



Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 245-003 **RECEIVED**
FOR OFFICE USE **NOV 22 REC'D**

Data Relative to Subject Property: _____ Date: _____
Location address: 4544 ROYAL LANE Zoning District: R-1 AC(A)
Lot No.: 3 Block No.: A/5534 Acreage: 1 AC Census Tract: R-1 AC(A)
Street Frontage (in Feet): 1) 183 2) _____ 3) _____ 4) _____ 5) _____

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): Richard & Debra Powell
Applicant: Richard Powell Telephone: 903-278-7999
Mailing Address: 4544 ROYAL LANE Zip Code: 75229
E-mail Address: dpo2324452@aol.com
Represented by: Richard Powell Telephone: 903-278-7999
Mailing Address: 4544 ROYAL LANE Zip Code: 75229
E-mail Address: dpo2324452@aol.com
Affirm that an appeal has been made for a Variance or Special Exception of 8 Ft fence
OF 4 Foot to fence Height.

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:

SAFETY & DOESN'T HAVE ANY ADVERSELY EFFECT

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

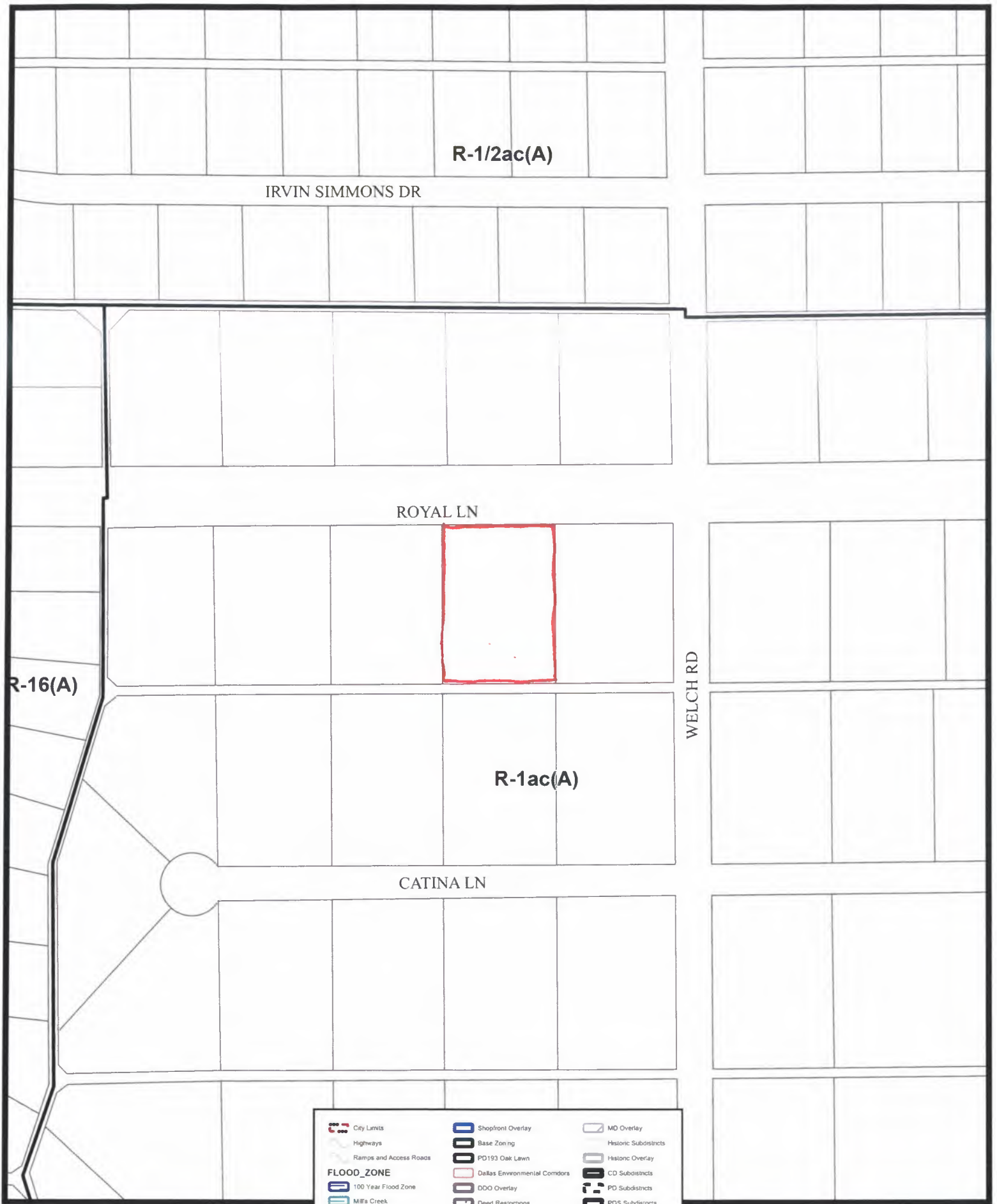
Before me the undersigned on this day personally appeared Richard Powell / Debra Powell
(Affiant/Applicant's name printed)

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 13th day of November, 2024

[Signature]
Notary Public in and for Dallas County, Texas
AQUILES SAVALA
My Notary ID # 125584223
Expires June 22, 2027



R-1/2ac(A)

IRVIN SIMMONS DR

ROYAL LN

R-16(A)

WELCH RD

R-1ac(A)

CATINA LN

City Limits	Shopfront Overlay	MO Overlay
Highways	Base Zoning	Historic Subdistricts
Ramps and Access Roads	PD193 Oak Lawn	Historic Overlay
FLOOD_ZONE	Dallas Environmental Corridors	CD Subdistricts
100 Year Flood Zone	DDO Overlay	PD Subdistricts
MIE's Creek	Deed Restrictions	PDS Subdistricts
Peak's Branch	SUP	NSO Subdistricts
X PROTECTED BY LEVEE	D	NSO Overlay
Parks	D-1	Escarpment Overlay
Height Map Overlay	CP	
Parking Management Overlay	SP	



1:2,400

Case ID: BDA245-003

Printed: 10/28/2024

4544 ROYAL LANE FENCE

4544 ROYAL LANE
DALLAS, TX 75229

REVISIONS # DATE

PROJECT NUMBER
2451

DATE
NOV. 12, 2024

BOARD OF

ADJUSTMENT

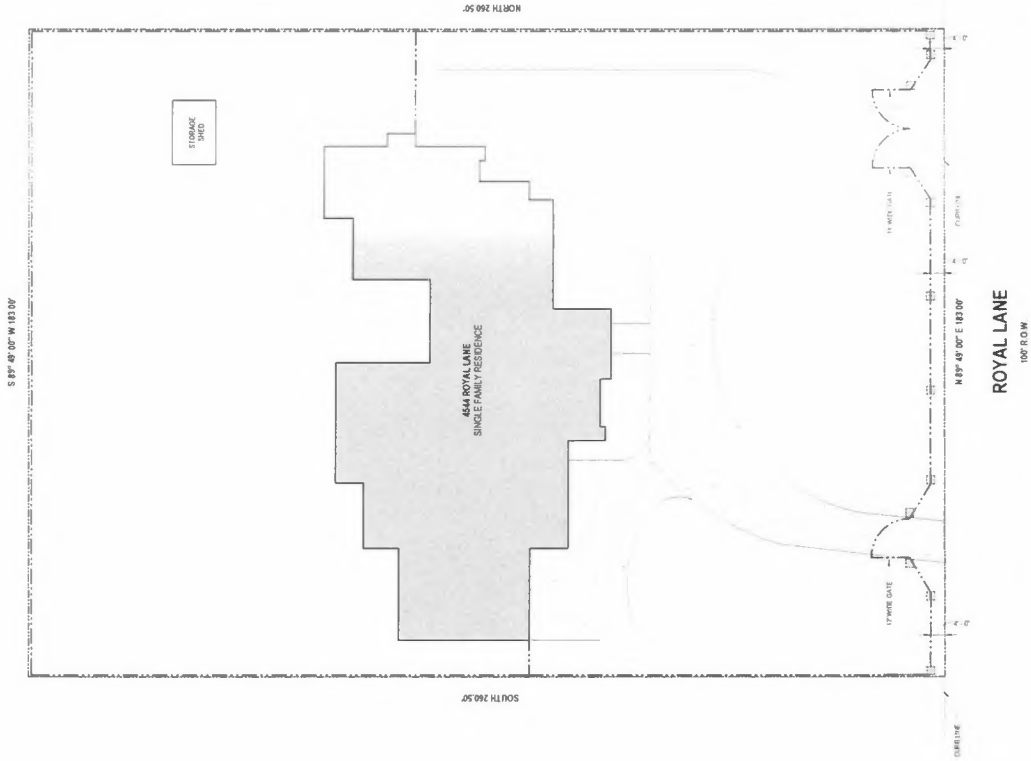
DRAWING TYPE

SITE PLAN

DRAWING NUMBER

AS1.0

SITE PLAN LEGEND	
PROPERTY LINE	
METAL FENCE (ESTIMATED)	
PROPOSED BY HIGH RESOLUTION	
WALL, 12" HIGH	
POSTS AND RAILS	
POSTS AND RAILS (NOT SHOWN EXTENDING	
ON OTHER LOTS)	
WIND BREAK	
PROPOSED FENCING	
EXISTING FENCING	
STRUCTURE FOOTING	



1 SITE PLAN
1" = 150'

BA245-003

4544 ROYAL LANE FENCE

4544 ROYAL LANE
DALLAS, TX 75229

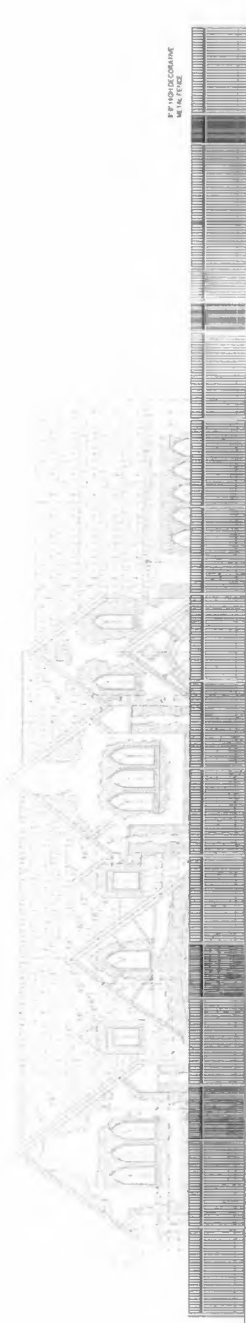
REVISIONS	DATE
#	

PROJECT NUMBER
2451

DATE
NOV. 12, 2024

BOARD OF
ADJUSTMENT
DRAWING TYPE
EXTERIOR
ELEVATIONS

DATE PREPARED
A4.10



1 NORTH ELEVATION (FACING ROYAL LANE)
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"

BDA 245-003