



Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

City of Dallas

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 223-097 OFFICIAL USE ONLY

Data Relative to Subject Property: Code Violation-Review in process Date: 9/13/2023 OFFICIAL USE ONLY

Location address: 2764 Catherine Dr, TX 75201 Zoning District: CD-8 (R-7.5(A))

Lot No.: 1 Block No.: 2/3879 Acreage: .130 Census Tract: REC D

Street Frontage (in Feet): 1) 0 2) 148' 3) _____ 4) _____ 5) _____

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): Robert Smith

Applicant: Robert Smith Telephone: (214)236.5700

Mailing Address: 935 Pollard St. Dallas, TX Zip Code: 75208

E-mail Address: resmith7@airmail.net

Represented by: _____ Telephone: _____

Mailing Address: _____ Zip Code: _____

E-mail Address: _____

Affirm that an appeal has been made for a Variance or Special Exception of Fence keep as is 6ft
requesting a 2ft special exception, visibility triangles at drive
approach, visibility triangle at street and alley intersection

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:

Does not affect neighbors or properties, will not cause a traffic hazard

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 Robert Smith

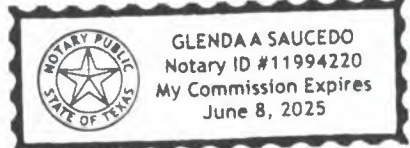
(Affiant/Applicant's name printed)

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 8 day of September, 2023

[Signature]
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 ROBERT SMITH

did submit a request for (1) a special exception to the fence height regulations, and for (2) a special exception to the 20-foot visibility obstruction regulations, and for a special exception to the visibility obstruction regulations

at 2764 Catherine

BDA223-097. Application of ROBERT SMITH for (1) a special exception to the fence height regulations, and for (2) a special exception to the 20-foot visibility obstruction regulations, and for (3) a special exception to the 20-foot visibility obstruction regulations at 2764 CATHERINE ST. This property is more fully described as Block 2/3879, Lot 1, and is zoned CD-8; subarea R-7.5(A), which limits the height of a fence in the front yard to 4 feet and requires a 20-foot visibility triangle at driveway approaches, and requires a 20 foot visibility triangle at the point of intersection of the edge of a alley and an adjacent street curb line . The applicant proposes to construct a 6-foot high fence in a required front yard, which will require (1) a 2-foot special exception to the fence regulations, and to construct a single-family residential fence structure in a required 20-foot visibility obstruction triangle, which will require (2) a special exception to the 20-foot visibility obstruction regulation at driveway approaches , and to construct a single-family residential fence structure in a required 20-foot visibility obstruction triangle, which will require (3) a special exception to the 20-foot visibility obstruction regulation intersection of the edge of a alley and an adjacent street curb line.

Sincerely,


Andrew Espinoza, CBO, MCP, CFM, CCEA



CITY OF DALLAS

AFFIDAVIT

Appeal number: BDA 223-097

I, Robert Smith, Owner of the subject property
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 2764 Catherine St Dallas, TX 75211
(Address of property as stated on application)

Authorize: Robert Smith
(Applicant's name as stated on application)

To pursue an appeal to the City of Dallas Zoning Board of Adjustment for the following request(s)

MS Variance (specify below)

Special Exception (specify below)

Other Appeal (specify below)

Specify: Fence

Robert Smith
Print name of property owner or registered agent

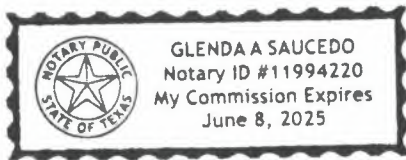
[Signature]
Signature of property owner or registered agent

Date 9/8/2023

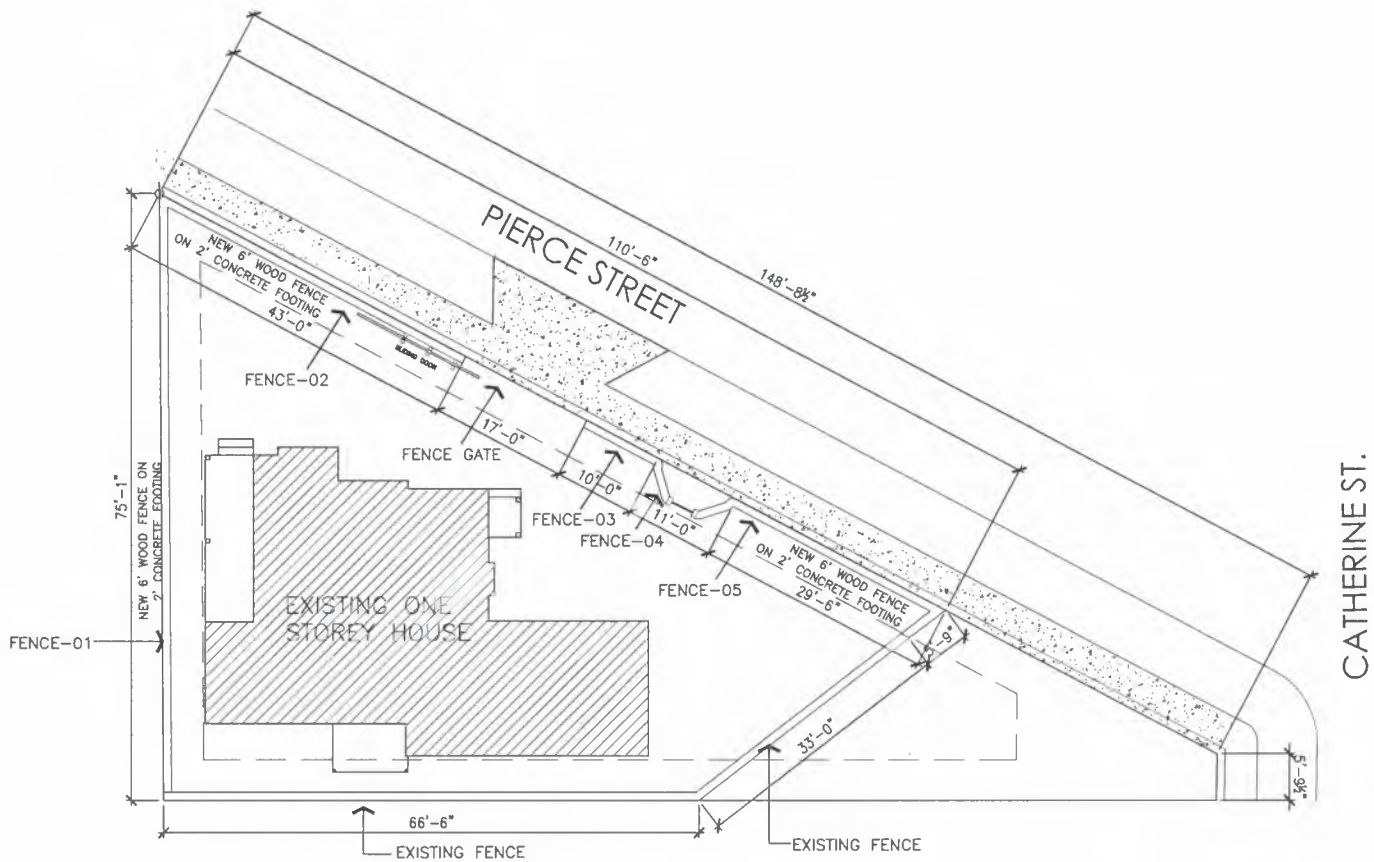
Before me, the undersigned, on this day personally appeared Robert Smith

Who on his/her oath certifies that the above statements are true and correct to his/her best knowledge.

Subscribed and sworn to before me this 8 day of September, 2023



Commission expires on June 8, 2025



I FENCE PLAN/LAY-OUT
 CI SCALE 1"-15'

SEAL

Project Consulting & Construction
 DESIGN + BUILD + CONSULTANCY

Ennis, TX 75119
 TEL (214) 399-3662

REVISIONS

NO.	DESCRIPTION	DATE
△		

ADDRESS 2764
 CATHERINE, DALLAS,
 TX. 75211

DATE 08/23/2023

DRAWN BY MJKB

CHECKED BY

DESCRIPTION

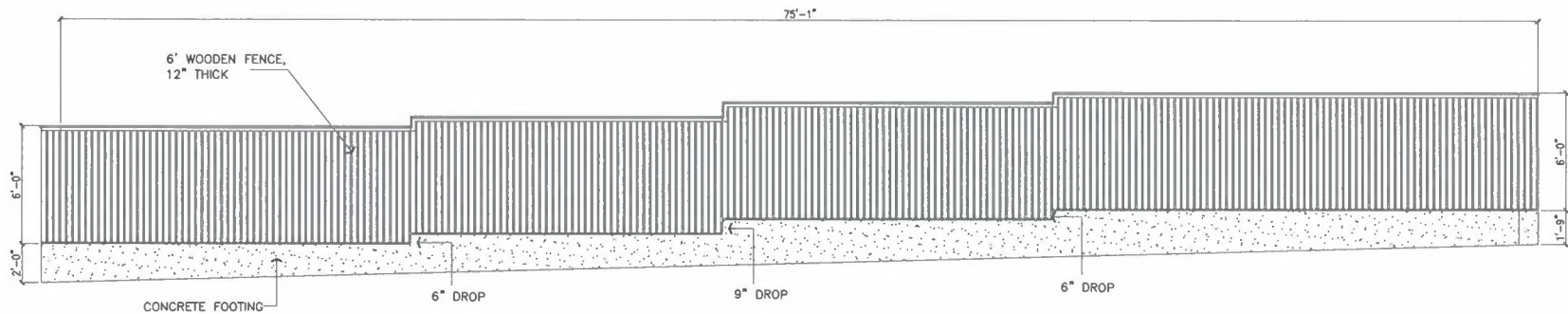
SCALE 1"-15'

SHEET TITLE

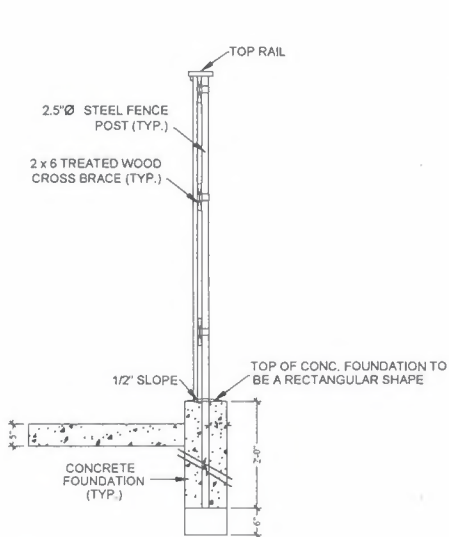
FENCE PLAN/LAYOUT

SHEET # C1.01

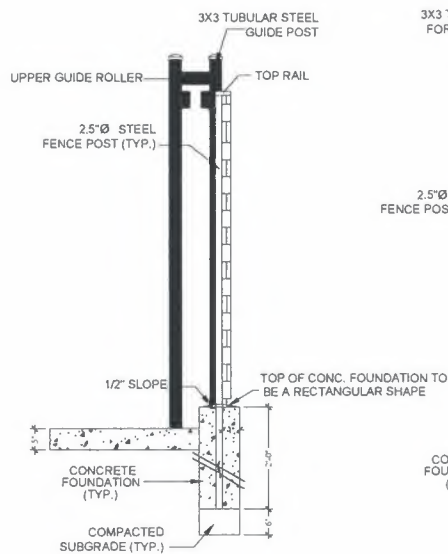
BDA 223-097



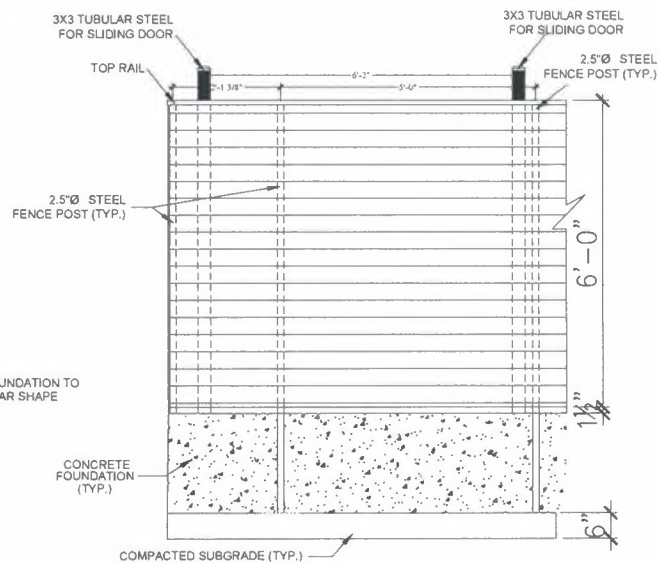
FENCE -01



**WOOD FENCE SECTION
@ FENCE-01**



**WOOD FENCE SECTION
@ FENCE GATE**



ELEVATION

1	FENCE DRAWINGS AND DETAIL
C2	SCALE: NTS

SEAL

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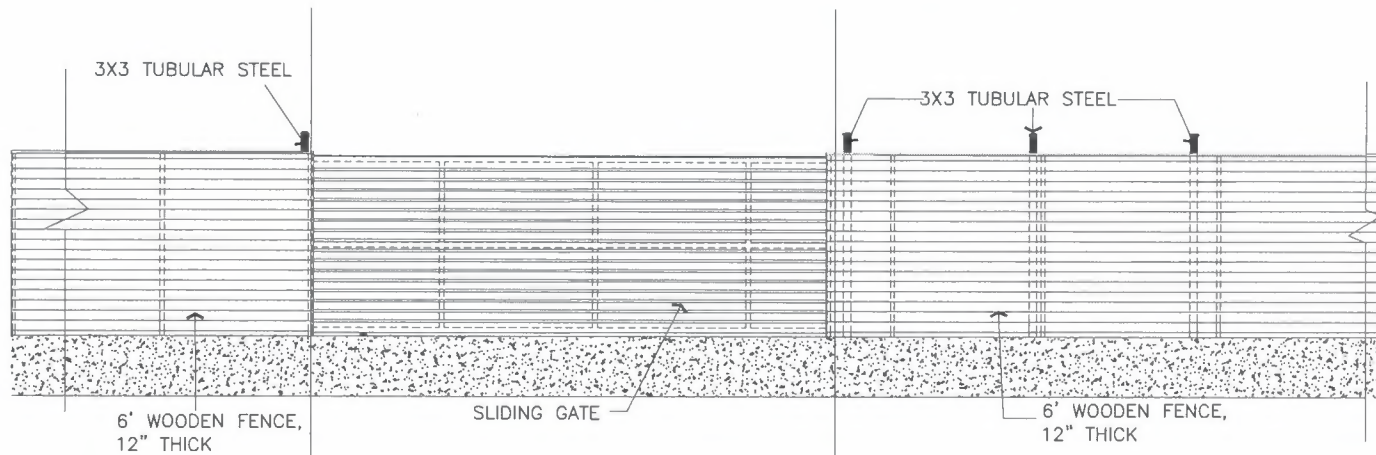
DESCRIPTION

SCALE
NTS

SHEET TITLE
FENCE DETAILS

SHEET #
C1.02

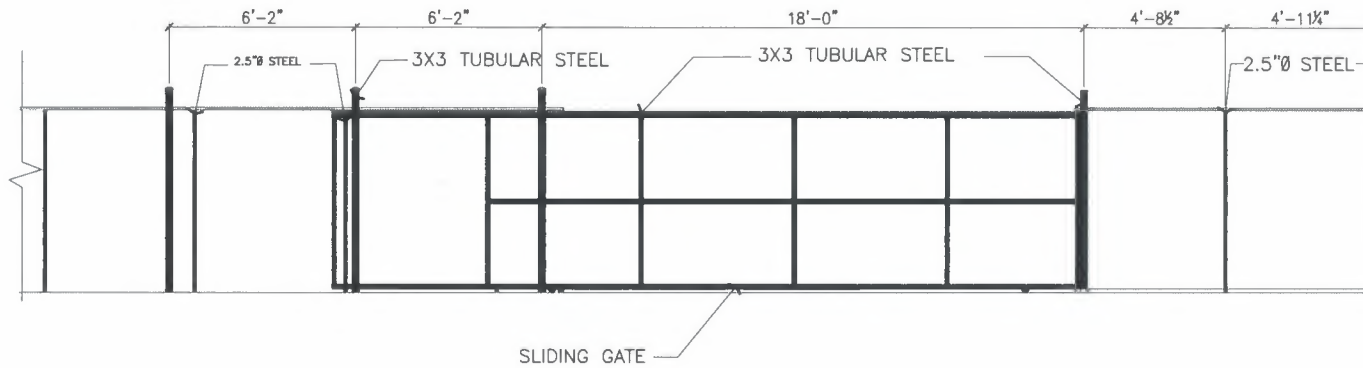
BDA223-099



FENCE-03

FENCE GATE

FENCE-02



STRUCTURAL GATE DETAIL

1	FENCE DRAWINGS AND DETAIL
C3	SCALE: NTS

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MJKB

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DESCRIPTION

SCALE

NTS

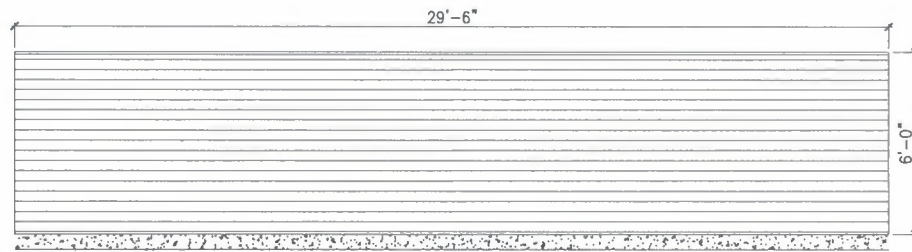
SHEET TITLE

FENCE DETAILS

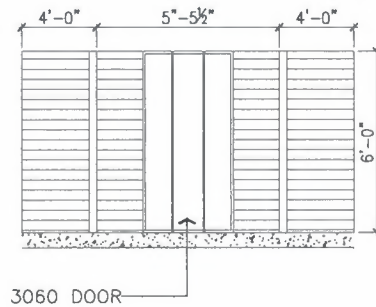
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C1.03

BDA223-097

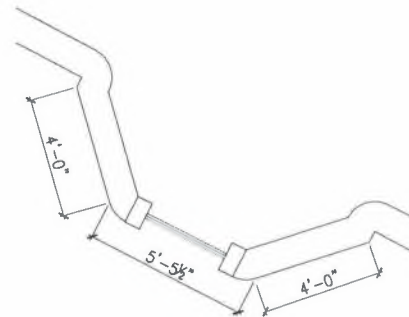


FENCE-05



3060 DOOR

FENCE-04



1	FENCE DRAWINGS AND DETAIL
C4	SCALE: NTS

SEAL

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 MJKB

CHECKED BY

DESCRIPTION

SCALE
 NTS

SHEET TITLE
 FENCE DETAILS

SHEET #
C1.04

BOA223-097

BDA223-097



BDA223-097





BDA 228-097



BDA223-09.7



BDA223-097



70A 223-097



BDA 223-097



BDA 223-097

BDA 223-097



BDA223-097



PCA 223-097



BDA223-097



EDA-228-097





BDA-223-097