



City of Dallas

BOARD OF ADJUSTMENT (PANEL A)

**November 15, 2022, Briefing at 11:00 A.M. and the Public Hearing at 1:00 P.M.
Dallas City Hall, 6ES and Videoconference**

* The Board of Adjustment hearing will be held by videoconference and in 6ES at City Hall. Individuals who wish to speak in accordance with the Board of Adjustment Rules of Procedure **by joining the meeting virtually**, must register online at <https://form.jotform.com/210537186514151> or contact the Development Services Department at 214-670-4545 **by the close of business Monday, November 14, 2022. 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/11152022A>

AGENDA

- I. **Call to Order** David A. Neumann, Chairman
- II. **Staff Presentation/Briefing**
- III. **Public Hearing** Board of Adjustment
- IV. **Public Testimony**
- V. **Miscellaneous Items -**
 - Approval of Panel A Minutes – October 18, 2022
 - The Board of Adjustment Panel A will meet in a closed executive session to seek the advice of its attorney about pending or contemplated litigation regarding BDA 212-018(JM). [Tex. Gov't Code § 551.071] (Room 5BN)
 - The Board of Adjustment Panel A will meet in a closed executive session to seek the advice of its attorney about pending or contemplated litigation regarding BDA 212-028(JM). [Tex. Gov't Code § 551.071] (Room 5BN)
- VI. **Case Docket** Board of Adjustment
 - Uncontested 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)

BDA212-107(OA)	9501 El Centro Dr REQUEST: Application of Gary Tave for a special exception to the landscaping regulations	1
BDA212-109(OA)	3318 Knight St REQUEST: Application of Thomas Sanden for a (1) special exception to the single family regulations, (2) a variance to the maximum floor area to the main structure regulations, (3) a variance to the rear yard setback regulations, and (4) a variance to the side yard setback regulations	2
BDA212-111(OA)	6524 Alpha Rd REQUEST: Application of Jackson Walker L.L.P. represented by Jonathan Vinson for (1) a special exception to the fence height regulations, (2) a special exception to the fence standards regulations, (3) a special exception to the visibility obstruction regulations, and (4) a special exception to the visibility obstruction regulations	3
BDA212-112(OA)	6625 Alpha Rd. REQUEST: Application of Jackson Walker L.L.P. represented by Jonathan Vinson for (1) a special exception to the fence height regulations, (2) special exception to the visibility obstruction regulations, and (3) a special exception to the fence standards regulations	4

HOLDOVERS

None.

REGULAR CASES

None.

FILE NUMBER: BDA212-107(OA)

BUILDING OFFICIAL'S REPORT: Application of Gary Tave for a special exception to the landscape regulations at 9501 El Centro Drive/ 3527-3583 Bolivar Drive. This property is more fully described as Lot 18A, Block 8/6144, and is zoned a MF-2(A) Multifamily District, which requires mandatory landscaping. The applicant proposes to construct and/or maintain a residential multifamily structure and provide an alternate landscape plan, which will require a special exception to the landscape regulations.

LOCATION: 9501 El Centro Drive/ 3527-3583 Bolivar Drive

APPLICANT: Gary Tave

REQUEST:

A request for a special exception to the landscape regulations is made to demolish a 1,223 square feet existing structure, and construct and maintain a four-story consisting of 70 dwelling units' multifamily structure and not fully meet the landscape regulations or, more specifically, to not provide the required site trees where screening is required and to not fully provide the required residential adjacency buffer on the subject site.

STANDARD FOR A SPECIAL EXCEPTION TO THE LANDSCAPE AND TREE PRESERVATION REGULATIONS:

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

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

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

- the extent to which there is residential adjacency.
- the topography of the site.

- the extent to which landscaping exists for which no credit is given under this article.
- the extent to which other existing or proposed amenities will compensate for the reduction of landscaping.

STAFF RECOMMENDATION:

Approval, subject to the following condition:

- Compliance with the submitted revised alternate landscape plan is required.

Rationale:

- The chief arborist has no objection to the proposed alternative landscape plan. The proposed landscape plan meets or exceeds the Article X minimum requirements except for the northern residential buffer zone and its required plant materials. The street buffer zones have enhanced widths (greater than minimum) with large trees and retains a 19” pecan tree.

BACKGROUND INFORMATION:

Zoning

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

Land Use:

The subject site is undeveloped. The area to the north is developed with single family residential uses; the areas to the east, west and south are developed with multifamily uses and single family uses.

Zoning/BDA History:

There have not been any recent related board or zoning cases recorded in the vicinity of the subject site within the last five years.

GENERAL FACTS/STAFF ANALYSIS:

This request for a special exception to the landscape regulations focuses on demolishing 1,223 square feet existing structure, constructing, and maintaining a four-story consisting of 70 dwelling units’ multifamily structure and not fully meet the

landscape regulations or, more specifically, to not provide the required site trees where screening is required and to not fully provide the required residential adjacency buffer on the subject site.

The Dallas Development Code requires full compliance with the landscape regulations when nonpermeable coverage on a lot or tract is increased by more than 2,000 square feet, or when work on an application is made for a building permit for construction work that increases the number of stories in a building on the lot, or increases by more than 35 percent or 10,000 square feet, whichever is less, the combined floor areas of all buildings on the lot within a 24-month period. In this case, the existing structure will be demolished. The construction of the new multifamily development triggers compliance with landscape regulations.

The City of Dallas chief arborist submitted a memo regarding the applicant's request (see Attachment B).

The chief arborist's memo states the following regarding "request":

The applicant is seeking a special exception to the landscaping requirements of Article X. The property is in a MF-2(A) district with a R-7.5(A) district for single family residency to the north. An existing 100-foot wide Texas Power & Light Company electric utility easement covers over the northern portion of the lot (and the southern portion of the adjacent single-family properties to the north) which is restrictive to the placement of tall trees. Parking demands for the multifamily use are also considered in not placing the residential buffer zone landscape area.

The chief arborist's memo states the following regarding "provision":

The applicant is seeking a special exception to the landscaping requirements of Article X. The property is in a MF-2(A) district with a R-7.5(A) district for single family residency to the north. An existing 100-foot wide Texas Power & Light Company electric utility easement covers over the northern portion of the lot (and the southern portion of the adjacent single-family properties to the north) which is restrictive to the placement of tall trees. Parking demands for the multifamily use are also considered in not placing the residential buffer zone landscape area.

The chief arborist's memo states the following regarding "deficiencies":

- The residential buffer zone (Sec. 51A-10.125(b)(2)) is required where residential adjacency exists and must have an average depth of 10 feet (minimum depth of 5 feet and maximum depth of 30 feet) landscape area. The proposed plan reduces the landscape areas to the ends of the northern parking row and within 10 curb-protected planting triangles beside a screening fence. The residential buffer zone is substantially reduced to provide required parking for the facility).

- Where screening is required, a minimum of one three-inch caliper large or medium tree is required for every 40 feet of lot adjacency. By ordinance, if the building official determines that the location of a local utility prohibits planting large or medium trees, two small trees may be planted for each large or medium tree. Article X requires a minimum of 7 large/medium trees or 14 small trees. The proposed plan offers 10 Nellie R. Stevens holly (small) trees in minimal planting spaces alongside a 6-foot tall screening fence, and an additional 10 Nellie R. Stevens hollies at the west and east ends of the parking area. The plants would be maintained to no higher than six feet within the utility easement to address utility company concerns for plant heights.
- The street buffer zone described on the plan would meet the minimum requirements for buffer zone dimensions (minimum of 5 feet and average of 10 feet depth) but does not provide the sufficient number of street buffer zone trees and plants.
- The residential buffer zone does not provide appropriate buffering function with insufficient vegetation and provides no fence screening element from the residences across the alley. However, it is recognized there are concerns for public safety along this buffer and a reduced buffer element as currently provided may be appropriate for security purposes both on the property and for the adjacent residential lots.

The chief arborist’s revised memo states the following regarding the “recommendation”:

- The chief arborist has no objection to the proposed alternative landscape plan

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

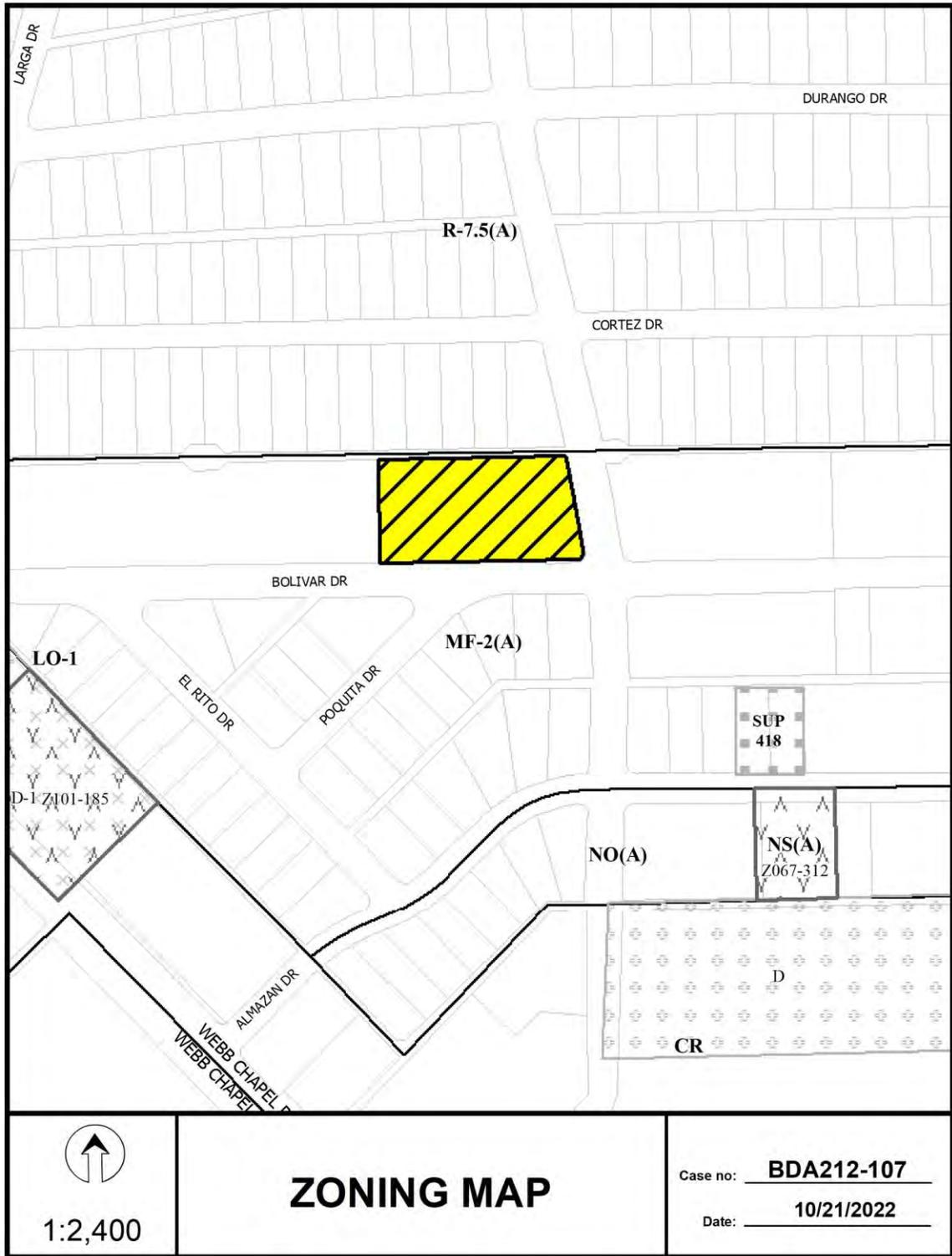
- Strict compliance with the requirements of the landscape regulations of the Dallas Development Code will unreasonably burden the use of the property; and
- The special exception will not adversely affect neighboring property.

If the board were to grant this request and impose the submitted alternate landscape plan as a condition to the request, the site would be provided an exception from providing the site trees where screening is required and the residential adjacency buffer requirements on the subject site.

Timeline:

September 8, 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.

- October 13, 2022: The Board of Adjustment Secretary assigned this case to Board of Adjustment Panel A.
- October 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 October 24th deadline to submit additional evidence for staff to factor into their analysis; and the November 4th 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 16, 2022: The applicant submitted additional information to staff beyond what was submitted with the original application (**Attachment A**).
- October 27, 2022: The Board of Adjustment staff review team meeting was held regarding this request and the others scheduled for the November public hearings. Review team members in attendance included the Development Services Assistant Director, the Board of Adjustment Chief Planner/Board Administrator, The Development Services Chief Planner, Development Service Chief Planner, the Building Inspection Senior Plans Examiner/Development Code Specialist, the Transportation Development Services Senior Engineer, Development Services Board of Adjustment Senior Planner, and the Assistant City Attorney to the Board.
- October 27, 2022: The City of Dallas Chief Arborist submitted a memo regarding this application (see Attachment B).

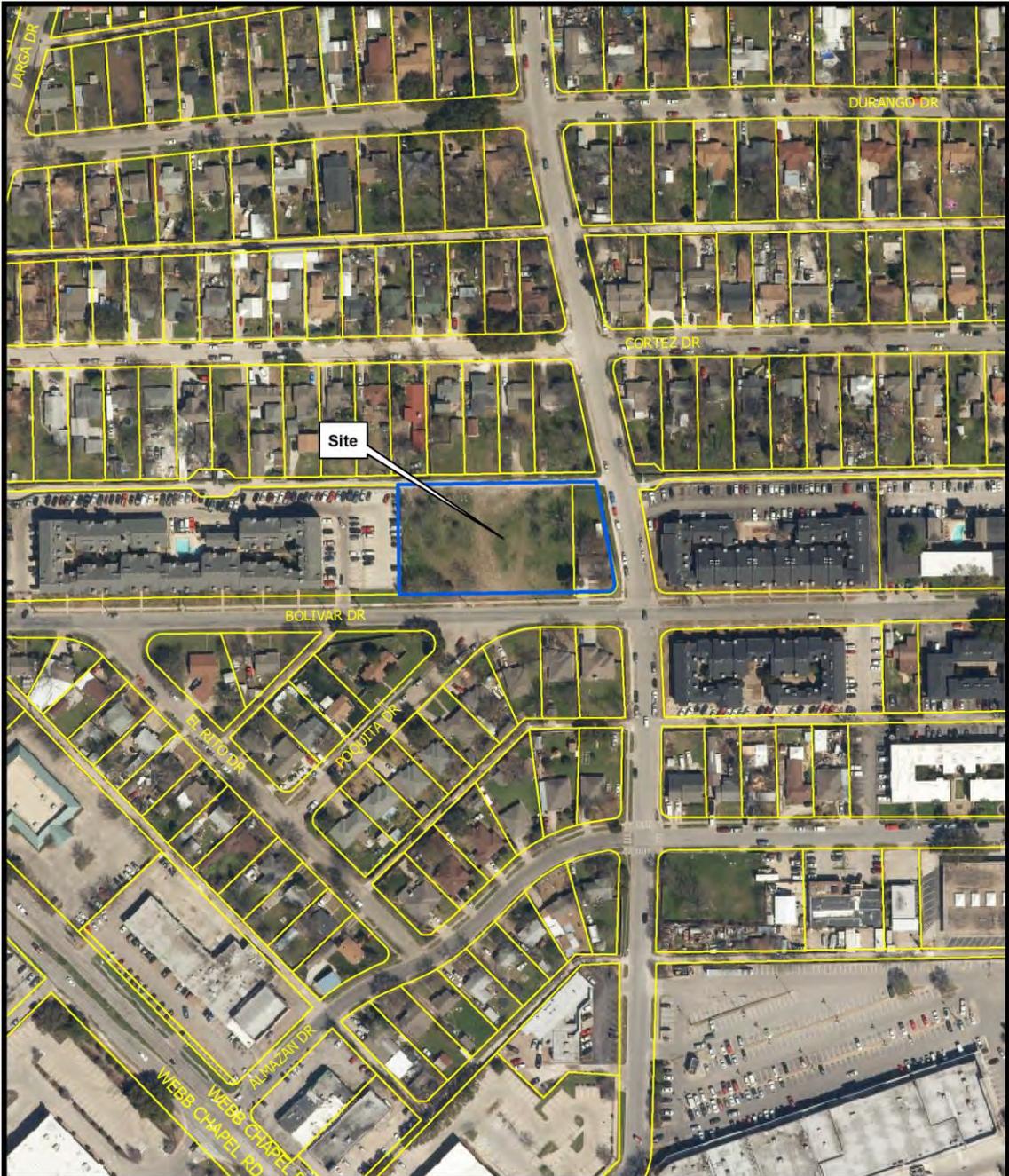


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ZONING MAP

Case no: **BDA212-107**

Date: **10/21/2022**

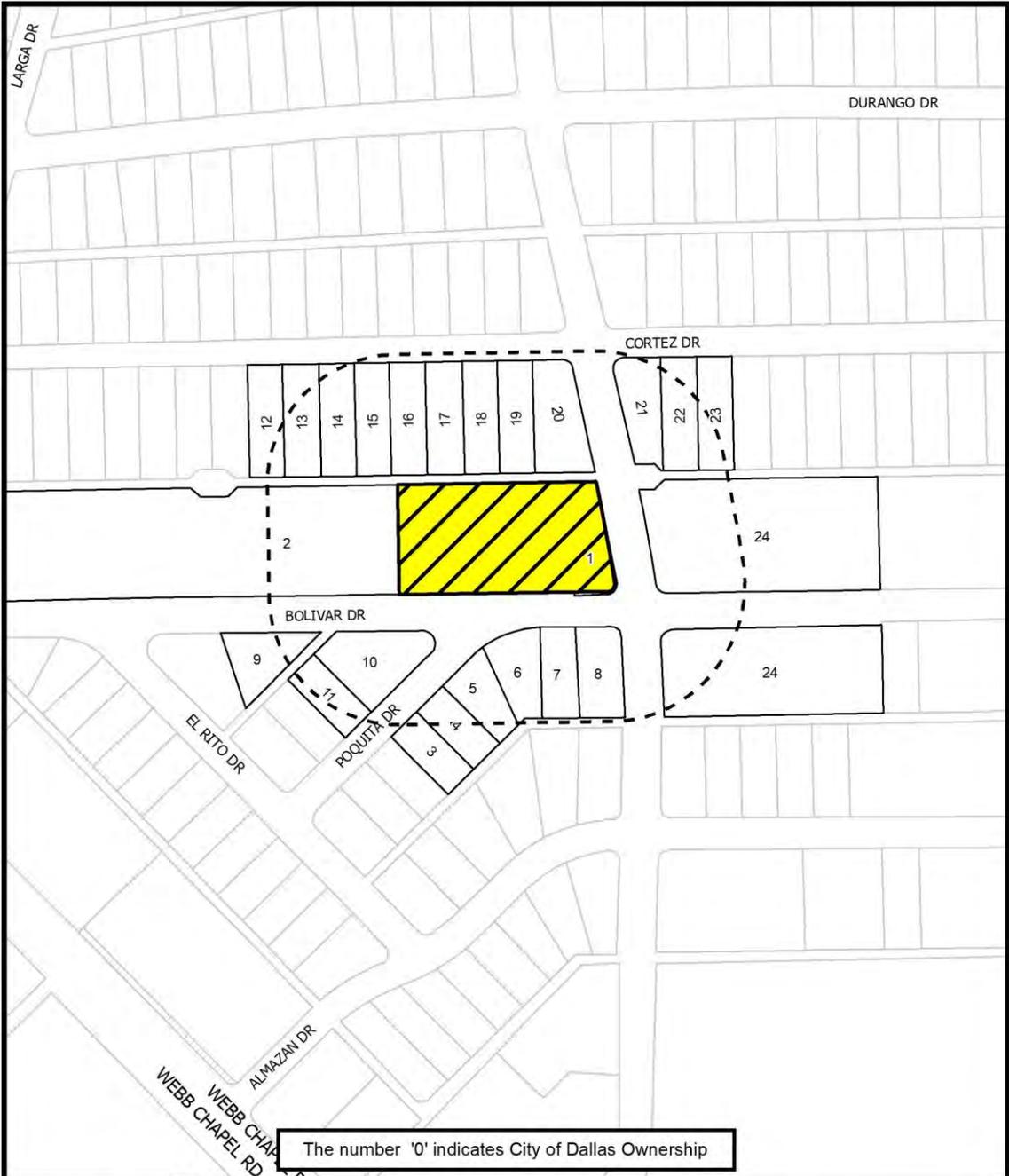


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AERIAL MAP

Case no: BDA212-107

Date: 10/21/2022



 1:2,400	NOTIFICATION	Case no: BDA212-107			
	<table border="1"> <tr> <td style="text-align: center;">200'</td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="text-align: center;">24</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	200'	AREA OF NOTIFICATION	24	NUMBER OF PROPERTY OWNERS NOTIFIED
200'	AREA OF NOTIFICATION				
24	NUMBER OF PROPERTY OWNERS NOTIFIED				

10/20/2022

Notification List of Property Owners

BDA212-107

24 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3583 BOLIVAR DR	BOLIVAR HOLDINGS LLC
2	3527 BOLIVAR DR	MORELIA PARTNERS LLC &
3	3546 POQUITA DR	Taxpayer at
4	3550 POQUITA DR	ESPINOSA LIGIA V &
5	3556 POQUITA DR	ESQUEDA OSCAR M &
6	3574 BOLIVAR DR	LOCKETT LARRY III
7	3578 BOLIVAR DR	GUILLERMO ALEJANDRO &
8	3582 BOLIVAR DR	MORALES CARLOS H &
9	3538 BOLIVAR DR	ALVARADO HECTOR C &
10	3551 POQUITA DR	MORALES GREGORIO &
11	3543 POQUITA DR	COUCH PROPERTIES LLP
12	3538 CORTEZ DR	MARTINEZ ESTEBAN
13	3542 CORTEZ DR	GONZALEZ JOSE ANTONIO &
14	3546 CORTEZ DR	MANDUJANO RUBEN &
15	3552 CORTEZ DR	LARRGA JOSEFA OCEJO &
16	3556 CORTEZ DR	ALAMILLA JUAN E &
17	3562 CORTEZ DR	GALLARDO RAMON
18	3566 CORTEZ DR	NERIA ELENA
19	3570 CORTEZ DR	SANCHEZ RAFAEL PEREZ
20	3574 CORTEZ DR	MENDEZ JHONY & STEPHANIE
21	3602 CORTEZ DR	BARRERA JULIO & YOLANDA S
22	3608 CORTEZ DR	GOMEZ ANGEL & JUANA
23	3612 CORTEZ DR	RODRIGUEZ FRANCISCO & IRMA
24	3619 BOLIVAR DR	SPANISH BREEZE PROPERTY LLC



City of Dallas

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 212-107

Data Relative to Subject Property:

Date: 09/08/2022

Location address: 3527-3583 Bolivar Dr.

Zoning District: MF-2(A)

Lot No.: 18A Block No.: 8/6144 Acreage: 1.201

Census Tract: 98.02

Street Frontage (in Feet): 1) 305 2) 156 3) 4) 5)

To the Honorable Board of Adjustment :

Owner of Property (per Warranty Deed): Bolivar Holdings LLC (GARY A TAVE)

Applicant: GARY A. TAVE Telephone: 757-472-1390

Mailing Address: PO BOX 817, Largo FL Zip Code: 33779-0817

E-mail Address: gary@pmmi-rentals.com

Represented by: same Telephone:

Mailing Address: Zip Code:

E-mail Address:

Affirm that an appeal has been made for a Variance, or Special Exception X, of landscape buffer

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

To resolve conflict between Dallas Code and restrictions of Onco-Electric Delivery easement.

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

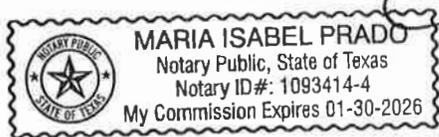
Before me the undersigned on this day personally appeared Gary Abram Tave (Affiant/Applicant's name printed)

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 8th day of September, 2022

(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

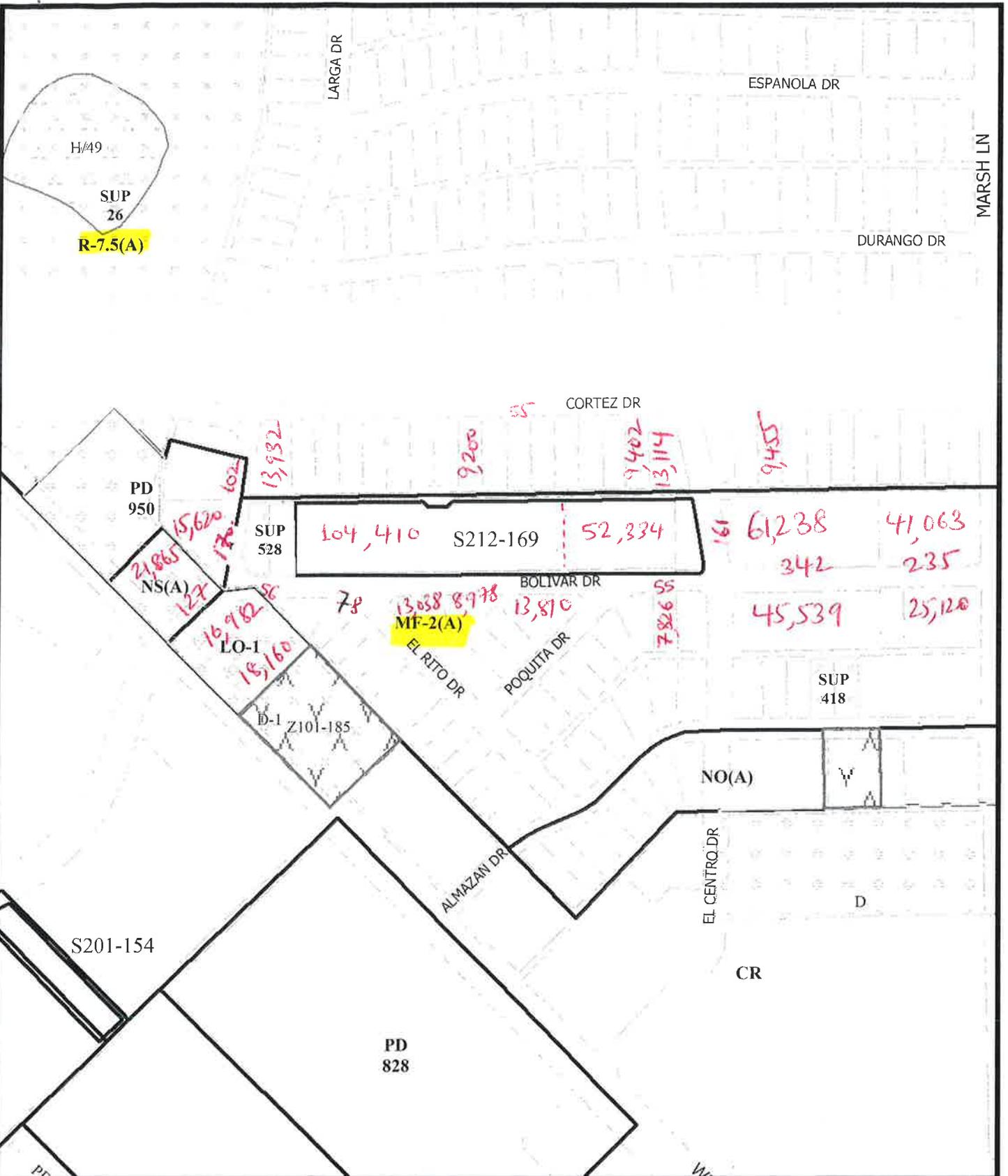
I hereby certify that GARY TAVE

did submit a request for a special exception to the landscaping regulations
at 9501 EL CENTRO DRIVE (aka 3527 Bolivar)

BDA212-107. Application of GARY TAVE for a special exception to the landscaping regulations at 9501 EL CENTRO DR. This property is more fully described as lot 18A Block 8/6144 and is zoned MF-2(A), which requires mandatory landscaping. The applicant proposes to construct and maintain a residential multifamily structure and provide an alternate landscape plan, which will require a special exception to the landscape regulations.

Sincerely,


David Session, Building Official

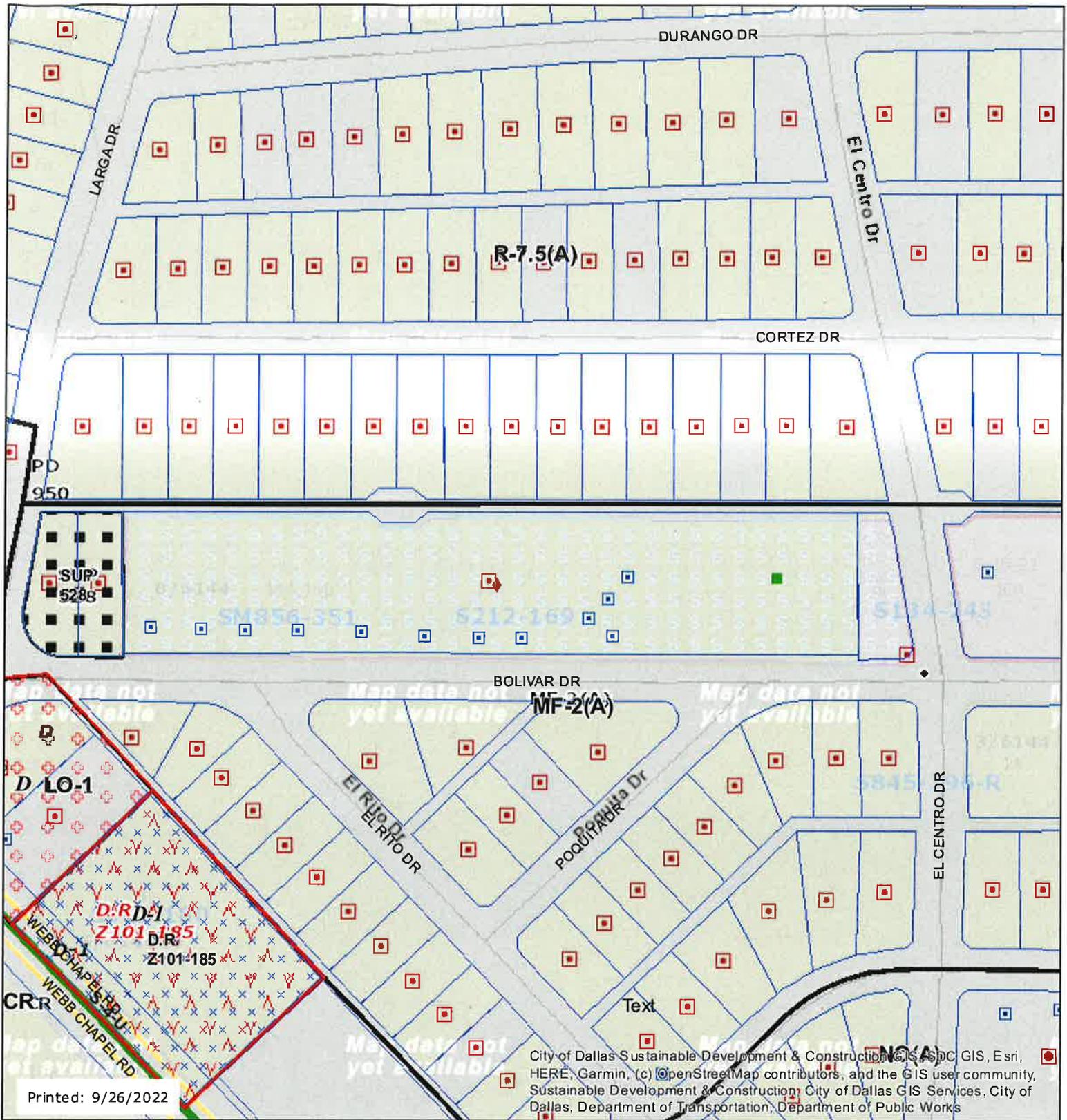


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ZONING MAP

- Area of Request
- Recent History

Case no: **S212-169**
 Date: **4/28/2022**



- | | | | |
|-----------------------|------------------|----------------------------|-------------------------------|
| City Limits | SUP | PDS Subdistricts | Pedestrian Overlay |
| Dallas Tax Parcels | NSO Overlay | Height Map Overlay | CP |
| Deed Restrictions | NSO Subdistricts | Shop Front Overlay | SP |
| Dry Overlay | MD Overlay | Parking Management Overlay | Turtle Creek Setback Corridor |
| D | CD Subdistricts | Base Zoning | Demolition Delay Overlay |
| D-1 | PD Subdistricts | SPSD Overlay | |
| Historic Overlay | PD193 Oak Lawn | | |
| Historic Subdistricts | | | |

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)



23. On the final plat, identify the property as Lots 18A and Lot 19B in City Block 8/6144. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).

If you have any questions concerning this letter, please contact Sharmila Shrestha at (214) 948-4531.

Sincerely



Sharmila Shrestha
Senior Planner, Subdivision
Development Services
320 E. Jefferson Blvd., Room 101
Dallas, Texas 75203

Cc: Burn's Surveying, LLC
Attn: Tony Degelia
1529 East Interstate 30
Garland, Texas 75043

Emails: Tony Degelia, Jason Ney, Mina Eskander, Maricela Garza, Ursula Walker, Tanzeem Abed, Michael Tadros, Changho Yi, Lolita Williams, John Stepp, Julio Delgado, Wilkens Engmann, Scott Davis, Donna Kirwan-Smithson, Theresa Pham, Donna Garza, Gloriana Aguinaga, Ann Carraway Bruce

S212-169

PROJECT DATA

JURISDICTION: CITY OF DALLAS, TX.

APPLICABLE CODES:

- 2015 INTERNATIONAL BUILDING CODE (IBC) w/AMENDMENTS
- 2015 INTERNATIONAL PLUMBING CODE (IPC) w/AMENDMENTS
- 2015 INTERNATIONAL MECHANICAL CODE (IMC) w/AMENDMENTS
- 2015 INTERNATIONAL FUEL GAS CODE(IFGC) w/AMENDMENTS
- 2015 INTERNATIONAL FIRE CODE (IFC) w/AMENDMENTS
- 2020 NATIONAL ELECTRICAL CODE (NEC) w/ AMENDMENTS
- 2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) w/AMENDMENTS

REFER TO G1 01 FOR ADDITIONAL CODE INFORMATION

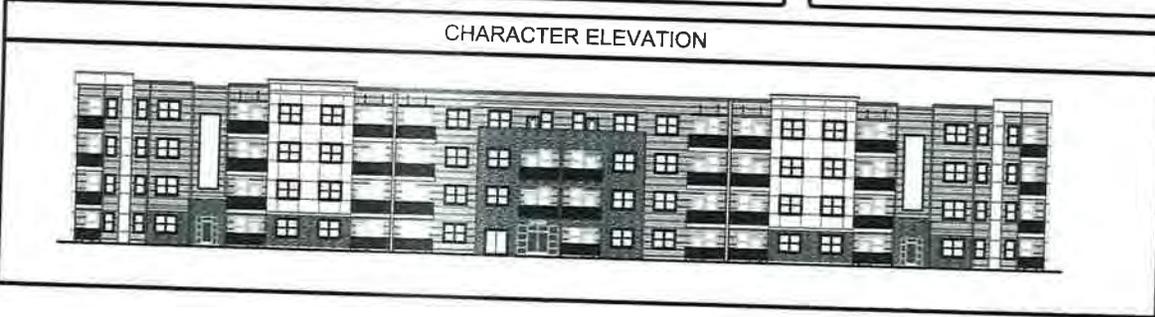
OCCUPANCY TYPE: GROUP R-2 & GROUP S-2
CONSTRUCTION TYPE: V-A & I-A

SPRINKLER SYSTEM:
1. NFPA 13 (GROUP R-2)
ATTICS & PATIOS/BALCONIES ARE TO BE SPRINKLERED



BLUFFVIEW
NEW APARTMENT COMPLEX
BOLIVAR DR. & EL CENTRO DR.
DALLAS, TEXAS

PROJECT SCOPE:
(1) 4-STORY WOOD FRAMED BUILDING CONSISTING OF 70 DWELLING UNITS
LEASING AND CLUBHOUSE AMENITIES INCLUDED
W/ SURFACE AND COVERED PODIUM PARKING



CLIENT DATA

BOLIVAR HOLDINGS, LLC

PO BOX 617
LARGO, FL 33779
PHONE: 757 472 1390
CONTACT: GARY TAYE, PE

ARCHITECT

DSGNworks, LLC

10000 NORTH CENTRAL EXPWY
SUITE 1045
DALLAS, TEXAS 75231
PHONE: 214-954-7575
CONTACT: ROBERT FINTA, NCARB

CIVIL ENGINEER

CROSS ENGINEERING CONSULTANTS, INC.

1720 W. VIRGINIA ST
MCKINNEY TX 75069
PHONE: 972.562.4409
CONTACT: JON DAVID CROSS PE

LANDSCAPE ARCH.

GRUBBS DESIGN GROUP

403 SOUTH TENNESSEE ST
MCKINNEY TX 75069
PHONE: 972 548 8020
CONTACT: JOE GRUBBS

MEP ENGINEER

VP ENGINEERING

119 ACADIA LN, P O BOX 21847
FORSYTH, TX 75126
PHONE: 704.372.7755
CONTACT: ZACH JOYCE, PE

STRUCT. ENGINEER

WRIGHT ENGINEERS

1421 GREENWAY DRIVE, SUITE 800
DALLAS, TEXAS 75208
PHONE: 972 428 8600
CONTACT: BRADEN FORSLUGH, PE

INTERIOR DESIGNER

CITY CONTACT

CITY OF DALLAS

OAK CLIFF MUNICIPAL CENTER
320 E. JEFFERSON BLVD
DALLAS, TX 75203
PHONE: 214 948 4430

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10000 NORTH CENTRAL EXPWY
SUITE 1045
DALLAS, TEXAS 75231
214-954-7575
DSGNworks, LLC
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DSGNworks

REGISTERED ARCHITECT
STATE OF TEXAS

BLUFFVIEW
DALLAS, TX

PROJECT ADDRESS: BOLIVAR DR. & EL CENTRO DR.

xEquity

ISSUED FOR RECORD BY: ARCHITECT
DATE: 08/15/2022
CONTRACT: 22-0000000000000000

SHEET NUMBER:
GO.00
SHEET TITLE:
UNPLOTTED

SHRUBS				
QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
35	(Symbol)	DRYMP BURFORD HOLY	Yucca ornata	3 gallon, 20" H, 14" W, 10" spread, full bush, available
17	(Symbol)	BRILLIANT ORANGE FLORIDA HOLY	Yucca ornata	3 gallon, 20" H, 14" W, 10" spread, full bush, available
21	(Symbol)	FLORIDIAN ORANGE FLORIDA HOLY	Yucca ornata	3 gallon, 20" H, 14" W, 10" spread, full bush, available
95	(Symbol)	HARDY ORANGE FLORIDA HOLY	Yucca ornata	3 gallon, 20" H, 14" W, 10" spread, full bush, available
3	(Symbol)	COLOR ORANGE FLORIDA HOLY	Yucca ornata	3 gallon, 20" H, 14" W, 10" spread, full bush, available
27	(Symbol)	MODERN JINPER	Liriodendron chinensis	3 gallon, 20" H, 14" W, 10" spread, full bush, available
25	(Symbol)	LITTLE BLUEBERRY FLORIDA HOLY	Liriodendron chinensis	3 gallon, 20" H, 14" W, 10" spread, full bush, available
34	(Symbol)	GRANT HOLY	Liriodendron chinensis	3 gallon, 20" H, 14" W, 10" spread, full bush, available

TURF GRASS				
15,285 S.F.	(Symbol)	57 GRASS BERMUDA GRASS	Cynodon dactylon	50 lb bag

GROUND COVER / MISCELLANEOUS				
514	(Symbol)	614 BLUE LIRIPE	Liriodendron chinensis	1 gallon (quantity as shown on plan)

ALL LANDSCAPE BEDS SHALL BE EXCAVATED 2" IN DEPTH AND SOIL REMOVED, THEN FILLED WITH 2" OF PROFESSIONAL BEDDING SOIL, FROM LIVING EARTH TECHNOLOGY AND FILLED TO THE DEPTH OF 4".

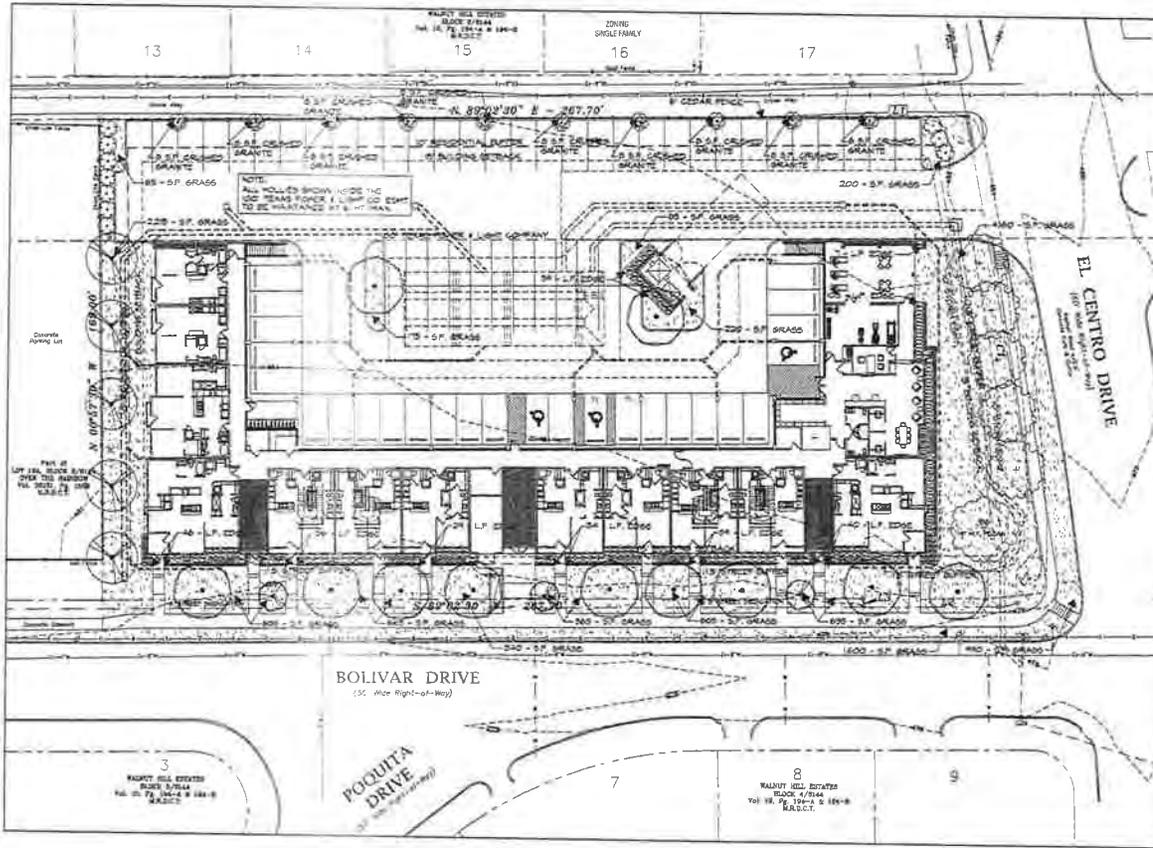
ALL LANDSCAPE BEDS AND TREE WELLS SHALL RECEIVE A TOP DRESSING OF 2" DEEP "FINE SHREDDED HARDWOOD MULCH" FROM LIVING EARTH TECHNOLOGY.

LANDSCAPE CONTRACTOR TO VERIFY ALL QUANTITIES.

LARGE TREES				
4	(Symbol)	CEDRAR ELM	Ulmus crassifolia	4" caliper, 12'-14" H, 4'-6" spread, B&B, straight trunk
5	(Symbol)	ORANGE OAK	Quercus muhlenbergii	4" caliper, 12'-14" H, 4'-6" spread, B&B, straight trunk
6	(Symbol)	POSTAGE	Ficus sp.	5" caliper, 10'-12" H, 4'-6" spread, B&B, straight trunk

ORNAMENTAL TREES				
24	(Symbol)	YELLOW BELLIED HOLLY	Ilex cornuta	3" H, 2" spread min, 2" cal. total 50 gallon B, 20" H, 14" W, 10" spread, specimen
5	(Symbol)	TIGERWOOD SHRUB	Ligustrum lucidum	1" H, 2" spread min, 2" cal. total 50 gallon B, 20" H, 14" W, 10" spread, specimen
12	(Symbol)	BLUE ARROW JINPER	Liriodendron chinensis	3" H, 2" spread min, 2" cal. total 50 gallon B, 20" H, 14" W, 10" spread, specimen

DALLAS LANDSCAPE TABULATIONS	
STREET BUFFER ZONE	
15' AVERAGE DPTH STREET BUFFER WITH ONE LARGE OR MEDIUM 5" CALIPER STREET BUFFER TREE PER 40' L.F.	14.75 L.F.
REQUIRED BUFFER TREES (10 / 40 = 4.2)	5 TREES
STREET BUFFER TREES PROVIDED	5 TREES
BOLIVAR DRIVE	
REQUIRED BUFFER TREES (120 / 40 = 3.0)	3 TREES
STREET BUFFER TREES PROVIDED	3 TREES
RESIDENTIAL BUFFER ZONE	
LANDSCAPE BUFFERS SHALL HAVE AN AVERAGE DPTH OF 10' AND PROVIDE ONE LARGE OR MEDIUM 5" CALIPER TREE PER 40'-0" L.F. OF BUFFER.	
NORTHERN BOUNDARY	
REQUIRED BUFFER TREES (505 / 40 = 12.6)	13 TREES
BUFFER TREES PROVIDED	13 TREES
(ORNAMENTAL TREES PLANTED DUE TO THE 100' TPA LIMIT)	
EASTERN BOUNDARY	
REQUIRED BUFFER TREES (164 / 40 = 4.1)	5 TREES
BUFFER TREES PROVIDED	5 TREES
INTERIOR ZONE LANDSCAPING	
NO PARKING SPACE MAY BE LOCATED MORE THAN 10' FROM THE TRUNK OF A LARGE OR MEDIUM TREE.	
SITE TREES	
1 TREE (AT LEAST 2" CAL) PROVIDED PER EACH 4,000 S.F. OF LOT AREA.	
OVERALL LOT AREA	54,005 S.F.
REQUIRED SITE TREES (54,005 / 4,000 = 13.5)	14 TREES
SITE TREES PROVIDED	14 TREES
TREE MITIGATION	
TOTAL CALIPER INCHES REMOVED FROM SITE	108.6 INCHES
TOTAL NEW TREES PROVIDED = 14 TREES	108.6 INCHES
10 - 4" CALIPER LARGE TREES	64.0 INCHES
3 - 5" CALIPER MEDIUM TREES	32.0 INCHES
10 - 2" CALIPER ORNAMENTAL TREES	11.6 INCHES
LANDSCAPE DESIGN OPTIONS	
OVERALL SITE AREA 54,016 S.F. POINTS REQUIRED 20	
EL CENTRO DRIVE - 45' ADDITIONAL STREET BUFFER	15 POINTS
BOLIVAR DRIVE - 45' ADDITIONAL STREET BUFFER	15 POINTS
PARKING SCREENED BY BUILDING TO THE SOUTH AND PARTIAL ON THE EAST AND WEST FRONTS	10 POINTS
8" FALL PLANT MATERIAL ALONG THE BALANCE OF EAST AND WEST PROPERTY LINES, 8" SOLID PROOF FENCE ALONG NORTH PROPERTY LINE DUE TO TEXAS POWER & LIGHT RIGHT.	10 POINTS
VEGETATION PLANTING GREATER THAN 50%	10 POINTS
PRESERVED PEGAN TREE	22 POINTS



Date:

Issued For:
CONSTRUCTION
Job No.:
22100
Scale:
1" = 20'-0"
Drawn By:
JDS
Issue:
09-08-2022

Bluffview Apartments

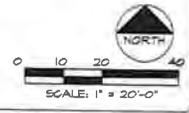
Dallas Texas

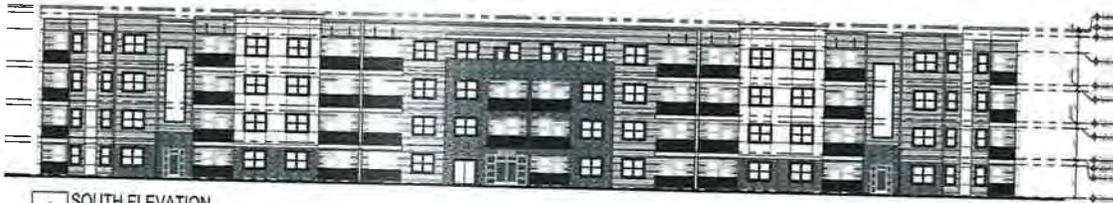


Landscape Plan

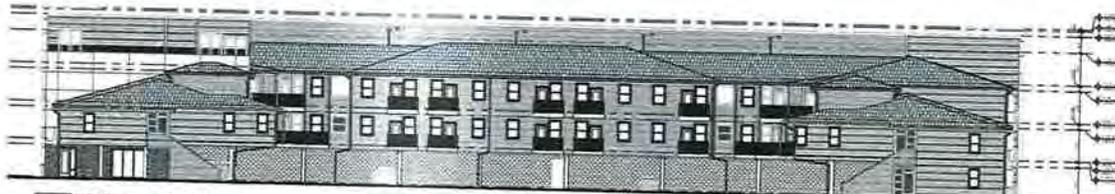
Sheet Title

Sheet Number: L1 of L1 Sheets

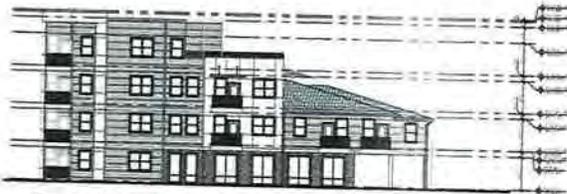




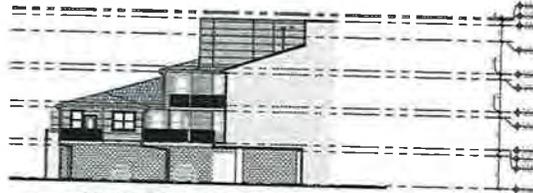
1 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/16" = 1'-0"



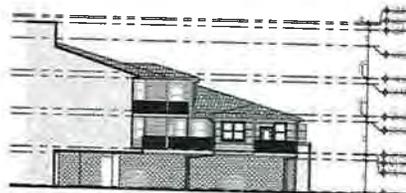
3 EAST ELEVATION
SCALE: 1/16" = 1'-0"



4 COURTYARD EAST ELEVATION
SCALE: 1/16" = 1'-0"



5 WEST ELEVATION
SCALE: 1/16" = 1'-0"



6 COURTYARD WEST ELEVATION
SCALE: 1/16" = 1'-0"

SYMBOL LEGEND - ELEVATIONS		
	DOOR TAG SYMBOL	
	WINDOW TAG SYMBOL	
	WALL SECTION TAG	
	DETAIL SECTION TAG	
	ROOF PITCH TAG	
	L.C.C. 100'-0"	TOP OF COPING
	F.F. 100'-0"	TOP OF PLATE
	F.D. 100'-0"	TOP OF DECK
	F.O.F. 100'-0"	TOP OF FLOOR
	F.O.F. 100'-0"	TOP OF SLAB
	F.F. 100'-0"	F.F. FLOOR

ELEVATION - NOTES	
1.	MEET ALL INTERIOR WALL LIGHT FIXTURES ABOVE BOTTOM OF LIGHT FIXTURE GLASS OR A 1/2" ABOVE THE PROJECT SIGN BOARD FROM FACE OF WALL.
2.	REFER TO COIL AND STRUCTURAL DRAWINGS FOR F.F.E. AND BLUE BRICKS.
3.	FLASHING, WATERPROOF WEATHERING, WINDOW CASINGS AND SEALS/STOPS, WEATHER STRIP, BRICKS AS APPLICABLE SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S INSTRUCTIONS AND TO THE MANUFACTURER'S LATEST PUBLISHED LITERATURE.
4.	CONCRETE FINISHES SHALL BE TO THE FINISH OF THE FORMWORK AND SHALL BE TO THE FINISH OF THE FORMWORK AND SHALL BE TO THE FINISH OF THE FORMWORK AND SHALL BE TO THE FINISH OF THE FORMWORK.
5.	BRICKS SHALL BE TO THE FINISH OF THE FORMWORK AND SHALL BE TO THE FINISH OF THE FORMWORK AND SHALL BE TO THE FINISH OF THE FORMWORK.
6.	ALL BRICKS, INCLUDING BRICKS, AND SEALS/STOPS SHALL BE TO THE FINISH OF THE FORMWORK AND SHALL BE TO THE FINISH OF THE FORMWORK.
7.	BRICKS ABOVE ALL EXTERIOR WALLS OF THE BUILDING TO BE A MINIMUM OF 12" ABOVE THE FINISH FLOOR AND TO BE TO THE FINISH OF THE FORMWORK.
8.	BRICKS ABOVE ALL EXTERIOR WALLS OF THE BUILDING TO BE A MINIMUM OF 12" ABOVE THE FINISH FLOOR AND TO BE TO THE FINISH OF THE FORMWORK.
9.	BRICKS ABOVE ALL EXTERIOR WALLS OF THE BUILDING TO BE A MINIMUM OF 12" ABOVE THE FINISH FLOOR AND TO BE TO THE FINISH OF THE FORMWORK.
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20.	BRICKS ABOVE ALL EXTERIOR WALLS OF THE BUILDING TO BE A MINIMUM OF 12" ABOVE THE FINISH FLOOR AND TO BE TO THE FINISH OF THE FORMWORK.

COLOR - LEGEND		
1.	BRICKS, WINDOW FRAMES AND ALUMINUM EXTERIOR FINISHES TO BE THE SAME AS COLOR SHOWN ON SET AND NOT PAINT.	
2.	BRICKS ABOVE ALL EXTERIOR WALLS OF THE BUILDING TO BE A MINIMUM OF 12" ABOVE THE FINISH FLOOR AND TO BE TO THE FINISH OF THE FORMWORK.	
3.	BRICKS ABOVE ALL EXTERIOR WALLS OF THE BUILDING TO BE A MINIMUM OF 12" ABOVE THE FINISH FLOOR AND TO BE TO THE FINISH OF THE FORMWORK.	
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EXTERIOR MATERIAL - LEGEND		
EXTERIOR WALL		
	MANUFACTURE STONE	
	VENEUR	
	STUCCO	
	CONTROL JOINTS	
ROOFS		
	COMPOSITION SHINGLES	
	ROOF #1	
	ROOF #2	

10000 NORTH CENTRAL EXPWAY
SUITE 1045
DALLAS, TEXAS 75231
214.854.7575
2022 BY: [Signature]
AS PER REVISED

USgn WORKS

BLUFFVIEW
DALLAS, TX.

PROJECT ADDRESS: BOLIVAR DR. & EL CENTRO DR.

Requested for BOARD OF ADJUSTMENT

DATE	COMMENTS

ARCHITECT OF RECORD: [Signature]
DESIGNED BY: [Signature]
CHECKED BY: [Signature]
DATE: [Signature]

SHEET NUMBER
A4.16
SHEET TITLE:
DALLAS CITY CLERK

BDA212-107 ATTACHMENT A

Bolivar Holdings LLC
PO BOX 817
Largo FL 33779-0817

October 16, 2022

City of Dallas, TX
Board of Adjustments

Re: **BDA212-107, Property at 9501 El Centro Drive**

Encl: (1) 2022-5706RT Encroachment on Easement

Honorable Members of the Board of Adjustment;

Thank you for your consideration of this request for a special exception to the landscaping requirements for the proposed project. Specifically, we request relief from the landscape buffer requirement along the northern property line due to irreconcilable conflict between Dallas City Code and restrictions imposed by the utility easement provided for Oncor Electric Delivery Company LLC transmission lines.

In accordance the Dallas City Code, section 51A-10.110, we submit that the request conforms to all the criteria for approval as detailed herein:

(a) The board may grant a special exception to the requirements of this article upon making a special finding from the evidence that:

(1) Strict compliance with the requirement of this article will unreasonably burden the use of the property

Due to restrictions on landscaping allowed within the utility easement, strict compliance with this article would require placement of the landscape buffer along the southern limit of the easement and effectively preclude construction of any improvements between that buffer and the adjacent neighborhood to the north. This effectively renders approximately 25% of the property as unusable and severely limiting options for any economically viable development.

(2) Strict compliance will not adversely affect neighboring property; and

The proposed development is consistent with existing multifamily properties to the east and west of the subject property. It fully complies with the proximity slope requirements with respect to adjacent neighborhood of single-family homes to the north. Construction of a modern, attractive multifamily facility to replace vacant land, that has periodically attracted illegal dumping and homeless encampments, and an abandoned, 1950's vintage, vacant single-family home will be an enhancement to the neighborhood. Additionally, we believe that the proposed modified buffer composed of a 6' cedar stockade fence and intermittent planting of

holly bushes, combined with the physical separation distance between the proposed development and adjacent neighborhood of single-family homes to the north will provide at least equivalent separation between the different zoning areas as would be achieved by a fully compliant buffer.

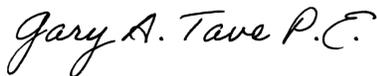
(3) The requirements are not imposed by a site-specific landscape plan approved by the city planning commission or the city council.

The landscape buffer requirement, from which this special exception is requested, is not imposed by any site-specific landscape plan. It is a general requirement of the Dallas City Code.

Bolivar Holdings LLC did attempt to obtain permission from Oncor Electric Delivery Company LLC to execute the project with a landscape buffer that would have complied fully with Dallas City Code but was unsuccessful. A subsequent application with the alternate landscape buffer, also proposed in this application, was approved by Oncor and incorporated into the Encroachment on Easement Agreement between Bolivar Holdings LLC and Oncor Electric Delivery Company LLC executed on October 11, 2022, a copy of which is provided as enclosure (1), herein.

If any additional information is required, please contact me by telephone at 757-472-1390 or by electronic mail at gary@pmmi-rentals.com.

Respectfully,



Gary A. Tave, P.E.
Manager, Bolivar Holdings LLC

ENCROACHMENT ON EASEMENT

WHEREAS, **Oncor Electric Delivery Company LLC (“Oncor”)**, is the owner of an easement in Dallas County, Texas, which is recorded in Volume 645, Page 234, of the Deed Records of Dallas County, Texas (“**Easement**”); and

WHEREAS, **Bolivar Holdings LLC**, a Florida limited liability company (“**Owner**”), desires permission to construct, operate and maintain access for paving with overflow parking, an eight (8) inch diameter sanitary sewer line crossing, underground storm drainage with grate inlets, six (6) foot tall fencing, and landscaping to include holly bushes (“**Encroaching Facility**”) within the area or boundaries of the Easement (“**Easement Area**”).

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Oncor and Owner do hereby agree as follows:

1. **Location of Encroaching Facility.** Owner may locate the Encroaching Facility in the Easement Area, but only as described and shown on the attached drawing marked **Exhibit "A"** and incorporated herein. Owner may not relocate the Encroaching Facility within the Easement Area without the consent and approval of Oncor, which consent and approval shall be at Oncor's sole discretion. Owner acknowledges and agrees that Oncor holds easement rights on the Easement Area; therefore, Owner shall obtain whatever rights and permission, other than Oncor's, that are necessary.

2. **Restrictions on Use of Easement Area.** Owner shall use only so much of the Easement Area as may be necessary to construct, maintain and repair the Encroaching Facility. Owner shall, at its own cost and expense, comply with all applicable laws, including but not limited to existing zoning ordinances, governmental rules and regulations enacted or promulgated by any governmental authority and shall promptly execute and fulfill all orders and requirements imposed by such governmental authorities for the correction, prevention and abatement of nuisances in or upon or connected with said Encroaching Facility. At the conclusion of any construction, Owner shall remove all debris and other materials from the Easement Area and restore the Easement Area to the same condition it was in prior to the commencement of Owner's construction thereon or in proximity thereto.

Owner shall not place trash dumpsters, toxic substances or flammable material in the Easement Area. Further, if the Easement Area has transmission or distribution facilities located thereon, Owner shall not place upon the Easement Area any improvements, including but not limited to, buildings, light standards, fences (excluding barriers installed around transmission towers, if applicable), shrubs, trees or signs unless approved in advance in writing by Oncor. Additional general construction limitations on encroachments are described and listed in **Exhibit "B"**, attached hereto and by reference made a part hereof.

3. **Maintenance of Encroaching Facility.** Owner, at Owner's sole expense, shall maintain and operate the Encroaching Facility. Oncor will not be responsible for any costs of construction, reconstruction, operation, maintenance or removal of Owner's Encroaching Facility.

4. **Risk and Liability.** Owner assumes all risks and liability resulting or arising from or relating to Owner's use, the existing condition or location, or existing state of maintenance, repair or operation of the Easement Area. It is further agreed that Oncor shall not be liable for any damage to the Encroaching Facility as a result of Oncor's use or enjoyment of its Easement. Any Oncor property damaged or destroyed by Owner or its agents, employees, invitees, contractors or subcontractors shall be repaired or replaced by Oncor at Owner's expense and payment is due upon Owner's receipt of an invoice from Oncor.

5. **Indemnification.** Owner agrees to defend, indemnify and hold harmless Oncor, its officers, agents and employees from and against any and all claims, demands, causes of action, loss, damage, liabilities, costs and expenses (including attorney's fees and court costs) of any and every kind or character, known or unknown, fixed or contingent, for personal injury (including death), property damage or other harm for which recovery of damages is sought or suffered by any person or persons, including claims based on strict liability, arising out of or in connection with Owner's actions or omissions or the actions or omissions of its officers, agents, associates, employees, contractors or subcontractors or the actions or omissions of any other person entering onto the Easement Area or the Encroaching Facility, **including the negligent actions or omissions of Oncor**, when such actions or omissions relate to Owner's use of the Easement Area.

6. **High Voltage Restrictions.** Use of draglines or other boom-type equipment in connection with any work to be performed on the Easement Area by Owner, its employees, agents, invitees, contractors or subcontractors must comply with Chapter 752, Texas Health and Safety Code, the National Electric Safety Code and any other applicable safety or clearance requirements. Notwithstanding anything to the contrary herein, in no event shall any equipment be within fifteen (15) feet of the Oncor 138,000 volt or less power lines or within twenty (20) feet of the Oncor 345,000 volt power lines situated on the aforesaid property. Owner must notify the **Region Transmission Office at (972)721-6347**, 48 hours prior to the beginning of any work on the Easement Area.

7. **Removal by Oncor.** If at any time in the future, the Encroaching Facility, in the sole judgment of Oncor, interferes with Oncor's use or enjoyment of its easement rights, Oncor shall have the right to remove said Encroaching Facility. Oncor shall notify Owner in writing that within 90 days the Encroaching Facility must be removed at Owner's sole cost. If at the end of the 90 day period the Encroaching Facility has not been removed, Oncor may remove it, at Owner's expense. Oncor will not be responsible nor will compensation be paid for damages incurred by such removal, including, but not limited to, damages for loss of use of the Encroaching Facility or business interruption. However, in an emergency, Oncor shall have the right to immediately remove the Encroaching Facility. If the Encroaching Facility is removed, Oncor will not unreasonably withhold consent for Owner to relocate the Encroaching Facility within the Easement Area.

8. **Default and Termination.** It is understood and agreed that, in case of default by Owner or its agents in any of the terms and conditions herein stated and such default continues for a period of ten (10) days after Oncor notifies Owner of such default in writing, Oncor may at its election forthwith terminate this agreement and upon such termination all of Owner's rights hereunder shall cease and come to an end. This agreement shall also terminate upon the abandonment of the Encroaching Facility.

This agreement shall extend to and be binding upon Owner and its successors and assigns, and is not to be interpreted as a waiver of any rights held by Oncor under its Easement.

Executed this 11 day of October, 2022.

Oncor Electric Delivery Company LLC

By: [Signature]
Jose Omar Alvarez
Attorney-In-Fact

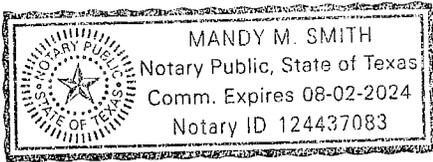
STATE OF TEXAS

§
§
§

COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared Jose Omar Alvarez as the Attorney-In-Fact of Oncor Electric Delivery Company LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and he is authorized to do so.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 11th day of October, A. D. 2022.



[Signature]
Notary Public in and for the State of Texas

Bolivar Holdings LLC,
a Florida limited liability company

By: _____

Gary Tave, Manager

STATE OF Florida

§
§
§

COUNTY OF Pinellas

BEFORE ME, the undersigned authority, on this day personally appeared Gary Tave, as the Manager of Bolivar Holdings LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, in the capacity therein stated and he/she is authorized to do so.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 1 day of October, A. D. 2022.

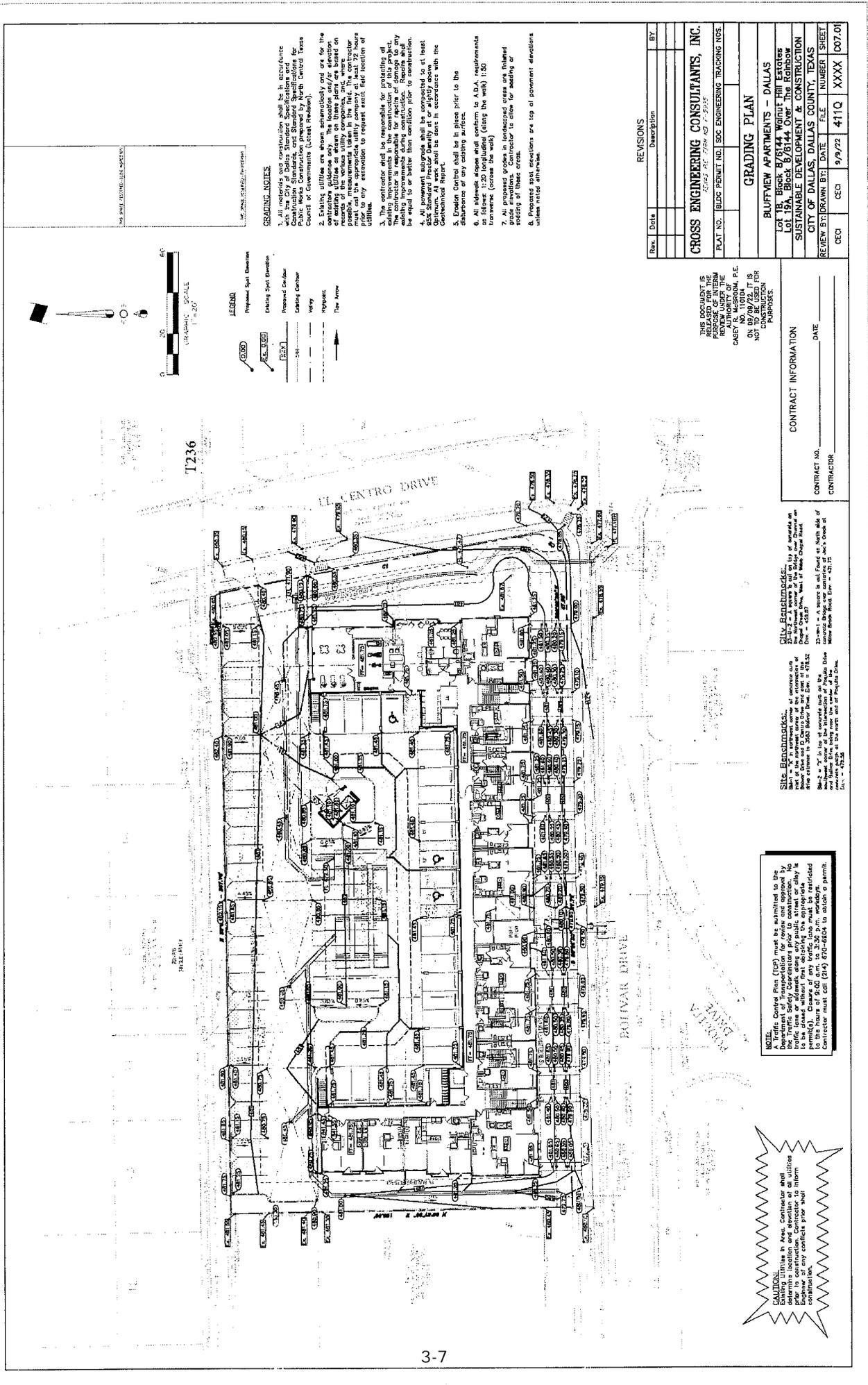
[Handwritten Signature]

Notary Public in and for the State of Florida



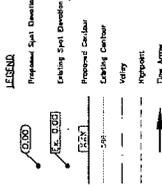
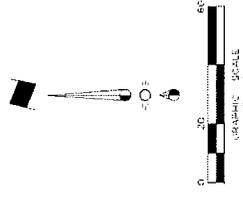
KYLEE RENAE KOZIK
Notary Public
State of Florida
Comm# HH286246
Expires 7/11/2026

After Recording, Return To:
Oncor Electric Delivery Company LLC
Right of Way Services
Attn: Laura DeLaPaz
777 Main St, Suite 707
Ft. Worth, Texas 76102



GRADING NOTES

- All existing utility locations shall be in accordance with the City of Dallas Standard Specifications and Construction Standards, and Standard Specifications for Construction Standards, and Standard Specifications for Construction Standards, and Standard Specifications for Construction Standards, Council of Governments (Contract Review).
- Existing utilities are shown schematically and are for the contractor's guidance only. The location and/or elevation of utilities shall be verified by the contractor and recorded on the site plan. The contractor shall be responsible for the location and/or elevation of utilities prior to any excavation to request exact field location of utilities.
- The contractor shall be responsible for protecting all existing utilities. The contractor is responsible for repairs or damage to any existing utilities. Repairs or damage shall be made to or better than condition prior to construction.
- All proposed spot elevations shall be connected to at least 5% Standard Precipitation Density at or slightly above. Geotechnical Report shall be done in accordance with the Geotechnical Report.
- Existing contours shall be placed prior to the disturbance of any existing surface.
- All sidewalk slopes shall conform to ADA requirements as follows: 1:20 longitudinal (along the walk) 1:50 transverse (across the walk)
- All proposed grades in landscaped areas are intended to be used by the contractor to allow for grading or sodding of these areas.
- Proposed spot elevations are top of pavement elevations unless noted otherwise.



Rev.	Date	Description	BY

REVISIONS

CROSS ENGINEERING CONSULTANTS, INC.
 2142 W. 75th St., Suite 100, Dallas, TX 75241
 TEL: 972.241.1234 FAX: 972.241.1235

PLAT NO. [BLDG PERMIT NO.] [SAC ENGINEERING TRACKING NOS.]

GRADING PLAN

BLUFFVIEW APARTMENTS - DALLAS
 LOT 18, Block 14, WINDT HILL Estates
 SUSTAINABLE DEVELOPMENT & CONSTRUCTION
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

REVIEW BY: [DRAWN BY: DATE FILE NUMBER SHEET]
 CE/CJ 9/9/22 411Q XXXX [007.01]

THIS DRAWING IS RELEASED FOR THE PURPOSE OF INTERNAL USE ONLY. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CROSS ENGINEERING CONSULTANTS, INC.

CONTRACT INFORMATION

CONTRACT NO. _____ DATE _____

CONTRACTOR _____

Site Benchmarks:
 Mark 1 is the benchmark of the intersection of Bolivar Drive and 2300 St. Benchmark Date: 01/15/22
 Mark 2 is 7' in box at corner of the southeast corner of the intersection of Bolivar Drive and 2300 St. Benchmark Date: 01/15/22
 Mark 3 is 7' in box at corner of the southeast corner of the intersection of Bolivar Drive and 2300 St. Benchmark Date: 01/15/22

City Benchmarks:
 Mark 1 is the benchmark of the intersection of Bolivar Drive and 2300 St. Benchmark Date: 01/15/22
 Mark 2 is 7' in box at corner of the southeast corner of the intersection of Bolivar Drive and 2300 St. Benchmark Date: 01/15/22
 Mark 3 is 7' in box at corner of the southeast corner of the intersection of Bolivar Drive and 2300 St. Benchmark Date: 01/15/22

NOTE: This Grading Plan (GP) must be submitted to the Department of Transportation for review and approval by the Department of Transportation. The Department of Transportation will issue a permit for the proposed work to be placed without first obtaining the appropriate permits. The Department of Transportation will issue a permit to the hours of 6:00 a.m. to 3:30 p.m., weekdays. Contractor must call (214) 676-6804 to obtain a permit.

CAUTION:
 Existing Utilities in Area. Contractor shall verify the location and depth of all existing utilities prior to construction. Contractor is to inform the City of Dallas of any conflicts prior to the start of construction. Contractor shall call (214) 676-6804 to obtain a permit.

LIMITATIONS ON
Oncor ELECTRIC DELIVERY COMPANY RIGHT OF WAY
EXHIBIT "B"

1. You are notified, and should advise your employees, representatives, agents, and contractors, who enter the property that they will be working in the vicinity of high voltage electrical facilities and should take proper precautions, included but not limited to the following stipulations and in compliance, at all times, with Chapter 752, V.T.C.A., Health & Safety Code.
2. Blasting is not to be permitted on Oncor right-of-way or under Oncor lines.
3. Construction on electric transmission line easements acquired by Oncor after January 1, 2003 shall comply with the requirements of Public Utility Commission Substantive Rules §25.101, as amended from time to time.
4. No crossing less than 45 degrees to the centerline of the right-of-way.
5. Grading will be done in order to leave the right-of-way as near as possible to present condition. Spoil dirt will be removed from the right-of-way and no trash is to be left on right-of-way. Slopes shall be graded so that trucks can go down the right-of-way when required and such that the slopes can be mechanically maintained.
6. Equipment and materials will not be stored on the right-of-way during construction without written approval of the Supervisor of Regional Transmission.
7. Street or road crossings are to be based on drawings submitted. Any change in alignment or elevation will be resubmitted for approval.
8. No signs, lights or guard lights will be permitted on the right-of-way.
9. Power line safety equipment operations: hazard assessment and precautions inside the work zone area must be performed and in compliance with OSHA Standard §1926.1408 at all times. Equipment shall not be placed within fifteen (15) feet of the Oncor 138,000 volt or less power lines or within twenty (20) feet of the Oncor 345,000 volt power lines.
10. Any pre-approved fencing will not exceed eight (8) feet in height, and if metal in nature, will be grounded, at ten (10) feet intervals, with an appropriate driven ground. Gates should be at least sixteen (16) feet in width to allow Oncor access to the right-of-way.
11. No dumpsters will be allowed on Oncor right-of-way or fee owned property.
12. Draglines will not be used under the line or on Oncor right-of-way.
13. The existing grade shall not be disturbed, excavated or filled within 25 feet of the nearest edge of any tower.
14. Right-of-way will be protected from washing and erosion by Oncor approved method before any permits are granted. No discharging of water will be allowed within any portion of the right of way. Drainage facilitation will not be allowed to discharge into/onto Oncor right-of-way.
15. No obstruction shall be installed on the right-of-way that would interfere with access to Oncor structures or prevent mechanical maintenance.

16. Before any work is done under Oncor lines or by Oncor structures notify the Region Transmission Department, (972)721-6347.
17. No hazardous materials will be stored on the right of way.
18. For purposes of this document, "Hazardous Materials" means and includes those substances, including, without limitation, asbestos-containing material containing more than one percent (1%) asbestos by weight, or the group of organic compounds known as polychlorinated biphenyls, flammable explosives, radioactive materials, chemicals known to cause cancer or reproductive toxicity and includes any items included in the definition of hazardous or toxic waste, materials or substances under any Hazardous Material Law. "Hazardous Material Laws" collectively means and includes any present and future local, state and federal law relating to the environment and environmental conditions including, without limitation, the Resource Conservation and Recovery Act of 1976 ("RCRA"), 42 U.S.C. §6901 et seq., the Comprehensive Environmental Response, Compensation and Liability Act of 1980, ("CERCLA"), 42 U.S.C. §§9601-9657, as amended by the Superfund Amendments and Reauthorization Act of 1986 ("SARA"), the Hazardous Material Transportation Act, 49 U.S.C. §6901 et seq., the Federal Water Pollution Control Act, 33 U.S.C. §1251, et seq., the Clean Air Act, 42 U.S.C. §741 et seq., the Clean Water Act, 33 U.S.C. §7401 et seq., the Toxic Substances Control Act, 15 U.S.C. §§2601-2629, the Safe Drinking Water Act, 42 U.S.C. §§300f-330j, and all the regulations, orders, and decrees now or hereafter promulgated thereunder.
19. Brush and cut timber is not to be piled or stacked on Oncor right-of-way nor is it allowed to be burned upon or in close proximity to the conductors or towers.
20. No structures or obstructions, such as buildings, garages, barns, sheds, swimming pools, playground equipment, guard houses, etc., will be permitted on the right-of-way.
21. Landscaping on Oncor right-of-way is permitted when Oncor approves landscaping plans in writing. No lighting or sprinkler systems are allowed on the right-of-way.
22. No park or park designation will be permitted on the right-of-way.
23. Gas Protective Barrier; Grantee, at Grantee's sole expense, shall provide one of the following protective barriers; **1)** a concrete protective barrier between the surface and the pipe that is a minimum of one (1) foot thick by one (1) foot wide, if pipe is wider than one (1) foot, then width of pipe, with the top of the concrete barrier to be at least one (1) foot below the surface or final grade, **2)** construct the gas pipeline inside of a proper protective steel casing, **3)** where electric facilities are located above ground, install the pipeline a minimum of ten (10) feet below the ground surface, or **4)** where electric facilities are located below ground, install the pipeline at a depth that provides for a minimum of a ten (10) foot clearance between the pipeline and the underground electric facilities.
24. No fire hydrants or manholes will be permitted within the right-of-way.
25. Any drainage feature that allows water to pond, causes erosion, directs storm water toward the right-of-way or limits access to or around Oncor's facilities is prohibited. Drainage facilitation will not be allowed to discharge into/onto Oncor right-of-way.
26. No boring pits or other type of pits will be permitted within the right-of-way.

**Dallas County
John F. Warren
Dallas County Clerk**

Instrument Number: 202200268364

eRecording - Real Property

Recorded On: October 11, 2022 03:17 PM

Number of Pages: 10

" Examined and Charged as Follows: "

Total Recording: \$58.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 202200268364
Receipt Number: 20221011001016
Recorded Date/Time: October 11, 2022 03:17 PM
User: Kevin T
Station: CC18

Record and Return To:

CSC Global



**STATE OF TEXAS
COUNTY OF DALLAS**

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Dallas County, Texas.

John F. Warren
Dallas County Clerk
Dallas County, TX

Memorandum



Date October 27, 2022
To Oscar Aguilera, Senior Planner
Charles Trammell, Board Administrator
Subject BDA #212-107 3527-3583 Bolivar Drive arborist report

Request

The applicant is seeking a special exception to the landscaping requirements of Article X. The property is in a MF-2(A) district with a R-7.5(A) district for single family residency to the north. An existing 100-foot wide Texas Power & Light Company electric utility easement covers over the northern portion of the lot (and the southern portion of the adjacent single-family properties to the north) which is restrictive to the placement of tall trees. Parking demands for the multifamily use are also considered in not placing the residential buffer zone landscape area.

Provision

The proposed landscape plan meets or exceeds the Article X minimum requirements with the exception of the northern residential buffer zone and its required plant materials. The street buffer zones have enhanced widths (greater than minimum) with large trees and retains a 19" pecan tree.

Deficiency

- The residential buffer zone (Sec. 51A-10.125(b)(2)) is required where residential adjacency exists and must have an average depth of 10 feet (minimum depth of 5 feet and maximum depth of 30 feet) landscape area. The proposed plan reduces the landscape areas to the ends of the northern parking row and within 10 curb-protected planting triangles beside a screening fence. The residential buffer zone is substantially reduced to provide required parking for the facility.
- Where screening is required, a minimum of one three-inch caliper large or medium tree is required for every 40 feet of lot adjacency. By ordinance, if the building official determines that the location of a local utility prohibits planting large or medium trees, two small trees may be planted for each large or medium tree. Article X requires a minimum of 7 large/medium trees or 14 small trees. The proposed plan offers 10 Nellie R. Stevens holly (small) trees in minimal planting spaces alongside a 6-foot tall screening fence, and an additional 10 Nellie R. Stevens hollies at the west and east ends of the parking area. The plants would be maintained to no higher than six feet within the utility easement to address utility company concerns for plant heights.

Recommendation

The chief arborist has no objection to the proposed alternative landscape plan.

Philip Erwin
Chief Arborist
Building Inspection

FILE NUMBER: BDA212-109(OA)

BUILDING OFFICIAL'S REPORT: Application of Thomas Sanden for a special exception to the single-family regulations, and for a variance to the maximum floor area to the main structure regulations, and for a variance to the rear yard setback regulations, and for a variance to the side yard setback regulations at 3318 Knight Street. This property is more fully described as Lot A Block B/1323 and is zoned Plan Development No. 193 subdistrict MF-2(A), which limits the number of dwelling units to one, limits accessory structures not to exceed 25% of the floor area of the main structure, requires a 10-foot side yard setback, and requires a rear yard setback of 5-feet. The applicant proposes to construct and maintain a structure or a portion of a structure for servants' or caretakers' quarters when, in the opinion of the board, the structure or portion of the structure will be used by bonafide servants or caretakers and will not be rental accommodations, which will require a special exception to the single family zoning use regulations, and to construct and maintain a single family residential accessory structure with 2043 square feet of floor area (59% of the 3658 square foot floor area of the main structure), which will require a 1128.5 square foot variance to the floor area regulations, and to construct and maintain a single family residential structure and provide a 3-foot and 1/4" inch rear yard setback, which will require a 1-foot 11-1/4" inch variance to the rear yard setback regulations, and to construct and maintain single family residential structure and provide a 1-foot side yard setback (facing the alley), which will require a 9-foot variance to the side yard setback regulations and provide a 3-foot 6-inch setback (facing the adjacent lot), which will require a 6-foot 6-inch variance to the side yard setback regulations.

LOCATION: 3318 Knight Street

APPLICANT: Thomas Sanden

REQUESTS:

The following requests have been made on a site developed with a single-family home:

1. A request for a special exception to the single-family use regulations is made to remodel and maintain a 2043 square-foot, two-story servants/caretaker's unit on a site developed with a single-family structure.
2. A variance to the floor area ration regulations to allow to remodel and maintain a 2043 square-foot, two-story servants/caretaker's unit which require a 1,128.5 or 59

percent of the 3658 square foot floor area of the main structure on a site developed with a single-family structure.

3. A variance to the rear yard setback regulations of 1-foot 11-1/4 inches is made to remodel and maintain a 2043 square-foot, two-story servants/caretaker's unit part of which is to be located three-feet from the site's rear property lines.
4. A variance to the side yard setback regulations of 9-foot is made to remodeling and maintaining a 3,658 square-foot two-story home and to remodel and maintain a 2043 square-foot, two-story servants/caretaker's unit part of which is to be located 1-foot from the site's southwest side property line.
5. A variance to the side yard setback regulations of 9-foot is made to remodeling and maintaining a 3,658 square-foot two-story home and to remodel and maintain a 2043 square-foot, two-story servants/caretaker's unit part of which is to be located three-feet six-inches from the site's northeast side property line.

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.

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 consider the structure to be a nonconforming structure

STANDARD FOR A SPECIAL EXCEPTION TO THE SINGLE-FAMILY USE REGULATIONS TO AUTHORIZE THE USE OF A STRUCTURE OR A PORTION THE STUCTURE FOR A SERVANTS OF CARETAKERS' QUARTERS:

Section 51P.193.107(a)(1)(E)(i) states that the board of adjustment may grant a special exception to authorize the use of a structure or a portion of a structure for servants' or caretakers' quarters in any subdistrict when, in the opinion of the board, the structure or portion of the structure will be used by bonafide servants or caretakers and will not be rental accommodations.

STAFF RECOMMENDATION (front yard & lot coverage variance):

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 Plan Development No. 193 subdistrict MF-2(A) considering its restrictive development area (density) compared to other 8 properties' building size over their lot size so that it cannot be developed in a manner commensurate with the development upon other parcels of land with the same Development No. 193 subdistrict MF-2(A) zoning classification.

The applicant submitted a document (**Attachment A**) indicating that the proposed structure on the site is commensurate to seven other lots located in the same zoning district.

STAFF RECOMMENDATION (TO AUTHORIZE THE USE OF A STRUCTURE OR A PORTION THE STUCTURE FOR A SERVANTS OF CARETAKERS' QUARTERS):

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 structure or portion of the structure will be used by bonafide servants or caretakers and will not be rental accommodations.

Zoning:

Site: Plan Development No. 193 subdistrict MF-2(A)

North: Plan Development No. 193 subdistrict MF-2(A)

East: Plan Development No. 193 subdistrict MF-2(A)

South: Plan Development No. 193 subdistrict MF-2(A)

West: Plan Development No. 193 subdistrict MF-2(A)

Land Use:

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

Zoning/BDA History:

There have been two zoning cases and no relevant board of adjustment cases recorded in the vicinity of the subject site within the last five years.

Z167-149: On July 21, 2016, City Council requested that the City Plan Commission authorize a public hearing to determine the proper zoning on property zoned MF-3 Multifamily District, Office Subdistrict, GR General Retail Subdistrict, and Plan Development Subdistrict Nos. 14, 20, 29, 82, 84, 92 and 97 within Planned Development District No 193 as well as Plan Development District No. 148 and Plan Development District No 374 to establish appropriate to establishing appropriate zoning regulations including use, development standards, and other appropriate regulations in an area generally bounded by Maple Avenue, Oak Lawn Avenue, Cedar Springs Road and Turtle Creek Boulevard. This was a hearing to consider the request to authorize the hearing and not the rezoning of property.

Z189-141: On Wednesday, June 12, 2019, the City Council approved an ordinance changing the zoning classification from Planned Development Subdistrict No. 6 within Planned Development District No. 193 (Oak Lawn Special Purpose District) to Planned Development District No. 372 and amendment of Planned Development District No. 372 to reflect the expansion of the planned development district, on property zoned on property zoned Planned Development District No. 372 and Planned Development Subdistrict No. 6 within Planned Development District No. 193, the Oak Lawn Special Purpose District, on property generally bounded by McKinney Avenue to the east, Lemmon Avenue East to the north, Oak Grove Avenue to the west, and Lemmon Avenue to the south. According to staff report the purpose of the request was to allow for the redevelopment of a site with a mix of uses to include a large format specialty retail store with more than 100,000 square feet of floor area, office, hotel, and multifamily uses.

GENERAL FACTS/STAFF ANALYSIS SPECIAL EXCEPTION TO THE SINGLE-FAMILY USE REGULATIONS:

This request for a special exception to the single-family use regulations focuses on remodeling and maintaining a two-story additional bonafide servants or caretaker's unit on a site being developed with a single-family use.

The site is zoned Plan Development No. 193 subdistrict MF-2(A) where the Dallas Development Code permits residential uses but allows single family uses attached or multi-family uses not exceeding 36 feet in height.

Section 51P.193.107(a)(1)(E)(i) states that the board of adjustment may grant a special exception to authorize the use of a structure or a portion of a structure for servants' or caretakers' quarters in any subdistrict when, in the opinion of the board, the structure or portion of the structure will be used by bonafide servants or caretakers and will not be rental accommodations.

The submitted site plan identifies the location of two building footprints, the larger of the two denoted as "Existing House," which is the existing single family residential main structure. The smaller of the two structures is marked as "existing garage".

This request centers on the function of what is proposed to be inside the smaller structure on the site – the "proposed servants or caretakers' unit, specifically its collection of rooms/features shown on the floor plan.

According to DCAD, the "main improvement" for the property addressed at 3318 Knight Street is a structure built in 1925 with 2,498 square feet of total/living area with the following "additional improvements": 875 square foot detached quarters, an 875 square foot detached garage and a 140 square foot Porte cochere.

According to the submitted site plan the main structure will contain 3,658 square-foot square feet of total living area and the proposed additional dwelling unit will contain 2043 square-foot square feet of living area.

As of November 4, 2022, two letters have been submitted in support of the request and no letters have been submitted in opposition.

If the Board were to approve this request, the Board may choose to impose a condition that the applicant complies with the site plan if they feel it is necessary to ensure that the special exception will be used by bonafide servants or caretakers and will not be rental accommodations. But granting this special exception request will not provide any relief to the Dallas Development Code regulations other than allowing a servants' or caretakers' quarters on the site (i.e., development on the site must meet all other code requirements).

GENERAL FACTS/STAFF ANALYSIS (floor area, side & rear yard setback regulations):

The requests for variances to the floor area, side, & rear yard setback regulations focus on remodeling and maintaining a 3,658 square-foot two-story home and to remodel and maintain a 2043 square-foot, two-story servants/caretaker's unit on a lot developed with a single family home and zoned Plan Development No. 193 subdistrict MF-2(A). In this plan development zoning district, an accessory structure may not exceed 25 percent of the floor area of the main structure, a minimum side yard setback of 10 feet is required and a minimum rear yard setback of five feet is required. Additionally, the maximum lot coverage is 45 percent.

The submitted site plan indicates that the proposed remodeling for the 3,658 square-foot two-story main single-family structure will be located one-foot from the southwest side property line and located four feet-seven ¼ inches from the northeast side property line due to the gallery and bedroom addition.

Furthermore, the site plan indicates that the proposed remodeling for 2043 square-foot, two-story servants/caretaker's structure which is 59 percent of the 3658 square foot floor area. This proposed servants/caretaker's structure will be located one-foot from the southwest side property line, three-feet-six inches from the northeast side property line and 3-foot-1/4-inch from the rear property line to add the office addition and living area.

The subject site is flat, virtually rectangular (approximately 50 feet by 150 feet), and according to the submitted site plan 7,500-square-foot feet in area. The site is zoned Plan Development No. 193 subdistrict MF-2(A) where lots vary significantly in sizes.

According to DCAD, the "main improvement" for the property addressed at 3318 Knight Street is a structure built in 1925 with 2,498 square feet of total/living area with the following "additional improvements": 875 square foot detached quarters, an 875 square foot detached garage and a 140 square foot Porte cochere.

The applicant submitted a document (**Attachment A**) indicating, among other things, that the proposed additions on the subject site are commensurate to 8 other lots located within the same Plan Development No. 193 subdistrict MF-2(A). The applicant's lot is 7,500 square feet in area, and it is proposing 5,701 square feet of total living area for all structures. The applicant provided a table with eight other properties. All eight lots are 2,000 square feet in area compared to other 8 properties' building size over their lot size. However, all Gilbert properties are part of the same development as well as all knight properties and Bowser Avenue. The 3550, 3554, 3558 Knight Development is 6,000 square feet in area that allows 6,507 square feet of total living area and the Gilbert Avenue Development is 8,000 square feet that 10,981 square feet of total living area. Therefore, staff concluded that the subject site is unique and can't be developed in a manner commensurate with the development upon other parcels of land with this zoning district.

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

- That granting the variances to the floor area, side, & rear 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 variances are 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 Plan Development No. 193 subdistrict MF-2(A) zoning classification.
- The variances 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 Plan Development No. 193 subdistrict MF-2(A) zoning classification.

If the board were to grant the variances requests and impose the submitted site plan as a condition, the structure would be limited to what is shown on this document and impose the submitted site plan as a condition, the building footprints of the structures on the site would be limited to what is shown on this document.

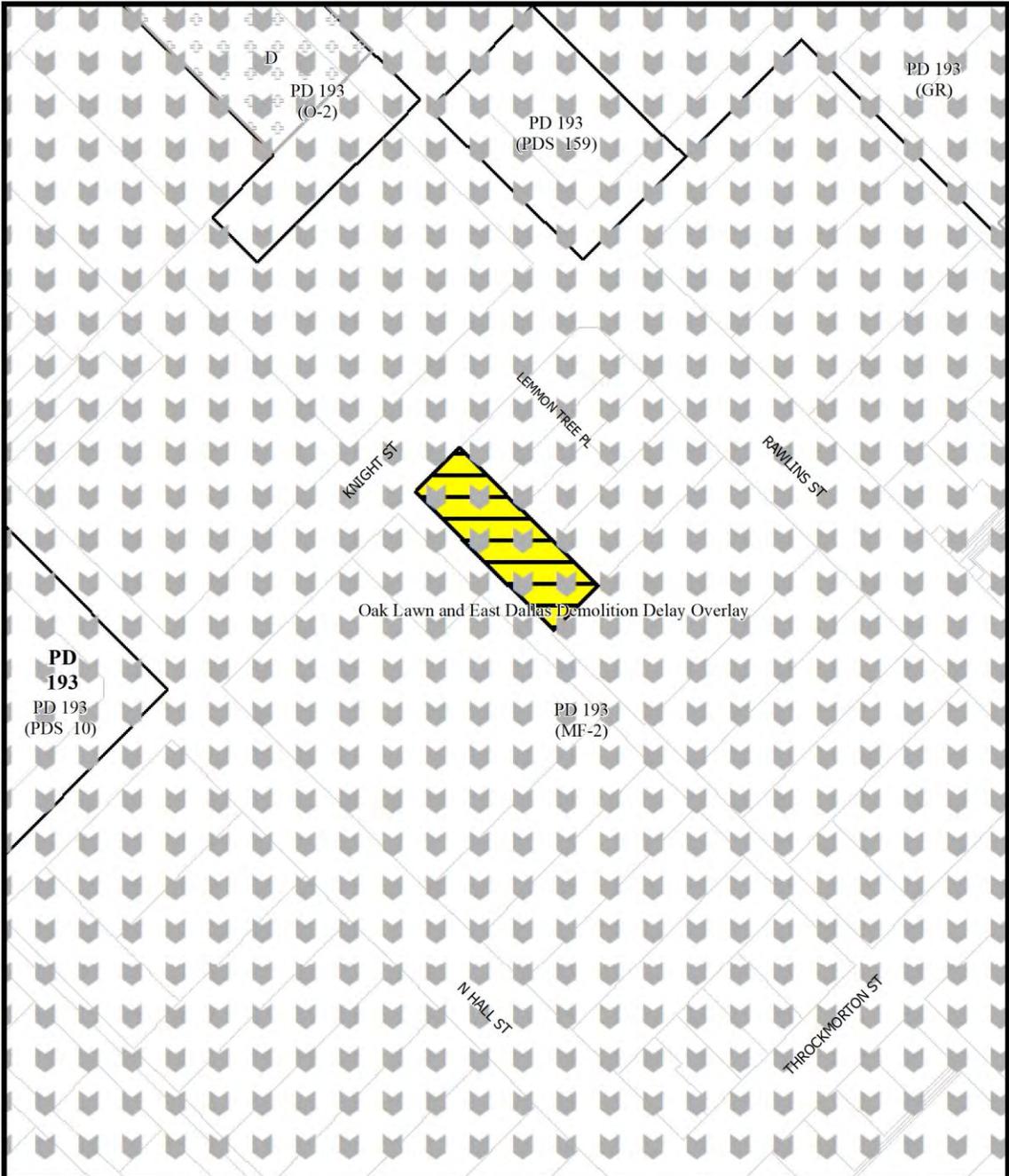
TIMELINE:

- September 9, 2022: The applicant submitted an “Application/Appeal to the Board of Adjustment” and related documents that have been included as part of this case report.
- October 13, 2022: The Board of Adjustment Secretary assigned this case to Board of Adjustment Panel A.
- October 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 October 24th deadline to submit additional evidence for staff to factor into their analysis; and the November 4th 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 27, 2022: The Board of Adjustment staff review team meeting was held regarding this request and the others scheduled for the November public hearings. Review team members in attendance included the Development Services Assistant Director, the Board of Adjustment Chief Planner/Board Administrator, The Development Services Chief Planner, Development Service Chief Planner, the Building Inspection Senior Plans Examiner/Development Code Specialist, the Transportation Development Services Senior Engineer, Development Services Board of Adjustment Senior Planner, and the Assistant City Attorney to the Board.

November 1, 2022: The applicant submitted additional information to staff beyond what was submitted with the original application (**Attachment A**).

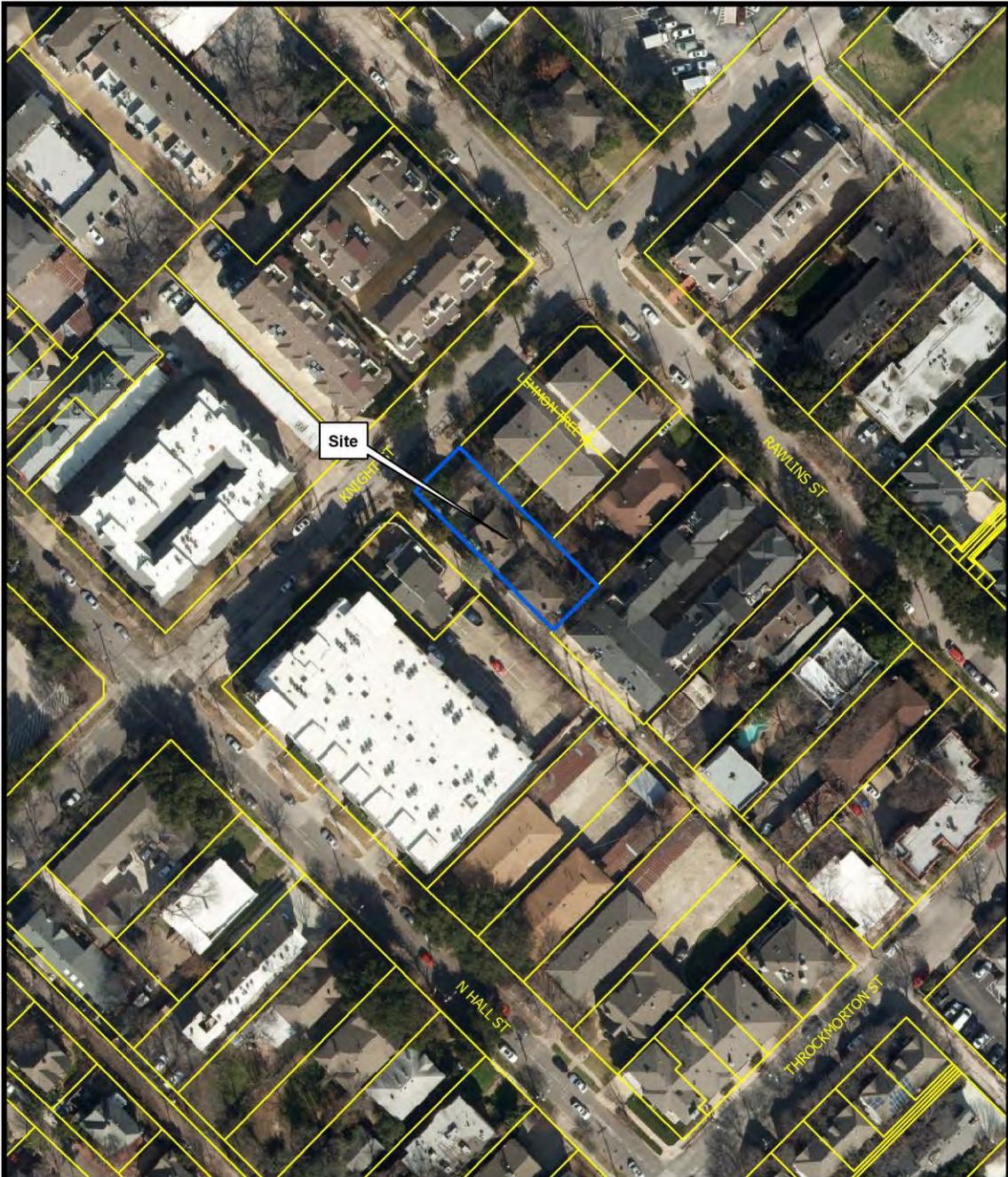


1:1,200

ZONING MAP

Case no: BDA212-109

Date: 10/21/2022



1:1,200

AERIAL MAP

Case no: BDA212-109

Date: 10/21/2022



 1:1,200	<h2 style="text-align: center;">NOTIFICATION</h2> <table border="1" style="width: 100%;"> <tr> <td style="text-align: center;">200'</td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="text-align: center;">95</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	200'	AREA OF NOTIFICATION	95	NUMBER OF PROPERTY OWNERS NOTIFIED	Case no: BDA212-109 Date: 10/21/2022
200'	AREA OF NOTIFICATION					
95	NUMBER OF PROPERTY OWNERS NOTIFIED					

10/20/2022

Notification List of Property Owners

BDA212-109

95 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3318 KNIGHT ST	SANDEN THOMAS G &
2	4010 N HALL ST	KAHN PATSY C
3	4014 N HALL ST	GLENCOE REAL ESTATE LLC
4	3314 KNIGHT ST	MCCUSKEY RYAN W
5	4031 RAWLINS ST	P & R REAL ESTATE LLC
6	4009 RAWLINS ST	WESTELMAN SAMUEL & JEANNETTE
7	4025 LEMMON TREE PL	HERLIHY JOHN ANDREW
8	4035 LEMMON TREE PL	TEDESCHI MICHELLE & STEVE A &
9	4030 LEMMON TREE PL	JAMESON MARK L
10	4020 LEMMON TREE PL	BENNETT LAWRENCE
11	4010 LEMMON TREE PL	HARRELL MASON
12	4015 LEMMON TREE PL	TSAI JULIANA Y 2015 TRUST THE
13	4111 RAWLINS ST	RYEGRASS RAWLINS LLC
14	4104 N HALL ST	HARRIS BRENT
15	4104 N HALL ST	SAYADI NADER
16	4104 N HALL ST	MCKEE MARK ALLEN
17	4104 N HALL ST	ROBINSON HOLLIE D
18	4104 N HALL ST	COLLINS GARY LEE LIFE EST
19	4104 N HALL ST	SANDERS LISA BARRETT
20	4104 N HALL ST	MORSE WILLIAM C
21	4104 N HALL ST	LOPEZ DOLORES
22	4104 N HALL ST	BELTZ CHRISTINA R & JOE M
23	4104 N HALL ST	NADING KENNETH C
24	4104 N HALL ST	OLIVA LETCIA
25	4104 N HALL ST	LAWRENCE CHARLES M &
26	4104 N HALL ST	MOE MICHAEL H

10/20/2022

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	4104 N HALL ST	4104 N HALL ST APT 216 TRUST
28	4104 N HALL ST	BIJANNIA SARA
29	4104 N HALL ST	KLYMOV EUGENE YEVGEN
30	4104 N HALL ST	KINNISON RICKY LYNN &
31	4104 N HALL ST	HATLEY MARSHALL
32	4104 N HALL ST	MOSHTAGHFARD ALI
33	4104 N HALL ST	NADING KENNETH C
34	4104 N HALL ST	ROGERS JAVELETTE K
35	4104 N HALL ST	AGUILLON PHILLIP
36	4104 N HALL ST	WALKER LOUIS R
37	4104 N HALL ST	MA QINYI &
38	4104 N HALL ST	KUMAR MANOJ BIPIN
39	4104 N HALL ST	DOLENUCK MARK J
40	4104 N HALL ST	SRO HOLDING GROUP LLC
41	4104 N HALL ST	MUNRO DIANA
42	4104 N HALL ST	AMES CHRISTOPHER J
43	4104 N HALL ST	ADELEYE OLUWATOBI
44	4104 N HALL ST	PIONTKOWSKY DAVID M
45	4104 N HALL ST	MIRACLE ERIC
46	4040 N HALL ST	RICE SAMUEL L JR
47	4040 N HALL ST	MESSERSMITH SHERYL
48	4040 N HALL ST	RICHARDSON WILLIAM D &
49	4040 N HALL ST	JALEEL MAMBARAMBATH A
50	4040 N HALL ST	ISLAM ROXANNA
51	4040 N HALL ST	WARD ALTONETTE & HENRY SILVAS
52	4040 N HALL ST	LAVI SARA N
53	4040 N HALL ST	LEVITT NICOLE
54	4040 N HALL ST	OLDENBURGH PATRICK L JR
55	4040 N HALL ST	BLOSS RYAN M
56	4040 N HALL ST	CASTILLO JESSE
57	4040 N HALL ST	PORK ELLERSON F &

10/20/2022

Label #	Address	Owner
58	4040 N HALL ST	MUKORO ESEOGHENE &
59	4040 N HALL ST	MOYAL OR
60	4040 N HALL ST	MAS BARBARA BELINDA LUCAS &
61	4040 N HALL ST	MORALES CYNDI RAQUEL
62	4040 N HALL ST	ROBLES RICK JAMES
63	4040 N HALL ST	WAFELBAKKER INGRID
64	4040 N HALL ST	THOMPSON WILLIAM R II
65	4040 N HALL ST	BOYER ELIZABETH A
66	4040 N HALL ST	CHONG JENNIFER
67	4040 N HALL ST	SHOGHI SHAHROUZ
68	4040 N HALL ST	CHOWDHURY FARZANA &
69	4040 N HALL ST	JOHN SUJA
70	4040 N HALL ST	TANG GABRIELLE Y &
71	4040 N HALL ST	SHOCKEY LEONARD R
72	4040 N HALL ST	ATHAR ASIMA &
73	4040 N HALL ST	OLDHAM DARRELL D
74	4040 N HALL ST	GOODWIN JAMES M
75	4040 N HALL ST	KOPLYAY PETER & COURTNEY
76	4040 N HALL ST	AENEID HOLDINGS LLC
77	4040 N HALL ST	SIINO BOB PAUL &
78	4040 N HALL ST	NGUYEN MINH HONG & DUY QUOC
79	4040 N HALL ST	KAVALAM MERLYN P
80	4040 N HALL ST	MEEKS SHERRY KORNBLUEH TR &
81	4040 N HALL ST	POURNOROZ ZAHRA &
82	4040 N HALL ST	OWENS CHRISTOPHER
83	4040 N HALL ST	THOMPSON SUELLEN S
84	4040 N HALL ST	MARCHETTI ELISA DANIELLE &
85	4040 N HALL ST	IGBOJEKWE CHRISTOPHER
86	4040 N HALL ST	ALBRACHT JOSELLE
87	4040 N HALL ST	THOMPSON CHARLES S III &
88	4017 RAWLINS ST	4017 RAWLINS ST LLC

10/20/2022

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	4023 RAWLINS ST	BURKE ERIN
90	4023 RAWLINS ST	HOLLIS STEVEN ALEXANDER
91	4023 RAWLINS ST	VERCHER JASON E &
92	4023 RAWLINS ST	FAWCETT BROOKE
93	4023 RAWLINS ST	ALVAREZ EDGAR M
94	4023 RAWLINS ST	PINNER ARCHIE R III
95	4023 RAWLINS ST	CHAUDHRY OMAR



City of Dallas

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 212-109

Date: AUGUST 5, 2022

Data Relative to Subject Property:

Location address: 3318 KNIGHT ST, DALLAS TX Zoning District: PD-193; MF2

Lot No.: 10A Block No.: 1323 Acreage: 0.1721 Census Tract: 6.05

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

To the Honorable Board of Adjustment :

Owner of Property (per Warranty Deed): THOMAS G. SANDEN AND THOMAS R. NEWBURY

Applicant: THOMAS SANDEN Telephone: 214.769.5360 -cell

Mailing Address: 3318 KNIGHT ST. DALLAS, TX Zip Code: 75219

E-mail Address: info@entandcommerce.com

Represented by: N/A Telephone: _____

Mailing Address: _____ Zip Code: _____

E-mail Address: _____

Affirm that an appeal has been made for a Variance , or Special Exception , of _____

—A +5 feet, Mr. Charles Trammell verified is needed on each side of our existing 1926 Home to build/add the additional spaces we hope to be allowed extended onto our Home. ADU, FR (25)

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

- To add additional space, as we are approaching retirement (we are in our mid-60's), and want to stay in our Home, work from home and should additional care be needed as we age, be able to accommodate Care-Givers.
- These additions will be behind our existing 8' Fence and not be noticeable.

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.

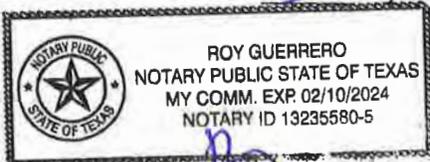
Affidavit

Before me the undersigned on this day personally appeared THOMAS SANDEN (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: Thomas Sanden (Affiant/Applicant's signature)

Subscribed and sworn to before me this 3 day of August, 2022



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

(Rev. 08-01-11)

**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 THOMAS SANDEN

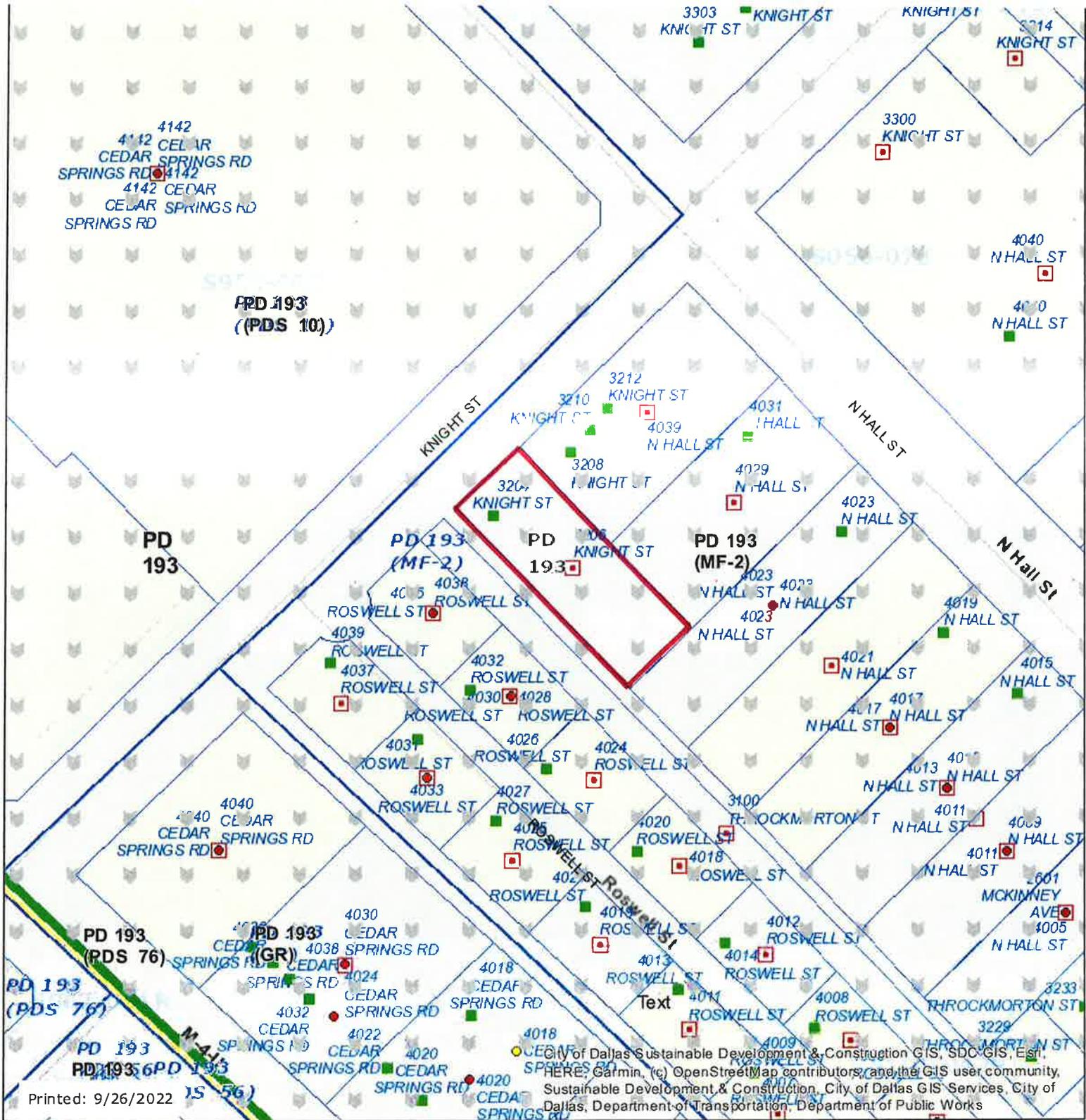
did submit a request for a special exception to the single family regulations, and for a variance to the floor area regulations, and for a variance to the rear yard setback regulations, and for a variance to the side yard setback regulations

at 3318 KNIGHT STREET

BDA212-109. Application of THOMAS SANDEN for a special exception to the single family regulations, and for a variance to the maximum floor area to the main structure regulations, and for a variance to the rear yard setback regulations, and for a variance to the side yard setback regulations at 3318 KNIGHT ST. This property is more fully described as Block B/1323 Lot 10A and is zoned PD-193 subdistrict MF-2(A), which limits the number of dwelling units to one, and accessory structure may not exceed 25% of the floor area of the main structure, and requires a 10-foot side yard setback, and requires a rear yard setback of 5-feet. The applicant proposes to construct and maintain a structure or a portion of a structure for servants' or caretakers' quarters when, in the opinion of the board, the structure or portion of the structure will be used by bonafide servants or caretakers and will not be rental accommodations, which will require a special exception to the single family zoning use regulations, and to construct and maintain a single family residential accessory structure with 2043 square feet of floor area (59% of the 3658 square foot floor area of the main structure), which will require a 1128.5 square foot variance to the floor area regulations, and to construct and maintain a single family residential structure and provide a 3-foot and 1/4" inch rear yard setback, which will require a 1-foot 11-1/4" inch variance to the rear yard setback regulations, and to construct and maintain single family residential structure and provide a 1-foot side yard setback (facing the alley), which will require a 9-foot variance to the side yard setback regulations and provide a 3-foot 6-inch setback (facing the adjacent lot), which will require a 6-foot 6-inch variance to the side yard setback regulations.

Sincerely,


David Session, Building Official



Printed: 9/26/2022

- | | | | |
|-----------------------|------------------|----------------------------|-------------------------------|
| City Limits | SUP | PDS Subdistricts | Pedestrian Overlay |
| Dallas Tax Parcels | NSO Overlay | Height Map Overlay | CP |
| Deed Restrictions | NSO Subdistricts | Shop Front Overlay | SP |
| Dry Overlay | MD Overlay | Parking Management Overlay | Turtle Creek Setback Corridor |
| D | CD Subdistricts | Base Zoning | Demolition Delay Overlay |
| D-1 | PD Subdistricts | SPSP Overlay | |
| Historic Overlay | PD193 Oak Lawn | | |
| Historic Subdistricts | | | |

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



1:1,128



MALONEY DESIGN
 1207 Stonington Drive
 Herrin, IL 62948
 Tel: 773-791-7927

CLIENT
 Tom Sanden & Tom Newbury
 3318 Knight Street
 Dallas, TX 75219
 Tel: 214-252-9024

ISSUE
 08.05.22
RE-ISSUE
 09.05.22

PROJECT NO.
 21-03
PROJECT
 T&T House Addition

DRAWN BY
 MM
DESCRIPTION
 Site Plan

A
01

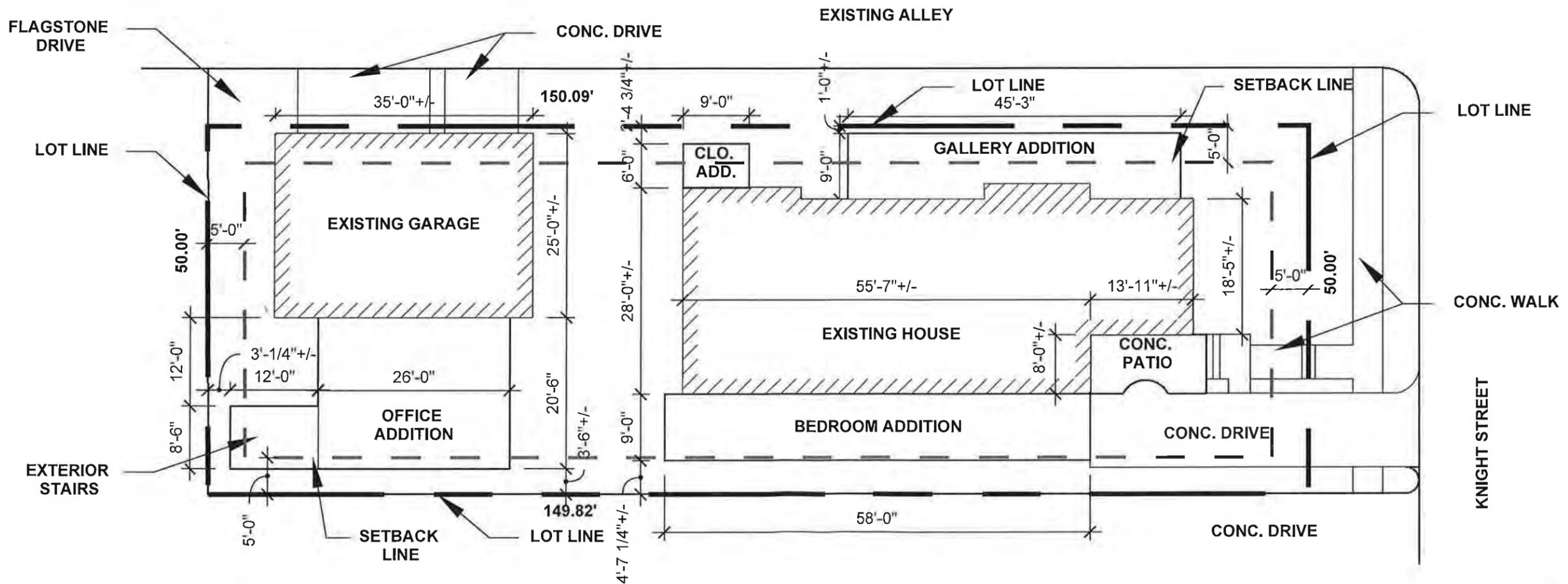
LOT 10A, Block 1323, Vol. 1403977/108/06256, 7498
 SQ FT, 0.1721 Acres, In the Henry C. Lindsey
 Subdivision out of the Williams Grisby Survey,
 Abstract No.5D1, City of Dallas, Dallas County, Texas

EXISTING GARAGE	
GROUND LEVEL:	875 SF
SECOND LEVEL:	875 SF
TOTAL:	1,750 SF

EXISTING HOUSE	
GROUND LEVEL:	1,780 SF
SECOND LEVEL:	850 SF
TOTAL:	2,630 SF

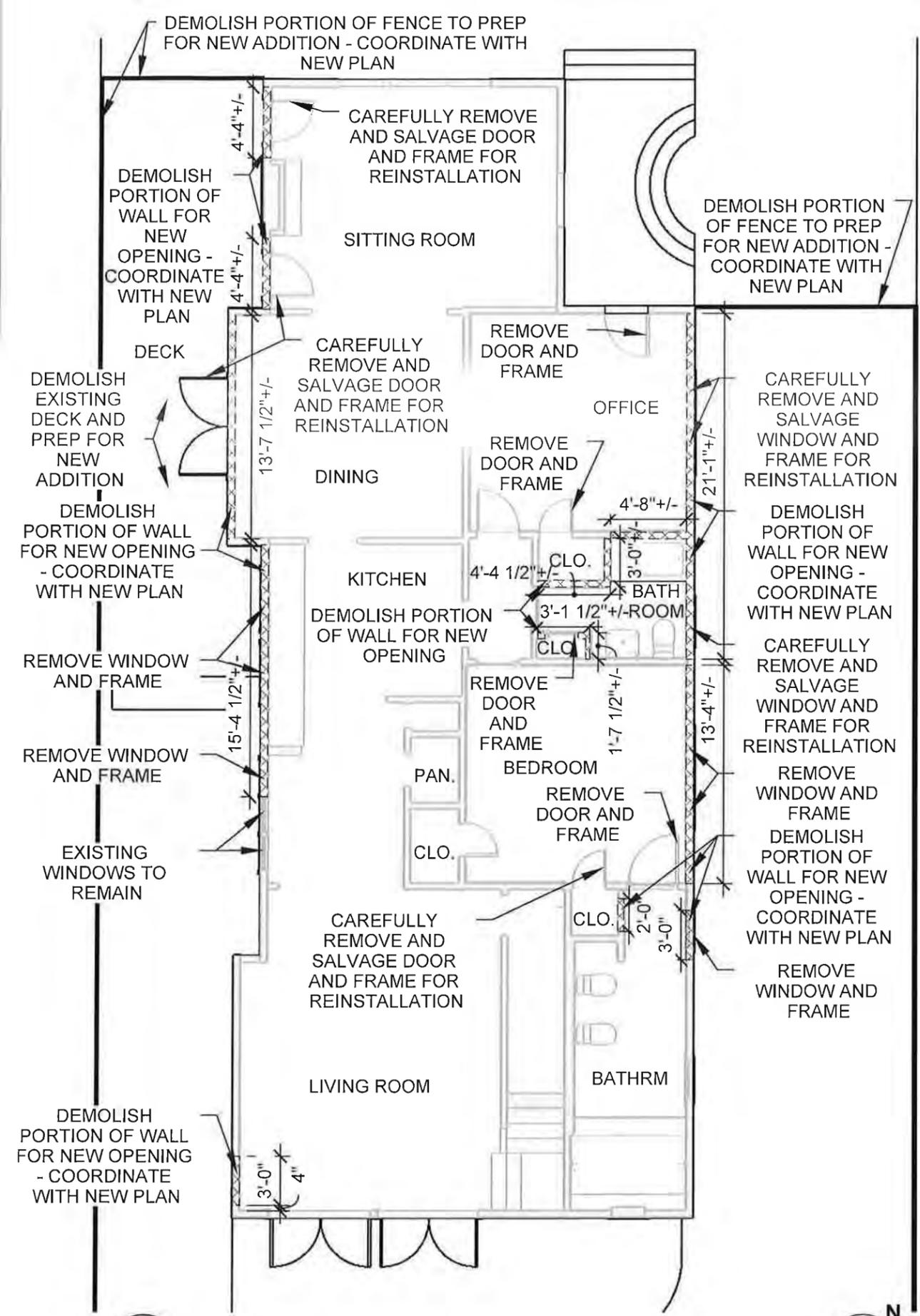
OFFICE ADDITION	
GROUND LEVEL:	533 SF
SECOND LEVEL:	533 SF
TOTAL:	1,066 SF

HOUSE ADDITIONS	
BEDROOMS:	522 SF
GALLERY:	452 SF
CLOSET:	54 SF
TOTAL:	1,028 SF



1 Proposed Site Plan
 A-01 SCALE: 1/16"=1'-0"
 0' 20' 40'

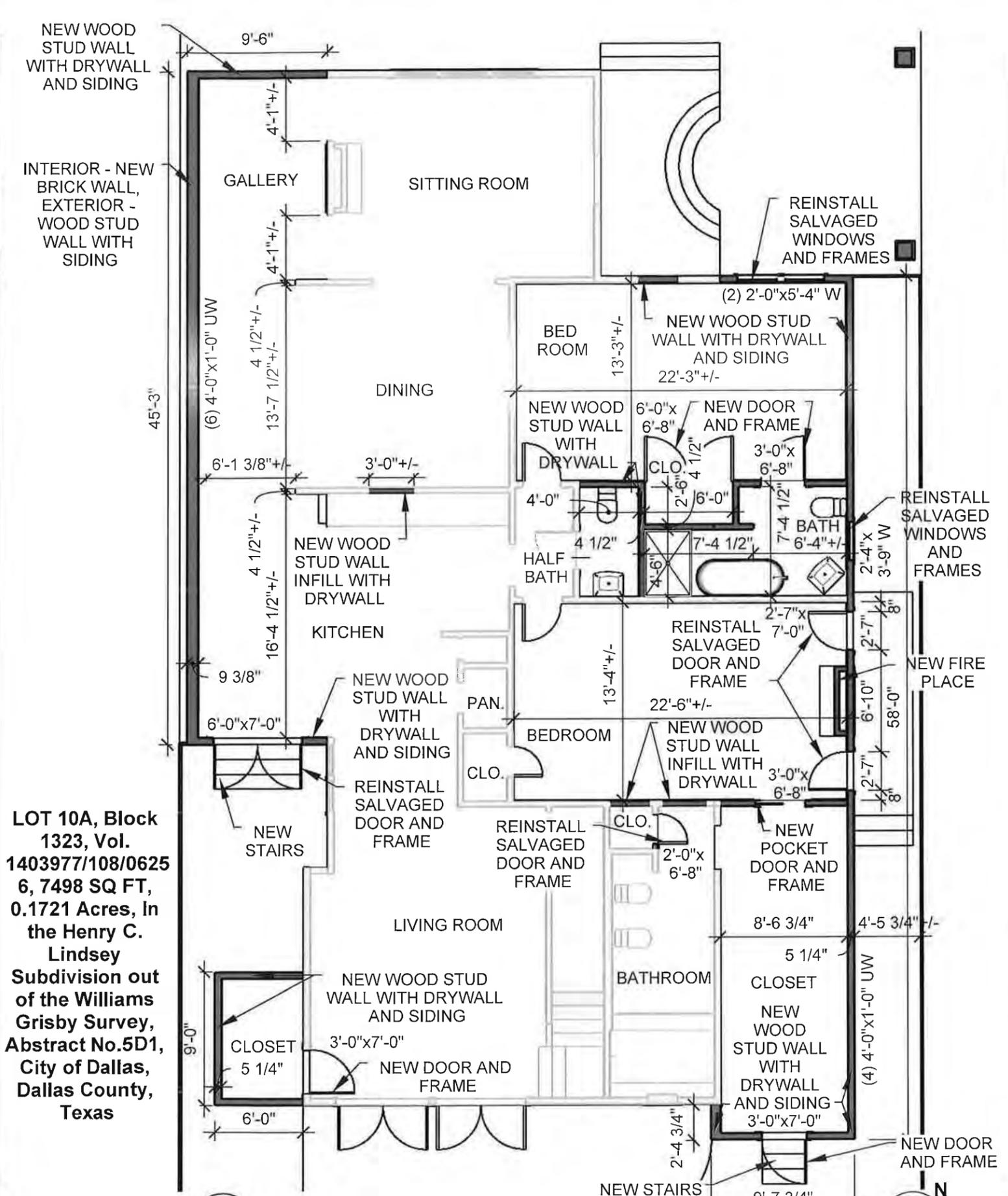




NEW WOOD STUD WALL WITH DRYWALL AND SIDING

INTERIOR - NEW BRICK WALL, EXTERIOR - WOOD STUD WALL WITH SIDING

LOT 10A, Block 1323, Vol. 1403977/108/0625
6, 7498 SQ FT,
0.1721 Acres, In the Henry C. Lindsey Subdivision out of the Williams Grisby Survey, Abstract No.5D1, City of Dallas, Dallas County, Texas



1 Existing First Floor Plan
 A-02 SCALE: 1/8"=1'-0" 0' 10' 20'

2 Proposed First Floor Plan
 A-02 SCALE: 1/8"=1'-0" 0' 10' 20'



MALONEY DESIGN
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 Herrin, IL 62948
 Tel: 773-791-7927

CLIENT
 Tom Sanden & Tom Newbury
 3318 Knight Street
 Dallas, TX 75219
 Tel: 214-252-9024

ISSUE
 08.05.22

RE-ISSUE
 09.05.22

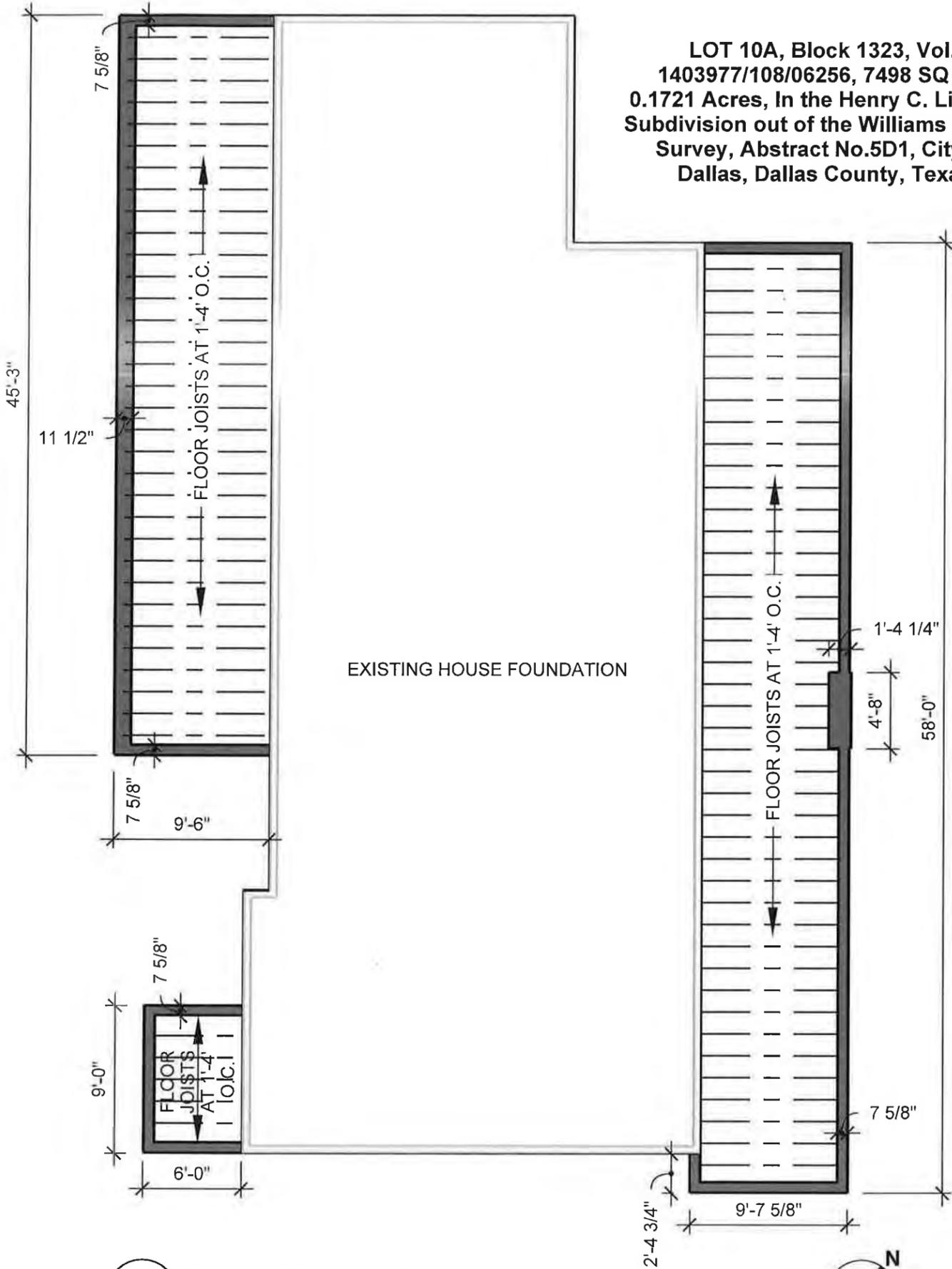
PROJECT NO.
 21-03

PROJECT
 T&T House Addition

DRAWN BY
 MM

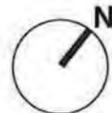
DESCRIPTION
 Floor Plans

LOT 10A, Block 1323, Vol.
 1403977/108/06256, 7498 SQ FT,
 0.1721 Acres, In the Henry C. Lindsey
 Subdivision out of the Williams Grisby
 Survey, Abstract No.5D1, City of
 Dallas, Dallas County, Texas

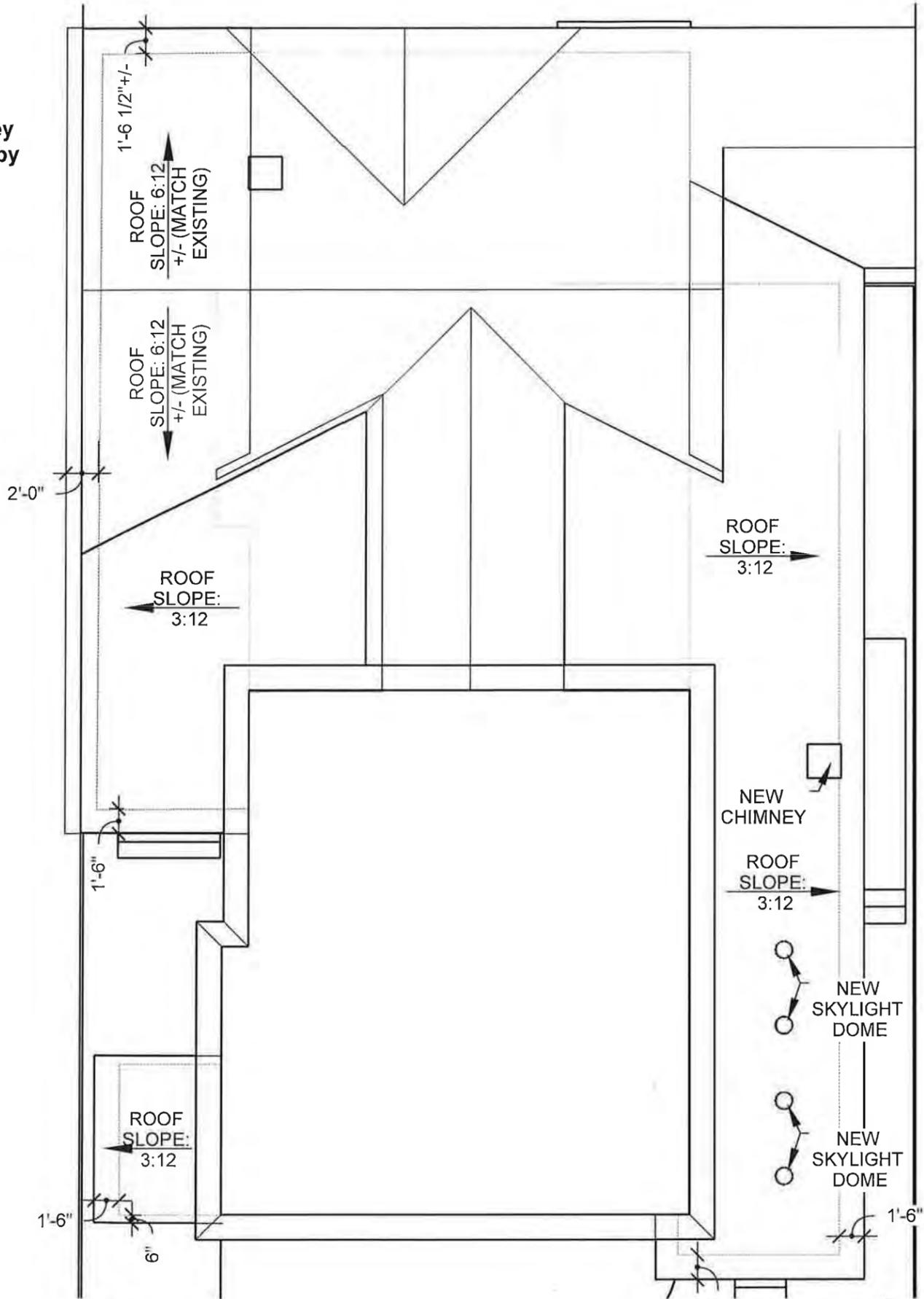


1 Proposed Foundation Plan

A-03 SCALE: 1/8"=1'-0"



6-6



2 Proposed Roof Plan

A-03 SCALE: 1/8"=1'-0"



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 Drive
 Herrin, IL 62948
 Tel: 773-791-7927

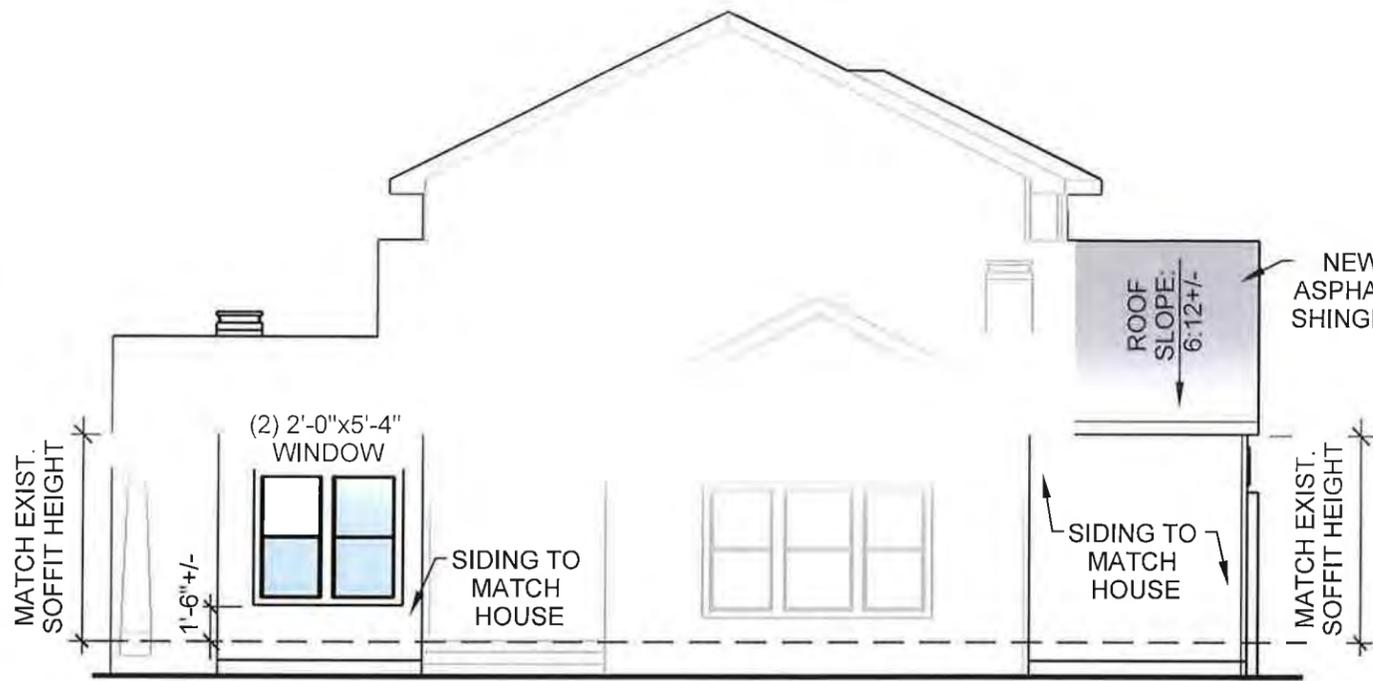
CLIENT
 Tom Sanden & Tom Newbury
 3318 Knight Street
 Dallas, TX 75219
 Tel: 214-252-9024

ISSUE
 08.05.22
RE-ISSUE
 09.05.22

PROJECT NO.
 21-03
PROJECT
 T&T House
 Addition

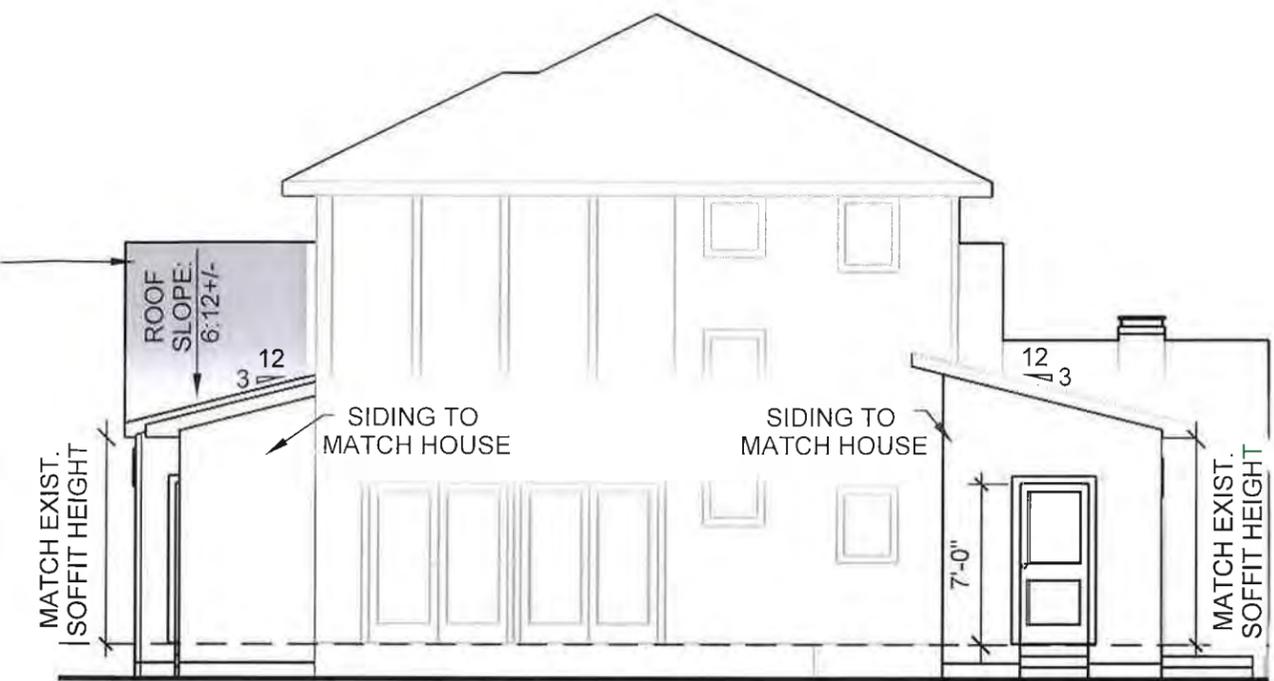
DRAWN BY
 MM
DESCRIPTION
 Foundation and Roof
 Plans

A
03



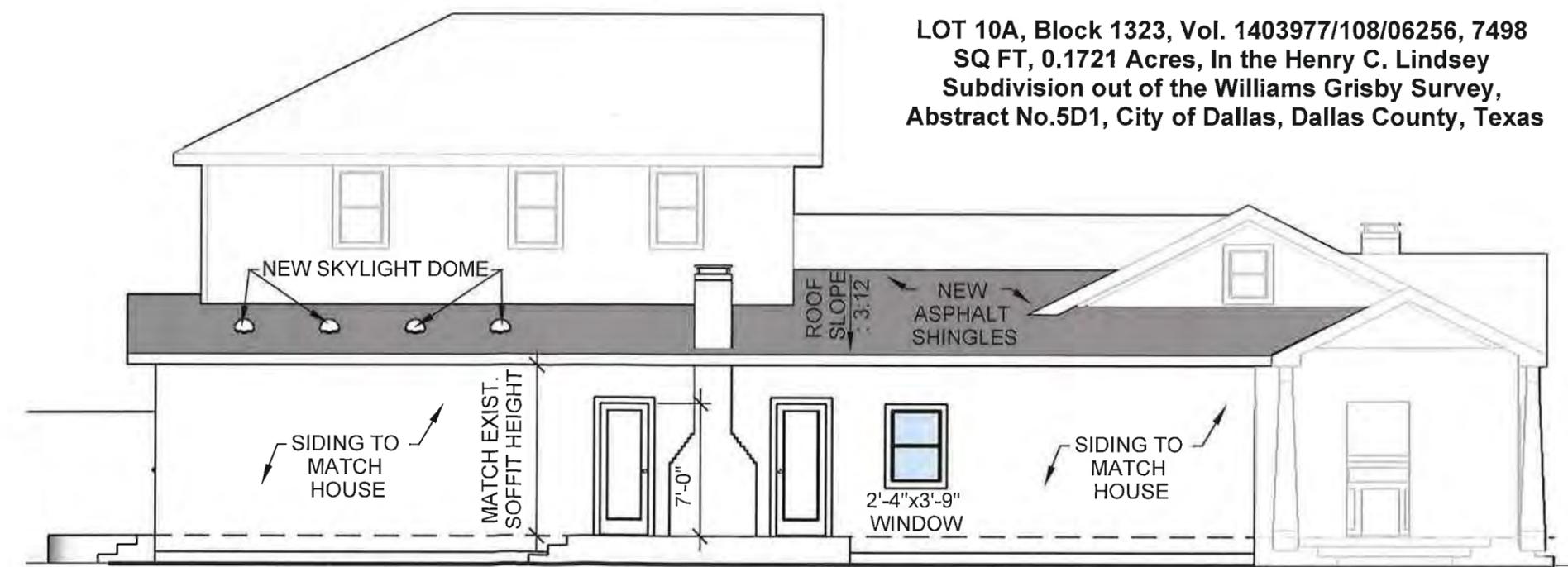
1 North Elevation

A-04 SCALE: 1/8"=1'-0" 0' 10' 20'



2 South Elevation

A-04 SCALE: 1/8"=1'-0" 0' 10' 20'



3 East Elevation

A-04 SCALE: 1/8"=1'-0" 0' 10' 20'

LOT 10A, Block 1323, Vol. 1403977/108/06256, 7498 SQ FT, 0.1721 Acres, In the Henry C. Lindsey Subdivision out of the Williams Grisby Survey, Abstract No.5D1, City of Dallas, Dallas County, Texas



MALONEY DESIGN
1207 Stonington Drive
Herrin, IL 62948
Tel: 773-791-7927

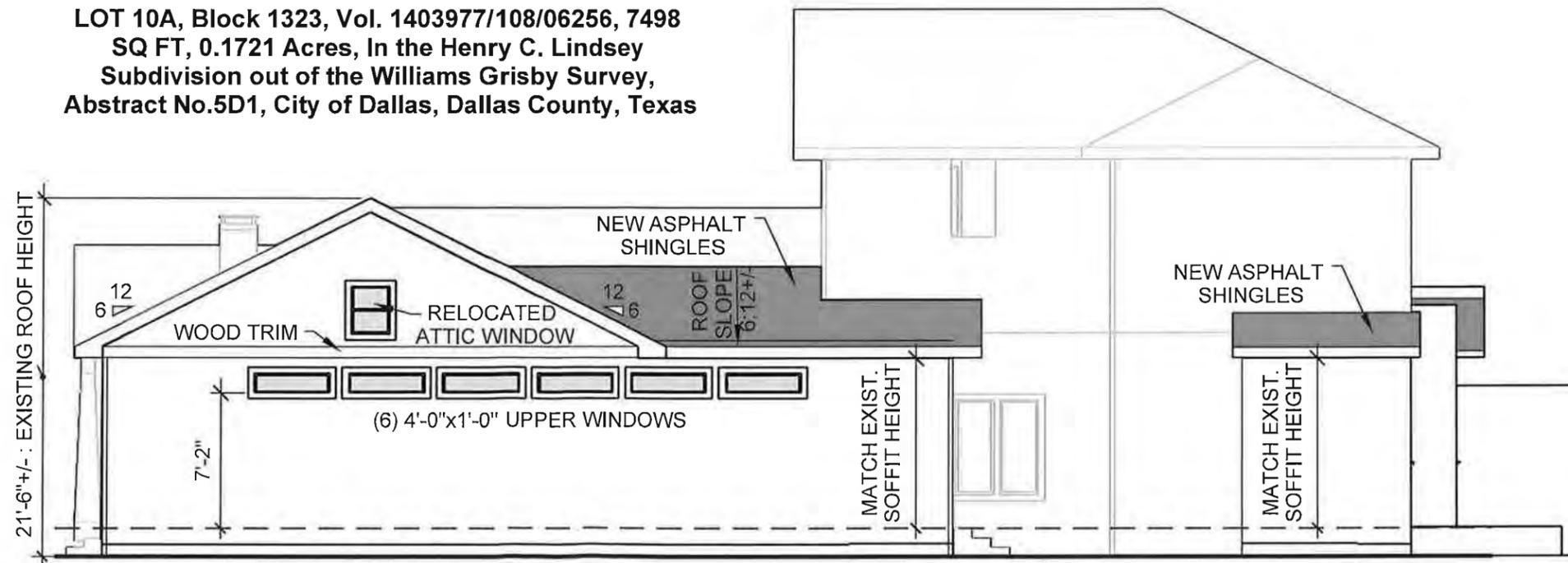
CLIENT
Tom Sanden & Tom Newbury
3318 Knight Street
Dallas, TX 75219
Tel: 214-252-9024

ISSUE
08.05.22
RE-ISSUE
09.05.22

PROJECT NO.
21-03
PROJECT
T&T House Addition

DRAWN BY
MM
DESCRIPTION
Elevations

LOT 10A, Block 1323, Vol. 1403977/108/06256, 7498
 SQ FT, 0.1721 Acres, In the Henry C. Lindsey
 Subdivision out of the Williams Grisby Survey,
 Abstract No.5D1, City of Dallas, Dallas County, Texas



1 West Elevation
 A-05 SCALE: 1/8"=1'-0" 0' 10' 20'



MALONEY DESIGN
 1207 Stonington
 Drive
 Herrin, IL 62948
 Tel: 773-791-7927

CLIENT
 Tom Sanden & Tom Newbury
 3318 Knight Street
 Dallas, TX 75219
 Tel: 214-252-9024

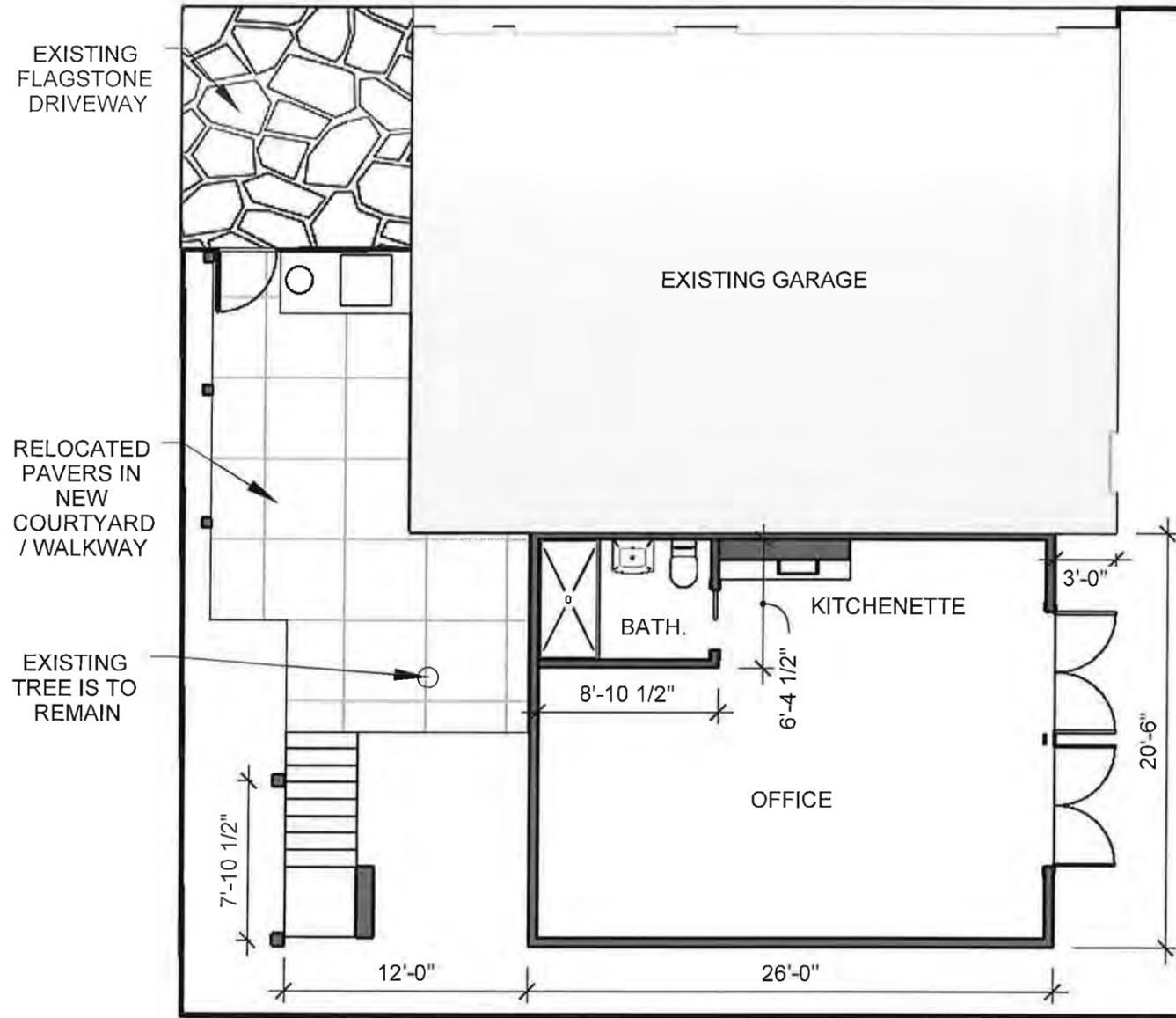
ISSUE
 08.05.22
RE-ISSUE
 09.05.22

PROJECT NO.
 21-03
PROJECT
 T&T House
 Addition

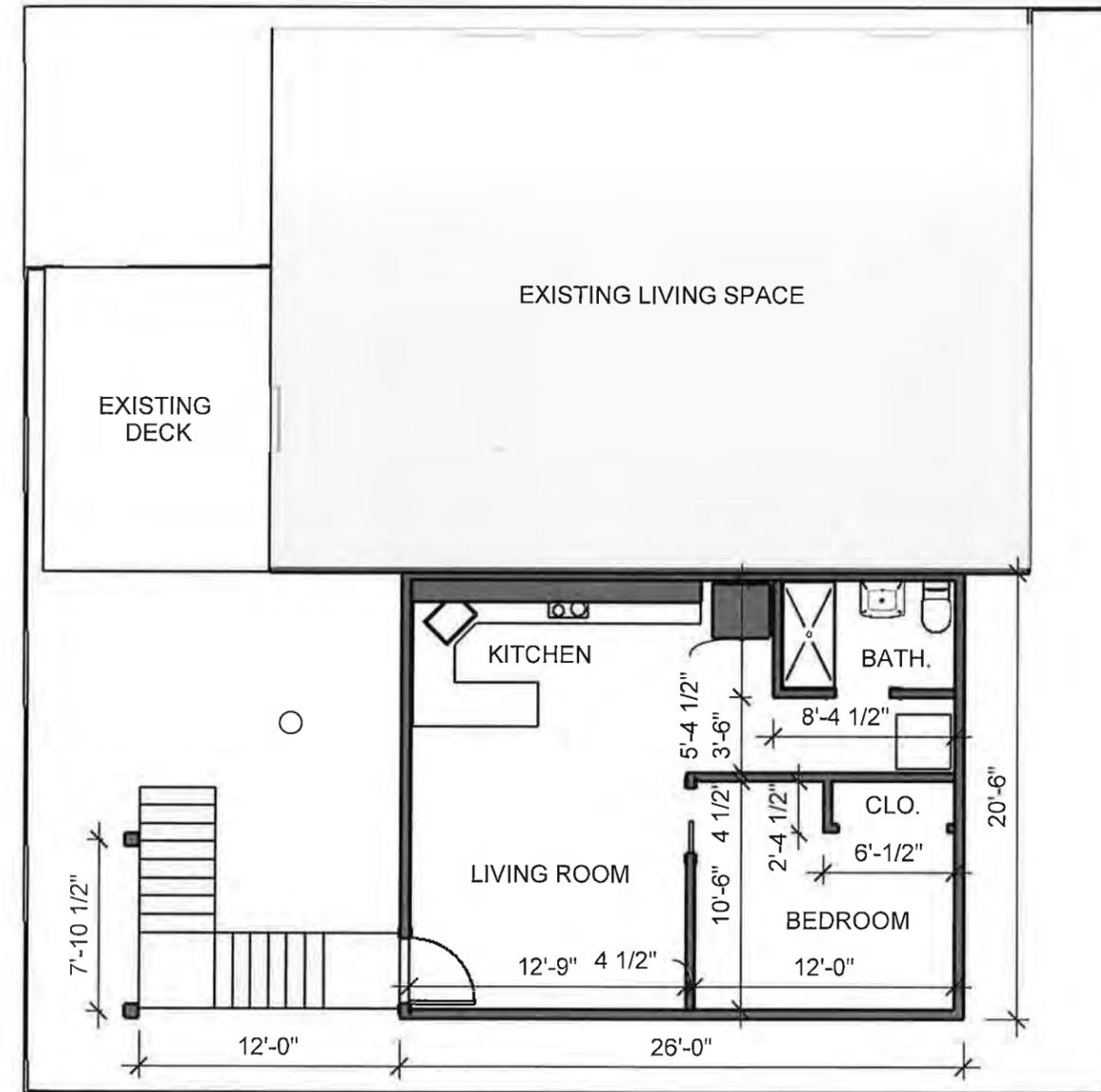
DRAWN BY
 MM
DESCRIPTION
 Elevations

A
05

LOT 10A, Block 1323, Vol. 1403977/108/06256, 7498 SQ FT, 0.1721 Acres, In
the Henry C. Lindsey Subdivision out of the Williams Grisby Survey, Abstract
No.5D1, City of Dallas, Dallas County, Texas



1 Proposed Garage Addition First Floor Plan - Office
A-06 SCALE: 1/8"=1'-0" 0' 10' 20'



2 Proposed Garage Addition Second Floor Plan - Guest House
A-06 SCALE: 1/8"=1'-0" 0' 10' 20'



MALONEY DESIGN
1207 Stonington
Drive
Herrin, IL 62948
Tel: 773-791-7927

CLIENT
Tom Sanden & Tom Newbury
3318 Knight Street
Dallas, TX 75219
Tel: 214-252-9024

ISSUE
08.05.22
RE-ISSUE
09.05.22

PROJECT NO.
21-03
PROJECT
T&T House
Addition

DRAWN BY
MM
DESCRIPTION
Garage Addition
Floor Plans

A

06

LOT 10A, Block 1323, Vol. 1403977/108/06256, 7498 SQ FT, 0.1721 Acres, In
the Henry C. Lindsey Subdivision out of the Williams Grisby Survey, Abstract
No.5D1, City of Dallas, Dallas County, Texas



MALONEY DESIGN
1207 Stonington
Drive
Herrin, IL 62948
Tel: 773-791-7927

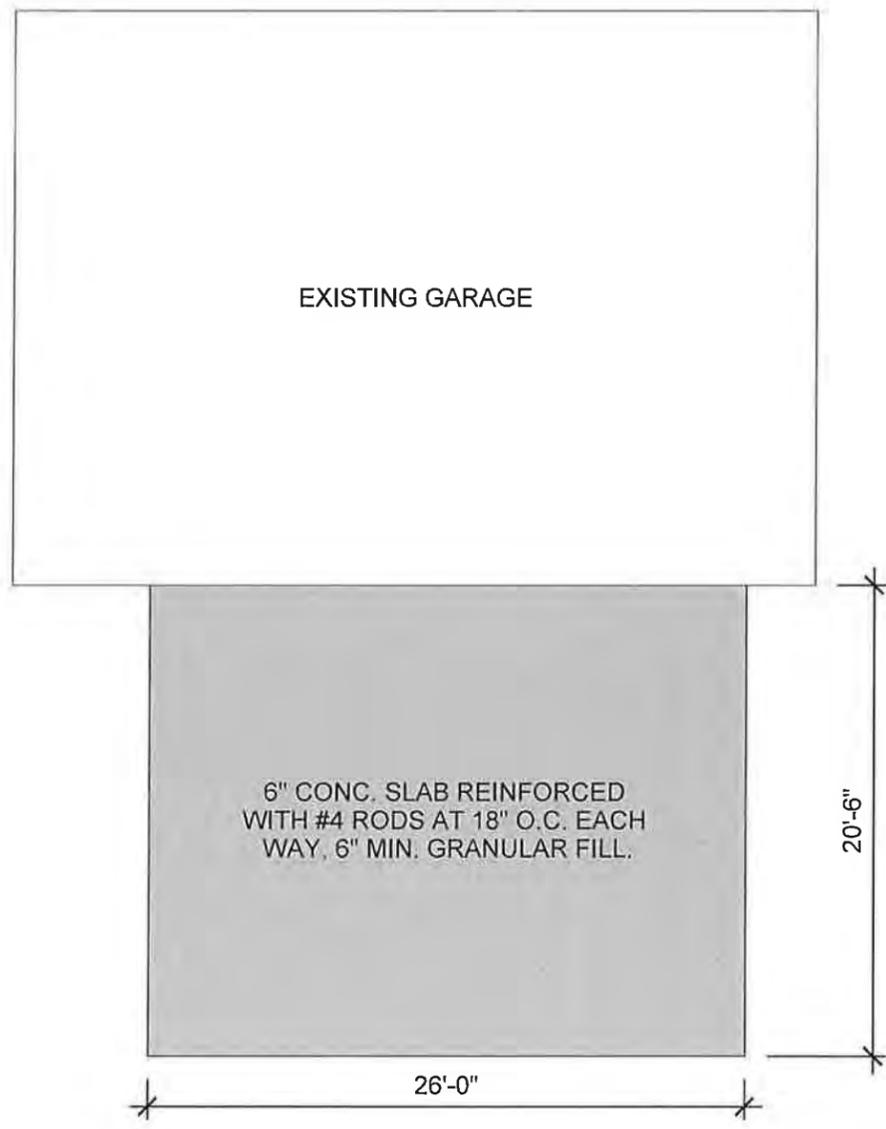
CLIENT
Tom Sanden & Tom Newbury
3318 Knight Street
Dallas, TX 75219
Tel: 214-252-9024

ISSUE
08.05.22
RE-ISSUE
09.05.22

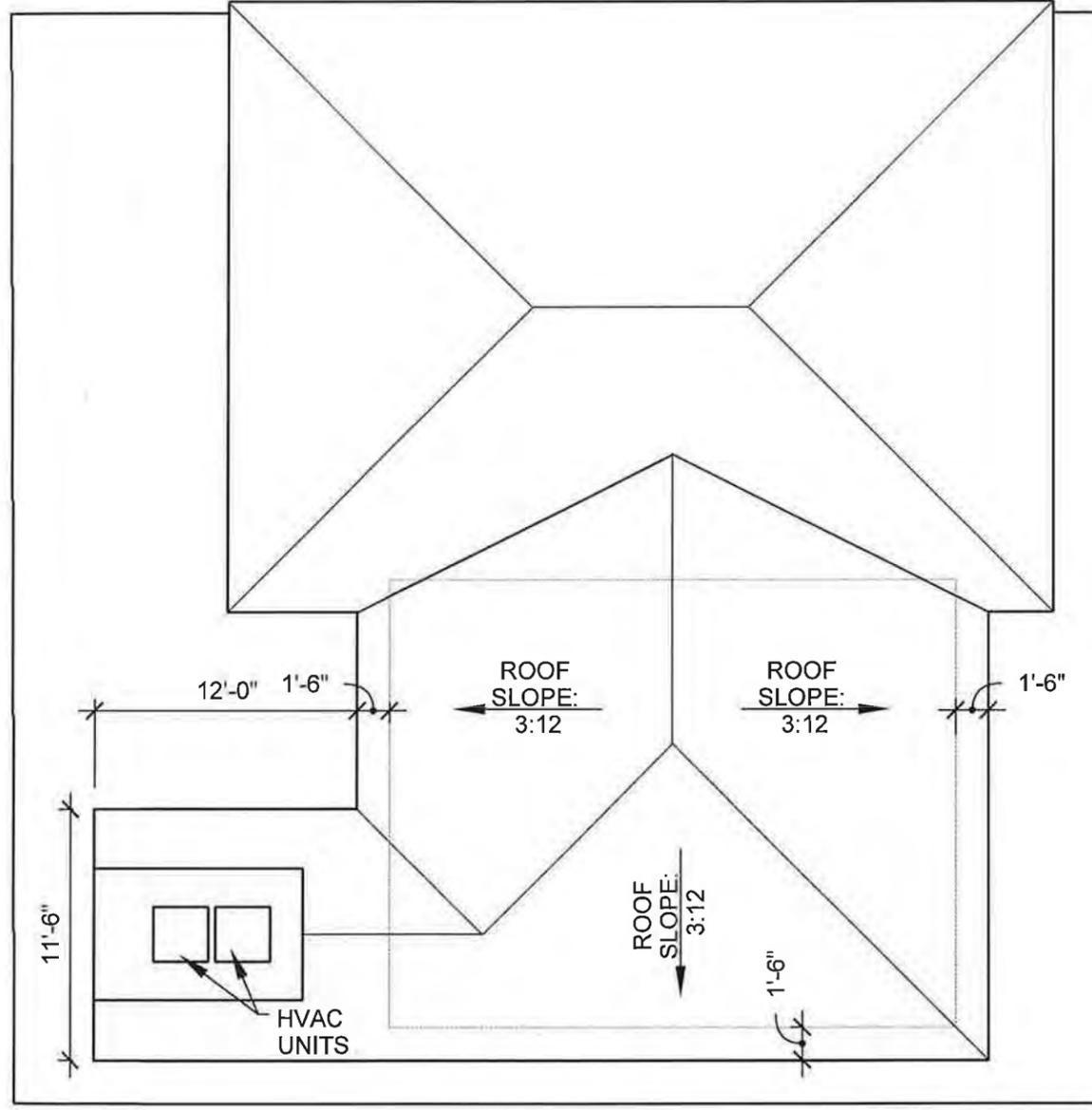
PROJECT NO.
21-03
PROJECT
T&T House
Addition

DRAWN BY
MM
DESCRIPTION
Garage Addition
Found. & Roof Plans

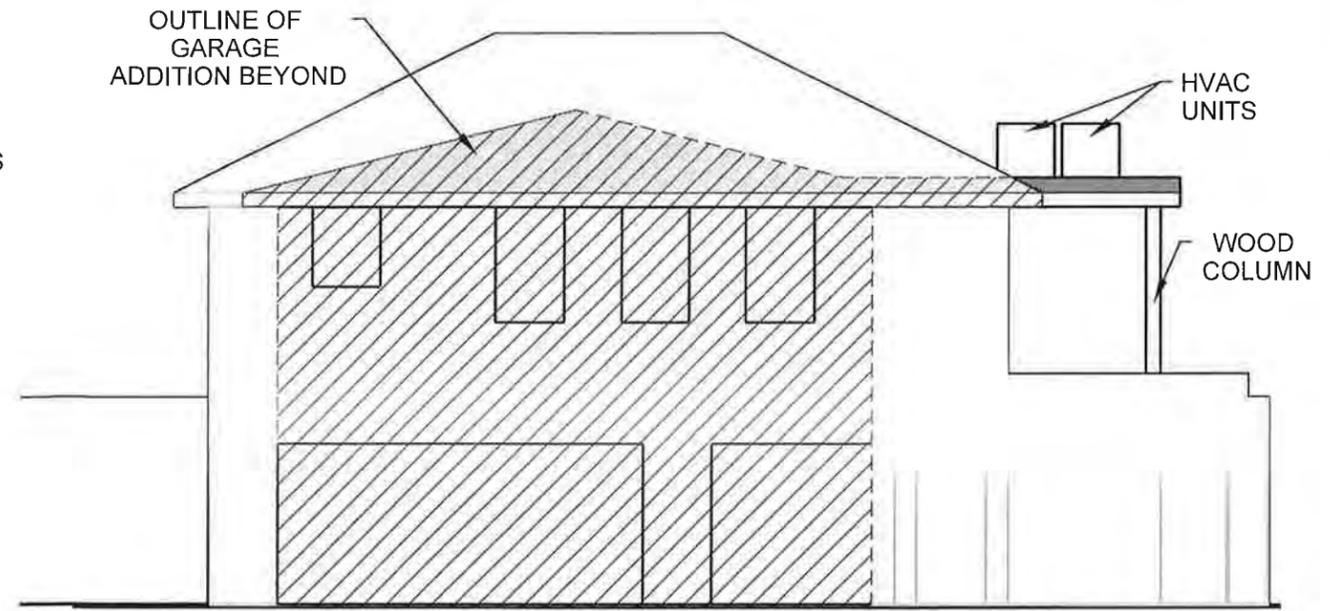
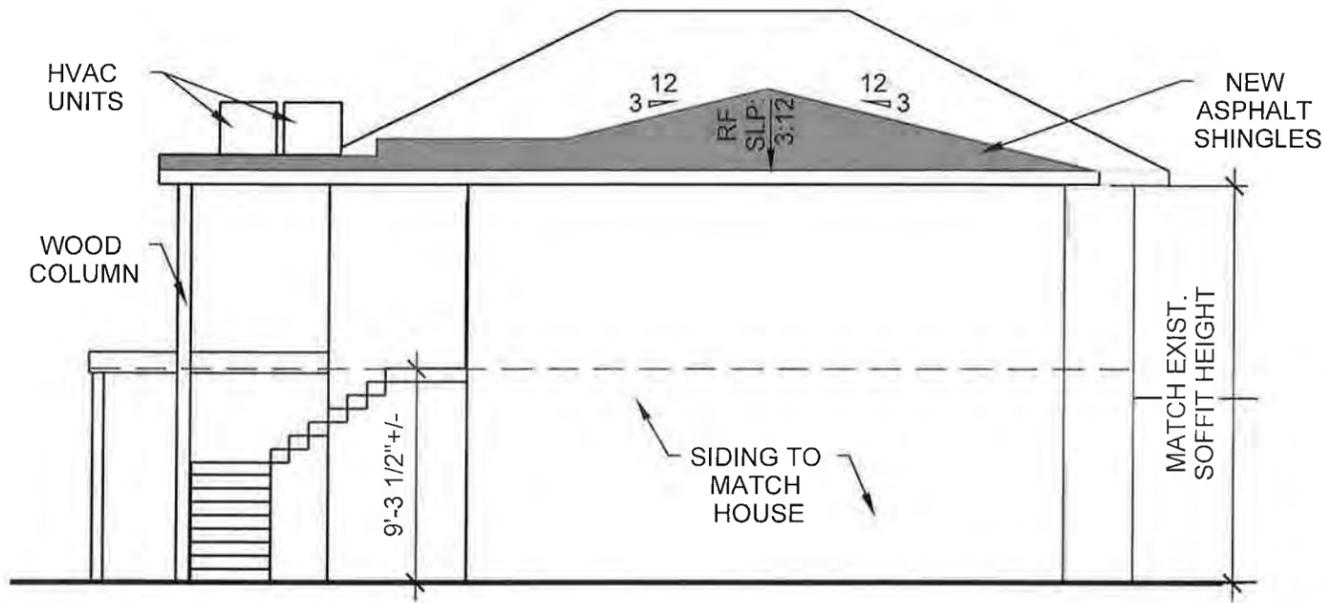
A
07



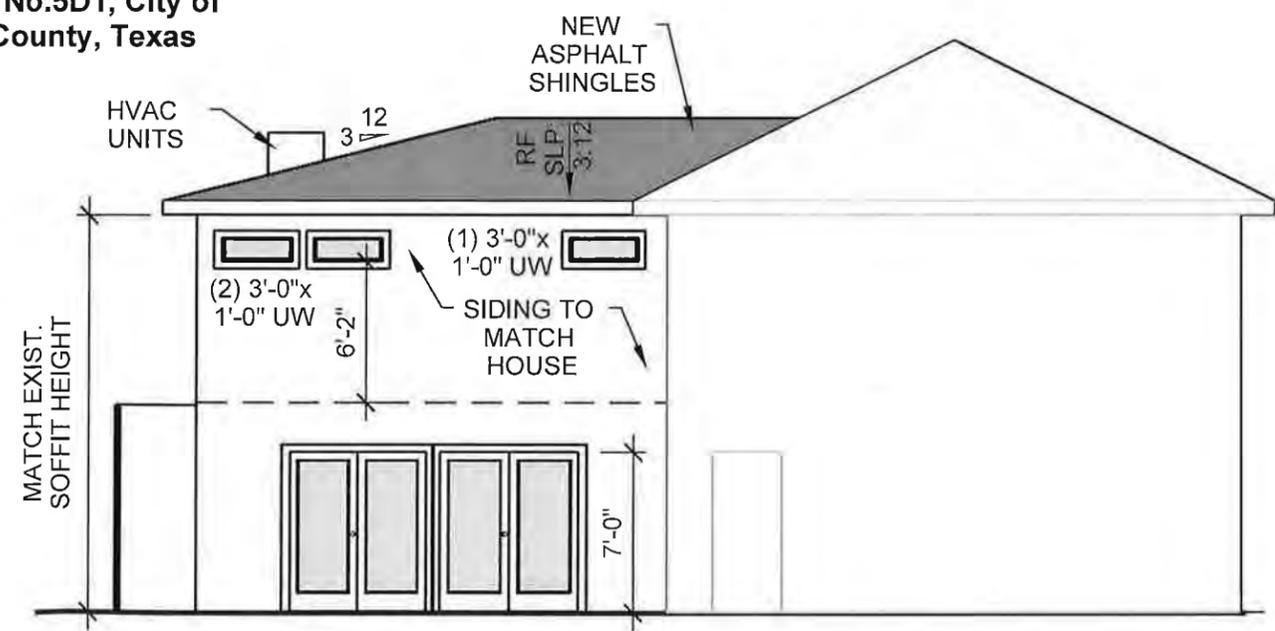
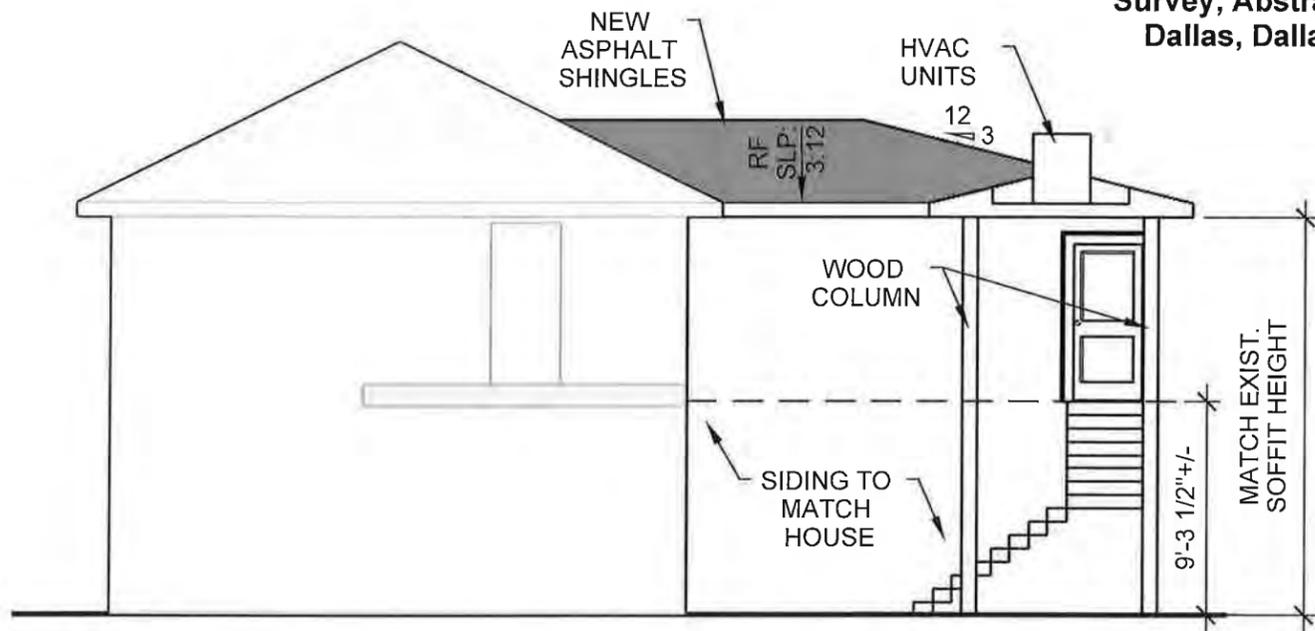
1 Proposed Garage Addition Foundation Plan
A-07 SCALE: 1/8"=1'-0" 0' 10' 20'



2 Proposed Garage Addition Roof Plan
A-07 SCALE: 1/8"=1'-0" 0' 10' 20'



LOT 10A, Block 1323, Vol.
1403977/108/06256, 7498 SQ FT, 0.1721
Acres, In the Henry C. Lindsey
Subdivision out of the Williams Grisby
Survey, Abstract No.5D1, City of
Dallas, Dallas County, Texas



MALONEY DESIGN
1207 Stonington
Drive
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ISSUE
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21-03
PROJECT
T&T House
Addition

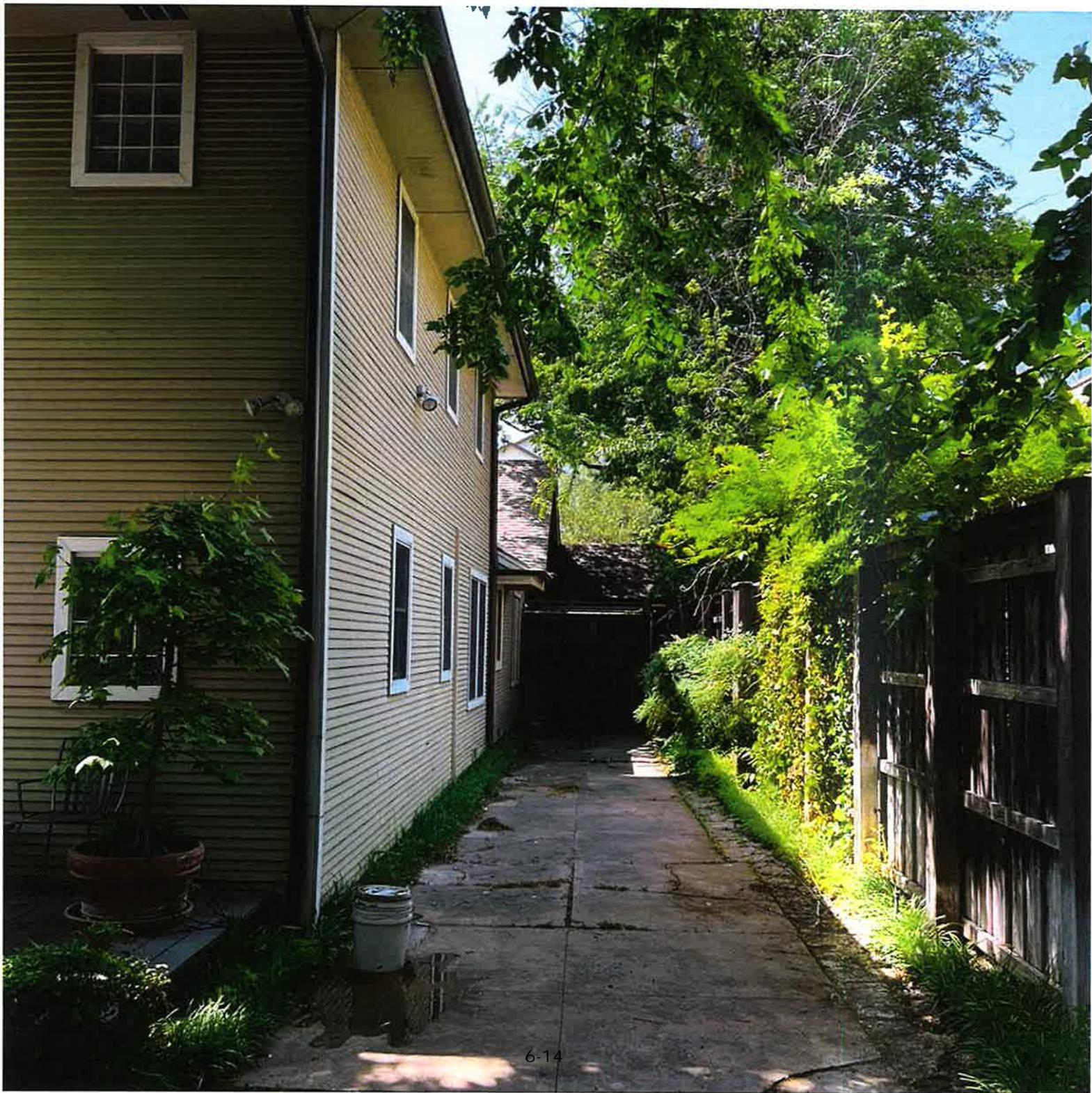
DRAWN BY
MM
DESCRIPTION
Garage Addition
Elevations

A

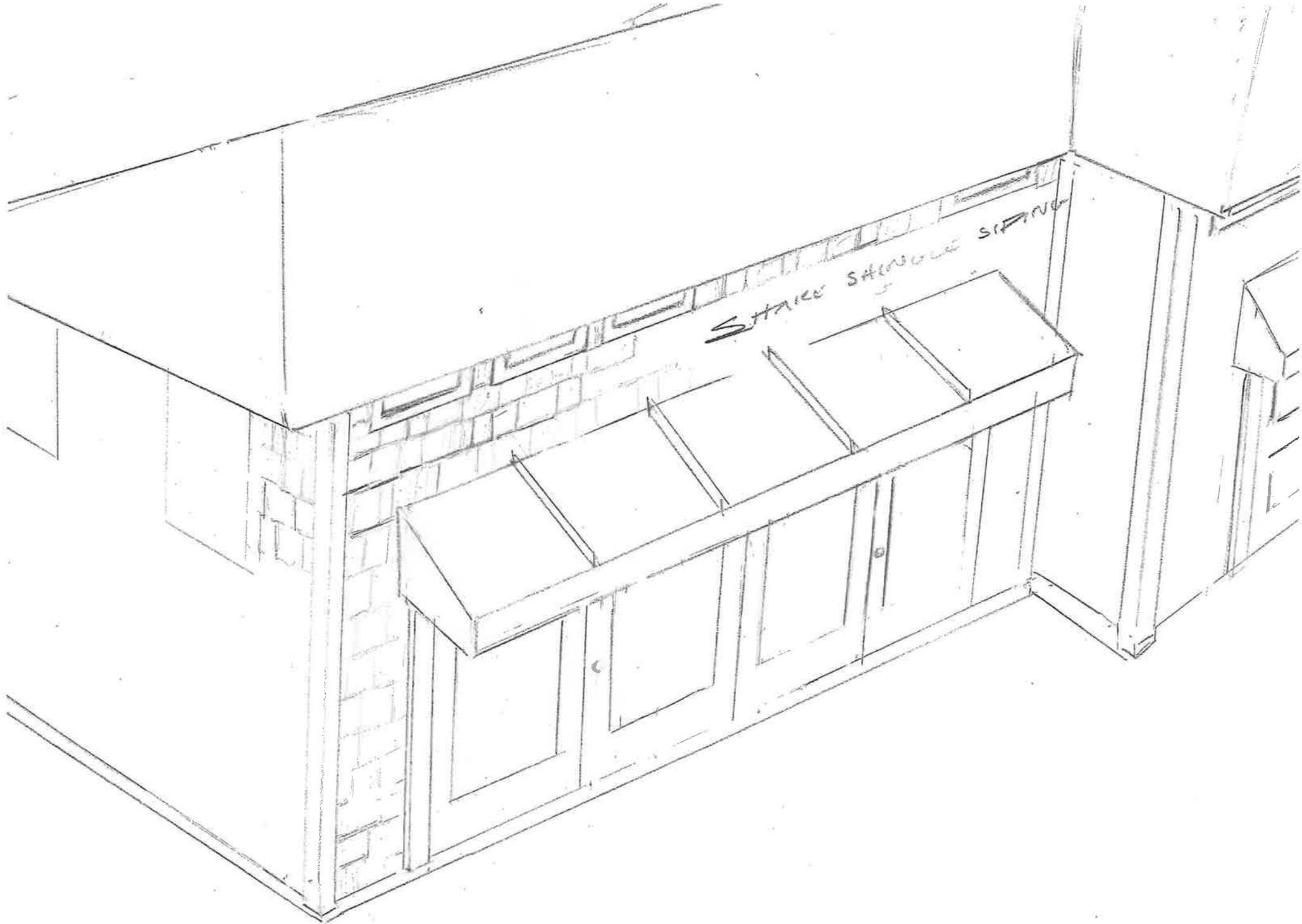
08











STAIRS STORAGE SINK

Aguilera, Oscar

From: Art & Commerce <info@artandcommerceco.com>
Sent: Tuesday, November 1, 2022 11:42 PM
To: Aguilera, Oscar
Subject: RE: 3318 Knight Street Property Comparable for Lot and Building Sizes -- Property Density

External Email!

Oscar—

I mis-typed the words:

Move which should have been typed ---- More trees and landscaping.

I have corrected this below

Thank you...

Tom

Tom Sanden [REDACTED]
Tom Newbury
Art & Commerce
PO Box 191551
Dallas, TX 75219
[REDACTED]
info@artandcommerceco.com
www.artandcommerceco.com

From: Art & Commerce [mailto:info@artandcommerceco.com]
Sent: Tuesday, November 1, 2022 11:29 PM
To: 'Aguilera, Oscar' <oscar.aguilera@dallas.gov>
Subject: RE: 3318 Knight Street Property Comparable for Lot and Building Sizes -- Property Density

Hi Oscar Aquilera—

Listed below please find our Property Area and Density Comparisons for review.

We hope that after your review, you can please forward onto the Board an approval for our Request to expand our home. Every comparison shows greater density than

We are requesting.

And we will have more trees, plantings, scrubs, gardens, grass and open space than most of these properties – several of them combined. (we have seen them on our walks).

3318 Knight Street, Dallas, Texas 75219
Comparable Properties Listing Lot & Building Sizes For Property Densities

<u>Property Address</u>	<u>Lot Size</u>	<u>Building Size</u>	<u>Density</u>
4021 Gilbert Ave, Dallas, TX 75219	2000	2075+367 = 2442	122%
4025 Gilbert Ave, Dallas, TX 75219	2000	2323+428 = 2751	137%
4027 Gilbert Ave, Dallas, TX 75219	2000	2312+448 = 2751	138%
4029 Gilbert Ave, Dallas, TX 75219	2000	2614+423 = 3037	152%
3550 Knight Dt., Dallas, TX 75219	2000	1769+400 = 2169	108%
3554 Knight Dt., Dallas, TX 75219	2000	1769+400 = 2169	108%
3558 Knight Dt., Dallas, TX 75219	2000	1769+400 = 2169	108%
4045 Bowser Ave, Dallas, TX 75219	2000	1498+400 = 1898	95%

All of these homes have been permitted, with more property density than we are requesting (86% density). We will have more trees, ground cover, grass, bushes and gardens than most all of these homes – several of them combined.

We hope you will please approve our request for our building expansions.
Thank you.

Tom Sanden

Tom Sanden [REDACTED]
3318 Knight Street
Dallas, TX 75219
[REDACTED]
info@artandcommerceco.com

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.

Ryan McCuskey
Juan Carlos De Avila Gil
3314 Knight Street
Dallas, TX 75219

19 September 2022

City of Dallas
Board of Adjustment
Dallas City Hall
1500 Marilla Street
Mailstop 5BN
Dallas, TX 75201

RE: BOA Case No. BDA212-109

Hon. Chairperson:

This correspondence serves as a formal declaration of support for the above-referenced Board of Adjustment (hereafter "Board", "BOA") case.

Background

We understand that the owners of the property located at 3318 Knight Street, Dallas, TX 75219, seek an adjustment of the current zoning as applied to 35-W, Block B/1323, LT 10A.

We understand that the property is located within a planned subdistrict. The planned subdistrict, as proposed between August 2016 and December 2018 under case number Z167-149, was approved as Dallas Ordinance 31242, under resolution 190930, on 11 June 2019. The area is generally bounded by Fairmount Street, the alley south of Oak Lawn Avenue, Cedar Springs Road, Sale Street, and Enid Street. Currently, the property is subject to the Oak Lawn planned district 193, as governed by Chapter 51 Development Standards, Dallas City Code.

We own the only remaining single family residence on the 3300 block of Knight Street, with our home located at 3314 Knight Street. The owners of the above-referenced property have, since our acquisition of our home, maintained their property, and collaborated with us and other neighbors to improve the community and sustain the long-term character of our neighborhood. Our properties adjoin the same front street and alleyway subject to the proposed variances.

Proposed Action

We understand the owners of the aforementioned property seek a special exception to the planned district, to include an accessible dwelling unit, with variance to both side and rear yard setbacks to the lot.

We fully support the owner's request for a special exception to the zoning as applied. Maximizing the use of available property, to include reduction of required side and rear setbacks, and for increased applicable density through an accessible dwelling unit is in the common interest and benefit of both the owner and neighborhood.

19 September 2022
Dallas Board of Adjustment
RE: BOA Case No. BDA212-109

Submission

We thank the Board for time and consideration of this matter. Should the Board need further information or clarification, please contact Ryan McCuskey, via email at rmccuskey@mccuskey.com, or via telephone at +1 202 880 9380.

Respectfully Submitted,


RYAN W. MCCUSKEY, JD, MHA, FACHE, FHFMA

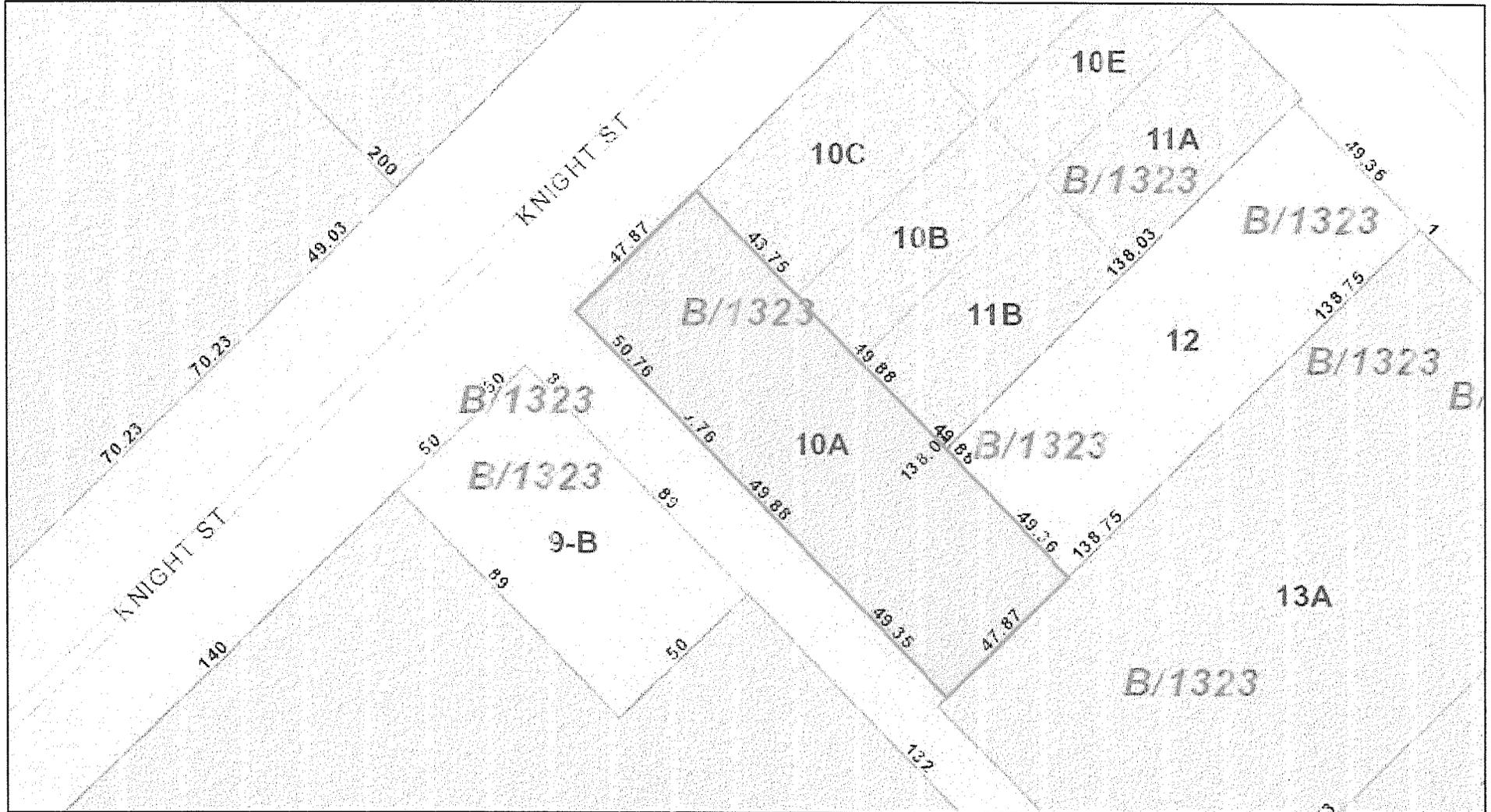

JUAN CARLOS DE AVILA GIL

(Enclosures)

3318 Knight St

DCAD ID: 001323000B10A0000

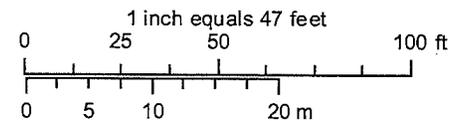
Date of copy: 9/17/2022



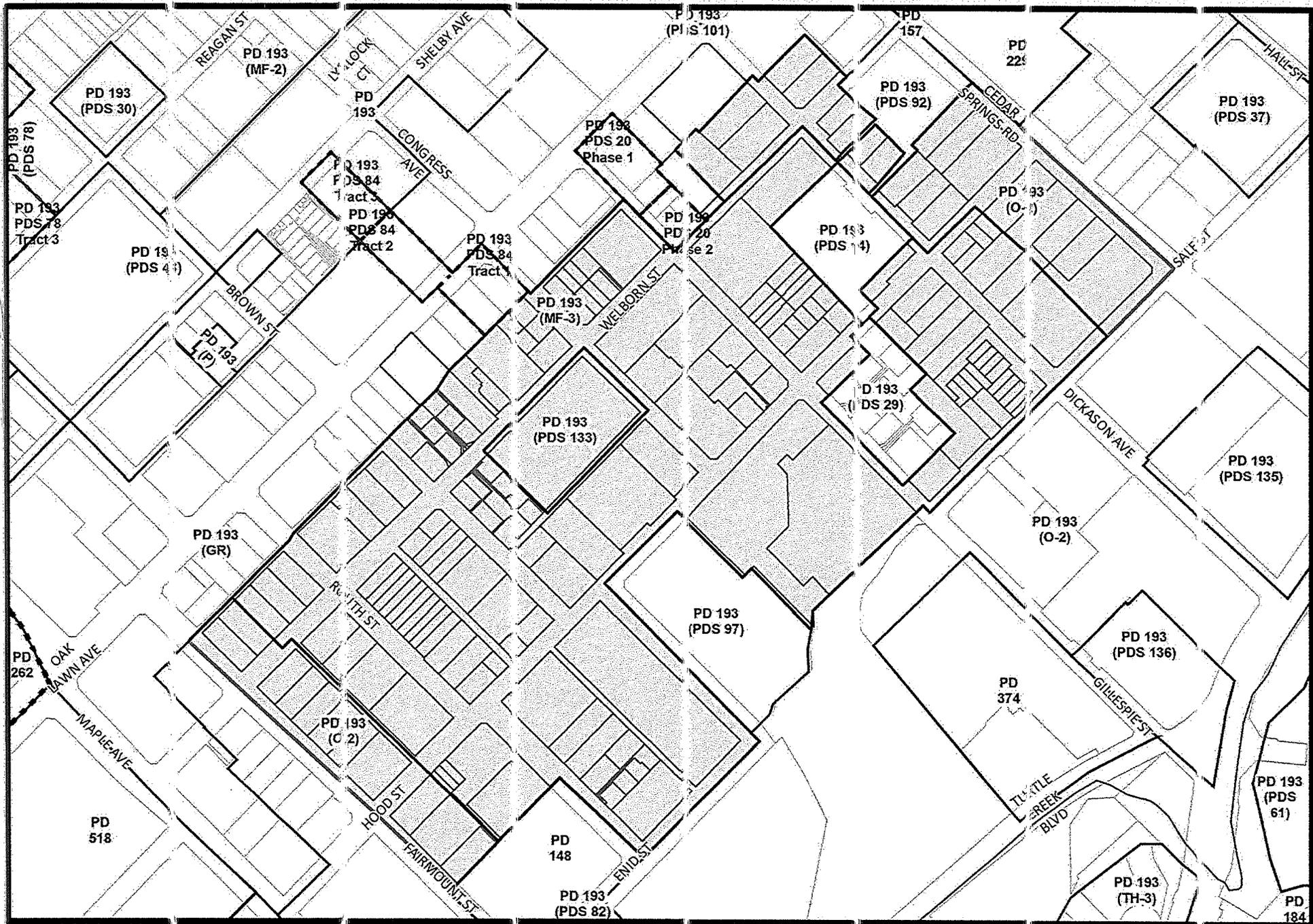
This product is for informational purposes only and may not have been prepared for or be suitable for legal engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



Dallas Central Appraisal District
2949 N Stemmons Freeway
Dallas, TX 75247-6195
(214) 631-1342
www.dallascad.org



DCAD, NCTCOG, USGS, Esri, Inc



Z167-149 - Revised area of request

To the City of Dallas –

I met my neighbors, Tom Sanden and Tom Newbery shortly after I moved into my condo at the Haven, 4040 N Hall St in 2008. They have been excellent stewards of not only their property but the surrounding neighborhood.

Recently I noticed your sign on their property at 3318 Knight St and visited with Tom Sanden about the project to expand his house, including the kitchen and enclosing the deck which are both inside the fence by the alley. This is a section of his house which I overlook from my balcony.

I support this remodel project and do not believe it will change the landscape or impact our neighborhood in anyway. This project will enhance their house and continue to be an asset to our neighborhood.

Betty Boyer

4040 N. Hall St., Dallas, TX 75219

FILE NUMBER: BDA212-111(OA)

BUILDING OFFICIAL'S REPORT: BDA212-111. Application of Jackson Walker L.L.P. represented by Jonathan Vinson for a special exception to the fence height regulations, and a special exception to the fence standards regulations, and a special exception to the visibility obstruction regulations, and a special exception to the visibility obstruction regulations at 6524 Alpha Road. This property is more fully described 84.991 acre parcel in Block 7432 and is zoned R-1/2ac(A), which limits the height of a fence in the front yard to 4 feet, requires a fence panel with a surface area that is less than 50 percent open may not be located less than 5 feet from the lot line, and requires a 20 foot visibility triangle at driveway approaches, requires a 45 foot visibility triangle at street intersections. The applicant proposes to construct an 6 foot 9 inch high fence in a required front yard, which will require a 2 foot 9 inch special exception to the fence regulations, and proposes to construct a fence in a required front yard with a fence panel less than 5 feet from the front lot line, which will require a special exception to the fence regulations, and proposes to construct a nonresidential structure in a required 20 foot visibility obstruction triangle, which will require a special exception to the visibility obstruction regulations, and proposes to construct a nonresidential structure in a required 45 foot visibility obstruction triangle, which will require a special exception to the visibility obstruction regulations..

LOCATION: 6524 Alpha Road

APPLICANT: Jackson Walker L.L.P
represented by Jonathan Vinson

REQUESTS:

The following requests have been made on a site that is developed with a Golf Club (Northwood Club):

1. A request for a special exception to the fence standards regulations related to the maximum fence height of four feet is made to replace an existing chain-link fence and maintain up to six-foot nine-inch-high fence with solid metal panels that represent an open wrought iron appearance fence with stone columns and five gates in the site's two front yards (Alpha Road and Hughes Lane).
2. A request for a special exception to the fence standards regulations related to fence panels with a surface area that is less than 50 percent open and less than five feet from the front lot line is made to construct and maintain the six-foot nine-inch-high solid metal panels with an open wrought iron appearance fence with stone columns

and five gates less than five feet from the front lot lines (Alpha Road and Hughes Lane).

3. A request for a special exception to the visual obstruction regulations is made to locate and maintain portions of the six-foot-nine-inch-high solid metal panels with an open wrought iron appearance fence with stone columns and five gates within the 20-foot visibility triangles at the intersection of street and drive approaches into the site from Alpha Road.
4. A request for a special exception to the visual obstruction regulations is made to locate and maintain portions of the six-foot-nine-inch-high solid metal panels with an open wrought iron appearance fence with stone columns within the 45-foot visibility triangle at the intersection of Hughes Lane and Alpha Road.

STANDARD FOR A SPECIAL EXCEPTION TO FENCE STANDARDS REGULATIONS:

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

STANDARD FOR A SPECIAL EXCEPTION TO THE VISUAL OBSTRUCTION REGULATIONS:

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

STAFF RECOMMENDATION (fence standards regulations):

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

STAFF RECOMMENDATION (visual obstruction regulations):

No staff recommendation is made on this or any request for a special exception to the visual obstruction regulations since the basis for this type of appeal is when in the opinion of the board, the item will not constitute a traffic hazard. However, staff does provide a technical opinion to assist in the board's decision-making.

The Sustainable Development and Construction Senior Engineer reviewed the proposed obstructions for the fence and has no objections of the requests.

BACKGROUND INFORMATION:

Zoning:

- Site: R-1/2ac(A) (Single Family District)
- North: R-1/2ac(A) (Single Family District)
- South: R-1/2ac(A) (Single Family District)
- East: R-1/2ac(A) (Single Family District)
- West: R-1/2ac (A) (Single Family District)

Land Use:

The subject site is developed with Golf Club (Northwood Club). The areas to the north, east, south, and west are developed with single family uses.

Zoning/BDA History:

There have not been any recent related board or zoning cases recorded in the vicinity of the subject site within the last five years.

GENERAL FACTS/STAFF ANALYSIS (fence standards special exceptions):

The requests for special exceptions to the fence standards regulations on a site developed with a with a Golf Club (Northwood Club) focus on:

1. Replacing and maintaining up to six-foot nine-inch-high fence with solid metal panels that represent an open wrought iron appearance fence with stone columns and five gates in the site's two front yards (Alpha Road and Hughes Lane); and,
2. Constructing/maintaining the six-foot nine-inch-high fence with solid metal panels that represent an open wrought iron appearance fence with stone columns and five gates in the site's two front yards (Alpha Road and Hughes Lane).

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. Note that the Golf Club is located within R-1/2ac(A) Single Family Zoning District. 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 and that no fence panel having less than 50 percent open surface area may be located less than five feet from the front lot line. This District which requires a 40-foot front yard setback.

The applicant has submitted a site plan and elevation of the proposed fence. The site plan and elevation represent a fence that is over four feet in height (six-foot nine-inch-high fence with solid metal panels that represent an open wrought iron appearance fence with stone columns and five gates) in the site's required front yards.

- The following additional information was gleaned from the submitted site plan:

- The proposed fence is approximately 2100.7 feet in length parallel to Alpha Road and runs an additional 961.08 feet parallel to Hughes Lane in the required front yards.
- The minimum distance between the proposed fence and the pavement line is approximately 3 feet 5 inches.

The Development Services Department Senior Planner conducted a field visit of the site and the surrounding area and notice two other fences that appeared to be above four feet in height and located in a front yard setback. These existing fences have no recorded BDA history within the last five years.

As of November 4, 2022, no letters have been received in opposition or support of this request.

The applicant has the burden of proof in establishing that the special exceptions to the fence standards regulations related to height (six-foot nine-inch-high fence with solid metal panels that represent an open wrought iron appearance fence with stone columns and five gates in the site's two front yards Alpha Road and Hughes Lane) and related to a fence with panels with surface areas less than 50 percent open within five feet of the front lot line will not adversely affect neighboring property.

Granting these special exceptions with a condition imposed that the applicant complies with the submitted site plan and elevation would require the proposed fence, which exceeds four feet in height in the front yard setback and with fence panels with surface areas less than 50 percent open within five feet of the front lot line, to be constructed and maintained in the location, heights, and materials as shown on these documents.

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

These requests for special exceptions to the visual obstruction regulations focus on constructing and maintaining portions of a six-foot-nine-inch-high solid metal panels with an open wrought iron appearance fence with stone columns and five gates with in the required 20-foot visibility triangle at the driveway approaches and within the required 45-foot visibility triangle at the street intersections of Alpha Road and Hughes Lane.

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 applicant is requesting special exceptions to the visual obstruction regulations for the 10 required 20-foot visibility triangles on each side of the driveway into the site on Alpha Road and the applicant is requesting special exceptions to the visual obstructions' regulations for the required 45-foot visibility triangles at the intersection of Alpha Road and Hughes Lane.

The applicant submitted a site plan and elevation indicating portions of a six-foot-nine-inch-high solid metal panels with an open wrought iron appearance fence with stone columns and five gates within the 20' visibility triangle located on each side of the driveway into the site on Alpha Road. Furthermore, the submitted site plan and elevation indicating portions of a six-foot-nine-inch-high solid metal panels with an open wrought iron appearance fence with stone columns within the within the 45' visibility triangle at the intersection of Alpha Road and Hughes Lane.

The Sustainable Development Department Senior Engineer has submitted a review comment sheet marked "Has no objections".

As of November 4, 2022, no letters have been received in opposition or support of this request.

The applicant has the burden of proof in establishing how granting the requests for special exceptions to the visual obstruction regulations, to locate and maintain portions a six-foot-nine-inch-high solid metal panels with an open wrought iron appearance fence with stone columns and five gates within the required 20-foot visibility triangle at the driveway approaches and requires a 45-foot visibility triangle at the street intersections, do not constitute a traffic hazard.

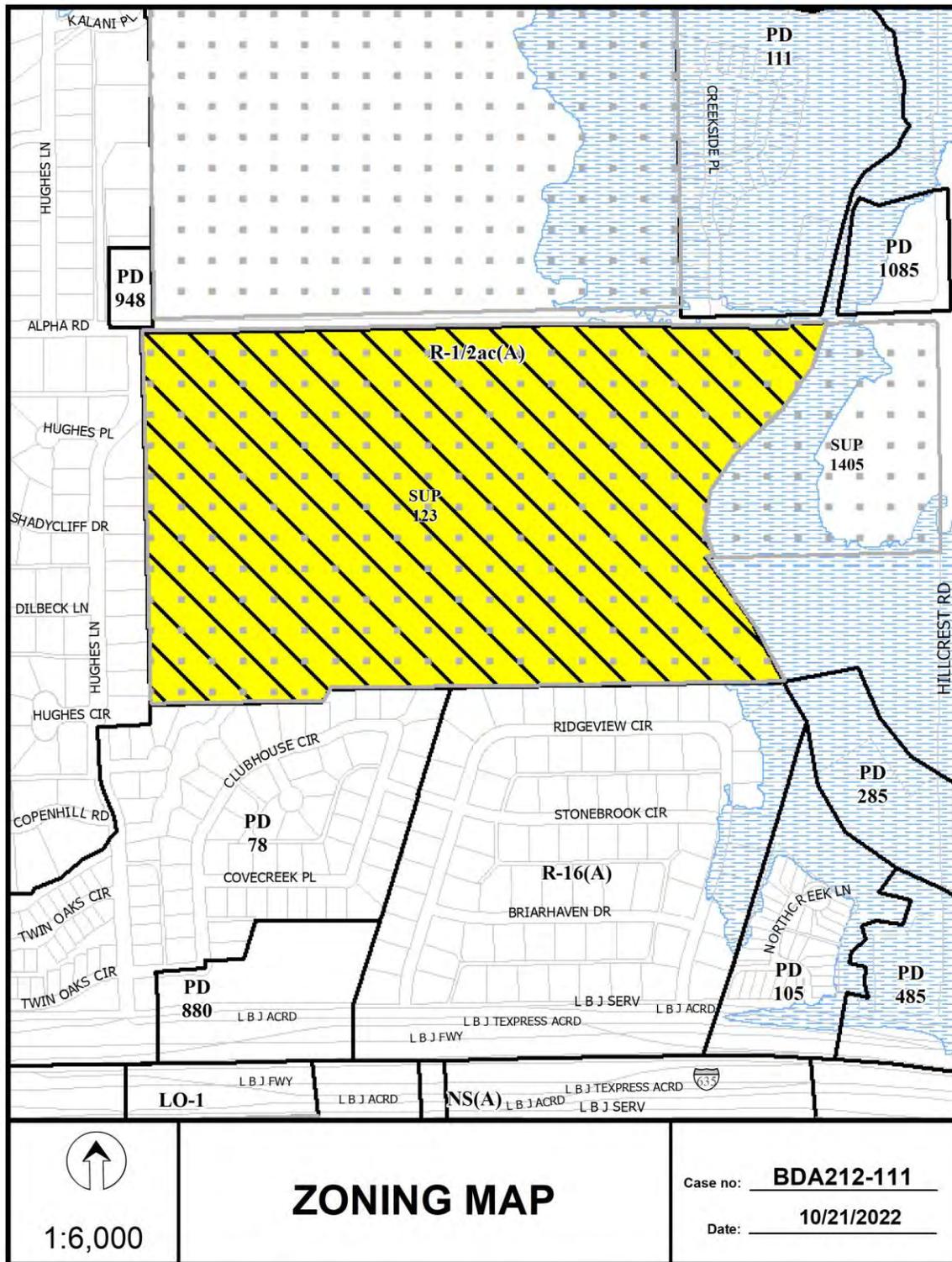
Granting these special exceptions with a condition imposed that the applicant complies with the submitted site plan and elevation would require the fence exceeding four-feet-in-height in the front yard setback and all visual obstructions to be constructed in the locations and heights as shown on these documents.

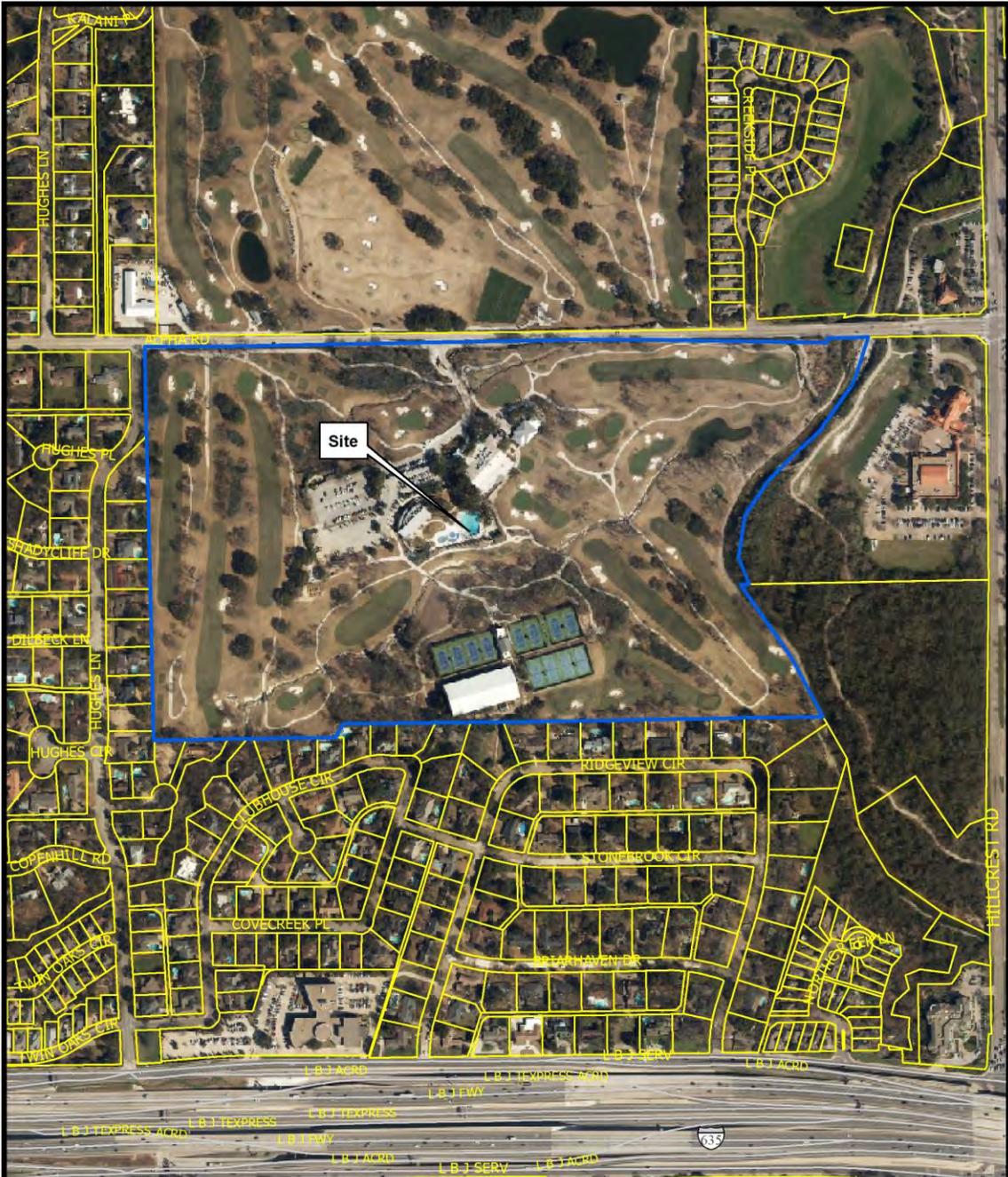
Timeline:

September 14, 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.

October 13, 2022: The Board of Adjustment Secretary assigned this case to Board of Adjustment Panel A.

- October 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 October 24th deadline to submit additional evidence for staff to factor into their analysis; and the November 4th 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, 2022: The applicant submitted additional information to staff beyond what was submitted with the original application (**Attachment A**).
- October 27, 2022: The Board of Adjustment staff review team meeting was held regarding this request and the others scheduled for the November public hearings. Review team members in attendance included the Development Services Assistant Director, the Board of Adjustment Chief Planner/Board Administrator, The Development Services Chief Planner, Development Service Chief Planner, the Building Inspection Senior Plans Examiner/Development Code Specialist, the Transportation Development Services Senior Engineer, Development Services Board of Adjustment Senior Planner, and the Assistant City Attorney to the Board.
- October 31, 2022: The Sustainable Development and Construction Senior Engineer submitted a review comment sheet (**Attachment B**).

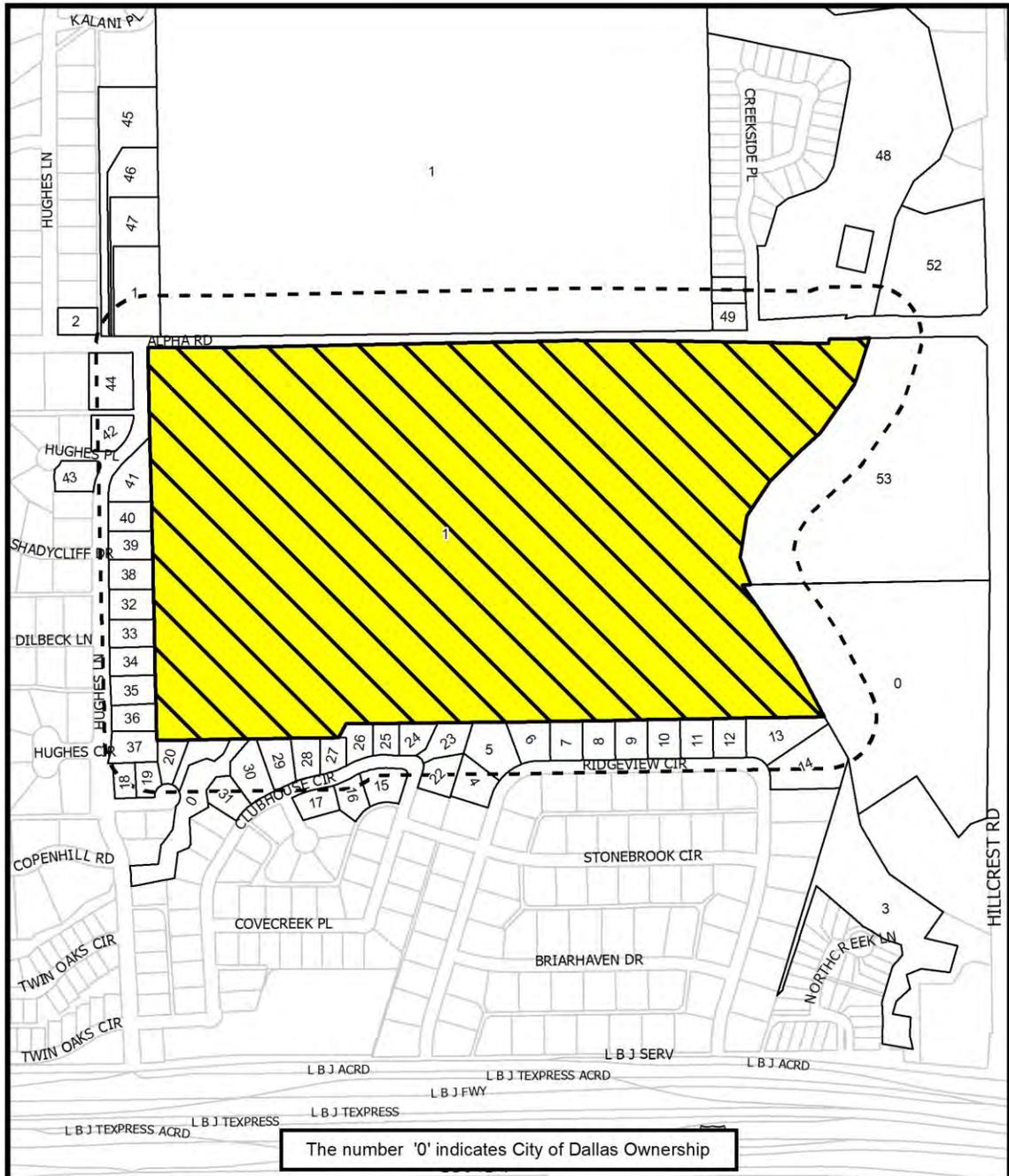





 1:6,000

AERIAL MAP

Case no: BDA212-111
 Date: 10/21/2022



The number '0' indicates City of Dallas Ownership



1:6,000

NOTIFICATION

200' AREA OF NOTIFICATION
53 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **BDA212-111**
 Date: **10/21/2022**

10/21/2022

Notification List of Property Owners

BDA212-111

53 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	6625 ALPHA RD	NORTHWOOD CLUB
2	13708 HUGHES LN	PICKRYL BRYAN S & MARY
3	6809 LBJ FWY	NORTHWOOD CREEK HMOWNERS
4	6573 RIDGEVIEW CIR	CAMPBELL NANCY
5	6579 RIDGEVIEW CIR	NORTHWOOD CLUB THE
6	6609 RIDGEVIEW CIR	ENGELBURG ALEXANDER VAN &
7	6617 RIDGEVIEW CIR	MCBRAYER JEFFREY
8	6625 RIDGEVIEW CIR	MONIER JULES C & AMY W
9	6633 RIDGEVIEW CIR	MCGINNIS JEFF T &
10	6641 RIDGEVIEW CIR	Taxpayer at
11	6649 RIDGEVIEW CIR	MARSHALL JULIE C
12	6657 RIDGEVIEW CIR	FOOR CYNTHIA ANNE
13	6665 RIDGEVIEW CIR	COLQUITT PAMELA NILSSON
14	6707 RIDGEVIEW CIR	LEON MICHAEL
15	6620 CLUBHOUSE CIR	TINER J MICHAEL &
16	6614 CLUBHOUSE CIR	PARDUE RANDAL & CYNTHIA
17	6412 CREEKHAVEN PL	HACKETT STEPHEN N &
18	6303 WOODSTREAM CT	CLARK CHARLES III & HAYDEE
19	6307 WOODSTREAM CT	SHOGREN DAWN L &
20	6311 WOODSTREAM CT	TAYLOR PAUL & BETH
21	6315 WOODSTREAM CT	DIKE DAVID N & ELIZABETH B
22	6530 COVECREEK PL	MARANO ANGELA JAMISON & JOHN
23	6627 CLUBHOUSE CIR	COLE CHRISTOPHER K
24	6623 CLUBHOUSE CIR	TETER MARY ANNETTE
25	6619 CLUBHOUSE CIR	LEE CHUN LAM
26	6615 CLUBHOUSE CIR	ACHO ONYEBUCHI &

10/21/2022

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	6611 CLUBHOUSE CIR	M ALI & NAHID T HOOSHYAR
28	6607 CLUBHOUSE CIR	MASROUR BEHROUZ
29	6603 CLUBHOUSE CIR	DAVIS CHARLES T
30	6527 CLUBHOUSE CIR	QUISENBERRY DAVID & LINDA
31	6523 CLUBHOUSE CIR	FRIEDMAN DUSTIN M &
32	13316 HUGHES LN	BEZUCHA ROBERT & DONNA
33	13308 HUGHES LN	HAMMOND BARRY T &
34	13236 HUGHES LN	HANSEN ERIK & AMANDA REVOCABLE
35	13228 HUGHES LN	NOLAN LIVING TRUST
36	13220 HUGHES LN	ZIMMERMAN CLIFTON E LIVING TRUST
37	13210 HUGHES LN	BANKSTON BOBBY
38	13326 HUGHES LN	LARKIN JOHN E
39	13408 HUGHES LN	TOOBIAN ABRAHAM
40	13418 HUGHES LN	TIM JACKSON CUSTOM HOMES LP
41	13428 HUGHES LN	GRAHAM JAMES E JR
42	13561 HUGHES PL	HARRIS JOHN E & JUDITH A HARRIS
43	13429 HUGHES PL	BASS ASHLEY & PRESTON
44	6266 ALPHA RD	NGUYEN ANH DUNG
45	6269 ALPHA RD	HAYMANN BASIL A
46	6305 ALPHA RD	MARKS ANDREW & SANDRA HAYMANN
47	6309 ALPHA RD	HAYMANN GARY
48	900000 CREEKSIDE PL	CREEKSIDE PLACE HMOWNERS
49	13703 CREEKSIDE PL	TRIPLE M RENTALS LLC
50	13707 CREEKSIDE PL	SCHMITZ KHANUM REV TRUST
51	13711 CREEKSIDE PL	COX JOSEPH E & BETTY D
52	13701 HILLCREST RD	HOLY TRINITY GREEK
53	13555 HILLCREST RD	GREEK ORTHODOX CHURCH



City of Dallas

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 212-111

Date: 9/8/22

Data Relative to Subject Property:

Location address: 6524 Alpha Road, Dallas, TX 75240 Zoning District: R 1/2 AC (SUP 123)

Lot No.: Unplatted Block No.: 7421 7432 Acreage: 84.991 Census Tract: 136.08

Street Frontage (in Feet): 1) 2120 Alpha Rd. 2) _____ 3) _____ 4) _____ 5) _____

To the Honorable Board of Adjustment :

Owner of Property (per Warranty Deed): Northwood Club

Applicant: Jackson Walker LLP/Jonathan G. Vinson Telephone: 214-953-5941

Mailing Address: 2323 Ross Avenue, Suite 600, Dallas, TX Zip Code: 75201

E-mail Address: jvinson@jw.com

Represented by: Jonathan G. Vinson Telephone: 214-953-5941

Mailing Address: 2323 Ross Avenue, Dallas, TX Zip Code: 75201

E-mail Address: jvinson@jw.com

Affirm that an appeal has been made for a Variance 6'6", or Special Exception X, of ~~Two (2)~~ ^{2.5} feet for a six (6) foot metal fence with stone columns and stone wall in front yard set back in same location of existing forty (40) year old +/- chain link fence. , Visibility triangles 20', 50% opacity

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: In accordance with Sec. 51A-4.602(d)(11), the requested special exception will in no way adversely affect any neighboring property, and in fact will enhance the site and benefit the area, including neighboring property.

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

Affidavit

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

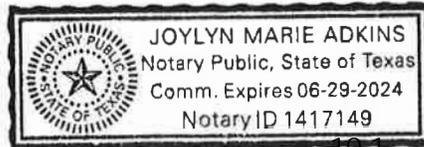
who on (his/her) oath certifies that the above statements are true and correct to his/her best knowledge and that he/she is the owner/or principal/or authorized representative of the subject property.

Respectfully submitted: Jonathan G. Vinson
(Affiant/Applicant's signature)

Subscribed and sworn to before me this 7th day of September, 2022

Joylyn Marie Adkins
Notary Public in and for Dallas County, Texas

(Rev. 08-01-11)



MEMORANDUM OF
ACTION TAKEN BY THE
BOARD OF ADJUSTMENT

Date of Hearing _____

Appeal was--Granted OR Denied

Remarks _____

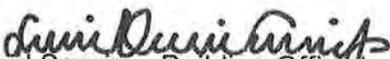
Chairman

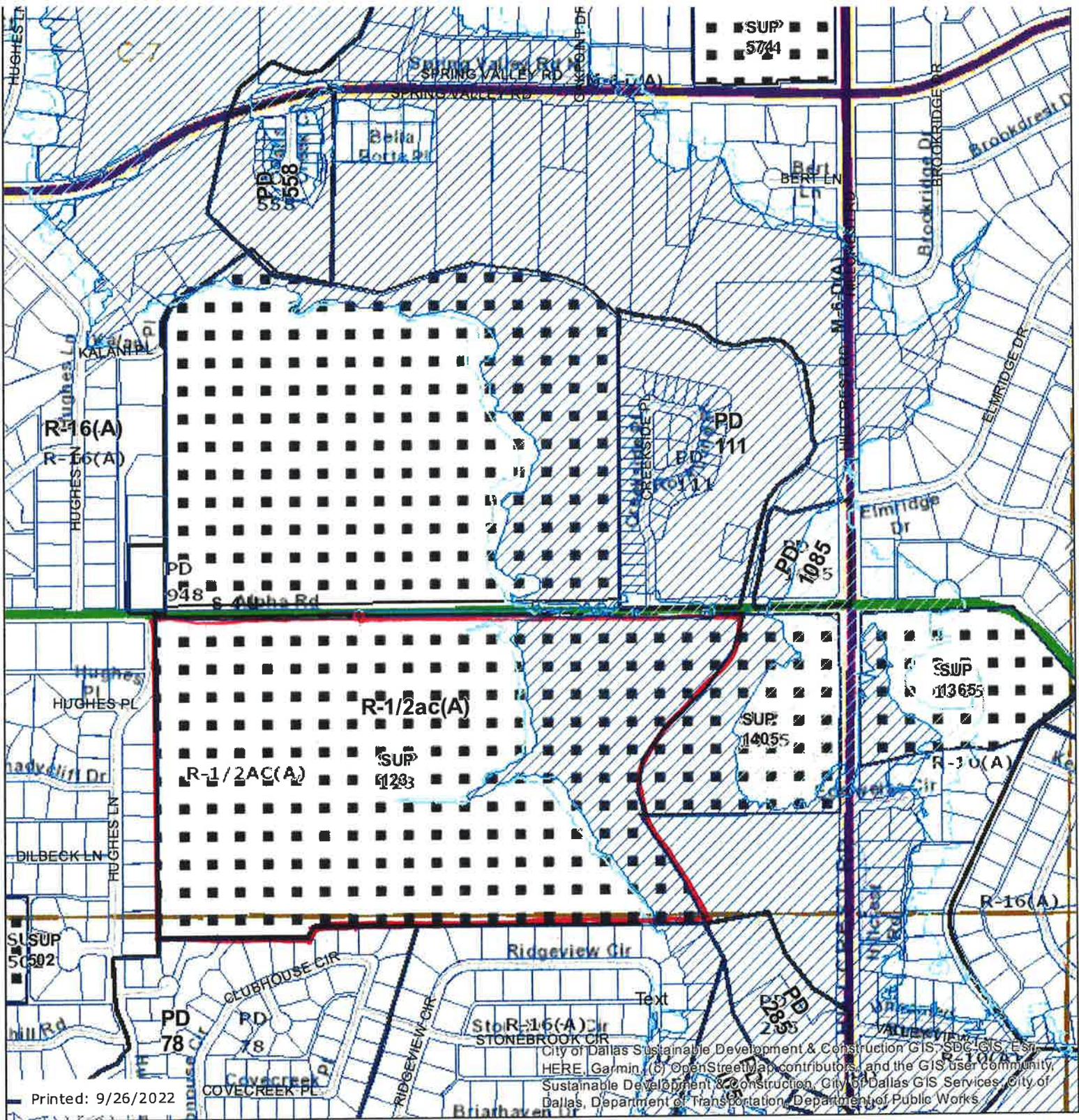
Building Official's Report

I hereby certify that JACKSON WALKER L.L.P.
represented by Jonathan Vinson
did submit a request for a special exception to the fence height regulations, and for a special exception to the fence standards regulations, and for a special exception to the visibility obstruction regulations, and for a special exception to the visibility obstruction regulations
at 6524 Alpha (South)

BDA212-111. Application of JACKSON WALKER L.L.P. represented by Jonathan Vinson for a special exception to the fence height regulations, and a special exception to the fence standards regulations, and a special exception to the visibility obstruction regulations, and a special exception to the visibility obstruction regulations at 6524 ALPHA RD. This property is more fully described 84.991 acre parcel in Block 7432 and is zoned R-1/2ac(A), which limits the height of a fence in the front yard to 4 feet, requires a fence panel with a surface area that is less than 50 percent open may not be located less than 5 feet from the lot line, and requires a 20 foot visibility triangle at driveway approaches, requires a 45 foot visibility triangle at street intersections. The applicant proposes to construct an 6 foot 9 inch high fence in a required front yard, which will require a 2 foot 9 inch special exception to the fence regulations, and proposes to construct a fence in a required front yard with a fence panel less than 5 feet from the front lot line, which will require a special exception to the fence regulations, and proposes to construct a nonresidential structure in a required 20 foot visibility obstruction triangle, which will require a special exception to the visibility obstruction regulations, and proposes to construct a nonresidential structure in a required 45 foot visibility obstruction triangle, which will require a special exception to the visibility obstruction regulations.

Sincerely,


David Session, Building Official



Printed: 9/26/2022

City of Dallas Sustainable Development & Construction GIS - SDC GIS, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, Sustainable Development & Construction, City of Dallas GIS Services, City of Dallas, Department of Transportation, Department of Public Works.

- | | | |
|------------------------------------|-----------------------|----------------------------|
| City Limits | Historic Subdistricts | PD193 Oak Lawn |
| Dallas Tax Parcels | SUP | PDS Subdistricts |
| Floodplain | NSO Overlay | Height Map Overlay |
| 0.2 PCT ANNUAL CHANCE FLOOD HAZARD | NSO Subdistricts | Shop Front Overlay |
| 1 PCT ANNUAL CHANCE FLOOD HAZARD | MD Overlay | Parking Management Overlay |
| Deed Restrictions | CD Subdistricts | Base Zoning |
| Dry Overlay | PD Subdistricts | SPSD Overlay |
| D | | |
| D-1 | | |
| Historic 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)



1:9,028



CITY OF DALLAS

AFFIDAVIT

Appeal number: BDA 212-111

I, Northwood Club, Owner of the subject property
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 6524 Alpha Road, Dallas, TX 75240
(Address of property as stated on application)

Authorize: Jackson Walker, LLP/Jonathan G. Vinson
(Applicant's name as stated on application)

To pursue an appeal to the City of Dallas Zoning Board of Adjustment for the following request(s)

- Variance (specify below)
- Special Exception (specify below)

Other Appeal (specify below)
Specify: Special Exception of ^{2.5 (2'6")} ~~two (2)~~ feet to allow ^{6.5 (6'6")} ~~six (6)~~ foot fence height in required front yard.

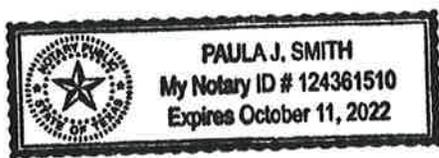
Northwood Club by:
Jon D. Davis, General Manager/COO
Print name of property owner or registered agent
Date 9/6/2022

[Signature]
Signature of property owner or registered agent

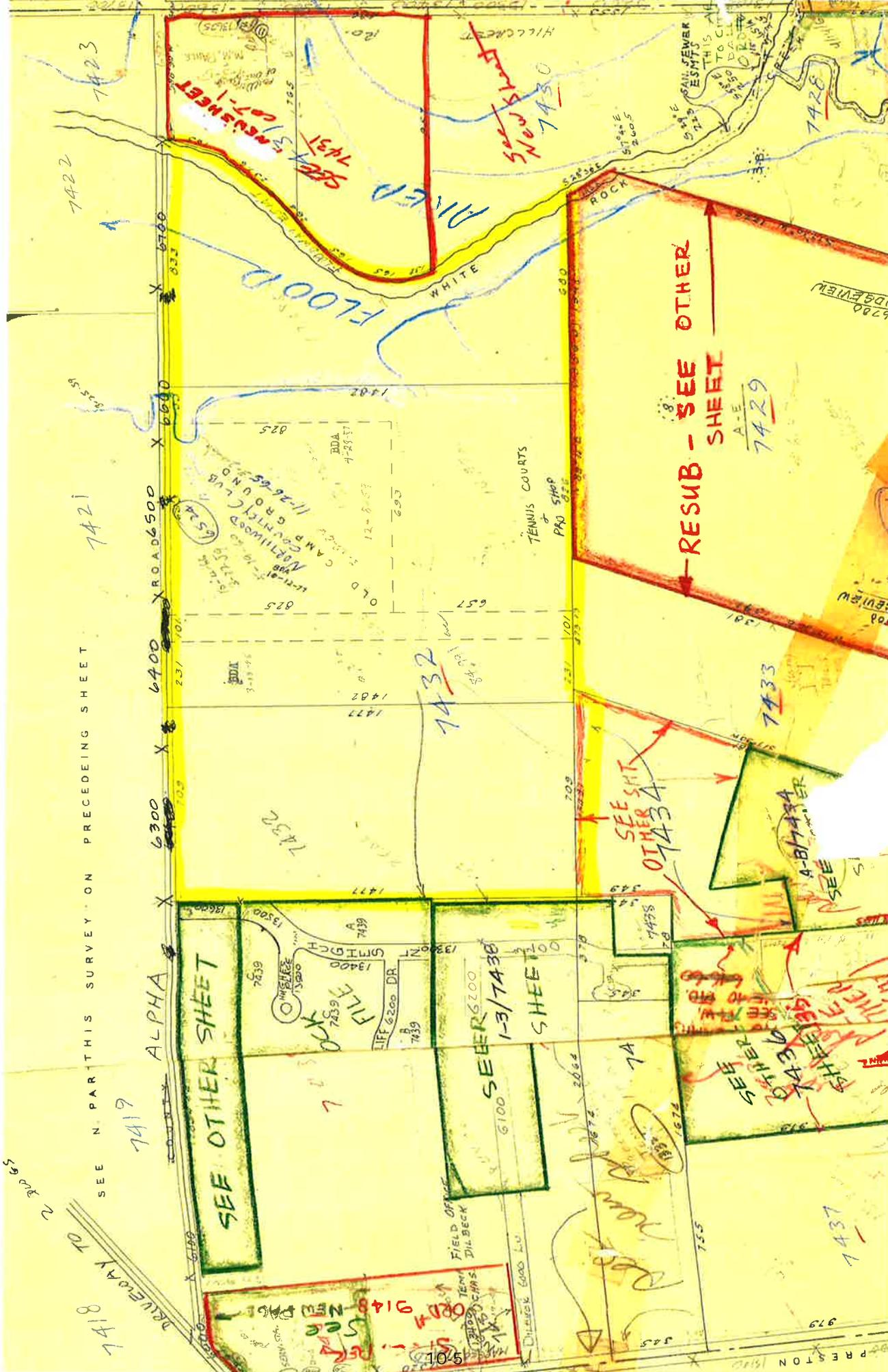
Before me, the undersigned, on this day personally appeared Jon D. Davis

Who on his/her oath certifies that the above statements are true and correct to his/her best knowledge.

Subscribed and sworn to before me this 6th day of September, 2022



[Signature]
Notary Public for Dallas County, Texas
Commission expires on 10/11/22



SEE N. PART THIS SURVEY ON PRECEDING SHEET

DRIVEWAY TO 2309

SEE OTHER SHEET

7421

7432

7433

SEE SHT OTHER 7434

RESUB - SEE OTHER SHEET

7429

7422

7423

7430

7428

979

7437

PROVIDE PIER TOP FORM WHERE EXCAVATION AND CONSTRUCTION TECHNIQUES DO NOT ALLOW THE TOP OF PIER TO BE OF UNIFORM SHAPE WITH SMOOTH SIDES. DO NOT ALLOW PIER TOPS TO MUSHROOM OR WIDEN

EXISTING GRADE

VERT REIN:
18" DIA - 6-#6
24" DIA - 6-#6

BEARING STRATUM
GRAY LIMESTONE

CASING PENETRATION
(AS REQD BY SOIL
ENG DURING DRILLING)

DESIGN PENETRATION

NOTE:
ALL PIER CONSTRUCTION SHALL BE INSPECTED BY AN INDEPENDENT TESTING LAB FOR PROPER BEARING STRATUM AND FOR CONFORMANCE TO BOTH THE CONTRACT DOCUMENTS AND THE GEOTECH REPORT

6-#6 HOOKED DOWELS
CONFIGURE DOWELS TO MATCH
NARROWER PILASTER & GB ABOVE

USE #3 SPIRAL @ 12"
PITCH. PROVIDE 2 TURNS
TOP & BOT. (ALTERNATE -
PROVIDE #3 TIES @ 10" OC
W/ 4 TIES TOP & 2 TIES BOT -
STAGGER TIE LAPS 180")

TIE TYPE

WHERE CASING IS REQD
INCREASE SHAFT DIA TO
ALLOW FOR CASING

CASING THICKNESS
PROVIDE CENTERING
DEVICES TO ALIGN CAGE

PROVIDE PIER BOLSTERS
@ BOT OF CAGE

SEE PLAN

01 TYP STRAIGHT SHAFT PIER

AREA FOUNDATION NOTES

- FOUNDATION DESIGN AND SUBSURFACE INFORMATION IS BASED ON GEOTECHNICAL REPORT #161607 PREPARED BY TERRACON AND DATED DECEMBER 21, 2015
- BEARING STRATA SHOWN ON THE PIER DETAILS IS GRAY LIMESTONE.
- FOUNDATION ALLOWABLE DESIGN ROL VALUES:
END BEARING = 40 ksf
SOIL FRICTION = 6.5 ksf (COMPRESSION)
4.5 ksf (TENSION)

BORING LOG NO. B-1									
PROJECT: Protection Ridge and Retaining Walls at Northwood Club					CLIENT: Northwood Club Dallas, Texas				
SITE: 6524 Alpha Road Dallas, Texas					DATE: 08/11/2021				
DEPTH (FT)	LOG DESCRIPTION	SOIL TYPE	WATER TABLE (FT)	REMARKS	DATE	TIME	BY	CHKD BY	APP'D BY
0-5	3.8 (P)								
5-10	4.5 (P)								
10-15	4.5 (P)								
15-20	3.8 (P)								
20-25	3.8 (P)								
25-30	3.8 (P)								

CONCRETE NOTES

- ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH ACI 318 PER COVERING BUILDING CODE.
- CONCRETE IN THE FOLLOWING AREAS SHALL HAVE SAND AND GRAVEL OR CRUSHED STONE AGGREGATES AND THE DESIGNATED COMPRESSIVE STRENGTH IN 28 DAYS UNLESS NOTED OTHERWISE. NORMAL WEIGHT AGGREGATES SHALL CONFORM TO ASTM C33.
ALL CONCRETE = F'CD=3,000 PSI
- CONCRETE PROTECTION FOR REINFORCEMENT SHALL BE AS FOLLOWS:
REFER TO ACI 318 - SECTION 7.7 FOR CONDITIONS NOT NOTED.
REIN = 3"
GRADE BEAMS = 1 1/2" TOP
2" SIDES
3" BOTTOM
COVERED
SLAB-ON-GRADE = 1" TOP
SUBS-ON-METAL DECK = 1 1/2"
COLLARS = 3"
SLABS ABOVE GRADE = 1 1/2"
- MAXIMUM NOMINAL COARSE AGGREGATE SIZE SHALL BE 1 1/2" MAX FOR PIERS AND 1" MAX TYPICAL UNLESS NOTED OTHERWISE.
- CONCRETE SLABS SHALL BE AS FOLLOWS:
SLAB ON METAL DECK = 4" MAX 2" MIN
REIN = 1" MAX 3/4" MIN
CONCRETE CONTAINING HRWB = 4" MAX
IF MAX 2" MIN
ALL OTHER CONCRETE = 4" MAX 2" MIN
- CONCRETE EXPOSED TO WEATHER SHALL BE ADHESIVELY FINISHED AS FOLLOWS:
3/4" NOMINAL AGGREGATE SIZE 4% TO 6%
1" NOMINAL AGGREGATE SIZE 3.5% TO 6%
1 1/2" NOMINAL AGGREGATE SIZE 3% TO 5%
- ALL GRADE BEAMS, CAST IN PLACE WALLS AND PIER CAPS SHALL BE FORMED ON SIDES. ALL ELEMENTS OF THE FORMS, FORMWORK, BRACING AND SHORING SHALL CONSIST OF WOOD, METAL, OR OTHER MANUFACTURED PRODUCTS AS SPECIFIED. EARTH MAY NOT BE USED AS A FORM EITHER DIRECTLY OR INDIRECTLY WITHIN EARTH TRENCHES NOR EARTH TRENCHES LINED WITH ANOTHER MATERIAL ARE ACCEPTABLE.
- GRADE BEAMS, PIER CAPS, STRUCTURAL SLABS AND WALLS SHALL BE FORMED ON MAX IMPREGNATED CORRUGATED REINFORCED CARTRON FORMS. SIZE AND SHAPE OF FORMS SHALL BE AS FOLLOWS:
A. GRADE BEAMS: RECTANGULAR FORMS, 8" DEEP, MATCHING BEAM WIDTH WITH SIDE 80% RETAINERS.
B. CAST IN PLACE WALLS AND PIER CAPS: RECTANGULAR FORMS MATCHING THE WALL OR CAP WIDTH, 8" DEEP WITH SIDE RETAINERS.
VOIDS THAT MUST BE PROPERLY VOID THE CIRCULAR EDGE WITH PRE-MANUFACTURED SEALED VOID FORMS WITH CURVED, RADIAL VERTICAL EDGES ADJACENT TO THE REIN.
- THERE SHALL BE NO HORIZONTAL CONSTRUCTION JOINTS IN CONCRETE POURS. ALL CONSTRUCTION JOINTS SHALL BE MADE IN THE CENTER OF SPANS WITH VERTICAL BULK HEADS. THE LOCATION OF CONSTRUCTION JOINTS SHALL BE APPROVED BY THE STRUCTURAL ENGINEER.

REINFORCING STEEL NOTES

- ALL REINFORCING STEEL SHALL BE NEW DEFORMED BILLET STEEL CONFORMING TO ASTM A618, GRADE 60.
- ALL WELDED WIRE FABRIC SHALL CONFORM TO ASTM 185.
- DETAILING OF REINFORCEMENT SHALL BE IN ACCORDANCE WITH THE ACI DETAILING MANUAL.
- REINFORCING BARS MAY BE SPICED ONLY AS SHOWN ON THE DRAWINGS EXCEPT THAT REINFORCING DESIGNATED AS "CONTINUOUS" MAY BE CONTACT LAP SPICED WITH TENSION LAP PER ACI 318 CHAPTER 15.
- FOR CONTINUOUS GRADE BEAM REINFORCING, 30 BAR DIAMETERS LAP SPICES SHALL BE MADE OVER SUPPORTS FOR BOTTOM AND AT MUSHROOM FOR TOP BARS AND INTERMEDIATE BARS. AT GRADE BEAM END SUPPORTS, TOP BARS SHALL BE HOOKED DOWN AND BOTTOM BARS SHALL BE HOOKED UP.
- PROVIDE CORNER BARS OF SAME SIZE AND QUANTITY AS CONTINUOUS TOP AND BOTTOM REINFORCING OF GRADE BEAMS AT ALL GRADE BEAM CORNERS AND INTERSECTIONS.

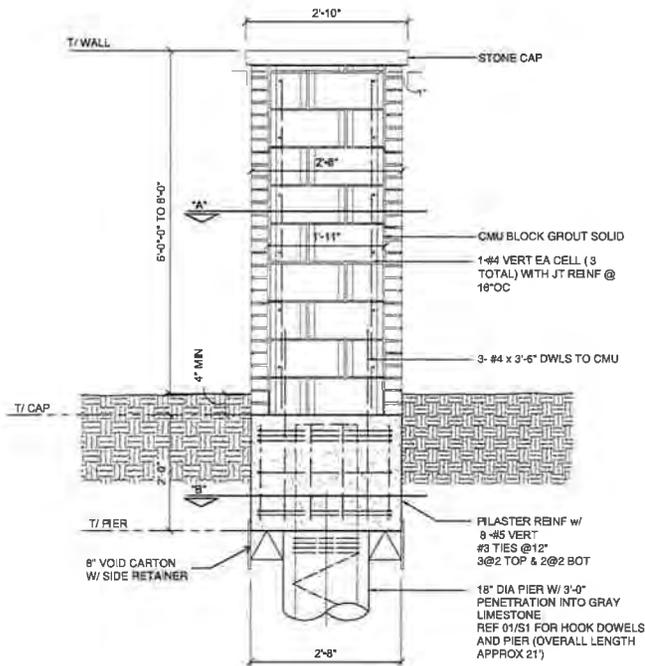
DRAWN BY: DC
05/28/22

RLG CONSULTING ENGINEERS
RLG PROJECT: 2215 084 (P2215 180)
12001 N CENTRAL EXPRESSWAY, SUITE 900
DALLAS, TEXAS 75243 214-739-8100
www.rlginc.com FIRM REG. E-463

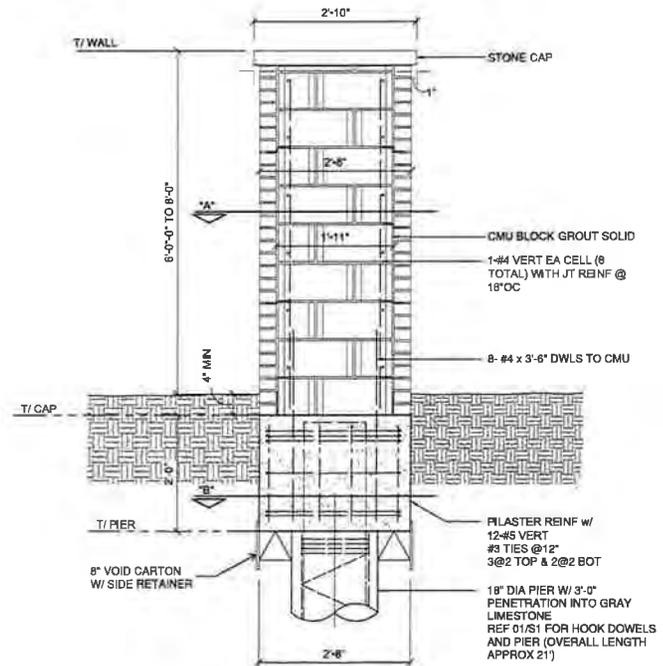
RLG
NORTHWOOD CLUB
6524 ALPHA ROAD
DALLAS, TX



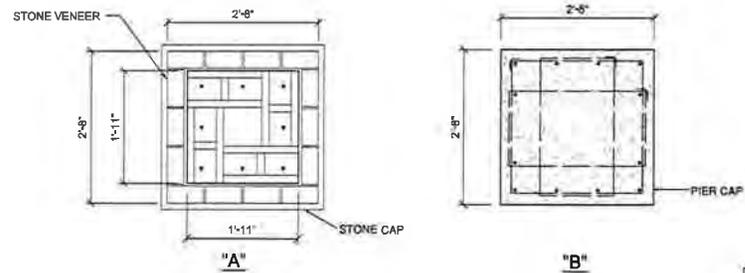
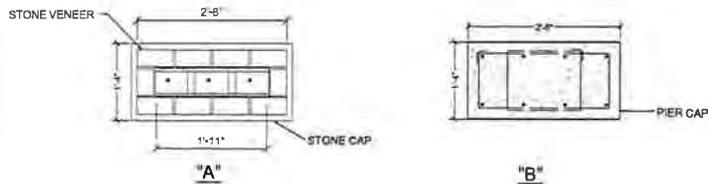
S1



02 RECTANGULAR STONE PILASTER



01 SQUARE STONE PILASTER



DRAWN BY: DC
06/28/22

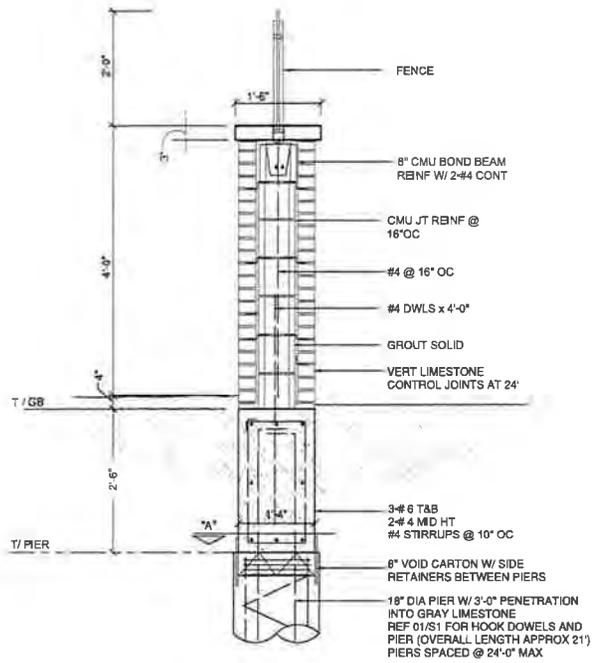
RLG CONSULTING ENGINEERS
 RLG PROJECT: 2018 064 (P245 198)
 12001 N. CENTRAL EXPRESSWAY, SUITE 300
 DALLAS, TEXAS 75243 214-739-8100
 www.rlginc.com FBMPRES-E-453



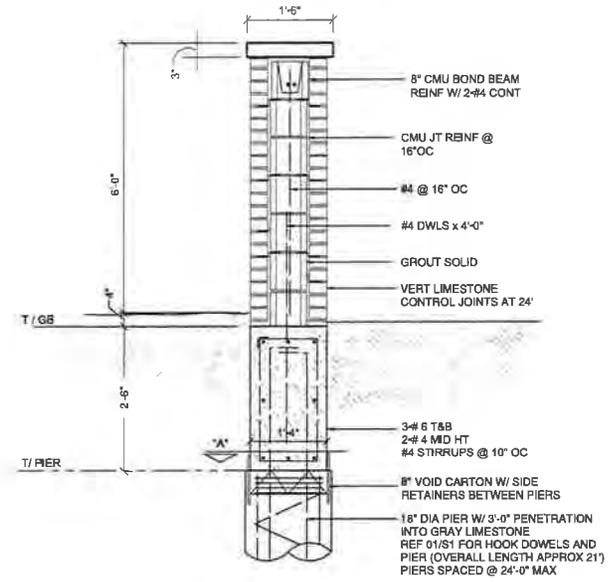
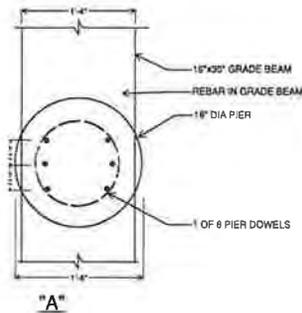
NORTHWOOD CLUB
 6524 ALPHA ROAD
 DALLAS, TX

DATE:	
REVISION:	

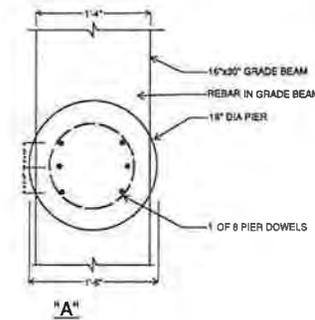
S2



04 STONE WALL WITH FENCE



03 STONE WALL WITHOUT FENCE



DRAWN BY: DC
06/28/22

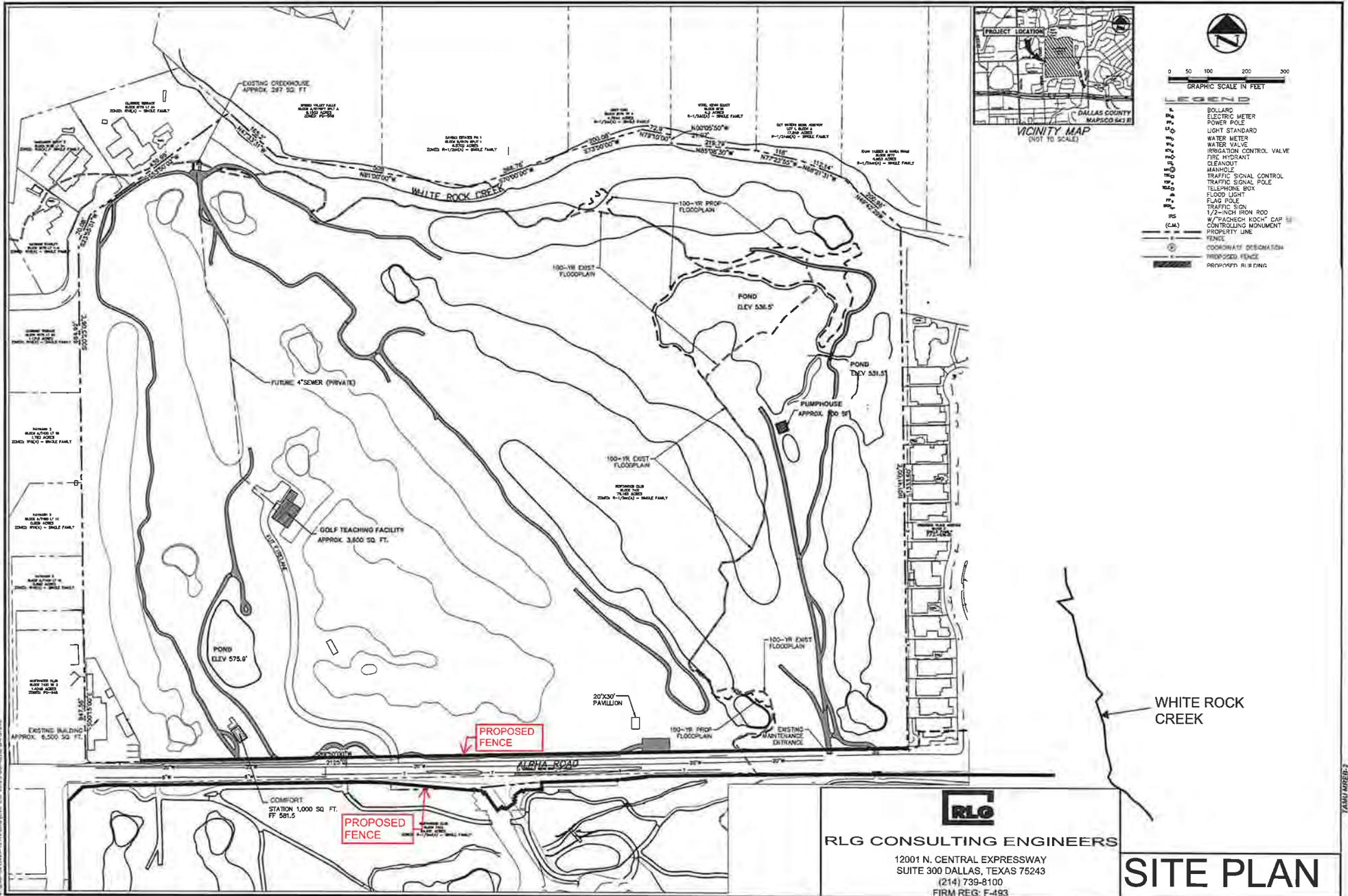
RLG CONSULTING ENGINEERS
 RLG PROJECT: 2215 064 (P2215.139)
 12001 N. CENTRAL EXPRESSWAY, SUITE 300
 DALLAS, TEXAS 75243 214-739-8100
 www.rlginc.com EIRMBEG-E-493

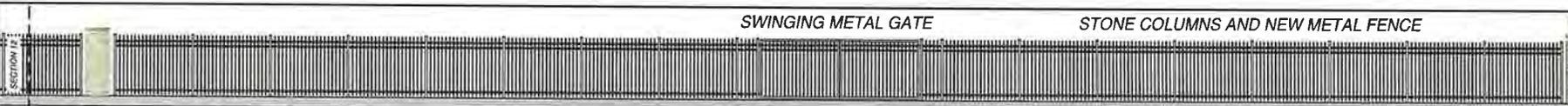


NORTHWOOD CLUB
 6824 ALPHA ROAD
 DALLAS, TX

REV.	DATE	BY	CHK

S3





13 ALPHA ROAD NORTH SIDE - SECTION 13
1" = 5'-0"



14 ALPHA ROAD NORTH SIDE - SECTION 14
1" = 5'-0"

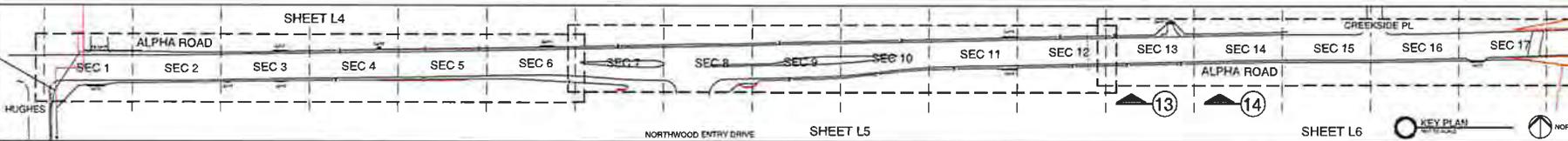
RLG CONSULTING ENGINEERS
 RLG PROJECT: 2013.064
 12001 N. CENTRAL EXPRESSWAY, SUITE 300
 DALLAS, TEXAS 75243
 214.739.8100 FAX 214.739.8354
 www.rlginc.com
 FIRM REG F-493



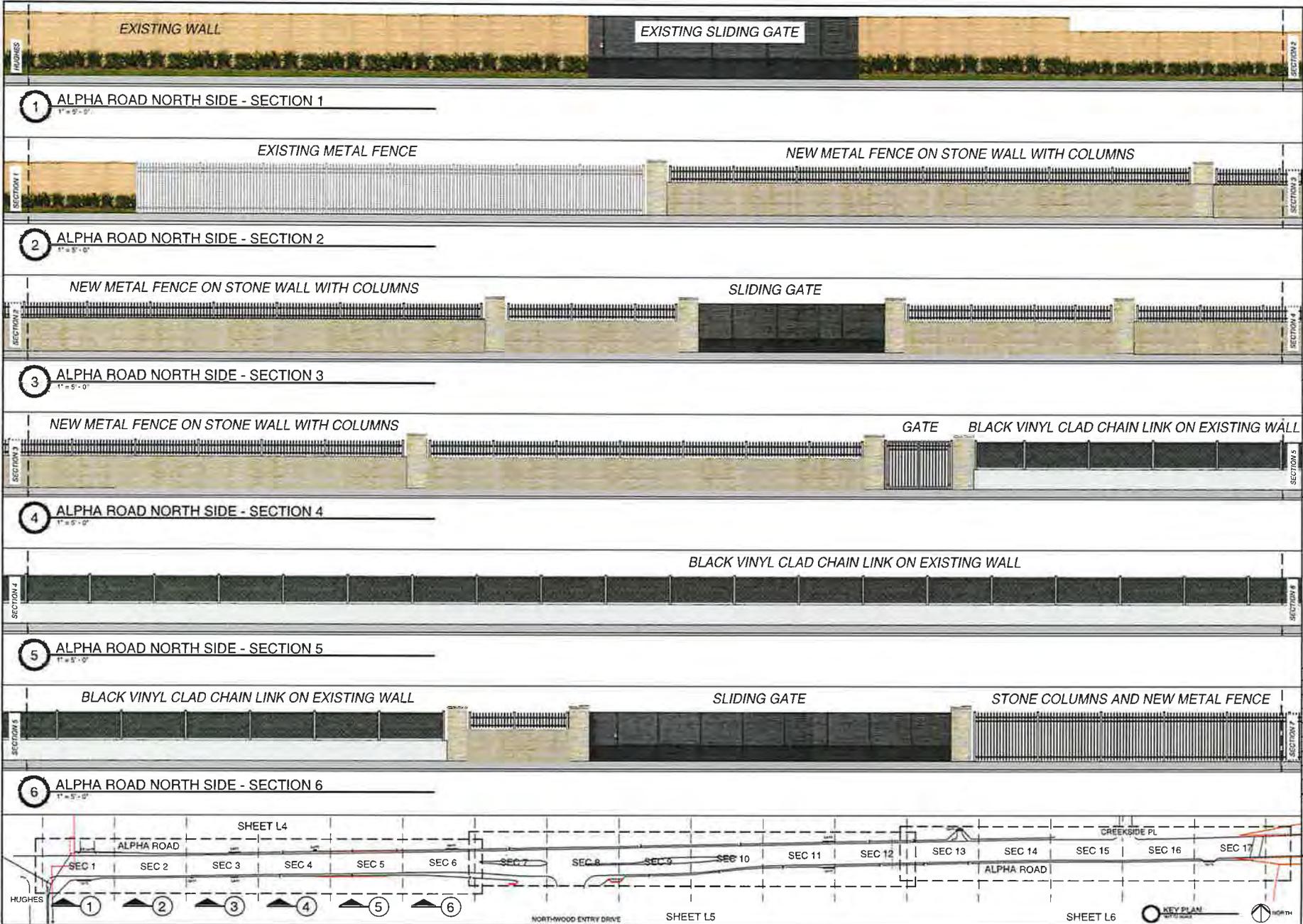
NORTHWOOD CLUB
 DALLAS, TEXAS, 75240

NO.	DATE	DESCRIPTION

SHEET TITLE
FENCE ELEVATIONS



SHEET NO
L6



RLG CONSULTING ENGINEERS
 RLG PROJECT: 2213.054
 12001 N. CENTRAL EXPRESSWAY, SUITE 300
 DALLAS, TEXAS 75244
 214.739.8100 FAX 214.739.6354
 www.rlginc.com FIRM REG F-493



NORTHWOOD CLUB
 DALLAS, TEXAS, 75240

REV	DATE	DESCRIPTION

SHEET TITLE
FENCE ELEVATIONS

SHEET NO
L4



Jonathan G. Vinson
 (214) 953-5941 (Direct Dial)
 (214) 661-6809 (Direct Fax)
 jvinson@jw.com

October 24, 2022

Mr. Oscar Aguilera
 Senior Planner
 Zoning Board of Adjustment
 City of Dallas
 1500 Marilla Street, Room 5BN
 Dallas, Texas 75201

Re: BDA 212-112; 6625 Alpha Road

Dear Mr. Aguilera:

I. Introduction. We represent the Owner and Applicant, the Northwood Club, in BDA212-111. This letter is for the purpose of providing additional information to the Staff, in accordance with the 1:00 P.M. October 24 deadline, for the Staff's review team meeting. In addition, I will be providing to the Board Staff an explanatory letter and attachments, prior to the November 4 deadline, for inclusion in the Board Panel's docket, which will include detailed information for the benefit of the Board Panel. It is also important to note that this case is a companion case to BDA212-111, for 6524 Alpha Road, that portion of the Northwood Club on the north side of Alpha Road, for essentially the same requests.

II. Our Requests. As stated in the Building Official's Report, we have three requests pending, those being:

1. *A special exception to the fence height regulations (to allow up to 6 feet 9 inches, a 2 feet 9 inches special exception);*
2. *A special exception to the fence regulations regarding fence panels less than 50 percent open within five feet of the property line (this only applies for some of the fence, most of the panels will be open); and*
3. *A special exception to the visibility triangle regulations (arguably not needed, see discussion below).*

A. Our Proposed Project. These requests are being made to allow for the Northwood Club ("Northwood") to carry out the replacement of the existing fencing and gates, which have been in place in the exact same locations approximately since, as far as we can tell, 1984, so 38 years ago, when they were actually constructed by the City of Dallas. This history will be discussed below and is documented in our attachments (following). To the extent any of this is in

34311714v.1

a nonconforming condition, it was built that way and approved by the City, working cooperatively with, and by mutual agreement with, Northwood to locate the fence and gates in their current locations, and built by the City under the City's roadway contract, following the City's approved construction plans.

Nonetheless, the existing chain link has outlived its useful life - in fact, it is in need of repair or really replacement, is intertwined with vegetation, and is otherwise obsolescent. Northwood proposes to replace the existing old fencing with new, much more attractive and durable metal fence panels with an open wrought iron appearance, with heavy landscaping (which is already mostly installed) behind the fence on Northwood's property. This will actually be a vast upgrade in terms of maintenance and in particular the visual appearance, which is an obvious very substantial benefit to the whole neighborhood.

B. Fence Height Special Exception. The Development Code fence height regulations (Sec. 51A-4.602(a)) normally limit fences to 4 feet when in the required front yard (setback) in a single family zoning district, in which Northwood is located, in this instance the R-1/2 Ac district (with an existing Specific Use Permit, S.U.P. No. 123). Pursuant to the discussion in Sec. III below, the City's position is that the existing fence, which would otherwise be deemed to be nonconforming was approved in 1978 but *only if constructed of chain link*.

In that view, if Northwood were to intentionally remove the existing fence, they would have to either keep the new fence to four feet; rebuild it, but only with chain link; or go to the Board of Adjustment for a discretionary special exception. That standard under Sec. 51A-4.602(a)(11) is that the new fence should "*not adversely affect neighboring property*".

As seen on the submitted fence elevation drawings, the fence with the proposed columns will be no more than 6 feet, 9 inches at its highest points, primarily the stone columns between the open metal fence panels. The majority of the fence will be no more than 6 feet high. In addition, the fence is very attractive, to be constructed of open, wrought iron-look metal fence panels, will be heavily landscaped behind the fence line, and will be meticulously maintained by Northwood's own maintenance and grounds staff.

Visually, there will be absolutely no adverse impact whatsoever, given the extremely attractive and open nature of the proposed new fence. In fact, this will be such an aesthetic upgrade for the neighborhood, we believe that there is a huge benefit to the entire surrounding community. We also understand that because of the nature of the standard for fence height special exceptions, Staff will not be making a recommendation on this item.

C. Fence Panels Special Exception. In that same Section of the Code, Sec. 51A-4.602(a)(3) says that "*In single family districts, a fence panel with a surface area that is less than 50 percent open may not be located less than five feet from the front lot line. This paragraph does not apply to retaining walls*". As noted above, Northwood is in a Single Family district, so this regulation would apply. You will note that in our submitted fence elevations, there are a limited number of instances in which portions of the fence are less than 50 percent open, mainly the gates

and a few locations where, because of topography or City drainage infrastructure, the fence sits on top of a masonry headwall.

These conditions, like the existing fence height, have been in this location and configuration for decades. What Northwood propose to do is simply a very significant upgrade, not an "increase" in any arguable nonconformity of the existing fence. Therefore, just as with the fence height request, there will be absolutely no adverse impact whatsoever on neighboring property, and in fact, this represents a vast improvement, to the benefit of all in the area.

D. Visibility Triangle. As to the special exception for the visibility triangle, the standard under Sec. 51A-4.602(d)(3) is that the request if approved will "*not constitute a traffic hazard*". I have attached another copy of Mr. Kevin Carpenter's letter to you dated October 21, which explains in detail that the various gates are only for use to access utility equipment and maintenance carts.

None of these gates are served by "Driveways" as defined in Sec. 51A-8.201(20) (in the Article VIII Plat Regulations, the only definition of "Driveway" in the Development Code) as follows: *DRIVEWAY means a private drive on private property used for vehicular access and maneuvering.* I emphasize "vehicular access" because the common sense understanding of "vehicular" would seem to be a street-legal motor vehicle, and assuming that is correct, then the only possible driveway, arguably, would be the gate where the waste service truck occasionally comes in. I have included an excerpt (attached) from a public safety incident map, from a link on the City's own website, which shows that for the last 12 month period, there have been zero reported traffic incidents on Alpha Road adjacent to Northwood.

Mr. Kevin Carpenter's letter, attached, provides much more detail about how rarely these gates are even used, and when they are, how very limited and strictly controlled that usage is. They are locked the vast majority of the time. I would submit to you that none of these should even be considered "driveways" for visibility triangle purposes under the Code. Nevertheless, in an abundance of caution, we have included that as a request.

III. Nonconforming Structure Regulations; Was a Board Application Even Needed? As stated above, and as discussed further below, the fence as it exists was evidently built by the City itself in 1984. Let's assume for the sake of discussion that the City built the fence in a nonconforming condition. Under the nonconforming structure regulations in Sec. 51A-4.704(c)(1), "*...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*" unless intentionally demolished. In addition, there is a 1978 Board case regarding the fence (see discussion below and attachments).

We spent a great deal of time discussing with senior Building Inspection Staff whether our proposed project should be considered to be a repair and/or rebuild of the existing fence, and thus allowed by right. However, the BI Staff took the position that the 1978 Board case discussed below specified "chain link", so it can only be replaced by chain link. Specifically, we were told by Chief Planner Sarah May in an August 19 email that:

...since the board of adjustment allowed a chain link fence to exceed 4 ft in height in the front yard, it may not be replaced with anything other than what the board approved. The existing chain link fence is not a nonconforming fence because the board action could allow the complete replacement with a new chain link fence. If the club wants a different fence that does not conform to the City's existing fence regulations, a new appeal is required to be considered by the board.

This is a very technical and specific reading of that approval, with which we do not necessarily agree, and we believe that replacement of the old chain link with much more attractive new fence panels should be allowed, in addition to clearly better serving the public interest. In any event, we subsequently filed our application to the Board for that reason.

IV. Historical Background of Existing Fence and Gates. For further reference for you, the attached items go back as far as 1978, for a Board approval for installing the chain link fence (BDA 77-299/4393), and in 1984 showing that the fence was placed where it is agreed that the City would actually construct a fence. Since that time the fence has remained in place and in fact Permits have periodically been issued, as recently as January 6, 2017 (Permit # 1605261030) which included a new gate house.

By describing and including these items, we are trying to give you a "big picture" view of the history of the site and in particular the fence and gates. When you get a fence height special exception request, the vast majority of the time it is for a *new* fence designed to exceed the permitted height - in those cases, the impact on neighboring properties is a subjective and even speculative determination, precisely why the Staff does not make a recommendation and instead leaves that solely to the discretion of the Board.

In this instance, while the standard is the same, this fence, at the same approximate height, has been in this exact location for about, as far as we can tell, *44 years*. It would be interesting to see how surrounding property values have performed in those 44 years, but I am certain that data would be pretty astonishing. Further, Northwood has a very good relationship with its neighbors, and no one does or has complained about the existing fence. There is absolutely no "adverse effect" from the existing fence on the surrounding neighborhood, and what Northwood proposes to do is actually a great improvement even over the existing conditions.

V. Conclusion. I will also discuss all of these facts in the explanatory letter and materials which I will deliver to you prior to November 4 for inclusion in the Board Panel's docket. I would conclude by emphasizing that the existing fence and gates have existed in this location since 1984 and have never created any issue for anyone. The open wrought iron fence materials and the very attractive landscaping proposed to be installed by Northwood are actually a huge upgrade for the community, so a very positive impact as it relates to the Code standards for fence special exceptions, that is, that "*... when, in the opinion of the board, the special exception will not adversely affect neighboring property*". Northwood has also reached out to neighborhood leaders and interested parties, and will continue to do so. Northwood has been at this site since 1959, and is an integral part of the neighborhood.

Mr. Oscar Aguilera

October 24, 2022

Page 5

In addition, the character and placement of the gates, for the reasons explained above, do not create any kind of traffic hazard. In fact, we believe that none of the gate approaches even constitutes a "driveway" for visibility triangle purposes, but if arguably any of them do, they certainly do not "*constitute a traffic hazard*".

We respectfully ask the Board Staff to consider these factors in your deliberations, and we hope that the Staff recommendation on the visibility triangle special exception will be for approval. Thank you very much, and please let me know if you have any questions.

Very truly yours,



Jonathan G. Vinson

cc: Charles Trammell
David Nevarez, P.E.
John Stull
Jon Davis
Kevin Carpenter
Bill Dahlstrom
Tori Morris



NORTHWOOD CLUB

October 21st, 2022

Oscar Aguilera
Senior Planner
City of Dallas
Development Services
320 E. Jefferson Blvd.
Room 210
Dallas, TX 75201

BDA212-112

Dear, Mr. Aguilera

I'm writing regarding the proposed fencing changes along Alpha Road that cuts through Northwood Club property at 6524 Alpha Rd.

There are 12 locked gates that are access points to the Northwood Club property along Alpha Road. Most of these are only used once or twice a year while others are used once every 5 to 10 years. These access points are to bring equipment onto the property for construction, repairs and maintenance to the golf course. The usage of these gates is for access to city water lines, sanitary sewer mains, communication and electrical utilities. Access through all gates is coordinated with staff at Northwood Club to ensure the following:

- Gates remain locked and secure until in use.
- Gates will be unlocked and opened by Northwood Club staff.
- Service or construction crews manage or direct traffic on Alpha Rd while entering or exiting the gate.
- Entry and exits from the gates are typically performed during off peak hours for traffic.
- Gates are relocked and secured by Northwood staff upon completion.

With the implementation of the new fencing plan, two gates will be eliminated leaving 10 total gates. Of the remaining gates, 9 gates will be converted from swinging gates to sliding gates.

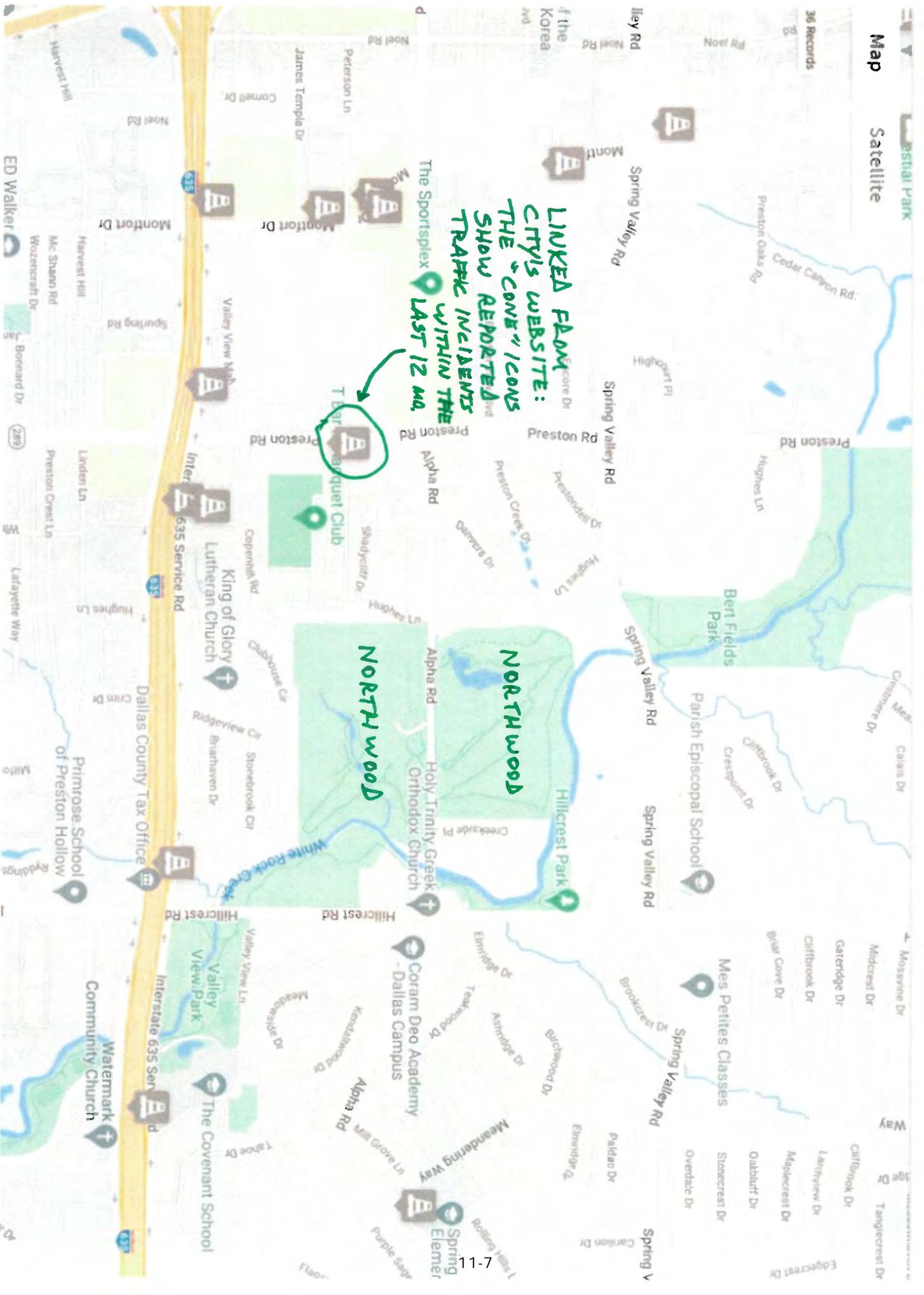
Regards,

A handwritten signature in black ink, appearing to read 'Kevin Carpenter', with a long horizontal flourish extending to the right.

Kevin Carpenter
Director of Agronomy/Golf Course Superintendent
Northwood Club
kcarpenter@northwoodclub.org

CC: Jonathan Vinson, Jon Davis, David Nevarez

Map Satellite





CITY OF DALLAS

January 30, 1978

Northwood Club
by Harry J. Gray
6524 Alpha Road
Dallas, Texas 75240

RF: Board of Adjustment
BDA 77-299/4393

Dear Sir:

The Board of Adjustment at its regularly scheduled meeting on December 6, 1977, granted your application for a permit to erect a chain link fence along both sides of Alpha Road and construct a one story tennis shop and locker room facility containing approximately 2500 square feet and four tennis courts on property located at 6524 Alpha Road, subject to the following conditions:

1. That in line with the memorandum from the City of Dallas regarding existing and/or proposed fence in front, that the Northwood Country Club will relocate the fence in case of any future widening of Alpha Road.
2. That the owners sign an instrument of agreement with the City of Dallas that they will not hold the City liable in the event of any flooding on the property.
3. That in granting this variance the Board requests that the Country Club erect a 6' high fence on the property line bordering the South line of the Country Club, same being on the North line of residential lot owned by the Club.
4. That the parking variance be granted on a two year basis at which time the owners must re-apply and come back before the Board for review of the parking.

Please see Mr. David O'Brien in the Building Inspection Office at 1500 W. Mockingbird Lane to get your building permit which must be obtained within 90 days or prior to March 6, 1978, under Board of Adjustment approval.

If I may be of assistance to you in this matter, please feel free to contact me at 670-4206.

Sincerely yours,

Jim Self, Administrative Coordinator
Board of Adjustment, City of Dallas

JS:vg

cc: David O'Brien, Building Inspection
1500 W. Mockingbird, Dallas, Texas

BDA212-111

and

BDA212-112

Northwood Club Special Exception Requests
Description and Photo Tour of Site

Northwood Club Background and History

- Northwood Club was established in 1946 on the former Fogelson Ranch, and hosted the U.S. Open in 1952.
- In 2015, Northwood was named by the Texas Golf Hall of Fame to the Texas Registry of Historic Golf Courses.
- Aside from the historical interest, those facts underline that Northwood Club has been a well-established, very well-maintained, and good and respectful neighbor for many decades.
- Northwood has an excellent relationship with its neighbors, and as always, has reached out to identifiable neighborhood leaders and stakeholders.

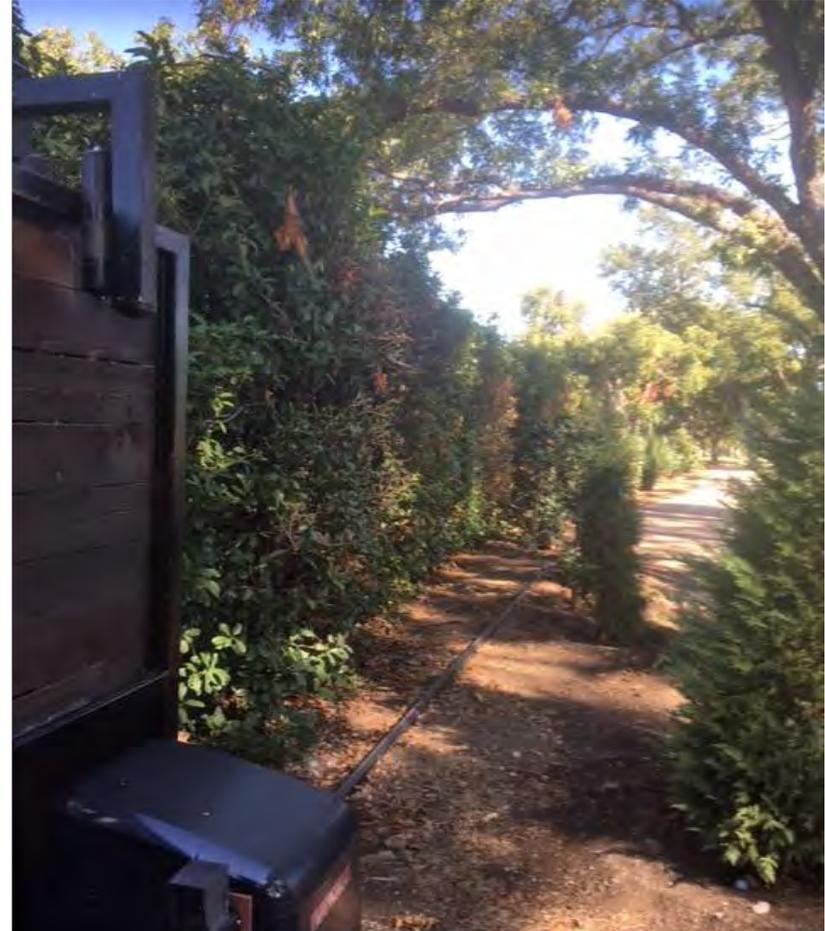
We have three requests:

- Fence height special exception (**replace** existing six foot chain link fence with new, much more attractive metal fencing, with stone columns, **up to** 6 feet 9 inches maximum).
- Certain fence panels of the new fence will be less than 50 percent open (primarily new sliding gates to replace the old chain link gates).
- We also filed a request for a driveway visibility triangle special exception, but the gates are actually locked, not open to the public, and used for maintenance, utility access, and periodic trash pickup.
- We think this means that they are not “driveways” as defined in the Development Code, but we wanted to be sure to cover everything.

We meet the required standards for all three:

- For the fence height and fence panel special exceptions, there will be ***absolutely no adverse impact whatsoever on neighboring property.***
- In fact, this project will be a great enhancement for the neighbors over the current chain link fence and overgrown landscaping.
- Similarly, the requested replacement gates (less than 50 percent open fence panels) will be an enhancement over the current condition.
- ***If*** the visibility triangle special exception is even required, the access points will in no way constitute a traffic hazard.
- We will be respectfully asking for your approval, subject to the site plan and fence elevations, while allowing the exact column locations to vary as necessary in accordance with topography, soil conditions, and architectural and engineering recommendations.

Installation of new landscaping.



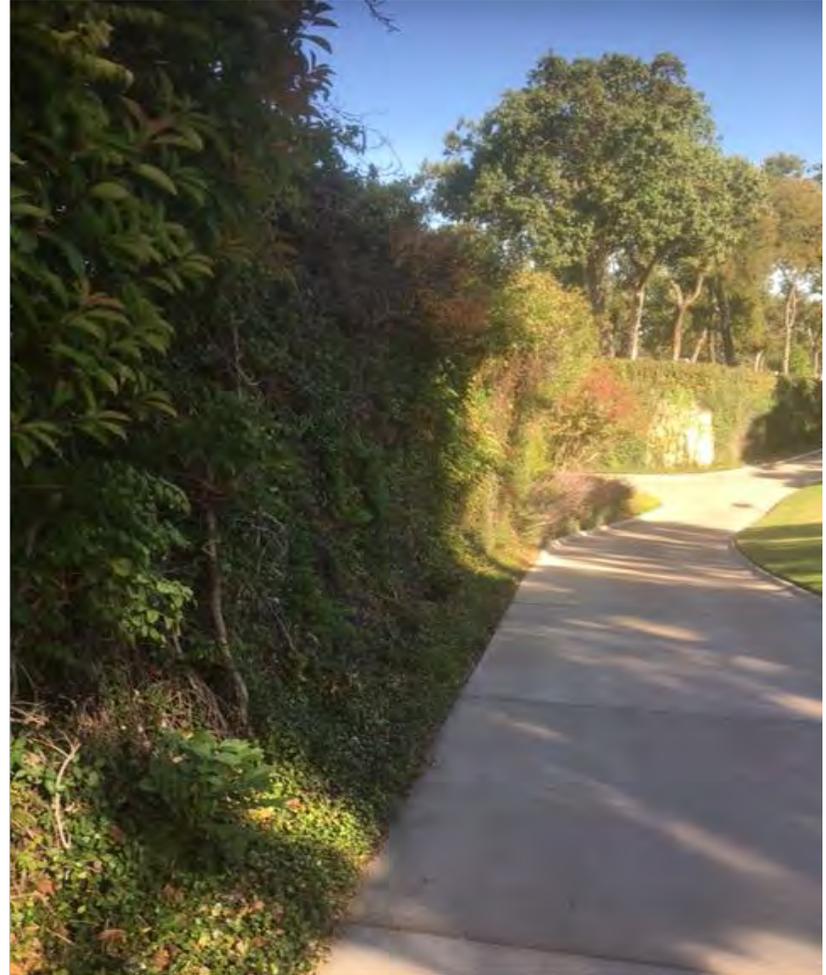
Cart paths; the locked gates are for non-vehicular use only.



Locked utility and maintenance gates.



Cart paths leading to below-grade cart tunnel.



Left: Existing condition

Right: Example of new fence and landscape.



Left: Example of new fence and landscape.
Right: Existing condition.



Views from exterior (Alpha Road).



Left: Existing main gate (only public/vehicle access).
Right: Locked, non-public, maintenance-only gate.



Dumpster and storage area;
locked, non-public access.



Left: Locked gate, waste removal only.
Right: Example of changes in topography.



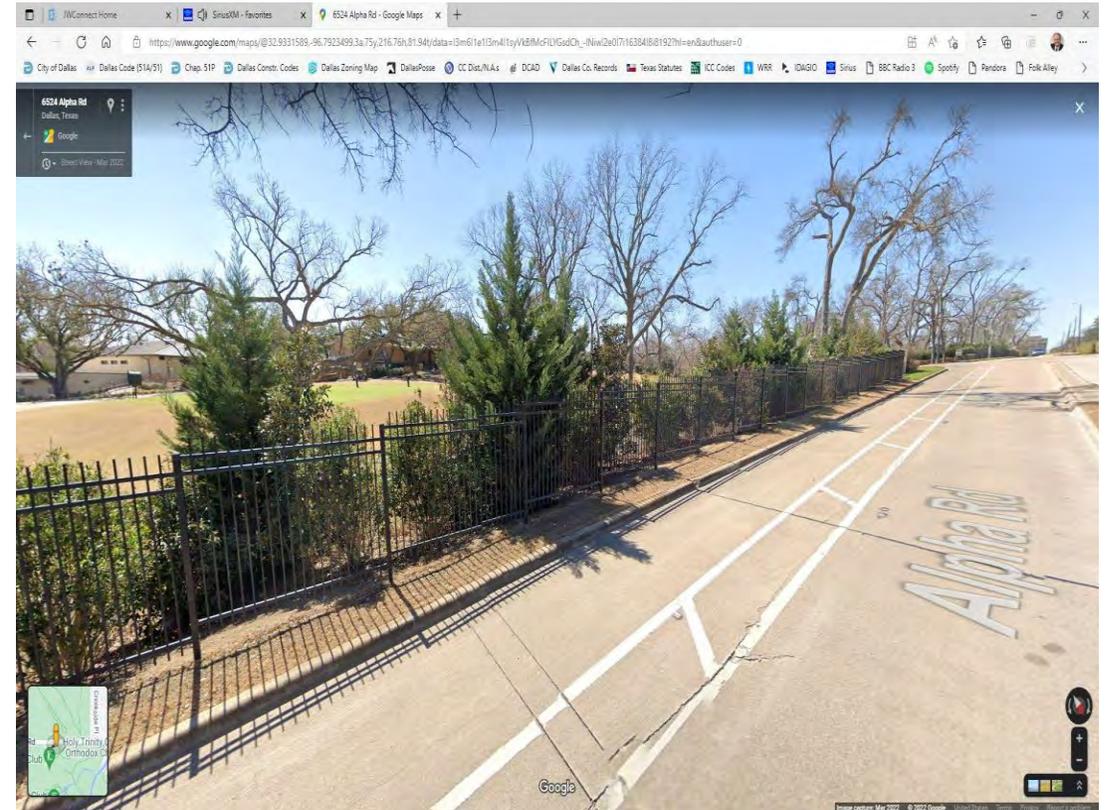
Additional examples of locked, non-public access, maintenance-only gates.



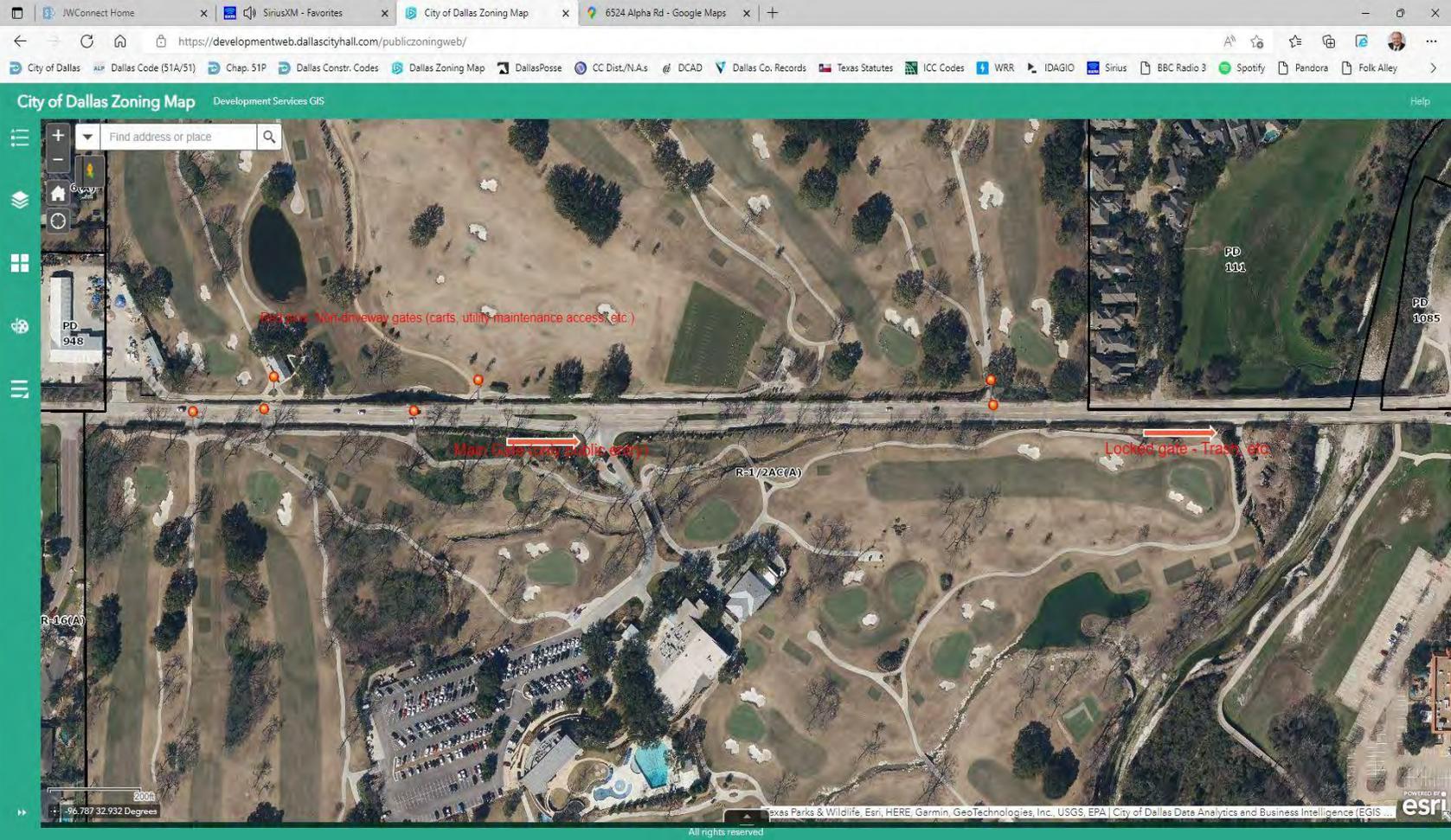
Left: Locked maintenance-only gate.
Right: Unpaved maintenance and cart path.



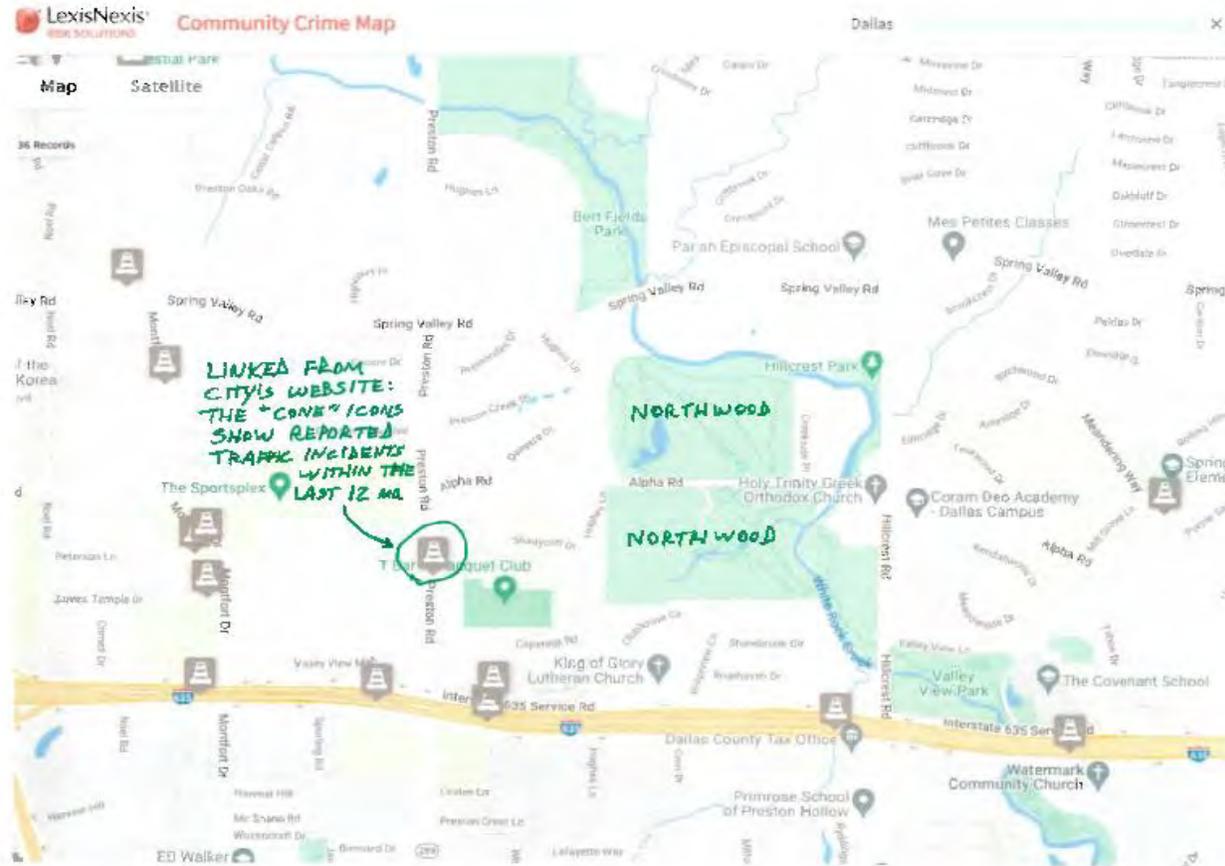
Left: Exterior view – existing condition.
Right: Example of new fence and landscape.



Aerial photo with gate locations. Except for Alpha Road and main entrance, all pathways are for maintenance and/or carts only.



NO reported traffic incidents on Alpha Road between Hillcrest and Preston for last 12 months.



We respectfully request your approval.

- Our requests meet the relevant standards.
- Not only is there no “adverse” impact on neighboring properties, this project will greatly enhance and beautify the look on both sides of Alpha Road, for the entire community’s benefit.
- There also will in no way be any hazardous traffic condition as a result of this – this is the same access configuration as has existed for about forty years.
- We ask that the stone columns be allowed to move somewhat in either direction to accommodate soil conditions and changes in grade.
- Thank you very much.



11-29
Google



Red zone - Non-driveway gates (carts, utility, maintenance access, etc.)

Main Gate (only public entry)

Locked gate - Trash

R-1/2AC(A)

REVIEW COMMENT SHEET
BOARD OF ADJUSTMENT
HEARING OF NOVEMBER 15, 2022 (A)

Has no objections

Has no objections if certain conditions
are met (see comments below or attached)

Recommends denial
(see comments below or attached)

No comments

BDA 212-107(OA)

BDA 212-109(OA)

BDA 212-111(OA)

BDA 212-112(OA)

COMMENTS:

David Nevarez, PE, PTOE, DEV - Engineering

Name/Title/Department

10/31/2022

Date

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

FILE NUMBER: BDA212-112(OA)

BUILDING OFFICIAL'S REPORT: BDA212-112. Application of Jackson Walker L.L.P. represented by Jonathan Vinson for a special exception to the fence height regulations, and special exception to the visibility obstruction regulations, and special exception to the fence standards regulations at 6625 ALPHA RD. This property is more fully described as 76.165 acre parcel in Block 7421 and is zoned R-1/2ac(A), which limits the height of a fence in the front yard to 4 feet, and requires a fence panel with a surface area that is less than 50 percent open may not be located less than 5 feet from the lot line, and requires a 20 foot visibility triangle at driveway approaches. The applicant proposes to construct an 6 foot 9 inch high fence in a required front yard, which will require a 2 foot 9 inch special exception to the fence regulations, and proposes to construct a fence in a required front yard with a fence panel less than 5 feet from the front lot line, which will require a special exception to the fence regulations, and proposes to construct a nonresidential structure in a required visibility obstruction triangle, which will require a special exception to the visibility obstruction regulation..

LOCATION: 6525 Alpha Road

APPLICANT: Jackson Walker L.L.P
represented by Jonathan Vinson

REQUESTS:

The following requests have been made on a site that is developed with a Golf Club (Northwood Club):

1. A request for a special exception to the fence standards regulations related to the maximum fence height of four feet is made to replace an existing chain-link fence and maintain up to six-foot nine-inch-high solid metal panels with an open wrought iron appearance fence with stone columns and five gates within the site's front yard.
2. A request for a special exception to the fence standards regulations related to fence panels with a surface area that is less than 50 percent open and less than five feet from the front lot line is made to construct and maintain the six-foot nine-inch-high solid metal panels with an open wrought iron appearance fence with stone columns and five gates less than five feet from the front lot line.
3. A request for a special exception to the visual obstruction regulations is made to locate and maintain portions of the six-foot-nine-inch-high solid metal panels with an open wrought iron appearance fence with stone columns and five gates within the

20-foot visibility triangles at the intersection of street and drive approaches into the site from Alpha Road.

STANDARD FOR A SPECIAL EXCEPTION TO FENCE STANDARDS REGULATIONS:

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

STANDARD FOR A SPECIAL EXCEPTION TO THE VISUAL OBSTRUCTION REGULATIONS:

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

STAFF RECOMMENDATION (fence standards regulations):

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

STAFF RECOMMENDATION (visual obstruction regulations):

No staff recommendation is made on this or any request for a special exception to the visual obstruction regulations since the basis for this type of appeal is when in the opinion of the board, the item will not constitute a traffic hazard. However, staff does provide a technical opinion to assist in the board's decision-making.

The Sustainable Development and Construction Senior Engineer reviewed the proposed obstructions for the fence and has no objections of the requests.

BACKGROUND INFORMATION:

Zoning:

- Site: R-1/2ac(A) (Single Family District)
- North: R-1/2ac(A) (Single Family District)
- South: R-1/2ac(A) (Single Family District)
- East: R-1/2ac(A) (Single Family District)
- West: R-1/2ac (A) (Single Family District)

Land Use:

The subject site is developed with Golf Club (Northwood Club). The areas to the north, east, south, and west are developed with single family uses.

Zoning/BDA History:

There have not been any recent related board or zoning cases recorded in the vicinity of the subject site within the last five years.

GENERAL FACTS/STAFF ANALYSIS (fence standards special exceptions):

The requests for special exceptions to the fence standards regulations on a site developed with a with a Golf Club (Northwood Club) focus on:

1. Replacing and maintaining up to six-foot nine-inch-high fence with solid metal panels that represent an open wrought iron appearance fence with stone columns and five gates within the site's front yard: and,
2. Constructing/maintaining the six-foot nine-inch-high fence with solid metal panels that represent an open wrought iron appearance fence with stone columns and five gates in the site's front yard.

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. Note that the Golf Club is located within R-1/2ac(A) Single Family Zoning District. 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 and that no fence panel having less than 50 percent open surface area may be located less than five feet from the front lot line. This District which requires a 40-foot front yard setback.

The applicant has submitted a site plan and elevation of the proposed fence. The site plan and elevation represent a fence that is over four feet in height (six-foot nine-inch-high fence with solid metal panels that represent an open wrought iron appearance fence with stone columns and five gates) in the site's required front yards.

- The following additional information was gleaned from the submitted site plan:
 - The proposed fence is approximately 2000 feet in length parallel to Alpha Road in the required front yard.
 - The minimum distance between the proposed fence and the pavement line is approximately 3 feet 5 inches.

The Development Services Department Senior Planner conducted a field visit of the site and the surrounding area and notice two other fences that appeared to be above four feet in height and located in a front yard setback. These existing fences have no recorded BDA history within the last five years.

As of November 4, 2022, no letters have been received in opposition or support of this request.

The applicant has the burden of proof in establishing that the special exceptions to the fence standards regulations related to height (six-foot nine-inch-high fence with solid metal panels that represent an open wrought iron appearance fence with stone columns and five gates in the site's front yard) and related to a fence with panels with surface areas less than 50 percent open within five feet of the front lot line will not adversely affect neighboring property.

Granting these special exceptions with a condition imposed that the applicant complies with the submitted site plan and elevation would require the proposed fence, which exceeds four feet in height in the front yard setback and with fence panels with surface areas less than 50 percent open within five feet of the front lot line, to be constructed and maintained in the location, heights, and materials as shown on these documents.

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

These requests for special exceptions to the visual obstruction regulations focus on constructing and maintaining portions of a six-foot-nine-inch-high solid metal panels with an open wrought iron appearance fence with stone columns and five gates with in the required 20-foot visibility triangle at the intersection of street and drive approaches into the site from Alpha Road.

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 applicant is requesting special exceptions to the visual obstruction regulations for the 10 required 20-foot visibility triangles on each side of the driveway into the site on Alpha Road.

The applicant submitted a site plan and elevation indicating portions of a six-foot-nine-inch-high solid metal panels with an open wrought iron appearance fence with stone columns and five gates within the 20' visibility triangle located on each side of the driveway into the site on Alpha Road.

The Sustainable Development Department Senior Engineer has submitted a review comment sheet marked “Has no objections”.

As of November 4, 2022, no letters have been received in opposition or support of this request.

The applicant has the burden of proof in establishing how granting the requests for special exceptions to the visual obstruction regulations, to locate and maintain portions a six-foot-nine-inch-high solid metal panels with an open wrought iron appearance fence with stone columns and five gates within the required 20-foot visibility triangle at the driveway approaches do not constitute a traffic hazard.

Granting these special exceptions with a condition imposed that the applicant complies with the submitted site plan and elevation would require the fence exceeding four-feet-in-height in the front yard setback and all visual obstructions to be constructed in the locations and heights as shown on these documents.

Timeline:

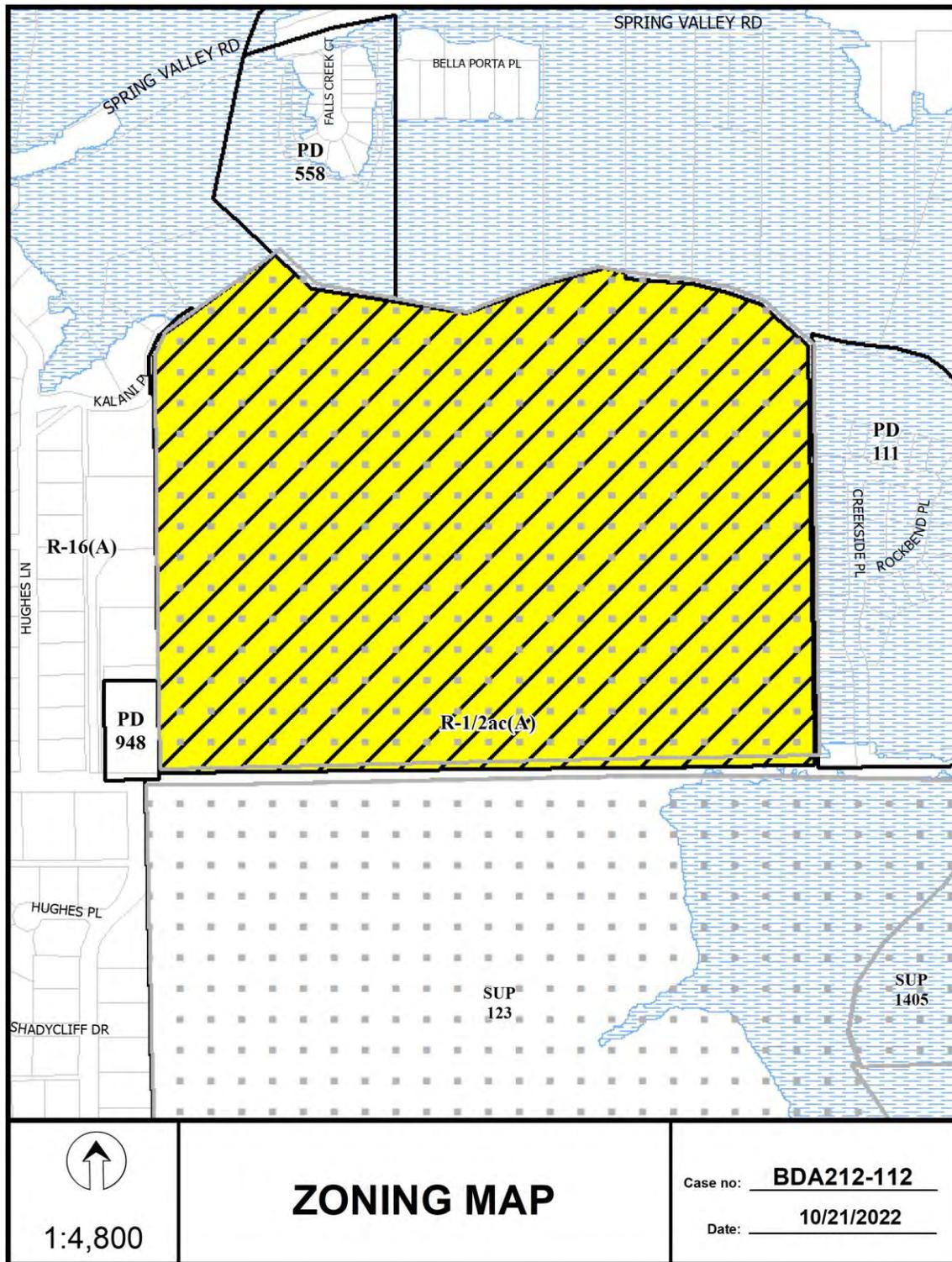
September 14, 2022: The applicant submitted an “Application/Appeal to the Board of Adjustment” and related documents which have been included as part of this case report.

October 13, 2022: The Board of Adjustment Secretary assigned this case to Board of Adjustment Panel A.

October 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 October 24th deadline to submit additional evidence for staff to factor into their analysis; and the November 4th 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, 2022: The applicant submitted additional information to staff beyond what was submitted with the original application (**Attachment A**).
- October 27, 2022: The Board of Adjustment staff review team meeting was held regarding this request and the others scheduled for the November public hearings. Review team members in attendance included the Development Services Assistant Director, the Board of Adjustment Chief Planner/Board Administrator, The Development Services Chief Planner, Development Service Chief Planner, the Building Inspection Senior Plans Examiner/Development Code Specialist, the Transportation Development Services Senior Engineer, Development Services Board of Adjustment Senior Planner, and the Assistant City Attorney to the Board.
- October 31, 2022: The Sustainable Development and Construction Senior Engineer submitted a review comment sheet (**Attachment B**).



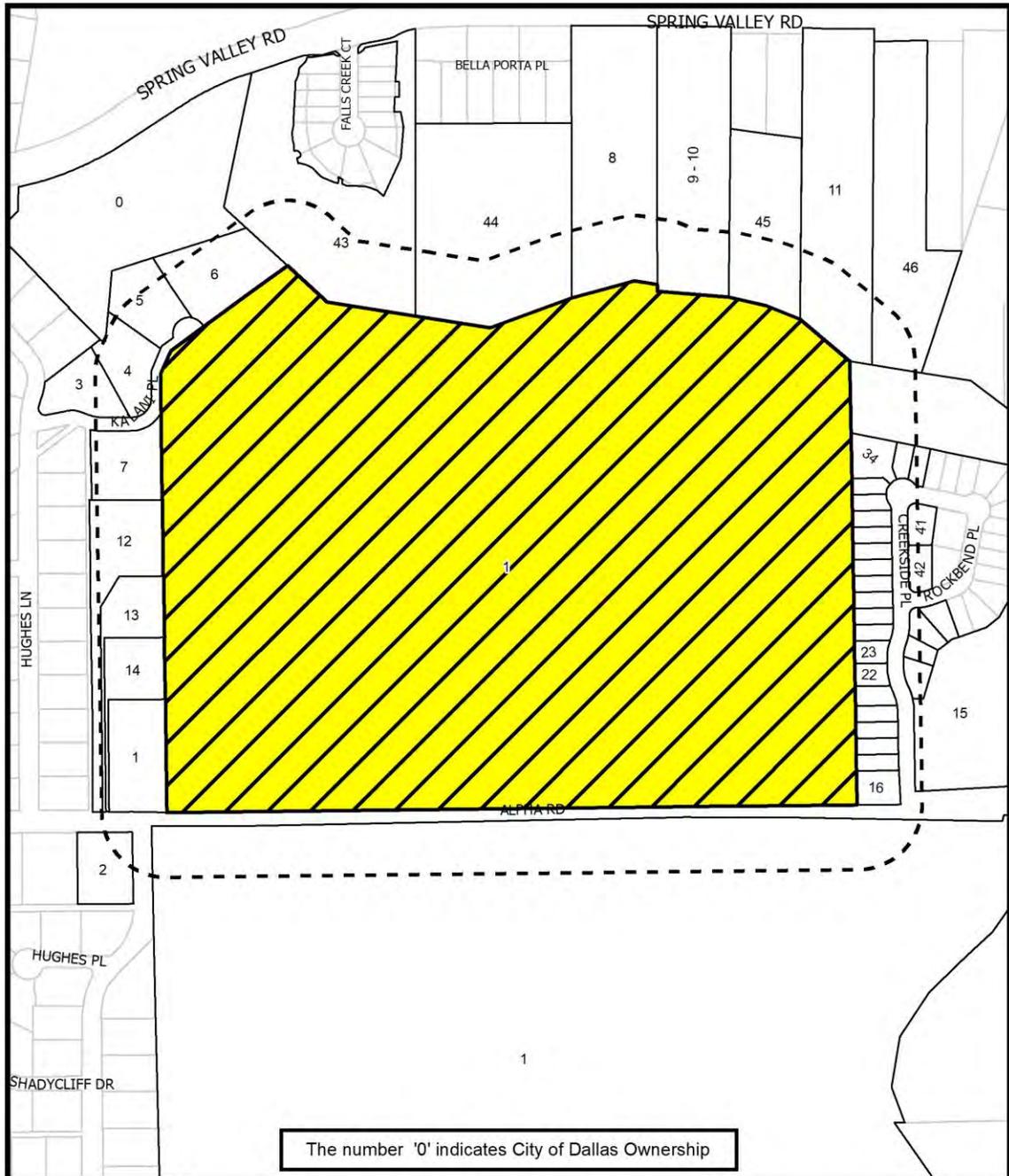


1:4,800

AERIAL MAP

Case no: BDA212-112

Date: 10/21/2022



 1:4,800	<h2 style="text-align: center;">NOTIFICATION</h2> <table border="1" style="width: 100%;"> <tr> <td style="text-align: center;">200'</td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="text-align: center;">46</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	200'	AREA OF NOTIFICATION	46	NUMBER OF PROPERTY OWNERS NOTIFIED	Case no: <u> BDA212-112 </u> Date: <u> 10/21/2022 </u>
200'	AREA OF NOTIFICATION					
46	NUMBER OF PROPERTY OWNERS NOTIFIED					

10/21/2022

Notification List of Property Owners

BDA212-112

46 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	6625 ALPHA RD	NORTHWOOD CLUB
2	6266 ALPHA RD	NGUYEN ANH DUNG
3	6323 KALANI PL	WHITWORTH SCOT & ALICIA O
4	6333 KALANI PL	VANDUINEN SCOTT R & CHRISTY J
5	6343 KALANI PL	WILLINGHAM W W III &
6	6353 KALANI PL	DRAKELEY JAMES T & CAROL I
7	6322 KALANI PL	BARKLEY SUSAN E TRUST
8	6580 SPRING VALLEY RD	HOUSHMAND SHOKOOH A &
9	6616 SPRING VALLEY RD	VOGEL KEVIN ELIOT
10	6616 SPRING VALLEY RD	VOGEL ERICKA FARKAC LIFE ESTATE
11	6714 SPRING VALLEY RD	KHAN YASSER &
12	6269 ALPHA RD	HAYMANN BASIL A
13	6305 ALPHA RD	MARKS ANDREW & SANDRA HAYMANN
14	6309 ALPHA RD	HAYMANN GARY
15	900000 CREEKSIDE PL	CREEKSIDE PLACE HMOWNERS
16	13703 CREEKSIDE PL	TRIPLE M RENTALS LLC
17	13707 CREEKSIDE PL	SCHMITZ KHANUM REV TRUST
18	13711 CREEKSIDE PL	COX JOSEPH E & BETTY D
19	13715 CREEKSIDE PL	CROOK THOMAS C &
20	13719 CREEKSIDE PL	BANITCH GEORGE P & NANCY
21	13723 CREEKSIDE PL	POLLARD JOE J III
22	13727 CREEKSIDE PL	SEELIGSON JOHN M & MOLLY F
23	13731 CREEKSIDE PL	MILES JANE
24	13735 CREEKSIDE PL	GRIZZAFFI JOHN M &
25	13739 CREEKSIDE PL	WILLIAMS DON A & CHERYL D
26	13743 CREEKSIDE PL	HYDEMAN ROBERT B & JUDY R

10/21/2022

Label #	Address	Owner
27	13805 CREEKSIDE PL	CARDENAS RICHARD &
28	13809 CREEKSIDE PL	COHEN DALE JENNIFER
29	13811 CREEKSIDE PL	HOOSHYAR DINA
30	13817 CREEKSIDE PL	FIKES REVOCABLE TRUST
31	13821 CREEKSIDE PL	ALTERMAN FAMILY TRUST
32	13825 CREEKSIDE PL	KENNEDY FAM LIV TR
33	13829 CREEKSIDE PL	FOWLER JERRY S
34	13833 CREEKSIDE PL	ONEAL DONALD MICHAEL
35	13837 CREEKSIDE PL	LIVELY GERALD F & MARY J
36	13841 CREEKSIDE PL	GRADICK GROVER GENE &
37	13804 ROCKBEND PL	WRATHER ANNE MICHELLE
38	13734 CREEKSIDE PL	HAAS KENNETH & MARUCA
39	13730 CREEKSIDE PL	DOWDLE DON MICHAEL JR &
40	13726 CREEKSIDE PL	HASTINGS JOHN B & LEE
41	13846 CREEKSIDE PL	HERNDON THOMAS MCCALL
42	13805 ROCKBEND PL	NASH SUZANNE SEELIGSON
43	1 SPRING VALLEY RD	SPRING VALLEY FALLS LP
44	2 SPRING VALLEY RD	DAVINCI ESTATES LP
45	6590 SPRING VALLEY RD	FLEEGER FAMILY FIRST LP &
46	6718 SPRING VALLEY RD	REID WILLIAM KEITH &



City of Dallas

APPLICATION/APPEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 212-112

Date: 9/8/22

Data Relative to Subject Property:

Location address: 6625 Alpha Road, Dallas, TX 75240 Zoning District: R 1/2 AC (SUP 123)

Lot No.: Unplatted Block No.: 7421 Acreage: 76.175 Census Tract: 136.08

Street Frontage (in Feet): 1) 2120 Alpha Rd. 2) _____ 3) _____ 4) _____ 5) _____

To the Honorable Board of Adjustment :

Owner of Property (per Warranty Deed): Northwood Club

Applicant: Jackson Walker LLP/Jonathan G. Vinson Telephone: 214-953-5941

Mailing Address: 2323 Ross Avenue, Suite 600, Dallas, TX Zip Code: 75201

E-mail Address: jvinson@jw.com

Represented by: Jonathan G. Vinson Telephone: 214-953-5941

Mailing Address: 2323 Ross Avenue, Dallas, TX Zip Code: 75201

E-mail Address: jvinson@jw.com

Affirm that an appeal has been made for a Variance 6'6", or Special Exception X, of 2.5 (2'6") of ~~two (2) feet~~ for a six (6) foot metal fence with stone columns and stone wall in front yard set back in same location of existing forty (40) year old +/- chain link fence. Visibility triangles (45 & 20), 50% opacity

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: In accordance with Sec. 51A-4.602(d)(11), the requested special exception will in no way adversely affect any neighboring property, and in fact will enhance the site and benefit the area, including neighboring property.

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

Affidavit

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

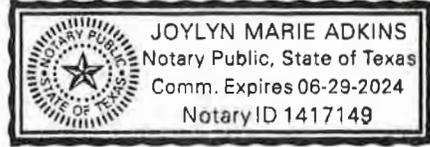
who on (his/her) oath certifies that the above statements are true and correct to his/her best knowledge and that he/she is the owner/or principal/or authorized representative of the subject property.

Respectfully submitted: Jonathan G. Vinson (Affiant/Applicant's signature)

Subscribed and sworn to before me this 7th day of September, 2022

Joylyn Marie Adkins Notary Public in and for Dallas County, Texas

(Rev 08-01-11)



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 JACKSON WALKER L.L.P.
represented by Jonathan Vinson
did submit a request for a special exception to the fence height regulations, and for a special
exception to the fence standards regulations, and for a special exception to
the visibility obstruction regulations
at 6625 Alpha Road (North)

BDA212-112. Application of JACKSON WALKER L.L.P. represented by Jonathan Vinson for a special exception to the fence height regulations, and special exception to the visibility obstruction regulations, and special exception to the fence standards regulations at 6625 ALPHA RD. This property is more fully described as 76.165 acre parcel in Block 7421 and is zoned R-1/2ac(A), which limits the height of a fence in the front yard to 4 feet, and requires a fence panel with a surface area that is less than 50 percent open may not be located less than 5 feet from the lot line, and requires a 20 foot visibility triangle at driveway approaches. The applicant proposes to construct an 6 foot 9 inch high fence in a required front yard, which will require a 2 foot 9 inch special exception to the fence regulations, and proposes to construct a fence in a required front yard with a fence panel less than 5 feet from the front lot line, which will require a special exception to the fence regulations, and proposes to construct a nonresidential structure in a required visibility obstruction triangle, which will require a special exception to the visibility obstruction regulations.

Sincerely,


David Session, Building Official



CITY OF DALLAS

AFFIDAVIT

Appeal number: BDA 212-112

I, Northwood Club, Owner of the subject property
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 6625 Alpha Road, Dallas, TX 75240
(Address of property as stated on application)

Authorize: Jackson Walker, LLP/Jonathan G. Vinson
(Applicant's name as stated on application)

To pursue an appeal to the City of Dallas Zoning Board of Adjustment for the following request(s)

- Variance (specify below)
- Special Exception (specify below)

Other Appeal (specify below)
2.5 (2'6") 6.5 (6'6")
Specify: Special Exception of ~~two (2)~~ feet to allow ~~six (6)~~ foot fence height in required front yard.

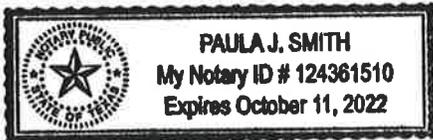
Northwood Club by:
Jon D. Davis, General Manager/COO
Print name of property owner or registered agent
Date 9/9/2022

[Signature]
Signature of property owner or registered agent

Before me, the undersigned, on this day personally appeared Jon D. Davis

Who on his/her oath certifies that the above statements are true and correct to his/her best knowledge.

Subscribed and sworn to before me this 6th day of September, 2022



[Signature]
Notary Public for Dallas County, Texas
Commission expires on 10/11/22

City of Dallas

Internal Development Research Site

Legend

Locate Property

Search by:

GIS Account #

Locate

OR

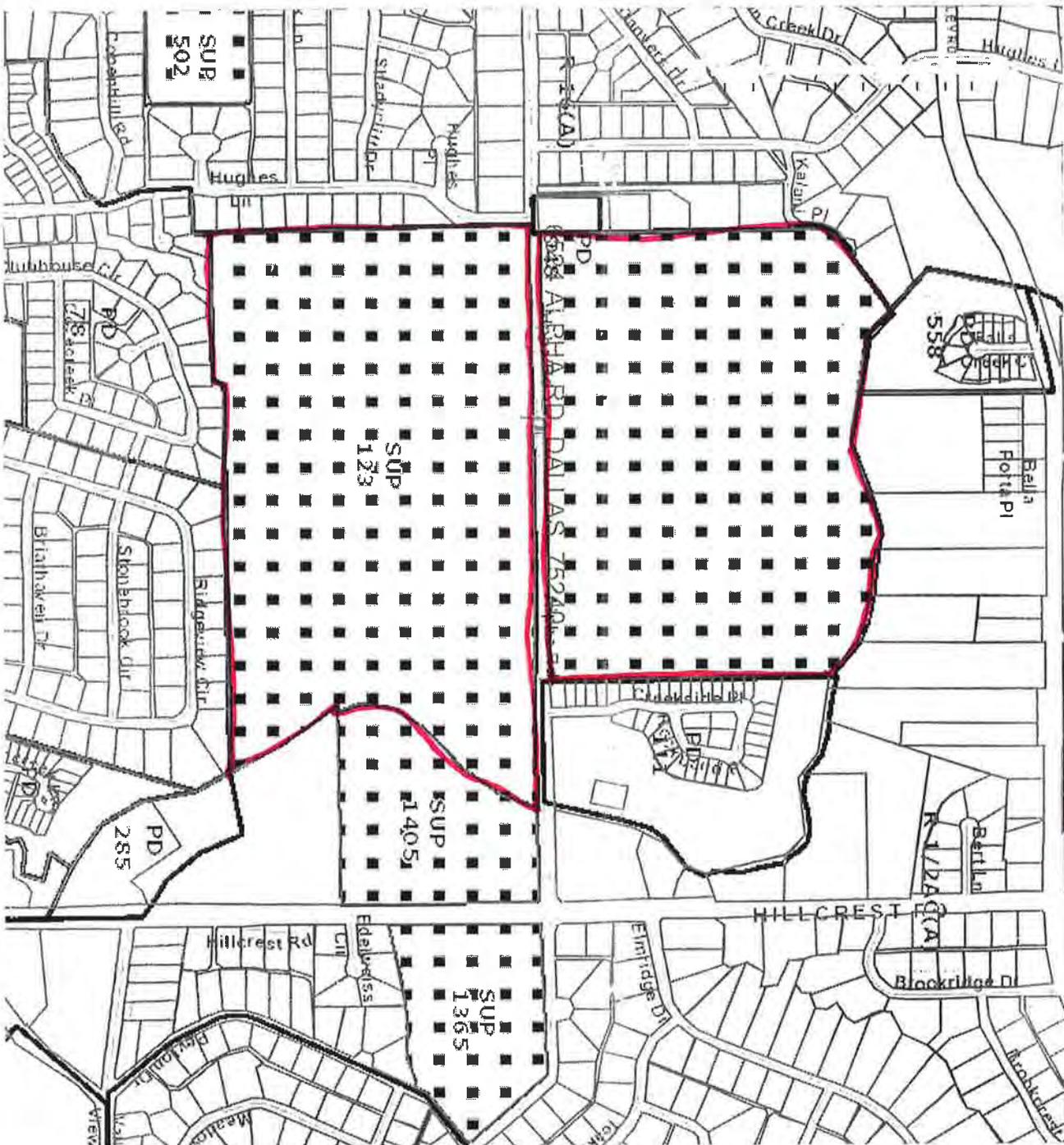
Street address.
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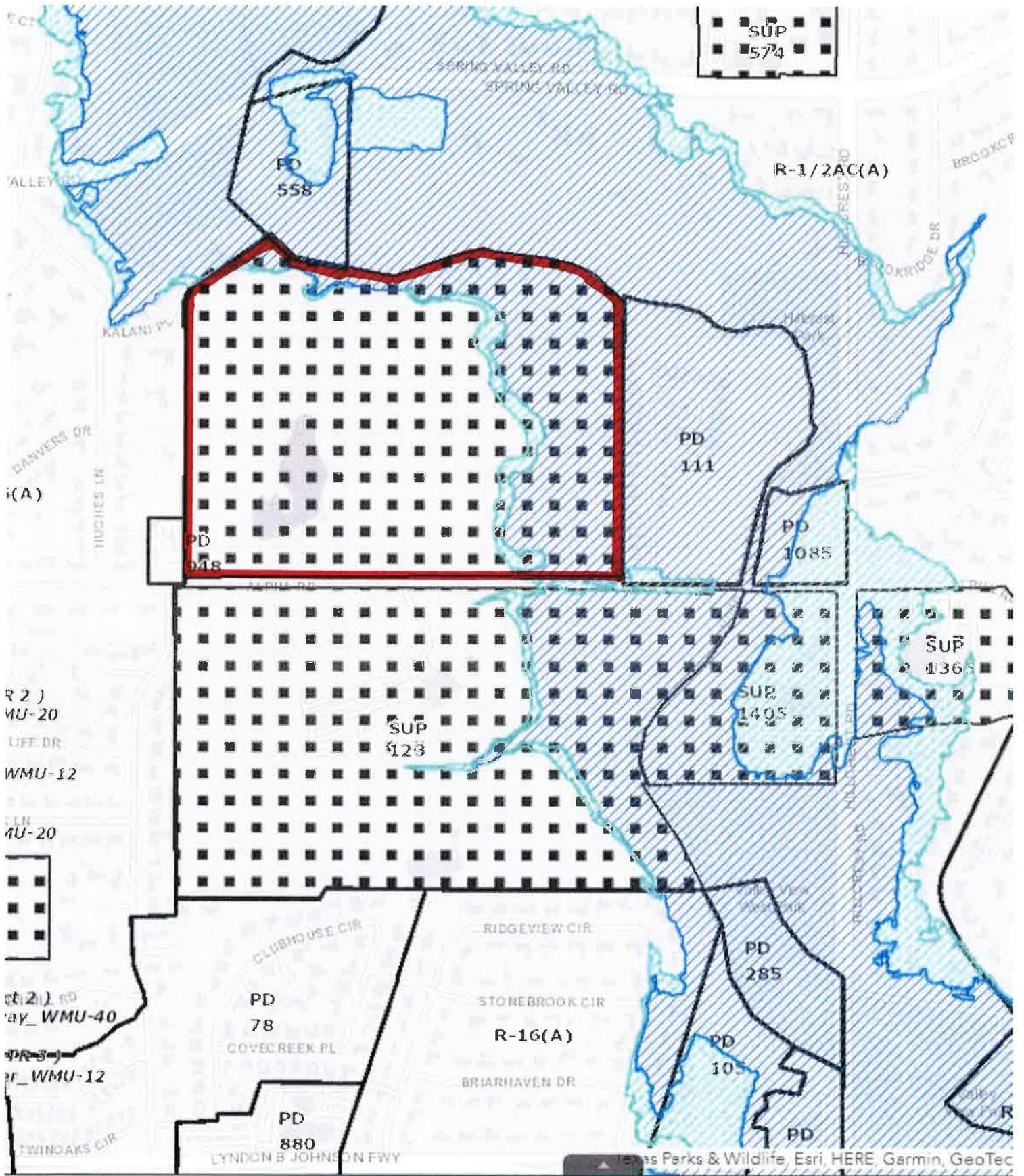
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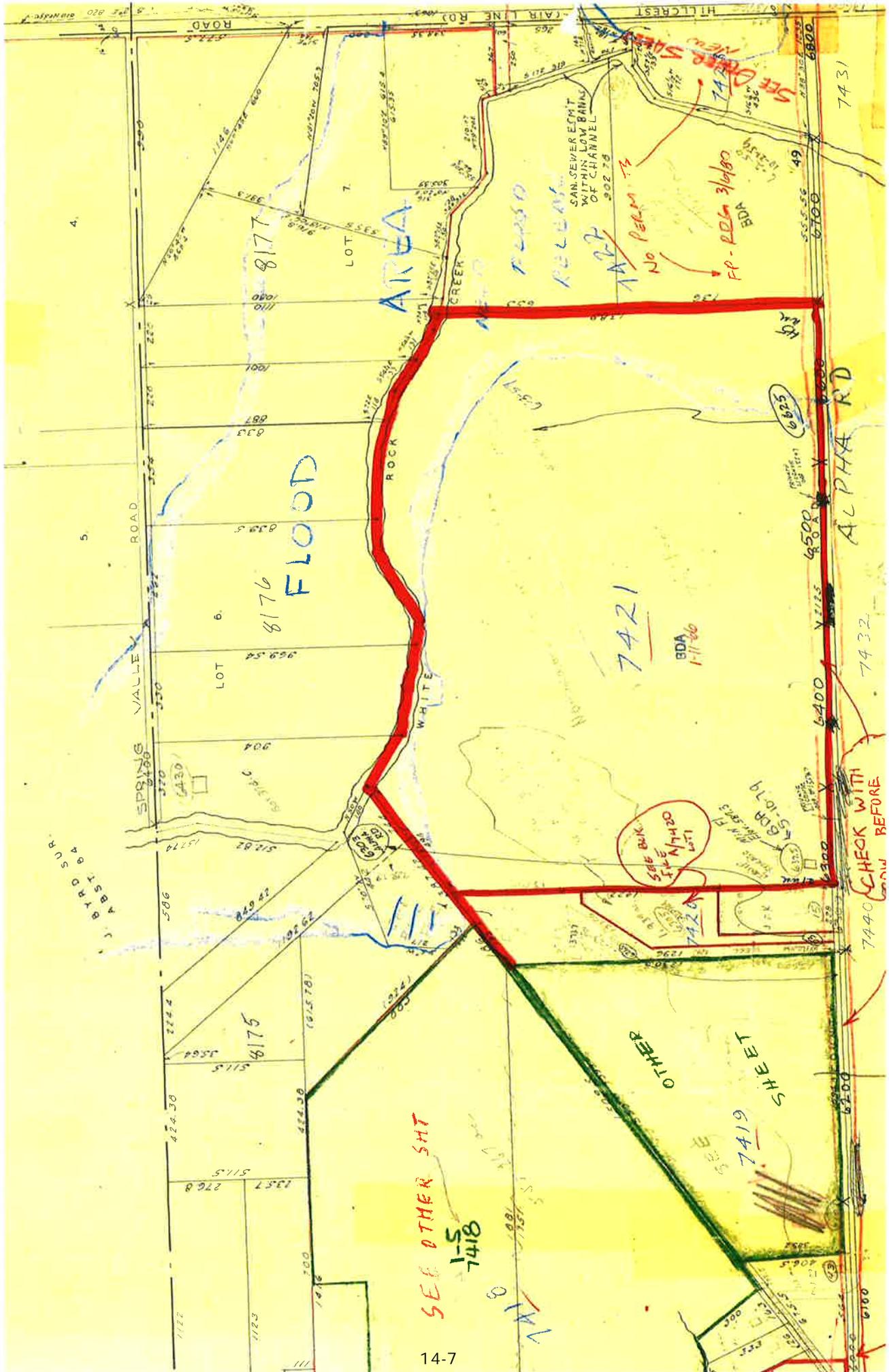
OR

Parcel address.
Use street type for better re

Locate







14-7

SEE OTHER SHT
1-5
7418

FLOOD AREA

RELEASE MAP

No PERM IS
PP-REG 3/10/80

CHECK WITH OWNER BEFORE

SEE BOOK FILE #4420

7421

7419

ALPHA RD

AREA

WHITE CREEK

ROCK CREEK

SPRING VALLEY ROAD

OTHER

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Posting of Notification Sign

Address: 6625 Alpha Rd., Dallas, TX 75240

Appeal Number: BDA 212-112

All required notification signs must be posted on the property within fourteen (14) days after an application has been made, prior to the Board of Adjustment Hearing, and not be removed until the hearing ends.

The sign must be posted at a prominent location adjacent to the public street, evenly spaced along each frontage, and easily visible from the street. Failure to properly post the sign(s) may result in either a postponement or denial of the appeal.

All required notification signs have been received. One sign is required for each 500 feet or less of frontage, or every tract of five (5) acres or less, with a maximum of five (5) signs required. The cost of each sign is \$10.00.

Footage of each street frontage: 2000 L.F. Along Alpha Rd.

Number of acres: 76.1651

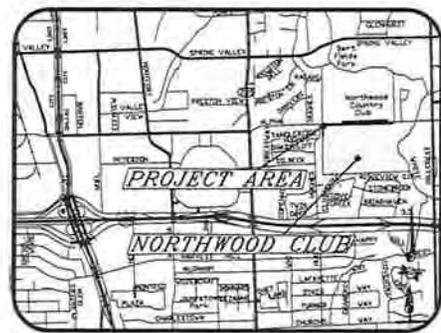
Number of signs received: _____

Vm
Signature of applicant or person receiving signs

Date

CONSTRUCTION PLANS
 FOR
NORTHWOOD CLUB
FENCE AND STONE COLUMN LOCATIONS
 BLOCK 7432

OWNER
 NORTHWOOD CLUB
 C/O MR. JON DAVIS
 6524 ALPHA ROAD
 DALLAS, TEXAS 75240
 (972) 239 -1366



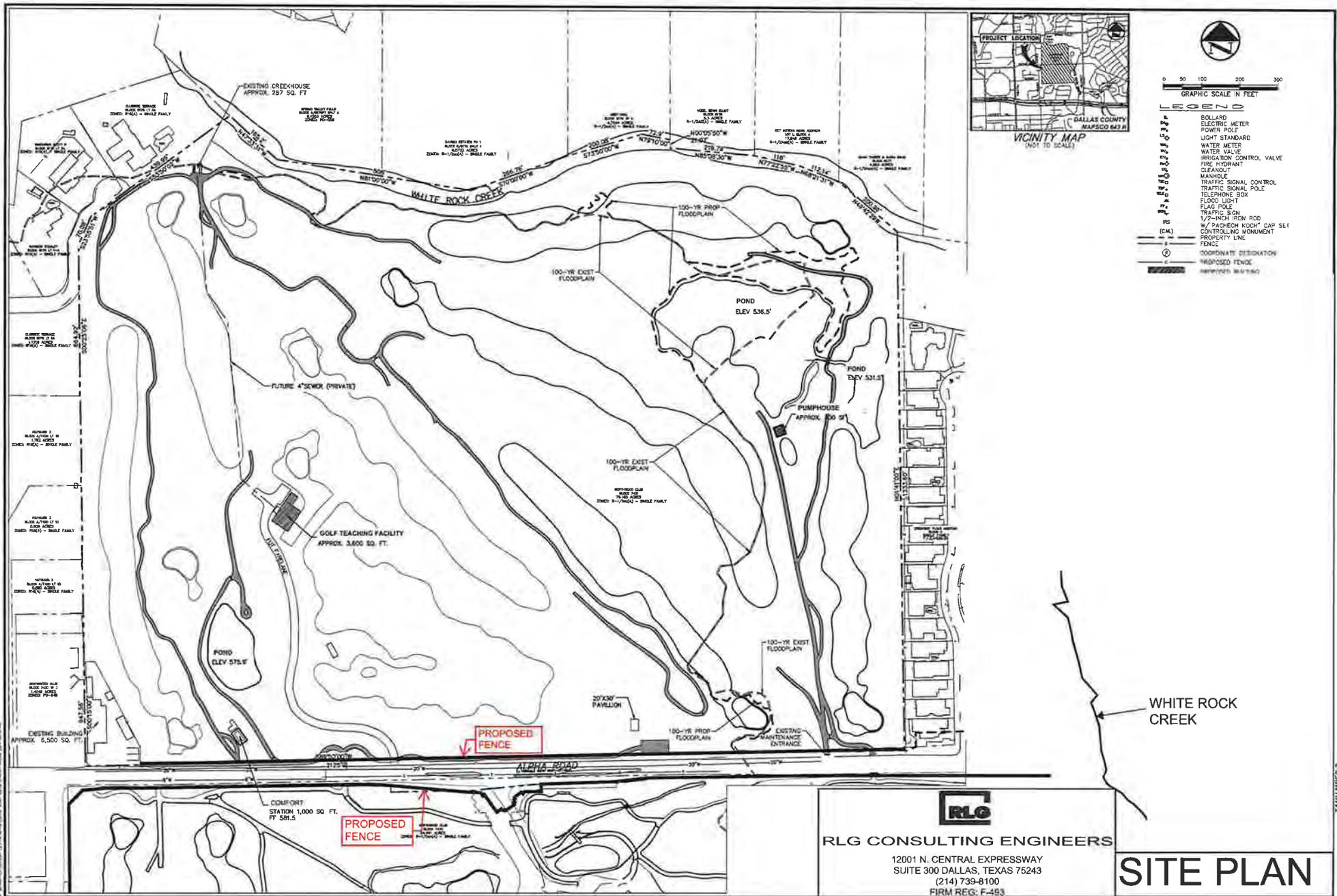
Vicinity Map
 MAPSCO, T523
 NOT TO SCALE

Sheet List Table	
C1	FENCE AND STONE COLUMN LOCATIONS
C2	FENCE AND STONE COLUMN LOCATIONS
C3	FENCE AND STONE COLUMN LOCATIONS
C4	FENCE AND STONE COLUMN LOCATIONS
C5	FENCE AND STONE COLUMN LOCATIONS
C6	FENCE AND STONE COLUMN LOCATIONS
S1	FENCE AND STONE COLUMN DETAILS
S2	FENCE AND STONE COLUMN DETAILS
S3	FENCE AND STONE COLUMN DETAILS

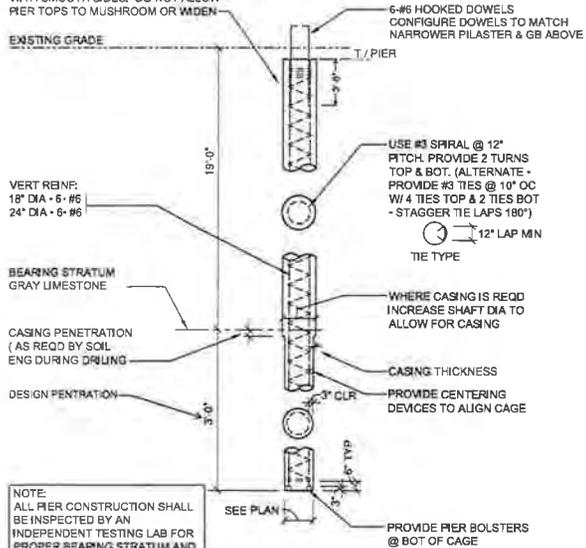


RLG CONSULTING ENGINEERS

12001 N. CENTRAL EXPRESSWAY
 SUITE 300 DALLAS, TEXAS 75243
 (214) 739-8100
 FIRM REG: F-493
 STUART MARKUSSEN
 SMARKUSSEN@RLGINC.COM



PROVIDE PIER TOP FORM WHERE EXCAVATION AND CONSTRUCTION TECHNIQUES DO NOT ALLOW THE TOP OF PIER TO BE OF UNIFORM SHAPE WITH SMOOTH SIDES. DO NOT ALLOW PIER TOPS TO MUSHROOM OR WIDEN



NOTE:
ALL PIER CONSTRUCTION SHALL BE INSPECTED BY AN INDEPENDENT TESTING LAB FOR PROPER BEARING STRATUM AND FOR CONFORMANCE TO BOTH THE CONTRACT DOCUMENTS AND THE GEOTECH REPORT

01

TYP STRAIGHT SHAFT PIER

PIER FOUNDATION NOTES

- FOUNDATION DESIGN AND SUBSURFACE INFORMATION IS BASED ON GEOTECHNICAL REPORT #S415527 PREPARED BY TERRADON AND DATED DECEMBER 21, 2015
- BEARING STRATA SHOWN ON THE PIER DETAILS IS GRAY LIMESTONE
- FOUNDATION ALLOWABLE DESIGN SOIL VALUES
END BEARING = 43 ksf
SOIL FRICTION = 8.5 ksf (COMPRESSION)
4.5 ksf (TENSION)

BORING LOG NO. B-1									
PROJECT: Protection Bridge and Retaining Walls at Northwood Club					CLIENT: Northwood Club Dallas, Texas				
SITE: 6524 Alpha Road Dallas, Texas									
DEPTH (ft)	SOIL TYPE	TEST RESULTS	TEST DATE	TEST NO.	TEST TYPE	TEST RESULT	TEST DATE	TEST NO.	TEST TYPE
0-10	2.5 (P)			18	32/18/17				
10-15	4.5 (P)			19	32/18/17				
15-20	4.5 (P)			19	32/18/17				
20-25	2.5 (P)			19	32/18/17				
25-30	3.0 (P)			19	32/18/17				

CONCRETE NOTES

- ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE AD 219-PIER REINFORCING BUILDING CODE.
- CONCRETE IN THE FOLLOWING AREAS SHALL HAVE SAND AND GRAVEL OR CRUSHED STONE AGGREGATES AND THE DESIGNATED COMPRESSIVE STRENGTH IN 28 DAYS UNLESS NOTED OTHERWISE. NORMAL WEIGHT AGGREGATES SHALL CONFORM TO ASTM C33.
ALL CONCRETE = FC-3,000 PSI
- CONCRETE PROTECTION FOR REINFORCEMENT SHALL BE AS FOLLOWS REFER TO AQ 318 - SECTION 7.7 FOR CONDITIONS NOT NOTED.
PIER = 3"
GRADE BEAM = 1 1/2" TOP
2" BEES
3" BOTTOM
SLABS-ON-GRADE = 3" BOTTOM
SLABS-ON-METAL DECK = 1" TOP
CENTERED
COLUMNS = 1 1/2"
SLABS ABOVE GRADE = 3/4"
BEAMS ABOVE GRADE = 1 1/2"
- MAXIMUM NOMINAL COARSE AGGREGATE SIZE SHALL BE 1 1/2" MAX FOR PIERS AND 1" MAX TYPICAL UNLESS NOTED OTHERWISE.
- CONCRETE SLUMPS SHALL BE AS FOLLOWS:
SLAB ON METAL DECK = 4" MAX 3" MIN
PIERS = 7" MAX 5" MIN
CONCRETE CONTAINING WIRE = 12" MAX
ALL OTHER CONCRETE = 5" MAX 2" MIN
- CONCRETE EXPOSED TO WEATHER SHALL BE APPROPRIATE AS FOLLOWS:
3/4" NOMINAL AGGREGATE SIZE = 4% TO 8%
1" NOMINAL AGGREGATE SIZE = 3.5% TO 6.5%
1 1/2" NOMINAL AGGREGATE SIZE = 3% TO 6%
- ALL GRADE BEAMS, CAST IN PLACE WALLS AND PIER CAPS SHALL BE FORMED ON SIDES. ALL ELEMENTS OF THE FORMS, FORMWORK BRACING AND SHORING SHALL CONSIST OF WOOD, METAL OR OTHER MANUFACTURED PRODUCTS AS SPECIFIED. EARTH MAY NOT BE USED AS A FORM, EITHER DIRECTLY OR INDIRECTLY, WHETHER EARTH TRENCHES OR EARTH TRENCHES LINED WITH ANOTHER MATERIAL ARE ACCEPTABLE.
- GRADE BEAMS, PIER CAPS, STRUCTURAL SLABS AND WALLS SHALL BE POURED ON WAX IMPREGNATED CORRUGATED FIBER CARTON FORMS. SIZE AND SHAPE OF FORMS SHALL BE AS FOLLOWS:
A. GRADE BEAM: RECTANGULAR FORMS 8" DEEP, MATCHING BEAM WIDTH WITH SIDE SCAL RETAINERS.
B. CAST IN PLACE WALLS AND PIER CAPS: RECTANGULAR FORMS MATCHING THE WALL OR CAP WIDTH 8" DEEP WITH SIDE RETAINERS.
VOIDS THAT ABUT PIERS SHALL PROPERLY VOID THE CIRCULAR EDGE WITH PRE-MANUFACTURED, SEALED VOID FORMS WITH CURVED, RADIAL VERTICAL EDGES ADJACENT TO THE PIERS.
- THERE SHALL BE NO HORIZONTAL CONSTRUCTION JOINTS IN CONCRETE FOURS. ALL CONSTRUCTION JOINTS SHALL BE MADE IN THE CENTER OF SPANS WITH VERTICAL BULK HEADS. THE LOCATION OF CONSTRUCTION JOINTS SHALL BE APPROVED BY THE STRUCTURAL ENGINEER.

REINFORCING STEEL NOTES

- ALL REINFORCING STEEL SHALL BE NEW DEFORMED BILLET STEEL CONFORMING TO ASTM A615, GRADE 60.
- ALL WELDS WERE FABRIC SHALL CONFORM TO ASTM 818.
- DETAILING OF REINFORCEMENT SHALL BE IN ACCORDANCE WITH THE AD DETAILING MANUAL.
- REINFORCING BARS MAY BE SPLICED ONLY AS SHOWN ON THE DRAWINGS EXCEPT THAT REINFORCING DESIGNATED AS "CONTINUOUS" MAY BE CONTACT LAP SPLICED WITH TENSION LAP PER AQ 318 CHAPTER 12.
- FOR CONTINUOUS GRADE BEAM REINFORCING, 30 BAR DIAMETERS LAP SPICES SHALL BE MADE OVER SUPPORTS FOR BOTTOM AND AT MIDSPAN FOR TOP BARS AND INTERMEDIATE BARS. AT GRADE BEAM END SUPPORTS, TOP BARS SHALL BE HOOKED DOWN AND BOTTOM BARS SHALL BE HOOKED UP.
- PROVIDE CORNER BARS OF SAME SIZE AND QUANTITY AS CONTINUOUS TOP AND BOTTOM REINFORCING OF GRADE BEAM AT ALL GRADE BEAM CORNERS AND INTERSECTIONS.

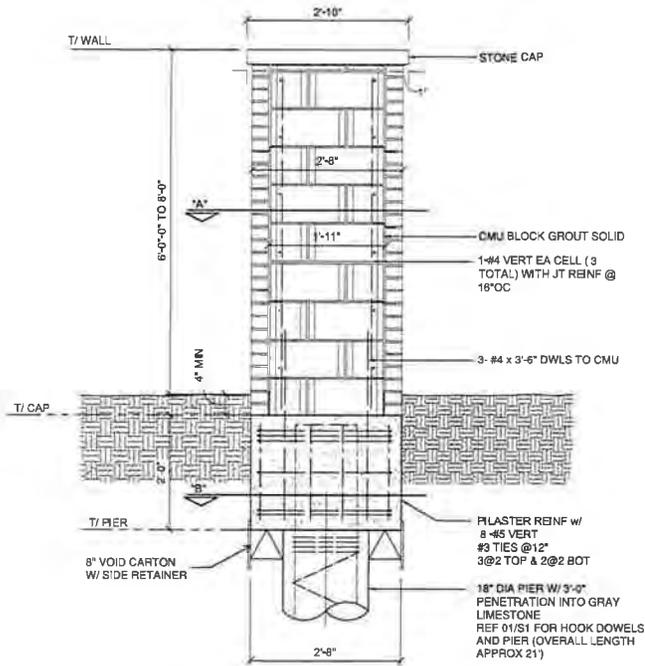
DRAWN BY: DC
06/28/22

RLG CONSULTING ENGINEERS
RLG PROJECT: 2219.064 (P2215.139)
1200 N. CENTRAL EXPRESSWAY, SUITE 300
DALLAS, TEXAS 75243 214-739-8100
www.rlginc.com EIR@rlg-e.com

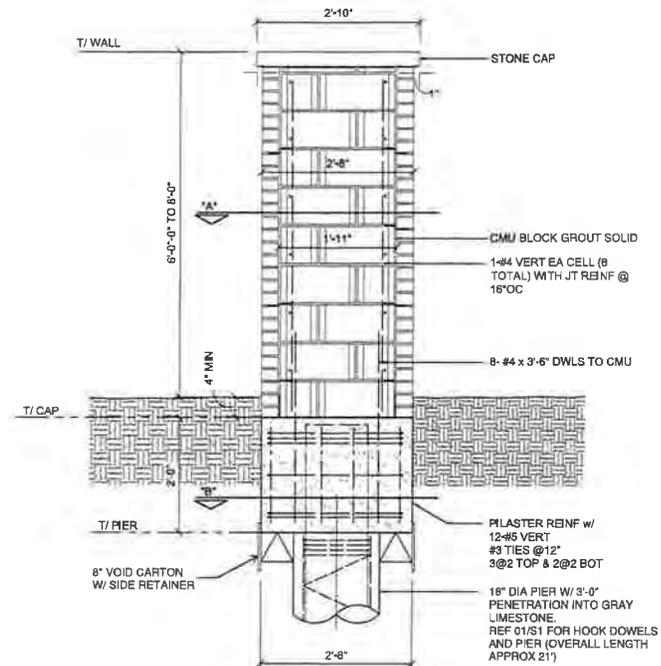
RLG
NORTHWOOD CLUB
6524 ALPHA ROAD
DALLAS, TX

DAVID A. CUMMINS
REGISTERED PROFESSIONAL ENGINEER
5/22/22

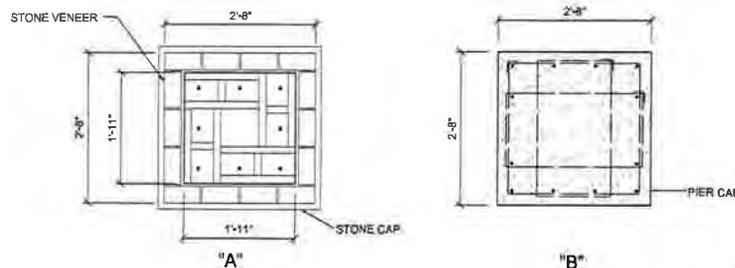
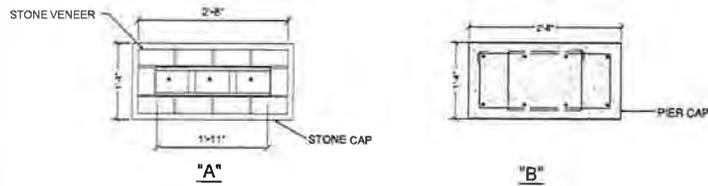
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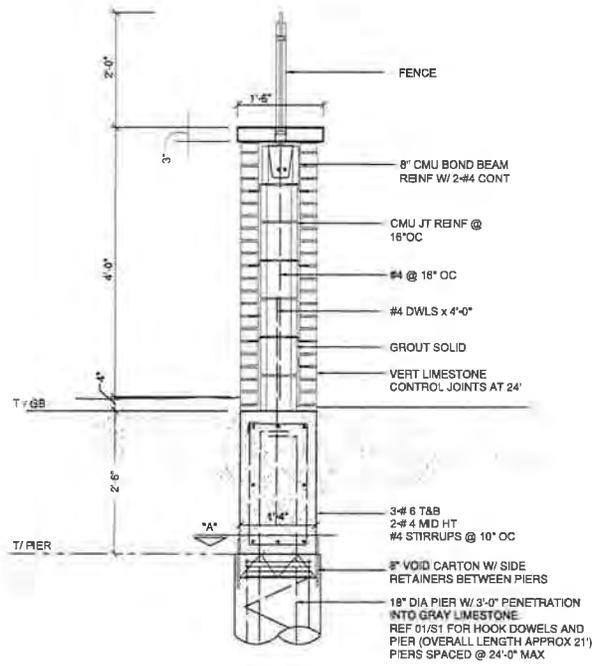
02 RECTANGULAR STONE PILASTER



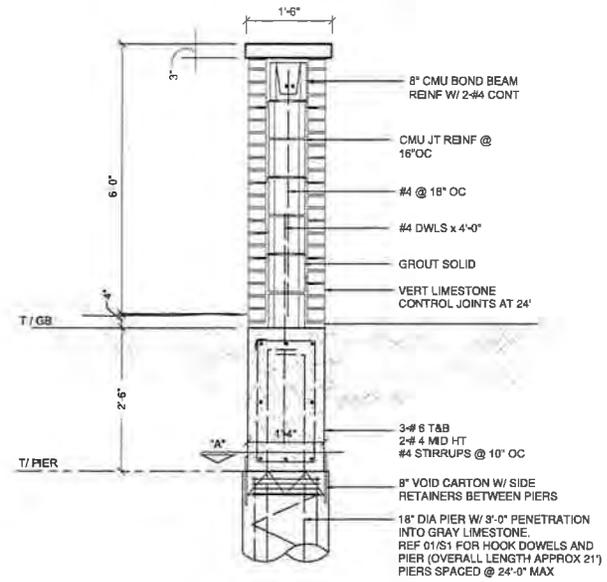
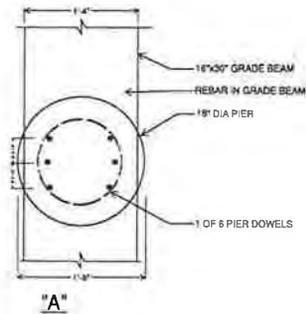
01 SQUARE STONE PILASTER



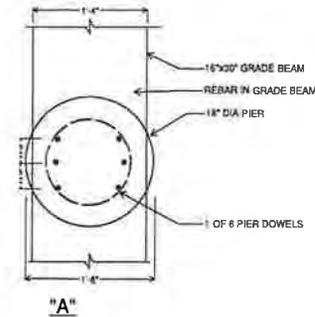
<p>RLG CONSULTING ENGINEERS RLG PROJECT: 2215 064 (P215 198) 12001 N. CENTRAL EXPRESSWAY, SUITE 300 DALLAS, TEXAS 75243 214-739-9100 www.rlginc.com EIR@rlginc.com</p>	<p>DRAWN BY: DC 06/28/22</p>
<p>RLG</p>	
<p>NORTHWOOD CLUB 6524 ALPHA ROAD DALLAS, TX</p>	
<p>DATE: _____ REVISION: _____</p>	
	<p>S2</p>



04 STONE WALL WITH FENCE



03 STONE WALL WITHOUT FENCE



DRAWN BY: DC
06/28/22

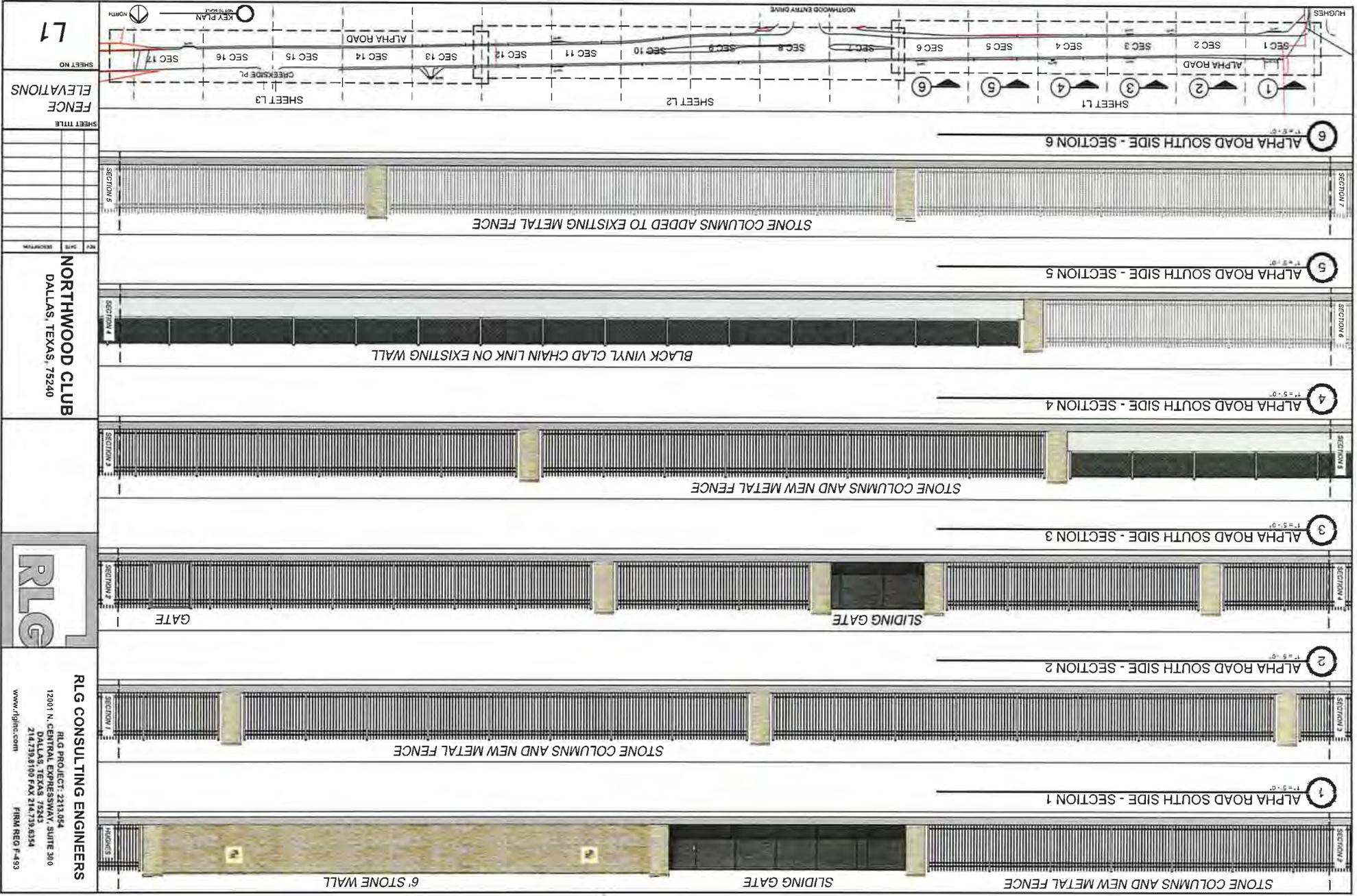
RLG CONSULTING ENGINEERS
RLG PROJECT: 2215.064 (P2215.186)
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DALLAS, TEXAS 75243 214-739-8100
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NORTHWOOD CLUB
6524 ALPHA ROAD
DALLAS, TX

DATE	REVISION

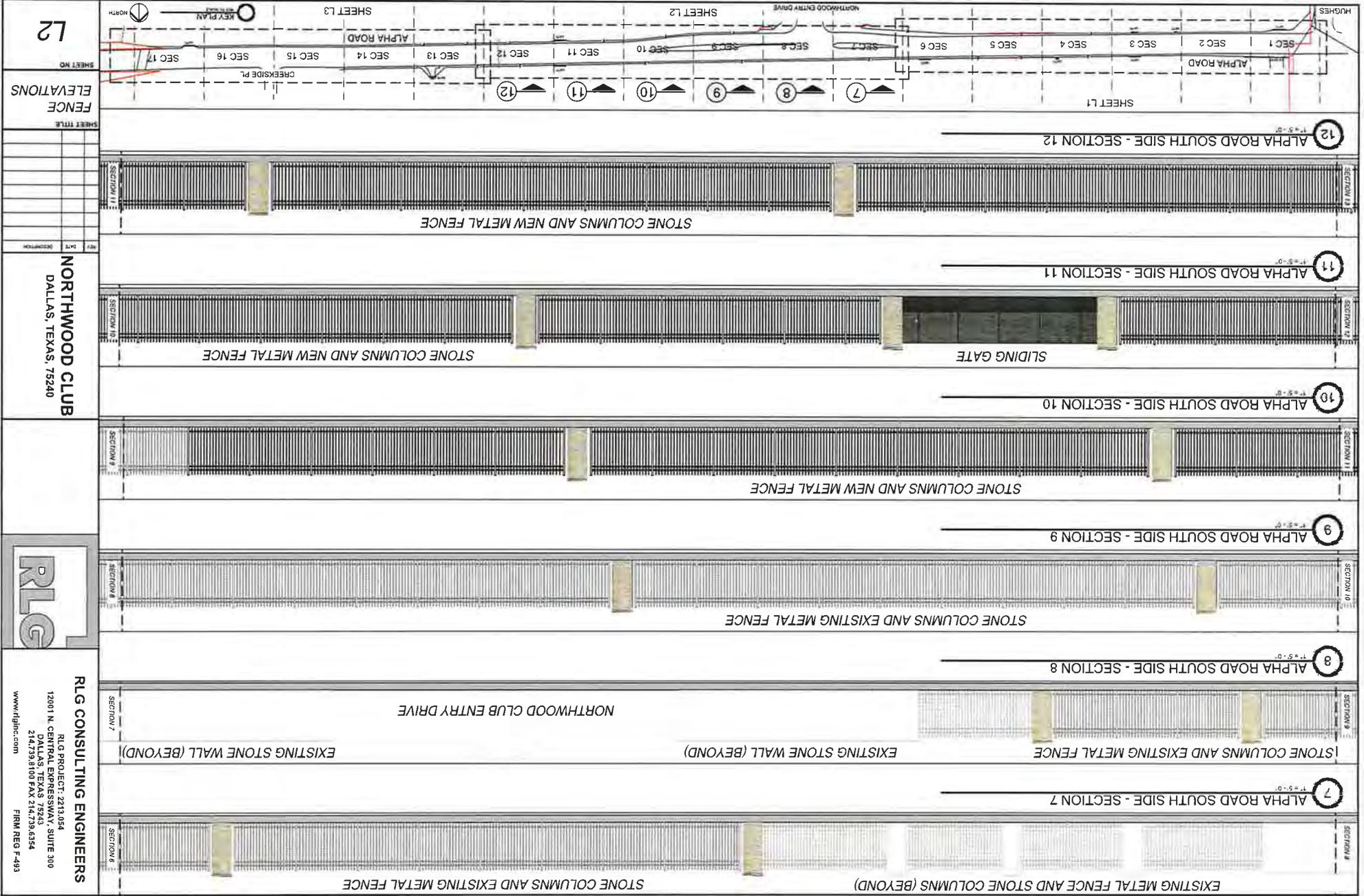
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NORTHWOOD CLUB
DALLAS, TEXAS, 75240



RLG CONSULTING ENGINEERS
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12001 N. CENTRAL EXPRESSWAY, SUITE 300
DALLAS, TEXAS 75243
214.739.8100 FAX 214.739.8354
www.rlginc.com P/BM RLG F-493

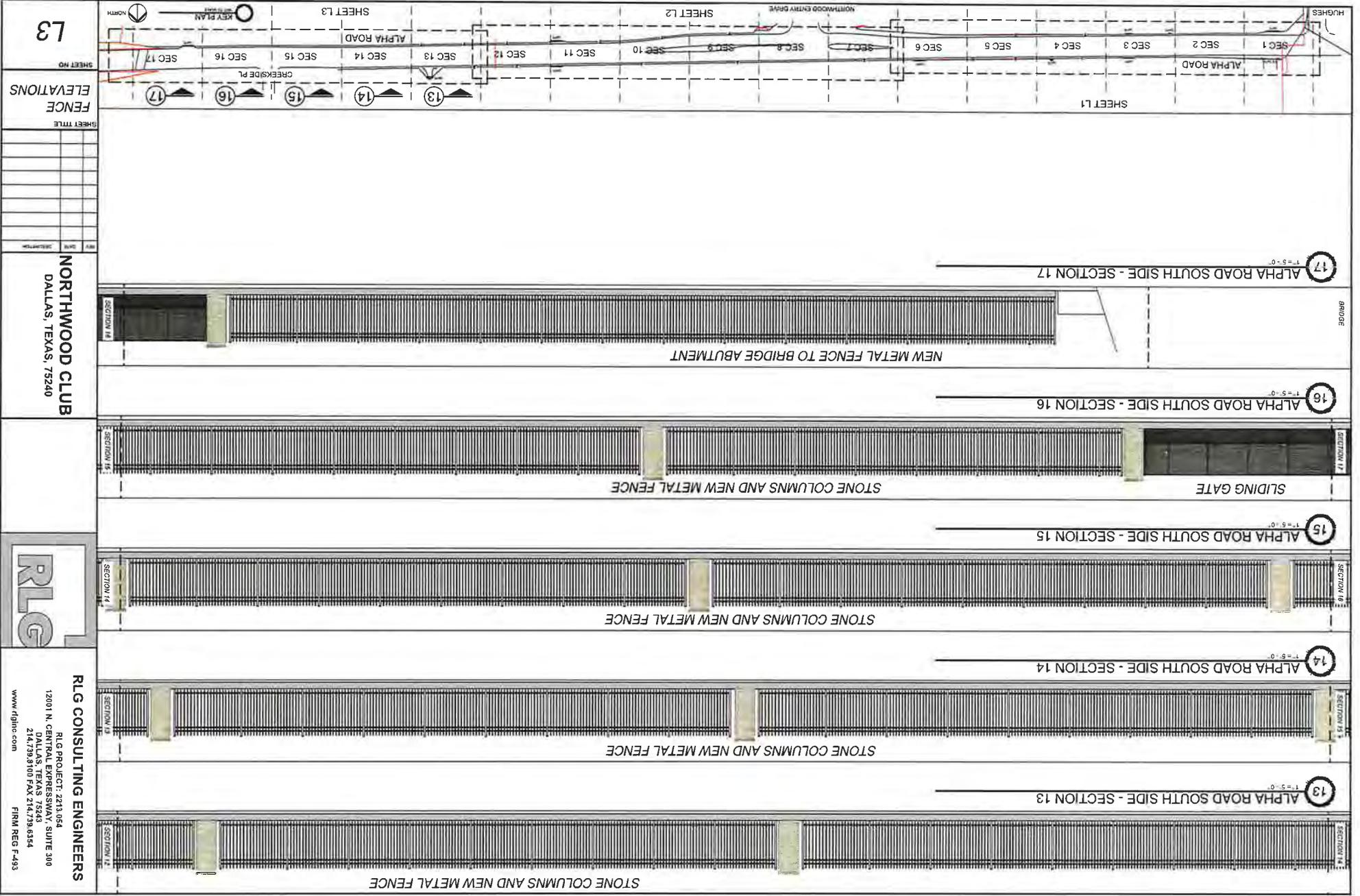


SHEET NO. **L2**
FENCE ELEVATIONS
 SHEET TITLE

NORTHWOOD CLUB
 DALLAS, TEXAS, 75240



RLG CONSULTING ENGINEERS
 RLG PROJECT: 2213.054
 12001 N. CENTRAL EXPRESSWAY, SUITE 300
 DALLAS, TEXAS 75243
 214.739.8100 FAX 214.739.6354
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73

FENCE ELEVATIONS

SHEET TITLE	NO.	DATE	DESCRIPTION

NORTHWOOD CLUB
DALLAS, TEXAS, 75240



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RLG PROJECT: 2213.054
12001 N. CENTRAL EXPRESSWAY, SUITE 300
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Jonathan G. Vinson
 (214) 953-5941 (Direct Dial)
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 jvinson@jw.com

October 24, 2022

Mr. Oscar Aguilera
 Senior Planner
 Zoning Board of Adjustment
 City of Dallas
 1500 Marilla Street, Room 5BN
 Dallas, Texas 75201

Re: BDA 212-112; 6625 Alpha Road

Dear Mr. Aguilera:

I. Introduction. We represent the Owner and Applicant, the Northwood Club, in BDA212-111. This letter is for the purpose of providing additional information to the Staff, in accordance with the 1:00 P.M. October 24 deadline, for the Staff's review team meeting. In addition, I will be providing to the Board Staff an explanatory letter and attachments, prior to the November 4 deadline, for inclusion in the Board Panel's docket, which will include detailed information for the benefit of the Board Panel. It is also important to note that this case is a companion case to BDA212-111, for 6524 Alpha Road, that portion of the Northwood Club on the north side of Alpha Road, for essentially the same requests.

II. Our Requests. As stated in the Building Official's Report, we have three requests pending, those being:

1. *A special exception to the fence height regulations (to allow up to 6 feet 9 inches, a 2 feet 9 inches special exception);*
2. *A special exception to the fence regulations regarding fence panels less than 50 percent open within five feet of the property line (this only applies for some of the fence, most of the panels will be open); and*
3. *A special exception to the visibility triangle regulations (arguably not needed, see discussion below).*

A. Our Proposed Project. These requests are being made to allow for the Northwood Club ("Northwood") to carry out the replacement of the existing fencing and gates, which have been in place in the exact same locations approximately since, as far as we can tell, 1984, so 38 years ago, when they were actually constructed by the City of Dallas. This history will be discussed below and is documented in our attachments (following). To the extent any of this is in

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a nonconforming condition, it was built that way and approved by the City, working cooperatively with, and by mutual agreement with, Northwood to locate the fence and gates in their current locations, and built by the City under the City's roadway contract, following the City's approved construction plans.

Nonetheless, the existing chain link has outlived its useful life - in fact, it is in need of repair or really replacement, is intertwined with vegetation, and is otherwise obsolescent. Northwood proposes to replace the existing old fencing with new, much more attractive and durable metal fence panels with an open wrought iron appearance, with heavy landscaping (which is already mostly installed) behind the fence on Northwood's property. This will actually be a vast upgrade in terms of maintenance and in particular the visual appearance, which is an obvious very substantial benefit to the whole neighborhood.

B. Fence Height Special Exception. The Development Code fence height regulations (Sec. 51A-4.602(a)) normally limit fences to 4 feet when in the required front yard (setback) in a single family zoning district, in which Northwood is located, in this instance the R-1/2 Ac district (with an existing Specific Use Permit, S.U.P. No. 123). Pursuant to the discussion in Sec. III below, the City's position is that the existing fence, which would otherwise be deemed to be nonconforming was approved in 1978 but *only if constructed of chain link*.

In that view, if Northwood were to intentionally remove the existing fence, they would have to either keep the new fence to four feet; rebuild it, but only with chain link; or go to the Board of Adjustment for a discretionary special exception. That standard under Sec. 51A-4.602(a)(11) is that the new fence should "*not adversely affect neighboring property*".

As seen on the submitted fence elevation drawings, the fence with the proposed columns will be no more than 6 feet, 9 inches at its highest points, primarily the stone columns between the open metal fence panels. The majority of the fence will be no more than 6 feet high. In addition, the fence is very attractive, to be constructed of open, wrought iron-look metal fence panels, will be heavily landscaped behind the fence line, and will be meticulously maintained by Northwood's own maintenance and grounds staff.

Visually, there will be absolutely no adverse impact whatsoever, given the extremely attractive and open nature of the proposed new fence. In fact, this will be such an aesthetic upgrade for the neighborhood, we believe that there is a huge benefit to the entire surrounding community. We also understand that because of the nature of the standard for fence height special exceptions, Staff will not be making a recommendation on this item.

C. Fence Panels Special Exception. In that same Section of the Code, Sec. 51A-4.602(a)(3) says that "*In single family districts, a fence panel with a surface area that is less than 50 percent open may not be located less than five feet from the front lot line. This paragraph does not apply to retaining walls*". As noted above, Northwood is in a Single Family district, so this regulation would apply. You will note that in our submitted fence elevations, there are a limited number of instances in which portions of the fence are less than 50 percent open, mainly the gates

and a few locations where, because of topography or City drainage infrastructure, the fence sits on top of a masonry headwall.

These conditions, like the existing fence height, have been in this location and configuration for decades. What Northwood propose to do is simply a very significant upgrade, not an "increase" in any arguable nonconformity of the existing fence. Therefore, just as with the fence height request, there will be absolutely no adverse impact whatsoever on neighboring property, and in fact, this represents a vast improvement, to the benefit of all in the area.

D. Visibility Triangle. As to the special exception for the visibility triangle, the standard under Sec. 51A-4.602(d)(3) is that the request if approved will "*not constitute a traffic hazard*". I have attached another copy of Mr. Kevin Carpenter's letter to you dated October 21, which explains in detail that the various gates are only for use to access utility equipment and maintenance carts.

None of these gates are served by "Driveways" as defined in Sec. 51A-8.201(20) (in the Article VIII Plat Regulations, the only definition of "Driveway" in the Development Code) as follows: *DRIVEWAY means a private drive on private property used for vehicular access and maneuvering.* I emphasize "vehicular access" because the common sense understanding of "vehicular" would seem to be a street-legal motor vehicle, and assuming that is correct, then the only possible driveway, arguably, would be the gate where the waste service truck occasionally comes in. I have included an excerpt (attached) from a public safety incident map, from a link on the City's own website, which shows that for the last 12 month period, there have been zero reported traffic incidents on Alpha Road adjacent to Northwood.

Mr. Kevin Carpenter's letter, attached, provides much more detail about how rarely these gates are even used, and when they are, how very limited and strictly controlled that usage is. They are locked the vast majority of the time. I would submit to you that none of these should even be considered "driveways" for visibility triangle purposes under the Code. Nevertheless, in an abundance of caution, we have included that as a request.

III. Nonconforming Structure Regulations; Was a Board Application Even Needed? As stated above, and as discussed further below, the fence as it exists was evidently built by the City itself in 1984. Let's assume for the sake of discussion that the City built the fence in a nonconforming condition. Under the nonconforming structure regulations in Sec. 51A-4.704(c)(1), "*...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*" unless intentionally demolished. In addition, there is a 1978 Board case regarding the fence (see discussion below and attachments).

We spent a great deal of time discussing with senior Building Inspection Staff whether our proposed project should be considered to be a repair and/or rebuild of the existing fence, and thus allowed by right. However, the BI Staff took the position that the 1978 Board case discussed below specified "chain link", so it can only be replaced by chain link. Specifically, we were told by Chief Planner Sarah May in an August 19 email that:

...since the board of adjustment allowed a chain link fence to exceed 4 ft in height in the front yard, it may not be replaced with anything other than what the board approved. The existing chain link fence is not a nonconforming fence because the board action could allow the complete replacement with a new chain link fence. If the club wants a different fence that does not conform to the City's existing fence regulations, a new appeal is required to be considered by the board.

This is a very technical and specific reading of that approval, with which we do not necessarily agree, and we believe that replacement of the old chain link with much more attractive new fence panels should be allowed, in addition to clearly better serving the public interest. In any event, we subsequently filed our application to the Board for that reason.

IV. Historical Background of Existing Fence and Gates. For further reference for you, the attached items go back as far as 1978, for a Board approval for installing the chain link fence (BDA 77-299/4393), and in 1984 showing that the fence was placed where it is agreed that the City would actually construct a fence. Since that time the fence has remained in place and in fact Permits have periodically been issued, as recently as January 6, 2017 (Permit # 1605261030) which included a new gate house.

By describing and including these items, we are trying to give you a "big picture" view of the history of the site and in particular the fence and gates. When you get a fence height special exception request, the vast majority of the time it is for a *new* fence designed to exceed the permitted height - in those cases, the impact on neighboring properties is a subjective and even speculative determination, precisely why the Staff does not make a recommendation and instead leaves that solely to the discretion of the Board.

In this instance, while the standard is the same, this fence, at the same approximate height, has been in this exact location for about, as far as we can tell, *44 years*. It would be interesting to see how surrounding property values have performed in those 44 years, but I am certain that data would be pretty astonishing. Further, Northwood has a very good relationship with its neighbors, and no one does or has complained about the existing fence. There is absolutely no "adverse effect" from the existing fence on the surrounding neighborhood, and what Northwood proposes to do is actually a great improvement even over the existing conditions.

V. Conclusion. I will also discuss all of these facts in the explanatory letter and materials which I will deliver to you prior to November 4 for inclusion in the Board Panel's docket. I would conclude by emphasizing that the existing fence and gates have existed in this location since 1984 and have never created any issue for anyone. The open wrought iron fence materials and the very attractive landscaping proposed to be installed by Northwood are actually a huge upgrade for the community, so a very positive impact as it relates to the Code standards for fence special exceptions, that is, that "*... when, in the opinion of the board, the special exception will not adversely affect neighboring property*". Northwood has also reached out to neighborhood leaders and interested parties, and will continue to do so. Northwood has been at this site since 1959, and is an integral part of the neighborhood.

Mr. Oscar Aguilera

October 24, 2022

Page 5

In addition, the character and placement of the gates, for the reasons explained above, do not create any kind of traffic hazard. In fact, we believe that none of the gate approaches even constitutes a "driveway" for visibility triangle purposes, but if arguably any of them do, they certainly do not "*constitute a traffic hazard*".

We respectfully ask the Board Staff to consider these factors in your deliberations, and we hope that the Staff recommendation on the visibility triangle special exception will be for approval. Thank you very much, and please let me know if you have any questions.

Very truly yours,



Jonathan G. Vinson

cc: Charles Trammell
David Nevarez, P.E.
John Stull
Jon Davis
Kevin Carpenter
Bill Dahlstrom
Tori Morris



NORTHWOOD CLUB

October 21st, 2022

Oscar Aguilera
Senior Planner
City of Dallas
Development Services
320 E. Jefferson Blvd.
Room 210
Dallas, TX 75201

BDA212-112

Dear, Mr. Aguilera

I'm writing regarding the proposed fencing changes along Alpha Road that cuts through Northwood Club property at 6524 Alpha Rd.

There are 12 locked gates that are access points to the Northwood Club property along Alpha Road. Most of these are only used once or twice a year while others are used once every 5 to 10 years. These access points are to bring equipment onto the property for construction, repairs and maintenance to the golf course. The usage of these gates is for access to city water lines, sanitary sewer mains, communication and electrical utilities. Access through all gates is coordinated with staff at Northwood Club to ensure the following:

- Gates remain locked and secure until in use.
- Gates will be unlocked and opened by Northwood Club staff.
- Service or construction crews manage or direct traffic on Alpha Rd while entering or exiting the gate.
- Entry and exits from the gates are typically performed during off peak hours for traffic.
- Gates are relocked and secured by Northwood staff upon completion.

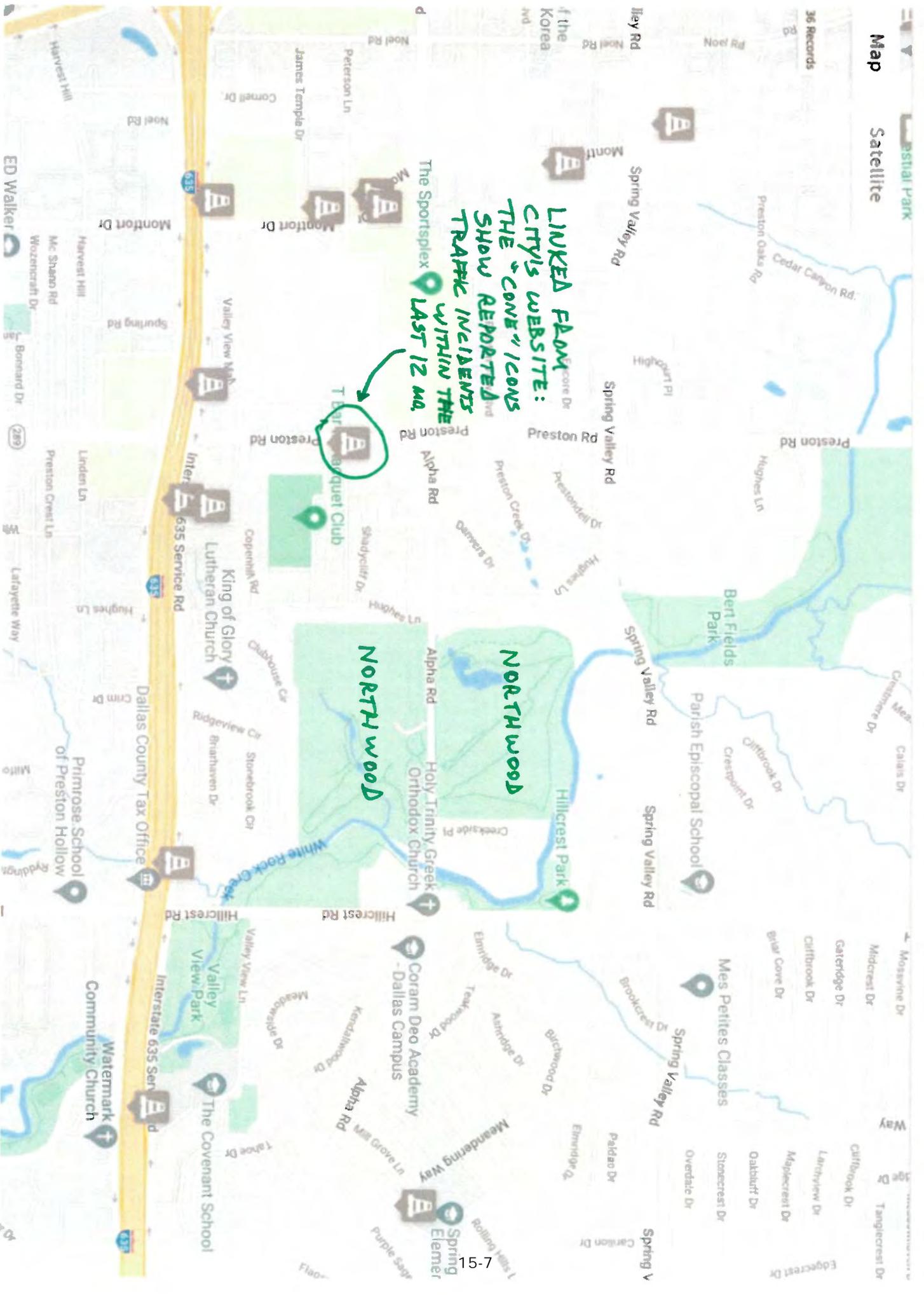
With the implementation of the new fencing plan, two gates will be eliminated leaving 10 total gates. Of the remaining gates, 9 gates will be converted from swinging gates to sliding gates.

Regards,

Kevin Carpenter
Director of Agronomy/Golf Course Superintendent
Northwood Club
kcarpenter@northwoodclub.org

CC: Jonathan Vinson, Jon Davis, David Nevarez

Map Satellite





CITY OF DALLAS

January 30, 1978

Northwood Club
by Harry J. Gray
6524 Alpha Road
Dallas, Texas 75240

RF: Board of Adjustment
BDA 77-299/4393

Dear Sir:

The Board of Adjustment at its regularly scheduled meeting on December 6, 1977, granted your application for a permit to erect a chain link fence along both sides of Alpha Road and construct a one story tennis shop and locker room facility containing approximately 2500 square feet and four tennis courts on property located at 6524 Alpha Road, subject to the following conditions:

1. That in line with the memorandum from the City of Dallas regarding existing and/or proposed fence in front, that the Northwood Country Club will relocate the fence in case of any future widening of Alpha Road.
2. That the owners sign an instrument of agreement with the City of Dallas that they will not hold the City liable in the event of any flooding on the property.
3. That in granting this variance the Board requests that the Country Club erect a 6' high fence on the property line bordering the South line of the Country Club, same being on the North line of residential lot owned by the Club.
4. That the parking variance be granted on a two year basis at which time the owners must re-apply and come back before the Board for review of the parking.

Please see Mr. David O'Brien in the Building Inspection Office at 1500 W. Mockingbird Lane to get your building permit which must be obtained within 90 days or prior to March 6, 1978, under Board of Adjustment approval.

If I may be of assistance to you in this matter, please feel free to contact me at 670-4206.

Sincerely yours,

Jim Self, Administrative Coordinator
Board of Adjustment, City of Dallas

JS:vg

cc: David O'Brien, Building Inspection
1500 W. Mockingbird, Dallas, Texas

BDA212-111

and

BDA212-112

Northwood Club Special Exception Requests
Description and Photo Tour of Site

Northwood Club Background and History

- Northwood Club was established in 1946 on the former Fogelson Ranch, and hosted the U.S. Open in 1952.
- In 2015, Northwood was named by the Texas Golf Hall of Fame to the Texas Registry of Historic Golf Courses.
- Aside from the historical interest, those facts underline that Northwood Club has been a well-established, very well-maintained, and good and respectful neighbor for many decades.
- Northwood has an excellent relationship with its neighbors, and as always, has reached out to identifiable neighborhood leaders and stakeholders.

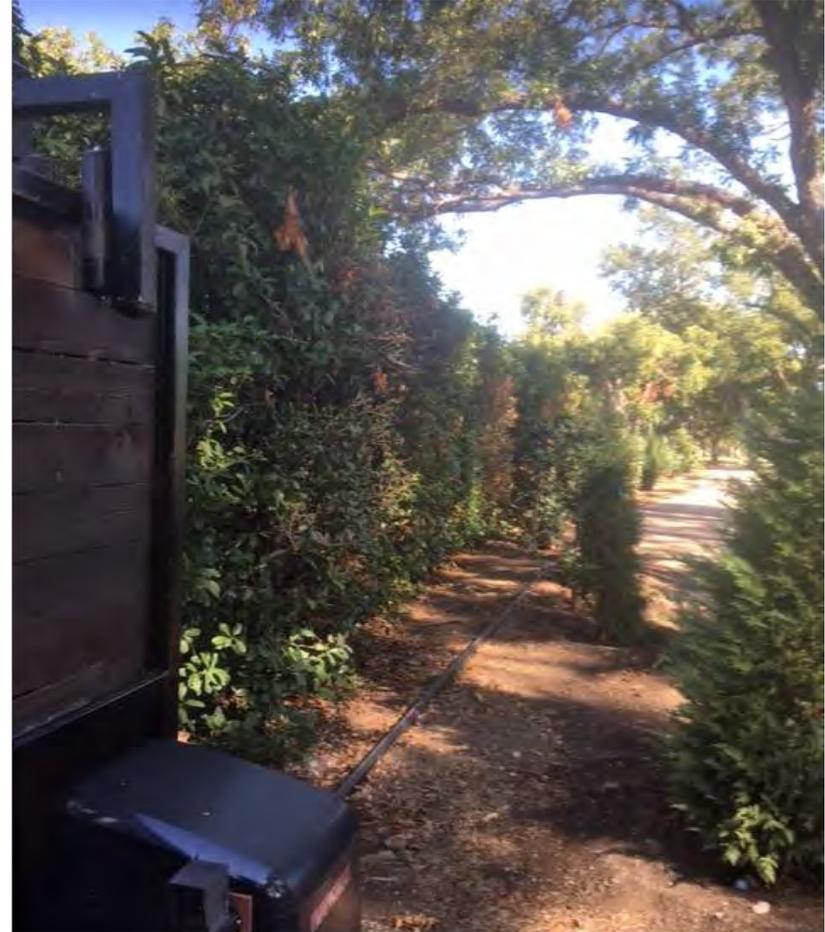
We have three requests:

- Fence height special exception (**replace** existing six foot chain link fence with new, much more attractive metal fencing, with stone columns, **up to** 6 feet 9 inches maximum).
- Certain fence panels of the new fence will be less than 50 percent open (primarily new sliding gates to replace the old chain link gates).
- We also filed a request for a driveway visibility triangle special exception, but the gates are actually locked, not open to the public, and used for maintenance, utility access, and periodic trash pickup.
- We think this means that they are not “driveways” as defined in the Development Code, but we wanted to be sure to cover everything.

We meet the required standards for all three:

- For the fence height and fence panel special exceptions, there will be ***absolutely no adverse impact whatsoever on neighboring property.***
- In fact, this project will be a great enhancement for the neighbors over the current chain link fence and overgrown landscaping.
- Similarly, the requested replacement gates (less than 50 percent open fence panels) will be an enhancement over the current condition.
- ***If*** the visibility triangle special exception is even required, the access points will in no way constitute a traffic hazard.
- We will be respectfully asking for your approval, subject to the site plan and fence elevations, while allowing the exact column locations to vary as necessary in accordance with topography, soil conditions, and architectural and engineering recommendations.

Installation of new landscaping.



Cart paths; the locked gates are for non-vehicular use only.



Locked utility and maintenance gates.



Cart paths leading to below-grade cart tunnel.



Left: Existing condition

Right: Example of new fence and landscape.



Left: Example of new fence and landscape.
Right: Existing condition.



Views from exterior (Alpha Road).



Left: Existing main gate (only public/vehicle access).
Right: Locked, non-public, maintenance-only gate.



Dumpster and storage area;
locked, non-public access.



Left: Locked gate, waste removal only.
Right: Example of changes in topography.



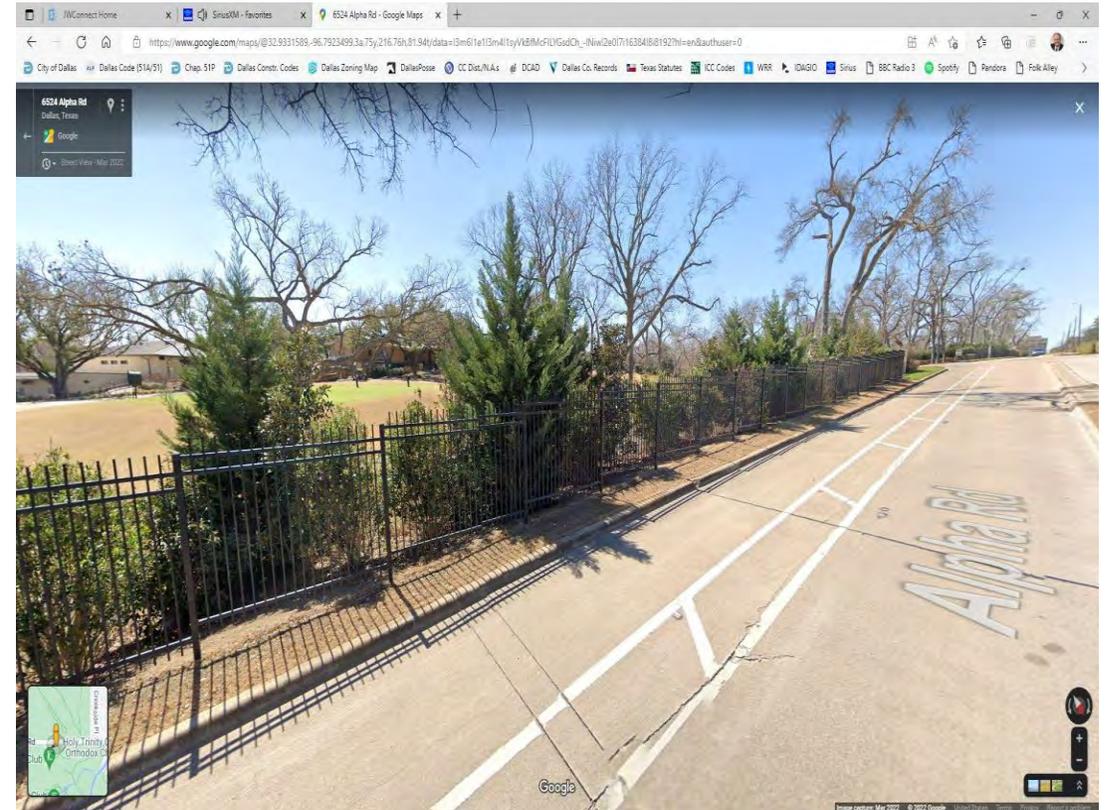
Additional examples of locked, non-public access, maintenance-only gates.



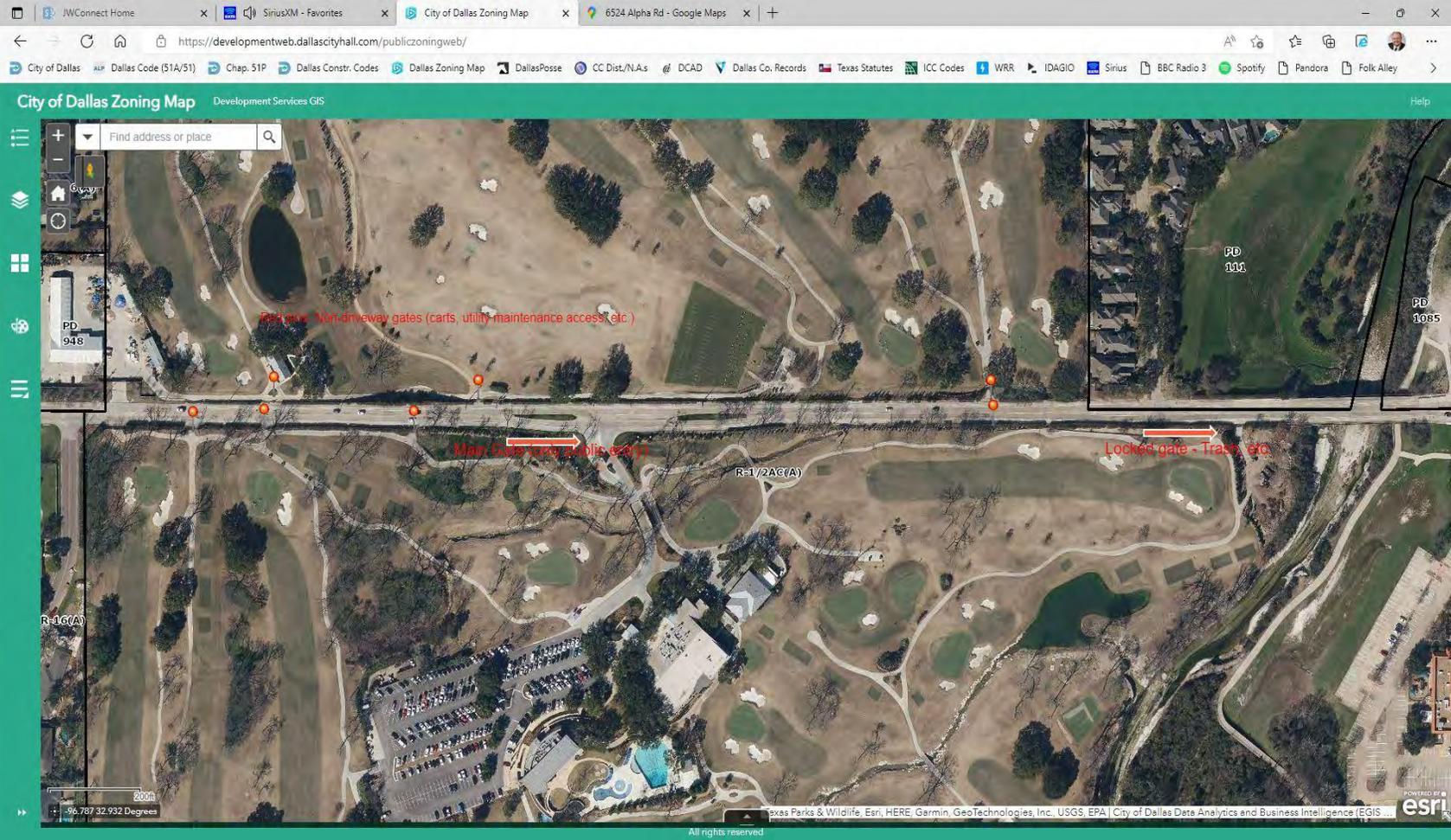
Left: Locked maintenance-only gate.
Right: Unpaved maintenance and cart path.



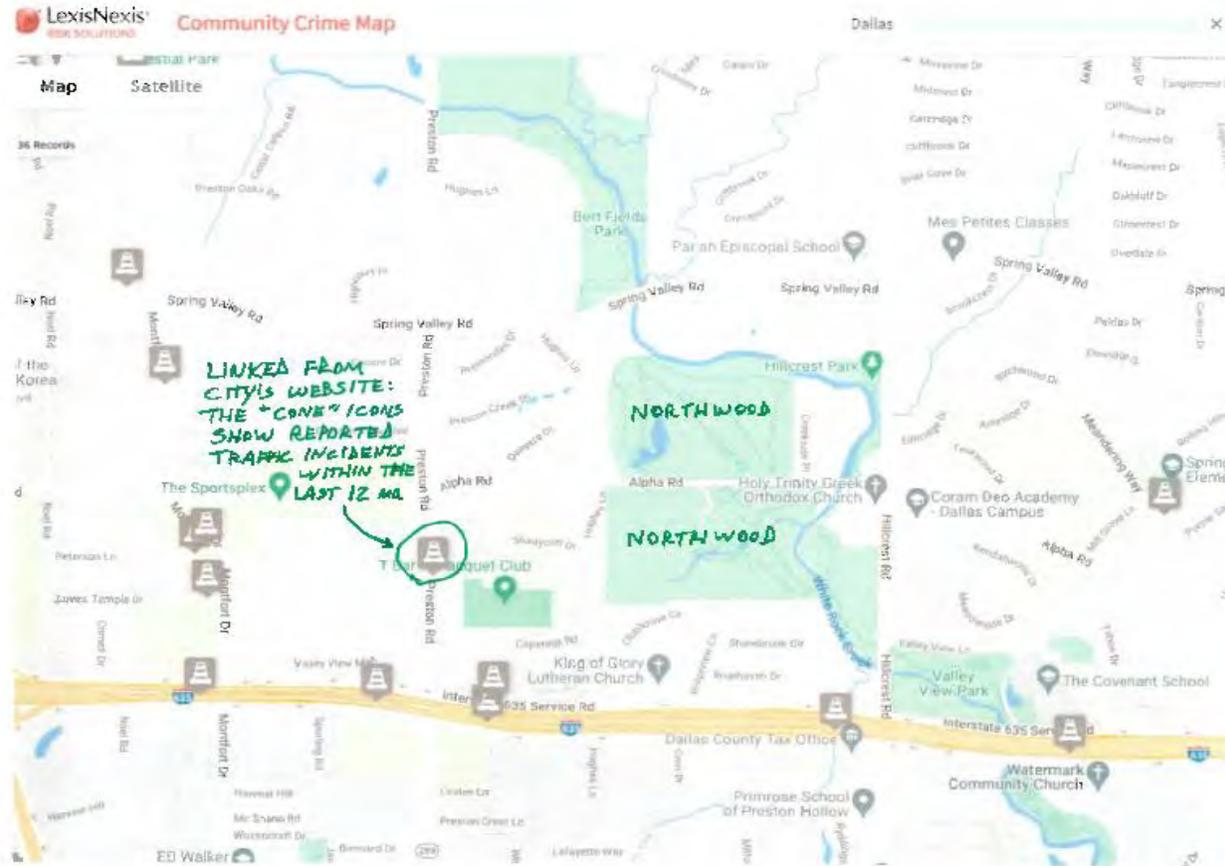
Left: Exterior view – existing condition.
Right: Example of new fence and landscape.



Aerial photo with gate locations. Except for Alpha Road and main entrance, all pathways are for maintenance and/or carts only.



NO reported traffic incidents on Alpha Road between Hillcrest and Preston for last 12 months.



We respectfully request your approval.

- Our requests meet the relevant standards.
- Not only is there no “adverse” impact on neighboring properties, this project will greatly enhance and beautify the look on both sides of Alpha Road, for the entire community’s benefit.
- There also will in no way be any hazardous traffic condition as a result of this – this is the same access configuration as has existed for about forty years.
- We ask that the stone columns be allowed to move somewhat in either direction to accommodate soil conditions and changes in grade.
- Thank you very much.





REVIEW COMMENT SHEET
BOARD OF ADJUSTMENT
HEARING OF NOVEMBER 15, 2022 (A)

Has no objections

Has no objections if certain conditions
are met (see comments below or attached)

Recommends denial
(see comments below or attached)

No comments

BDA 212-107(OA)

BDA 212-109(OA)

BDA 212-111(OA)

BDA 212-112(OA)

COMMENTS:

David Nevarez, PE, PTOE, DEV - Engineering

Name/Title/Department

10/31/2022

Date

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