



Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

APPLICATION/APPEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA

234-010

RECEIVED

Data Relative to Subject Property:

Date:

FOR OFFICE USE ONLY

Location address: 4811 Kelsey Rd. Dallas 75229

Zoning District:

R1Ac(1)

NOV 21 1 19 2023

Lot No.: 3-C Block No.: B/5532 Acreage: 1.08 Census Tract:

BY: [Signature]

Street Frontage (in Feet): 1) 200' 2) 3) 4) 5)

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): Anup Tamrakar / Subhrata Piya

Applicant: Aaron Wallroth Telephone: (201) 924-9737

Mailing Address: 1212 Etzel Cemetery Rd Collinsville TX 76233

E-mail Address: aaron.wallroth@yahoo.com

Represented by: Anup Tamrakar / Subhrata Piya Telephone: (017) 676-1251

Mailing Address: 9217 Shoreline Trail Fort Worth TX 76116

E-mail Address: anup@urbaniconstruc.com

Affirm that an appeal has been made for a Variance or Special Exception of Exceeding Maximum Fence Height of 4' in required front yard beyond the R-1 AC 40' front building line setback, requesting a 3' special exception for a total height MAX of 7'
 special exception less than 50% open

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:

AS a standard and approved for many neighbors in this neighborhood a special exception for a slightly taller fence would no way adversely affect the neighborhood properties and increase value for many.

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

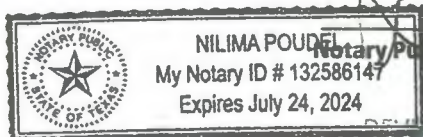
Before me the undersigned on this day personally appeared Anup Tamrakar

(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 30th day of October, 2023



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 AARON WALLRATH
represented by ANUP TAMRAKAR
did submit a request for (1) a special exception to the fence height regulations, and for (2) a
special exception to the fence standards regulations
at 4811 KELSEY RD.

BDA234-010. Application of AARON WALLRATH represented by ANUP TAMRAKAR for (1) a special exception to the fence height regulations, and for (2) a special exception to the fence standards regulations at 4811 KELSEY RD. This property is more fully described as Block B/5532, Lot 3-C, and is zoned R-1ac(A), which limits the height of a fence in the front yard to 4 feet and requires a fence panel with a surface area that is less than 50 percent open may not be located less than 5 feet from the front lot line. The applicant proposes to construct and/or maintain a 7-foot high fence in a required front yard, which will require (1) a 3-foot special exception to the fence regulations, and to construct a fence in a required front yard with a fence panel having less than 50 percent open surface area located less than 5 feet from the front lot line, which will require (2) a special exception to the fence regulations.

Sincerely,


Andrew Espinoza, CBO, MCP, CFM, CCEA



Appeal number: BDA 234-010

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

at: 4811 Kelsey Road Dallas Texas 75229
(Address of property as stated on application)

Authorize: Aaron Wallrath
(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: Special exception to the maximum fence height,
adding 2'8" - 3' Special exception less than 50% open

Anup Tamrakar
Print name of property owner or registered agent

[Signature]
Signature of property owner or registered agent

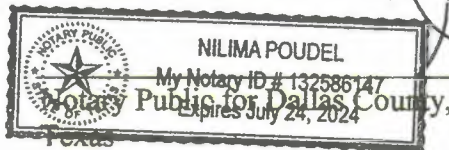
agent Date 10/30/2023

Before me, the undersigned, on this day personally appeared
Anup Tamrakar

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 30th day of

October, 2023



Commission expires on 7/24/2024



CITY OF DALLAS
AFFIDAVIT

Appeal number: BDA 234-010

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

at: 4811 Kelsey Road, Dallas, Texas 75229
(Address of property as stated on application)

Authorize: Aaron Wallrath
(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: Special exception to the maximum fence height,
adding 2' 8" - 3' Special exception less the 50% gen

Subhrata Piya
Print name of property owner or registered agent

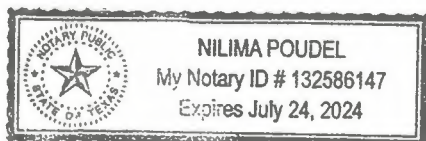
[Signature]
Signature of property owner or registered agent

agent Date 11/6/23

Before me, the undersigned, on this day personally appeared
SUBHRATA PIYA

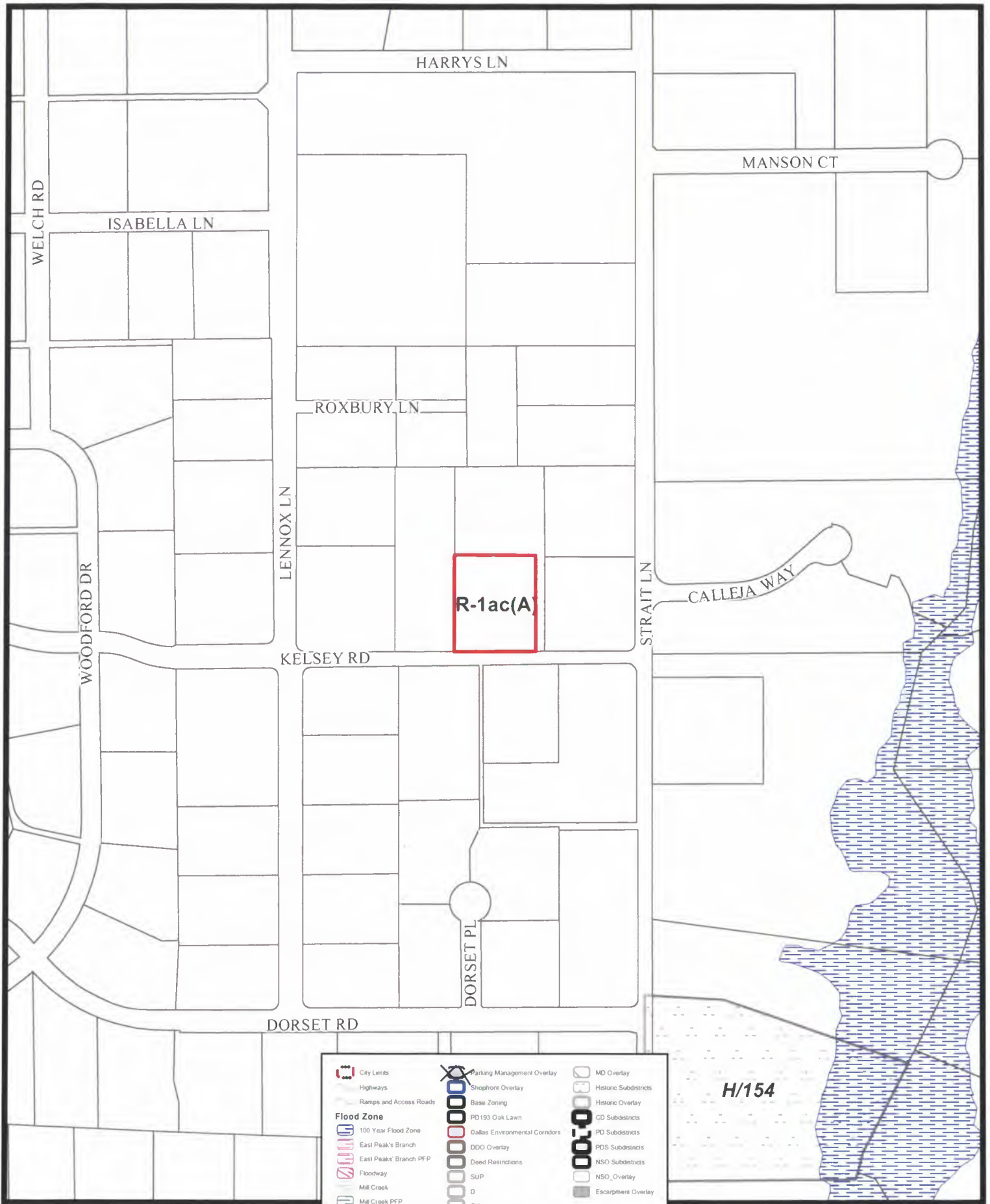
Who on his/her oath certifies that the above statements are true and correct to his/her best

knowledge. Subscribed and sworn to before me this 6th day of
November, 2023



[Signature]
Notary Public for Dallas County,
Texas

Commission expires on
7-24-2024



R-1ac(A)

CALLEJA WAY

H/154

City Limits	Parking Management Overlay	MO Overlay
Highways	Shopfront Overlay	Historic Subdistricts
Ramps and Access Roads	Base Zoning	Historic Overlay
Flood Zone	PD193 Oak Lawn	CD Subdistricts
100 Year Flood Zone	Dallas Environmental Corridors	PD Subdistricts
East Paak's Branch	DDO Overlay	PDS Subdistricts
East Paak's Branch PFP	Deed Restrictions	NSO Subdistricts
Floodway	SUP	NSO_Overlay
Mill Creek	D	Escarpment Overlay
Mill Creek PFP	D 1	
Peak's Branch	CP	
Peak's Branch PFP	SP	
X Protected by Levee		
Parks		
Height Map Overlay		



1:3,600

Case ID: **EDA23A-010**
 Printed: 11/6/2023

SHIPPED DATE: 3-18-94 RECEIVED DATE: 6-13-94

CITY OF DALLAS PLAT BOOKS

ANNEXED JULY 11, 1945 ORD. NO. 3653

ADDITION ROXBURY PARK PT.

BLOCKS A & B 5532, 5533

SURVEY M.F. FORTNER ABST. 479

SCALE 100 FT. EQUALS 1 INCH

BRS 7-19-94

SCHOOL DISTRICT DALLAS

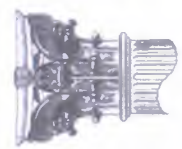
LOT 1-A & 2-A BLK. B/5532 FILED: 9-9-82 REPLAT
FILED: 2-26-52 BLK. B/5532 LT. 3A-3C ROXBURY PARK ADD. RESUB. 1944 ADD RESUB.
FILED: 6-30-94 BLK. B/5532 LT. 3D SWEET MEADOW SUB.



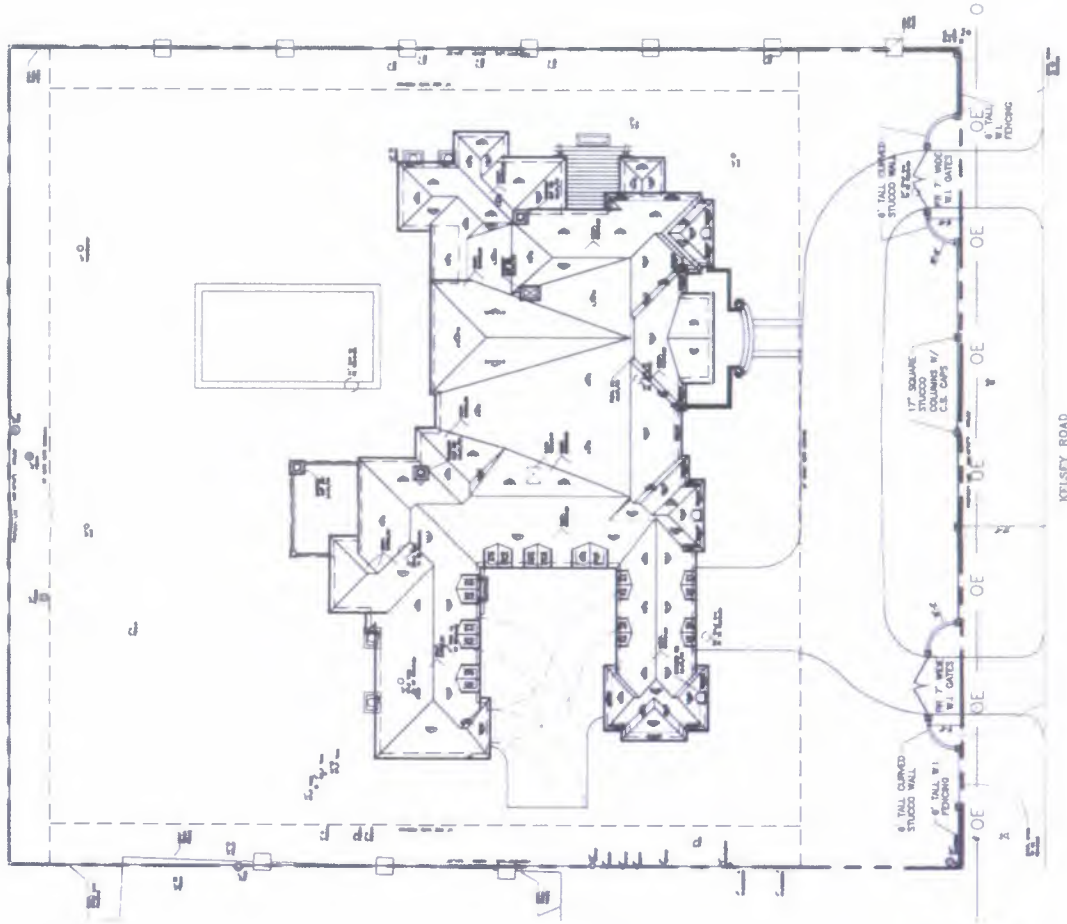
TRUE AND CORRECT
COPY OF RECORD
ON FILE IN CITY
SURVEYOR'S OFFICE

BY: *[Signature]*
DATE: 11/06/2023

BDA234-010



SMITH@PL2.TAHOOCOM
BRIGHAM
SMITH
RESIDENTIAL DESIGN
CELL (214) 537 2712



01

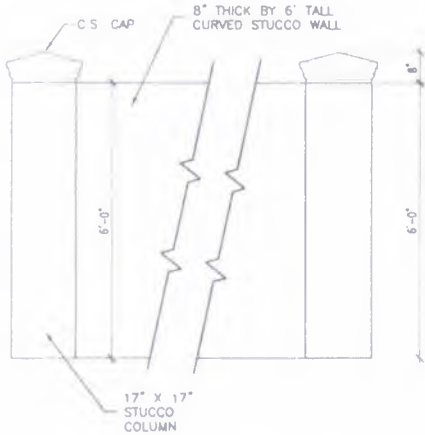
SITE PLAN

20 November, 2023

A1.2

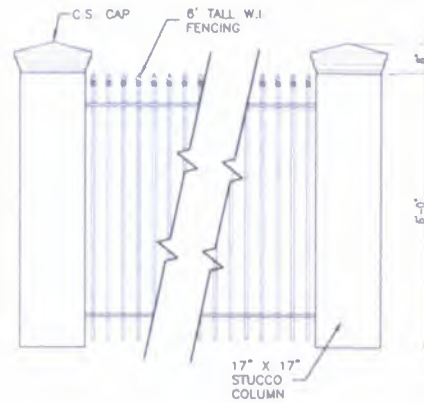
ANUP & SUBHRATA TAMRAKAR RESIDENCE
4811 KELSEY ROAD - LOT 3-C, CLOCK B/5532
ROXBURY PARK - DALLAS, TX

BOA234-010



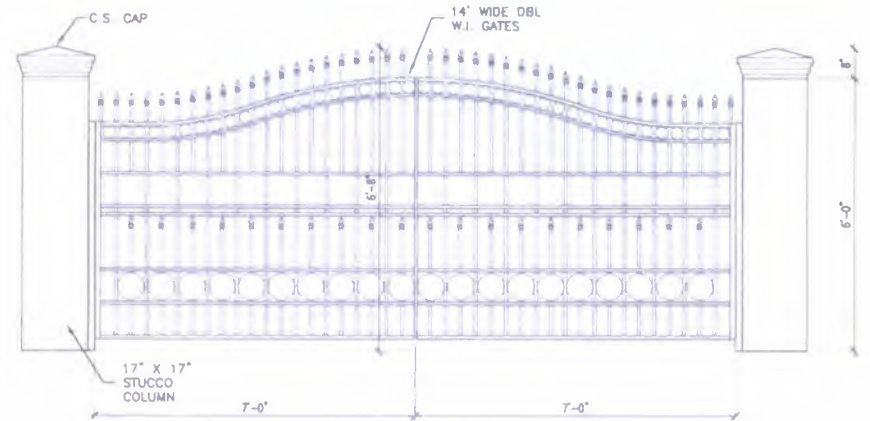
04 STUCCO WALL

3/8" = 1'-0"



03 W.I. FENCING

3/8" = 1'-0"



02 DOUBLE GATES

3/8" = 1'-0"



01 FENCING ELEVATION

1/16" = 1'-0"

ANUP & SUBHRATA TAMRAKAR RESIDENCE
 4811 KELSEY ROAD - LOT 3-C, CLOCK B/5532
 ROXBURY PARK - DALLAS, TX

20 November, 2023

A1.1

BDA23A-010



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01 FENCING PLAN

NORTH

1/16" = 1' 0"

ANUP & SUBHRATA TAMRAKAR RESIDENCE
4811 KELSEY ROAD - LOT 3-C, CLOCK B/5532
ROXBURY PARK - DALLAS, TX

20 November, 2023

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BDA23A-010

