

ZONING BOARD OF ADJUSTMENT, PANEL B
WEDNESDAY, JUNE 24, 2015
AGENDA

BRIEFING	L1FN CONFERENCE CENTER AUDITORIUM 1500 MARILLA STREET	11:30 A.M.
PUBLIC HEARING	L1FN CONFERENCE CENTER AUDITORIUM 1500 MARILLA STREET	1:00 P.M.

Donna Moorman, Chief Planner
Steve Long, Board Administrator

MISCELLANEOUS ITEM

Approval of the May 20, 2015 Board of Adjustment Panel B Public Hearing Minutes	M1
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UNCONTESTED CASES

BDA 134-123	903 E. Woodin Boulevard REQUEST: Application of Felipe Guel, Sr. for a variance to the front yard setback regulations	1
BDA 145-069	2610 Forest Lane REQUEST: Application of Tommy Bell for a special exception to the sign regulations	2

REGULAR CASE

BDA 145-068	4021 Dalgreen Road REQUEST: Application of Danny Sipes for a variance to the front yard setback regulations and a special exception to the single family use regulations	3
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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]

MISCELLANEOUS ITEM NO. 1

To approve the Board of Adjustment Panel B May 20, 2015 public hearing minutes.

FILE NUMBER: BDA 134-123

BUILDING OFFICIAL'S REPORT: Application of Felipe Guel, Sr. for a variance to the front yard setback regulations at 903 E. Woodin Boulevard. This property is more fully described as a part of Lot 1, Block 5/3677, and is zoned R-7.5(A), which requires a front yard setback of 25 feet. The applicant proposes to construct and maintain a single structure and provide a 7 foot 6 inch front yard setback, measured at the roof eave overhang, which will require a 17 foot 6 inch variance to the front yard setback regulations.

LOCATION: 903 E. Woodin Boulevard

APPLICANT: Felipe Guel, Sr.

REQUESTS:

Requests for variances to the front yard setback regulations of up to 17' 6" are made to construct and maintain a one-story single family home structure on an undeveloped site:

1. In the Idaho Avenue 25' front yard setback: a variance of 17' 6" is made to construct/maintain a single family home structure located as close as (roof eave) 7' 6" from this front property line or 17' 6" into this 25' front yard setback; and
2. In the E. Woodin Boulevard 25' front yard setback: a variance of 3' is made to construct/maintain a porch structure to be attached to a proposed single family home structure located as close as (roof eave) 22' from this front property line or 3' into this 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, lot coverage, floor area for structures accessory to single family uses, height, minimum sidewalks, off-street parking or off-street loading, or landscape regulations provided that the variance is:

- (A) not contrary to the public interest when, owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed and substantial justice done;
- (B) necessary to permit development of a specific parcel of land that differs from other parcels of land by being of such a restrictive area, shape, or slope, that it cannot be developed in a manner commensurate with the development upon other parcels of land with the same zoning; and
- (C) not granted to relieve a self-created or personal hardship, nor for financial reasons only, nor to permit any person a privilege in developing a parcel of land not permitted by this chapter to other parcels of land with the same zoning.

STAFF RECOMMENDATION:

Approval, subject to the following condition:

- Compliance with the submitted site plan is required

Rationale:

- The subject site is unique and different from most lots in the R-7.5(A) zoning district in that it is a corner lot with a restrictive area due to its two front yard setbacks and total square footage/area. The property is approximately 5,300 square feet in area and 100' in length making it about 2,200 square feet less in area and 50' less in length than other properties in the zoning district that are more typically 7,500 square feet in area and 150' in length. This atypical lot with two front yard setbacks with less than the typical area and length of other similarly zoned properties precludes the applicant from developing it in a manner commensurate (in this case with a one-story single family home with a building footprint of about 1,700 square feet) with the development upon other parcels of land with the same zoning with one front yard setback, 7,500 square feet in area, and 150' in length.
- The corner lot subject site has an approximately 22.5' width for development once a 25' front yard and a 5' side yard setback is accounted for on the approximately 52' wide subject site. Other lots of this width in this zoning district with one front yard, two side yards, and one rear yard of the same width would have a 42.5' width for development.

BACKGROUND INFORMATION:

Zoning:

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

Land Use:

The subject site is undeveloped. The lot to the north is undeveloped; and the areas to the east, south, 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:

- These requests focus on constructing and maintaining a single family home structure with (according to the submitted site plan) a building footprint of about 1,700 square feet, part of which would be located 7' 6" (roof eave) from the site's Idaho Avenue front property line (or 17' 6" into this 25' front yard setback), and part of which would be located 22' front the site's E. Woodin Boulevard front property line (or 3' into this 25' front yard setback).
- Structures on lots zoned R-7.5(A) are required to provide a minimum front yard setback of 25'.
- The subject site is located at the northeast corner of E. Woodin Boulevard and Idaho Avenue. Regardless of how the proposed structure is to front E. Woodin Boulevard and "side" to Idaho Avenue, the subject site has two 25' front yard setbacks, one along each street. The site has a 25' front yard setback along E. Woodin Boulevard, the shorter of the two frontages, which is always deemed the front yard setback on a corner lot in this zoning district. The site also has a 25' front yard setback along Idaho Avenue, the longer of the two frontages of this corner lot, which is typically regarded as a side yard where a 5' side yard setback would be required. But the site's Idaho Avenue frontage that would function as side yard on the property is treated as a front yard setback nonetheless to maintain the continuity of the front yard setback established by lots to the north that front/are oriented westward towards Idaho Avenue.
- A site plan has been submitted indicating the portion of the proposed single family home to be located in both 25' front yard setbacks on the property.
- According to DCAD records, there are no "main improvements" or "additional improvements for property addressed at 903 E. Woodin Boulevard.
- The subject site is flat, virtually rectangular in shape (100' x 52.5'), and is approximately 5,300 square feet) in area. The site is zoned R-7.5(A) where lots are typically 7,500 square feet in area.
- Most lots in R-7.5 zoning have one 25' front yard setback, two 5' side yard setbacks, and one 5' rear yard setback; this site has two 25' front yard setbacks and two 5' side yard setbacks.
- The submitted site plan shows that about 40 percent of the proposed home would be located in the Idaho Avenue front yard setback and about 1 percent of the proposed home would be located in the E. Woodin Boulevard front yard setback.
- The 52.5' wide subject site has 22.5' of developable width available once a 25' front yard setback is accounted for on the west and a 5' side yard setback is accounted for on the east. If the lot were more typical to others in the zoning district with only one front yard setback, the 52.5' wide site would have 42.5' of developable width with 5' side yard setbacks accounted for on the west and east sides of the site.
- The applicant has the burden of proof in establishing the following:
 - That granting the variances to the front yard setback regulations will not be contrary to the public interest when, owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed and substantial justice done.

- The variances are necessary to permit development of the subject site that differs from other parcels of land by being of such a restrictive area, shape, or slope, that the subject site cannot be developed in a manner commensurate with the development upon other parcels of land in districts with the same R-7.5(A) zoning classification.
- The variances would not be granted to relieve a self-created or personal hardship, nor for financial reasons only, nor to permit any person a privilege in developing this parcel of land (the subject site) not permitted by this chapter to other parcels of land in districts with the same R-7.5(A) zoning classification.
- If the Board were to grant the variance requests, and impose the submitted site plan as a condition, the structure in the front yard setbacks would be limited to what is shown on this document– which in this case is a structure located as close as (roof eave) 7’ 6” from the Idaho Avenue front property line or 17’ 6” into this 25’ front yard setback, and as close as (roof eave) 22’ from the E. Woodin Boulevard front property line or 3’ into E. Woodin Boulevard 25’ front yard setback.

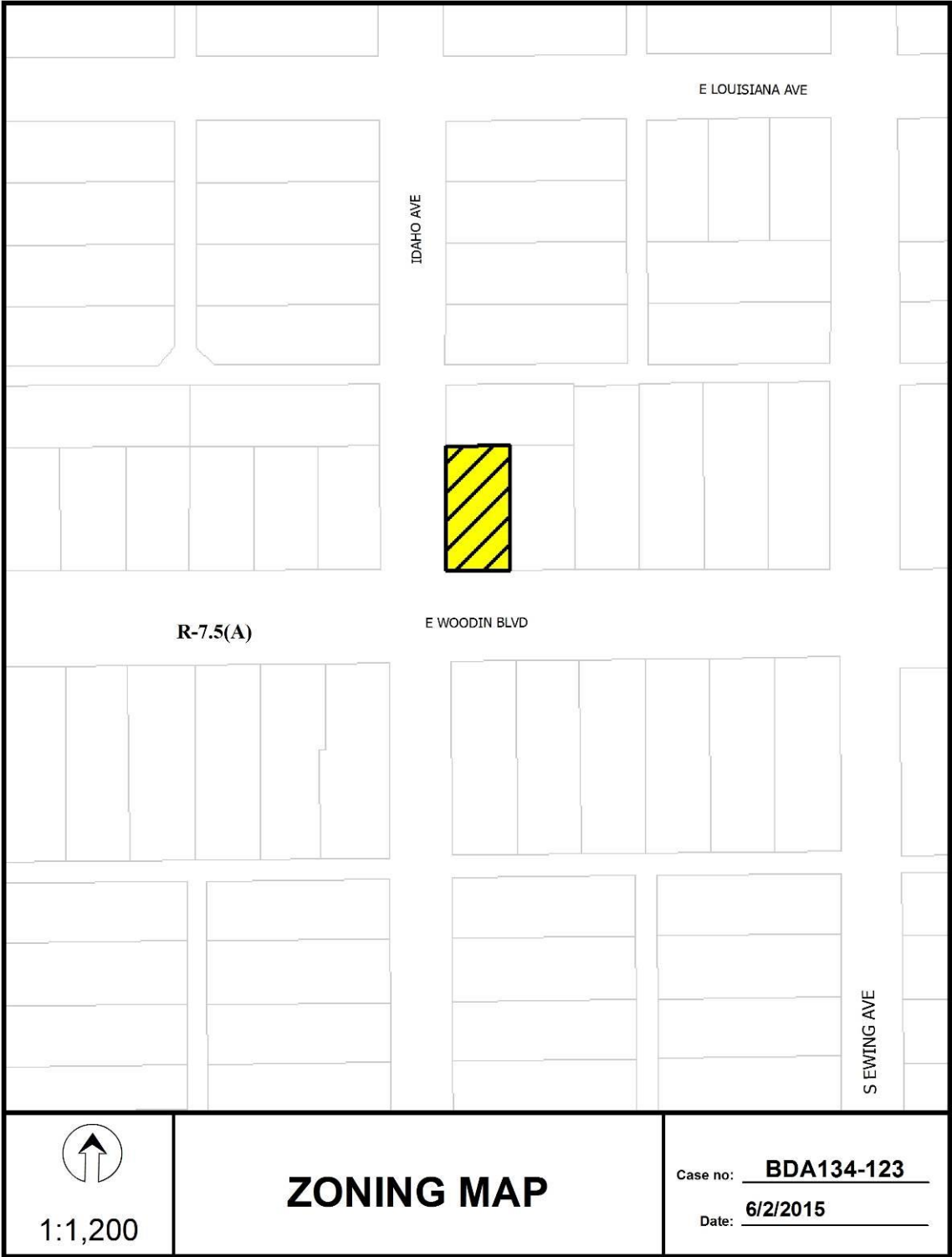
Timeline:

- October 6, 2014: The applicant submitted an “Application/Appeal to the Board of Adjustment” and related documents which have been included as part of this case report.
- May 12, 2015: The Board of Adjustment Secretary randomly assigned this case to Board of Adjustment Panel B.
- May 13, 2015: The Board Administrator contacted the applicant and emailed him the following information:
- a copy of the application materials including the Building Official’s report on the application;
 - an attachment that provided the public hearing date and panel that will consider the application; the June 3rd deadline to submit additional evidence for staff to factor into their analysis; and the June 12th 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.”

June 9, 2015:

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

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

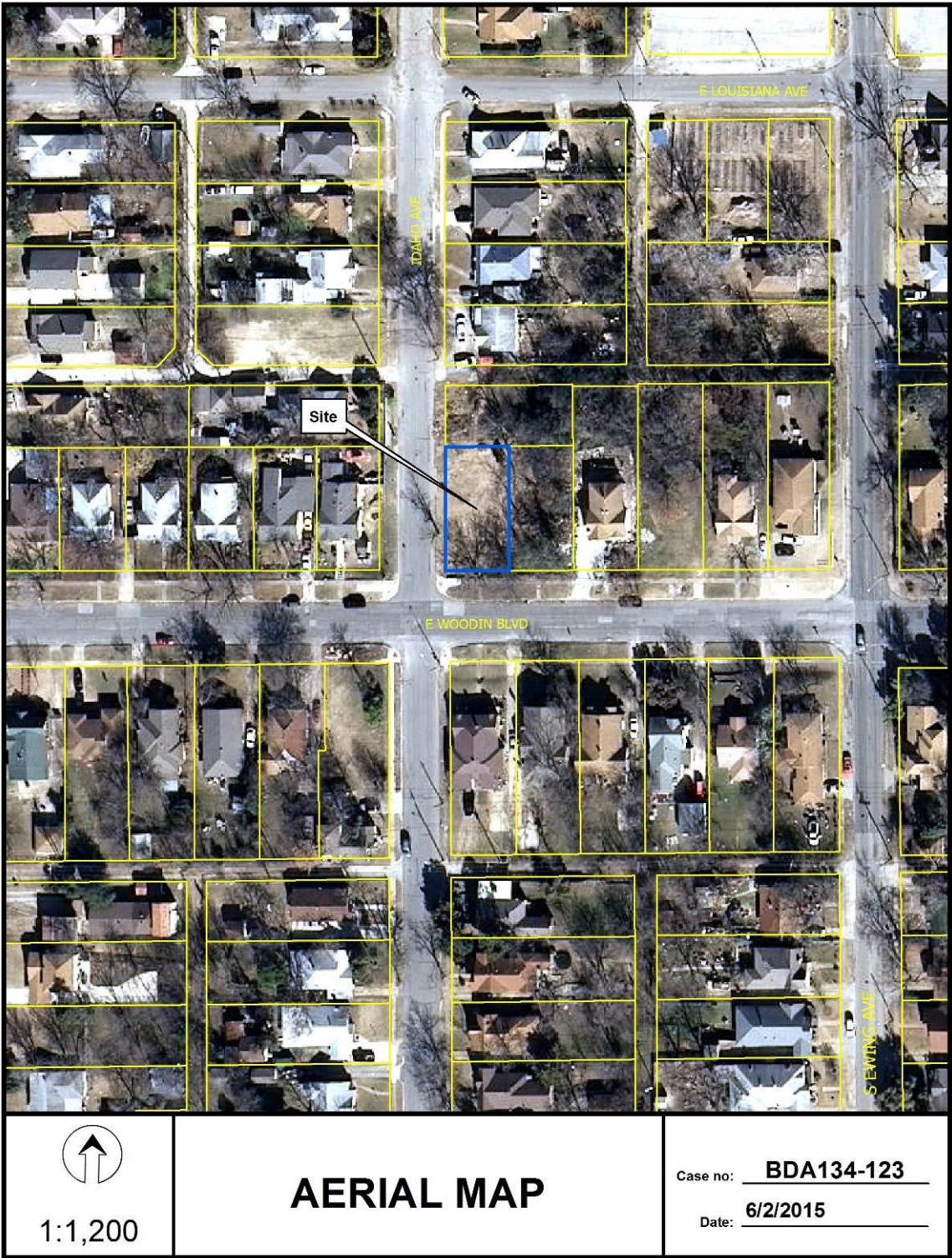


1:1,200

ZONING MAP

Case no: BDA134-123

Date: 6/2/2015





City of Dallas

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 134-123

Data Relative to Subject Property:

Date: 10-6-14

Location address: 903 E. Woodin Blvd, Zoning District: R-7.5(A)

Lot No.: 1 Block No.: 5/3077 Acreage: .18 Census Tract: 54.00

Street Frontage (in Feet): 1) 52.5' 2) 100' 3) 4) 5) SW18

To the Honorable Board of Adjustment :

Owner of Property (per Warranty Deed): Felipe Guel Sr

Applicant: Felipe Guel Sr. Telephone: (214) 573 3077

Mailing Address: 718 E. Woodin Zip Code: 75216

E-mail Address: Philgm23@sbcglobal.net

Represented by: Telephone:

Mailing Address: Zip Code:

E-mail Address:

Affirm that an appeal has been made for a Variance [check], or Special Exception, of 17'-6" to the front yd. 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 area desired has two front set backs which restricts the area needed to build desired house.

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.

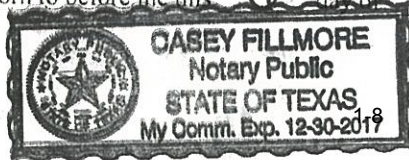
Affidavit

Before me the undersigned on this day personally appeared Felipe Guel Sr (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: Felipe Guel Sr (Affiant/Applicant's signature)

Subscribed and sworn to before me this 16 day of October, 2014



Casey Fillmore 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 Felipe Guel, Sr.
did submit a request for a variance to the front yard setback regulations
at 903 E. Woodin Blvd.

BDA134-123. Application of Felipe Guel, Sr. for a variance to the front yard setback regulations at 903 E. Woodin Blvd. This property is more fully described as a part of Lot 1, Block 5/3677, 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 7 foot 6 inch front yard setback, measured at the roof eave overhang, which will require a 17 foot 6 inch variance to the front yard setback regulation.

Sincerely,


Larry Holmes, Building Official



TH-3(A)

CR

GEORGIA AVE

MARYLAND AVE

HARLANDALE AVE

LOUISIANA AVE

SMARSHALIS AVE

SITE

F.G

R-7.5(A)

E WOODIN BLVD

IDAHO AVE

E MONTANA AVE

SEWING AVE

MF-2(A)

NO(A)

E ILLINOIS AVE

E ILLINOIS AVE

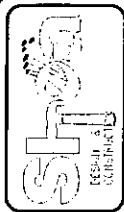
1:2,400

BDA 134-123



Printed: 9/23/2014





SHEA DESIGN & CONSTRUCTION
 237 S. RL Thornton Fwy
 Dallas, Texas 75203
 Ph. (214) 946-1223
 Fax (214) 946-1166
 CELL(214) 618-7067

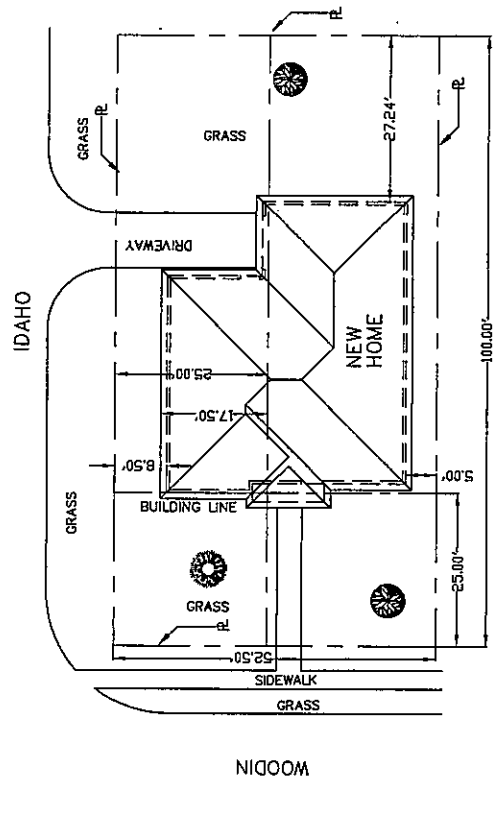
JOB NO. 903WOODSITE
 DRAWN BY: L.O. JOHNSON
 DATE: _____
 SCALE: _____
 A1 of 06

PROJECT:
 GUEL FAMILY
 903 WOODIN
 DALLAS, TEXAS 75216
 LOT: 1 BLK: 5

REV.	DATE

REV.	DATE

THIS DRAWING IS THE PROPERTY OF SHEA DESIGN & CONSTRUCTION. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE EXPRESS WRITTEN PERMISSION OF SHEA DESIGN & CONSTRUCTION. SUCH PERMISSION IS PROHIBITED.



SITE PLAN
 SCALE: 1" = 20'

THESE PLANS HAVE NOT BEEN REVIEWED FOR COMPLIANCE WITH THE CITY OF DALLAS CONSTRUCTION CODES. ALL WORK PERFORMED IN CONJUNCTION WITH THESE PLANS IS SUBJECT TO FIELD INSPECTOR'S APPROVAL.



SHEA DESIGN
&
CONSTRUCTION
737 S. RL Thornton Fwy
Dallas, Texas 75203
Cell (214) 616-7067
Fax (214) 946-1166

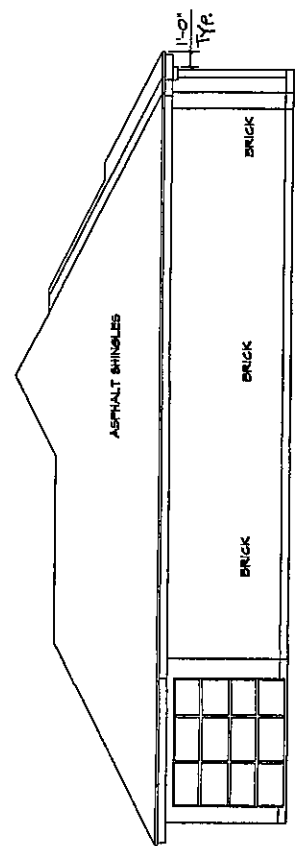
JOB NO. 180304HO
DRAWN BY: L.O. JOHNSON SR.
DATE: _____
SCALE: _____
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OF
01

PROJECT: GUEL FAMILY

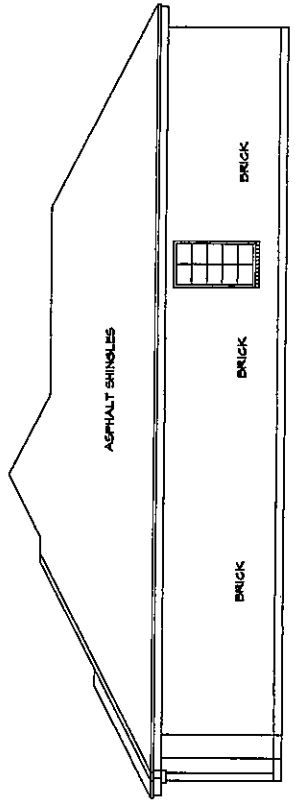


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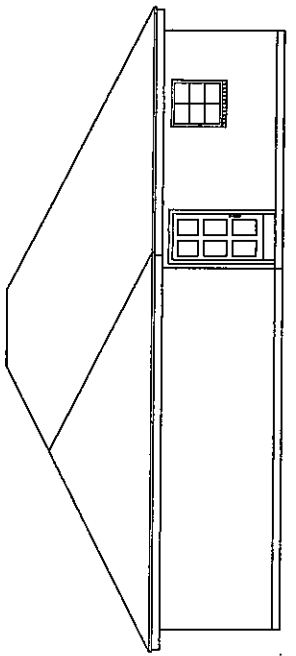
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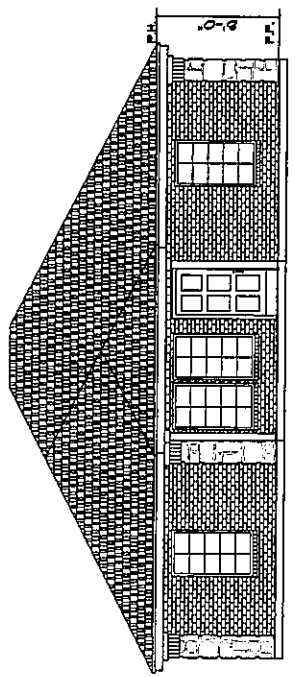
LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION



FRONT ELEVATION

FLOOR PLAN
SCALE: 1/8" = 1'

THESE PLANS HAVE NOT BEEN REVIEWED FOR COMPLIANCE WITH THE CITY OF DALLAS CONSTRUCTION CODES. ALL WORK PERFORMED IN CONJUNCTION WITH THESE PLANS IS SUBJECT TO FIELD INSPECTOR'S APPROVAL.



SHEA DESIGN & CONSTRUCTION
 797 S. RL THOMSON FRWY
 DALLAS, TEXAS 75203
 CELL (214) 616-7067
 FAX (214) 946-1166

JOB NO. 1823DAHQ
 DRAWN BY: L.D. JOHNSON SR.
 DATE: _____
 SCALE: _____
 OF _____
 A3

PROJECT: GUEL FAMILY

REV.	DATE
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6	

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BY	DESCRIPTION	TOTAL SQ. FT.
14	1 1'-4" INTERIOR DOOR, PRE HUNG LH	
2	BY-FOLD	
26	2 2'-6" INTERIOR DOOR, PRE HUNG RH	
26	1 2'-6" INTERIOR DOOR, PRE HUNG LH	
30	3 3'-0" INTERIOR DOOR, PRE HUNG RH	
30	2 3'-0" INTERIOR DOOR, PRE HUNG LH	
30	2 3'-0" EXTERIOR DOOR, PRE HUNG RH	
30	1 3'-0" EXTERIOR DOOR, PRE HUNG LH	
	TOTAL SQ. FT.	

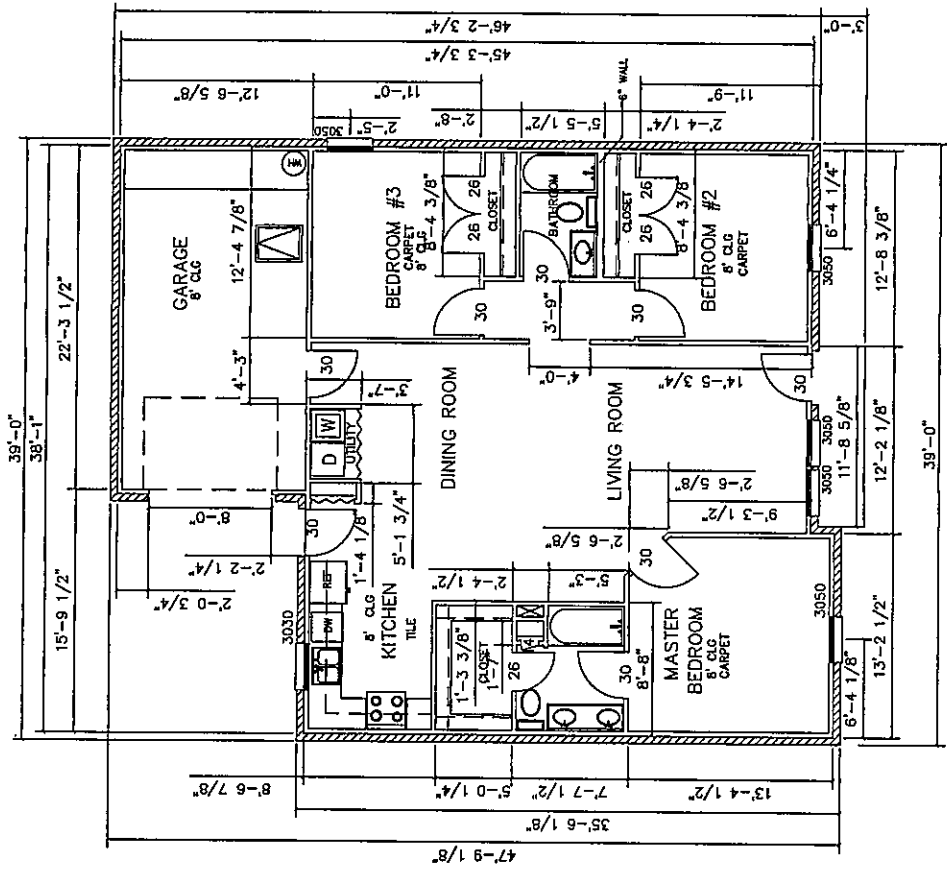
MARK	QTY.	DESCRIPTION	WINDOW - R.O.
3030	1	3'0" X 3'0"	
3050	5	3'0" X 5'0"	
		TOTAL: S.F.	

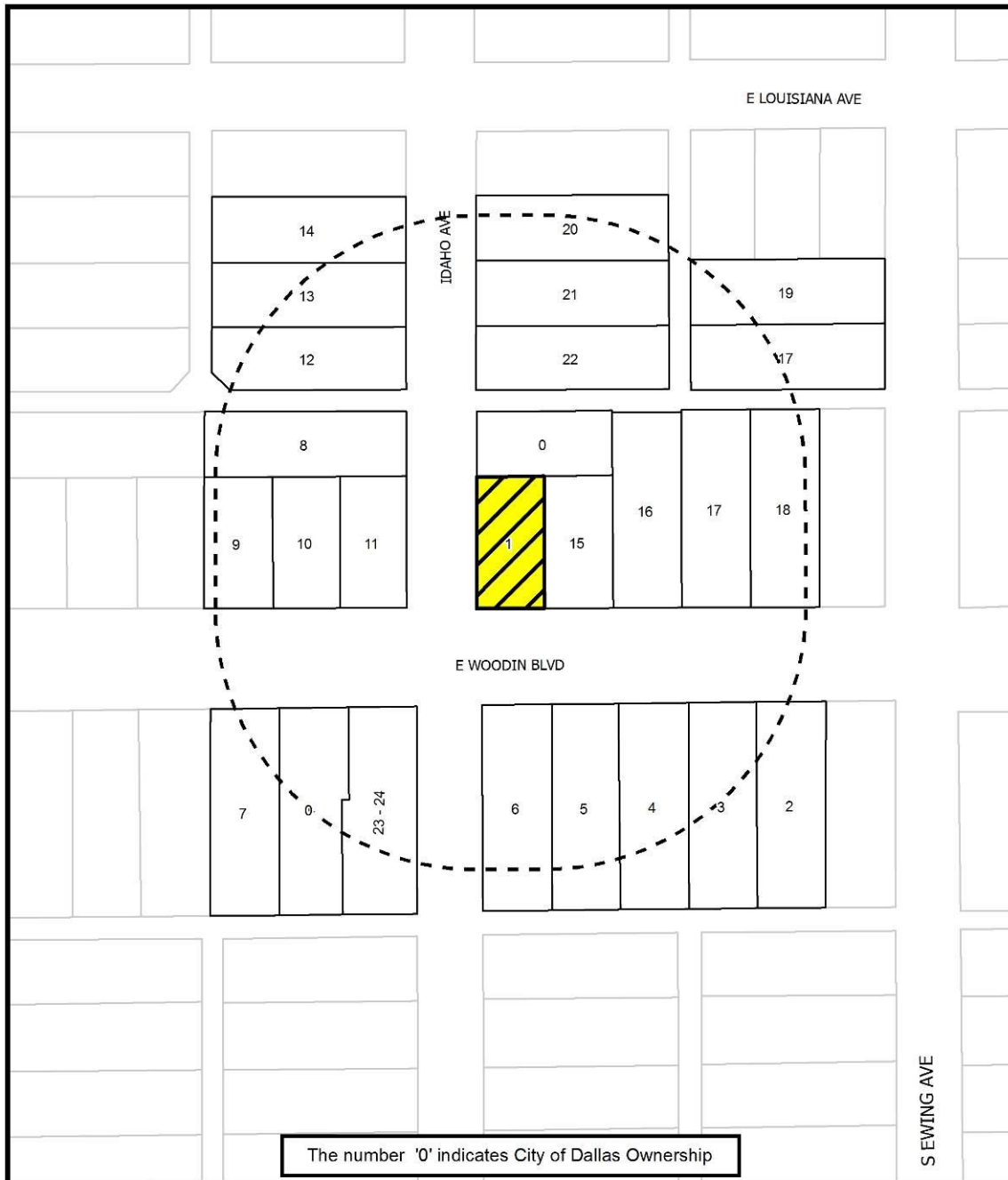
ALL WINDOW AREAS SHALL HAVE SINGLE HUNG INSULATED WITH HALF SCREEN WHITE CLEAR GLASS

LIVING 1229 SQ. FT
 PORCH 35 SQ. FT
 GARAGE 252 SQ. FT
 TOTAL 1516 SQ. FT

FLOOR PLAN
 SCALE: 1/8" = 1'

THESE PLANS HAVE NOT BEEN REVIEWED FOR COMPLIANCE WITH THE CITY OF DALLAS CONSTRUCTION CODES. ALL WORK PERFORMED IN CONJUNCTION WITH THESE PLANS IS SUBJECT TO FIELD INSPECTOR'S APPROVAL.





 1:1,200	NOTIFICATION	Case no: BDA134-123			
	<table border="1"> <tr> <td style="text-align: center;">200'</td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="text-align: center;">24</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	200'	AREA OF NOTIFICATION	24	NUMBER OF PROPERTY OWNERS NOTIFIED
200'	AREA OF NOTIFICATION				
24	NUMBER OF PROPERTY OWNERS NOTIFIED				

Notification List of Property Owners

BDA134-123

24 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	903 WOODIN BLVD	GUEL FELIPE SR
2	918 WOODIN BLVD	HARTFIELD CORNELIUS &
3	914 WOODIN BLVD	JUSTICE BETTY JO
4	908 WOODIN BLVD	HART BOBBIE &
5	904 WOODIN BLVD	BUCKLEY DEBORAH
6	900 WOODIN BLVD	WEAVER ETTA M YELDELL
7	814 WOODIN BLVD	MOORE ROBERT E & CANDACE
8	2017 IDAHO AVE	LAZO TEODORO & EDUWIGES
9	815 WOODIN BLVD	SANCHEZ GUADALUPE CURRY JR
10	819 WOODIN BLVD	SANCHEZ GUADALUPE
11	823 WOODIN BLVD	RIVERA SUSAN
12	2015 IDAHO AVE	HMK LTD
13	2011 IDAHO AVE	STEVENSON L D
14	2007 IDAHO AVE	FREEMAN IDA MAE EST OF
15	907 WOODIN BLVD	BLACK DONALD E
16	911 WOODIN BLVD	MUNGUIN CALIXTO &
17	915 WOODIN BLVD	PENNINGTON HERMAN E
18	919 WOODIN BLVD	GULLEY CHRIS L
19	2011 EWING AVE	CONTREAS FELIX PAZ &
20	2006 IDAHO AVE	MARTINEZ FRANK S
21	2010 IDAHO AVE	JOHNSON ERMA O EST OF
22	2014 IDAHO AVE	BAENA BERTHA
23	2111 IDAHO AVE	HICKS JOHNNIE M LIFE EST
24	822 WOODIN BLVD	HICKS HERBERT L

FILE NUMBER: BDA 145-069

BUILDING OFFICIAL'S REPORT: Application of Tommy Bell for a special exception to the sign regulations at 2610 Forest Lane. This property is more fully described as Lot 1A, Block 1/6593, and is zoned IR, which limits the number of words on a sign. The applicant proposes to construct and maintain an attached premise sign on a building facade with ten words, which will require a special exception allowing two additional words to the sign regulations.

LOCATION: 2610 Forest Lane

APPLICANT: Tommy Bell

REQUEST:

A special exception to the sign regulations is made to erect and maintain an attached premise sign with 10 large letter words (or two additional large letter words) on the approximately 245' long Forest Lane façade of a structure on a site developed with a vehicle display, sales, or service structure/use (Toyota of Dallas).

STANDARD FOR A SPECIAL EXCEPTION TO THE SIGN REGULATIONS FOR TWO ADDITIONAL LARGE LETTER WORDS ON AN ATTACHED SIGN:

The Board of Adjustment may, in specific cases and subject to appropriate conditions, authorize up to two additional large letter words on an attached sign in excess of the number permitted by the sign regulations as a special exception to these regulations when the board has made a special finding from the evidence presented that strict compliance with the requirement of the sign regulations will result in substantial financial hardship or inequity to the applicant without sufficient corresponding benefit to the city and its citizens in accomplishing the objectives of the sign regulations.

STAFF RECOMMENDATION:

Approval, subject to the following condition:

- Compliance with the submitted site plan and sign/building elevation is required.

Rationale:

- Staff concluded that strict compliance with the requirement of the sign regulations would result in an inequity to the applicant, and there would be no corresponding benefit to the city and its citizens in accomplishing the objectives of the sign regulations. In this case, the proposed 10 word attached premise sign (of which three "words" are the company logo/symbol) would be erected and maintained on a façade of a structure that is approximately 245' in length and faces a major thoroughfare/freeway (Forest Lane/LBJ Freeway).

BACKGROUND INFORMATION:

Zoning:

Site: IR (SUP 97) (Industrial/research, Specific Use Permit for airport)
North: MU-2 (Mixed use)
South: IR (SUP 97) (Industrial/research, Specific Use Permit for airport)
East: IR (SUP 97) (Industrial/research, Specific Use Permit for airport)
West: IR (SUP 97) (Industrial/research, Specific Use Permit for airport)

Land Use:

The site is currently developed with a vehicle display, sales, or service structure/use (Toyota of Dallas). The area to the north is developed with the LBJ Freeway; and the areas to the east, south, and west are developed with a mix of commercial/retail/office uses.

Zoning/BDA History:

1. BDA 134-090, Property at 2610 Forest Lane (the subject site) On September 17, 2014, the Board of Adjustment Panel B granted a request for a special exception to the landscape regulations and imposed the submitted landscape plan as a condition to this request. The case report stated that the request was made in conjunction with constructing and maintaining a vehicle display, sales, or service structure/use (Toyota of Dallas), and not fully meeting the landscape regulations.

GENERAL FACTS/STAFF ANALYSIS:

- This request focuses on erecting and maintaining an attached premise sign with 10 large letter words on the approximately 245' long Forest Lane façade of a structure on a site on a developed with a vehicle display, sales, or service structure/use (Toyota of Dallas).
- The Dallas Development Code provides the following definitions with regard to signs:
 - Attached sign: any sign attached to, applied on, or supported by, any part of a building (such as a wall, roof, window, canopy, awning, arcade, or marquee) that encloses or covers usable space.
 - Building: a structure which has a roof supported by columns, walls or air for the shelter, support, or enclosure of persons, animals or chattel.
 - One sign: any number of detached signs structurally connected above grade.

- Word: For purposes of this section, each of the following is considered to be one word:
 - A) any word in any language found in any standard unabridged dictionary or dictionary of slang;
 - B) any proper noun or any initial or series of initials;
 - C) any separate character, symbol, or abbreviation, such as “&”, “\$”, “%”, and “Inc.”;
 - D) any telephone number, street number, or commonly used, combination of numerals and / or symbols such as “\$5.00”, or “50%”;
 - E) any symbol or logo that is a registered trademark, but which itself contains no word or character).
- The Dallas Development Code states that all signs erected pursuant to the “attached signs” section shall be limited to one per façade per occupant of premise.
- The Dallas Development Code states that no attached sign erected pursuant to the “attached signs” section shall be permitted to have more than eight words consisting of characters in excess of four inches in height and such sign shall not exceed 40 square feet in effective area.
- The applicant has submitted a site plan and an elevation of the facade of the structure on the subject site facing Forest Lane with a sign that contains the following 10 words: four company logos, “Toyota”, “Scion”, “Dallas”, “Service”, “Used”, and “Vehicles.” The “words” range from approximately 2’ – 7’ in height.
- Three of the 10 “words” are the company’s logo.
- The applicant has the burden of proof in establishing the following:
 - That strict compliance with the requirement of the sign regulations (where in this case, the structure on the site would be limited to having a sign with a maximum of 8 words for its Forest Lane/LBJ Freeway facade) will result in substantial financial hardship or inequity to the applicant without sufficient corresponding benefit to the city and its citizens in accomplishing the objectives of the sign regulations.
- If the Board were to grant this special exception and impose that submitted site plan and sign/building elevation as a condition, the applicant would permitted to erect and maintain a sign with two additional words (or 10 words) on its Forest Lane/LBJ Freeway frontage to the heights and locations of these words as shown on these documents.

Timeline:

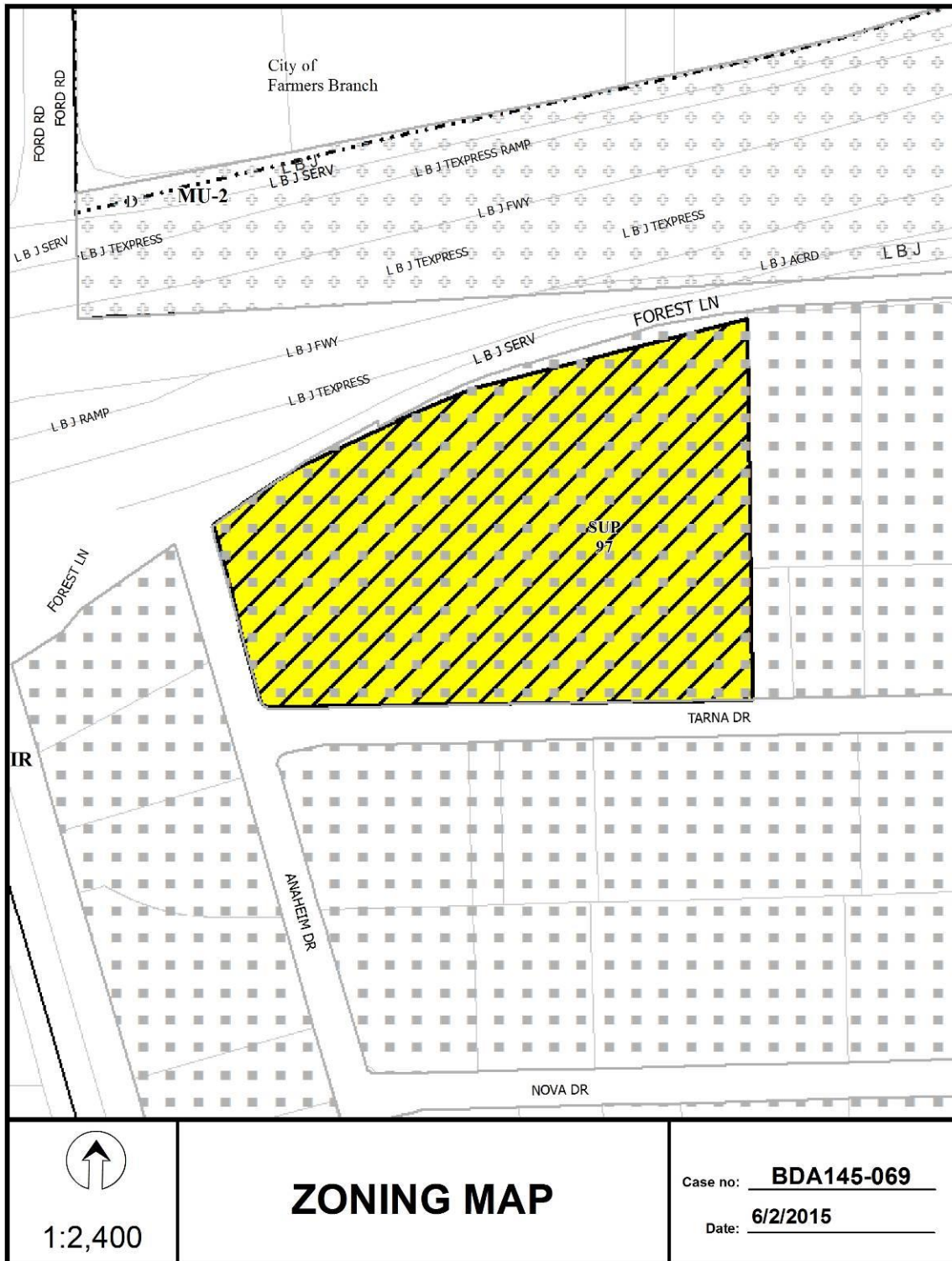
- April 23, 2015: The applicant submitted an “Application/Appeal to the Board of Adjustment” and related documents which have been included as part of this case report.
- May 12, 2015: The Board of Adjustment Secretary assigned this case to Board of Adjustment Panel B.

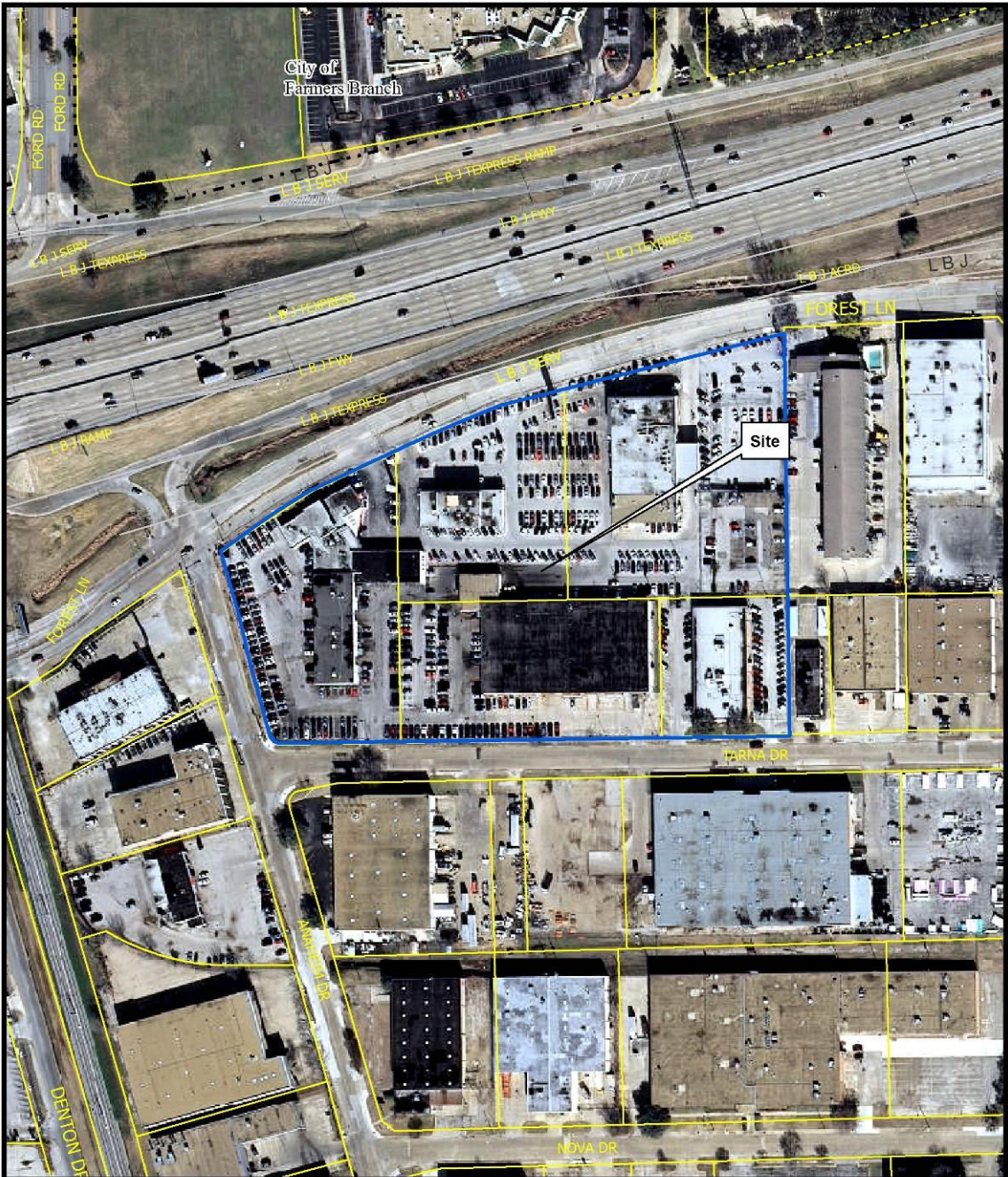
May 13, 2015: The Board Administrator contacted the applicant and emailed him the following information:

- a copy of the application materials including the Building Official's report on the application;
- an attachment that provided the public hearing date and panel that will consider the application; the June 3rd deadline to submit additional evidence for staff to factor into their analysis; and the June 12th 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."

June 9, 2015: The Board of Adjustment staff review team meeting was held regarding this request and the others scheduled for June public hearings. Review team members in attendance included: the Sustainable Development and Construction Interim Assistant Director, the Sustainable Development and Construction Board of Adjustment Chief Planner, the Assistant Building Official, the Board Administrator, the Building Inspection Senior Plans Examiners/Development Code Specialist, the City of Dallas Chief Arborist, the Sustainable Development and Construction Department Current Planner, the Sustainable Development and Construction Department Project Engineer, and the Assistant City Attorney to the Board.

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





 1:2,400	<h1>AERIAL MAP</h1>	Case no: <u>BDA145-069</u> Date: <u>6/2/2015</u>
--	---------------------	---



City of Dallas

B

APPLICATION/APPEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 145-069

Data Relative to Subject Property:

Date: 4-23-15

Location address: 2610 Forest Ln Zoning District: IR

Lot No.: 1A Block No.: 1/6593 Acreage: 9.6 Census Tract: 96.10

Street Frontage (in Feet): 1) 972 2) 385 3) 802 4) 5) NW1

To the Honorable Board of Adjustment :

Owner of Property (per Warranty Deed): 2610 Forest Lane Limited Partnership L.P.

Applicant: Tommy Bell Telephone: 972-681-8800

Mailing Address: 4250 Action Dr Mesquite TX Zip Code: 75150

E-mail Address: tommy@barnettsigns.com

Represented by: Telephone:

Mailing Address: Zip Code:

E-mail Address:

Affirm that an appeal has been made for a Variance, or Special Exception, of allowing 2 additional words/logo which will make us go over the allowed amount

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:

SEC. 51A-7.703 Board of Adjustment - Allowing 2 additional signs on this building because of the size of the building will also benefit the city and citizens by giving everyone better sight to this dealership in such a restrictive visibility 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 Tommy Bell (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: Tommy Bell (Affiant/Applicant's signature)

Subscribed and sworn to before me this day of

JANET AINSWORTH Notary Public, State of Texas My Commission Expires June 02, 2015

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

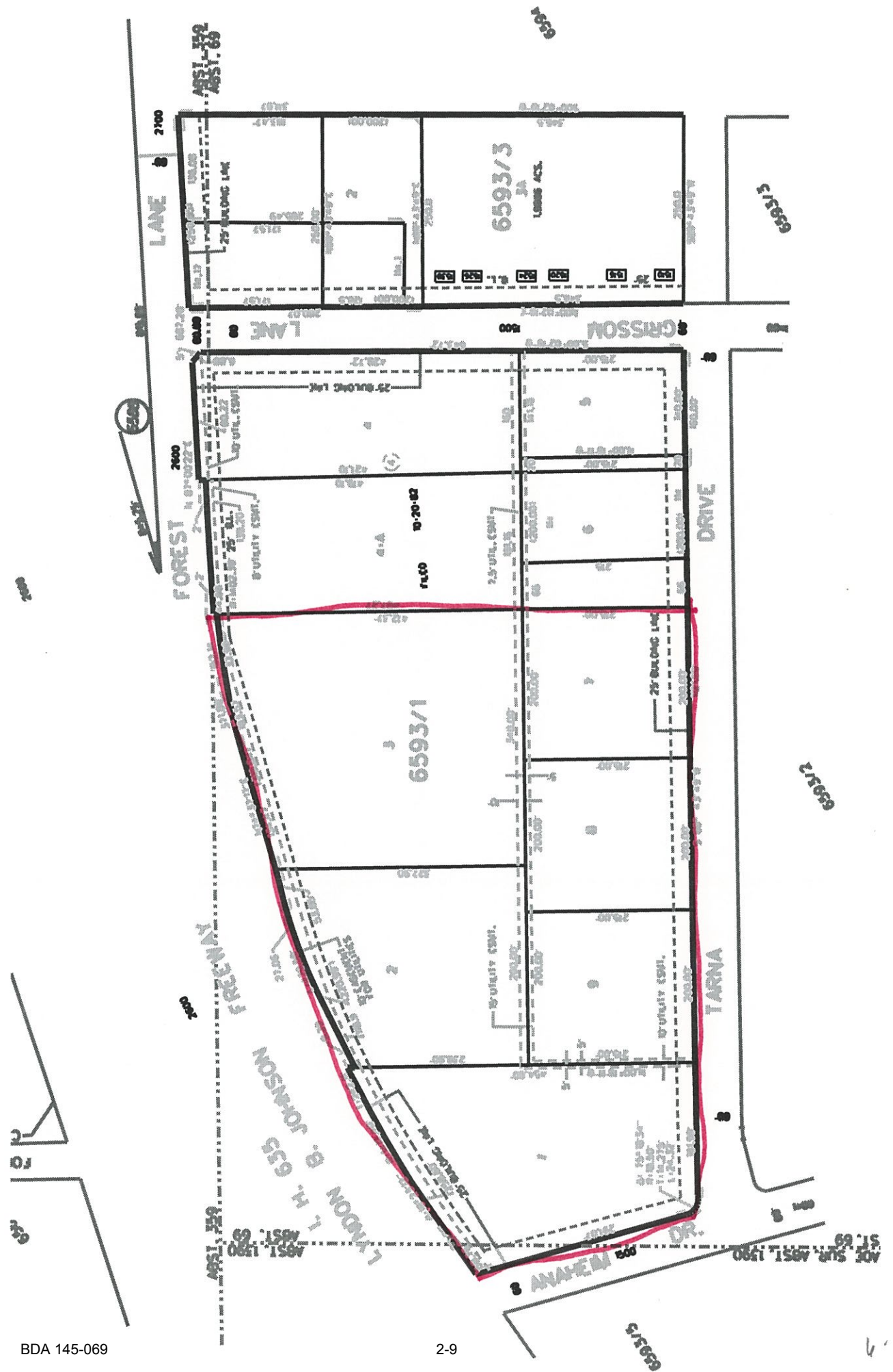
Building Official's Report

I hereby certify that TOMMY BELL
did submit a request for a special exception to the sign regulation
at 2610 Forest Lane

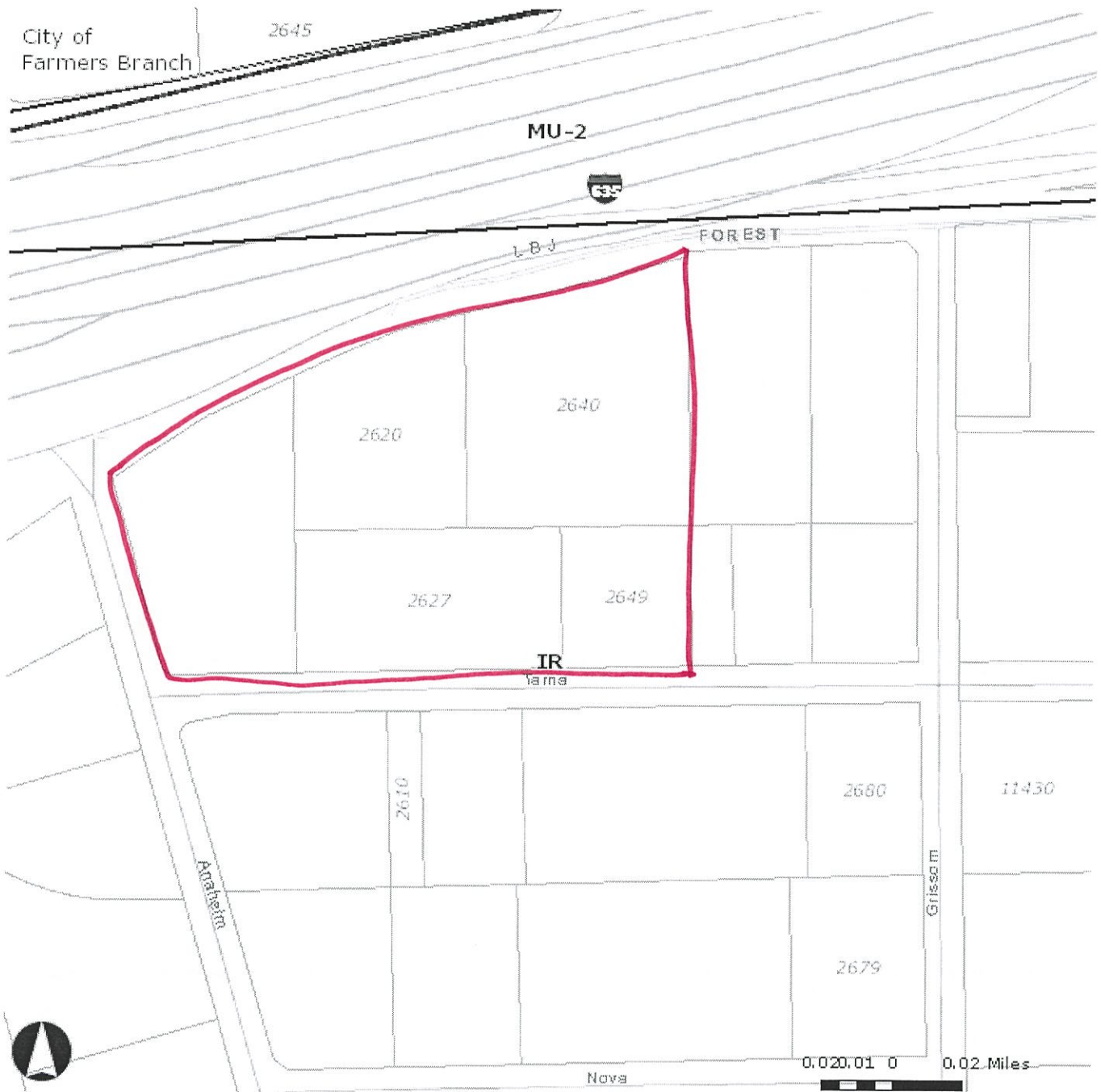
BDA145-069. Application of Tommy Bell for a special exception to the sign regulation at 2610 Forest Lane. This property is more fully described as Lot 1A, Block 1/6593, and is zoned IR, which limits the number of words on a sign. The applicant proposes to construct an attached premise sign on a nonresidential building facade with ten words which contain characters of a height equal to or exceeding four inches, which will require a special exception allowing two additional words to the sign regulation.

Sincerely,


Larry Holmes, Building Official



B



TS

6-1

TOYOTA
SLO 50 (ON TOWER)
SLO 5069 (NEW)

SCION
SBL-18
(EXISTING)

DALLAS
PDNN-27
(EXISTING)

TOY-3NI
(EXISTING)

TOYOTA
SL90
(EXISTING)

INTERSTATE 635
(A VARIABLE WIDTH RIGHT-OF-WAY)

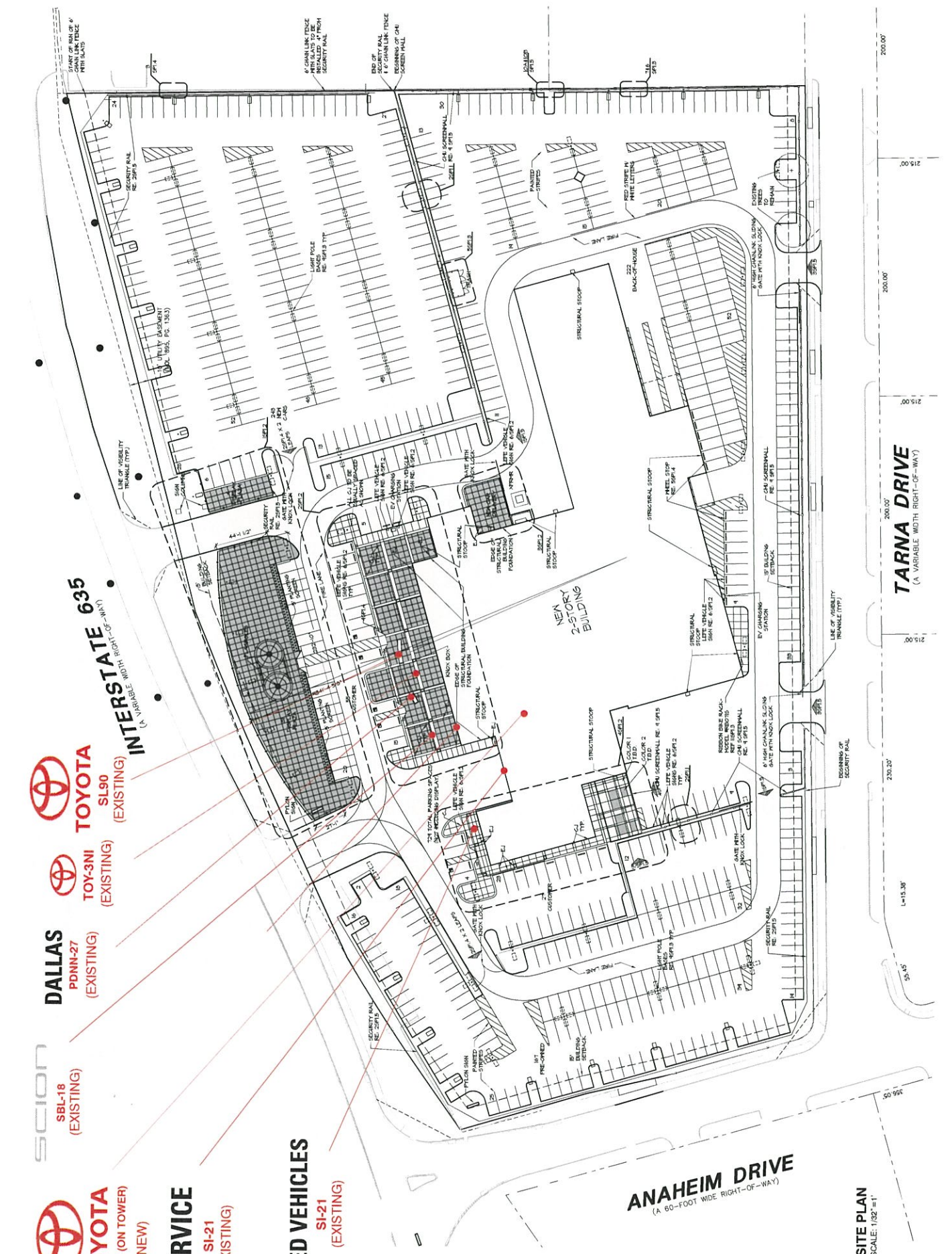
SERVICE
SI-21
(EXISTING)

USED VEHICLES
SI-21
(EXISTING)

ANAHEIM DRIVE
(A 60-FOOT WIDE RIGHT-OF-WAY)

TARNA DRIVE
(A VARIABLE WIDTH RIGHT-OF-WAY)

SITE PLAN
SCALE: 1/32" = 1'

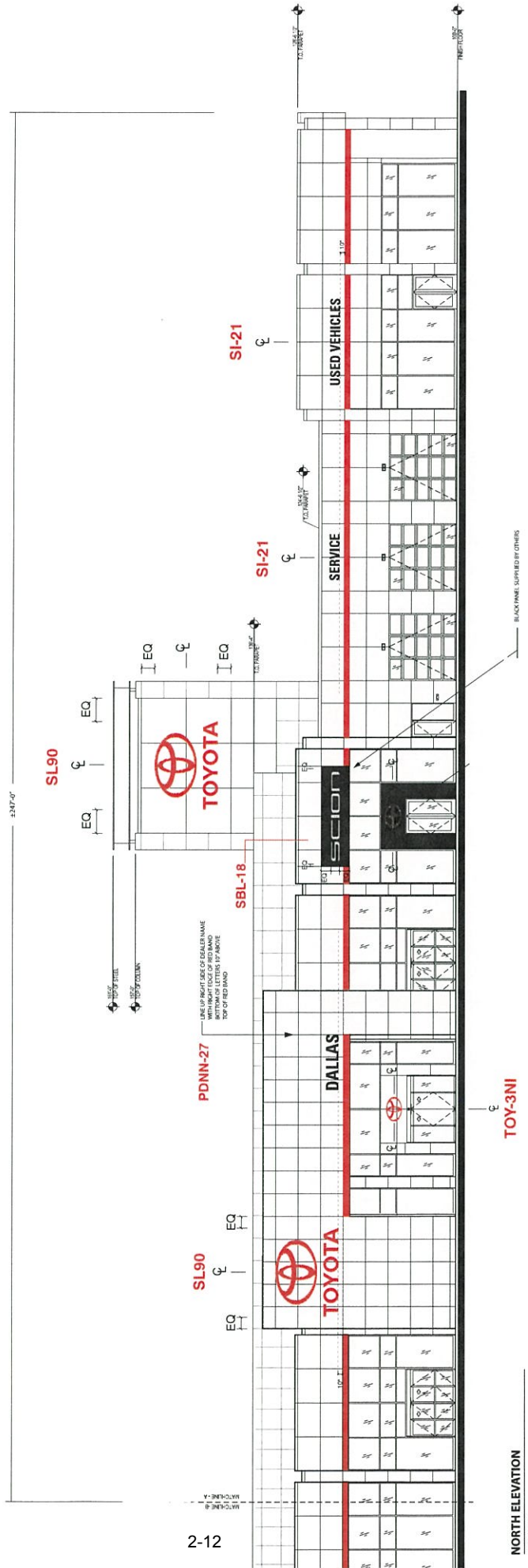


It is agreed that the client is entirely responsible to install the concrete base as per Pattison Sign Group technical drawings or the equivalent. Where an alternative concrete base is used, the sign as supplied by Pattison Sign Group, Pattison Sign Group will not accept any liability.

Voltage: 120volt 240volt



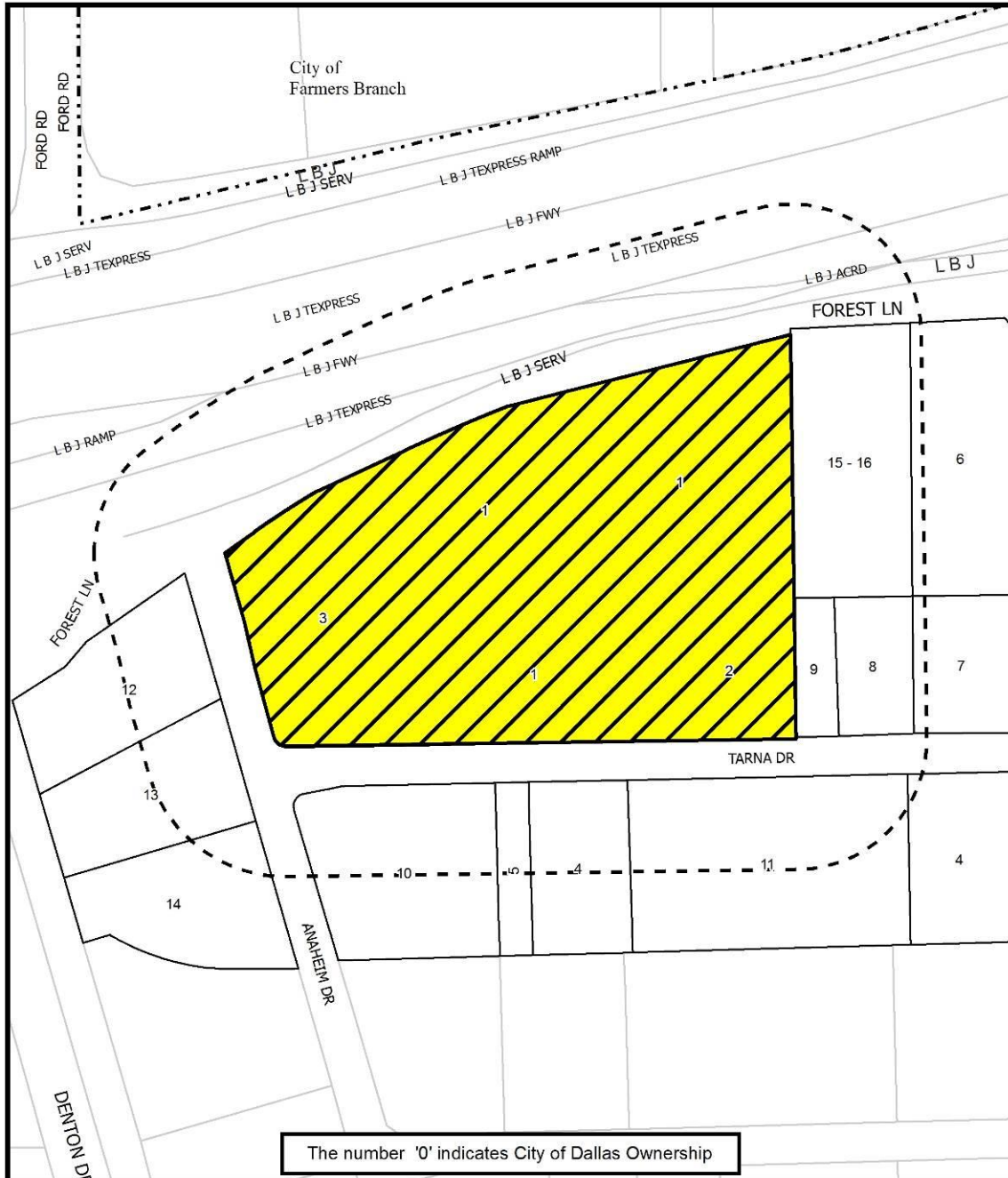
All rights reserved. No part of this drawing may be reproduced in any form without written permission from Pattison Sign Group.



TOY-3NI

BLACK PINE SUPPLIED BY OTHERS

NORTH ELEVATION
SCALE 1/8"=1'



 1:2,400	NOTIFICATION	Case no: BDA145-069			
	<table border="1"> <tr> <td style="text-align: center;">200'</td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="text-align: center;">16</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	200'	AREA OF NOTIFICATION	16	NUMBER OF PROPERTY OWNERS NOTIFIED
200'	AREA OF NOTIFICATION				
16	NUMBER OF PROPERTY OWNERS NOTIFIED				

Notification List of Property Owners

BDA145-069

16 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2620 FOREST LN	2610 FOREST LANE LTD PS
2	2649 TARNA DR	2610 FOREST LN LTD PS
3	2610 FOREST LN	2610 FOREST LANE LTD PS
4	2620 TARNA DR	EVANS LOYD E JR & BARBARA JOY
5	2610 TARNA DR	2610 FOREST LN LIMITED PARTNERSHIP
6	2682 FOREST LN	YOUNG PAUL ASSOC II LP
7	2675 TARNA DR	FOREST LANE PPTIES LTD
8	2663 TARNA DR	ATAIE SHON & ANITA M
9	2653 TARNA DR	KEYLAND INV
10	11480 ANAHEIM DR	2610 FOREST LN LIMITED PARTNERSHIP
11	2640 TARNA DR	EVANS LOYD E JR & BARBARA JOY
12	2600 FOREST LN	CHU YONG
13	11505 ANAHEIM DR	JSAA ENTERPRISES INC
14	11451 ANAHEIM DR	2610 FOREST LANE LTD
15	2660 FOREST LN	AUM SRIRAM LLC
16	2660 FOREST LN	AUM SRIRAM LLC

FILE NUMBER: BDA 145-068

BUILDING OFFICIAL'S REPORT: Application of Danny Sipes for a variance to the front yard setback regulations and a special exception to the single family use regulations at 4021 Dalgreen Road. This property is more fully described as Lot 4, Block 4407, and is zoned R-1ac(A), which requires a front yard setback of 40 feet and limits the number of dwelling units to one. The applicant proposes to construct and/or maintain a structure and to provide a 10 foot front yard setback measured at the roof eave, which will require a 30 foot variance to the front yard setback regulations, and to construct and/or maintain an additional dwelling unit, which will require a special exception to the single family zoning use regulations.

LOCATION: 4021 Dalgreen Road

APPLICANT: Danny Sipes

REQUESTS:

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

1. A request for a variance to front yard setback regulations of 30' is made to construct and maintain a new two-story single family home structure, part of which (roof eave) would be located as close as 10' from one of the site's two front property lines (Dalgreen Drive) or 30' into this 40' front yard setback.
2. A request for a special exception to the single family use development standard regulations is made to convert/transition and maintain the existing one-story single family home structure/use to a "pool cabana"/additional "dwelling unit."

STANDARD FOR A VARIANCE:

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

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

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

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

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

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

STAFF RECOMMENDATION (variance):

Denial

Rationale:

- Staff concluded that there was no property hardship to the site that warranted a front yard variance in this case made to construct/maintain a new two-story single family home structure (with approximately 8,800 square feet of air-conditioned space and with a building footprint of approximately 5,700 square feet) on a site already developed with a one-story single family use/structure with approximately 2,000 square feet of air-conditioned space.
- Even though this site is somewhat sloped and has two front yard setbacks, these characteristics do not create hardship or preclude the applicant from developing it in a manner commensurate with other developments found in the same R-1ac(A) zoning district. The subject site is already developed with a single family home structure that complies with setbacks where the physical characteristics of the subject site do not warrant a variance for a larger single family home/dwelling unit to be located in a front yard setback.
- Staff concluded that the building footprint of the proposed structure shown on the submitted site plan could be shifted northwestward out of the Dalgren Drive 40' front yard setback and still be in compliance with the 10' side yard setback on the northwest side of the subject site where no variance would be necessary.
- The applicant had not substantiated how the physical features of the somewhat sloped, virtually rectangular in shape, approximately 1.1 acre site with two front yard setbacks preclude him from developing it in a manner commensurate with the development upon other parcels of land in districts with the same R-1ac(A) zoning classification. The features of this site appear to allow the applicant to develop it with a new structure that could comply with setback provisions of the code.

STAFF RECOMMENDATION (special exception):

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

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

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 (variance):

- This request focuses on constructing and maintaining a new two-story single family home structure with (according to the submitted floor plan) approximately 8,800 square feet of air-conditioned space and with a building footprint of approximately 5,700 square feet on site developed with a one-story single family home with (according to the submitted site plan) approximately 2,000 square feet of air-conditioned space. (The applicant intends to convert/transition this existing one-story single family home structure to a pool cabana/additional dwelling unit structure).
- The subject site is located at the north corner of Dalgreen Drive and Fisher Road. Regardless of how the existing and replacement structure is oriented or to be oriented, the subject site has front yard setbacks along both streets. The site has a 40' front yard setback along Fisher Road, the shorter of the two frontages, which is always deemed the front yard setback on a corner lot in this zoning district. The site

also has a 40' front yard setback along Dalgreen Drive, the longer of the two frontages of this corner lot, which is typically regarded as a side yard where 10' side yard setback is required. But the site's Dalgreen Drive frontage is treated as a front yard setback nonetheless to maintain the continuity of the front yard setbacks established by the lots to the northeast that front/are oriented southeastward towards Dalgreen Road.

- Structures on lots zoned R-1ac(A) are required to provide a minimum front yard setback of 40'.
- The submitted site plan represents that a portion of the proposed single family home structure (roof eave) is to be located 10' from the Dalgreen Drive front property line or 30' into this 40' front yard setback.
- No variance is requested to construct and/or maintain any structure in the site's 40' front yard setback along Fisher Road.
- The subject site is somewhat sloped, virtually rectangular in shape, and is according to the application, 1.072 acres in area. The site is zoned R-1ac(A) where lots are typically 1 acre in area.
- The subject site has two 40' front yard setbacks and two 10' side yard setbacks. Most lots in this zoning district have one 40' front yard setback, two 10' side yard setbacks, and one 10' rear yard setback.
- The subject site which ranges in width from approximately 104' – 164' has approximately 54' – 114' of developable width available once a 40' front yard setback is accounted for on the southeast and a 10' side yard setback is accounted for on the northwest. If the lot were more typical to others in the zoning district with only one front yard setback, the 104' – 164' wide site would have 84' – 144' of developable width with 10' side yard setbacks accounted for on the southeast and northwest sides of the site.
- The amount of square footage of the proposed single family home structure to be located in the 40' Dalgreen Drive front yard setback has not been determined given the configuration of the building footprint.
- DCAD records indicate that the property at 4021 Dalgreen Drive has the following improvements:
 - “main improvement:” a structure built in 1978 with 3,041 square feet of living and total area; and
 - “additional improvements:” a pool, a 288 square foot storage building, a 672 square foot outbuilding, and a 588 square foot detached carport.
- 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-1ac(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-1ac(A) zoning classification.
- If the Board were to grant the variance 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 10’ from the site’s Dalgren Drive front property line (or 30’ into this 40’ front yard setback).

GENERAL FACTS/STAFF ANALYSIS (special exception):

- This request focuses on converting and transitioning the existing one-story single family home structure/use on the subject site to a “pool cabana”/additional “dwelling unit.”
- The site is zoned R-1ac (A) where the Dallas Development Code permits one dwelling unit per lot.
- The single family use regulations of the Dallas Development Code state that only one dwelling unit may be located on a lot, and that the board of adjustment may grant a special exception to this provision and authorize an additional dwelling unit on a lot when, in the opinion of the board, the special exception will not: 1) be contrary to the public interest; or 2) adversely affect neighboring properties.
- The Dallas Development Code defines “single family” use as “one dwelling unit located on a lot;” and a “dwelling unit” as “one or more rooms to be a single housekeeping unit to accommodate one family and containing one or more kitchens, one or more bathrooms, and one or more bedrooms.”
- A site plan has been submitted denoting the locations of two building footprints, the larger of the two denoted as “proposed new structure” and the smaller of the two denoted as “existing residence (proposed new pool cabana)” – the latter structure that has been deemed by Building Inspection given what is denoted on a submitted floor plan/elevation as an additional dwelling unit. The site plan represents the sizes and locations of the two building footprints relative to the entire lot.
- The submitted floor plan of the “existing residence (proposed new pool cabana)” shows the following spaces: “entry foyer,” “porch,” “guest suite,” “laun./mech,” “home office,” two “baths,” “refreshment center,” “eating,” “billiards,” “media,” and “covered outdoor living” spaces.
- Building Inspection staff has reviewed the submitted floor plan of the “existing residence (proposed new pool cabana)” structure and deemed it to be a dwelling unit - that is per Code definition: “one or more rooms to be a single housekeeping unit to accommodate one family and containing one or more kitchens, one or more bathrooms, and one or more bedrooms.”
- This request appears to center on the function of what is proposed inside the existing single family home structure that is proposed to be transitioned to the pool cabana/additional dwelling unit. The applicant has written in an email that he has confirmed there will be no enlargement to the existing main structure, that all work on the existing main structure will be interior, and that should this request be denied,

he would then modify plans to comply with city code in that the new plans would not be classified an additional dwelling unit by Building Inspection, IE: removing the sleeping area, or bathing facilities, or kitchen.

- DCAD records indicate that the property at 4021 Dalgreen Drive has the following improvements:
 - “main improvement:” a structure built in 1978 with 3,041 square feet of living and total area; and
 - “additional improvements:” a pool, a 288 square foot storage building, a 672 square foot outbuilding, and a 588 square foot detached carport.
- The applicant has the burden of proof in establishing that the additional dwelling unit will not be used as rental accommodations (by providing deed restrictions, if approved) and will not adversely affect neighboring properties.
- If the Board were to approve this request, the Board may choose to impose a condition that the applicant comply with the submitted site plan if they feel it is necessary to ensure that the special exception will not adversely affect neighboring properties. But granting this special exception request will not provide any relief to the Dallas Development Code regulations other than allowing an additional dwelling unit on the site (i.e. development on the site must meet all required code requirements with the exception of the front yard setback regulations to which a variance request has been made as a part of this application).
- The Dallas Development Code states that in granting this type of special exception, the board shall require the applicant to deed restrict the subject property to prevent the use of the additional dwelling unit as rental accommodations.

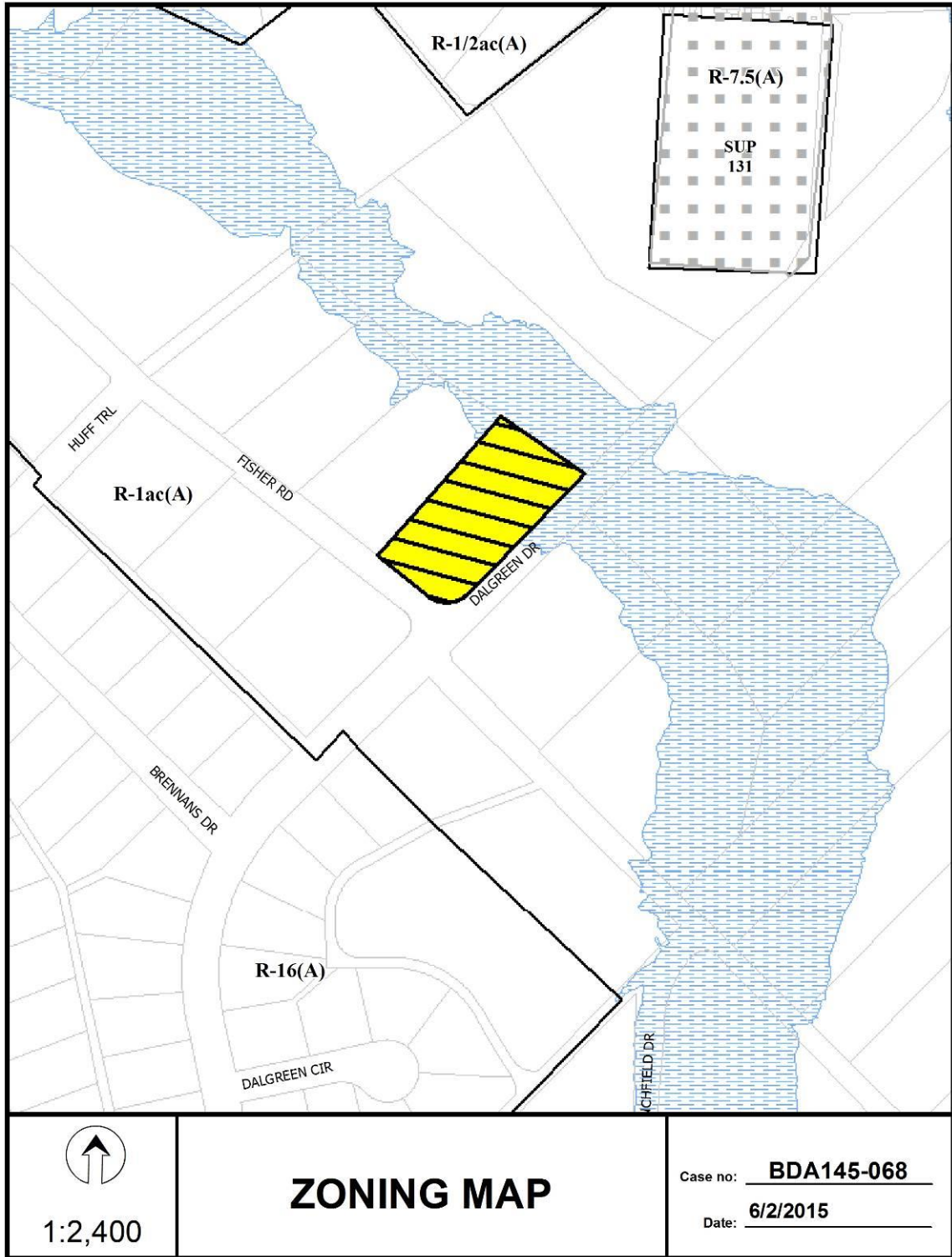
Timeline:

- April 23, 2015: The applicant submitted an “Application/Appeal to the Board of Adjustment” and related documents which have been included as part of this case report.
- May 12, 2015: The Board of Adjustment Secretary randomly assigned this case to Board of Adjustment Panel B.
- May 13, 2015: The Board Administrator emailed the applicant the following information:
- a copy of the application materials including the Building Official’s report on the application;
 - an attachment that provided the public hearing date and panel that will consider the application; the June 3rd deadline to submit additional evidence for staff to factor into their analysis; and the June 12th 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.”

June 3, 2015: The Board Administrator emailed the applicant that the requests that he has made in this application will not provide any relief to any existing and/or proposed noncompliance with fence height, visual obstruction, or floodplain regulations.

June 9, 2015: The Board of Adjustment staff review team meeting was held regarding this request and the others scheduled for June public hearings. Review team members in attendance included: the Sustainable Development and Construction Interim Assistant Director, the Sustainable Development and Construction Board of Adjustment Chief Planner, the Assistant Building Official, the Board Administrator, the Building Inspection Senior Plans Examiners/Development Code Specialist, the City of Dallas Chief Arborist, the Sustainable Development and Construction Department Current Planner, the Sustainable Development and Construction Department Project Engineer, and the Assistant City Attorney to the Board.

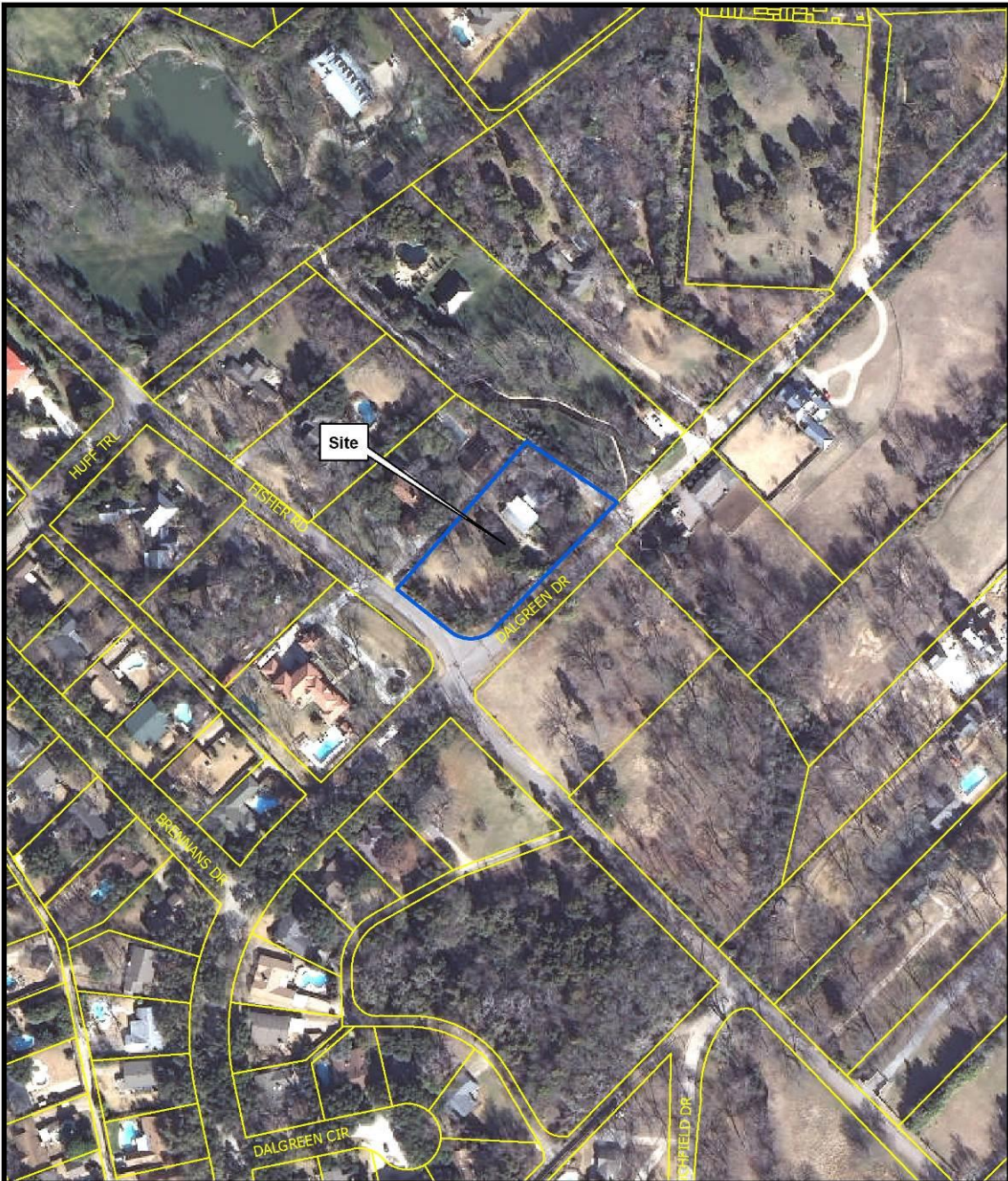
No review comment sheets with comments were submitted in conjunction with this application.




 1:2,400

ZONING MAP

Case no: BDA145-068
 Date: 6/2/2015



1:2,400

AERIAL MAP

Case no: BDA145-068

Date: 6/2/2015



City of Dallas

APPLICATION/APPEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 145-068

Data Relative to Subject Property:

Date: 4-23-15

Location address: 4021 Dalgreen Dr, Zoning District: R1-AC(A)

Lot No.: 4 Block No.: 4407 Acreage: 1.072 Census Tract: 80.00

Street Frontage (in Feet): 1) 140' 2) 300' 3) _____ 4) _____ 5) _____ SESB

To the Honorable Board of Adjustment :

Owner of Property (per Warranty Deed): Alan B & Sarah S Rich

Applicant: Texas Permit & Development Co. Telephone: 214-794-0213

Mailing Address: PO BOX 3293 Forney Zip Code: 75126

E-mail Address: danny@txpermit.com

Represented by: Danny Sipes Telephone: 214-794-0213

Mailing Address: PO BOX 3293 Forney Zip Code: 75126

E-mail Address: danny@txpermit.com

Affirm that an appeal has been made for a Variance __, or Special Exception X, of Requesting a variance of 30 feet to the Front Yard Setback Regulations. Also requesting a Special Exception to allow an additional dwelling unit on this 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:

The owners are proposing to construct a new single family structure on this lot, but the building area has been reduced considerably due to a double front yard setback requirement and flood plane area. The owners are also requesting a Special Exception to allow an additional dwelling on this lot for a residence for one of the owners mother.

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 Danny Sipes
(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: Danny Sipes
(Affiant/Applicant's signature)

Subscribed and sworn to before me this 23 day of April, 2015

(Rev. 08-01-11)



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

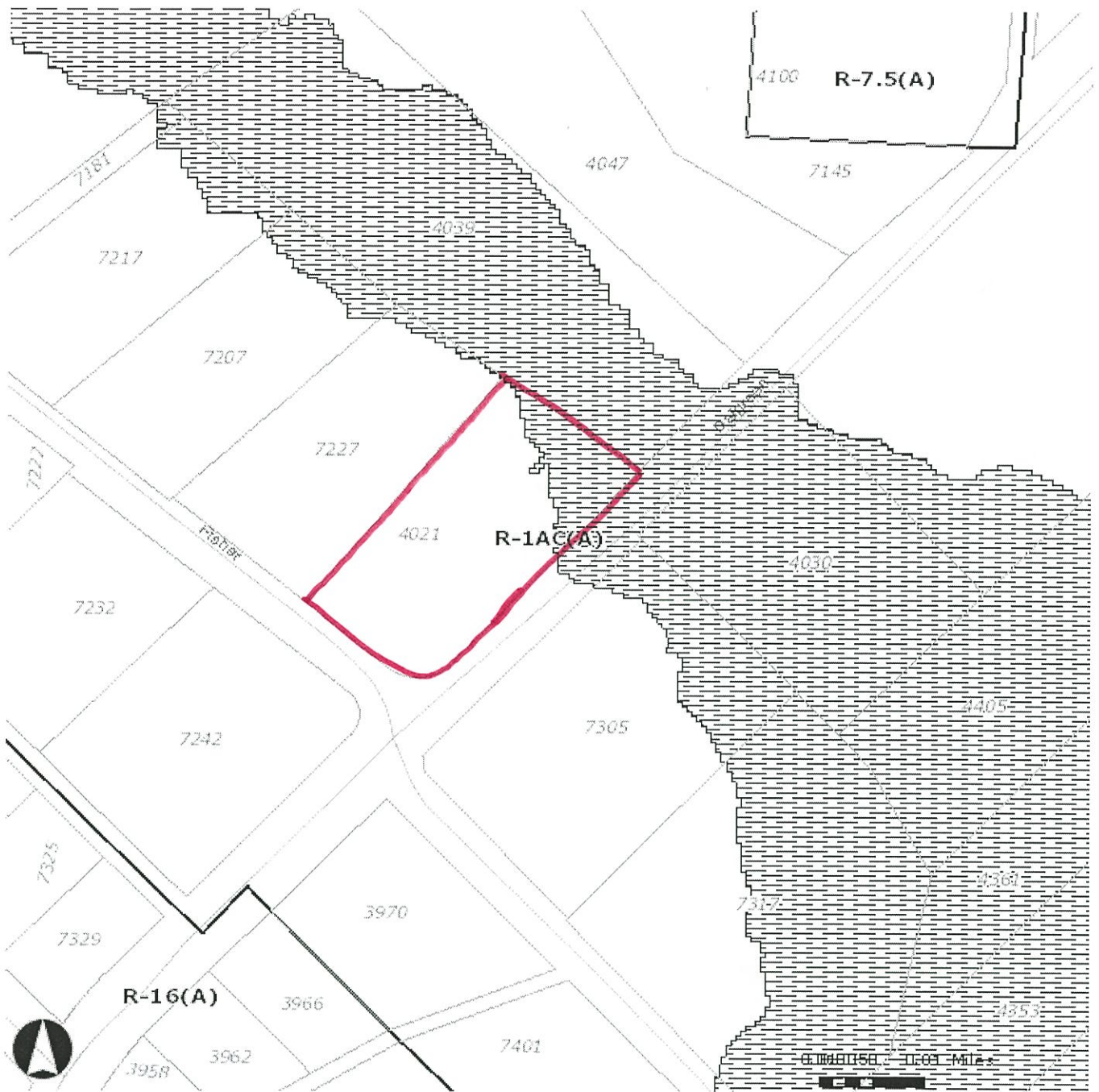
I hereby certify that Danny Sipes

did submit a request for a variance to the front yard setback regulations, and for a special exception to the single family regulations
at 4021 Dalgreen Drive

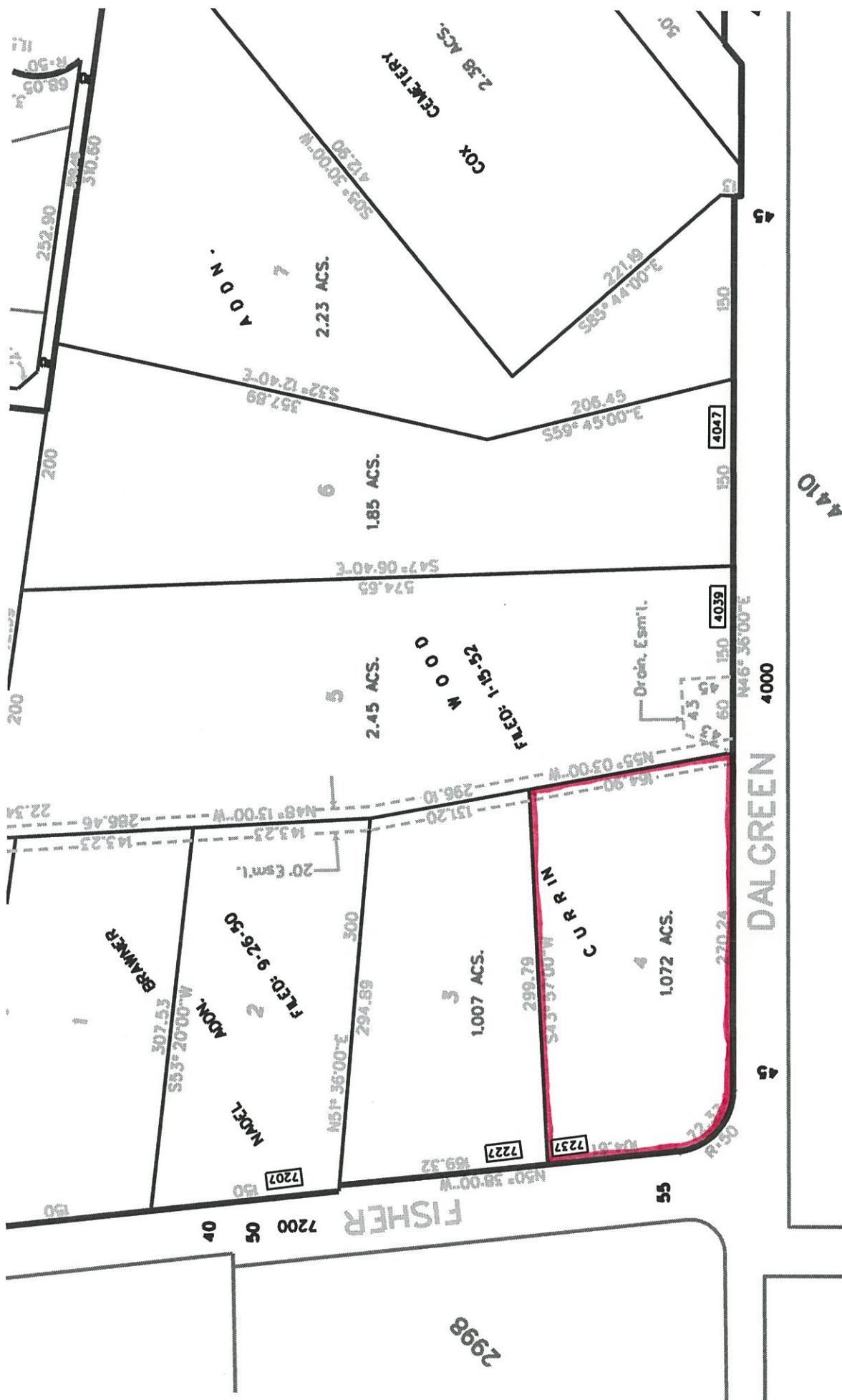
BDA145-068. Application of Danny Sipes for a variance to the front yard setback regulations and a special exception to the single family use regulations at 4021 Dalgreen Road. This property is more fully described as Lot 4, Block 4407, and is zoned R-1ac(A), which limits the number of dwelling units to one and requires a front yard setback of 40 feet. The applicant proposes to construct and maintain a single family residential structure and provide a 10 foot front yard setback measured at the roof eave, which will require a 30 foot variance to the front yard setback regulation, and to construct an additional dwelling unit, which will require a special exception to the single family zoning use regulations.

Sincerely,


Larry Holmes, Building Official



See 4/23



SW 4/23

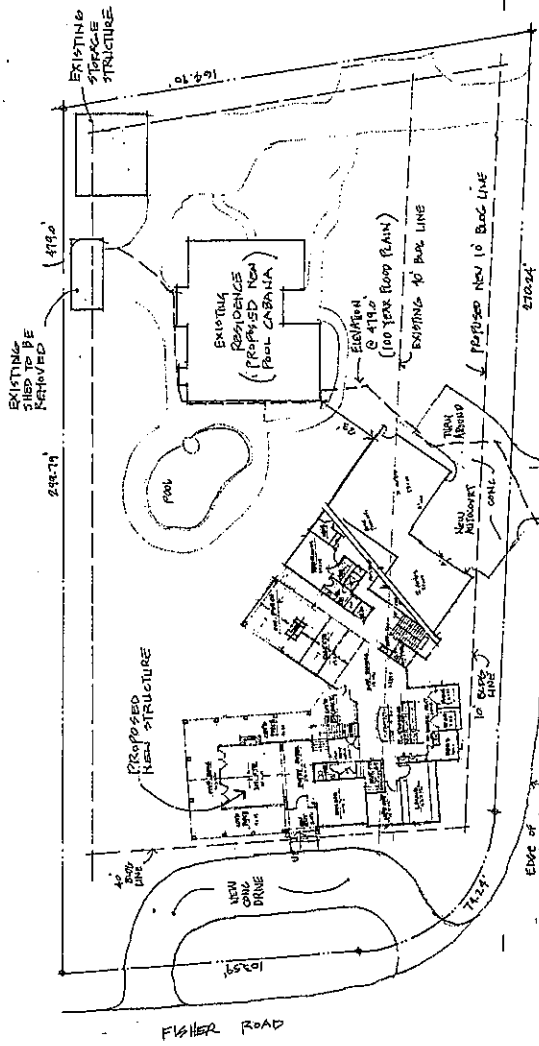
SHEET
 OF 5
 4-21-15

CALCULATIONS:

TOTAL PROPOSED
 NEW STRUCTURE SQUARE FOOT 12,843 SF

TOTAL
 EXISTING / PROPOSED POOL CAP: 2,444 SF

PERCENTAGE OF
 COVERAGE ALLOWED (EXIST'G TO NEW) 25%
 NEW 12,843 SF EXIST'G 2446 SF
 (ACTUAL) = 19%



ZONING - R-1-MC
 LOT & SQUARE FOOTAGE
 COVERAGE ALLOWED (10%)
 * ALL BLUEBERRY-ACTUAL THIS LOT

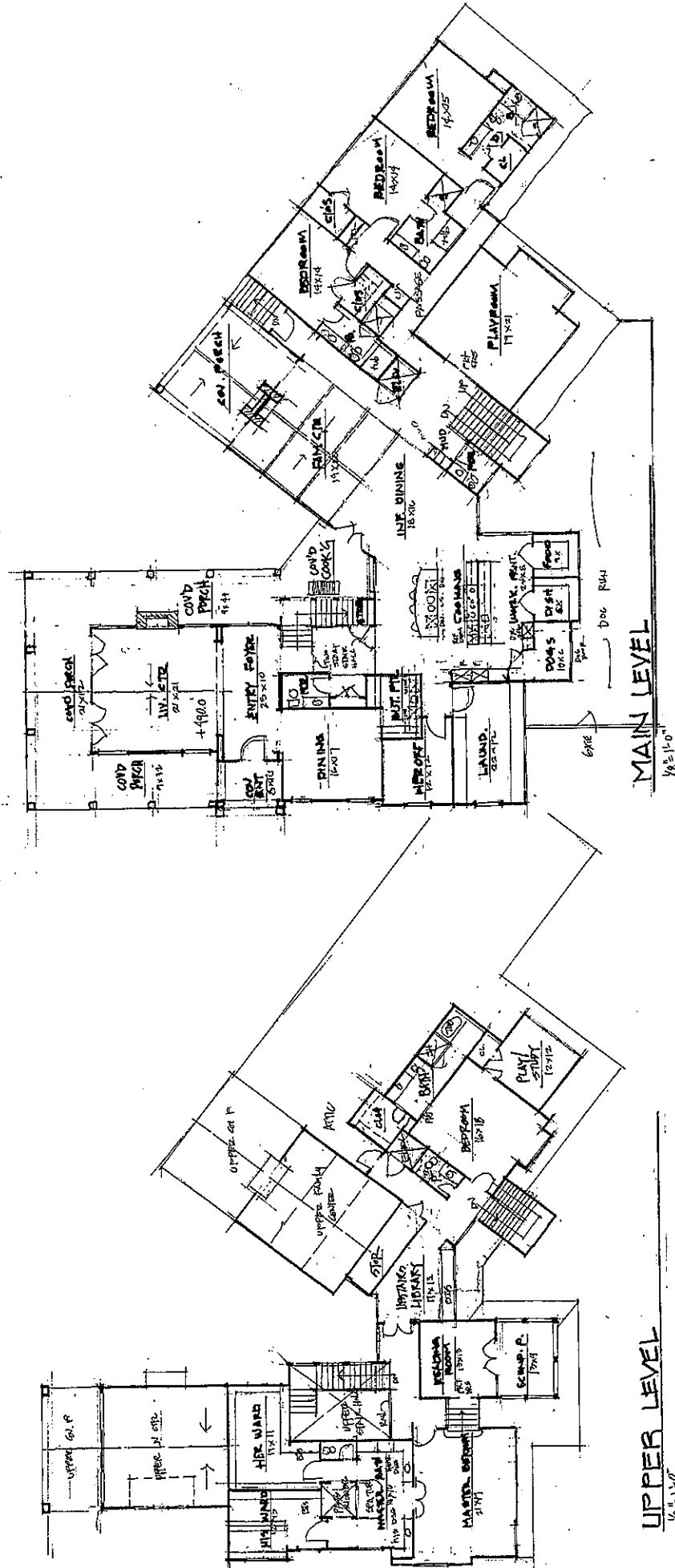
47,916 SF	11,979 SF
18,921 SF	

LOT 4 BLOCK 4407 CURRIN-
 CURRIN-WOOD ADDITION
 DALLAS - DALLAS COUNTY TEXAS
 ADDRESS:
 4021 DALGREEN ROAD
 DALLAS, TEXAS



OVERALL SITE PLAN
 1"=20'-0"

A CUSTOM DESIGN FOR
ALAN and SARAH RICH
 COVERT + ASSOCIATES - DESIGNER



AREA: sq. FEET

LOWER	415
MAIN	5713
UPPER	2662
TOTAL AF	8850 AF
Auto	1660
FR. BALD OUT	599
COVERED	1585
SCREEN PORCH	130
NEW STRUCTURE	12,843 SF
TOTAL SF FOOTAGE	...



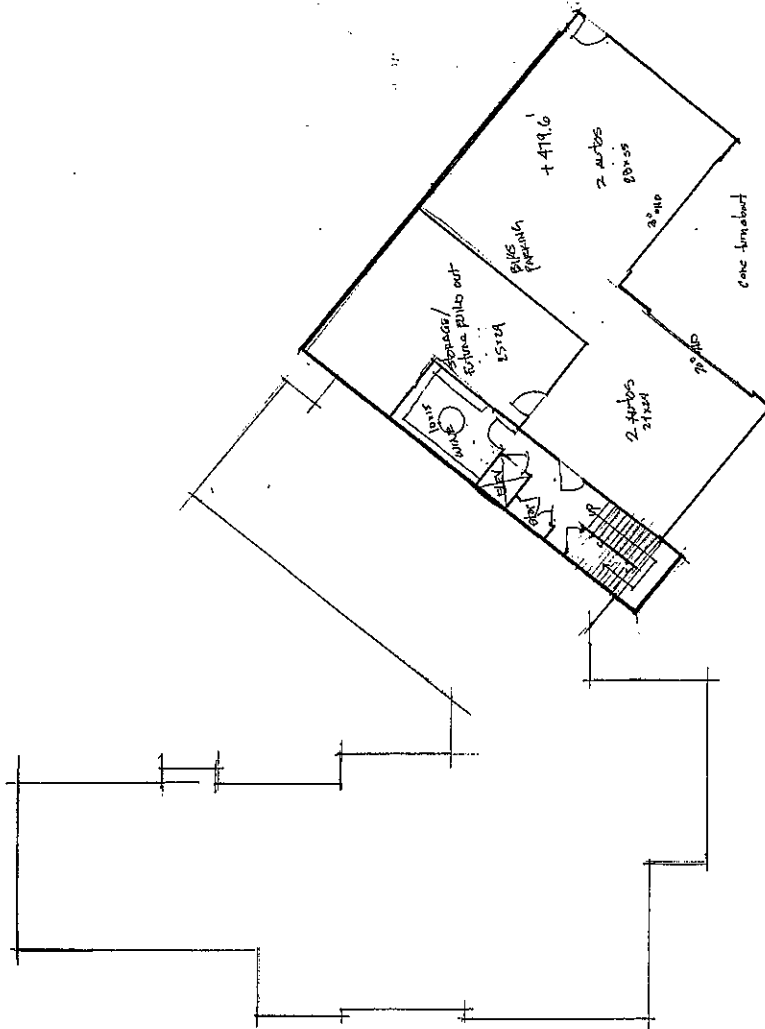
MAIN LEVEL
 1/8" = 1'-0"

UPPER LEVEL
 1/8" = 1'-0"

PROPOSED NEW RESIDENCE

A CUSTOM DESIGN FOR
ALAN and SARAH RICH
 COVER + ASSOCIATES - DESIGNER

SHEET
3
OF 5
4-21-15

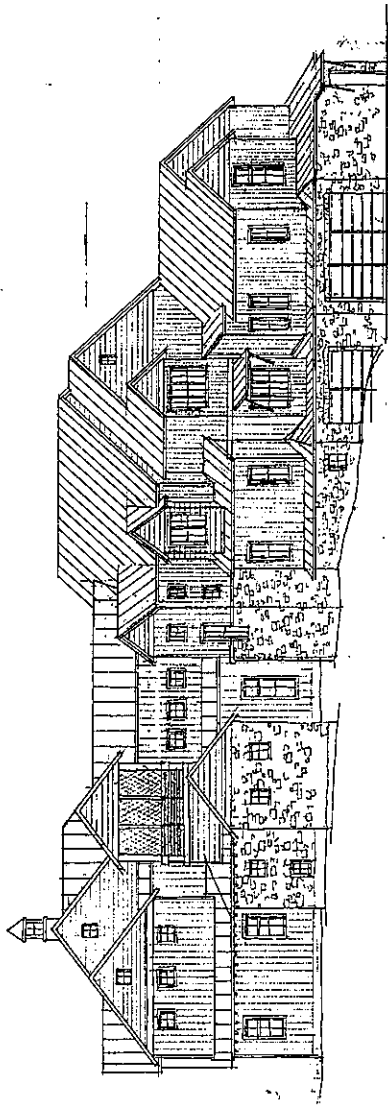


LOWER LEVEL
1/8"=1'-0"

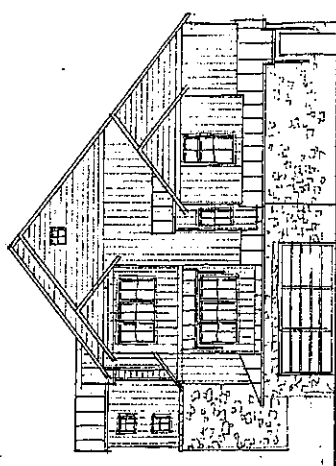


PROPOSED NEW RESIDENCE

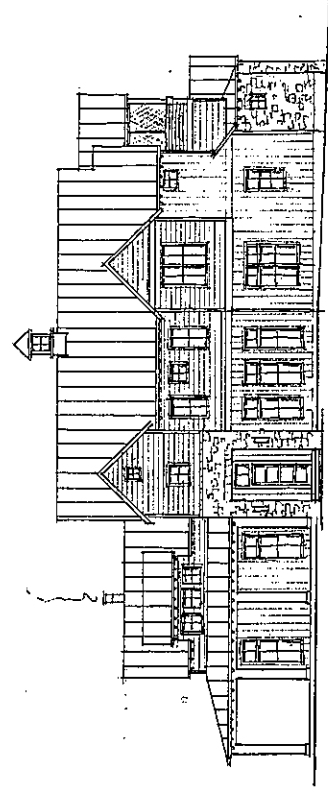
A CUSTOM DESIGN FOR
ALAN and SARAH RICH
COVERT + ASSOCIATES - DESIGNER



RIGHT ELEVATION (DALGREEN ROAD)
SCALE 1/8" = 1'-0"



RIGHT ELEVATION (Autos)
SCALE 1/8" = 1'-0"

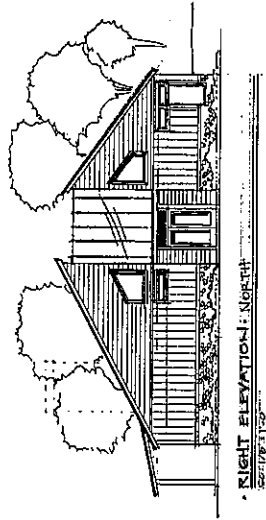


FRONT ELEVATION (FISHER ROAD)
SCALE 1/8" = 1'-0"



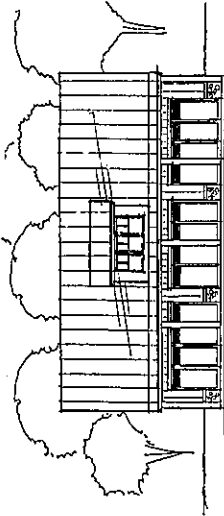
PROPOSED NEW RESIDENCE

A CUSTOM DESIGN FOR
ALAN and SARAH RICH
COVERT + ASSOCIATES - DESIGNER



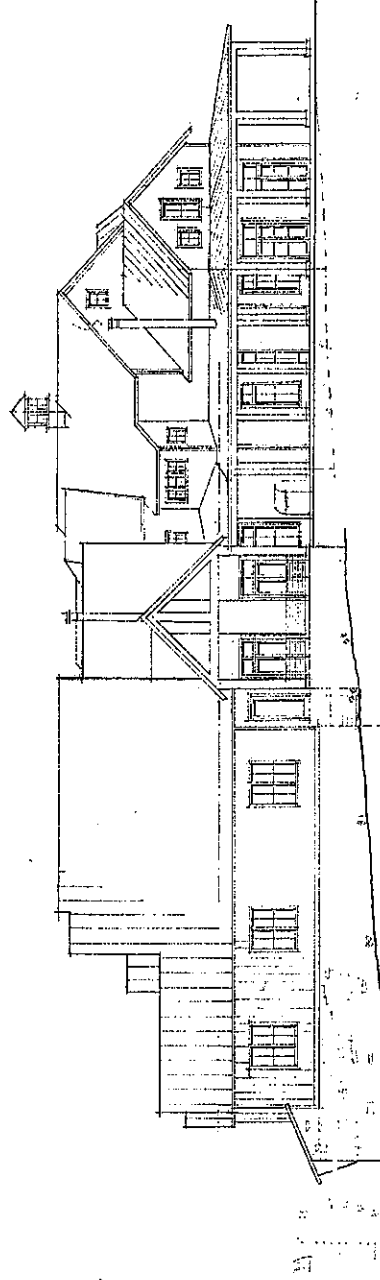
RIGHT ELEVATION: NORTH

*SIDING, MASONRY & ROOFING TO MATCH NEW RESIDENCE



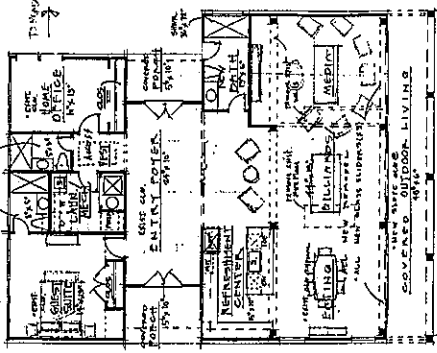
FRONT ELEVATION: WEST

EXISTING RESIDENCE



REAR ELEVATION

PROPOSED NEW RESIDENCE



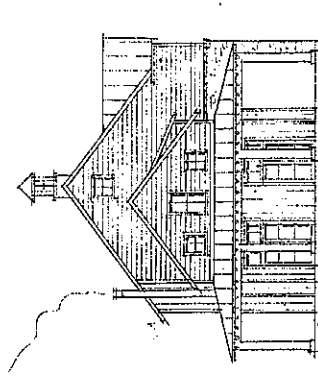
NEW FLOOR PLAN 1/8"=1'-0"

AREAS:

TOTAL A/C COVERED 2035

TOTAL 411

TOTAL 2446 SQ. FT. (19% OF MAIN)



LEFT ELEVATION

SCALE 1/8"=1'-0"

A CUSTOM DESIGN FOR
 ALAN and SARAH RICH

COVERT + ASSOCIATES - DESIGNER



 1:2,400	NOTIFICATION		Case no: BDA145-068
	<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;">11</div> NUMBER OF PROPERTY OWNERS NOTIFIED	Date: 6/2/2015	

Notification List of Property Owners

BDA145-068

11 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4021 DALGREEN DR	RICH ALAN B &
2	7232 FISHER RD	COLEMAN MARK &
3	7242 FISHER RD	STALCUP BRETT &
4	3970 DALGREEN DR	FOSTER ROBERT W JR &
5	7207 FISHER RD	PRESLEY MICHAEL E & AMY E
6	7227 FISHER RD	POSCENTE VINCENT T &
7	4039 DALGREEN DR	TRI PROPERTIES LTD
8	4047 DALGREEN DR	SCHLESINGER JONATHAN ETAL
9	4030 DALGREEN DR	RUSH CREEK STABLES LLC
10	7305 FISHER RD	LARRAVE RENE & PAMELA
11	4415 LAWATHER DR	DEVEREUX BARBARA