

ZONING BOARD OF ADJUSTMENT, PANEL C  
THURSDAY, FEBRUARY 23, 2017  
AGENDA

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BRIEFING	L1FN CONFERENCE CENTER AUDITORIUM 1500 MARILLA STREET DALLAS CITY HALL	11:00 A.M.
PUBLIC HEARING	L1FN CONFERENCE CENTER AUDITORIUM 1500 MARILLA STREET DALLAS CITY HALL	1:00 P.M.

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**Donna Moorman, Chief Planner**  
**Steve Long, Board Administrator**

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**MISCELLANEOUS ITEM**

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Approval of the December 12, 2016 Board of Adjustment M1  
Panel C Public Hearing Minutes

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**UNCONTESTED CASES**

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<b>BDA167-011(SL)</b>	5531 Ursula Lane <b>REQUEST:</b> - Application of Thomas Nugent, represented by Lisa Ballew, for a special exception to the fence standards	1
<b>BDA167-015(SL)</b>	5423 Hilton Head Drive <b>REQUEST:</b> Application of Santos Martinez for a special exception to the fence standards	2
<b>BDA167-022(SL)</b>	2228 Madera Street <b>REQUEST:</b> Application of William Chase Corker for a variance to the front yard setback regulations	3

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**HOLDOVER CASE**

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**BDA156-125(SL)** 6615 Avalon Avenue 4  
**REQUEST:** Application of Robert Baldwin of Baldwin and Associates for variances to the rear yard setback regulations and off-street parking regulations

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**UNCONTESTED CASE**

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**BDA167-021(SL)** 9103 Boedeker Circle 5  
**REQUEST:** Application of Robert Baldwin, represented by Rob Baldwin of Baldwin and Associates, for a variance to the side yard setback 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)**

**FILE NUMBER:** BDA167-011(SL)

**BUILDING OFFICIAL'S REPORT:** Application of Thomas Nugent, represented by Lisa Ballew, for a special exception to the fence standards at 5531 Ursula Lane. This property is more fully described as Lot 10, Block B/5518, and is zoned R-1ac(A), which limits the height of a fence in the front yard to 4 feet. The applicant proposes to construct and maintain a 6 foot high fence in a required front yard, which will require a 2 foot special exception to the fence standards.

**LOCATION:** 5531 Ursula Lane

**APPLICANT:** Thomas Nugent  
Represented by Lisa Ballew

**REQUEST:**

A request for a special exception to the fence standards related to fence height of 2' is made to construct and maintain a fence higher than 4' in the 65' required front yard (a 6' high, approximately 28' long solid "Lueders limestone" fence) on a site that is developed with a single family home.

**STANDARD FOR A SPECIAL EXCEPTION TO FENCE STANDARDS:**

Section 51A-4.602 of the Dallas Development Code states that the board may grant a special exception to the fence standards when, in the opinion of the board, the special exception will not adversely affect neighboring property.

**STAFF RECOMMENDATION:**

No staff recommendation is made on this or any request for a special exception to the fence standards since the basis for this type of appeal is when in the opinion of the board, the special exception will not adversely affect neighboring property.

**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 developed with a single family home. 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 for a special exception to the fence standards related to fence height of 2' focuses on constructing and maintaining a 6' high, approximately 28' long solid "Lueders limestone" fence on a site that is developed with a single family home.
- The subject site is zoned R-1ac(A) which requires a 40' front yard setback; however because the site has a 65' platted building line on Ursula Lane, the site has a 65' required front yard on Ursula Lane.
- The Dallas Development Code states that in all residential districts except multifamily districts, a fence may not exceed 4' above grade when located in the required front yard.
- The site is located at the northwest corner of Ursula Lane and Netherland Drive.
- The subject site has one front yard along Ursula Lane (the shorter of the two frontages of the subject site which is always a front yard in this case) and a side setback along Netherland Drive (the longer of the two frontages). The property to the north of the subject site along Netherland Drive is the longer of its two street frontage (Lobello Drive being its shorter frontage) where there is no continuity of a front yard setback to be maintained on either property along Netherland Drive.
- The applicant has submitted a site plan and elevation of the proposal with notations indicating that the proposal reaches a maximum height of 6'.
- The following additional information was gleaned from the submitted site plan:
  - The proposal over 4' in height in the front yard setback is represented as being approximately 28' in length parallel to Ursula Lane.
  - The proposal is represented as being located approximately 60' from the front lot line or approximately 75' from the pavement line.
- If the proposal located 5' further north it would no longer be in the setback or require this special exception.
- One single family lot fronts the proposed fence with no fence in its front yard.
- The Board Administrator conducted a field visit of the site and surrounding area and noted no other fences that appeared to be above 4' in height and located in a front yard setback.
- As of February 10, 2017, no letters had been submitted in support of or in opposition to the request.
- The applicant has the burden of proof in establishing that the special exception to the fence standards related to fence height of 2' will not adversely affect neighboring property.

- Granting this special exception with a condition imposed that the applicant complies with the submitted site plan and elevation would require the proposal exceeding 4' in height to be constructed and maintained in the location and of the heights and materials as shown on these documents.

**Timeline:**

November 18, 2016: The applicant submitted an “Application/Appeal to the Board of Adjustment” and related documents which have been included as part of this case report.

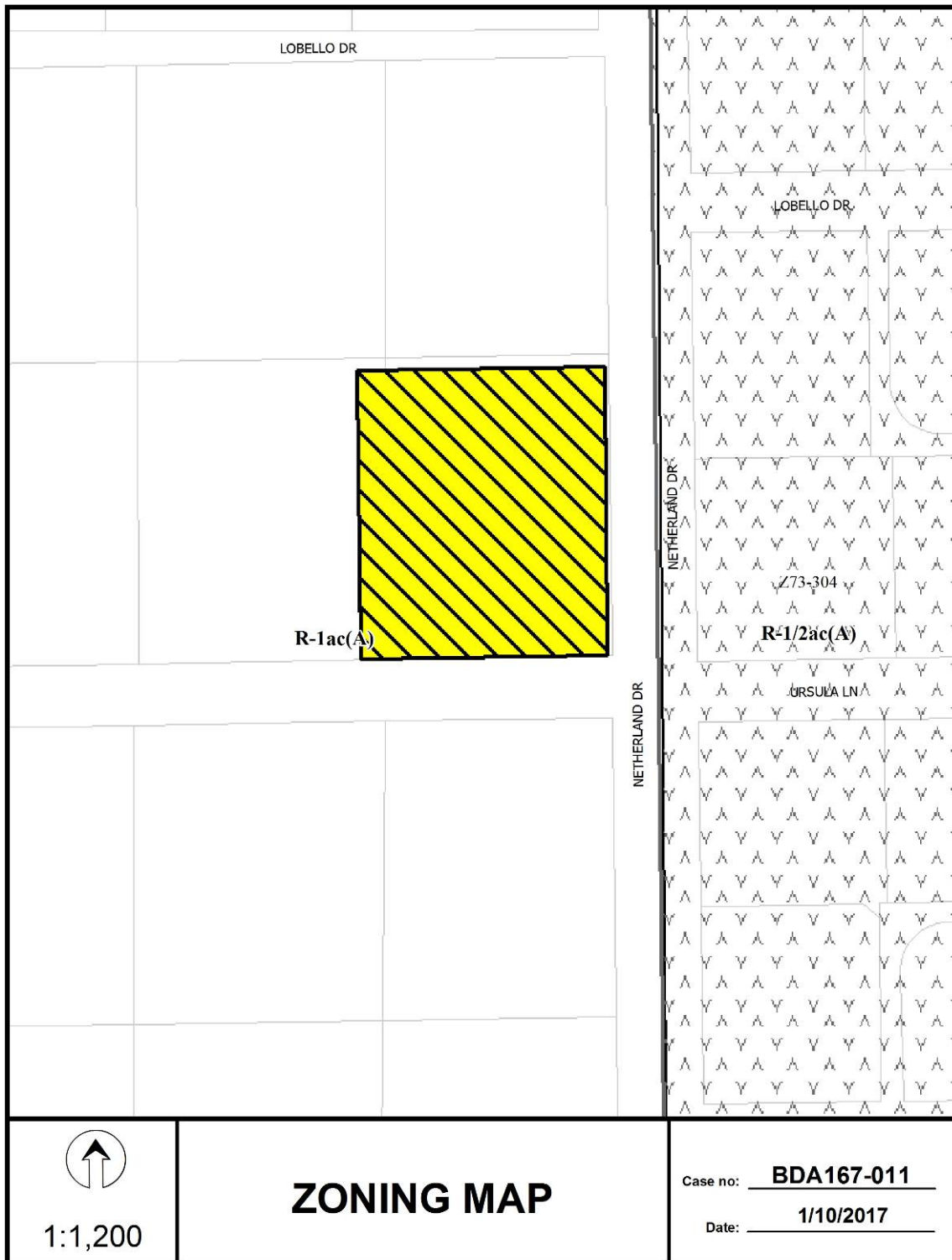
January 6, 2017: The Board of Adjustment Secretary randomly assigned this case to Board of Adjustment Panel C.

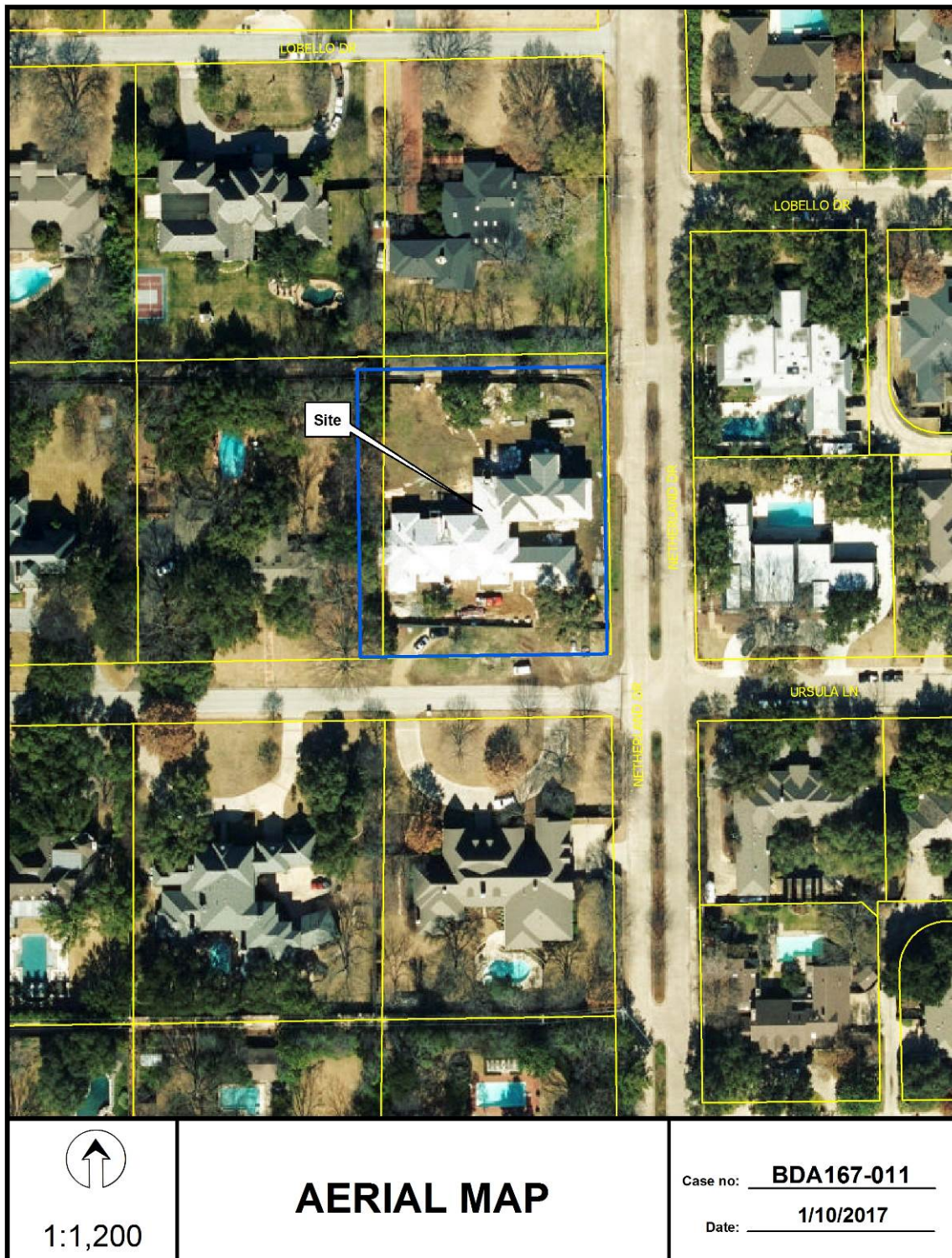
January 6, 2017: The Board Administrator emailed the applicant the following information:

- an attachment that provided the public hearing date and panel that will consider the application; the February 1<sup>st</sup> deadline to submit additional evidence for staff to factor into their analysis; and the February 10<sup>th</sup> deadline to submit additional evidence to be incorporated into the Board’s docket materials;
- the criteria/standards 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.

February 7, 2017: The Board of Adjustment staff review team meeting was held regarding this request and the others scheduled for February public hearings. Review team members in attendance included: the Sustainable Development and Construction Department Assistant Director, the Sustainable Development Department Assistant Director Engineering, the Board of Adjustment Chief Planner, the Building Inspection Chief Planner, the Board Administrator, the Building Inspection Senior Plans Examiner/Development Code Specialist, the Chief Arborist, the Sustainable Development and Construction Department Senior Planner, and the Assistant City Attorney to the Board.

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









APPLICATION/APPEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 167-011

Data Relative to Subject Property:

Date: 11.18.16

Location address: 5531 URSULA LANE Zoning District: R-1AC(A)

Lot No.: 10 Block No.: B / 5518 Acreage: 1.102 Census Tract: 76.05

Street Frontage (in Feet): 1) 200.03 2) 240.17 3) 4) 5) NE2S

To the Honorable Board of Adjustment :

Owner of Property (per Warranty Deed): DAVID & JERI KLEIMAN

Applicant: THOMAS NUGENT Telephone: 214-641-4500

Mailing Address: 2950 IRVING BLVD DALLAS TX Zip Code: 75247

E-mail Address: TNUGENT@LAMBERTS.NET

Represented by: LISA BALLEW Telephone: 214-641-4500

Mailing Address: 2950 IRVING BLVD DALLAS TX Zip Code: 75247

E-mail Address: LBALLEW@LAMBERTS.NET

Affirm that an appeal has been made for a Variance, or Special Exception X, of A 2' EXCEPTION TO BUILD A 6' FENCE IN FRONT YARD OF PROPERTY

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:

AN EXISTING 6' FENCE HAS BEEN IN PLACE SINCE THE HOME WAS BUILT AND INTEGRATES PROPERLY WITH THE BUILDING ARCHITECTURE. FRONT SETBACK IS 65' THE WALL/FENCE IS 6' FROM THE PROPERTY LINE AND WILL APPEAR TO BE PART OF THE BUILDING AND NOT A FENCE

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.

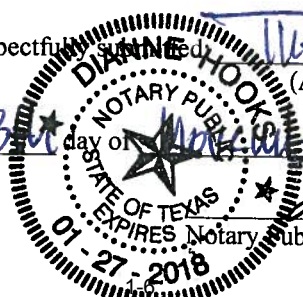
Affidavit

Before me the undersigned on this day personally appeared THOMAS NUGENT (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, Thomas Nugent (Affiant/Applicant's signature)

Subscribed and sworn to before me this 18th day of November, 2016



Diane Hooker 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 Thomas Nugent  
represented by Lisa Ballew  
did submit a request for a special exception to the fence height regulations  
at 5531 Ursula Lane

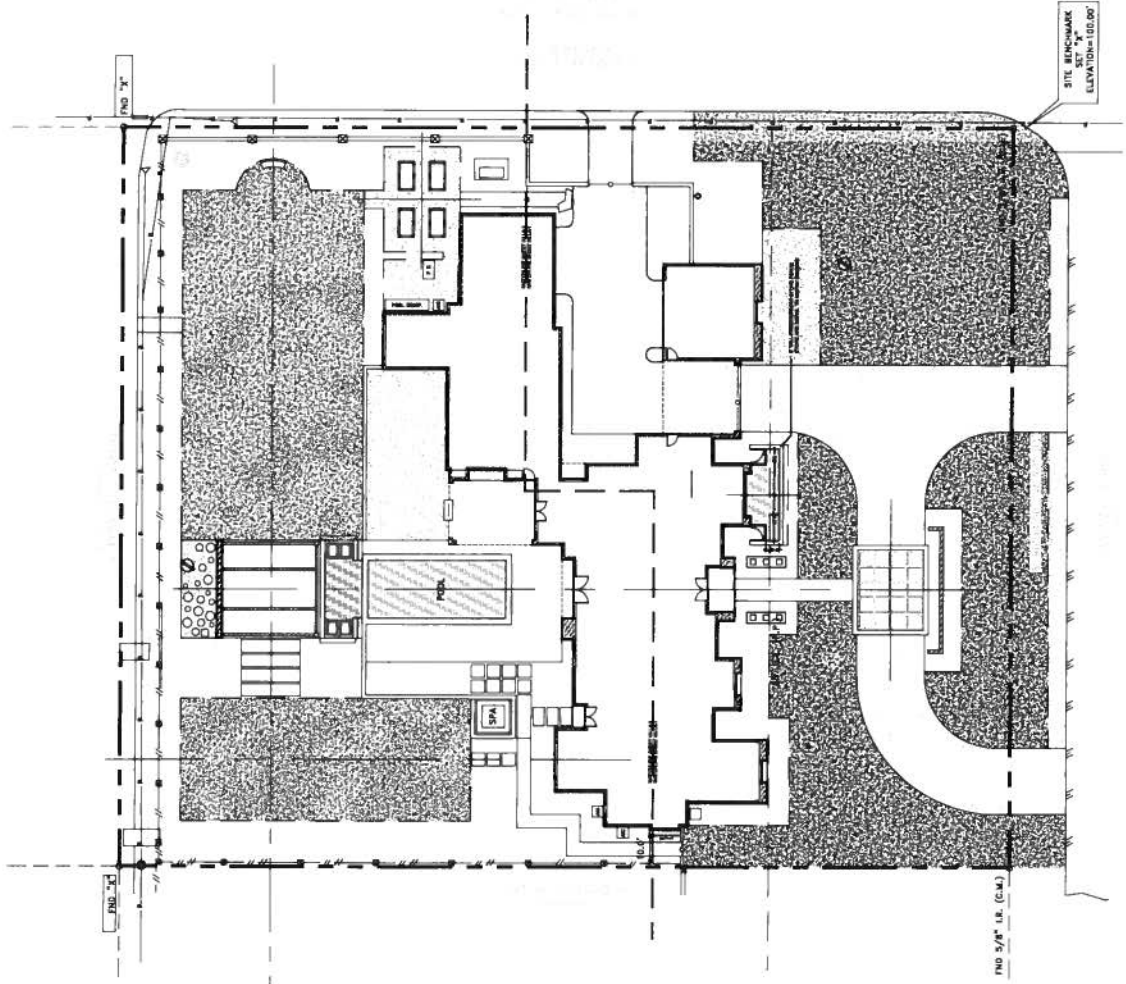
BDA167-011. Application of Thomas Nugent represented by Lisa Ballew for a special exception to the fence height regulations at 5531 Ursula Lane. This property is more fully described as Lot 10, Block B/5518, and is zoned R-1ac(A), which limits the height of a fence in the front yard to 4 feet. The applicant proposes to construct a 6 foot high fence in required front yard, which will require a 2 foot special exception to the fence regulation.

Sincerely,

*Philip Sikes*  
Philip Sikes, Building Official

Revisions
1. LITTON'S SERVICE PROVIDED
2. LITTON'S SERVICE PROVIDED
3. LITTON'S SERVICE PROVIDED
4. LITTON'S SERVICE PROVIDED
5. LITTON'S SERVICE PROVIDED

Client Name: KLEIMAN
Drawn By: JF
Print No: 15-027
Approved By: TM
Plt Date: 08.28.16



Scale: 1/16"=1'-0"

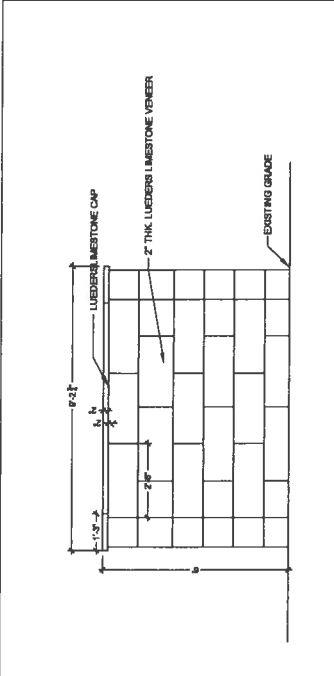
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**A** Layout Plan

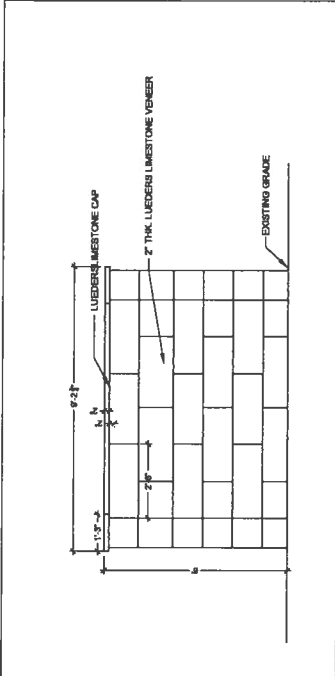
NO.	REVISIONS

Client Name:	Kleiman
Plan No.:	18-027
Drawn By:	JP
Approved By:	TM
File Date:	04.25.18

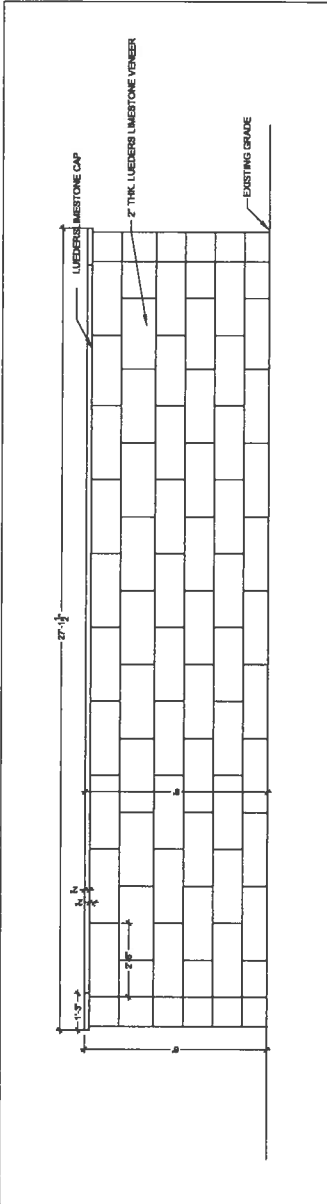
Sheet No. **04.EL-1**  
 Fence Elevations



**C** East Fence Elevation  
 Scale: 1/2"=1'-0"



**B** East Fence Elevation  
 Scale: 1/2"=1'-0"

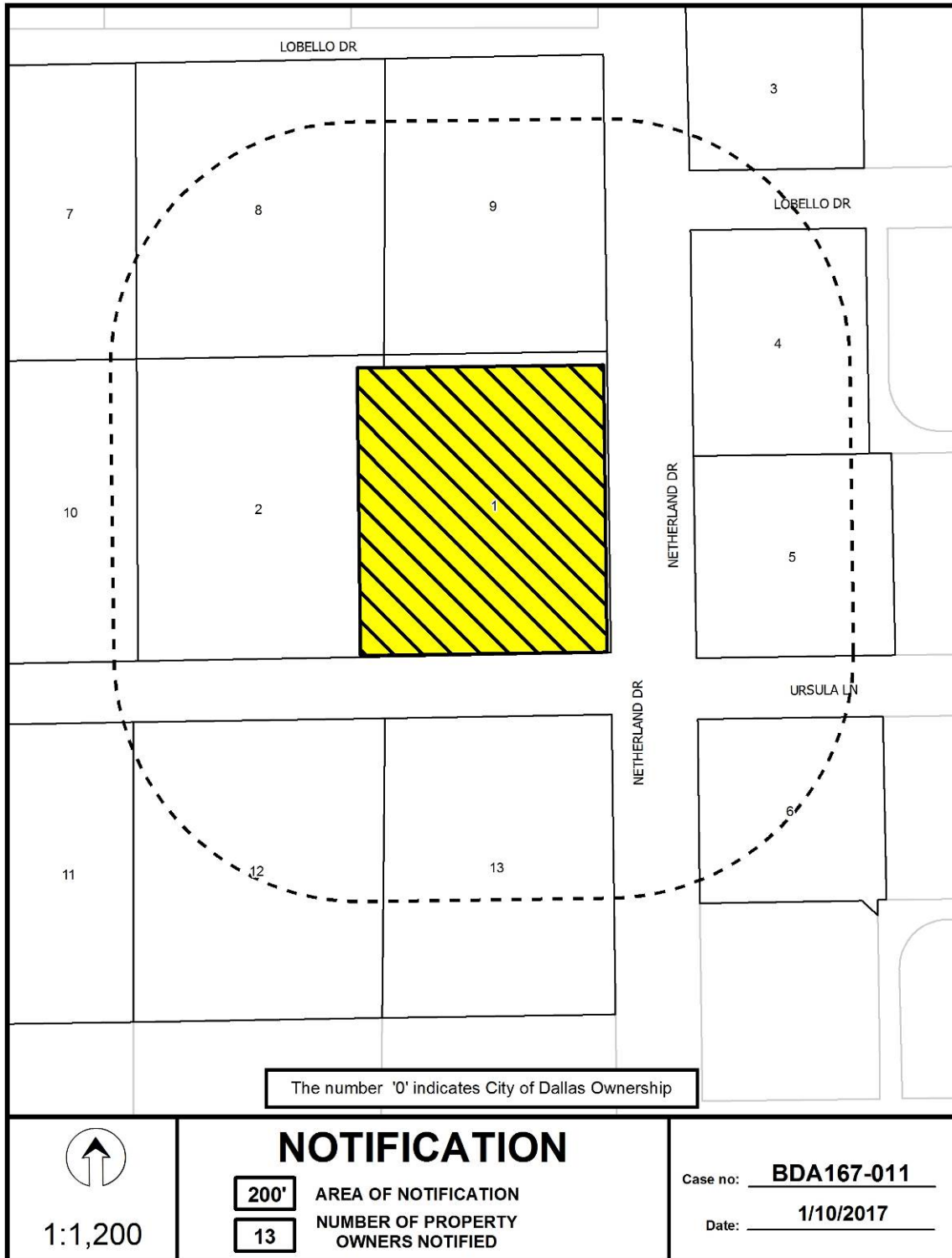


**A** South Fence Elevation  
 Scale: 1/2"=1'-0"

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**Kleiman Residence  
Existing Conditions Site Photos**



## *Notification List of Property Owners*

### *BDA156-125*

#### *18 Property Owners Notified*

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	6615 AVALON AVE	CAVENAGHI GONZALO L
2	6609 AVALON AVE	HAYES BARRY M &
3	6603 AVALON AVE	MANCHESTER STEVEN T &
4	6608 LAKEWOOD BLVD	ANGELLEY WILLIAM O & JULES E
5	6620 LAKEWOOD BLVD	HARLAN MICHAEL N & CYNTHIA S
6	6600 LAKEWOOD BLVD	HAY G R
7	6616 LAKEWOOD BLVD	WELLS HENRY W &
8	6624 LAKEWOOD BLVD	PATTERSON SPENCER &
9	6630 LAKEWOOD BLVD	GORDON KAELA JILL & GREGORY DAVID
10	6641 AVALON AVE	DETERDING JOHN C JR &
11	6625 AVALON AVE	BYERLEY WILLIAM M & SUSAN G
12	6639 AVALON AVE	MAYON MICHAEL C
13	6616 AVALON AVE	OPITZ JUSTIN R & KASSIDY K
14	6602 AVALON AVE	JACOBE MICHAEL
15	6608 AVALON AVE	RUBENSTEIN KENNETH JAY &
16	6622 AVALON AVE	BONDS DAVID A
17	6636 AVALON AVE	PEDEN JAMES K III
18	6640 AVALON AVE	CINDY LYNN CAPITAL LLC

**FILE NUMBER:** BDA167-015(SL)

**BUILDING OFFICIAL'S REPORT:** Application of Santos Martinez for a special exception to the fence standards at 5423 Hilton Head Drive. This property is more fully described as Lot 4, Block 1/8705, and is zoned R-10(A), which limits the height of a fence in the front yard to 4 feet. The applicant proposes to construct and maintain an 8 foot high fence in a required front yard, which will require a 4 foot special exception to the fence standards.

**LOCATION:** 5423 Hilton Head Drive

**APPLICANT:** Santos Martinez

**REQUEST:**

A request for a special exception to the fence standards related to fence height of 4' is made to maintain a fence higher than 4' (an 8' high solid wood fence) and to construct and maintain a 6' high open ornamental metal fence in one of the site's two required front yards (Harbor Town Drive) on a site that is developed with a single family home.

**STANDARD FOR A SPECIAL EXCEPTION TO FENCE STANDARDS:**

Section 51A-4.602 of the Dallas Development Code states that the board may grant a special exception to the fence standards when, in the opinion of the board, the special exception will not adversely affect neighboring property.

**STAFF RECOMMENDATION:**

No staff recommendation is made on this or any request for a special exception to the fence standards since the basis for this type of appeal is when in the opinion of the board, the special exception will not adversely affect neighboring property.

**BACKGROUND INFORMATION:**

**Zoning:**

Site: R-10(A) (Single family district 10,000 square feet)  
North: R-10(A) (Single family district 10,000 square feet)  
South: R-10(A) (Single family district 10,000 square feet)  
East: R-10(A) (SUP 770)(Single family district 10,000 square feet)  
West: R-10(A) (Single family district 10,000 square feet)



### **Land Use:**

The subject site is developed with a single family home. 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 for a special exception to the fence standards of 4' focuses on maintaining an 8' high solid wood fence and constructing and maintaining a 6' high open ornamental metal fence in one of the site's two required front yards (Harbor Town Drive) on a site that is developed with a single family home.
- The subject site is zoned R-10(A) which requires a 30' front yard setback.
- The Dallas Development Code states that in all residential districts except multifamily districts, a fence may not exceed 4' above grade when located in the required front yard.
- The site is located at the northeast corner of Hilton Head Drive and Harbor Town Drive.
- Given the single family zoning and location of the corner lot subject site, it has two required front yards – a 25' required front yard caused by a platted building line along Hilton Head Drive (the shorter of the two frontages of the subject site which is always a front yard in this case) and a 15' required front yard cause by a platted building line along Harbor Town Drive (the longer of the two frontages which is typically considered a side yard where on this R-10(A) zoned property a 9' high fence could be erected by right). However the site has a required front yard along Harbor Town Drive in order to maintain continuity of the established front yard setback along this street frontage where a home/lot to the east “fronts” on Harbor Town Drive.
- The applicant has submitted a site plan and elevations of the proposal/existing fence with notations indicating that the proposal reaches a maximum height of 8' in the Harbor Town Drive required front yard. (No part of this application is to address any existing or proposed fence exceeding 4' in height in the Hilton Head Drive required front yard).
- The following additional information was gleaned from the submitted site plan:
  - The proposal over 4' in height in the front yard setback is represented as being approximately 78' in length parallel to Harbor Town Drive, and approximately 4' in length perpendicular to this street on the east and west sides in this required front yard. (All aspects of the fence proposal in this application is to maintain an 8' high wood fence with the exception of the 4' long fence on the east side of the site perpendicular to Harbor Town Drive that is proposed to be a 6' high open metal fence).

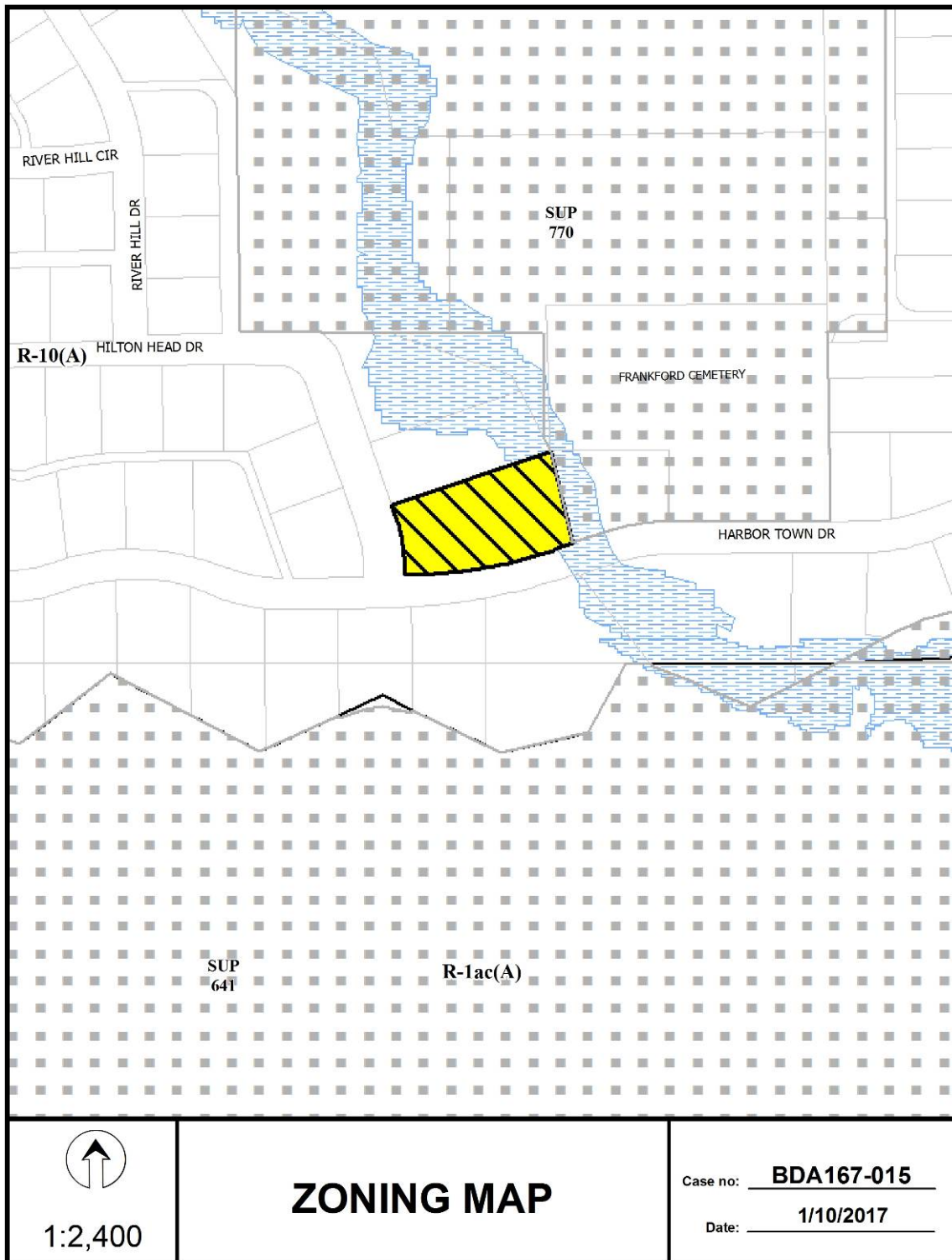
- The proposal is represented as being located approximately 11' from the Harbor Town Drive front property line. (No pavement line is represented on the submitted site plan).
- One single family lot with no fence fronts the existing fence on Hilton Head Drive.
- The Board Administrator conducted a field visit of the site and surrounding area and noted two other fences that appeared to be above 4' in height and located in a front yard setback. One is located two lots to the east and is an approximately 6' high solid masonry fence its front yard with no recorded BDA history, and the other is located two lots to the west and is an approximately 8' high solid wood fence with no recorded BDA history.
- As of February 10, 2017, no letters have been submitted in support of or in opposition to the request.
- The applicant has the burden of proof in establishing that the special exception to the fence standards related to height over 4' in the Harbor Town Drive required front yard will not adversely affect neighboring property.
- Granting this special exception with a condition imposed that the applicant complies with the submitted site plan and elevations would require the proposal exceeding 4' in height in the front yard setback to be maintained and constructed/maintained in the location and of the heights and materials as shown on these documents.

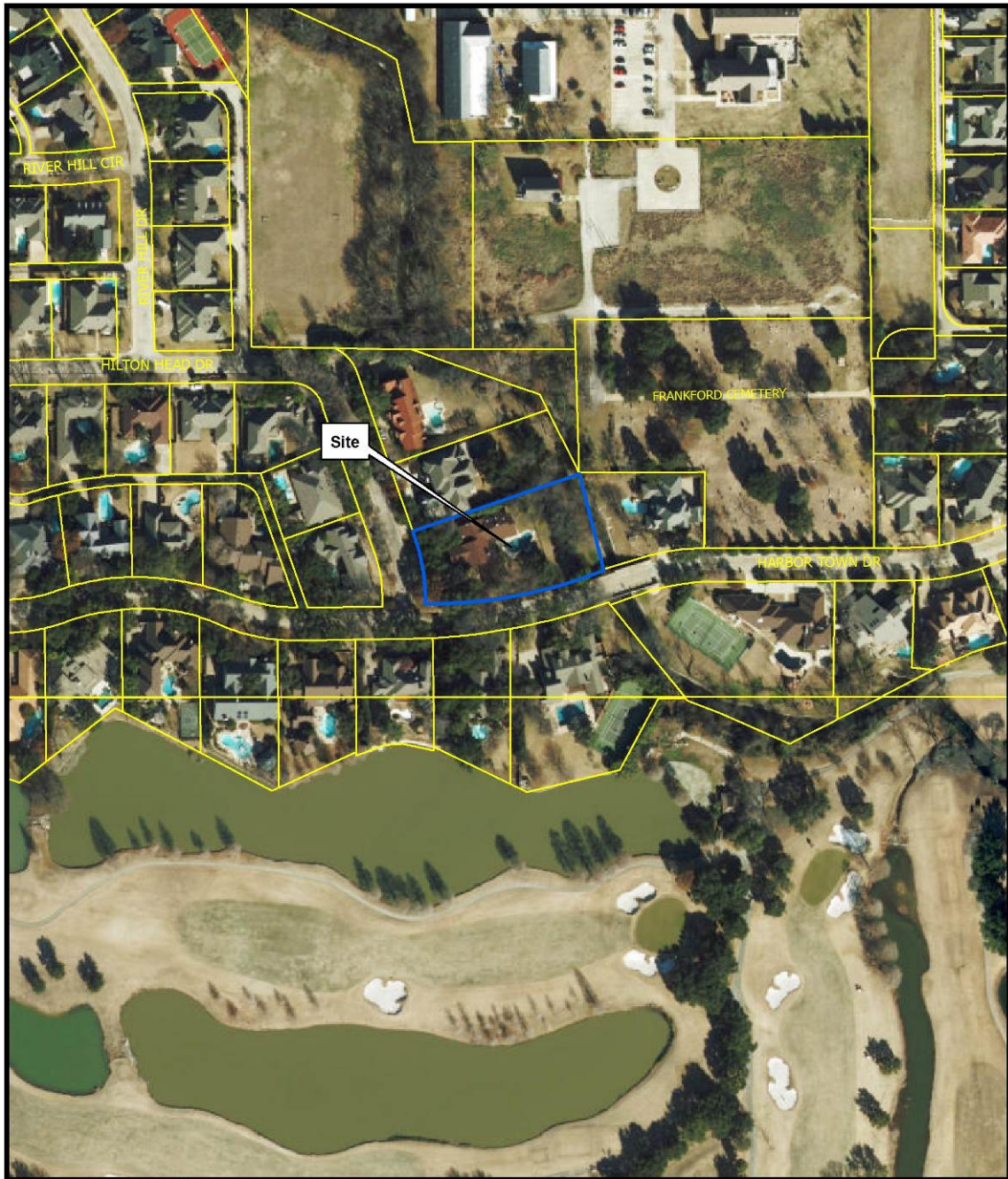
**Timeline:**

- December 13, 2016: The applicant submitted an "Application/Appeal to the Board of Adjustment" and related documents which have been included as part of this case report.
- January 6, 2017: The Board of Adjustment Secretary randomly assigned this case to Board of Adjustment Panel C.
- January 6, 2017: The Board Administrator emailed the applicant the following information:
- an attachment that provided the public hearing date and panel that will consider the application; the February 1<sup>st</sup> deadline to submit additional evidence for staff to factor into their analysis; and the February 10<sup>th</sup> deadline to submit additional evidence to be incorporated into the Board's docket materials;
  - the criteria/standards 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.

February 7, 2017: The Board of Adjustment staff review team meeting was held regarding this request and the others scheduled for February public hearings. Review team members in attendance included: the Sustainable Development and Construction Department Assistant Director, the Sustainable Development Department Assistant Director Engineering, the Board of Adjustment Chief Planner, the Building Inspection Chief Planner, the Board Administrator, the Building Inspection Senior Plans Examiner/Development Code Specialist, the Chief Arborist, the Sustainable Development and Construction Department Senior Planner, and the Assistant City Attorney to the Board.

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





1:2,400

# AERIAL MAP

Case no: BDA167-015

Date: 1/10/2017



City of Dallas

APPLICATION/APPEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 167-015

Data Relative to Subject Property:

Date: 12-13-16

Location address: 5423 ~~6324~~ Hilton Head Zoning District: R-10(A)

Lot No.: 4 Block No.: 1/8705 Acreage: .89 Census Tract: 317.06

Street Frontage (in Feet): 1) 80 2) 255 3) \_\_\_\_\_ 4) \_\_\_\_\_ 5) \_\_\_\_\_ *NEZR*

To the Honorable Board of Adjustment :

Owner of Property (per Warranty Deed): Ryan Burkhardt and Amanda Burkhardt

Applicant: Santos Martinez Telephone: 214 761-9197

Mailing Address: \_\_\_\_\_ Zip Code: \_\_\_\_\_

E-mail Address: \_\_\_\_\_

Represented by: Masterplan (Santos Martinez) Telephone: (214) 761-9197

Mailing Address: 900 Jackson St. Dallas, TX Zip Code: 75202

E-mail Address: Santos@masterplansconsultants.com

Affirm that an appeal has been made for a Variance \_\_, or Special Exception X, of 4' to the maximum fence height regulations in a required front yard.

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: The property owner seeks to maintain existing eight foot wooden fence along their side yard located along Harbor Town Drive. However, the property located behind them utilizes Harbor Town Drive as its front yard. The property owner's lot has two front yards due to this condition.

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 SANTOS T. MARTINEZ  
(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 9th day of DECEMBER, 2016

(Rev. 08-01-11)



[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**

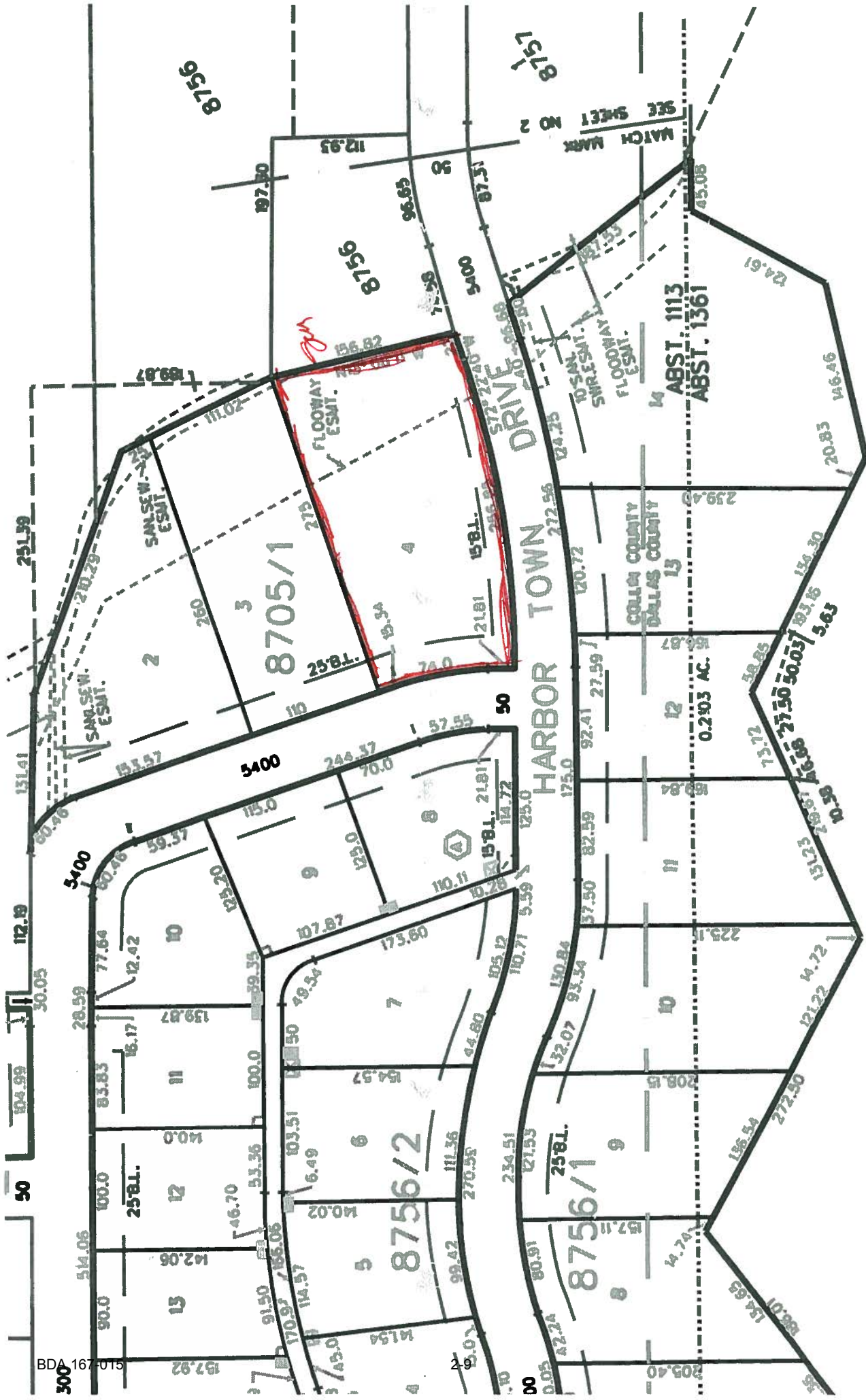
I hereby certify that Santos Martinez

did submit a request for a special exception to the fence height regulations  
at 5423 Hilton Head Drive

BDA167-015. Application of Santos Martinez for a special exception to the fence height regulations at 5423 Hilton Head Drive. This property is more fully described as Lot 4, Block 1/8705, and is zoned R-10(A), which limits the height of a fence in the front yard to 4 feet. The applicant proposes to construct an 8 foot high fence in a required front yard, which will require a 4 foot special exception to the fence regulation.

Sincerely,

*Philip Sikes*  
Philip Sikes, Building Official



8756

8705/1

8756/12

8756/1

8751

HARBOR TOWN DRIVE

ABST. 1113  
ABST. 1361

COLON COUNTY  
DALLAS COUNTY

MATCH MARK NO 2  
SEE SHEET NO 2

SAND SEW. ESMT.

FLOWWAY ESMT.

FLOODWAY ESMT.

5400

5400

50

50

50

300

29

50

35

13

12

11

10

9

8

7

6

5

4

3

2

1

14

13

12

11

10

9

8

7

6

5

131.41

251.99

80.46

153.57

210.29

111.02

189.87

197.30

12.93

96.65

87.51

5400

124.25

272.56

120.72

27.59

92.41

175.0

82.59

57.50

130.84

32.07

93.34

112.19

30.05

28.59

80.46

59.57

123.20

115.0

244.37

70.0

57.55

10.11

158.1

21.81

21.81

158.1

120.72

27.59

92.41

175.0

82.59

57.50

130.84

32.07

131.41

251.99

80.46

153.57

210.29

111.02

189.87

197.30

12.93

96.65

87.51

5400

124.25

272.56

120.72

27.59

92.41

175.0

82.59

57.50

130.84

32.07

93.34

112.19

30.05

28.59

80.46

59.57

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115.0

244.37

70.0

57.55

10.11

158.1

21.81

21.81

158.1

120.72

27.59

92.41

175.0

82.59

57.50

130.84

32.07

131.41

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153.57

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111.02

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197.30

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272.56

120.72

27.59

92.41

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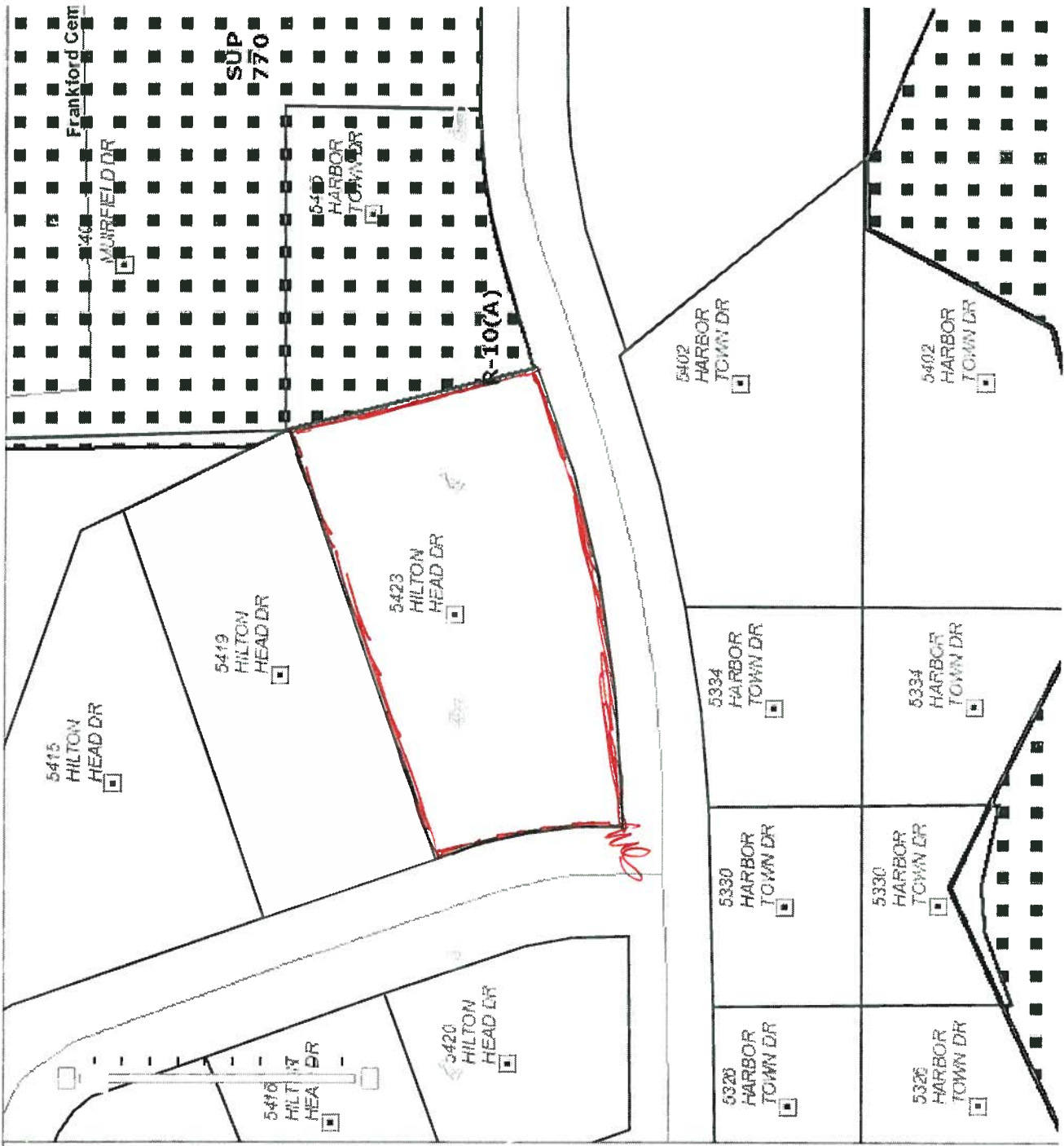
115.0



# City of Dallas Internal Development Research Site

Legend

Locate Property

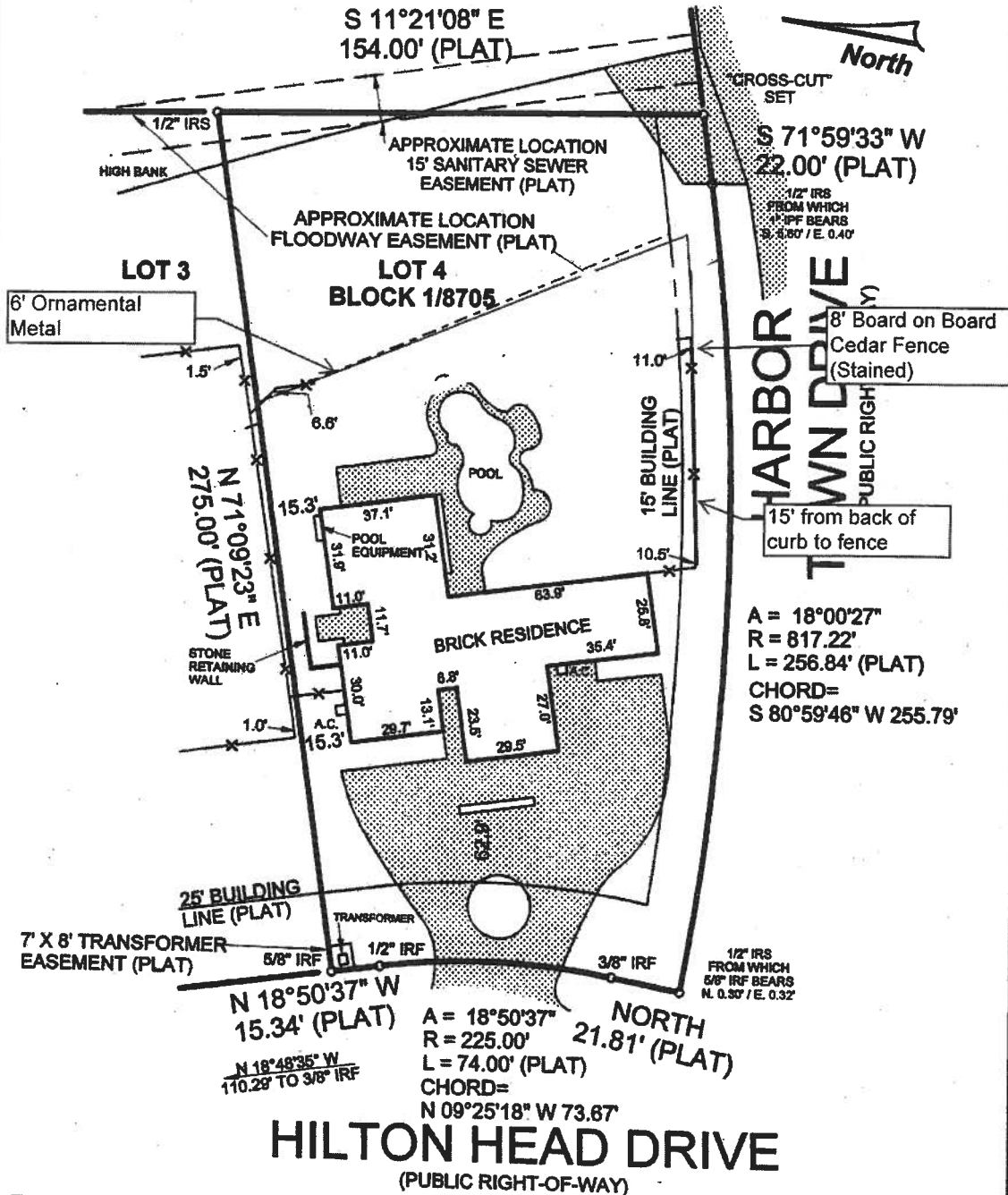


# SURVEY PLAT

This is to certify that I have, this date, made a careful and accurate survey, on the ground, of property located at **5423 Hilton Head Drive**: Being Lot 4, Block 1/8705, BENT TREE NORTH NO. 1, SECTION 3, an Addition to the City of Dallas, COLLIN County, Texas, according to the map or plat thereof recorded in Volume B, Page 221, of the Map Records of COLLIN County, Texas.

According to the Community-Panel No. 48113C 0180J of the Federal Emergency Management Agency Flood Insurance Rate Map or Flood Hazard Boundary Map Dated August 23, 2001 the property shown hereon is not located in Zone "A" (Area of 100 Year Flood Plain). The Property is in Zone X.

This survey was performed exclusively for the parties in connection with the G. F. Number shown hereon and is licensed for a single use. This survey remains the property of the Surveyor. Unauthorized reuse is not permitted without the expressed written permission of the Surveyor. This survey is an original work protected by United States Copyright law and international treaties. All rights reserved. Do not make illegal copies.




A = 18°00'27"  
R = 817.22'  
L = 256.84' (PLAT)  
CHORD =  
S 80°59'46" W 255.79'


N 18°50'37" W  
15.34' (PLAT)  
A = 18°50'37"  
R = 225.00'  
L = 74.00' (PLAT)  
CHORD =  
N 09°25'18" W 73.67'

To Landamerica Commonwealth  
GF NO. 2228000887  
The plat shown hereon is a correct and accurate representation of the property, lines and dimensions are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated, and EXCEPT AS SHOWN there are no visible and apparent easements, encroachments or protrusions on the ground.

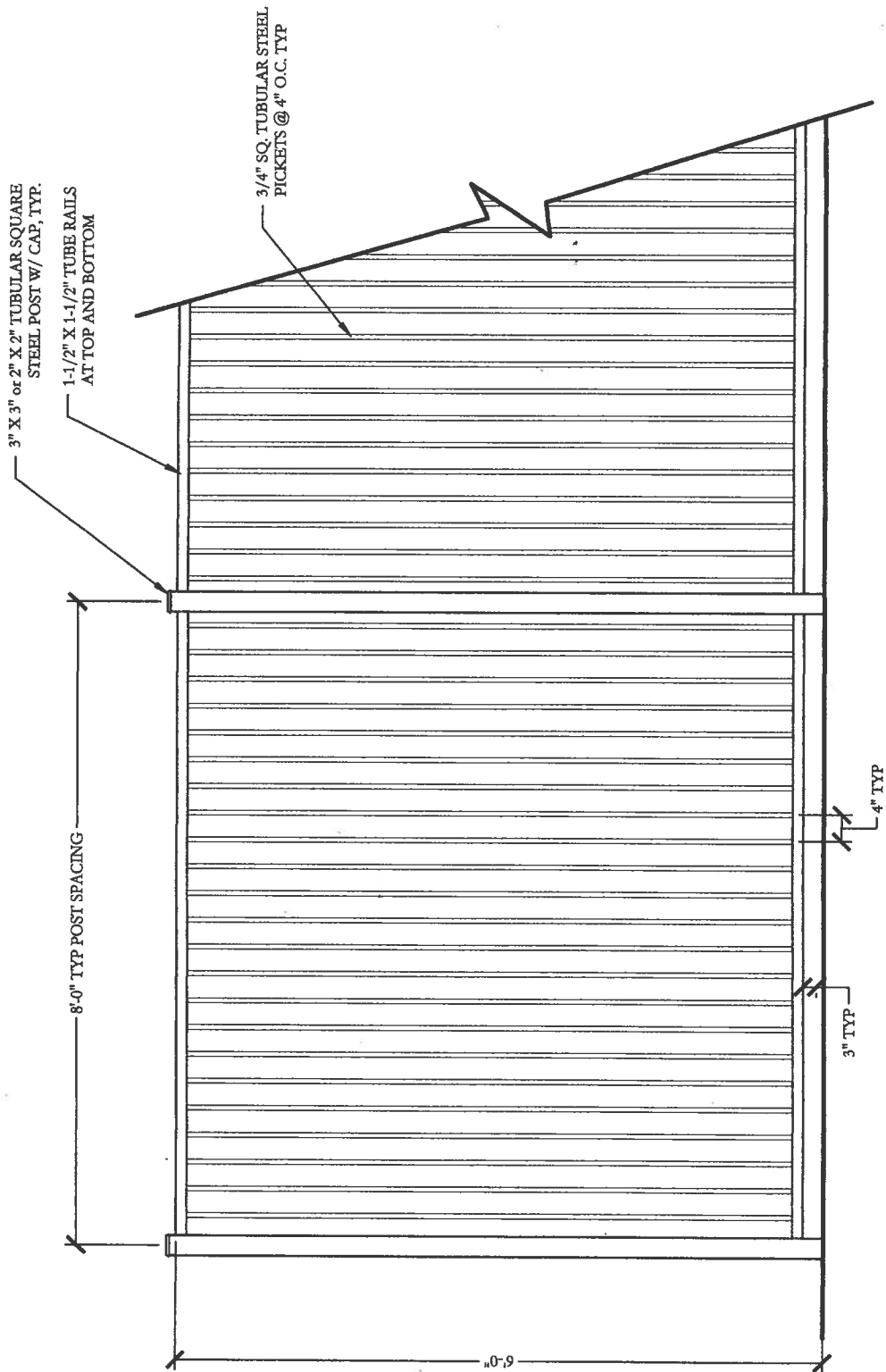
SCALE 1"=30'  
DATE 01/18/2008  
JOB NO. 06-0133  
DRAWN BY 002



**A & W SURVEYORS, INC.**  
P.O. BOX 870028  
MESQUITE, TX 75187 (972) 681-4975  
WWW.AWSURVEY.COM



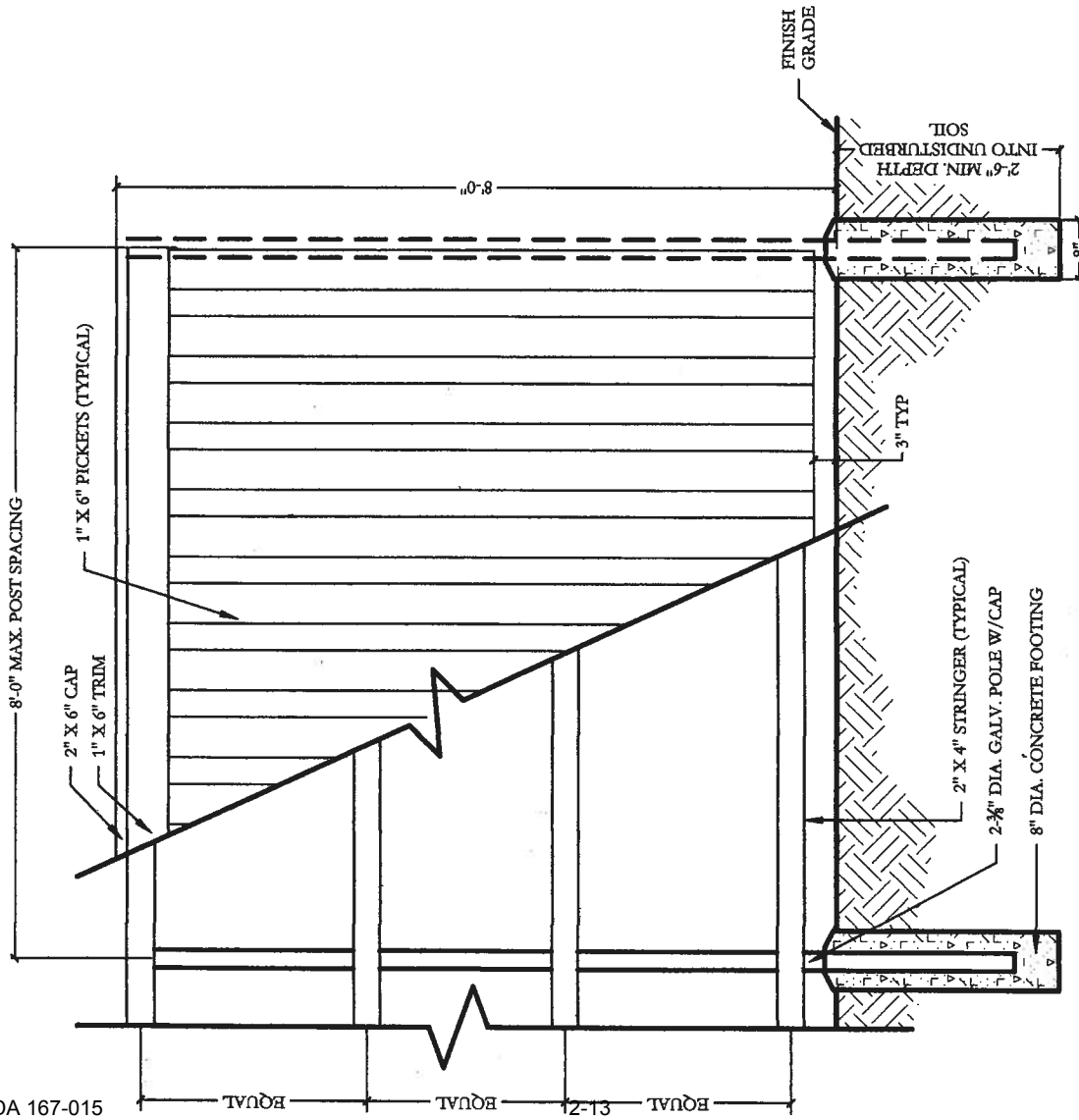
Scott Phillip Anderson  
Registered Professional  
Land Surveyor No. 4888



1 6'-0" HT. ORNAMENTAL METAL FENCE ELEVATION

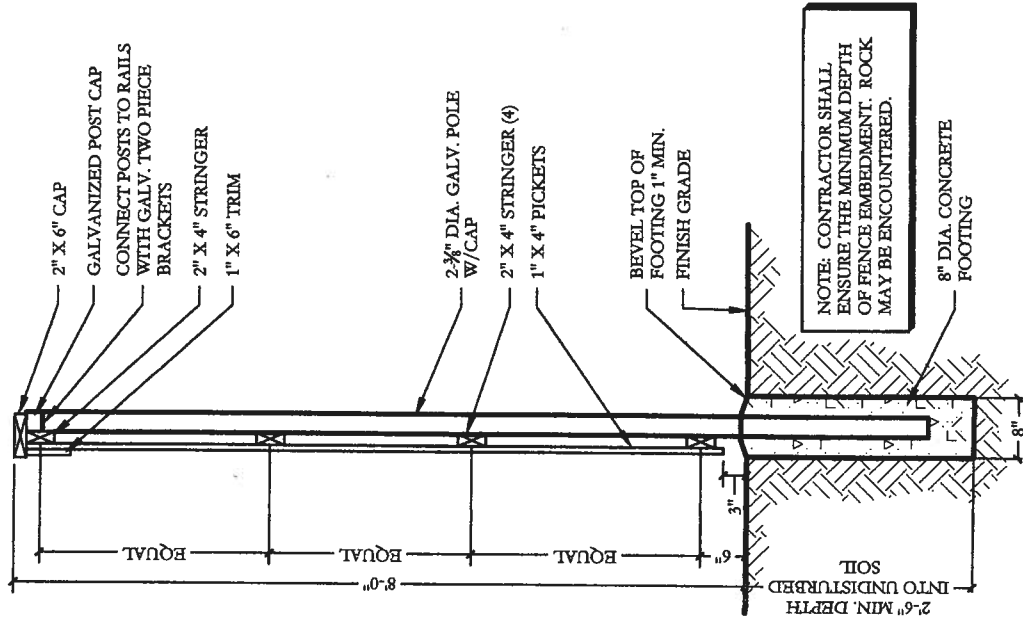
SCALE: 3/4"=1'-0"

BDA 167-015



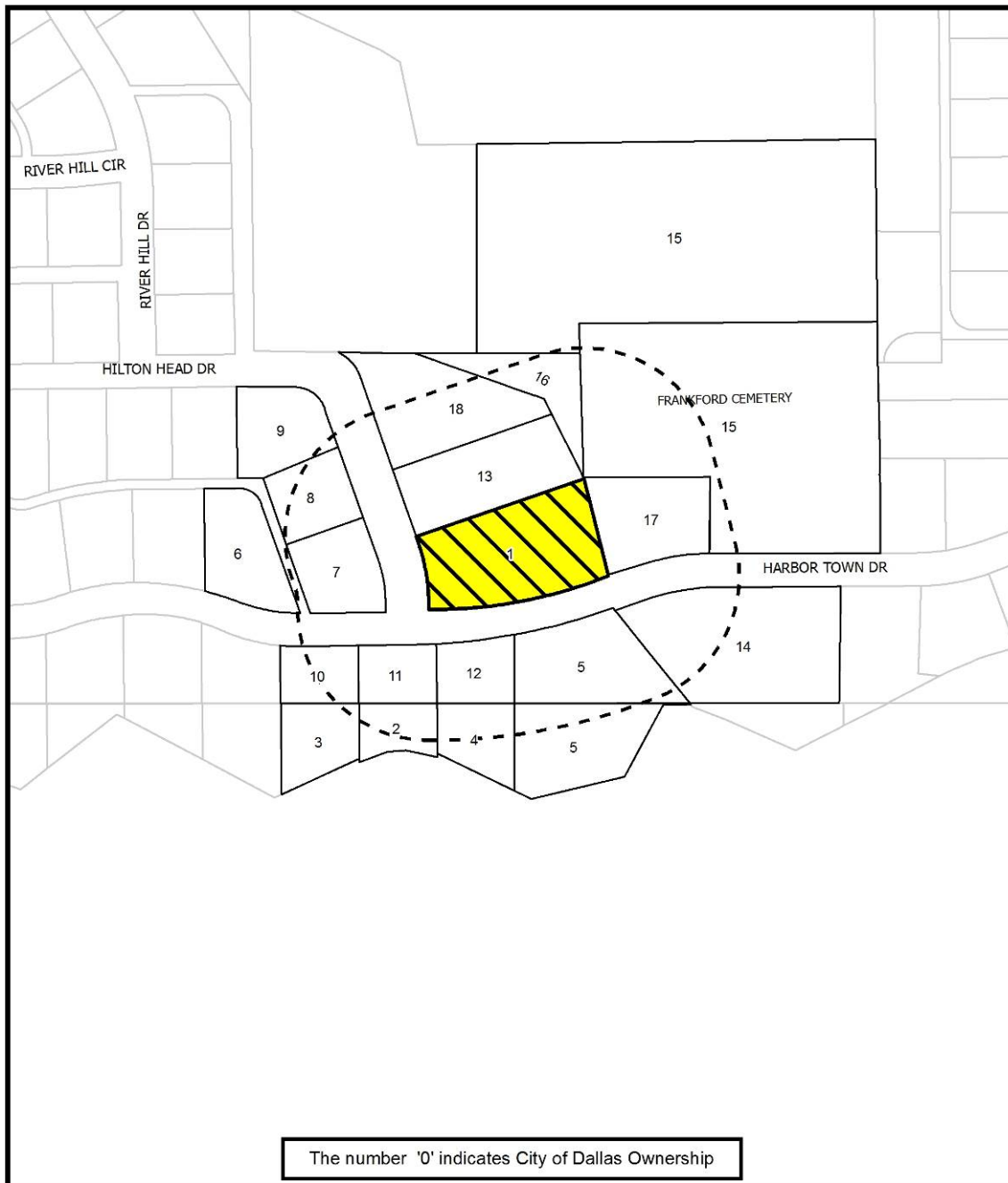
1 PARTIAL 8'-0" HT. WOOD FENCE ELEVATION

SCALE: 3/4"=1'-0"



2 8'-0" HT. WOOD FENCE SECTION

SCALE: 3/4"=1'-0"



1:2,400

# NOTIFICATION

**200'**

AREA OF NOTIFICATION

**18**

NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **BDA167-015**

Date: **1/10/2017**

## *Notification List of Property Owners*

### *BDA167-015*

#### *18 Property Owners Notified*

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	5423 HILTON HEAD DR	BURKHARDT RYAN & AMANDA
2	5330 HARBOR TOWN DR	ALI HUVISHKA & LISA
3	5326 HARBOR TOWN DR	BYRD TIMOTHY M & LINDA C
4	5334 HARBOR TOWN DR	HAGENS EDIE A &
5	5402 HARBOR TOWN DR	SIDWA CHRIS EDWARD
6	5323 HARBOR TOWN DR	LAMASTERS DAVID LOGAN &
7	5420 HILTON HEAD DR	MECCA GERALD A
8	5416 HILTON HEAD DR	MCMILLAN BOBBY W &
9	5408 HILTON HEAD DR	JARDINE MURRAY & SHERRI
10	5326 HARBOR TOWN DR	BYRD TIMOTHY M &
11	5330 HARBOR TOWN DR	ALI HUVISHKA & LISA J
12	5334 HARBOR TOWN DR	HAGENS EDIE A &
13	5419 HILTON HEAD DR	ASHTON ROY W
14	5410 HARBOR TOWN DR	CRONISTER SCOTT A & HEATHER
15		FRANKFORD CEMETERY ASSN INC
16		BENT TREE COUNTRY CLUB INC
17	5405 HARBOR TOWN DR	MORRIS RICHARD K ETUX
18	5415 HILTON HEAD DR	ROBINS DARRELL & MELISSA D

**FILE NUMBER:** BDA167-022(SL)

**BUILDING OFFICIAL'S REPORT:** Application of William Chase Corker for a variance to the front yard setback regulations at 2228 Madera Street. This property is a building site more fully described as Lot 11 and part of Lot 10, Block C/1978, and is zoned R-7.5(A), which requires a front yard setback of 25 feet. The applicant proposes to construct and maintain a structure and provide a 14 foot front yard setback, which will require an 11 foot variance to the front yard setback regulations.

**LOCATION:** 2228 Madera Street

**APPLICANT:** William Chase Corker

**REQUEST:**

A request for a variance to the front yard setback regulations of up to 11' is made to replace an existing single family structure in the front yard setback with a new single family structure that would be located as close as 14' from the front property line or as much as 11' into the required 25' front yard setback.

**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, 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:**

Approval, subject to the following condition:

- Compliance with the submitted site plan is required.

Rationale:

- Staff has concluded that the variance should be granted because the subject site is irregular in shape and only approximately 3,900 square feet in the R-7.5(A) zoning district where lots are typically almost twice the size at 7,500 square feet. Furthermore, the applicant has substantiated how these features preclude the lot from being developed in a manner commensurate with the development upon other parcels of land with the same R-7.5(A) zoning. The applicant submitted a list of 11 other properties in the zoning district where the average living area is approximately 3,300 square feet - larger than that was is proposed on the site at approximately 2,700 square feet.
- Staff has concluded that granting this variance is not contrary to public interest in that the proposed home would be located further back from the front property line than the existing home on the site which is most likely a nonconforming structure given that DCAD states it was constructed in the 20's.

**BACKGROUND INFORMATION:**

**Zoning:**

- Site: R-7.5(A) (Single family district 7,500 square feet)
- North: R-7.5(A) (Single family district 7,500 square feet)
- South: R-7.5(A) (Single family district 7,500 square feet)
- East: R-7.5(A) (Single family district 7,500 square feet)
- West: R-7.5(A) (Single family district 7,500 square feet)

**Land Use:**

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

**Zoning/BDA History:**

1. BDA123-086, Property at 5410 Melrose Avenue (two lots northwest of the subject site) On September 17, 2013, the Board of Adjustment Panel B granted variances to the front yard setback regulations, lot coverage regulations, and off-street parking regulations. The case report stated that the requests were made to replace and existing one-story structure with a two story structure.

**GENERAL FACTS/STAFF ANALYSIS:**

- This request for a variance to the front yard setback regulations of 11' focuses on replacing a one-story approximately 800 square foot single family home structure in the front yard setback with a new two-story single family home structure with an approximately 1,500 square foot footprint/2,600 square feet of AC space as close as



14' from the front property line or as much as 11' into the required 25' front yard setback.

- Structures on lots zoned R-7.5(A) are required to provide a minimum front yard setback of 25'.
- The applicant has submitted a site plan that shows a structure located as close as 14' 3" from the front property line or approximately 11' into the required 25' front yard setback.
- The applicant has submitted a document that represents the location of the existing home on the site and the proposed home on the site where the existing home is approximately 10.5' from the front property line and the proposed home would be approximately 14' from the front property line.
- The applicant has submitted a list of 11 other properties zoned R-7.5(A) where the average living area is approximately 3,300 square feet; and that the living area of the proposed structure is approximately 2,700 square feet.
- According to DCAD records, the "main improvement" for property at 2228 Madera Street is a structure built in 1926 with 841 square feet of living area/total area and "no additional improvements".
- The subject site is irregular in shape and according to the application, is 0.09 acres (or 3,900 square feet) in area. The site is zoned R-7.5(A) where lots are typically rectangular in shape and 7,500 square feet in area. The site is about ½ the size of most lots in this zoning district.
- 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 R-7.5(A) 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 R-7.5(A) zoning classification.
- If the Board were to grant the request, and impose the submitted site plan 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 structure located as close as 14' from the front property line or as much as 11' into the 25' front yard setback.

### **Timeline:**

December 21, 2016: The applicant submitted an "Application/Appeal to the Board of Adjustment" and related documents which have been included as part of this case report.

January 6, 2017: The Board of Adjustment Secretary randomly assigned this case to Board of Adjustment Panel C.

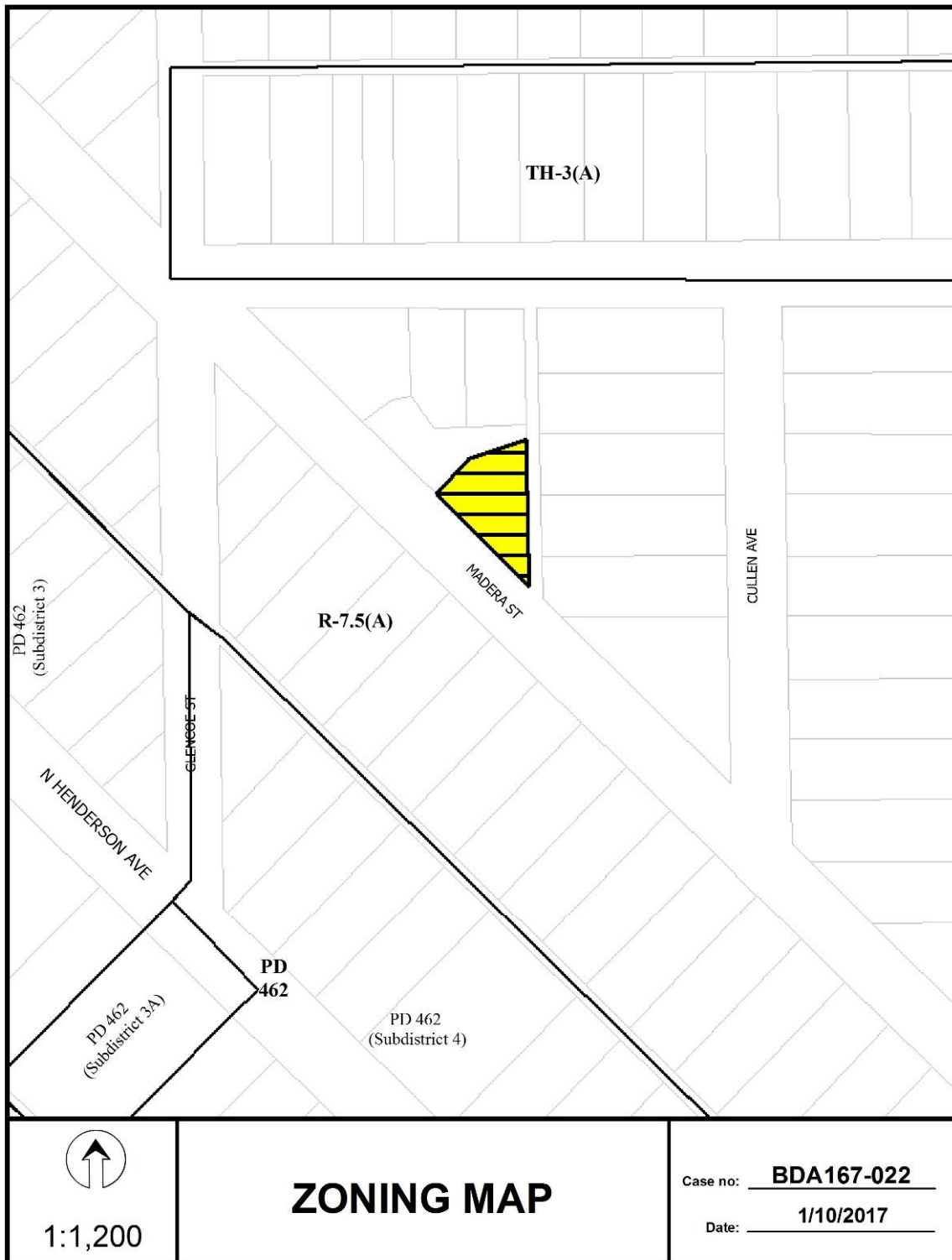
January 13, 2017: The Board Administrator emailed the following information to the applicant:

- 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 February 1<sup>st</sup> deadline to submit additional evidence for staff to factor into their analysis; and the February 10<sup>th</sup> 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."

January 30, 2017: The applicant submitted documentation on this application to the Board Administrator beyond what was submitted with the original application (see Attachment A).

February 7, 2017: The Board of Adjustment staff review team meeting was held regarding this request and the others scheduled for February public hearings. Review team members in attendance included: the Sustainable Development and Construction Department Assistant Director, the Sustainable Development Department Assistant Director Engineering, the Board of Adjustment Chief Planner, the Building Inspection Chief Planner, the Board Administrator, the Building Inspection Senior Plans Examiner/Development Code Specialist, the Chief Arborist, the Sustainable Development and Construction Department Senior Planner, and the Assistant City Attorney to the Board.

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



1:1,200

# ZONING MAP

Case no: BDA167-022

Date: 1/10/2017



1:1,200

## AERIAL MAP

Case no: BDA167-022

Date: 1/10/2017

**Long, Steve**

---

**From:** William Corker <chase@corkerdesigns.com>  
**Sent:** Monday, January 30, 2017 10:22 AM  
**To:** Long, Steve  
**Subject:** RE: BDA167-022, Property at 2228 Madera Street  
**Attachments:** 2228 Madera Comparables.pdf; 2228 Madera Setback Current vs Proposed.pdf

Steve,

Attached are two documents for 2228 Madera Variance Package.

1. "2228 Madera Street Comparable" in the R-7.5 zoning, I did keep all comparable fairly close to the subject property.
2. "Setback Current vs. Proposed" outlining the new residence will be located further from the street than the current residence.

Call or email if you see any problems or have suggestions.

I will be at morning staff meeting to hear comments and prepare presentation for afternoon with

1. Description of hardship existing with size
2. Description of hardship current setbacks create.
3. Proposed new residence to be more conforming than current residence.
4. Proposed new residence to meet all side, rear, GARAGE, setbacks, only small portion is using requested variance.
5. Proposed new residence to be commensurate with R-7.5 zoning

Chase Corker



**CORKER DESIGNS**

9402 Peninsula Drive  
Dallas . Texas . 75218  
214 .321 . 6121

[Chase@corkerdesigns.com](mailto:Chase@corkerdesigns.com)



## 2228 MADERA STREET COMPARABLES

SINGLE FAMILY DISTRICT 7,500 S

Information provided by Dallas Appraisal District, dallascad.org, 2017

All comparable properties within 1250 feet of subject property, 2228 Madera Street

<b>SUBJECT PROPERTY</b>	<b>LIVING AREA</b>
<b>2228 MADERA STREET</b>	<b>2,674 sqft</b>

<b>ADDRESS</b>	<b>LIVING AREA</b>
2221 MADERA ST	3,093 sqft
2211 MADERA ST	2,995 sqft
5328 MANETT ST	3,305 sqft
5334 MANETT ST	3,414 sqft
5337 BELMONT AVE	3,574 sqft
5406 RICHMOND AVE	3,184 sqft
5410 RICHMOND AVE	2,912 sqft
5353 BONITA AVE	3,754 sqft
5247 BONITA AVE	3,114 sqft
5239 BONITA AVE	2,830 sqft
5419 BONITA AVE	4,227 sqft



# 2228 Madera Street

## Setback Current vs. Proposed

Proposed Single Family Residence will be located on the site farther from street and alley than the current 1926 dilapidated existing single family residence.

**Current residence**

Front of house 10.7'  
 off front property line.

Back of house 4.7' off alley.

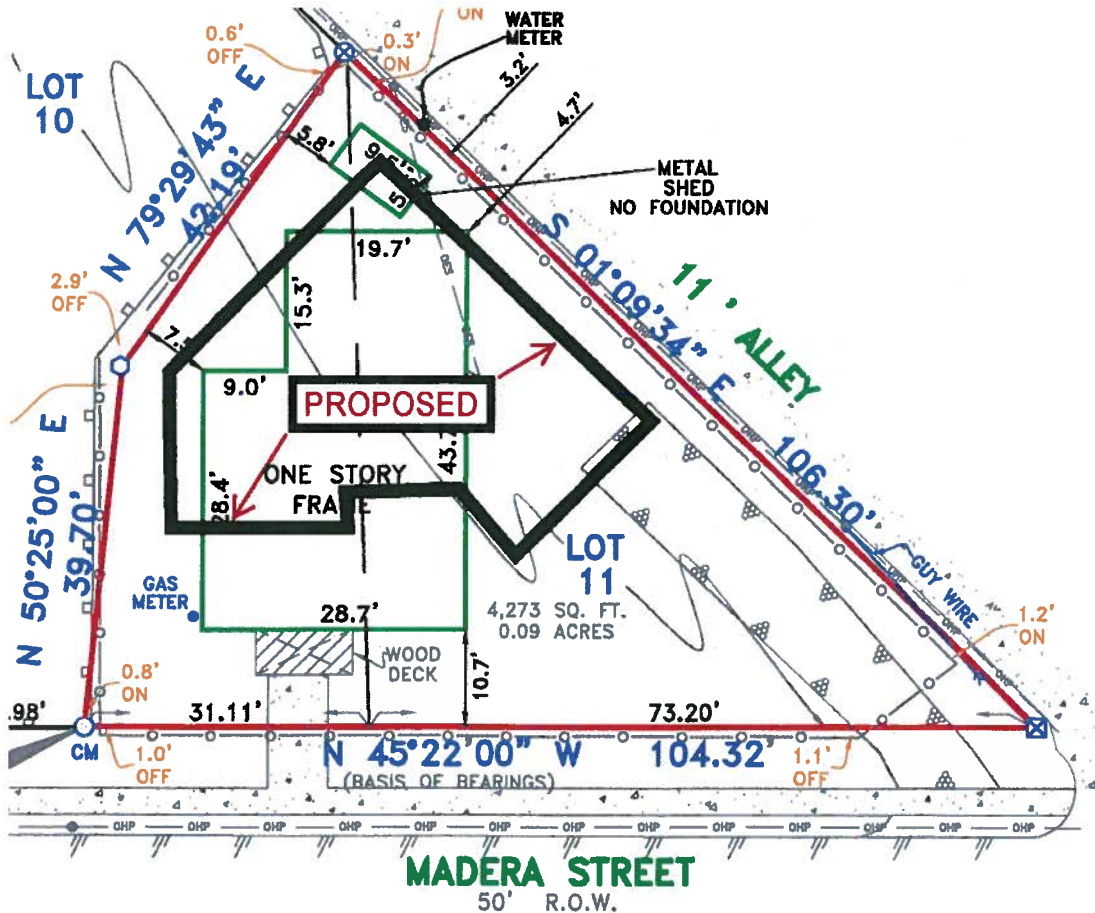
**Proposed Residence**

Front of house 14.3'  
 off front property line

Back of house 5' off alley.

Front of Garage 20'  
 off front property line.

### EXISTING RESIDENCE SURVEY WITH PROPOSED RESIDENCE OVERLAY





City of Dallas

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 167-022

Data Relative to Subject Property:

Date: 12-21-16

Location address: 2228 MADERA ST Zoning District: R-7.5(A)

Lot No.: 11 Block No.: C/1978 Acreage: .09 Census Tract: 10.02

Street Frontage (in Feet): 1) 104.32 2) 3) 4) 5) 5024

To the Honorable Board of Adjustment :

Owner of Property (per Warranty Deed): 2228 MADERA L.L.C.

Applicant: WM. CHASE CORKER Telephone: 972 927 6551

Mailing Address 9402 PENINSULA DR, 75218 Zip Code: 75218

E-mail Address: chase@corkerdesigns.com

Represented by: WM CHASE CORKER Telephone: 214 321 6121

Mailing Address: 9402 PENINSULA DR, DALLAS Zip Code: 75218

E-mail Address: chase@corkerdesigns.com

Affirm that an appeal has been made for a Variance X or Special Exception of 11' FRONT YARD SETBACK

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:

- 1. LOT BEING 4273 SF SITE AND BUILDING AREA ARE SMALL FOR R7.5 ZONING AND CREATES HARDSHIP FOR BUILDING AREA.
2. LOT SHAPE BEING TRIANGULAR, MADERA ST/FRONT SETBACK ELIMINATES MOST OF THE LOT'S BUILDING AREA.

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 WM CHASE CORKER (Affiant/Applicant's name printed)

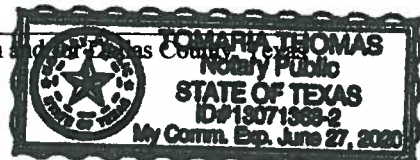
who on (his/her) oath certifies that the above statements are true and correct to his/her best knowledge and that he/she is the owner/or principal/or authorized representative of the subject property.

Respectfully submitted: (Affiant/Applicant's signature)

Subscribed and sworn to before me this 21 day of December, 2016

(Rev. 08-01-11)

Notary Public in 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 Chase Corker

did submit a request for a variance to the front yard setback regulations  
at 2228 Madera Street

BDA167-022. Application of Chase Corker for a variance to the front yard setback regulations at 2228 Madera Street. This property is a building site more fully described as Lot 11 and part of Lot 10, Block C/1978, and is zoned R-7.5(A), which requires a front yard setback of 25 feet. The applicant proposes to construct a single family residential structure and provide a 14 foot front yard setback, which will require an 11 foot variance to the front yard setback regulation.

Sincerely,

*Philip Sikes*  
Philip Sikes, Building Official

# City of Dallas

## Internal Development Research Site

Legend

Locate Property

Search by:

GIS Account #

Locate

OR

Street address.

2228 madena

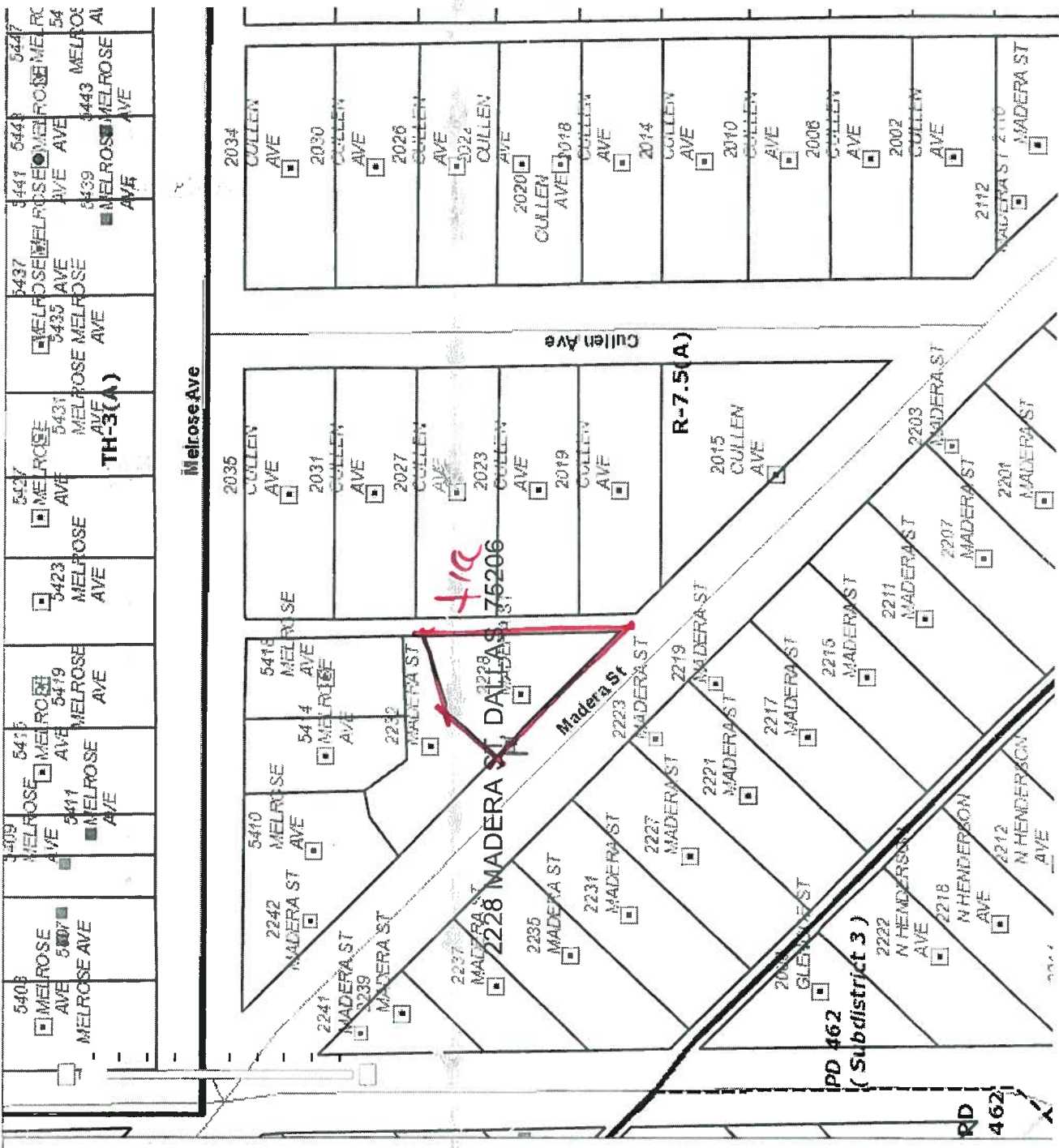
Locate

OR

Parcel address.

Use street type for better re

Locate







CORKER DESIGNS LLC  
9402 Peninsula Drive  
Dallas, Texas 75218  
214.321.6121  
corkerdesigns.com

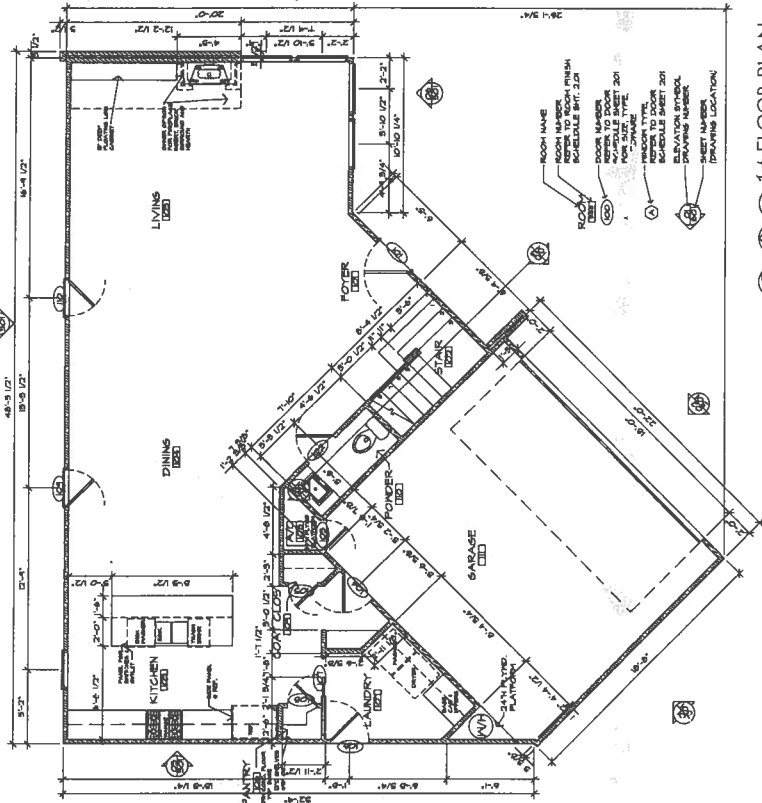
RELEASE DATE  
JULY 25, 2016  
ZONING VARIANCE  
REVISION:

© copyright 2016

NEW HOME  
2228 MADERA L.L.C.  
2228 Madera Street  
Dallas, Texas

SHEET NUMBER  
2.01  
FLOOR PLANS/SCHEDULES

JULY 25-ZONING VARIANCE

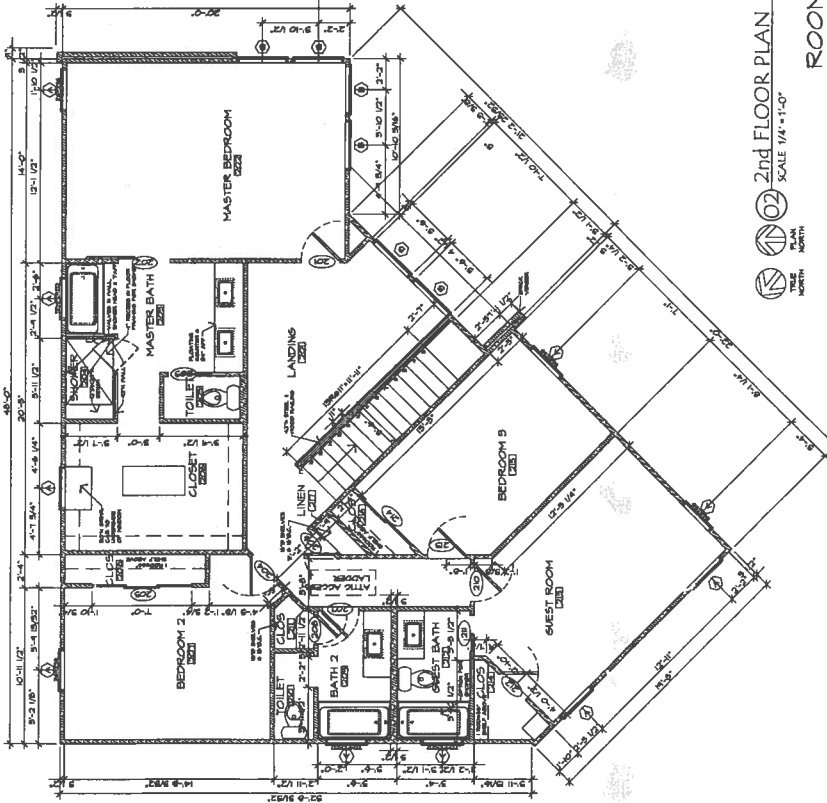


01 1st FLOOR PLAN  
SCALE 1/4" = 1'-0"

NOTES:



02 ROOM FINISH SCHEDULE  
SCALE 1/4" = 1'-0"



02 2nd FLOOR PLAN  
SCALE 1/4" = 1'-0"

ROOM NUMBER	ROOM NAME	FLOOR FINISH	BASE/TRIM	TOP OF
101	Foyer	SMOOTH CONC.	BASE CASINGS	4'-0" FLAT CLG.
102	Living	SMOOTH CONC.	BASE CASINGS	4'-0" FLAT CLG.
103	Dining	SMOOTH CONC.	BASE CASINGS	4'-0" FLAT CLG.
104	Kitchen	SMOOTH CONC.	BASE CASINGS	4'-0" FLAT CLG.
105	Pantry	SMOOTH CONC.	BASE CASINGS	4'-0" FLAT CLG.
106	Laundry	SMOOTH CONC.	BASE CASINGS	4'-0" FLAT CLG.
107	AVG. CLOSET	SMOOTH CONC.	BASE CASINGS	4'-0" FLAT CLG.
108	POWDER (102)	SMOOTH CONC.	BASE CASINGS	4'-0" FLAT CLG.
109	POWDER (103)	SMOOTH CONC.	BASE CASINGS	4'-0" FLAT CLG.
110	GARAGE	SMOOTH CONC.	BASE CASINGS	4'-0" FLAT CLG.
201	Master Bedroom	MD. STRIP	BASE CASINGS	4'-0" VAULT CLG.
202	Master Bath	TILE	BASE CASINGS	4'-0" VAULT CLG.
203	Shower	SMALL TILE	BASE CASINGS	4'-0" VAULT CLG.
204	Toilet	TILE	BASE CASINGS	4'-0" VAULT CLG.
205	Bedroom 2	MD. STRIP	BASE CASINGS	4'-0" VAULT CLG.
206	Bedroom 3	MD. STRIP	BASE CASINGS	4'-0" VAULT CLG.
207	Guest Room	MD. STRIP	BASE CASINGS	4'-0" VAULT CLG.
208	Guest Bath	TILE	BASE CASINGS	4'-0" VAULT CLG.
209	Guest Closet	MD. STRIP	BASE CASINGS	4'-0" VAULT CLG.
210	Guest Closet	MD. STRIP	BASE CASINGS	4'-0" VAULT CLG.
211	Guest Closet	MD. STRIP	BASE CASINGS	4'-0" VAULT CLG.
212	Guest Closet	MD. STRIP	BASE CASINGS	4'-0" VAULT CLG.
213	Guest Closet	MD. STRIP	BASE CASINGS	4'-0" VAULT CLG.
214	Guest Closet	MD. STRIP	BASE CASINGS	4'-0" VAULT CLG.
215	Guest Closet	MD. STRIP	BASE CASINGS	4'-0" VAULT CLG.
216	Guest Closet	MD. STRIP	BASE CASINGS	4'-0" VAULT CLG.

DOOR NUMBER	DOOR LOCATION	DOOR SIZE	DOOR SWING	DOOR TYPE	HINGE FINISH	HARDWARE TYPE
101	Foyer (101)	3'-0" x 8'-0"	RH	ALUM. STOREFRONT	BRUSH ALUM.	ENTRY SET, DEADBOLT
102	Powder (101)	2'-0" x 6'-0"	RH	SOLID CORE	BRUSH ALUM.	LEVER/PRIVACY
103	Powder (102)	2'-0" x 6'-0"	RH	SOLID CORE	BRUSH ALUM.	LEVER/PRIVACY
104	Powder (103)	2'-0" x 6'-0"	RH	SOLID CORE	BRUSH ALUM.	LEVER/PRIVACY
105	Powder (104)	2'-0" x 6'-0"	RH	SOLID CORE	BRUSH ALUM.	LEVER/PRIVACY
106	Garage (102)	3'-0" x 8'-0"	RH	SOLID CORE	BRUSH ALUM.	LEVER/PRIVACY
107	Garage (103)	3'-0" x 8'-0"	RH	SOLID CORE	BRUSH ALUM.	LEVER/PRIVACY
108	Garage (104)	3'-0" x 8'-0"	RH	SOLID CORE	BRUSH ALUM.	LEVER/PRIVACY
109	Garage (105)	3'-0" x 8'-0"	RH	SOLID CORE	BRUSH ALUM.	LEVER/PRIVACY
110	Garage (106)	3'-0" x 8'-0"	RH	SOLID CORE	BRUSH ALUM.	LEVER/PRIVACY
201	Master Bedroom (104)	3'-0" x 8'-0"	RH	ALUM. STOREFRONT	BRUSH ALUM.	ENTRY SET, DEADBOLT
202	Master Bedroom (105)	3'-0" x 8'-0"	RH	ALUM. STOREFRONT	BRUSH ALUM.	ENTRY SET, DEADBOLT
203	Master Bedroom (106)	3'-0" x 8'-0"	RH	ALUM. STOREFRONT	BRUSH ALUM.	ENTRY SET, DEADBOLT
204	Master Bedroom (107)	3'-0" x 8'-0"	RH	ALUM. STOREFRONT	BRUSH ALUM.	ENTRY SET, DEADBOLT
205	Master Bedroom (108)	3'-0" x 8'-0"	RH	ALUM. STOREFRONT	BRUSH ALUM.	ENTRY SET, DEADBOLT
206	Master Bedroom (109)	3'-0" x 8'-0"	RH	ALUM. STOREFRONT	BRUSH ALUM.	ENTRY SET, DEADBOLT
207	Master Bedroom (110)	3'-0" x 8'-0"	RH	ALUM. STOREFRONT	BRUSH ALUM.	ENTRY SET, DEADBOLT
208	Master Bedroom (111)	3'-0" x 8'-0"	RH	ALUM. STOREFRONT	BRUSH ALUM.	ENTRY SET, DEADBOLT
209	Master Bedroom (112)	3'-0" x 8'-0"	RH	ALUM. STOREFRONT	BRUSH ALUM.	ENTRY SET, DEADBOLT
210	Master Bedroom (113)	3'-0" x 8'-0"	RH	ALUM. STOREFRONT	BRUSH ALUM.	ENTRY SET, DEADBOLT
211	Master Bedroom (114)	3'-0" x 8'-0"	RH	ALUM. STOREFRONT	BRUSH ALUM.	ENTRY SET, DEADBOLT
212	Master Bedroom (115)	3'-0" x 8'-0"	RH	ALUM. STOREFRONT	BRUSH ALUM.	ENTRY SET, DEADBOLT
213	Master Bedroom (116)	3'-0" x 8'-0"	RH	ALUM. STOREFRONT	BRUSH ALUM.	ENTRY SET, DEADBOLT
214	Master Bedroom (117)	3'-0" x 8'-0"	RH	ALUM. STOREFRONT	BRUSH ALUM.	ENTRY SET, DEADBOLT
215	Master Bedroom (118)	3'-0" x 8'-0"	RH	ALUM. STOREFRONT	BRUSH ALUM.	ENTRY SET, DEADBOLT
216	Master Bedroom (119)	3'-0" x 8'-0"	RH	ALUM. STOREFRONT	BRUSH ALUM.	ENTRY SET, DEADBOLT



CORKER DESIGNS LLC  
 9402 Peninsula Drive  
 Dallas, Texas 75218  
 214.321.6121  
 corkerdesigns.com

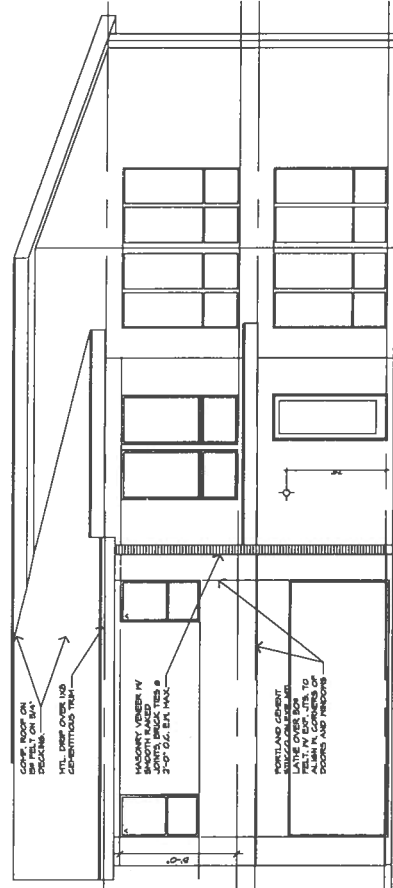
RELEASE DATE:  
 JULY 25, 2016  
 ZONING VARIANCE  
 REVISION:

© copyright 2016

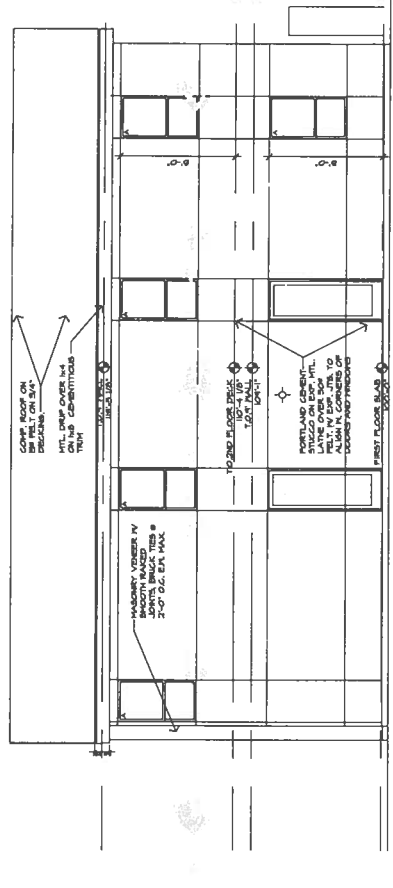
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 2228 MADRA L.L.C.  
 2228 Madra Street  
 Dallas, Texas

JULY 25-ZONING VARIANCE

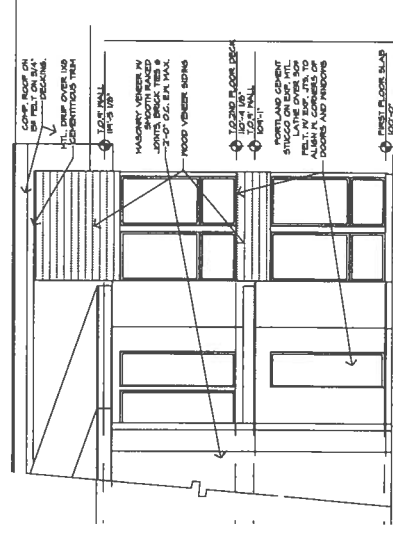
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**3.01**  
 DETAILS



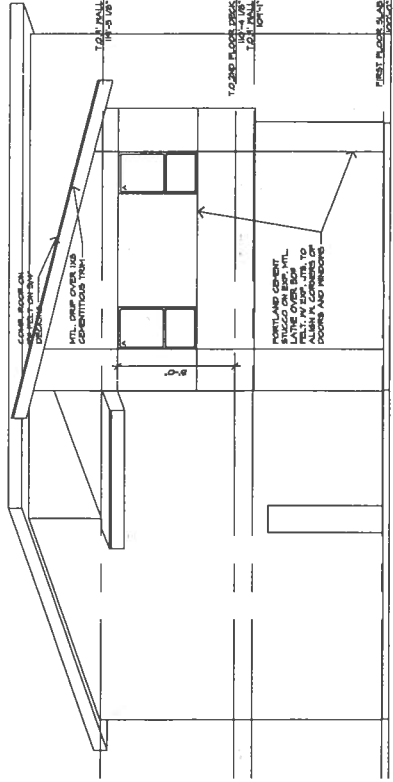
02 SOUTH ELEVATION  
 SCALE 1/4" = 1'-0"



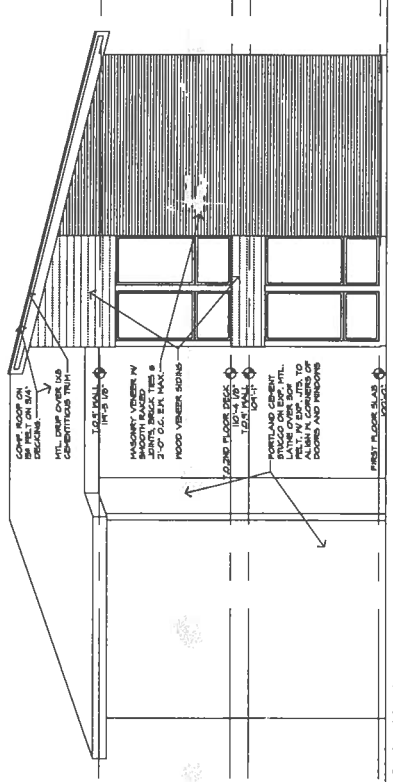
04 NORTH ELEVATION  
 SCALE 1/4" = 1'-0"



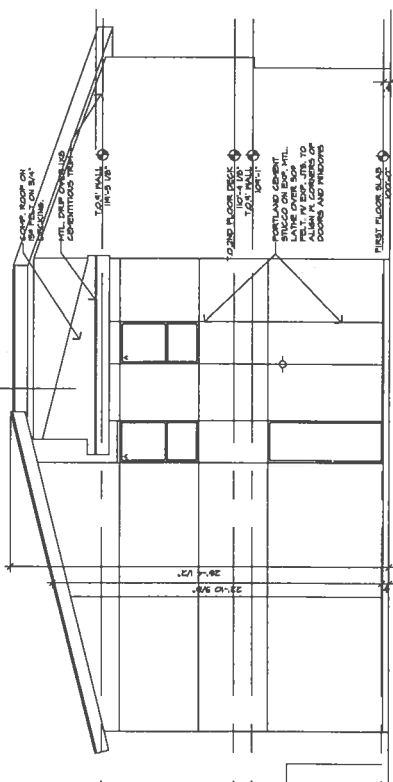
06 PARTIAL SOUTH ELEVATION  
 SCALE 1/4" = 1'-0"



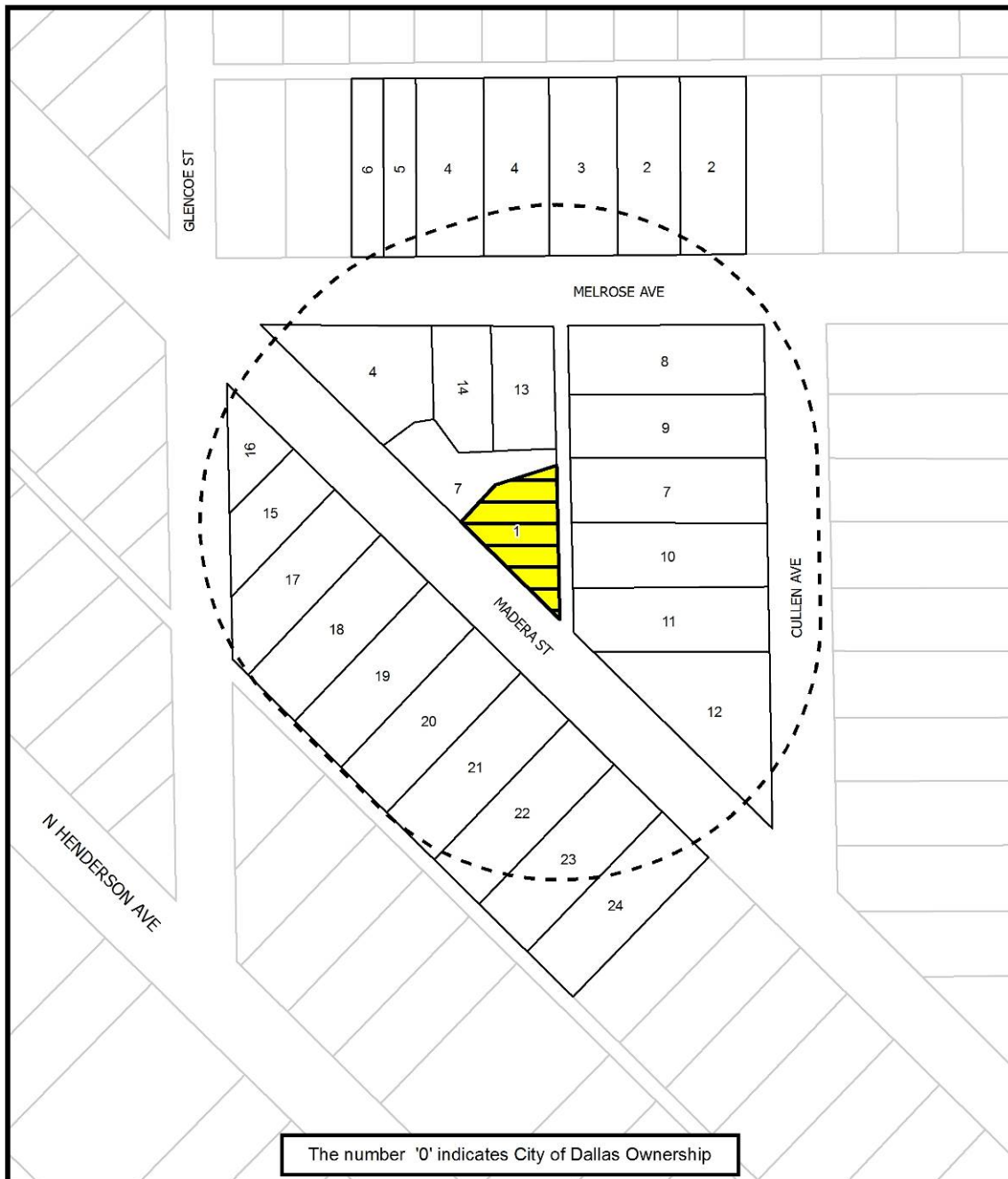
01 SOUTH-WEST ELEVATION  
 SCALE 1/4" = 1'-0"




03 EAST ELEVATION  
 SCALE 1/4" = 1'-0"



05 WEST ELEVATION  
 SCALE 1/4" = 1'-0"



The number '0' indicates City of Dallas Ownership

  
 1:1,200

**NOTIFICATION**

<b>200'</b>	AREA OF NOTIFICATION
<b>24</b>	NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **BDA167-022**

Date: **1/10/2017**

# *Notification List of Property Owners*

## *BDA167-022*

### *24 Property Owners Notified*

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2228 MADERA ST	GAYTAN GUADALOPE
2	5431 MELROSE AVE	ESTRELLO MARIA
3	5423 MELROSE AVE	MAJORS JOHN A IV
4	5419 MELROSE AVE	HUNT ROBERT V
5	5411 MELROSE AVE	WINDLER MONTE & PATRICIA ANNE
6	5409 MELROSE AVE	SHABAN ALI HUSSAIN
7	2232 MADERA ST	CULLEN EDWARD V
8	2035 CULLEN AVE	SKAGGS KENNETH LEE &
9	2031 CULLEN AVE	CRUZ SAUL & GABRIELA
10	2023 CULLEN AVE	LOPEZ LAZARO S &
11	2019 CULLEN AVE	SANDOVAL JOSE
12	2015 CULLEN AVE	HURLEY SOFIA &
13	5418 MELROSE AVE	GASCA GILBERT JR &
14	5414 MELROSE AVE	CLARK EDWARD L JR
15	2237 MADERA ST	WILLIAMS HERBERT S III
16	2239 MADERA ST	HOLMES JOHN B
17	2235 MADERA ST	RVH REAL ESTATE OPPORTUNITY FUND LLC
18	2231 MADERA ST	ANTILLON MANUEL
19	2227 MADERA ST	GRIFFIN MATTHEW KEITH
20	2221 MADERA ST	DAVIS RICHARD & CHERYL
21	2217 MADERA ST	ZYLKA JOE &
22	2215 MADERA ST	MCCOLLEY JEFFREY W &
23	2211 MADERA ST	BARNETT SAMUEL L & RAMONA S
24	2207 MADERA ST	SHIELDS WILLIAM O

**FILE NUMBER:** BDA156-125(SL)

**BUILDING OFFICIAL'S REPORT:** Application of Robert Baldwin of Baldwin and Associates for variances to the rear yard setback regulations and off-street parking regulations at 6615 Avalon Avenue. This property is more fully described as part of Lot 1, Block K/2796, and is zoned CD 2, which requires a rear yard setback of 6 feet, and requires a parking space to be at least 20 feet from the right-of-way line adjacent to a street or alley if the space is located in an enclosed structure and if the space faces upon or can be entered directly from the street or alley and requires. The applicant proposes to construct and maintain a structure and provide a 0 foot rear yard setback, which will require a 6 foot variance to the rear yard setback regulations, and to locate and maintain parking spaces in an enclosed structure with a setback of 9 feet, which will require a variance of 11 feet to the off-street parking regulations.

**LOCATION:** 6615 Avalon Avenue

**APPLICANT:** Robert Baldwin of Baldwin and Associates

**REQUESTS:**

The following requests have been made on a site that is developed with a two-story single family structure:

1. A variance to the rear yard setback regulations of up to 6' is made to complete and maintain a two-story detached accessory structure (two-car garage/game room) to replace a recently demolished one-story detached garage structure in the same location/building footprint, located as close as on the site's rear property line or as much as 6' into the 6' rear yard setback.
2. A variance to the off-street parking regulations of 11' is made to locate and maintain parking spaces in an enclosed structure (the aforementioned replacement accessory structure) 9' from the alley right-of-way line or 11' into the required 20' distance that parking spaces are required to be from this alley right-of-way line if in an enclosed structure.

**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, 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.

**ORIGINAL December STAFF RECOMMENDATION (rear yard variance):**

Denial

Rationale:

- Staff had concluded that the variance to the rear yard setback regulations should be denied because the applicant had not substantiated at the time of the November 29<sup>th</sup> staff review team meeting how the physical features of the flat, somewhat irregularly shaped, approximately 9,200 square foot site preclude it from being developed in a manner commensurate with the development upon other parcels of land in districts with the same CD 2 zoning classification while simultaneously complying with code provisions including rear yard setback regulations.

**ORIGINAL December STAFF RECOMMENDATION (off-street parking variance):**

Denial

Rationale:

- While the Sustainable Development and Construction Department Project Engineer has no objections to the request if the Board imposes the submitted site plan and that no vehicles be allowed to park in the driveway were imposed as conditions, staff had concluded that the variance to the off-street parking regulations should be denied because the applicant had not substantiated at the time of the November 29<sup>th</sup> staff review team meeting how the physical features of the flat, somewhat irregularly shaped, approximately 9,200 square foot site preclude it from being developed in a manner commensurate with the development upon other parcels of land in districts with the same CD 2 zoning classification while simultaneously complying with code provisions including off-street parking regulations

**REVISED February STAFF RECOMMENDATION (rear yard variance):**

Approval, subject to the following condition:

- Compliance with the submitted site plan is required.

Rationale:

- Staff concluded that the variance should be granted because applicant had provided information indicating that the approximately 8,700 square foot subject site is the fourth smallest of 165 parcels of land in the CD 2 zoning district; and that the

proposed development (a 2-story accessory structure) is commensurate to that which is found on a number of other lots the CD 2 zoning district, more specifically, that the vast majority of lots in CD 2 have detached garages, and that 46 of 165 properties have two-story garages.

**REVISED February STAFF RECOMMENDATION (off-street parking variance):**

Approval, subject to the following conditions:

1. Compliance with the submitted site plan is required.
2. An automatic garage door must be installed and maintained in working order at all times.
3. At no time may the area in front of the garage be utilized for parking of vehicles.

Rationale:

- Staff concluded that granting this request would not be contrary to public interest given that both the Sustainable Development and Construction Department Project Engineer and Sustainable Development Department Assistant Director Engineering have no objections to the request if the Board imposes the submitted site plan and that no vehicles be allowed to park in the driveway were imposed as conditions.
- In addition, staff concludes that the variance should be granted because applicant had provided information indicating that the approximately 8,700 square foot subject site is the fourth smallest of 165 parcels of land in the CD 2 zoning district; and that the proposed development (a 2-story accessory structure) is commensurate to that which is found on a number of other lots the CD 2 zoning district, more specifically, that the vast majority of lots in CD 2 have detached garages, and that 46 of 165 properties have two-story garages.

**BACKGROUND INFORMATION:**

**Zoning:**

Site: CD 2 (Tract III) (Conservation District)  
North: CD 2 (Tract III) (Conservation District)  
South: CD 2 (Tract III) (Conservation District)  
East: CD 2 (Tract III) (Conservation District)  
West: CD 2 (Tract III) (Conservation District)

**Land Use:**

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

**Zoning/BDA History:**

1. BDA067-060, Property located at      On April 16, 2007, the Board of Adjustment

6625 Avalon Avenue (the property east of the subject site)

Panel C granted a request for a variance to the off-street parking regulations of up to 17' and imposed the following conditions: 1) compliance with the submitted site plan is required. 2) An automatic garage door must be installed and maintained in working order at all times. 3) At no time may the area in front of the garage be utilized for the parking of vehicles. 4) All applicable permits must be obtained.

The case report stated that the request was made to construct and maintain a detached accessory structure whereby enclosed parking spaces in the structure would be located less than the required 20' from the alley right-of-way line. (The site was developed with a detached garage/quarters structure that the applicant intended to replace with a new detached accessory garage structure).

**GENERAL FACTS/STAFF ANALYSIS (rear yard variance):**

- This request for a variance to the rear yard setback regulations of up to 6' focuses on completing and maintaining a two-story detached accessory structure (two-car garage/game room) with an approximately 700 square foot building footprint that would replace a recently demolished one-story detached garage structure in the same location/building footprint, located as close as on the site's rear property line or as much as 6' into the 6' rear yard setback on a site developed with a two-story single family home structure.
- The site is zoned CD 2 (Tract III) which requires that all building sites provide a minimum rear yard setback of 6'.
- The submitted site plan represents a detached accessory structure with an approximately 700 square foot building footprint that is located 7 inches from the rear property line or as much as 6' into the required 6' rear yard setback.
- The application has stated that the "previous detached 1-story garage was removed and rebuilt in the same location and footprint".
- According to DCAD records, the "main improvement" for the property addressed at 6615 Avalon Drive is a structure constructed in 1924 with 3,442 square feet of living area/total area with the following "additional improvements": 1) a 552 square foot detached garage; 2) 178 square feet of unfinished space; and 3) 552 square feet of unfinished space. Because records show that the structures on this site were built in the 20's, it is assumed that the accessory structure recently demolished on the site was a nonconforming structure.

- The code defines nonconforming structure as a structure that does not conform to the regulations of the code, but which was lawfully constructed under the regulations in force at the time of construction.
- The code states that the right to rebuild a nonconforming structure ceases if the structure is destroyed by the intentional act of the owner or the owner's agent.
- The code states that a person may renovate, remodel, repair, rebuild, or enlarge a nonconforming structure if the work does not cause the structure to become more nonconforming as to the yard, lot, and space regulations.
- The applicant is required to make a request for a variance to the rear yard setback regulations for the replacement accessory structure in (according to the applicant) the same location and with the same footprint because he intentionally destroyed what is assumed to be a nonconforming structure and he is causing it to become more nonconforming to the rear yard setback regulations because he proposes to add a second floor to align with the first floor.
- The subject site is flat, irregular in shape, and according to the submitted application is 0.21 acres (or approximately 9,200 square feet) in area. The site is zoned CD 2 where lots prior to its creation in 1988 were zoned R-10(A) where lots are typically 10,000 square feet in area.
- According to calculations taken from the site plan, about 45 square feet (or approximately 6 percent) of the replacement 700 square foot accessory structure building footprint is to be located in the site's 6' rear yard setback.
- The applicant has the burden of proof in establishing the following:
  - That granting the variance to the rear 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 CD 2 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 CD 2 zoning classification.
- If the Board were to grant the request for a variance to the rear yard setback regulations of up to 6', imposing a condition whereby the applicant must comply with the submitted site plan, the structure in the rear yard setback would be limited to that what is shown on this plan – which in this case is an accessory structure located as close as on the rear property line or as much as 6' in the 6' rear yard setback.

**GENERAL FACTS/STAFF ANALYSIS (off-street parking variance):**

- The request for a variance to the off-street parking regulations of 11' focuses on locating and maintaining parking spaces in an enclosed two-story detached accessory structure (two-car garage/game room) which replaces a recently

demolished one-story detached garage structure in the same location/building footprint 9' from the alley right-of-way line or 11' into the required 20' distance that parking spaces in an enclosed structure is required to be from this alley right-of-way line on a site developed with a two-story single family home structure.

- The site is zoned CD 2 which provides no specific provisions related to the location of enclosed parking spaces. As a result, off-street parking provisions of the Dallas Development Code apply on this property.
- The Dallas Development Code states that a parking space must be at least 20 feet from the right-of-way line adjacent to a street or alley if the space is located in enclosed structure and if the space faces upon or can be entered directly from a street or alley.
- The submitted site plan represents that the location of enclosed parking spaces in the detached accessory structure is 9' 1" from the alley right-of-way line or approximately 10' from the alley pavement line.
- The application has stated that the "previous detached 1-story garage was removed and rebuilt in the same location and footprint".
- According to DCAD records, the "main improvement" for the property addressed at 6615 Avalon Drive is a structure constructed in 1924 with 3,442 square feet of living area/total area with the following "additional improvements": 1) a 552 square foot detached garage; 2) 178 square feet of unfinished space; and 3) 552 square feet of unfinished space. Because records show that the structures on this site were built in the 20's, it is assumed that the accessory structure recently demolished on the site was a nonconforming structure.
- The code defines nonconforming structure as a structure that does not conform to the regulations of the code, but which was lawfully constructed under the regulations in force at the time of construction.
- The code states that the right to rebuild a nonconforming structure ceases if the structure is destroyed by the intentional act of the owner or the owner's agent.
- The code states that a person may renovate, remodel, repair, rebuild, or enlarge a nonconforming structure if the work does not cause the structure to become more nonconforming as to the yard, lot, and space regulations.
- The applicant is required to make a request for a variance to the off-street parking regulations for the replacement accessory structure in (according to the applicant) the same location and with the same footprint because he intentionally destroyed what is assumed to be a nonconforming structure.
- The subject site is flat, irregular in shape, and according to the submitted application is 0.21 acres (or approximately 9,200 square feet) in area. The site is zoned CD 2 where lots prior to its creation in 1988 was zoned R-10(A) where lots are typically 10,000 square feet in area.
- On November 11, 2016, the Sustainable Development and Construction Department Project Engineer submitted a review comment sheet regarding the applicant's request marked "Has no objections if certain conditions are met" commenting "Subject to the site plan, and that no vehicles at any time be allowed to park in the driveway. The alley right-of-way shall remain unobstructed at all times". (On February 10, 2017, the Sustainable Development Department Assistant Director

Engineering emailed the Board Administrator: “I concur with Claytons’ original response which is attached.”).

- The applicant has the burden of proof in establishing the following:
  - That granting the variance to the off-street parking 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 CD 2 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 CD 2 zoning classification.
- If the Board were to grant the variance request, staff recommends imposing the following conditions:
  1. Compliance with the submitted site plan is required.
  2. An automatic garage door must be installed and maintained in working order at all times.
  3. At no time may the area in front of the garage be utilized for parking of vehicles.  
(These conditions are imposed to help assure that the variance will not be contrary to the public interest).

**Timeline:**

October 21, 2016: The applicant submitted an “Application/Appeal to the Board of Adjustment” and related documents which have been included as part of this case report.

November 8, 2016: The Board of Adjustment Secretary assigned this case to Board of Adjustment Panel C.

November 8, 2016: The Board Administrator emailed the applicant the following information:

- an attachment that provided the public hearing date and panel that will consider the application; the November 23<sup>rd</sup> deadline to submit additional evidence for staff to factor into their analysis; and the December 2<sup>nd</sup> 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.

- November 29, 2016: The Board of Adjustment staff review team meeting was held regarding this request and the others scheduled for the December public hearing. Review team members in attendance included: the Board of Adjustment Chief Planner, the Building Inspection Chief Planner, the Board Administrator, the Building Inspection Senior Plans Examiner/Development Code Specialist, the Chief Arborist, the Sustainable Development and Construction Department Senior Planner, the Sustainable Development and Construction Department Project Engineer, and the Assistant City Attorney to the Board.
- November 30, 2016: The Sustainable Development and Construction Department Project Engineer submitted a review comment sheet marked "Has no objections if certain conditions are met" commenting "Subject to the site plan, and that no vehicles at any time be allowed to park in the driveway. The alley right-of-way shall remain unobstructed at all times".
- December 2, 2016: The applicant submitted additional information to staff beyond what was submitted with the original application (see Attachment A). Note that this information was not factored into the staff recommendation since it was submitted after the November 29<sup>th</sup> staff review team meeting.
- December 12, 2016: The Board of Adjustment Panel C conducted a public hearing on this application. The Board delayed action on this application until their next public hearing to be held on February 23, 2017.
- December 16, 2016: The Board Administrator wrote the applicant a letter that provided the board's action; and the February 1<sup>st</sup> deadline to submit additional evidence for staff to factor into their analysis; and the February 10<sup>th</sup> deadline to submit additional evidence to be incorporated into the Board's docket materials. (Note that the applicant has not submitted any additional documents from what was presented before/at the December 12<sup>th</sup> public hearing).
- February 7, 2017: The Board of Adjustment staff review team meeting was held regarding this request and the others scheduled for February public hearings. Review team members in attendance included: the Sustainable Development and Construction Department Assistant Director, the Sustainable Development Department Assistant Director Engineering, the Board of Adjustment Chief Planner, the Building Inspection Chief Planner, the Board Administrator, the Building Inspection Senior Plans Examiner/Development Code Specialist, the Chief Arborist, the Sustainable Development and Construction Department Senior Planner, and the Assistant City Attorney to the Board.

February 10, 2017: The Sustainable Development Department Assistant Director Engineering emailed the Board Administrator: "I concur with Claytons' original response which is attached."

**BOARD OF ADJUSTMENT ACTION: DECEMBER 12, 2016**

**APPEARING IN FAVOR:** Robert Baldwin, 3904 Elm St., #B, Dallas, TX  
Lauren Cavenaghi, 6615 Avalon Ave, Dallas, TX  
Gonzalo Cavenaghi, 6615 Avalon Ave, Dallas, TX

**APPEARING IN OPPOSITION:** William Angelley, 6608 Lakewood Blvd, Dallas, TX

**MOTION: Foster**

I move that the Board of Adjustment, in request No. **BDA 156-125**, hold this matter under advisement until **February 23, 2017**.

**SECONDED: Gambow**

**AYES: 5 – Richardson, Beikman, Winslow, Foster, Gambow**

**NAYS: 0**

**MOTION PASSED: 5 – 0**







1:1,200

# AERIAL MAP

Case no: BDA156-125

Date: 11/17/2016

BDA156-125  
Attach A p.1

**Long, Steve**

---

**From:** Jennifer Hiromoto <jennifer@baldwinplanning.com>  
**Sent:** Friday, December 02, 2016 10:58 AM  
**To:** Long, Steve  
**Cc:** Rob Baldwin  
**Subject:** BDA156-125 Avalon  
**Attachments:** BDA156-125 letter to staff.pdf

Good morning Steve,

Please find additional information attached that we would like to include in the Board packet. I apologize this did not get to you sooner.

Thanks,  
Jennifer

Jennifer Hiromoto  
Baldwin Associates  
3904 Elm Street Suite B  
Dallas, TX 75226  
Office: 214-824-7949  
Cell: 469-275-2414

Baldwin  
Associates

BDA156-125

Attach A

pg 2

November 17, 2016

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

RE: 6615 Avalon Avenue  
BDA156-125

Dear Mr. Long:

We are assisting the Cavenaghi family in their request for two variances in order to allow them to continue to construct a second story on their detached garage. You may be aware that there was a permit issued to construct a second story on the previous detached garage. After the permit was issued, it was recommended to reconstruct the garage and build a new structure since the previous foundation was determined to not be sufficient to support a two-story structure. Unfortunately, the location of the previous garage was non-conforming as to the location of an accessory structure in CD-2 and for an enclosed parking space. The construction proceeded and building inspections were performed. It was not until the roof was installed that an inspector informed us of the issues.

The property at 6615 Avalon Avenue is a portion of Lot 1 of Block K/2796 and the single family structure was built in 1924 according to DCAD. The property is rhombus-shaped and abuts an alley on its eastern side. This is an irregular shape and it is unusual for an alley to run along a side yard. The property is zoned Tract III within CD-2, which is the Lakewood Conservation District. It has a minimum lot size of 10,000 square feet. Based on DCAD data for tax parcels, there are 165 parcels within Tract III of CD-2. The subject property is approximately 8,730 square feet, which is the fourth smallest parcel out of 165.

CD-2 requires a minimum side and yard setback of 6 feet within Tract III, but allows for a setback exemption for garages, accessory structures, and porte cocheres. The setback exemption is written to push these accessory structures to the rear half of the back yard if the second floor is limited to no more than 40 feet or 60% of the rear lot line length. The location of the previous garage did not meet rear half of the back yard requirement at the time it was demolished. Approximately one-third of that structure did not meet the allowance to be exempt from setbacks, when the rear 50% is measured parallel to the rear property line.

3904 Elm Street Suite B • Dallas, TX 75226 • 214-824-7949

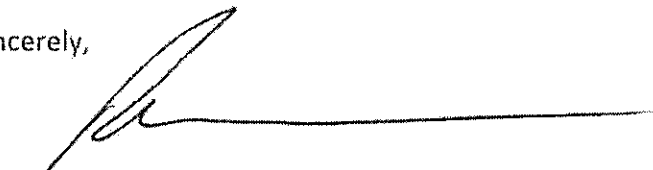
BDA156-125  
Attach A  
P53

From our observations, the vast majority of properties, perhaps 80% or more, in Tract III of CD-2 have detached garages. This is to be expected for homes built primarily in the 1920s-1940s. We observed 46 of the 165 properties to be developed with two-story garages. These observations were by walking and driving the neighborhood. Of the two-story detached garages, we found a concentration of these structures on Avalon Avenue and Lakewood Drive. We believe this shows our proposed two-story detached garage is commensurate with other properties with CD-2 Tract III.

The previous garage was located approximately 8 feet from the alley right-of-way, which did not provide the minimum 20' setback for an enclosed parking structure. Our site plan indicates that the proposed garage setback will be 9'1" from the alley right-of-way line. The property owners intend to park within the garage and not between the garage door and alley. The alley curves at the end of the subject property and then runs parallel to Avalon Avenue to the east away from the subject property. This right-turn at the alley should cause traffic using the alley to use more caution and slower speed as it approaches this turn. The property owners have spoken to many neighbors and are unaware of any issue from the previous garage placement relative to the alley.

We believe the subject property has a clear hardship in its size and shape and it differs greatly from other properties in Tract III of CD-2. The proposed location of the detached garage is the best location on the property for such a structure and it is commensurate with other properties within the same zoning district. We would appreciate staff supporting both variance requests. Please contact me if you need any additional information regarding this application.

Sincerely,



Rob Baldwin

Attachments: lot area exhibit, two-story garage exhibit

BDA 156-125

Attach A

PS 4

HOUSES WITH 2-STORY DETACHED GARAGES IN SAME TRACT OF CD

	Street number	Street
1	6608	Avalon
2	6609	Avalon
3	6641	Avalon
4	6645	Avalon
5	6649	Avalon
6	6652	Avalon
7	6657	Avalon
8	6658	Avalon
9	6661	Avalon
10	6665	Avalon
11	6664	Avalon
12	6668	Avalon
13	6679	Avalon
14	6700	Avalon
15	6703	Avalon
16	6739	Avalon
17	6753	Avalon
18	6808	Avalon
19	6814	Avalon
20	6827	Avalon
21	6620	Gaston
22	6677	Gaston
23	6661	Gaston
24	6409	Richmond
25	6722	Lakeshore
26	6830	Lakeshore
27	6709	Lakewood
28	6711	Lakewood
29	6722	Lakewood
30	6712	Lakewood
31	6703	Lakewood
32	6702	Lakewood
33	6676	Lakewood
34	6665	Lakewood
35	6666	Lakewood
36	6662	Lakewood
37	6661	Lakewood
38	6657	Lakewood
39	6627	Lakewood
40	6624	Lakewood
41	6683	Lakewood
42	6527	Gaston
43	2207	Cambria
44	6711	Country Club
45	6669	Country Club
46	6633	Country Club

BDA 156-125

Appendix A

PS 5

## DCAD Data for parcels within CD 2 Tract III

Total number of parcels: 165

Rank	AREA_SQ FEET	ST_NUM	ST_NAME	Rank	AREA_SQ FEET	ST_NUM	ST_NAME
1	6,980.29	6616	AVALON AVE	44	12,200.61	6713	LAKEWOOD BLVD
2	8,360.81	6625	AVALON AVE	45	12,208.33	6640	AVALON AVE
3	8,549.36	6608	AVALON AVE	46	12,210.55	2207	CAMBRIA BLVD
4	8,729.95	6615	AVALON AVE	47	12,243.12	6649	AVALON AVE
5	8,806.99	6616	LAKEWOOD BLVD	48	12,263.30	6732	LAKESHORE DR
6	8,884.51	6609	AVALON AVE	49	12,281.02	6647	GASTON AVE
7	9,040.37	6401	RICHMOND AVE	50	12,311.45	6700	LAKESHORE DR
8	9,130.98	6818	LAKESHORE DR	51	12,344.54	6629	GASTON AVE
9	9,143.46	6636	AVALON AVE	52	12,378.34	6651	LAKEWOOD BLVD
10	9,202.06	6612	GASTON AVE	53	12,392.64	6715	LAKEWOOD BLVD
11	9,207.27	6814	LAKESHORE DR	54	12,489.44	6639	AVALON AVE
12	9,479.73	6407	RICHMOND AVE	55	12,658.82	6653	GASTON AVE
13	9,520.81	6826	LAKESHORE DR	56	12,740.28	6708	LAKESHORE DR
14	9,686.95	6620	LAKEWOOD BLVD	57	12,746.63	6655	LAKEWOOD BLVD
15	9,778.04	6409	RICHMOND AVE	58	12,776.34	6648	AVALON AVE
16	10,004.41	6602	AVALON AVE	59	12,799.31	6637	GASTON AVE
17	10,161.98	6645	AVALON AVE	60	12,933.95	6709	LAKEWOOD BLVD
18	10,163.93	6644	AVALON AVE	61	12,971.34	6733	COUNTRY CLUB CIR
19	10,479.71	6600	LAKEWOOD BLVD	62	13,039.68	6661	LAKEWOOD BLVD
20	10,542.41	6711	LAKEWOOD BLVD	63	13,054.83	6627	LAKEWOOD BLVD
21	10,622.89	6624	LAKEWOOD BLVD	64	13,120.84	6616	GASTON AVE
22	10,741.20	6607	GASTON AVE	65	13,156.37	6717	LAKEWOOD BLVD
23	10,776.08	2215	CAMBRIA BLVD	66	13,274.12	6810	LAKESHORE DR
24	10,779.69	6630	LAKEWOOD BLVD	67	13,287.44	6665	LAKEWOOD BLVD
25	11,046.27	2417	BRENDENWOOD DR	68	13,407.66	6658	AVALON AVE
26	11,093.21	6712	LAKESHORE DR	69	13,423.61	6759	AVALON AVE
27	11,105.73	6622	AVALON AVE	70	13,512.59	6669	AVALON AVE
28	11,180.86	6640	LAKEWOOD BLVD	71	13,587.49	6647	LAKEWOOD BLVD
29	11,206.93	6830	LAKESHORE DR	72	13,612.40	6703	LAKEWOOD BLVD
30	11,449.37	6635	LAKEWOOD BLVD	73	13,733.41	6713	AVALON AVE
31	11,540.80	6661	AVALON AVE	74	13,794.33	6603	AVALON AVE
32	11,554.68	6608	LAKEWOOD BLVD	75	13,831.75	6724	AVALON AVE
33	11,584.06	6662	LAKEWOOD BLVD	76	13,845.22	6726	GASTON AVE
34	11,653.63	6729	COUNTRY CLUB CIR	77	13,997.41	6623	COUNTRY CLUB CIR
35	11,743.36	6519	GASTON AVE	78	14,007.89	6721	COUNTRY CLUB CIR
36	11,814.27	6657	LAKEWOOD BLVD	79	14,183.05	6722	LAKESHORE DR
37	11,828.05	6718	LAKESHORE DR	80	14,189.38	6718	AVALON AVE
38	11,839.36	6641	GASTON AVE	81	14,227.88	6666	LAKEWOOD BLVD
39	11,965.93	6644	LAKEWOOD BLVD	82	14,232.08	6752	AVALON AVE
40	12,062.94	6656	LAKEWOOD BLVD	83	14,283.73	6411	RICHMOND AVE
41	12,128.63	6621	LAKEWOOD BLVD	84	14,322.52	6665	AVALON AVE
42	12,177.16	6641	AVALON AVE	85	14,448.76	6712	LAKEWOOD BLVD
43	12,190.26	6657	AVALON AVE	86	14,515.36	6725	LAKEWOOD BLVD

Rank	AREA_SQ FEET	ST_NUM	ST_NAME	Rank	AREA_SQ FEET	ST_NUM	ST_NAME
87	14,544.96	6668	AVALON AVE	133	18,341.27	6617	LAKEWOOD BLVD
88	14,565.24	6639	COUNTRY CLUB CIR	134	18,350.17	6711	COUNTRY CLUB CIR
89	14,605.08	6421	RICHMOND AVE	135	18,450.38	6625	GASTON AVE
90	14,797.15	6672	AVALON AVE	136	18,551.71	6739	AVALON AVE
91	14,855.78	6709	AVALON AVE	137	18,585.64	6685	AVALON AVE
92	14,899.62	6664	AVALON AVE	138	18,843.99	6683	LAKEWOOD BLVD
93	15,061.62	6712	AVALON AVE	139	18,877.42	6759	GASTON AVE
94	15,233.77	6425	RICHMOND AVE	140	18,930.05	6535	GASTON AVE
95	15,352.41	6745	COUNTRY CLUB CIR	141	19,288.48	6703	COUNTRY CLUB CIR
96	15,480.81	6730	AVALON AVE	142	19,894.08	6679	AVALON AVE
97	15,501.19	6706	GASTON AVE	143	19,897.37	6731	AVALON AVE
98	15,575.04	6675	LAKEWOOD BLVD	144	20,078.36	6661	GASTON AVE
99	15,615.16	2202	CAMBRIA BLVD	145	20,355.90	6700	GASTON AVE
100	15,740.74	6527	GASTON AVE	146	20,735.94	6671	GASTON AVE
101	15,780.35	6725	AVALON AVE	147	21,488.86	6743	GASTON AVE
102	15,860.19	6708	AVALON AVE	148	21,913.86	6707	GASTON AVE
103	16,007.97	6650	LAKEWOOD BLVD	149	21,923.72	6745	AVALON AVE
104	16,027.65	6511	GASTON AVE	150	22,229.14	6677	GASTON AVE
105	16,063.47	6742	LAKESHORE DR	151	22,262.15	6761	COUNTRY CLUB CIR
106	16,121.42	6702	LAKEWOOD BLVD	152	22,369.76	6758	AVALON AVE
107	16,123.46	6721	LAKEWOOD BLVD	153	22,573.80	6669	COUNTRY CLUB CIR
108	16,177.25	6737	COUNTRY CLUB CIR	154	22,740.86	6729	LAKEWOOD BLVD
109	16,186.56	6719	AVALON AVE	155	23,560.91	6748	LAKEWOOD BLVD
110	16,272.17	6603	LAKEWOOD BLVD	156	25,768.57	6676	LAKEWOOD BLVD
111	16,405.45	6708	LAKEWOOD BLVD	157	27,022.93	6608	GASTON AVE
112	16,407.73	6652	AVALON AVE	158	27,364.06	6758	LAKEWOOD BLVD
113	16,437.00	6682	AVALON AVE	159	28,272.61	6429	RICHMOND AVE
114	16,483.69	6806	LAKESHORE DR	160	28,625.34	6738	LAKEWOOD BLVD
115	16,522.06	6731	GASTON AVE	161	34,914.00	6726	LAKEWOOD BLVD
116	16,543.58	6725	GASTON AVE	162	35,138.67	6803	LAKEWOOD BLVD
117	16,564.80	6617	GASTON AVE	163	35,851.16	6815	LAKEWOOD BLVD
118	16,609.27	6700	AVALON AVE	164	39,102.71	6715	GASTON AVE
119	16,826.58	6753	AVALON AVE	165	46,290.16	6645	COUNTRY CLUB CIR
120	16,906.25	6714	GASTON AVE				
121	16,914.91	6738	AVALON AVE				
122	17,181.32	6748	AVALON AVE				
123	17,302.71	6703	AVALON AVE				
124	17,385.61	6633	COUNTRY CLUB CIR				
125	17,675.60	6757	GASTON AVE				
126	17,694.25	6722	LAKEWOOD BLVD				
127	17,886.90	6751	GASTON AVE				
128	17,997.80	6744	AVALON AVE				
129	18,078.38	6626	GASTON AVE				
130	18,212.01	6630	GASTON AVE				
131	18,226.75	6735	GASTON AVE				
132	18,326.05	6620	GASTON AVE				





City of Dallas

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 156-125

Data Relative to Subject Property:

Date: October 21, 2016

Location address: 6615 Avalon Ave Zoning District: CD-2

Lot No.: Pt 1 Block No.: K/2796 Acreage: 0.21 acres Census Tract: 1.00

Street Frontage (in Feet): 1) 64 ft 2) 3) 4) 5)

To the Honorable Board of Adjustment :

JE 5B

Owner of Property (per Warranty Deed): Gonzalo L. Cavenaghi

Applicant: Rob Baldwin, Baldwin Associates Telephone: 214-824-7949

Mailing Address: 3904 Elm Street Suite B Dallas TX Zip Code: 75226

E-mail Address: rob@baldwinplanning.com

Represented by: Rob Baldwin, Baldwin Associates Telephone: 214-824-7949

Mailing Address: 3904 Elm Street Suite B Dallas TX Zip Code: 75226

E-mail Address: rob@baldwinplanning.com

Affirm that an appeal has been made for a Variance X, or Special Exception, of 6 feet to the 6-foot rear yard setback and 11 feet to the 20-foot enclosed parking space setback

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: The previous detached 1-story garage was removed and rebuilt in the same location and footprint. The property is an irregular shape.

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.

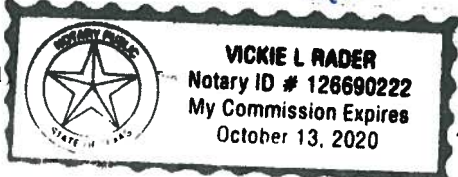
Affidavit

Before me the undersigned on this day personally appeared Robert Baldwin (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 21st day of October, 2016



[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 Baldwin

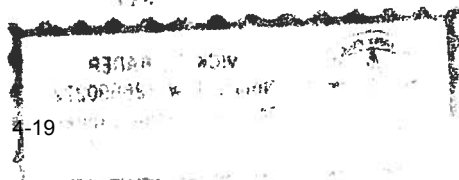
did submit a request for a variance to the rear yard setback regulations, and for a variance to the off-street parking regulations

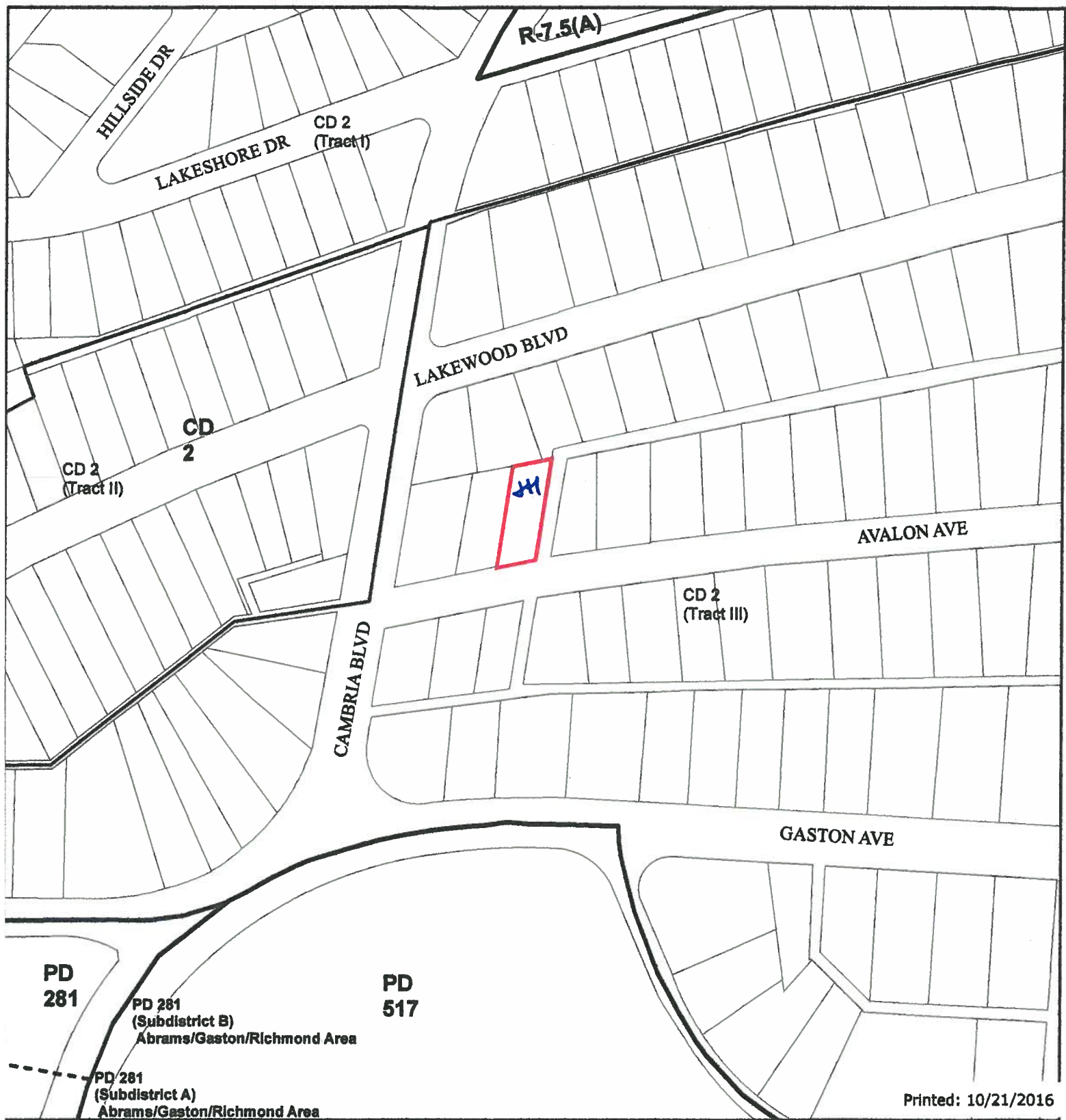
at 6615 Avalon Avenue

BDA156-125. Application of Robert Baldwin for a variance to the rear yard setback regulations and a variance to the off-street parking regulations at 6615 Avalon Avenue. The property is more fully described as part of Lot 1, Block K/2796, and is zoned CD-2, which requires a parking space must be at least 20 feet from the right-of-way line adjacent to a street or alley if the space is located in an enclosed structure and if the space faces upon can be entered directly from the street or alley and requires a rear yard setback of 6 feet. The applicant proposes to construct and maintain a single family residential structure and provide a 0 foot rear yard setback, which will require a 6 foot variance to the rear yard setback regulation, and to construct and maintain a single family residential structure with side yard setback of 9 feet, which will require a variance of 11 feet to the off-street parking regulation.

Sincerely,

*Philip Sikes*  
Philip Sikes, Building Official





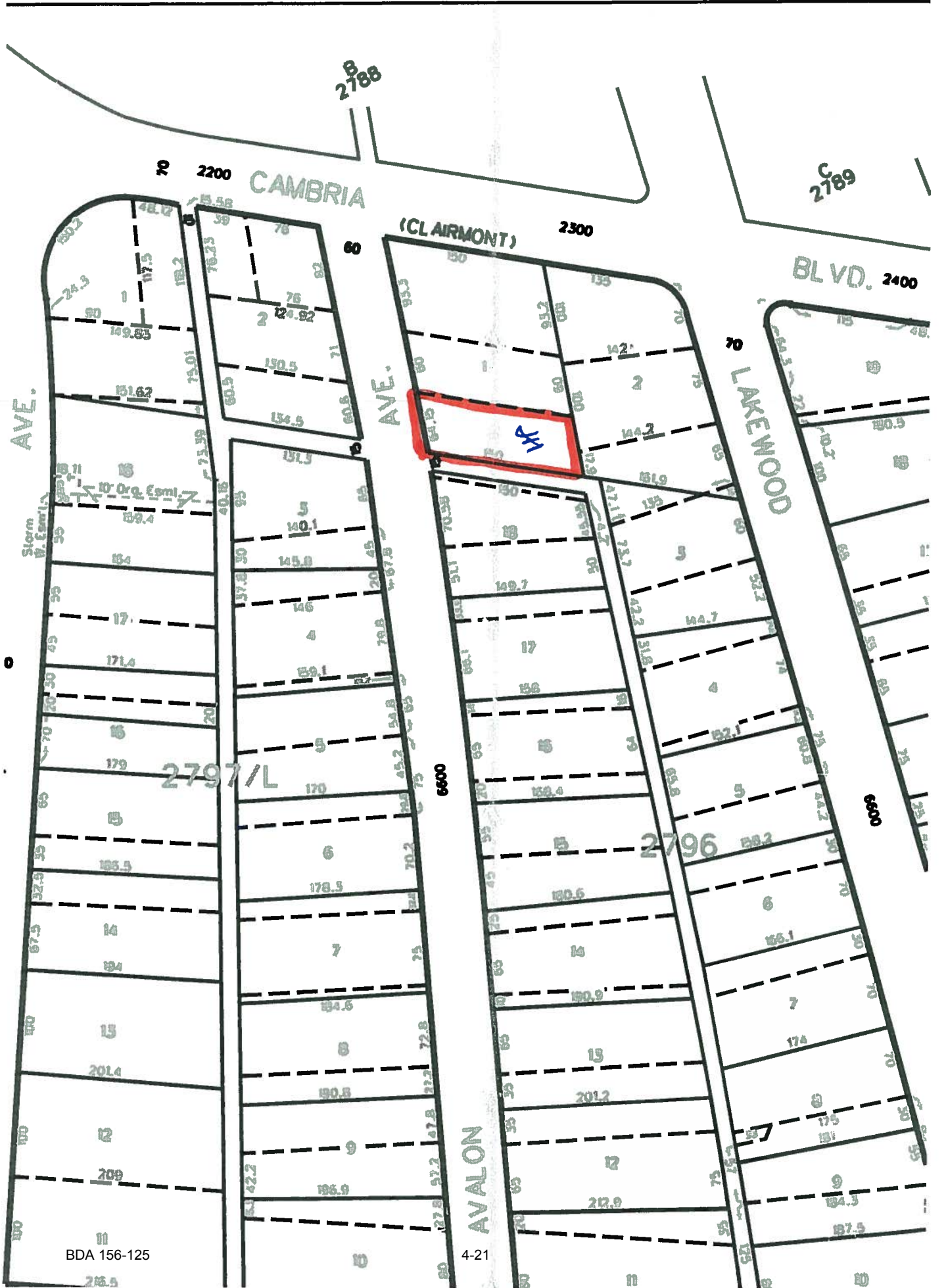
Printed: 10/21/2016

**Legend**

- City Limits
- School
- Floodplain**
- 100 Year Flood Zone
- Mill's Creek
- Peak's Branch
- X Protected by Levee
- Parks
- BDA
- railroad
- Certified Parcels
- Base Zoning
- PD193 Oak Lawn
- Dallas Environmental Corridors
- SPSD Overlay
- Deed Restrictions
- Dry Overlay
- D
- D-1
- CP
- SP
- MD Overlay
- Historic Subdistricts
- Historic Overlay
- Height Map Overlay
- CD Subdistricts
- PD Subdistricts
- PDS Subdistricts
- NSO Subdistricts
- NSO\_Overlay
- Escarpment Overlay
- Parking Management Overlay
- Shop Front Overlay

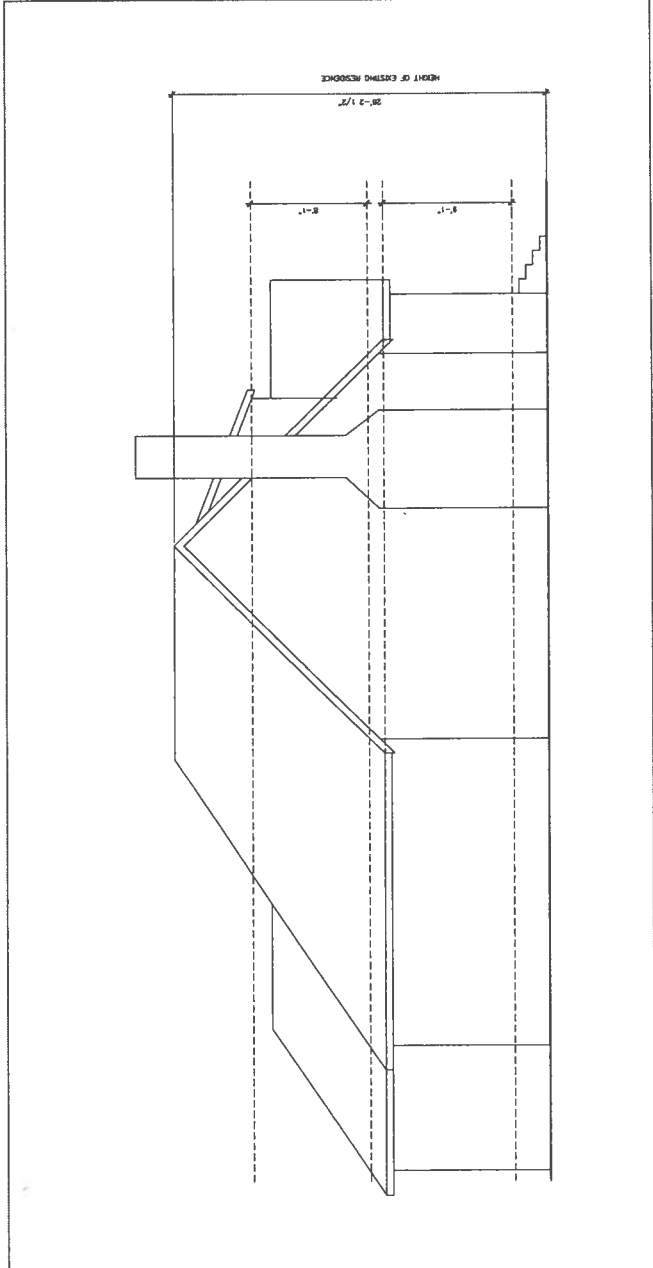
This data is to be used for graphical representation only. The accuracy is not to be taken/used as data produced by a Registered Professional Land Surveyor (RPLS) for the State of Texas. This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. (Texas Government Code § 2051.102)



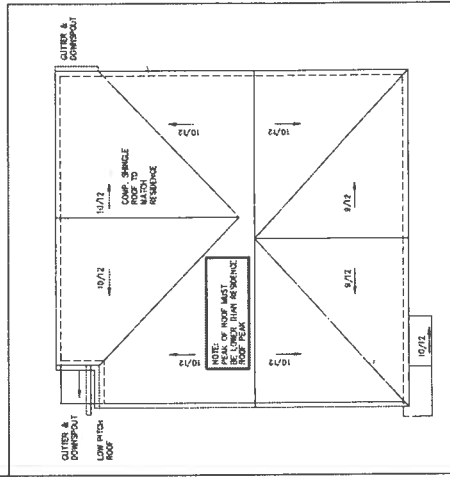




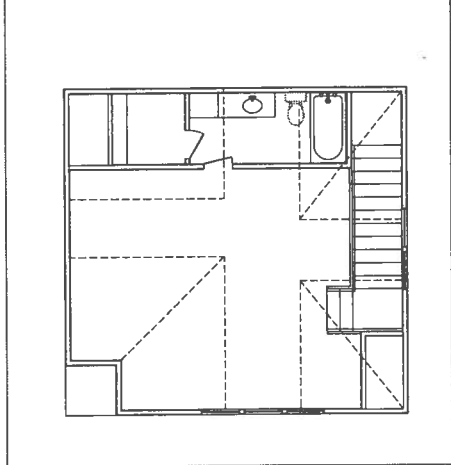




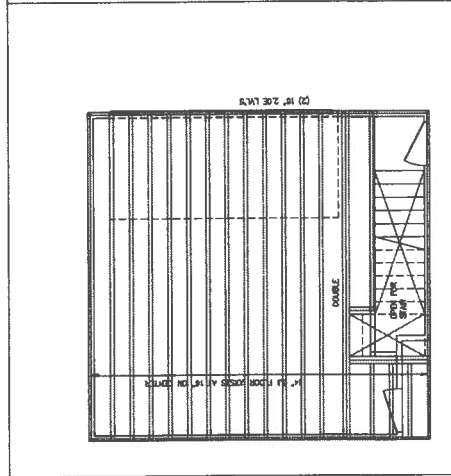
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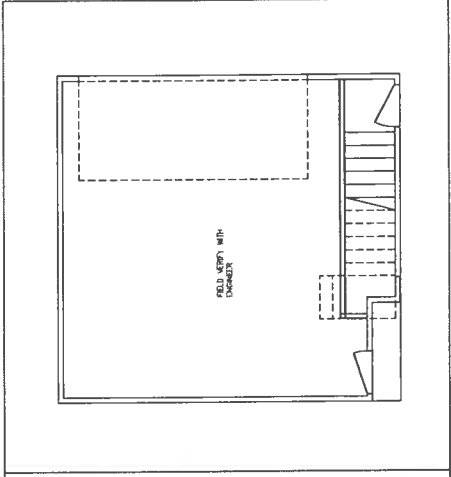
ROOF PLAN  
 SCALE: 1/4"=1'-0"



SECOND FLOOR FRAMING  
 SCALE: 1/4"=1'-0"



ROOF FRAMING PLAN  
 SCALE: 1/4"=1'-0"



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



REVISIONS:

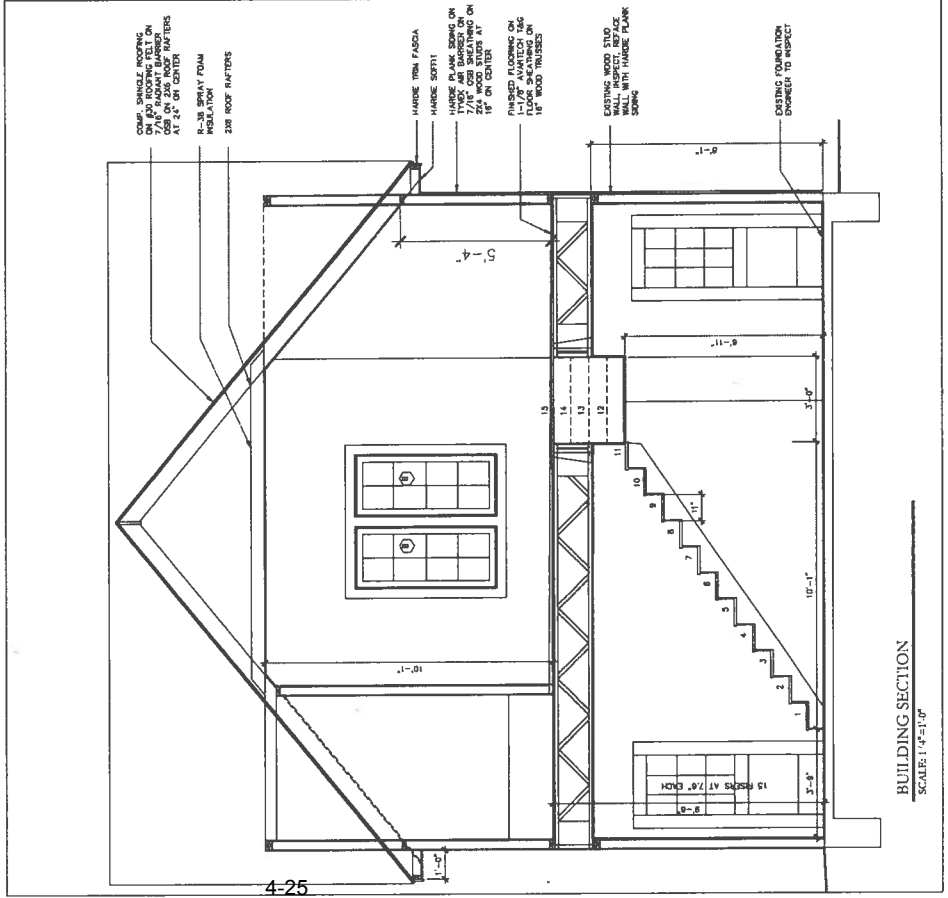
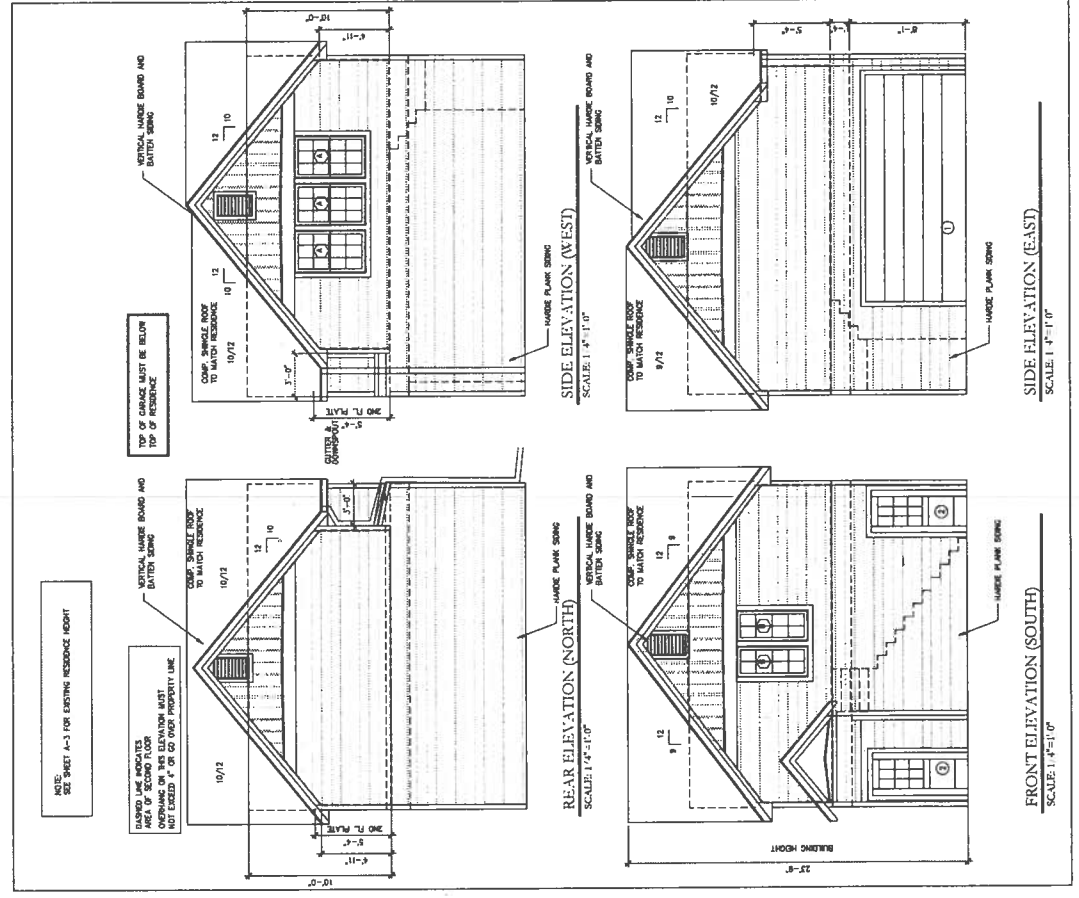
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▽	10/20/2016	
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DATE: 8/27/2015  
PROJECT: CAVENAGH RESIDENCE  
SHEET NO. A-4

SHEET NO. A-4

DATE: 8/27/2015











 1:1,200	<b>NOTIFICATION</b>		Case no: <b>BDA156-125</b>
	<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;">18</div> NUMBER OF PROPERTY OWNERS NOTIFIED		Date: <b>11/17/2016</b>

## *Notification List of Property Owners*

### *BDA156-125*

#### *18 Property Owners Notified*

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	6615 AVALON AVE	CAVENAGHI GONZALO L
2	6609 AVALON AVE	HAYES BARRY M &
3	6603 AVALON AVE	MANCHESTER STEVEN T &
4	6608 LAKEWOOD BLVD	ANGELLEY WILLIAM O & JULES E
5	6620 LAKEWOOD BLVD	HARLAN MICHAEL N & CYNTHIA S
6	6600 LAKEWOOD BLVD	HAY G R
7	6616 LAKEWOOD BLVD	WELLS HENRY W &
8	6624 LAKEWOOD BLVD	PATTERSON SPENCER &
9	6630 LAKEWOOD BLVD	GORDON KAELA JILL & GREGORY DAVID
10	6641 AVALON AVE	DETERDING JOHN C JR &
11	6625 AVALON AVE	BYERLEY WILLIAM M & SUSAN G
12	6639 AVALON AVE	MAYON MICHAEL C
13	6616 AVALON AVE	OPITZ JUSTIN R & KASSIDY K
14	6602 AVALON AVE	JACOBE MICHAEL
15	6608 AVALON AVE	RUBENSTEIN KENNETH JAY &
16	6622 AVALON AVE	BONDS DAVID A
17	6636 AVALON AVE	PEDEN JAMES K III
18	6640 AVALON AVE	CINDY LYNN CAPITAL LLC

**FILE NUMBER:** BDA167-021(SL)

**BUILDING OFFICIAL'S REPORT:** Application of Robert Baldwin, represented by Rob Baldwin of Baldwin and Associates, for a variance to the side yard setback regulations at 9103 Boedeker Circle. This property is more fully described as Lot 19, Block F/5454, and is zoned D(A), which requires a side yard setback of 5 feet. The applicant proposes to construct and maintain a structure and provide a 0 foot side yard setback, which will require a 5 foot variance to the side yard setback regulations.

**LOCATION:** 9103 Boedeker Circle

**APPLICANT:** Robert Baldwin  
Represented by Rob Baldwin of Baldwin and Associates

**REQUEST:**

A request for a variance to the side yard setback regulations of up to 5' is made to add and maintain a 2<sup>nd</sup> floor (office) to an existing one-story garage accessory structure in the side yard setback on a property developed with a duplex that would be located as close as on the side property line or as much as 5' into the required 5' side yard setback.

**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, 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:

- Staff has concluded that the variance should be denied because there was no property hardship to the site that warranted a variance to the side yard setback. While staff recognized that the site is pan-handle in shape and with two required front yards, the applicant had not demonstrated how these physical features preclude it from being developed in a manner commensurate with the development upon other parcels of land in districts with the same D(A) zoning classification while simultaneously complying with code provisions including side yard setback regulations.

**BACKGROUND INFORMATION:**

**Zoning:**

Site: D(A) (Duplex)  
North: D(A) (Duplex)  
South: D(A) (Duplex)  
East: R-7.5(A) (Single family district 7,500 square feet)  
West: D(A) (Duplex)

**Land Use:**

The subject site is developed with a duplex use. The areas to the north, south, and west are developed with duplex uses, and the area to the east is developed with single family use.

**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 for a variance to the side yard setback regulations of up to 5' focuses on adding and maintaining an approximately 980 square foot 2<sup>nd</sup> floor (office) to an existing approximately 980 square foot one-story garage accessory structure in the side yard setback on a property developed with a duplex that would be located as close as on the side property line or as much as 5' into the required 5' side yard setback.
- The site is located at the south corner of Boedeker Circle and Boedeker Street.

- Given the duplex zoning and location of the corner lot subject site, it has two required front yards – a 25’ required front yard setback (caused by a platted building line) along Boedeker Circle (the shorter of the two frontages of the subject site which is always a front yard in this case) and 20’ required front yard (caused by a platted building line) along Boedeker Street, (the longer of the two frontages which is typically considered a side yard). However the site has a front yard setback along Boedeker Circle in order to maintain continuity of the established front yard setback along this street frontage where a home/lot to the south of the subject site “fronts” on Boedeker Street.
- Structures on lots zoned D(A) are required to provide a minimum side yard setback of 5’.
- The applicant has submitted a site plan and an elevation that shows an approximately 23’ high two-story structure located as close as 0.3’ from a side property line or approximately 5’ into the required 5’ side yard setback.
- The Dallas Development Code states provides the following with regard to side yard provisions for residential districts:
  - In a residential district, a person need not provide a side yard setback for a structure accessory to a residential structure if the structure:
    1. Does not exceed 15’ in height; and
    2. Is located in the rear 30 percent of the lot.
- The variance requested in this application is made only because the one-story accessory structure (that required no side yard setback) is proposed to be raised in height to exceed 15’ which then requires a 5’ side yard setback.
- According to DCAD records, the “main improvement” for property at 9103 Boedeker Circle is a structure built in 1966 with 4,478 square feet of living area/total area and “additional improvements” of two, 440 square foot attached garages.
- The subject site is pan-handle in shape and according to the application, is 0.35 acres (or approximately 15,200 square feet) in area. The site is zoned D(A).
- The subject site has two required front yards and two side yard setbacks. Most lots zoned D(A) have one front yard, two side yards, and one rear yard.
- The applicant has the burden of proof in establishing the following:
 

That granting the variance to the side 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 R-7.5(A) 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 D(A) zoning classification.

- If the Board were to grant the request, and impose the submitted site plan as a condition, the structure in the side yard setback would be limited to what is shown on this document– which, in this case, is a structure located as close as on a side property line or as much as 5’ into the 5’ side yard setback.

**Timeline:**

December 14, 2016: The applicant submitted an “Application/Appeal to the Board of Adjustment” and related documents which have been included as part of this case report.

January 6, 2017: The Board of Adjustment Secretary randomly assigned this case to Board of Adjustment Panel C.

January 13, 2017: The Board Administrator emailed the following information to the applicant:

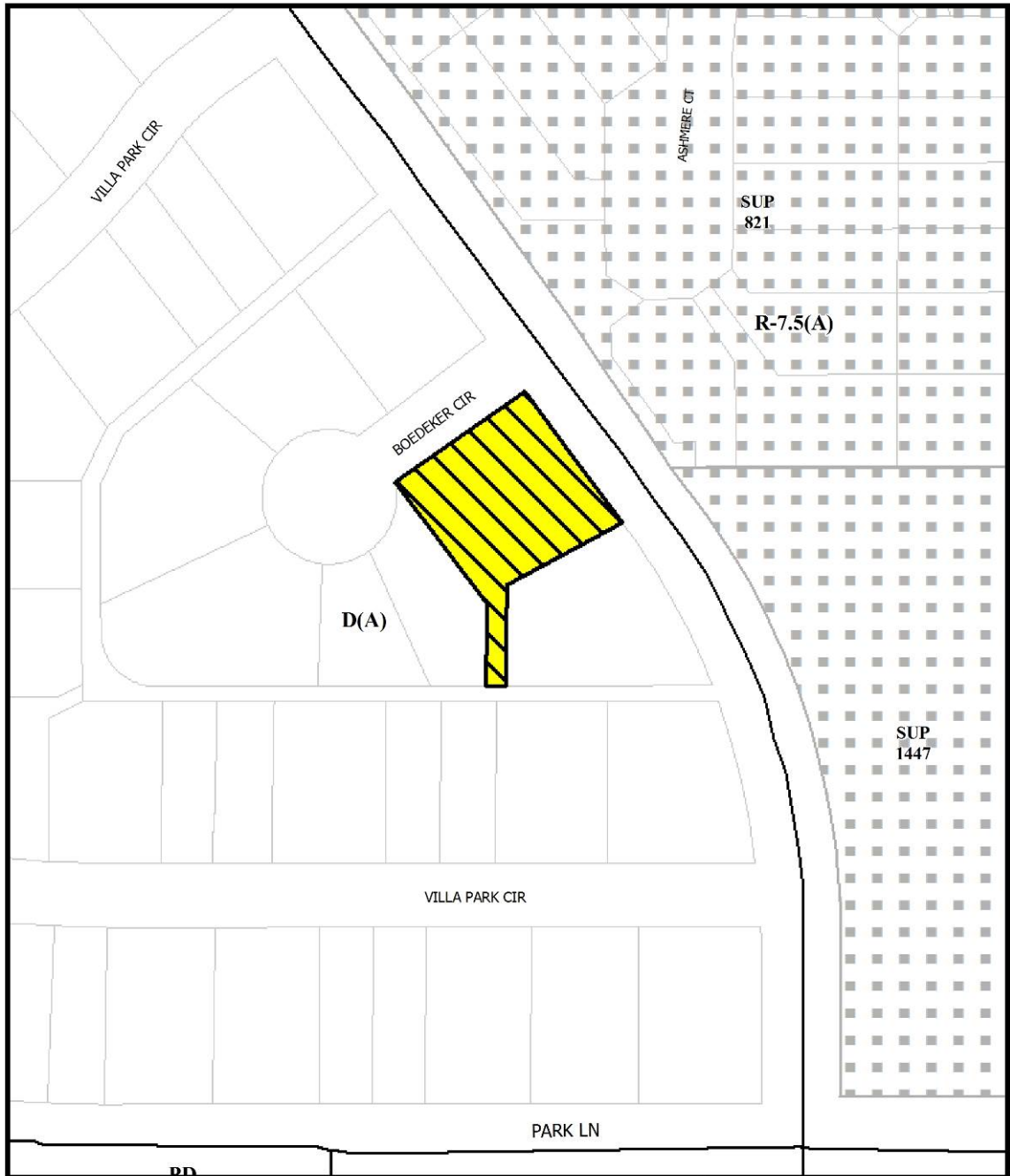
- a copy of the application materials including the Building Official’s report on the application;
- an attachment that provided the public hearing date and panel that will consider the application; the February 1<sup>st</sup> deadline to submit additional evidence for staff to factor into their analysis; and the February 10<sup>th</sup> 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.”

January 30, 2017: The applicant submitted documentation on this application to the Board Administrator beyond what was submitted with the original application (see Attachment A).

February 7, 2017: The Board of Adjustment staff review team meeting was held regarding this request and the others scheduled for February public hearings. Review team members in attendance included: the Sustainable Development and Construction Department Assistant Director, the Sustainable Development Department Assistant Director Engineering, the Board of Adjustment Chief Planner, the Building Inspection Chief Planner, the Board Administrator, the Building Inspection Senior Plans Examiner/Development Code Specialist, the Chief Arborist, the Sustainable Development and Construction Department Senior Planner, and the Assistant City Attorney to the Board.

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



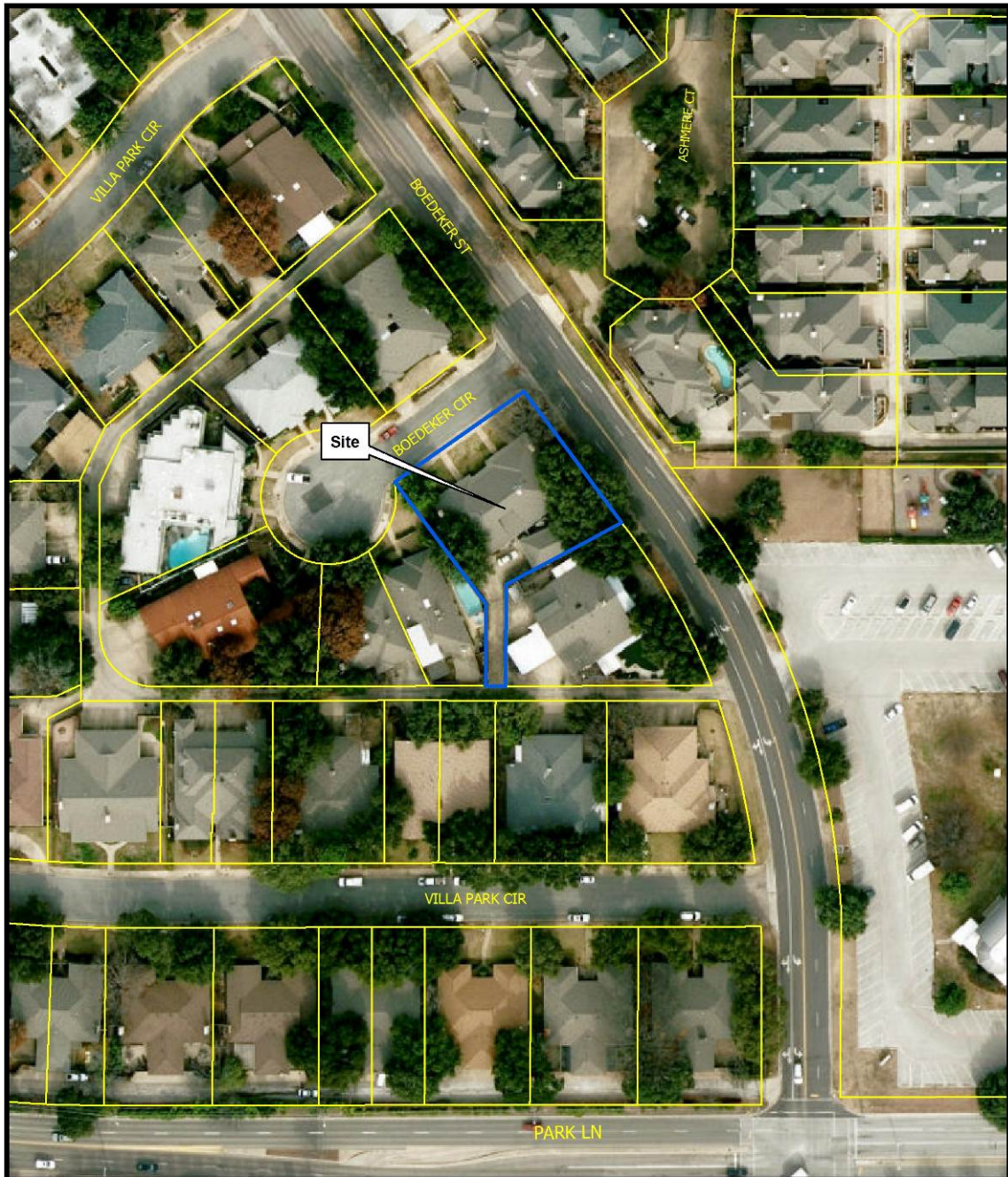


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# ZONING MAP

Case no: BDA167-021

Date: 1/10/2017

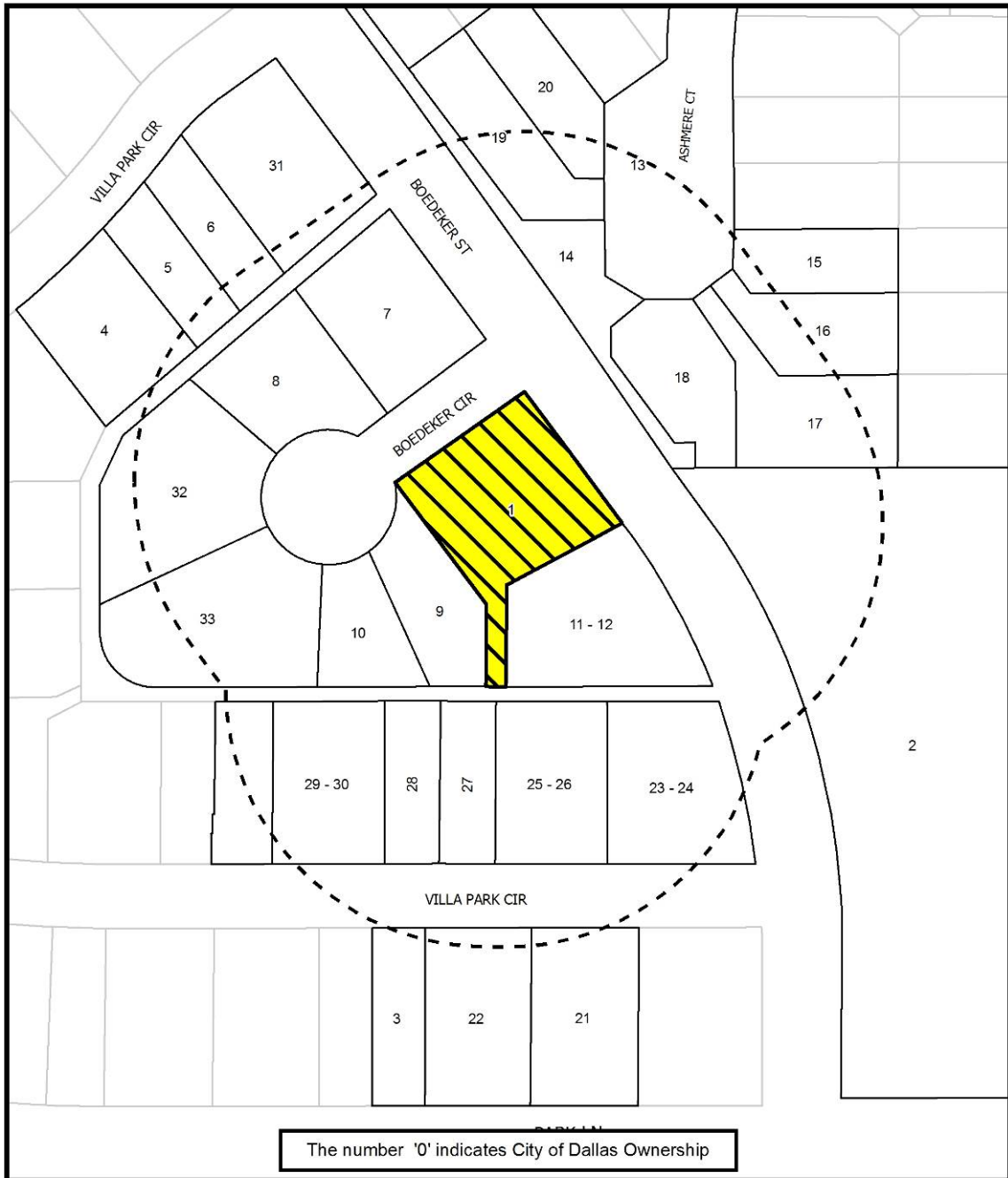



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# AERIAL MAP

Case no: BDA167-021

Date: 1/10/2017



  
 1:1,200

## NOTIFICATION

<b>200'</b>	AREA OF NOTIFICATION
<b>33</b>	NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **BDA167-021**  
 Date: **1/10/2017**