

Record Summary for Board of Adjustments

Record

Record #	Status	Opened Date
BOA-26-000013	In Review	02/25/2026

Application Name

Detailed Description

Original pool was built outside of the built line. We are doing a pool remodel that is outside of the built line. We are asking for a reduction of the built line for both the pool and the pool equipment. The Subdivision Team indicated that based on the design of the remodel, we would need approval for a "wrap-around" for the pool and pool equipment with a reduction to 32' of the set back.

Assigned To Department

Assigned to Staff

Record Type

Board of Adjustments

Custom Fields

INTERNAL USE ONLY

Source of Request	Subdivision
Fee Waiver Granted	-
Number of Parking Spaces	-
Lot Acreage	1.03

PDOX INFORMATION

PDox Number	-
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PROPERTY INFORMATION

Existing Zoning	R-1ac(A)
Lot Number	1
Lot Size (Acres)	1.03
Block Number	5555
Lot Size (Sq. Ft)	44866.8
How many streets abut the property?	2
Land Use	Residential
Is the property platted?	Yes
Status of Project	Proposed
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 Mohammad Bordbar

Custom Lists

Board of Adjustment Request

1

Type of Request	Variance
Request Description	Front-yard
Application Type	Single Family/Duplex Variance or Special Exception
Affirm that an appeal has been made for	9612 Rockbrook Dr., Dallas, TX 75220
Application is made to BOA to grant the described appeal	Requesting a "wrap-around" for the pool and the pool equipment with a reduction of the set back (build line).

2

Type of Request	Variance
Request Description	Front-yard
Application Type	Single Family/Duplex Variance or Special Exception

Street Frontage Information

1

Street Frontage	Side
Linear Feet (Sq. Ft)	176.48

3

Street Frontage	Front
Linear Feet (Sq. Ft)	223.65

Contact Information

Name	Organization Name	Contact Type	Phone
Philip McEwan Email: phil@parklanepools.com 539 Park Lane, Richardson, TX 75081	Park Lane Pools	Applicant	4699991284

Name	Organization Name	Contact Type	Phone
Judith Coffman Email: judith@parklanepools.com 539 PARK LANE, RICHARDSON, TX 75081 539 PARK LANE, RICHARDSON, TX 75081	Park Lane Pools	Authorized Agent	4696624277

539 Park Lane, 539 Park Lane, Richardson, TX 75081

Name	Organization Name	Contact Type	Phone
Lysle Witter		Property Owner	4696624277
Email: lysleawitter@gmail.com			

Address

9612 ROCKBROOK DR, Dallas, TX 75220

Parcel Information

Parcel No:	Land Value	Legal Description	Book	Page	Lot	Block	Subdivision
0000041993800000 0							

Owner Information

Primary	Owner Name	Owner Address	Owner Phone
Y	WITTER LYSLE & ANAH HANSON	9612 ROCKBROOK DR, DALLAS, TEXAS 752202037	

Status History

Status	Comment	Assigned Name	Status Date
In Review		Diana Barkume	02/27/2026
Payment Due		Diana Barkume	02/27/2026
In Review	Updated By Script	Accela Administrator	03/02/2026



Judith Coffman <judith@parklanepools.com>

RES-POOL-25-000384 (9612 ROCKBROOK DR)

1 message

Wright, Danyel <danyel.wright@dallas.gov>

Tue, Dec 9, 2025 at 10:35 AM

To: "phil@parklanepools.com" <phil@parklanepools.com>, "judith@parklanepools.com" <judith@parklanepools.com>

Your application is in denial status until we receive the necessary documents, and all comments have been addressed to resume review. This action does not deny your overall application; it only denies your current review until the required items are provided. Please upload the missing documents through the Record Info → Attachments tab so we may continue processing your review and provide a written response to all review comments.

1- Please provide previous pool plans with dimensions because of the addition on of the pool. New Pool/spa addition. Will need to go to the Board of Adjustment for the new addition of the pool.

2- Please see below on how to get the process started for a variance with the Borad of Adjustment. Also, I provided the website Board of Adjustment (BOA) Home

INITIATING THE BOARD OF ADJUSTMENT PROCESS

A consultation is required before applying to the Board of Adjustment (BOA).

During this consultation, staff will help determine whether Board action is the appropriate path for addressing your zoning issue. If Board action is needed, you will be instructed to submit your application through the Dallas Now Portal for a complete prescreen review. For additional information regarding the Board of Adjustment, to schedule a consultation and/or to streamline your project, please send an email to BOAprescreen@dallas.gov or contact one of our Project Coordinator:

Diana Barkume at diana.barkume@dallas.gov.

3- Please provide a county plat You can obtain a copy of a certified county plat at the: County Clerk's Office [500 Elm Street, Suite 2100, Dallas, TX 75202](#) (214) 653-7099 Hours: 8:00 a.m. - 4:30 p.m., Monday - Friday (except for court approved holidays) If you press 7 then 2 after the introduction you can speak with a representative at the end.

Danyel Wright

Senior Plans Examiner

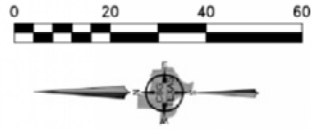
[320 E Jefferson Ste 118](#)[Dallas Tx 75203](#)

Planning and Development

Office: 214-671-1669 |

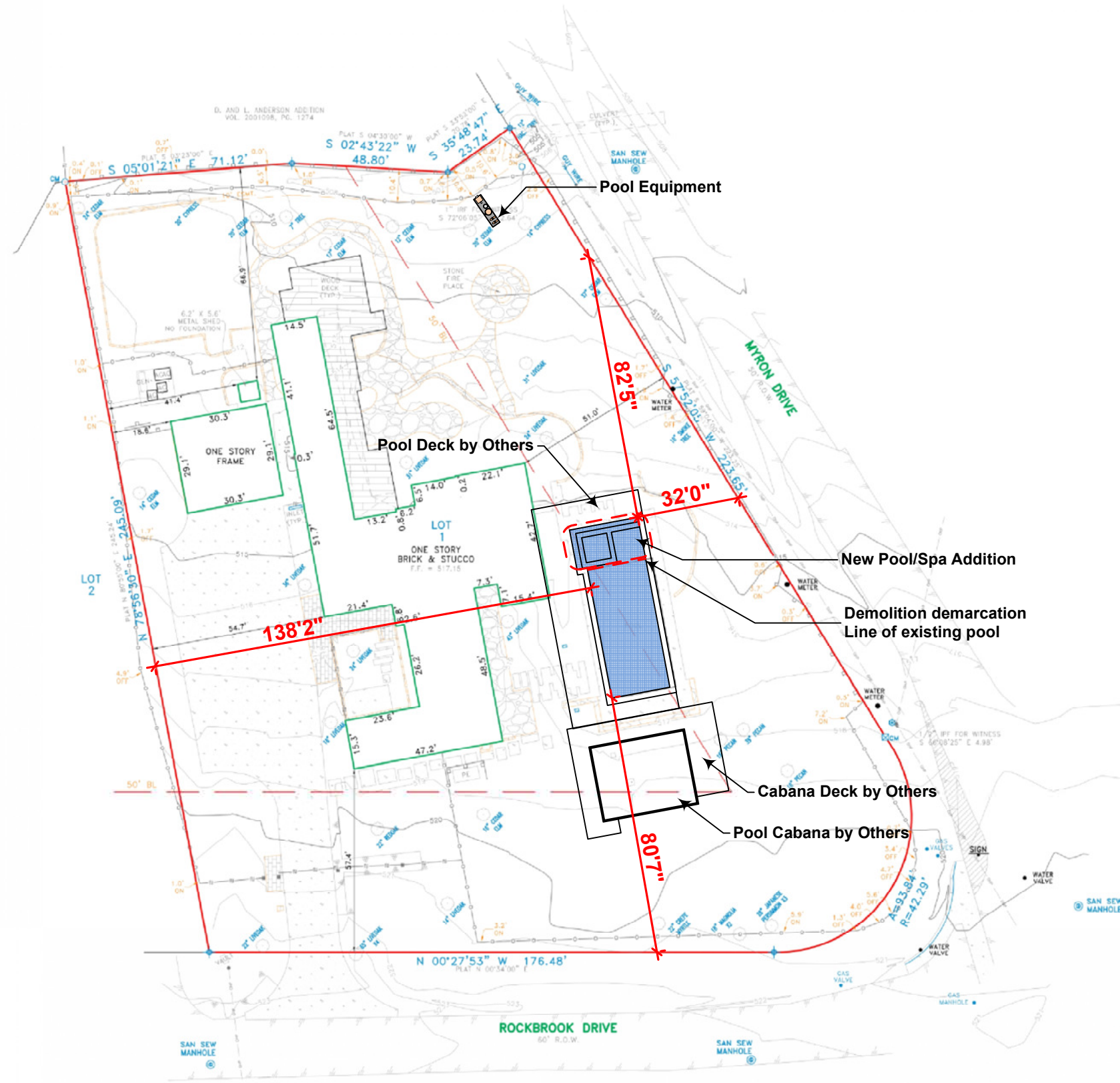
Email: danyel.wright@dallas.gov**SERVICE FIRST, NOW!****Connect. Collaborate. Communicate.**

OPEN RECORDS NOTICE: This email and responses may be subject to the Texas Open Records Act and may be disclosed to the public upon request. Please respond accordingly.



6' WOOD FENCE TO HAVE NO CLIMB RAILS
 GATES TO BE MADE SELF CLOSING AND SELF LATCHING.
 ACCESS DOORS TO HAVE APPROVED ALARMS

9612 Rockbrook Drive
 Lot 1, Block 5555, of Rockbrook Acres, an Addition to the City of Dallas, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 21, Page 93, of the Map Records of Dallas County, Texas.



THE WITTER RESIDENCE
 9612 ROCKBROOK DR
 DALLAS, TEXAS 75220

SITE PLAN
 PLAN DATE: 21NOV25

LEGAL DESCRIPTION
 LOT 1
 BLK 5555
 OF ROCKBROOK ACRES
 CITY OF DALLAS, TEXAS 75220
 COUNTY OF DALLAS, TEXAS

DIG TESS
 CONFIRMATION
 NUMBER:
 #2582409276

SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor hereby certifies to the Client that, (a) this survey and the property description set forth hereon were prepared from an actual on-the-ground survey; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; Use of this survey by any other parties and/or for other purposes shall be at User's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. The plat hereon is a correct and accurate representation of the property lines and dimensions as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground.

Executed this 13th day of June, 2024

Attila P. Szendek
 Registered Professional Land Surveyor



Scale 1"=40'-0"

NOTE: According to the F.R.M. in Map No. 48113C0336J, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

NOTE: This survey is made in conjunction with the information provided by the client. CBG Surveying Texas, LLC has not researched the land title records for the existence of easements, restrictive covenants or other encumbrances.

BENCHMARK INFO
 NAME: 24-U-4
 ELEVATION: 525.74'
 LOCATION: LIVELY LANE & ROCKBROOK DRIVE
 DESCRIPTION: A SQUARE IS CUT ON TOP OF CONCRETE CURB (3" WEST OF END OF CURB) ON THE SOUTHEAST CORNER OF THE INTERSECTION.

NOTES:
 BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE. EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

REVISIONS		
DATE	BY	NOTES

LEGEND	
○	CONTROLLING MONUMENT
○	1/2" IRON ROD FOUND
○	1/2" IRON ROD SET
○	1" IRON PIPE FOUND
○	5/8" IRON PIPE FOUND
□	FENCE POST CORNER
△	UNDERGROUND ELECTRIC
▲	OVERHEAD ELECTRIC
●	POWER POLE
+	POINT FOR CORNER
⊙	GRVEL/ROCK ROAD OR DRIVE
—	POOL EQUIPMENT
■	COLUMN
—	AIR CONDITIONING
—	FIRE HYDRANT
—	PIPE FENCE
—	COVERED PORCH/DECK OR CARPORT
—	OVERHEAD ELECTRIC SERVICE
—	OVERHEAD POWER LINE
—	CONCRETE PAVING
—	DOUBLE SIDED WOOD FENCE
—	ASPHALT PAVING
—	CHAIN LINK FENCE
—	WOOD FENCE
—	6" SIDE TYPICAL BARBED WIRE
—	IRON FENCE
—	PIPE FENCE
—	OVERHEAD ELECTRIC SERVICE
—	OVERHEAD POWER LINE
—	CONCRETE PAVING
—	DOUBLE SIDED WOOD FENCE

CBG
 SURVEYING TEXAS, LLC

419 Century Plaza Dr.
 Suite 210
 Houston, TX 77073
 P 214.349.9480
 F 214.349.2219
 Firm No. 10194280
 www.cbgtxllc.com

SCALE	DATE	JOB NO.	D.F. NO.	DRAWN
	06/13/24	2408219	GPH	JCM

TOPOGRAPHIC SURVEY & TREES

ROCKBROOK ACRES

CITY OF DALLAS, DALLAS COUNTY, TEXAS

9612 ROCKBROOK DRIVE

