



Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA

245-061

RECEIVED

Data Relative to Subject Property: _____

Date: _____

FOR OFFICE **MAR 25 2025**

Location address: 5514 Royal Lane

Zoning District: R-1ac(A)

BY: _____

Lot No.: Pt. 7 Block No.: A/5518

Acreage: 1.78

Census Tract: _____

Street Frontage (in Feet): 1) 204

2) _____

3) _____

4) _____

5) _____

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): Hughes Family Revocable Trust

Applicant: Jennifer Hiromoto

Telephone: 469-275-2414

Mailing Address: PO Box 38586 Dallas, TX

Zip Code: 75238

E-mail Address: jennifer@buzzurbanplanning.com

Represented by: Jennifer Hiromoto

Telephone: 469-275-2414

Mailing Address: PO Box 38586 Dallas, TX

Zip Code: 75238

E-mail Address: jennifer@buzzurbanplanning.com

Affirm that an appeal has been made for a Variance or Special Exception of fence height

for 4 feet to the front yard fence height regulation to allow an 8-foot fence and 1.5 feet to the side yard fence regulation to allow an 10-foot 6-inch fence

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 property is seeking to add screening fencing along the eastern property line and connect to the existing fence in the front yard. Portions of this fence will be within the 100' front yard setback. The property has grade change that requires a taller fence for a portion so that the fence appears uniform in height and provides screening. The proposed fence will not adversely affect surrounding properties.

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

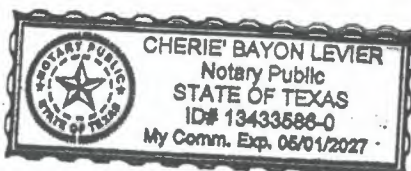
(Affiant/Applicant's name printed)

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 10th day of March, 2025



Notary Public in and for Dallas County, Texas



Appeal number: BDA 245-001

I, Hughes Family Revocable Trust, Owner of the subject property
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 5514 Royal 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

MARIE HUGHES
JEFF HUGHES

[Signature]
[Signature]

Print name of property owner or registered agent
agent Date 3.3.25

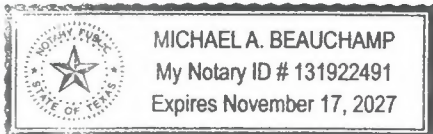
Signature of property owner or registered

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 3 day of

March, 2025



[Signature]
Notary Public for Dallas County,
Texas

Commission expires on
11-17-2027

SHIPPED DATE: 8-28-96 RECEIVED DATE: 6-13-96

CITY OF DALLAS PLAT BOOKS

ANNEXED MAY 23, 1945 ORD. NO. 3629
SURVEY D. R. S. C. GALLOWAY ABST. 523

ADDITION LOBELLO ESTATES

A-B-C-D-E
BLOCKS 5518, 5518

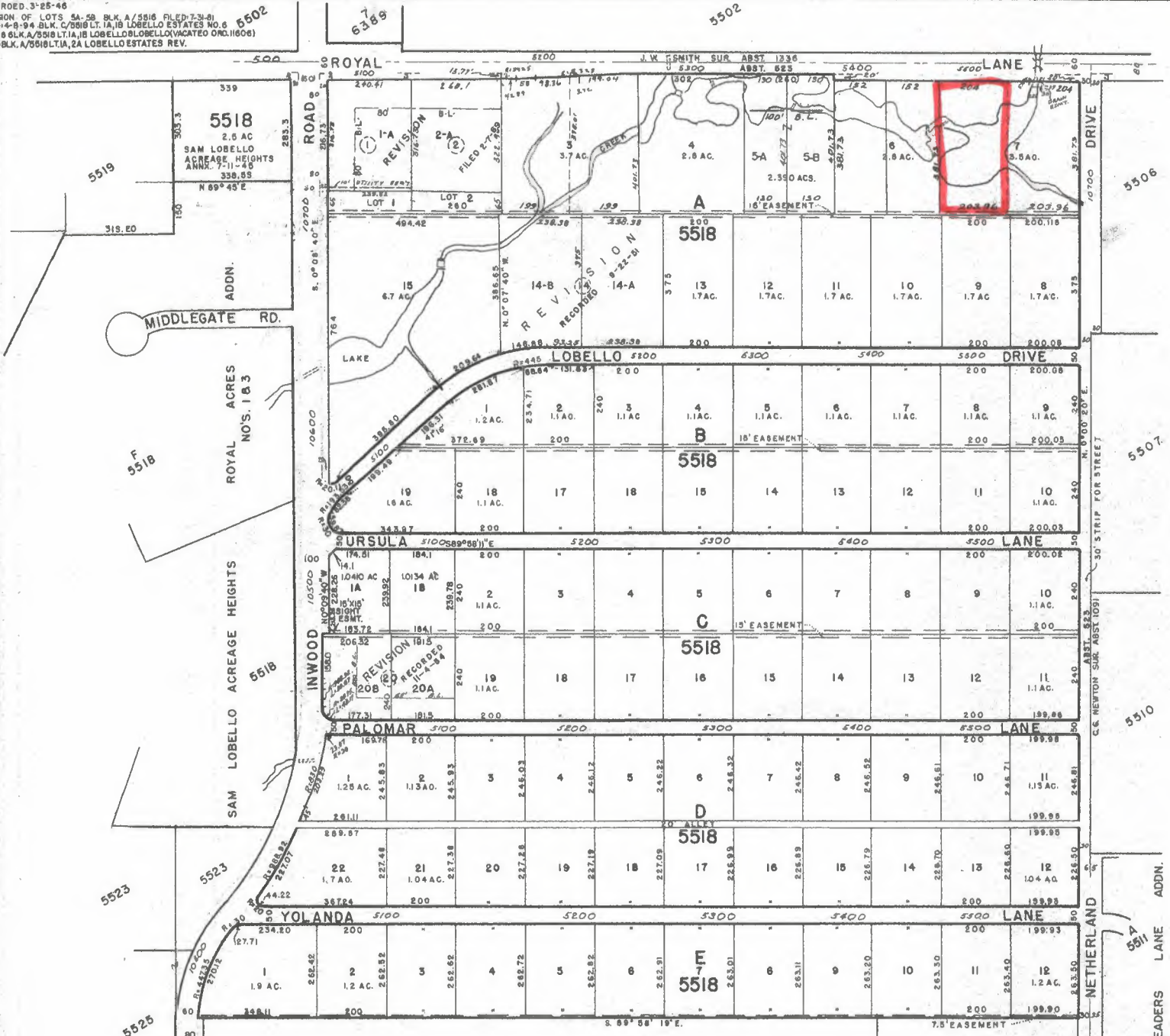
SCALE 200 FT. EQUALS 1 INCH

605-4-27-74

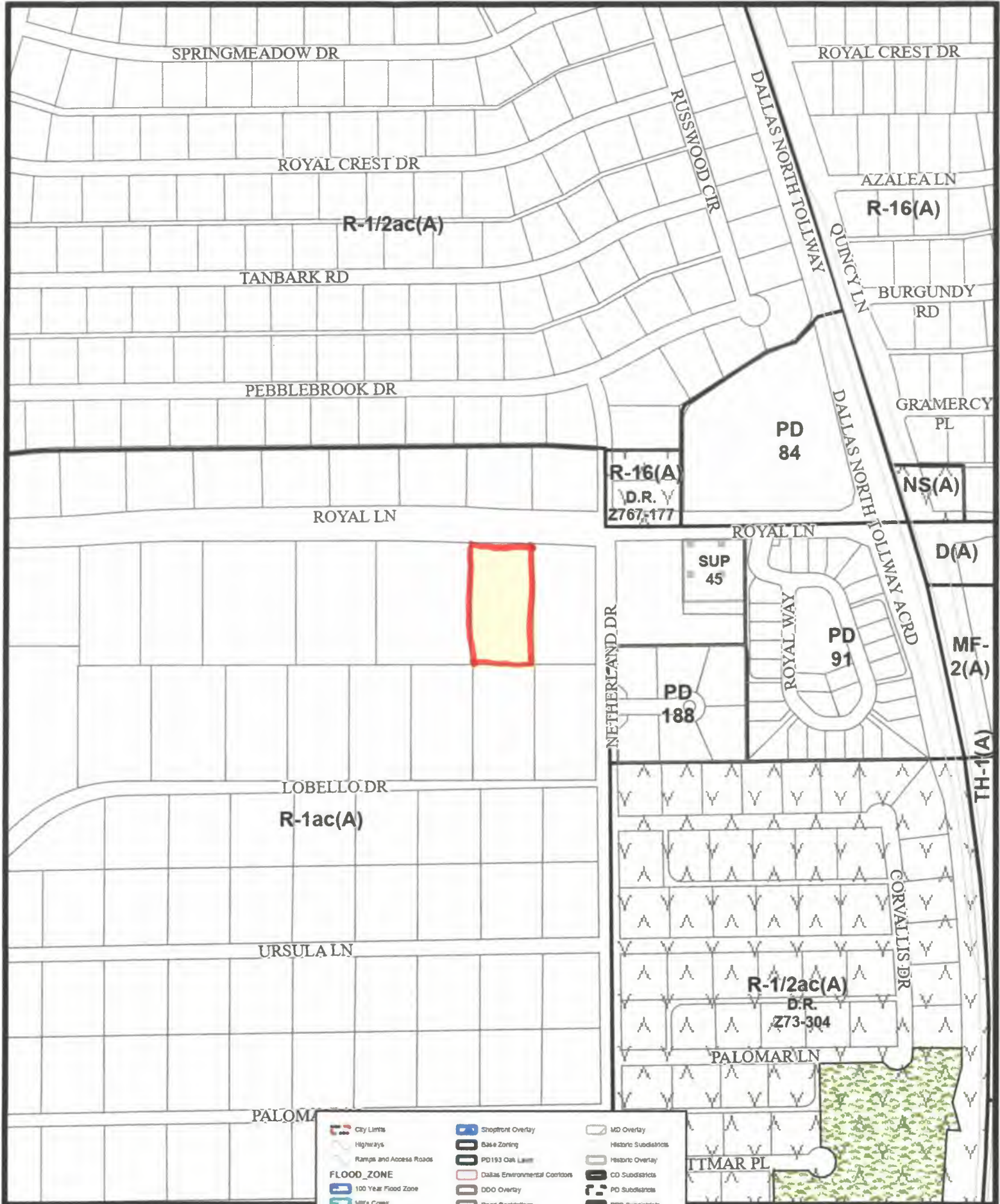
SCHOOL DIST.

DALLAS

RECORDED 3-25-46
REVISION OF LOTS 5A, 5B, 5L, A/5518 FILED 7-3-41
FILED 4-9-94 B.L.K. C/5518 LOT 1A, 1B LOBELLO ESTATES NO. 6
FILED 12-17-59 B.L.K. A/5518 LOT 1A, 1B LOBELLO ESTATES (VACATED ORD. 11606)
FILED 2-7-69 B.L.K. A/5518 LOT 1A, 2A LOBELLO ESTATES REV.



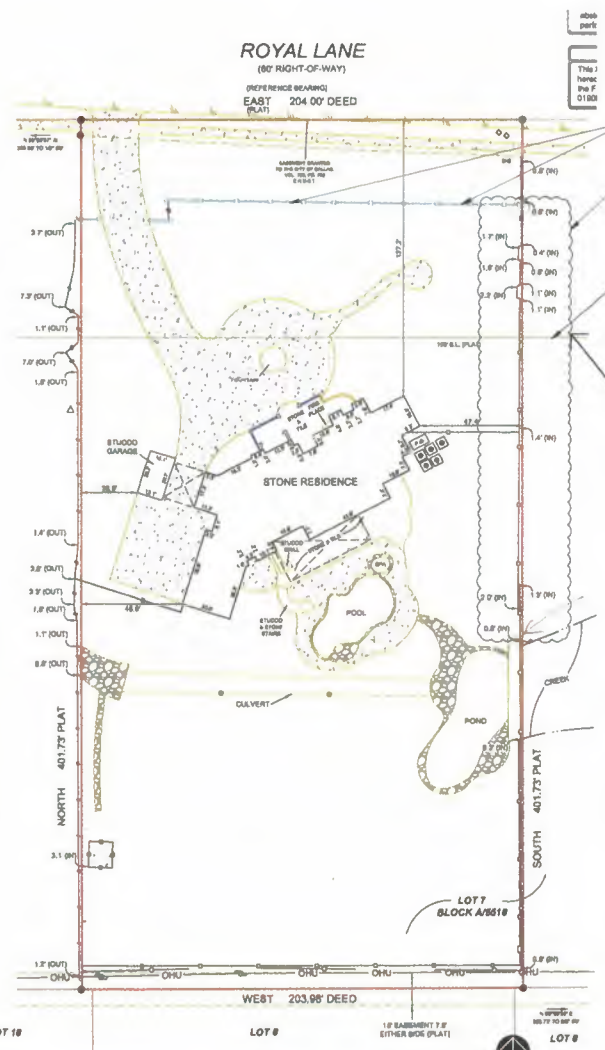
BOAZYS-OW



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

1:4,800

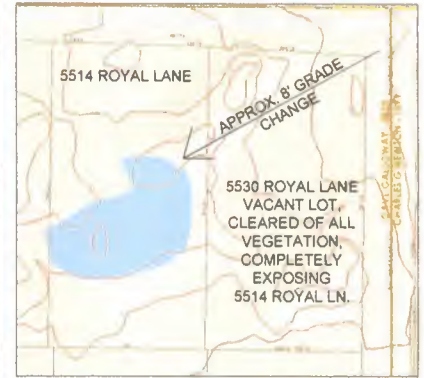
Case ID: **2024-061**
 Printed: 2/27/2025



ALL VEGETATION HAS BEEN REMOVED BY RECENT PURCHASER OF 5530 ROYAL LN.



AERIAL VIEW FROM GOOGLE MAPS (BEFORE 5530 CLEARING) SCALE: NTS

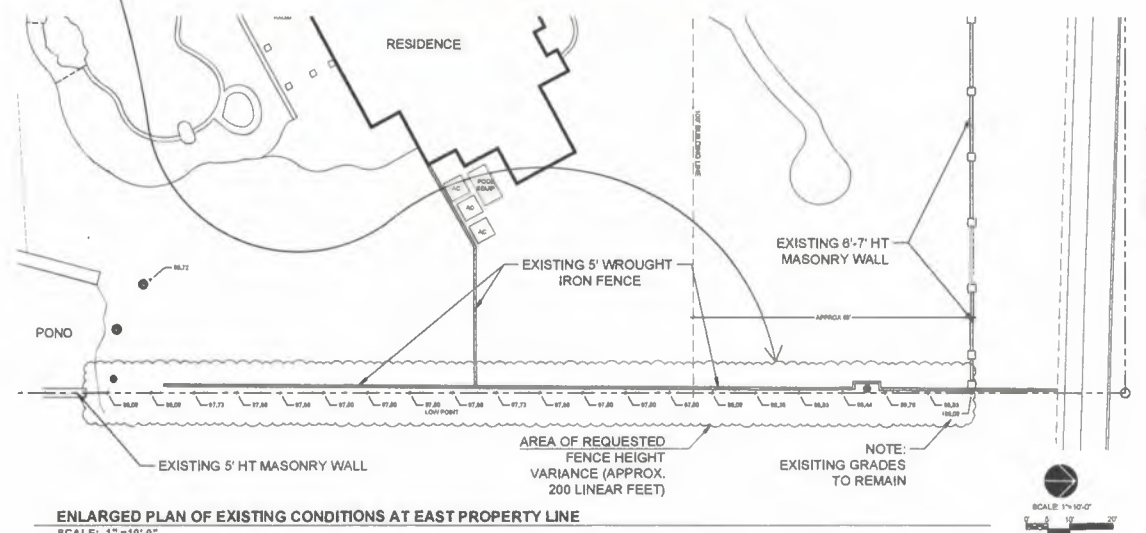


NCTCOG CONTOURS FROM DCAD SCALE: NTS



VIEW TO 5514 FROM CORNER OF ROYAL LN AND NETHERLAND (AFTER 5530 CLEARING)

APPROXIMATE HEIGHT OF PROPOSED FENCE



ENLARGED PLAN OF EXISTING CONDITIONS AT EAST PROPERTY LINE SCALE: 1"=10'-0"

SURVEY BY A&W SURVEYORS, TX REGISTER :100174-00
 DATED 8-15-2018
 SCALE: 1"=20'-0"

LANDSCAPE ARCHITECTURAL DRAWINGS FOR:
THE HUGHES RESIDENCE
 5514 Royal Lane Dallas, TX 75229

ISSUE TITLE
 FENCE VARIANCE PLAN

DATE	DESCRIPTION
3 FEB 2020	
4 MAR 2020	

SCALE

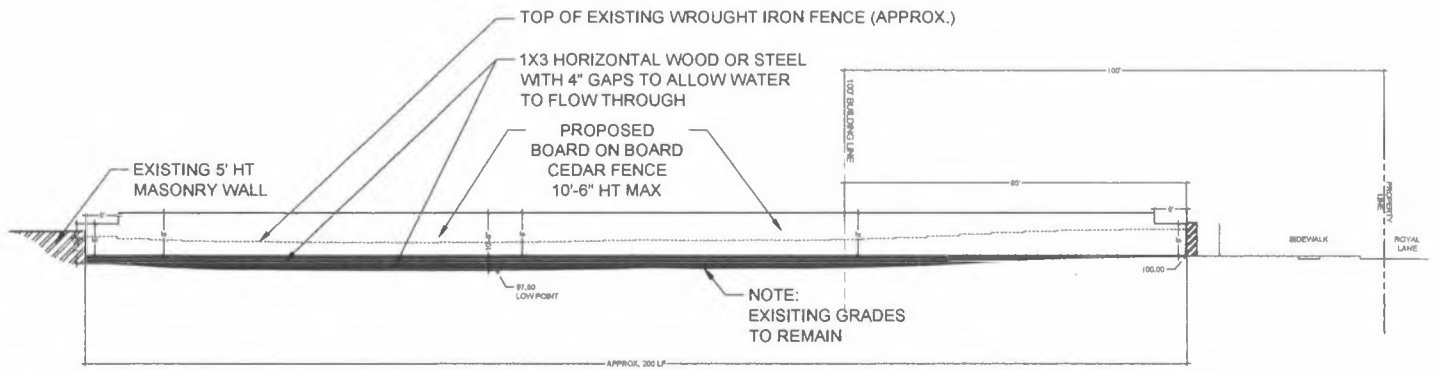


DRAWING TITLE
 FENCE VARIANCE PLAN

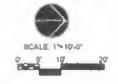
DRAWN BY
 EC
 BB

PROJECT NUMBER

BDA 245-061



ELEVATION OF PROPOSED FENCE AT EAST PROPERTY LINE
SCALE: 1/8" = 1'-0"



LANDSCAPE ARCHITECTURAL DRAWINGS FOR:
THE HUGHES RESIDENCE
5514 Royal Lane Dallas, TX 75229

ISSUE TITLE
FENCE VARIANCE PLAN

DATES	
PROJECT	3 FEB 2025
ISSUE	4 MAR 2025



DRAWING TITLE
FENCE VARIANCE PLAN

DRAWN BY
DESIGNER: EC
CHECKER: BS

BDA245-001

ALL VEGETATION HAS BEEN
REMOVED BY RECENT PURCHASER
OF 5530 ROYAL LN.



AERIAL VIEW FROM GOOGLE MAPS (BEFORE 5530
CLEARING) SCALE: NTS

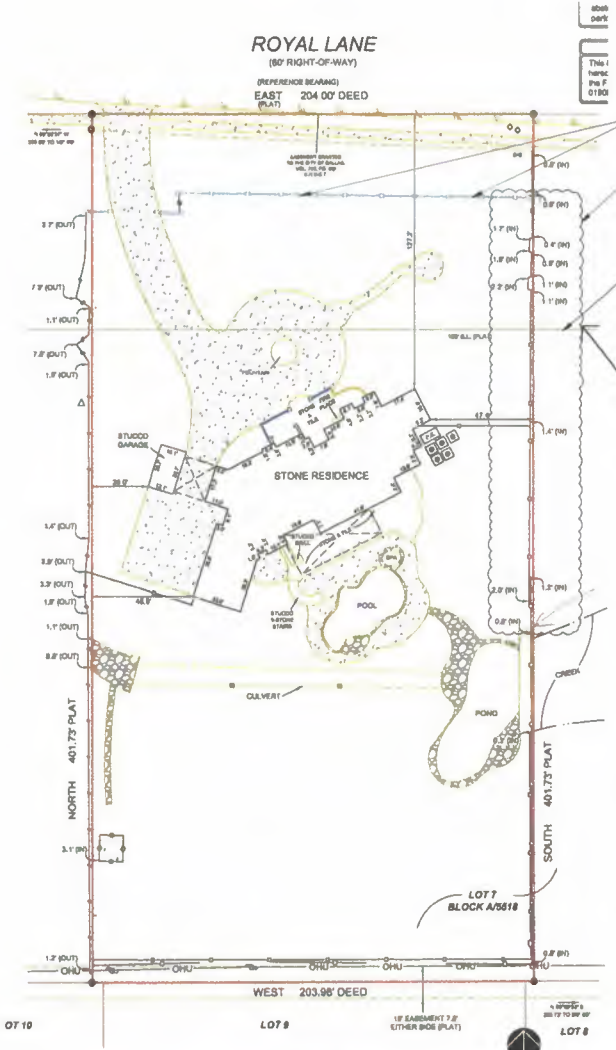


NCTCOG CONTOURS FROM DCAD
SCALE: NTS

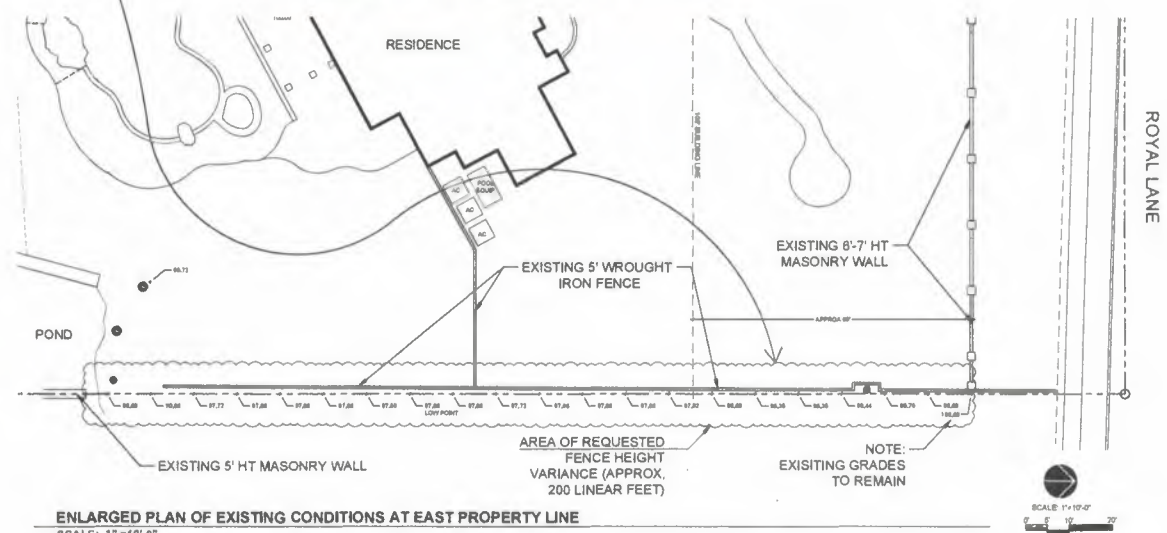


APPROXIMATE HEIGHT
OF PROPOSED FENCE

VIEW TO 5514 FROM CORNER OF ROYAL LN
AND NETHERLAND (AFTER 5530 CLEARING)



SURVEY BY A&W SURVEYORS, TX REGISTER :100174-00
DATED 8-15-2018
SCALE: 1"=20'-0"



ENLARGED PLAN OF EXISTING CONDITIONS AT EAST PROPERTY LINE
SCALE: 1"=10'-0"

LANDSCAPE ARCHITECTURAL DRAWINGS FOR:
THE HUGHES RESIDENCE
5514 Royal Lane Dallas, TX 75229

ISSUE TITLE
FENCE VARIANCE
PLAN

DATE	DESCRIPTION
3 FEB 2020	ISSUE
4 MAR 2020	REVISION

SCALE

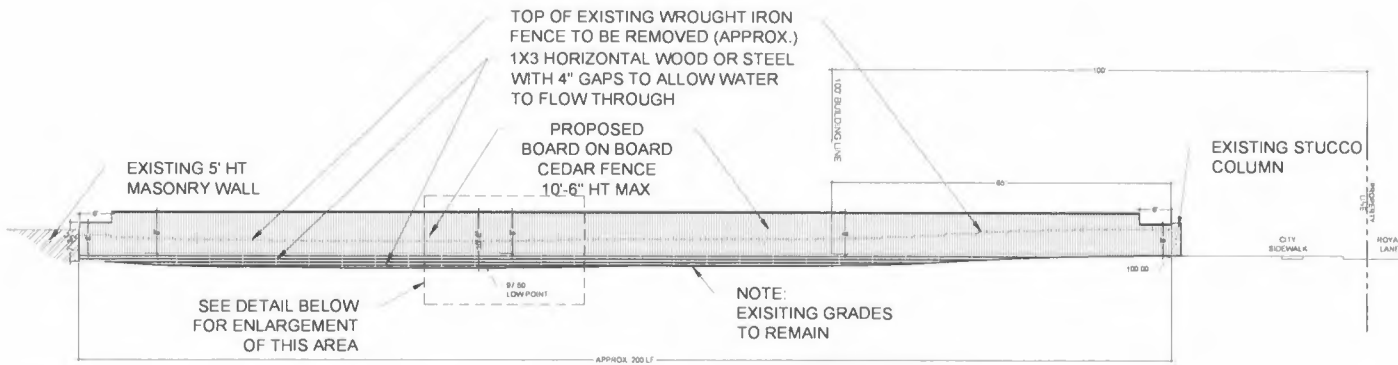


DRAWING TITLE
FENCE VARIANCE
PLAN

DRAWN BY
DATE BY EC
DATE BY BB

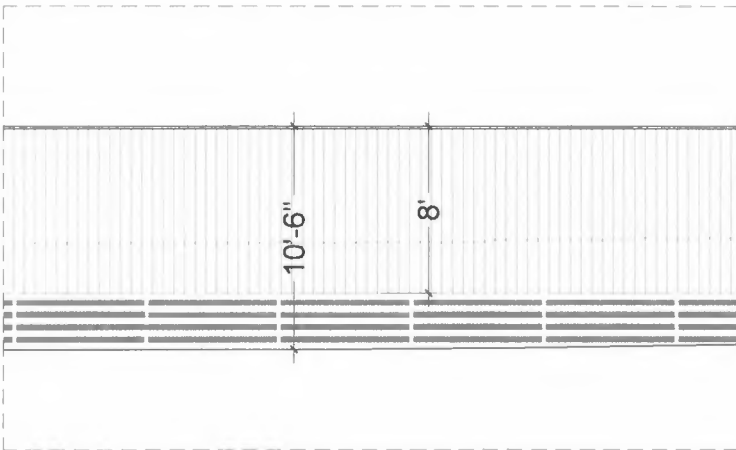
SHEET NUMBER

BDA245-001



ELEVATION OF PROPOSED FENCE AT EAST PROPERTY LINE

SCALE: 1/8" = 1'-0"



ENLARGEMENT OF FENCE ELEVATION

SCALE: 1/2" = 1'-0"



LANDSCAPE ARCHITECTURAL DRAWINGS FOR
THE HUGHES RESIDENCE
5514 Royal Lane Dallas, TX 75229

ISSUE TITLE

FENCE VARIANCE PLAN

DATE	BY	REVISION
11/18/2025		
17 MAR 2025		

SEAL



DRAWING TITLE

FENCE VARIANCE PLAN

DRAWN BY

EG
10/24/25

SHEET NUMBER

L-2

BDA245-001