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Public Notice

2023 MAR-14 AM 10:46

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CITY SECRETARY
DALLAS, TEXAS



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DALLAS, TX

City of Dallas

BOARD OF ADJUSTMENT (PANEL B)

**March 22, 2023, Briefing at 11:00 A.M. and the Public Hearing at 1:00 P.M.
Dallas City Hall, 6ES Council Briefing Room and Videoconference**

* The Board of Adjustment hearing will be held in 6ES at City Hall and by videoconference. Individuals who wish to speak in accordance with the Board of Adjustment Rules of Procedure **by joining the meeting virtually**, must register online at <https://bit.ly/BDA-B-Register> or contact the Development Services Department at 214-670-4545 **by the close of business Tuesday, March 21, 2023. All virtual speakers will be required to show their video in order to address the board.** Public Affairs and Outreach will also stream the public hearing on Spectrum Cable Channel 96 or 99; and bit.ly/cityofdallastv or [YouTube.com/CityofDallasCityHall](https://www.youtube.com/CityofDallasCityHall), and the WebEx link: <https://bit.ly/032223B>

AGENDA

- I. **Call to Order** Cheri Gambow, Vice-Chair
- II. **Staff Presentation/Briefing**
- III. **Public Hearing** Board of Adjustment
- IV. **Public Testimony**
- V. **Miscellaneous Items –**
 - Approval of Panel B Minutes – January 18, 2023
- VI. **Case Docket** Board of Adjustment
 - Uncontested Items
 - Holdover Items
 - Individual Items
- VII. **Adjournment**

Handgun Prohibition Notice for Meetings of Governmental Entities

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

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

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

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

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

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

EXECUTIVE SESSION NOTICE

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

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

UNCONTESTED CASE(S)

BDA223-023(OA)	6010 Prestonsire Lane REQUEST: Application of David Hosseiny for a special exception to the single family use regulations.	1
BDA223-026(GB)	5253 Bonita Avenue REQUEST: Application of Shannon Lombardi for a variance to the front yard setback regulations.	2

HOLDOVER

BDA223-004OA)	202 Beckleymeade Avenue REQUEST: Application of Deeper Bible Church represented by Peter Kavanagh for a variance to the side yard setback regulations.	3
BDA223-011(OA)	10227 Gaywood Road REQUEST: Application of Saul Mejia for a special exception to the fence height regulations.	4

INDIVIDUAL CASES

None

FILE NUMBER: BDA223-023(OA)

BUILDING OFFICIAL'S REPORT: Application of David Hosseiny for a special exception to the single-family use regulations at 6010 Prestonshire Lane. This property is more fully described as Block A/5482, Lot 1 and is zoned R-10(A), which limits the number of dwelling units to one. The applicant proposes to construct and/or maintain an additional dwelling unit, not for rent, which will require a special exception to the single-family use regulations.

LOCATION: 6010 Prestonshire Lane

APPLICANT: David Hosseiny

REQUEST:

A request for a special exception to the single-family use regulations is made to construct and maintain an approximately **1,237** square feet square additional dwelling unit structure on a site developed with single-family dwelling unit.

STANDARD FOR A SPECIAL EXCEPTION TO THE SINGLE-FAMILY USE REGULATIONS TO AUTHORIZE AN ADDITIONAL DWELLING UNIT:

Section 51-4.201(b)(1)(E)(i) of the Dallas Development Code specifies that the board may grant a special exception to the single-family use regulations of the Dallas Development Code to authorize an additional dwelling unit on a lot when, in the opinion of the board, the additional dwelling unit will not: 1) be used as rental accommodations; or 2) adversely affect neighboring properties.

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

STAFF RECOMMENDATION:

No staff recommendation is made on this or any request for a special exception to authorize an additional dwelling unit since the basis for this type of appeal is when in the opinion of the board, the additional dwelling unit will not: 1) be used as rental accommodations; or 2) adversely affect neighboring properties.

BACKGROUND INFORMATION

Zoning:

Site: R-10 (A) Single Family District
North: R-10 (A) Single Family District
South: R-10 (A) Single Family District
East: R-10 (A) Single Family District
West: R-1ac(A) Single Family District

Land Use:

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

Zoning/BDA History:

There have been one related board cases in the vicinity within the last five years.

1. **BDA189-109:** On January 21, 2020, Panel A granted requests o construct and maintain an accessory dwelling unit and to install and maintain an additional electric meter on the property as special exceptions to the single-family zoning use regulations contained in the Dallas Development Code, as amended, are granted, subject to the deed restrict the subject property to require owner-occupancy on the premises and annually register the rental property with the city’s single family non-owner-occupied rental program.

GENERAL FACTS/STAFF ANALYSIS:

This request for a special exception to the single-family use regulations focuses on constructing and maintaining a 1,237 additional dwelling unit structure on a site developed with a single-family dwelling unit.

The site is zoned an R-10(A) Single Family District where the Dallas Development Code permits one dwelling unit per lot.

The single-family use regulations of the Dallas Development Code state that only one dwelling unit may be located on a lot and that the Board of Adjustment may grant a special exception to this provision and authorize an additional dwelling unit on a lot when, in the opinion of the board, the special exception will not: (1) be use as rental accommodations; or (2) adversely affect neighboring properties.

The Dallas Development Code defines:

- a “single family” use as “one dwelling unit located on a lot;” and a “dwelling unit” as “one or more rooms to be a single housekeeping unit to accommodate one

family and containing one or more kitchens, one or more bathrooms, and one or more bedrooms.”

- a “kitchen” is “any room or area used for cooking or preparing food and containing one or more ovens, stoves, hot plates, or microwave ovens; one or more refrigerators; and one or more sinks. This definition does not include outdoor cooking facilities.”
- a “bathroom” as “any room used for personal hygiene and containing a shower or bathtub or containing a toilet and sink.”
- a “bedroom” is “any room in a dwelling unit other than a kitchen, dining room, living room, bathroom, or closet. Additional dining rooms and living rooms, and all dens, game rooms, sunrooms, and other similar rooms are considered bedrooms.”

The submitted site plan identifies the location of two building footprints, the larger of the two denoted as “Existing one-story single-family residence,” which is the proposed single-family residential main structure. The additional dwelling unit is denoted as “addition” the smallest of the two structures.

This request centers on the function of what is proposed to be inside the smaller structure on the site – the “Guest House” structure, specifically its collection of rooms/features shown on the floor plan: the first floor includes two bedrooms, two closets and two bathrooms the second floor includes a kitchen with dining and living room area and a half bathroom.

According to DCAD records, the “main improvement” for the property at 6010 Prestonshire Lane is a structure built in 2020 with 3,756 square feet of total living area with the following “additional improvements”: a 575-square-foot attached garage a 496-brick veneer, a 32-brick veneer and concrete pool. The submitted site plan depicts a proposed 1237 square feet additional dwelling unit.

The applicant has the burden of proof in establishing that the additional dwelling unit will not be used as rental accommodations (by providing deed restrictions, if approved) and will not adversely affect neighboring properties.

As of March 10, 2023, 1 letter has been submitted in support or no letters have been submitted in opposition to the request.

Granting this special exception request will not provide any relief to the Dallas Development Code regulations other than allowing an additional dwelling unit on the site (i.e., development on the site must meet all required code requirements).

The Dallas Development Code states that in granting this type of special exception, the board shall require the applicant to deed restrict the subject property to prevent the use of the additional dwelling unit as rental accommodations.

Timeline:

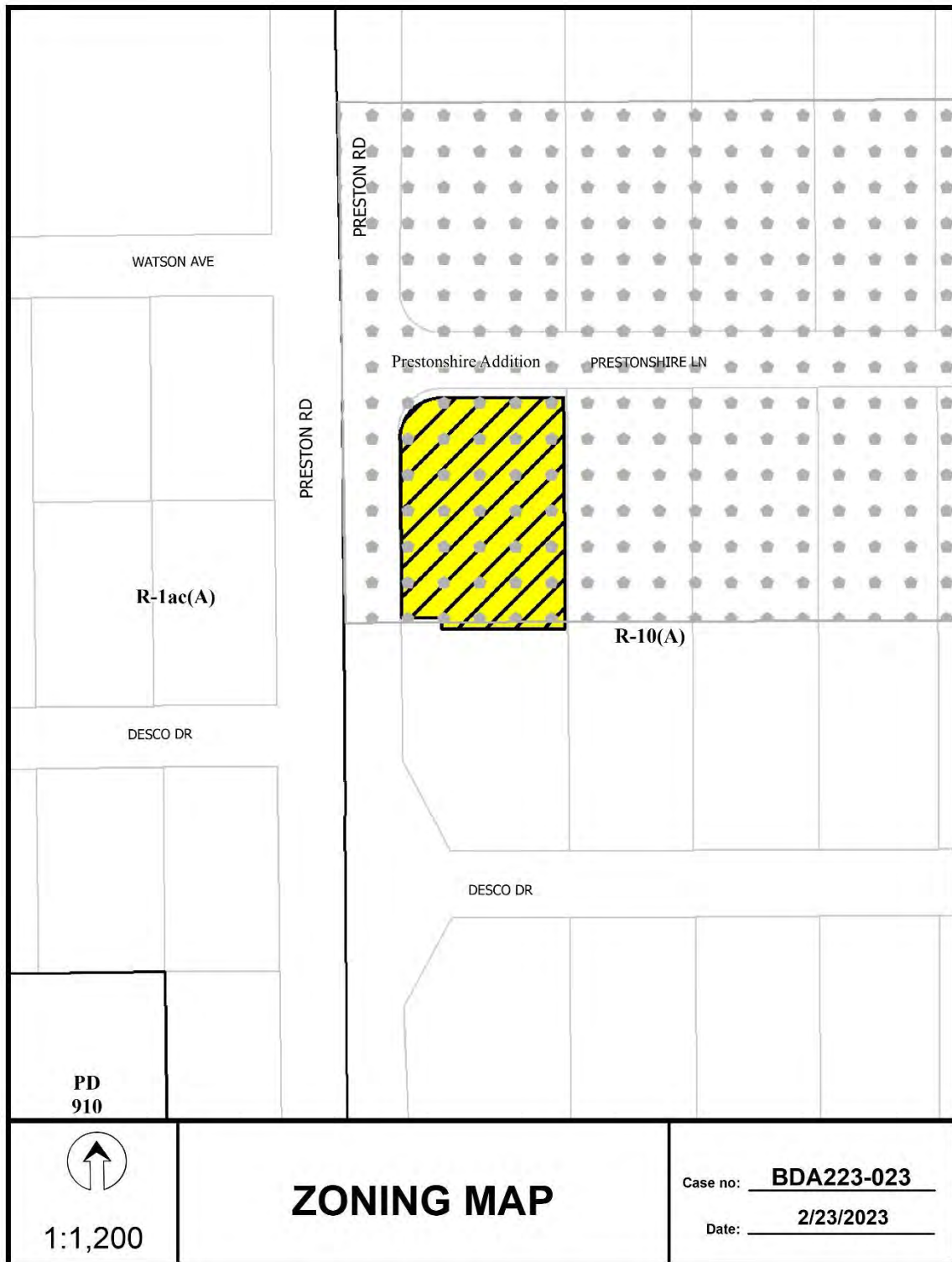
December 12, 2022: The applicant submitted an “Application/Appeal to the Board of Adjustment” and related documents which have been included as part of this case report.

February 8, 2022: The Board of Adjustment Administrator assigned this case to Board of Adjustment Panel B.

February 13, 2023: The Sustainable Development and Construction Department Senior Planner emailed the applicant the following information:

- an attachment that provided the public hearing date and panel that will consider the application; the February 27, 2023, deadline to submit additional evidence for staff to factor into their analysis; and March 10, 2023, 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.

February 28, 2023: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the January public hearings. Review team members in attendance included: the Board of Adjustment Chief Planner/Board Administrator, the Development Services Senior Plans Examiner, the Assistant City Attorneys to the Board, and the Senior Planners.



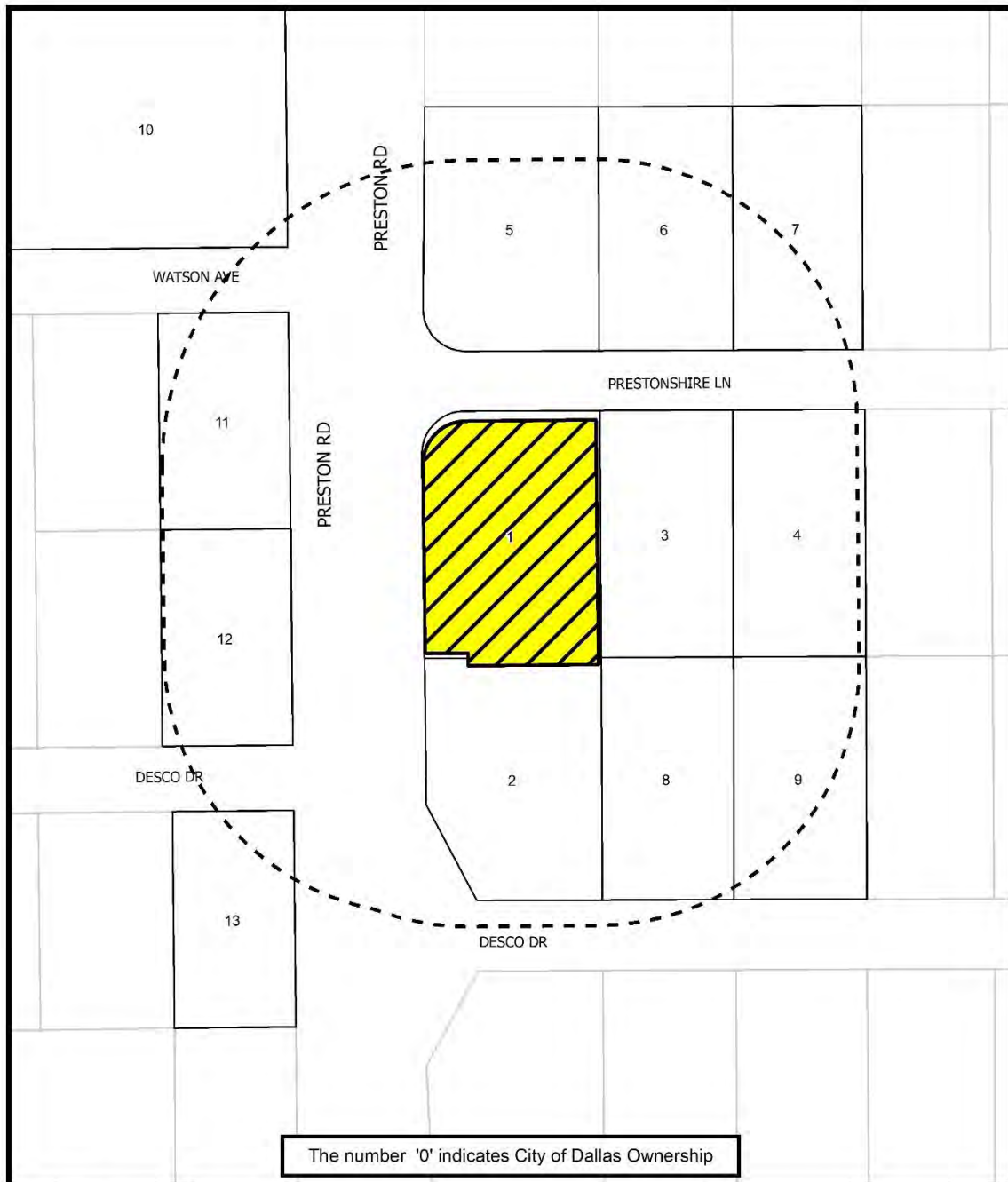


1:1,200

AERIAL MAP

Case no: BDA223-023

Date: 2/23/2023



The number '0' indicates City of Dallas Ownership

 1:1,200	<h2 style="text-align: center;">NOTIFICATION</h2> <table border="1" style="width: 100%;"> <tr> <td style="width: 15%; text-align: center;">200'</td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="text-align: center;">13</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	200'	AREA OF NOTIFICATION	13	NUMBER OF PROPERTY OWNERS NOTIFIED	Case no: <u>BDA223-023</u> Date: <u>2/23/2023</u>
200'	AREA OF NOTIFICATION					
13	NUMBER OF PROPERTY OWNERS NOTIFIED					

02/23/2023

Notification List of Property Owners

BDA223-023

13 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	6010 PRESTONSHIRE LN	HOSSEINY DAVID & SHAHNAZ
2	6011 DESCO DR	JACKSON LEE F & MARGARET OLDHAM
3	6018 PRESTONSHIRE LN	VANPELT PAULINA
4	6026 PRESTONSHIRE LN	BENSYL WILLIAM R & CATHERINE N
5	6011 PRESTONSHIRE LN	EMERICK CRAIG L
6	6019 PRESTONSHIRE LN	LANDIS TODD & AUNGSUMALIN
7	6027 PRESTONSHIRE LN	BOYD RICHARD M
8	6019 DESCO DR	ANDERSON ROBERT & AMY
9	6027 DESCO DR	GUNNIN MARK C & JENNIFER
10	9323 PRESTON RD	PACKER MILTON
11	5946 WATSON AVE	ATILAS LUIS R
12	5947 DESCO DR	TANANBAUM KENNETH
13	5946 DESCO DR	MURRAY JOHN

Properties with Accessory units closed by:

- 1. 6035 Desco, Dallas, Texas 75225**



This property is a detached home from the main residence.

2. 6010 Desco, Dallas, Texas 75225





This property is under construction and detached ach from the main residence.

Letter of Consent from Neighbors for Request of Construction of Accessory Unit (City of Dallas Case No. 2212071108 SFD ADD)

Ref: David and Shahnaz Hosseiny

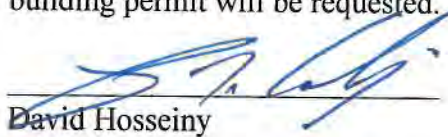
Project located: 6010 Prestonsire, lane.
Dallas, Texas 75225

Scope of the Project: Construction of accessory unit (per furnished plan) at side of the main structure located at 6010 Prestonsire, Lane, Dallas, Texas 75225.

City of Dallas Case No. 2212071108 SFD ADD

Request; To allow construction of 1,148 Sq Feet on one story dwelling at the side of Preston Road.

I certify that the plans presented to the neighbors for their review are identical to those plans for which a building permit will be requested.


David Hosseiny


Shahnaz Hosseiny

To be completed by Neighbor:

We Craig Emerick, Trudy Emerick are the legal owner/s of
Property located at 6011 Prestonsire Lane, Dallas 75225
(address – number and street)

Which is across the street to project address. We are aware that a construction of this accessory unit on subject property and have reviewed the plans presented to us by David and Shahnaz Hosseiny for proposed construction.

We have no objection to granting our consent for construction of requested accessory unit.

We have object to this request for construction of requested accessory unit.

Craig L. Emerick 1/27/2023
Neighbor Signature Date

Trudy S. Emerick 1/27/2023
Neighbor Signature Date

Craig L. Emerick
Print Name

Trudy T. Emerick
Print Name

FILE NUMBER: BDA223-026(GB)

BUILDING OFFICIAL'S REPORT: Application of Shannon Lombardi for a variance to the front yard setback regulations at 5253 Bonita Avenue. This property is more fully described as Block 7/1973, Part of Lot 15 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 10-foot front yard setback, which will require a 15-foot variance to the front yard setback regulations.

LOCATION: 5253 Bonita Ave

APPLICANT: Shannon Lombardi

REQUEST:

- A request for variance of a 15 foot along the Laneri Ave to the front yard setback regulations to construct and maintain a two-story single-family structure with an approximately 1,409 square foot building footprint, part of which is to be located 10' from one of the site's two front property lines (Bonita and Laneri). The corner lot property is currently undeveloped with two front yard 25' setbacks; Bonita is the shorter front yard and Laneri is the longer front yard.

STANDARD FOR A VARIANCE:

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

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

State Law/HB 1475 effective 9-1-21

State Law/HB 1475 effective 9-1-21

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

STAFF RECOMMENDATION:

Denial.

Rationale:

Staff has not received evidence. Therefore, staff cannot establish whether the subject site is restrictive in area, shape, or slope, and thus cannot be developed in a manner commensurate with other properties within the same zoning district.

BACKGROUND INFORMATION:

Zoning:

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

Land Use:

The subject site is undeveloped and zoned R-7.5(A). The areas to the north, south, east, and west are developed with residential uses.

Zoning/BDA History:

- I. June 26, 2022, the application (case number BDA-212-023-panel B) for a variance to the front yard setback was denied without prejudice.

GENERAL FACTS /STAFF ANALYSIS:

- This request focuses on constructing and maintaining a single-family dwelling unit that is situated along a front yard (Laneri Avenue). The lot is situated at the intersection of Bonita Avenue and Laneri Avenue, which provides two front yards, one along each corridor. Since the subject site is zoned an R-7.5 Single Family District, a 25-foot front yard setback must be maintained along both frontages to ensure continuity of the block.
- In a single-family district, a corner lot with frontage on two streets where one frontage is shorter than the other allow the longer frontage to be governed by the side yard regulations. In this case, Laneri Avenue provides the longer frontage and would be treated as a side yard. However, if another structure has an established setback along the block face of the longer frontage, that side must maintain an unobstructed front yard to comply with block continuity.
- A site plan has been submitted denoting the proposed single-family dwelling located five feet from the front property line along Laneri Avenue and containing gross site area of 4,748 square feet. The portion of the single-family structure fronting along Bonita Avenue is not proposed to encroach into the front yard setback and will provide a front yard setback of the required 25 feet. While the portion of the structure along Laneri Avenue will encroach into the required 25-foot front yard setback and proposes to provide a front yard setback of five 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 (No variance would be necessary if the Laneri Ave frontage were a side yard) 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.
- According to DCAD records there are no improvements listed for property addressed at Bonita Ave
- The subject site is flat, rectangular in shape (100' x 50') and is 4,748 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 not provided evidence that reflects the decrease in buildable lot area due to the double frontage.

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.

Additionally, the board may consider the following as grounds to determine whether compliance with the ordinance as applied to a structure that is the subject of the appeal would result in unnecessary hardship:

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

Timeline:

January 19, 2023: The applicant submitted an “Application/Appeal to the Board of Adjustment” and related documents which have been included as part of this case report.

February 08, 2023: The Board of Adjustment Secretary assigned this case to Board of Adjustment Panel B.

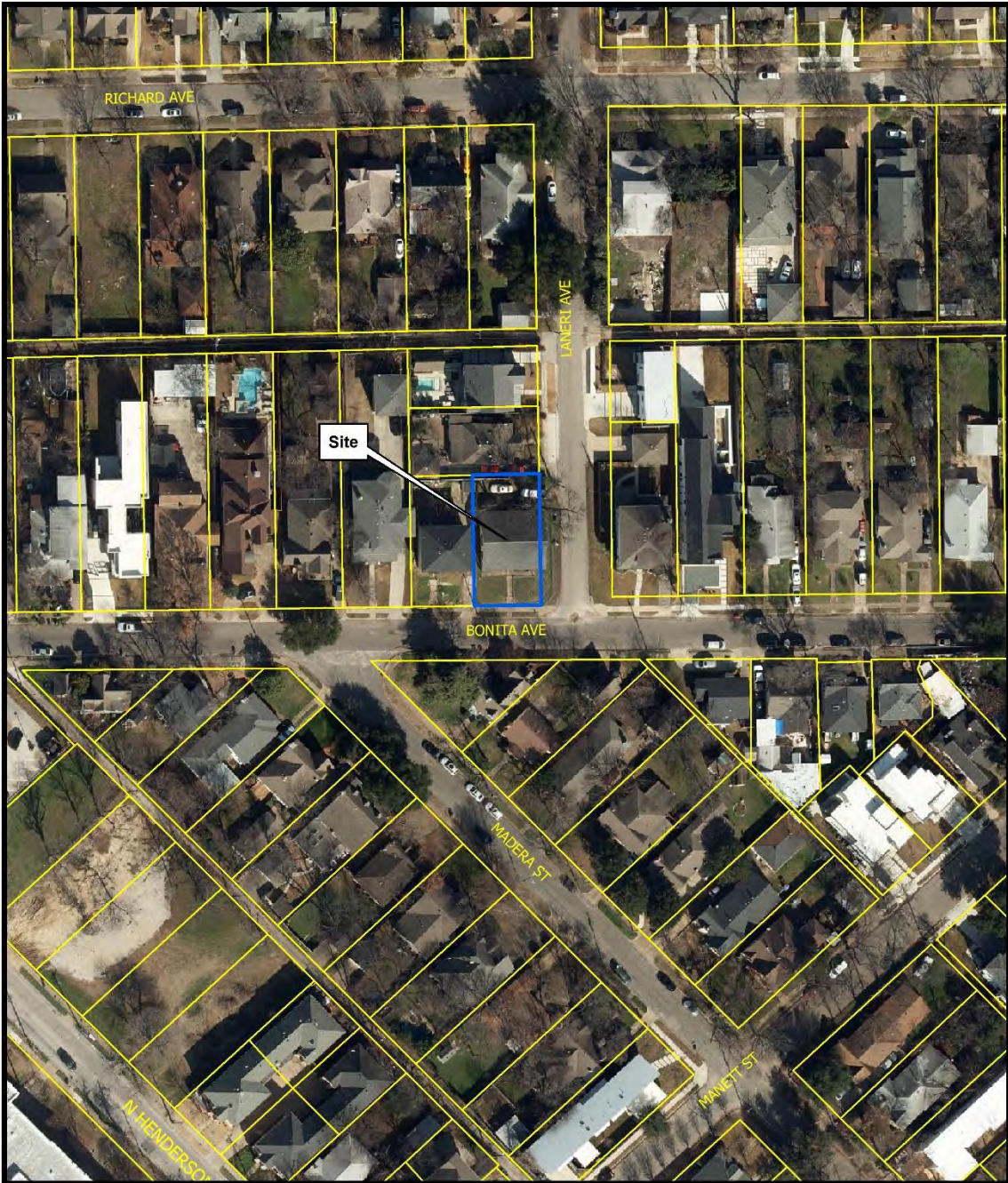
February 21, 2023: The Board of Adjustment Senior Planner emailed the applicant the following information:

- 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 February 27th deadline to submit additional evidence for staff to factor into their analysis; and the March 10th 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."

February 28, 2023: The Board of Adjustment staff review team meeting was held regarding this request and the others scheduled for the February public hearings. Review team members in attendance included the following: the Chief Planner/Board Administrator, the Board of Adjustment Senior Planners (Giahanna Bridges and Oscar Aguilera), the Board of Adjustment Development Code Specialist, the Board of Adjustment Consultant, Development Services Senior Engineers, and the Board Attorney.

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

February 26, 2023: The applicant emailed additional documentary evidence which will be considered Attachment A which includes illustrations of the setbacks and pictures of properties with similar setback.



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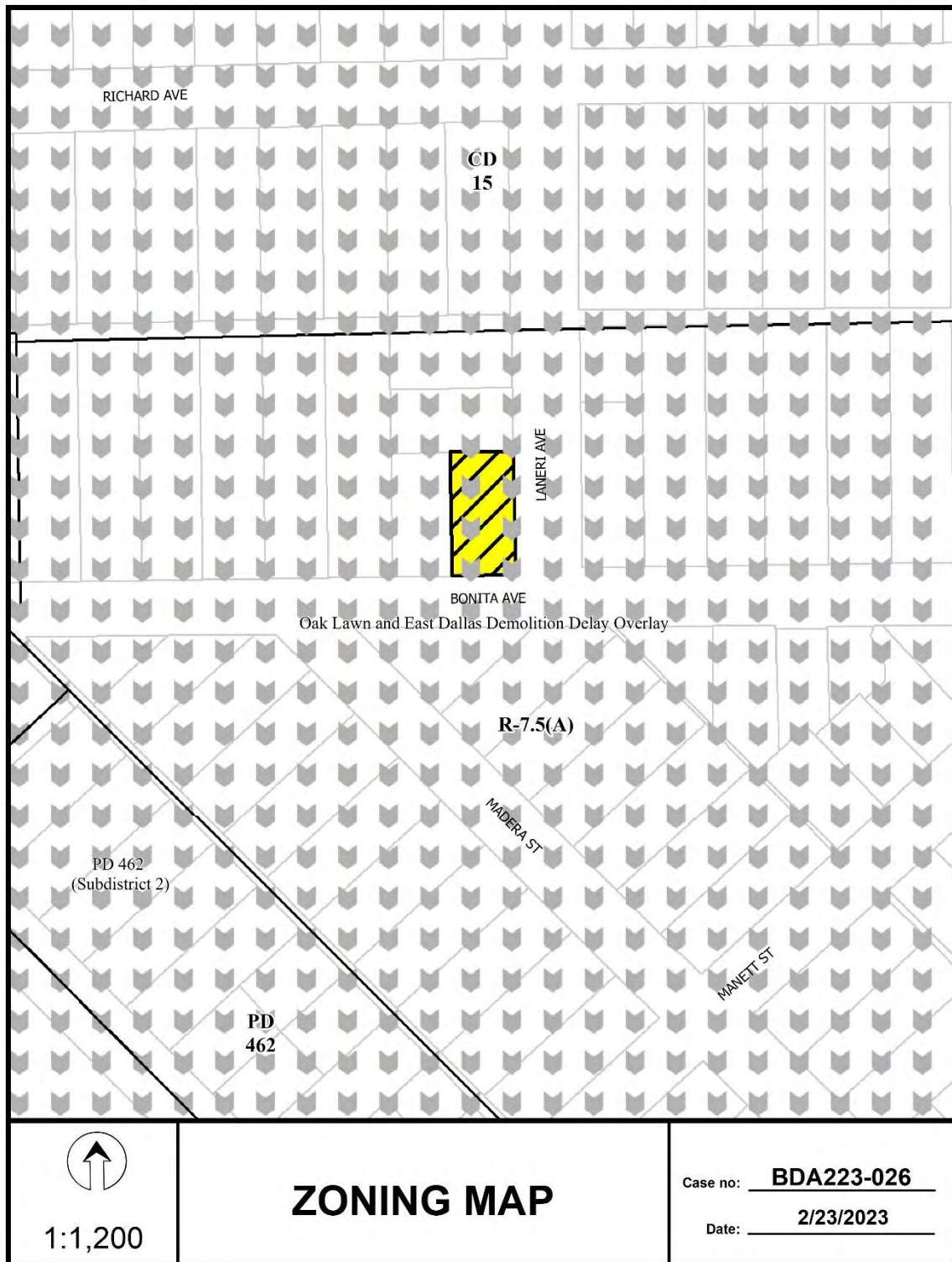
AERIAL MAP

Case no: BDA223-026

Date: 2/23/2023



 1:1,200	<h2>NOTIFICATION</h2>	Case no: <u>BDA223-026</u>			
	<table border="1"> <tr> <td style="text-align: center;">200'</td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="text-align: center;">31</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	200'	AREA OF NOTIFICATION	31	NUMBER OF PROPERTY OWNERS NOTIFIED
200'	AREA OF NOTIFICATION				
31	NUMBER OF PROPERTY OWNERS NOTIFIED				



Notification Letters were sent to the following property owners:

1 00000190699000000
GCE PARTNERS LLC
520 BROAD ST STE 221
NEWARK, NEW JERSEY 07102-3121

2 00000187522000000
DESKINS CASEY
5610 GOODWIN AVE
DALLAS, TEXAS 75206-6215

3 00000187528000000
MAYNOR JOHN TRACEY
5308 RICHARD AVE
DALLAS, TEXAS 75206-6712

4 00000187597000000
NAJERA IRENE C &
ET AL
822 GREEN CANYON DR
MESQUITE, TEXAS 75150-4349

5 00000187600000000
WOOD KYLE IRVIN & STEPHANIE
5307 BONITA AVE
DALLAS, TEXAS 75206-6727

6 00000187603000000
CARLOCK CAMERON N &
MCKEE MATTHEW
5303 BONITA AVE
DALLAS, TEXAS 75206-6878

7 00000187606000000
YORK JEFFREY EDGAR &
GAIL MACRAE
2412 LANERI AVE
DALLAS, TEXAS 75206-6740

8 00000190684000000
SANCHEZ UVELIA
5238 RICHARD AVE
DALLAS, TEXAS 75206-6708

9 00000190687000000
SANCHEZ DANIEL E
209 W STANDIFER ST
MCKINNEY, TEXAS 75069-5450

10 00000190690000000
LOVING OLIVER F & FLOR C
5246 RICHARD AVE
DALLAS, TEXAS 75206-6708

11 00000190693000000
CARDOSO JESUS
5250 RICHARD AVE
DALLAS, TEXAS 75206-6708

12 00000190696000000
Taxpayer at
5256 RICHARD AVE
DALLAS, TEXAS 75372-1295

13 00000190702000000
NELSON JEAN M
2415 LANERI AVE
DALLAS, TEXAS 75206-6739

14 00000190705000000
MIRELES FIDEL F &
JOSEPHINA SANCHEZ
2411 LANERI AVE
DALLAS, TEXAS 75206-6739

15 00000190708000000
SMOYER KELLY PATRICIA
5251 BONITA AVE
DALLAS, TEXAS 75206-6725

16 00000190711000000
PETTIT TODD & KIMBERLY
5247 BONITA AVE
DALLAS, TEXAS 75206-6725

17 00000190714000000
WRIGHT TYLER C
5241 BONITA AVE
DALLAS, TEXAS 75206-6725

18 00000190717000000
LOSCHIAVO BRANDON & MEGAN
5239 BONITA AVE
DALLAS, TEXAS 75206-6725

19 00000190810000000
ALCORTA EDWARD
5302 BONITA AVE
DALLAS, TEXAS 75206-6728

20 00000190813000000
RODRIGUEZ PEDRO &
DORA E RODRIGUEZ
5308 BONITA AVE
DALLAS, TEXAS 75206-6728

21 00000190822000000
ROJAS SOCORRO
2610 MADERA ST
DALLAS, TEXAS 75206-6744

22 00000190825000000
GUEVARA PABLO
2614 MADERA ST
DALLAS, TEXAS 75206-6744

23 00000190828000000
KELLY DINEEN A
2618 MADERA ST
DALLAS, TEXAS 75206-6744

24 00000190831000000
KELCHER MARY C & JOHN R
6710 ROLLING VISTA DR
DALLAS, TEXAS 75248-5437

25 00000190834000000
WOOD GREGORY &
PATRICIA BALE REVOCABLE TRUST
1430 SUNDANCE AVE
SAN MARCOS, CALIFORNIA 92078-7999

26 00000190909000000
HAYNES BRADLEY W
2619 MADERA ST
DALLAS, TEXAS 75206-6743

27 00000190912000000
COCKERELL MYNETTA
2623 MADERA ST
DALLAS, TEXAS 75206-6743

28 00000190915000000
BARNES SAMUEL JOSEPH &
CHLOE ELISABETH SKIBBA
2627 MADERA ST
DALLAS, TEXAS 75206-6743

29 00000190918000000
MILLER ZACHARY &
PATIN KATHERINE TAYLOR
2631 MADERA ST
DALLAS, TEXAS 75206-6743

30 00000190921000000
ALVAREZ SYLVIA U
2667 HONEYSUCKLE DR
RICHARDSON, TEXAS 75082-3431

GENERAL NOTES

- PROPERTY SITE ADDRESS : 5253 BONITA AVE, DALLAS, TEXAS 75206
- ZONING: R-7.5 (A) SINGLE FAMILY DISTRICT
- TAX ACCOUNT: 00000190699000000
- LEGAL DESCRIPTION: VICKERY PARK
BLK 7 / 1973 PT LT 15 ACS 0.109
INT202000228543 DD08142020 CO-DC
1973 007 01500 1001973 007

SITE DATA

1. GROSS AREA OF SITE :	4748 SF OR 0.109 AC.
2. LOT COVERAGE (R-7.5(A)):	45% (Max. Allowed)
3. TOT. DISTURBED AREA :	4140 SF OR 0.095 AC.
4. TOT. PROP. COVERAGE BY STRUCTURES:	34.4%
HOUSE:	1409 SF
DECK:	0 SF
PORCH:	30 SF
STEPS:	8.25 SF
SIDEWALK:	45 SF
CONC. PAD:	142.5 SF
DRIVEWAY:	0 SF
WALL:	0 SF

MINIMUM SETBACKS (R-7.5(A))

FRONT YARD:	25 FT (BONITA AVE)
REAR YARD:	5 FT
SIDE YARD:	5 FT (RT)
SIDE YARD:	10 FT (LT)

HEIGHT

MAX ALLOWED (R-7.5(A)):	30 FT
PROVIDED :	29'2"

PLANTING NOTES

- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES AND LINE RUNS IN THE FIELD PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE ARCHITECT OF ANY CONDITION FOUND ON THE SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE DRAWINGS
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AND MUST BE REPLACED WITH PLANT MATERIAL OF SAME VARIETY AND SIZE IF DAMAGED, DESTROYED OR REMOVED
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING AND REMOVAL OF DEBRIS PRIOR TO PLANTING IN ALL AREAS
- SHADE TREES SHALL BE PLANTED NO CLOSER THAN 5' FROM UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED
- FINAL FINISH GRADING SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL TOP SOIL REQUIRED TO CREATE A SMOOTH CONDITION PRIOR TO PLANTING.
- ALL PLANTING AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM THE BUILDING FOOTPRINT.
- ALL PLANT QUANTITIES LISTED ARE FOR INFORMATION ONLY

SITE NOTES

- THIS PROPERTY LIES WITHIN FLOOD ZONE "X" AREA OF MINIMAL FLOOD HAZARD ACCORDING TO F.I.R.M. MAP NO.480171
- ALL EXTERIOR FLAT WORK TO HAVE A 1% MIN / 2% MAX SLOPED AWAY FROM THE BUILDING.
- PORCH SLAB TO HAVE UNIFORM SLOPE.
- CONTRACTOR TO VERIFY LOCATION OF EXISTING UTILITIES
- DURING CONSTRUCTION , SILT FENCES, RIP RAP SHALL BE CONSTRUCTED ONSITE TO MAINTAIN SEDIMENT/EROSION CONTROL OF STORMWATER.
- A STORMWATER PREVENTION POLUTION PLAN WILL BE UTILIZED DURING CONSTRUCTION OF THIS SITE.
- ALL DRIVEWAY, APPROACHES AND SIDEWALKS AND ACCOMPANYING RAMPS LOCATED IN PUBLIC RIGHT-OF-WAY SHALL BE PERMITTED THROUGH CITY OF DALLAS PUBLIC WORKS DEPARTMENT.

ARTICLE X - SCHEDULE FOR SEC.51A-10.125

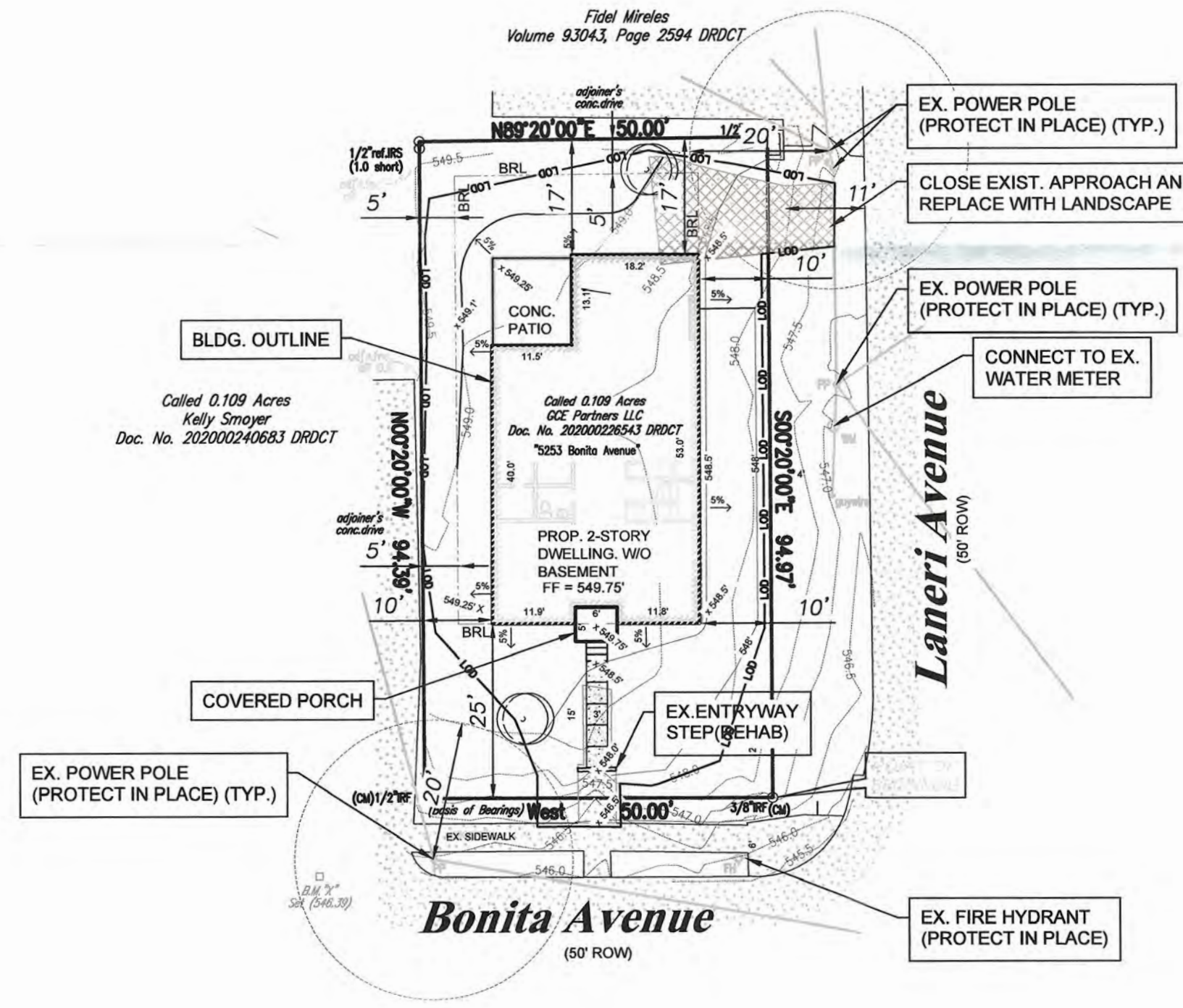
SINGLE FAMILY AND DUPLEX USES

1. LOT SIZE RANGE:	LOTS BETWEEN 4,000 SQ. FT AND 7,499 SQ.FT
2. NUMBER OF LOTS:	1 LOTS
3. TOTAL NUMBER OF TREES REQUIRED PER LOT:	2 LARGE OR MEDIUM NURSERY STOCK TREES
4. TOTAL NUMBER OF TREES PROVIDED:	2 LARGE OR MEDIUM NURSERY STOCK TREES
5. NUMBER OF TREES REQUIRED PER LOT TO BE LOCATED IN THE FRONT YARD :	1 NURSERY STOCK TREE
6. TOTAL NUMBER OF TREES PROVIDED IN FRONT YARDS:	1 NURSERY STOCK TREE

ARTICLE X- LANDSCAPE REQUIREMENTS

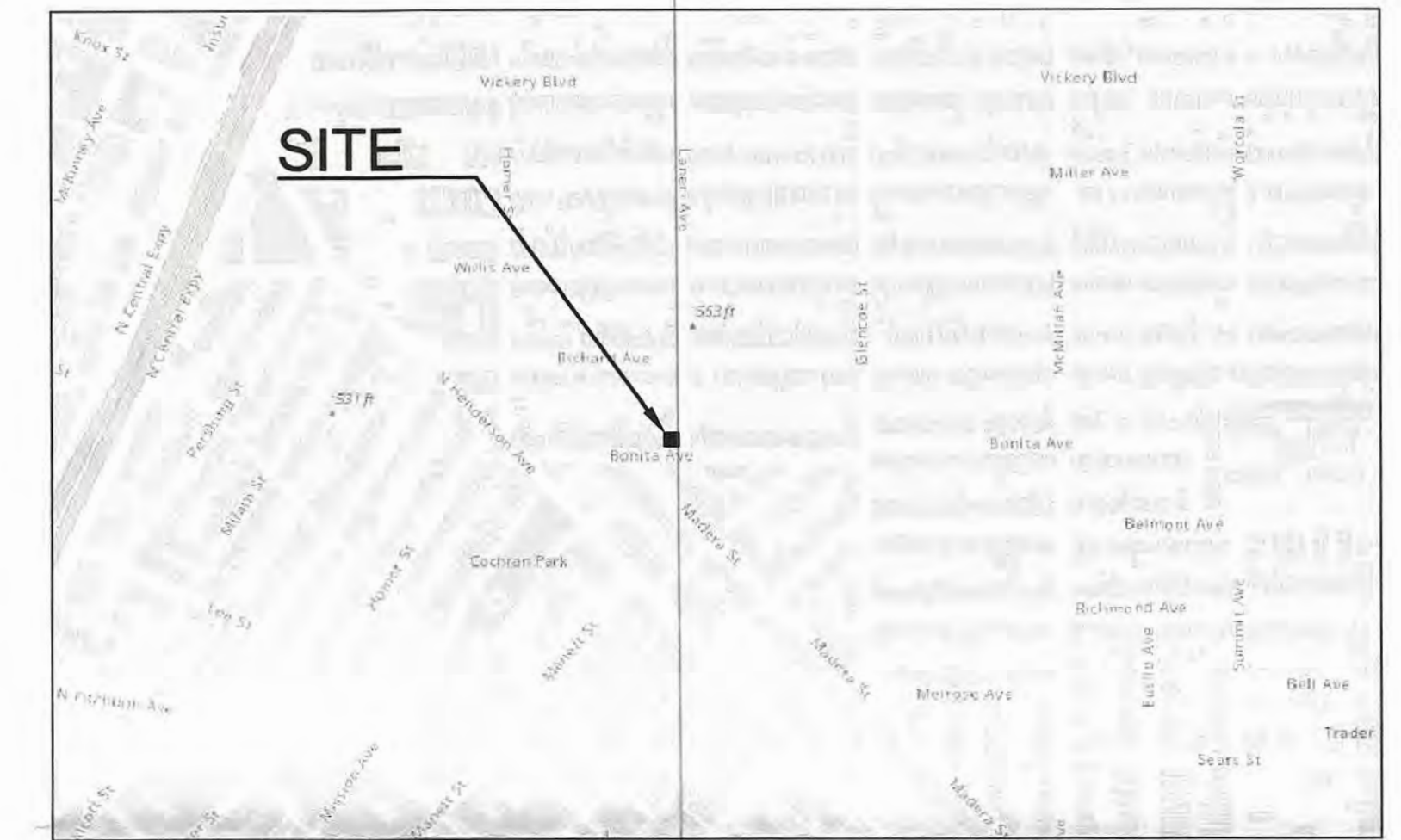
SITE AREA	REQUIRED	PROVIDED
LANDSCAPE AREA	4748 SF (0.109 AC)	
TREE MITIGATION	N/A	N/A
PERIMETER LANDSCAPE BUFFER	N/A	N/A
SCREENING OF OFF-STREET LOADING	N/A	N/A
PARKING LOT TREES	N/A	N/A
SITE TREES (1 TREE / 4000 SF SITE AREA)	2	2
STREET TREES (1 TREE/50 LF STREET FRONTAGE)	N/A	N/A
SCREENING OF OFF-STREET PARKING	N/A	N/A
FOUNDATION PLANTING (MIN 50% BUILDING FAÇADE ALONG STREET)	N/A	N/A

EXHIBIT-A



PLAN

SCALE: 1"=20'



VICINITY MAP

LEGEND

DEMO EXIST. CONCRETE	[Hatched Pattern]
EXIST. FIRE HYDRANT	[Star Symbol]
EXIST. POWER POLE	[Circle with Cross Symbol]
EXIST. WATER METER	[Circle with 'M' Symbol]
EXIST. OVERHEAD ELECTRIC	[Line with Crosses Symbol]
EXIST. PROPERTY LINE	[Solid Line]
EXIST. CHAIN LINK FENCE	[Dashed Line]
EXIST. MAJOR CONTOUR LINE	[Thick Solid Line]
EXIST. MINOR CONTOUR LINE	[Thin Solid Line]
PROP. MAJOR CONTOUR LINE	[Line with 'xx.00' Label]
PROP. MINOR CONTOUR LINE	[Line with 'xx.00' Label]
LIMITS OF DISTURBANCE	[Line with '100' Label]
PROP. 2" LIVE OAK	[Circle with '2' Label]

Following initial soil disturbance or re-disturbance, permanent or temporary stabilization must be completed within:

- Three (3) calendar days as to the surface of all perimeter dikes, swales, ditches, perimeter slopes, and all slopes steeper than 3 horizontal to 1 vertical (3:1); and
- Seven (7) calendar days as to all other disturbed or graded areas on the project site not under active grading.

NOTE: This site includes less than 5,000 square feet of disturbance.

CIVIL ENGINEER 18205 Hurricane Ct Hagerstown MD 21740 (301) 331-7212	DESIGN Landscape Architect Date Checked By:	Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland. K.V.N. Reddy	PROPRIETARY STATEMENT THE INCLUDED DESIGN, DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF CYBORG MANAGEMENT GROUP INC. INSTALLATION CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL DIMENSIONS AND CONDITIONS AT JOB SITE, AS WELL AS BUILDING RULES, CODES AND REGULATIONS PRIOR TO CONSTRUCTION. ALL CLEARANCES AND DIMENSIONS SHOULD BE CHECKED WITH THE ENGINEER PRIOR TO FABRICATION OF SAID WORK. INSTALLATION CONTRACTOR IS RESPONSIBLE FOR CORRECTING THE SAME AT HIS OWN EXPENSE. INSTALLATION CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL NOTES. USE OF THESE DESIGNS/DRAWINGS FOR ANY OTHER PRUPOSE IS UNAUTHORIZED	OWNER/APPLICANT/DEVELOPER SHANNON LOMBARDI 2810 MOONSTONE VIEW COLORADO SPRINGS CO 80906 PH:(703) 439 -8452	ISSUED ON 01-12-2023	SITE PLAN 5253 BONITA AVE DALLAS, TX 75206 SCALE: AS SHOWN Liber Folio	DWG. # 1 of 1 SHT. # 1 of 1 PDA 228-026
	Architect Date Checked By: Engineer Date Checked By: Drawn by Date Checked By:				REVISIONS Rev. No. Date Description		

FILE NUMBER: BDA223-004(OA)

BUILDING OFFICIAL'S REPORT: Application of Deeper Life Bible Church, represented by Peter Kavanagh, Zone Systems, Inc., for a variance to the side yard setback regulations at 202 Beckleymeade Avenue. This property is more fully described as block D/7590, lot 1 and is zoned R-7.5(A), which requires a side yard setback of 10 feet. The applicant proposes to construct and/or maintain a structure and provide a 7 foot side yard setback, which will require a 3 foot variance to the side yard setback regulations.

LOCATION: 202 Beckleymeade Avenue

APPLICANT: Deeper Life Bible Church
Represented by Peter Kavanagh, Zone Systems, Inc.

REQUEST:

A request for a variance of 3' to the side yard setback regulations is made to maintain an approximately 7,000 square foot church structure that is located 7' from the site's southern side property line.

UPDATE (3-22-23):

On January 18, 2023, the Board of Adjustment Panel B held this case to the March 22, 2023, public hearing date. On February 27, 2023, the applicant submitted the most recent appraisal roll certified and a construction estimate. Hence, staff is now recommending approval for a variance of 3' to the side yard setback regulations.

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:

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

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

State Law/HB 1475 effective 9-1-21

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

STAFF RECOMMENDATION:

Approval

Rationale:

- Staff concluded that the financial cost of compliance is greater than 50 percent of the appraised value of the structure as shown on the most recent appraisal roll certified to the assessor for the municipality under Section 26.01 (Submission of Rolls to Taxing Units), Tax Code. The applicant provided the Dallas County assessment of the property. The property is assessed at \$1,293,600 and the cost to reconfigure the structure to meet the 10' setback is estimated at a value of \$689,984.00 or 53 percent the value of the structure.

BACKGROUND INFORMATION:

Zoning:

Site: R-7.5(A) single family district
North: RR regional retail district
East: R-7.5(A) single family district
South: R-7.5(A) single family district
West: R-7.5(A) single family district

Land Use:

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

Zoning/BDA History:

There have not been any recent related board or zoning cases recorded either on or near the subject site.

GENERAL FACTS /STAFF ANALYSIS:

The applicant is requesting a variance of 3' to the side yard setback regulations to maintain an approximately 7,000 square foot church structure that is located 7' from the site's southern side property line.

The property is zoned R-7.5(A) single-family district which requires a side yard setback of 10 feet where there is residential adjacency.

According to DCAD records, the subject structure is 8,000 square feet and was converted to a church in 2016. The lot is 116' wide by 200' long containing 22,567 square feet of area. The minimum lot size for this lot within the R-7.5 zoning district is 7,500 square feet.

The applicant is requesting this variance to remedy the existing structure that is located in the required side yard setback.

According to the application, the structure was originally built with a 7' side yard setback and applicant acquired the structure in its current location on the lot.

However, the R-7.5(A) single-family zoning district requires a side yard setback of 10 feet where there is residential adjacency. Therefore, changing the use from residential to nonresidential changed the setback requirements from 5' to 10 feet.

The applicant provided the Dallas County assessment of the property and an estimate for the proposed demolition and to reconstruct a new wall. The property is assessed at \$1,293,600 and the cost to reconfigure the structure to meet the 10' setback is

estimated at a value of \$689,984.00 or 53 percent the value of the structure. Therefore, the applicant demonstrated how the variance is necessary to permit development of the subject site or whether the property differs from other parcels of land by (a)the financial cost of compliance is greater than 50 percent of the appraised value of the structure as shown on the most recent appraisal roll certified to the assessor for the municipality under Section 26.01 (Submission of Rolls to Taxing Units), Tax Code, that it cannot be developed in a manner commensurate with the development upon other parcels of land with the same R-7.5(A) single-family district zoning designation.

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

- That granting the variance to the side yard setback regulations will not be contrary to the public interest when owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed, and substantial justice done.
- The variance is necessary to permit development of the subject site that differs from other parcels of land by being of such a restrictive area, shape, or slope, that the subject site cannot be developed in a manner commensurate with the development upon other parcels of land in districts with the same R-7.5 single-family 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 single-family zoning classification.

If the board were to grant the variance requests and impose the submitted site plan as a condition, the structure in the side yard setback would be limited to what is shown on this document.

Timeline:

October 24, 2022: The applicant submitted an “Application/Appeal to the Board of Adjustment” and related documents which have been included as part of this case report.

December 8, 2022: The Board of Adjustment Administrator assigned this case to Board of Adjustment Panel B.

December 14, 2022: The Sustainable Development and Construction Department Senior Planner emailed the applicant the following information:

- an attachment that provided the public hearing date and panel that will consider the application; the December 23, 2022, deadline to submit additional evidence for staff to

factor into their analysis; and the January 6, 2023 deadline to submit additional evidence to be incorporated into the board's docket materials.

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

December 27, 2022: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the January public hearings. Review team members in attendance included: the Board of Adjustment Chief Planner/Board Administrator, the Development Services Senior Plans Examiner, the Development Services Chief Planner, the Assistant City Attorney to the Board, and the Senior Planner.

January 18, 2023: The Senior Planner wrote the applicant a letter of the board's action to hold this meeting to the March 22, 2023, public hearing; the February 27, 2023's deadline to submit additional evidence for staff to factor into their analysis; and the March 10th deadline to submit additional evidence to be incorporated into the Board's docket materials

February 27, 2023: The applicant provided additional evidence (**Attachment A**).

February 28, 2023: The Board of Adjustment staff review team meeting was held regarding this request and the other requests scheduled for the January public hearings. Review team members in attendance included: the Board of Adjustment Chief Planner/Board Administrator, the Development Services Senior Plans Examiner, the Development Services Chief Planner, the Assistant City Attorney to the Board, and the Senior Planner.

BOARD OF ADJUSTMENT ACTION JANUARY 18, 2023

APPEARING IN FAVOR: Peter Kavanaugh 1620 Handley Dallas, TX
Olu Balogun 1228 Mt. Olive Ln. Dallas, TX
Dr. Matthias Manuel 11700 Luna Rd. Dallas, TX
Tito Olaleye 920 Mellville Dr. Plano, TX
Akinwumi Akinniyi 1516 Vista Verde Denton, TX

APPEARING IN OPPOSITION: No Speakers

MOTION: **Cannon**

I move that the Board of Adjustment in Appeal No. BDA 223-006 **hold** this matter under advisement until **February 21, 2023**.

SECONDED: **Karnowski**

AYES: 5 – Cheri Gambow, Michael Karnowski, Joe Cannon, Matt Shouse, TC Fleming

NAYS: 0

MOTION PASSED 5-0





1:1,200

AERIAL MAP

Case no: BDA223-004

Date: 12/27/2022



The number '0' indicates City of Dallas Ownership

 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;">9</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	200'	AREA OF NOTIFICATION	9	NUMBER OF PROPERTY OWNERS NOTIFIED	Case no: BDA223-004 Date: 12/27/2022
200'	AREA OF NOTIFICATION					
9	NUMBER OF PROPERTY OWNERS NOTIFIED					

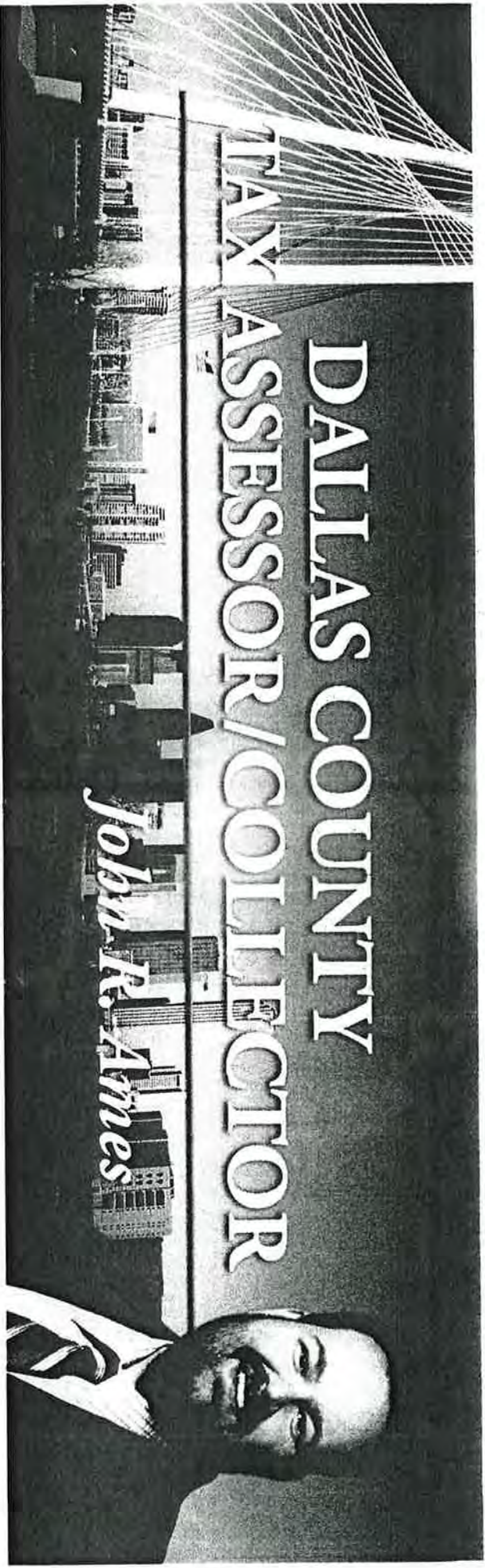
12/19/2022

Notification List of Property Owners

BDA223-004

9 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	202 BECKLEYMEADE AVE	DEEPER LIFE BIBLE CHURCH INC
2	8911 BLUECREST DR	LEAL JAVIER
3	8921 BLUECREST DR	MARTINEZ ROSA MARIA
4	8915 BLUECREST DR	HERNANDEZ ERIK
5	9006 SEDGEMOOR AVE	SANCHEZ ALFREDO &
6	8912 SEDGEMOOR AVE	MENDOZA MIGUEL
7	8910 SEDGEMOOR AVE	MCCULLAR WILLIAM L EST OF &
8	8906 SEDGEMOOR AVE	HERNANDEZ ERIKA LISSETTE
9	39050 INTERSTATE HIGHWAY 20	EXTRA SPACE PROPERTIES 112 LLC



DALLAS COUNTY TAX ASSESSOR/COLLECTOR

John R. Ames



All tax information refers to the 2021 Tax Year, unless otherwise noted, i.e. "Prior Year Amount Due". Amounts due include penalty, interest, and collection fees if applicable.

Account Number: 00000753454000000

Address:
DEEPER LIFE BIBLE CHURCH INC
PO BOX 451837
GARLAND, TX 75045-1837

Property Site Address:
202 BECKLEYMEADE AVE, 00

Legal Description:
BECKLEY GARDENS
BLK D/7590 LOT 1 LESS ROW
INT202100183352 DD06152021 CO-DC
7590 00D 00100 2007590 00D

Current Tax Levy: \$0.00
Current Amount Due: \$0.00

Prior Year Amount Due: \$0.00
Total Amount Due: \$0.00

Property Tax Balance

Statement Enrollment

Enroll in eStatements to receive your 2022 Current Tax Statement by email in October, 2022.

- Market Value: \$1,350,240
- Land Value: \$56,640
- Improvement Value: \$1,293,600
- Capped Value: \$0
- Agricultural Value: \$0
- Exemptions: XMP

- Current Tax Statement
- Summary Tax Statement
- Taxes Due Detail by Year and Jurisdiction
- Payment Information
- Composite Receipt (pending payments are not included)
- Request an Address Correction

W. Tom Witherspoon, PhD. P.E.
Consulting Engineer

2806 Singleton
Rowlett, Texas 75088
www.tomwitherspoon.com

(972)235-3267
(972) 437-2286
tomw5@ix.netcom.com

January 28, 2023

Tito O. Olaley
O.L.T. Consultants
920 Melville Drive
Plano, Texas 75075

Re: 202 Beckleymeade Avenue
Dallas, Texas

Dear Tito:

Pursuant to your requests, I inspected the above referenced building on January 28, 2023. This building is designated to be a church.

I understand that the building is 7' off the property line, which violates the present code requirement of 10' offset from the property line.

OBSERVATIONS

"Interior"

At the time of this inspection no slab cracks, wall cracks or door alignment issues were found that suggested a foundation movement problem.

"Exterior"

An inspection of the perimeter brick showed a straight brick line and no wall cracks were found in the brick or mortar joints.

DISCUSSION

As evident from the floor elevation survey, this building has performed very well and there is no evidence of a foundation problem. Therefore, no remedial action is necessary at this time.

My experience is that a building of this age is grandfathered in because cutting of the foundation would necessitate probable damage to the foundation and structure. While the south end of this building can be saw cut including the foundation, brick and framing, there is potential damage to the structure.

Saw cutting 3' of the south perimeter would meet current code but there is potential damage to the foundation, framing and roof. This building has settled in over time and reached a current position that has endured the drought this last summer and rainy spells over time.

While the south perimeter can be saw cut and a 24" to 30" grade beam installed under the slab that connects to the existing grade beams, this would be a grade beam that was on virgin soil that has not been compacted over the life of the building. Therefore, there is significant risk of settlement over time.

In addition to the potential foundation movement problem, there is a complete rework of the roof that currently slopes to the perimeter of the building. This would necessitate installation of a pony wall to support the roof and would require complete support of the roof, walls and ceiling framing to complete the rework.

Sincerely,

WTW/tw

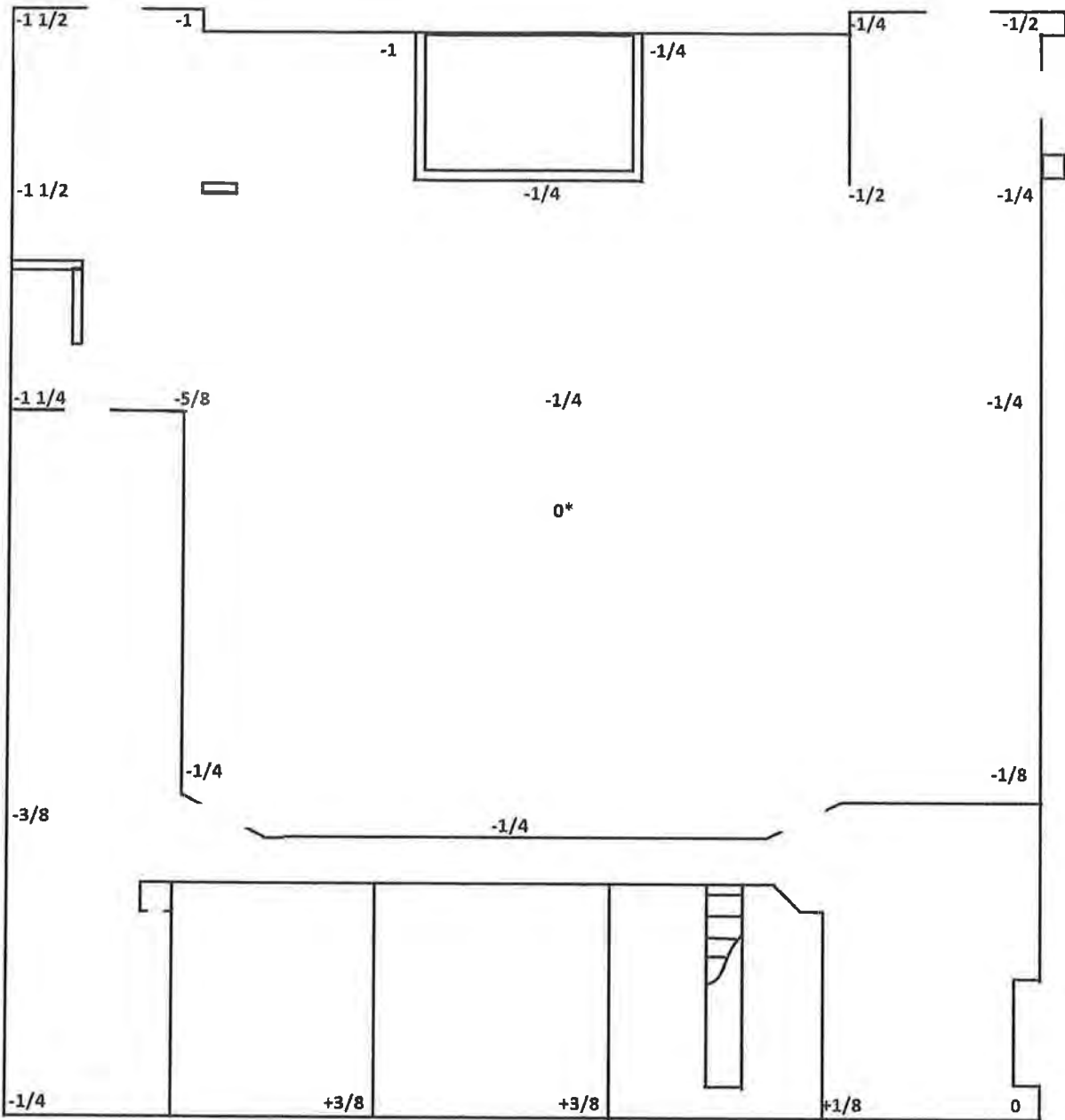


W. Tom Witherspoon, Ph.D., P.E.
Licensed Professional Engineer
State of Texas #44042

Firm 6644

January 28, 2023

202 Beckleymeade Avenue
Dallas, Texas



W. Tom Witherspoon, Ph.D., P.E.
Licensed Professional Engineer
State of Texas #44042

Firm 6644

January 28, 2023



BATHOP CONSTRUCTION SERVICES LLC

"Building Your Dreams The Right Way"

DESIGN * BUILD * REMODEL * FLOOR * CONCRETE * ROOFING

DATE: FEB/05/2023.

**CLIENT: DEEPER LIFE BIBLE CHURCH
202 BECKLEYMEADE DALLAS, TX 75232.**

ATTN: MR JACOB LAJUWOMI

PROJECT: ESTIMATE FOR THE PROPOSED DEMOLITION AND TO RE-CONSTRUCT NEW WALL, REDUSING SOUTH PERIMETER WALL BY 3 FEET TO INSIDE FOR CITY REQUIREMENT PURPOSES.

- 1) DEMOLITION OF EXISTING WALL, INCLUDES (HVAC, ROOF, CEILINGS, ELECTRICAL PLUMBING WORKS) ON SOUTH PERIMETER SIDE & DUMPING OF DEBRIS = \$115,00.00
- 2) EQUIPMENTS FOR DEMOLITION AND DUMPSTER'S = 45,750.00
- 3) STRUCTURAL WORK: (SAW CUT AND NEW GRADE BEAM UNDER THE EXISTING SLAB) FOR NEW WALL. = 147,565.00
- 4) NEW PONY WALL, INCLUDES (FRAMING, CEILINGS AND ROOF). = 105,455.00
- 5) NEW MECHANICAL, ELECTRICAL AND PLUMBING WORKS. = 95,346.00
- 6) INTERIOR AND EXTERIOR FINISHES (TILES, DRYWALL, TEXTURE PAINTING AND BRICK WORKS TO MATCH THE EXISTING. = 125,863.00
- 7) MISCELLANEOUS = 55,000.00

GRAND TOTAL = \$689,984.00

Thanks for the opportunity to be of service to you. Please let us know, if you have any questions.

SINCERELY
TUNDE THOMPSON
(FOR: BATHOP CONSTRUCTION SERVICES LLC)

OWNER'S/REP. SIGNATURE

DATE

FILE NUMBER: BDA223-011(OA)

BUILDING OFFICIAL’S REPORT: Application of Saul Mejia for a special exception to the fence standards regulations at 10227 Gaywood Road. This property is more fully described as Block E/5517, Lot 11A 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 a 9-foot-high fence in a required front yard, which will require a 5 foot special exception to the fence standards regulations.

LOCATION: 10227 Gaywood Road

APPLICANT: Saul Mejia

REQUEST:

A request a special exception to the fence standards regulations of 5’ is made to maintain a 5’ 6” high wrought iron fence, a 5’ high chain link fence and two, 9’ high metal gates in the required front yard on a site developed with a single-family home.

UPDATE (3-22-23):

On January 18, 2023, the Board of Adjustment Panel B held this case to the March 22, 2023, public hearing date to give time to the applicant to gain consensus from the neighborhood.

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 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 district)

North: R-1ac (A) (Single family district)

East: R-1ac (A) (Single family district)
South: R-1ac (A) (Single family district)
West: R-1ac (A) (Single family district)

Land Use:

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

Zoning/BDA History:

There have been six related board cases in the vicinity within the last five years.

1. BDA223-006: On January 17, 2023, The Board of Adjustment Panel A will hear a request for a special exception to the fence height regulations at 10240 Gaywood Road, the property to the south of the subject site.
2. BDA212-113: On December 12, 2022, Panel C granted a request for an 8' special exception to the fence height regulations at 10203 Hollow Way Road.
3. BDA212-082: On September 19, 2022, Panel C denied without prejudice an eight-foot special exception to the fence height regulations at 10203 Hollow Way Road.
4. BDA212-022: On April 20, 2022, Panel B granted a special exception to the height requirement for fences a special exception to the surface area openness requirement subject to compliance with the submitted site plan, and elevation is required at 10007 Hollow Way Rd.
5. BDA212-033: On April 20, 2022, Panel B granted a special exception to the height requirement for fences a special exception to the surface area openness requirement subject to compliance with the submitted site plan, and elevation is required at 10007 Hollow Way Rd.
6. BDA212-089: On October 20, 2021, Panel B, Board of Adjustment granted a request for a special exception to the fence regulations, a special exception to the fence standards regulations, and two special exceptions to the visual obstruction regulations at 9646 Douglas Avenue.

GENERAL FACTS/STAFF ANALYSIS:

The request for a special exception to the fence standards regulations of 5' focuses on maintaining a 5' 6" high wrought iron fence, a 5' high chain link fence and two, 9' high metal gates in the required front yard on a site developed with a single-family home.

The Dallas Development Code states that in all residential districts except multifamily districts, a fence may not exceed four feet above grade when located in the required front yard.

The subject site is zoned an R-1ac(A) Single Family District where a 40-foot front yard setback is required. However, this property must comply with a 50' front yard setback established by the recorded plat.

The proposed fence is to be in this required front yard. The following additional information was gleaned from the submitted site plan:

- The proposed fence is approximately 183 feet in length parallel to Gaywood Road and runs parallel to the front property line. Also, the fence extends 50 feet on the east side of the property and approximately 40 feet on the east side perpendicular to Gaywood Road.
- The distance between the proposed fence and the pavement line is between 6'3" and 7'.

Staff conducted a field visit of the site and surrounding area (approximately 400 feet north, south, east, and west of the subject site) and noticed other fences that appear to be above four feet in height and are in front yard setback.

As of March 10, 2023, 32 letters has been received in support and 13 letters in opposition of this request.

The applicant has the burden of proof in establishing that the special exception to the fence height regulation of two feet will not adversely affect the neighboring property.

Granting this special exception with a condition imposed that the applicant complies with the submitted site plan/elevation would require the proposal exceeding four feet in the front yard setback to be constructed in the location and heights as shown on these documents.

Timeline:

November 4, 2022: The applicant submitted an "Application/Appeal to the Board of Adjustment" and related documents which have been included as part of this case report.

December 8, 2022: The Board of Adjustment Administrator assigned this case to Board of Adjustment Panel B.

December 14, 2022: The Sustainable Development and Construction Department Senior Planner emailed the applicant the following information:

- an attachment that provided the public hearing date and panel that will consider the application; the December 23, 2022, deadline to submit additional evidence for staff to factor into their analysis; and January 6, 2023, deadline to

submit additional evidence to be incorporated into the board's docket materials.

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

December 27, 2022: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the January public hearings. Review team members in attendance included: the Board of Adjustment Chief Planner/Board Administrator, the Development Services Senior Plans Examiner, the Development Services Chief Planner, the Assistant City Attorney to the Board, and the Senior Planner.

January 18, 2023: The Senior Planner wrote the applicant a letter of the board's action to hold this meeting to the March 22, 2023, public hearing; the February 27, 2023's deadline to submit additional evidence for staff to factor into their analysis; and the March 10th deadline to submit additional evidence to be incorporated into the Board's docket materials

February 23, 2023: The applicant provided additional evidence (**Attachment A**).

February 28, 2023: The Board of Adjustment staff review team meeting was held regarding this request and the other requests scheduled for the January public hearings. Review team members in attendance included: the Board of Adjustment Chief Planner/Board Administrator, the Development Services Senior Plans Examiner, the Development Services Chief Planner, the Assistant City Attorney to the Board, and the Senior Planner.

BOARD OF ADJUSTMENT ACTION JANUARY 18, 2023

APPEARING IN FAVOR: Garreth A. Sarosi 5909 Berkshire Lane Dallas, TX

APPEARING IN OPPOSITION: No Speakers

MOTION: Karnowski

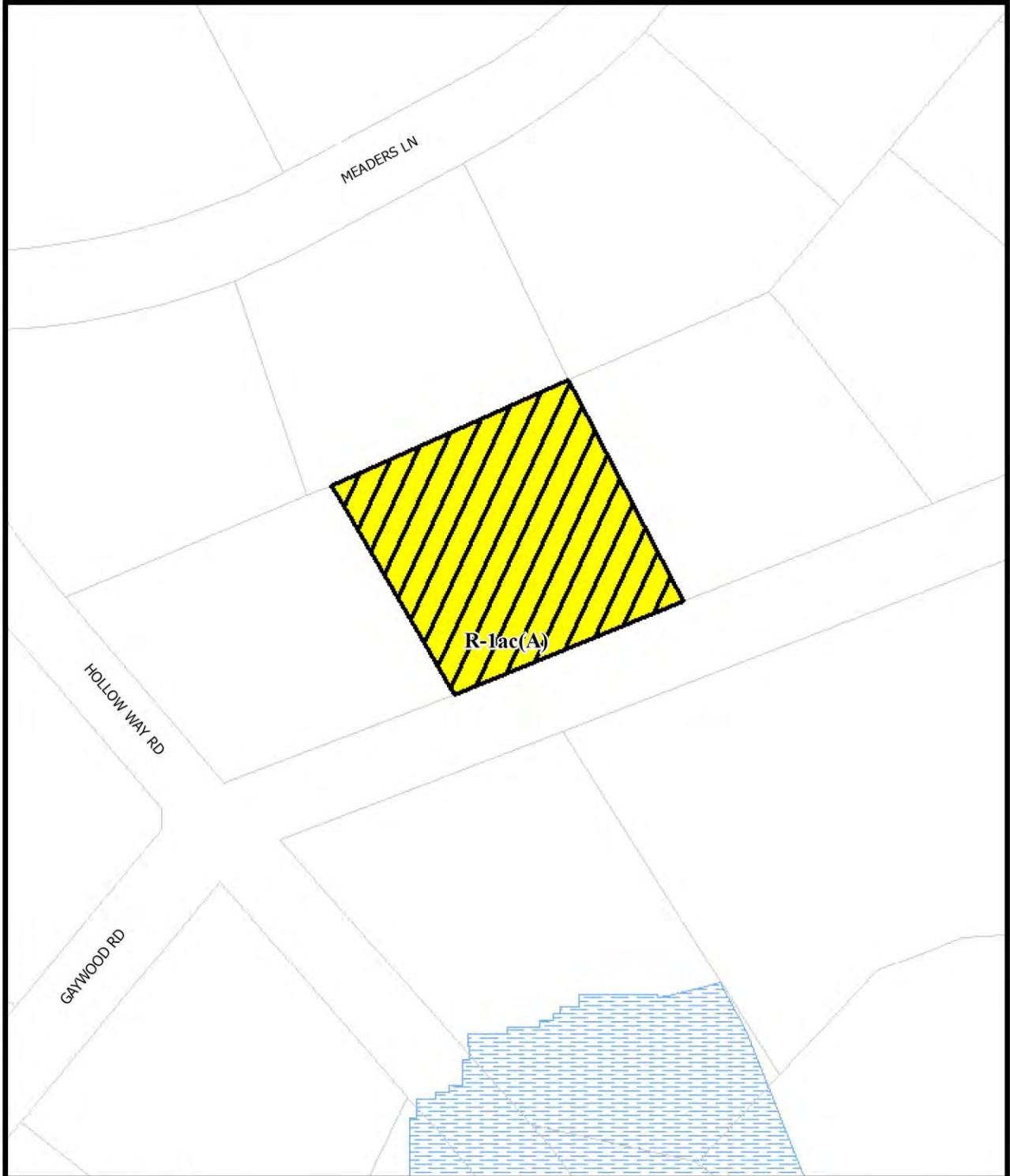
I move that the Board of Adjustment in Appeal No. BDA 223-006 **hold** this matter under advisement until **February 21, 2023**.

SECONDED: **Fleming**

AYES: 5 – Cheri Gambow, Michael Karnowski, Joe Cannon, Matt Shouse, TC Fleming

NAYS: 0

MOTION PASSED 5-0



1:1,200

ZONING MAP

Case no: BDA223-011

Date: 12/27/2022

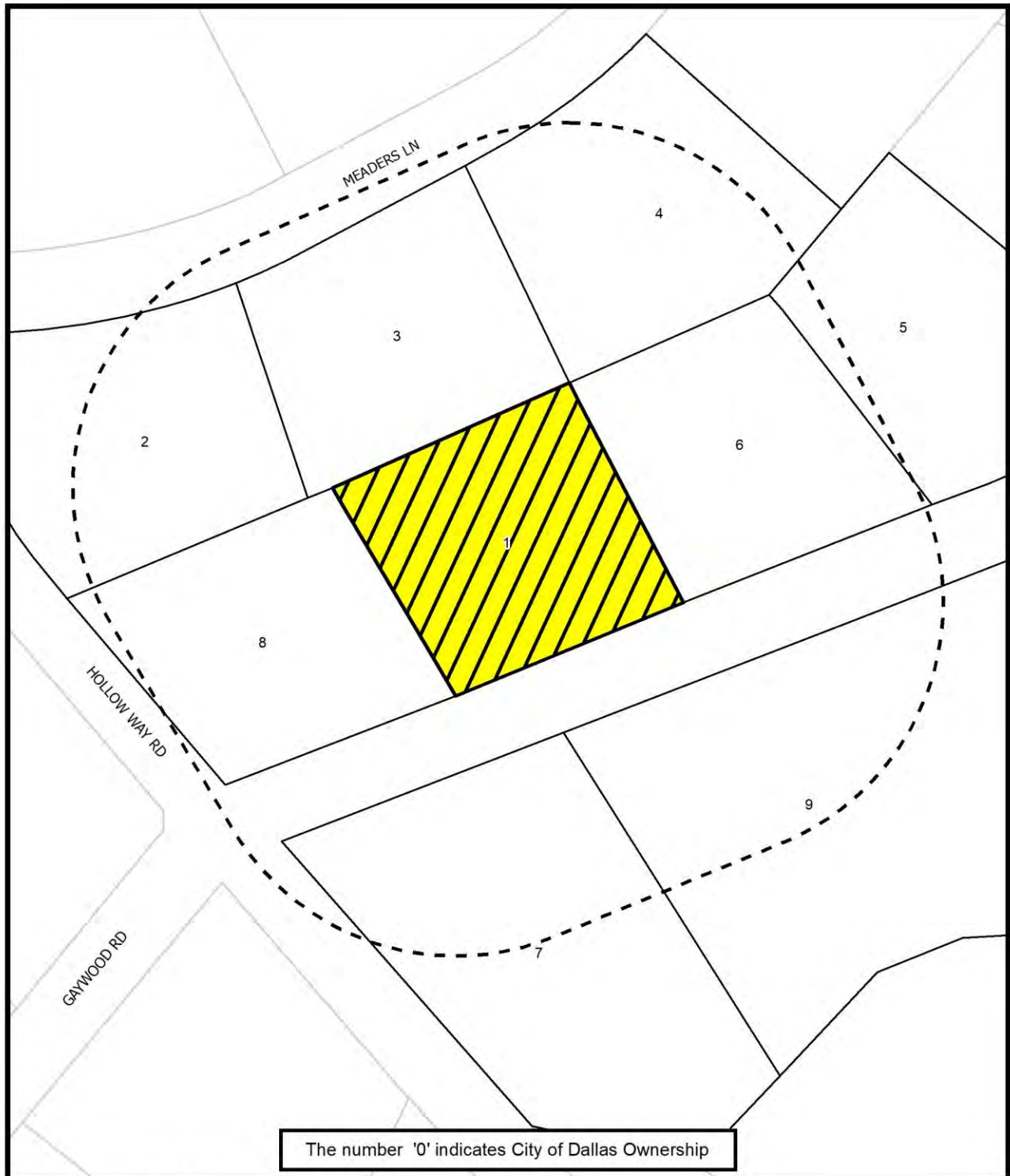


1:1,200

AERIAL MAP

Case no: BDA223-011

Date: 12/27/2022



1:1,200

NOTIFICATION

200'

AREA OF NOTIFICATION

9

NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **BDA223-011**

Date: **12/27/2022**

12/19/2022

Notification List of Property Owners

BDA223-011

9 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	10227 GAYWOOD RD	LOTUS TRUST
2	5310 MEADERS LN	DESROCHES PASCAL &
3	5330 MEADERS LN	HRUBETZ ALBERT
4	5338 MEADERS LN	BRODER MICHAEL K &
5	10257 GAYWOOD RD	J & K REAL ESTATE INVESTMENTS
6	10243 GAYWOOD RD	HARTNETT JAY D & DEBORAH G
7	10210 GAYWOOD RD	SMALL JUSTIN & NICOLE
8	10270 HOLLOW WAY RD	DEVEREUX PAUL H & SHARON
9	10240 GAYWOOD RD	AMMAMMA LEGACY TRUST THE

EXHIBIT-A

Aguilera, Oscar

From:
Sent: Tuesday, February 28, 2023 4:23 PM
To: Aguilera, Oscar
Subject: Oppose Fence Height Request

External Email!

Oscar Aguilera,

We own Kelsey Rd., Dallas, TX 75229. We have owned this property since 1994. We oppose the new fence.

Re: BDA 233-011.

10227 Gaywood Road, Dallas, Tx. 75229

Opposition to Exception for Fence Height Request.

We are opposed to the Exception for Fence Height Request BDA 233-011.

The current Fence/Gate is opaque and was not permitted by code at the time of installation.

Our neighborhood character is one of openness. Most homes have no gates. Those with gates are non-opaque and exist within code. The few exceptions are those grandfathered in from many years ago.

The present fence/gates are tall beyond code, are totally opaque, and send a strange, imposing message about the neighborhood.

We are opposed to BDA 233-011 request for exception.

Thank you.

Jean and Jim Neil

CAUTION: This email originated from outside of the organization. Please, do not click links or open attachments unless you recognize the sender and know the content is safe.

From: [REDACTED]
To: [Jackson, Latonia](#)
Subject: Case # BDA 223-011
Date: Sunday, January 1, 2023 11:42:25 AM

External Email!

Ms. Jackson,

I do not know if you are the correct person to send this email to but it is the only email I have for said special exceptions to fence heights for the city of Dallas.

My husband and I live in the Mayflower Estates neighborhood at 5337 Kelsey Rd. I am reaching out to the City of Dallas to let you know:

We are very much **AGAINST** the request for a special exception to Fence Height at 10227 Gaywood - Case BDA 223-011.

That gate/fence is an eyesore, safety concern and not in keeping at all with the neighborhood. The fence looks like it belongs to a compound in a 3rd world country.

Please let me know if I should resend this email to someone else. Thank you for help with this matter.

Happy New Year,

Julie & Mike Allen
5337 Kelsey Rd.
Dallas, Texas 75229

CAUTION: This email originated from outside of the organization. Please, do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Neighbors:

I wanted to introduce myself as the property manager for 10227 Gaywood. As you may know a lovely family is currently residing at 10227 Gaywood Rd. As part of this process to unify the neighborhood, the family is looking to replace the fence with a redesigned wall to make it more consistent and more aesthetically pleasing to the surrounding properties.

To reconstruct and redesign their fence, they are required to obtain a special exception from the City of Dallas. Current city codes do not allow any non-opaque fences taller than 4' in height within 5' of the front property line without prior authorization from the Board of Appeals.

If their request is approved, their fence will be consistent with their neighbors along Gaywood Road and Hollow Way Road. Unfortunately, the only way they can obtain approval is by going before the City of Dallas Board of Appeals. We hope you will agree and support our request.

We respectfully request that you consider signing the attached form in support of our exemption. If you return the form to me, I would be more than happy to hand deliver it to the City of Dallas to show support in their application. I invite you to contact me personally via email at Ariane@swgrco.com, or phone at (214) 701-6679, to discuss any questions and/or concerns you may have.

Thank you,

A handwritten signature in blue ink that reads "Ariane Stern". The signature is fluid and cursive, with a large initial 'A' and 'S'.

Ariane Stern,

Property Manager for 10227 Gaywood

Re: Variance Request at 10227 Gaywood Rd.

January 27, 2023

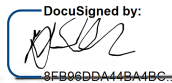
Dear City Staff, Board of Appeals:

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This project will improve the existing property, not adversely affect the neighboring properties, allow for the same capability as other properties in the surrounding neighborhoods and prevent an unnecessary hardship.

Lexi Moore

(Printed Name)

DocuSigned by:

3FB06DDA44BA4BC...

(Signature)

2/10/2023

(Date Signed)

4646 Irvin Simmons dr, Dallas, TX 75229

(Your Property Address)

Re: Variance Request at 10227 Gaywood Rd.

January 27, 2023

Dear City Staff, Board of Appeals:

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Ariane Stern
(Printed Name)


(Signature)

2-10-23
(Date Signed)

4651 Jerinannon Drive
(Your Property Address)

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Kim Bannister

(Printed Name)

DocuSigned by:
Kim Bannister

(Signature)

2/10/2023

(Date Signed)

5206 Kelsey Road

(Your Property Address)

Dear Neighbors:

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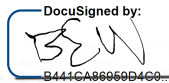
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Blake Woodall

(Printed Name)

DocuSigned by:

B444CA86659D4C0...

(Signature)

2/10/2023

(Date Signed)

5222 Meaders Ln, Dallas TX 75229

(Your Property Address)

Re: Variance Request at 10227 Gaywood Rd.

January 27, 2023

Dear City Staff, Board of Appeals:

This letter is in support of the request to allow for extra feet to be added to the maximum permitted fence height of 4 feet along 10227 Gaywood Road for a non-opaque gate of 9 feet tall in the vertical.

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Christine L. Balderidge  2/14/23
(Printed Name) (Signature) (Date Signed)

5241 Meaders Lane 75229
(Your Property Address)

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January 27, 2023

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AIMEE TRUMPOWER

(Printed Name)

DocuSigned by:
AIMEE TRUMPOWER
EF68EEF3BCDE42D...

(Signature)

2/16/2023

(Date Signed)

5311 Kelsey Rd

(Your Property Address)

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ALBERT HRUBETZ

(Printed Name)

DocuSigned by:
ALBERT HRUBETZ
1537B0DC103F41E...

(Signature)

2/11/2023

(Date Signed)

5330 meaders lane

(Your Property Address)

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January 27, 2023

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Jennifer Karol

(Printed Name)

DocuSigned by:

Jennifer Karol

7F1A2D74EEDF462

(Signature)

2/11/2023

(Date Signed)

~~02/11/2023~~

(Your Property Address)

5370 Meaders Lane

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Jennifer Karol

(Printed Name)

DocuSigned by:
Jennifer Karol

(Signature)

2/11/2023

(Date Signed)

02/11/2023

(Your Property Address)

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MARILYN REED

(Printed Name)

DocuSigned by:

B566480206D8468...

(Signature)

2/12/2023

(Date Signed)

5615 Meaders Lane

(Your Property Address)

Dear Neighbors:

I wanted to introduce myself as the property manager for 10227 Gaywood. As you may know a lovely family is currently residing at 10227 Gaywood Rd. As part of this process to unify the neighborhood, the family is looking to replace the fence with a redesigned wall to make it more consistent and more aesthetically pleasing to the surrounding properties.

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Catherine Cox

(Printed Name)

DocuSigned by:

E48ABC2C48BD4A3...

(Signature)

2/16/2023

(Date Signed)

5619 walnut Hill Lane Dallas, TX 75229

(Your Property Address)

Dear Neighbors:

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John Bryant	<small>DocuSigned by:</small>  <small>641D88A56CA3F4B4...</small>	2/11/2023
(Printed Name)	(Signature)	(Date Signed)

5629 Meaders

(Your Property Address)

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Re: Variance Request at 10227 Gaywood Rd.

January 27, 2023

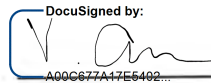
Dear City Staff, Board of Appeals:

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This project will improve the existing property, not adversely affect the neighboring properties, allow for the same capability as other properties in the surrounding neighborhoods and prevent an unnecessary hardship.

Vanessa Cain

(Printed Name)

DocuSigned by:

A00C677A17E6402...

(Signature)

2/13/2023

(Date Signed)

5688 meaders Lane

(Your Property Address)

Dear Neighbors:

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Thank you,

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Ariane Stern,

Property Manager for 10227 Gaywood

Re: Variance Request at 10227 Gaywood Rd.

January 27, 2023

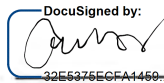
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Anne Kelton-Jones

(Printed Name)

DocuSigned by:

32E5375ECFA1450...

(Signature)

2/11/2023

(Date Signed)

10010 Gaywood Road, Dallas, TX 75229

(Your Property Address)

Dear Neighbors:

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Property Manager for 10227 Gaywood

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January 27, 2023

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Lynn Behrendt

(Printed Name)

DocuSigned by:

Lynn Behrendt

F2304A22FBF0485...

(Signature)

2/16/2023

(Date Signed)

10015 meadowbrook dr

(Your Property Address)

Re: Variance Request at 10227 Gaywood Rd.

January 27, 2023

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Lewis T. Lecker Le T Le 2/13/23
(Printed Name) (Signature) (Date Signed)

10023 Hollow Way Rd., Dallas, TX 75229
(Your Property Address)

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Property Manager for 10227 Gaywood

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January 27, 2023

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Laurie salim

(Printed Name)

DocuSigned by:
Laurie Salim
51A1082C87F044C...

(Signature)

2/15/2023

(Date Signed)

10033 hollow way

(Your Property Address)

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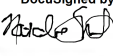
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Natalie Smith

DocuSigned by:

0346B60F660F412...

2/10/2023

(Printed Name)

(Signature)

(Date Signed)

10040 Gaywood Rd

(Your Property Address)

Re: Variance Request at 10227 Gaywood Rd.

January 27, 2023

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Joel Ray

(Printed Name)

DocuSigned by:
Joel Ray

8058E000A0C04D0

(Signature)

3/9/2023

(Date Signed)

10040 Hollow Way Road

(Your Property Address)

Dear Neighbors:

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Joel Ray

(Printed Name)

DocuSigned by:
Joel Ray
B9F6ED98A0C84DC

(Signature)

2/10/2023

(Date Signed)

10040 Hollow way Road, Dallas, 75229

(Your Property Address)

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Terry Ray

(Printed Name)

DocuSigned by:
Terry Ray
3EAF6E828F1C447...

(Signature)

2/10/2023

(Date Signed)

10040 Hollow way Rd., Dallas, TX 75229

(Your Property Address)

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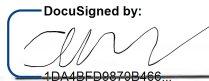
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Carrie Teller

(Printed Name)

DocuSigned by:

1DA4BFD0870B466...

(Signature)

2/11/2023

(Date Signed)

10106 Inwood

(Your Property Address)

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ANN KOZLOW

(Printed Name)

DocuSigned by:
Ann Kozlow

(Signature)

2/13/2023

(Date Signed)

100112 Inwood Rd

(Your Property Address)

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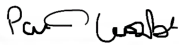
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Paige Crosby

(Printed Name)

DocuSigned by:

63CB84786FD64AA...

(Signature)

2/9/2023

(Date Signed)

10121 Daria Place Dallas 75229

(Your Property Address)

Dear Neighbors:

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Jane Smith

(Printed Name)

DocuSigned by:
Jane Smith
C06CAG043FAB483...

(Signature)

2/10/2023

(Date Signed)

10140 Gaywood Road, Dallas, Texas 75229

(Your Property Address)

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Nick Russell Nick Russell 2/9/23
(Printed Name) (Signature) (Date Signed)

10161 Daria Place
(Your Property Address)

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Aliya Tabani

(Printed Name)



(Signature)

02/10/23

(Date Signed)

10181 Daria Pl.

(Your Property Address)

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Aliya Tabani

(Printed Name)



(Signature)

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(Date Signed)

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Re: Variance Request at 10227 Gaywood Rd.

January 27, 2023

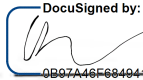
Dear City Staff, Board of Appeals:

This letter is in support of the request to allow for extra feet to be added to the maximum permitted fence height of 4 feet along 10227 Gaywood Road for a non-opaque gate of 9 feet tall in the vertical.

This project will improve the existing property, not adversely affect the neighboring properties, allow for the same capability as other properties in the surrounding neighborhoods and prevent an unnecessary hardship.

Randi Sidikaro

(Printed Name)

DocuSigned by:


0B07A46F6840416...

(Signature)

2/13/2023

(Date Signed)

10211 hollow way road

(Your Property Address)

Re: Variance Request at 10227 Gaywood Rd.

January 27, 2023

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Rosalyn Bell
(Printed Name)

Alan Bell

Rosalyn Bell
(Signature)

A Bell

Feb. 15, 2023
(Date Signed)

10222 Davis Drive

(Your Property Address)

Dear Neighbors:

I wanted to introduce myself as the property manager for 10227 Gaywood. As you may know a lovely family is currently residing at 10227 Gaywood Rd. As part of this process to unify the neighborhood, the family is looking to replace the fence with a redesigned wall to make it more consistent and more aesthetically pleasing to the surrounding properties.

To reconstruct and redesign their fence, they are required to obtain a special exception from the City of Dallas. Current city codes do not allow any non-opaque fences taller than 4' in height within 5' of the front property line without prior authorization from the Board of Appeals.

If their request is approved, their fence will be consistent with their neighbors along Gaywood Road and Hollow Way Road. Unfortunately, the only way they can obtain approval is by going before the City of Dallas Board of Appeals. We hope you will agree and support our request.

We respectfully request that you consider signing the attached form in support of our exemption. If you return the form to me, I would be more than happy to hand deliver it to the City of Dallas to show support in their application. I invite you to contact me personally via email at Ariane@swgrco.com, or phone at (214) 701-6679, to discuss any questions and/or concerns you may have.

Thank you,

A handwritten signature in blue ink that reads "Ariane Stern". The signature is fluid and cursive, with a large initial 'A' and 'S'.

Ariane Stern,

Property Manager for 10227 Gaywood

Re: Variance Request at 10227 Gaywood Rd.

January 27, 2023

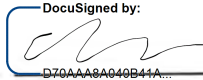
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Randall Johnson

(Printed Name)

DocuSigned by:

D70AA8A040B41A...

(Signature)

2/10/2023

(Date Signed)

10225 Daria Dr Dallas TX 75229

(Your Property Address)

Dear Neighbors:

I wanted to introduce myself as the property manager for 10227 Gaywood. As you may know a lovely family is currently residing at 10227 Gaywood Rd. As part of this process to unify the neighborhood, the family is looking to replace the fence with a redesigned wall to make it more consistent and more aesthetically pleasing to the surrounding properties.

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Ariane Stern,

Property Manager for 10227 Gaywood

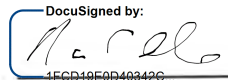
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Nancy Christensen		2/12/2023
_____ (Printed Name)	_____ (Signature)	_____ (Date Signed)

10233 Inwood Road

 (Your Property Address)

Dear Neighbors:

I wanted to introduce myself as the property manager for 10227 Gaywood. As you may know a lovely family is currently residing at 10227 Gaywood Rd. As part of this process to unify the neighborhood, the family is looking to replace the fence with a redesigned wall to make it more consistent and more aesthetically pleasing to the surrounding properties.

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Thank you,

A handwritten signature in blue ink that reads "Ariane Stern". The signature is fluid and cursive, with the first name "Ariane" being more prominent than the last name "Stern".

Ariane Stern,

Property Manager for 10227 Gaywood

Re: Variance Request at 10227 Gaywood Rd.

January 27, 2023

Dear City Staff, Board of Appeals:

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Nicole Small

(Printed Name)

DocuSigned by:
N Small
7E9730501FC4432...

(Signature)

2/11/2023

(Date Signed)

10310 gaywood

(Your Property Address)

Dear Neighbors:

I wanted to introduce myself as the property manager for 10227 Gaywood. As you may know a lovely family is currently residing at 10227 Gaywood Rd. As part of this process to unify the neighborhood, the family is looking to replace the fence with a redesigned wall to make it more consistent and more aesthetically pleasing to the surrounding properties.

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Ariane Stern,

Property Manager for 10227 Gaywood

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TRACY AARON

(Printed Name)

DocuSigned by:

2D87A65FF221C451...

(Signature)

2/15/2023

(Date Signed)

10340 Gaywood rd

(Your Property Address)