



Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA

245-022

Data Relative to Subject Property:

SHITZA BDA 234 082

Date:

FOR OFFICE USE ONLY

Location address: 7117 Churchill Way

Zoning District: R-1/2ac(A)

Lot No.: 2 Block No.: A/7463 Acreage: 1.2488522 Census Tract: _____

Street Frontage (in Feet): 1) 170' 2) _____ 3) _____ 4) _____ 5) _____

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): Cindy & William Chadwick

Applicant: Monica Hernandez

Telephone: 469-756-7868

Mailing Address: 7821 Pennington Ct

Zip Code: 75025

E-mail Address: monica@americapermits.com

Represented by: Monica Hernandez

Telephone: 469-756-7868

Mailing Address: 7821 Pennington Ct

Zip Code: 75025

E-mail Address: monica@americapermits.com

Affirm that an appeal has been made for a Variance or Special Exception of 1'-6" MH
~~4'-0"~~ for a fence on the front yard of the property

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:

Property owner has a son with special needs that requires outside time to help him with his creativity. They want to be able to allow their son to freely roam the front yard and not worry about him accessing the road, therefore they would like to build the front yard fence a bit more taller than allowed to prevent their son to jump over it.

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 Monica Hernandez

(Affiant/Applicant's name printed)

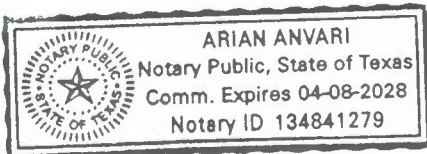
who on (his/her) oath certifies that the above statements are true and correct to his/her best knowledge and that he/she is the owner/or principal/or authorized representative of the subject property

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

Subscribed and sworn to before me this 8th day of October, 2024

[Signature]

Notary Public In and for Dallas County, Texas





CITY OF DALLAS

AFFIDAVIT

Appeal number: BDA 245-022

I, CINDY A CHADWICK, Owner of the subject property
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 7117 CHURCHILL WAY
(Address of property as stated on application)

Authorize: Monica Hernandez
(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: For fence height of 5'-6"

Cindy Chadwick
Print name of property owner or registered agent

C. Chadwick
Signature of property owner or registered agent

Date 9/20/2024

Before me, the undersigned, on this day personally appeared Cindy Chadwick

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 24 day of September, 2024



Melissa Frank
Notary Public for Dallas County, Texas



CITY OF DALLAS

AFFIDAVIT

Appeal number: BDA 245-022

I, CINDY A CHADWICK, Owner of the subject property
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 7117 CHURCHILL WAY
(Address of property as stated on application)

Authorize: Monica Hernandez
(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: For fence height of 5'-6"

Cindy Chadwick
Print name of property owner or registered agent

C. Chadwick
Signature of property owner or registered agent

Date 9/20/2024

Before me, the undersigned, on this day personally appeared Cindy Chadwick

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 24 day of September, 2024



Melissa Frank
Notary Public for Dallas County, Texas



BO245-022

ORDINANCE CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

That the undersigned, Mayor of the City of Dallas, Texas, do hereby certify that the following is a true and correct copy of the Ordinance of the City of Dallas, Texas, as passed by the City Council of the City of Dallas, Texas, on the 10th day of October, A.D. 1962:

SECTION 1. That the undersigned, Mayor of the City of Dallas, Texas, do hereby certify that the following is a true and correct copy of the Ordinance of the City of Dallas, Texas, as passed by the City Council of the City of Dallas, Texas, on the 10th day of October, A.D. 1962:

SECTION 2. That the undersigned, Mayor of the City of Dallas, Texas, do hereby certify that the following is a true and correct copy of the Ordinance of the City of Dallas, Texas, as passed by the City Council of the City of Dallas, Texas, on the 10th day of October, A.D. 1962:

SECTION 3. That the undersigned, Mayor of the City of Dallas, Texas, do hereby certify that the following is a true and correct copy of the Ordinance of the City of Dallas, Texas, as passed by the City Council of the City of Dallas, Texas, on the 10th day of October, A.D. 1962:

SECTION 4. That the undersigned, Mayor of the City of Dallas, Texas, do hereby certify that the following is a true and correct copy of the Ordinance of the City of Dallas, Texas, as passed by the City Council of the City of Dallas, Texas, on the 10th day of October, A.D. 1962:

SECTION 5. That the undersigned, Mayor of the City of Dallas, Texas, do hereby certify that the following is a true and correct copy of the Ordinance of the City of Dallas, Texas, as passed by the City Council of the City of Dallas, Texas, on the 10th day of October, A.D. 1962:

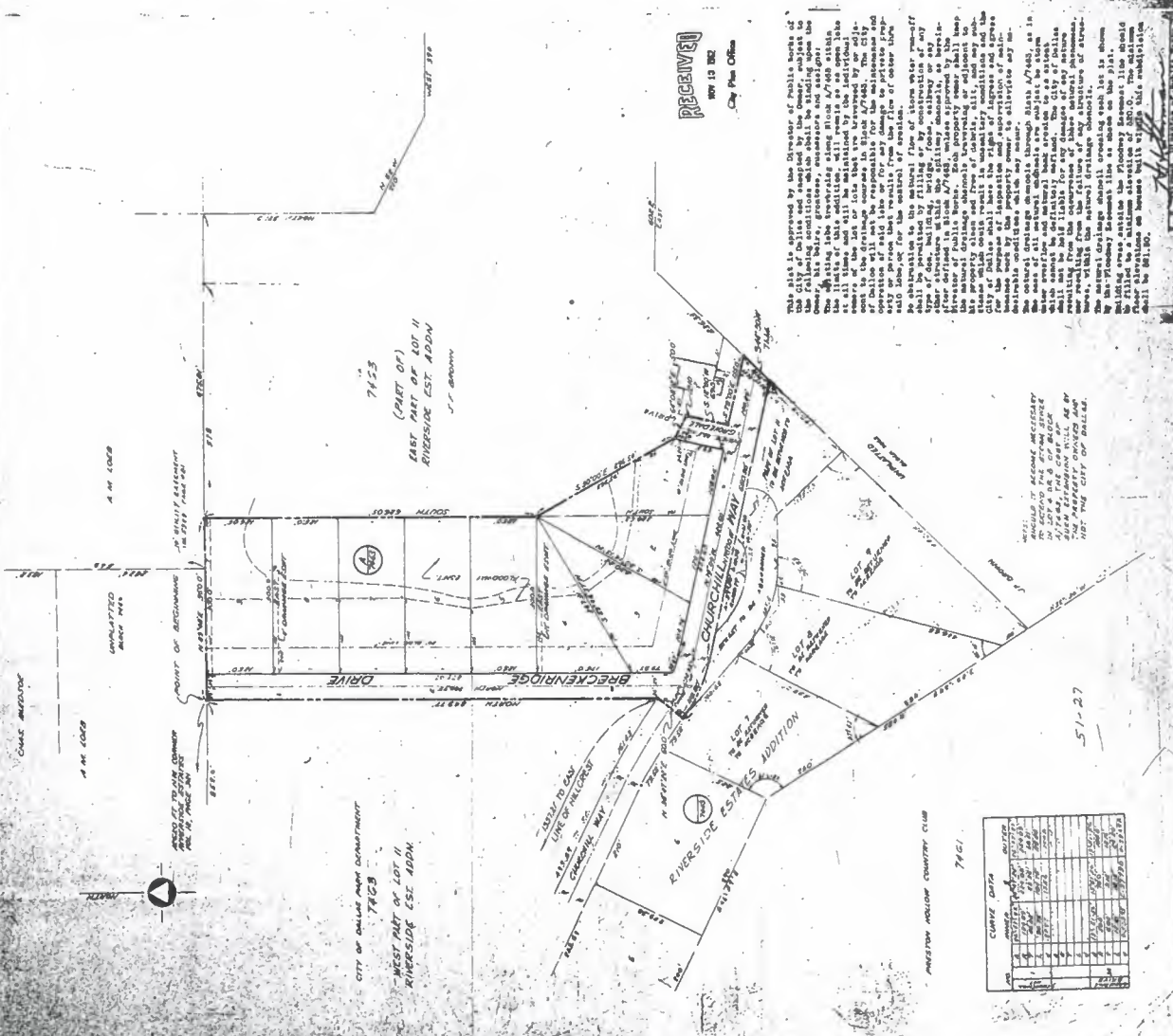
SECTION 6. That the undersigned, Mayor of the City of Dallas, Texas, do hereby certify that the following is a true and correct copy of the Ordinance of the City of Dallas, Texas, as passed by the City Council of the City of Dallas, Texas, on the 10th day of October, A.D. 1962:

SECTION 7. That the undersigned, Mayor of the City of Dallas, Texas, do hereby certify that the following is a true and correct copy of the Ordinance of the City of Dallas, Texas, as passed by the City Council of the City of Dallas, Texas, on the 10th day of October, A.D. 1962:

SECTION 8. That the undersigned, Mayor of the City of Dallas, Texas, do hereby certify that the following is a true and correct copy of the Ordinance of the City of Dallas, Texas, as passed by the City Council of the City of Dallas, Texas, on the 10th day of October, A.D. 1962:

SECTION 9. That the undersigned, Mayor of the City of Dallas, Texas, do hereby certify that the following is a true and correct copy of the Ordinance of the City of Dallas, Texas, as passed by the City Council of the City of Dallas, Texas, on the 10th day of October, A.D. 1962:

SECTION 10. That the undersigned, Mayor of the City of Dallas, Texas, do hereby certify that the following is a true and correct copy of the Ordinance of the City of Dallas, Texas, as passed by the City Council of the City of Dallas, Texas, on the 10th day of October, A.D. 1962:



This plat is approved by the Director of Public Works of the City of Dallas, Texas, on the 10th day of October, A.D. 1962, and the following conditions shall be binding upon the plat:

1. The plat shall be subject to the approval of the City Council of the City of Dallas, Texas, and the City Engineer of the City of Dallas, Texas.

2. The plat shall be subject to the approval of the City Council of the City of Dallas, Texas, and the City Engineer of the City of Dallas, Texas.

3. The plat shall be subject to the approval of the City Council of the City of Dallas, Texas, and the City Engineer of the City of Dallas, Texas.

7451

DATE	DESCRIPTION	AMOUNT
10/10/62	PLAT	100.00
10/10/62	PLAT	100.00
10/10/62	PLAT	100.00
10/10/62	PLAT	100.00
10/10/62	PLAT	100.00
10/10/62	PLAT	100.00
10/10/62	PLAT	100.00
10/10/62	PLAT	100.00
10/10/62	PLAT	100.00
10/10/62	PLAT	100.00

51-27

CITY OF DALLAS PLAT BOOKS

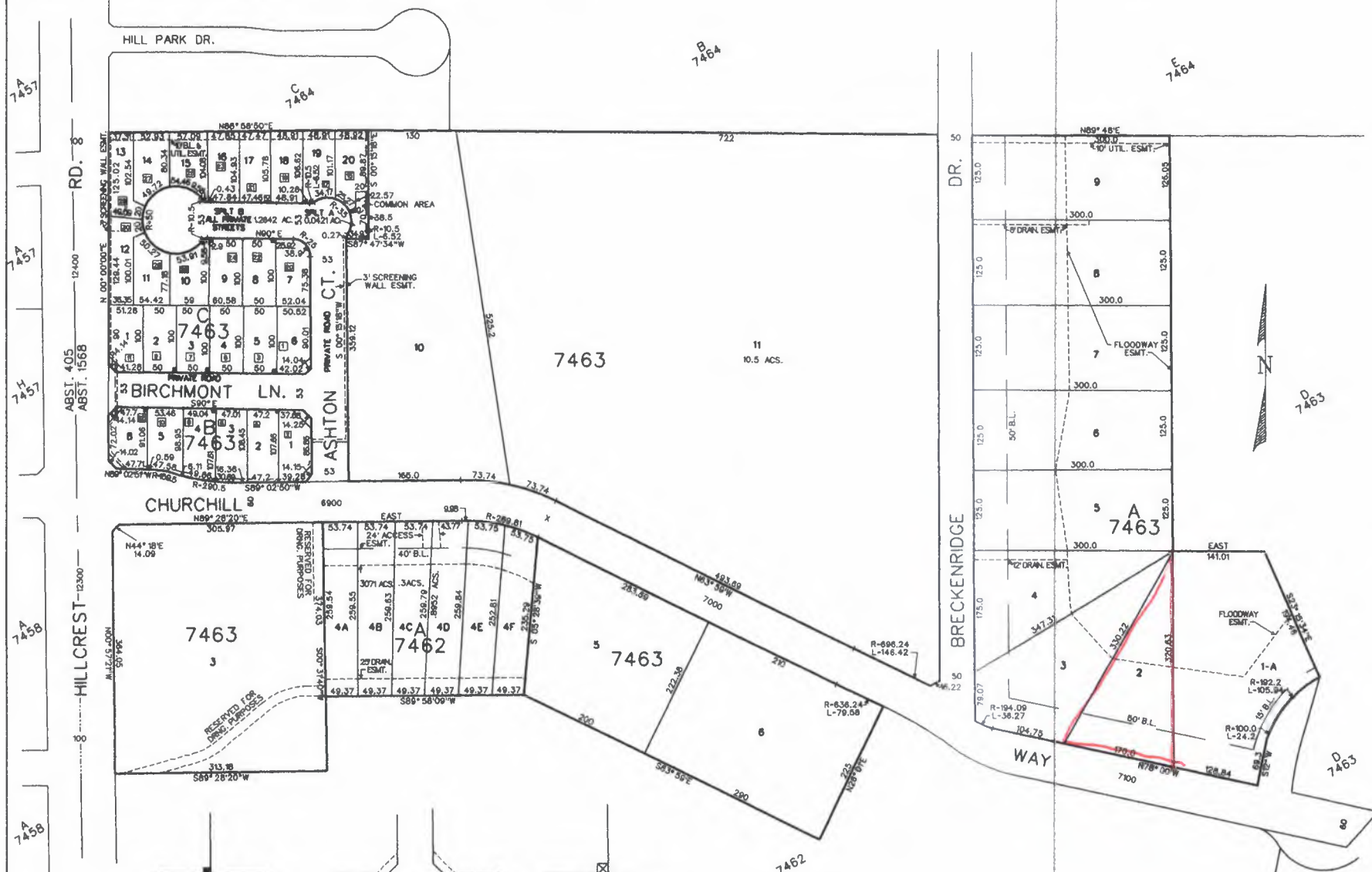
ANNEXED APRIL 26, 1954 ORD. NO. 6183
SURVEY HIRAM WILBURN ABST. 1568

ADDITION _____
SCALE 100 FT. EQUALS 1 INCH

BLOCKS A 7462, 7463, 7463 A,B,C
SCHOOL DISTRICT DALLAS

BRS 4-28-98

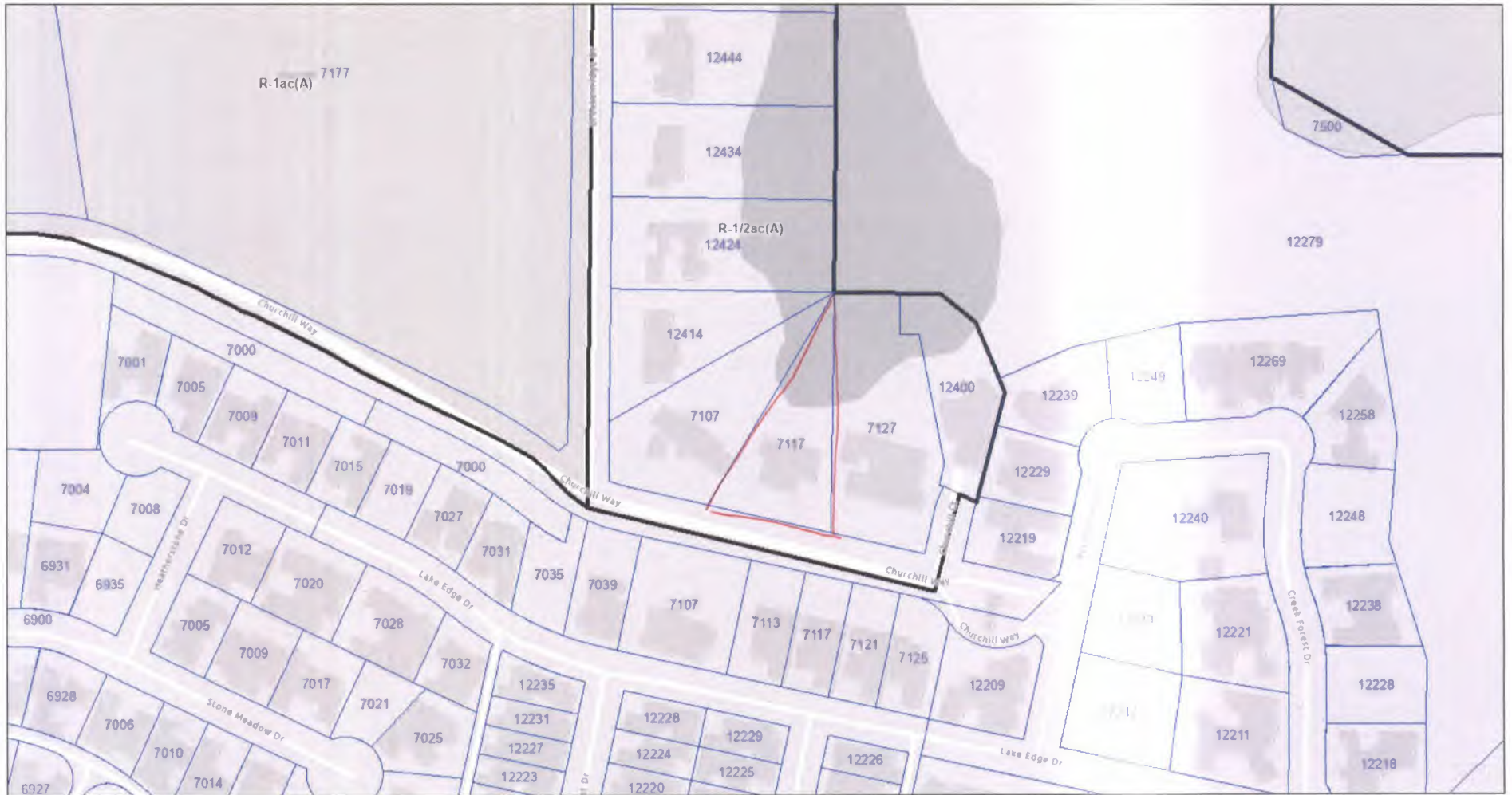
FILED 5-27-48 BLK. 7463 RIVERSIDE ESTATES 1 & 2
FILED 11-20-82 BLK. A/7463 RIVERSIDE ESTATES No. 2
FILED 8-25-70 BLK. A/7463 RIVERSIDE ESTATES REV.
FILED 11-11-84 BLK. A/7462 LT. 4A-4F DAVID D. BULLER ESTATES
FILED 3-24-88 BLK. B,C/7463 CHURCHILL PONTE
FILED 5-5-88 BLK. B,C/7463 CHURCHILL PONTE Corr. Plat
FILED 11-5-97 BLK. 7463 LOT 3 CHURCHILL RECREATION CENTER



INDICATES 3'x3' SUBSURFACE SERVICE BOX ESMT.
INDICATES VISIBILITY TRIANGLE
INDICATES 7'x8' TRANSFORMER PAD ESMT.

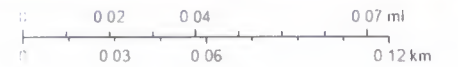
BDA 245-022

ArcGIS Web Map



12/9/2024, 8:50:48 AM

1:1,822



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

BDA245-022





7DA246-022

Neighbor's Approval for Fence Variance

I support the project and provide my approval for the variance request.

Name: Charles M. Kelly

Property Address: 7107 Churchill Way

Phone Number (Optional): 972-922-7898

Date: Sept 7, 2024

Neighbor's Approval for Fence Variance

I support the project and provide my approval for the variance request.

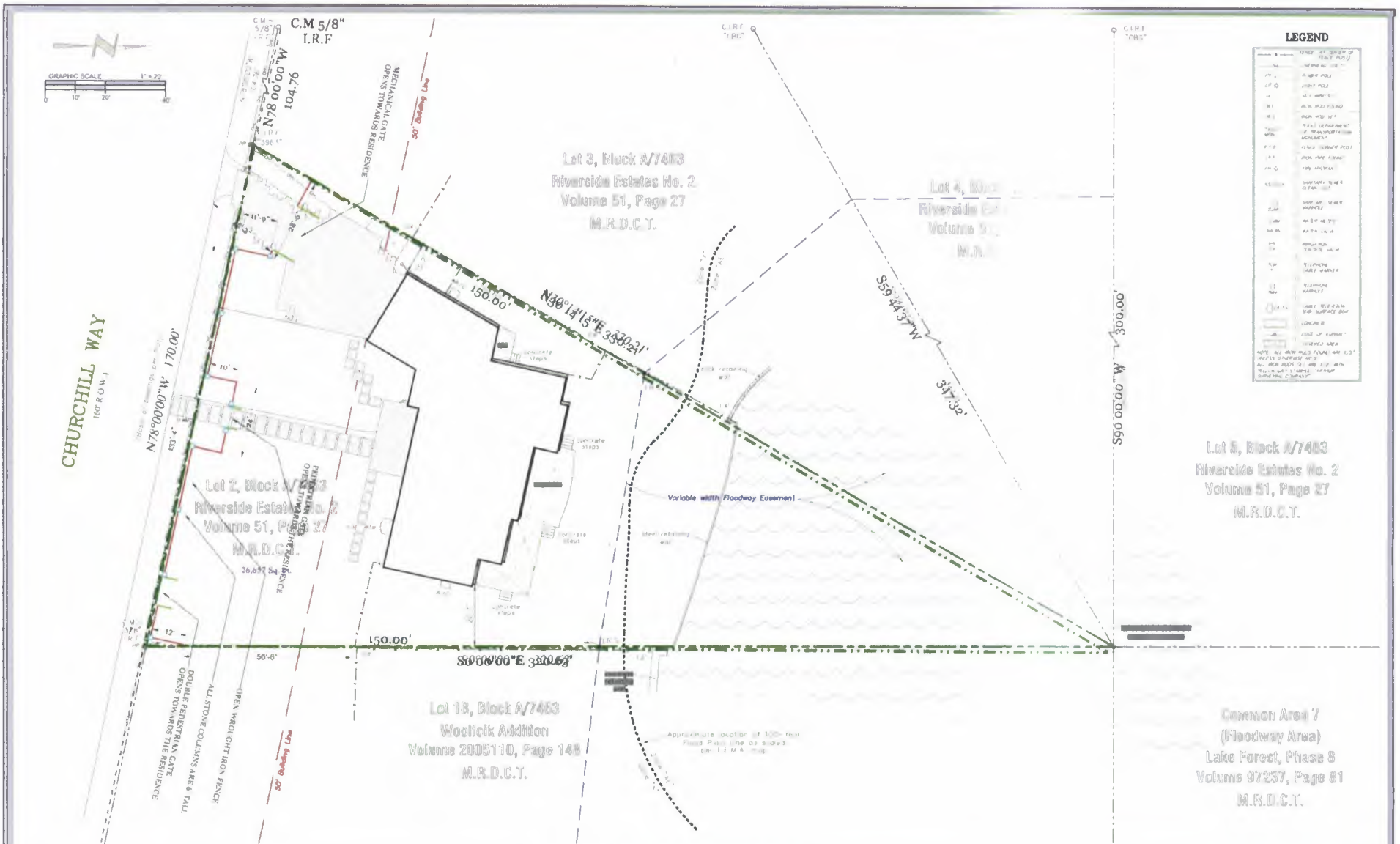
Name: Fajar KMI

Property Address: 7117 Churchill Way

Phone Number (Optional): 903806-897

Date: 9/12/24

BDA246-022



The undersigned have been furnished and received a copy of this survey.

Date: _____

ARTHUR
LAND SURVEYING
2911 BENTLEY ST. SUITE 100
DALLAS, TEXAS 75228
TEL: 972.221.9439 FAX: 972.221.9439

PROPERTY DESCRIPTION:

Lot 2, Block A/7463, Riverside Estates No. 2, an addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Volume 51, Page 27, Map Records, Dallas County, Texas.

SURVEYOR'S CERTIFICATION: The undersigned does hereby certify to Robert Leh, Aurora Teh and Jasper Little (C.F. # 180655A) that this survey was this day made on the ground of the property legally described hereon and is correct and to the best of my knowledge there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, or overlapping of improvements, easements or rights of way that I have been advised of except as shown hereon. The bearings shown hereon are based on the above referenced recorded map or plat unless otherwise noted. Corners marked as set will be set at a later date.

FLOOD NOTE: It is my opinion that the property described hereon partially lies within the 100-year flood zone area according to the Federal Emergency Management Agency Flood Insurance Rate Map Community Panel No. 880817 0195 N, previous effective date of map, July 7, 2014, having property situated within Zone "B" (Shaded and Unshaded) and Zone "AE".

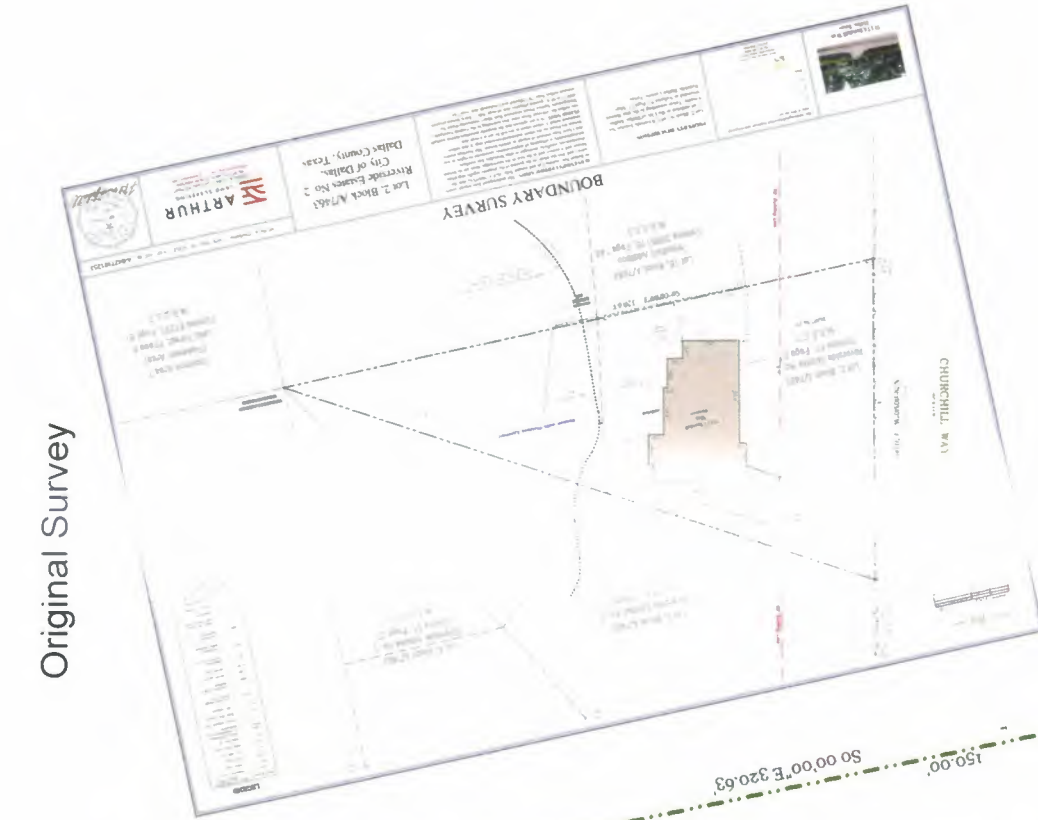
Lot 2, Block A/7463
Riverside Estates No. 2
City of Dallas,
Dallas County, Texas

TCH CW/SHIM DATE 03/01/18 SCALE 1"=20' ASC NO A-0427181253

ARTHUR
LAND SURVEYING
2911 BENTLEY ST. SUITE 100
DALLAS, TEXAS 75228
TEL: 972.221.9439 FAX: 972.221.9439

PDA246-022

Original Survey



Proposed Plan

SURVEY PLAN
1/8" = 1'-0"

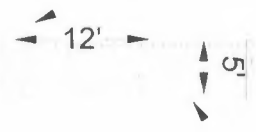
BDAS-022



- ▶ LEUDERS STONE CAP ON ALL COLUMNS
- ▶ ALL STONE COLUMNS ARE 5'-6" TALL
- ▶ CMU BLOCK COLUMN CONSTRUCTION WITH STONE FACADE
- ▶ 20" DEEP CONCRETE FOOTING WITH #4 REBAR

CLOSE UP ELEVATION

3'
ALL STONE COLUMNS ARE 5'-6" TALL



EAST ELEVATION

OPEN WROUGHT IRON FENCE

DOUBLE PEDESTRIAN GATE
OPENS TOWARDS RESIDENCE

MECHANICAL GATE
OPENS TOWARDS RESIDENCE

DOUBLE PEDESTRIAN GATE
OPENS TOWARDS RESIDENCE

134'-4"

WEST ELEVATION

SOUTH ELEVATION

OPEN WROUGHT IRON FENCE
ALL STONE COLUMNS ARE 5'-6" TALL

BDA245-022