



BOARD OF ADJUSTMENT

Panel C Minutes

October 17, 2022

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CITY SECRETARY
DALLAS, TEXAS

6ES Briefing Room

24835130595@dallascityhall.webex.com

Robert Agnich, Vice-Chair

PRESENT: [5]

Robert Agnich, VC	
Rodney Milliken	
Jared Slade	
Roger Sashington	
Judy Pollock	

ABSENT: [0]

11:07 A.M. The Board of Adjustment staff conducted a briefing on the Board of Adjustment's, **October 17, 2022 docket.**

Vice-Chair Agnich called the hearing to order at **1:09 P.M.** with a quorum of the Board of Adjustment present.

The Chairperson stated that no action of the Board of Adjustment shall set a precedent. Each case must be decided upon its own merits and circumstances, unless otherwise indicated, each use is presumed to be a legal use. Each appeal must necessarily stand upon the facts and testimony presented before the Board of Adjustment at this public hearing, as well as the Board's inspection of the property.

PUBLIC SPEAKERS

The Board of Adjustment provided "public speaker" opportunities for individuals to comment on matters that were scheduled on the agenda or to present concerns or address issues that were not matters for consideration listed on the posted meeting agenda.

We had no speakers for public testimony during this hearing.

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MISCELLANEOUS ITEMS

Approval of the Board of Adjustment Panel C September 19, 2022 public hearing minutes.

Motion was made to approve Panel C September 19, 2022 public hearing minutes.

Maker:	Jared Slade				
Second:	Robert Agnich				
Results:	5-0 unanimously				
		Ayes:	-	5	Robert Agnich, Judy Pollock, Roger Sashington, Rodney Milliken, and Jared Slade
		Against:	-	0	

CONSENT ITEMS

1. 9330 Hollow Way Rd.
BDA212-093(OA)

REQUEST: Application of Trenton Robertson for a (1) special exception to the fence height regulations, and (2) a special exception to the fence standards regulations.

Speakers:

For: Trenton Robertson 2201 Main St. #1280

Against: No Speakers

Motion

I move that the Board of Adjustment **grant** the following application(s) listed on the uncontested docket because it appears, from our evaluation of the property and all relevant evidence that the applications satisfy all the requirements of the Dallas Development Code, as amended, and are consistent with the general purpose and intent of the Code, as applicable to wit:

BDA 212-093—Application of Trenton Robertson for a special exception to the fence height regulations and a special exception to the surface area openness requirements for fences in the Dallas Development Code, as amended, is granted subject to the following condition:

Compliance with the submitted site plan and elevation is required.

Maker:	Judy Pollock				
Second:	Rodney Milliken				
Results:	5-0 unanimously				
		Ayes:	-	5	Robert Agnich, Judy Pollock, Roger Sashington, Rodney Milliken, and Jared Slade
		Against:	-	0	

2. 9915 Avalon Creek Ct.
BDA212-094(OA)

REQUEST: Application of Trenton Robertson for a (1) special exception to the fence height regulations, and (2) a special exception to the visibility obstruction regulations

Speakers:

For: Trenton Robertson 2201 Main St. #1280

Against: No Speakers

Motion

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I move that the Board of Adjustment **grant** the following application(s) listed on the uncontested docket because it appears, from our evaluation of the property and all relevant evidence that the applications satisfy all the requirements of the Dallas Development Code, as amended, and are consistent with the general purpose and intent of the Code, as applicable to wit:

BDA 212-094— Application of Trenton Robertson for a special exception to the fence height regulations and a special exception to the visibility obstruction standards contained in the Dallas Development Code, as amended, is granted subject to the following condition:

Compliance with the submitted site plan and elevation is required.

Maker:	Judy Pollock				
Second:	Rodney Milliken				
Results:	5-0 unanimously				
		Ayes:	-	5	Robert Agnich, Judy Pollock, Roger Sashington, Rodney Milliken, and Jared Slade
		Against:	-	0	

3. 1325 Grant St.

BDA212-100(OA)

REQUEST: Application of Julio Roman for a special exception to the single-family regulations

Speakers:

For: Julio Roman 3015 Millmar Dr.

Against: No Speakers

Motion

I move that the Board of Adjustment **grant** the following application(s) listed on the uncontested docket because it appears, from our evaluation of the property and all relevant evidence that the applications satisfy all the requirements of the Dallas Development Code, as amended, and are consistent with the general purpose and intent of the Code, as applicable to wit:

BDA 212-100—Application of Julio Roman for a special exception to the single-family use regulations in the Dallas Development Code, as amended, is granted subject to the following conditions:

Compliance with the submitted site plan is required; and

The applicant must deed restrict the subject property to prevent the use of the additional dwelling unit as rental accommodations.

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Maker:	Judy Pollock				
Second:	Rodney Milliken				
Results:	5-0 unanimously				
		Ayes:	-	5	Robert Agnich, Judy Pollock, Roger Sashington, Rodney Milliken, and Jared Slade
		Against:	-	0	

INDIVIDUAL ITEMS

1. 521 Faulk St.
BDA212-104(OA)

REQUEST: Application of Krystina Paige for (1) a special exception to the visibility obstruction regulations, (2) a special exception to the visibility obstruction regulations, (3) a variance to the front yard setback regulations, and (4) a variance to the maximum allowed lot coverage

Speakers: For: Krystina Paige 521 Faulk St.
Against: No Speakers

Motion #1

I move that the Board of Adjustment, in Appeal No. BDA 212-104, on application of Krystina Paige, **grant** the 18-foot variance to the front yard setback regulations requested by this applicant because our evaluation of the property and testimony shows that the physical character of this property is such that a literal enforcement of the provisions of the Dallas Development Code, as amended, would result in unnecessary hardship to this applicant.

I further move that the following condition be imposed to further the purpose and intent of the Dallas Development Code:

Compliance with the submitted site plan is required.

Maker:	Jared Slade				
Second:	Judy Pollock				
Results:	5-0				
		Ayes:	-	5	Robert Agnich, Judy Pollock, Roger Sashington, Rodney Milliken, and Jared Slade
		Against:	-	0	

Motion #2

I move that the Board of Adjustment, in Appeal No. BDA 212-104, on application of Krystina Paige, **grant** the 27 square-foot variance to the maximum allowed lot coverage regulations requested by this applicant because our evaluation of the property and testimony shows that the physical character of this property is such that a literal enforcement of the provisions of the Dallas

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Development Code, as amended, would result in unnecessary hardship to this applicant.

I further move that the following condition be imposed to further the purpose and intent of the Dallas Development Code:

Compliance with the submitted site plan is required.

Maker:	Jared Slade				
Second:	Robert Agnich				
Results:	5-0 unanimously				
		Ayes:	-	5	Robert Agnich, Judy Pollock, Roger Sashington, Rodney Milliken, and Jared Slade
		Against:	-	0	

Motion #3

I move that the Board of Adjustment, in Appeal No. BDA 212-104, on application of Krystina Paige, **grant** the request to maintain items in the 20-foot visibility triangle at the driveway approaches as a special exception to the visual obstruction regulation contained in the Dallas Development Code, as amended, because our evaluation of the property and the testimony shows that this special exception will not constitute a traffic hazard.

I further move that the following condition be imposed to further the purpose and intent of the Dallas Development Code, as amended:

Compliance with the submitted site plan and elevation is required.

Maker:	Jared Slade				
Second:	Robert Agnich				
Results:	5-0 unanimously				
		Ayes:	-	5	Robert Agnich, Judy Pollock, Roger Sashington, Rodney Milliken, and Jared Slade
		Against:	-	0	

Motion #4

I move that the Board of Adjustment, in Appeal No. BDA 212-104, on application of Krystina Paige, **grant** the request to maintain items in the 45-foot visibility triangle at the street intersection of Faulk Street and Hart Street as a special exception to the visual obstruction regulations contained in the Dallas Development Code, as amended, because our evaluation of the property and the testimony shows that this special exception will not constitute a traffic hazard.

I further move that the following condition be imposed to further the purpose and intent of the Dallas Development Code, as amended:

Compliance with the submitted site plan and elevation is required.

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Maker:	Robert Agnich				
Second:	Rodney Milliken				
Results:	5-0 unanimously				
		Ayes:	-	5	Robert Agnich, Judy Pollock, Roger Sashington, Rodney Milliken, and Jared Slade
		Against:	-	0	

ADJOURNMENT

After all business of the Board of Adjustment had been considered, Vice-Chair Agnich moved to adjourn the meeting; motion by Robert Agnich, seconded by Judy Pollock at 1:50 p.m.



Required Signature:
LaTonia Jackson, Board Secretary
Development Services Dept.

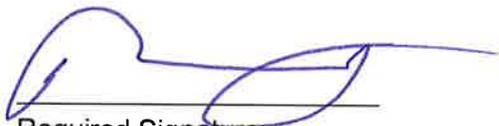
11/14/22
Date



Steve Long

Required Signature:
~~Charles Trammell~~, Interim Chief Planner
Development Services Dept.

11-16-22
Date



Required Signature:
Robert Agnich, Vice-Chair
Board of Adjustment

11/17/2022
Date