

## Record Summary for Board of Adjustments

### Record

Record #	Status	Opened Date
BOA-25-000084	In Review	11/20/2025

### Application Name

### Detailed Description

Requesting approval of privacy screen at front of house taller than 4'

### Assigned To Department

Board of Adjustment

### Assigned to Staff

Diana Barkume

### Record Type

Board of Adjustments

### Custom Fields

#### INTERNAL USE ONLY

Source of Request	Self
Fee Waiver Granted	-
Number of Parking Spaces	-
Lot Acreage	0.265

#### PDOX INFORMATION

PDox Number	-
-------------	---

#### PROPERTY INFORMATION

Existing Zoning	R-10(A)
Lot Number	SW PT Lot 3 (70 x 165)
Lot Size (Acres)	0.265
Block Number	C/4973
Lot Size (Sq. Ft)	11565
How many streets abut the property?	1
Land Use	Residence-SFD
Is the property platted?	Yes
Status of Project	Existing
Status of Property	Owner Occupied
Previous Board of Adjustment case filed on this property	No
Accommodation for someone with disabilities	No
File Date	-
Seleccione si necesitara un interprete	-
Case Number	-
Are you applying for a fee waiver?	No

Have the standards for variance and or special exception been discussed?	Yes
Has the Notification Sign Acknowledgement Form been discussed?	Yes
Referred by	Diana Barkume

---

## Custom Lists

### Board of Adjustment Request

1	Type of Request	Special Exception
	Request Description	Fence standards
	Application Type	Single Family/Duplex Variance or Special Exception
	Affirm that an appeal has been made for	4342 Bluffview Blvd., Dallas, Texas 75209; privacy screen at front of property 7'6" to fence height
	Application is made to BOA to grant the described appeal	Approval of privacy screen at front of house taller than 4'

---

### Case Information

1	Full Request	to construct an 8-foot-high fence in a required front yard, which will require a 4+ foot special exception to the fence height regulations
	Brief Request	special exception to the fence regulations
	Zoning Requirements	a fence may not exceed four feet above grade when located in the required front yard
	Relevant History	N/A
	BOA History	No
	BOA History Details	N/A

---

### GIS Information

1	Census Tract Number	11.42
	Council District	13-Gay Donnell Willis

---

### Street Frontage Information

1	Street Frontage	Front
	Linear Feet (Sq. Ft)	70

---

## Contact Information

Name	Organization Name	Contact Type	Phone
natalie rubio Email: natalie@desdevhomes.com 5437 Meadow Crest Dr., DALLAS, TX 75229	S&H Design Development LLC	Applicant	4692359549

Name	Organization Name	Contact Type	Phone
Alessio Saretto Email: alessiosaretto@gmail.com 10811 BEAUTY LN, DALLAS, TEXAS 752293831		Property Owner	3109230795

Name	Organization Name	Contact Type	Phone
Alessio Saretto Email: alessiosaretto@gmail.com		PublicUserLink	3109230795

### Address

4342 BLUFFVIEW BLVD, Dallas, TX 75209

### Parcel Information

Parcel No:	Land Value	Legal Description	Book	Page	Lot	Block	Subdivision
0000035143300000 0							

### Owner Information

Primary	Owner Name	Owner Address	Owner Phone
Y	SARETTO ALESSIO	4342 BLUFFVIEW BLVD, DALLAS, TEXAS 752092812	

### Status History

Status	Comment	Assigned Name	Status Date
In Review		Diana Barkume	11/25/2025
Payment Due		Diana Barkume	11/25/2025
In Review	Updated By Script	Accela Administrator	12/04/2025
In Review		Anna Brickey	12/05/2025



# Planning & Development Department

320 E Jefferson Blvd,  
Dallas TX 75203  
(214) 948-4480

Board of Adjustment:  
1500 Marilla Street, 5CN  
Dallas Tx 75201  
(214) 948-4480

## APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

### OFFICE USE ONLY

Case no \_\_\_\_\_  
Date \_\_\_\_\_

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

Location address: 4342 Bluffview Dr., Dallas, TX 75209

Zoning District: R-10 (A)

Lot No.: SWPT LOT 3 Block No.: C/4973 Acreage: 0.265 Census Tract: 11.42

Street Frontage (in Ft.): 1) 70 2) \_\_\_\_\_ 3) \_\_\_\_\_ 4) \_\_\_\_\_ (5) \_\_\_\_\_

### To the Honorable Board of Adjustment:

Alessio Saretto

Owner of Property (per Warranty Deed): \_\_\_\_\_

Applicant: Alessio Saretto Telephone: (310) 923-0795

Mailing Address: 4342 Bluffview Dr. Zip Code: 75209

E-mail Address: alessiosaretto@gmail.com

Represented by: Natalie Rubio Telephone: (469) 235-9549

Mailing Address: 5437 Meadow Crest Dr. Zip Code: 75229

E-mail Address: natalie@desdevhomes.com

Affirm that an appeal has been made for a Variance or ☒ Special Exception, of:

4342 Bluffview Dr., Dls, Tx 75209 - privacy screen at front of the property taller than 4'; 7'6" ft 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:

Approval of privacy screen at front of house 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 ALESSIO SARETTO

(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 14TH day of AUGUST, 20 25

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

Together we are planning and building a better Dallas for all!



**Residential Account #00000351433000000**

[Location](#)   [Owner](#)   [Legal Desc](#)   [Value](#)   [Main Improvement](#)   [Additional Improvements](#)   [Land](#)   [Exemptions](#)   [Estimated Taxes](#)   [History](#)

**Property Location (Current 2026)**

**Address:** 4342 BLUFFVIEW BLVD  
**Neighborhood:** 5DSM10  
**Mapsc0:** 34-B (DALLAS)

[DCAD Property Map](#)

[2025 Appraisal Notice](#)

[41.13 ARB Order Information](#)

[Electronic Documents \(DCAD ENS\\*\)](#)

[Notice Of Estimated Taxes \(ENS\\*\)](#)

\* Electronic Notification System



[Print Homestead Exemption Form](#)

**Owner (Current 2026)**

SARETTO ALESSIO  
10811 BEAUTY LN  
DALLAS, TEXAS 752293831

**Multi-Owner (Current 2026)**

Owner Name	Ownership %
SARETTO ALESSIO	100%

**Legal Desc (Current 2026)**

**1:** BLUFFVIEW ESTATES  
**2:** BLK C/4973 SW PT LOT 3 70X165  
**3:**  
**4:** INT201300211586 DD07022013 CO-DC  
**5:** 4973 00C 00300 1004973 00C  
**Deed Transfer Date:** 7/5/2013

**Value**

2025 Certified Values	
<b>Improvement:</b>	\$1,708,100
<b>Land:</b>	+ \$861,900
<b>Market Value:</b>	= \$2,570,000
<b>Tax Agent:</b> NORTH TEXAS PROPERTY TAX	
<b>Revaluation Year:</b>	2025
<b>Previous Revaluation Year:</b>	2024

**Main Improvement (Current 2026)**

<b>Building Class</b>	24	<b>Construction Type</b>	FRAME	<b># Baths (Full/Half)</b>	4/ 1
<b>Year Built</b>	2023	<b>Foundation</b>	PIER AND BEAM	<b># Kitchens</b>	1
<b>Effective Year Built</b>	2023	<b>Roof Type</b>	IRREGULAR	<b># Bedrooms</b>	4
<b>Actual Age</b>	3 years	<b>Roof Material</b>	COMP SHINGLES	<b># Wet Bars</b>	0
<b>Desirability</b>	EXCELLENT	<b>Fence Type</b>	WOOD	<b># Fireplaces</b>	1
<b>Living Area</b>	4,230 sqft	<b>Ext. Wall Material</b>	STUCCO	<b>Sprinkler (Y/N)</b>	N
<b>Total Area</b>	4,230 sqft	<b>Basement</b>	NONE	<b>Deck (Y/N)</b>	N
<b>% Complete</b>	100%	<b>Heating</b>	CENTRAL FULL	<b>Spa (Y/N)</b>	N
<b># Stories</b>	TWO STORIES	<b>Air Condition</b>	CENTRAL FULL	<b>Pool (Y/N)</b>	N
<b>Depreciation</b>	0%			<b>Sauna (Y/N)</b>	N

### Additional Improvements (Current 2026)

#	Improvement Type	Construction	Floor	Exterior Wall	Area (sqft)
3	ATTACHED GARAGE	BK-BRICK	CONCRETE	UNASSIGNED	660

### Land (2025 Certified Values)

#	State Code	Zoning	Frontage (ft)	Depth (ft)	Area	Pricing Method	Unit Price	Market Adjustment	Adjusted Price	Ag Land
1	SINGLE FAMILY RESIDENCES	SINGLE FAMILY 10K SQFT	70	165	11,492,0000 SQUARE FEET	STANDARD	\$75,00	0%	\$861,900	N

\* All Exemption information reflects 2025 Certified Values. \*

### Exemptions (2025 Certified Values)

	City	School	County	College	Hospital	Special District
<b>Taxing Jurisdiction</b>	DALLAS	DALLAS ISD	DALLAS COUNTY	DALLAS COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
<b>HOMESTEAD EXEMPTION</b>	\$514,000	\$397,000	\$514,000	\$514,000	\$514,000	\$0
<b>Taxable Value</b>	\$2,056,000	\$2,173,000	\$2,056,000	\$2,056,000	\$2,056,000	\$0

### Exemption Details

### Estimated Taxes (2025 Certified Values)

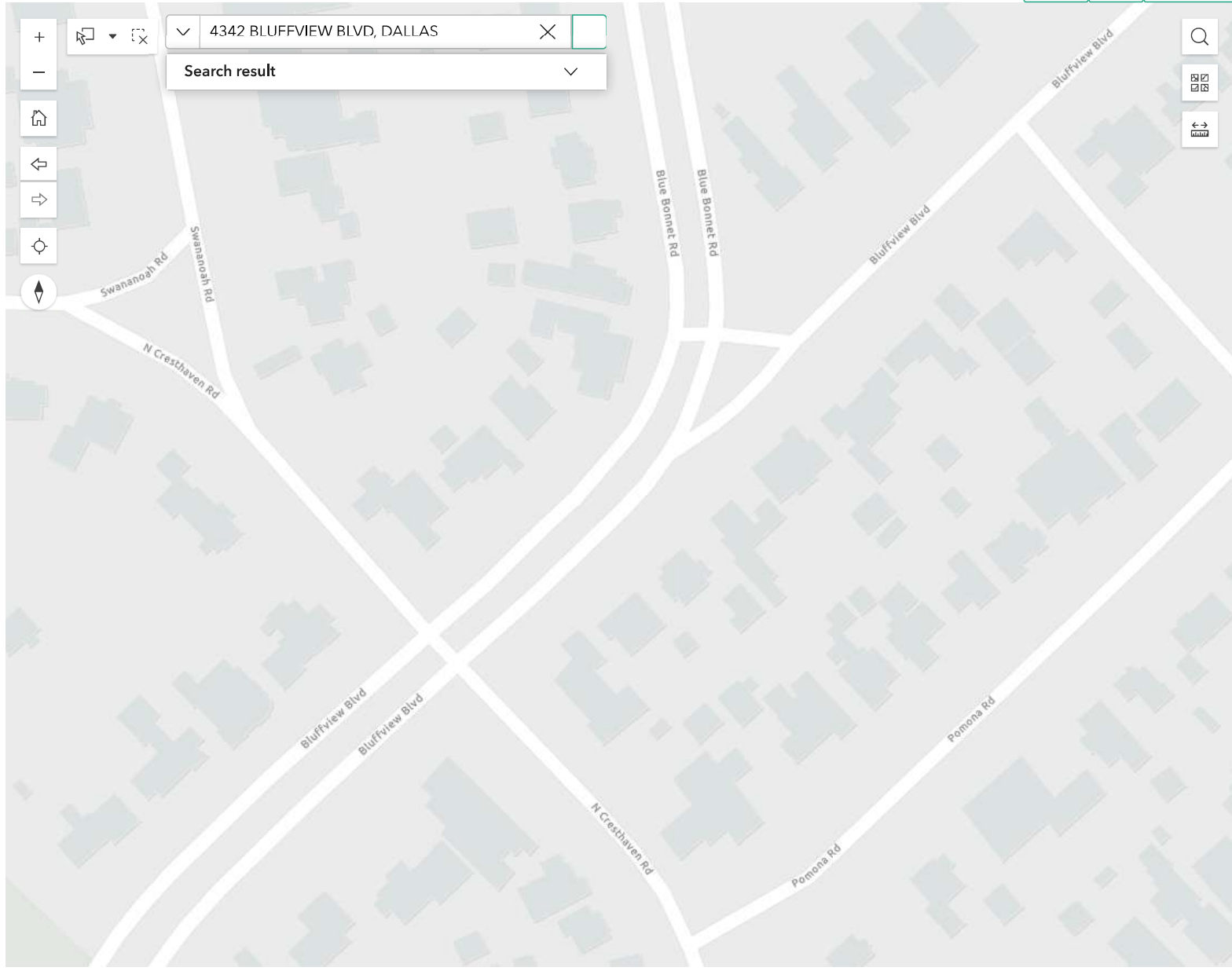
	City	School	County	College	Hospital	Special District
<b>Taxing Jurisdiction</b>	DALLAS	DALLAS ISD	DALLAS COUNTY	DALLAS COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
<b>Tax Rate per \$100</b>	\$0.6988	\$0.993835	\$0.2155	\$0.106575	\$0.212	N/A
<b>Taxable Value</b>	\$2,056,000	\$2,173,000	\$2,056,000	\$2,056,000	\$2,056,000	\$0
<b>Estimated Taxes</b>	\$14,367.33	\$21,596.03	\$4,430.68	\$2,191.18	\$4,358.72	N/A
<b>Tax Ceiling</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Total Estimated Taxes:</b>						<b>\$46,943.94</b>

**DO NOT PAY TAXES BASED ON THESE ESTIMATED TAXES.** You will receive an **official tax bill** from the appropriate agency when they are prepared. Please note that if there is an Over65 or Disabled Person **Tax Ceiling** displayed above, **it is NOT reflected** in the Total Estimated Taxes calculation provided. Taxes are collected by the agency sending you the **official** tax bill. To see a listing of agencies that collect taxes for your property. [Click Here](#)

The estimated taxes are provided as a courtesy and should not be relied upon in making financial or other decisions. The Dallas Central Appraisal District (DCAD) does not control the tax rate nor the amount of the taxes, as that is the responsibility of each Taxing Jurisdiction. Questions about your taxes should be directed to the appropriate taxing jurisdiction. We cannot assist you in these matters. These tax estimates are calculated by using the most current certified taxable value multiplied by the most current tax rate. **It does not take into account other special or unique tax scenarios, like a tax ceiling, etc..** If you wish to calculate taxes yourself, you may use the [Tax Calculator](#) to assist you.

### History

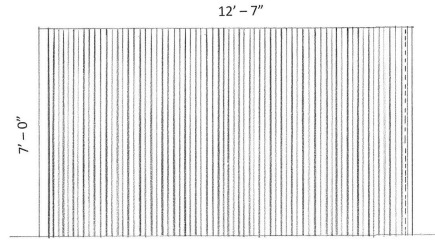
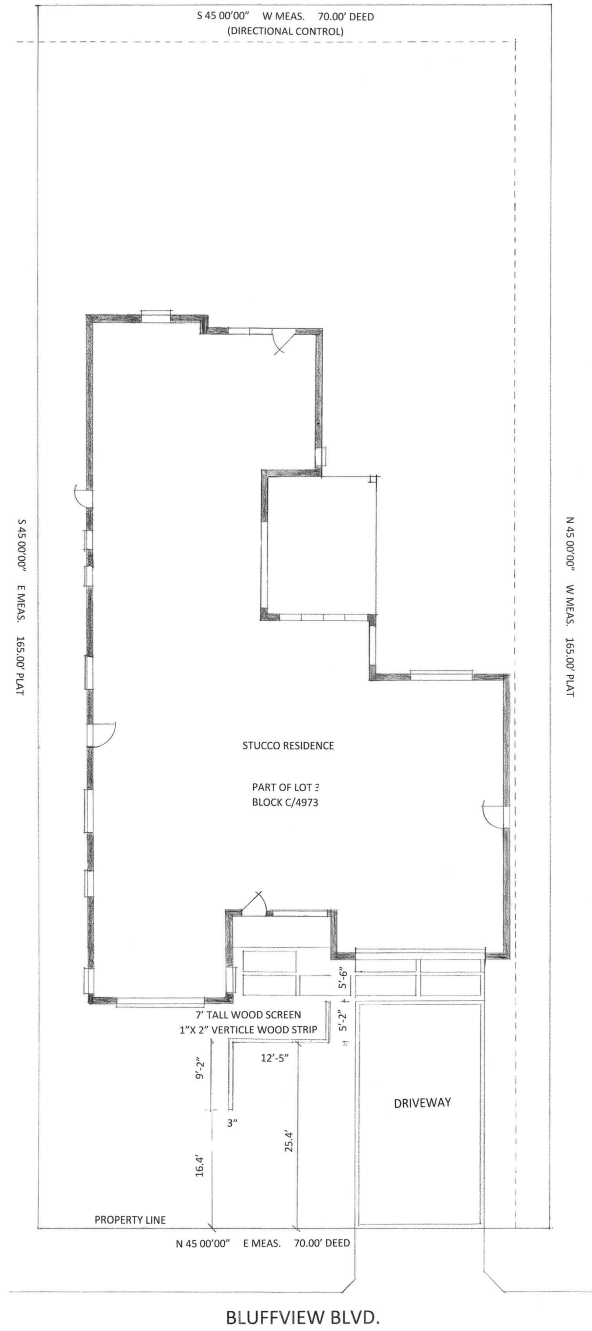
### History



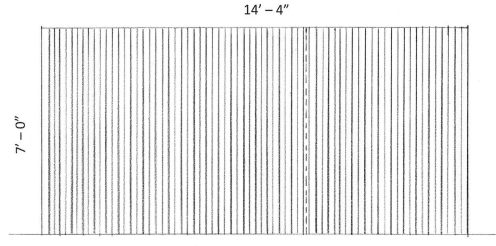




SCALE 1/8" = 1' - 0"



VIEW SOUTH  
View from Street



VIEW EAST  
View from Driveway

Wood Screen Elevations  
Scale 1/2" = 1' - 0"

LOT A, BLOCK C/4973  
LOT 2, BLOCK C/4973 BLUFFVIEW  
ESTATES ADDITION  
VOL. 9, PAGE 203  
M.R.D.C.T.

ALESSIO SARETTO RESIDENCE  
4342 BLUFFVIEW BLVD.  
DALLAS, TEXAS 75209