



# Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

## APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

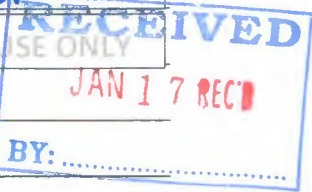
Case No.: BDA

245-032 ONLY

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

Date: \_\_\_\_\_

FOR OFFICE USE ONLY



Location address: 4259 Park Lane

Zoning District: R-10(A)

Lot No.: 6

Block No.: E/5547

Acreage: 0.675

Census Tract: \_\_\_\_\_

Street Frontage (in Feet): 1) 135

2) \_\_\_\_\_

3) \_\_\_\_\_

4) \_\_\_\_\_

5) \_\_\_\_\_

### To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): 4259 Park Lane LLC

Applicant: Jennifer Hiromoto

Telephone: 469-275-2414

Mailing Address: PO Box 38586 Dallas, TX 75238

Zip Code: \_\_\_\_\_

E-mail Address: jennifer@buzzurbanplanning.com

Represented by: Jennifer Hiromoto

Telephone: 469-275-2414

Mailing Address: PO Box 38586 Dallas, TX 75238

Zip Code: \_\_\_\_\_

E-mail Address: jennifer@buzzurbanplanning.com

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

fence height of 2' to allow a 6'-tall fence in a front yard setback

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:

The proposed fence (5'6" iron with 6' masonry columns) will not adversely affect surrounding properties as many other properties in the surrounding area already have fences taller than 4'.

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 Jennifer Hiromoto

(Affiant/Applicant's name printed)

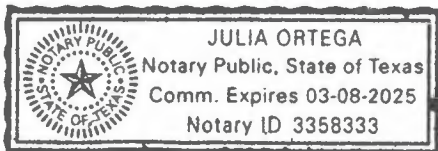
who on (his/her) oath certifies that the above statements are true and correct to his/her best knowledge and that he/she is the owner/or principal/or authorized representative of the subject property

Respectfully submitted: \_\_\_\_\_

(Affiant/Applicant's signature)

Subscribed and sworn to before me this 26 day of December, 2024

Notary Public in and for Dallas County, Texas





Appeal number: BDA 245-032

I, 4259 PARK LANE LLC, Owner of the subject property  
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 4259 Park Lane  
(Address of property as stated on application)

Authorize: Jennifer Hiromoto  
(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: Fence height

Munear Kourban  
Print name of property owner or registered agent

[Signature]  
Signature of property owner or registered agent

agent Date 1/8/2025

Before me, the undersigned, on this day personally appeared

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

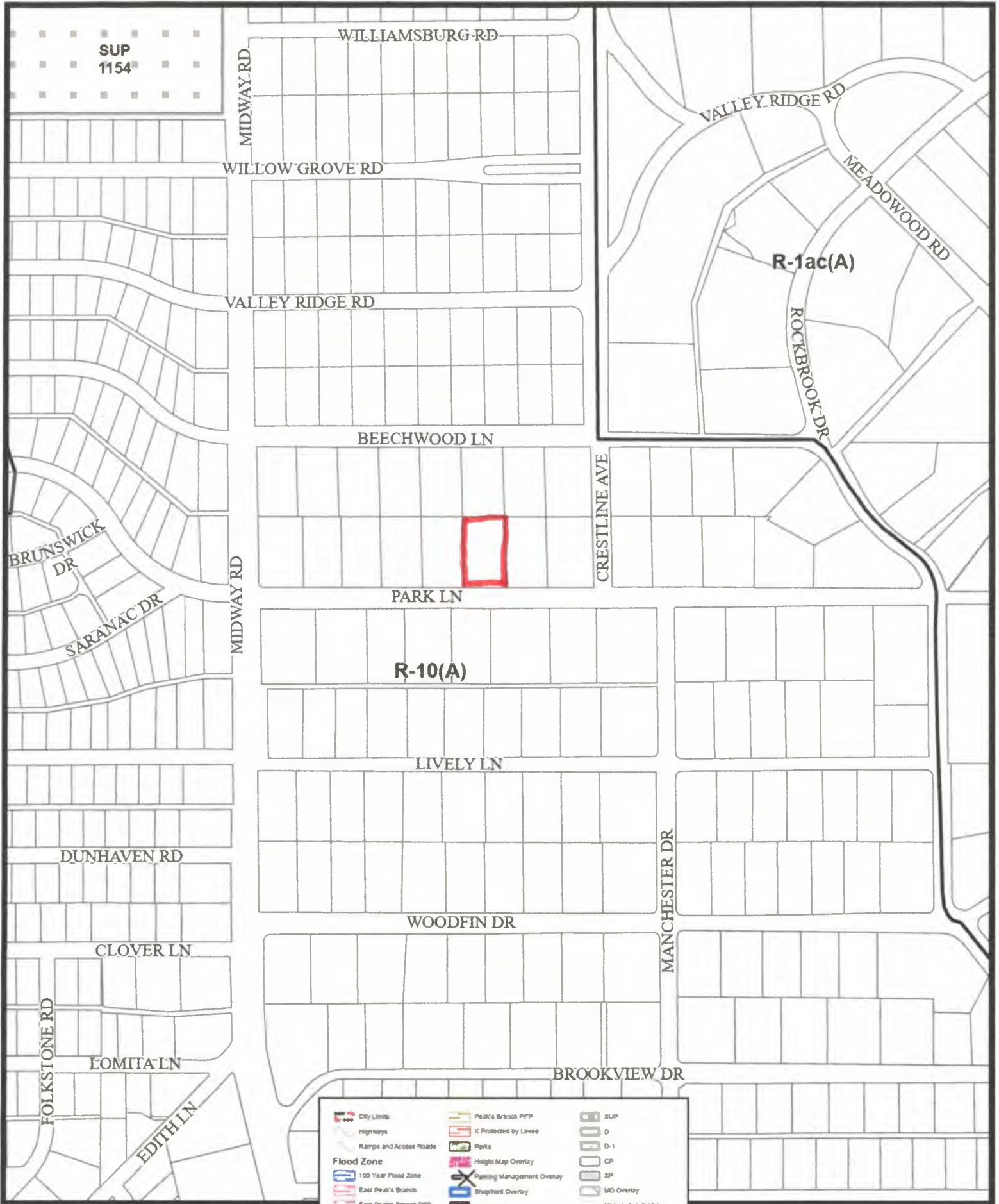
knowledge. Subscribed and sworn to before me this 8<sup>TH</sup> day of

JANUARY, 2025



Roselyn Mangwiro  
Notary Public for Dallas County,  
Texas

Commission expires on  
03-18-2028



SUP  
1154

R-1ac(A)

R-10(A)



1:4,800

	City Limits		Pearl's Branch PPP		SUP
	Highways		X Protected by Levee		D
	Ramps and Access Roads		Parks		D-1
<b>Flood Zone</b>					CP
	100 Year Flood Zone		Planning Management Overlay		SP
	East Pearl's Branch		Shoppers Overlay		MD Overlay
	East Pearl's Branch PPP		Base Zoning		Historic Subdistrict
	Floodway		PD 183 Oak Lawn		Historic Overlay
	Mill Creek		Dallas Environmental Corridors		CO Subdistricts
	Mill Creek PPP		DOO Overlay		PD Subdistricts
	Pearl's Branch		Dead Restrictions		POS Subdistricts
					MSO Subdistricts

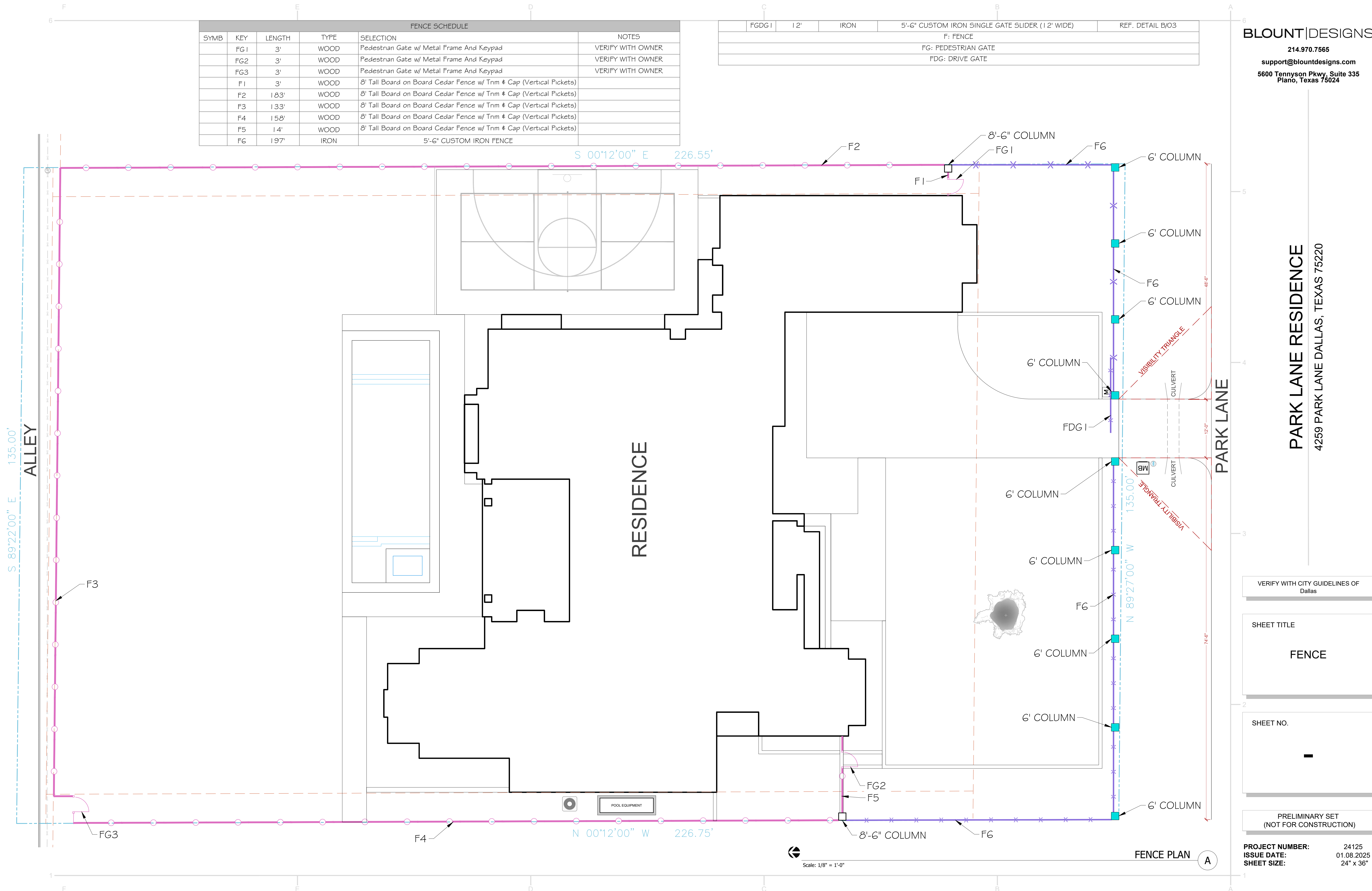
Case ID: 245-032a  
Printed: 12/26/2024



FENCE SCHEDULE					
SYMB	KEY	LENGTH	TYPE	SELECTION	NOTES
	FG1	3'	WOOD	Pedestrian Gate w/ Metal Frame And Keypad	VERIFY WITH OWNER
	FG2	3'	WOOD	Pedestrian Gate w/ Metal Frame And Keypad	VERIFY WITH OWNER
	FG3	3'	WOOD	Pedestrian Gate w/ Metal Frame And Keypad	VERIFY WITH OWNER
	F1	3'	WOOD	8' Tall Board on Board Cedar Fence w/ Trim & Cap (Vertical Pickets)	
	F2	183'	WOOD	8' Tall Board on Board Cedar Fence w/ Trim & Cap (Vertical Pickets)	
	F3	133'	WOOD	8' Tall Board on Board Cedar Fence w/ Trim & Cap (Vertical Pickets)	
	F4	158'	WOOD	8' Tall Board on Board Cedar Fence w/ Trim & Cap (Vertical Pickets)	
	F5	14'	WOOD	8' Tall Board on Board Cedar Fence w/ Trim & Cap (Vertical Pickets)	
	F6	197'	IRON	5'-6" CUSTOM IRON FENCE	

FGDG1	12'	IRON	5'-6" CUSTOM IRON SINGLE GATE SLIDER (12' WIDE)	REF. DETAIL B/03
F: FENCE				
FG: PEDESTRIAN GATE				
FDG: DRIVE GATE				

**BLOUNT|DESIGNS**  
 214.970.7565  
 support@blountdesigns.com  
 5600 Tennyson Pkwy, Suite 335  
 Plano, Texas 75024



**PARK LANE RESIDENCE**  
 4259 PARK LANE DALLAS, TEXAS 75220

VERIFY WITH CITY GUIDELINES OF Dallas

SHEET TITLE  
**FENCE**

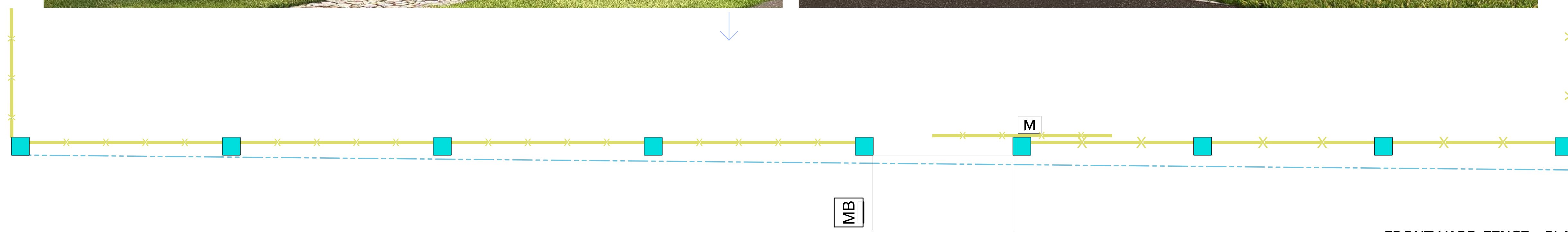
SHEET NO.

PRELIMINARY SET  
 (NOT FOR CONSTRUCTION)

PROJECT NUMBER: 24125  
 ISSUE DATE: 01.08.2025  
 SHEET SIZE: 24" x 36"

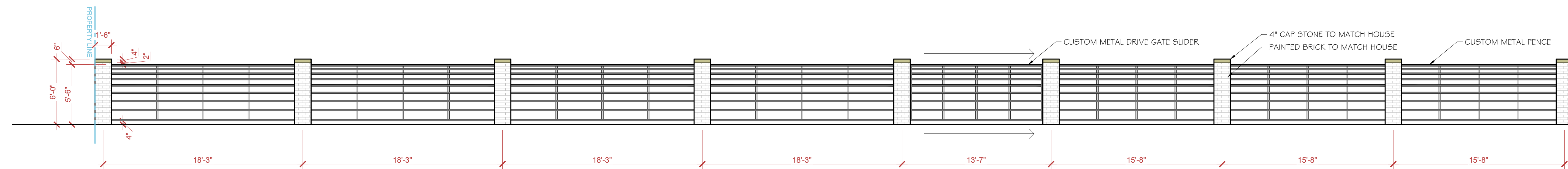
FENCE PLAN

PARK LANE RESIDENCE  
4259 PARK LANE DALLAS, TEXAS 75220



FRONT YARD FENCE - PLAN (B)

Scale: 3/16" = 1'-0"



FRONT YARD FENCE - ELEVATION (A)

Scale: 3/16" = 1'-0"

VERIFY WITH COMMUNITY GUIDELINES OF  
Park Lane

SHEET TITLE

FENCE

SHEET NO.

1

PRELIMINARY SET  
(NOT FOR CONSTRUCTION)

PROJECT NUMBER: 24125  
ISSUE DATE: 12.23.2024  
SHEET SIZE: 24" x 36"