

Record Summary for Board of Adjustments

Record

Record #	Status	Opened Date
BOA-26-000034	Pending	04/24/2026

Application Name

Detailed Description

We are seeking special exceptions to the fence height, opacity and location of the fence, as well as visual obstruction regulations at 5303 Bonita Ave. The goal of this project is to provide essential security and privacy for our primary outdoor (and indoor) living areas while maintaining the neighborhood's character and safety.

The subject property is a corner lot with "reverse frontage" along Laneri Avenue. While the yard along Laneri is technically a "front yard" by city code, it functions as the property's private side yard and partial back yard given the 25-foot setback, and constitutes the majority of the outdoor space available to the family and pets.

A standard 4-foot tall, 50%+ open fence is insufficient to provide privacy from pedestrian and vehicle traffic on Laneri Avenue, as well as direct sight lines from neighboring properties. It is also insufficient to contain and protect our highly active and athletic family dog, who enjoys chasing the ball in our backyard. We do not have off-leash dog parks within walking distance, so we can only throw the ball for him to safely chase in our backyard; a standard 4-foot tall, 50% + open fence would not be feasible. The requested 8-foot height and solid wood construction on the portion of the fence outside any visibility triangles are necessary to create a secure environment, especially as we plan to have young children playing in the backyard in the immediate future.

The proposed 8-foot wood privacy fence is architecturally consistent with the established residential character of homes in the neighborhood. Numerous corner lot homes located in the adjacent blocks have existing fences similar to the proposed design in their secondary front (side) yards.

Because the fence is set back approximately 10–11 feet from the street curb, it will not impede the open feel of the streetscape or adversely affect the light or air of neighboring properties. The following neighboring properties have expressed support of the project: 2411 Laneri Ave (Fidel F Mireles), 2412 Laneri Ave (Jeffrey Edgar York), 2415 Laneri Ave (Jean M Nelson), 5253 Bonita Ave (Khanna Aman) and 5307 Bonita Ave (Fran Federman and Michael Kennedy).

We also request a special exception to the visual obstruction regulations to allow a portion of the fence to reside within the 20-foot visibility triangle at the intersection of the driveway off of Laneri Ave. To ensure this installation does not constitute a traffic hazard, the portion of the fence and driveway gate within these triangles has been intentionally modified. We have reduced the height to 6 feet (from the otherwise requested 8 feet) and utilized an approximately 85% open/transparent design. This transparency provides motorists and pedestrians with clear, unobstructed sightlines equivalent to an open yard, ensuring that the fence provides security for the property without creating a traffic hazard for the neighborhood. The 45-foot visibility triangle at the corner of Bonita and Laneri will remain unobstructed by the fence.

Assigned To Department

Assigned to Staff

Record Type

Board of Adjustments

Custom Fields

INTERNAL USE ONLY

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

PDOX INFORMATION

PDox Number	-
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PROPERTY INFORMATION

Existing Zoning	-
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Lot Number	28
Lot Size (Acres)	0.158
Block Number	22/1942
Lot Size (Sq. Ft)	6882
How many streets about the property?	2
Land Use	Single-Family 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	UNCHECKED
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
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Street Frontage Information

1	Street Frontage	Front
	Linear Feet (Sq. Ft)	50

2	Street Frontage	Side
	Linear Feet (Sq. Ft)	138

Contact Information

Name	Organization Name	Contact Type	Phone
Ben Fogler Email: bfogler@standstrongfencing.com 5022 Thursh St, Dallas, TX 75208	Stand Strong Fencing of North Dallas	Applicant	8038077091

Name	Organization Name	Contact Type	Phone
Camie McKee Email: Camie.McKee@haynesboone.com		Property Owner	2149579599

Address

5303 BONITA AVE, Dallas, TX 75206

Parcel Information

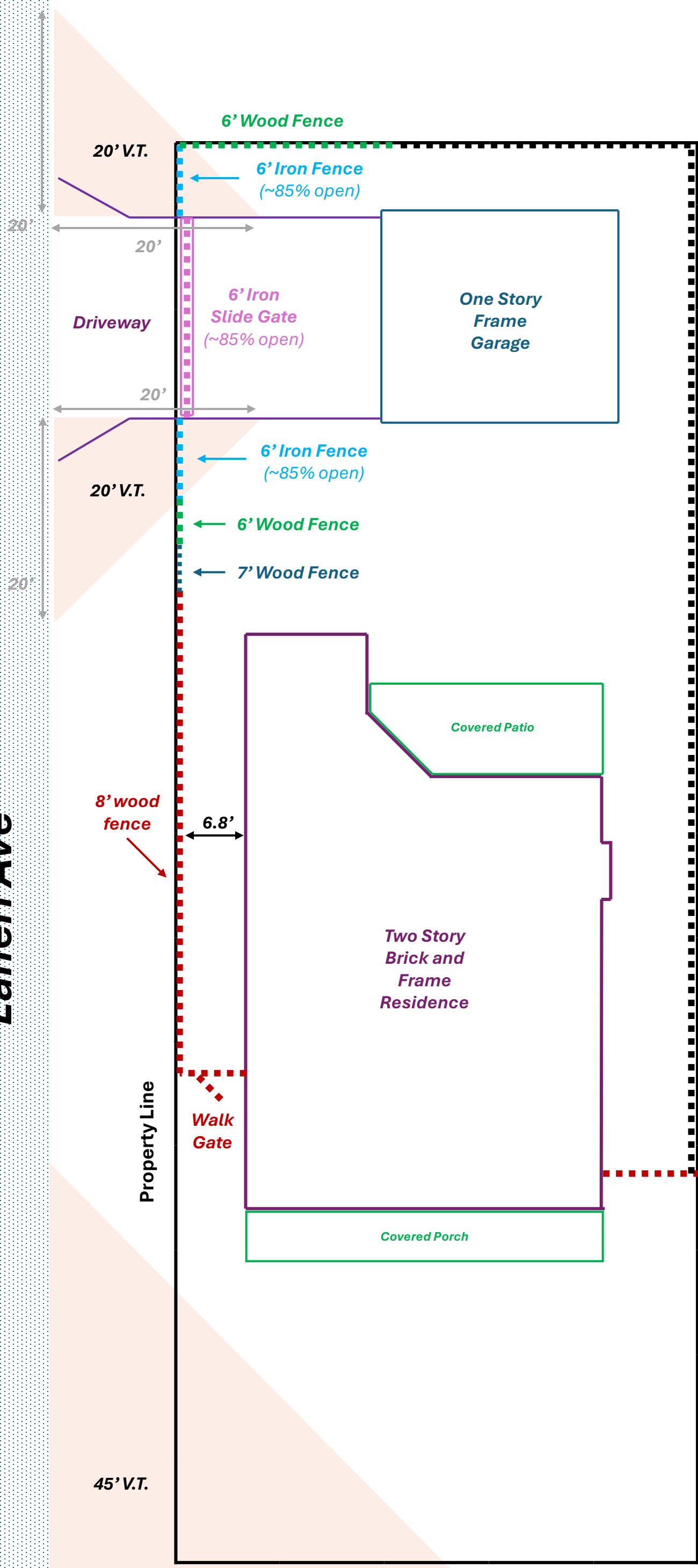
Parcel No:	Land Value	Legal Description	Book	Page	Lot	Block	Subdivision
0000018760300000 0							

Owner Information

Primary	Owner Name	Owner Address	Owner Phone
Y	CARLOCK CAMERON N &	5303 BONITA AVE, DALLAS, TEXAS 752066878	

Laneri Ave

Bonita Ave



FENCE PLAN:

**5303 Bonita Ave
Dallas, TX 75206**

**SCALE:
1" = 10'-0"**

LEGEND:

- New Wood Fence (8ft tall, 0% open)
- New Wood Fence (7' tall, 0% open)
- New Wood Fence (6ft tall, 0% open)
- New Iron Fence (6ft tall, ~85% open)
- New Iron Slide Gate (6ft tall, ~85% open)
- Existing Wood Fence (will be left as-is)
- Driveway / Drive Radius



Visibility Triangle

FENCE SPECS:

- Wood Fence:**
- 6', 7', and 8' Tall
 - Board-on-Board cedar picket (1x6")
 - Top cap (2x6") and top trim (1x4")
 - Steel PostMaster posts set 6' on center (max)
- Iron Fence**
- Flat top / flat bottom design
 - Powder-coated black
 - 1" rails, 5/8" pickets
 - Picket spacing: 4.0" O.C.
 - 2x2" posts set 8' on center (max)
- Iron Gate**
- Flat top / flat bottom design
 - Powder-coated black
 - 2" rails, 5/8" pickets
 - Picket spacing: 4.0" O.C.
 - 4x4" posts

Statement of Intent: Special Exception for Fence Standards

Property: 5303 Bonita Ave, Dallas, TX 75206

Owners: Cameron N. Carlock & Matthew McKee

Overview of Request

We are seeking special exceptions to the fence height, opacity and location of the fence, as well as visual obstruction regulations at 5303 Bonita Ave. The goal of this project is to provide essential security and privacy for our primary outdoor (and indoor) living areas while maintaining the neighborhood's character and safety.

Reasoning for Height and Opacity Exceptions in the Front Yard Setback

The subject property is a corner lot with "reverse frontage" along Laneri Avenue. While the yard along Laneri is technically a "front yard" by city code, it functions as the property's private side yard and partial back yard given the 25-foot setback, and constitutes the majority of the outdoor space available to the family and pets.

Privacy and Security: A standard 4-foot tall, 50%+ open fence is insufficient to provide privacy from pedestrian and vehicle traffic on Laneri Avenue, as well as direct sight lines from neighboring properties. It is also insufficient to contain and protect our highly active and athletic family dog, who enjoys chasing the ball in our backyard. We do not have off-leash dog parks within walking distance, so we can only throw the ball for him to safely chase in our backyard; a standard 4-foot tall, 50% + open fence would not be feasible. The requested 8-foot height and solid wood construction on the portion of the fence outside any visibility triangles are necessary to create a secure environment, especially as we plan to have young children playing in the backyard in the immediate future.

Neighborhood Character: The proposed 8-foot wood privacy fence is architecturally consistent with the established residential character of homes in the neighborhood. Numerous corner lot homes located in the adjacent blocks have existing fences similar to the proposed design in their secondary front (side) yards.

No Adverse Effect: Because the fence is set back approximately 10–11 feet from the street curb, it will not impede the open feel of the streetscape or adversely affect the light or air of neighboring properties. The following neighboring properties have expressed support of the project: 2412 Laneri Ave (Jeffrey Edgar York), 2415 Laneri Ave (Jean M Nelson), and 5307 Bonita Ave (Fran Federman).

Reasoning for Visual Obstruction Exception (Visibility Triangle)

We also request a special exception to the visual obstruction regulations to allow a portion of the fence to reside within the 20-foot visibility triangle at the intersection of the driveway off of Laneri Ave. To ensure this installation does not constitute a traffic hazard, the portion of the fence and driveway gate within these triangles has been intentionally modified. We have reduced the height to 6 feet (from the otherwise requested 8 feet) and utilized an approximately 85% open/transparent design. This transparency provides motorists and pedestrians with clear, unobstructed sightlines equivalent to an open yard, ensuring that the fence provides security for the property without creating a traffic hazard for the neighborhood. The 45-foot visibility triangle at the corner of Bonita and Laneri will remain unobstructed by the fence.