



# Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

## APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA

234-138

Date:

FOR OFFICE USE ONLY

RECEIVED  
OCT 01 2024  
BY: \_\_\_\_\_

Data Relative to Subject Property: \_\_\_\_\_

Location address: 1415 Corto Drive

Zoning District: R-10(A)

Lot No.: 14 Block No.: 8/5331 Acreage: 0.53 Census Tract: 48113008200

Street Frontage (in Feet): 1) 150.13 2) 152.49 3) \_\_\_\_\_ 4) \_\_\_\_\_ 5) \_\_\_\_\_

### To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): Edward B Ward Jr. and Michael Roy Martin

Applicant: Lawrence Paschall Telephone: 214-450-1031

Mailing Address: 9540 Garland Rd. Suite 381-133 Zip Code: 75218

E-mail Address: larry@spotteddogarchitecture.com

Represented by: same as above Telephone: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ Zip Code: \_\_\_\_\_

E-mail Address: \_\_\_\_\_

Affirm that an appeal has been made for a Variance  or Special Exception  of \_\_\_\_\_

51A-4.602(d)(2)(c) Visibility Triangle Obstructions

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:

reduction in depth of visibility triangles at existing and new driveways from 20'-0" to 15'-0" to allow for secure parking behind new 8'-0" fence and gates.

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 LAWRENCE PASCHALL

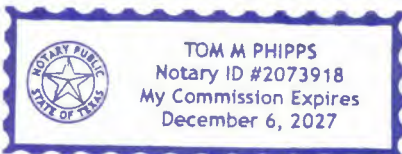
(Affiant/Applicant's name printed)

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 1st day of OCTOBER, 2024

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





CITY OF DALLAS  
AFFIDAVIT

Appeal number: BDA 234-138

I, Edward B Ward Jr. and Michael Roy Martin, Owner of the subject property  
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 1415 Corto Drive  
(Address of property as stated on application)

Authorize: Lawrence Paschall  
(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)

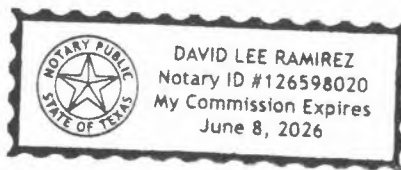
- Variance (specify below)
- Special Exception (specify below)
- Other Appeal (specify below)

Specify: reduction in depth of visibility triangles at existing and new driveways from 20'-0" to 15'-0" to allow for secure parking behind new 8'-0" fence and gates.

Edward B. Ward Jr Michael Roy Martin Edward B. Ward Jr Michael Roy Martin  
 Print name of property owner or registered agent      Signature of property owner or registered agent  
 agent Date 5-7-24

Before me, the undersigned, on this day personally appeared  
Edward B Ward and Michael Roy Martin

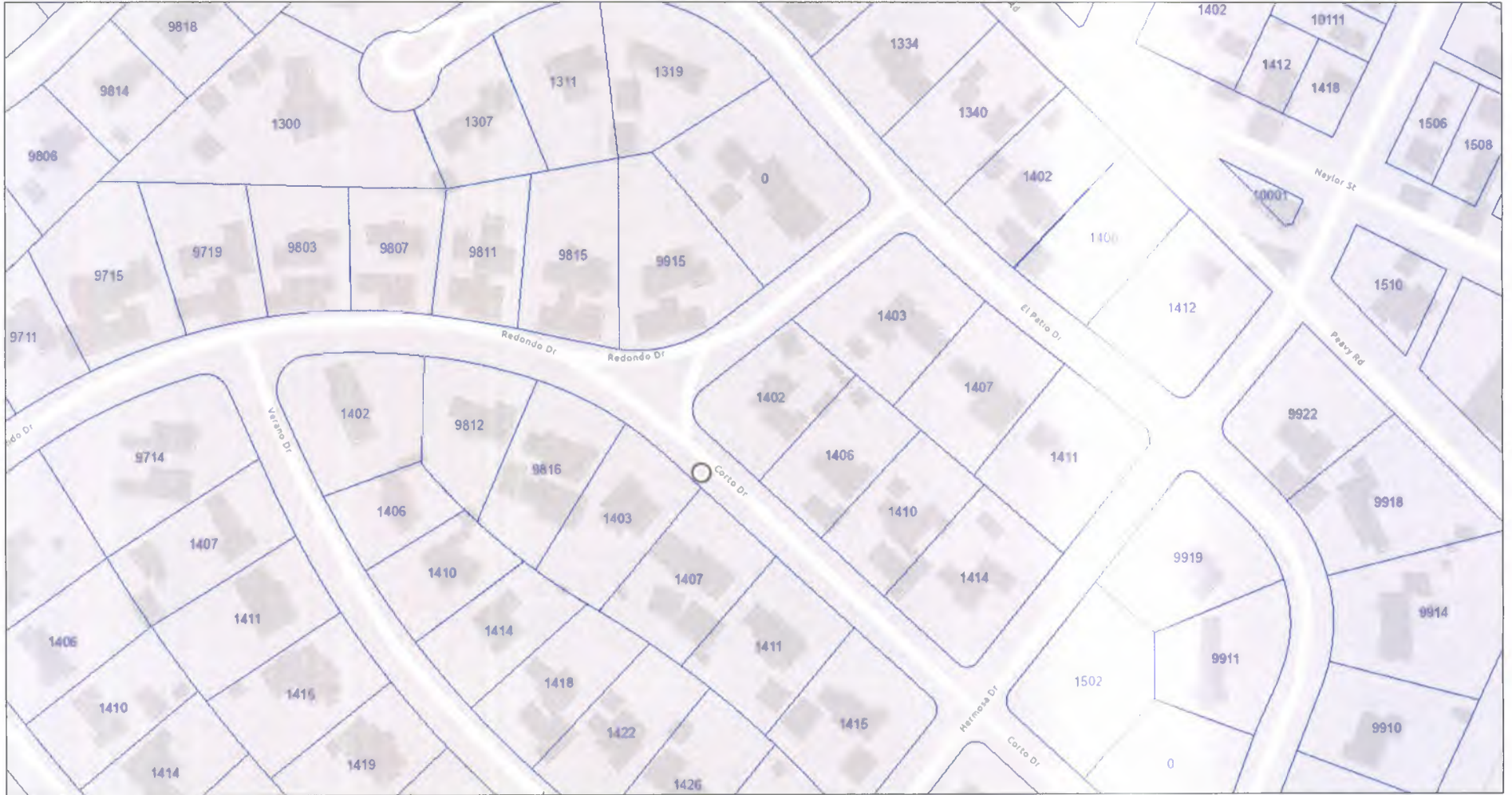
Who on his/her oath certifies that the above statements are true and correct to his/her best knowledge. Subscribed and sworn to before me this 07th day of May, 2024



[Signature]  
Notary Public for Dallas County, Texas

Commission expires on June 8, 2026

# ArcGIS Web Map



5/14/2024, 10:33:41 AM

1:1,596



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



CITY OF DALLAS

### Development Services Board of Adjustment Referral Form:

Applicant/Representative: Ed Ward

Owner (if applicable): \_\_\_\_\_

Property address: 1415 Corto Dr.

Lot: 14 City Block: 8/5331 Zoning: R-10(A)

Request (check all that apply):

- |   |  |
|---|--|
| <input type="checkbox"/> <b>Variance</b>  | <input type="checkbox"/> <b>Special Exception</b>  |
| <input type="checkbox"/> Yard setback   | <input type="checkbox"/> Fence height and standards  |
| <input type="checkbox"/> Lot width  | <input checked="" type="checkbox"/> Visibility triangle obstructions <u>51A-4.602(d)(2)(c)</u> |
| <input type="checkbox"/> Lot Depth  | <input type="checkbox"/> Parking demand  |
| <input type="checkbox"/> Lot Coverage   | <input type="checkbox"/> Landscaping   |
| <input type="checkbox"/> Floor area for accessory structures for single family uses | <input type="checkbox"/> Additional dwelling unit for a single-family                          |
| <input type="checkbox"/> Height   | <input type="checkbox"/> Carport   |
| <input type="checkbox"/> Minimum width of sidewalk                                  | <input type="checkbox"/> Non-conforming use  |
| <input type="checkbox"/> Off-street parking   | <input type="checkbox"/> Other   |
| <input type="checkbox"/> Off-street loading   |  |
| <input type="checkbox"/> Landscape regulations                                      |  |
| <input type="checkbox"/> Other  |  |

**Referrer**

- Physical properties of the land prohibit commensurate development with properties of the same zoning
- The land (not the improvements) has restrictive size, shape, or slope.

"A variance may not be granted to relieve a self-created or personal hardship, nor for financial reasons only, nor may a variance be granted to permit any reason privilege in developing a parcel of land permitted by the zoning ordinance to other parcels of the land in districts with the same classification."

Applicant would like to encroach into driveway visibility triangles with an BT fence

SEC. 51A-3.102

Referred by: Ivan Rosales Date: 4/25/24  
Printed name

Application forms can be obtained at  
[http://www.dallascityhall.com/development\\_services/current\\_planning.html](http://www.dallascityhall.com/development_services/current_planning.html)  
or

320 E. Jefferson Blvd, Rm 118 Dallas TX 75203



New Fence for  
 Ed Ward & Michael Martin  
 1415 Corto Dr.  
 Dallas, Texas

SPOTTED DOG  
 ARCHITECTURE  
 3540 Galveston Rd. Suite 301-1133  
 Dallas, TX 75228 TEL: 469-11031

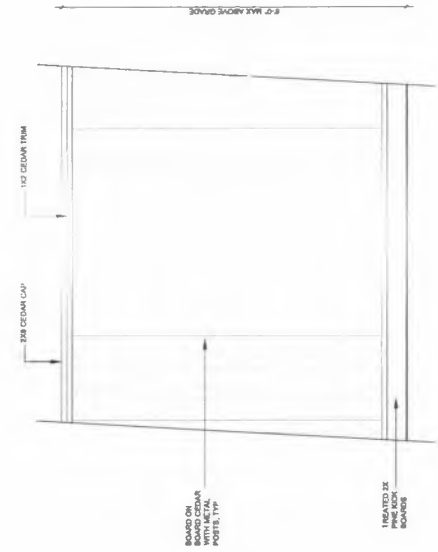
Violence Application



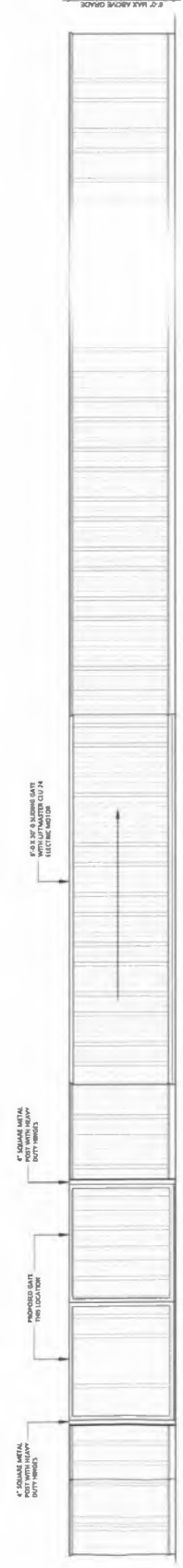
|               |          |
|---------------|----------|
| Date:         | 08-27-24 |
| Drawn by:     | Ed Ward  |
| Checked by:   | Ed Ward  |
| Project Name: |          |
| Sheet No.:    |          |
| Scale:        |          |

FENCE ELEVATION - SOUTH;  
 ENLARGED FENCE PANEL

**FEN-02**



**2** ENLARGED FENCE PANEL  
 3/4" = 1'-0"



**1** FENCE ELEVATION - SOUTH  
 1/4" = 1'-0"