

# Record Summary for Board of Adjustments

## Record

| Record #      | Status    | Opened Date |
|---------------|-----------|-------------|
| BOA-26-000017 | In Review | 03/03/2026  |

### Application Name

### Detailed Description

Variance to the front yard setback regulations to allow for a pool in our backyard. A similar variance was already approved in 2019 but the placement of our pool has now been finalized.

### Assigned To Department

Board of Adjustment

### Assigned to Staff

Diana Barkume

### Record Type

Board of Adjustments

## Custom Fields

### INTERNAL USE ONLY

|                          |                         |
|--------------------------|-------------------------|
| Source of Request        | In Review - Residential |
| Fee Waiver Granted       | -                       |
| Number of Parking Spaces | -                       |
| Lot Acreage              | 0.289                   |

### PDOX INFORMATION

|             |   |
|-------------|---|
| PDox Number | - |
|-------------|---|

### PROPERTY INFORMATION

|  |                |
|--|----------------|
| Existing Zoning  | R-7.5(A)       |
| Lot Number   | 26             |
| Lot Size (Acres)   | 0.289          |
| Block Number   | H/7317         |
| Lot Size (Sq. Ft)  | 12589          |
| How many streets abut the property?                      | 2              |
| Land Use   | Residential    |
| Is the property platted?                                 | Yes            |
| Status of Project  | Existing       |
| Status of Property                                       | Owner Occupied |
| Previous Board of Adjustment case filed on this property | Yes            |
| Accommodation for someone with disabilities              | No             |
| File Date  | 03/03/2026     |
| Seleccione si necesitara un interprete                   | -              |
| Case Number  | BDA189-091     |
| Are you applying for a fee waiver?                       | Yes            |

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  | Variance   |
| Request Description                                      | Front-yard   |
| Application Type   | Single Family/Duplex Variance or Special Exception |
| Affirm that an appeal has been made for                  | variance of second front yard set back             |
| Application is made to BOA to grant the described appeal | to allow us to build a pool in our backyard        |

#### Street Frontage Information

1

|                      |       |
|----------------------|-------|
| Street Frontage      | Front |
| Linear Feet (Sq. Ft) | 91.98 |

2

|                      |       |
|----------------------|-------|
| Street Frontage      | Front |
| Linear Feet (Sq. Ft) | 142   |

### Contact Information

| Name                                  | Organization Name | Contact Type | Phone      |
|---------------------------------------|-------------------|--------------|------------|
| Helen B Short                         |                   | Applicant    | 2143163563 |
| Email: helenbshort@gmail.com          |                   |              |            |
| 9216 Lynbrook Drive, Dallas, TX 75238 |                   |              |            |

| Name                         | Organization Name | Contact Type   | Phone      |
|------------------------------|-------------------|----------------|------------|
| Helen Short                  |                   | Property Owner | 2143163563 |
| Email: helenbshort@gmail.com |                   |                |            |

| Name                          | Organization Name | Contact Type   | Phone      |
|-------------------------------|-------------------|----------------|------------|
| Lawson Short                  |                   | Property Owner | 2142360750 |
| Email: lawson_short@yahoo.com |                   |                |            |

| Name                                  | Organization Name | Contact Type   | Phone      |
|---------------------------------------|-------------------|----------------|------------|
| Helen B Short                         |                   | Property Owner | 2143163563 |
| Email: helenbshort@gmail.com          |                   |                |            |
| 9216 Lynbrook Drive, Dallas, TX 75238 |                   |                |            |

### Address

9216 LYNBROOK DR, Dallas, TX 75238

### Parcel Information

| Parcel No:            | Land Value | Legal Description | Book | Page | Lot | Block | Subdivision |
|-----------------------|------------|-------------------|------|------|-----|-------|-------------|
| 0000071867200000<br>0 |            |                   |      |      |     |       |             |

### Owner Information

| Primary | Owner Name              | Owner Address                             | Owner Phone |
|---------|-------------------------|---|-------------|
| Y       | SHORT LAWSON &<br>HELEN | 9216 LYNBROOK DR, DALLAS, TEXAS 752382835 |             |

### Status History

| Status      | Comment           | Assigned Name        | Status Date |
|-------------|-------------------|----------------------|-------------|
| Payment Due |                   | Diana Barkume        | 03/04/2026  |
| In Review   | Updated By Script | Accela Administrator | 03/04/2026  |

**PROJECT INFORMATION**

NEW LANDSCAPE PROJECT INCLUDING POOL, PLANTED AREAS, AND A PERGOLA

**LOT SIZE:** 12,915 SF

**PROJECT LOCATION:**  
9216 LYNBROOK DRIVE  
DALLAS, TX 75238

**LEGAL DESCRIPTION:**  
LOT 26 IN BLOCK H/7317  
LAKE HIGHLANDS ESTATES  
14TH INSTALLMENT

**DRAWING LEGEND**

- ELEVATION TAG
- GRIDLINE
- LEVEL HEAD MARKER
- VIEW TAG
- NORTH ARROW
- SECTION/ DETAIL MARKER
- SPOT ELEVATION MARKER
- VIEW REFERENCE
- GLASS DOOR TAG
- WINDOW TAG
- SOLID DOOR TAG

**CONTACT INFORMATION**

**OWNER**

LAWSON AND HELEN SHORT  
9216 LYNBROOK  
DALLAS, TX 75238  
214-316-3563

**CONTRACTOR**

SHORT CONSTRUCTION GROUP  
8030 EAGLE TRAIL  
DALLAS TEXAS 75238  
MIKE SHORT  
214.236.3825  
MIKE@SHORTCONSTRUCTIONGROUP.COM

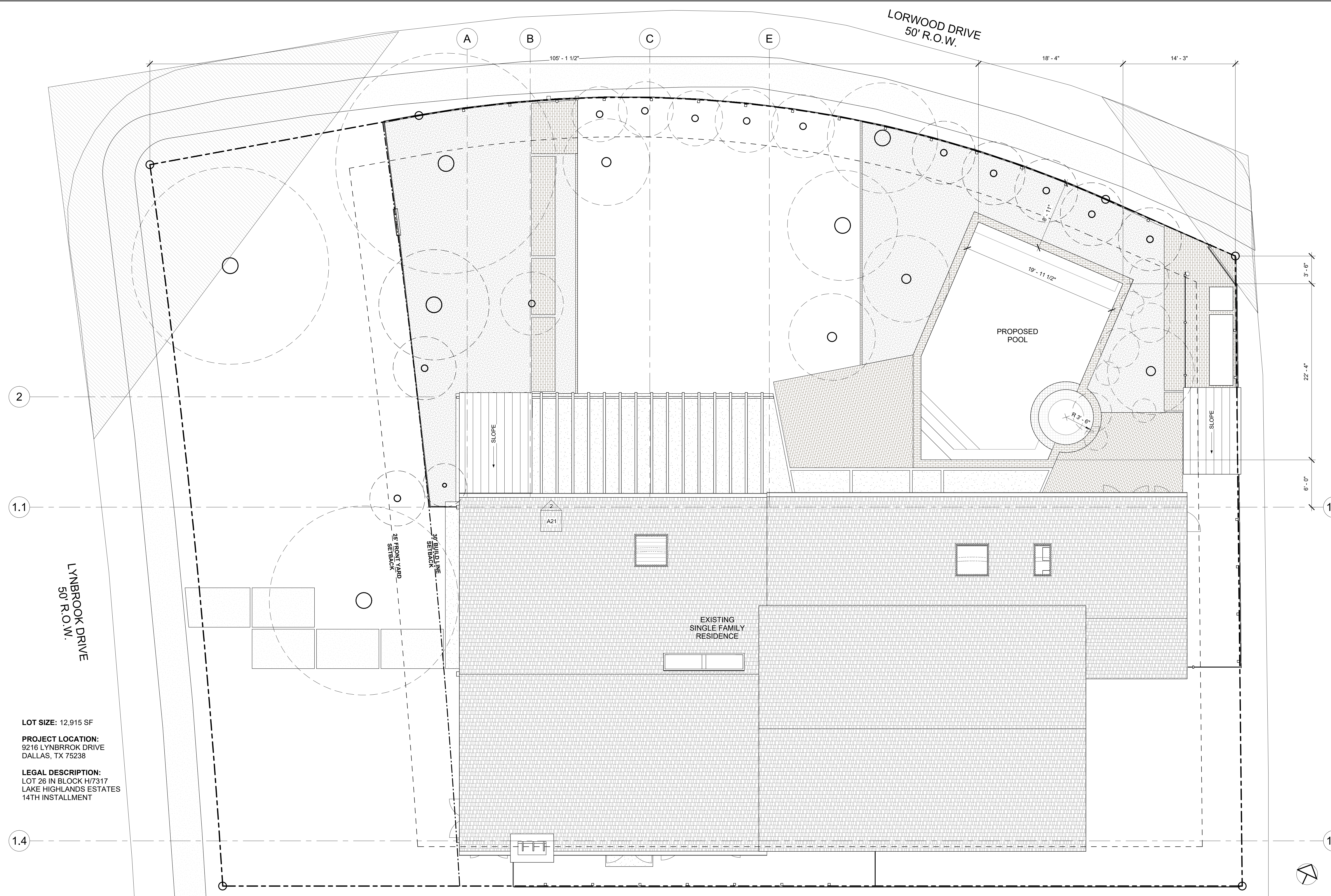
**ARCHITECT**

ELIZABETH BEECHERL  
2428 S HALM AVE  
LOS ANGELES, CA 90034  
310-779-1762  
ELIZABEECH@GMAIL.COM

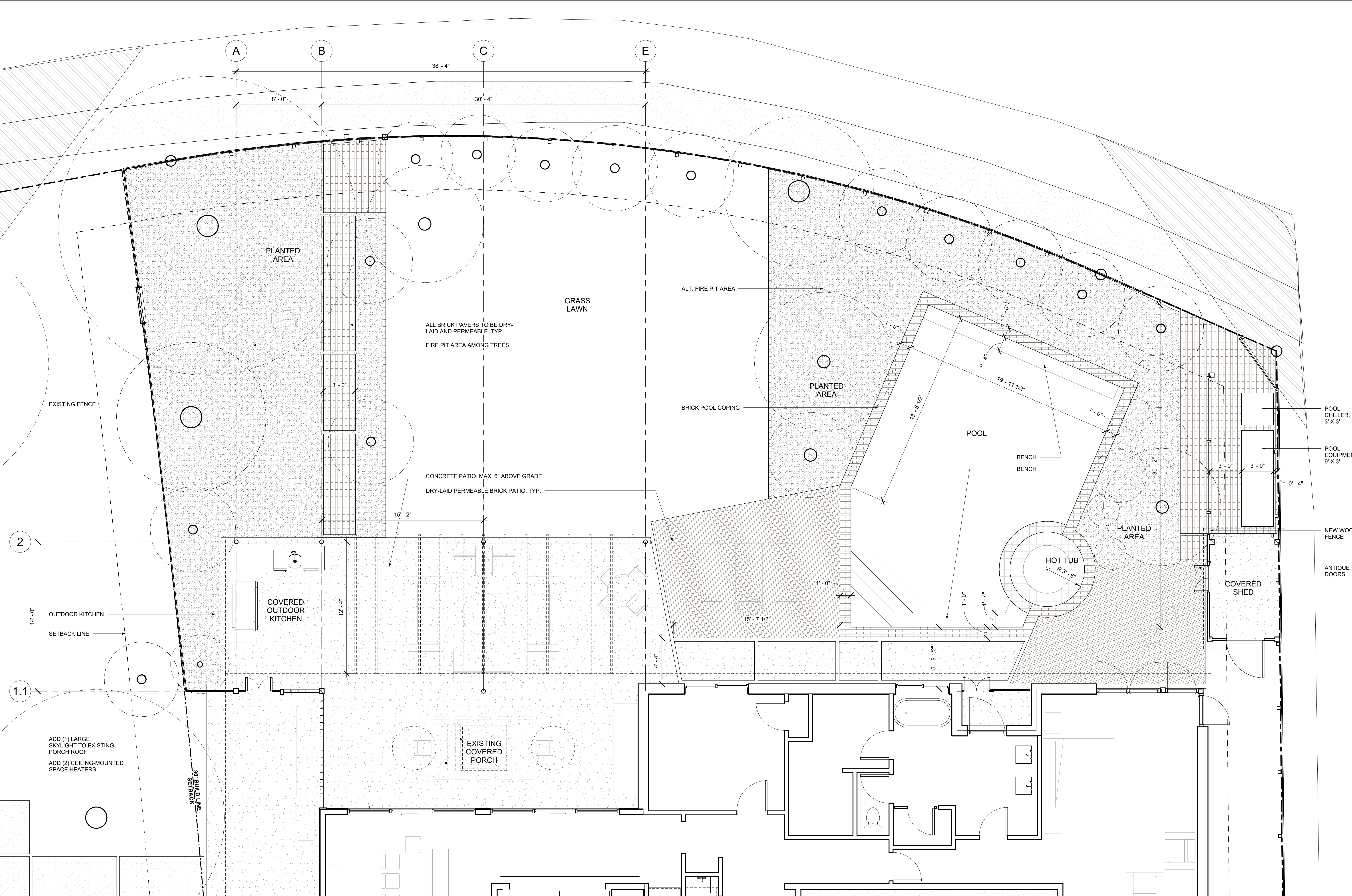
**GENERAL NOTES**

1. DO NOT SCALE FROM DRAWINGS.
2. ANY INCONSISTENCIES OR UNFORESEEN CONDITIONS TO BE REVIEWED BY BEECH TREE PRIOR TO PROCEEDING WITH CONSTRUCTION.
3. GRIDLINES REPRESENT CENTERLINE OF STRUCTURAL FRAMING.
4. SOUND INSULATION REQUIRED IN ALL INTERIOR WALLS.
5. ALL INSULATION MATERIALS SHALL BE CERTIFIED BY THE MANUFACTURER AS COMPLYING WITH THE REQUIRED QUALITY STANDARDS FOR INSULATION MATERIAL.
6. EXTERIOR DOORS MUST OPEN OVER A LANDING NOT MORE THAN 1/2" BELOW THE THRESHOLD.  
EXCEPTION: PROVIDING THE DOOR DOES NOT SWING OVER THE LANDING THE LANDING SHALL NOT BE MORE THAN 8" BELOW THE THRESHOLD.
7. ALL STEAM AND STEAM CONDENSATE RETURN PIPING AND ALL CONTINUOUSLY RECIRCULATING DOMESTIC HEATING OR HOT WATER PIPING SHALL BE INSULATED PER PLUMBING DIVISION.
8. INSULATION VALUES SHALL BE AS FOLLOWS:  
EXTERIOR WALLS = R-20 MINIMUM  
ROOF = R-38 MINIMUM  
FLOORS = R-19 MINIMUM  
INTERIOR BATH AND BEDROOM WALLS = R-13 MINIMUM
9. HANDRAILS AT STAIRS SHALL BE REQUIRED WHERE THERE ARE 4 OR MORE RISERS, AND NOT BE LESS THAN 34" NOR MORE THAN 38" ABOVE LANDINGS AND NOSINGS OF TREADS.
10. GRIPS ON RAILS SHALL HAVE A 1 1/2" MINIMUM AND 2" MAXIMUM DIAMETER OR OFFER EQUIVALENT GRIPPING SURFACE.
11. GUARDRAILS AND HANDRAILS SHALL BE STRONG ENOUGH TO RESIST A 200 POUND POINT LOAD IN ANY DIRECTION.





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A B C E  
 8'-0" 38'-4" 30'-4"

EXISTING FENCE

PLANTED AREA

GRASS LAWN

ALL BRICK PAVERS TO BE DRY-LAID AND PERMEABLE, TYP.  
 FIRE PIT AREA AMONG TREES

ALT. FIRE PIT AREA

BRICK POOL COPING

PLANTED AREA

POOL

BENCH  
 BENCH

PLANTED AREA

HOT TUB  
 R 3'-6"

COVERED SHED

POOL CHILLER, 3' X 3'

POOL EQUIPMENT, 9' X 3'

NEW WOOD FENCE

ANTIQUE DOORS

14'-0"  
 2  
 OUTDOOR KITCHEN  
 SETBACK LINE

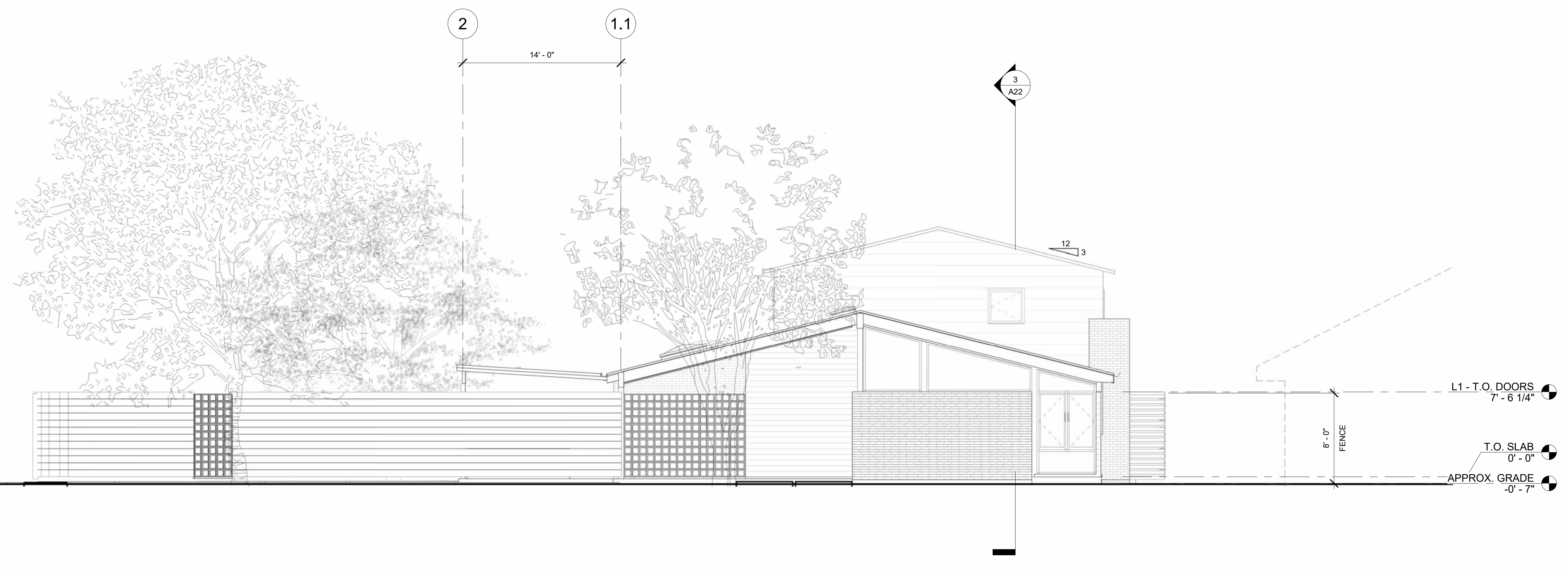
COVERED OUTDOOR KITCHEN

CONCRETE PATIO, MAX. 6" ABOVE GRADE  
 DRY-LAID PERMEABLE BRICK PATIO, TYP.

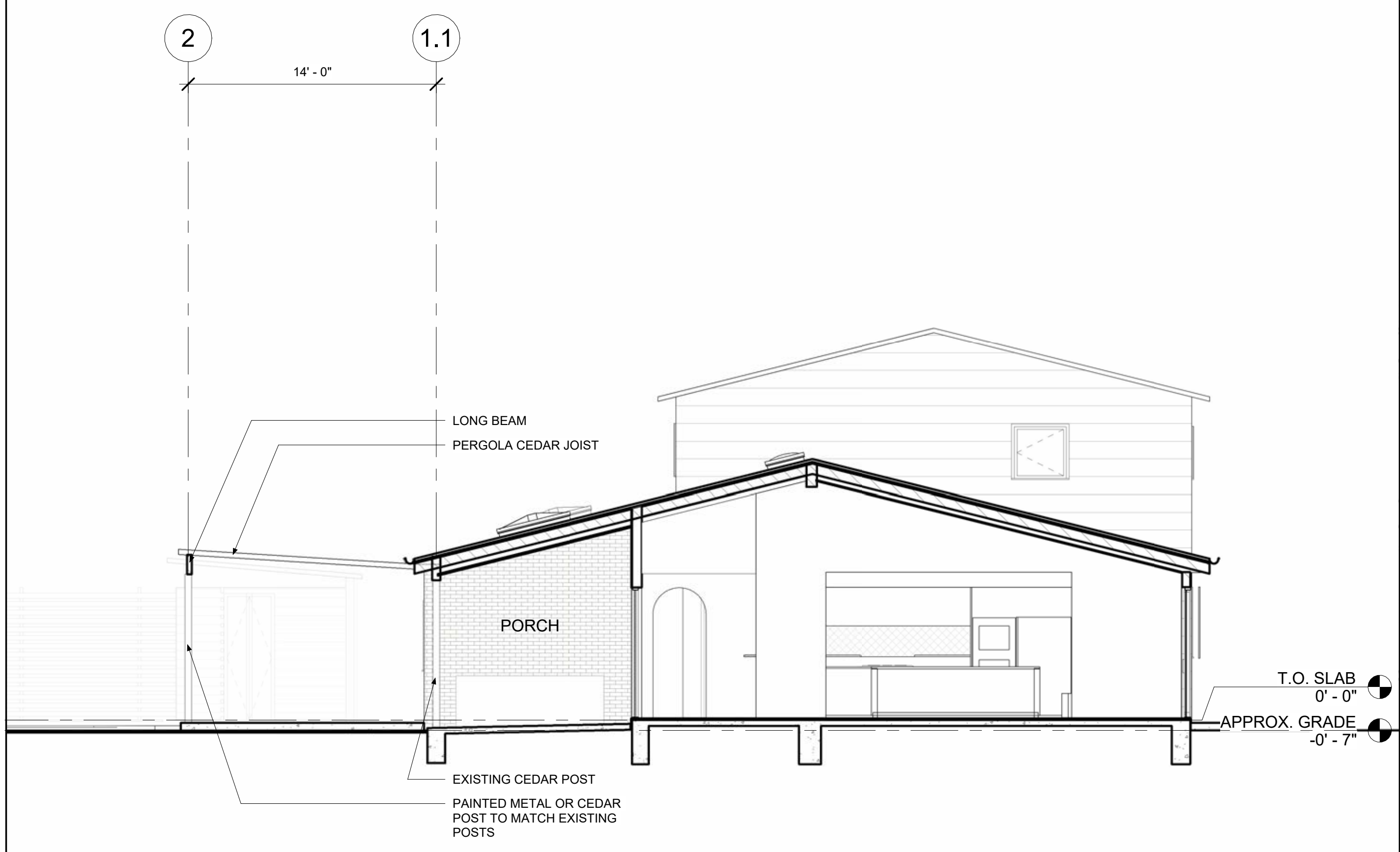
EXISTING COVERED PORCH

1.1  
 ADD (1) LARGE SKYLIGHT TO EXISTING PORCH ROOF  
 ADD (2) CEILING-MOUNTED SPACE HEATERS

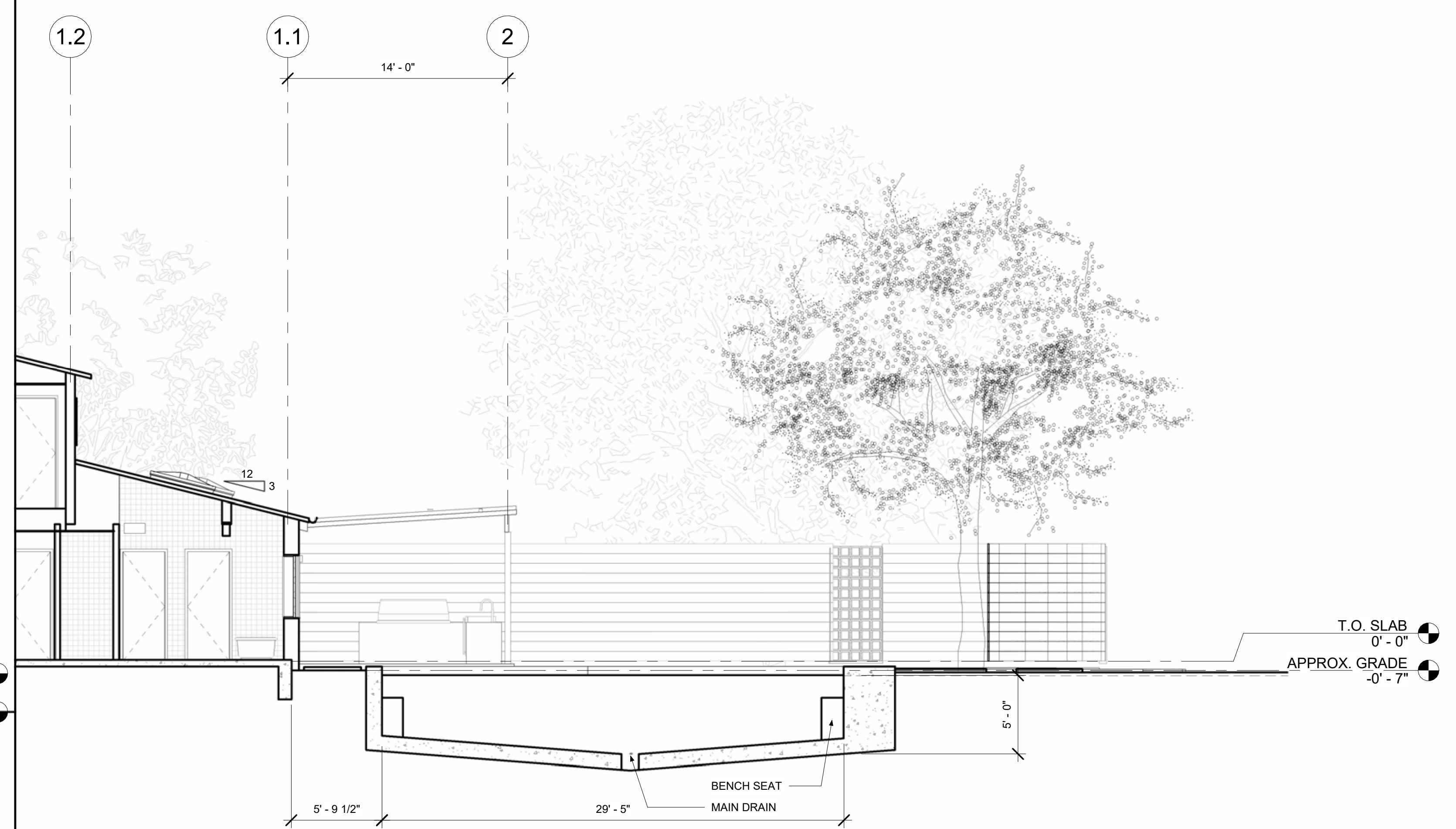
30' BUILDING SETBACK LINE



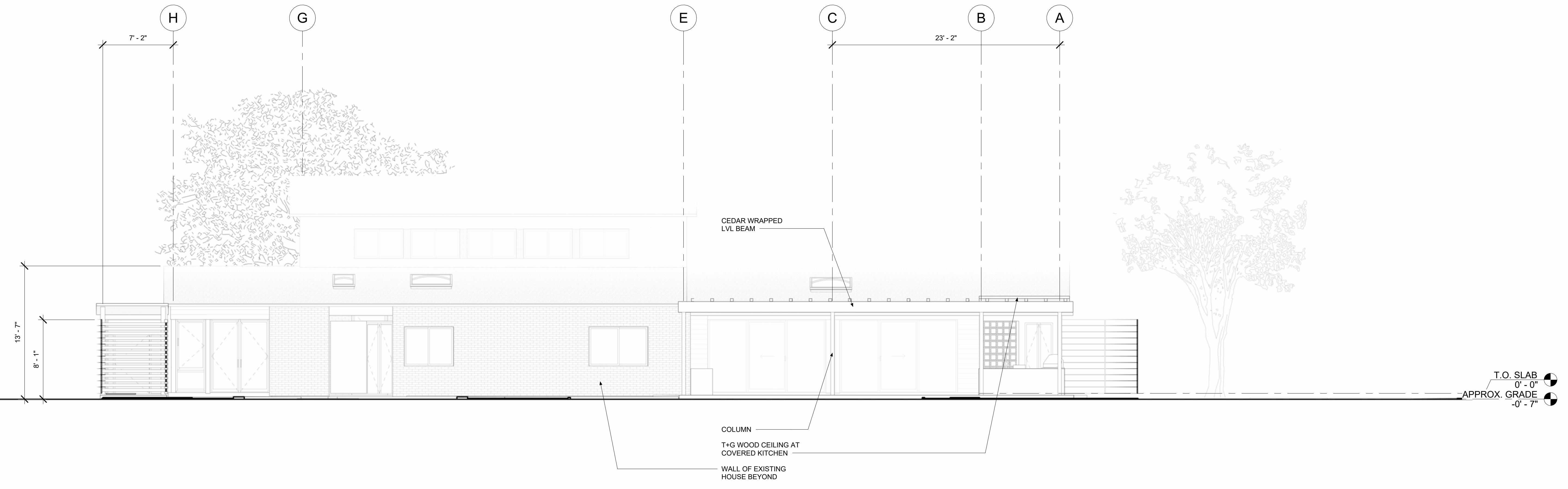
WEST ELEVATION - FROM LYNBROOK  
 3/16" = 1'-0" 1



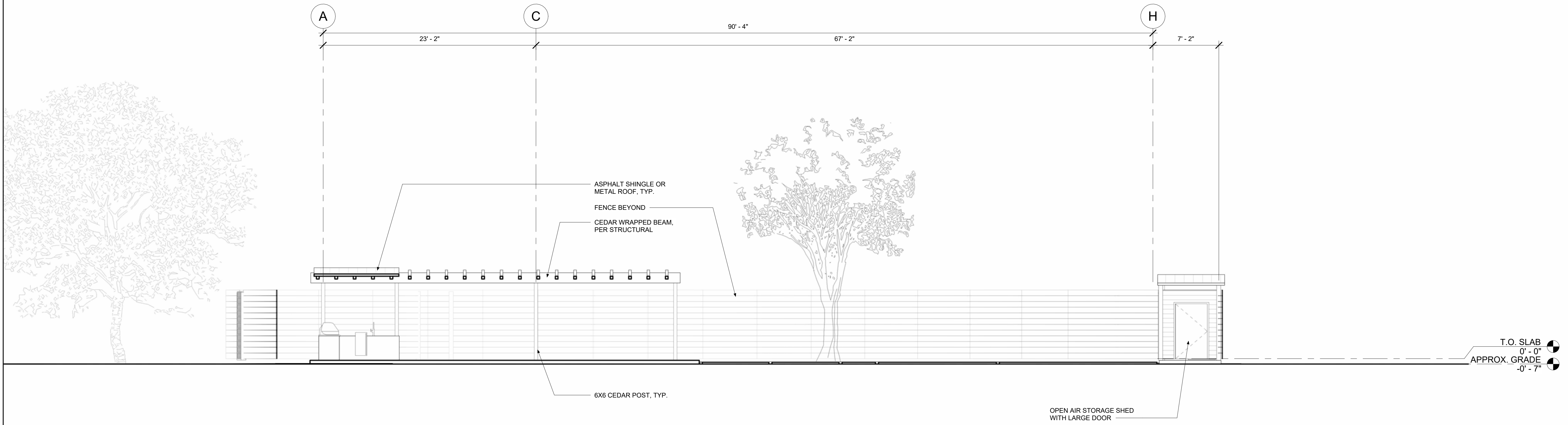
BUILDING SECTION (N-S) THRU PAVILION  
 3/16" = 1'-0" 3



POOL SECTION AND VIEW OF PAVILION BEYOND  
 3/16" = 1'-0" 2



NORTH ELEVATION - FROM LORWOOD  
 3/16" = 1'-0" 1



SOUTH ELEVATION  
 3/16" = 1'-0" 2