



Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

APPLICATION/APPEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 234-129 **RECEIVED**
 OFFICE USE ONLY
 SEP 24 2024
 FOR OFFICE USE ONLY
 BY: _____

Data Relative to Subject Property: _____ Date: _____
 Location address: 4640 N LINDURST Zoning District: X R-1AC(A)
 Lot No.: 1 Block No.: B/5531 Acreage: 0.895 Census Tract: ROXBURY GROVE ADDITION
 Street Frontage (in Feet): 1) 200 2) _____ 3) _____ 4) _____ 5) _____

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): ALEC LING LANG + YUN YOUNG KIM LANG *JA*

Applicant: ALEC LANG JEFF HOWARD Telephone: 734-717-7777

Mailing Address: 4640 N LINDURST AVE Zip Code: 75229

E-mail Address: ALECLANG@YAHOO.COM

Represented by: JEFF HOWARD Telephone: 214-577-7397

Mailing Address: 2221 JUSTIN RD, 119-187 Zip Code: 75028

E-mail Address: JEFF@BLUEMOUNTAINCS.COM

Affirm that an appeal has been made for a Variance or Special Exception of PROVIDING A 5FT TALL WROUGHT IRON FENCE IN FRONT YARD SETBACK BUT WILL BE LOCATED BEHIND THE EXISTING SHRUBS SO WILL NOT BE SEEN FROM STREET

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:
EXCEEDS THE HIEGHT OF 4FT AND IS WITHIN 10 FT OF SETBACK

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 JEFF HOWARD

(Affiant/Applicant's name printed)

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

Respectfully submitted: [Signature]
 (Affiant/Applicant's signature)

Subscribed and sworn to before me this 27th day of August, 2024



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 ALEC LANG
represented by JEFF HOWARD
did submit a request for (1) a special exception to the fence height regulations
at 4640 N Lindhurst

BDA234-129. Application of ALEC LANG represented by Jeff Howard for (1) a special exception to the fence height regulations at 4640 N LINDHURST AVE. This property is more fully described as Block B/5531, Lot 1 and is zoned R-1ac(A), which limits the height of a fence in the front yard to 4-feet. The applicant proposes to construct and/or maintain a 7-foot 6-inch-high fence in a required front-yard, which will require (1) a 3-foot 6-inch special exception to the fence regulations.

Sincerely,



Andrew Espinoza, CBO, MCP, CFM, CCEA



Appeal number: BDA 234-129

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

at: 4640 LINDURST AVE
(Address of property as stated on application)

Authorize: JEFF HOWARD
(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)

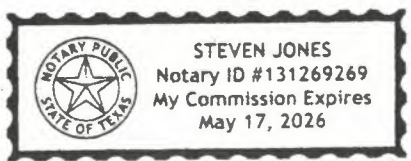
Specify: INSTALLATION OF A ^{1'-6"} 5FT TALL WROUGHT IRON FENCE WITHIN 10FT OF THE FRONT YARD SETBACK

Alec Lang
Print name of property owner or registered agent
agent Date 8-22-24

[Signature]
Signature of property owner or registered agent

Before me, the undersigned, on this day personally appeared
Alec Lang

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 22nd day of August, 2024



[Signature]
Notary Public for Dallas County, Texas
Commission expires on May 17th 2026


CITY OF DALLAS
AFFIDAVIT

Appeal number: BDA 234-129

I, Yun Young Lang, Owner of the subject property
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 4640 LINDURST AVE
(Address of property as stated on application)

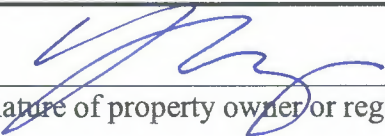
Authorize: JEFF HOWARD
(Applicant's name as stated on application)

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: INSTALLATION OF A 5FT TALL WROUGHT IRON FENCE WITHIN 10FT
OF THE FRONT YARD SETBACK

Yun Young Lang
Print name of property owner or registered agent
agent Date 9/10/24


Signature of property owner or registered agent

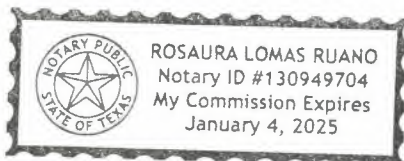
Before me, the undersigned, on this day personally appeared

Yun Young Lang

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

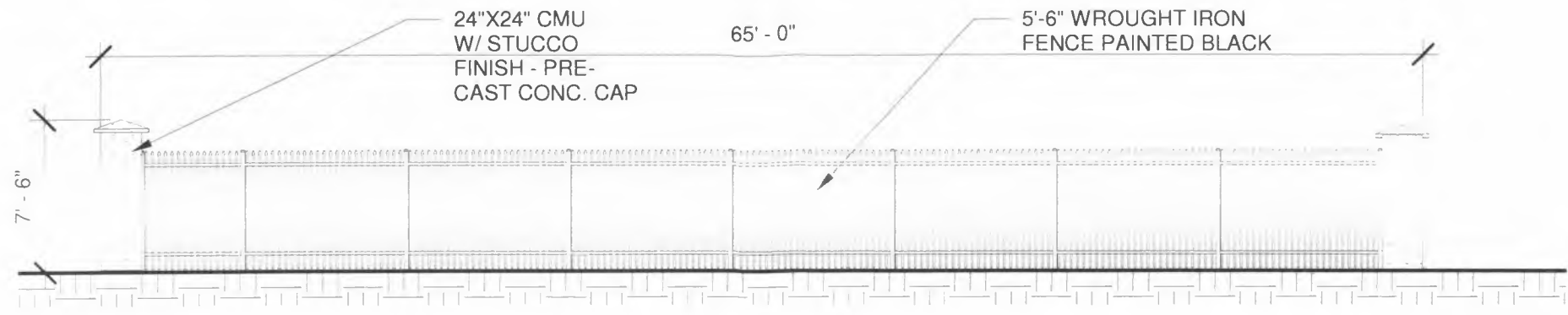
knowledge. Subscribed and sworn to before me this 10th day of

September, 2024

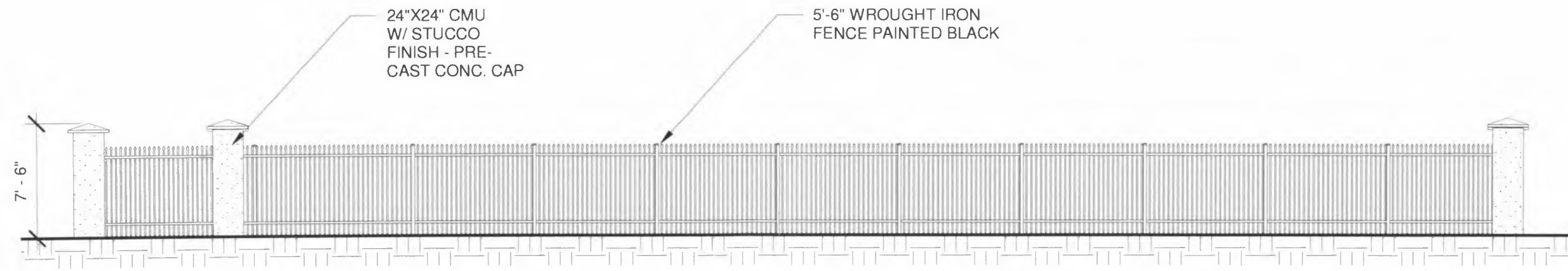


Rosaura Lomas Ruano
Notary Public for Dallas County,
Texas

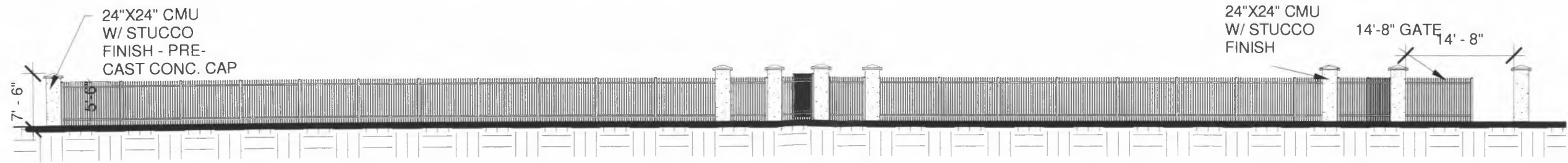
Commission expires on
January 4, 2025



3 LEFT SIDE ELEVATION
1/8" = 1'-0"



2 RIGHT SIDE ELEVATION
1/8" = 1'-0"



1 STREET ELEVATION
1/16" = 1'-0"

DALLAS PROCTOR ARCHITECT
1602 W. BUSINESS 380, S 800
DECATUR, TEXAS 76234
P 214 244 0506

A NEW FENCE FOR THE LANG RESIDENCE

No.	Description	Date

Unnamed	
Project number	24-026
Date	05/01/24
Drawn by	Author

A2.7