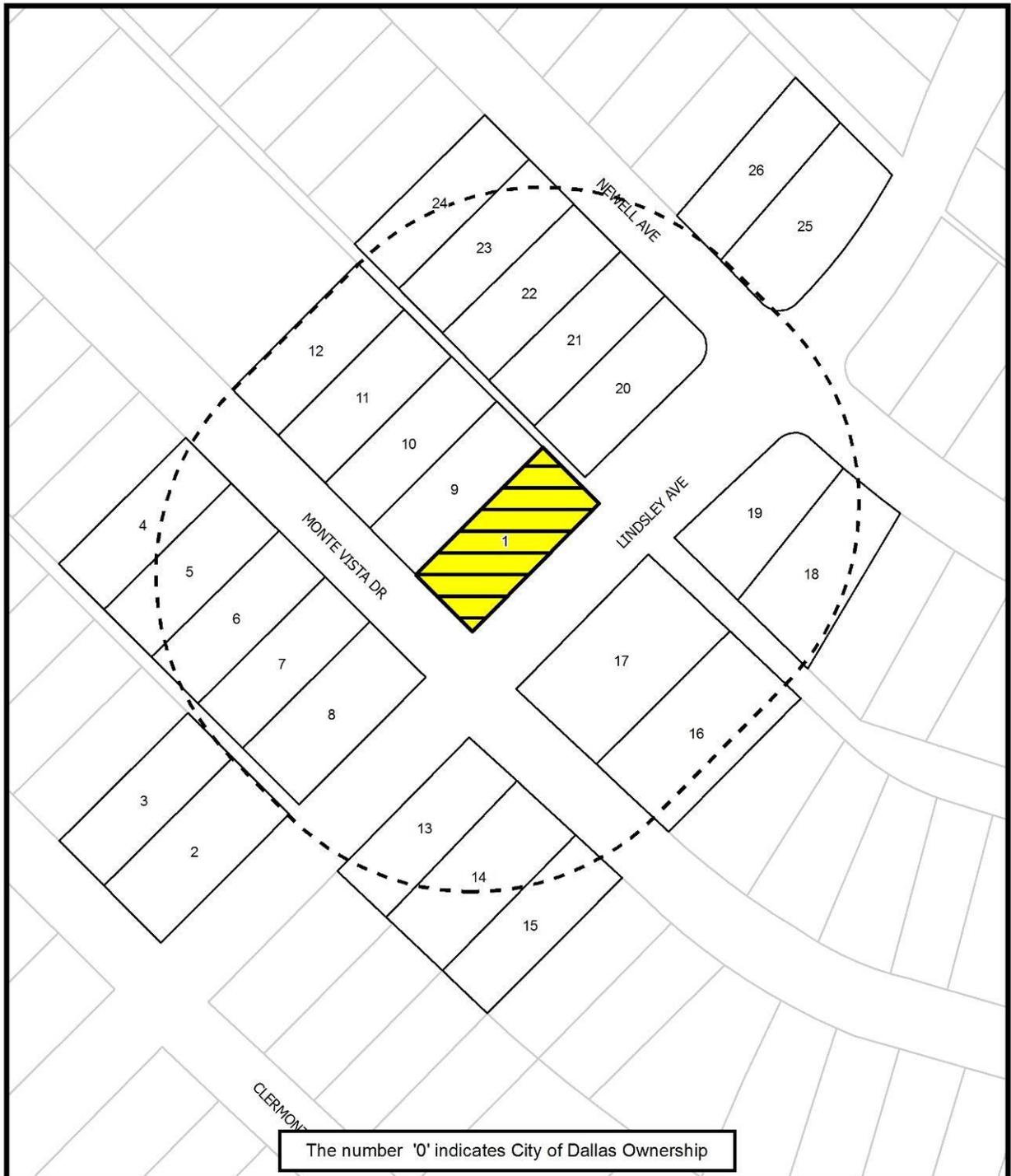
EXCEPTIONS:

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS

NOTES:

NOTE: BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.
 FLOOD NOTE: According to the F.I.R.M. No. 48113C0365K, this property does lie in Zone X and does not lie within the 100 year flood zone.





 1:1,200	<h2>NOTIFICATION</h2> <table border="1"> <tr> <td style="padding: 2px;">200'</td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="padding: 2px;">26</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	200'	AREA OF NOTIFICATION	26	NUMBER OF PROPERTY OWNERS NOTIFIED	Case no: BDA178-091 Date: 10/22/2018
200'	AREA OF NOTIFICATION					
26	NUMBER OF PROPERTY OWNERS NOTIFIED					

Notification List of Property Owners

BDA178-091

26 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	714 MONTE VISTA DR	GUESS CHRISTI L &
2	714 CLERMONT AVE	QUICKSALL ANDREW N & AMANDA J
3	710 CLERMONT AVE	SZCZACHOR MICHAEL &
4	627 MONTE VISTA DR	PASQUALINI JULEANN
5	703 MONTE VISTA DR	MARTIN KRISTIN A
6	707 MONTE VISTA DR	CHILDS JESSICA JOHNS & MARK
7	711 MONTE VISTA DR	MCEACHERN FRANK &
8	715 MONTE VISTA DR	PEGGS STEVE ROBERT &
9	710 MONTE VISTA DR	HARWOOD EMILY WHORTON
10	706 MONTE VISTA DR	GIBSON BONNI K
11	702 MONTE VISTA DR	ORTIZ BELYNDA
12	626 MONTE VISTA DR	LYKE JOANNE B
13	803 MONTE VISTA DR	HOPKINS TIM T & GAYLE A
14	805 MONTE VISTA DR	LINDEN RICHARD M
15	811 MONTE VISTA DR	SIMMONS AGNES CARROLL
16	810 MONTE VISTA DR	ROSSI JASON C III &
17	802 MONTE VISTA DR	SARPONG BENJAMIN &
18	805 NEWELL AVE	MORRIS RHONDA P
19	803 NEWELL AVE	RAUGHTON TYLER EVERETT &
20	725 NEWELL AVE	CHENG CHIH HSIUNG
21	723 NEWELL AVE	LYNCH MICHAEL F
22	719 NEWELL AVE	SPENCE DAVID L &
23	715 NEWELL AVE	COLMENERO DAVID
24	711 NEWELL AVE	LOMAT INVESTMENTS INC
25	726 NEWELL AVE	GARVIN DANIEL MATTHEW &
26	722 NEWELL AVE	EISENSTEIN GWEN M

FILE NUMBER: BDA178-119(OA)

BUILDING OFFICIAL'S REPORT: Application of Harold Lewis for a variance to the front yard setback regulations at 4323 Aztec Drive. This property is more fully described as Lot 8, Block 1/6083, and is zoned R 7.5(A), which requires a front yard setback of 25 feet. The applicant proposes to construct and maintain a structure and provide a 5 foot front yard setback, which will require a 20 foot variance to the front yard setback regulations.

LOCATION: 4323 Aztec Drive

APPLICANT: Harold Lewis

REQUEST:

A request for a variance to the front yard setback regulations of 20' is made to construct and maintain a one-story single family home structure with a total "slab area" of approximately 2,400 square feet or with a total "home size" of approximately 1,900 square feet, part of which is to be located 5' from one of the site's two front property lines (Moffatt Avenue) or 20' into this 25' front yard setback on a site that is undeveloped.

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 two, 25' front yard setbacks when most lots in this zoning district have one 25' front yard setback. The 50' wide subject site has 20' of developable width available once a 25' front yard setback is accounted for on the southwest and a 5' side yard setback is accounted for on the northwest. If the lot were more typical to others in the zoning district with only one front yard setback, the 50' wide site would have 40' of developable width.
- Staff concluded that the applicant has shown by submitting a document indicating among other things that the total home size of the proposed home on the subject site at approximately 1,900 square feet is commensurate to 3 other homes in the same R-7.5 (A) zoning district that have an average home size of approximately 1,700 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 undeveloped. The areas to the north, south, west, and east 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:

- This request for variance to the front yard setback requirement of 20' focuses on constructing and maintaining a one-story single family home structure with a total "slab area" of approximately 2,400 square feet or with a total "home size" of approximately 1,900 square feet, part of which is to be located 5' from one of the site's two front property lines (Moffatt Avenue) or 20' into this 25' front yard setback on a site that is undeveloped.
- The property is located in an R-7.5 (A) zoning district which requires a minimum front yard setback of 25 feet.

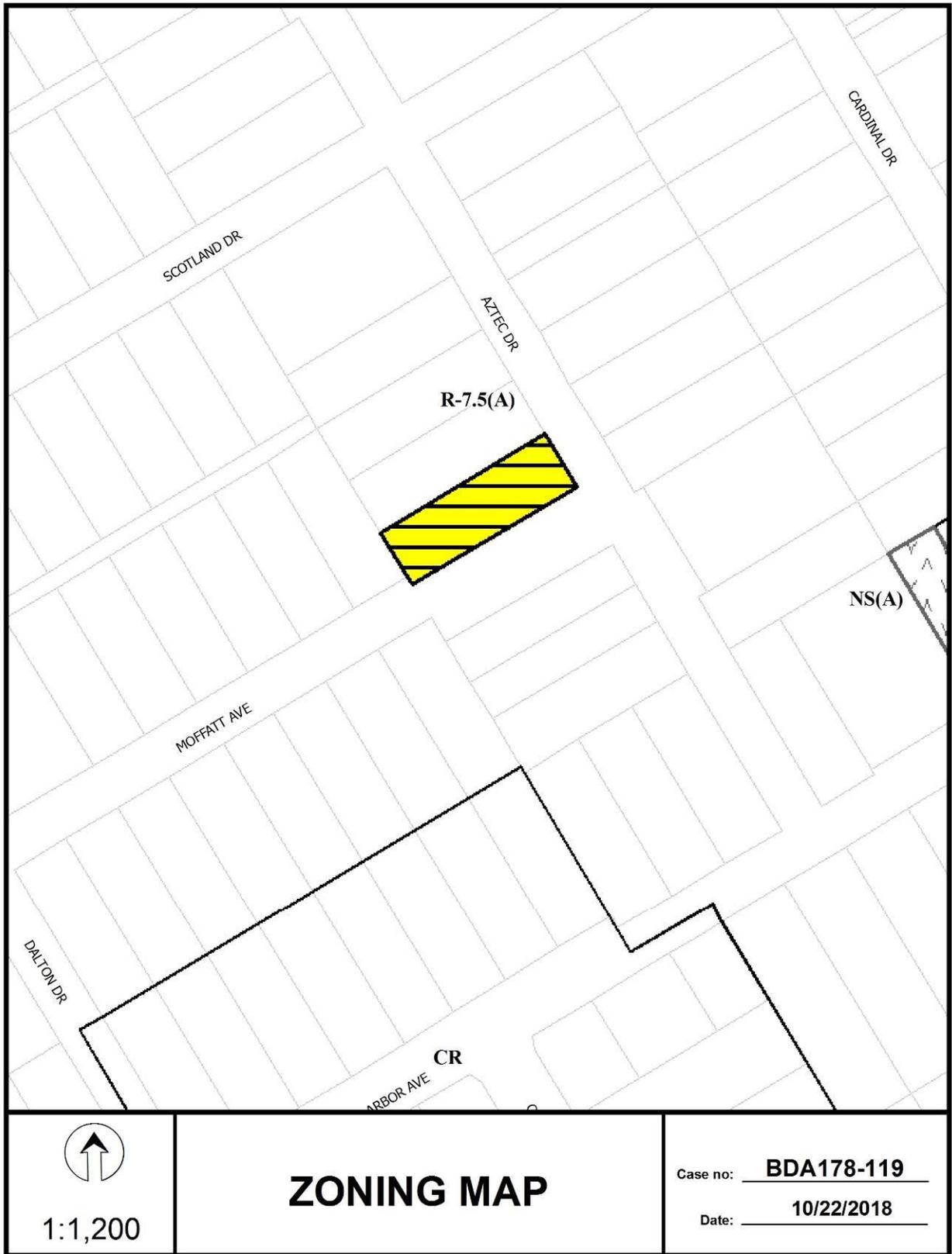
- The subject site is located at the northwest corner of Aztec Drive and Moffatt Avenue. Regardless of how the structure is proposed to be oriented to front Aztec Drive, the subject site has a 25' front yard setback along both street frontages. The site has a 25' front yard setback along Aztec Drive, the shorter of the two frontages, which is always deemed the front yard setback on a corner lot in this zoning district. The site also has a 25' front yard setback along Moffatt Avenue, the longer of the two frontages of this corner lot, which is typically regarded as a side yard where a 5' side yard setback is required. However, the site's Moffatt Avenue frontage that would function as a side yard on the property is treated as a front yard setback nonetheless, to maintain the continuity of the established front yard setback established by the lots to the west that front/are oriented southeast towards Moffatt Avenue.
- The submitted site plan indicates the proposed structure is located 5' from the Moffatt Avenue's front property line or 20' into this 25' front yard setback.
- According to DCAD records, there are "no main improvement" or "no additional improvements" for property addressed at 4323 Aztec Drive.
- The subject site is flat, rectangular in shape (approximately 150' x 50'), and according to the submitted application is 0.175 acres (or approximately 7,600 square feet) in area. The site is zoned R-7.5 (A) where lots are typically 7,500 square feet in area.
- Most lots in the R-7.5 (A) zoning district have one 25' front yard setback, two 5' side yard setbacks, and one 5' rear yard setback; this site has two 55' front yard setbacks and two 5' side yard setbacks.
- The submitted site plan represents that approximately 1/2 of the structure is located in the 55' Moffatt Avenue front yard setback.
- The 50' wide subject site has 20' of developable width available once a 25' front yard setback is accounted for on the southeast and a 5' side yard setback is accounted for on the northwest. If the lot were more typical to others in the zoning district with only one front yard setback, the 50' wide site would have 40' of developable width.
- No variance would be necessary if the Moffatt Avenue frontage were a side yard since the site plan represents that the proposed home is 5' from the Moffatt Avenue property line and the side yard setback for properties zoned R-7.5 (A) is 5'.
- The applicant has submitted a document indicating among other things that the total home size of the proposed home on the subject site is approximately 1,900 square feet, and the average of 3 other properties in the same zoning is approximately 1,700 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 single-family structure in the front yard setback would be limited to what is shown on this document– which in this case is a structure that would be located 5’ from the site’s Moffatt Avenue front property line (or 20’ into this 25’ front yard setback).

Timeline:

- August 15, 2018: The applicant submitted an “Application/Appeal to the Board of Adjustment” and related documents which have been included as part of this case report.
- October 8, 2018: The Board of Adjustment Secretary randomly assigned this case to the Board of Adjustment Panel A.
- October 10, 2018: The Sustainable Development and Construction Department Senior Planner emailed the applicant’s representative the following information:
- an attachment that provided the public hearing date and panel that will consider the application; the October 24th deadline to submit additional evidence for staff to factor into their analysis; and the November 2nd deadline to submit additional evidence to be incorporated into the Board’s docket materials;
 - the criteria/standard that the board will use in their decision to approve or deny the request; and
 - the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.
- October 24, 2018: The applicant submitted additional information to staff beyond what was submitted with the original application (see Attachment A).
- October 30, 2018: The Board of Adjustment staff review team meeting was held regarding this request and the others scheduled for the October public hearings. Review team members in attendance included: the Sustainable Development and Construction Assistant Director, the Building Official, the Board of Adjustment Chief Planner/Board Administrator, the Building Inspection Senior Plans Examiner/Development Code Specialist, the Sustainable Development and Construction Senior Engineer, the Sustainable Development and Construction Department Board of Adjustment Senior Planner, and the Assistant City Attorney to the Board.

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





1:1,200

AERIAL MAP

Case no: BDA178-119

Date: 10/22/2018

BDA178-119
ATTACH A

October 24, 2018

Board of Adjustments

Re: Lot Verience

Dear Board Members,

My name is Harold Lewis and I am submitting this letter in regards to an easement veriance requested at 4323 Aztec Dr. Dallas, Tx. Upon Completing a lengthy research of the area i found that I plan to build is comparable to the homes is the immediate area. Most of the lots in that area is 50'x 150' which is the standard size lot to accomodate between 1,300 to 2,000 square feet house. The lot at 4323 Aztec Dr. has diffirent easements because it's a cornor lot where a single family home was before Maffatt St. was extended to connect to Aztec Dr. Therefore, I am asking that a 20 foot veriance is granted to build a structure that's comparable to the houses in the area. I have a short list of square footage of homes and the lot that they were built on to show the compatibility.

1)4216 Aztec. Dr. house 1,400 sq. ft. lot 50 ft. x 150 ft., total sq. ft. 7,340 sq. ft.

2) 4306 Aztec Dr. house 2,000 sq. ft. lot 50 ft. x 150 ft. total sq. ft. 7,500

3) 4208 Aztec Dr. house 1,550 sq. ft. lot 40x150 total sq. ft. 5,963

Respectfully Submitted,

Harold Lewis



City of Dallas

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 178-119

Date: 8/15/18

Data Relative to Subject Property:

Location address: 4323 AZTEC DR

Zoning District: R 7-5(A)

Lot No.: 8 Block No.: 1/6083 Acreage: 0.175

Census Tract: 87.03

Street Frontage (in Feet): 1) 50 2) 150 3) _____ 4) _____ 5) _____

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): HAROLD LEWIS

Applicant: HAROLD LEWIS Telephone: _____

Mailing Address: 1512 Rocky Creek Cir Zip Code: 75104

E-mail Address: haroldlewis@hjbuilder.com

Represented by: _____ Telephone: _____

Mailing Address: _____ Zip Code: _____

E-mail Address: _____

Affirm that an appeal has been made for a Variance , or Special Exception _____, of 20' TO THE REQUIRED 25' FRONT YARD SETBACK AND PROVIDE 5' 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:

WITH 25' ALONG BOTH AZTEC DR & MOTHER ST. WILL NOT GIVE ME ENOUGH FOOTING TO BUILD ANY STRUCTURE. IN ORDER TO GET THE SOURCE FOOTING TO BUILD ON THAT LOT THE 25' EASEMENT WILL HAVE TO BE REDUCED TO 5'. THIS REDUCTION IN EASEMENT ALONG MOTHER ST. WILL PROVIDE ENOUGH SOURCE FOOTING TO BUILD ON.

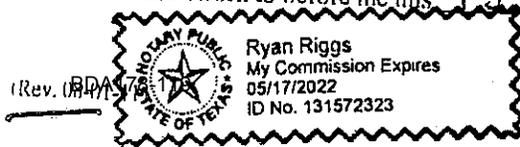
Note to Applicant: If the appeal requested in this application is granted by the Board of Adjustment, a permit must be applied for within 180 day of the date of the final action of the Board, unless the Board specifically grants a longer period.

Affidavit

Before me the undersigned on this day personally appeared H. LEWIS (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 15th day of August, 2018



Ryan Riggs
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

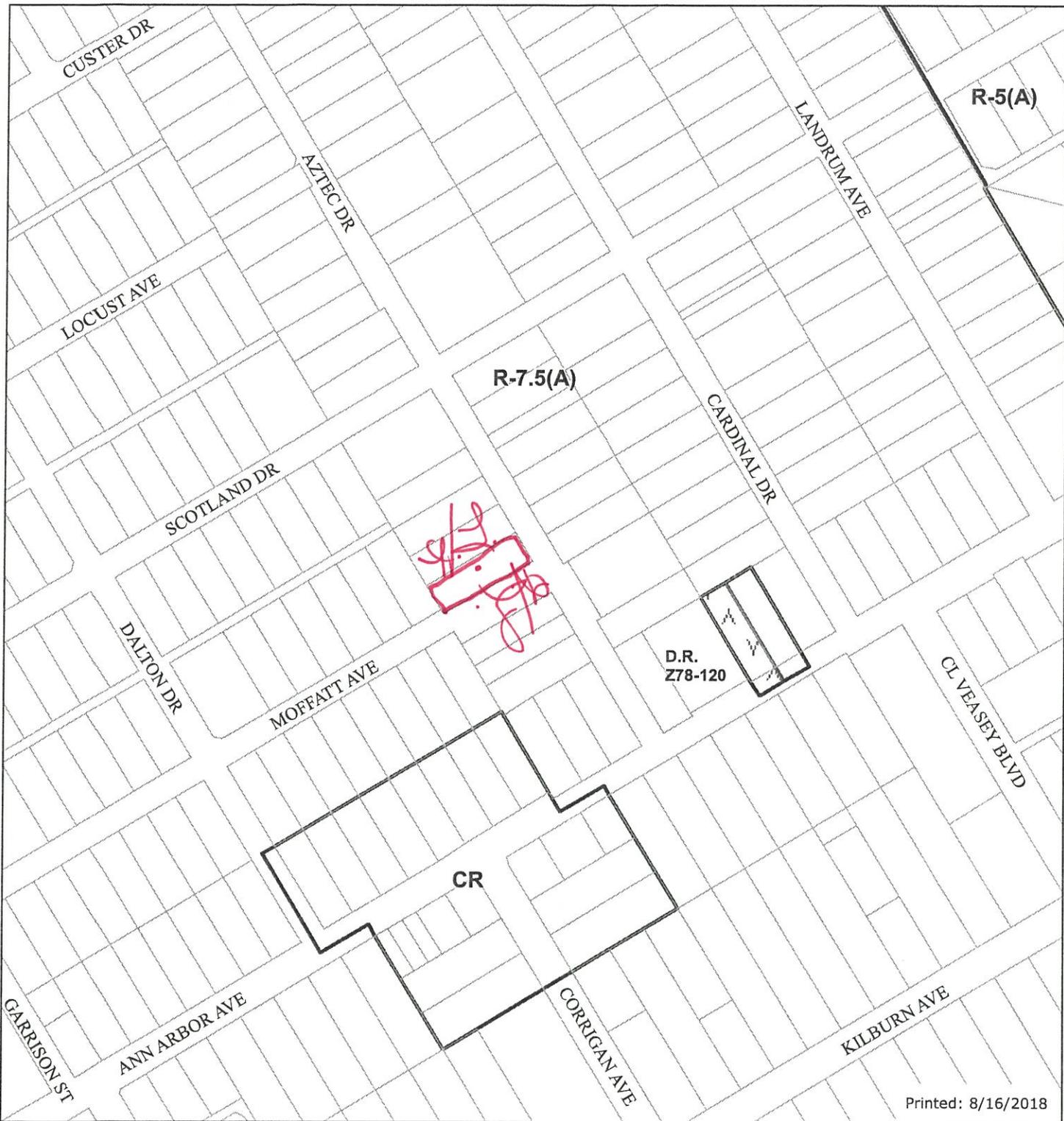
I hereby certify that HAROLD LEWIS

did submit a request for a variance to the front yard setback regulations
at 4323 Aztec Drive

BDA178-119. Application of HAROLD LEWIS for a variance to the front yard setback regulations at 4323 Aztec Dr. This property is more fully described as Lot 8, Block 1/6083, and is zoned R 7.5(A), which requires a front yard setback of 25 feet. The applicant proposes to construct a single family residential structure and provide a 5 foot front yard setback, which will require a 20 foot variance to the front yard setback regulations.

Sincerely,

Philip Sikes
Philip Sikes, Building Official



Printed: 8/16/2018

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)

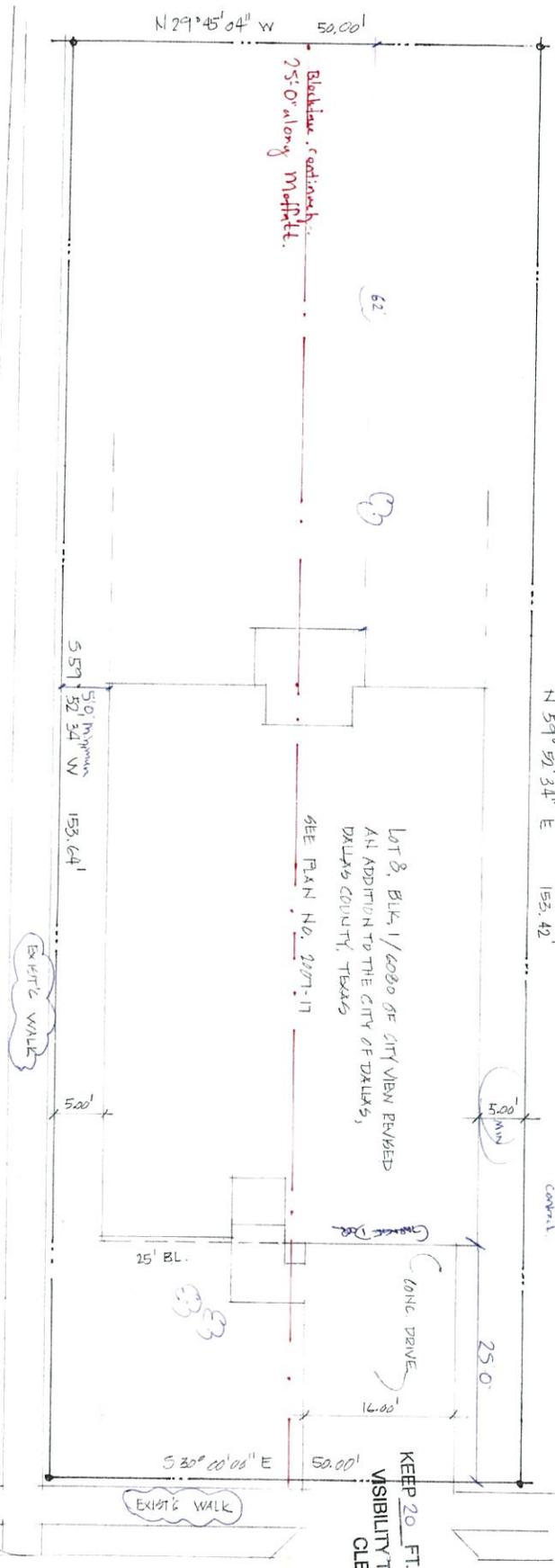




R75(A)
 F 25
 S.S. / 25' @ 100' ft
 R.S.
 lot size 45%
 P1
 1130 max

WIDEFACTT AVE.

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



Blockline: 'ordinance' 25'-0" along Moffatt.

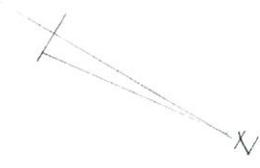
LOT 8, BLK. 1 / 6080 OF CITY VIEW EMBLED AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS SEE PLAN NO. 2007-11

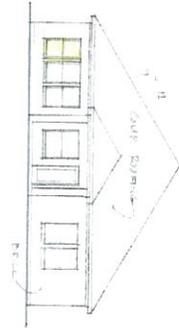
KEEP 20 FT. X 20 FT. VISIBILITY TRIANGLES CLEAR

KEEP 20 FT. X 45 FT. VISIBILITY TRIANGLES CLEAR

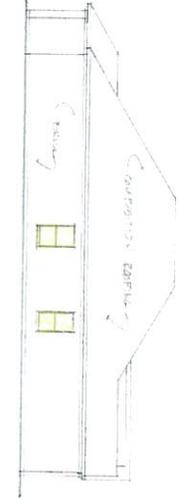
4323 AZTEC

2-1





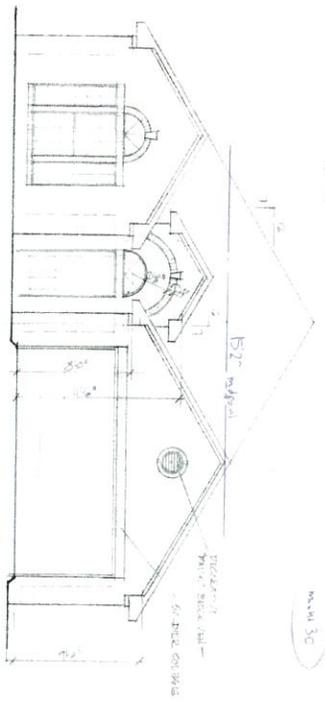
Front Elevation
Scale 1/8" = 1'-0"



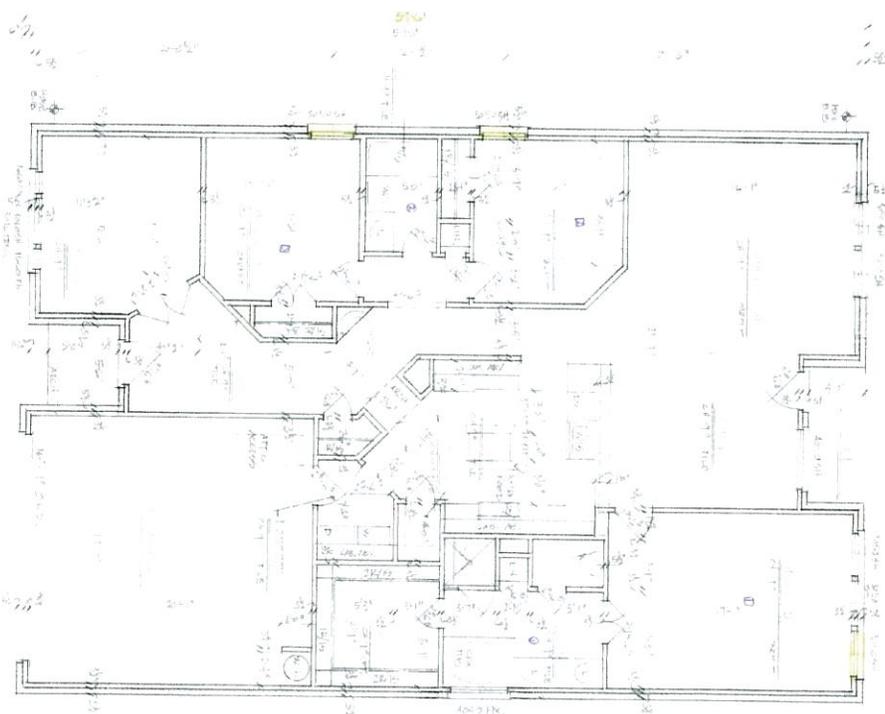
Side Elevation
Scale 1/8" = 1'-0"



Rear Elevation
Scale 1/8" = 1'-0"



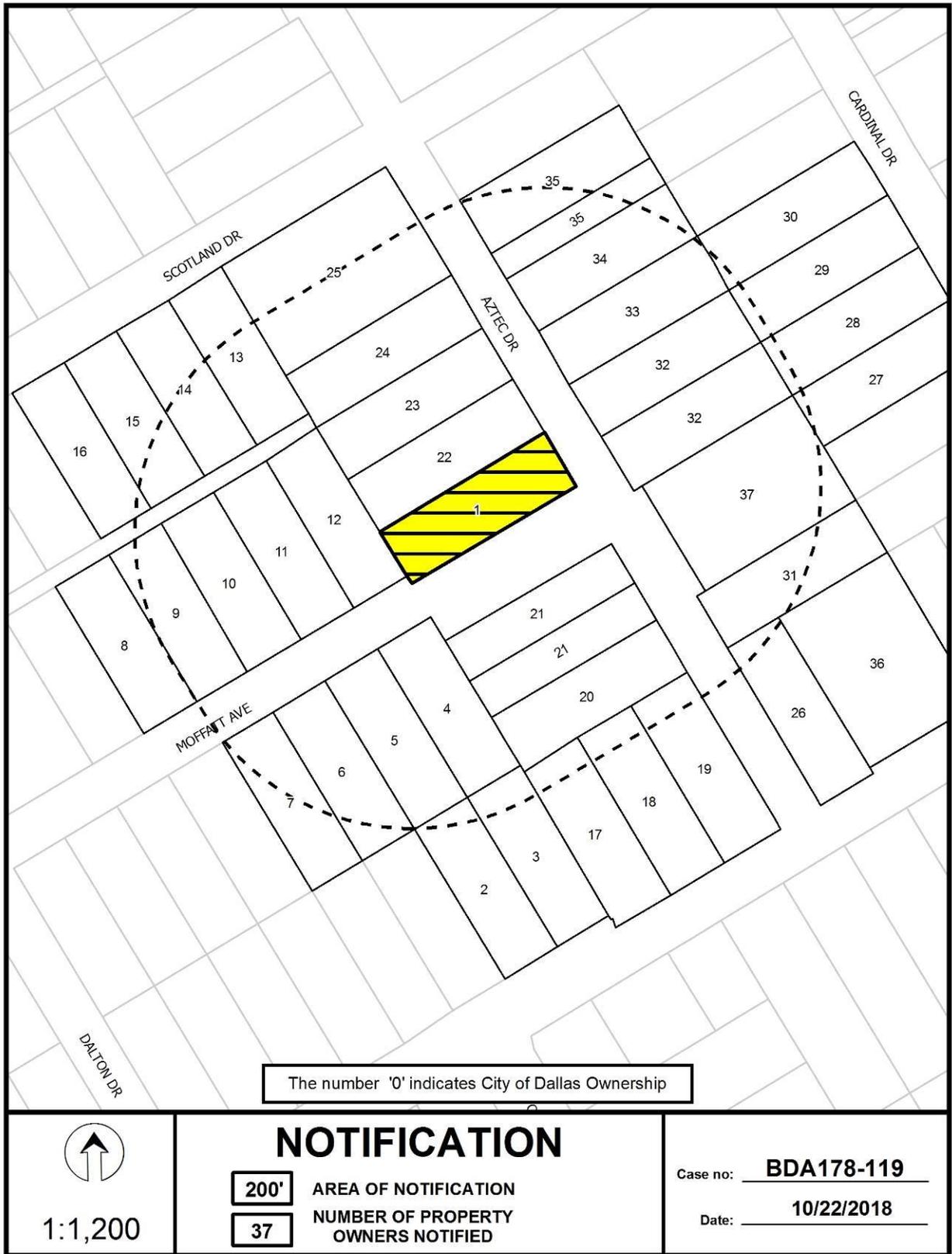
Front Elevation
Scale 1/8" = 1'-0"



Notes:
1. All dimensions are in feet and inches.
2. See notes on other sheets for details.
3. Foundation to be as shown on site plan.

PERMITS	
ALCOHOL PERMITS	1500
CANNABIS	400
CONCRETE PERMITS	1000
TOTAL PERMITS	2900

45.6 x 40.0 = 2620
 1.6 x 5.6 = 9.0
 1.8 x 4.6 = 8.3
 2451



Notification List of Property Owners

BDA178-119

37 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4323 AZTEC DR	LEWIS HAROLD
2	2501 E ANN ARBOR AVE	TAULTON LESTER
3	2507 E ANN ARBOR AVE	BRITTON DEON
4	2430 MOFFATT AVE	DAVIS SHAQUITA
5	2426 MOFFATT AVE	HILL AMANDA
6	2422 MOFFATT AVE	RAINEY JAMES
7	2418 MOFFATT AVE	BROWN LAKEYSHIA
8	2415 MOFFATT AVE	RONIN HOME BUILDER LLC
9	2419 MOFFATT AVE	JOHNSON MARSHA
10	2423 MOFFATT AVE	HADNOT THERWANDA
11	2427 MOFFATT AVE	HOUSTON CRYSTAL G
12	2431 MOFFATT AVE	VAZQUEZ MANUEL &
13	2430 SCOTLAND DR	BROWN LESTER
14	2426 SCOTLAND DR	METROPLEX AFFORDABLE HOUSING LLC
15	2422 SCOTLAND DR	SPELLS CAROLYN E
16	2418 SCOTLAND DR	APARICIO MISAEL
17	2511 E ANN ARBOR AVE	BRITTON DEON
18	2515 E ANN ARBOR AVE	DOUGLAS ANGEL
19	2519 E ANN ARBOR AVE	TEJEDA EFRAIN DIAZ
20	4411 AZTEC DR	JONES MACK JR
21	4405 AZTEC DR	JONES MACK
22	4317 AZTEC DR	BELL ERMA
23	4315 AZTEC DR	COLE HILTON & DIANNE
24	4311 AZTEC DR	JDS Q SERVICES LLC
25	4303 AZTEC DR	SOUL WINNER FOR CHRIST
26	2527 E ANN ARBOR AVE	GLADEWATER ROAD MISSIONARY BAPTIST CHURCH

Label #	Address	Owner
27	4407 CARDINAL DR	COMMON GROUND COMMUNITY
28	4403 CARDINAL DR	CUNIGAN JONES NAQUITA
29	4321 CARDINAL DR	WILLIAMS TARAELLAN
30	4317 CARDINAL DR	MANNING BERTRIC L
31	4414 AZTEC DR	JAIMES CARRILLO MARIA CRYSTAL
32	4402 AZTEC DR	JONES MACK & ANNIE
33	4316 AZTEC DR	PARKER BELINDA
34	4312 AZTEC DR	GIRON GABRIEL & ADRIANA VEGA
35	4308 AZTEC DR	DALLAS AREA HABITAT FOR HUMANITY INC
36	2535 E ANN ARBOR AVE	GLADEWATER ROAD MISSIONARY BAPTIST
37	4410 AZTEC DR	JONES MACK JR & ANNIE M

FILE NUMBER: BDA178-126OA)

BUILDING OFFICIAL'S REPORT: Application of Andrew Williams for a special exception to the visual obstruction regulations at 5746 Velasco Avenue. This property is more fully described as Lot 12, Block 8/1888, and is zoned CD 12, which requires a 20 foot visibility triangle at driveway approaches. 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: 5746 Velasco Avenue

APPLICANT: Andrew Williams

REQUEST:

A request for special exception to the visual obstruction regulations is made to modify and maintain portions of an 8' high solid wood fence in the 20' visibility triangle on the north side of the driveway into the site from Matilda Avenue on a site developed with a single-family home.

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 and elevation is required.

Rationale:

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

BACKGROUND INFORMATION:

Zoning:

Site: CD 12 (Conservation District)
North: CD 12 (Conservation District)
South: CD 12 (Conservation District)
East: CD 12 (Conservation District)
West: CD 12 (Conservation District)

Land Use:

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

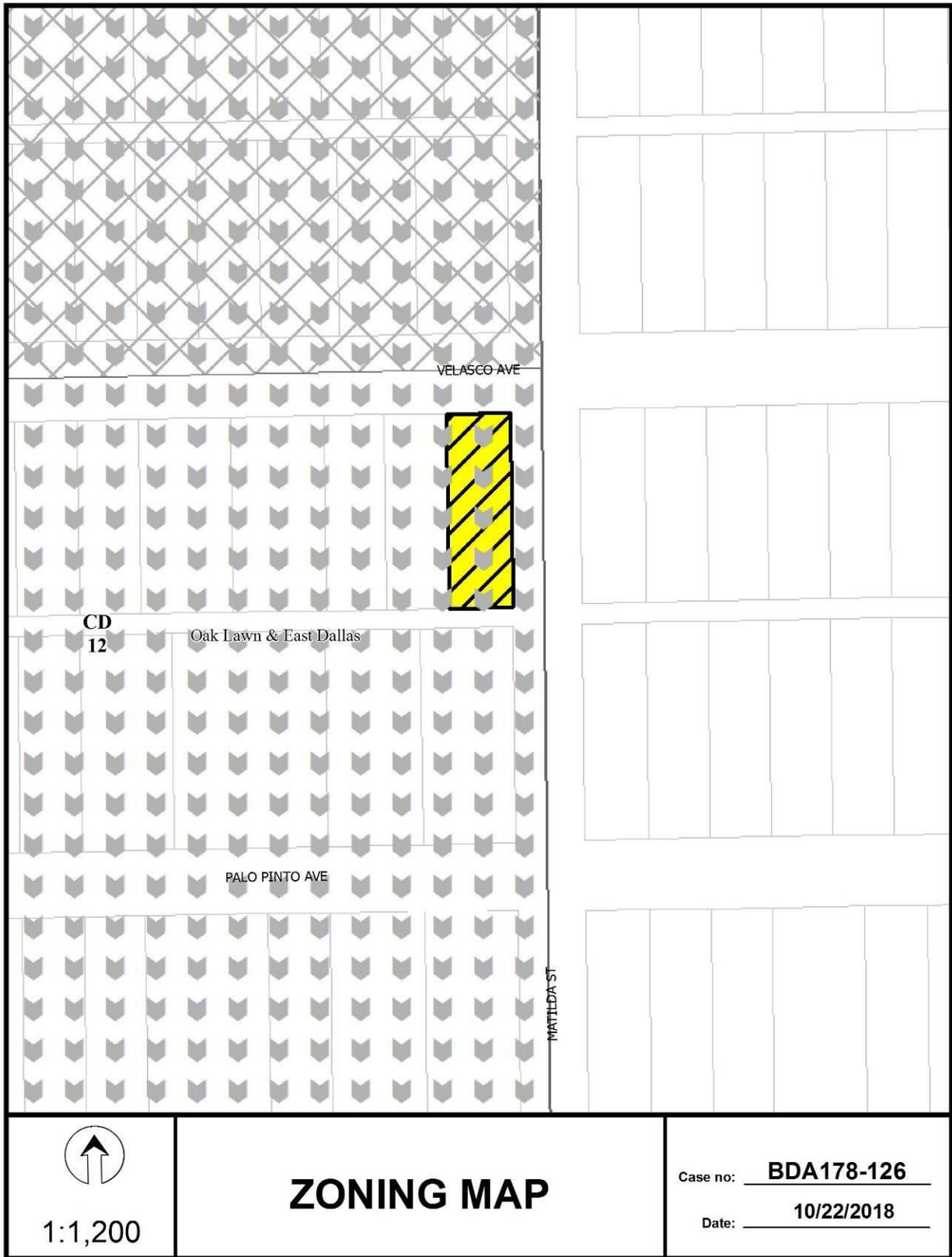
GENERAL FACTS/STAFF ANALYSIS:

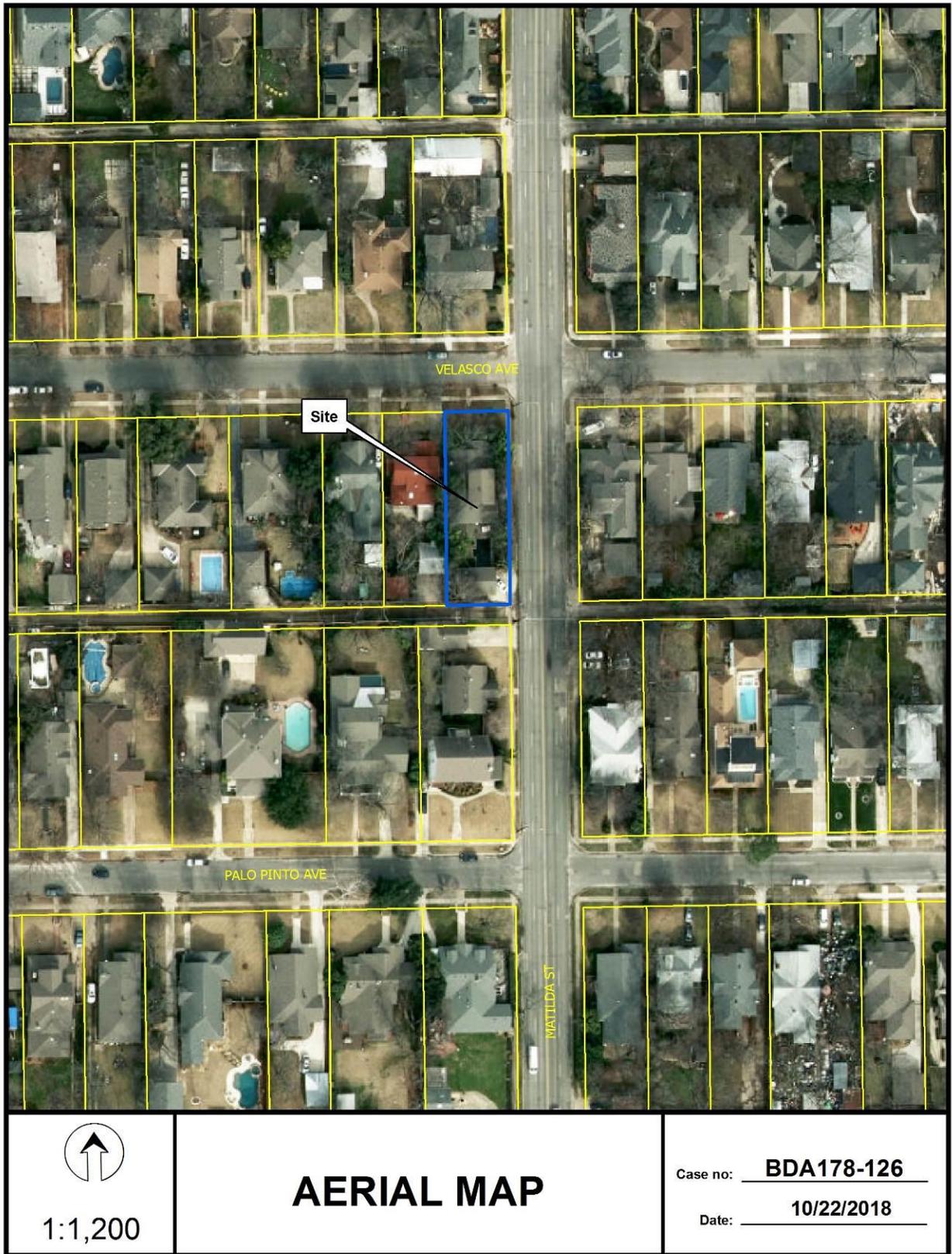
- This request for special exception to the visual obstruction regulations focuses on modifying and maintaining portions of an 8' high solid wood fence in the 20' visibility triangle on the north side of the driveway into the site from Matilda Avenue on a site developed with a single-family home.
- Section 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 Conservation District 12 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 and elevation have been submitted indicating portions of an 8' high solid wood fence in the 20' visibility triangle on the north side of the driveway into the site from Matilda Avenue.
- 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 the request for a special exception, to the visual obstruction regulations to modify and maintain portions of an 8' high solid wood fence in the 20' visibility triangle on the north side of the driveway into the site from Matilda Avenue do not constitute a traffic hazard.

- Granting this request with a condition imposed that the applicant complies with the submitted site plan and elevation would limit the items to be modified and maintained in the north side of the 20' drive approach visibility triangle into the site from Matilda Avenue to that what is shown on these documents.

Timeline:

- September 6, 2018: The applicant submitted an "Application/Appeal to the Board of Adjustment" and related documents which have been included as part of this case report.
- October 8, 2018: The Board of Adjustment Secretary randomly assigned this case to the Board of Adjustment Panel A.
- October 10, 2017: The Sustainable Development and Construction Department Senior Planner emailed the applicant/owner the following information:
- an attachment that provided the public hearing date and panel that will consider the application; the October 24th deadline to submit additional evidence for staff to factor into their analysis; and the November 2nd deadline to submit additional evidence to be incorporated into the Board's docket materials;
 - the criteria/standards that the board will use in their decision to approve or deny the requests; and
 - The Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.
- October 30, 2018: The Board of Adjustment staff review team meeting was held regarding this request and the others scheduled for the October public hearings. Review team members in attendance included: the Sustainable Development and Construction Assistant Director, the Building Official, the Board of Adjustment Chief Planner/Board Administrator, the Building Inspection Senior Plans Examiner/Development Code Specialist, the Sustainable Development and Construction Senior Engineer, the Sustainable Development and Construction Department Board of Adjustment Senior Planner, and the Assistant City Attorney to the Board.
- October 30, 2018: The Sustainable Development Department Senior Engineer has submitted a review comment sheet marked "Has no objections" (Note that the submitted site plan shows that a 17' by 17' visibility triangle will be maintained on the north side of the driveway into the site from Matilda Avenue).







City of Dallas

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 178-126

Date: 9-6-18

Data Relative to Subject Property:

Location address: 5746 Velasco Ave Dallas, TX 75206 Zoning District: CD 12

Lot No.: 12 Block No.: 8/1888 Acreage: 0.18 Census Tract: 11.01

Street Frontage (in Feet): 1) 50 2) 159.41 3) _____ 4) _____ 5) _____

To the Honorable Board of Adjustment :

Owner (per Warranty Deed): Andrew Williams

Applicant: Andrew Williams Telephone: (214)686-5590

Mailing Address: 5746 Velasco Ave Dallas, TX 75206 Zip Code: 75206

E-mail Address: drewwillms@gmail.com

Representative: _____ Telephone: _____

Mailing Address: _____ Zip Code: _____

E-mail Address: _____

Affirm that an appeal has been made for a Variance , or Special Exception , of 3 ft. x 3 ft. encroachment into the visibility + ramp of my garage driveway.

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:

We are asking for this special exception because if we take the entire 20ft. my gate will open directly into my pool.

Affidavit

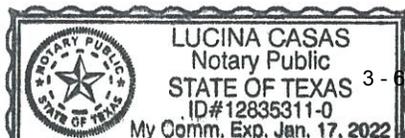
Before me the undersigned on this day personally appeared Andrew Williams (Affiant/Applicant's name printed)

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 30 day of August, 2018

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



MEMORANDUM OF
ACTION TAKEN BY THE
BOARD OF ADJUSTMENT

Date of Hearing _____

Appeal was--Granted OR Denied

Remarks _____

Chairman

Building Official's Report

I hereby certify that ANDREW WILLIAMS

did submit a request for a special exception to the visibility obstruction regulations
at 5746 Velasco Avenue

BDA178-126. Application of ANDREW WILLIAMS for a special exception to the visibility obstruction regulations at 5746 VELASCO AVE. This property is more fully described as Lot 12, Block 8/1888, and is zoned CD-12, which requires a 20 foot visibility triangle at driveway approaches. The applicant proposes to construct a single family residential fence structure in a required visibility obstruction triangle, which will require a special exception to the visibility obstruction regulation.

Sincerely,

Philip Sikes
Philip Sikes, Building Official



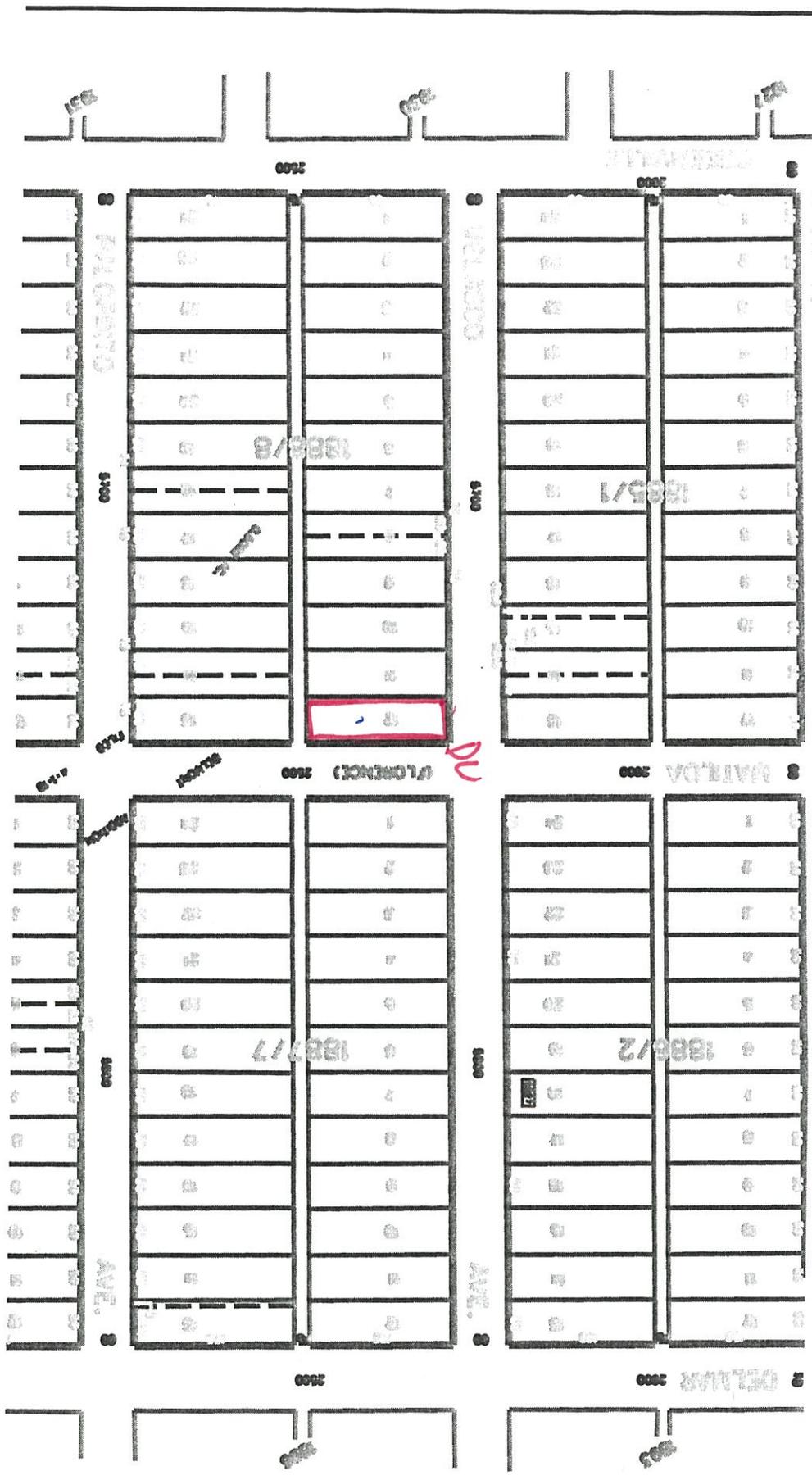
Printed: 9/6/2018

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 | |

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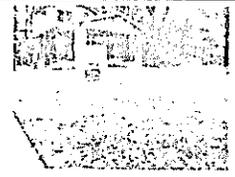


A. BEARD
 ABST. 56
 ORD. NO. _____
 CITY OF DALLAS
 ADDITION
 SCALE 100



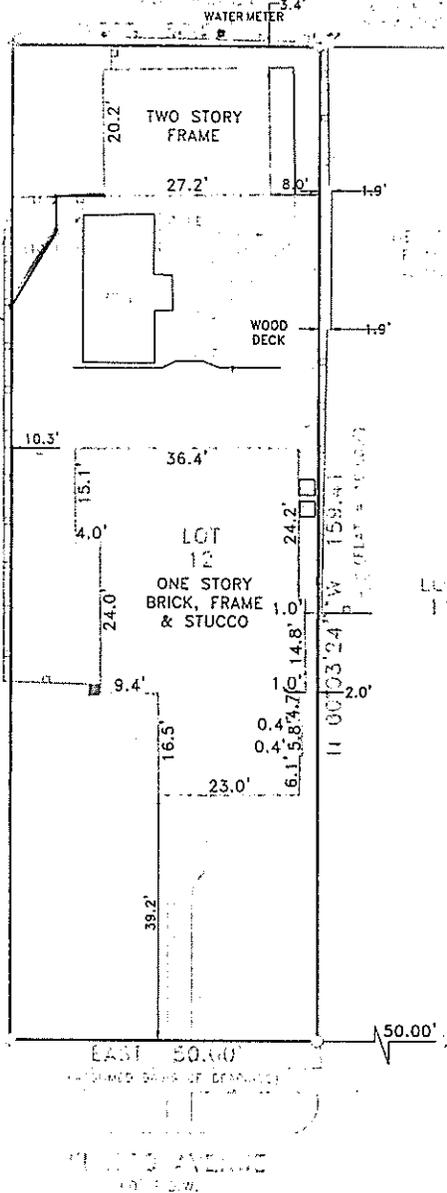
Being Lot 12, Block 8/1888, BELMONT ADDITION, an Addition to the City of Dallas, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 124, Page 16, Plat Records, Dallas County, Texas.

Engineering & Surveying
Exp. No. 4604



LEGEND

- 1/2" ROD FOUND
- ⊙ 1/2" ROD SET
- 3/4" PIPE FOUND
- ⊗ "X" FOUND/SET
- ⊕ 5/8" ROD FOUND
- ✦ 60d NAIL FOUND
- FENCE POST FOR CORNER
- CU CONTROLLING MONUMENT
- AC AIR CONDITIONER
- PE POOL EQUIPMENT
- TE TRANSFORMER PAD
- COLUMN
- POWER POLE
- ▲ UNDERGROUND ELECTRIC
- △ OVERHEAD ELECTRIC
- OHP— OVERHEAD ELECTRIC POWER
- OES— OVERHEAD ELECTRIC SERVICE
- CHAIN LINK
- WOOD FENCE 0.5' WIDE TYPICAL
- I— IRON FENCE
- X— BARBED WIRE
- DOUBLE SIDED WOOD FENCE
- A— EDGE OF ASPHALT
- G— EDGE OF GRAVEL
- ▨ CONCRETE
- ▨ COVERED AREA



EXCEPTIONS:

Accepted by: _____
Purchaser 3-10
Purchaser _____

NOTES:

NOTE: BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.
FLOOD NOTE: According to the F.I.R.M. No. 48113C0335K, this property does lie in Zone X and does not lie within the 100 year flood zone.
This survey is made in conjunction with the information provided by Independence Title. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions are as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Drawn By: MARIA
Scale: 1" = 20'
Date: 08/22/17
GF No.: 1732234-MODA
Job No. 1718951

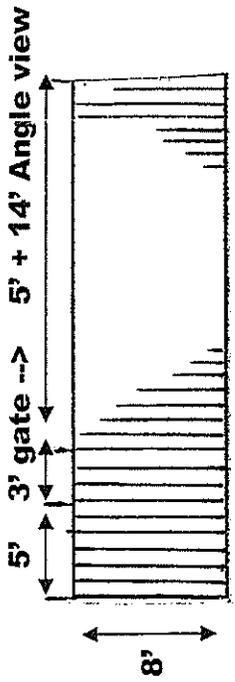
CBG SURVLYING INC
12025 Shiloh Road, Ste. 230
Dallas, TX 75228
P 214.349.9488
F 214.349.2216
Firm No. 10168800
www.cbgsurvey.com

STATE OF TEXAS REGISTERED SURVEYOR
J.T. THOMPSON
4604

FENCELINE ELEVATION DRAWINGS

Scale: 1" = 10'

Date: 8/15/18



East facing fence line (Matilda Avenue) 8ft tall cedar wood fence, board on board

Property:

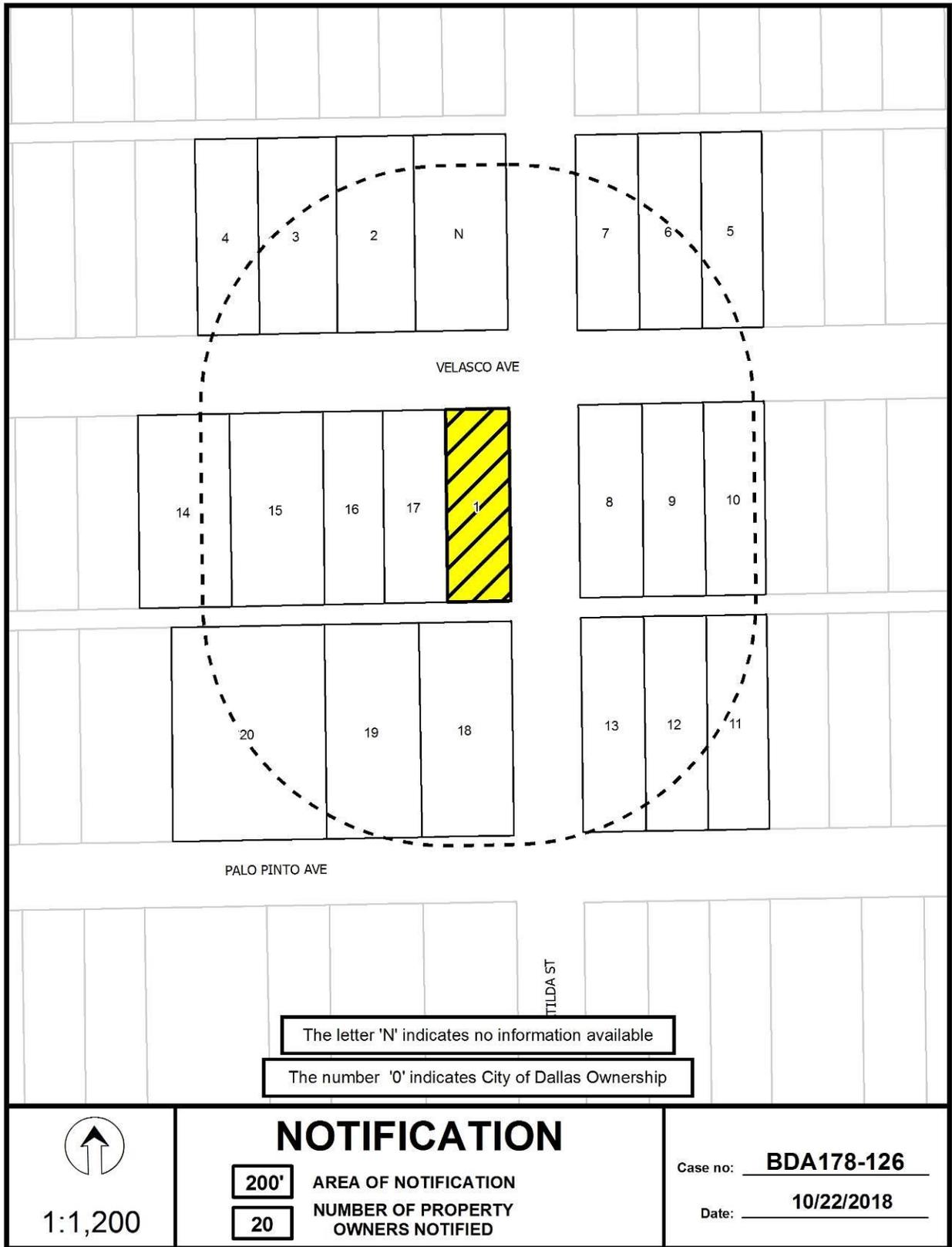
5746 Velasco Avenue Dallas Lot 12 Block 8 Belmont Addition

Home Owner:

Andrew Williams Phone 214-686-5590

Contractor:

Texas Best Stain c/o Brad Parr M469-878-3301



Notification List of Property Owners

BDA178-119

37 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4323 AZTEC DR	LEWIS HAROLD
2	2501 E ANN ARBOR AVE	TAULTON LESTER
3	2507 E ANN ARBOR AVE	BRITTON DEON
4	2430 MOFFATT AVE	DAVIS SHAQUITA
5	2426 MOFFATT AVE	HILL AMANDA
6	2422 MOFFATT AVE	RAINEY JAMES
7	2418 MOFFATT AVE	BROWN LAKEYSHIA
8	2415 MOFFATT AVE	RONIN HOME BUILDER LLC
9	2419 MOFFATT AVE	JOHNSON MARSHA
10	2423 MOFFATT AVE	HADNOT THERWANDA
11	2427 MOFFATT AVE	HOUSTON CRYSTAL G
12	2431 MOFFATT AVE	VAZQUEZ MANUEL &
13	2430 SCOTLAND DR	BROWN LESTER
14	2426 SCOTLAND DR	METROPLEX AFFORDABLE HOUSING LLC
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16	2418 SCOTLAND DR	APARICIO MISAEL
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18	2515 E ANN ARBOR AVE	DOUGLAS ANGEL
19	2519 E ANN ARBOR AVE	TEJEDA EFRAIN DIAZ
20	4411 AZTEC DR	JONES MACK JR
21	4405 AZTEC DR	JONES MACK
22	4317 AZTEC DR	BELL ERMA
23	4315 AZTEC DR	COLE HILTON & DIANNE
24	4311 AZTEC DR	JDS Q SERVICES LLC
25	4303 AZTEC DR	SOUL WINNER FOR CHRIST
26	2527 E ANN ARBOR AVE	GLADEWATER ROAD MISSIONARY BAPTIST CHURCH

10/19/2018

Label #	Address	Owner
27	4407 CARDINAL DR	COMMON GROUND COMMUNITY
28	4403 CARDINAL DR	CUNIGAN JONES NAQUITA
29	4321 CARDINAL DR	WILLIAMS TARAELLAN
30	4317 CARDINAL DR	MANNING BERTRIC L
31	4414 AZTEC DR	JAIMES CARRILLO MARIA CRYSTAL
32	4402 AZTEC DR	JONES MACK & ANNIE
33	4316 AZTEC DR	PARKER BELINDA
34	4312 AZTEC DR	GIRON GABRIEL & ADRIANA VEGA
35	4308 AZTEC DR	DALLAS AREA HABITAT FOR HUMANITY INC
36	2535 E ANN ARBOR AVE	GLADEWATER ROAD MISSIONARY BAPTIST
37	4410 AZTEC DR	JONES MACK JR & ANNIE M

FILE NUMBER: BDA178-128(OA)

BUILDING OFFICIAL'S REPORT: Application of Jorge Hernandez for a variance to the front yard setback regulations at 13315 Garden Grove Drive. This property is more fully described as Tract 118, Block 8822, and is zoned R-10(A), which requires a front yard setback of 30 feet. The applicant proposes to construct and/or maintain a structure and provide a 9 foot 8 inch front yard setback, which will require a 20 foot 4 inch variance to the front yard setback regulations.

LOCATION: 13315 Garden Grove Drive

APPLICANT: Jorge Hernandez

REQUEST:

A request for variance to the front yard setback regulations of 20' 4" is made to maintain a nonconforming structure (single-family home) constructed in the 1940's, and to maintain an addition to the existing nonconforming single-family home, both of which are located 9' 8" from the front property line or 20' 4" into the 30' front yard setback.

STANDARD FOR A VARIANCE:

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

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

STAFF RECOMMENDATION:

Denial

Rationale:

- Staff concluded that the applicant had not substantiated how 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 it cannot be developed in a manner commensurate with the development upon other parcels of land with the same R-10 (A) zoning district. The subject site at approximately one acre (or approximately 40,000 square feet) in area is approximately 4 times larger than lots typically found in the R-10(A) zoning district that are 10,000 square feet in area.

BACKGROUND INFORMATION:

Zoning:

Site: R-10(A) (Single family district 10,000 square feet)
North: R-10(A) (Single family district 10,000 square feet)
South: PD 162 (Planned Development)
East: R-10(A) (Single family district 10,000 square feet)
West: R-10(A) (Single family district 10,000 square feet)

Land Use:

The subject site is developed with a single family home. The areas to the north, south, east, and west are developed with single-family 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 (front yard variance):

- The request for a variance to the front yard setback regulations of 20' 4" focuses on; 1) maintaining a nonconforming structure (single-family home) constructed in the 1940's and 2) maintaining an addition to the existing nonconforming single-family home, both of which are located 9' 8" from the front property line or 20' 4" into the 30' front yard setback.
- Structures on lots zoned R-10 (A) are required to provide a minimum front yard setback of 30'.
- A site plan has been submitted denoting the existing nonconforming structure home and existing addition are located 9' 8" from the site's front property line (or 20' 4" into the 30' front yard setback).
- DCAD records indicate the following improvements for property located at 13315 Garden Grove Drive: "main improvement: a structure with 744 square feet of living area built in 1940" and "additional improvements: a 400 square foot attached garage, and a 400 square foot detached garage".

- The code defines nonconforming structure as a structure that does not conform to the regulations of the code, but which was lawfully constructed under the regulations in force at the time of construction.
- The code states that the right to rebuild a nonconforming structure ceases if the structure is destroyed by the intentional act of the owner or the owner's agent.
- The code states that a person may renovate, remodel, repair, rebuild, or enlarge a nonconforming structure if the work does not cause the structure to become more nonconforming as to the yard, lot, and space regulations.
- The applicant has chosen to seek a variance to the front yard setback regulations for both the nonconforming and addition located in the front yard setback.
- The subject site is rectangular in shape, flat, and according to the application, is 0.942 acres (or approximately 41,000 square feet) in area. The site is zoned R-10 (A) where lots are typically 10,000 square feet in area.
- 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-10 (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-10 (A) zoning classification.
- If the Board were to grant this front yard setback variance request and impose the submitted site plan as a condition, the structure and addition in the front yard setback would be limited to what is shown on this document- which is a structure and addition located as close as 9' 8" from the site's front property line or as much as 20' 4" into the required 30' front yard setback.

Timeline:

September 12, 2018: The applicant submitted an "Application/Appeal to the Board of Adjustment" and related documents which have been included as part of this case report.

October 8, 2018: The Board of Adjustment Secretary assigned this case to the Board of Adjustment Panel A.

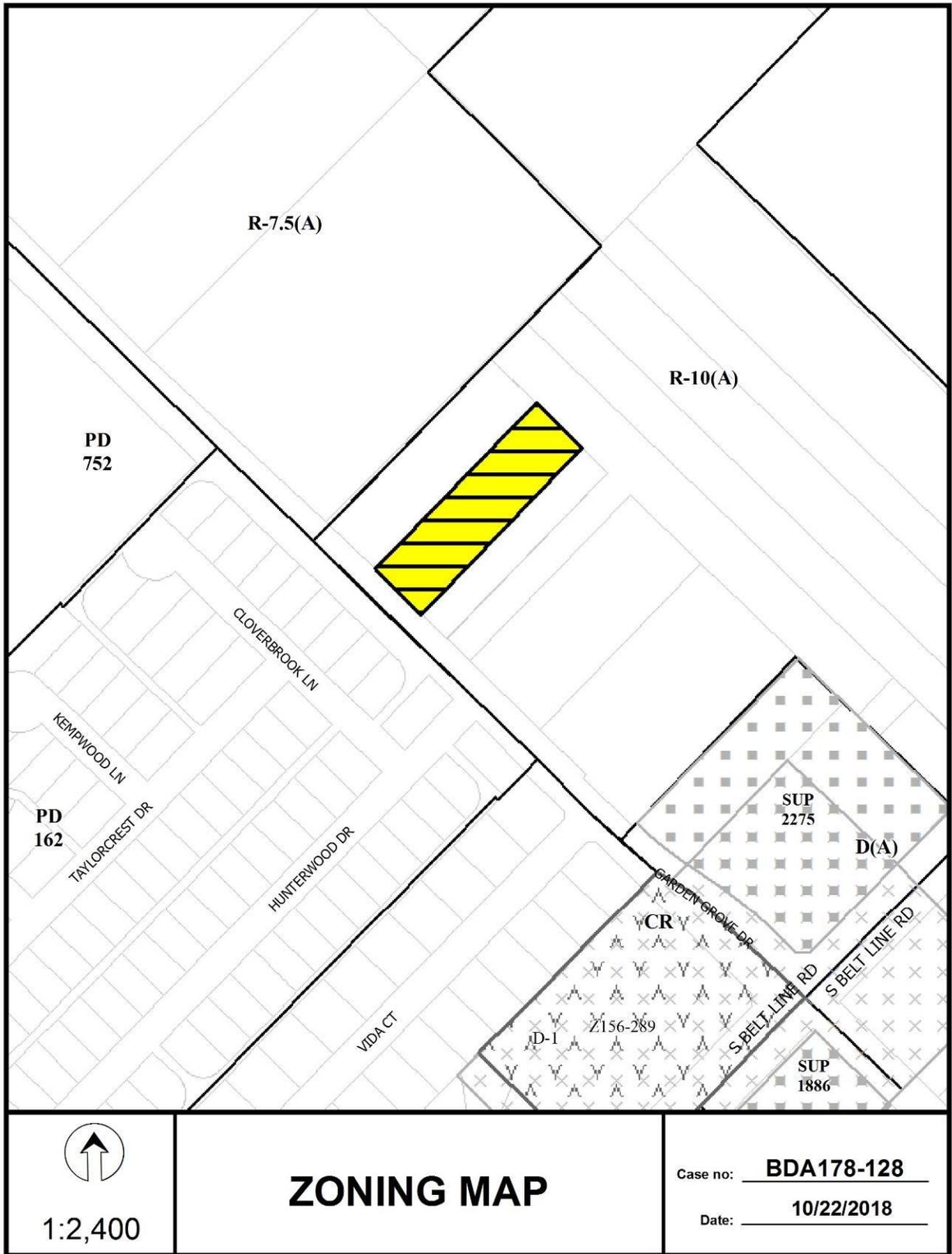
October 10, 2018: The Sustainable Development and Construction Department Senior Planner emailed the applicant the following information:

- 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 October 24th deadline to submit additional evidence for staff to factor into their analysis; and the November 2nd deadline to submit additional evidence to be incorporated into the Board's docket materials;
- the criteria/standard that the board will use in their decision to approve or deny the request; and
- the Board of Adjustment Working Rules of Procedure pertaining to "documentary evidence."

October 30, 2018: The Board of Adjustment staff review team meeting was held regarding this request and the others scheduled for the October public hearings. Review team members in attendance included: the Sustainable Development and Construction Assistant Director, the Building Official, the Board of Adjustment Chief Planner/Board Administrator, the Building Inspection Senior Plans Examiner/Development Code Specialist, the Sustainable Development and Construction Senior Engineer, the Sustainable Development and Construction Department Board of Adjustment Senior Planner, and the Assistant City Attorney to the Board.

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





Site



1:2,400

AERIAL MAP

Case no: BDA178-128

Date: 10/22/2018



APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 178-128

Data Relative to Subject Property:

Date: 9/12/18

Location address: 13315 Garden Grove Dr. Zoning District: PD162 R10-(A)

Lot No.: TR118 Block No.: 8822 Acreage: 0.942 Census Tract: 171.01

Street Frontage (in Feet): 1) 105 2) 3) 4) 5)

To the Honorable Board of Adjustment :

Owner of Property (per Warranty Deed): Amador Jose & Marilu O

Applicant: Jorge Hernandez Telephone: (972)214-9811

Mailing Address: 1919 Mckinney Ave Dallas TX Zip Code: 75201

E-mail Address: Jorge@americapermits.com

Represented by: Jorge Hernandez Telephone: (972)214-9811

Mailing Address: 1919 Mckinney Ave Dallas TX Zip Code: 75201

E-mail Address: Jorge@americapermits.com

Affirm that an appeal has been made for a Variance *, or Special Exception , of 20'-4" to the required 30ft front yard set back, and provide a 9foot 8 inches front yard set back.

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

We are asking for a variance of 20'-4" to rectify the non conforming use structure and to allow an addition to be built on the side of the home.

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

Affidavit

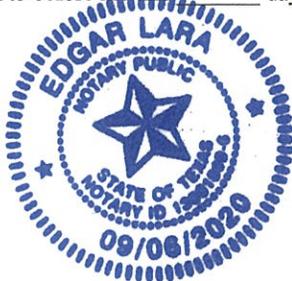
Before me the undersigned on this day personally appeared Jorge Hernandez (Affiant/Applicant's name printed)

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

Respectfully submitted: (Affiant/Applicant's signature)

Subscribed and sworn to before me this 29th day of August, 2018

(Rev. 08-01-11)



Notary Public in and for Dallas County, Texas

MEMORANDUM OF
ACTION TAKEN BY THE
BOARD OF ADJUSTMENT

Date of Hearing _____

Appeal was--Granted OR Denied

Remarks _____

Chairman

Building Official's Report

I hereby certify that JORGE HERNANDEZ

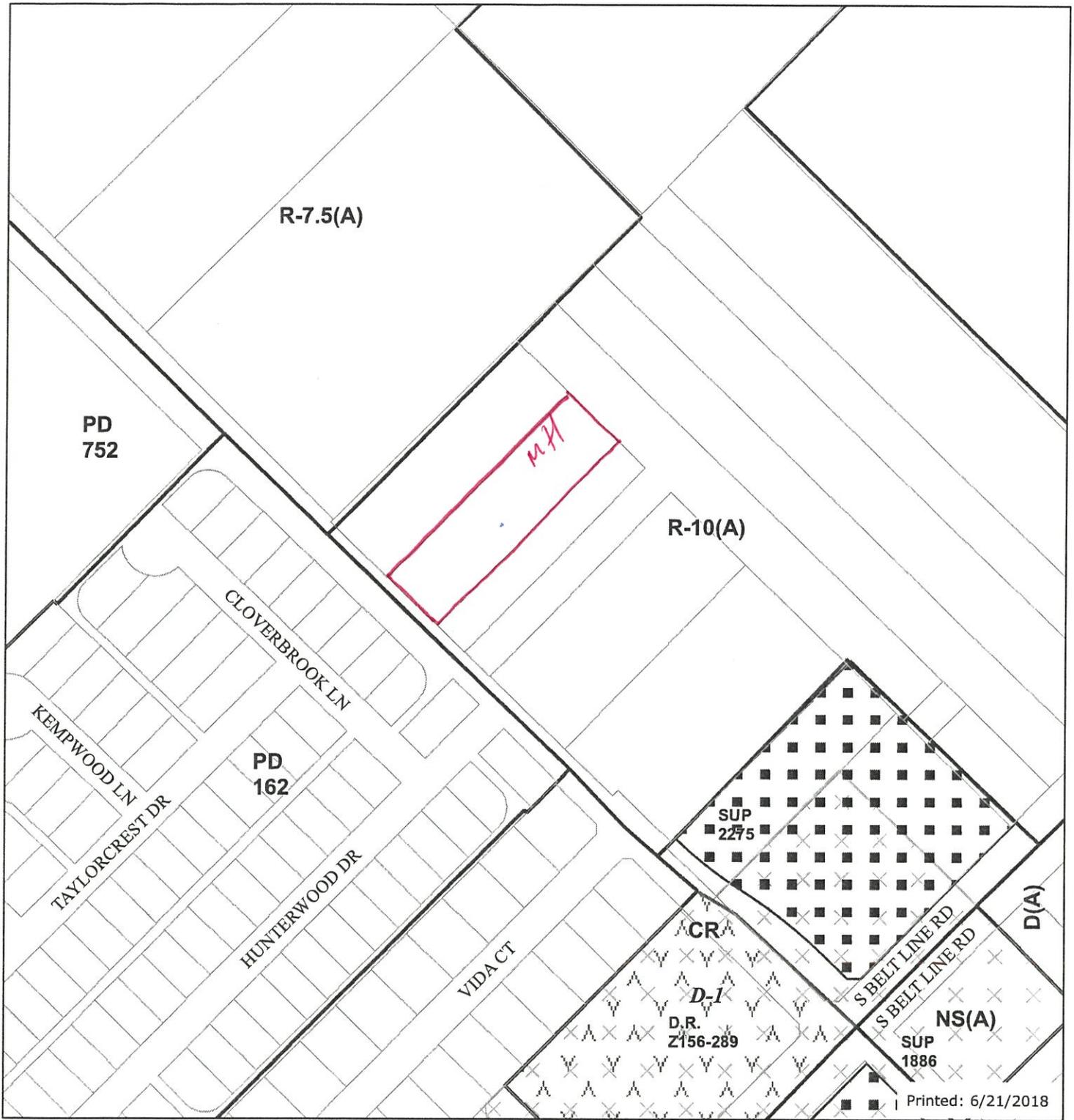
did submit a request for a variance to the front yard setback regulations
at 13315 Garden Grove Drive

BDA178-128. Application of JORGE HERNANDEZ for a variance to the front yard setback regulations at 13315 GARDEN GROVE DR. This property is more fully described as Tract 118, Block 8822, and is zoned R-10(A), which requires a front yard setback of 30 feet. The applicant proposes to construct a single family residential structure and provide a 9 foot 8 inch front yard setback, which will require a 20 foot 4 inch variance to the front yard setback regulations.

Sincerely,

Philip Sikes
Philip Sikes, Building Official





Printed: 6/21/2018

Legend

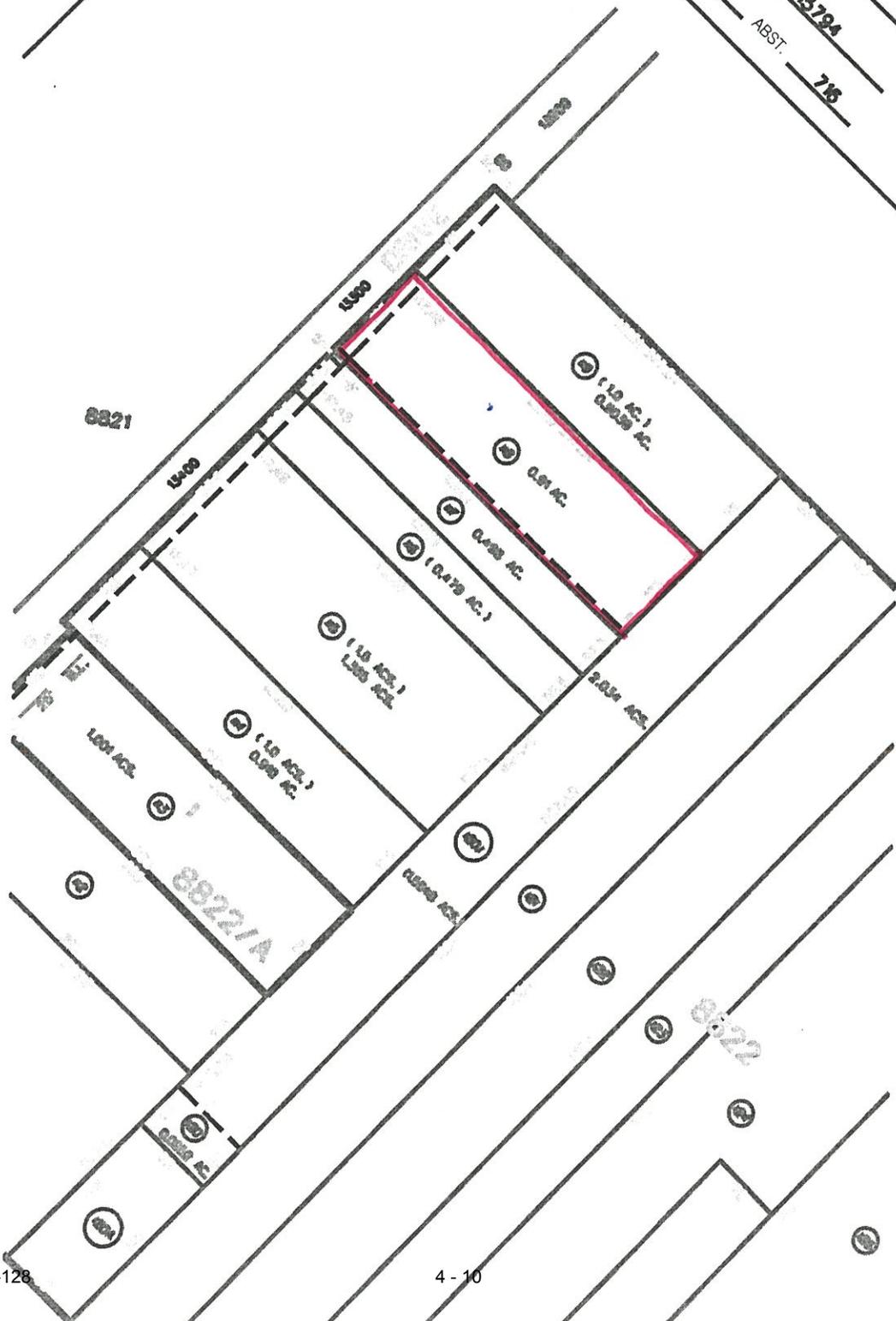
- | | | | |
|----------------------|--------------------------------|-----------------------|----------------------------|
| City Limits | railroad | Dry Overlay | CD Subdistricts |
| School | Certified Parcels | D | PD Subdistricts |
| Floodplain | Base Zoning | D-1 | PDS Subdistricts |
| 100 Year Flood Zone | PD193 Oak Lawn | CP | NSO Subdistricts |
| Mill's Creek | Dallas Environmental Corridors | SP | NSO_Overlay |
| Peak's Branch | SPSD 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 | |

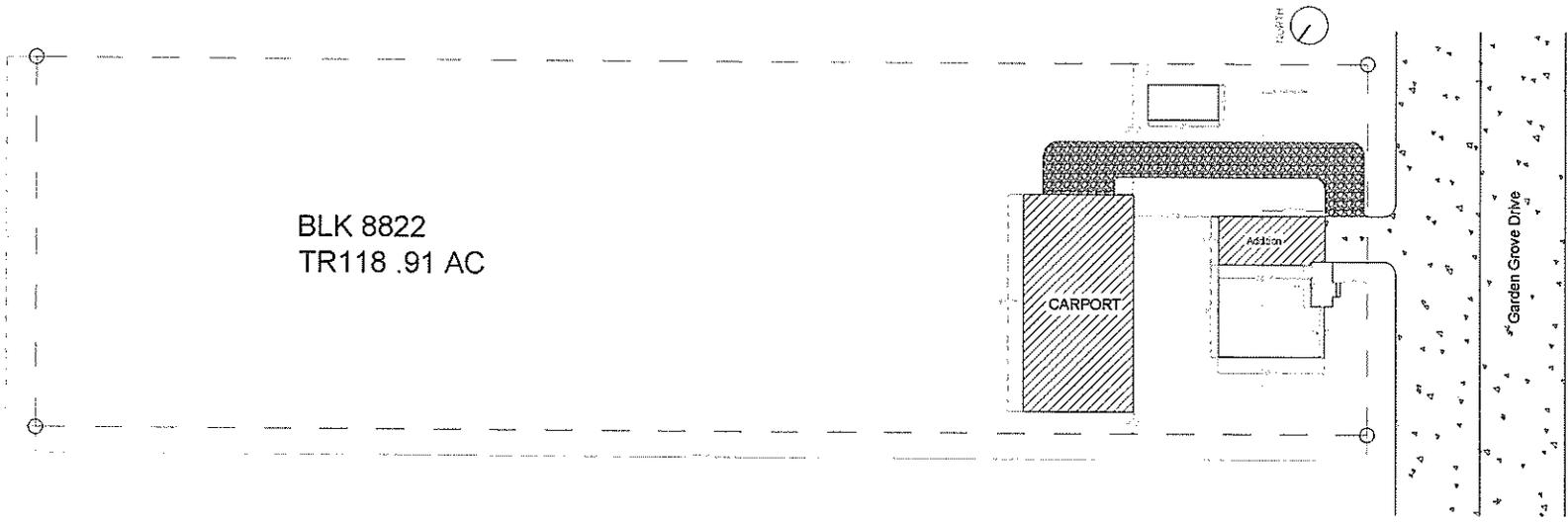
This data is to be used for graphical representation only. The accuracy is not to be taken/used as data produced by a Registered Professional Land Surveyor (RPLS) for the State of Texas. 'This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering,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



CONSOLIDATED SURVEY **4-1-78**
ROBERT KLEBERG
 T4301718 W.F. 17887 U.T. 1 & 2, 2ND 2004

ORD. NO. **15794**
 ABST. **715**





BLK 8822
TR118 .91 AC

13315 Garden Grove Dr.

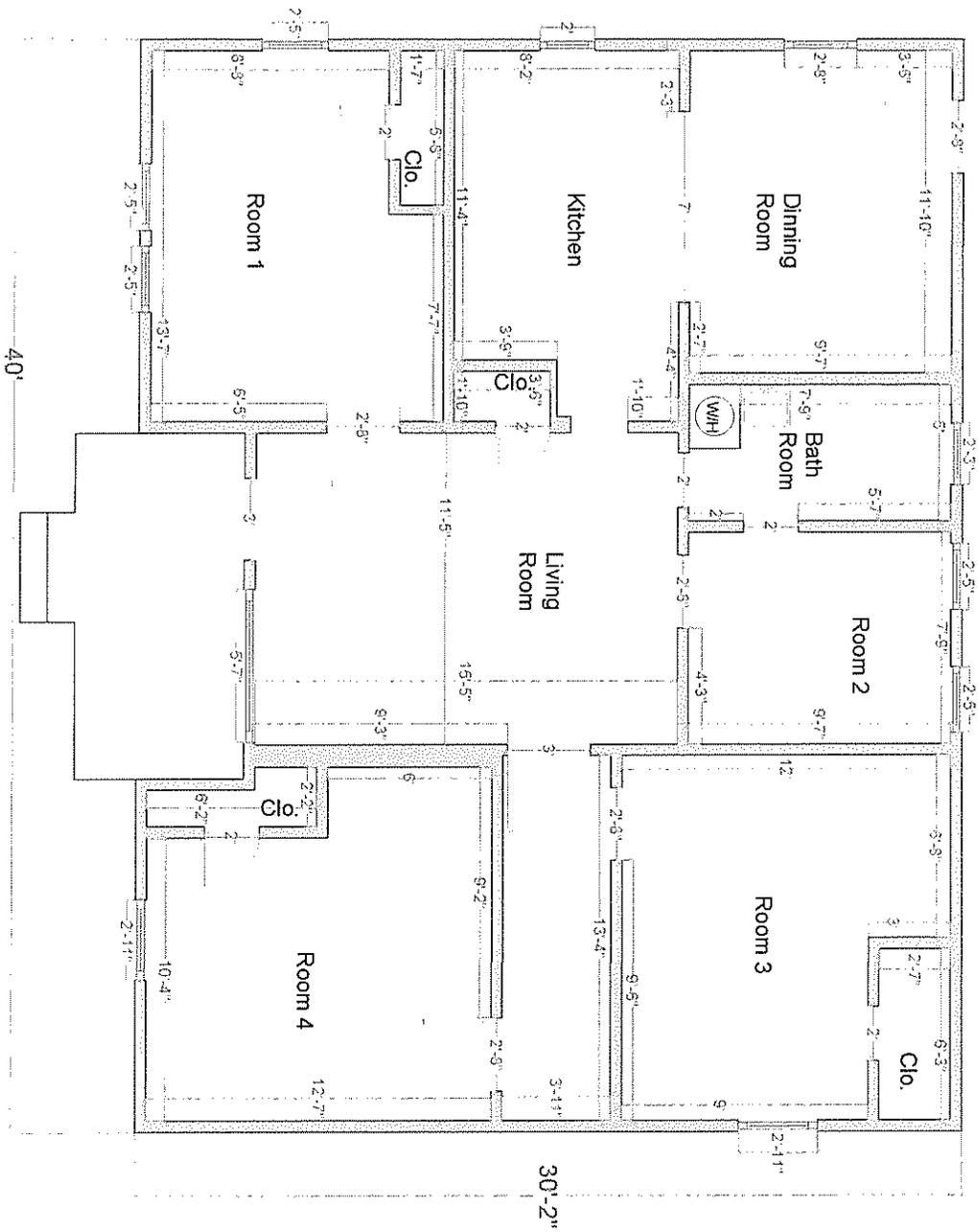
Dallas, Texas 75253

Site Plan

Project
00000019
Date
06/19/18
Scale
1/8" = 20'

Sheet

A1



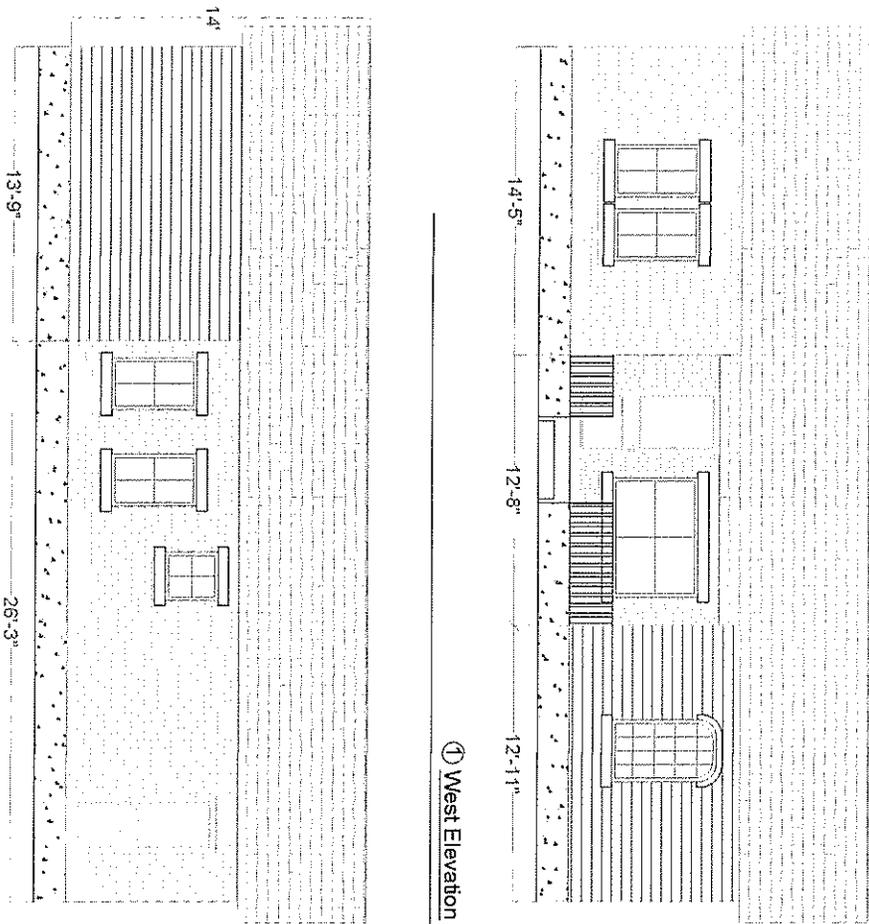
13315 Garden Grove Dr.
 Dallas, TX 75253

DRAWING SET

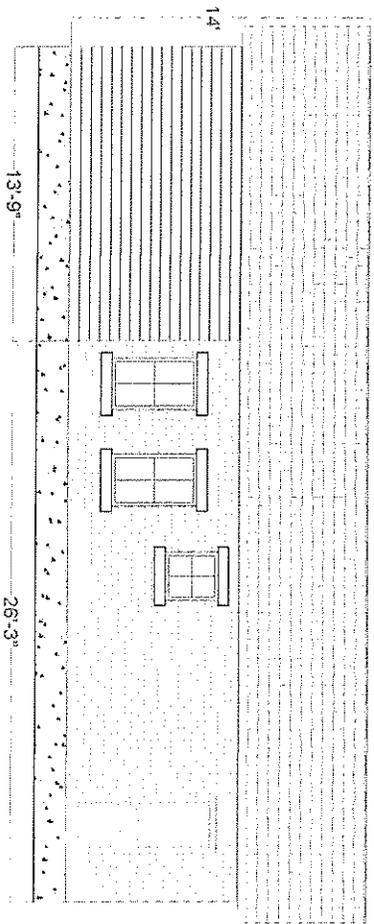
No.	Revision/Issue Date

Proposed Plan

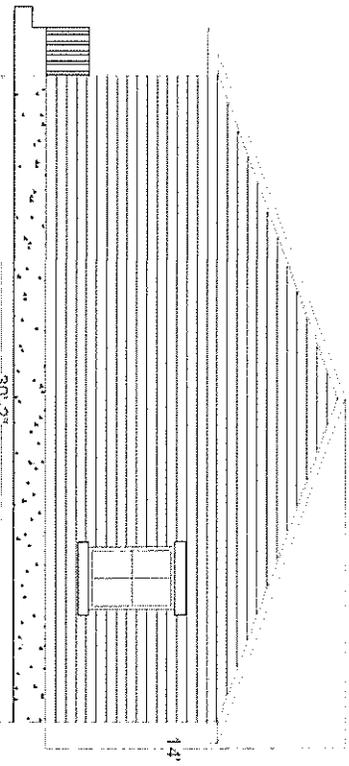
Project: 00000019
 Date: 03/06/18
 Scale: 1/2" = 10'
 Sheet: 128
 EDA173



① West Elevation



② East Elevation



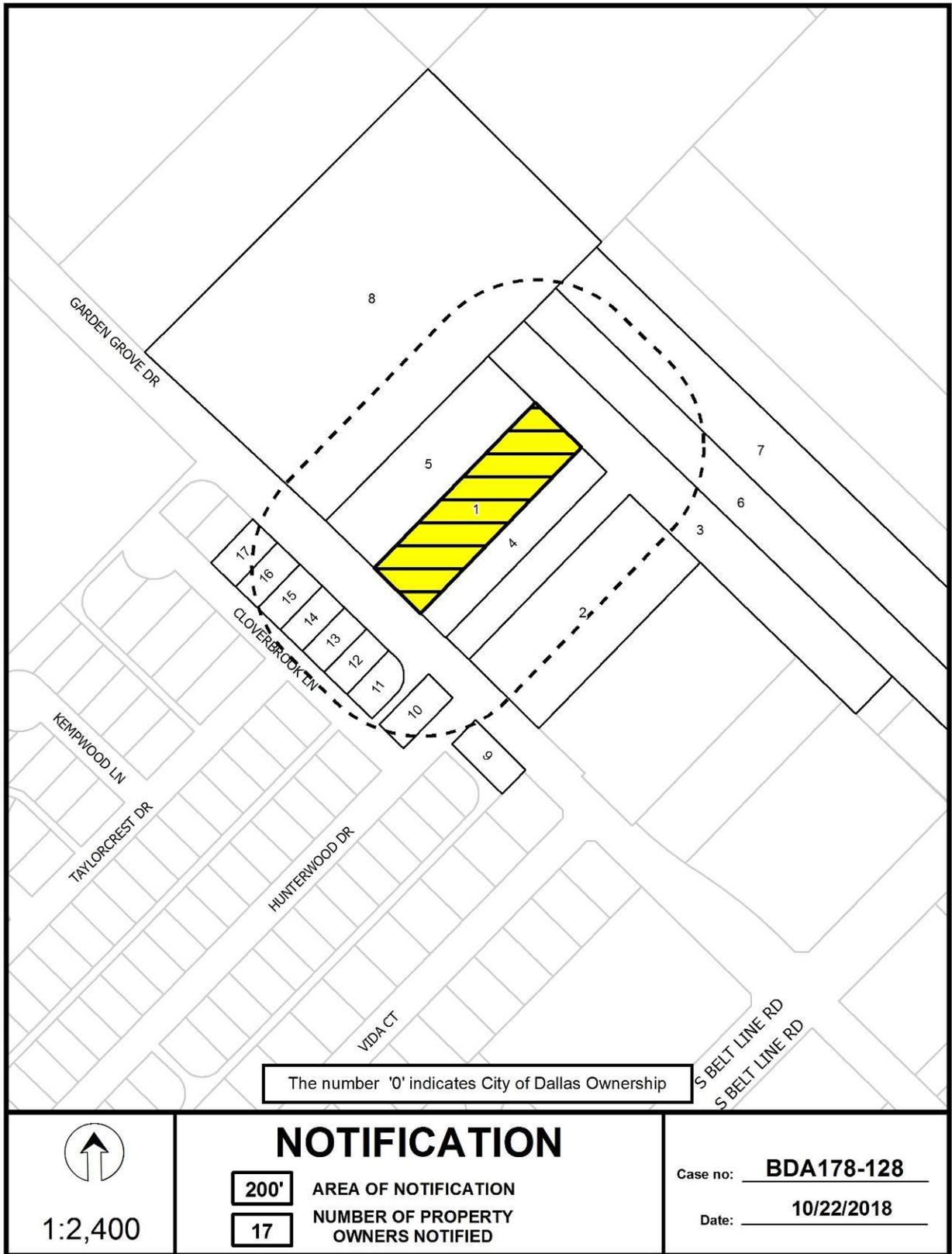
③ South Elevation

13315 Garden Grove Dr.
Dallas, TX 75253

No.	Revised/Issue Date

DRAWING SET

Proposed Elevation
 Project: 00000019
 Date: 03/05/18
 Scale: 3/8" = 1'-0"
A5
 17-1
 3000 East



1:2,400

NOTIFICATION

200'

AREA OF NOTIFICATION

17

NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **BDA178-128**

Date: **10/22/2018**

Notification List of Property Owners

BDA178-128

17 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	13315 GARDEN GROVE DR	AMADOR JOSE & MARILU O
2	13405 GARDEN GROVE DR	AMADOR ADRIAN &
3	13327 GARDEN GROVE DR	SOTO GUADALUPE
4	13321 GARDEN GROVE DR	CASTANON TOMASA L
5	13311 GARDEN GROVE DR	TURNER EARL A
6	1415 S BELTLINE RD	EASTER AVAN SR
7	1407 S BELTLINE RD	EASTER AVAN SR
8	13301 GARDEN GROVE DR	NAN INVESTMENTS LLC
9	1504 HUNTERWOOD DR	GM CAPITAL LLC
10	13339 CLOVERBROOK LN	LEE CHRISTOPHER W
11	13335 CLOVERBROOK LN	CRARE INC
12	13331 CLOVERBROOK LN	GALGUERA YORDANIS
13	13327 CLOVERBROOK LN	RIZO MARY P
14	13323 CLOVERBROOK LN	COTHARD JOHN WILBUR
15	13319 CLOVERBROOK LN	PURPLE SPRINGS LLC
16	13315 CLOVERBROOK LN	SOLIS JAVIER
17	13311 CLOVERBROOK LN	DECKER STEPHEN M

FILE NUMBER: BDA178-140(OA)

BUILDING OFFICIAL'S REPORT: Application of Monica Torrez for a variance to the front yard setback regulations at 7301 Oakmore Drive. This property is more fully described as Lot 18, Block A/8606, 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 an 11 foot 6 inch front yard setback, which will require a 13 foot 6 inch variance to the front yard setback regulations.

LOCATION: 7301 Oakmore Drive

APPLICANT: Monica Torrez

REQUEST:

A request for a variance to the front yard setback regulations of 13' 6" is made to maintain portion of a one-story single-family home structure part of which is to be located 11' 6" from the front property line or 13' 6" into this 25' front yard setback on a site developed with single family home.

STANDARD FOR A VARIANCE:

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

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

STAFF RECOMMENDATION:

Denial

Rationale:

- While staff recognized the restrictive area of the subject site at only 7,143 square feet in the R-7.5 (A) zoning district where lots are typically 7,500 square feet, staff concluded that the applicant had not substantiated how 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 it cannot be developed in a manner commensurate with the development upon other parcels of land with the same R-7.5 (A) zoning district.

BACKGROUND INFORMATION:

Zoning:

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

Land Use:

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

- This request for a variance to the front yard setback regulations of 13’ 6” focuses on maintaining portion of a one-story single-family home structure part of which is located 11’ 6” from the front property line or 13’ 6” into this 25’ front yard setback on a site developed with single family home.
- The property is located in an R-7.5 (A) zoning district which requires a minimum front yard setback of 25 feet.
- The subject site is located at the northwest corner of Oakmore Drive and White Ash Road. This site has one front yard setback on Oakmore Drive.
- The submitted site plan represents that an existing structure is located as close as 11’ 6” from the site’s front property line (or 13’ 6” into the 25’ front yard setback).
- According to DCAD records, the “main improvement” for property addressed at 7301 Oakmore Drive is a structure built in 1979 with 2,392 square feet of total/living area with the following “additional improvements”: a 418 square-feet attached garage and a 400 square-feet detached carport.

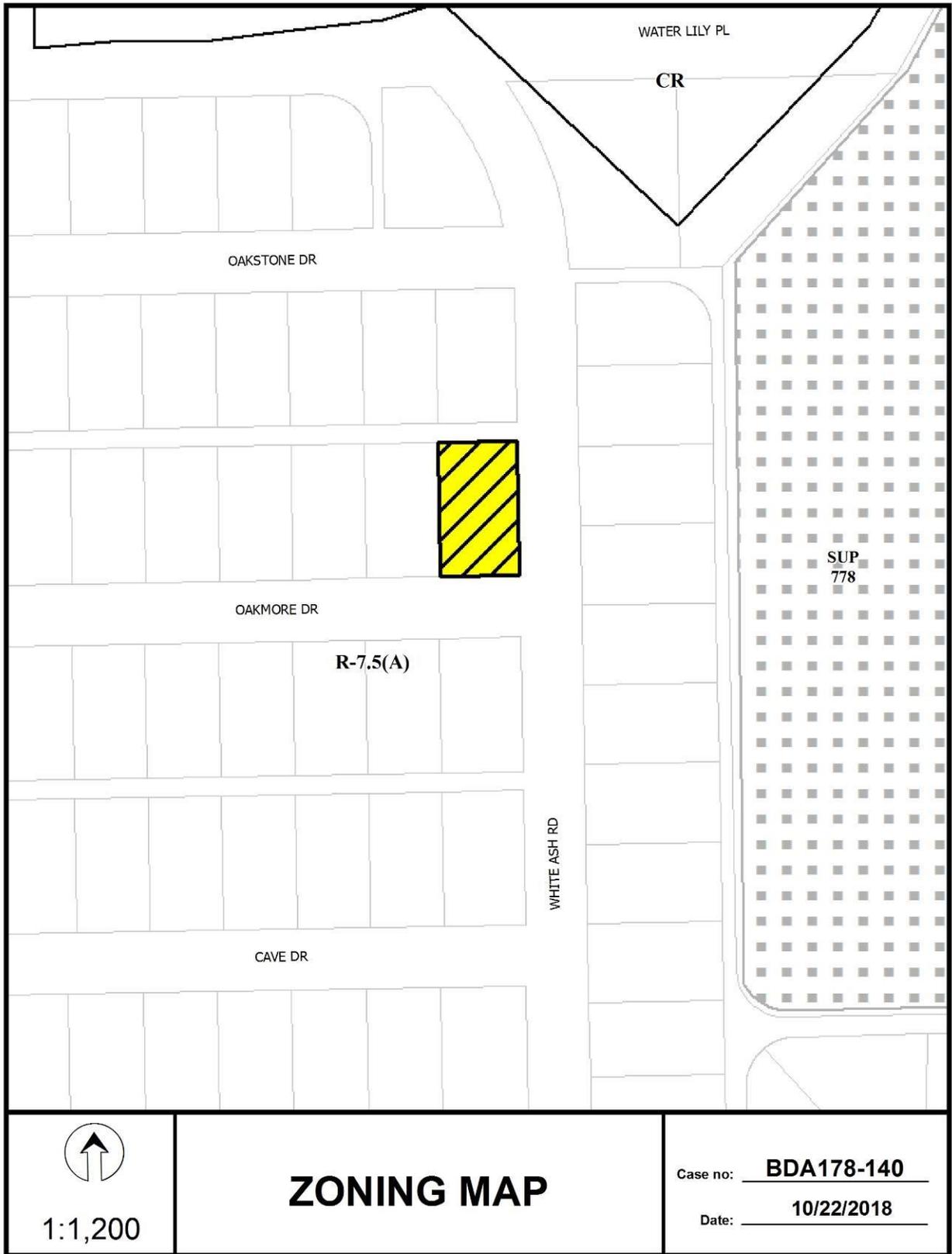
- The subject site is flat, rectangular in shape, and according to the application, is 0.164 acres (or 7,143 square feet) in area. The site is zoned R-7.5 (A) where the typical lot size is 7,500 square feet.
- The site plan represents that approximately 1/6 of the structure is located in the 25' front yard setback.
- 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 that is located 11' 6" from the site's front property line (or 13' 6" into this 25' front yard setback).

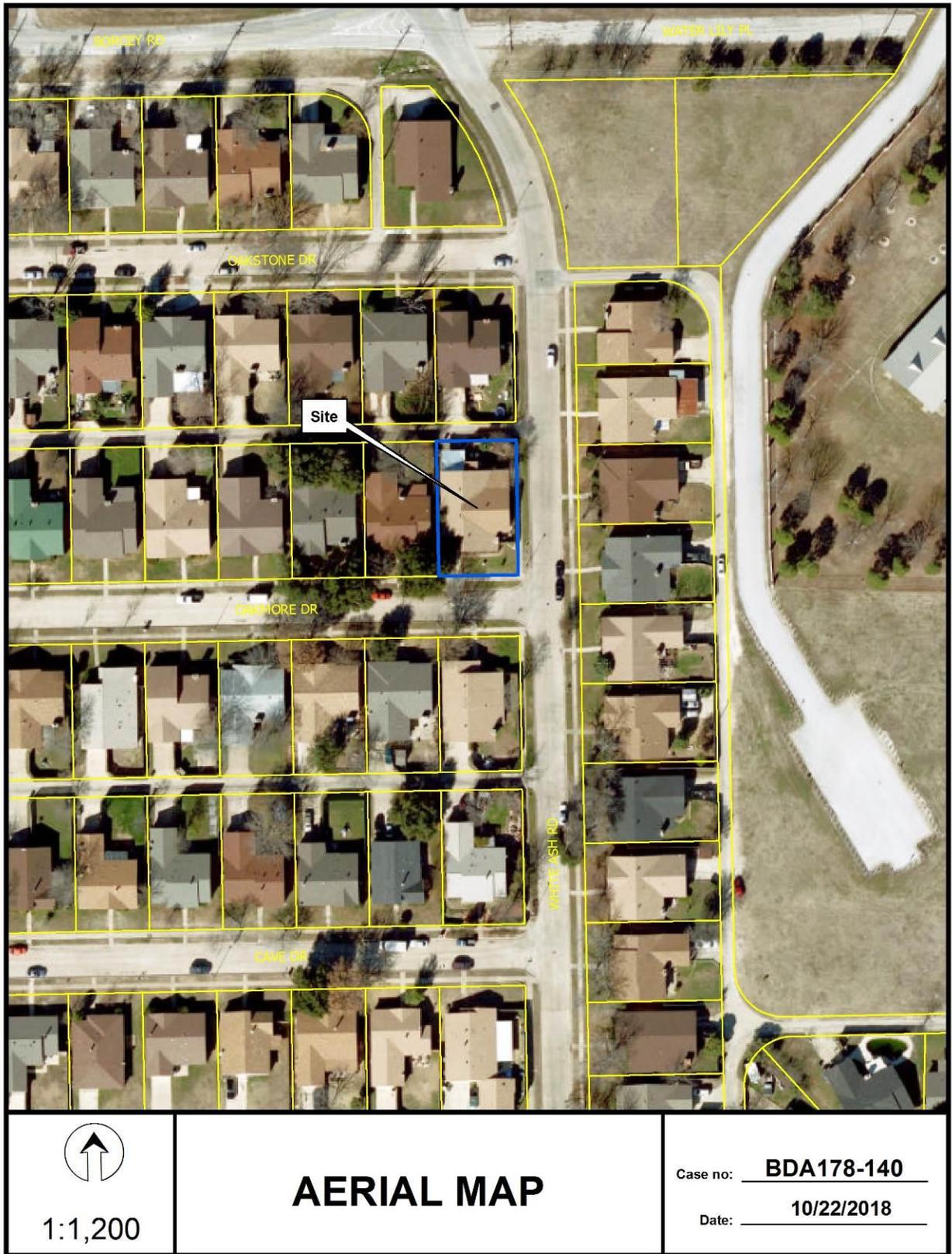
Timeline:

- October 1, 2018: The applicant submitted an "Application/Appeal to the Board of Adjustment" and related documents which have been included as part of this case report.
- October 8, 2018: The Board of Adjustment Secretary randomly assigned this case to the Board of Adjustment Panel A.
- October 10, 2018: The Sustainable Development and Construction Department Senior Planner emailed the applicant's representative the following information:
- an attachment that provided the public hearing date and panel that will consider the application; the October 24th deadline to submit additional evidence for staff to factor into their analysis; and the November 12th deadline to submit additional evidence to be incorporated into the Board's docket materials;
 - the criteria/standard that the board will use in their decision to approve or deny the request; and
 - the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.

October 30, 2018: The Board of Adjustment staff review team meeting was held regarding this request and the others scheduled for the October public hearings. Review team members in attendance included: the Sustainable Development and Construction Assistant Director, the Building Official, the Board of Adjustment Chief Planner/Board Administrator, the Building Inspection Senior Plans Examiner/Development Code Specialist, the Sustainable Development and Construction Senior Engineer, the Sustainable Development and Construction Department Board of Adjustment Senior Planner, and the Assistant City Attorney to the Board.

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







APPLICATION/APPEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 178-140

Data Relative to Subject Property:

Date: 10-1-18

Location address: 7301 Oakmore Dr Zoning District: R-7.5(A)

Lot No.: 18 Block No.: A/8606 Acreage: .164 Census Tract: 165.11

Street Frontage (in Feet): 1) 65' 2) 110.00 3) _____ 4) _____ 5) _____

To the Honorable Board of Adjustment :

Owner of Property (per Warranty Deed): David Torrez + Monica Torrez

Applicant: Monica Torrez Telephone: 972) 800-9784

Mailing Address: 7301 Oakmore Dr. Zip Code: 75249

E-mail Address: mytorrez@gmail.com

Represented by: _____ Telephone: _____

Mailing Address: _____ Zip Code: _____

E-mail Address: _____

Affirm that an appeal has been made for a Variance X, or Special Exception _____, of 13.6 to the required 25' front yard setback and provide 11.6 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:

My property has less 59ft than the required 7500 per zoning for R 7.5(A). Therefore I can't develop my property commensurately with other lots in my area.

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 Monica Garcia Torrez (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 1 day of October, 2018



MEMORANDUM OF
ACTION TAKEN BY THE
BOARD OF ADJUSTMENT

Date of Hearing _____

Appeal was--Granted OR Denied

Remarks _____

Chairman

Building Official's Report

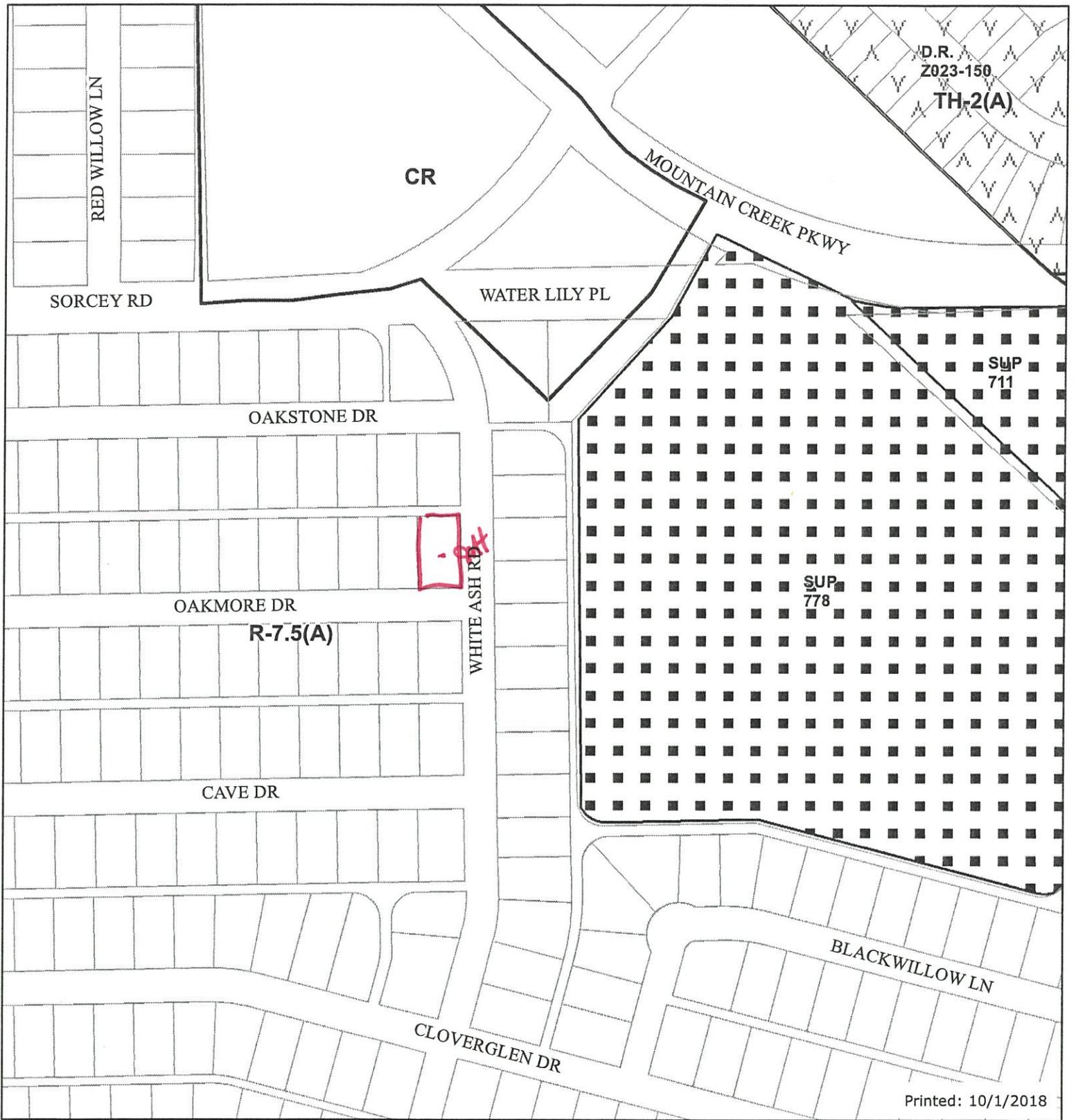
I hereby certify that MONICA TORREZ

did submit a request for a variance to the front yard setback regulations
at 7301 Oakmore Drive

BDA178-140. Application of MONICA TORREZ for a variance to the front yard setback regulations at 7301 OAKMORE DR. This property is more fully described as Lot 18, Block A/8606, and is zoned R-7.5(A), which requires a front yard setback of 25 feet. The applicant proposes to construct a single family residential structure and provide a 11 foot 6 inch front yard setback, which will require a 13 foot 6 inch variance to the front yard setback regulations.

Sincerely,

Philip Sikes
Philip Sikes, Building Official



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 5 - 9 |
| Parks | BDA178-140 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) Panel A



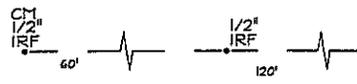
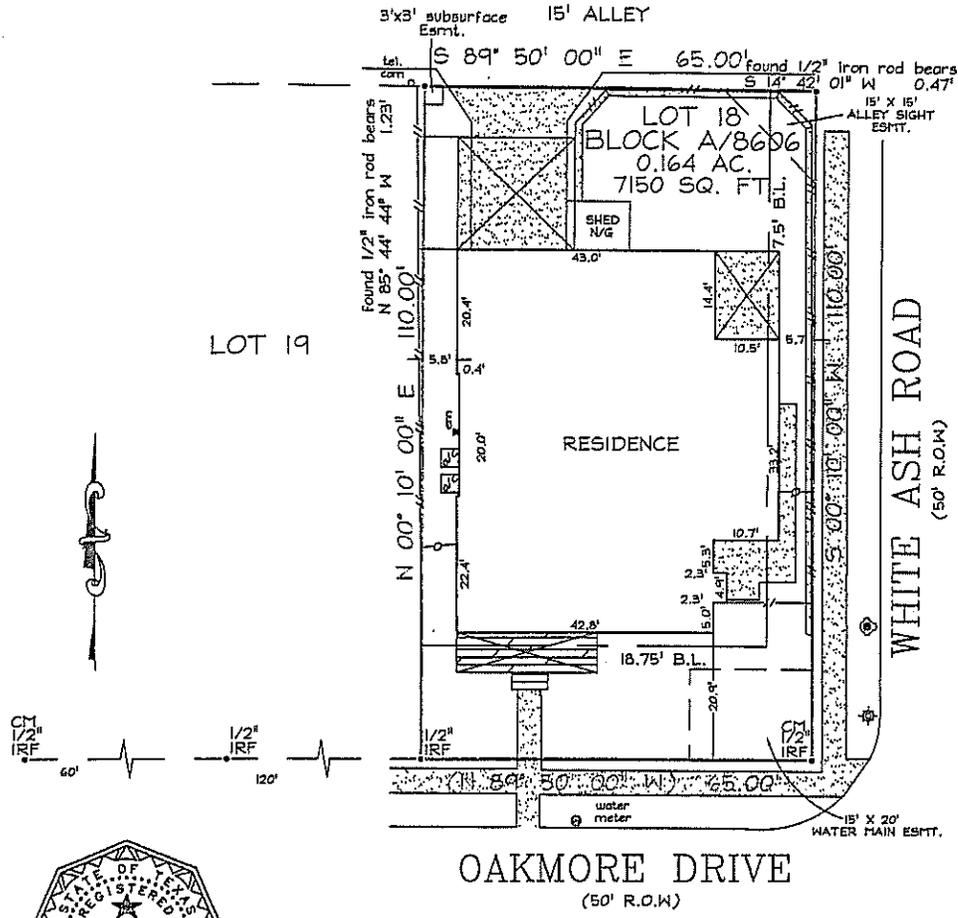
LEGAL DESCRIPTION

Texas Registered Engineering Firm # F-5331 and Surveying Firm # 10091800

LOT 18, BLOCK A/8606, OF THE WOODS 11TH REVISED ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO MAP RECORDED IN VOLUME 78206, PAGE 13, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

According to the Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel No. 4813CD465 K, dated July 7, 2014, this property does not lie within a 100-Year Flood Hazard Area.

Scale: 1" = 20' Tech: SP Job No: ADDITIONAL BUILDING LINES/EASEMENTS PER CITY ZONING ORDINANCES & SUBDIVISION RESTRICTIONS/COVENANTS MAY AFFECT SUBJECT PROPERTY
 Field: NN 1805INOSVAR
 BUILDING LINES/EASEMENTS PER PLAT UNLESS OTHERWISE NOTED



Address: 7301 OAKMORE DRIVE

Paul G. Fuller II Date: 06/11/2018
 I hereby certify that this plot is true and correct to the best of my knowledge and belief as surveyed by me or under my direct supervision. This survey was done without a title search and shows only easements on the recorded subdivision plat and does not include other easements of record which may affect this property.

DATE: _____ PURCHASER: _____
 ACCEPTED BY: _____ PURCHASER: _____

FULLER ENGINEERING & LAND SURVEYING, INC.

LEGEND OF ABBREVIATIONS AND SYMBOLS

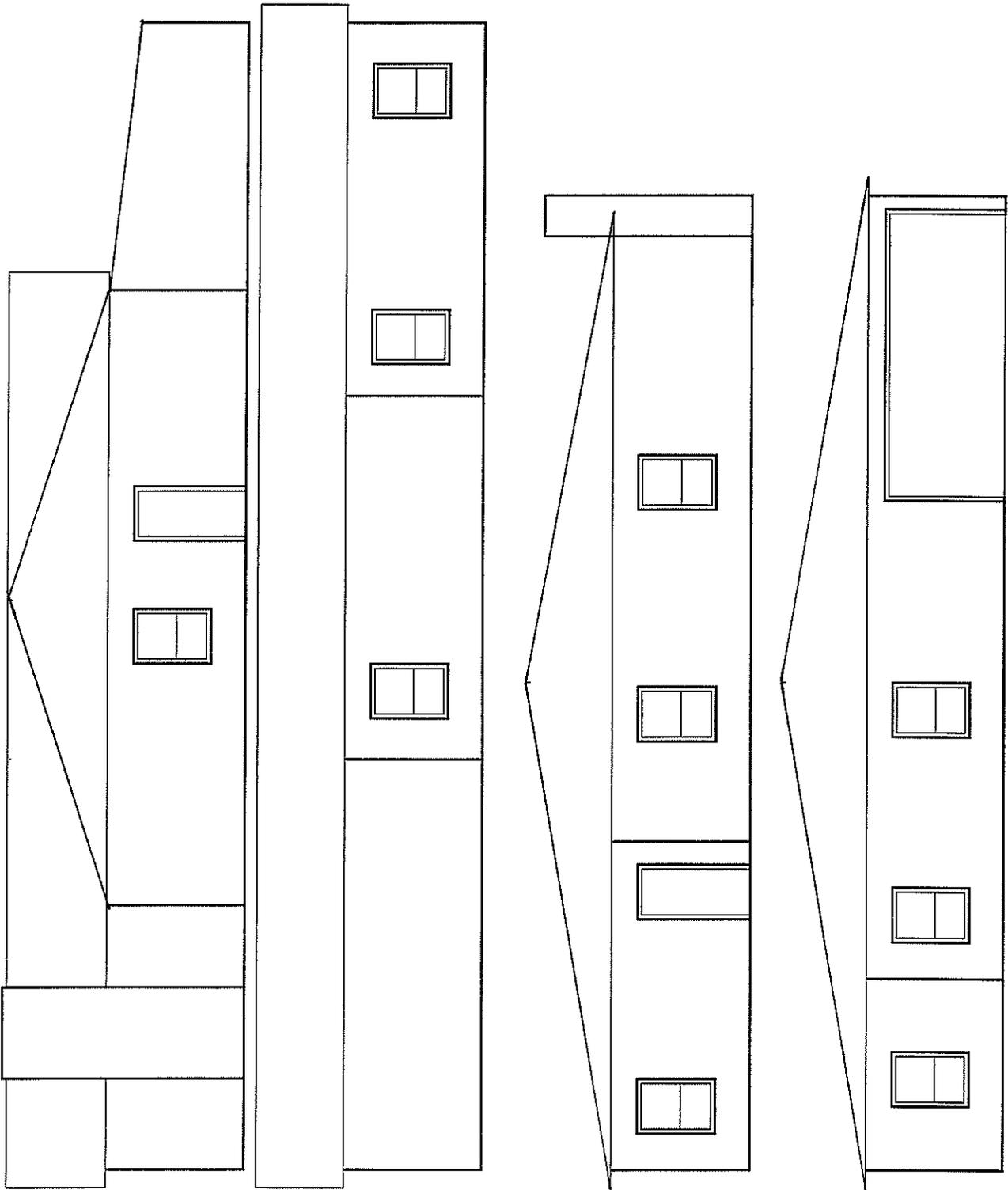
B.L.	= Building Line	I.P.F.	= Iron Pipe Found	□	= Buried Cable Riser	—//—	= Wood Fence
C.M.	= Control Monument	I.R.F.	= Iron Rod Found	P.O.S.E.	= Public Open Space Easement	○	= Chain Link Fence
D.E.	= Drainage Easement	I.R.S.	= Capped Iron Rod Set	R.O.W.	= Right of Way	□	= Iron Fence
D.U.E.	= Drainage & Utility Easement	O.H.E.	= Overhead Electric	□	= Telephone Riser	—X—	= Wire Fence
M.E.	= Maintenance Easement ()	()	= Record Data	U.E.	= Utility Easement	—M—	= Electric Meter
ET	= Electric Transformer ()	()	= Bearing Basis	□M	= Gas Meter		

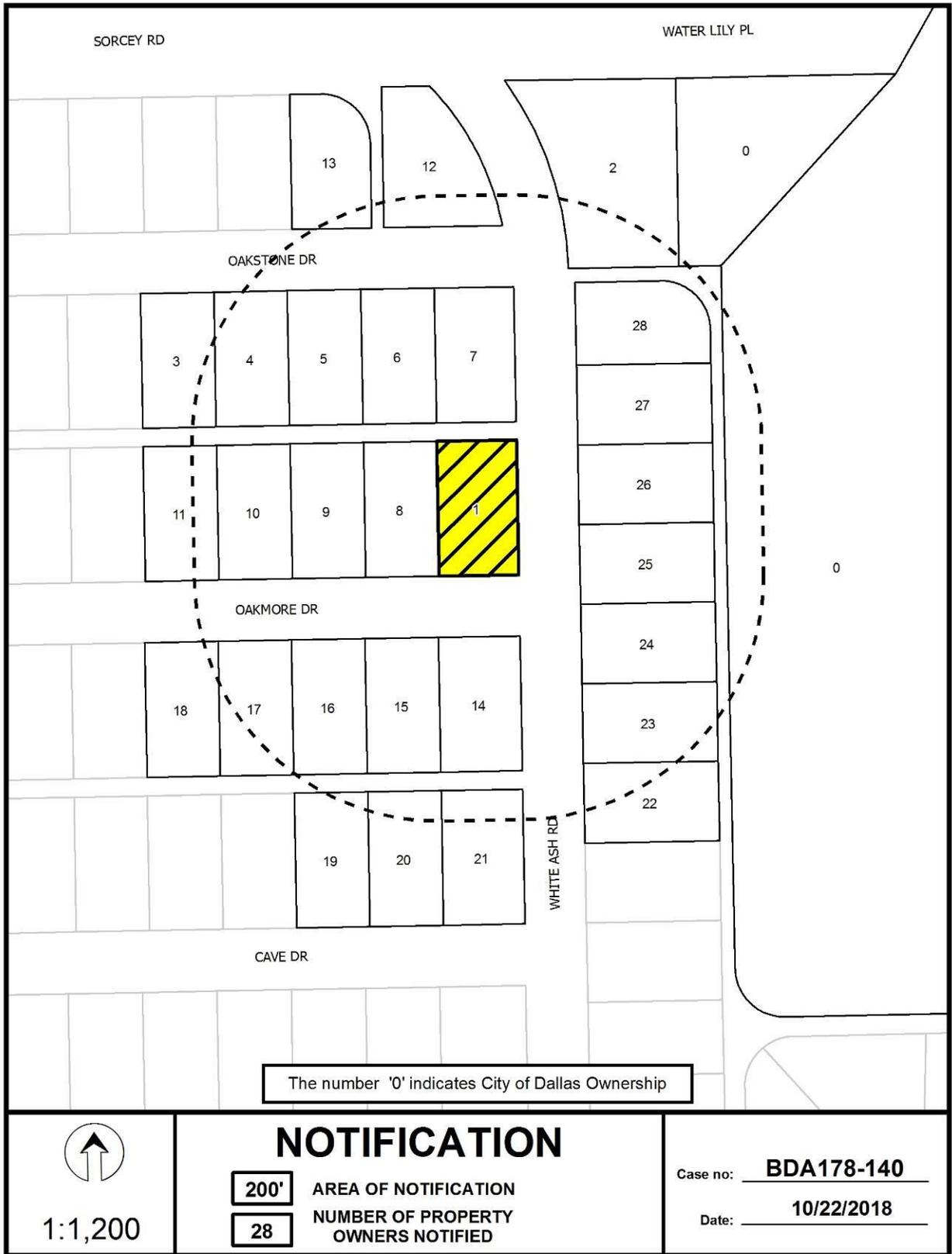
2411 GARDEN PARK COURT, ARLINGTON, TX. 76013 - PH# (817)856-2442, FAX# (817)451-5676

North →

← South







Notification List of Property Owners

BDA178-140

28 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	7301 OAKMORE DR	TORREZ DAVID &
2	7200 WATER LILY PL	SORCEY MOUNTAIN CREEK JV
3	7318 OAKSTONE DR	SESSION BARBARA A
4	7314 OAKSTONE DR	FOWLKS MYRTLE
5	7310 OAKSTONE DR	THOMAS MERLENE S
6	7306 OAKSTONE DR	RAMIREZ LEONARD & YOLANDA
7	7302 OAKSTONE DR	HEAD BENNY & MONICA
8	7305 OAKMORE DR	NICHOLS CARRIE
9	7309 OAKMORE DR	SARMIENTO REYNALDO & OFELIA
10	7315 OAKMORE DR	FORD LEWIE J & SIGRUMM
11	7319 OAKMORE DR	BUNDRED LEROY JR &
12	7301 OAKSTONE DR	WILLIAMS MILLIE NELL W
13	7305 OAKSTONE DR	CULTON TREVON D
14	7302 OAKMORE DR	GARDNER WILFORD RAY &
15	7306 OAKMORE DR	MUNOZ URIEL
16	7310 OAKMORE DR	FLACH ROBERT R & BEVERLY
17	7314 OAKMORE DR	STRINGER MARLYNE N
18	7318 OAKMORE DR	WEST ROYCE BARRY
19	7309 CAVE DR	LIEU ANNA JIN &
20	7305 CAVE DR	SARAVIA BLANCA LILIAN
21	7301 CAVE DR	COLLINS ALI JR & MARIA L
22	9706 WHITE ASH RD	JOHNSON YOLANDA A
23	9704 WHITE ASH RD	GUERRERO ANTONIO C
24	9702 WHITE ASH RD	HOLLEY EDNA F ESTATE OF
25	9624 WHITE ASH RD	BENITEZ MIGUEL & MARIA
26	9620 WHITE ASH RD	THOMAS BETTY MAE

10/19/2018

Label #	Address	Owner
27	9616 WHITE ASH RD	DAVIS DELERNA V
28	9612 WHITE ASH RD	MECCA APRIL INC