



Planning & Development Department

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

Board of Adjustment:
1500 Marilla Street, 5CN
Dallas Tx75201
(214) 948-4480

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

OFFICE USE ONLY	
Case no.	
Date	

Data Relative to Subject Property: _____

Location address: 5915 Desco Drive. Zoning District: R-1ac (A)

Lot No.: 1&8 / 4&5 Block No.: D/5614 w 57ft & E/5614 Acreage: 1.22. Census Tract: 77.02

Street Frontage (in Ft.): 1) 103/60 2) 103/60 3) _____ 4) _____ 5) _____

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): The Massdubinc Trust

Applicant: Kristen Tyler Telephone: 415-823-5375

Mailing Address: 6125 Luther Ln. #583 / Dallas, TX 75225

E-mail Address: Kristentyler7@gmail.com

Represented by: Constructionologists, LLC Telephone: 469-774-2941

Mailing Address: 9009 Sovereign Row, Dallas, TX 75247

E-mail Address: Alberto@constructionologists.com

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

SEC. 51A-4.602. FENCE, SCREENING AND VISUAL OBSTRUCTION REGULATIONS

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:

A request to obscure sight-lines by raising the fence to 7' and reducing its opacity to zero is based on security standards and industry best-practices for residencies that have a higher likelihood of risk based on high-profile employment or public exposure.

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.



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Affidavit

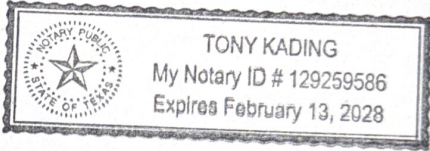
Before me, the undersigned on this day personally appeared Kristen Tyler
(Affiant/Applicant's name printed)

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 November, 20 25

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





Home Protection Centre Inc Vanco Protection Services Inc Sound Entertainment

4652 Sunbelt Drive Addison, Texas 75001 Telephone: (972) 733-7200 Fax: (972) 733-7210

November 13, 2025

Ref: 5915 Desco Drive – Special Exception

To Whom It May Concern:

I have 36 years of residential security experience and support the address at 5915 Desco Drive, Dallas TX 75225. Important aspects in the safety and security of a home are well thought out, layered approaches, utilizing intelligence, technology, and CPTED (Crime Prevention Through Environmental Design) principles. In my professional experience, an issuance for a special exception for the height of the fence at the listed address is warranted for the listed security and safety reasons.

Enhanced Deterrence Against Unauthorized Intrusion: A 7-foot fence provides a significant physical barrier that deters casual trespassers, climbers, or those attempting to breach the perimeter. At 4 feet, the current height is easily scalable, increasing vulnerability to opportunistic intrusions. This upgrade aligns with security best practices for residences of individuals in high-visibility roles, where past incidents of targeted threats (both internal, such as from former associates, and external, like from activists or competitors) necessitate stronger preventive measures.

Improved Privacy and Surveillance Effectiveness: Higher fences obscure sightlines from the street or neighboring properties, reducing the risk of surveillance or reconnaissance by potential adversaries. For a resident facing elevated threat levels due to their professional status, this helps maintain operational security by limiting visual access, which could otherwise be exploited for planning unwanted approaches or harassment.

Compliance with Risk Assessment Recommendations: Security assessments for executives often recommend fortified perimeters based on threat histories and location. A 7-foot fence supports layered security protocols (e.g., combining with cameras or alarms), making it harder for threats to escalate.

Mitigation of Escalating Threat Landscapes: In an era of increasing corporate-related incidents, such as protests or insider disputes, a taller fence acts as a proactive measure to safeguard the residents and the household. The design is appropriate without impeding neighborhood aesthetics but will minimize the potential for direct confrontations or property damage, promoting a safer living environment.

Precedent and Community Safety Benefits: special exception for security enhancements are commonly granted in areas with similar high-profile residents, as they contribute to overall community stability by reducing the likelihood of incidents that could involve law enforcement or affect neighbors, allowing public safety officials more capacity to handle more important public safety concerns.

A request to obscure sight lines by raising the fence to 7' and reducing it's opacity to zero is based on security standards and industry best-practices for residences that have a higher likelihood of risk based on high profile employment or public exposure.

Sincerely,



Gregory Paul Leftin, Vice President



CITY OF DALLAS

Board of Adjustment Referral Form:

Applicant/Representative: Alberto alberto@constructionologists.com 4697742941

Owner (if applicable): _____

Property Address: 5915 Desco Dr

Lot: _____ City Block: _____ Zoning: R-1ac(A)

Request (check all that apply):

- | | |
|---|---|
| <input type="checkbox"/> Variance | <input type="checkbox"/> Special Exception |
| <input type="checkbox"/> Yard setback | <input checked="" type="checkbox"/> Fence height and standards |
| <input type="checkbox"/> Lot width | <input type="checkbox"/> Visibility triangle obstructions |
| <input type="checkbox"/> Lot Depth | <input type="checkbox"/> Parking demand |
| <input type="checkbox"/> Lot Coverage | <input type="checkbox"/> Landscaping |
| <input type="checkbox"/> Floor area for accessory structures for single family uses | <input type="checkbox"/> Additional dwelling unit for a single-family |
| <input type="checkbox"/> Height | <input type="checkbox"/> Carport |
| <input type="checkbox"/> Minimum width of sidewalk | <input type="checkbox"/> Non-conforming use |
| <input type="checkbox"/> Off-street parking | <input type="checkbox"/> Other |
| <input type="checkbox"/> Off-street loading | |
| <input type="checkbox"/> Landscape regulations | |
| <input type="checkbox"/> Other | |

Referrer

- Physical properties of the land prohibit commensurate development with properties of the same zoning
- The land (not the improvements) has restrictive size, shape, or slope.

"A variance may not be granted to relieve a self-created or personal hardship, nor for financial reasons only, nor may a variance be granted to permit any person a privilege in developing a parcel of land not permitted by the district in regards to other parcels of land with the same zoning."

SEC. 51A-3.102

Referred by: Tia Lohman / Teaseia Blue Date: 10/24/2025
Printed name

Application forms can be obtained at <https://bit.ly/Dallas-BDA> or 1500 Marilla St. 5CN, Dallas, TX 75201



City of Dallas

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AFFIDAVIT

Appeal number: _____

I, THE MASSDUBING TRUST, Owner of the subject property
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 5915 DESCO DR. DALLAS, TX 75225
(Address of property as stated on application)

Authorize: KRISTEN TYLER
(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: TO SEC. 51A-4.602 FENCE REGULATIONS, ALLOWING A NEW FENCE TO BE BUILT AT THE EXISTING FENCE LOCATION ON THE SOUTH PROPERTY FACING DESCO THAT WOULD BE 7' HIGH AND OPAQUE.

BRIAN TYLER
Print name of property owner or registered agent

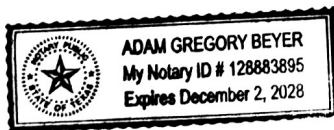
[Signature]
Signature of property owner or registered agent

Date November 21, 2025

Before me, the undersigned, on this day personally appeared Brian Tyler

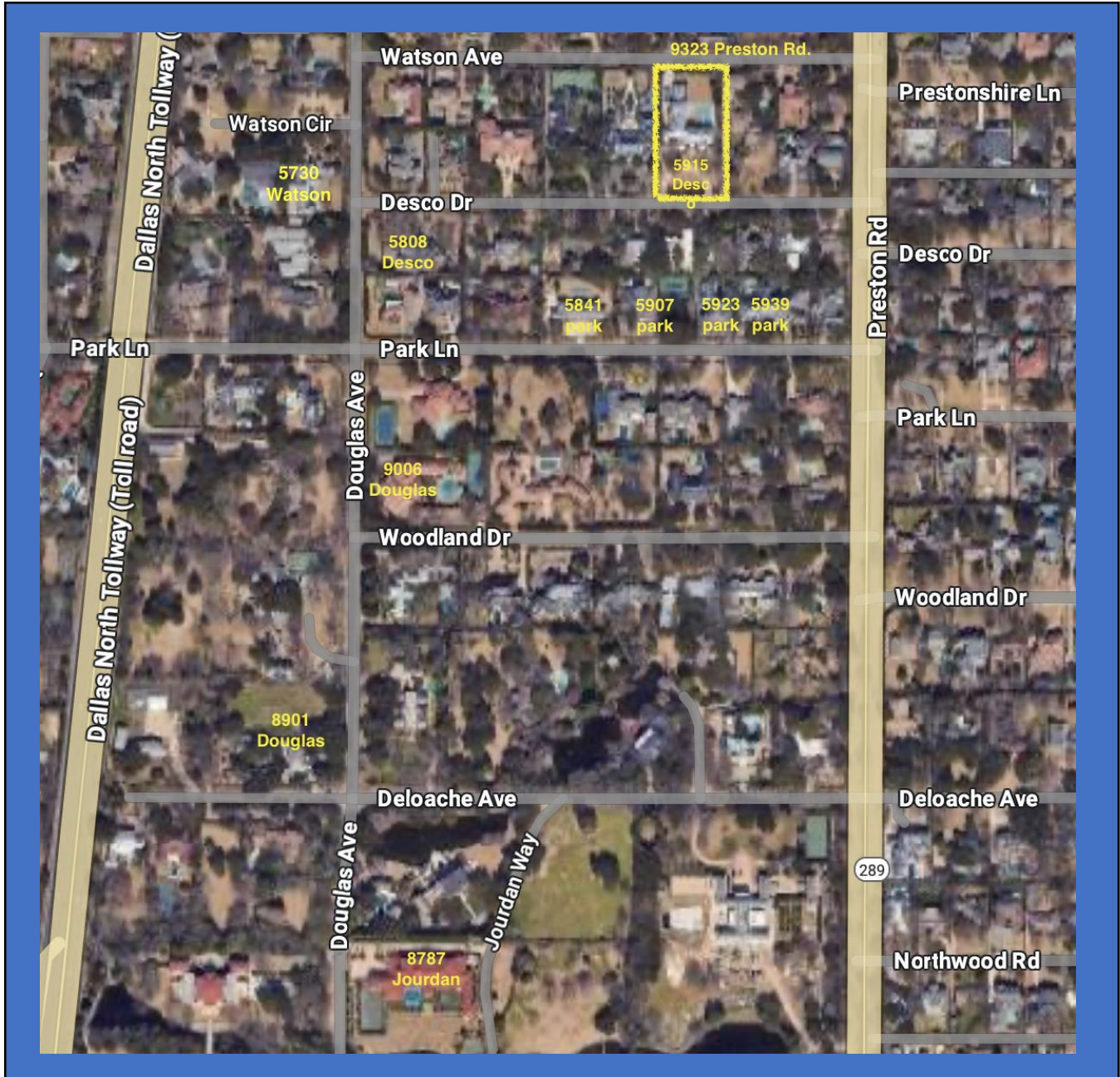
Who on his/her oath certifies that the above statements are true and correct to his/her best knowledge. Subscribed and sworn to before me this 21 day of

November, 2025



[Signature]
Notary Public for Dallas County,
Texas

Commission expires on 12/2/28



SUBJECT PROPERTY– 5915 DESCO DRIVE

Seeking permission to build a replacement fence in the same location as the existing fence facing Desco Drive, but with 2 Special Exceptions:

- 1) Increase the fence height to 7'2" (an exception of 3'2")
- 2) Increase the fence opacity to 100% (an exception of 50%)

The photo below shows the current 5915 Desco fence at 4' high from the ground (construction cars are parked inside the property fence to keep the street as clear as possible)



Parado Plat property examples of fences that do not currently comply with the fence standards listed in: SEC. 51A-4.602. FENCE, SCREENING AND VISUAL OBSTRUCTION REGULATIONS (this is not an exhaustive list and the reasons for non-compliance are unknown)

1. 5808 Desco Drive – fence pillars are more than 8' high from the ground



2. **5730 Watson** (taken from Douglas) – this is a 10' side yard fence, so it might be in compliance. This image is included to provide some context of what the neighborhood generally looks like.



3. 5841 Park Ln. – pillars are more than 10' high from the ground



4. 5907 Park Lane – Pillars are more than 10' high from the ground



5. 5923 Park Ln – Pillars are more than 10’ high from the ground



6. 5939 Park Lane – Pillars are more than 8' high from the ground



7. 9006 Douglas (taken from Douglas) – Fence is higher than 10' from the ground



8. 8901 Douglas – pillars are more than 10' high from the ground

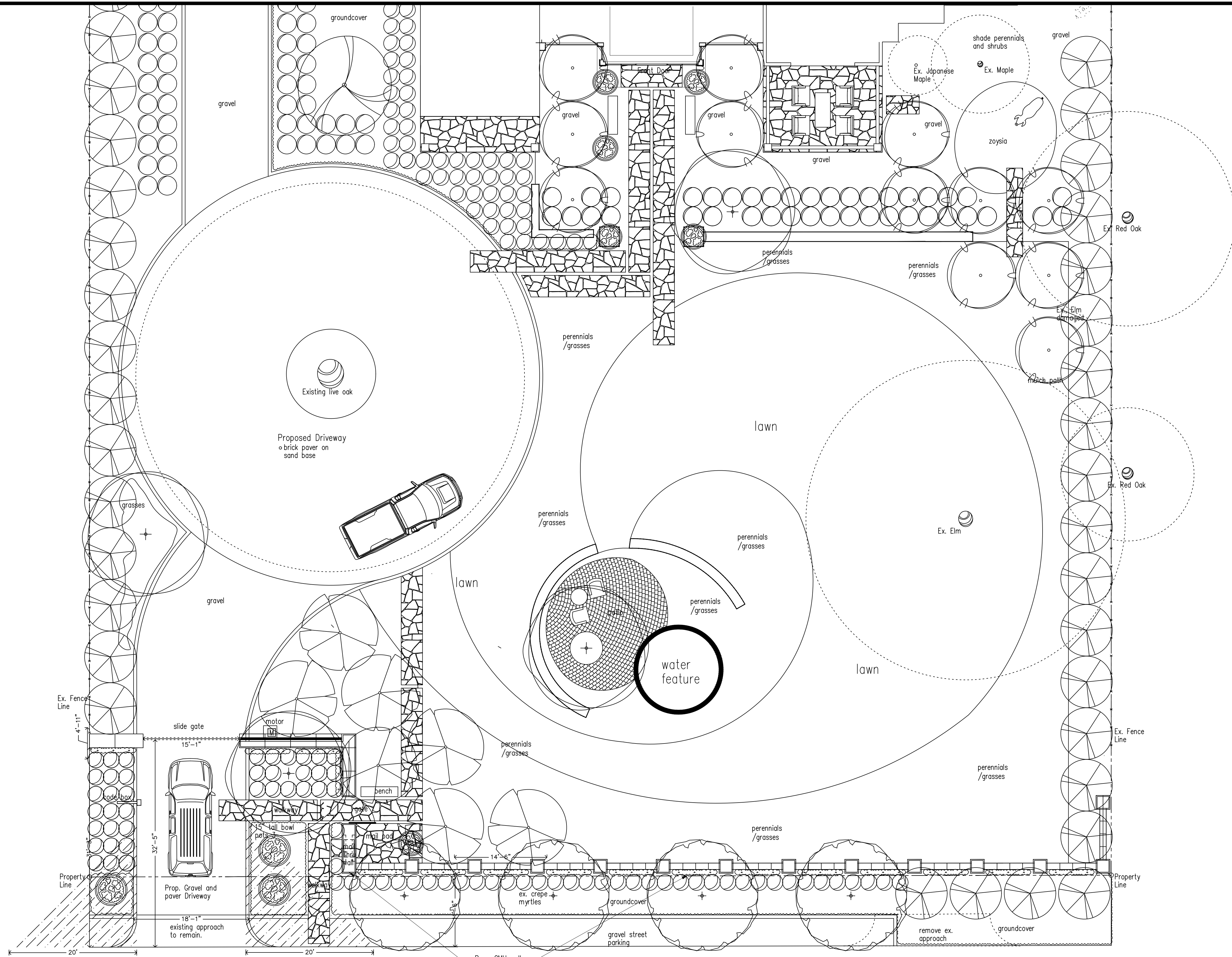


9. **8787 Jourdan** – Fence is more than 15' high from the ground

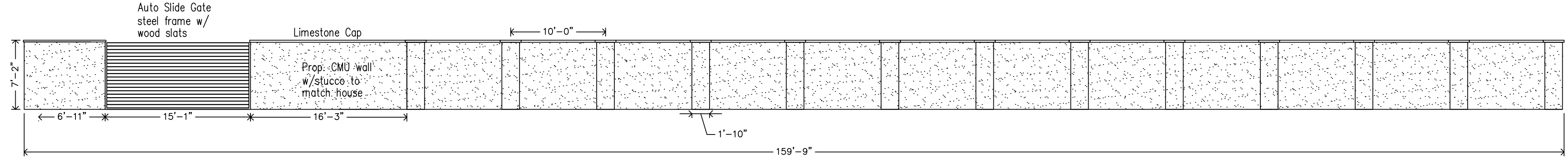


10. 9323 Preston Rd. – (taken from Watson with entry gate just to the left of the photo). Fence is more than 8' high from the ground.





DESCO DR. NOTE** no planting or landscape material to exceed 2.5' height within 20' visibility triangle of driveway

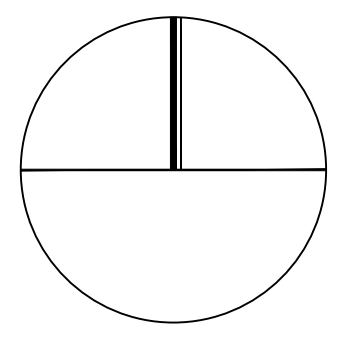


Proposed wall elevation

David Rolston

Registered Landscape Architects

5607 Dyer Street
Dallas, TX 75206
214.354.5383
www.dallasgardens.com

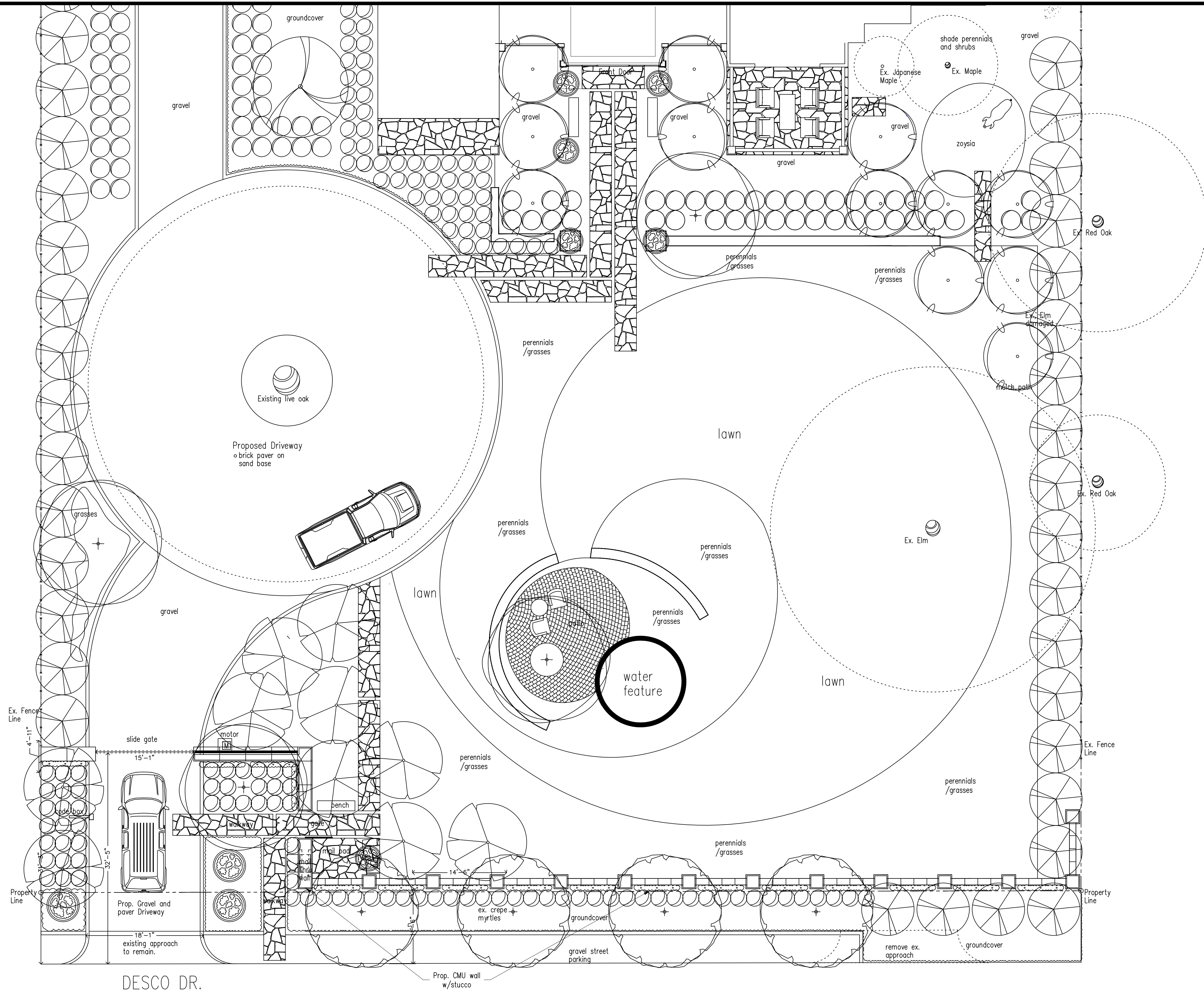


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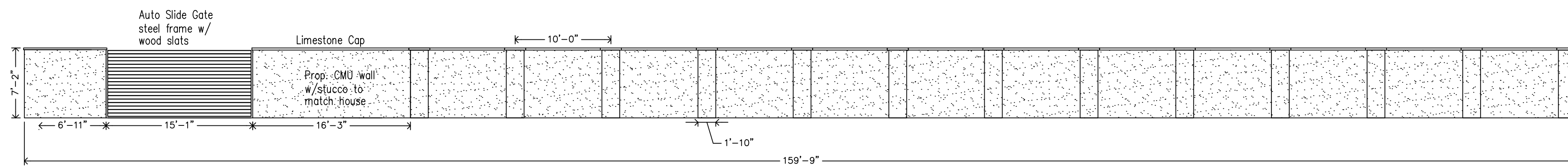
Revisions:

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

Tyler Residence
5915 Desco Dr.
Dallas, TX



DESCO DR.



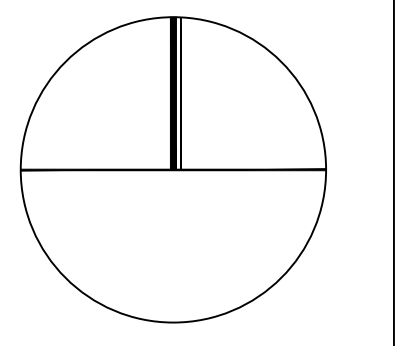
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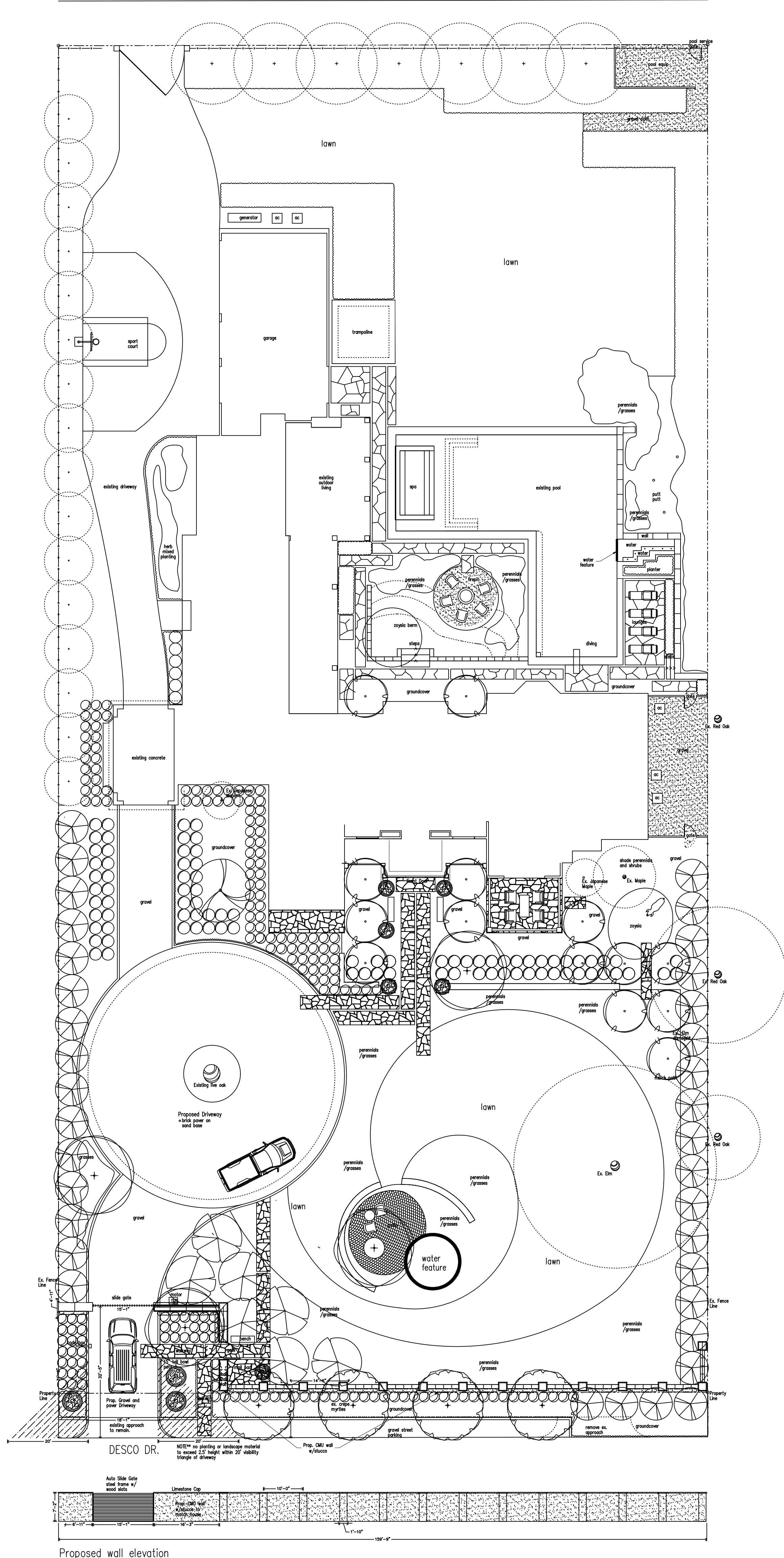


Date: 11/14/2025

Revisions:

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

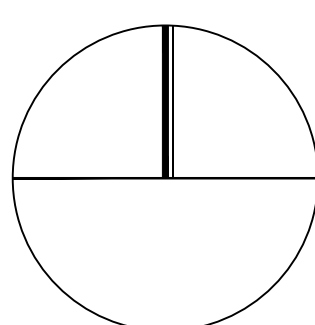
Tyler Residence
5915 Desco Dr.
Dallas, TX



Tyler Residence
 5915 Desco Dr.
 Dallas, TX

Date: 11/25/2025
 Revisions:

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



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