



# Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

## APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA

**RECEIVED**  
BDA 223-107

Data Relative to Subject Property: CO renewal renewal

Date:

OCT 04 REC'D

Location address: 5524 Vickory Blvd

Zoning District:

GBA-1.5

Lot No.: 6

Block No.: 101928

Acreage: 0.195

Census Tract:

10-01

Street Frontage (in Feet): 1) 50'

2) \_\_\_\_\_

3) \_\_\_\_\_

4) \_\_\_\_\_

5) \_\_\_\_\_

### To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): Kevin Sheppard and Michael Vann

Applicant: Michael Vann

Telephone:

210-259-7791

Mailing Address:

5524 Vickory Blvd, Dallas, TX

Zip Code:

75206

E-mail Address:

MBVANN1@gmail.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 \_\_\_\_\_

AO - Appealing building official denial for fence height.

(31 feet of fence are out of ordinance by 2 feet in height)

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:

Our side yard on West side adjoins a 15' Alley/Government so we don't impede on the light, air <sup>exit</sup> or space between the next house s' described in 2639.4.

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.

6.2.1

### Affidavit

Before me the undersigned on this day personally appeared

Michael Vann

(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]

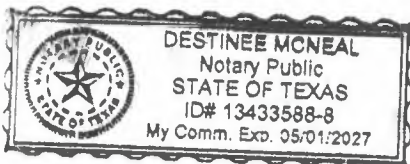
(Affiant/Applicant's signature)

Subscribed and sworn to before me this

4 day of October, 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 Michael Vann

did submit a request to appeal the decision of the administrative official  
at 5524 VICKERY BLVD.

BDA223-107. Application of Michael Vann to appeal the decision of the administrative official at 5524 VICKERY BLVD. This property is more fully described as Block 10/1928, Lot 6 and is zoned CD-15, which requires compliance with conservation district architectural standards. The applicant proposes to appeal the decision of an administrative official in the denial of a conservation district review.

Sincerely,



Andrew Espinoza, CBO, MCP, CFM, CCEA

  
CITY OF DALLAS  
AFFIDAVIT

Appeal number: BDA 223-107

I, Kevin R. Sheppard, Owner of the subject property  
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 5524 Vickery Blvd, Dallas, TX 75206  
(Address of property as stated on application)

Authorize: Michael S. Vann  
(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)

- Variance (specify below)
- Special Exception (specify below)
- Other Appeal (specify below)

Specify: Requesting special exception for 2' increase on side fences.  
AO Appeal building official denial for fence height

Kevin R. Sheppard  
Print name of property owner or registered agent

Kevin Sheppard  
Signature of property owner or registered agent

Date 07/14/2023

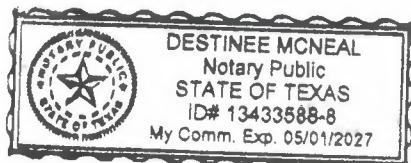
Before me, the undersigned, on this day personally appeared Kevin Sheppard

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 14 day of July, 2023

Destinee McNeal  
Notary Public for Dallas County, Texas

Commission expires on 05/01/2027





CITY OF DALLAS

October 4, 2023

CERTIFIED MAIL NO. 70060810000355296139

Mr. Michael Vann  
5524 Vickery BLVD  
Dallas, TX 75206

**RE: Denial of CD23051003 application to exceed fence height limit in side yard**

Dear Mr. Vann:

Your application to construct a fence at 8-feet in height within the side yard has been denied. You may appeal this decision to the Board of Adjustment pursuant to Ordinance 26391(10)(d). In considering the appeal, the sole issue before the Board of Adjustment is whether the Director erred in the decision to deny your application. The Board of Adjustment shall consider the standards that were required when the review was done. The enclosed CD work certificate contains sections of the ordinance pertinent to the denial of your application.

You have twenty (20) days from the date of the denial to file your appeal with the Board of Adjustment. Any questions related to an appeal should be directed to Nikki Dunn, Chief Planner for the Board of Adjustment, whose contact is (214)948-4366 or [sheniqua.dunn@dallas.gov](mailto:sheniqua.dunn@dallas.gov), or Diana Barkume, Senior Plans Examiner, at (214)942-4364 or [diana.barkume@dallas.gov](mailto:diana.barkume@dallas.gov).

Respectfully,

A handwritten signature in blue ink, appearing to read 'Trevor A. Brown'.

Trevor A. Brown  
Chief Planner, Conservation Districts

Enclosure  
CD Certificate of Denial

RECEIVED DATE: 5-2-96 RECEIVED DATE: 7-11-96

# CITY OF DALLAS PLAT BOOKS

ANNEXED \_\_\_\_\_ ORD. NO. \_\_\_\_\_  
SURVEY J. HART \_\_\_\_\_ ABST. 578

ADDITION PT. OF VICKERY PLACE

BLOCKS 1925-1928

SCALE 100 FT. EQUALS 1 INCH

SCHOOL DISTRICT DALLAS

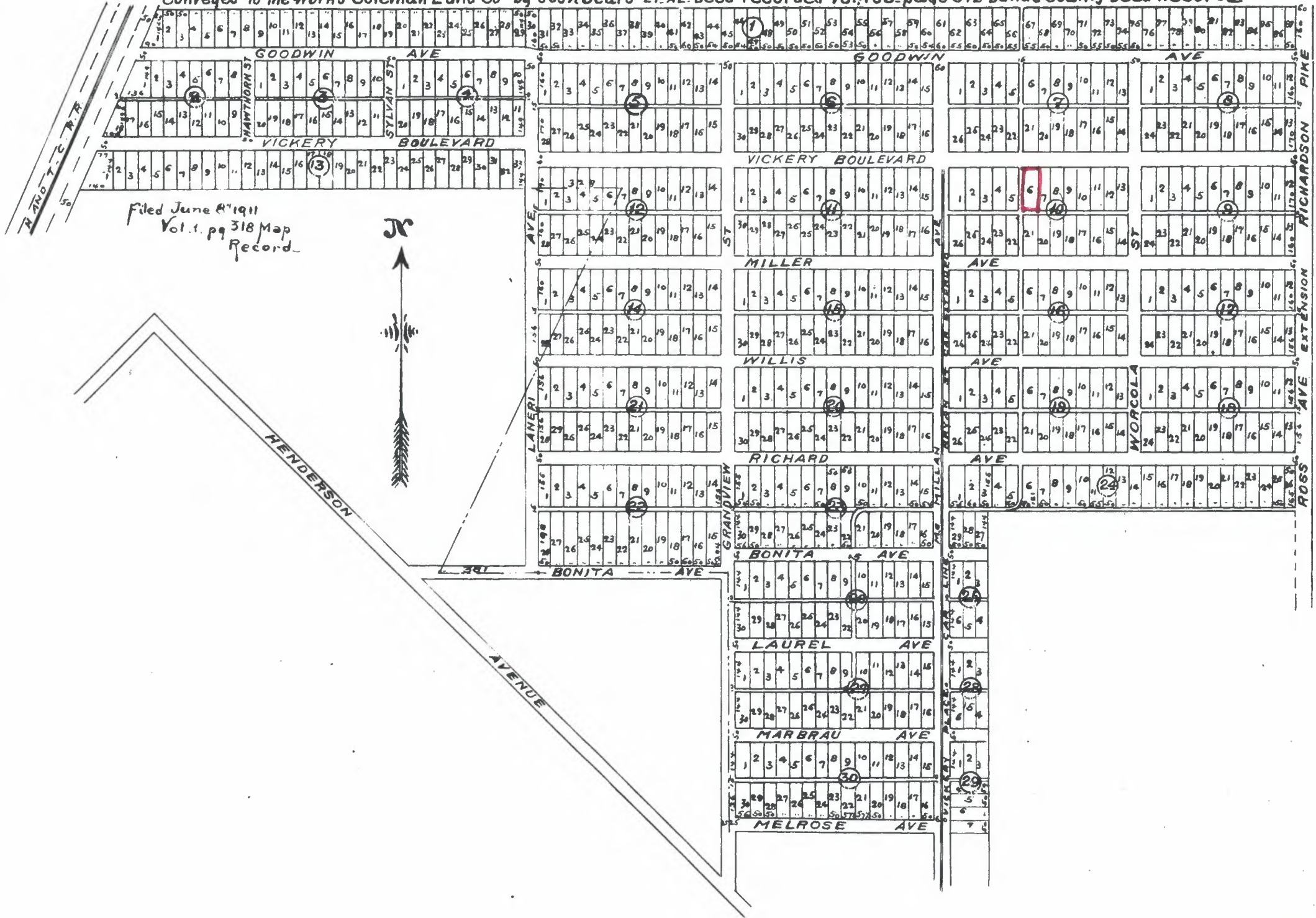
TG



TRUE AND CORRECT COPY OF RECORD ON FILE IN CITY SURVEYOR'S OFFICE  
 BY: *Joany Butler*  
 DATE: 7-12-2023

# Vickery Place

Being a subdivision of a tract of land of 170 acres out of the J.G. Hart survey conveyed to the Works-Coleman Land Co by J.D. Caldwell and wife Deed recorded Vol. 494 page 21. and a tract of 23.18 Ac out of the J.M. Patterson survey conveyed to the Works Coleman Land Co by Jas. W. Sears ET. AL. Deed recorded Vol. 493 page 572 Dallas County Deed Records



(From Lithograph Copy)  
No Scale

CITY OF DALLAS  
TRUE AND CORRECT  
COPY OF RECORD  
ON FILE IN CITY  
SURVEYOR'S OFFICE  
BY: *Jerry Bell*  
DATE: 7-12-2007