

ZONING BOARD OF ADJUSTMENT, PANEL A
TUESDAY, NOVEMBER 17, 2015
AGENDA

BRIEFING	1500 MARILLA STREET, 6ES DALLAS CITY HALL	11:00 A.M
TRAINING	1500 MARILLA STREET, 6ES DALLAS CITY HALL	11:00 A.M
PUBLIC HEARING	1500 MARILLA STREET, 6ES DALLAS CITY HALL	1:00 P.M.

Donna Moorman, Chief Planner
Steve Long, Board Administrator

MISCELLANEOUS ITEM

Approval of the October 20, 2015 Panel
Public Hearing Minutes M1

UNCONTESTED CASES

BDA145-114(SL) 6503 Belmead Drive 1
REQUEST: Application of Raymond E. Burgett
for a special exception to the single family use
regulations

REGULAR CASES

BDA145-115(SL) 2702 Love Field Drive 2
REQUEST: Application of the City of Dallas,
represented Masterplan, for a variance to the front
yard setback regulations

BDA145-116(SL) 2432 Wyman Street 3
REQUEST: Application of Santos Martinez for
variances to the front yard setback regulations

BDA145-120(SL)

4200 Northcrest Road

4

REQUEST: Application of Donna G. Parker, represented by Mick Mackey, for special exceptions to the side yard setback and visual obstruction regulations

EXECUTIVE SESSION NOTICE

The Commission/Board may hold a closed executive session regarding any item on this agenda when:

1. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the Commission/Board under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex. Govt. Code §551.071]
2. deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.072]
3. deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.073]
4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code §551.074]
5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices.. [Tex. Govt. Code §551.076]
6. discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay, or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Tex. Govt. Code §551.086]

(Rev. 6-24-02)

MISCELLANEOUS ITEM NO. 1

To approve the Board of Adjustment Panel A October 20, 2015 public hearing minutes.

FILE NUMBER: BDA 145-114(SL)

BUILDING OFFICIAL'S REPORT: Application of Raymond E. Burgett for a special exception to the single family use regulations at 6503 Belmead Drive. This property is more fully described as Lot 12, Block 7/7490, and is zoned R-1ac(A), which limits the number of dwelling units to one. The applicant proposes to construct and maintain an additional dwelling unit, which will require a special exception to the single family zoning use regulations.

LOCATION: 6503 Belmead Drive

APPLICANT: Raymond E. Burgett

REQUEST:

A request for a special exception to the single family use development standard regulations is made to construct and maintain a 1-story "casita"/additional "dwelling unit" structure on a site being developed with a 2-story main single family home/dwelling unit structure.

STANDARD FOR A SPECIAL EXCEPTION TO THE SINGLE FAMILY USE DEVELOPMENT STANDARDS REGULATIONS TO AUTHORIZE AN ADDITIONAL DWELLING UNIT:

The board may grant a special exception to the single family use development standards regulations of the Dallas Development Code to authorize an additional dwelling unit on a lot when, in the opinion of the board, the additional dwelling unit will not: 1) be used as rental accommodations; or 2) adversely affect neighboring properties.

In granting this type of special exception, the board shall require the applicant to deed restrict the subject property to prevent use of the additional dwelling unit as rental accommodations.

STAFF RECOMMENDATION:

No staff recommendation is made on this or any request for a special exception to authorize an additional dwelling unit since the basis for this type of appeal is when in the opinion of the board, the additional dwelling unit will not: 1) be used as rental accommodations; or 2) adversely affect neighboring properties.

BACKGROUND INFORMATION:

Zoning:

Site: R-1ac(A) (Single family district 1 acre)
North: R-1ac(A) (Single family district 1 acre)
South: R-1ac(A) (Single family district 1 acre)
East: R-1ac(A) (Single family district 1 acre)
West: R-1ac(A) (Single family district 1 acre)

Land Use:

The subject site is under development. The areas to the north, south, east, and west are developed with single family uses.

Zoning/BDA History:

There has not been any recent related board or zoning cases recorded either on or in the immediate vicinity of the subject site.

GENERAL FACTS/STAFF ANALYSIS:

- This request focuses on constructing and maintaining a 1-story “casita”/additional “dwelling unit” structure on a site being developed with a 2-story main single family home/dwelling unit structure.
- The site is zoned R-1ac (A) where the Dallas Development Code permits one dwelling unit per lot.
- The single family use regulations of the Dallas Development Code state that only one dwelling unit may be located on a lot, and that the board of adjustment may grant a special exception to this provision and authorize an additional dwelling unit on a lot when, in the opinion of the board, the special exception will not: 1) be contrary to the public interest; or 2) adversely affect neighboring properties.
- The Dallas Development Code defines “single family” use as “one dwelling unit located on a lot;” and a “dwelling unit” as “one or more rooms to be a single housekeeping unit to accommodate one family and containing one or more kitchens, one or more bathrooms, and one or more bedrooms.”
- The submitted site/plot plan denotes the locations of two building footprints, the larger of the two with approximately 6,600 square feet of floor area denoted as “house” and the smaller of the two with approximately 1,000 square feet of floor area denoted as “casita”. The latter structure or “casita” has been deemed by Building Inspection, given what is denoted on a submitted floor plans, as an additional dwelling unit. The site plan represents the sizes and locations of the two building footprints relative to the entire lot.
- This request appears to center on the function of what is proposed to be inside the smaller structure on the site – the “casita” structure. The applicant has written in an email that his objective is to add an oven to the casita which will change the definition of sink and cabinet spaces into a kitchen, and that all components of the casita comply with all City codes and can be constructed without the oven under the existing building permit.

- DCAD records indicate “no main or additional improvements” for the property at 6503 Belmead.
- The applicant has the burden of proof in establishing that the additional dwelling unit will not be used as rental accommodations (by providing deed restrictions, if approved) and will not adversely affect neighboring properties.
- If the Board were to approve this request, the Board may choose to impose a condition that the applicant comply with the site plan if they feel it is necessary to ensure that the special exception will not adversely affect neighboring properties. But granting this special exception request will not provide any relief to the Dallas Development Code regulations other than allowing an additional dwelling unit on the site (i.e. development on the site must meet all required code requirements).
- The Dallas Development Code states that in granting this type of special exception, the board shall require the applicant to deed restrict the subject property to prevent the use of the additional dwelling unit as rental accommodations.

Timeline:

September 24, 2015: The applicant submitted an “Application/Appeal to the Board of Adjustment” and related documents which have been included as part of this case report.

October 14, 2015: The Board of Adjustment Secretary randomly assigned this case to Board of Adjustment Panel A.

October 14, 2015: The Board Administrator emailed the applicant the following information:

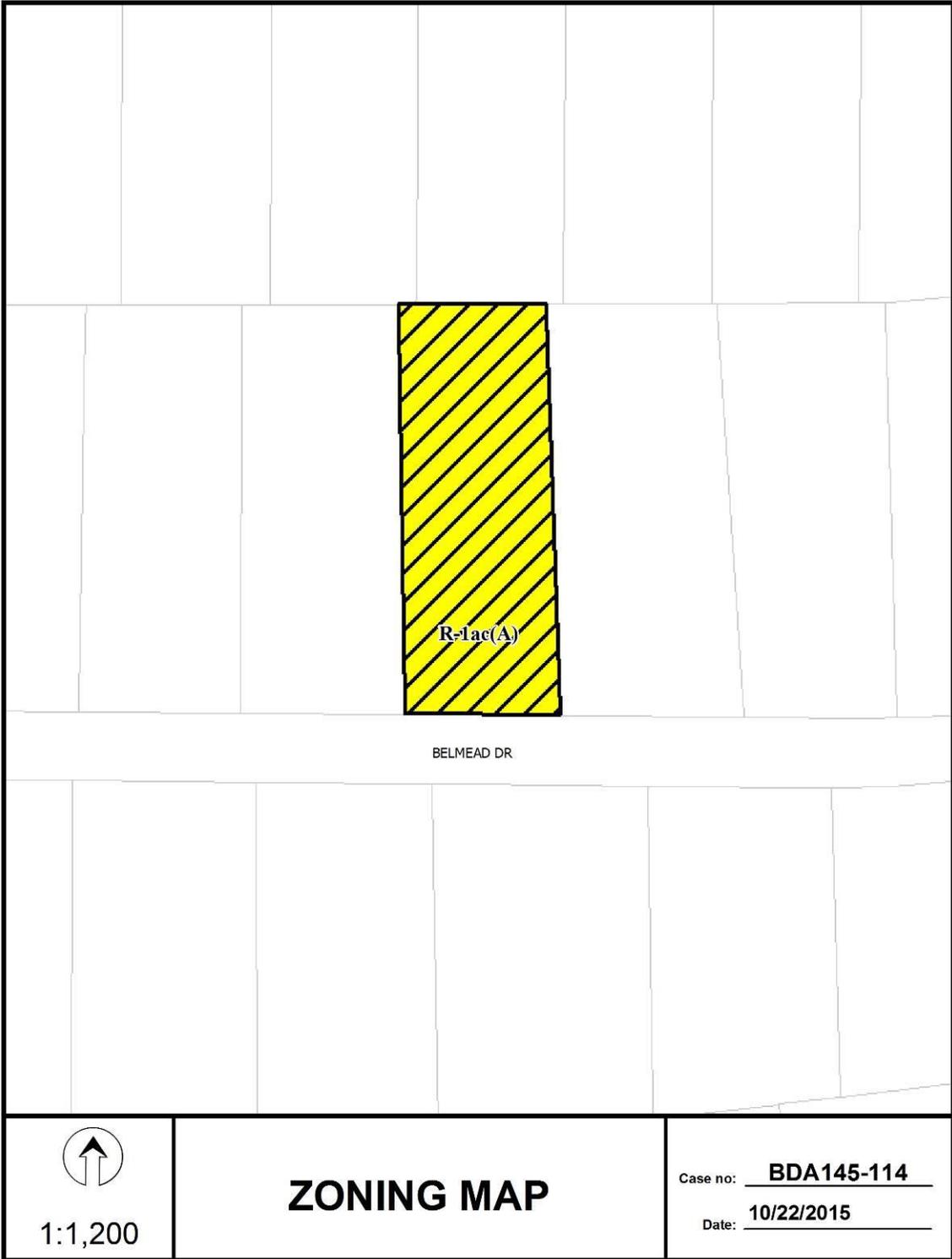
- a copy of the application materials including the Building Official’s report on the application;
- an attachment that provided the public hearing date and panel that will consider the application; the October 28th deadline to submit additional evidence for staff to factor into their analysis; and the November 6th deadline to submit additional evidence to be incorporated into the Board’s docket materials;
- the criteria/standard that the board will use in their decision to approve or deny the request; and
- the Board of Adjustment Working Rules of Procedure pertaining to “documentary evidence.”

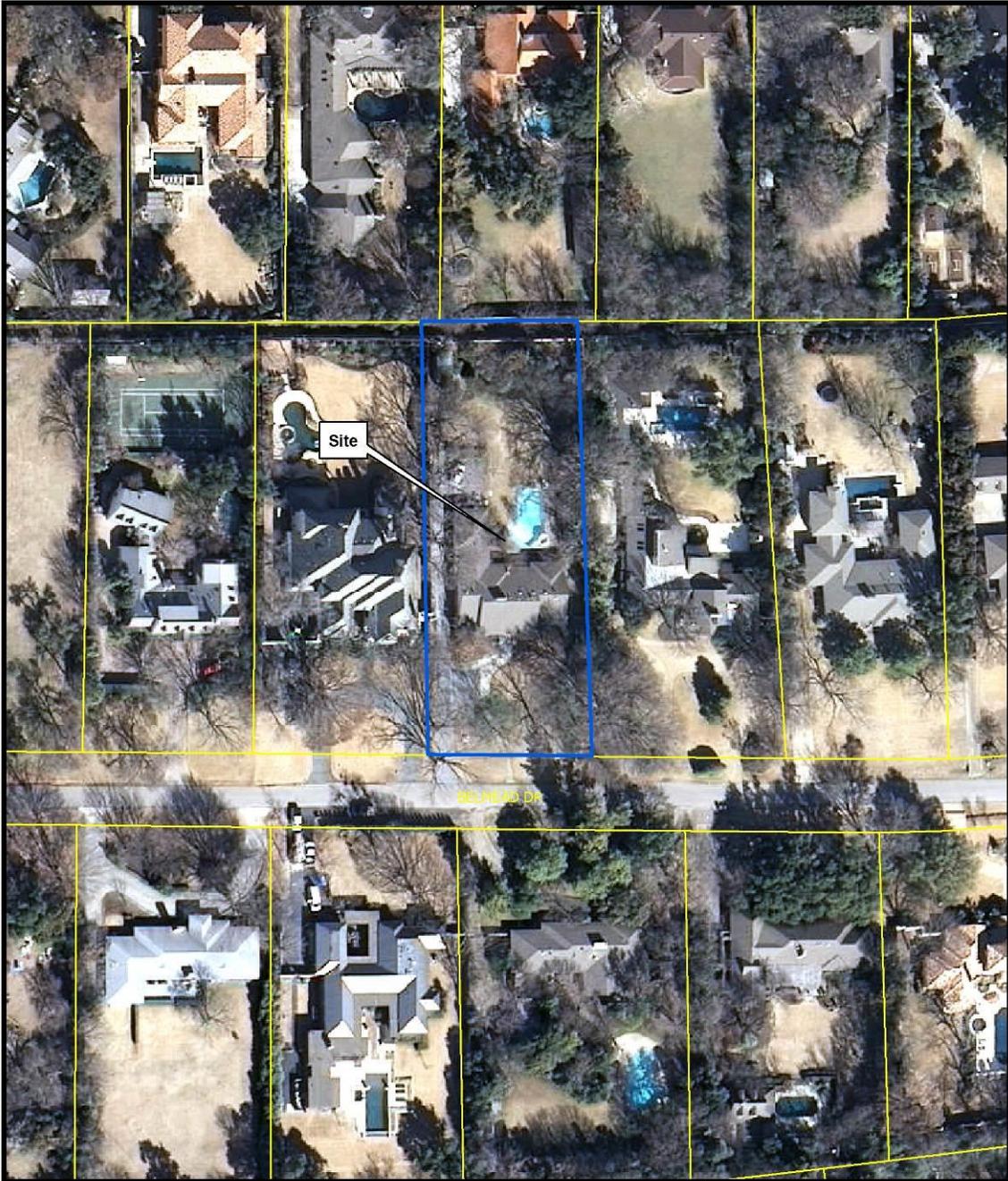
November 3, 2015: The applicant submitted additional information to staff beyond what was submitted with the original (see Attachment A).

November 3, 2015: The Board of Adjustment staff review team meeting was held regarding this request and the others scheduled for November public hearings. Review team members in attendance included: the Sustainable Development and Construction Board of Adjustment Chief Planner, the Assistant Building Official, the Building Inspection Chief Planner, the Board Administrator, the Building Inspection Senior Plans Examiners/Development Code Specialist,

the City of Dallas Chief Arborist, the Sustainable Development and Construction Department Current Planner, and the Assistant City Attorney to the Board.

No review comment sheets with comments were submitted in conjunction with this application.





1:1,200

AERIAL MAP

Case no: BDA145-114

Date: 10/22/2015

BDA145-114
Attach A

Long, Steve

PS1

From: Rick Burgett <Rick@rebcon.com>
Sent: Tuesday, November 03, 2015 9:37 AM
To: Long, Steve
Subject: Re: BDA 145-114, Property at 6503 Belmead Drive

Steve,
To clarify and simplify to the Board our objective here is to add an oven to the casita which will change the definition of the sink and cabinet space into a kitchen. All components of the casita comply with all City codes and can be constructed without the oven under the existing building permit. As stated on our application this space will not be rented but will be a guest facility. The oven will be in close proximity to the outdoor entertainment area and provide use to entertain. I hope this will help expedite this issue. Rick Burgett

Sent from my iPad

On Nov 3, 2015, at 9:10 AM, "Long, Steve" <steve.long@dallascityhall.com> wrote:

>
>
> From: Long, Steve
> Sent: Monday, October 19, 2015 10:37 AM
> To: 'rick@rebcon.com'
> Subject: FW: BDA 145-114, Property at 6503 Belmead Drive

> Let's try this again. ☺

>
> S.
>
> From: Long, Steve
> Sent: Wednesday, October 14, 2015 2:50 PM
> To: 'rick@rebcom.com'
> Cc: Duerksen, Todd
> Subject: BDA 145-114, Property at 6503 Belmead Drive

> Dear Mr. Burgett,

> Here is information regarding the application to the board of adjustment at the address referenced above, some of which we just spoke about on the phone:

- > 1. Your submitted application materials- all of which will be emailed to you, city staff, and the board of adjustment members in a docket report about a week ahead of your tentatively scheduled November 17th Board of Adjustment Panel A public hearing.
- > 2. The single family use provisions from the Dallas Development Code that provides: a) the regulation from which you are seeking special exception from (51A-4.209(6)(A)); b) the standard as to how the board is able to grant a special exception to this regulations (51A-4.209(6)(E)(v)); and c) the accessory structure provisions (51A-4.209(6)(vii)).
- > 3. A sample deed restriction template that you would be required to submit after your public hearing once and if your request is granted by the board.
- > 4. A document that provides your public hearing date and other deadlines for submittal of additional information to staff/the board.

- > 5. The board's rule pertaining to documentary evidence.
- > Please carefully review the attached application materials to make sure they are complete, and within these materials, the Building Official's Report/second page of the application (page 2 of 10 in these attached materials). Please contact Todd Duerksen at 214/948-4475 no later than noon, October 28th with regard to any amendment that you feel is necessary to address the issue at hand. (Note that the discovery of any additional appeal needed beyond the requested single family use development standards special exception will result in postponement of the appeal until the panel's next regularly scheduled public hearing).
- > Lastly, would you be able to represent to the board that if your special exception request were denied, that the structure could be constructed and maintained as shown on your submittals with merely modifications to the function/use inside it (or to the floor plan) since the structure as it is represented on your submitted plans complies with all other applicable zoning code development standards other than the single family use provisions in Chapter 51A since no application has been made for variance to setbacks or any other zoning code provision?
- > Please write or call me at 214/670-4666 if you have any questions/concerns, or if I can be of any additional assistance to you on this application.
- >
- > Thank you,
- >
- > Steve
- > PS: If there is anything that you want to submit to the board on this application beyond what you have included in your application materials, please feel free to email it to steve.long@dallascityhall.com or mail it to me at the following address:
- >
- > Steve Long, Board of Adjustment Administrator City of Dallas
- > Sustainable Development and Construction
- > 1500 Marilla Street, Room 5BN
- > Dallas, Texas
- >
- >
- > <114 application materials.pdf>
- > <single family use prov.pdf>
- > <Deed restriction instrument form.DOC> <documentary evidence.pdf>
- > <Panel A hearing date and deadlines.doc>



City of Dallas

APPLICATION/APPEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 145-114

Date: 9/24/2015

Data Relative to Subject Property:

Location address: 6503 Belmead Drive

Zoning District: SA ~~1000~~ R-1ac(A)

Lot No.: 12 Block No.: 7/4090 Acreage: 0.9120 Census Tract: 133.00

Street Frontage (in Feet): 1) 125' 2) 3) 4) 5) NE 3S

To the Honorable Board of Adjustment :

Owner of Property (per Warranty Deed): Raymond E. Burgett & Rebecca J. Burgett wife

Applicant: Raymond E. Burgett Telephone: 972-816-0475

Mailing Address: 11524 Royalshire Dallas, TX Zip Code: 75230

E-mail Address: Rick @ Reb.com.com

Represented by: Telephone:

Mailing Address: Zip Code:

E-mail Address:

Affirm that an appeal has been made for a Variance, or Special Exception, of a special exception of an additional dwelling unit

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: this will not have an adverse affect on neighborhood property because it will be built to the quality and standard of the main dwelling unit, and will not be used as rental property

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 Raymond E. Burgett (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 23rd day of September, 2015

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

(Rev. 08-01-11)

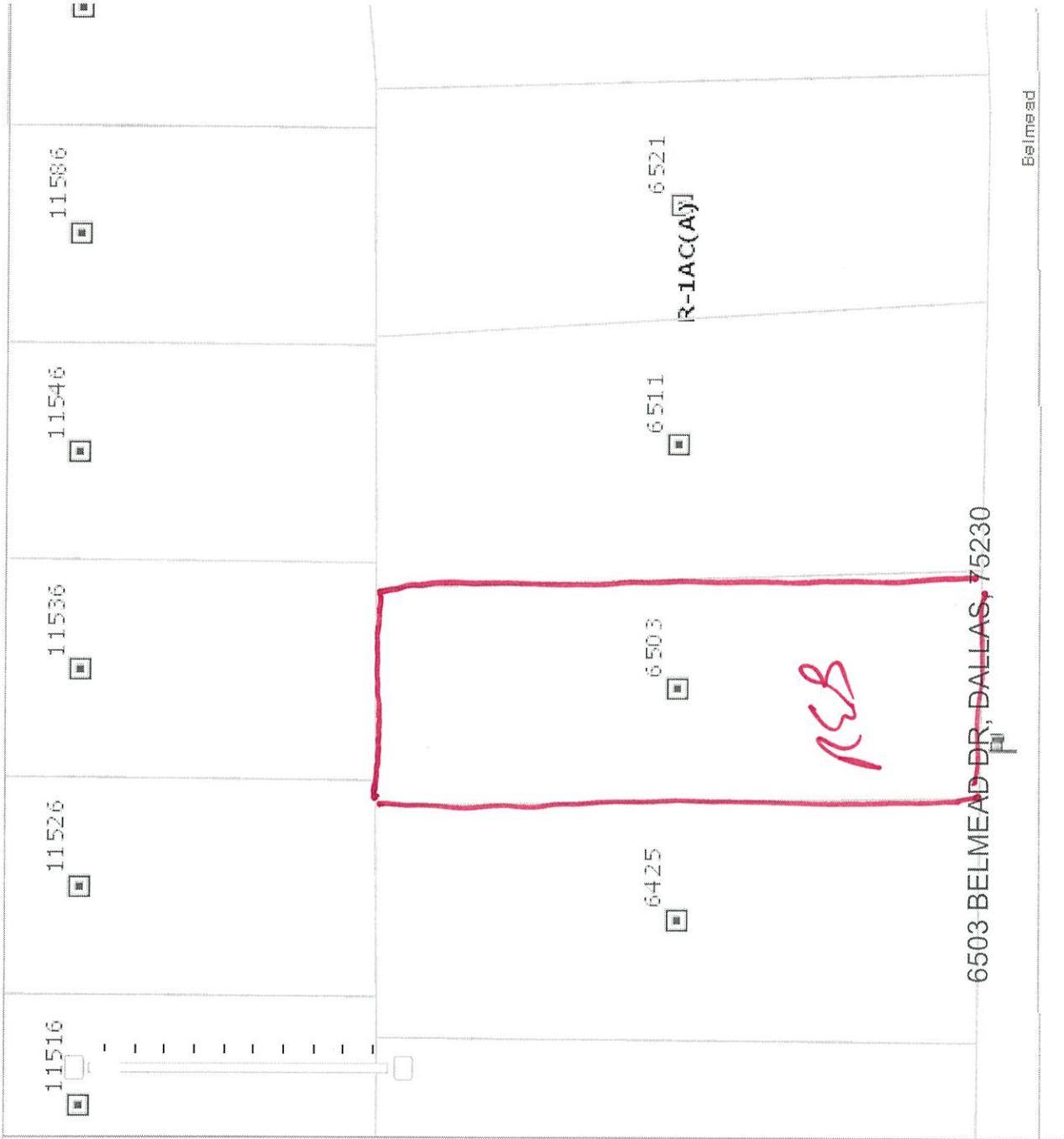


City of Dallas

Internal Development Research Site

Legend

Locate Property

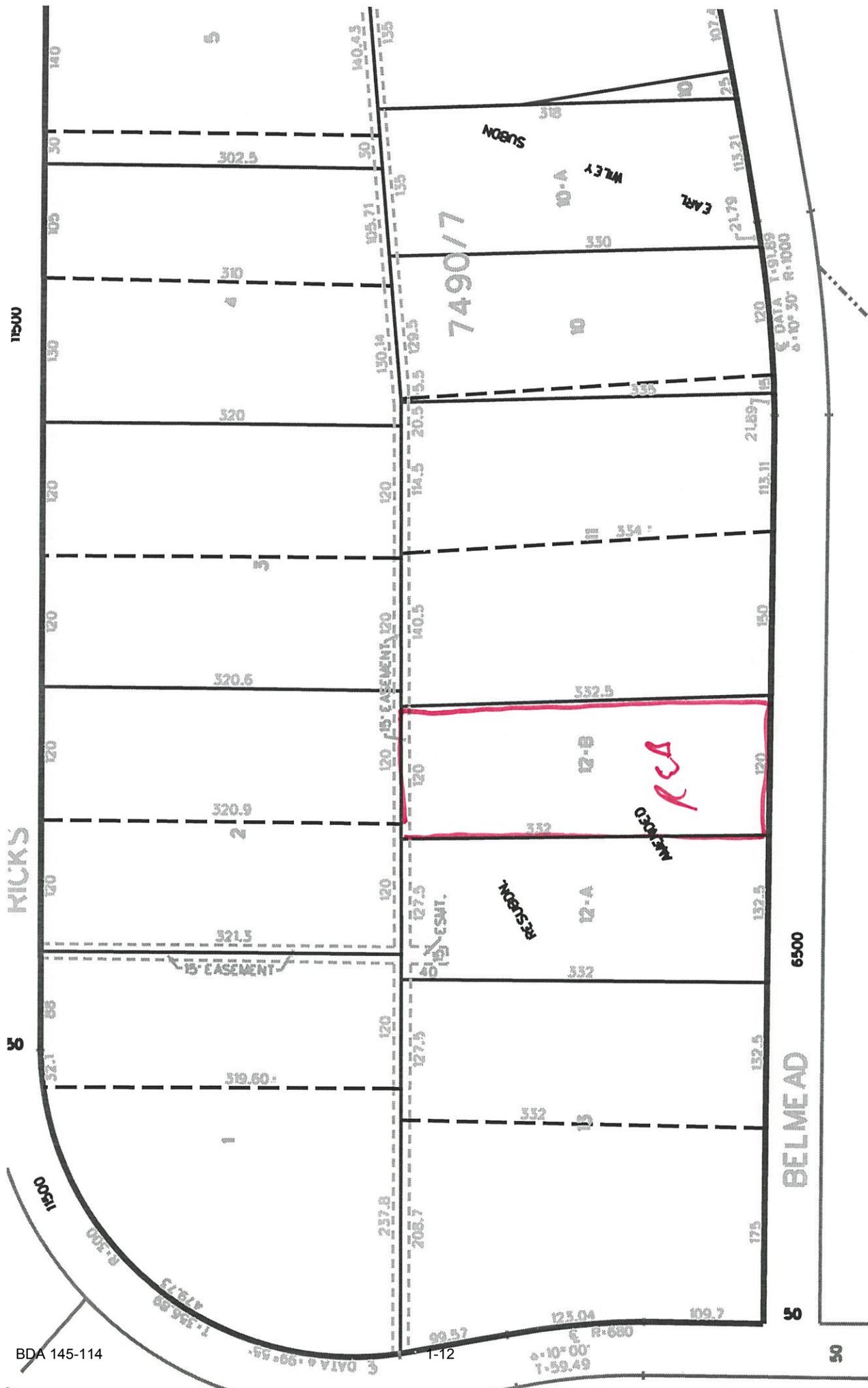


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RICKS

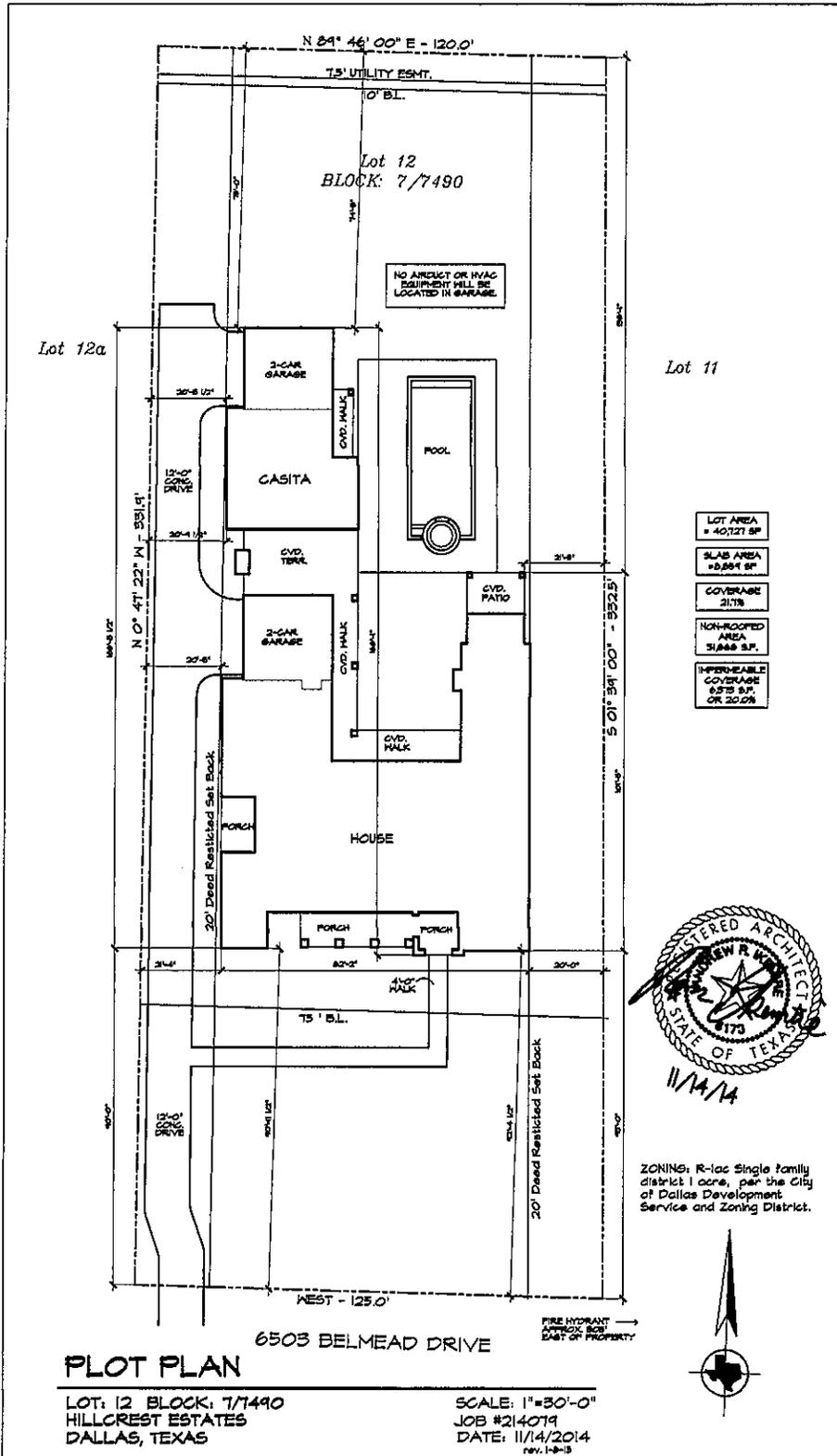
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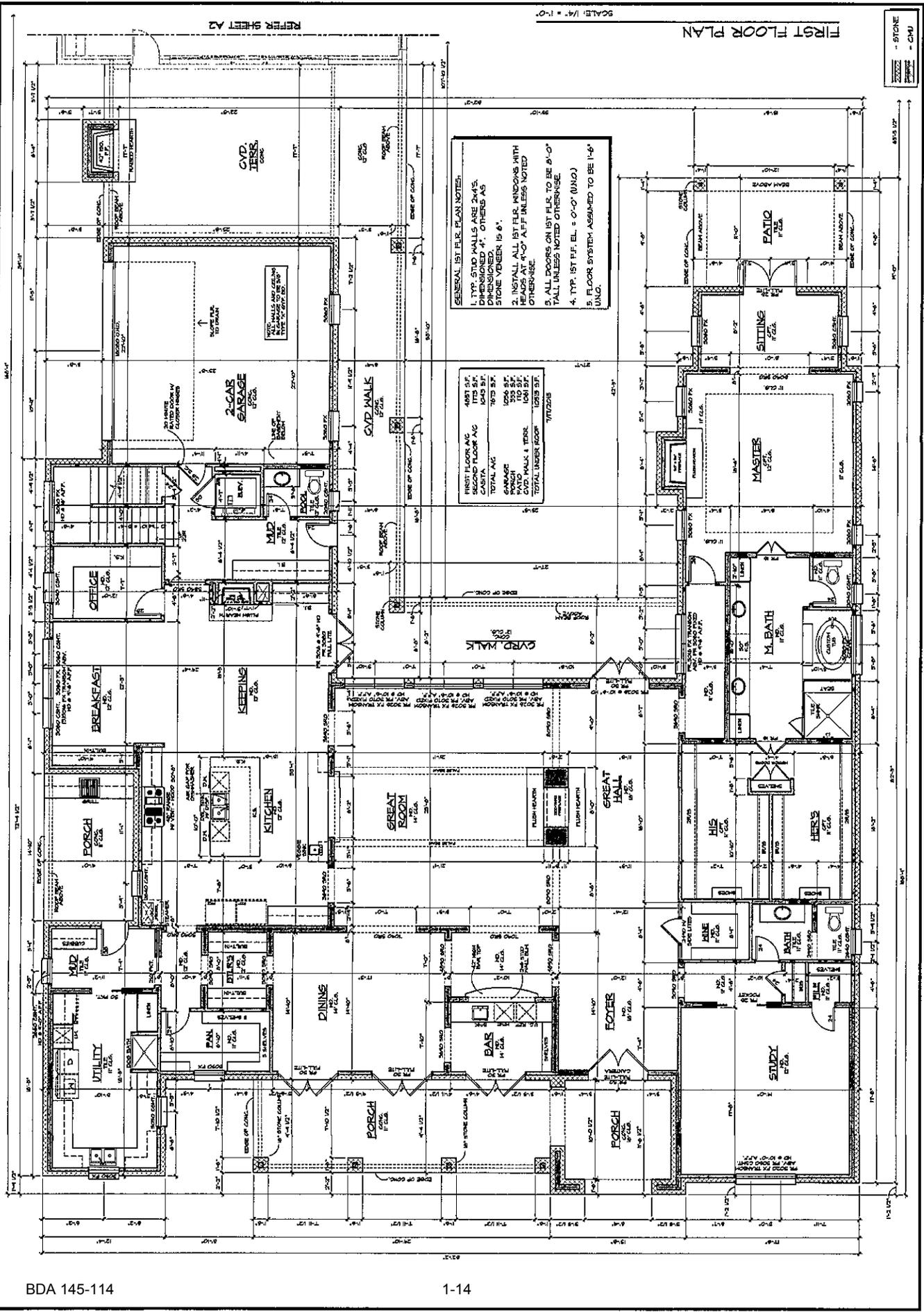
BDA 145-114



749017

RCA







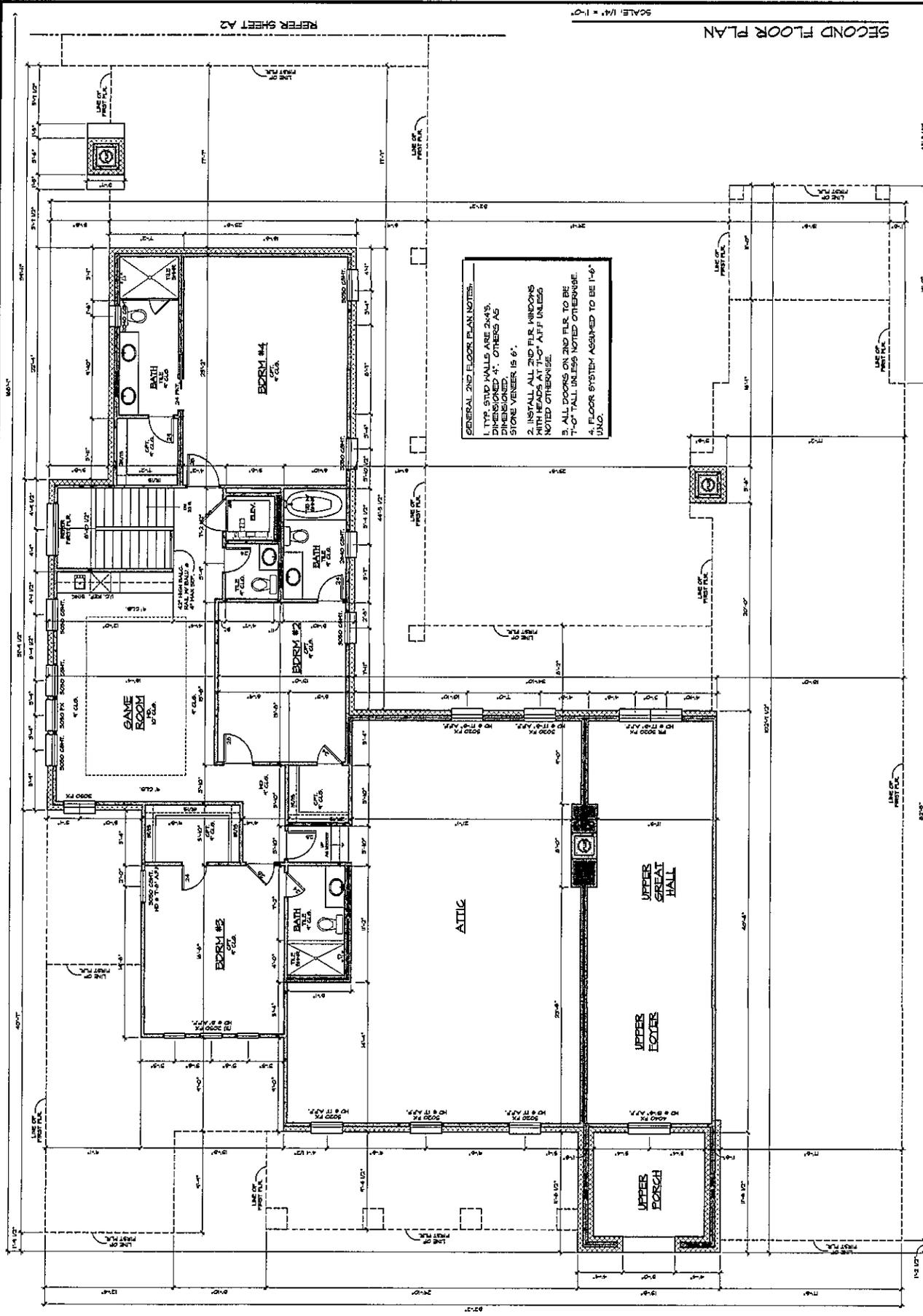
SECOND FLOOR PLAN

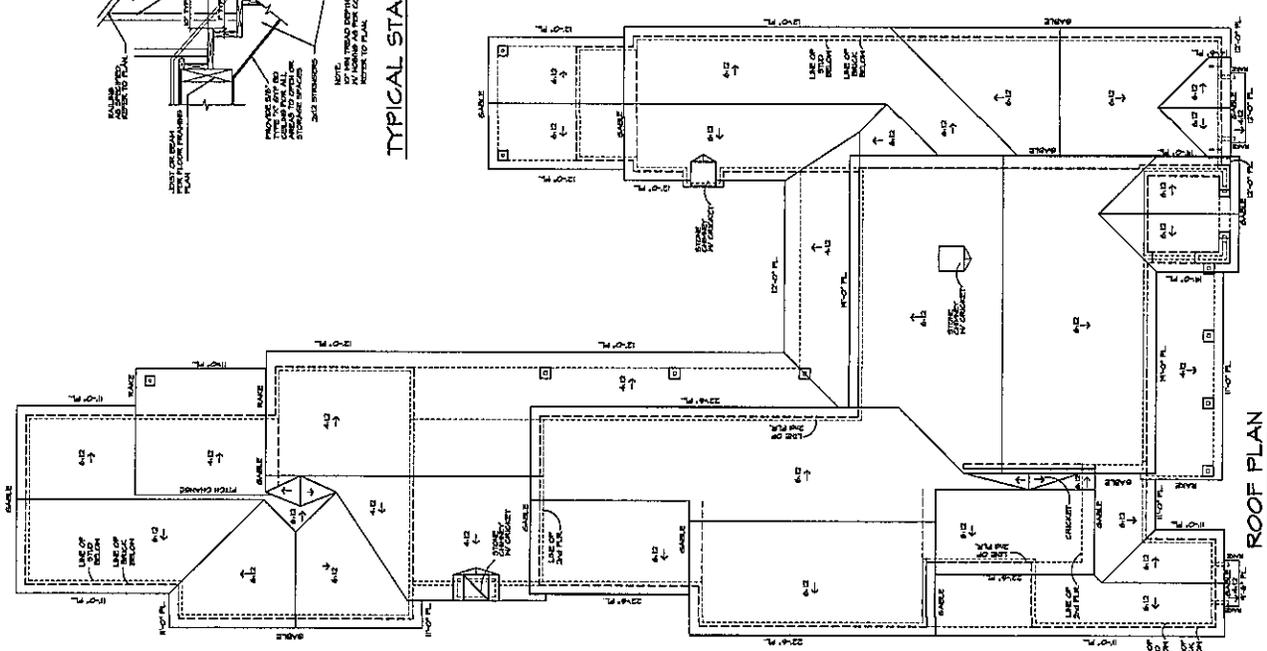
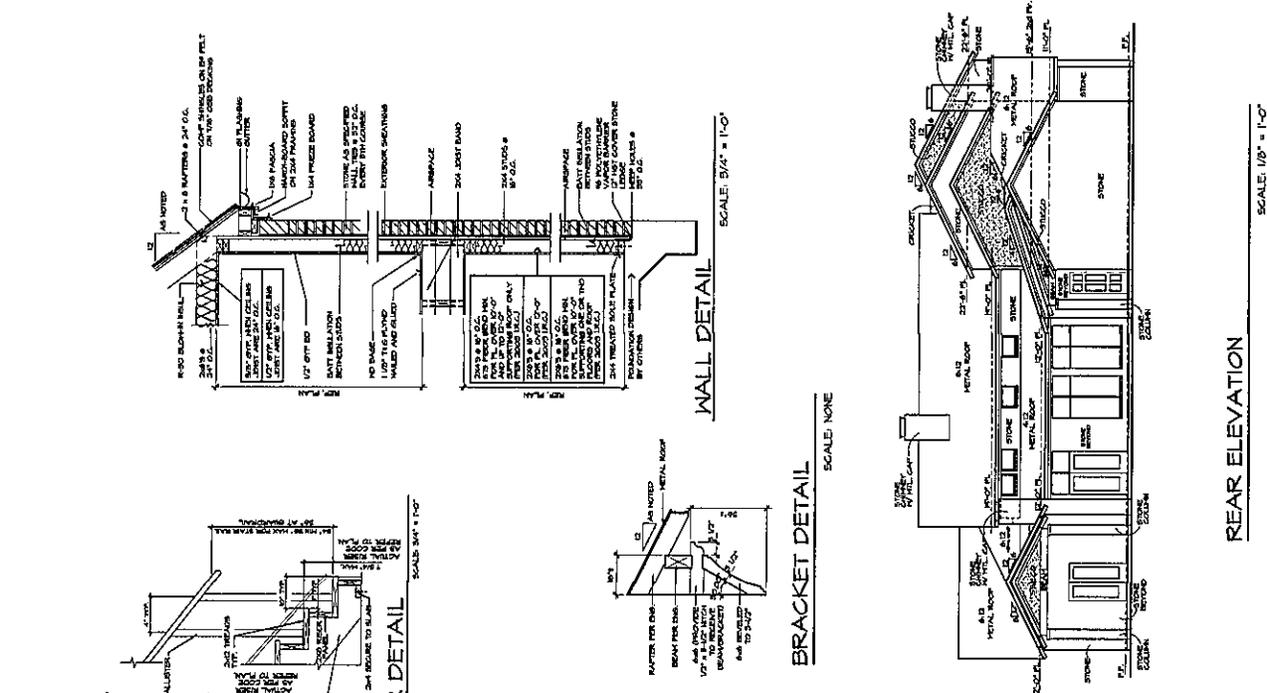
SCALE: 1/4" = 1'-0"

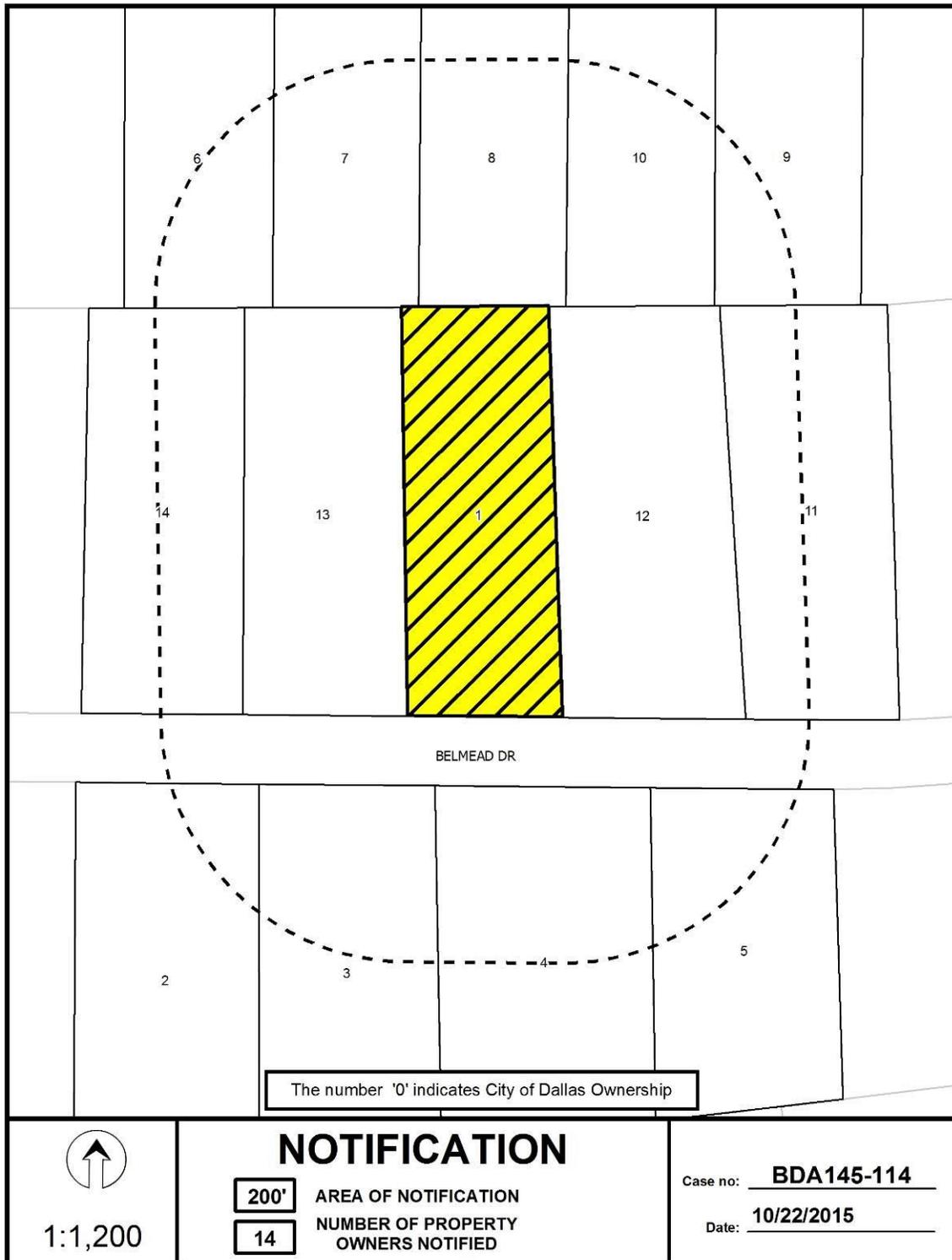
---	STONE
---	CHI

GENERAL 2ND FLOOR PLAN NOTES:

1. TYP. STUD WALLS ARE 2-4 1/2" DIMENSIONED 4". OTHERS AS NOTED OTHERWISE.
2. INSTALL ALL 2ND FLR WINDOWS WITH HEADS AT 7'-0" AITF UNLESS NOTED OTHERWISE.
3. ALL DOORS ON 2ND FLR TO BE 7'-0" TALL UNLESS NOTED OTHERWISE.
4. FLOOR SYSTEM ASSIGNED TO BE 1-6" UNGO.







Notification List of Property Owners

BDA145-114

14 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	6503 BELMEAD DR	BURGETT RAYMOND E &
2	6414 BELMEAD DR	SMITH CRAIG D & BARBARA C
3	6424 BELMEAD DR	DIAZ ALEJANDRO &
4	6512 BELMEAD DR	MOYES CHRISTOPHER P &
5	6522 BELMEAD DR	DETWILER VANCE E & AMY T
6	11516 RICKS CIR	POSTMA TOM W &
7	11526 RICKS CIR	MONTGOMERY J C
8	11536 RICKS CIR	COHEN CATHERINE BJORCK &
9	11586 RICKS CIR	FOOTE MARY T
10	11546 RICKS CIR	KLEINMAN LENA MAE EST OF
11	6521 BELMEAD DR	MORRIS ROBERT &
12	6511 BELMEAD DR	RODGERS JOHN H
13	6425 BELMEAD DR	MARSHALL E PIERCE JR
14	6415 BELMEAD DR	BROWN SUSAN E

FILE NUMBER: BDA 145-115(SL)

BUILDING OFFICIAL'S REPORT: Application of the City of Dallas, represented by Masterplan, for a variance to the front yard setback regulations at 2702 Love Field Drive (aka: 3001 W. Mockingbird Lane). This property is more fully described as Lot 1E, Block 2/5739 (to be re-platted as Lot 1B, Block 4682), and is zoned IR, which requires a front yard setback of 15 feet. The applicant proposes to construct and maintain a structure and provide a 0 foot front yard setback, which will require a 15 foot variance to the front yard setback regulations.

LOCATION: 2702 Love Field Drive (aka: 3001 W. Mockingbird Lane)

APPLICANT: City of Dallas
Represented by Masterplan

REQUEST:

A request for a variance to the front yard setback regulations of 15' is made to construct and maintain a pedestrian skybridge (and related support column) structure, part/all of which would be located as close as on the site's Denton Drive front property line or 15' into this 15' front yard setback.

(Note that the proposed skybridge on the subject site would connect an existing office structure on the subject site to a skybridge structure to be constructed and maintained on the lot across Denton Drive to the south – a lot which is the subject site of another application made for variances to the front yard setback regulations to Board of Adjustment Panel A on November 17th: BDA 145-116. This front yard setback variance application is made for another skybridge structure that would connect a new office building on the south side of Denton Drive/west side of Wyman Street to an existing office building on the east side of Wyman Street).

STANDARD FOR A VARIANCE:

The Dallas Development Code specifies that the board has the power to grant variances from the front yard, side yard, rear yard, lot width, lot depth, lot coverage, floor area for structures accessory to single family uses, height, minimum sidewalks, off-street parking or off-street loading, or landscape regulations provided that the variance is:

- (A) not contrary to the public interest when, owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed and substantial justice done;
- (B) necessary to permit development of a specific parcel of land that differs from other parcels of land by being of such a restrictive area, shape, or slope, that it cannot be

developed in a manner commensurate with the development upon other parcels of land with the same zoning; and
(C) not granted to relieve a self-created or personal hardship, nor for financial reasons only, nor to permit any person a privilege in developing a parcel of land not permitted by this chapter to other parcels of land with the same zoning.

STAFF RECOMMENDATION:

Denial

Rationale:

- While staff concluded that granting this request would not be contrary to public interest, the applicant had not substantiated how the physical features of the flat, irregular-shaped, and approximately 76 acre site constrain it from being developed in a manner commensurate with the development upon other parcels of land in districts with the same IR zoning classification while simultaneously complying with code provisions including front yard setback regulations.

BACKGROUND INFORMATION:

Zoning:

Site: IR (Industrial/research)
North: IR (Industrial/research)
South: IR (Industrial/research)
East: IR (Industrial/research)
West: IR (Industrial/research)

Land Use:

The subject site is developed with a number of office/warehouse structures/uses. The areas to the north and east are developed as Love Field; and the areas to the south and west are developed as mostly office uses.

Zoning/BDA History:

1. BDA 145-116, Property located at 2432 Wyman Street (the lot to the south of the subject site)

On November 17, 2015, the Board of Adjustment Panel A will consider requests for variances to the front yard setback regulations made to construct and maintain a skybridge structure in the front yard setbacks on both sides of Wyman Street.

GENERAL FACTS/STAFF ANALYSIS:

- This request focuses on constructing and maintaining a pedestrian skybridge (and related support column) structure, part/all of which would be located as close as on the site's Denton Drive front property line or 15' into this 15' front yard setback.
- The minimum front yard setback on lots zoned IR (Industrial/research) is 15'.
- A scaled site plan and an elevation has been submitted indicating that part of the pedestrian skybridge (and related column) structure is located as close as on the site's Denton Drive front property line or 15' into this 15' front yard setback.
- According to DCAD records, the "main improvement" for property addressed at 2700 Love Field Drive is an "office building" built in 1990 with a total area of 253,695 square feet; an "office building" built in 1997 with a total area of 332,655 square feet; an "office building" built in 2004 with a total area of 242,820 square feet; a "distribution warehouse" built in 2004 with a total area of 6,700 square feet.
- The subject site is flat, irregular in shape, and according to the submitted application is 76.32 acres in area. The site is zoned IR (Industrial/research).
- The applicant has the burden of proof in establishing the following:
 - That granting the variance to the front yard setback regulations will not be contrary to the public interest when, owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed and substantial justice done.
 - The variance is necessary to permit development of the subject site that differs from other parcels of land by being of such a restrictive area, shape, or slope, that the subject site cannot be developed in a manner commensurate with the development upon other parcels of land in districts with the same IR zoning classification.
 - The variance would not be granted to relieve a self-created or personal hardship, nor for financial reasons only, nor to permit any person a privilege in developing this parcel of land (the subject site) not permitted by this chapter to other parcels of land in districts with the same IR zoning classification.
- If the Board were to grant the variance request, and impose the submitted site plan and elevation as a condition, the structure in the front yard setback would be limited to what is shown on this document, which in this case is a pedestrian skybridge (and related column) located as close as on the site's Denton Drive front property line or 15' into this 15' front yard setback.

Timeline:

September 28, 2015: The applicant submitted an "Application/Appeal to the Board of Adjustment" and related documents which have been included as part of this case report.

October 14, 2015: The Board of Adjustment Secretary randomly assigned this case to Board of Adjustment Panel A.

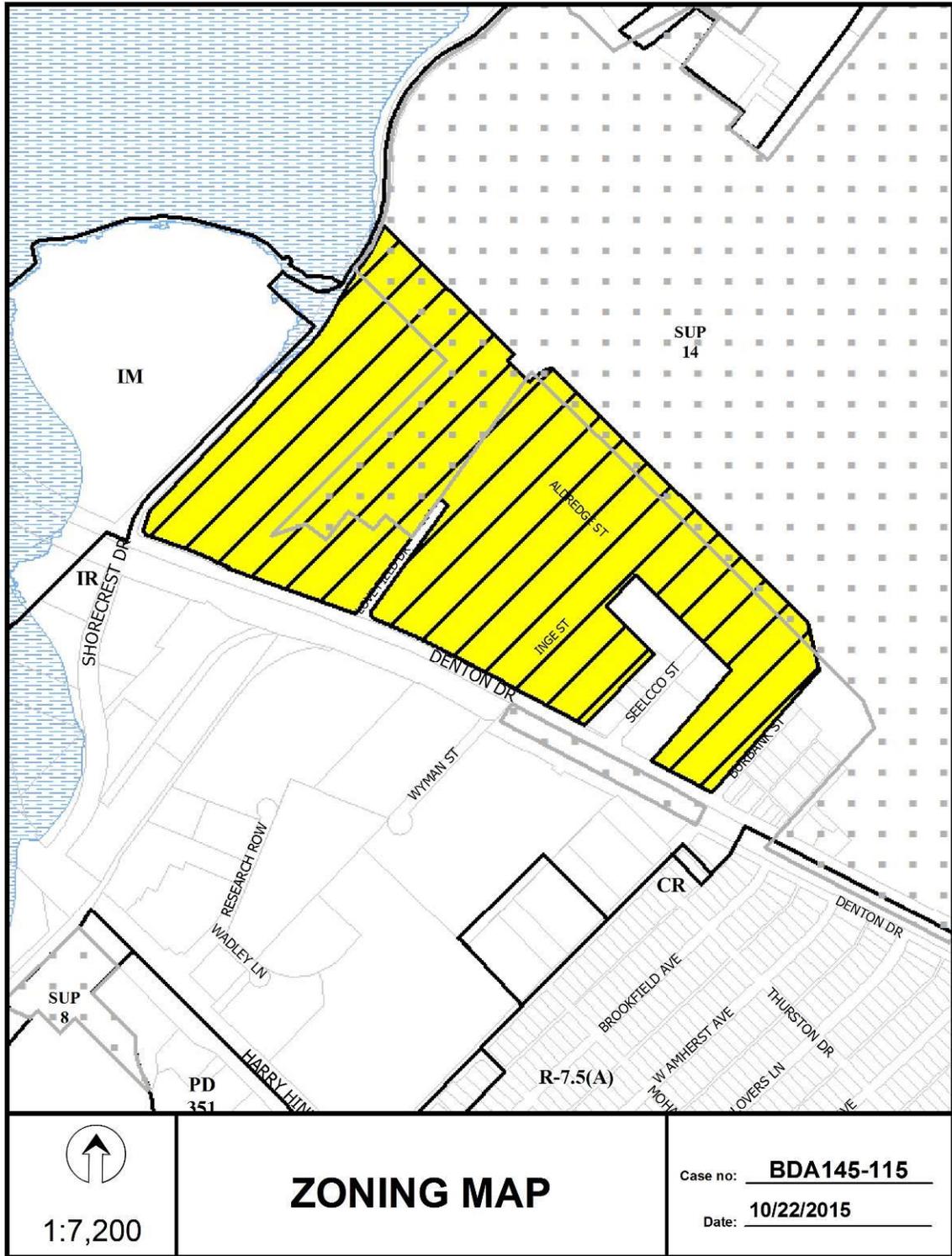
October 14, 2015: The Board Administrator emailed the applicant's representative the following information:

- a copy of the application materials including the Building Official's report on the application;
- an attachment that provided the public hearing date and panel that will consider the application; the October 28th deadline to submit additional evidence for staff to factor into their analysis; and the November 6th deadline to submit additional evidence to be incorporated into the Board's docket materials;
- the criteria/standard that the board will use in their decision to approve or deny the request; and
- the Board of Adjustment Working Rules of Procedure pertaining to "documentary evidence."

November 3, 2015: The applicant's representative submitted additional documentation on this application beyond what was submitted with the original application (see Attachment A).

November 3, 2015: The Board of Adjustment staff review team meeting was held regarding this request and the others scheduled for November public hearings. Review team members in attendance included: the Sustainable Development and Construction Board of Adjustment Chief Planner, the Assistant Building Official, the Building Inspection Chief Planner, the Board Administrator, the Building Inspection Senior Plans Examiners/Development Code Specialist, the City of Dallas Chief Arborist, the Sustainable Development and Construction Department Current Planner, and the Assistant City Attorney to the Board.

No review comment sheets with comments were submitted in conjunction with this application.





1:7,200

AERIAL MAP

Case no: BDA145-115

Date: 10/22/2015



BDA 145-115

116

Attach A
Pg 1

November 3, 2015

Mr. Steve Long
Board Administrator
City of Dallas
1500 Marilla, 5BN
Dallas, TX 75201

RE: BDA 145-115 and 116; 2432 Wyman Street and 2702 Love Field Drive

Mr. Long:

On behalf of Southwest Airlines, Masterplan requests approval of variances to eliminate the fifteen foot front yard setbacks on both sides of Wyman Street and the east side of Denton Drive. This request is to accommodate skybridges at their Corporate Headquarters and Training Operations Center.

Southwest Airlines has recently constructed office and training facilities southwest of Denton Drive on both sides of Wyman Street. These new facilities are separated by various city and DART right of ways, requiring employees to walk across a series of streets and rail lines between the facilities. This request addresses the proposed expansion of Southwest Airlines facilities and can accommodate future expansion. Southwest Airlines conducts operations twenty four hours a day, seven days a week and needs to conduct these activities within Love Field or at its current location on Wyman Street.

There are numerous safety issues for employees walking between facilities. Unfortunately, established right of ways separate these training facilities from their headquarters building at Love Field. The skybridges would improve safety issues for employees by removing conflicts with heavy freight lines, DART lines, and vehicular traffic. In addition to safety for employees, this construction improves security, by eliminating the need for ground level access for its main buildings.

The proposed skybridges will be at least 30 feet in height and connect the existing buildings on both sides of Denton Drive and the new facilities off of Wyman Street. The skybridges would span approximately 700 feet between Southwest Airlines headquarters at 2702 Love Field Drive and the Training Operations Center at 2432 Wyman Street serve Southwest Airlines employees.

BDA 145-115
116
Attach A
pg 2

Currently there are barriers that pose safety hazards for employees. Denton Drive is approximately 90-foot wide roadway with seven lanes of traffic including turn lanes at the crosswalk. Denton Drive carries over 14,000 vehicle trips a day at speeds of 40 miles per hour or greater. Moreover, the Dallas Area Rapid Transit (DART) Orange and Green lines run parallel with Denton Drive. These lines carry over 100 trains per day. These trains travel between 30 and 65 miles per hour. Compounding safety concerns, DGNO maintains an active freight line parallel to the existing DART rail lines.

To construct this skybridge and have it function, there is no other relief outside of a variance request that accomplishes this goal. Without relief from the required front yard setbacks, the skybridges will have to terminate at the property line and setback lines, require pedestrians to go down to grade, walk fifteen feet, then go up and re-enter the skybridges. This is compounded by the fact that Southwest Airlines cannot relocate its facilities away from Love Field. Southwest Airlines is restricted by its need to provide these services in proximity to Love Field. There are conflicts with placing these buildings to the east or south (active runways), and to the north (Bachman Lake) that limit the construction of these facilities.

We respectfully request approval of variances to eliminate front yard setbacks to construct these new skybridges in conjunction with the construction of the new facilities.

Please let me know of any other items you may need regarding this request.

Sincerely,



Santos T. Martinez
Authorized representative for
Southwest Airlines

A



APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 145-115
Date: 9-28-15

Data Relative to Subject Property:

Location address: 2702 Love Field Drive Zoning District: IR
Lot No.: 1E Block No.: 2/5739 Acreage: 76.32 Census Tract: 9801.0
Street Frontage (in Feet): 1 607' 2 501.3 501 4) 501.5 501

NW21A

To the Honorable Board of Adjustment:

Owner of Property/or Principal City of Dallas
Applicant: City of Dallas - Kathy Green Telephone: 214-948-4122
Mailing Address 320 E Jefferson #203 Zip Code: 75203
Represented by: Masterplan Telephone: 214-761-9197
Mailing Address: 900 Jackson, Suite 640 Dallas, TX Zip Code: 75202

Affirm that a request has been made for a Variance X, or Special Exception , of variance of 15' to the required front yard setbacks in IR zoning district.

Application is now made to the Honorable Board of Adjustment, in accordance with the provisions of the Dallas Development Code, to grant the described request for the following reason: Property owners seek to construct a sky bridge over existing freight lines, DART light rail, and thoroughfare. Proposed construction requires relief from front yard setbacks for span and support columns.

Note to Applicant: If the relief requested in this application is granted by the Board of Adjustment, said 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.

Respectfully submitted: Kathy Green Applicant's name printed *Kathy Green* Applicant's signature

Affidavit

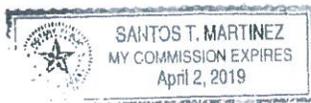
Before me the undersigned on this day personally appeared Kathy Green who on (his/her) oath certifies that the above statements are true and correct to his best knowledge and that he is the owner/or principal/or authorized representative of the subject property.

Kathy Green
Affiant (Applicant's signature)

Subscribed and sworn to before me this 25 day of September, 2015

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

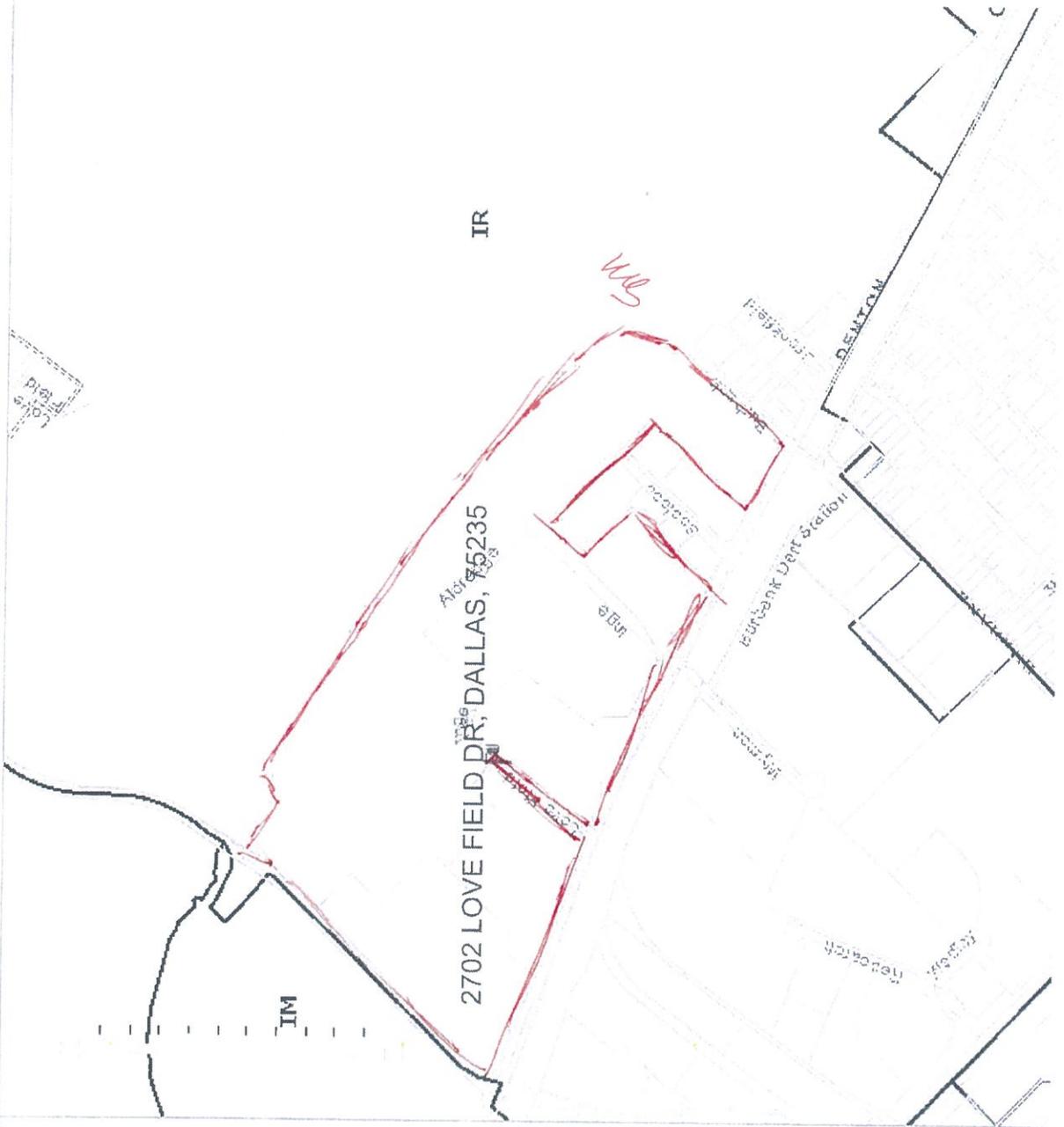
(Rev. 08-20-09)



City of Dallas

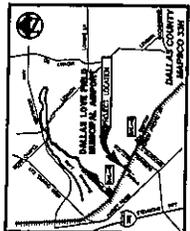
Internal Development Research Site

Legend





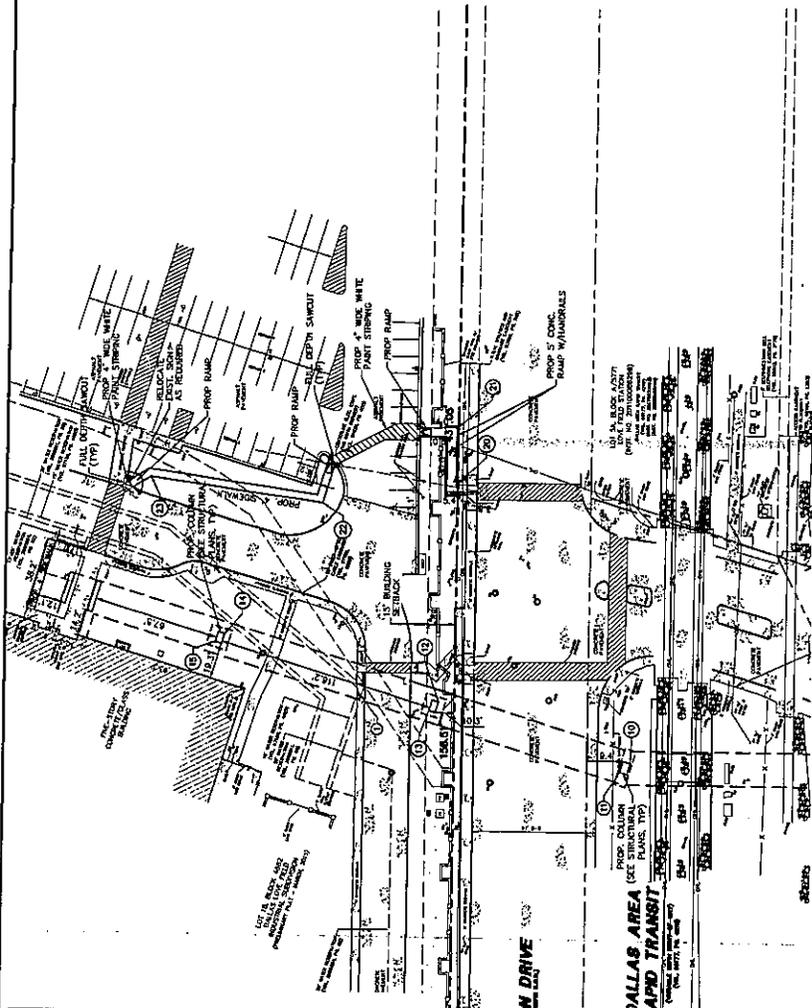
- ROLL AND
- POWER METER
- LIGHT STANDOFF
- WATER VALVE
- FIRE HYDRANT
- VALVE
- TRAFFIC SIGNAL CONTROL
- TRAFFIC SIGNAL POLE
- TELEPHONE BOX
- FLASHER
- 1/2" HOT IRON ROD
- PAINTED IRON CAP SET
- PROPERTY LINE
- PROPOSED FENCE



VICINITY MAP
(NOT TO SCALE)

ALL DIMENSIONS ARE TO
BACK-OF-CURB UNLESS
OTHERWISE NOTED.

- GENERAL NOTES**
1. WORK, UNLESS OTHERWISE NOTED, SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR CONSTRUCTION AND THE CITY OF DALLAS STANDARD CONSTRUCTION SPECIFICATIONS. THE STANDARD SPECIFICATIONS FOR CONSTRUCTION SHALL BE FURNISHED WITH THE PLANS AND ALL OTHER DATA OF CONTRACTORS. THE CITY STANDARD SPECIFICATIONS FOR CONSTRUCTION SHALL BE FURNISHED TO THE CONTRACTOR AT THE TIME OF THE BIDDING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE STANDARD SPECIFICATIONS FOR CONSTRUCTION AND THE CITY STANDARD SPECIFICATIONS FOR CONSTRUCTION.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DALLAS AND THE TEXAS DEPARTMENT OF TRANSPORTATION AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DALLAS AND THE TEXAS DEPARTMENT OF TRANSPORTATION.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DALLAS AND THE TEXAS DEPARTMENT OF TRANSPORTATION.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DALLAS AND THE TEXAS DEPARTMENT OF TRANSPORTATION.
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 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DALLAS AND THE TEXAS DEPARTMENT OF TRANSPORTATION.
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DALLAS AND THE TEXAS DEPARTMENT OF TRANSPORTATION.
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DALLAS AND THE TEXAS DEPARTMENT OF TRANSPORTATION.
 11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DALLAS AND THE TEXAS DEPARTMENT OF TRANSPORTATION.



CORD. NO.	NORTHING	EASTING	DESCRIPTION
1	6984527.819	2471027.913	1" SET ON CONCRETE (CONTROL)
2	6984563.328	2471027.692	1" SET ON CONCRETE (CONTROL)
3	6984587.257	2471029.759	1" SET ON CONCRETE (CONTROL)
4	6984433.822	2471028.846	COLUMN CORNER
5	6984539.725	247110.245	COLUMN CORNER
6	6984522.738	247118.972	COLUMN CORNER
7	6984528.122	247119.965	COLUMN CORNER
8	6984518.951	247122.854	COLUMN CORNER
9	6984515.982	247123.554	COLUMN CORNER
10	6984743.348	2471427.907	COLUMN CORNER
11	6984751.485	247148.414	COLUMN CORNER
12	6984807.299	2471504.026	COLUMN CORNER
13	6984807.976	2471502.228	COLUMN CORNER
14	6984884.993	2471526.174	COLUMN CORNER
15	6984882.846	2471588.818	COLUMN CORNER
16	6984484.133	2471594.856	SUBWALK CORNER
17	6984579.789	2471594.786	SUBWALK CORNER
18	6984543.027	2471514.938	SUBWALK CORNER
19	6984543.122	2471534.168	SUBWALK CORNER
20	6984740.627	2471603.977	SUBWALK CORNER
21	6984783.322	2471630.754	SUBWALK CORNER
22	6984802.255	2471627.143	SUBWALK CORNER
23	6984883.152	2471691.438	SUBWALK CORNER

ISSUED FOR PRELIMINARY PRICING PURPOSES ONLY
(SUBJECT TO REVISIONS)

THESE DOCUMENTS HAVE BEEN PREPARED BY THE ENGINEER AND ARCHITECT FOR THE CITY OF DALLAS AND THE TEXAS DEPARTMENT OF TRANSPORTATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DALLAS AND THE TEXAS DEPARTMENT OF TRANSPORTATION.

Pacheco Koch
ARCHITECT

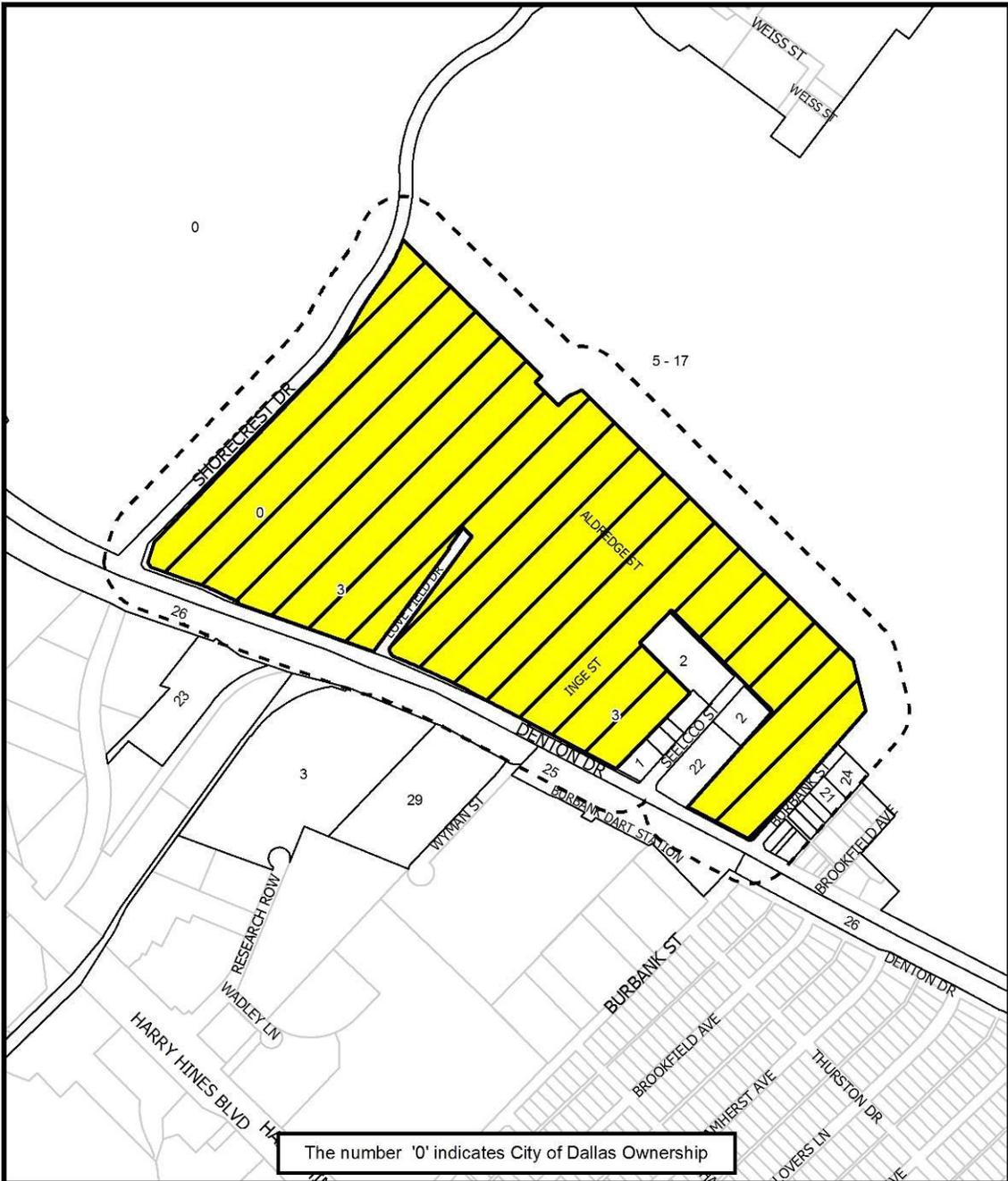
DIMENSIONAL CONTROL PLAN
SOUTHWEST AIRLINES
PEDESTRIAN SAFETY BRIDGE
DENTON DRIVE & WYMAN STREET

DATE	SCALE	FEET	INCHES
11-20-07	1"=30'		

REV. NO. DATE DESCRIPTION

1 11-20-07 C1.1

PRELIMINARY
NOT FOR CONSTRUCTION
THESE DOCUMENTS HAVE BEEN PREPARED BY THE ENGINEER AND ARCHITECT FOR THE CITY OF DALLAS AND THE TEXAS DEPARTMENT OF TRANSPORTATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DALLAS AND THE TEXAS DEPARTMENT OF TRANSPORTATION.



 1:7,200	NOTIFICATION		Case no: BDA145-115 Date: 10/22/2015
	<div style="border: 1px solid black; padding: 2px; display: inline-block;">200'</div> AREA OF NOTIFICATION <div style="border: 1px solid black; padding: 2px; display: inline-block;">31</div> NUMBER OF PROPERTY OWNERS NOTIFIED		

Notification List of Property Owners

BDA145-115

31 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	8656 DENTON DR	SEELCCO STREET PARTNERS LTD
2	2629 SEELCCO ST	SEELCCO STREET PARTNERS
3	9230 DENTON DR	SOUTHWEST AIRLINES CO
4	2625 SEELCCO ST	SEELCCO STREET PARTNERS LTD
5	3001 MOCKINGBIRD LN	DALLAS CITY OF
6	2702 LOVE FIELD DR	SOUTHWEST AIRLINES CO
7	8020 DENTON DR	JACKS AUTO SUPPLY
8	7212 CEDAR SPRINGS RD	HERTZ RENT A CAR
9	7020 CEDAR SPRINGS RD	AVIS RENT A CAR
10	3407 HAWES AVE	TUCKER BLAKE C
11	7555 LEMMON AVE	DALLAS CITY OF
12	8333 LEMMON AVE	SOUTHWESTERN BELL
13	8008 CEDAR SPRINGS RD	DALLAS CITY OF
14	8611 LEMMON AVE	BUSINESS JET CENTER
15	3250 LOVE FIELD DR	MLT DEVELOPMENT
16	3232 LOVE FIELD DR	MLT DEVELOPMENT COMPANY
17	7366 CEDAR SPRINGS	ENTERPRISE HOLDINGS
18	8512 DENTON DR	NEWSMN LLC
19	2718 BURBANK ST	AMERICAN TOWER LP PS
20	2722 BURBANK ST	POMROY DONNA REV TRUST
21	2734 BURBANK ST	SQUARETOP PARTNERS LP
22	8650 DENTON DR	SOUTHWEST AIRLINES CO
23	9233 DENTON DR	COMPANY AYTCH INVESTMENTS LLC
24	2742 BURBANK ST	2742 LLC
25	9000 DENTON DR	DALLAS AREA RAPID TRANSIT
26	401 BUCKNER BLVD	DART

10/22/2015

Label #	Address	Owner
27	403 REUNION BLVD	DALLAS AREA RAPID TRANSIT
28	8558 DENTON DR	NEWSMN LLC
29	2425 WYMAN ST	SOUTHWEST AIRLINES CO
30	4401 LINFIELD RD	ST LOUIS S W RAILWAY CO
31	9999 NO NAME ST	UNION PACIFIC RR CO

FILE NUMBER: BDA 145-116(SL)

BUILDING OFFICIAL'S REPORT: Application of Santos Martinez for variances to the front yard setback regulations at 2432 Wyman Street. This property is more fully described as Lot 1A, Block A/5772, and is zoned IR, which requires a front yard setback of 15 feet. The applicant proposes to construct and maintain a structure and provide 0 foot front yard setbacks, which will require 15 foot variances to the front yard setback regulations.

LOCATION: 2432 Wyman Street

APPLICANT: Santos Martinez

REQUESTS:

Requests for variances to the front yard setback regulations of 15' are made to construct and maintain a pedestrian skybridge (and related support column) structure, part/all of which would be located as close as on the site's Wyman Street front property lines or 15' into these 15' front yard setbacks. The proposed skybridge on the subject site would connect an existing office structure on the east side of Wyman Drive to a proposed office structure to be constructed and maintained on the west side of Wyman Street – property adjacent to the subject site that is currently developed as a surface parking lot.

(Note that a similar request for a variance to the front yard setback regulations to construct and maintain another pedestrian skybridge structure has been made and is scheduled to be heard by Board of Adjustment Panel A on November 17th: BDA 145-115. This front yard setback variance application is made for a skybridge structure that would connect the skybridge structure proposed on the subject site to an existing office building on the lot to the north across Denton Drive).

STANDARD FOR A VARIANCE:

The Dallas Development Code specifies that the board has the power to grant variances from the front yard, side yard, rear yard, lot width, lot depth, lot coverage, floor area for structures accessory to single family uses, height, minimum sidewalks, off-street parking or off-street loading, or landscape regulations provided that the variance is:

- (A) not contrary to the public interest when, owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed and substantial justice done;
- (B) necessary to permit development of a specific parcel of land that differs from other parcels of land by being of such a restrictive area, shape, or slope, that it cannot be

developed in a manner commensurate with the development upon other parcels of land with the same zoning; and
(C) not granted to relieve a self-created or personal hardship, nor for financial reasons only, nor to permit any person a privilege in developing a parcel of land not permitted by this chapter to other parcels of land with the same zoning.

STAFF RECOMMENDATION:

Denial

Rationale:

- While staff concluded that granting this request would not be contrary to public interest, the applicant had not substantiated how the physical features of the flat, irregular-shaped, and approximately 27 acre site constrain it from being developed in a manner commensurate with the development upon other parcels of land in districts with the same IR zoning classification while simultaneously complying with code provisions including front yard setback regulations.

BACKGROUND INFORMATION:

Zoning:

Site: IR (Industrial/research)
North: IR (Industrial/research)
South: IR (Industrial/research)
East: IR (Industrial/research)
West: IR (Industrial/research)

Land Use:

The subject site is developed with an office structure/use on the east side of Wyman Street and a surface parking lot on the west side of Wyman Street. The areas to the north, east, and south are mostly office uses, and the area to the west appears to be undeveloped.

Zoning/BDA History:

1. BDA 145-115, Property located at 2702 Love Field Drive (the lot to the north of the subject site)

On November 17, 2015, the Board of Adjustment Panel A will consider a request for a variance to the front yard setback regulations made to construct and maintain a skybridge structure in the site's Denton Drive front yard setback.

GENERAL FACTS/STAFF ANALYSIS:

- This request focuses on constructing and maintaining a pedestrian skybridge (and related support column) structure, part/all of which would be located as close as on the site's Wyman Street front property lines or 15' into these 15' front yard setbacks. The proposed skybridge on the subject site would connect an existing office structure on the east side of Wyman Drive to a proposed office structure to be constructed and maintained on the west side of Wyman Street – property adjacent to the subject site that is currently developed as a surface parking lot.
- The minimum front yard setback on lots zoned IR (Industrial/research) is 15'.
- A scaled site plan and an elevation has been submitted indicating that part of the pedestrian skybridge (and related column) structure is located as close as on the site's front property lines on the east and west sides of Wyman Street or 15' into these 15' front yard setbacks.
- According to DCAD records, the “main improvement” for property addressed at 2432 Wyman Street is an “office building” built in 2012 with a total area of 383,334 square feet; a “computer data center” built in 2012 with a total area of 93,792 square feet; an “office building” built in 1996 with a total area of 39,500 square feet.
- The subject site is relatively flat, irregular in shape, and according to the submitted application is 26.75 acres in area. The site is zoned IR (Industrial/research).
- The applicant has the burden of proof in establishing the following:
 - That granting the variances to the front yard setback regulations will not be contrary to the public interest when, owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed and substantial justice done.
 - The variances are necessary to permit development of the subject site that differs from other parcels of land by being of such a restrictive area, shape, or slope, that the subject site cannot be developed in a manner commensurate with the development upon other parcels of land in districts with the same IR zoning classification.
 - The variances would not be granted to relieve a self-created or personal hardship, nor for financial reasons only, nor to permit any person a privilege in developing this parcel of land (the subject site) not permitted by this chapter to other parcels of land in districts with the same IR zoning classification.
- If the Board were to grant the variance requests, and impose the submitted site plan and elevation as a condition, the structures in the front yard setbacks would be limited to what is shown on this document, which in this case is a pedestrian skybridge (and related column) located as close as on the site's Wyman Street front property lines or 15' into these 15' front yard setbacks.

Timeline:

September 28, 2015: The applicant submitted an “Application/Appeal to the Board of Adjustment” and related documents which have been included as part of this case report.

October 14, 2015: The Board of Adjustment Secretary randomly assigned this case to Board of Adjustment Panel A.

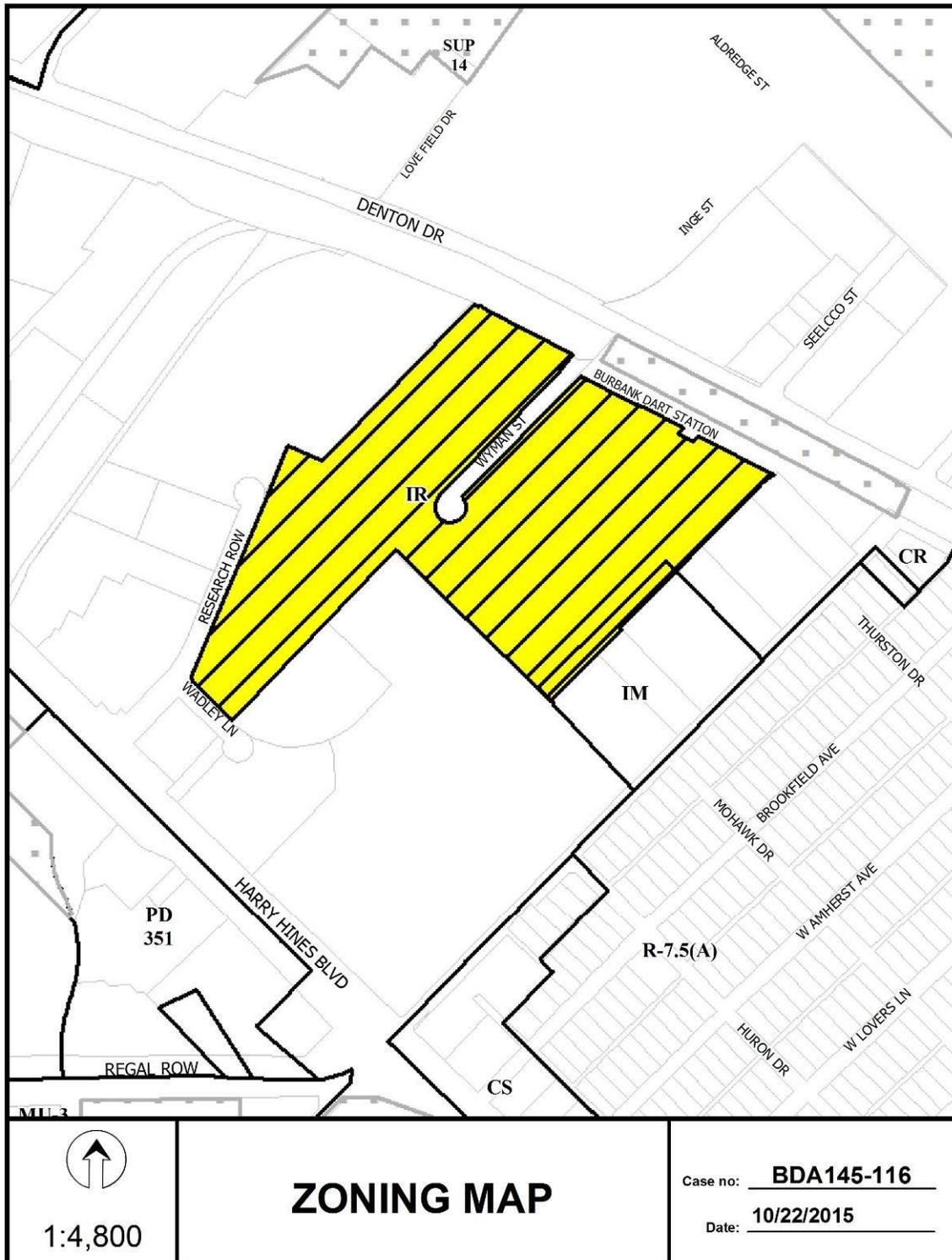
October 14, 2015: The Board Administrator emailed the applicant's representative the following information:

- a copy of the application materials including the Building Official's report on the application;
- an attachment that provided the public hearing date and panel that will consider the application; the October 28th deadline to submit additional evidence for staff to factor into their analysis; and the November 6th deadline to submit additional evidence to be incorporated into the Board's docket materials;
- the criteria/standard that the board will use in their decision to approve or deny the request; and
- the Board of Adjustment Working Rules of Procedure pertaining to "documentary evidence."

November 3, 2015: The applicant submitted additional documentation on this application beyond what was submitted with the original application (see Attachment A).

November 3, 2015: The Board of Adjustment staff review team meeting was held regarding this request and the others scheduled for November public hearings. Review team members in attendance included: the Sustainable Development and Construction Board of Adjustment Chief Planner, the Assistant Building Official, the Building Inspection Chief Planner, the Board Administrator, the Building Inspection Senior Plans Examiners/Development Code Specialist, the City of Dallas Chief Arborist, the Sustainable Development and Construction Department Current Planner, and the Assistant City Attorney to the Board.

No review comment sheets with comments were submitted in conjunction with this application.



1:4,800

ZONING MAP

Case no: BDA145-116
 Date: 10/22/2015



1:4,800

AERIAL MAP

Case no: BDA145-116

Date: 10/22/2015



BDA 145-115

116

Attach A
Pg 1

November 3, 2015

Mr. Steve Long
Board Administrator
City of Dallas
1500 Marilla, 5BN
Dallas, TX 75201

RE: BDA 145-115 and 116; 2432 Wyman Street and 2702 Love Field Drive

Mr. Long:

On behalf of Southwest Airlines, Masterplan requests approval of variances to eliminate the fifteen foot front yard setbacks on both sides of Wyman Street and the east side of Denton Drive. This request is to accommodate skybridges at their Corporate Headquarters and Training Operations Center.

Southwest Airlines has recently constructed office and training facilities southwest of Denton Drive on both sides of Wyman Street. These new facilities are separated by various city and DART right of ways, requiring employees to walk across a series of streets and rail lines between the facilities. This request addresses the proposed expansion of Southwest Airlines facilities and can accommodate future expansion. Southwest Airlines conducts operations twenty four hours a day, seven days a week and needs to conduct these activities within Love Field or at its current location on Wyman Street.

There are numerous safety issues for employees walking between facilities. Unfortunately, established right of ways separate these training facilities from their headquarters building at Love Field. The skybridges would improve safety issues for employees by removing conflicts with heavy freight lines, DART lines, and vehicular traffic. In addition to safety for employees, this construction improves security, by eliminating the need for ground level access for its main buildings.

The proposed skybridges will be at least 30 feet in height and connect the existing buildings on both sides of Denton Drive and the new facilities off of Wyman Street. The skybridges would span approximately 700 feet between Southwest Airlines headquarters at 2702 Love Field Drive and the Training Operations Center at 2432 Wyman Street serve Southwest Airlines employees.

BDA 145-115
116
Attach A
pg 2

Currently there are barriers that pose safety hazards for employees. Denton Drive is approximately 90-foot wide roadway with seven lanes of traffic including turn lanes at the crosswalk. Denton Drive carries over 14,000 vehicle trips a day at speeds of 40 miles per hour or greater. Moreover, the Dallas Area Rapid Transit (DART) Orange and Green lines run parallel with Denton Drive. These lines carry over 100 trains per day. These trains travel between 30 and 65 miles per hour. Compounding safety concerns, DGNO maintains an active freight line parallel to the existing DART rail lines.

To construct this skybridge and have it function, there is no other relief outside of a variance request that accomplishes this goal. Without relief from the required front yard setbacks, the skybridges will have to terminate at the property line and setback lines, require pedestrians to go down to grade, walk fifteen feet, then go up and re-enter the skybridges. This is compounded by the fact that Southwest Airlines cannot relocate its facilities away from Love Field. Southwest Airlines is restricted by its need to provide these services in proximity to Love Field. There are conflicts with placing these buildings to the east or south (active runways), and to the north (Bachman Lake) that limit the construction of these facilities.

We respectfully request approval of variances to eliminate front yard setbacks to construct these new skybridges in conjunction with the construction of the new facilities.

Please let me know of any other items you may need regarding this request.

Sincerely,



Santos T. Martinez
Authorized representative for
Southwest Airlines



APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 145-116

Date: 9-28-15

Data Relative to Subject Property:

Location address: 2432 Wyman Zoning District: IR

Lot No.: Lot 1A Block No.: A/5772 Acreage: 26.75 Census Tract: 4.06

Street Frontage (in Feet): 1 630' 2 550' 3) 1276' 4) 200' 5) NW21A

To the Honorable Board of Adjustment:

Owner of Property/or Principal Southwest Airlines

Applicant: Santos T. Martinez Telephone: _____

Mailing Address _____ Zip Code: _____

Represented by: Masterplan Telephone: 214-761-9197

Mailing Address: 900 Jackson, Suite 640 Dallas, TX Zip Code: 75202

Affirm that a request has been made for a Variance X, or Special Exception _____, of variance of 15' to the required front yard setbacks in IR zoning district: _____

Application is now made to the Honorable Board of Adjustment, in accordance with the provisions of the Dallas Development Code, to grant the described request for the following reason: Property owners seek to construct a sky bridge over existing freight lines, DART light rail, and thoroughfare. Proposed construction requires relief from front yard setbacks for span and support columns.

Note to Applicant: If the relief requested in this application is granted by the Board of Adjustment, said 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.

Respectfully submitted: Santos T. Martinez
Applicant's name printed

[Signature]
Applicant's signature

Affidavit

Before me the undersigned on this day personally appeared Santos T. Martinez who on (his/her) oath certifies that the above statements are true and correct to his best knowledge and that he is the owner/or principal/or authorized representative of the subject property.

[Signature]
Affiant (Applicant's signature)

Subscribed and sworn to before me this 25th day of September, 2015

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



(Rev. 08-20-09)

MEMORANDUM OF
ACTION TAKEN BY THE
BOARD OF ADJUSTMENT

Date of Hearing _____

Appeal was--Granted OR Denied

Remarks _____

Chairman

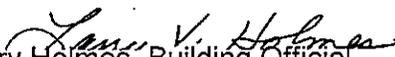
Building Official's Report

I hereby certify that Santos Martinez

did submit a request for a variance to the front yard setback regulations
at 2432 Wyman Street

BDA145-116. Application of Santos Martinez for a variance to the front yard setback regulations at 2432 Wyman Street. This property is more fully described as Lot 1A, Block A/5772, and is zoned IR, which requires a front yard setback of 15 feet. The applicant proposes to construct a nonresidential structure and provide a 0 foot front yard setback, which will require a 15 foot variance to the front yard setback regulation.

Sincerely,

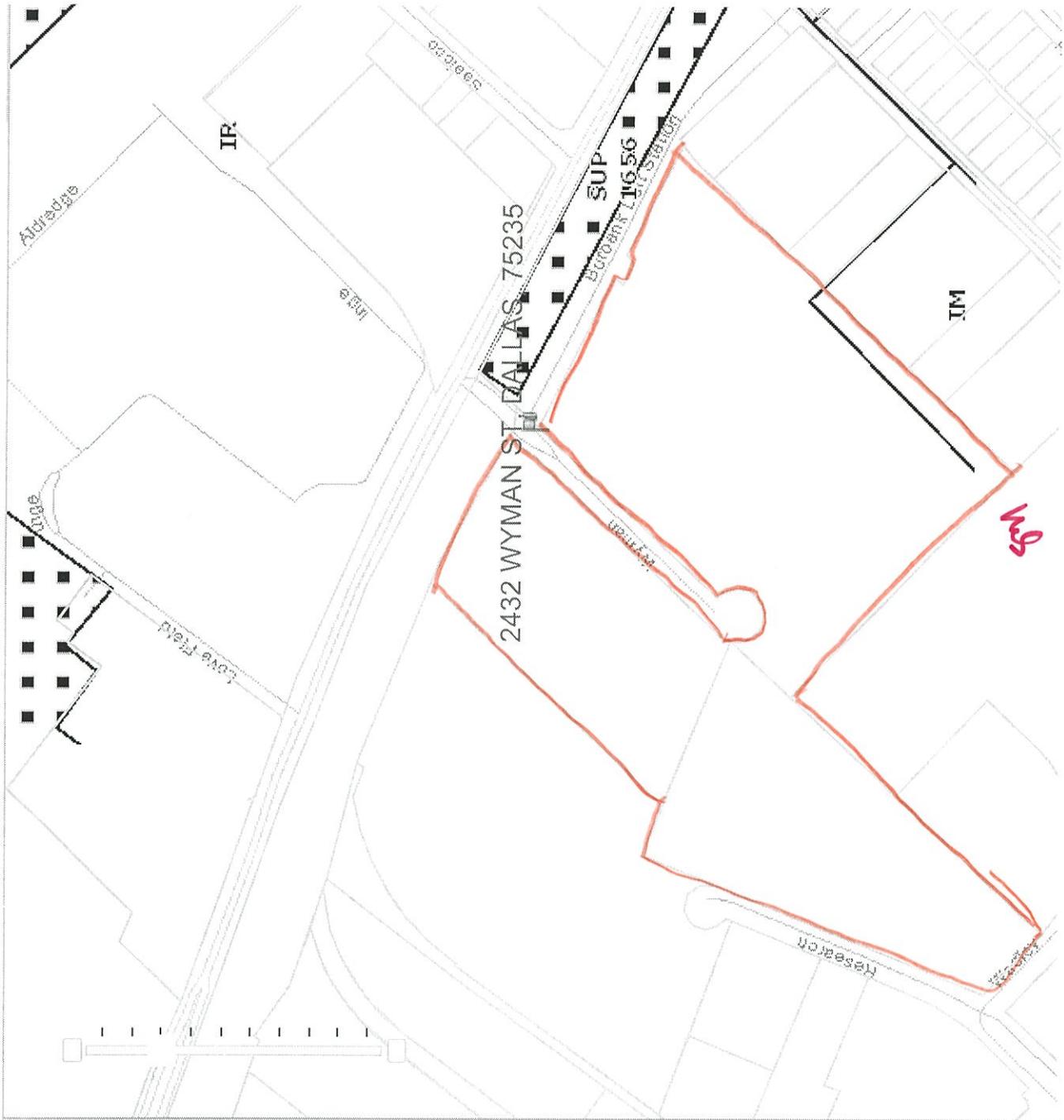

Larry Holmes, Building Official

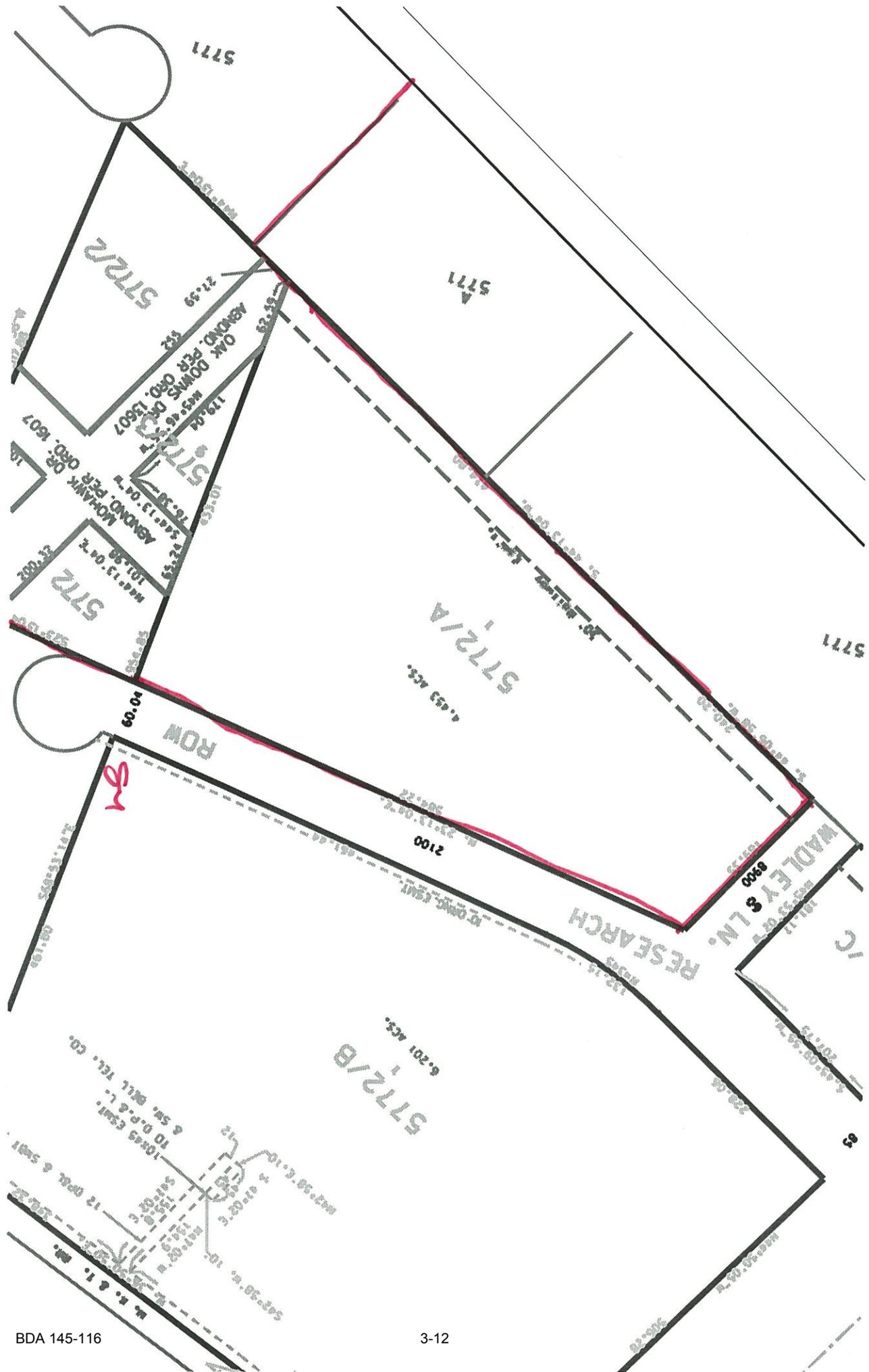


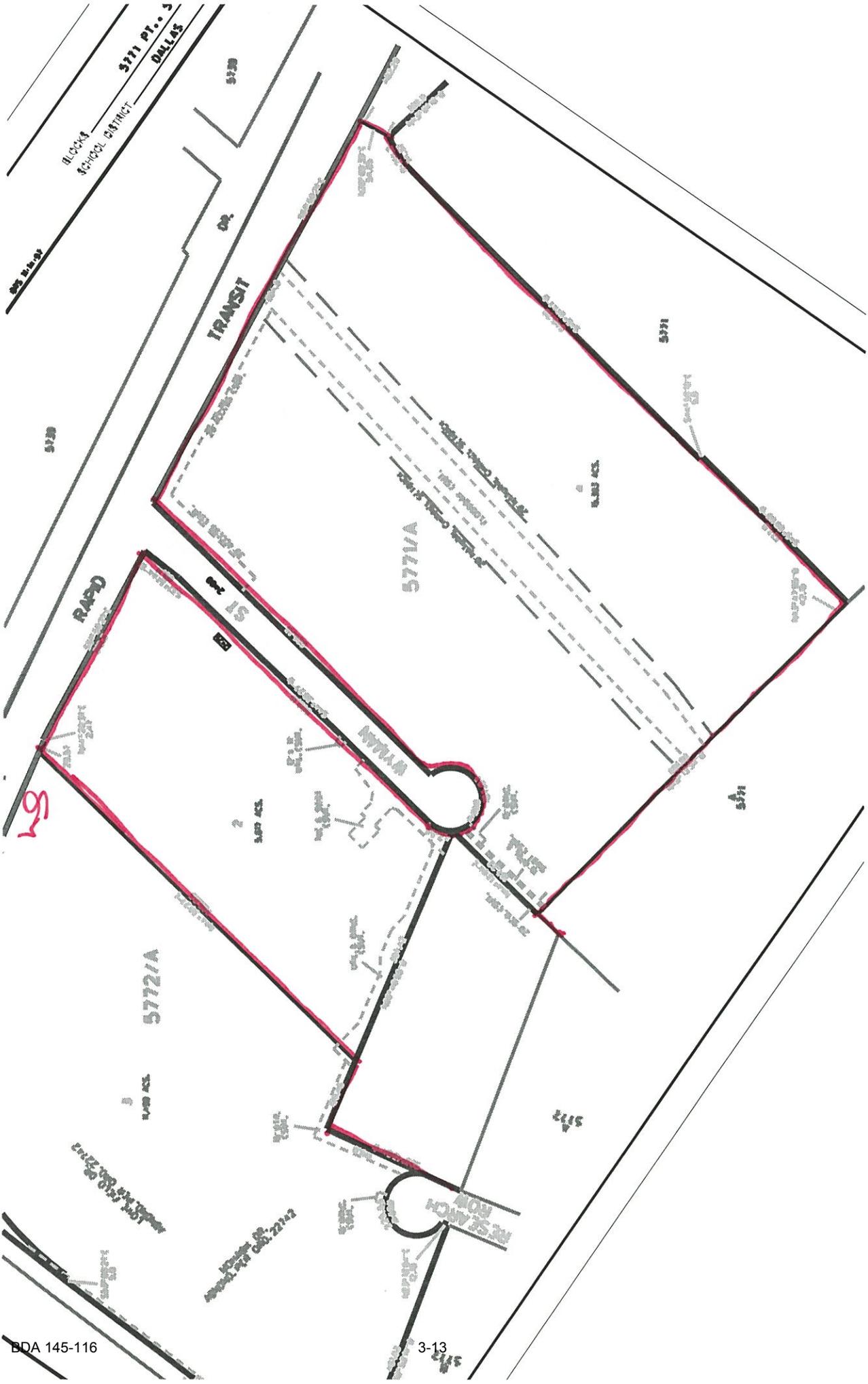
City of Dallas

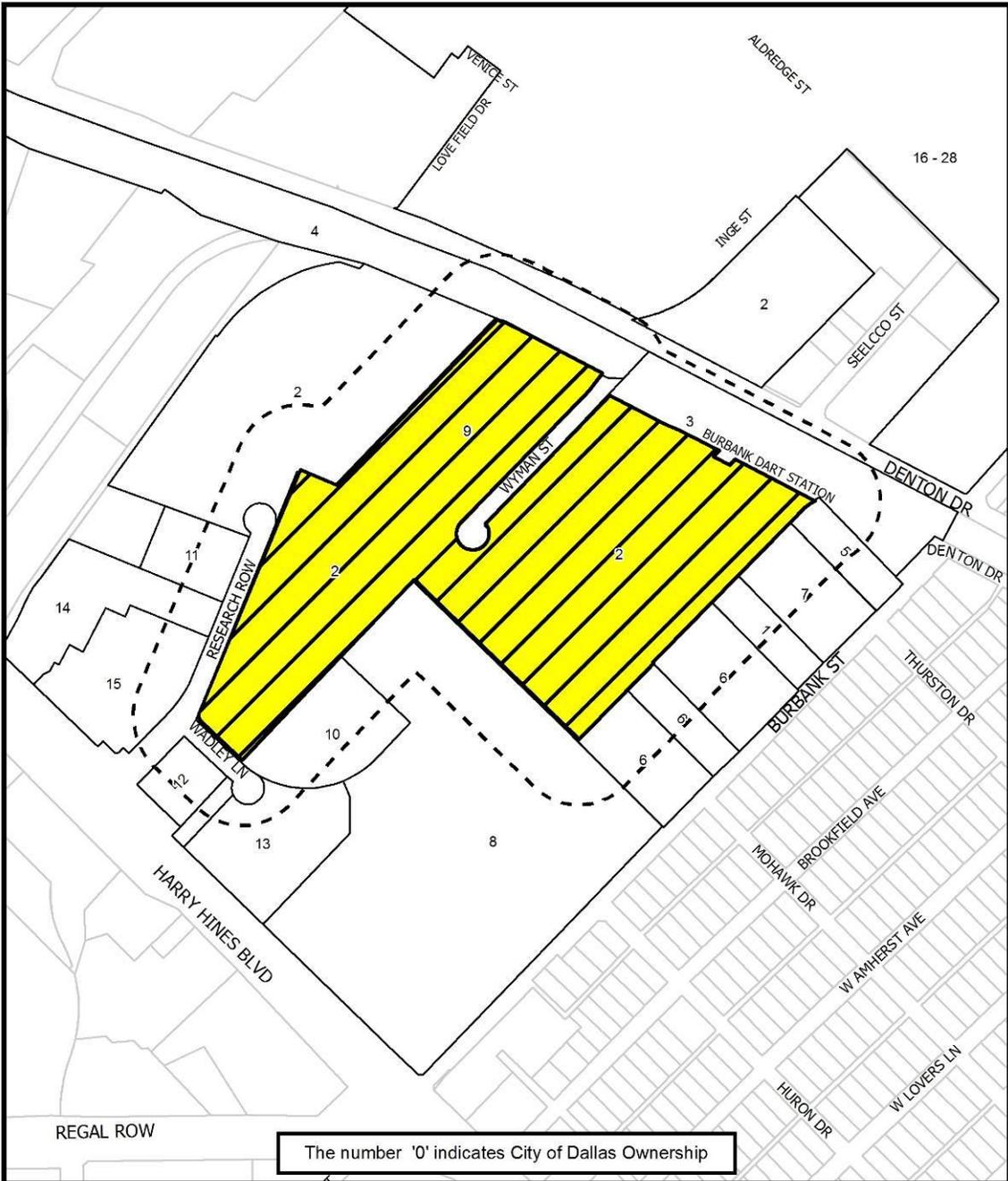
Internal Development Research Site

Legend









 1:4,800	NOTIFICATION		Case no: BDA145-116
	<div style="border: 1px solid black; padding: 2px; display: inline-block;">200'</div> AREA OF NOTIFICATION <div style="border: 1px solid black; padding: 2px; display: inline-block;">28</div> NUMBER OF PROPERTY OWNERS NOTIFIED	Date: 10/22/2015	

Notification List of Property Owners

BDA145-116

28 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2407 BURBANK ST	JORDAN MARY BANKS
2	2124 RESEARCH ROW	SOUTHWEST AIRLINES CO
3	9000 DENTON DR	DALLAS AREA RAPID TRANSIT
4	401 BUCKNER BLVD	DART
5	2501 BURBANK ST	FUTERFAS GLENN I
6	2335 BURBANK ST	VICEROY REGAL LP
7	2425 BURBANK ST	JORDAN MARY BANKS
8	8600 HARRY HINES BLVD	VICEROY PARTNERS II LP
9	2425 WYMAN ST	SOUTHWEST AIRLINES CO
10	8800 HARRY HINES BLVD	DERM DEVELOPMENT GROUP LLC
11	2111 RESEARCH ROW	SOUTHWEST AIRLINES INC
12	2110 RESEARCH ROW	DERM DEVELOPMENT GROUP LLC
13	8800 HARRY HINES BLVD	UNITED CEREBRAL PALSY OF
14	9080 HARRY HINES BLVD	SPIRIT MASTER FUNDING II LLC
15	9032 HARRY HINES BLVD	SPIRIT MASTER FUNDING II
16	3001 MOCKINGBIRD LN	DALLAS CITY OF
17	2702 LOVE FIELD DR	SOUTHWEST AIRLINES CO
18	8020 DENTON DR	JACKS AUTO SUPPLY
19	7212 CEDAR SPRINGS RD	HERTZ RENT A CAR
20	7020 CEDAR SPRINGS RD	AVIS RENT A CAR
21	3407 HAWES AVE	TUCKER BLAKE C
22	7555 LEMMON AVE	DALLAS CITY OF
23	8333 LEMMON AVE	SOUTHWESTERN BELL
24	8008 CEDAR SPRINGS RD	DALLAS CITY OF
25	8611 LEMMON AVE	BUSINESS JET CENTER
26	3250 LOVE FIELD DR	MLT DEVELOPMENT

10/22/2015

Label #	Address	Owner
27	3232 LOVE FIELD DR	MLT DEVELOPMENT COMPANY
28	7366 CEDAR SPRINGS	ENTERPRISE HOLDINGS

FILE NUMBER: BDA 145-120(SL)

BUILDING OFFICIAL'S REPORT: Application of Donna G. Parker, represented by Mick Mackey, for special exceptions to the side yard setback and visual obstruction regulations at 4200 Northcrest Road. This property is more fully described as Lot 1, Block 4/5538, and is zoned R-16(A), which requires a side yard setback of 10 feet and a 20 foot visibility triangle at driveway approaches. The applicant proposes to construct and/or maintain a carport in a side yard and provide a 2 foot setback, which will require an 8 foot special exception to the side yard setback regulations, and to locate and maintain items in required visibility triangles, which will require special exceptions to the visual obstruction regulations.

LOCATION: 4200 Northcrest Road

APPLICANT: Donna G. Parker, represented by Mick Mackey

REQUESTS:

The following requests have been made on a site that is developed with a single family home structure/use:

1. A request for a special exception to the side yard setback regulations of 8' is made to modify and maintain a carport, part of which is to remain located in the site's western 10' side yard setback.
2. Requests for special exceptions to the visual obstruction regulations are made to locate and maintain an existing 8' high wood fence and add and maintain a 7' 6" high solid sliding gate in the 20' visibility triangle on the north side of the driveway into the site from Midway Road, and an 8' high wood fence and a 6' high open wrought iron fence in the 20' visibility triangle on the south side of the driveway into the site from Midway Road.

STANDARD FOR A SPECIAL EXCEPTION TO ALLOW A CARPORT IN THE SIDE YARD:

The Board of Adjustment may grant a special exception to the minimum side yard requirements to allow a carport for a single-family or duplex use when, in the opinion of the Board, the carport will not have a detrimental impact on surrounding properties. In determining whether to grant a special exception, the Board shall consider the following:

- (1) Whether the requested special exception is compatible with the character of the neighborhood.
- (2) Whether the value of surrounding properties will be adversely affected.
- (3) The suitability of the size and location of the carport.
- (4) The materials to be used in construction of the carport.

(Storage of items other than motor vehicles is prohibited in a carport for which a special exception is granted in this section of the Code).

STANDARD FOR A SPECIAL EXCEPTION TO THE VISUAL OBSTRUCTION REGULATIONS:

The Board shall grant a special exception to the requirements of the visual obstruction regulations when, in the opinion of the Board, the item will not constitute a traffic hazard.

STAFF RECOMMENDATION (side yard special exception):

No staff recommendation is made on this or any request for a special exception to the side yard setback regulations since the basis for this type of appeal is when in the opinion of the board, the carport will not have a detrimental impact on surrounding properties.

STAFF RECOMMENDATION (visual obstruction special exceptions):

Denial

Rationale:

- The Sustainable Development and Construction Department Project Engineer recommended denial of these requests.
- The applicant had not substantiated how the location and maintenance of the items in the two 20’ drive approach visibility triangles into the site from Midway Road as represented on his submitted site plan (an 8’ high wood fence and a 7’ 6” high solid sliding gate in the 20’ visibility triangle on the north side of the driveway into the site from Midway Road, and an 8’ high wood fence and a 6’ high open wrought iron fence in the 20’ visibility triangle on the south side of the driveway into the site from Midway Road) do not constitute a traffic hazard.

BACKGROUND INFORMATION:

Zoning:

- Site: R-16(A) (Single Family Residential District 16,000 SF)
- North: R-16(A) (Single Family Residential District 16,000 SF)
- South: R-16(A) (Single Family Residential District 16,000 SF)
- East: R-16(A) (Single Family Residential District 16,000 SF)
- West: R-16(A) (Single Family Residential District 16,000 SF)

Land Use:

The subject site is developed with a single family home. The area to the north, east, and south are developed with single family uses, and the area to the west is developed with park and an institutional use (Walnut Hill Park and Walnut Hill School).

Zoning/BDA History:

1. BDA 078-052, Property located at 4200 Northcrest Road (the subject site)

On April 15, 2008, the Board of Adjustment Panel A granted requests for special exceptions to the visual obstruction regulations and imposed the following conditions: Compliance with the submitted site plan is required; and landscape materials located in the 45 foot visibility triangle must not exceed 36 inches in height. The case report stated that the requests were made in conjunction with maintaining landscape materials (a 36" high hedge) in the site's 45' visibility triangle at the intersection of Northcrest Road and Midway Road, and landscape materials (of unspecified height) and a wood fence (of unspecified height) in the site's two, 20' visibility triangles on either side of the driveway into the site from Midway Road.

GENERAL FACTS/STAFF ANALYSIS (side yard special exception):

- This request focuses on modifying and maintaining an approximately 320 square foot carport, part of which is located in the site's western 10' side yard setback on a site developed with a single-family home structure/use.
- The applicant proposes to modify the carport by removing an existing garage door and installing a sliding gate across the driveway.
- A 10' side yard setback is required in the R-16(A) zoning district.
- The submitted site plan indicates that the carport is located 2' from the site's western side property line or 8' into this 10' side yard setback.
- The following information was gleaned from the submitted site plan:
 - The carport is represented to be approximately 23' in length and approximately 14' in width (approximately 320 square feet in total area) of which approximately a third is located in the eastern side yard setback.
- The following information was gleaned from the submitted elevation:
 - The carport is represented to be approximately 11' in height.
 - The carport is noted to have cedar posts.
- The subject site is approximately 172' x 100' (or approximately 17,200 square feet) in area.
- According to DCAD records, the "main improvement" for property addressed at 4200 Northcrest Road is a structure built in 1951 with 2,322 square feet of living/total area; and with the following additional improvements: a 400 square foot attached carport, and a 420 square foot attached garage.

- The Board Administrator conducted a field visit of the area approximately 500 feet north and south of the subject site and noted no other carports located in side yard setbacks.
- As of November 6, 2015, no letters had been submitted in support of or in opposition to the request.
- The applicant has the burden of proof in establishing the following:
 - that granting this special exception to the side yard setback regulations of 8' will not have a detrimental impact on surrounding properties.
- Granting this request and imposing the following conditions would require the carport to be modified/maintained in the location and of the heights and materials as shown on these documents:
 1. Compliance with the submitted site plan and elevations is required.
 2. The carport structure must remain open at all times.
 3. No lot-to-lot drainage is permitted in conjunction with this carport special exception.
 4. All applicable building permits must be obtained.
 5. No item (other than a motor vehicle) may be stored in the carport.
- Note that if the Board were to grant this request and impose the submitted site plan and elevations as a condition, it would not address any noncompliance with items on these plans related to visual obstruction regulations.

GENERAL FACTS/STAFF ANALYSIS (visual obstruction special exceptions):

- These requests focus on maintaining an 8' high wood fence and locating and maintaining a 7' 6" high solid sliding gate in the 20' visibility triangle on the north side of the driveway into the site from Midway Road, and maintaining an 8' high wood fence and a 6' high open wrought iron fence in the 20' visibility triangle on the south side of the driveway into the site from Midway Road.
- The Dallas Development Code states the following: A person shall not erect, place, or maintain a structure, berm, plant life or any other item on a lot if the item is:
 - in a visibility triangle as defined in the Code (45-foot visibility triangles at street intersections, and 20 foot visibility triangles at drive approaches and at alleys on properties zoned single family); and
 - between two and a half and eight feet in height measured from the top of the adjacent street curb (or the grade of the portion on the street adjacent to the visibility triangle).
- The applicant has submitted a site plan and elevation representing an 8' high wood fence and a 7' 6" high solid sliding gate located in the 20' visibility triangle on the north side of the driveway into the site from Midway Road, and an 8' high wood fence and a 6' high open wrought iron fence located in the 20' visibility triangle on the south side of the driveway into the site from Midway Road.
- The Sustainable Development and Construction Department Project Engineer submitted a review comment sheet marked "Recommends that this be denied" with the following additional comment: "Carport post, gate, tree, and solid wooden fence located within visibility triangle pose a vehicular and pedestrian traffic hazard." (Note that the Project Engineer's comments include items that are not represented in the

applicant's submitted site plan and elevations and, as a result, are not part of what the applicant has requested to the Board in this application).

- The applicant has the burden of proof in establishing how granting the requests for special exceptions to the visual obstruction regulations to maintain an 8' high wood fence and add and maintain 7' 6" high solid sliding gate in the 20' visibility triangle on the north side of the driveway into the site from Midway Road, and to maintain an 8' high wood fence and a 6' high open wrought iron fence in the 20' visibility triangle on the south side of the driveway into the site from Midway Road do not constitute a traffic hazard.
- Granting these requests with the condition that the applicant complies with the submitted site plan and elevations would require the previously described items in the visibility triangles to be limited to and maintained in the locations, height and materials as shown on these documents.
- Note that if the Board were to grant this request and impose the submitted site plan and elevations as a condition, it would not address any noncompliance with structure on these plans related to side yard setback regulations.

Timeline:

September 25, 2015: The applicant submitted an "Application/Appeal to the Board of Adjustment" and related documents which have been included as part of this case report.

October 14, 2015: The Board of Adjustment Secretary assigned this case to Board of Adjustment Panel A. This assignment was made in order to comply with Section 9 (k) of the Board of Adjustment Working Rule of Procedure that states, "If a subsequent case is filed concerning the same request, that case must be returned to the panel hearing the previously filed case."

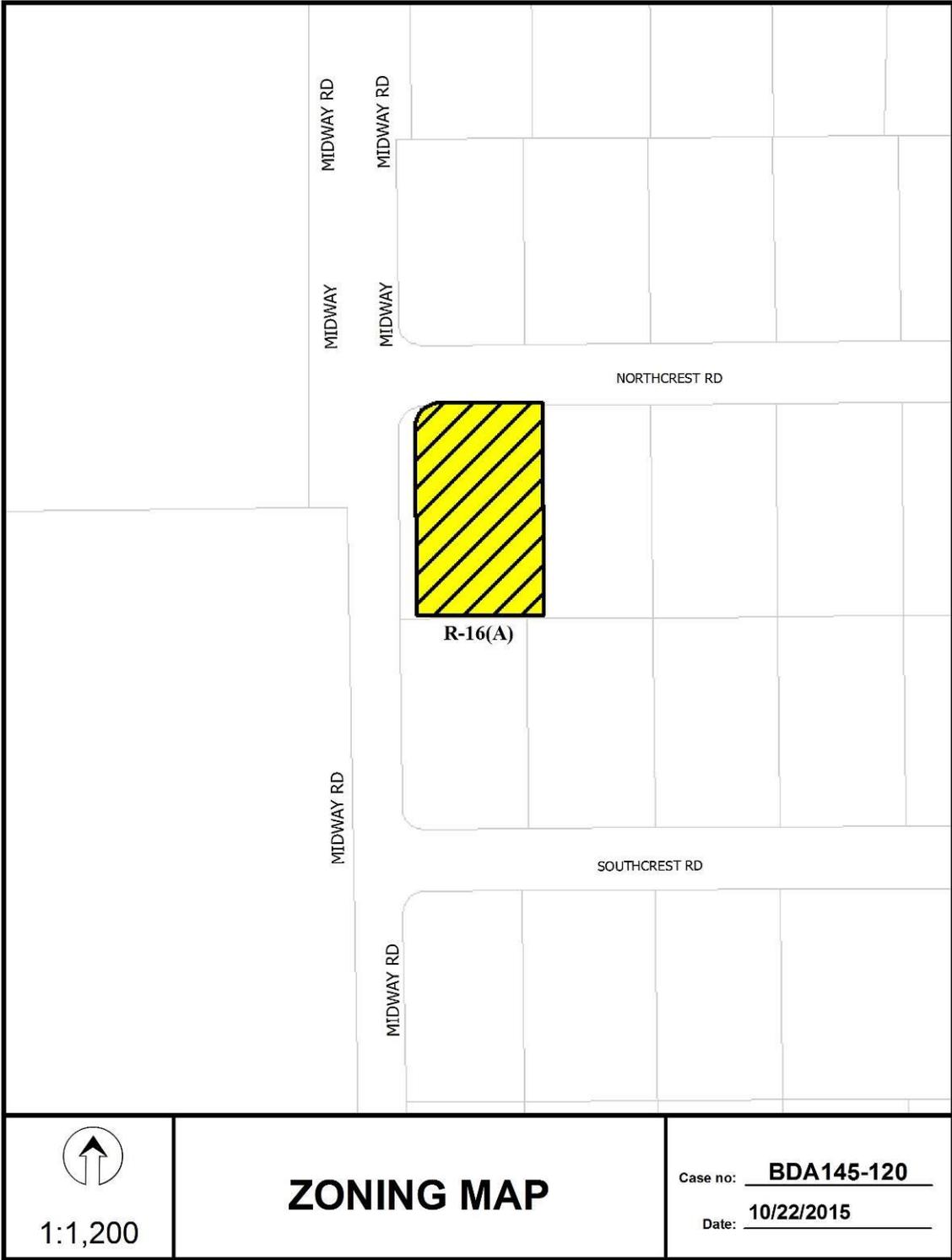
October 14, 2015: The Board Administrator emailed the applicant's representative the following information:

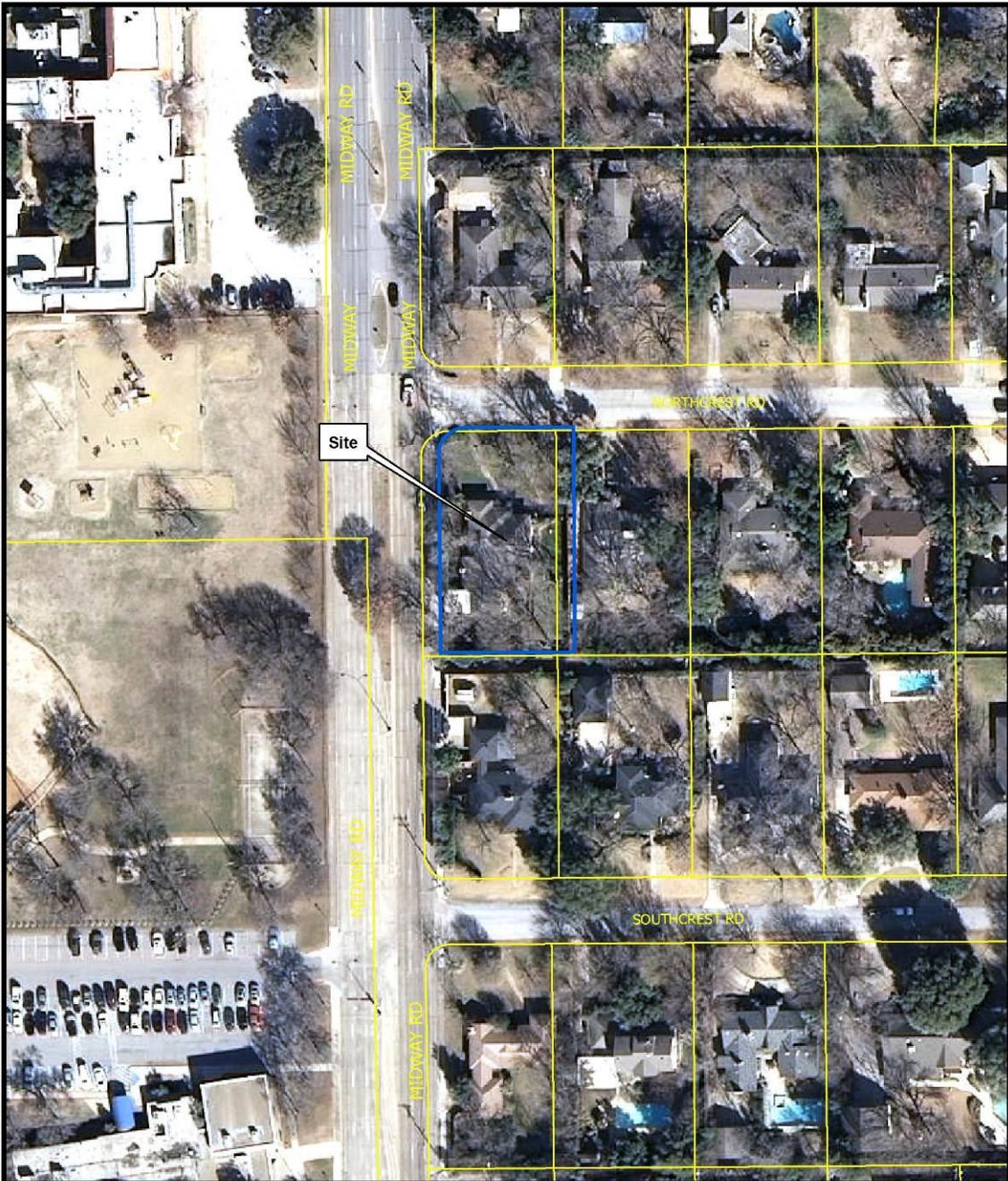
- a copy of the application materials including the Building Official's report on the application;
- an attachment that provided the public hearing date and panel that will consider the application; the October 28th deadline to submit additional evidence for staff to factor into their analysis; and the November 6th deadline to submit additional evidence to be incorporated into the Board's docket materials;
- the criteria/standard that the board will use in their decision to approve or deny the requests; and
- the Board of Adjustment Working Rules of Procedure pertaining to "documentary evidence."

October 27, 2015: The applicant's representative submitted additional documentation on this application beyond what was submitted with the original application (see Attachment A).

November 3, 2015: The Board of Adjustment staff review team meeting was held regarding this request and the others scheduled for November public hearings. Review team members in attendance included: the Sustainable Development and Construction Board of Adjustment Chief Planner, the Assistant Building Official, the Building Inspection Chief Planner, the Board Administrator, the Building Inspection Senior Plans Examiners/Development Code Specialist, the City of Dallas Chief Arborist, the Sustainable Development and Construction Department Current Planner, and the Assistant City Attorney to the Board.

November 9, 2015: The Sustainable Development and Construction Department Project Engineer submitted a review comment sheet marked "Recommends that this be denied" with the following additional comment: "Carport post, gate, tree, and solid wooden fence located within visibility triangle pose a vehicular and pedestrian traffic hazard."





1:1,200

AERIAL MAP

Case no: BDA145-120

Date: 10/22/2015

Long, Steve

From: Mick.M.Mackey@wellsfargo.com
Sent: Tuesday, October 27, 2015 12:55 PM
To: Long, Steve
Cc: Mick.M.Mackey@wellsfargo.com
Subject: RE: BDA 145-120, Property at 4200 Northcrest Road
Attachments: 4200 Northcrest Road Pictures.pdf

Importance: High

Hello Mr. Long,

Attached are photos illustrating various views from my perspective as I back out and pull out from the driveway onto Midway Road.

I have place photo explanations for you to aid in what I am showing.

Sometimes I pull into the carport / driveway area. Sometimes I back into the driveway so I have shown both views. In addition I have shown multiple photos of where my bumper (front and back) are in relation to the curb or sidewalk when I am in a position inside the truck looking out the windows in the cab viewing southbound down Midway Road towards Walnut Hill Lane. The illustrations show I can see traffic 2 blocks down Midway to Walnut Hill.

As you know, Midway Road is a 6-lane road, three lanes southbound and three lanes northbound divided by a median. We have no access to turn into the driveway as we head southbound on Midway. We can only access the driveway by heading northbound.

I hope these photos assist you and the board and I trust will be inserted into my file for the review for visual obstruction variance and exception.

Thanks in advance for your assistance.

Cordially.

MICK M. MACKEY

Branch Sales Manager
NMLSR ID #236473

Wells Fargo Home Mortgage | 3608 Preston Road | Suite 250 | Plano, TX 75093
MAC T9112-020
Tel 972-943-6516 | Fax 877-302-4056

Mick.M.Mackey@wellsfargo.com | www.MickMackey.com

From: Long, Steve [mailto:steve.long@dallascityhall.com]
Sent: Monday, October 26, 2015 10:10 AM
To: Mackey, Mick M.
Cc: Duerksen, Todd
Subject: RE: BDA 145-120, Property at 4200 Northcrest Road

Thank you, Mr. Mackey.

I will print this email and add it to your file.

Steve

From: Mick.M.Mackey@wellsfargo.com [mailto:Mick.M.Mackey@wellsfargo.com]
Sent: Monday, October 26, 2015 10:05 AM
To: Long, Steve
Cc: Mick.M.Mackey@wellsfargo.com
Subject: FW: BDA 145-120, Property at 4200 Northcrest Road

Good Morning Steve;

Thank you for the phone call and discussion this morning relative to my application for consideration by the board.

Just to clarify for you, this application is for a modification to the existing carport and maintenance to the same. I am not demolishing or rebuilding any part of the carport.

- The materials list I attached is dated back when the carport was constructed and is not reflective of today's current date or the date of application.
- The modification required is to remove the existing carport privacy door (I am informed I cannot have as it attaches to the carport), which opens upward as a normal garage door would do and replace that vertical lifting door with a side – sliding gate (not attached directly to the carport), which will slide to the north of the property behind the existing privacy fence on the west side of the residence yard.

I hope this will provide you and the board a clear explanation of my intentions for the board review.

Thanks in advance for your assistance in this matter and should you need anything further from me to clarify any part of my application please contact me.

Cordially,

MICK M. MACKEY

----- Original Message -----

Subject: BDA 145-120, Property at 4200 Northcrest Road

From: "Long, Steve" <steve.long@dallascityhall.com>

To: mick.mackey@sbcglobal.net

CC: "Duerksen, Todd" <todd.duerksen@dallascityhall.com>, "Lam, David " <david.lam@dallascityhall.com>

Dear Mr. Mackey,

Here is information regarding your application to the board of adjustment referenced above that you are representing for Donna G. Parker:

1. The application materials - all of which will be emailed to you, city staff, and the board of adjustment members in a docket about a week ahead of your tentatively scheduled November 17th Board of Adjustment Panel A public hearing.

2. The provision from the Dallas Development Code allowing the board to consider/grant a special exception to the side yard setback regulations for a carport (51A-4.402(c)). Pg 3
3. The provision from the Dallas Development Code related to the visual obstruction including the standard as to how the board is able to consider/grant a special exception to these regulations (51A-4.602(d)(3)).
4. A document that provides deadlines for submittal of additional information to staff/the board.
5. The board's rule pertaining to documentary evidence.

Please carefully review the attached application materials to make sure they are complete, and within these materials, the Building Official's Report/second page of the application (page 2 of 14 in these attached materials). Please contact Todd Duerksen at 214/948-4475 no later than noon, Wednesday, October 28th with regard to any amendment that you feel is necessary to address the issue at hand, specifically if for any reason you feel that the statement in his report stating that the applicant proposes to provide a 2 foot setback which will require an 8 foot special exception is incorrect. (Note that the discovery of any additional appeal needed beyond your requested side yard setback and visual obstruction special exceptions will result in postponement of the appeal until the panel's next regularly scheduled public hearing).

Lastly, I would encourage you to contact David Lam, City of Dallas Sustainable Development Department Project Engineer at 214/948-5384 or david.lam@dallascityhall.com to determine if there is any additional information that may be needed from you in making a favorable recommendation to the board on your visual obstruction special exception requests.

Please write or call me at 214/670-4666 if I can be of any additional assistance to you on this application.

Thank you,

Steve

PS: If there is anything that you want to submit to the board on this application beyond what you have included in your application materials, please feel free to email it to steve.long@dallascityhall.com or mail it to me at the following address:

Steve Long, Board of Adjustment Administrator

City of Dallas Sustainable Development and Construction

1500 Marilla Street, Room 5BN

Dallas, Texas

If this email was sent to you as an unsecured message, it is not intended for confidential or sensitive information. If you cannot respond to this e-mail securely, please do not include your social security number, account number, or any other personal or financial information in the content of the email. This may be a promotional email. To discontinue receiving promotional

4200 Northcrest Road

Photo #1: Illustrating backing out of driveway, looking southbound down Midway Road, with my view from the driver's seat out the right side of cab. I can see all the way to Walnut Hill and Midway light.



Photo #2: Illustrating the placement of the truck on the driveway as placed in the position from the Photo #1 view as I prepare to back out, once traffic clears.

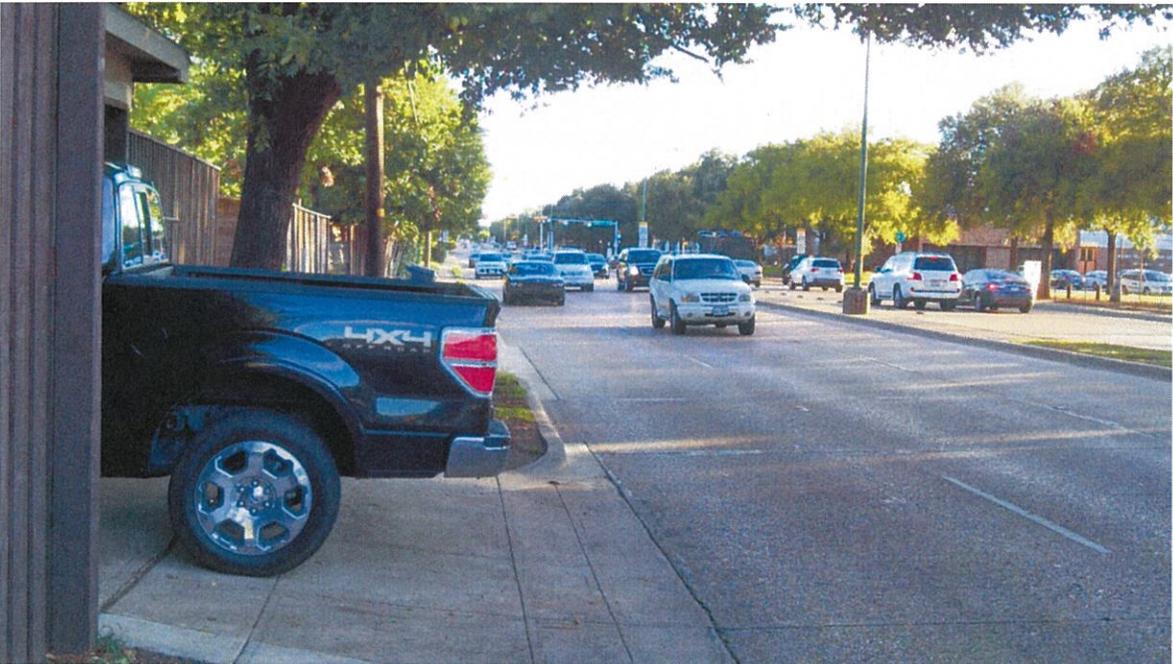


Photo #3: illustrating the truck position on the driveway as I prepare to back out as in Photo #2 above, this photo is showing a northbound view.



Photo #4: Illustrating my view from the driver's side looking southbound down Midway Road, as I look for traffic before I pull out. This view illustrates if I were to back into the driveway and pull out.

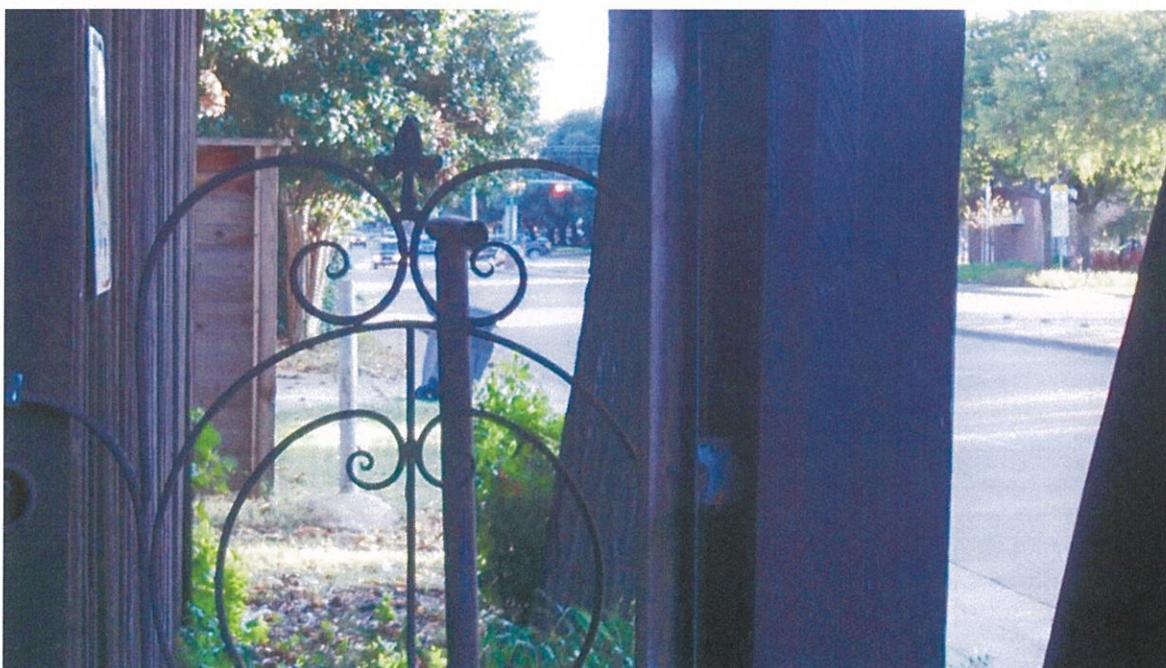


Photo #5: Illustrating the placement of the truck in the driveway looking northbound on Midway Road and shows where my bumper is in relation to Midway Road when I am in the view as in Photo # 4 above.



Photo #6: Illustrating a southbound view down Midway Road as I wait to pull out of the driveway once traffic clears. We can see I can view all the way to the light at Walnut Hill and Midway Road.

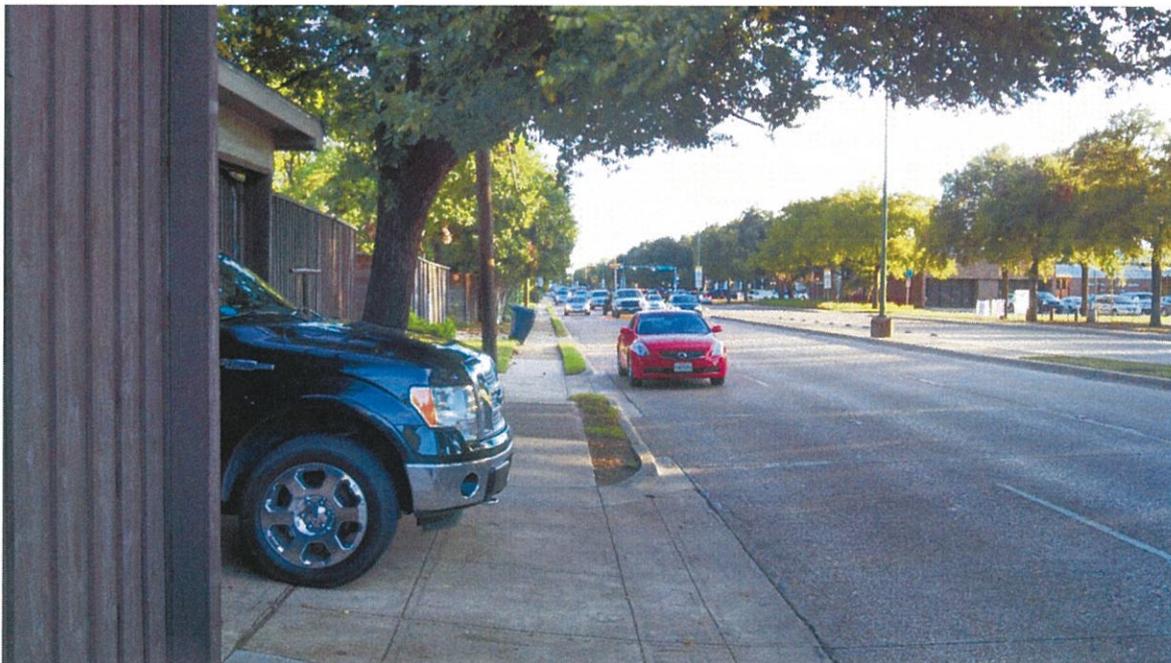
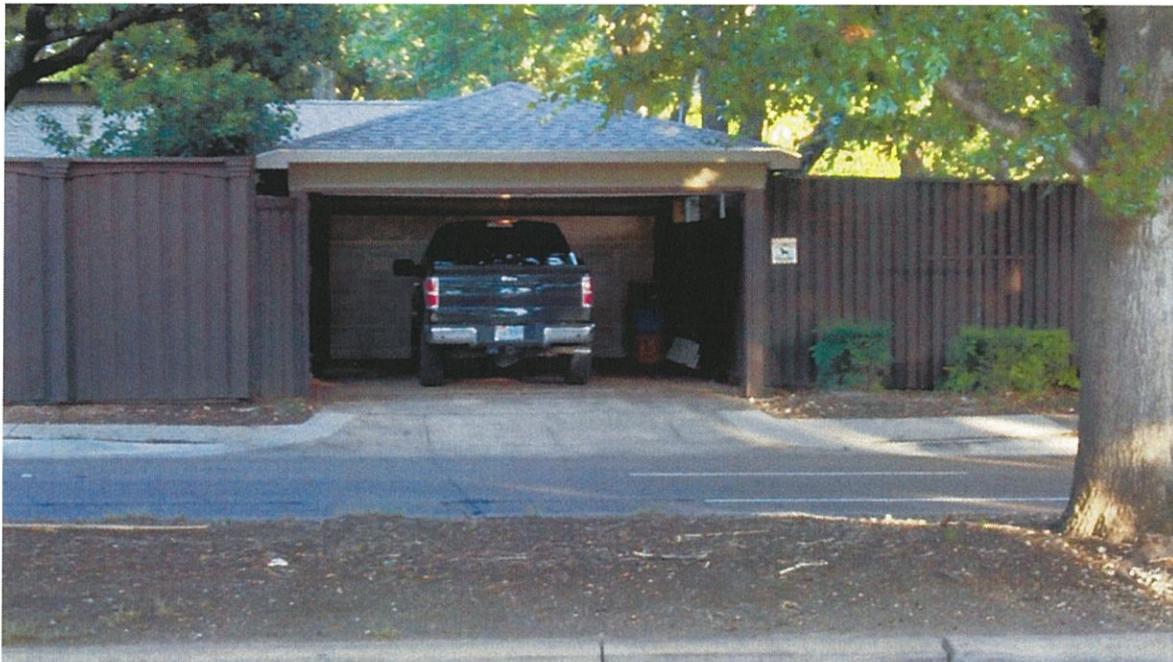


Photo showing the carport with truck in driveway. Notice there is a median dividing the northbound and southbound lanes on Midway Road. This photo is taken from across Midway Road looking east to the carport. We have no direct access to the driveway from the southbound lanes.





City of Dallas

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 145-120

Date: 9/25/2015

Data Relative to Subject Property:

Location address: 4200 Northcrest Road

Zoning District: R-16(A)

Lot No.: 1 Block No.: 4/5538 Acreage: .40

Census Tract: 76.01

Street Frontage (in Feet): 1) 100 2) 172 3) _____ 4) _____ 5) _____ NE2A

To the Honorable Board of Adjustment :

Owner of Property (per Warranty Deed): DONNA G. PARKER

Applicant: DONNA G. PARKER Telephone: 972-814-6800

Mailing Address: 4200 Northcrest Rd. Dallas, TX Zip Code: 75229

E-mail Address: DONNA @ DALLAS REFINED REALTY.COM

Represented by: MICK MACKAY Telephone: 972-489-0203

Mailing Address: PO Box 670791 Dallas, TX Zip Code: 75367

E-mail Address: MICK.MACKAY @ SBC GLOBAL.NET

Affirm that an appeal has been made for a Variance __, or Special Exception of 8' TO THE SIDE YARD. SETBACK FOR A CARPORT, AND VISIBILITY TRIANGLE OBSTRUCTION AT A DRIVEWAY.

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:

WOOD FENCE NEEDED TO BE REPLACED ON THE WEST SIDE OF PROPERTY DUE TO DRUNK DRIVER DESTROYING EXISTING FENCE. CARPORT NEEDED TO BE REPAIRED DUE TO HIGH WIND DAMAGE & DESTRUCTION. BOTH ITEMS DO NOT REPRESENT ANY ADVERSE HAZARDS OR OBSTRUCTIONS TO THE PROPERTY AND IN FACT ENHANCE AND IMPROVE THE PROPERTY AND NEIGHBORHOOD.

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.

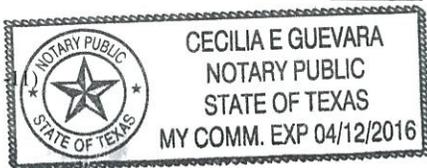
Affidavit

Before me the undersigned on this day personally appeared DONNA PARKER
(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: _____
(Affiant/Applicant's signature)

Subscribed and sworn to before me this 25 day of September, 2015



Cecilia E Guevara
(Notary Public in and for Dallas County, Texas)

MEMORANDUM OF
ACTION TAKEN BY THE
BOARD OF ADJUSTMENT

Date of Hearing _____

Appeal was--Granted OR Denied

Remarks _____

Chairman

Building Official's Report

I hereby certify that DONNA PARKER
represented by MICK MACKEY
did submit a request for a special exception to the side yard setback regulations, and for a special exception to the visibility obstruction regulations
at 4200 Northcrest Road

BDA145-120. Application of Donna Parker represented by Mick Mackey for a special exception to the side yard setback regulations and a special exception to the visibility obstruction regulations at 4200 Northcrest Road. This property is more fully described as Lot 1, Block 4/5538, and is zoned R-16(A), which requires a 20 foot visibility triangle at driveway approaches and requires a side yard setback of 10 feet. The applicant proposes to construct and maintain a carport for a single family residential dwelling in a side yard and provide a 2 foot setback, which will require an 8 foot special exception to the side yard setback regulation, and to construct and maintain a structure in a required visibility obstruction triangle, which will require a special exception to the visibility obstruction regulation.

Sincerely,


Larry Holmes, Building Official

City of Dallas

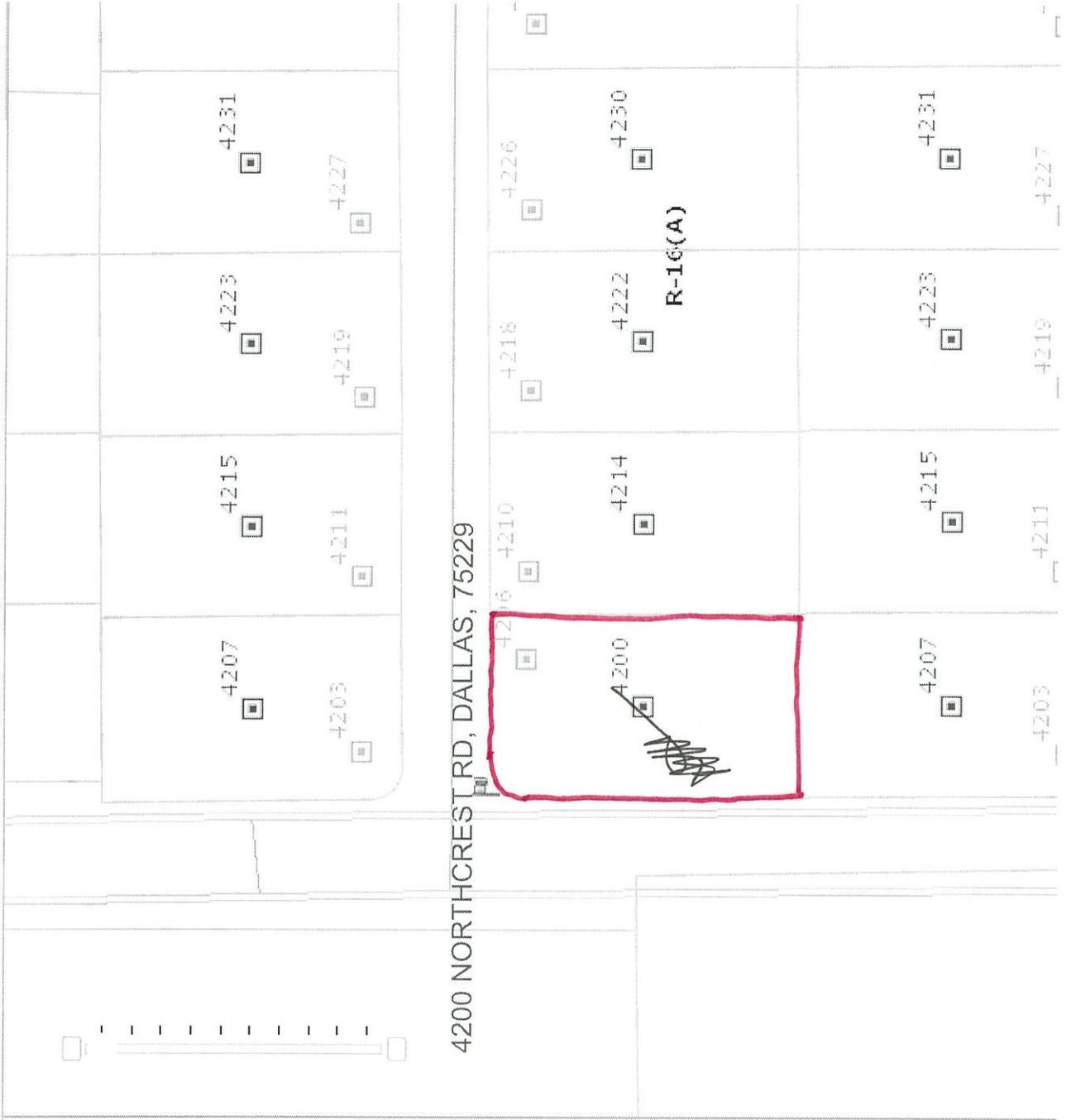
Internal Development Research Site

Legend

Locate Property



4200 NORTHCREST RD, DALLAS, 75229



ADDITION

RIDGE

HILL

WALNUT

5537/3

N 89° 56' E.

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RD. 10,000

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MICK M. MACKEY

P.O. Box 670791 • Dallas, Texas 75367 • (972) 489-0203 • Mick.Mackey@sbcglobal.net

4200 Northcrest Road / Dallas, Texas 75229

Carpport Construction Materials and Scope of Work

The following will provide an outline for the construction of a carport to be placed on the property. Drawings outlining the specific measurements and visuals are attached to this memorandum and illustrate a top / side / front views of the completed project. The carport will be open sided on 2 sides, affixed to the existing residence.

The old and damage metal carport including and / all metal supporting poles and bracing will be removed and discarded properly.

The material list and instructions for the new carport, replacing the damaged one is as follows;

Framing Material and Instructions:

- Supporting poles (6 each) will be made of cedar rough finish posts, 6" x 6" in size by 12' long.
- The poles will be inserted into the ground, 24" deep and cemented with Screte quickset cement, on 11'6" centers outlining the 23' length of the carport supporting structure.
- The posts will be placed 17' apart on centers, to form the width of the carport, aligning with the adjacent post, and mirroring one another.
- The posts will stand 8'6" in height where the ceiling bracing will be attached to the posts.
- The supporting posts will be attached to a 3" x 12" cedar beam used to provide the overall outline of the frame of the carport. The posts will be notched 3" x 12" to form a saddle joint on the posts where the beam and posts will be attached to one another with appropriate anchors.
- Framing joists (2" x 12" treated) will be placed on top of the 3" x 12" cedar outside framing beams at perpendicular points, spaced 18" apart spanning the length of the carport.
- The framing joints will be joined / attached to the existing garage roof line in a similar manner the metal carport was affixed, providing a pleasing appearance and esthetic look to the home whereas the new carport will appear to be contiguous to the garage.
- The roof line will be approximately a 3-12 pitch to the center point which aligns with the existing home roof pitch. The carport will have a hip-line appearance to the street for a pleasing look facing west towards Midway Road.
- The roof decking will be standard 4' x 8' plywood, secured to the framing joists with adequate and approved fasteners. Roof tar paper will then be applied to the decking in conjunction with standard roofing specifications to ready the roof for shingles.

Finish Material:

- The underneath side of the carport, or otherwise referred to the inside portion, will be finished with Hardie panel or Smart panel 4'x 8' sheets and affixed to the framing joists to form a finished ceiling.
- The soffits will be finished in the same material, trimmed out by Hardie panel trim boards measuring 1" x 3" material to provide a nice finished look to the carport.
- The shingles to be installed will match the existing home shingle material. Shingle brand and color will be provided at a later date.
- The paint applied to complete the project will be Sherwin Williams brand of exterior paint, to match the exterior paint of the existing home, color to be provided at a later date.
- The two car garage door to be installed for security measures and overall appearance to the carport and residence, will be provided and installed by American Garage Door Company.

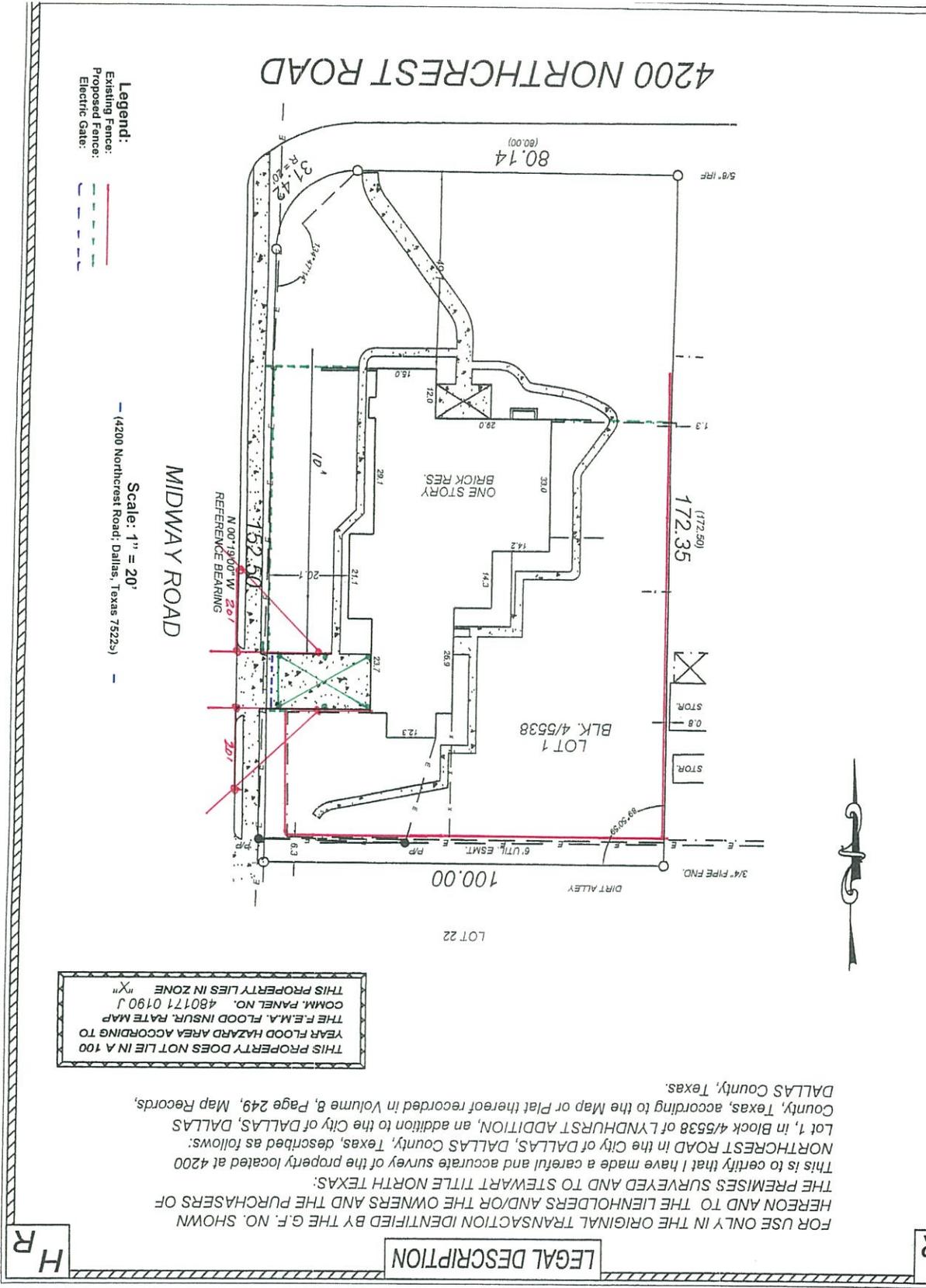
Material Sources:

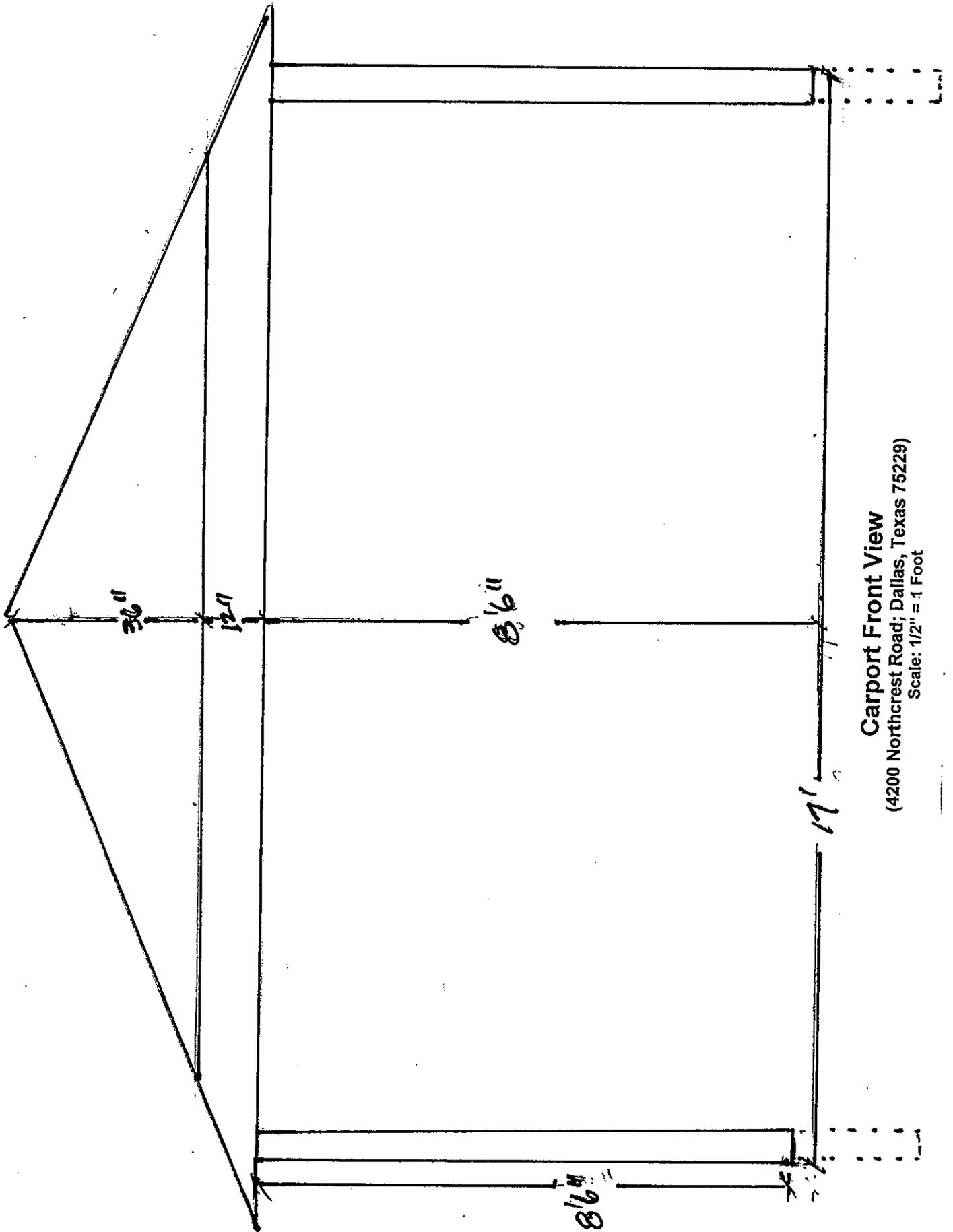
- All cedar material will be provided and purchased from Cedar Supply of Carrollton.
- All lumber, framing material and supplies will be provided from Lowe's or Home Depot.
- Shingles will be provided from an appropriate supplier once the color and style are determined from the existing home shingle material.
- Paint will be purchased from Sherwin Williams paint stores.

Wood Fence Construction Materials and Scope of Work

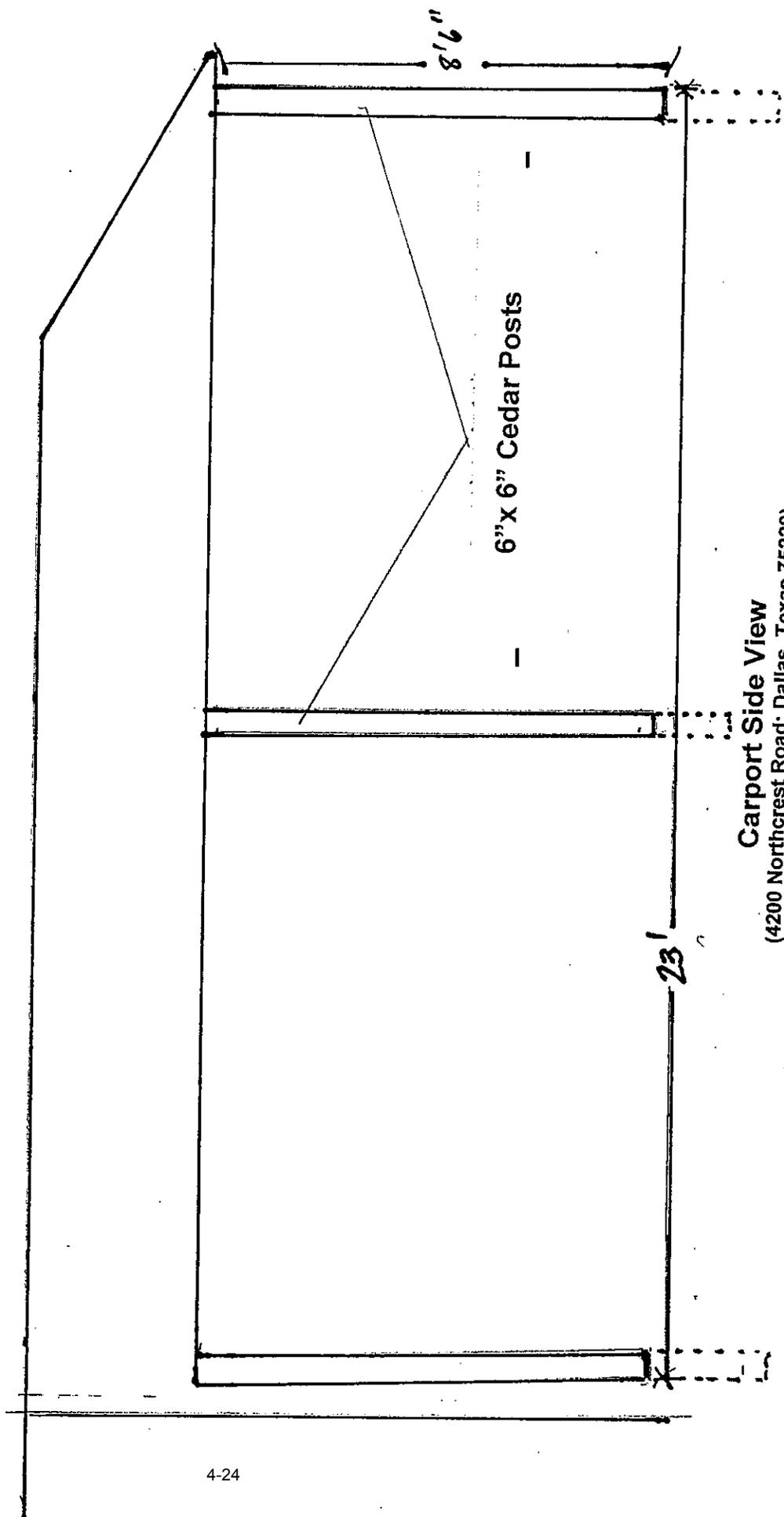
The wood fence will be constructed to replace / repair the old fence where needed on the front east side of the home and install a new fence on the front west side of the home and down the property line on the west side yard of the home.

- The fence materials will be cedar wood, 6"x 6" board on board nailed to supporting boards
- The fence will have a top cap of 2"x 8" cedar
- Steel poles will be erected 6" – 6'6" on centers, providing the support for the 8' fence
- The fence will be stained a wood tone brown using stain from Lowe's or Sherwin Williams.
- The fence boards will be nailed using ring shank nails to affix the vertical boards to horizontal frame boards mounted to the steel poles.
- Cedar material will be purchased from Cedar Supply in Carrollton
- All other material such as concrete, nails, fasteners will be purchased from Lowe's.



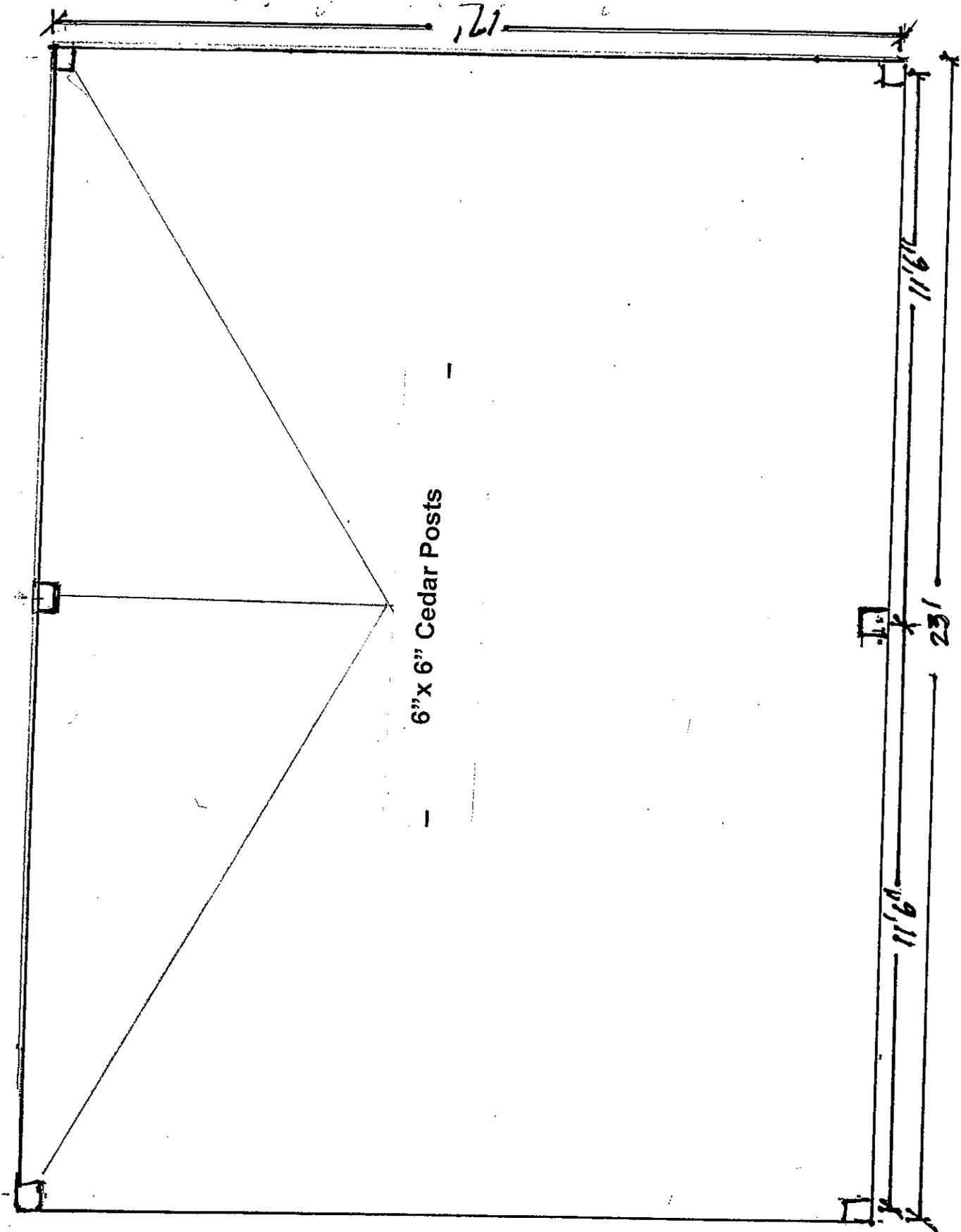


Carport Front View
 (4200 Northcrest Road; Dallas, Texas 75229)
 Scale: 1/2" = 1 Foot



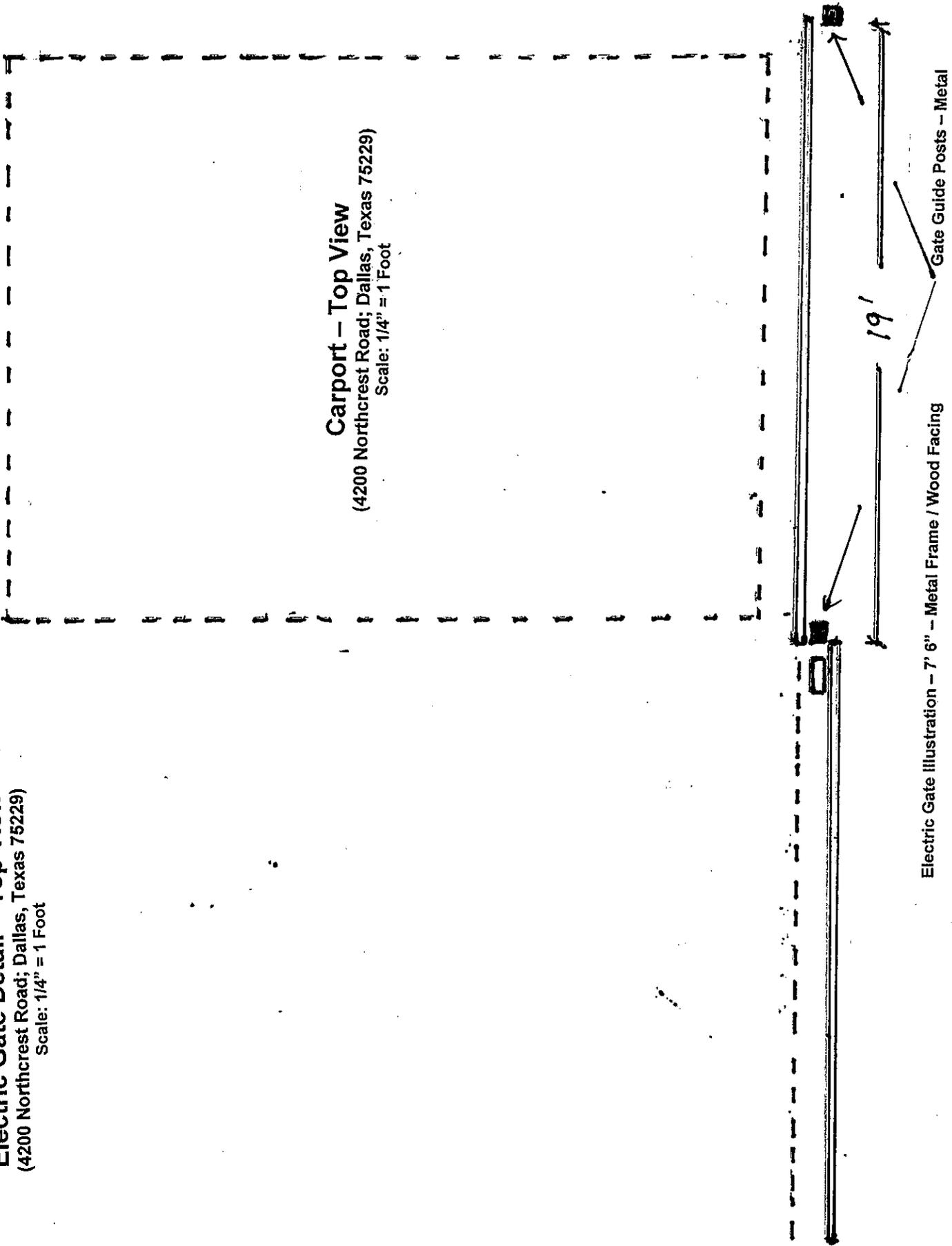
Carport Side View
(4200 Northcrest Road; Dallas, Texas 75229)
Scale: 3/8" = 1 Foot

Carport Top View
(4200 Northcrest Road, Dallas, Texas 75229)
Scale: 3/8" = 1 Foot



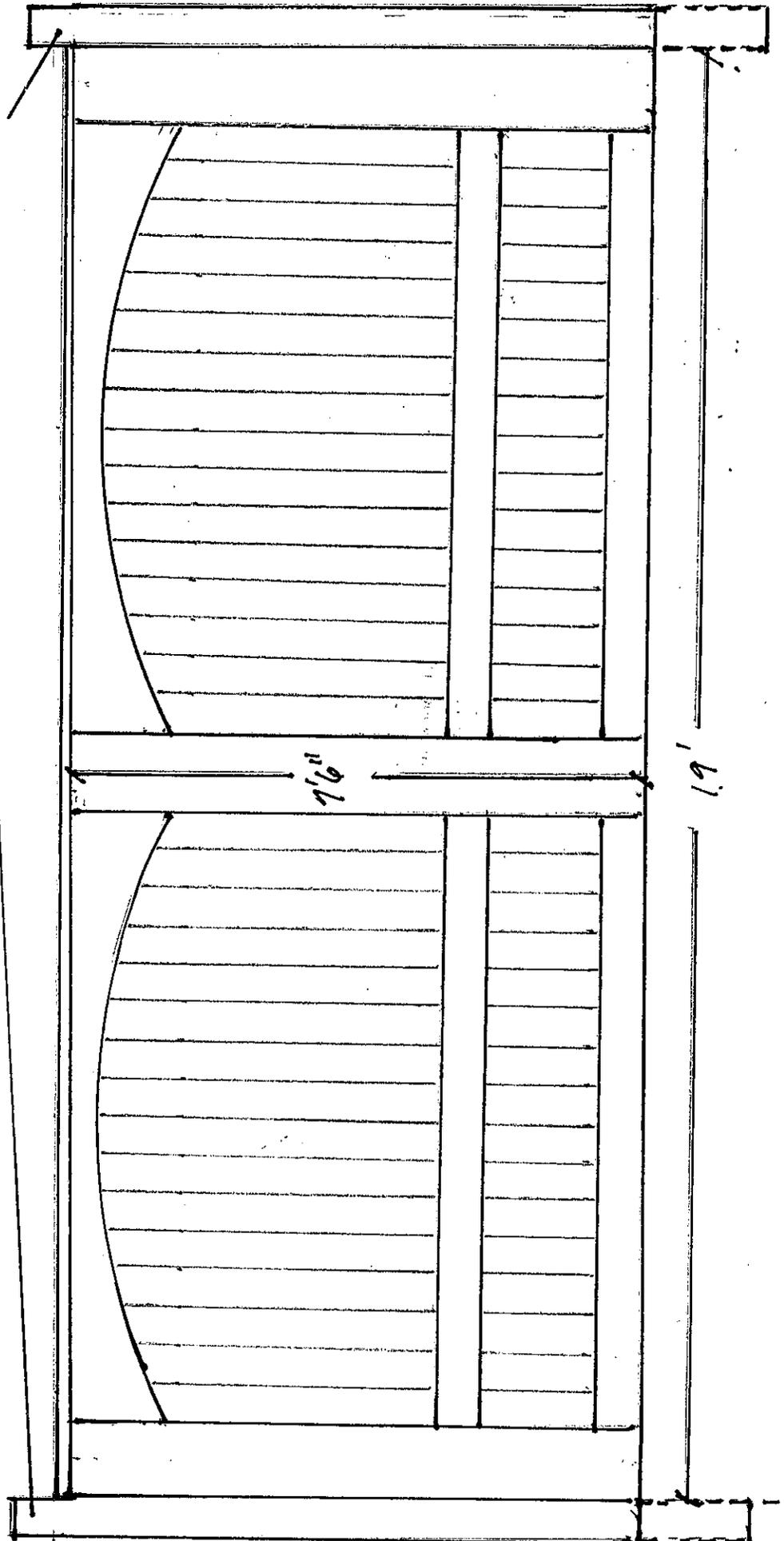
Electric Gate Detail – Top View
(4200 Northcrest Road; Dallas, Texas 75229)
Scale: 1/4" = 1 Foot

Carport – Top View
(4200 Northcrest Road; Dallas, Texas 75229)
Scale: 1/4" = 1 Foot



Electric Gate Detail – Front View
(4200 Northcrest Road; Dallas, Texas 75229)
Scale: 1/2" = 1 Foot

Gate Guide Posts – Metal

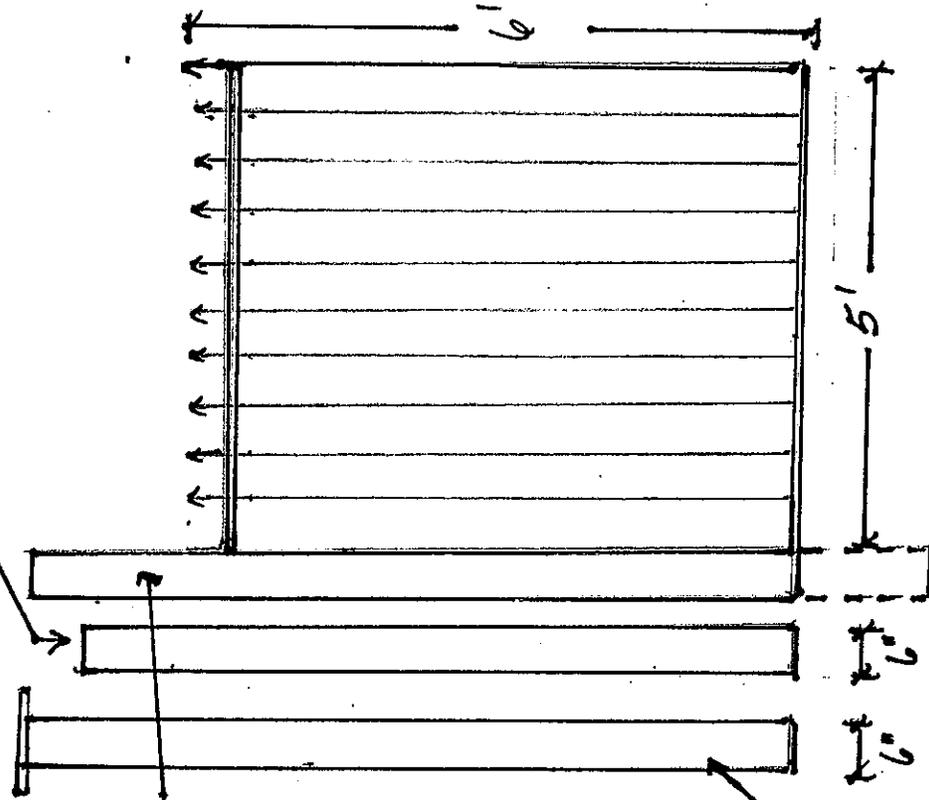


Electric Gate Detail – Side View
(4200 Northcrest Road; Dallas, Texas 75229)
Scale: 1/2" = 1 Foot

Electric Gate Illustration – 7' 6" – Metal Frame / Wood Facing

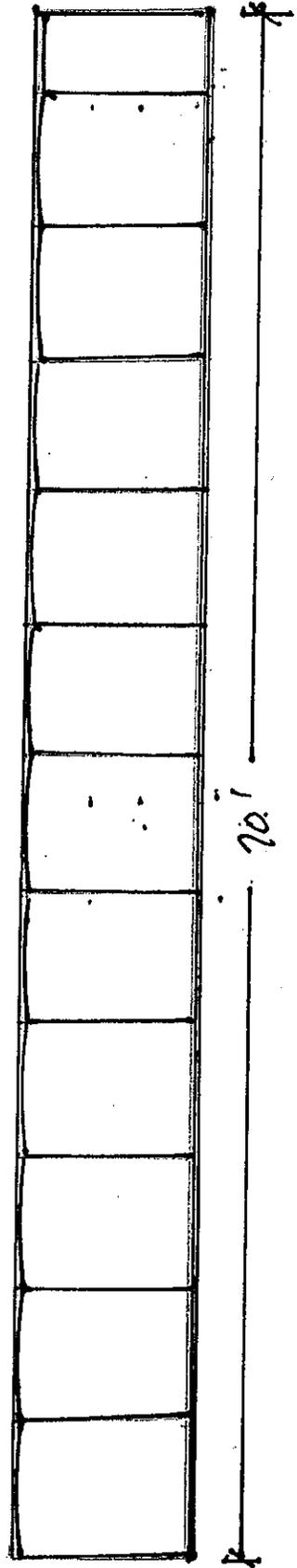
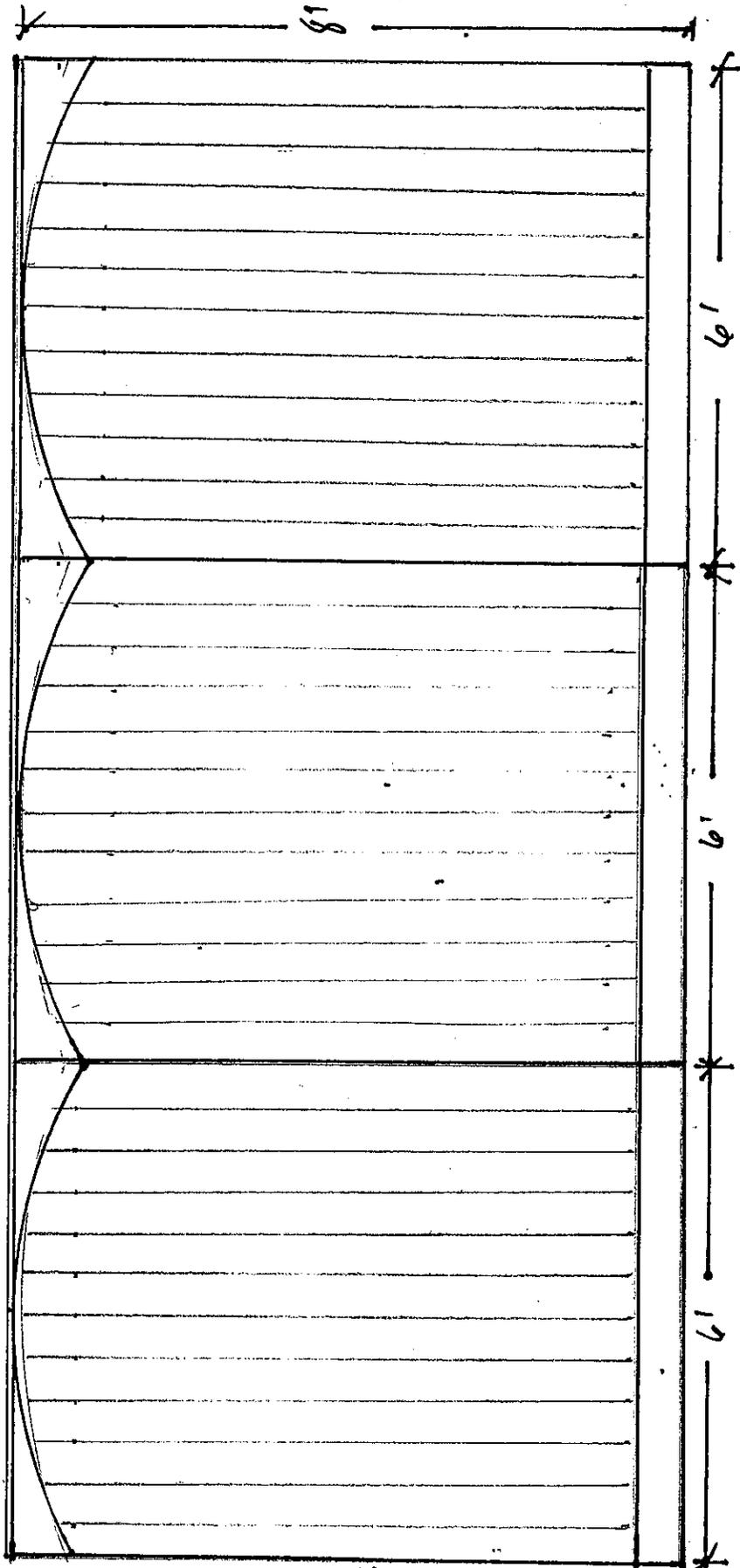
Gate Guide Posts – Metal

Wrought Iron Fence Return – 6' Height

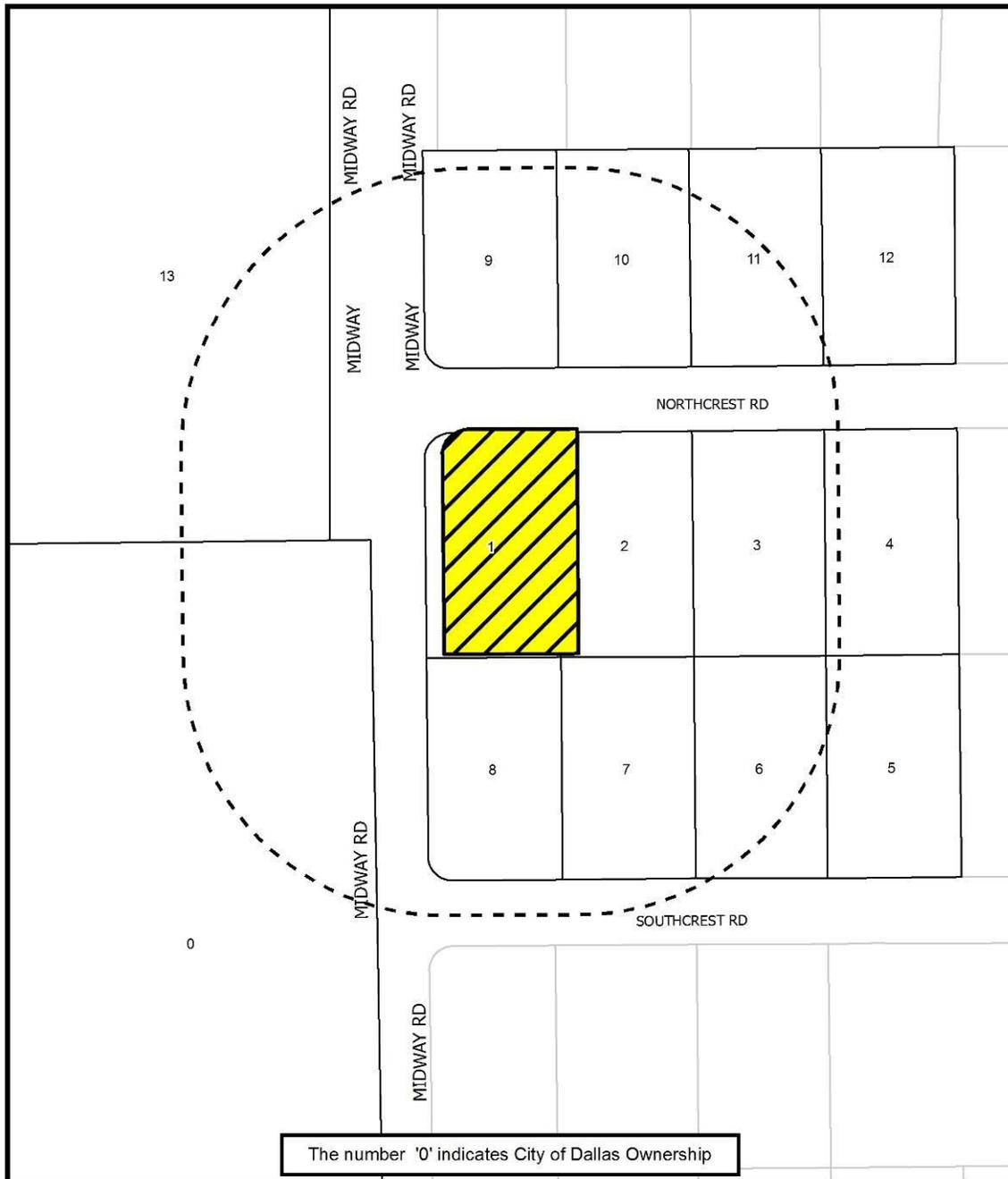


Wood Fence – 8 Foot - Board on Board Cedar

Fence Detail – Front View
(4200 Northcrest Road; Dallas, Texas 75229)
Scale: 1/2" = 1 Foot



Fence Detail – Front View
(4200 Northcrest Road; Dallas, Texas 75229)
Scale: 1/8" = 1 Foot



 1:1,200	<h2>NOTIFICATION</h2> <table border="1"> <tr> <td style="padding: 2px;">200'</td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="padding: 2px;">13</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	200'	AREA OF NOTIFICATION	13	NUMBER OF PROPERTY OWNERS NOTIFIED	Case no: <u>BDA145-120</u> Date: <u>10/22/2015</u>
200'	AREA OF NOTIFICATION					
13	NUMBER OF PROPERTY OWNERS NOTIFIED					

Notification List of Property Owners

BDA145-120

13 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4200 NORTHCREST RD	PARKER DONNA GAIL
2	4214 NORTHCREST RD	WILLIAMS MARTHA F
3	4222 NORTHCREST RD	ROGERS JEFFREY S &
4	4230 NORTHCREST RD	4201 INTERWAY LP
5	4231 SOUTHCREST RD	WALTON SUSAN NORMA
6	4223 SOUTHCREST RD	GARNER BRYAN D & HEIDI GARNER
7	4215 SOUTHCREST RD	ZEMANEK GREGORY K &
8	4207 SOUTHCREST RD	BATES STEPHANEE
9	4207 NORTHCREST RD	YETKIN ZERRIN &
10	4215 NORTHCREST RD	EDWARDS BARBARA CHASE
11	4223 NORTHCREST RD	AYOUB MICHAEL A & IRENE
12	4231 NORTHCREST RD	GAIL DAVID B & SARA F
13	10115 MIDWAY RD	Dallas ISD