

ZONING BOARD OF ADJUSTMENT, PANEL A  
TUESDAY, NOVEMBER 15, 2016  
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**  
**Jennifer Munoz, Senior Planner**

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**MISCELLANEOUS ITEMS**

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	Approval of the October 18, 2016 Panel A Public Hearing Minutes	M1
<b>BDA156-076</b>	To waive the two year limitation on a final decision reached by Board of Adjustment Panel A on August 16, 2016 - a request for a special exception to the landscape regulations that was granted with certain conditions.	M2

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**UNCONTESTED CASES**

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<b>BDA156-106(SL)</b>	5934 Park Lane <b>REQUEST:</b> Application of Robert Baldwin of Baldwin and Associates for a special exception to the fence height regulations	1
<b>BDA156-108(JM)</b>	13729 N. Central Expressway <b>REQUEST:</b> Application of Aaron W. Grieb, represented by John Vecchio of Greenberg Farrow, for special exceptions to the landscape and off-street parking regulations	2

**BDA156-111(SL)** 5942 Averill Way 3  
**REQUEST:** Application of J. Gabriel Barbier-Mueller,  
represented by Tara Stevenson, for a special exception  
to the fence height regulations

**BDA156-118(SL)** 3112 Silverton Drive 4  
**REQUEST:** Application of Marselena Chavez,  
represented by Cris Podea, for a special exception  
to allow the reconstruction of a structure in an FP  
Flood Plain area

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**REGULAR CASE**

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**BDA156-109(JM)** 13729 N. Central Expressway 5  
**REQUEST:** Application of Aaron W. Grieb,  
represented by John Vecchio of Greenberg Farrow,  
for a variance to the front 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)**

**MISCELLANEOUS ITEM NO. 2**

**FILE NUMBER:** BDA156-076

**REQUEST:** To waive the two year limitation on a final decision reached by Board of Adjustment Panel A on August 16, 2016 - a request for a special exception to the landscape regulations that was granted with certain conditions.

**LOCATION:** 100 Crescent Court

**APPLICANT:** Robert Reeves of Robert Reeves and Associates

**STANDARD FOR WAIVING THE TWO YEAR TIME LIMITATION ON A FINAL DECISION REACHED BY THE BOARD:**

The Dallas Development Code states that the board may waive the two year time limitation on a final decision reached by the board if there are changed circumstances regarding the property sufficient to warrant a new hearing.

**GENERAL FACTS/TIMELINE:**

August 16, 2016: The Board of Adjustment Panel A granted a request for special exception to the landscape regulations and imposed the following conditions to this request: 1) Compliance with the submitted revised landscape plan is required; 2) All landscape improvements shown on the submitted revised site plan must be completed within 18 months of today. Landscape improvements for areas B and D as shown on the submitted site plan must be completed before the final building inspections of each permit in areas B and D.

The case report stated that the request focused on amending certain features shown on an alternate landscape plan that was imposed as a condition in conjunction with a request for a special exception to the landscape regulations granted on the subject by Board of Adjustment Panel A on March 17, 2015: BDA145-037. The subject site is currently developed as an approximately 1,450,000 square foot mixed use development (The Crescent. (See Attachment A for information related to this application).

November 1, 2016: The applicant submitted a letter to staff requesting that the Board waive the two year limitation on the request for a special exception to the landscape regulations granted by Board of Adjustment Panel A on August 16, 2016 (see Attachment B). This miscellaneous item request to waive the two year limitation was made in order for the

applicant to file a new application for a landscape special exception on the property.

Note that The Dallas Development Code states the following with regard to board action:

- Except as provided below, after a final decision is reached by the board, no further request on the same or related issues may be considered for that property for two years from the date of the final decision.
- If the board renders a final decision of denial without prejudice, the two year limitation is waived.
- The applicant may apply for a waiver of the two year limitation in the following manner:
  - The applicant shall submit his request in writing to the director. The director shall inform the applicant of the date on which the board will consider the request and shall advise the applicant of his right to appear before the board.
  - The board may waive the two year time limitation if there are changed circumstances regarding the property sufficient to warrant a new hearing. A simple majority vote by the board is required to grant the waiver. If a rehearing is granted, the applicant shall follow the process outlined in the code.

November 1, 2016: The Board Administrator emailed the applicant information regarding his miscellaneous item request (see Attachment C).

November 4, 2016: The applicant submitted additional documentation on this request (see Attachment D).



City of Dallas

MZ  
Attach A  
Pg 1 A

APPLICATION/APPEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 156-076

Data Relative to Subject Property:

Date: 6/16/2016

Location address: 100 Crescent Court Zoning District: PD193 (HC)

Lot No.: 1A Block No.: 2/948 Acreage: 9.9414 acres Census Tract: 18.00

Street Frontage (in Feet): (1) Cedar Spr. 958' (2) Maple 1,082' (3) Pearl 559' (4) McKinney 300'

To the Honorable Board of Adjustment:

SW 22

Owner of Property (per Warranty Deed): Crescent TC Investors LP

Applicant: Robert Reeves Telephone: (214) 749-0530

Mailing Address: 900 Jackson St., Suite 160, Dallas, Texas Zip Code: 75202

E-mail Address: rob.reeves@sbcglobal.net

Represented by: Robert Reeves & Associates, Inc. Telephone: (214) 749-0530

Mailing Address: 900 Jackson St., Suite 160, Dallas, Texas Zip Code: 75202

E-mail Address: rob.reeves@sbcglobal.net

Affirm that a request has been made for a Variance  or Special Exception , of an alternative landscape plan for 100 Crescent Court.

Application is now made to the Honorable Board of Adjustment, in accordance with the provisions of the Dallas Development Code, to grant the described appeal for the following reason:

The Crescent would like to add a new restaurant, Moxie, at the northeast corner of the office towers at Maple, which requires fire exits and adjustments to the exterior landscape areas; an addition of a handicapped ramp at the southwest corner of the hotel at Cedar Springs; and a few additional landscape areas which were proposed on the 3/17/2015 board approved landscape plan BDA 145-037.

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

NOTARY PUBLIC

Before me the undersigned on this day personally appeared Robert Reeves

(Affiant/Applicant's name)

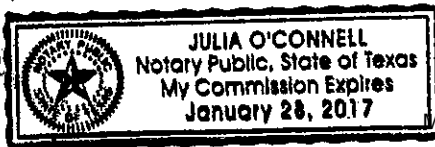
who on (his/her) oath certifies that the above statements are true and correct to his/her best knowledge and that he/she is the owner/or principal/or authorized representative of the subject property.

Respectfully submitted: [Signature]  
(Affiant/Applicant's signature)

Subscribed and sworn to before me this 16<sup>th</sup> day of June, 2016.

Notary Public in and for Dallas County, Texas

(Rev. 08-01-11)



MZ  
Attn A  
PS2

**BOARD OF ADJUSTMENT  
CITY OF DALLAS, TEXAS**

**TUESDAY, AUGUST 16, 2016**

**FILE NUMBER:** BDA156-076(SL)

**BUILDING OFFICIAL'S REPORT:** Application of Robert Reeves for a special exception to the landscape regulations at 100 Crescent Court. This property is more fully described as Lot 1A, Block 2/948, and is zoned PD-193 (HC), which requires mandatory landscaping. The applicant proposes to construct and maintain a structure and provide an alternate landscape plan, which will require a special exception to the landscape regulations.

**LOCATION:** 100 Crescent Court

**APPLICANT:** Robert Reeves

**REQUEST:**

A special exception to the landscape regulations is made to amend certain features shown on an alternate landscape plan that was imposed as a condition in conjunction with a request for a special exception to the landscape regulations granted on the subject by Board of Adjustment Panel A on March 17, 2015: BDA145-037. The subject site is currently developed as an approximately 1,450,000 square foot mixed use development (The Crescent).

**STANDARD FOR A SPECIAL EXCEPTION TO THE LANDSCAPE REQUIREMENTS IN OAK LAWN:**

Section 51P-193-126(a)(4) of the Dallas City Code specifies that the board may grant a special exception to the landscaping requirements of this section if, in the opinion of the Board, the special exception will not compromise the spirit and intent of this section. When feasible, the Board shall require that the applicant submit and that the property comply with a landscape plan as a condition to granting the special exception.

**STAFF RECOMMENDATION:**

Approval, subject to the following conditions:

1. Compliance with the submitted revised landscape plan is required.
2. All landscape improvements in each landscape area on the property as shown on the submitted revised landscape plan must be completed within 18 months of Board action, and landscape improvements for areas B and D as shown on the submitted landscape plan must be completed before the final building inspections of each permit in areas B and D, respectively.

Rationale:

- The City of Dallas Chief Arborist supports the applicant's request in that the features shown on the submitted revised landscape plan meet the spirit and intent of the PD 193 landscape requirements.

Date of Hearing Aug. 16, 2016

Appeal was--Granted OR Denied

Remarks Granted -

1. Compliance with the submitted revised landscape plan is required.  
2. All landscape improvements shown on the submitted revised site plan must be completed within 18 months of today. Landscape improvements for areas B and D as shown on the submitted site plan must be completed before the final building inspections of each permit in areas B and D.

Building Official's Report

I hereby certify that Robert Reeves

did submit a request for a special exception to the landscaping regulations at 100 Crescent Court

BDA156-076. Application of Robert Reeves for a special exception to the landscaping regulations at 100 Crescent Court. This property is more fully described as Lot 1A, Block 2/948, and is zoned PD-193 (HC), which requires mandatory landscaping. The applicant proposes to construct a nonresidential structure and provide an alternate landscape plan, which will require a special exception to the landscape regulations.

BOARD OF ADJUSTMENT DECISION FILED IN THE OFFICE OF THE BOARD OF ADJUSTMENT THIS THE 16 DAY OF August, 20 16  
[Signature]  
ADMINISTRATOR

Sincerely,

Philip Sikes  
Philip Sikes, Building Official





City of Dallas

MZ  
Attach A  
PJ 4

August 17, 2016

Robert Reeves  
Robert Reeves & Associates, Inc.  
900 Jackson Street, Suite 160  
Dallas, Texas 75202

Re: BDA <sup>156 SW</sup> ~~145~~-076(SL), Property at 100 Crescent Court

Dear Mr. Reeves:

The Board of Adjustment Panel A, at its public hearing held on Tuesday, August 16, 2016 granted your request for a special exception to the landscape regulations, subject to the following conditions:

1. Compliance with the submitted revised landscape plan is required.
2. All landscape improvements shown on the submitted revised site plan must be completed within 18 months of today. Landscape improvements for areas B and D as shown on the submitted site plan must be completed before the final building inspections of each permit in areas B and D.

Contact Building Inspection at 320 E. Jefferson, Room 118 to file an application for a building permit or certificate of occupancy within 180 days from the date of the favorable action of the board.

Should you have any further questions regarding the Board's action, please contact me at (214) 670-4666.

A handwritten signature in cursive script that reads "Steve Long".

Steve Long, Board Administrator  
Board of Adjustment  
Sustainable Development and Construction

Long, Steve

M2  
Attach A

pg 5

**From:** Long, Steve  
**Sent:** Friday, August 26, 2016 12:46 PM  
**To:** 'Robert Reeves'  
**Cc:** Duerksen, Todd; Erwin, Philip; Law, Trena  
**Subject:** RE: Board Action, BDA 145-076 (SL), 100 Crescent Court

Dear Robert,

You are correct. I have printed Exhibit A-1 and stamped one for my file, one for Todd's/Phil's file, and put your stamped copy in our 5BN in-box along with a copy of the corrected decision letter referring to BDA156-076 rather than 145-076.

Thank you,

Steve

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**From:** Robert Reeves [<mailto:rob.reeves@sbcglobal.net>]  
**Sent:** Friday, August 26, 2016 11:11 AM  
**To:** Long, Steve  
**Cc:** Erwin, Philip  
**Subject:** Board Action, BDA 145-076 (SL), 100 Crescent Court

Steve, per Phil Erwin's memo, the board action includes a time line for completing the landscaping for the Crescent. The action letter refers to areas B and D, but does not include an exhibit showing the location of these areas. Attached is the Exhibit A-1, which identifies these two areas. The exhibit was included in the board docket.

It seems to me that this exhibit needs to be included in the board action letter.

Thoughts?

**Robert Reeves**

*Robert Reeves & Associates, Inc.  
900 Jackson Street, Suite 160  
Dallas, Texas 75202  
214-749-0530  
FAX: 214-749-5605  
[rob.reeves@sbcglobal.net](mailto:rob.reeves@sbcglobal.net)*

**SYMBOL LEGEND**

SYM	TYPE	DESCRIPTION
1	STREET TREE	STREET TREE
2	INTERIOR TREE	INTERIOR TREE
3	PROPOSED INTERIOR TREE	PROPOSED INTERIOR TREE
4	PROPOSED STREET TREE	PROPOSED STREET TREE
5	PROPOSED INTERIOR TREE	PROPOSED INTERIOR TREE
6	PROPOSED STREET TREE	PROPOSED STREET TREE
7	PROPOSED INTERIOR TREE	PROPOSED INTERIOR TREE
8	PROPOSED STREET TREE	PROPOSED STREET TREE
9	PROPOSED INTERIOR TREE	PROPOSED INTERIOR TREE
10	PROPOSED STREET TREE	PROPOSED STREET TREE
11	PROPOSED INTERIOR TREE	PROPOSED INTERIOR TREE
12	PROPOSED STREET TREE	PROPOSED STREET TREE
13	PROPOSED INTERIOR TREE	PROPOSED INTERIOR TREE
14	PROPOSED STREET TREE	PROPOSED STREET TREE
15	PROPOSED INTERIOR TREE	PROPOSED INTERIOR TREE
16	PROPOSED STREET TREE	PROPOSED STREET TREE
17	PROPOSED INTERIOR TREE	PROPOSED INTERIOR TREE
18	PROPOSED STREET TREE	PROPOSED STREET TREE
19	PROPOSED INTERIOR TREE	PROPOSED INTERIOR TREE
20	PROPOSED STREET TREE	PROPOSED STREET TREE
21	PROPOSED INTERIOR TREE	PROPOSED INTERIOR TREE
22	PROPOSED STREET TREE	PROPOSED STREET TREE
23	PROPOSED INTERIOR TREE	PROPOSED INTERIOR TREE
24	PROPOSED STREET TREE	PROPOSED STREET TREE
25	PROPOSED INTERIOR TREE	PROPOSED INTERIOR TREE
26	PROPOSED STREET TREE	PROPOSED STREET TREE
27	PROPOSED INTERIOR TREE	PROPOSED INTERIOR TREE
28	PROPOSED STREET TREE	PROPOSED STREET TREE
29	PROPOSED INTERIOR TREE	PROPOSED INTERIOR TREE
30	PROPOSED STREET TREE	PROPOSED STREET TREE

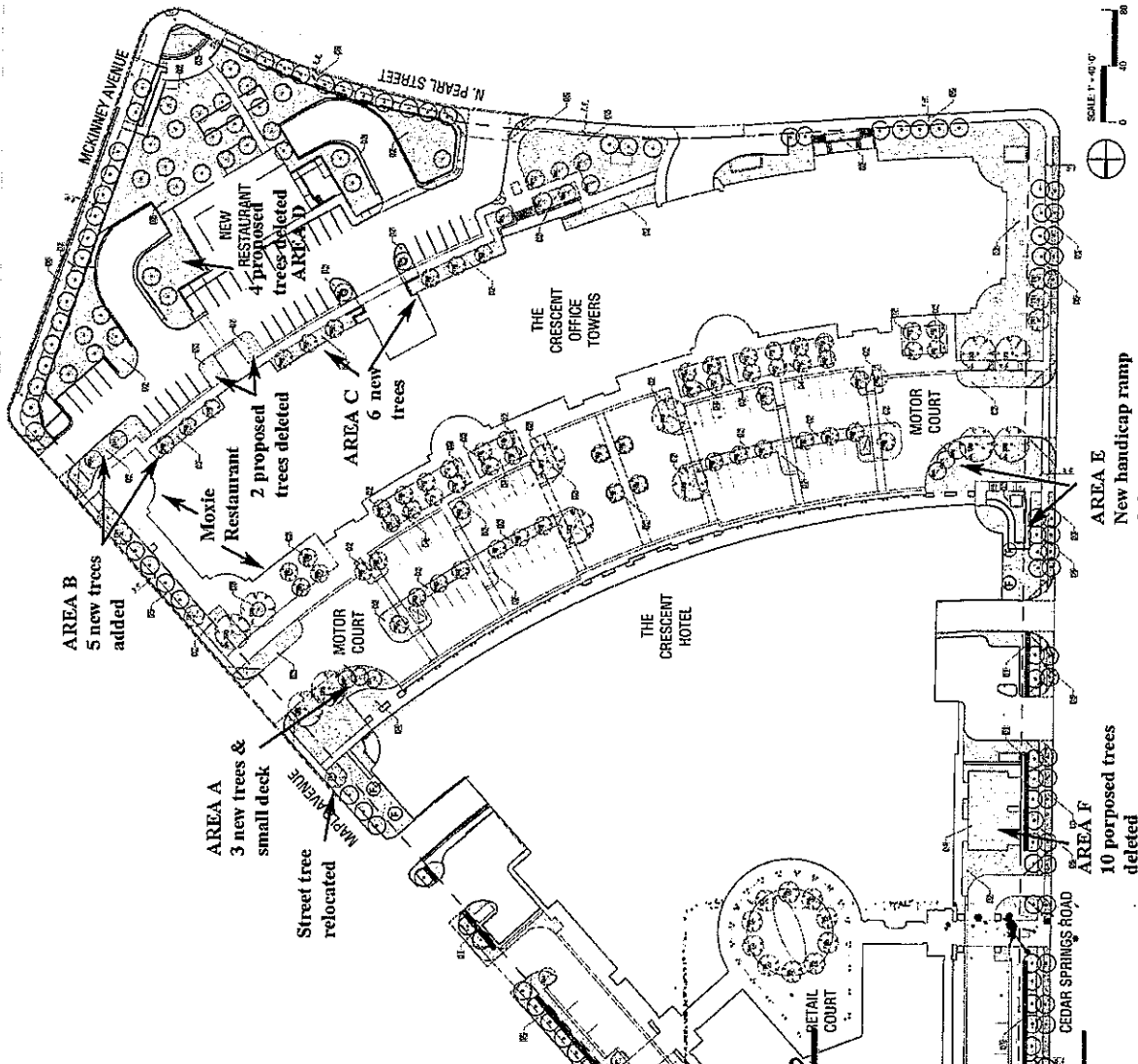


REV	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

Drawn Title  
Drawing Number

**L1.02**  
LANDSCAPE PLAN

M2  
Attach A  
10/6



TREE TOTALS		CALIPER TOTALS	
<b>STREET TREES</b>		<b>STREET TREES</b>	
Total existing street trees	122	Total caliper inches of existing street trees	1470"
Total existing street trees removed	-2	Total caliper inches of existing street trees removed	-36"
Total proposed street trees	+16	Total caliper inches of proposed street trees	+99"
<b>INTERIOR TREES</b>		<b>INTERIOR TREES</b>	
Total existing interior trees	67	Total caliper inches of existing interior trees	637"
Total existing interior trees removed	-19	Total caliper inches of existing interior trees removed	-187"
Total proposed interior trees	+123	Total caliper inches of proposed interior trees	+756"
Total proposed interior trees removed	-47	Total caliper inches of proposed interior trees removed	-416"
<b>TOTAL SITE TREES BEFORE IMPROVEMENTS</b>		<b>TOTAL SITE CALIPER INCHES BEFORE IMPROVEMENTS</b>	
	118		2387"
<b>TOTAL SITE TREES AFTER IMPROVEMENTS</b>		<b>TOTAL SITE CALIPER INCHES AFTER IMPROVEMENTS</b>	
	216		3231"
<b>NET TREES ADDED</b>		<b>NET CALIPER INCHES ADDED</b>	
	+119		+844"
<b>NET APPROVED REPLACEMENT TREES ADDED</b>		<b>NET APPROVED REPLACEMENT TREE CALIPER INCHES ADDED</b>	
	+76		+538"

**EXHIBIT A-1**  
Proposed  
Landscape  
Adjustments

**BDA** 10/6/07  
**PLANS APPROVED**  
**SUBJECT TO**  
**BOARD ACTION**

DATE \_\_\_\_\_  
ADMINISTRATOR \_\_\_\_\_

THE CRESCENT  
DALLAS, TX

**OJB**  
THE OFFICE OF  
JAMES RUPPERT  
LANDSCAPE ARCHITECTURE  
3000 W. CAMPBELL AVENUE  
DALLAS, TEXAS 75247  
PHONE 754-1800

**SYMBOL LEGEND**

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100

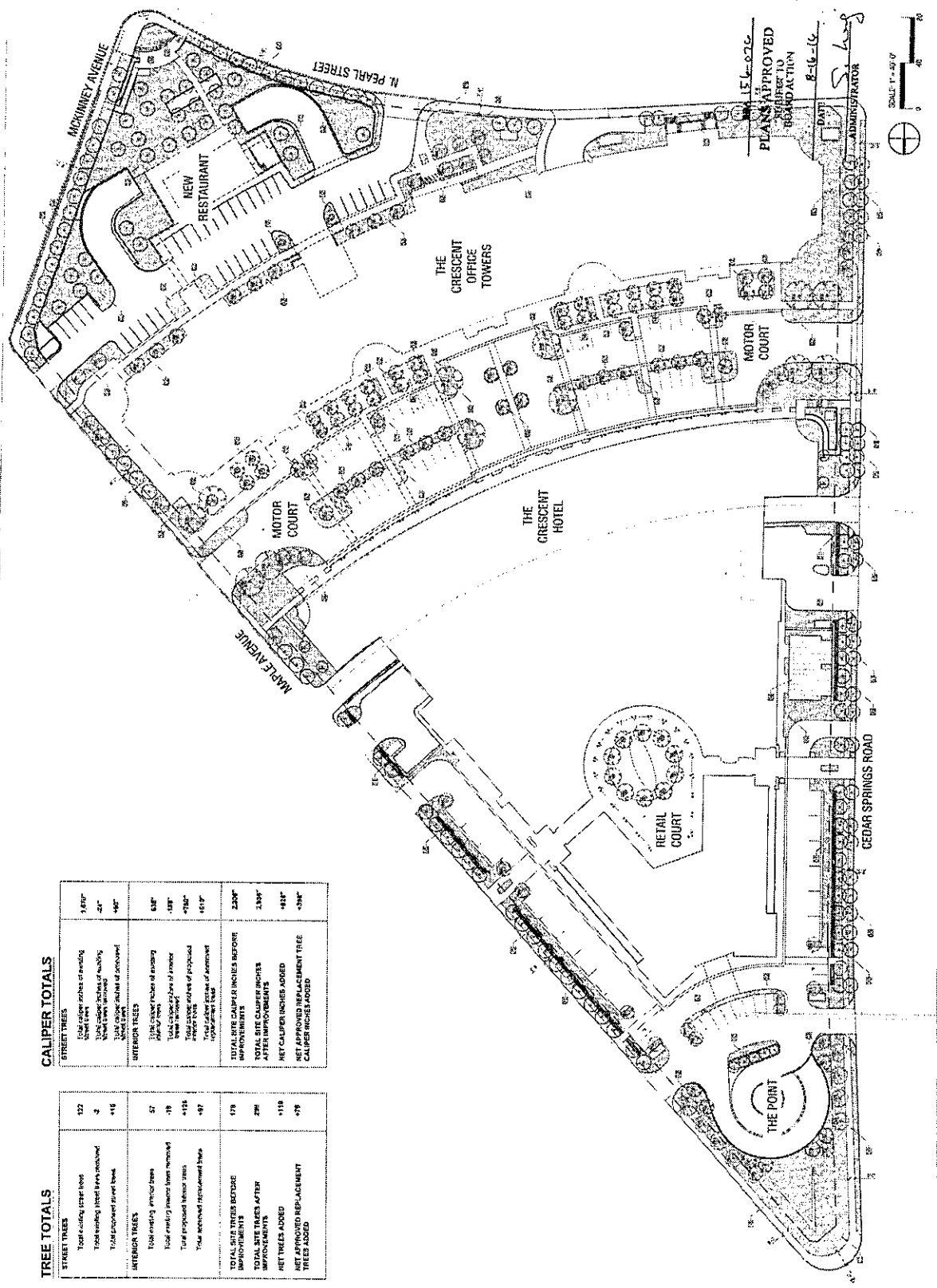


REV.	DATE	DESCRIPTION
1		
2		
3		
4		

Prepared by:  
DATE:  
SCALE: 1" = 50'  
DRAWING NUMBER:  
LANDSCAPE PLAN

**L1.02** 7.85

M2  
Attach A  
Page 7



**TREE TOTALS**

<b>STREET TREES</b>	122
Total existing street trees	4
Total existing street trees removed	+16
Total proposed street trees	
<b>INTERIOR TREES</b>	57
Total existing interior trees	-19
Total existing interior trees removed	+156
Total proposed interior trees	
Total interior trees removed	+87
<b>TOTAL SITE TREES BEFORE IMPROVEMENTS</b>	179
<b>TOTAL SITE TREES AFTER IMPROVEMENTS</b>	296
<b>NET TREES ADDED</b>	+119
<b>NET APPROXIMATE REPLACEMENT TREES ADDED</b>	+79

**CALIPER TOTALS**

<b>STREET TREES</b>	1,870"
Total existing street trees	42"
Total existing street trees removed	460"
Total proposed street trees	
<b>INTERIOR TREES</b>	526"
Total existing interior trees	108"
Total existing interior trees removed	476"
Total proposed interior trees	1619"
Total interior trees removed	108"
<b>TOTAL SITE CALIPER INCHES BEFORE IMPROVEMENTS</b>	2,396"
<b>TOTAL SITE CALIPER INCHES AFTER IMPROVEMENTS</b>	3,997"
<b>NET CALIPER INCHES ADDED</b>	1,601"
<b>NET APPROXIMATE REPLACEMENT CALIPER INCHES ADDED</b>	1,384"

MZ  
Attach B

ROBERT REEVES  
& Associates, Inc.

PLANNING AND ZONING CONSULTANTS

November 1, 2016

Steve Long, Board of Adjustment Administrator  
Department of Sustainable Development & Construction  
City of Dallas  
1500 Marilla Street, Room 5BN  
Dallas, Texas 75201

RE: Waiver of the Two Year Waiting Period

Dear Mr. Long:

On August 16, 2016, the Board of Adjustment, Panel A approved an alternate landscape plan for The Crescent, BDA 156-076(SL). However, based on information received in the last few days, it has become necessary to amend the landscape plan approved by the board last summer. Therefore, I am requesting that you place a miscellaneous docket item on Panel A November 14, 2016 agenda for a waiver of the two-year waiting period.

I will provide you with a follow-up letter in the next couple of days, which will outline the changes in circumstances justifying this request.

Sincerely:



Robert Reeves

m2  
Attach C

**Long, Steve**

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**From:** Long, Steve  
**Sent:** Tuesday, November 01, 2016 12:29 PM  
**To:** 'Robert Reeves'  
**Cc:** McCullough, Mary; Moorman, Donna; Duerksen, Todd; Erwin, Philip  
**Subject:** RE: BDA156-076, Property at 100 Crescent Court, two year limitation waiver request  
**Attachments:** Waiver Request for Steve Long.pdf; 2 year waiver.pdf; Panel A hearing date and deadlines.doc; documentary evidence.pdf; BDA156-076 history.pdf

Dear Robert,

Here is information regarding your miscellaneous item request for a waiver of the two year limitation to the board of adjustment regarding the application referenced above:

1. Your letter of request of the waiver of the two-year limitation - which will be emailed to you and the board members about a week ahead of your November 15<sup>th</sup> Board of Adjustment Panel A public hearing.
2. The provisions/standard from the Dallas Development Code allowing the board to waive the two year time limitation on a final decision reached on an application on the same matter (other than a decision of denial without prejudice) (51A-4.703(e)(3)) - which in your case, is a waiver of the two year time limitation in place on a request for a special exception to the landscape regulations (BDA156-076) granted by Board of Adjustment Panel A (with certain conditions) on August 16, 2016.
3. Materials related to BDA156-076.
4. A document that provides your public hearing date and other deadlines for submittal of additional information to staff/the board. (Please be advised that you will not receive a written notice of this hearing in the mail - your attendance (or someone who can speak on your behalf) at the November 15<sup>th</sup> public hearing to be held at 1:00 p.m. in Dallas City Hall is strongly encouraged).
5. The board's rule pertaining to documentary evidence.

Please write or call me at 214/670-4666 if you have any questions/concerns, or if I can be of any additional assistance to you on your request.

Thank you,

Steve

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**From:** Robert Reeves [<mailto:rob.reeves@sbcglobal.net>]  
**Sent:** Tuesday, November 01, 2016 10:59 AM  
**To:** Long, Steve  
**Subject:** Crescent Waiver Request

Steve;

Once again, I appreciate your help. I will bring the original over in about an hour.

**Robert Reeves**

*Robert Reeves & Associates, Inc.  
900 Jackson Street, Suite 160  
Dallas, Texas 75202  
214-749-0530*

MZ  
Attach D  
131

**ROBERT REEVES**  
& Associates, Inc.

PLANNING AND ZONING CONSULTANTS

November 4, 2016

Steve Long, Board of Adjustment Administrator  
Department of Sustainable Development & Construction  
City of Dallas  
1500 Marilla Street, Room 5BN  
Dallas, Texas 75201

RE: Waiver of the Two Year Waiting Period  
Landscape Plan for The Crescent

Dear Mr. Long:

On August 16, 2016, the Board of Adjustment, Panel A approved an alternate landscape plan for The Crescent, BDA 156-076(SL). Exhibit A-1, which is attached to this letter shows the areas amended in our landscape plan, which were approved by the board last August.

Last week we completed our landscape enhancement program and called for a final inspection by the City Arborist. However, after a site inspection, the Arborist determined that 20 proposed trees, which were shown on the approved landscape plan were missing. This revelation was a complete surprise to us. These are new interior trees we had originally proposed to plant, but determined that they would make a negligible contribution to our landscape program and decided not to plant them. For instance, several of these new trees were located close to existing mature street trees and the canopy of the more mature trees would constrict their growth. In other areas, the number of trees would be excessive and have a negative visual impact. Unfortunately, these new trees were mistakenly included in the landscape plan approved by the board last August. These trees are shown on Exhibit A-1.

You can appreciate the fact that we were completely surprised when we called for an inspection believing we were in compliance, only to learn that we were not. Therefore, based on this finding by the City Arborist, we believe this revelation constitutes a change in circumstances and warrants a waiver of the two-year in order to allow us to correct this mistake. We intend to file an application for a new landscape plan showing the completed landscaping. We have still added 99 new trees totally 517 caliper inches to the site for a total of 278 site trees with 2,825 caliper inches, see Exhibit A-1. No existing trees are affective.

MZ  
Attach D  
P22

We respectfully request approval of a waiver of the two-year waiting period.

Sincerely:



Robert Keeves



**SYMBOL LEGEND**

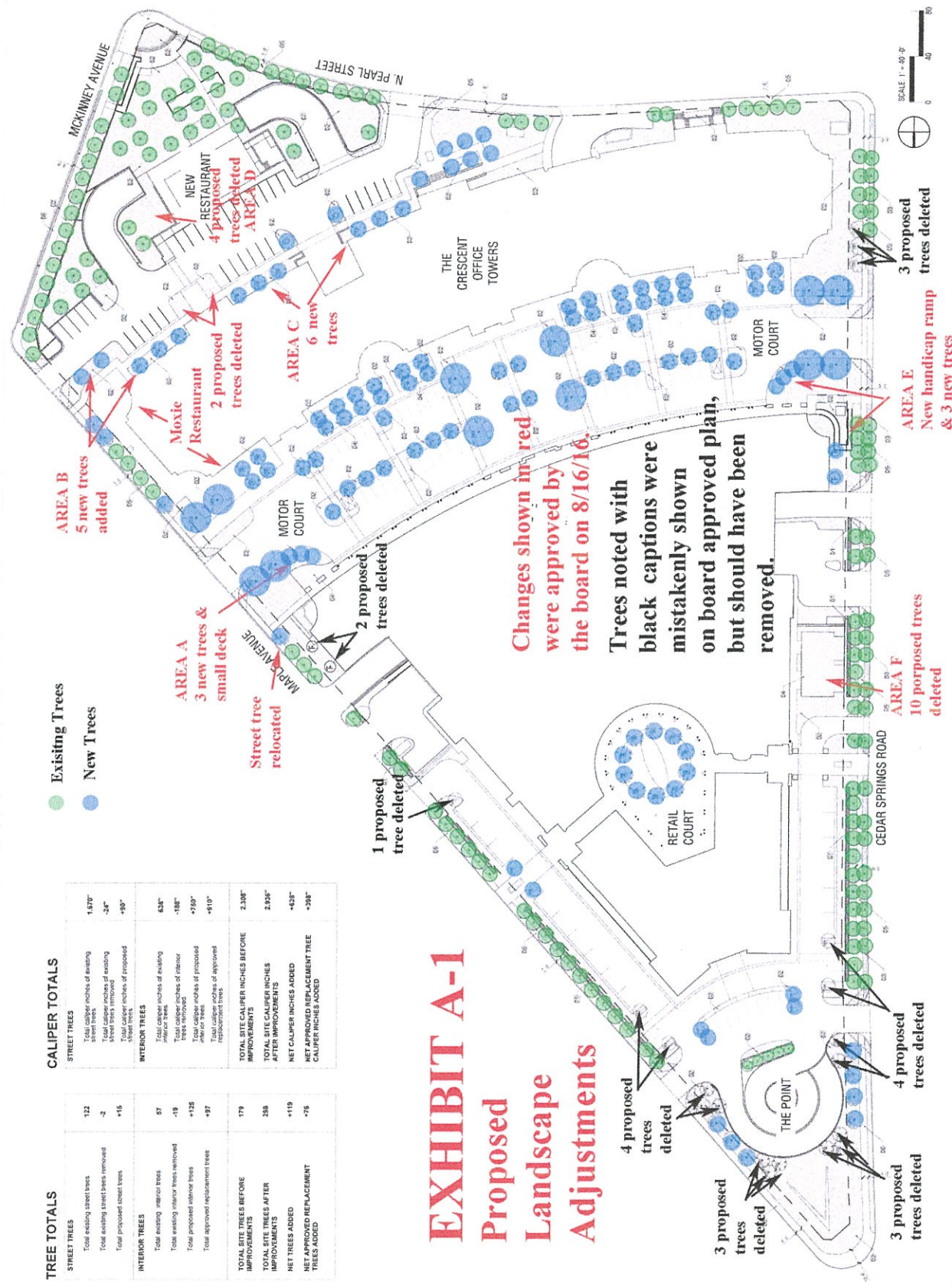
SYN	TYPE	QTY
(S)	PROPOSED STREET TREES	112
(S)	EXISTING STREET TREES	-2
(S)	PROPOSED INTERIOR TREES	+15
(S)	EXISTING INTERIOR TREES	-97
(S)	PROPOSED MOTOR COURT TREES	57
(S)	EXISTING MOTOR COURT TREES	-19
(S)	PROPOSED RETAIL COURT TREES	+125
(S)	EXISTING RETAIL COURT TREES	-97
(S)	PROPOSED OFFICE TOWER TREES	179
(S)	EXISTING OFFICE TOWER TREES	-268
(S)	PROPOSED MISC TREES	+119
(S)	EXISTING MISC TREES	-76

**REVISIONS**

REV	DATE	DESCRIPTION
1	08/16/16	ISSUED FOR PERMIT
2	08/16/16	ISSUED FOR PERMIT
3	08/16/16	ISSUED FOR PERMIT

Branding Title: LANDSCAPE PLAN  
Drawing Number: L1.02

M2  
Attach D  
PG 3



TREE TOTALS	
<b>STREET TREES</b>	
Total existing street trees	112
Total existing interior trees removed	-2
Total proposed street trees	+15
<b>INTERIOR TREES</b>	
Total existing interior trees	97
Total existing interior trees removed	-19
Total proposed interior trees	+125
Total approved replacement trees	+97
<b>NET TREES ADDED</b>	
NET TREES ADDED	+119
NET APPROVED REPLACEMENT TREES ADDED	+76

CALIPER TOTALS	
<b>STREET TREES</b>	
Total caliper inches of existing street trees	1,570"
Total caliper inches of existing street trees removed	-24"
Total caliper inches of proposed street trees	+90"
<b>INTERIOR TREES</b>	
Total caliper inches of existing interior trees	634"
Total caliper inches of interior trees removed	-188"
Total caliper inches of proposed interior trees	+760"
Total caliper inches of approved replacement trees	+510"
<b>TOTAL SITE CALIPER INCHES BEFORE IMPROVEMENTS</b>	
TOTAL SITE CALIPER INCHES BEFORE IMPROVEMENTS	2,204"
TOTAL SITE CALIPER INCHES AFTER IMPROVEMENTS	2,335"
<b>NET CALIPER INCHES ADDED</b>	
NET CALIPER INCHES ADDED	+431"
NET APPROVED REPLACEMENT TREE CALIPER INCHES ADDED	+338"

# EXHIBIT A-1

## Proposed Landscape Adjustments

**FILE NUMBER:** BDA156-106(SL)

**BUILDING OFFICIAL'S REPORT:** Application of Robert Baldwin of Baldwin and Associates for a special exception to the fence height regulations at 5934 Park Lane. This property is more fully described as Lot 1, Block A/5615, 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 an 8 foot high fence, which will require a 4 foot special exception to the fence height regulations.

**LOCATION:** 5934 Park Lane

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

**REQUEST:**

A request for a special exception to the fence height regulations of 4' is made to construct and maintain a fence (a 6' 3" open ornamental metal fence with 7' 3" high masonry columns, one 7' 3" high open ornamental gate with masonry columns, and another approximately 7' high ornamental metal gate with 8' high masonry columns) higher than 4' in height in the front yard setback on a site developed with a single family structure.

**STANDARD FOR A SPECIAL EXCEPTION TO FENCE HEIGHT REGULATIONS:**

Section 51A-4.602 of the Dallas Development Code states that the board may grant a special exception to the height requirement for fences 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 height regulations 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:** PD 910 (Planned Development)  
**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 structure. The areas to the north, south, east, and west are developed with single family uses.

## **Zoning/BDA History:**

1. BDA156-025, Property at 5931 Park Lane (the property north of the subject site)

On March 21, 2016, the Board of Adjustment Panel C granted request for a special exception to the fence height regulations of 3' 6". The Board imposed the following condition: compliance with the submitted revised site plan and revised elevation is required.

The case report stated the construct and maintain a 6' high fence (a 4' open iron picket fence atop a 2' high stone base) with approximately 6' 8" high columns, and two, 7' 6" high arched open iron picket entry gates in the front yard setback on a site being developed with a single family structure.
2. BDA101-076, Property at 5946 Park Lane (the property east of the subject site)

On September 20, 2011, the Board of Adjustment Panel A granted request for a special exceptions to the fence height regulations of 2' 6" and visual obstruction regulations. The Board imposed the following condition: compliance with the submitted and elevation is required.

The case report stated the requests were made to construct/maintain a primarily a 6' high open iron fence with 6' 6" high stone columns/iron entry gate, and maintaining portions of an existing solid cedar fence/wall and two 8' 6" high brick columns in the 45 foot visibility triangle at the intersection of Park Lane and Preston Road on a site developed with a single family home.

3. BDA 056-020, Property at 5946 Park Lane (the property east of the subject site)

On November 15, 2005, the Board of Adjustment Panel A granted a request for a special exception to the fence regulations of 4' 6" and imposed the submitted site plan and elevation as a condition to the request.

The case report stated that the request was made in conjunction with constructing and maintaining an approximately 8' 2" high rough cedar wall with 8' 6" high brick columns in the front yard setback perpendicular to Park Lane.

4. BDA989-109, Property at 5910 Park Lane (two lots west of the subject site)

On October 20, 1998, the Board of Adjustment Panel B granted a request for a special exception to the fence height special regulations of 5' and imposed following condition to these requests: Compliance with the submitted site plan/elevation is required.

The case report stated the request was made in conjunction with constructing a 5.5' – 7.5' high open steel picket fence with 7.5' high columns, and 9' high columns.

5. BDA956-189, Property at 5925 Park Lane (three lots northwest of the subject site)

On April 23, 1996, the Board of Adjustment granted requests for special regulations to the fence height and visual obstruction regulations and imposed following condition to these requests: Compliance with the submitted site/landscape plan is required.

The case report stated the request was made in conjunction with constructing a 6' 8" high fence with 7' 3" high columns, and 8' high gate with 8' high columns.

5. BDA978-127, Property at 5934 Park Lane (the subject site)

On April 28, 1998, the Board of Adjustment Panel A granted requests for special regulations to the fence height and visual obstruction regulations and imposed following condition to these requests: Compliance with the attached sit/elevation plan is required.

The case report stated the request was made in conjunction with constructing a 6' high open wrought iron picket fence with 6.5' high solid columns and a 7' high open metal entry gate.

### **GENERAL FACTS/STAFF ANALYSIS:**

- This request for a special exception to the fence height regulations of 4' focuses on constructing and maintaining a 6' 3" open ornamental metal fence with 7' 3" high masonry columns, one 7' 3" high open ornamental gate with masonry columns, and another approximately 7' high ornamental metal gate with 8' high masonry columns in the front yard setback on a site developed with a single family structure.
- 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 subject site is zoned R-1ac() and has a 40' front yard setback.
- The submitted site plan/elevation indicates that the proposal reaches a maximum height of 8' to account for columns flanking one of the two proposed entry gates.
- The following additional information was gleaned from the submitted site plan:
  - The proposal is represented as being approximately 160' in length parallel to the street.
  - The proposed fence is represented as being located approximately 4' from the front property line, or approximately 20' from the pavement line.
- Two single family lots front the proposed fence, one with an approximately 6' high open metal fence on a stucco base in its front yard that appears to be a result of a granted fence height special exception in 2016 (BDA156-025); and the other with a fence that does not appear to exceed 4' in height.
- The Board Administrator conducted a field visit of the site and surrounding area (properties Park Lane from Preston Road on the east to approximately 300 feet to the west of the site) and noted three other fences over 4' in height and in front yard setback – an approximately 6' high open metal fence east of the subject site that appears to be a result of a granted fence height special exception in 2011 (BDA101-076), an approximately 6' high open metal fence two lots to the west of the subject site that appears to be a result of a granted fence height special exception in 1998 (BDA989-109), and an approximately 7' high solid fence three lots to the northwest of the subject site that appears to be a result of a granted fence height special exception in 1996 (BDA956-189).

- As of November 4, 2016, no letters have been submitted in support of the request and no letters have been submitted in opposition.
- The applicant has the burden of proof in establishing that the special exception to the fence height regulations of 4' will not adversely affect neighboring property.
- Granting this special exception of 4' with a condition imposed that the applicant complies with the submitted site plan/elevation would require the proposal exceeding 4' in height in the front yard setback to be constructed and maintained in the location and of the heights and materials as shown on this document.

**Timeline:**

August 23, 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.

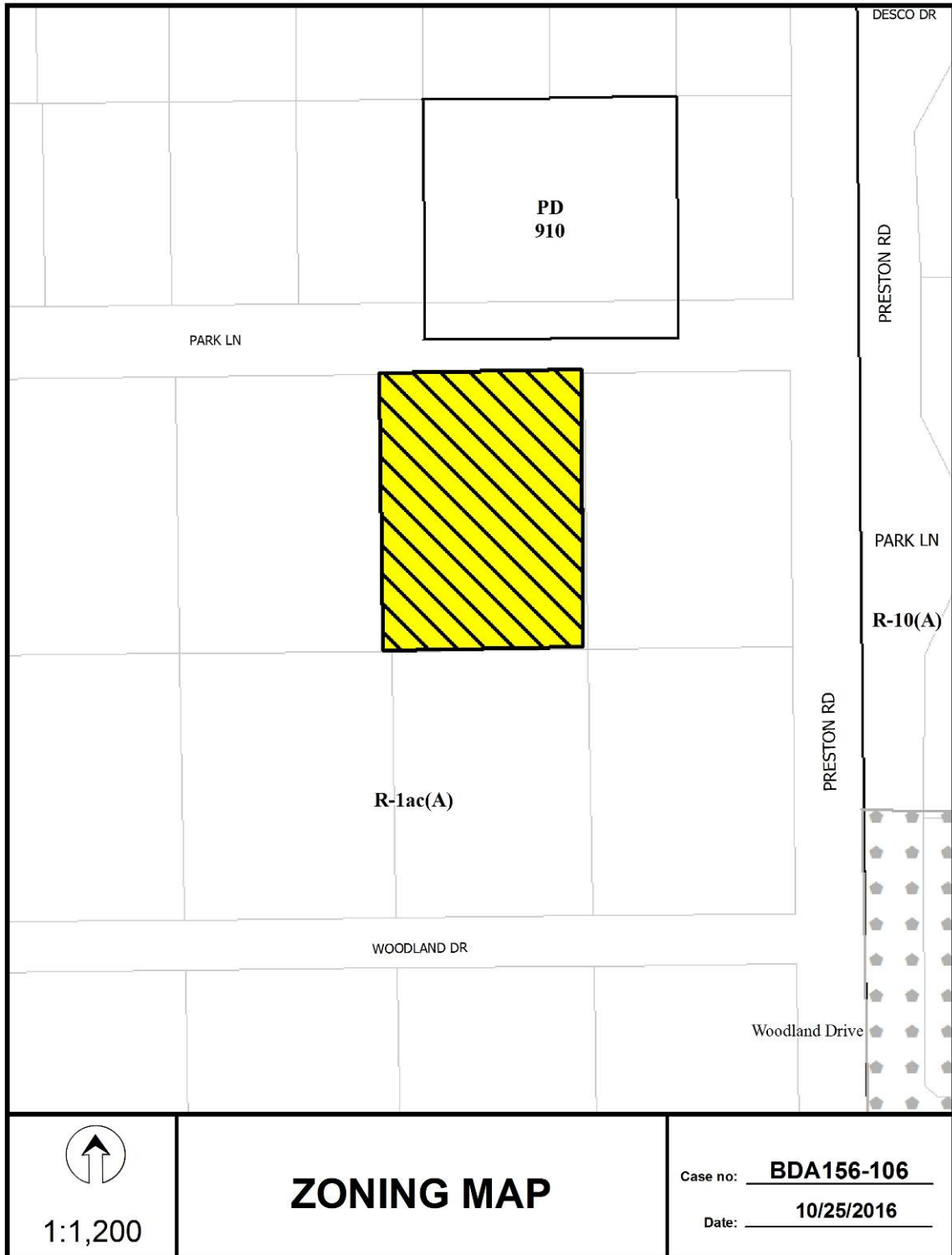
October 10, 2016: The Board of Adjustment Secretary assigned this case to Board of Adjustment Panel A. This assignment was made in order to comply with Section 9 (k) of the Board of Adjustment Working Rule of Procedure that states, "If a subsequent case is filed concerning the same request, that case must be returned to the panel hearing the previously filed case."

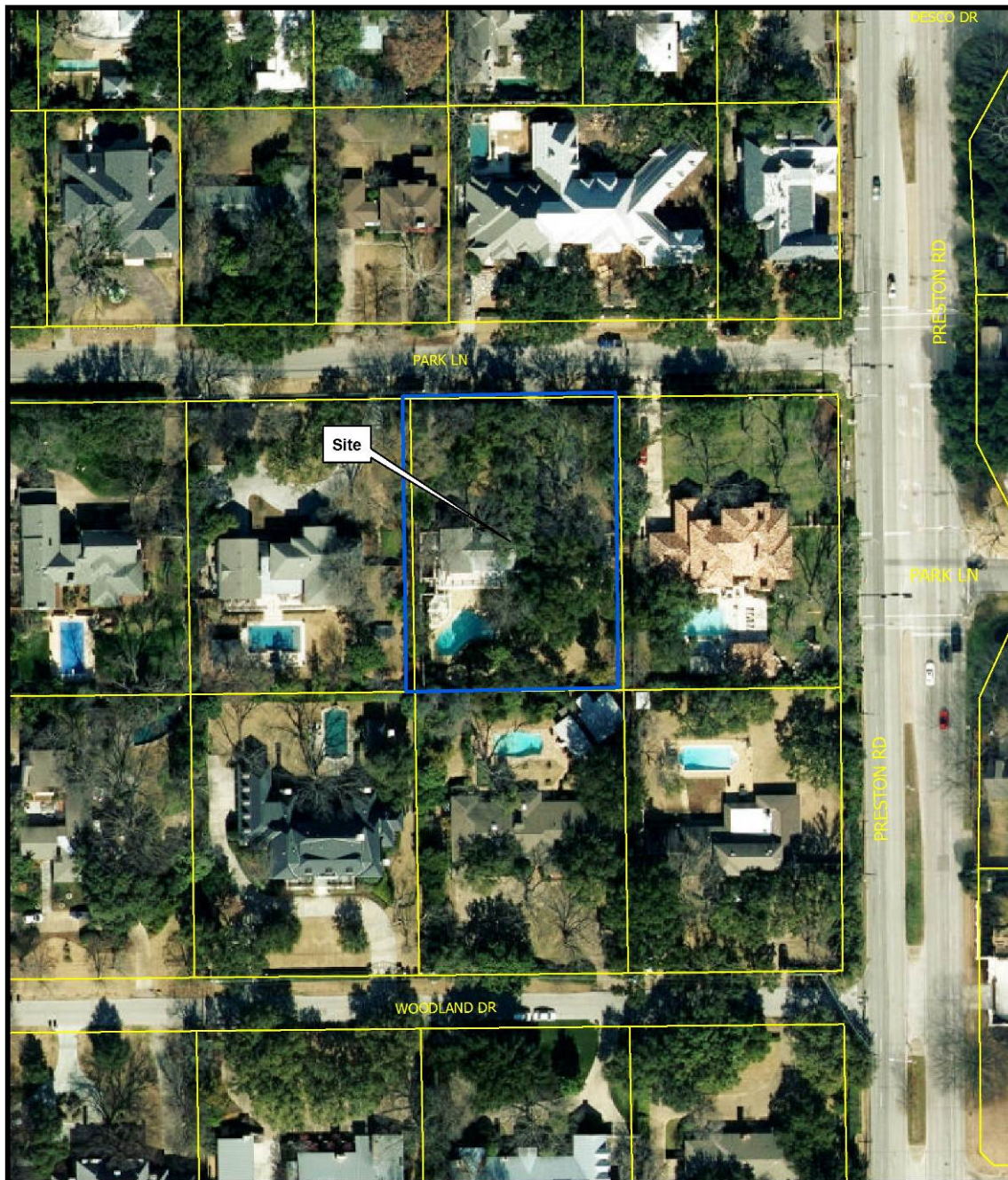
October 11, 2016: The Board Administrator emailed the applicant the following information:

- an attachment that provided the public hearing date and panel that will consider the application; the October 26<sup>th</sup> deadline to submit additional evidence for staff to factor into their analysis; and the November 4<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."

November 1, 2016: The Board of Adjustment staff review team meeting was held regarding this request and the others scheduled for November public hearings. 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.

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





1:1,200

# AERIAL MAP

Case no: BDA156-106

Date: 10/25/2016





A

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 156-106

Data Relative to Subject Property:

Date: August 23, 2016

Location address: 5934 Park Lane Zoning District: R-1AC(A)

Lot No.: 1 Block No.: A/5615 Acreage: 0.83 acres Census Tract: 206.00

Street Frontage (in Feet): 1) 160 ft 2) \_\_\_\_\_ 3) \_\_\_\_\_ 4) \_\_\_\_\_ 5) NE 25

To the Honorable Board of Adjustment :

Owner of Property (per Warranty Deed): Terrence M. Babilla and Molly E. Babilla

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 \_\_, or Special Exception X, of 4 feet for a fence in the property's 75' front yard to allow an 8' tall fence

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 proposed fence will not adversely impact surrounding properties. Other fences exceeding four feet in height exist in the immediate 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 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 25 day of August 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

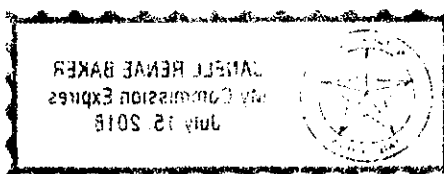
I hereby certify that Robert Baldwin

did submit a request for a special exception to the fence height regulations  
at 5934 Park Lane

BDA156-106. Application of Robert Baldwin for a special exception to the fence height regulations at 5934 Park Lane This property is more fully described as Lot 1, Block A/5614 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 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





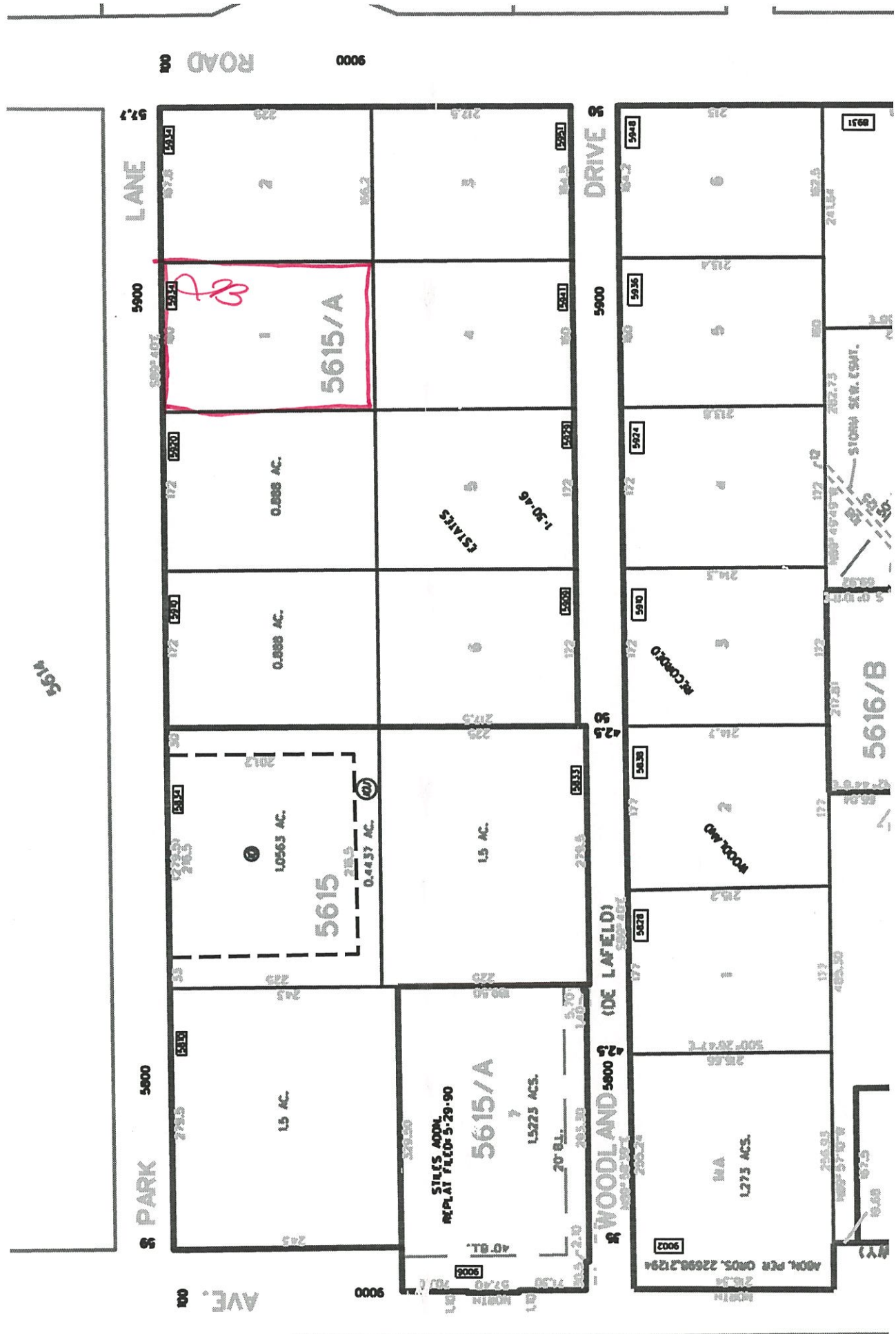
**Legend**

- |                      |                                |                       |                            |
|----------------------|--------------------------------|-----------------------|----------------------------|
| City Limits          | railroad                       | Dry Overlay           | CD Subdistricts            |
| School               | Certified Parcels              | D                     | PD Subdistricts            |
| Floodplain           | Base Zoning                    | D-1                   | PDS Subdistricts           |
| 100 Year Flood Zone  | PD193 Oak Lawn                 | CP                    | NSO Subdistricts           |
| Mill's Creek         | Dallas Environmental Corridors | SP                    | NSO_Overlay                |
| Peak's Branch        | SPSD Overlay                   | MD Overlay            | Escarpment Overlay         |
| X Protected by Levee | Deed Restrictions              | Historic Subdistricts | Parking Management Overlay |
| Parks                | SUP                            | Historic Overlay      | 1-10                       |
|                      |                                | Height Map Overlay    | Shop Front Overlay         |

BDA 156-406

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)





9000 ROAD

LANE

5900

5900

AVE.

9000

5615/A

5615

5615/A

DRIVE

5900

425

WOODLAND 5000 (DE LAFLD)

5900

5616/B

STORM SEWER TUNNEL

ADORN. PER ORD. 22688, 21294

5614

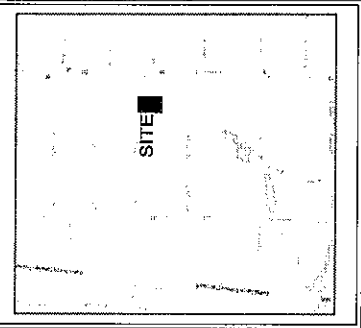
5/10/13

5934 PARK LANE  
CITY OF DALLAS, TEXAS

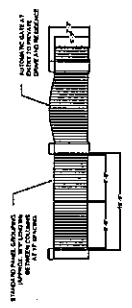
Baldwin  
ASSOCIATES

BALDWIN  
ASSOCIATES  
3904 Elm St., Suite B  
Dallas, Texas 75226  
MOBILE: 214.729.7949  
OFFICE: 214.824.7949  
rob@baldwinplanning.com

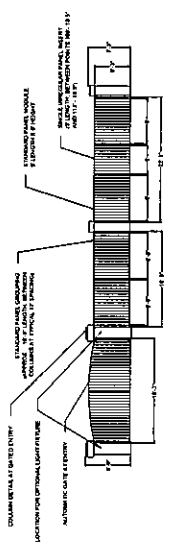
10/12/2016



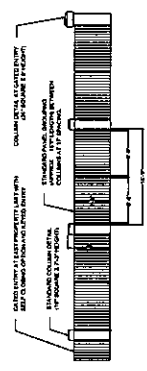
VICINITY MAP  
NTS



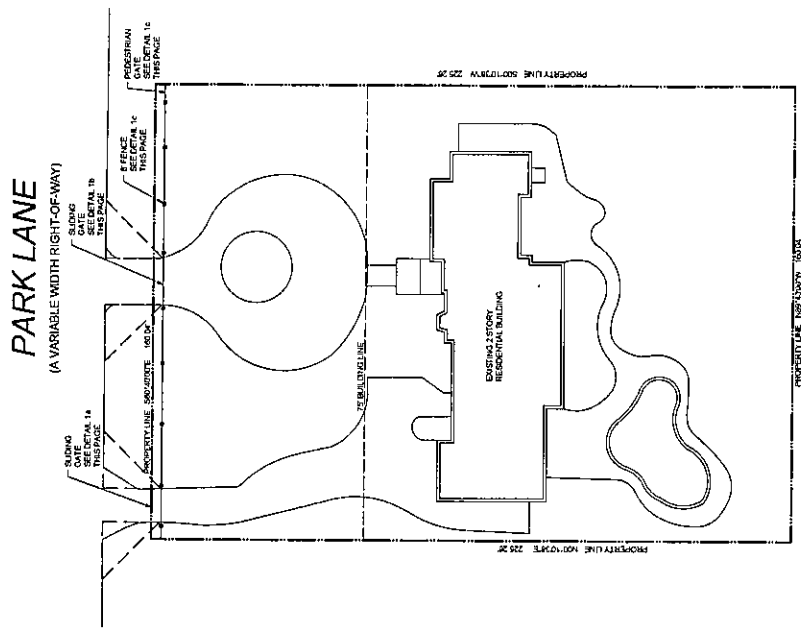
1a GATE & FENCE DETAIL  
SCALE: 1" = 10'-0"  
FENCE MATERIAL NOTES:  
1. FENCE PANELS: ORNAMENTAL METAL  
2. COLUMNS: MASONRY



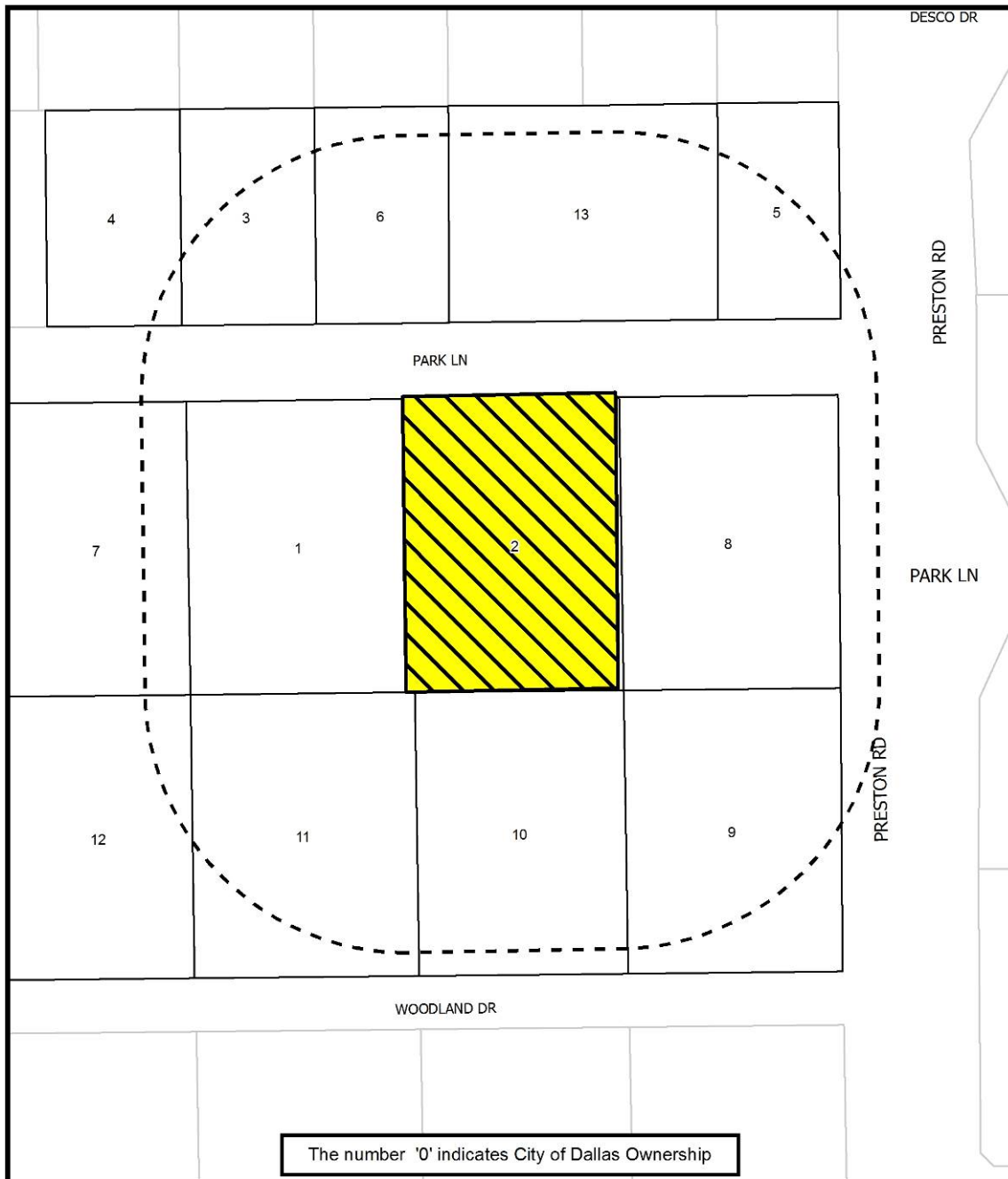
1b GATE & FENCE DETAIL  
SCALE: 1" = 10'-0"  
FENCE MATERIAL NOTES:  
1. FENCE PANELS: ORNAMENTAL METAL  
2. COLUMNS: MASONRY



1c FENCE & PEDESTRIAN GATE DETAIL  
SCALE: 1" = 10'-0"  
FENCE MATERIAL NOTES:  
1. FENCE PANELS: ORNAMENTAL METAL  
2. COLUMNS: MASONRY



1 SITE PLAN  
SCALE: 1" = 20'-0"



The number '0' indicates City of Dallas Ownership

 1:1,200	<h2 style="text-align: center;">NOTIFICATION</h2> <table border="0"> <tr> <td style="border: 1px solid black; padding: 2px;">200'</td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="border: 1px solid black; padding: 2px;">13</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	200'	AREA OF NOTIFICATION	13	NUMBER OF PROPERTY OWNERS NOTIFIED	Case no: <u>BDA156-106</u> Date: <u>10/25/2016</u>
200'	AREA OF NOTIFICATION					
13	NUMBER OF PROPERTY OWNERS NOTIFIED					

## *Notification List of Property Owners*

### *BDA156-106*

#### *13 Property Owners Notified*

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	5920 PARK LN	SAUSTAD NANCY W & DAVID C
2	5934 PARK LN	BABILLA TERRENCE M & MOLLY E
3	5915 PARK LN	YATER MARK A & LINDA P
4	5907 PARK LN	NAMDAR MARJANEH &
5	5947 PARK LN	MINNOWS LTD
6	5923 PARK LN	YANIGAN JEANNE L
7	5910 PARK LN	MCGOLDRICK JAMES
8	5946 PARK LN	SAENZ HERNAN JF III & SYVIA E CESPEDES
9	5951 WOODLAND DR	HARRISON FRANK W III
10	5941 WOODLAND DR	MCREYNOLDS JOHN W & ANN
11	5929 WOODLAND DR	STIGWEARD TRUST
12	5909 WOODLAND DR	WEISBROD CARL & JAMIE
13	5931 PARK LN	WHITE ALAN B

**FILE NUMBER:** BDA156-108(JM)

**BUILDING OFFICIAL'S REPORT:** Application of Aaron W. Grieb, represented by John Vecchio of Greenberg Farrow, for special exceptions to the landscape and off-street parking regulations at 13729 N. Central Expressway. This property is more fully described as Lot 1.1, Block B/7763, and is zoned MU-3, which requires mandatory landscaping and off-street parking to be provided. The applicant proposes to construct and/or maintain a structure and provide an alternate landscape plan, which will require a special exception to the landscape regulations, and to construct and/or maintain a structure for general merchandise or food store 3,500 square feet or less and motor vehicle fueling station uses, and provide 6 of the required 8 off-street parking spaces, which will require a 2 space special exception to the off-street parking regulations.

**LOCATION:** 13729 N. Central Expressway

**APPLICANT:** Aaron W. Grieb  
Represented by John Vecchio of Greenberg Farrow

**REQUEST:**

The following requests have been made on a site that is developed with a commercial structure including a motor vehicle fueling station:

1. A request for a special exception to the landscape regulations to construct and maintain a structure and provide an alternate landscape plan, not fully meeting the landscape regulations.
2. A request for a special exception to the off-street parking regulations of 2 spaces is made to construct a 1,200 square foot building for a general merchandise or food store 3,500 square feet or less and a motor vehicle fueling station on a site that is currently developed with a motor vehicle fueling station use, and provide 6 of the required 8 off-street parking spaces.

**STANDARD FOR A SPECIAL EXCEPTION TO THE LANDSCAPE REQUIREMENTS:**

The board may grant a special exception to the requirements of this article upon making a special finding from the evidence presented that:

1. Strict compliance with the requirements of this article will unreasonably burden the use of the property;
2. The special exception will not adversely affect neighboring property; and
3. The requirements are not imposed by a site-specific landscape plan approved by the city plan commission or city council.



In determining whether to grant a special exception under Subsection (a), the board shall consider the following factors:

1. The extent to which there is residential adjacency.
2. The topography of the site.
3. The extent to which landscaping exists for which no credit is given under this article.
4. The extent to which other existing or proposed amenities will compensate for the reduction of landscaping.

**STANDARD FOR A SPECIAL EXCEPTION TO THE OFF-STREET PARKING REGULATIONS:**

- 1) The Board of Adjustment may grant a special exception to authorize a reduction in the number of off-street parking spaces required under this article if the board finds, after a public hearing, that the parking demand generated by the use does not warrant the number of off-street parking spaces required, and the special exception would not create a traffic hazard or increase traffic congestion on adjacent and nearby streets. The maximum reduction authorized by this section is 25 percent or one space, whichever is greater, minus the number of parking spaces currently not provided due to delta credits, as defined in Section 51A-4.704(b)(A). For the commercial amusement (inside) use and the industrial (inside) use, the maximum reduction authorized by this section is 75 percent or one space, whichever is greater, minus the number of parking spaces currently not provided due to delta credits, as defined in Section 51A-4.704(b)(4)(A). For the office use, the maximum reduction authorized by this section is 35 percent or one space, whichever is greater, minus the number of parking spaces currently not provided due to delta credits, as defined in Section 51A-4.704(b)(4)(A). Applicants may seek a special exception to the parking requirements under this section and an administrative parking reduction under Section 51A-4.313. The greater reduction will apply, but the reduction may not be combined.
- 2) In determining whether to grant a special exception, the board shall consider the following factors:
  - (A) The extent to which the parking spaces provided will be remote, shared, or packed parking.
  - (B) The parking demand and trip generation characteristics of all uses for which the special exception is requested.
  - (C) Whether or not the subject property or any property in the general area is part of a modified delta overlay district.
  - (D) The current and probable future capacities of adjacent and nearby streets based on the city's thoroughfare plan.
  - (E) The availability of public transit and the likelihood of its use.
  - (F) The feasibility of parking mitigation measures and the likelihood of their effectiveness.
- 3) In granting a special exception, the board shall specify the uses to which the special exception applies. A special exception granted by the board for a particular use

automatically and immediately terminates if and when that use is changed or discontinued.

- 4) In granting a special exception, the board may:
  - (A) Establish a termination date for the special exception or; otherwise provide for the reassessment of conditions after a specified period of time;
  - (B) Impose restrictions on access to or from the subject property; or
  - (C) Impose any other reasonable conditions that would have the effect of improving traffic safety or lessening congestion on the streets.
- 5) The board shall not grant a special exception to reduce the number of off-street parking spaces required in an ordinance granting or amending a specific use permit.
- 6) The board shall not grant a special exception to reduce the number of off-street parking spaces expressly required in the text or development plan of an ordinance establishing or amending regulations governing a specific planned development district. This prohibition does not apply when:
  - (A) the ordinance does not expressly specify a minimum number of spaces, but instead simply makes references to the existing off-street parking regulations in Chapter 51 or this chapter; or
  - (B) the regulations governing that specific district expressly authorize the board to grant the special exception.

**STAFF RECOMMENDATION (special exception to the landscape regulations):**

Approval, subject to the following condition:

- Compliance with the submitted revised alternate landscape plan is required.

Rationale for approval:

- Staff concurs with the Chief Arborist and recommends approval of this request with the condition imposed above because strict compliance with this article will unreasonably burden the use of this property and this special exception will not adversely affect neighboring property.

**STAFF RECOMMENDATION (special exception to the off-street parking regulations):**

Approval, subject to the following condition:

- The special exception of 2 spaces shall automatically and immediately terminate if and when the general merchandise or food store 3,500 square feet or less and motor vehicle fueling station uses are changed or discontinued.

Rationale:

- The Sustainable Development and Construction Department Project Engineer indicated that he has no objections to the applicant's request.

**BACKGROUND INFORMATION:**

**Zoning:**

Site: MU-3 Mixed Use District  
North: MU-3 Mixed Use District; SUP No. 1818  
East: IR Industrial Research District  
South: IR Industrial Research District  
West: MU-3 Mixed Use District

**Land Use:**

The subject site is currently a motor vehicle fueling station. To the immediate north is a general merchandise or food store 100,000 square feet or more use. North Central Expressway lies to the east and south with an office use across the expressway. A restaurant without drive-in or drive-through service exists to the west.

**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 (special exception to the landscape regulations):**

- This request focuses on constructing/maintaining structures on a lot currently developed with a motor vehicle fueling station use, and not fully providing required landscaping. More specifically, according to the City of Dallas Chief Arborist, the features shown on the submitted alternate landscape plan would not conform to Article X landscape regulation standards related to design standards and street trees.
- The new construction of a proposed commercial project triggers compliance with Article X landscape regulations. The applicant plans to tear down the existing structure. In order to build a new structure, they must comply with current codes, including landscaping (Article X).
- The proposed revised alternate landscape plan is deficient in the following:
  - a. Design standards – Sec 51A-10.126 – One design standard is provided where two are required. Street buffer is provided for Central Expressway but not for Midpark.
  - b. Street trees – Sec 51A-10.125(b)(4) – One street tree of 3-inches or greater is required for every 50 feet of street frontage. Six street trees are provided, but three street trees are in the public right-of-way subject to plan review for street improvement, and three new trees are identified as 2.5 caliper inches.
- The City of Dallas Chief Arborist states in a memo (see Attachment A) that the request in this case is triggered by the new construction of a commercial project.
- The Chief Arborist listed several factors for consideration:

- a. The revised alternate landscape plan provides for screening of off-street parking by 3-foot tall large evergreen shrubs along both street perimeters. An enhanced landscape buffer strip of 15 feet deep is provided along the perimeter with Central Expressway, but landscape area of only about 2 feet in depth is provided along Midpark due to restrictions for parking and maneuvering space, and the dumpster location, for the use. Although the revised alternate landscape plan provides for the needed shrubs and groundcover, the site cannot qualify for the street buffer design standard credit due to these conflicts with the use of the land area.
  - b. Six street trees are required for the lot (10.125(b)(4)). Three large trees are currently in the parkway (public right-of-way) along Midpark and are considered as street trees by ordinance. At this point, it is not determined if the trees will remain if a city sidewalk is required to be installed for the remainder of Midpark to the highway. A sidewalk extension in the parkway is not noted on the plans. Also, overhead utility lines run above the perimeter along Central Expressway limiting the suitable space for new large trees along the east perimeter. In addressing these concerns, the applicant has revised his initial submitted landscape plan to provide three new large canopy trees in suitable space which is offset a few feet from the overhead utility at Central.
  - c. The revision with the added three large canopy trees within proximity to parking spaces has provided the means to comply with parking lot landscape requirements.
  - d. All tree selections for planting by the applicant, except for the three maples, are species of a small tree classification which are good, viable, and drought-tolerant plant materials and will generally reach a height of about 15 feet at maturity. In prime conditions, the maple can achieve well over 30 feet in height.
  - e. All other Article X landscape standards comply.
- The chief arborist recommends approval of this revised alternate landscape plan because the special exception would not adversely affect neighboring property.
  - The applicant has the burden of proof in establishing the following:
    - The special exception complies with Section 51(A) 10.110.
  - If the board were to grant this request and impose the submitted alternate landscape plan as a condition, the site would be granted exception from full compliance to the landscape regulations.

**GENERAL FACTS/STAFF ANALYSIS (special exception to the off-street parking regulations):**

- This request focuses on constructing and maintaining a 1,200 square foot structure for a proposed general merchandise or food store 3,500 square feet or less and

motor vehicle fueling station uses on a site that is developed with a motor vehicle fueling station use, and providing 6 of the required 8 off-street parking spaces.

- The Dallas Development Code requires the following off-street parking requirements:
  - General merchandise or food store 3,500 square feet or less use: 1 space per 200 square feet.
  - Motor vehicle fueling station use: 2 spaces
- The Sustainable Development Department Project Engineer has indicated that he has no objections to the request (Attachment B).
- The applicant has the burden of proof in establishing the following:
  - The parking demand expected to be generated by the “general merchandise or food store 3,500 square feet or less and motor vehicle fueling station” uses on the site does not warrant the number of off-street parking spaces required, and
  - The special exception of 2 spaces (or a 25 percent reduction of the required off-street parking) would not create a traffic hazard or increase traffic congestion on adjacent and nearby streets.
- If the Board were to grant this request, and impose the condition that the special exception of 2 spaces shall automatically and immediately terminate if and when the general merchandise or food store 3,500 square feet or less and motor vehicle fueling station uses are changed or discontinued; the applicant would be allowed to construct and maintain the structure on the site with this specific use (“general merchandise or food store 3,500 square feet or less and motor vehicle fueling station”) with the specified square footage, and provide 6 of the 8 code required off-street parking spaces.

### **TIMELINE:**

- August 25, 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.
- October 10, 2016: The Board of Adjustment Secretary assigned this case to Board of Adjustment Panel A.
- October 14, 2016: The Senior Planner emailed the applicant the following information:
- an attachment that provided the public hearing date and panel that will consider the application; the October 26<sup>th</sup> deadline to submit additional evidence for staff to factor into their analysis; and the November 4<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

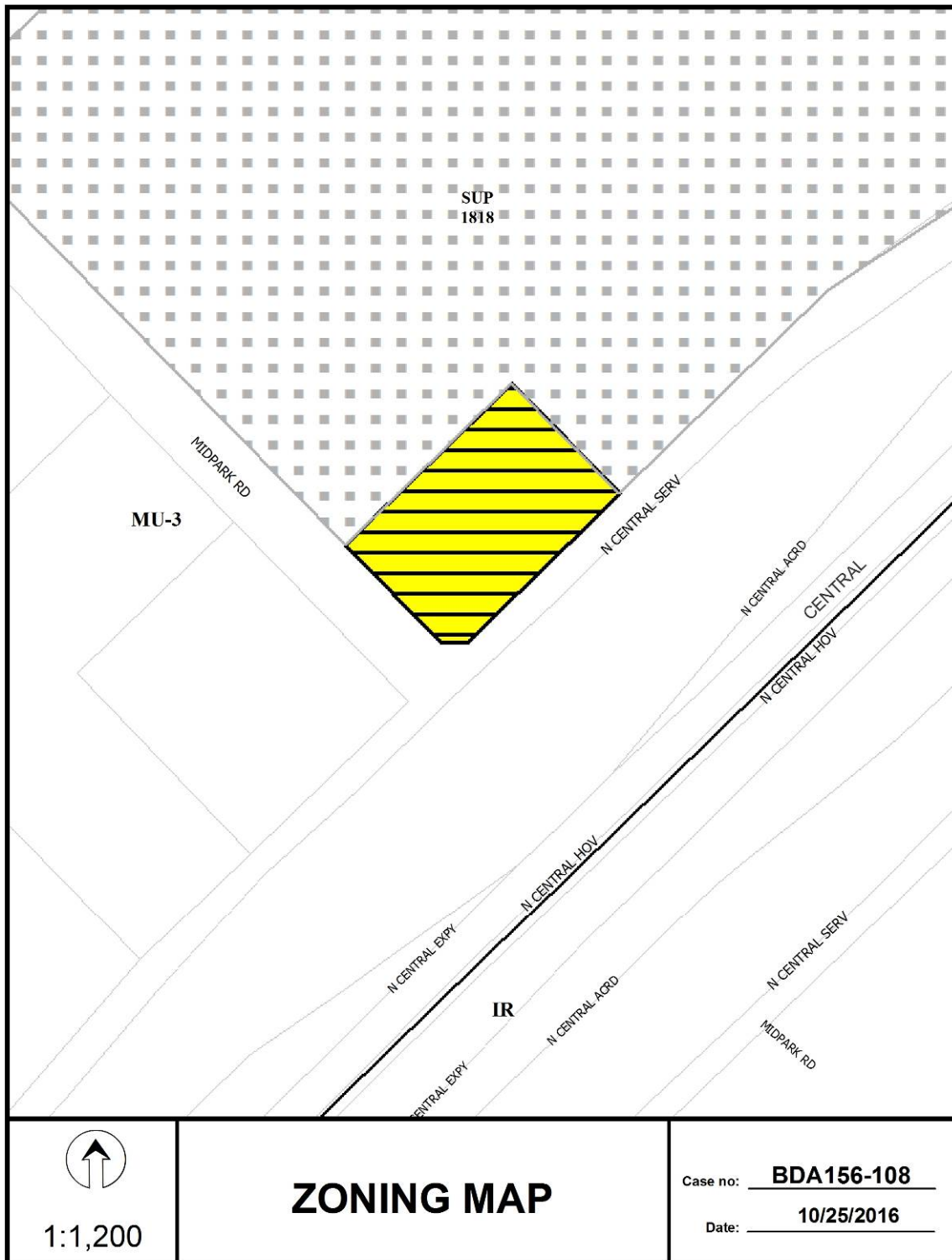
- the Board of Adjustment Working Rules of Procedure pertaining to “documentary evidence.”

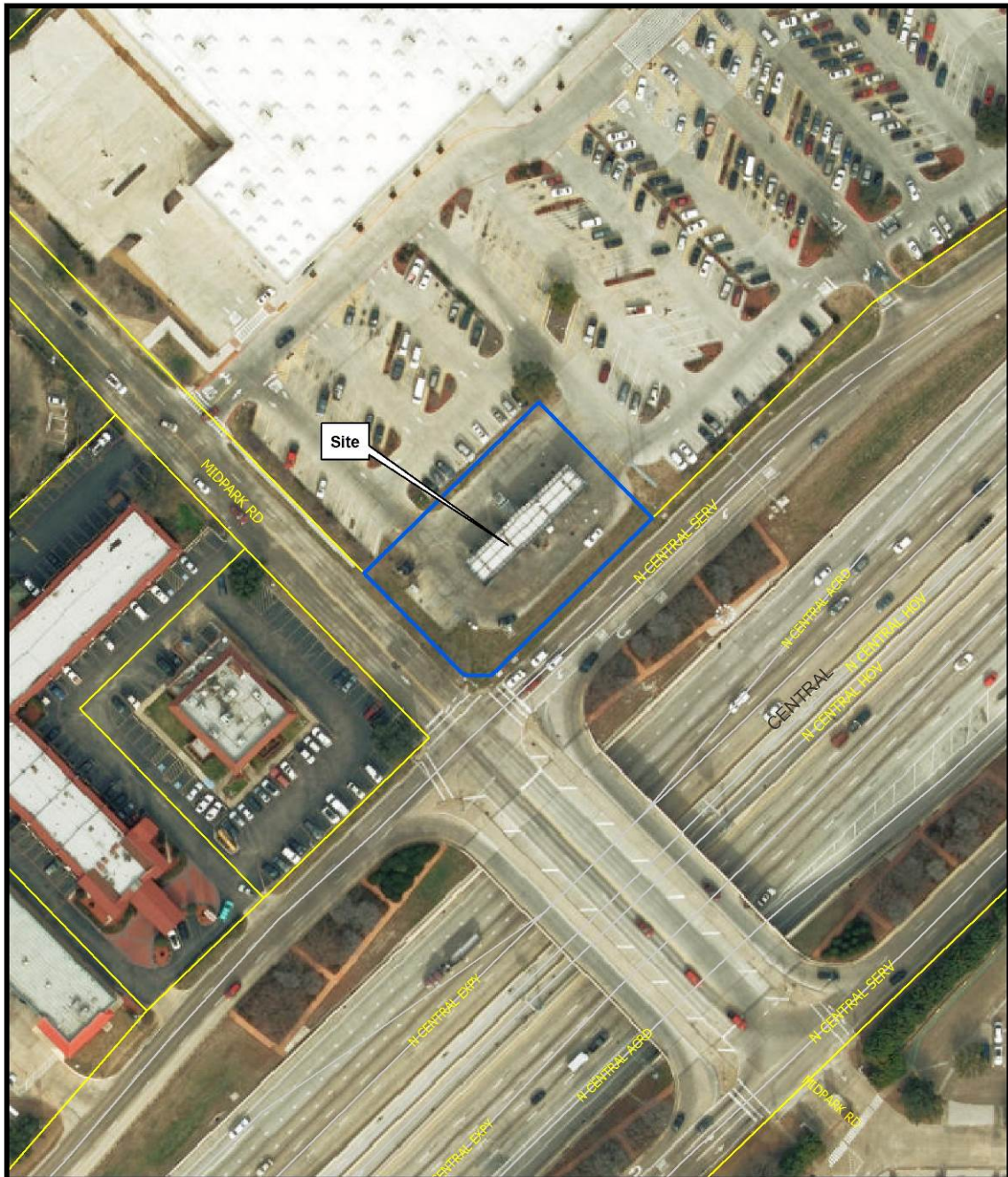
November 1, 2016: The Board of Adjustment staff review team meeting was held regarding this request and the others scheduled for November public hearings. Review team members in attendance included: the Sustainable Development and Construction Board of Adjustment Chief Planner, the Building Inspection 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 3, 2016: The Sustainable Development and Construction Department Project Engineer submitted a review comment sheet marked “Has no objections,” (see Attachment B).

November 7, 2016: The applicant submitted a revised alternate landscape plan.

November 7, 2016: The City of Dallas Chief Arborist submitted a memo regarding the request for a special exception to the front yard setback regulations of up to 19’ 3.5” for tree preservation (see Attachment A).





1:1,200

# AERIAL MAP

Case no: BDA156-108

Date: 10/25/2016



# Memorandum



CITY OF DALLAS

DATE November 4, 2016

TO

Steve Long, Board of Adjustment Administrator  
Jennifer Munoz

SUBJECT # BDA 156 · 108 13729 North Central Expressway

The applicant is requesting a special exception to the landscape requirements of Article X.

### Trigger

New construction of commercial project.

### Deficiencies

The revised alternative landscape plan indicates the following deficiencies to the Article X standard:

Design Standards (10.126) – One design standard is provided where two are required. Street buffer is provided for Central Expressway but not for Midpark.  
Street trees (10.125(b)(4)) – One street tree of 3-inches or greater is required for every 50 feet of street frontage. Six street trees are provided, but three street trees are in the public right-of-way subject to plan review for street improvement, and three new trees are identified as 2.5 caliper inches.

### Factors

The plan provides for screening of off-street parking by 3-foot tall large evergreen shrubs along both street perimeters. An enhanced landscape buffer strip of 15 feet deep is provided along the perimeter with Central Expressway, but landscape area of only about 2 feet in depth is provided along Midpark due to restrictions for parking and maneuvering space, and the dumpster location, for the use. Although the plan provides for the needed shrubs and groundcover, the site cannot qualify for the street buffer design standard credit due to these conflicts with the use of the land area.

Six street trees are required for the lot (10.125(b)(4)). Three large trees are currently in the parkway (public right-of-way) along Midpark and are considered as street trees by ordinance. At this point, it is not determined if the trees will remain if a city sidewalk is required to be installed for the remainder of Midpark to the highway. A sidewalk extension in the parkway is not noted on the plans. Also, overhead utility lines run above the perimeter along Central Expressway limiting the suitable space for new large trees along the east perimeter. In addressing these concerns, the

BDA 167-108(JM)  
 " Attachment B"

REVIEW COMMENT SHEET  
 BOARD OF ADJUSTMENT  
 HEARING OF **NOVEMBER 15, 2016 (A)**

- Has no objections
- Has no objections if certain conditions are met (see comments below or attached)
- Recommends that this be denied (see comments below or attached)
- No comments

- BDA 156-106SL
- BDA 156-108JM
- BDA 156-109JM
- BDA 156-111SL
- BDA 156-118SL

COMMENTS:

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Clayton Buehrle / Sr. Eng. / SDG  
 Name/Title/Department

11/3/16  
 Date

Please respond to each case and provide comments that justify or elaborate on your response. Dockets distributed to the Board will indicate those who have attended the review team meeting and who have responded in writing with comments.  
 \*Holdover case

applicant has revised his initial submitted plan to provide three new large canopy trees in suitable space which is offset a few feet from the overhead utility at Central.

The revision with the added three large canopy trees within proximity to parking spaces has provided the means to comply with parking lot landscape requirements.

All tree selections for planting by the applicant, except for the three maples, are species of a small tree classification which are good, viable, and drought-tolerant plant materials and will generally reach a height of about 15 feet at maturity. In prime conditions, the maple can achieve well over 30 feet in height.

All other Article X landscape standards comply.

### Recommendation

The chief arborist recommends approval of this revised alternate landscape plan because the special exception would not adversely affect neighboring property.

Philip Erwin, ISA certified arborist #TX-1284(A)  
Chief Arborist



APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 156-108

Data Relative to Subject Property:

Date: 8-25-16

Location address: 13729 North Central Expressway Zoning District: MU-3

Lot No.: 1.1 Block No.: B/7763 Acreage: 0.537 ac. Census Tract: 192.13

Street Frontage (in Feet): 1) 173 FT 2) 110 FT 3) 4) 5) NEAR

To the Honorable Board of Adjustment :

Owner of Property (per Warranty Deed): Murphy Oil USA, Inc.

Applicant: W. Aaron Grieb, Murphy Oil USA, Inc. Telephone: 870-875-7680

Mailing Address: 200 Peach St., El Dorado, AR Zip Code: 71730

E-mail Address: Aaron.Grieb@murphyusa.com

Represented by: John Vecchio, GreenbergFarrow Telephone: 404-205-8426

Mailing Address: 1430 W. Peachtree St., NW, Suite 200, Atlanta, GA Zip Code: 30309

E-mail Address: jvecchio@greenberfarrow.com

Affirm that an appeal has been made for a Variance, or Special Exception X, of (A) Landscaping design to allow 1 design requirement of the 2 required and (B) to allow 5 of the 6 parking spaces required. for a General use of this site is a Convenience store with food and fuel sales with motor vehicle access.

Gen. Merch. or food store < 3500 s.f. and

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:

- (A) Due to the size of the site and limited area, only the parking lot screening requirement can be satisfied, as proposed by the landscape plan. The other design options are not able to be fulfilled because Murphy there is not room for a landscape buffer along all street frontages, and Murphy desires a concrete driving surface instead of enhanced pavement. (B) Due to the limited size and layout of the site to provide proper traffic circulation and separation of activities from each other, only 5 parking spaces can be provided instead of 6 parking spaces as required by code.

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

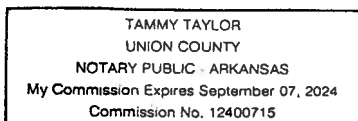
Before me the undersigned on this day personally appeared W. Aaron Grieb (Affiant/Applicant's name printed)

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 26th day of August, 2016

(Rev. 08-01-11)



[Signature] Notary Public in and for Dallas County, Texas Union Arkansas

MEMORANDUM OF  
ACTION TAKEN BY THE  
BOARD OF ADJUSTMENT

Date of Hearing \_\_\_\_\_

Appeal was--Granted OR Denied

Remarks \_\_\_\_\_

Chairman

Building Official's Report

I hereby certify that Aaron W. Grieb  
represented by John Vecchio  
did submit a request for a special exception to the landscaping regulations, and for a special  
exception to the parking regulations  
at 13729 N. Central Expressway

BDA156-108. Application of Aaron W. Grieb represented by John Vecchio for a special  
exception to the landscaping regulations and a special exception to the parking regulation:  
at 13729 N. Central Expressway. This property is more fully described as Lot 1.1, Block  
B/7763, and is zoned MU-3, which requires mandatory landscaping and requires parking t  
be provided. The applicant proposes to construct a nonresidential structure and provide an  
alternate landscape plan, which will require a special exception to the landscape regulatio  
and to construct a nonresidential structure for a general merchandise or food store 3500  
square feet or less use, and a motor vehicle fueling station use, and provide 5 of the  
required 6 parking spaces, which will require a 1 space special exception (17% reduction)  
the parking regulation.

Sincerely,

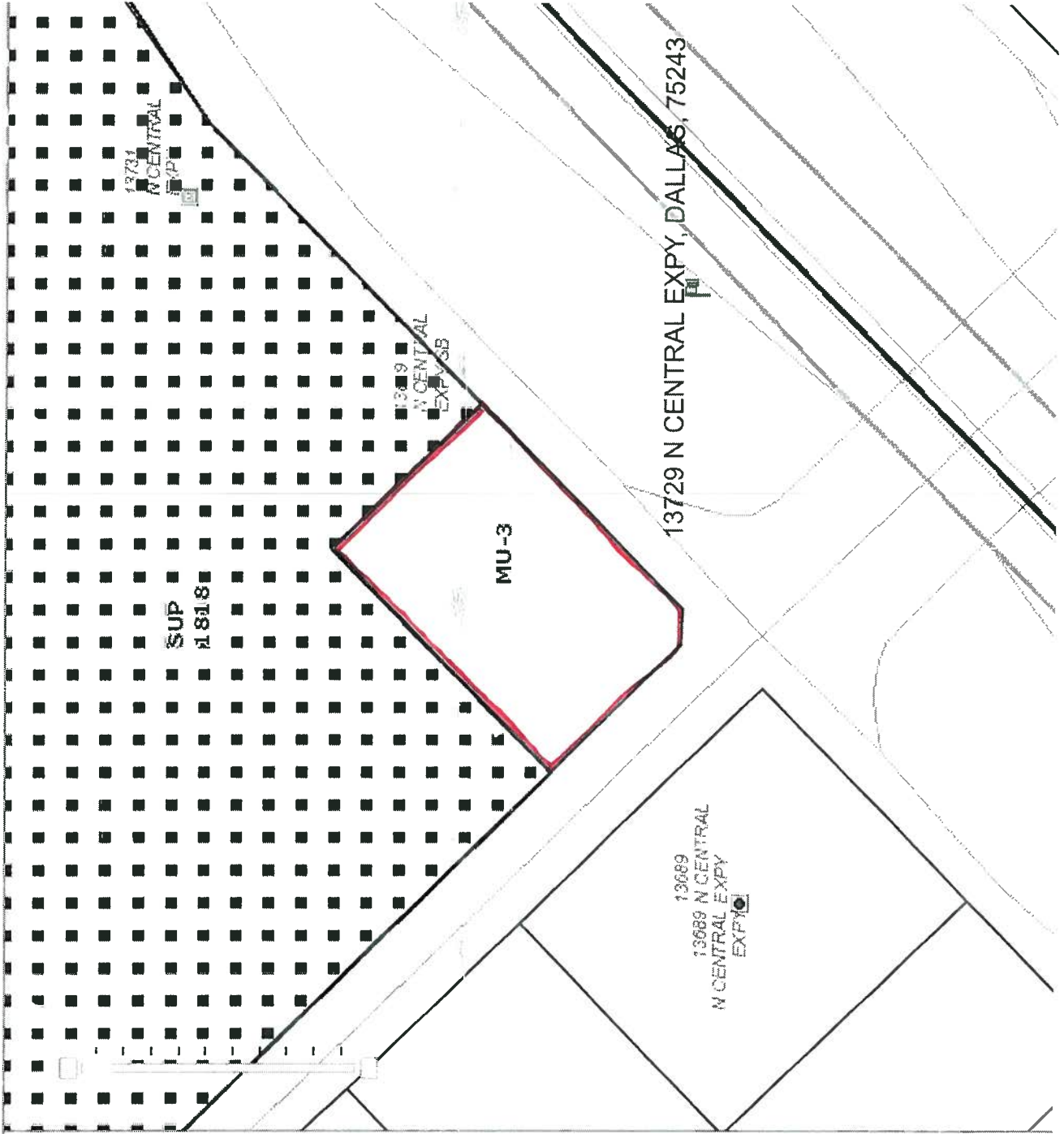
*Philip Sikes*  
Philip Sikes, Building Official

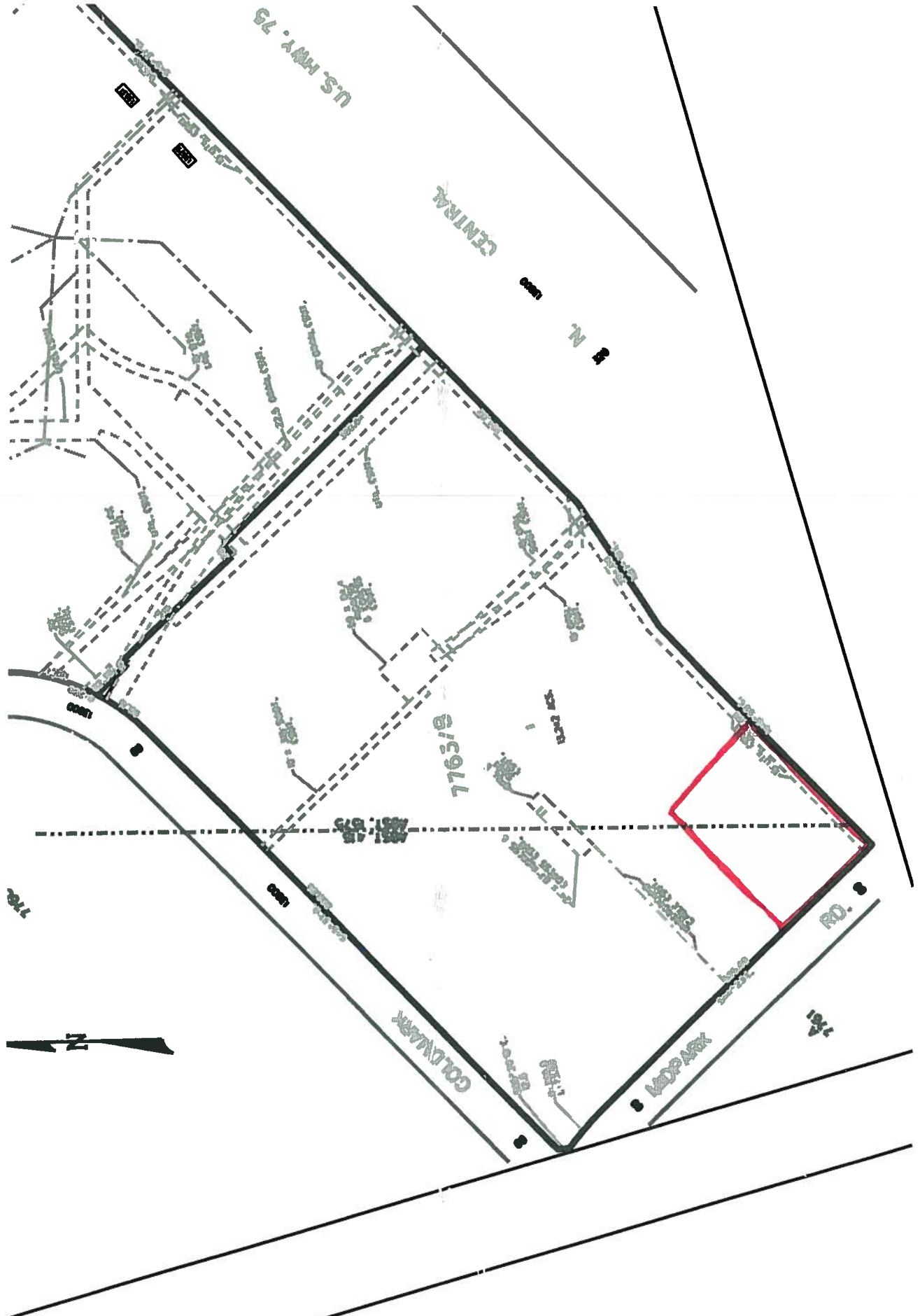
# City of Dallas

## Internal Development Research Site

Legend

Locate Property











# GreenbergFarrow

August 23, 2016

Mr. Todd Duerksen  
Building Inspection Division  
Dept. of Sustainable Development & Construction  
City of Dallas  
320 E. Jefferson Boulevard  
Room 105  
Dallas, TX 75203

Re Murphy USA (#6548) – Special Exception Request to (A) Reduce the Number of Required Landscape Design Standards from Two to One, and (B) Reduce the Number of Required Parking Spaces from Six (6) to Five (5)

Dear Mr. Duerksen:

## Introduction

Murphy Oil USA, Inc., owner and operator of the existing Murphy USA store at 13729 North Central Expressway, Dallas, proposes to demolish the existing kiosk and gas canopy and construct a new 1,200 SF convenience store with eight (8) fuel dispensers. The new store would be Murphy's latest prototypical building which includes a brick veneer using natural colors. The dumpster enclosure materials would also match the building materials. The enclosed building rendering depicts the proposed building architecture, materials and colors. The building would be a significant upgrade compared to what presently exists. A significant number of trees and shrubs would be added to the site. Additionally, new underground storage tanks would be installed with the latest technology to the benefit of the customer as well as the natural environment.

The enclosed site plan shows the proposed site layout. The site comprises 0.54 acres and has been carefully laid-out and designed to provide safe vehicular circulation and separation of activities to avoid congestion and conflicts: the fueling operation is located in the middle of the site under the canopy; and the underground storage tanks, propane exchange, ice vending machine, dumpster and the air/vacuum unit are located around the perimeter of the site. This allows safe circulation and avoids congestion on the site.

## Landscaping

Presently, landscaping on the site consists of grass and two trees. One tree, located near the dumpster, is approximately 8 inches in diameter. The other tree, located along the northern property line, is approximately 6 inches in diameter. The landscape buffer strip adjacent to North Central Expressway frontage road is grassed and does not contain any trees or shrubs.

As a part of this proposed redevelopment, Murphy proposes to greatly improve the property's landscaping. The two (2) existing trees would be demolished and 13 new trees are proposed to be planted as shown on the enclosed landscape plan. Additionally, 182 shrubs are proposed to be installed around the perimeter of the site along Midpark Road and North Central Expressway's frontage road.

These shrubs include Gloss Abelia, Dwarf Burford Holly and Oleander. Together, the trees and shrubs would greatly improve the overall appearance of the site from North Central Expressway and Midpark

Road and screen the parking area from view. The new trees and shrubs would enhance and increase the tree canopy in an already developed area, and improve air quality, thereby enabling the site to comply with Goal 6.2 of the forwardDallas! comprehensive plan, which is to preserve and increase the tree canopy.

Under the landscape code, a minimum of two (2) design standards are required. Murphy proposes to meet the screening of off-street parking landscape design requirement by planting shrubs and trees along Midpark Road and North Central Expressway frontage road as described above. One other design standard is required but cannot be satisfied – there isn't enough lot depth along Midpark Road to provide a 10-foot or 15-foot wide buffer strip; and 25% enhanced or permeable pavement is not a desirable option for Murphy due to the volume of traffic. Therefore, Murphy Oil is requesting that only one landscape design standard be required instead of the two required by code.

#### Parking

The site presently has three (3) parking spaces. In an effort to improve the site, meet customer demand and provide a site that is safe and maintains proper vehicle circulation for customers, emergency vehicles, the fuel tanker truck, delivery trucks and service vehicles, i.e., the "garbage truck," Murphy Oil is proposing five (5) parking spaces instead of the six (6) parking spaces required by code (code requires 1 space per 200 SF of retail space). This is one (1) space less than what is required. Due to the size of the site and the required layout to have proper circulation and separation between customer activities, only five (5) parking spaces are proposed.

Murphy typically has only one (1) employee on the site at any given time with a maximum of two (2) employees during shift change. Nearly all customers park at the gas pump when doing business inside the store. Therefore, very few parking spaces are actually occupied by customers, so only a few stand-alone parking spaces are necessary. Accordingly, Murphy is proposing five (5) parking spaces, which it believes to be more than adequate. Assuming two (2) parking spaces are occupied during a shift change, that leaves three (3) parking spaces for customers, the amount that presently exists, and Murphy believes that this is enough given the fact that most people simply park at the pump, run inside the store to pick up something, and then leave.

Furthermore, customers can park in the adjacent Walmart parking lot and easily walk to the store. Walmart comprises 133,668 SF of building space and has approximately 664 parking spaces based on a review of Google Earth imagery. At a required parking ratio of 1/300 SF, 446 parking spaces would be required per code. Thus, Walmart has an excess amount of 218 parking spaces on its site.

Therefore, Murphy is requesting that a variance be granted to allow one (1) less parking space than what is required by code. This is consistent with forwardDallas! comprehensive plan, Policy 1.2.3.1., which states as one of its implementation measures to "(r)evise off-street parking standards to reflect actual market demand." Murphy believes that the number of proposed parking spaces both reflects and meets actual market demand.

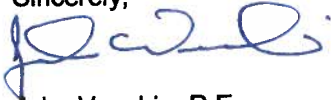
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Benefits to the City of Dallas

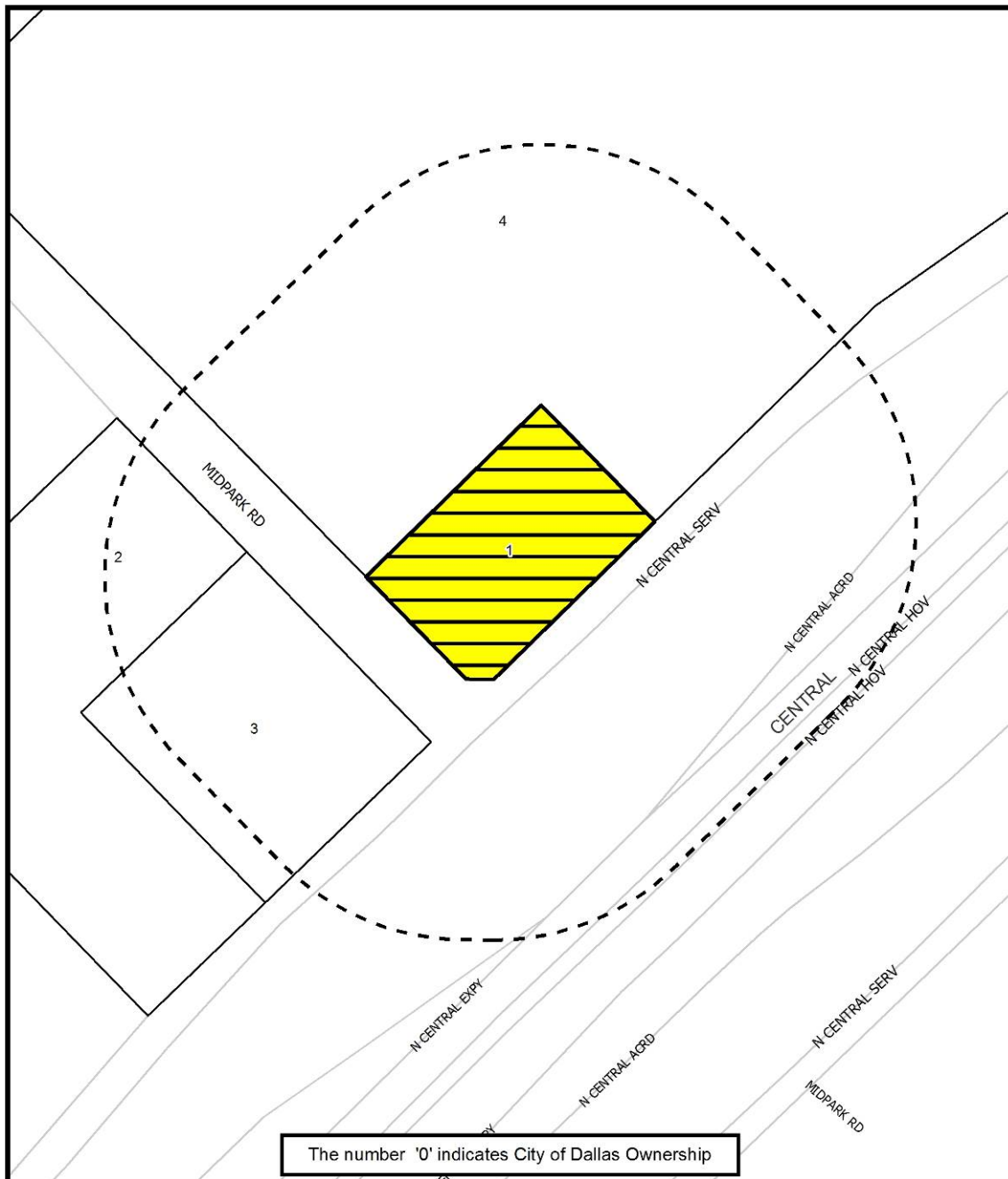
By proposing to redevelop its existing site as opposed to moving to another site nearby, Murphy Oil is embracing the concepts of sustainable development and meeting customer demand at the same time, a "win-win" for both the City of Dallas and Murphy Oil. By approving the requested special exceptions, the Board of Adjustment would enable the site to be redeveloped. The building architecture would be significantly improved with a dumpster screen wall that matches the building, and a significant amount of landscaping would be added to the site, thereby improving the urban forest as well as the appearance of the overall development with additional benefits to the natural environment that don't exist at the present time. Therefore, we humbly request approval of the requested special exceptions to enable the redevelopment of this site.

Thank you for your consideration. If you have any questions or need anything else, please do not hesitate to contact me at [jvecchio@greenbergfarrow.com](mailto:jvecchio@greenbergfarrow.com) or 404-205-8426.

Sincerely,



John Vecchio, P.E.  
Senior Project Manager



 1:1,200	<h2 style="text-align: center;">NOTIFICATION</h2> <table border="0"> <tr> <td style="border: 1px solid black; padding: 2px; text-align: center;">200'</td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="border: 1px solid black; padding: 2px; text-align: center;">4</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	200'	AREA OF NOTIFICATION	4	NUMBER OF PROPERTY OWNERS NOTIFIED	Case no: <u>BDA156-108</u> Date: <u>10/25/2016</u>
200'	AREA OF NOTIFICATION					
4	NUMBER OF PROPERTY OWNERS NOTIFIED					

# ***Notification List of Property Owners***

## ***BDA156-108***

### ***4 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	13739 N CENTRAL EXPY	MURPHY OIL USA INC
2	13685 N CENTRAL EXPY	MPH GROUP LLC
3	13689 N CENTRAL EXPY	DMS DENNYS CENTRAL MIDPARK LLC
4	13739 N CENTRAL EXPY	WAL MART REAL ESTATE BUSINESS TRUST

**FILE NUMBER:** BDA156-111(SL)

**BUILDING OFFICIAL'S REPORT:** Application of J. Gabriel Barbier-Mueller, represented by Tara Stevenson, for a special exception to the fence height regulations at 5942 Averill Way. This property is more fully described as a 1.0774 acre parcel in Block 5622, 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/or maintain a 9 foot 2 inch high fence, which will require a 5 foot 2 inch special exception to the fence height regulations.

**LOCATION:** 5942 Averill Way

**APPLICANT:** J. Gabriel Barbier-Mueller  
Represented by Tara Stevenson

**REQUEST:**

A request for a special exception to the fence height regulations of 5' 2" is made to maintain an existing fence (an 8' 10" high brick fence with 9' 2" high brick columns) in the site's Preston Road front yard setback on a site developed with a single family home.

**STANDARD FOR A SPECIAL EXCEPTION TO FENCE HEIGHT REGULATIONS:**

Section 51A-4.602 of the Dallas Development Code states that the board may grant a special exception to the height requirement for fences 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 height regulations 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.

**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: PD 946 (Planned Development)  
West: R-1ac (A) (Single family district 1 acre)

**Land Use:**

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

**Zoning/BDA History:**

1. BDA156-034, Property at 5942 Averill Way (the subject site)

On May 17, 2016, the Board of Adjustment Panel A granted a request for a special exception to the visual obstruction regulations, and imposed the following condition: compliance with the submitted revised site plan dated May 4, 2016 is required.

The case report stated the request made to maintain a number of unspecified plant materials in the 45' visibility triangle where Averill Way intersects with Preston Road on a site developed with a single family use.

(Note that the applicant's representative has stated that no part of the current application for a special exception to the fence height regulations affects the board of adjustment action (and conditions imposed) on the special exception to the visual obstructions granted in May of 2016.

2. BDA156-033, Property at 5941 Averill Way (the property to the north of the subject site)

On May 17, 2016, the Board of Adjustment Panel A granted a request for a special exception to the visual obstruction regulations, and imposed the following condition: compliance with the submitted revised site plan dated May 4, 2016 is required.

The case report stated the request made to maintain a number of unspecified plant materials in the 45' visibility triangle where Averill Way intersects with Preston Road on a site developed with a single family use.

**GENERAL FACTS/STAFF ANALYSIS:**

- This request for a special exception to the fence height regulations of 5' 2" focuses on maintaining an existing 8' 10" high brick fence with 9' 2" high brick columns in the site's Preston Road 40' front yard setback.
- The subject site is zoned R-1ac(A) which requires a minimum front yard setback of 40'.



- 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 subject site is located at the southwest corner of Preston Road and Averill Way.
- Given the single family zoning and location of the corner lot subject site, it has two 40' front yard setbacks – a front yard setback along Preston Road (the shorter of the two frontages of the subject site which is always a front yard in this case) and a front yard setback along Averill Way, (the longer of the two frontages which is typically considered a side yard where on this R-1ac(A) zoned property a 9' high fence could be erected by right). However the site has a front yard setback along Averill Way in order to maintain continuity of the established front yard setback along this street frontage where homes/lots to the west “front” on Averill Way.
- The submitted site plan and fence elevation represents that the proposal will reach 9' 2” in height in the 40' Preston Road front yard setback.
- The submitted site plan represents only a fence to exceed 4' in height in the Preston Road front yard setback and not into the site's Averill Way front yard setback.
- The following information was gleaned from the submitted site plan:
  - The proposal/existing fence is represented as being approximately 130' in length parallel to the Preston Road, and approximately 40' in length perpendicular to this street on the north and south sides of the site in this front yard setback.
  - The proposal/existing fence is represented as being located mostly on the Preston Road front property line or approximately 15' from the pavement line.
- The proposal/existing fence is located across from a site that is under development.
- The Board Administrator conducted a field visit of the site and surrounding area along Preston Road (approximately 400' north and south of the subject site) and noted no other visible fences that appeared to be above 4' in height in front yards.
- As of November 4<sup>th</sup>, 2016, one letter had been submitted in support of the request, and no letters had been submitted in opposition.
- The applicant has the burden of proof in establishing that the special exception to the fence height regulations of 5' 2” will not adversely affect neighboring property.
- Granting this special exception request of 5' 2” with a condition imposed that the applicant complies with the submitted site plan and elevation would require the proposal exceeding 4' in height in the Preston Road front yard setback to be maintained in the location and of the heights and material as shown on these documents.

**Timeline:**

September 1, 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.

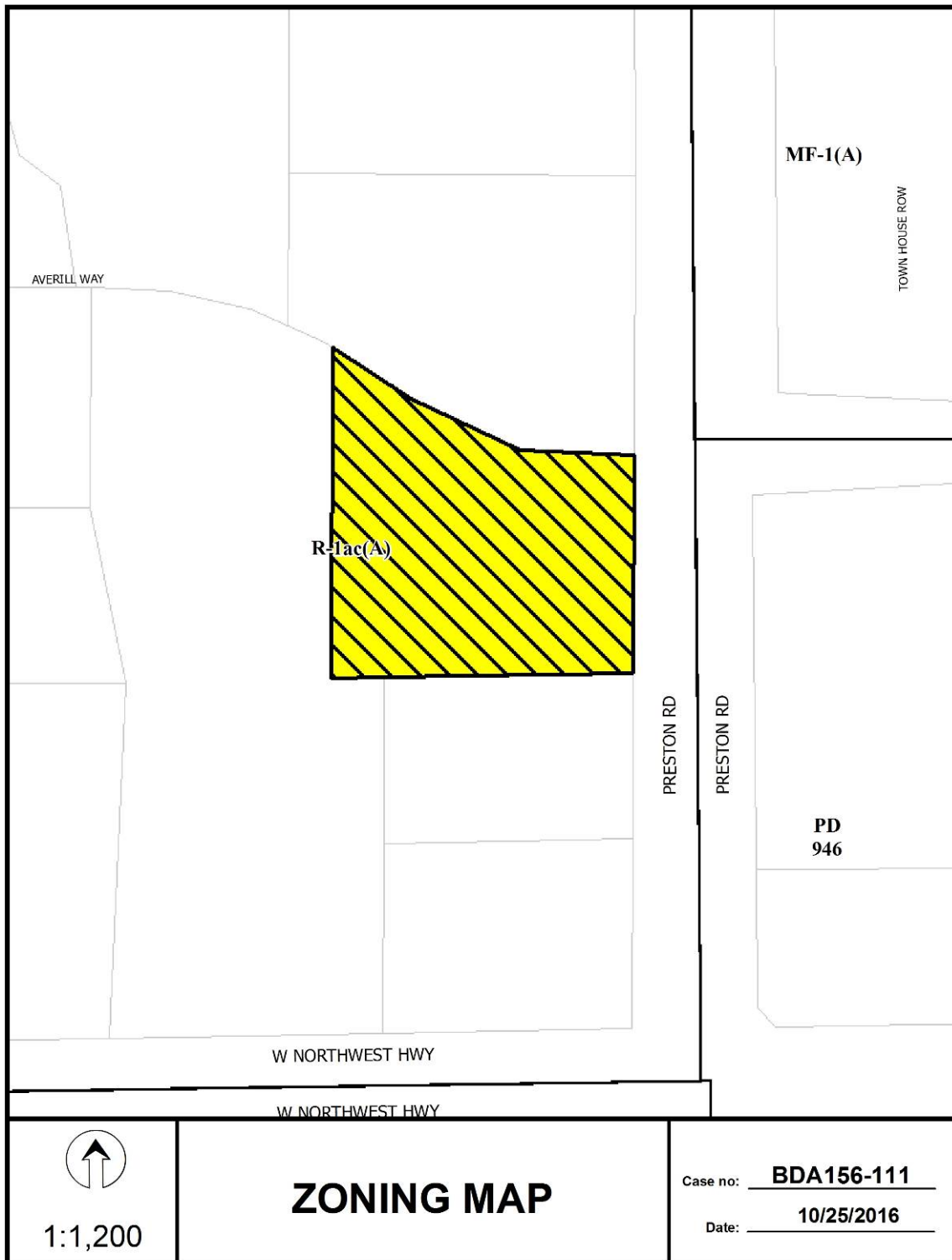
October 10, 2016: The Board of Adjustment Secretary assigned this case to Board of Adjustment Panel A.

October 11, 2016: The Board Administrator emailed the applicant's representative 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 October 26<sup>th</sup> deadline to submit additional evidence for staff to factor into their analysis; and the November 4<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 requests; and
- the Board of Adjustment Working Rules of Procedure pertaining to "documentary evidence."

November 1, 2016: The Board of Adjustment staff review team meeting was held regarding this request and the others scheduled for November public hearings. 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.

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





1:1,200

# AERIAL MAP

Case no: BDA156-111

Date: 10/25/2016



APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 156-111

Data Relative to Subject Property:

Date: 9-1-16

Location address: 5942 Avenell Way Zoning District: R-1a(cA)

Lot No.: - Block No.: 5622 Acreage: 1.0774 Census Tract: 206.0

Street Frontage (in Feet): 1) 165 2) 265 3) 4) 5) ACES

To the Honorable Board of Adjustment :

Owner of Property (per Warranty Deed): J. Gabriel Barbier-Mueller and Mary Ann Smith Barbier-Mueller

Applicant: J. Gabriel Barbier-Mueller Telephone: 214-363-4164

Mailing Address: 5941 Avenell Way, Dallas TX Zip Code: 75225

E-mail Address: gbm@harwoodinc.com

Represented by: Tara Stevenson Telephone: 469-662-3548

Mailing Address: 2501 N. Harwood St. #1400, Dallas TX Zip Code: 75201

E-mail Address: t.stevenson@harwoodinc.com

Affirm that an appeal has been made for a Variance, or Special Exception [checked], of Fence Height. of an additional 5 inches for a fence in a front yard. 5ft. 2 inches

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: For a fence height exception b/c the fence is over 9ft. tall. This 9ft. 2 inch fence will not adversely affect neighboring properties b/c no property is directly in front of fence. And no adjoining property views the fence, there is only the road - Preston Rd. Also, across the street there is development of that property underway. It is a multi-family project which will most likely have a similar 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. additional pages.

Affidavit

Before me the undersigned on this day personally appeared J Gabriel Barbier-Mueller (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 August, 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 J. Gabriel Barbier-Mueller  
represented by Tara Stevenson  
did submit a request for a special exception to the fence height regulations  
at 5942 Averill way

BDA156-111. Application of J. Gabriel Barbier-Mueller represented by Tara Stevenson for a special exception to the fence height regulations at 5942 Averill Way. This property is more fully described as a 1.0774 acre parcel in Block 5622, 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 9 foot 2 inch high fence in a required front yard, which will require a 5 foot 2 inch special exception to the fence regulation.

Sincerely,

*Philip Sikes*  
Philip Sikes, Building Official

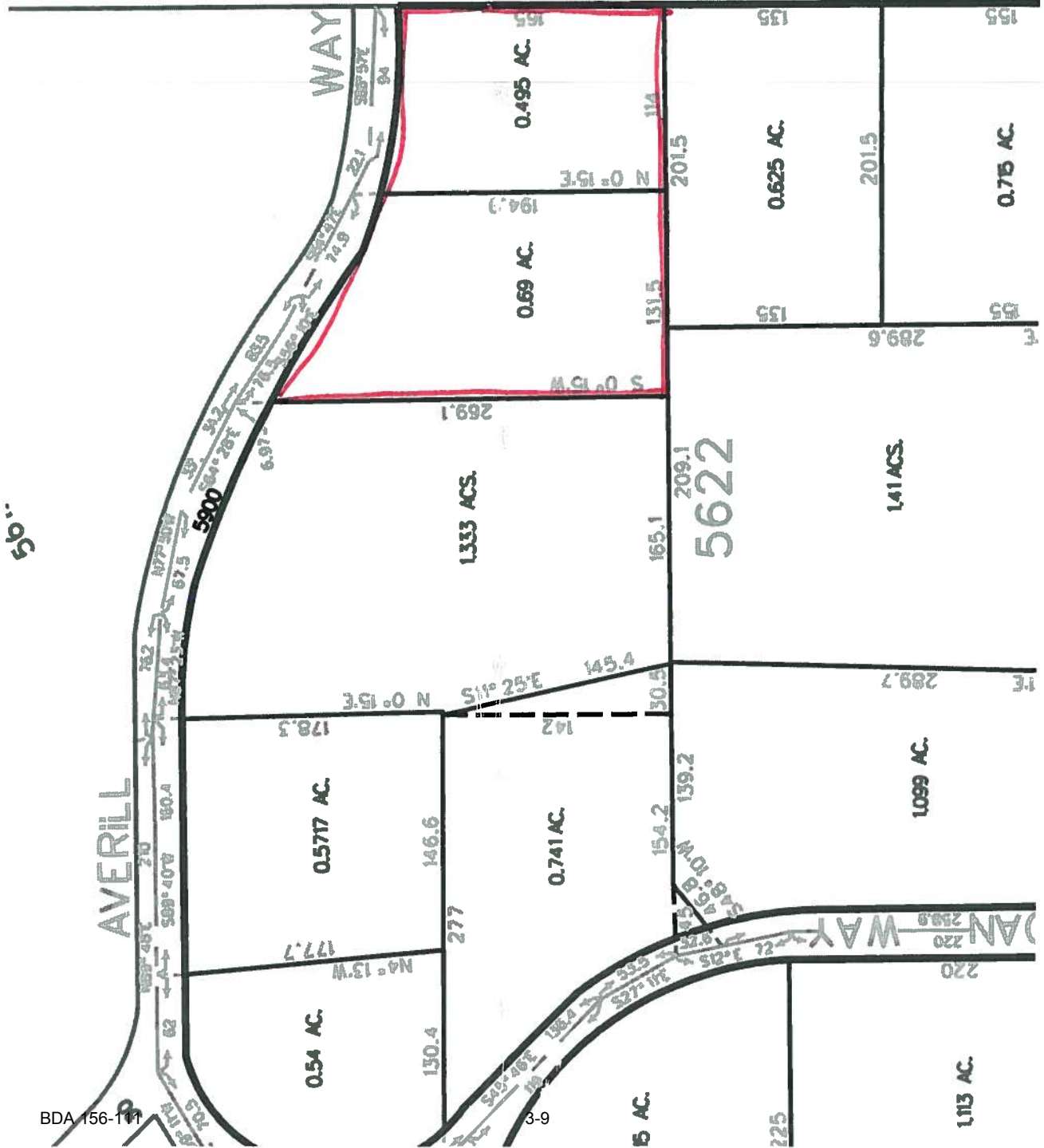
TS



5463

PRESTON ROAD 8500

WAY



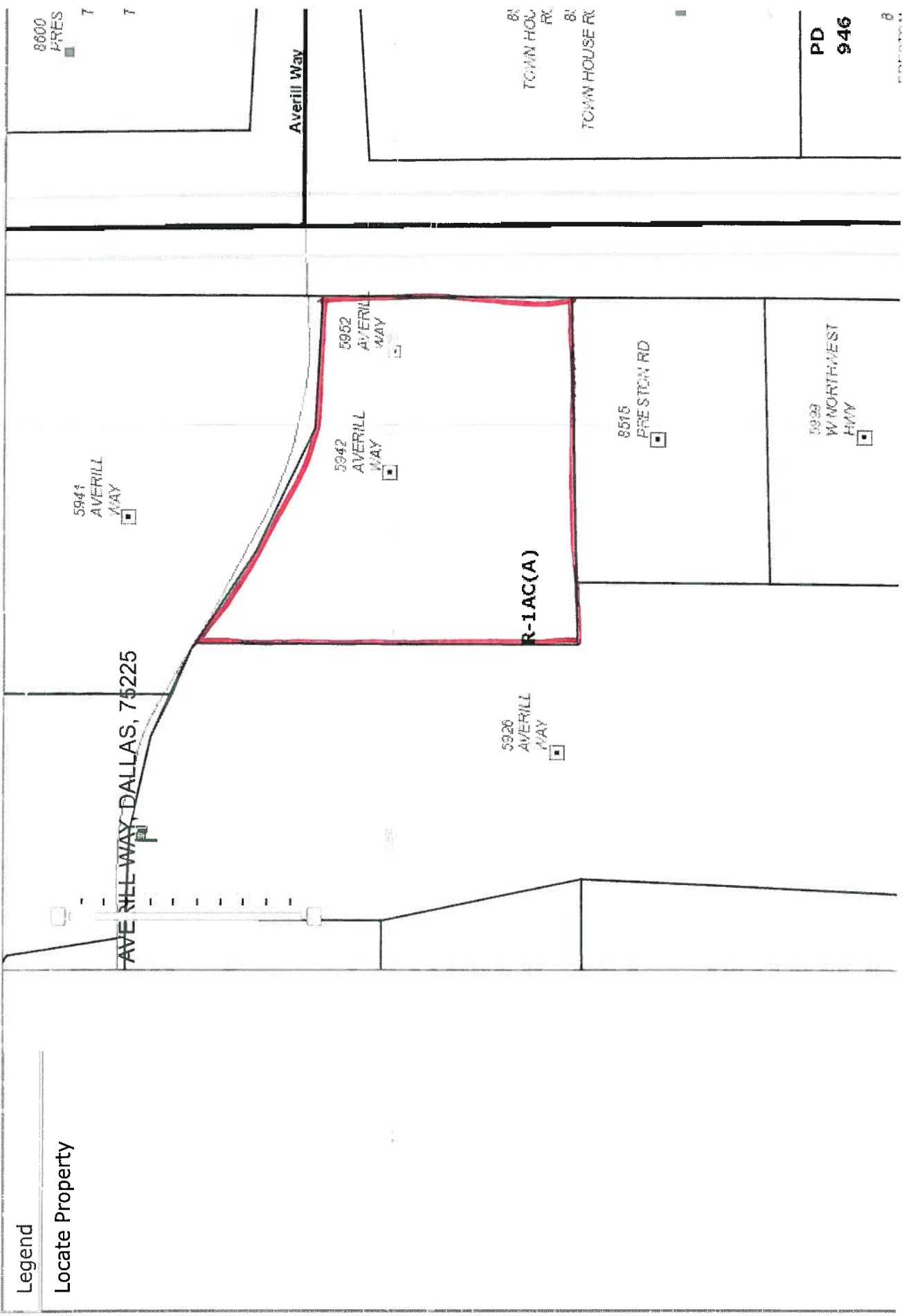
# City of Dallas

## Internal Development Research Site

TS

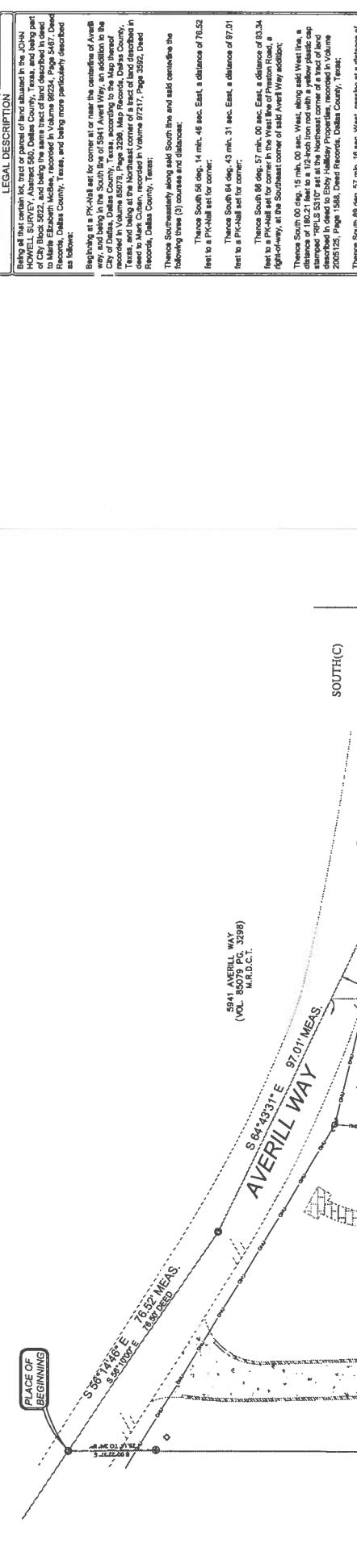
Legend

Locate Property





**SURVEY PLAT: 5942 AVERILL WAY**



**LEGAL DESCRIPTION**  
 Being all that certain lot, tract or parcel of land allowed in the JOHN HOWELL SURVEY, Abstract 580, Dallas County, Texas, and being part of City Block 3622, and being the same tract of land described in deed to Mark Cuban, recorded in Volume 07177, Page 8552, filed in Dallas County, Texas, and being more particularly described as follows:  
 Beginning at a Pick-Nail set for corner of the Southeast 1/4 of Block 3622, and being in the South line of SAH Avera Way, as shown on the plat of SAH Avera Way, recorded in Volume 05079, Page 2396, Map Records, Dallas County, Texas, and being more particularly described in deed to Mark Cuban, recorded in Volume 07177, Page 8552, filed in Dallas County, Texas;  
 Thence South 56 deg. 14 min. 46 sec. East, a distance of 76.52 feet to a Pick-Nail set for corner;  
 Thence South 84 deg. 43 min. 31 sec. East, a distance of 97.01 feet to a Pick-Nail set for corner;  
 Thence South 88 deg. 57 min. 00 sec. East, a distance of 93.34 feet to a Pick-Nail set for corner in the West line of Preston Road, right-of-way, at the Southeast corner of said Avera Way addition;  
 Thence South 08 deg. 15 min. 09 sec. West, along said West line, a distance of 180.21 feet to a 1/2-inch iron rod set with a cap stamped 'HPLS 5310' set at the Northeast corner of a tract of land described in deed to Ebby Halliday Properties, recorded in Volume 206125, Page 1158, Deed Records, Dallas County, Texas;  
 Thence South 89 deg. 57 min. 16 sec. West, passing at a distance of 201.23 feet the common North corner of said Ebby tract and said Mark Cuban tract, containing a total distance of 244.63 feet to a 3/4-inch pipe found at an angle of 49 degrees corner of said Mark Cuban tract;  
 Thence North 00 deg. 11 min. 05 sec. East, a distance of 269.31 feet to the PLACE OF BEGINNING and containing 50,928 square feet or 1,169 acres of land.

**NOTES**  
 1) THIS PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS OF THE FLOOD HAZARD INSURANCE POLICY AND POLICY ENDORSEMENTS RECORDED IN VOL. 198, POL. 08187 PUBLIC.  
**FLOOD**  
 This is to certify that no portion of the subject property shown hereon lies within the 100 Year Flood Hazard Area as shown on the Flood Hazard Insurance Policy for Dallas County, Texas (C-0335), dated 08-23-01. The property is located in Zone "A".

**LEGEND**

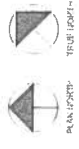
1. 1/2" IRON ROD	2. 3/4" IRON PIPE	3. 1/2" GALV. PIPE	4. 1/2" GALV. PIPE	5. 1/2" GALV. PIPE	6. 1/2" GALV. PIPE	7. 1/2" GALV. PIPE	8. 1/2" GALV. PIPE	9. 1/2" GALV. PIPE	10. 1/2" GALV. PIPE
11. 1/2" GALV. PIPE	12. 1/2" GALV. PIPE	13. 1/2" GALV. PIPE	14. 1/2" GALV. PIPE	15. 1/2" GALV. PIPE	16. 1/2" GALV. PIPE	17. 1/2" GALV. PIPE	18. 1/2" GALV. PIPE	19. 1/2" GALV. PIPE	20. 1/2" GALV. PIPE

**Professional Land Surveyors, INC.**  
 P.O. BOX 70399, MESSAGE PK 19187  
 PHOENIX, ARIZONA 85070  
 WWW.A&W-SURVEY.COM

MARK CUBAN (VOL. 07177, P. 8552)  
 EBHY HALLIDAY PROPERTIES (VOL. 206125, P. 1158)  
 TWO STORY BRICK RESIDENCE 5942  
 POOL  
 PUMP  
 FRAME ROAD (NO SLAB)  
 PLACE OF BEGINNING



NO.	DESCRIPTION	DATE
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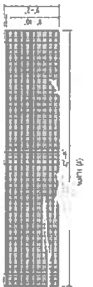
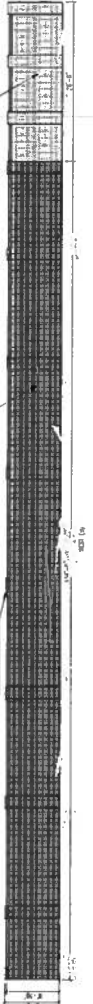
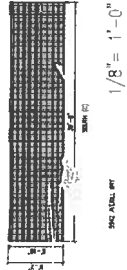


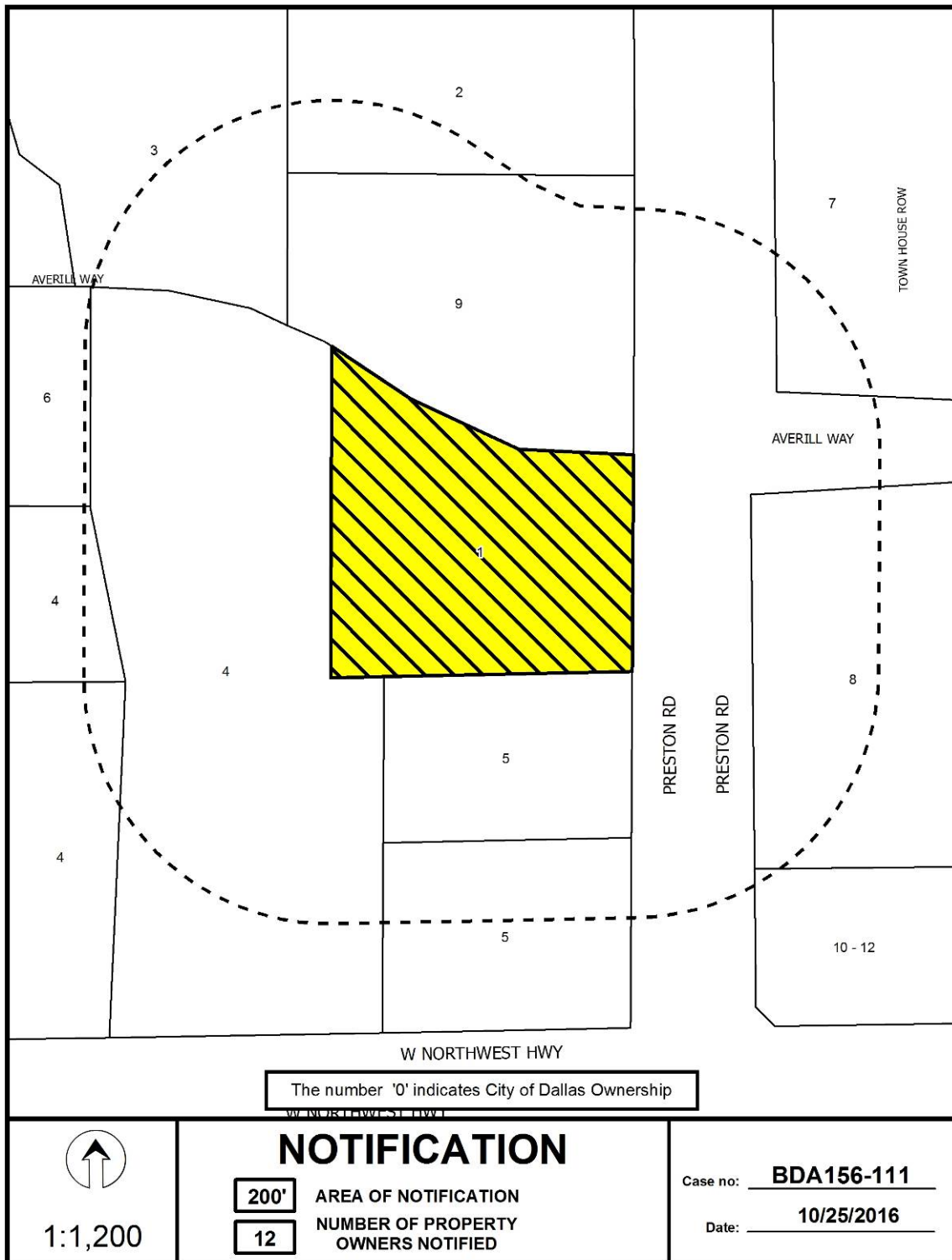
SMOKE EXHAUST SYSTEM  
DALLAS, TEXAS

SCALE | 1/8"

PREPARED BY  
REVIEWED BY  
DATE

PROJECT NO. | 156-111





## ***Notification List of Property Owners***

### ***BDA156-111***

#### ***12 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	5942 AVERILL WAY	BARBIER-MUELLER J GABRIEL & MARY ANN SMITH
2	8603 PRESTON RD	MUELLER MARY ANN SMITH B
3	5923 AVERILL WAY	BRINKMANN LAKEVIEW
4	8530 JOURDAN WAY	CUBAN MARK
5	8515 PRESTON RD	EBBY HALLIDAY PPTIES INC
6	5912 AVERILL WAY	BRINKMANN J BAXTER
7	8603 TOWN HOUSE ROW	PRESTON HOLLOW PLACE PROPERTY OWNER LLP
8	8504 TOWN HOUSE ROW	PRESTON HOLLOW PLACE PROPERTY OWNER LP
9	5941 AVERILL WAY	BARBIERMULLER J GABRIEL &
10	8502 PRESTON RD	PRESTON HOLLOW PL PPTY OWNER LP
11	8502 PRESTON RD	PRESTON HOLLOW PL PPTY OWNER LP
12	8502 PRESTON RD	PRESTON HOLLOW PL PPTY OWNER LP

**FILE NUMBER:** BDA156-118(SL)

**BUILDING OFFICIAL'S REPORT:** Application of Marseleno Chavez, represented by Cris Podea, for a special exception to allow the reconstruction of a structure in an FP Flood Plain area at 3112 Silverton Drive. This property is more fully described as Lot 10, Block D/6598, and is zoned R-10(A) FP, which limits construction within a flood plain. The applicant proposes to reconstruct a structure within a flood plain, which would require a special exception to the flood plain regulations.

**LOCATION:** 3112 Silverton Drive

**APPLICANT:** Marseleno Chavez  
Represented by Cris Podea

**REQUEST:**

A request for a special exception to the flood plain regulations is made to rebuild/reconstruct a single family home in a floodplain overlay that has been partially destroyed by fire, more specifically, to replace the roofing structure, where, according to the applicant, all other walls (interior and exterior) would remain intact.

**STANDARD FOR A SPECIAL EXCEPTION TO ALLOW THE RECONSTRUCTION OF A STRUCTURE IN AN (FP) FLOOD PLAIN AREA:**

Section 51A-5.104 states that the board of adjustment may grant a special exception to allow the reconstruction of a structure in an FP area upon a showing of good and sufficient cause, a determination that failure to allow the reconstruction would result in exceptional hardship to the property owner, and a determination that the reconstruction will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with other local laws. The board may not grant a special exception to authorize reconstruction within any designated floodway if any increase in flood levels during the base flood discharge would result. Any special exception granted must be the minimum necessary, considering the flood hazard, to afford relief. The reconstruction of a structure in an FP area may not increase the lot coverage of the structure.

(A) The director of Trinity watershed management shall notify in writing the owner of a structure in an FP area that:

(i) the granting of a special exception to reconstruct the structure below the base flood level will result in increased premium rates for flood insurance that will be commensurate with the increased risk; and

(ii) the construction below the base flood level increases risks to life and property. The notification letter must be maintained with the record of the board's action.

(B) The FP Administrator shall maintain a record of all actions involving applications for special exceptions and shall report special exceptions to FEMA upon request.

**STAFF RECOMMENDATION:**

Approval

Rationale:

- Staff concluded that the special exception should be granted because the City of Dallas Program Manager of the Trinity Watershed Management has no objections to this request to allow partial reconstruction of the structure on the site in the floodplain in that granting this request will not result in increased flooding or additional threats to public safety.

**BACKGROUND INFORMATION:**

**Zoning:**

Site: R-10(A)(FP) (Single family district 10,000 square feet, flood plain)  
North: R-10(A)(FP) (Single family district 10,000 square feet, flood plain)  
South: R-10(A)(FP) (Single family district 10,000 square feet, flood plain)  
East: R-10(A)(FP) (Single family district 10,000 square feet, flood plain)  
West: R-10(A)(FP) (Single family district 10,000 square feet, flood plain)

**Land Use:**

The subject site is developed with a single family structure. 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 flood plain regulations focuses on rebuilding/reconstructing a single family home in a floodplain overlay that has been partially destroyed by fire, more specifically, replacing the roofing structure, where, according to the applicant, all other walls (interior and exterior) would remain intact.
- The Dallas Development Code defines FLOOD PLAIN (FP) as “any land area susceptible to inundation by the design flood.”
- The Dallas Development Code states that the owner of a structure in an FP area shall not make any improvements to the structure without first obtaining approval from the director of Trinity watershed management. The director of Trinity watershed management may approve proposed improvements if the cumulative

value of all improvements for the previous ten years is less than 50 percent of the market or tax appraisal value of improvements on the property, whichever is greater. No substantial improvements are permitted. Any improvement must comply with the requirements of Section 51A-5.105(g).

- The Dallas Development Code requires that the director of Trinity watershed management shall notify in writing the owner of a structure in an FP area that:
  - 1) the granting of a special exception to reconstruct the structure below the base flood level will result in increased premium rates for flood insurance that will be commensurate with the increased risk; and
  - 2) the construction below the base flood level increases risks to life and property.  
The notification letter must be maintained with the record of the board's action.
- According to DCAD records, the "main improvement" for property addressed at 3112 Silverton Drive is a structure built in 1962 with 2,151 square feet of living/total area with the following "additional improvements": a 504 square foot attached garage.
- The City of Dallas Program Manager of the Trinity Watershed Management has no objections to this request, and stating among other things, in an email to the Board Administrator, that partial reconstruction of the structure on the site in the floodplain will not result in increased flooding or additional threats to public safety (see Attachment A).
- The applicant has the burden of proof in establishing the following:
  - The board of adjustment may grant the special exception to allow the reconstruction of a structure in an FP area upon a showing of good and sufficient cause, a determination that failure to allow the reconstruction would result in exceptional hardship to the property owner, and a determination that the reconstruction will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with other local laws. The board may not grant a special exception to authorize reconstruction within any designated floodway if any increase in flood levels during the base flood discharge would result. Any special exception granted must be the minimum necessary, considering the flood hazard, to afford relief. The reconstruction of a structure in an FP area may not increase the lot coverage of the structure.
- Granting this special exception would allow the replacing a roof on the single family home in a floodplain overlay that has been partially destroyed by fire.

### **Timeline:**

August 23, 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.

October 10, 2016: The Board of Adjustment Secretary randomly assigned this case to Board of Adjustment Panel A.

October 11, 2016: The Board Administrator emailed the applicant the following information:

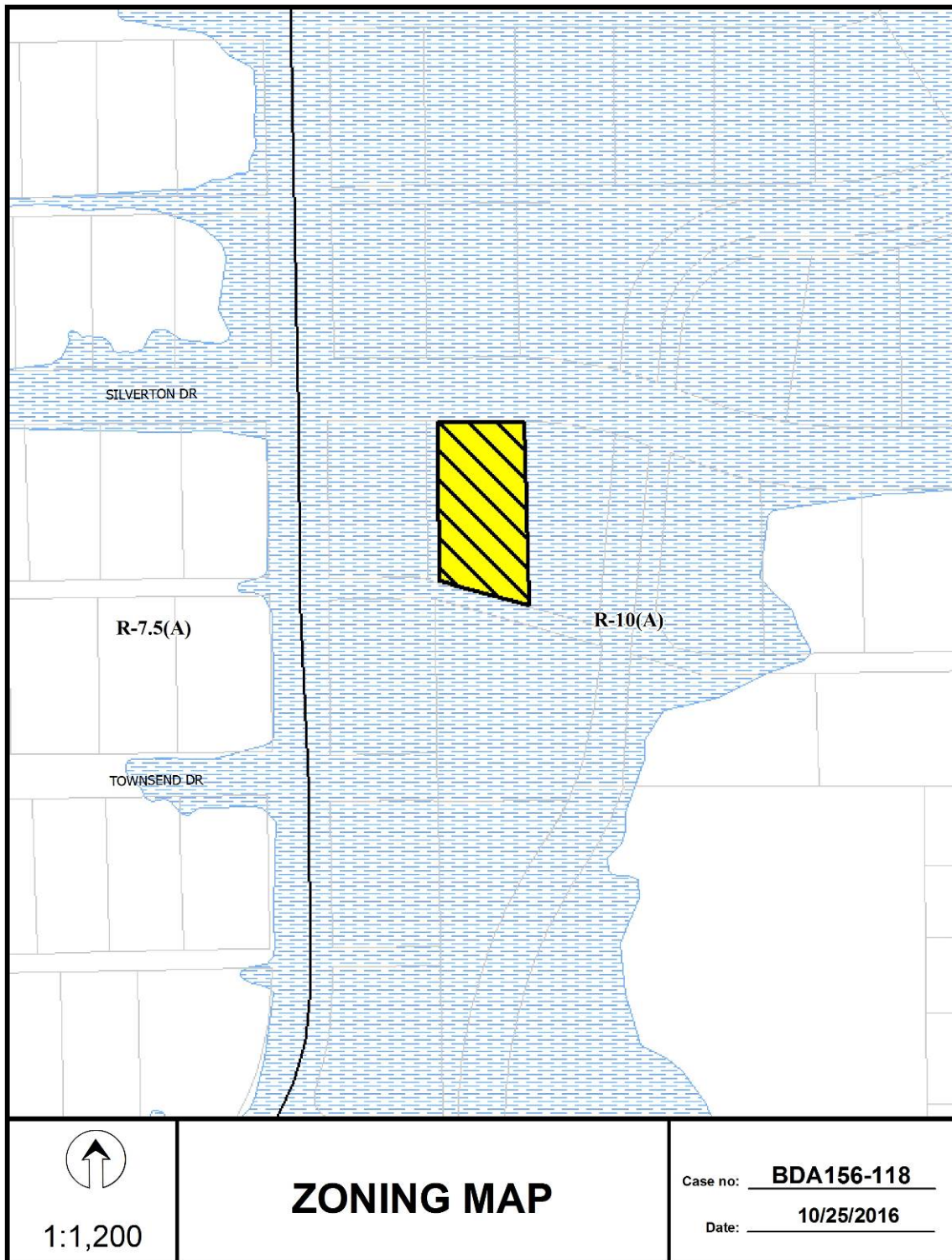
- an attachment that provided the public hearing date and panel that will consider the application; the October 26<sup>th</sup> deadline to submit additional evidence for staff to factor into their analysis; and the November 4<sup>th</sup> deadline to submit additional evidence to be incorporated into 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."

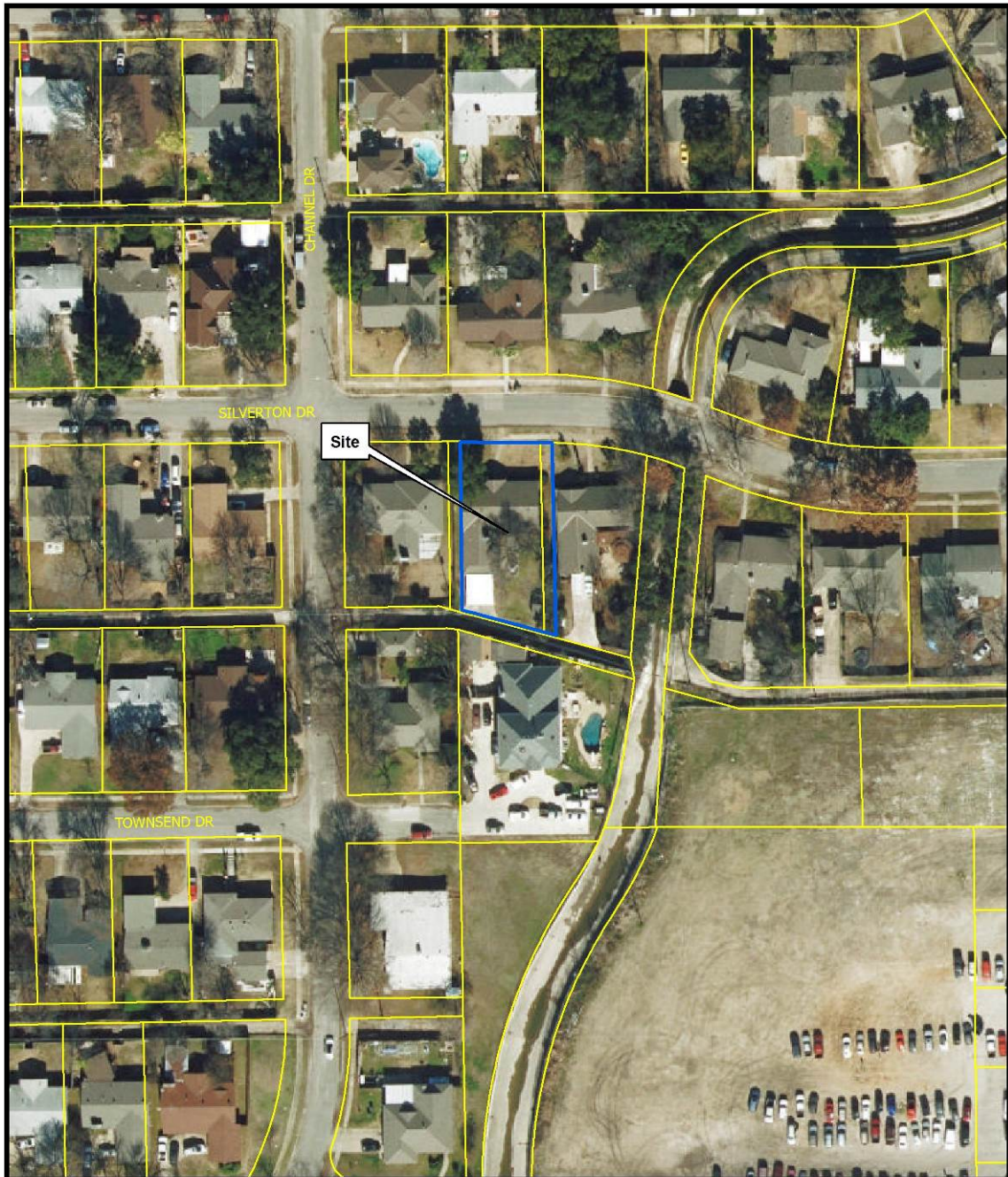
November 1, 2016: The Board of Adjustment staff review team meeting was held regarding this request and the others scheduled for November public hearings. Review team members in attendance included: the Board of Adjustment Chief Planner, the Building Inspection Chief Planner, the Board Administrator, 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.

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

November 3, 2016: The City of Dallas Program Manager of the Trinity Watershed Management emailed his comments on this application to the Board Administrator (see Attachment A).







1:1,200

# AERIAL MAP

Case no: BDA156-118

Date: 10/25/2016

Long, Steve

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**From:** Long, Steve  
**Sent:** Thursday, November 03, 2016 12:53 PM  
**To:** Parker, Steve  
**Cc:** Moorman, Donna; Buehrle, Clayton; Duerksen, Todd; Denman, Lloyd; Morrison, Laura  
**Subject:** RE: BDA156-118, Property at 3112 Silverton Drive

Thank you very much for your comments, Steve. They will be included in the case report on this application.

Steve

---

**From:** Parker, Steve  
**Sent:** Thursday, November 03, 2016 12:52 PM  
**To:** Long, Steve  
**Cc:** Vu, Minhtam; Dewailly, Kimberly  
**Subject:** RE: November BDA case list and application materials for BDA156-118, Property at 3112 Silverton Drive  
**Importance:** High

Hi, Steve.

The floodplain regulations have a provision for the board of adjustment to grant a special exception to allow reconstruction of a structure in the floodplain if the applicant shows good cause and the board determines that exceptional hardship would result if denied, and further, that flooding would not be worsened.

The case at 3112 Silverton is not a full reconstruction. I suppose it would be called a partial reconstruction. It will not result in increased flooding or additional threats to public safety. Our duty in this case is to notify the owner in writing that he may have to pay more for flood insurance, and that continuing to live in a home below the base flood elevation causes risk to life and property. I will send you a copy of this letter once it is signed so that it can be filed with the board's action.

We do not object to the board granting a special exception to the floodplain regulations allowing partial reconstruction of this structure in the floodplain necessitated by fire damage.

Steve Parker  
Program Manager, Floodplain Management  
Trinity Watershed Management

---

**From:** Long, Steve  
**Sent:** Thursday, November 03, 2016 6:34 AM  
**To:** Parker, Steve  
**Subject:** FW: November BDA case list and application materials for BDA156-118, Property at 3112 Silverton Drive

Dear Steve,

Thank you for returning my phone call yesterday about the board of adjustment application referenced above.

Am I correct in my understanding from our conversation that you have no objections to this application?

Please let me know today.



City of Dallas

APPLICATION/APPEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 156-118

Data Relative to Subject Property:

Date: 9-21-16

Location address: 3112 SILVERTON DRIVE Zoning District: R-10(A) FP

Lot No.: 10 Block No.: D16598 Acreage: .23 Census Tract: 96.11

Street Frontage (in Feet): 1) 75' 2) \_\_\_\_\_ 3) \_\_\_\_\_ 4) \_\_\_\_\_ 5) \_\_\_\_\_ NW1

To the Honorable Board of Adjustment :

Owner of Property (per Warranty Deed): MARSELENO CHAVEZ

Applicant: MARSELENO CHAVEZ Telephone: 972-935-3158

Mailing Address: 3112 SILVERTON DR Zip Code: 75229

E-mail Address: chavez1@prodigy.net

Represented by: CRISTIAN PODEA Telephone: 972-296-4959

Mailing Address: 1471 AMERICAN WAY Zip Code: 75104

E-mail Address: CPDEA @ stanleyrestoration.com

Affirm that an appeal has been made for a Variance \_\_, or Special Exception , of SEC. 51A-5.104(b)(4) reconstruction of a structure in an FP area.

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:

WILL CAUSE EXCEPTIONAL HARDSHIP TO THE PROPERTY OWNER  
PLEASE SEE ATTACHED

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 MARSELENO CHAVEZ  
(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: Marselo Chavez  
(Affiant/Applicant's signature)

Subscribed and sworn to before me this 21 day of September 2016

Candace Attaway  
Notary Public in and for Dallas County, Texas

(Rev. 08-01-11)



MEMORANDUM OF  
ACTION TAKEN BY THE  
BOARD OF ADJUSTMENT

Date of Hearing \_\_\_\_\_

Appeal was--Granted OR Denied

Remarks \_\_\_\_\_

Chairman

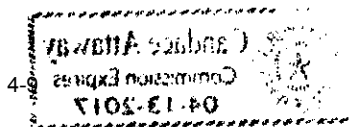
**Building Official's Report**

I hereby certify that Marseleno Chavez  
represented by Cris Podea  
did submit a request for a special exception to the flood plain regulations  
at 3112 Silverton Drive

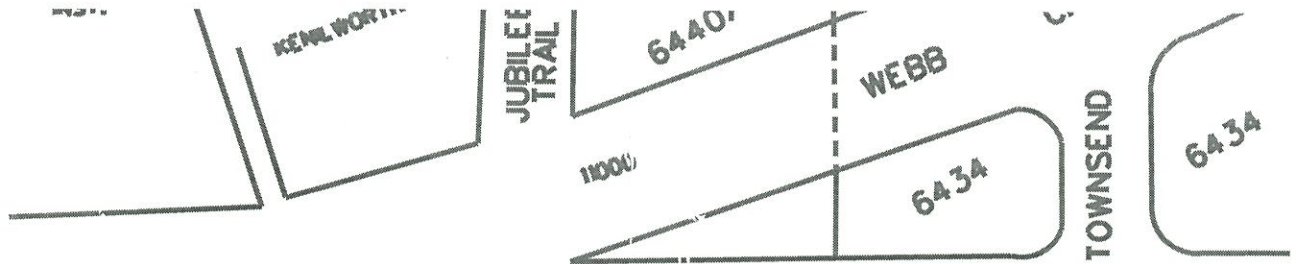
BDA156-118. Application of Marseleno Chavez represented by Cris Podea for a special exception to the flood plain regulations at 3112 Silverton Drive. This property is more fully described as Lot 10, Block D/6598, and is zoned R-10(A) FP, which limits construction within a flood plain. The applicant proposes to reconstruct a structure within a flood plain, which would require a special exception to the flood plain regulations.

Sincerely,

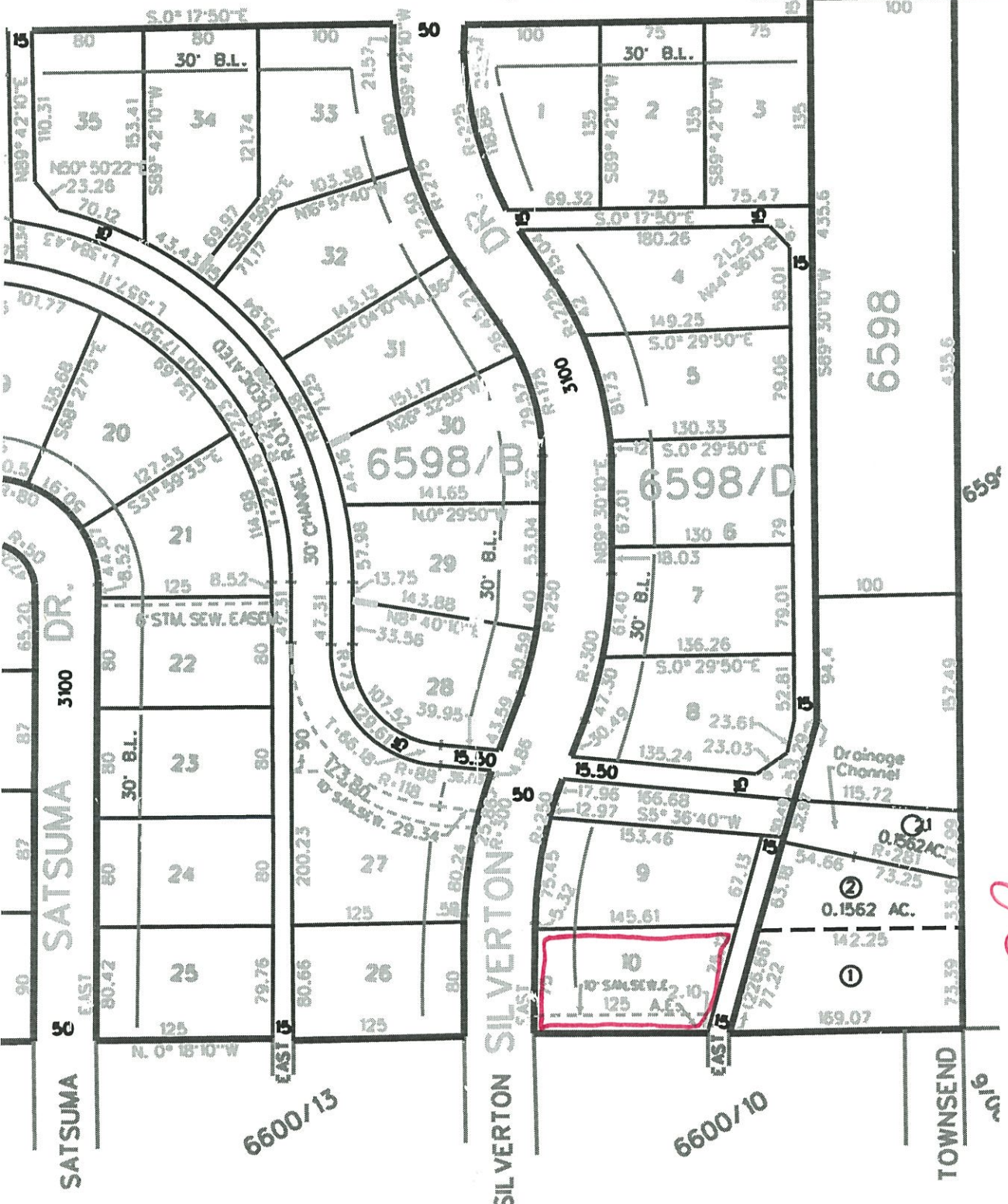
*Philip Sikes*  
Philip Sikes, Building Official







ROYAL HAVEN LANE



To Whom it may concern.

Mr. Marselena Chavez experienced a fire at his home back in August. Mr. Chavez's Insurance Company has estimated the repairs needed to bring his home back to pre-loss condition in the amount of \$180,000.00. Due to the fact that his property is located on a flood plain, we are not able to pull a permit in order to proceed with the necessary repair work because we were told that the property value is less than the reconstruction repair amount. Mr. and Mrs. Chavez has been living in a temporary housing meanwhile at the insurance company's expense. Repair work will require a few months to complete. We are only replacing the roofing structure, All other walls , interior and exterior will remain intact. There will be sheetrock, insulation and flooring work as well. There will be no extension or changing of design or floor plan of the home. We will be just repairing what was damaged.

All that we ask is that we are able to proceed with the repair work on Mr. Chavez's home so that he and his wife will be able to get back in and back to normal life. Thank you in advance for your consideration and help.

Cristian Podea  
Stanley

Restoration LLC





## Stanley Restoration & More

---

1471 American Way  
Cedar Hill Texas, 75104  
(972)-296-4959 Office  
(972)-296-0616 Fax

Client: MARSELENO AND ROSALIE CHAVEZ  
Property: 3112 SILVERTON DR  
DALLAS, TX 75229-3752  
Home: 3112 SILVERTON DR  
DALLAS, TX 75229-3752

Cell: (972) 741-8109

Operator: DEFAULT

Type of Estimate: Fire - External Source  
Date Entered: 8/15/2016                      Date Assigned:

Price List: TXDF8X\_APR16  
Labor Efficiency: Restoration/Service/Remodel  
Estimate: MARSELENO\_CHAVEZ-STA



## Stanley Restoration & More

1471 American Way  
 Cedar Hill Texas, 75104  
 (972)-296-4959 Office  
 (972)-296-0616 Fax

### MARSELENO\_CHAVEZ-STA

#### SKETCH1

#### Main Level

#### Mbedroom

Height: 8'

<b>Door</b>	<b>2' X 6' 8"</b>	<b>Opens into ROOM4</b>
<b>Window</b>	<b>3' X 5'</b>	<b>Opens into Exterior</b>
<b>Window</b>	<b>3' 1" X 5'</b>	<b>Opens into Exterior</b>
<b>Door</b>	<b>2' 1" X 6' 8"</b>	<b>Opens into MCLST</b>
<b>Door</b>	<b>2' 8" X 6' 8"</b>	<b>Opens into HALLWAY</b>

DESCRIPTION	QTY	UNIT PRICE	TOTAL
1. Blown-in insulation - 16" depth - R44	181.13 SF @	1.12 =	202.87
5. Seal floor or ceiling joist system	181.13 SF @	0.85 =	153.96
7. Rewire - average residence - copper wiring	181.13 SF @	2.98 =	539.77
9. Outlet	5.00 EA @	12.85 =	64.25
10. Switch	1.00 EA @	12.89 =	12.89
11. Ceiling fan & light - High grade	1.00 EA @	396.45 =	396.45
12. Light bulb - Incand. standard bulb - 1000 hr - mat. only	4.00 EA @	0.50 =	2.00
13. Seal stud wall for odor control	360.58 SF @	0.59 =	212.74
14. Batt insulation - 4" - R11 - paper faced	180.29 SF @	0.56 =	100.96
15. 1/2" drywall - hung, taped, floated, ready for paint	541.71 SF @	1.88 =	1,018.41
17. Seal/prime then paint the walls and ceiling (2 coats)	541.71 SF @	0.69 =	373.78
18. Interior door unit	2.00 EA @	144.69 =	289.38
20. Paint door slab only - 2 coats (per side)	4.00 EA @	25.41 =	101.64
21. Paint door/window trim & jamb - 2 coats (per side)	4.00 EA @	20.97 =	83.88
22. Door knob - interior - High grade	2.00 EA @	48.81 =	97.62
639. Detach & Reset Window drapery - hardware	2.00 EA @	24.50 =	49.00
640. Clean drapery hardware	2.00 EA @	11.56 =	23.12
24. Clean window unit (per side) 10 - 20 SF - Heavy	2.00 EA @	14.54 =	29.08
25. Window stool & apron	6.00 LF @	5.37 =	32.22
26. Seal & paint window sill	6.00 LF @	1.70 =	10.20
27. Seal & paint casing - two coats	6.00 LF @	0.98 =	5.88
28. Window blind - aluminum - 1" - 14.1 to 20 SF	2.00 EA @	88.79 =	177.58
30. Baseboard - 2 1/4"	47.75 LF @	2.02 =	96.46
820. Seal & paint baseboard - two coats	47.75 LF @	0.99 =	47.27
31. Carpet	208.29 SF @	2.24 =	466.57
15 % waste added for Carpet.			
33. Carpet pad	181.13 SF @	0.39 =	70.64
821. Door stop - wall or floor mounted	2.00 EA @	10.45 =	20.90



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### Melst

Height: 8'

Door	2' 1" X 6' 8"	Opens into MBEDROOM		
DESCRIPTION		QTY	UNIT PRICE	TOTAL
34. Blown-in insulation - 16" depth - R44		26.76 SF @	1.12 =	29.97
36. Seal floor or ceiling joist system		26.76 SF @	0.85 =	22.75
37. Rewire - average residence - copper wiring		26.76 SF @	2.98 =	79.74
40. Porcelain light fixture		1.00 EA @	26.19 =	26.19
41. Light bulb - Compact Fluorescent twist - mat. only		1.00 EA @	3.89 =	3.89
42. Seal stud wall for odor control		83.06 SF @	0.59 =	49.01
43. Batt insulation - 4" - R11 - paper faced		41.53 SF @	0.56 =	23.26
44. 1/2" drywall - hung, taped, floated, ready for paint		192.88 SF @	1.88 =	362.61
45. Seal/prime then paint the walls and ceiling (2 coats)		192.88 SF @	0.69 =	133.09
58. Closet shelf and rod package		10.50 LF @	16.05 =	168.53
59. Seal & paint closet shelving		10.50 LF @	6.14 =	64.47
822. Seal & paint baseboard - two coats		20.42 LF @	0.99 =	20.22
55. Baseboard - 2 1/4"		20.42 LF @	2.02 =	41.25
56. Carpet		30.78 SF @	2.24 =	68.95
15 % waste added for Carpet.				
57. Carpet pad		26.76 SF @	0.39 =	10.44

### Vanity

Height: 8'

Door	2' X 6' 8"	Opens into BATHROOM		
Door	2' X 6' 8"	Opens into MBEDROOM		
Door	2' 1" X 6' 8"	Opens into HALLWAY		
Missing Wall - Goes to Floor	1' 4" X 6' 8"	Opens into LIN		
DESCRIPTION		QTY	UNIT PRICE	TOTAL
187. Seal floor or ceiling joist system		37.46 SF @	0.85 =	31.84
188. Blown-in insulation - 16" depth - R44		37.46 SF @	1.12 =	41.96
189. 1/2" drywall - hung, taped, floated, ready for paint		62.63 SF @	1.88 =	117.74
190. Seal/prime then paint the walls and ceiling (2 coats)		189.35 SF @	0.69 =	130.65
191. Texture drywall - light hand texture additional for wall blending		126.72 SF @	0.51 =	64.63
193. Crown molding - 2 1/4" not finished		25.17 LF @	2.46 =	61.92
194. Rosette - corner block - 3/4" x 3 1/2" - Pine		4.00 EA @	7.19 =	28.76
195. Detach & Reset Light bar - 4 lights		1.00 EA @	44.32 =	44.32
196. Clean light bar		1.00 EA @	12.62 =	12.62
197. Detach & Reset Interior door unit		2.00 EA @	56.10 =	112.20

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### CONTINUED - Vanity

DESCRIPTION	QTY	UNIT PRICE	TOTAL
198. Clean door (per side)	4.00 EA @	4.94 =	19.76
199. Clean door / window opening (per side)	6.00 EA @	8.92 =	53.52
200. Paint door/window trim & jamb - 2 coats (per side)	6.00 EA @	20.97 =	125.82
201. Detach & Reset Bifold door - Colonist - Single	1.00 EA @	12.16 =	12.16
202. Clean door - bifold set (per side)	2.00 EA @	9.97 =	19.94
203. Paint door slab only - 2 coats (per side)	4.00 EA @	25.41 =	101.64
204. Clean door hardware	3.00 EA @	4.57 =	13.71
205. Clean cabinetry - full height - faces only	2.00 LF @	11.62 =	23.24
206. Outlet	2.00 EA @	12.85 =	25.70
207. Switch	2.00 EA @	12.89 =	25.78
208. Clean countertop	10.00 SF @	0.51 =	5.10
209. Clean vanity - inside and out	5.00 LF @	9.07 =	45.35
210. Seal & paint vanity - inside and out	5.00 LF @	25.68 =	128.40
211. Detach & Reset Cabinet knob or pull	5.00 EA @	1.75 =	8.75
212. Carpet	30.00 SF @	2.24 =	67.20
15 % waste added for Carpet.			
213. Carpet pad	26.09 SF @	0.39 =	10.18
No base boards			

Lin

Height: 8'

Missing Wall - Goes to Floor

1' 4" X 6' 8"

Opens into ROOM4

DESCRIPTION	QTY	UNIT PRICE	TOTAL
215. Seal floor or ceiling joist system	3.28 SF @	0.85 =	2.79
216. Blown-in insulation - 16" depth - R44	3.28 SF @	1.12 =	3.67
217. 1/2" drywall - hung, taped, floated, ready for paint	10.53 SF @	1.88 =	19.80
218. Seal/prime then paint the walls and ceiling (2 coats)	52.40 SF @	0.69 =	36.16
219. Texture drywall - light hand texture additional for wall blending	41.86 SF @	0.51 =	21.35
220. Clean shelving - wood	10.00 LF @	0.62 =	6.20
221. Seal & paint wood shelving, 12"- 24" width	10.00 LF @	3.00 =	30.00



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### Bathroom

Height: 8'

Window 3' X 4' Opens into Exterior  
 Door 2' X 6' 8" Opens into ROOM4

DESCRIPTION	QTY	UNIT PRICE	TOTAL
157. Seal floor or ceiling joist system	35.00 SF @	0.85 =	29.75
158. Blown-in insulation - 16" depth - R44	35.00 SF @	1.12 =	39.20
159. 1/2" drywall - hung, taped, floated, ready for paint	59.00 SF @	1.88 =	110.92
160. Seal/prime then paint more than the ceiling (2 coats)	111.46 SF @	0.69 =	76.91
161. Texture drywall - light hand texture additional for wall blending	76.46 SF @	0.51 =	38.99
162. Bathroom ceiling heater - 2 bulb closes match	1.00 EA @	117.10 =	117.10
163. Crown molding - 2 1/4" not finished	24.00 LF @	2.46 =	59.04
164. Rosette - corner block - 3/4" x 3 1/2" - Pine	4.00 EA @	7.19 =	28.76
165. Detach & Reset Medicine cabinet	1.00 EA @	35.04 =	35.04
167. Clean medicine cabinet	1.00 EA @	9.67 =	9.67
168. Detach & Reset Light fixture - wall sconce	1.00 EA @	44.32 =	44.32
169. Clean light fixture	1.00 EA @	7.26 =	7.26
170. Detach & Reset Interior window shutters (set)	1.00 EA @	27.17 =	27.17
171. Clean shutter	4.00 EA @	5.97 =	23.88
172. Clean window unit (per side) 3 - 9 SF	1.00 EA @	7.23 =	7.23
173. Clean bathtub enclosure - sliding glass doors	1.00 EA @	32.18 =	32.18
174. Clean tub and surround	1.00 EA @	24.54 =	24.54
175. Clean tub / shower faucet	1.00 EA @	9.66 =	9.66
176. Clean ceramic tile	101.04 SF @	0.36 =	36.37
177. Clean toilet	1.00 EA @	14.97 =	14.97
178. Clean toilet seat	1.00 EA @	3.23 =	3.23
179. Clean sink	1.00 EA @	8.92 =	8.92
180. Clean sink faucet	1.00 EA @	6.63 =	6.63
181. Clean towel bar	1.00 EA @	4.82 =	4.82
182. Clean toilet paper dispenser	1.00 EA @	4.83 =	4.83
183. Clean bath accessory	2.00 EA @	4.88 =	9.76
184. Switch	2.00 EA @	12.89 =	25.78
185. Floor protection - corrugated cardboard and tape to protect floor and wall tile during ceiling replacement	111.46 SF @	0.45 =	50.16

### Clst 3

Height: 8'

Missing Wall - Goes to Floor 6' X 6' 8" Opens into BEDROOM\_3

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DESCRIPTION	QTY	UNIT PRICE	TOTAL
87. Blown-in insulation - 16" depth - R44	15.67 SF @	1.12 =	17.55
89. Seal floor or ceiling joist system	15.67 SF @	0.85 =	13.32
90. Rewire - average residence - copper wiring	15.67 SF @	2.98 =	46.70
91. Porcelain light fixture	1.00 EA @	26.19 =	26.19
92. Light bulb - Compact Fluorescent twist - mat. only	1.00 EA @	3.89 =	3.89
93. Seal stud wall for odor control	58.67 SF @	0.59 =	34.62
94. Batt insulation - 4" - R11 - paper faced	29.33 SF @	0.56 =	16.42
95. 1/2" drywall - hung, taped, floated, ready for paint	133.00 SF @	1.88 =	250.04
96. Seal/prime then paint the walls and ceiling (2 coats)	133.00 SF @	0.69 =	91.77
97. Closet shelf and rod package	7.70 LF @	16.05 =	123.59
98. Seal & paint closet shelving	7.70 LF @	6.14 =	47.28
99. Baseboard - 2 1/4"	13.67 LF @	2.02 =	27.61
823. Seal & paint baseboard - two coats	13.67 LF @	0.99 =	13.53
100. Carpet	18.02 SF @	2.24 =	40.36
15 % waste added for Carpet.			
101. Carpet pad	15.67 SF @	0.39 =	6.11

### Bedroom 3

Height: 8'

Window	3' 6" X 5'	Opens into Exterior
Door	2' X 6' 8"	Opens into BATH2
Door	2' 8" X 6' 8"	Opens into HALLWAY
Missing Wall - Goes to Floor	6' X 6' 8"	Opens into CLST_3
Window	3' X 5'	Opens into Exterior

DESCRIPTION	QTY	UNIT PRICE	TOTAL
60. Blown-in insulation - 16" depth - R44	134.28 SF @	1.12 =	150.39
62. Seal floor or ceiling joist system	134.28 SF @	0.85 =	114.14
63. Rewire - average residence - copper wiring	134.28 SF @	2.98 =	400.15
64. Outlet	5.00 EA @	12.85 =	64.25
65. Switch	1.00 EA @	12.89 =	12.89
66. Ceiling fan & light - High grade	1.00 EA @	396.45 =	396.45
67. Light bulb - Incand. standard bulb - 1000 hr - mat. only	4.00 EA @	0.50 =	2.00
68. Seal stud wall for odor control	220.29 SF @	0.59 =	129.97
69. Batt insulation - 4" - R11 - paper faced	146.86 SF @	0.56 =	82.24
70. 1/2" drywall - hung, taped, floated, ready for paint	293.72 SF @	1.88 =	552.19
144. 1/2" drywall - hung, taped, ready for texture	134.28 SF @	1.64 =	220.22
146. Texture drywall - heavy hand texture for crows foot	134.28 SF @	0.76 =	102.05
71. Seal/prime then paint the walls (2 coats)	293.72 SF @	0.69 =	202.67

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**CONTINUED - Bedroom 3**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
72. Interior door unit	1.00 EA @	144.69 =	144.69
73. Paint door slab only - 2 coats (per side)	2.00 EA @	25.41 =	50.82
641. Detach & Reset Window drapery - hardware	2.00 EA @	24.50 =	49.00
642. Clean drapery hardware	2.00 EA @	11.56 =	23.12
74. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA @	20.97 =	41.94
75. Door knob - interior - High grade	1.00 EA @	48.81 =	48.81
76. Clean window unit (per side) 10 - 20 SF - Heavy	2.00 EA @	14.54 =	29.08
77. Window stool & apron	6.00 LF @	5.37 =	32.22
78. Seal & paint window sill	6.00 LF @	1.70 =	10.20
79. Seal & paint casing - two coats	6.00 LF @	0.98 =	5.88
80. Window blind - aluminum - 1" - 14.1 to 20 SF	2.00 EA @	88.79 =	177.58
84. Door opening (jamb & casing) - 60" or wider - paint grade	1.00 EA @	129.28 =	129.28
85. Paint door/window trim & jamb - Large - 2 coats (per side)	2.00 EA @	24.68 =	49.36
86. Window blind - PVC - 3.5" - 32.1 to 42 SF	1.00 EA @	171.50 =	171.50
for closet door			
828. Seal & paint baseboard - two coats	39.00 LF @	0.99 =	38.61
81. Baseboard - 2 1/4"	39.00 LF @	2.02 =	78.78
82. Carpet	154.42 SF @	2.24 =	345.90
15 % waste added for Carpet.			
83. Carpet pad	134.28 SF @	0.39 =	52.37

**Bath2**

**Height: 8'**

<b>Door</b>	<b>2' X 6' 8"</b>	<b>Opens into BEDROOM_2</b>
<b>Door</b>	<b>2' X 6' 8"</b>	<b>Opens into BEDROOM_3</b>
<b>Window</b>	<b>2' X 3'</b>	<b>Opens into Exterior</b>

DESCRIPTION	QTY	UNIT PRICE	TOTAL
223. Seal floor or ceiling joist system	55.42 SF @	0.85 =	47.11
224. Blown-in insulation - 16" depth - R44	55.42 SF @	1.12 =	62.07
225. 1/2" drywall - hung, taped, floated, ready for paint	87.58 SF @	1.88 =	164.65
226. Seal/prime then paint more than the ceiling (2 coats)	167.75 SF @	0.69 =	115.75
227. Texture drywall - light hand texture	192.50 SF @	0.51 =	98.18
additional for wall blending			



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### CONTINUED - Bath2

DESCRIPTION	QTY	UNIT PRICE	TOTAL
228. Bathroom ceiling heater - 2 bulb closes match	1.00 EA @	117.10 =	117.10
229. Ceiling fan & light	1.00 EA @	298.95 =	298.95
230. Light bulb - Incand. standard bulb - 1000 hr - mat. only	1.00 EA @	0.50 =	0.50
231. Rewire - average residence - copper wiring	34.59 SF @	2.98 =	103.08
232. Ground fault interrupter (GFI) outlet	1.00 EA @	27.76 =	27.76
233. Switch	3.00 EA @	12.89 =	38.67
234. Fluorescent light fixture	1.00 EA @	95.16 =	95.16
235. Light bulb - Fluorescent tube - 4' soft white - mat. only	2.00 EA @	5.41 =	10.82
236. Window blind - PVC - 2" - 7.1 to 14 SF	1.00 EA @	71.38 =	71.38
237. Clean window unit (per side) 21 - 40 SF	1.00 EA @	13.79 =	13.79
238. Clean window stool & apron	2.00 LF @	0.60 =	1.20
239. Seal & paint window sill	2.00 LF @	1.70 =	3.40
240. Seal & paint casing - two coats	2.00 LF @	0.98 =	1.96
241. Detach & Reset Medicine cabinet	2.00 EA @	35.04 =	70.08
242. Clean medicine cabinet	2.00 EA @	9.67 =	19.34
243. Paint medicine cabinet	2.00 EA @	21.99 =	43.98
244. Detach & Reset Cabinet knob or pull	6.00 EA @	1.75 =	10.50
245. Clean sink faucet	2.00 EA @	6.63 =	13.26
246. Clean countertop	10.00 SF @	0.51 =	5.10
247. Clean vanity - inside and out	5.00 LF @	9.07 =	45.35
248. Seal & paint vanity - inside and out	5.00 LF @	25.68 =	128.40
249. Detach & Reset Interior door unit	2.00 EA @	56.10 =	112.20
250. Clean door (per side)	4.00 EA @	4.94 =	19.76
251. Paint door slab only - 2 coats (per side)	4.00 EA @	25.41 =	101.64
252. Clean door hardware	2.00 EA @	4.57 =	9.14
253. Clean door / window opening (per side)	2.00 EA @	8.92 =	17.84
254. Paint door/window trim & jamb - 2 coats (per side)	4.00 EA @	20.97 =	83.88
256. Clean shower curtain rod	1.00 EA @	4.82 =	4.82
257. Clean towel bar	1.00 EA @	4.82 =	4.82
258. Clean toilet paper dispenser	1.00 EA @	4.83 =	4.83
259. Clean tub and surround	1.00 EA @	24.54 =	24.54
260. Clean tub / shower faucet	1.00 EA @	9.66 =	9.66
261. Clean toilet	1.00 EA @	14.97 =	14.97
262. Clean toilet seat	1.00 EA @	3.23 =	3.23
263. Clean ceramic tile	113.22 SF @	0.36 =	40.76

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**CONTINUED - Bath2**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
264. Floor protection - corrugated cardboard and tape to protect floor and wall tile during ceiling replacement	155.67 SF @	0.45 =	70.05

**Hallway**

**Height: 8'**

Missing Wall	3' 5" X 8'	Opens into ENTRY
Door	2' 8" X 6' 8"	Opens into OFFICE
Door	2' 1" X 6' 8"	Opens into ROOM4
Door	2' 8" X 6' 8"	Opens into MBEDROOM
Door	2' 8" X 6' 8"	Opens into BEDROOM_3
Door	2' X 6' 8"	Opens into STORAGE
Door	2' 5" X 6' 8"	Opens into BEDROOM_2
Door	1' 6" X 6' 8"	Opens into HCLST

DESCRIPTION	QTY	UNIT PRICE	TOTAL
266. Seal floor or ceiling joist system	77.44 SF @	0.85 =	65.82
267. Blown-in insulation - 16" depth - R44	77.44 SF @	1.12 =	86.73
268. 1/2" drywall - hung, taped, ready for texture	77.44 SF @	1.64 =	127.00
269. Seal the ceiling w/PVA primer - one coat	77.44 SF @	0.40 =	30.98
270. Acoustic ceiling (popcorn) texture	77.44 SF @	0.82 =	63.50
271. Rewire - average residence - copper wiring	77.44 SF @	2.98 =	230.77
272. Door bell/chime	1.00 EA @	125.76 =	125.76
273. Light fixture - wall sconce	2.00 EA @	99.99 =	199.98
274. Light bulb - Incand. standard bulb - 1000 hr - mat. only	2.00 EA @	0.50 =	1.00
275. Thermostat - High grade	1.00 EA @	132.37 =	132.37
277. 1/2" drywall - hung, taped, floated, ready for paint	284.67 SF @	1.88 =	535.18
278. Seal/prime then paint the walls (2 coats)	284.67 SF @	0.69 =	196.42
279. Interior door unit	2.00 EA @	144.69 =	289.38
280. Paint door/window trim & jamb - 2 coats (per side)	4.00 EA @	20.97 =	83.88
281. Paint door slab only - 2 coats (per side)	4.00 EA @	25.41 =	101.64
282. Door knob - interior - High grade	2.00 EA @	48.81 =	97.62
283. Baseboard - 2 1/4"	32.92 LF @	2.02 =	66.50
284. Seal & paint baseboard - two coats	32.92 LF @	0.99 =	32.59
285. Carpet	89.06 SF @	2.24 =	199.49

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**CONTINUED - Hallway**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
15 % waste added for Carpet.			
286. Carpet pad	77.44 SF @	0.39 =	30.20

**Storage**

**Height: 8'**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
<b>Door</b> 2' X 6' 8" Opens into HALLWAY			
287. Blown-in insulation - 16" depth - R44	9.58 SF @	1.12 =	10.73
289. Seal floor or ceiling joist system	9.58 SF @	0.85 =	8.14
290. Rewire - average residence - copper wiring	9.58 SF @	2.98 =	28.55
291. Porcelain light fixture	1.00 EA @	26.19 =	26.19
292. Light bulb - Compact Fluorescent twist - mat. only	1.00 EA @	3.89 =	3.89
293. Seal stud wall for odor control	48.67 SF @	0.59 =	28.72
294. 1/2" drywall - hung, taped, floated, ready for paint	106.92 SF @	1.88 =	201.01
295. Seal/prime then paint the walls and ceiling (2 coats)	106.92 SF @	0.69 =	73.77
296. Closet shelf and rod package	5.00 LF @	16.05 =	80.25
297. Seal & paint closet shelving	5.00 LF @	6.14 =	30.70
298. Baseboard - 2 1/4"	11.83 LF @	2.02 =	23.90
301. Seal & paint baseboard - two coats	11.83 LF @	0.99 =	11.71
299. Carpet	11.02 SF @	2.24 =	24.68
15 % waste added for Carpet.			
300. Carpet pad	9.58 SF @	0.39 =	3.74

**HClst**

**Height: 8'**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
<b>Door</b> 1' 6" X 6' 8" Opens into HALLWAY			
302. Blown-in insulation - 16" depth - R44	4.33 SF @	1.12 =	4.85
304. Seal floor or ceiling joist system	4.33 SF @	0.85 =	3.68
308. Seal stud wall for odor control	28.33 SF @	0.59 =	16.71
309. 1/2" drywall - hung, taped, floated, ready for paint	61.00 SF @	1.88 =	114.68

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### CONTINUED - HClst

DESCRIPTION	QTY	UNIT PRICE	TOTAL
310. Seal/prime then paint the walls and ceiling (2 coats)	61.00 SF @	0.69 =	42.09
311. Shelving - 24" - in place	10.00 LF @	8.72 =	87.20
312. Seal & paint wood shelving, 12"- 24" width	10.00 LF @	3.00 =	30.00
313. Baseboard - 2 1/4"	6.83 LF @	2.02 =	13.80
314. Seal & paint baseboard - two coats	6.83 LF @	0.99 =	6.76
315. Carpet	4.98 SF @	2.24 =	11.16
15 % waste added for Carpet.			
316. Carpet pad	4.33 SF @	0.39 =	1.69

### Bedroom 2

Height: 8'

Missing Wall - Goes to Floor	6' 1" X 6' 8"	Opens into CLST_2
Door	2' 5" X 6' 8"	Opens into HALLWAY
Door	2' X 6' 8"	Opens into BATH2
Window	3' 6" X 5'	Opens into Exterior

DESCRIPTION	QTY	UNIT PRICE	TOTAL
for the plumbing access			
102. Blown-in insulation - 16" depth - R44	128.58 SF @	1.12 =	144.01
104. Seal floor or ceiling joist system	128.58 SF @	0.85 =	109.29
105. Rewire - average residence - copper wiring	128.58 SF @	2.98 =	383.17
106. Outlet	5.00 EA @	12.85 =	64.25
107. Switch	1.00 EA @	12.89 =	12.89
108. Ceiling fan & light	1.00 EA @	298.95 =	298.95
109. Light bulb - Incand. standard bulb - 1000 hr - mat. only	4.00 EA @	0.50 =	2.00
110. Seal stud wall for odor control	226.37 SF @	0.59 =	133.56
111. Batt insulation - 4" - R11 - paper faced	150.92 SF @	0.56 =	84.52
112. 1/2" drywall - hung, taped, ready for texture	128.58 SF @	1.64 =	210.87
824. Acoustic ceiling (popcorn) texture	128.58 SF @	0.82 =	105.44
825. Seal the ceiling w/PVA primer - one coat	128.58 SF @	0.40 =	51.43
826. 1/2" drywall - hung, taped, floated, ready for paint	301.83 SF @	1.88 =	567.44
113. Seal/prime then paint the walls (2 coats)	301.83 SF @	0.69 =	208.26
114. Interior door unit	1.00 EA @	144.69 =	144.69
115. Paint door slab only - 2 coats (per side)	2.00 EA @	25.41 =	50.82

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### CONTINUED - Bedroom 2

DESCRIPTION	QTY	UNIT PRICE	TOTAL
643. Detach & Reset Window drapery - hardware	1.00 EA @	24.50 =	24.50
644. Clean drapery hardware	1.00 EA @	11.56 =	11.56
116. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA @	20.97 =	41.94
117. Door knob - interior - High grade	1.00 EA @	48.81 =	48.81
830. Casing - 2 1/4"	8.00 LF @	1.55 =	12.40
831. Seal & paint casing - two coats	8.00 LF @	0.98 =	7.84
118. Clean window unit (per side) 10 - 20 SF - Heavy	1.00 EA @	14.54 =	14.54
119. Window stool & apron	4.00 LF @	5.37 =	21.48
120. Seal & paint window sill	4.00 LF @	1.70 =	6.80
121. Seal & paint casing - two coats	4.00 LF @	0.98 =	3.92
122. Window blind - aluminum - 1" - 14.1 to 20 SF	1.00 EA @	88.79 =	88.79
123. Door opening (jamb & casing) - 60" or wider - paint grade	1.00 EA @	129.28 =	129.28
124. Paint door/window trim & jamb - Large - 2 coats (per side)	2.00 EA @	24.68 =	49.36
125. Window blind - PVC - 3.5" - 32.1 to 42 SF	1.00 EA @	171.50 =	171.50
for closet door			
126. Baseboard - 2 1/4"	38.17 LF @	2.02 =	77.10
829. Seal & paint baseboard - two coats	38.17 LF @	0.99 =	37.79
127. Carpet	147.87 SF @	2.24 =	331.23
15 % waste added for Carpet.			
128. Carpet pad	128.58 SF @	0.39 =	50.15

Clst 2 Height: 8'

Missing Wall - Goes to Floor 6' 1" X 6' 8" Opens into BEDROOM\_2

DESCRIPTION	QTY	UNIT PRICE	TOTAL
129. Blown-in insulation - 16" depth - R44	14.83 SF @	1.12 =	16.61
131. Seal floor or ceiling joist system	14.83 SF @	0.85 =	12.61
132. Rewire - average residence - copper wiring	14.83 SF @	2.98 =	44.19
133. Porcelain light fixture	1.00 EA @	26.19 =	26.19
134. Light bulb - Compact Fluorescent twist - mat. only	1.00 EA @	3.89 =	3.89
135. Seal stud wall for odor control	55.06 SF @	0.59 =	32.49
137. 1/2" drywall - hung, taped, floated, ready for paint	124.94 SF @	1.88 =	234.89
138. Seal/prime then paint the walls and ceiling (2 coats)	124.94 SF @	0.69 =	86.21

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CONTINUED - Clst 2

DESCRIPTION	QTY	UNIT PRICE	TOTAL
139. Closet shelf and rod package	7.70 LF @	16.05 =	123.59
140. Seal & paint closet shelving	7.70 LF @	6.14 =	47.28
141. Baseboard - 2 1/4"	12.75 LF @	2.02 =	25.76
832. Seal & paint baseboard - two coats	12.75 LF @	0.99 =	12.62
142. Carpet	17.06 SF @	2.24 =	38.21
15 % waste added for Carpet.			
143. Carpet pad	14.83 SF @	0.39 =	5.78

### Coat Closet

Height: 8'

DESCRIPTION	QTY	UNIT PRICE	TOTAL
317. Blown-in insulation - 16" depth - R44	9.03 SF @	1.12 =	10.11
319. Seal floor or ceiling joist system	9.03 SF @	0.85 =	7.68
320. Rewire - average residence - copper wiring	9.03 SF @	2.98 =	26.91
321. Porcelain light fixture	1.00 EA @	26.19 =	26.19
322. Light bulb - Compact Fluorescent twist - mat. only	1.00 EA @	3.89 =	3.89
323. Seal stud wall for odor control	44.00 SF @	0.59 =	25.96
324. 1/2" drywall - hung, taped, floated, ready for paint	97.03 SF @	1.88 =	182.42
325. Seal/prime then paint the walls and ceiling (2 coats)	97.03 SF @	0.69 =	66.95
326. Closet shelf and rod package	4.00 LF @	16.05 =	64.20
327. Seal & paint closet shelving	4.00 LF @	6.14 =	24.56
328. Baseboard - 2 1/4"	10.67 LF @	2.02 =	21.55
329. Seal & paint baseboard - two coats	10.67 LF @	0.99 =	10.56
330. Carpet	10.38 SF @	2.24 =	23.25
15 % waste added for Carpet.			
331. Carpet pad	9.03 SF @	0.39 =	3.52

### Office

Height: 8'

#### Door

6' X 6' 8"

Opens into Exterior



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Door	4' X 6' 8"	Opens into OCLST			
Door	2' 8" X 6' 8"	Opens into HALLWAY			
DESCRIPTION			QTY	UNIT PRICE	TOTAL
638. Door dummy knob - interior			2.00 EA @	21.47 =	42.94
333. Seal floor or ceiling joist system			143.92 SF @	0.85 =	122.33
334. Blown-in insulation - 16" depth - R44			143.92 SF @	1.12 =	161.19
335. Seal stud wall for odor control			225.67 SF @	0.59 =	133.15
336. Batt insulation - 4" - R11 - paper faced			75.22 SF @	0.56 =	42.12
337. Rewire - average residence - copper wiring			143.92 SF @	2.98 =	428.88
338. Outlet			4.00 EA @	12.85 =	51.40
339. Switch			1.00 EA @	12.89 =	12.89
340. Ceiling fan & light - High grade			1.00 EA @	396.45 =	396.45
341. Light bulb - Compact Fluorescent twist - mat. only			2.00 EA @	3.89 =	7.78
342. 1/2" drywall - hung, taped, floated, ready for paint			444.81 SF @	1.88 =	836.24
343. Seal/prime then paint the walls and ceiling (2 coats)			444.81 SF @	0.69 =	306.92
344. Crown molding - 3 1/4"			48.17 LF @	3.09 =	148.85
345. Seal & paint crown molding - two coats			48.17 LF @	0.99 =	47.69
346. Interior door unit			1.00 EA @	144.69 =	144.69
347. Interior double door - Colonist - pre-hung unit			1.00 EA @	265.92 =	265.92
348. Paint door slab only - 2 coats (per side)			6.00 EA @	25.41 =	152.46
349. Paint door/window trim & jamb - 2 coats (per side)			2.00 EA @	20.97 =	41.94
350. Paint door/window trim & jamb - Large - 2 coats (per side)			4.00 EA @	24.68 =	98.72
351. Door knob - interior - High grade			1.00 EA @	48.81 =	48.81
352. French double doors - Exterior - pre-hung unit			1.00 EA @	1,259.07 =	1,259.07
354. Prime & paint French door slab only - exterior (per side)			4.00 EA @	68.45 =	273.80
355. Door lockset - exterior - High grade			2.00 EA @	74.31 =	148.62
356. Window blind - PVC - 3.5" - 20.1 to 32 SF			1.00 EA @	134.44 =	134.44
357. Baseboard - 3 1/4"			35.50 LF @	2.37 =	84.14
358. Seal & paint baseboard - two coats			35.50 LF @	0.99 =	35.15
359. Carpet			165.50 SF @	2.24 =	370.72
15 % waste added for Carpet.					
360. Carpet pad			143.92 SF @	0.39 =	56.13

OCLst Height: 8'

Door	4' X 6' 8"	Opens into OFFICE			
DESCRIPTION			QTY	UNIT PRICE	TOTAL
361. Blown-in insulation - 16" depth - R44			10.31 SF @	1.12 =	11.55
363. Seal floor or ceiling joist system			10.31 SF @	0.85 =	8.76
364. Rewire - average residence - copper wiring			10.31 SF @	2.98 =	30.72

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DESCRIPTION	QTY	UNIT PRICE	TOTAL
365. Porcelain light fixture	1.00 EA @	26.19 =	26.19
366. Light bulb - Compact Fluorescent twist - mat. only	1.00 EA @	3.89 =	3.89
367. Seal stud wall for odor control	46.33 SF @	0.59 =	27.33
368. 1/2" drywall - hung, taped, floated, ready for paint	102.98 SF @	1.88 =	193.60
369. Seal/prime then paint the walls and ceiling (2 coats)	102.98 SF @	0.69 =	71.06
370. Closet shelf and rod package	5.00 LF @	16.05 =	80.25
371. Seal & paint closet shelving	5.00 LF @	6.14 =	30.70
372. Baseboard - 2 1/4"	10.92 LF @	2.02 =	22.06
373. Seal & paint baseboard - two coats	10.92 LF @	0.99 =	10.81
374. Carpet	11.86 SF @	2.24 =	26.57
15 % waste added for Carpet.			
375. Carpet pad	10.31 SF @	0.39 =	4.02

<b>Entry</b>		<b>Height: 8'</b>
<b>Door</b>	<b>2' 11" X 6' 8"</b>	<b>Opens into Exterior</b>
<b>Missing Wall</b>	<b>4' 5" X 8'</b>	<b>Opens into LIVING_DININ</b>
<b>Door</b>	<b>2' 7" X 6' 8"</b>	<b>Opens into DEN</b>
<b>Missing Wall</b>	<b>3' 5" X 8'</b>	<b>Opens into HALLWAY</b>
<b>Door</b>	<b>2' X 6' 8"</b>	<b>Opens into COAT_CLOSET</b>

DESCRIPTION	QTY	UNIT PRICE	TOTAL
376. R&R Joist - floor or ceiling - 2x6 - w/blocking - 16" oc	58.33 SF @	2.14 =	124.82
378. Blown-in insulation - 16" depth - R44	58.33 SF @	1.12 =	65.33
379. 1/2" drywall - hung, taped, ready for texture	58.33 SF @	1.64 =	95.66
380. Seal the ceiling w/PVA primer - one coat	58.33 SF @	0.40 =	23.33
381. Acoustic ceiling (popcorn) texture	58.33 SF @	0.82 =	47.83
382. Seal stud wall for odor control	164.50 SF @	0.59 =	97.06
383. Rewire - average residence - copper wiring	58.33 SF @	2.98 =	173.82
389. Switch	4.00 EA @	12.89 =	51.56
390. Outlet	1.00 EA @	12.85 =	12.85
833. Light fixture	2.00 EA @	64.50 =	129.00
834. Light bulb - Incand. standard bulb - 1000 hr - mat. only	4.00 EA @	0.50 =	2.00
384. Batt insulation - 4" - R11 - paper faced	54.83 SF @	0.56 =	30.70

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### CONTINUED - Entry

DESCRIPTION	QTY	UNIT PRICE	TOTAL
385. 1/2" drywall - hung, taped, floated, ready for paint	219.33 SF @	1.88 =	412.34
386. Seal/prime then paint the walls (2 coats)	219.33 SF @	0.69 =	151.34
387. Chair rail - 2 1/2"	26.17 LF @	2.30 =	60.19
388. Seal & paint chair rail - two coats	26.17 LF @	0.94 =	24.60
391. Exterior door - fiberglass / wood w/detail - Premium grade fiberglass door	1.00 EA @	958.92 =	958.92
392. Door lockset & deadbolt - exterior No paint on door	1.00 EA @	81.28 =	81.28
393. Interior door unit	1.00 EA @	144.69 =	144.69
394. Paint door slab only - 2 coats (per side)	2.00 EA @	25.41 =	50.82
395. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA @	20.97 =	41.94
396. Door knob - interior - High grade	1.00 EA @	48.81 =	48.81
397. Baseboard - 2 1/4"	26.17 LF @	2.02 =	52.86
398. Seal & paint baseboard - two coats	26.17 LF @	0.99 =	25.91
399. Travertine tile	58.33 SF @	9.52 =	555.30
401. Remove Additional labor to remove tile from concrete slab	58.33 SF @	1.35 =	78.75

### Living/Dining Room

Height: 8'

Window	3' 6" X 5'	Opens into Exterior
Missing Wall - Goes to Floor	2' 8" X 6' 8"	Opens into BREAKFAST
Missing Wall	4' 5" X 8'	Opens into ENTRY
Window	3' X 5'	Opens into Exterior
Window	3' X 5'	Opens into Exterior

DESCRIPTION	QTY	UNIT PRICE	TOTAL
402. R&R Joist - floor or ceiling - 2x6 - w/blocking - 16" oc	284.18 SF @	2.14 =	608.15
403. Blown-in insulation - 16" depth - R44	284.18 SF @	1.12 =	318.28
404. 1/2" drywall - hung, taped, ready for texture	284.18 SF @	1.64 =	466.06
405. Seal the ceiling w/PVA primer - one coat	284.18 SF @	0.40 =	113.67
406. Acoustic ceiling (popcorn) texture	284.18 SF @	0.82 =	233.03
407. Seal stud wall for odor control	363.54 SF @	0.59 =	214.49
408. Rewire - average residence - copper wiring	284.18 SF @	2.98 =	846.86
835. Recessed light fixture	2.00 EA @	110.40 =	220.80

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### CONTINUED - Living/Dining Room

DESCRIPTION	QTY	UNIT PRICE	TOTAL
836. Light bulb - Halogen spot/flood (PAR30) - mat. only	2.00 EA @	5.42 =	10.84
409. Chandelier	1.00 EA @	233.30 =	233.30
410. Light bulb - Incand. standard bulb - 1000 hr - mat. only	5.00 EA @	0.50 =	2.50
432. Dimmer switch	1.00 EA @	32.06 =	32.06
433. Outlet	7.00 EA @	12.85 =	89.95
434. Phone/low voltage outlet rough-in	1.00 EA @	44.91 =	44.91
435. Phone, TV, or speaker outlet	1.00 EA @	16.68 =	16.68
411. Batt insulation - 4" - R11 - paper faced	242.36 SF @	0.56 =	135.72
412. 1/2" drywall - hung, taped, floated, ready for paint	484.72 SF @	1.88 =	911.27
413. Seal/prime then paint the walls (2 coats)	484.72 SF @	0.69 =	334.46
426. Clean window unit (per side) 10 - 20 SF - Heavy	3.00 EA @	14.54 =	43.62
837. Window drapery - hardware	2.00 EA @	77.62 =	155.24
427. Window blind - aluminum - 1" - 20.1 to 32 SF	1.00 EA @	123.08 =	123.08
428. Window blind - aluminum - 1" - 14.1 to 20 SF	1.00 EA @	88.79 =	88.79
429. Window stool & apron	10.00 LF @	5.37 =	53.70
430. Seal & paint window sill	10.00 LF @	1.70 =	17.00
431. Seal & paint casing - two coats	10.00 LF @	0.98 =	9.80
422. Baseboard - 2 1/4"	66.08 LF @	2.02 =	133.48
423. Seal & paint baseboard - two coats	66.08 LF @	0.99 =	65.42
424. Carpet	326.81 SF @	2.24 =	732.05
15 % waste added for Carpet.			
425. Carpet pad	284.18 SF @	0.39 =	110.83

Den

Height: Peaked

Missing Wall

5' 8" X 8'

Opens into BREAKFAST

Door

6' X 6' 8"

Opens into Exterior

Door

2' 7" X 6' 8"

Opens into ENTRY

DESCRIPTION	QTY	UNIT PRICE	TOTAL
436. R&R Joist - floor or ceiling - 2x6 - w/blocking - 16" oc	316.16 SF @	2.14 =	676.58
437. Blown-in insulation - 16" depth - R44	316.16 SF @	1.12 =	354.10
438. 1/2" drywall - hung, taped, ready for texture	316.16 SF @	1.64 =	518.50
439. Acoustic ceiling tile	316.16 SF @	3.27 =	1,033.84

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## CONTINUED - Den

DESCRIPTION	QTY	UNIT PRICE	TOTAL
444. Judges paneling - flat panel w/ molding - hardwood judges paneling used for cosmetic ceiling beams as they do not structurally support ceiling. one foot was 12" so using sf for Lf is = to SF price.	123.00 SF @	18.72 =	2,302.56
445. Stain and finish wood judges paneling	123.00 SF @	3.15 =	387.45
841. Recessed light fixture - High grade	1.00 EA @	131.93 =	131.93
842. Light bulb - Halogen spot/flood (PAR30) - mat. only	1.00 EA @	5.42 =	5.42
446. Ceiling fan & light - High grade	1.00 EA @	396.45 =	396.45
447. Light bulb - Incand. standard bulb - 1000 hr - mat. only	4.00 EA @	0.50 =	2.00
448. Seal stud wall for odor control	417.97 SF @	0.59 =	246.60
449. Batt insulation - 4" - R11 - paper faced	222.92 SF @	0.56 =	124.84
452. Rewire - average residence - copper wiring	305.67 SF @	2.98 =	910.90
453. Outlet	6.00 EA @	12.85 =	77.10
454. Switch	3.00 EA @	12.89 =	38.67
450. Paneling	557.30 SF @	1.93 =	1,075.59
455. Bifold door - full louvered - Single	1.00 EA @	120.05 =	120.05
456. Stain & finish door/window trim & jamb (per side)	2.00 EA @	27.60 =	55.20
457. Stain & finish full lvrd single bifold door- slab - 1 side	2.00 EA @	35.34 =	70.68
458. French double doors - Exterior - stain grade jamb & casing	1.00 EA @	1,313.00 =	1,313.00
459. Stain & finish French door slab only - exterior (per side)	4.00 EA @	124.18 =	496.72
460. Stain & finish door/window trim & jamb - Large (per side)	2.00 EA @	32.21 =	64.42
461. Door lockset & deadbolt - exterior	2.00 EA @	81.28 =	162.56
462. Window blind - PVC - 3.5" - 32.1 to 42 SF	1.00 EA @	171.50 =	171.50
463. Bookcase - built in - 10" - (SF of face area)	32.00 SF @	10.59 =	338.88
465. Cabinet door - High grade for the doors covering lower portion of book case	12.00 SF @	23.25 =	279.00
466. Clean fireplace face & mantel	104.00 SF @	0.97 =	100.88
467. Clean fireplace hearth	20.00 SF @	0.97 =	19.40
468. Clean fireplace glass doors	1.00 EA @	16.55 =	16.55
469. Paint brick	104.00 SF @	0.59 =	61.36
838. Seal block with masonry sealer	104.00 SF @	0.61 =	63.44
839. Add for glued down application over concrete substrate	305.67 SF @	1.03 =	314.84
470. Stain & finish wood fireplace mantel	10.00 LF @	5.18 =	51.80
471. Base shoe - stain grade no base just shoe	64.76 LF @	1.17 =	75.77
472. Stain & finish base shoe or quarter round	64.76 LF @	0.86 =	55.69
473. Parquet flooring	305.67 SF @	7.88 =	2,408.68



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### Breakfast

Height: 8'

Missing Wall	2' 5 3/4" X 8'	Opens into KITCHEN
Missing Wall	6' 5 3/4" X 8'	Opens into KITCHEN
Window	3' 8" X 5'	Opens into Exterior
Missing Wall - Goes to Floor	2' 8" X 6' 8"	Opens into LIVING_DININ
Missing Wall	5' 8" X 8'	Opens into DEN
Missing Wall	2' 1 15/16" X 8'	Opens into KITCHEN

DESCRIPTION	QTY	UNIT PRICE	TOTAL
475. R&R Joist - floor or ceiling - 2x6 - w/blocking - 16" oc	66.07 SF @	2.14 =	141.39
476. Blown-in insulation - 16" depth - R44	66.07 SF @	1.12 =	74.00
477. Seal stud wall for odor control	50.04 SF @	0.59 =	29.52
478. Batt insulation - 4" - R11 - paper faced	25.02 SF @	0.56 =	14.01
479. Rewire - average residence - copper wiring	66.07 SF @	2.98 =	196.89
480. Ceiling fan & light	1.00 EA @	298.95 =	298.95
481. Light bulb - Incand. standard bulb - 1000 hr - mat. only	2.00 EA @	0.50 =	1.00
482. 1/2" drywall - hung, taped, floated, ready for paint	116.11 SF @	1.88 =	218.29
483. Seal/prime then paint more than the ceiling (2 coats)	116.11 SF @	0.69 =	80.12
484. Paneling	50.04 SF @	1.93 =	96.58
485. Casing - 2 1/4" stain grade	6.00 LF @	2.13 =	12.78
486. Stain & finish casing	6.00 LF @	1.07 =	6.42
487. Clean window unit (per side) 10 - 20 SF - Heavy	1.00 EA @	14.54 =	14.54
488. Window blind - PVC - 2" - 14.1 to 20 SF	1.00 EA @	99.14 =	99.14
489. Window stool & apron	3.00 LF @	5.37 =	16.11
490. Seal & paint window sill	3.00 LF @	1.70 =	5.10
491. Seal & paint casing - two coats	3.00 LF @	0.98 =	2.94
492. Base shoe - stain grade	14.36 LF @	1.17 =	16.80
493. Stain & finish base shoe or quarter round	14.36 LF @	0.86 =	12.35
494. Laminate - simulated wood flooring	66.07 SF @	5.55 =	366.69
495. Vapor barrier - visqueen - 6mil	66.07 SF @	0.26 =	17.18
840. T- molding - for wood flooring	6.00 LF @	5.79 =	34.74

### Kitchen

Height: 8'

Missing Wall	2' 5 3/4" X 8'	Opens into BREAKFAST
Missing Wall	6' 5 3/4" X 8'	Opens into BREAKFAST
Window	3' X 3'	Opens into Exterior
Missing Wall - Goes to Floor	3' 1" X 6' 8"	Opens into LAUNDRY
Missing Wall	2' 1 15/16" X 8'	Opens into BREAKFAST

DESCRIPTION	QTY	UNIT PRICE	TOTAL
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### CONTINUED - Kitchen

DESCRIPTION	QTY	UNIT PRICE	TOTAL
499. Seal floor or ceiling joist system	98.98 SF @	0.85 =	84.13
500. Blown-in insulation - 16" depth - R44	98.98 SF @	1.12 =	110.86
501. Seal stud wall for odor control	120.94 SF @	0.59 =	71.35
502. Batt insulation - 4" - R11 - paper faced	120.94 SF @	0.56 =	67.73
503. Rewire - average residence - copper wiring	82.31 SF @	2.98 =	245.28
504. Outlet	5.00 EA @	12.85 =	64.25
505. Switch	2.00 EA @	12.89 =	25.78
506. Ceiling fan & light	1.00 EA @	298.95 =	298.95
507. Light bulb - Incand. standard bulb - 1000 hr - mat. only	2.00 EA @	0.50 =	1.00
508. Recessed light fixture	1.00 EA @	110.40 =	110.40
509. Light bulb - Halogen spot/flood (PAR30) - mat. only	1.00 EA @	5.42 =	5.42
510. 1/2" drywall - hung, taped, floated, ready for paint	340.86 SF @	1.88 =	640.82
511. Seal/prime then paint part of the walls and ceiling (2 coats)	272.17 SF @	0.69 =	187.80
512. Clean window unit (per side) 10 - 20 SF	1.00 EA @	10.34 =	10.34
513. Window blind - PVC - 2" - 7.1 to 14 SF	1.00 EA @	71.38 =	71.38
514. Window stool & apron	3.00 LF @	5.37 =	16.11
515. Seal & paint window sill	3.00 LF @	1.70 =	5.10
516. Seal & paint casing - two coats	3.00 LF @	0.98 =	2.94
517. Wallpaper	62.69 SF @	2.05 =	128.51
519. Wallpaper border	31.35 LF @	2.36 =	73.99
520. Custom cabinets - wall units - up to 24" tall	6.00 LF @	132.13 =	792.78
521. Custom cabinets - wall units - 30" tall	7.00 LF @	140.61 =	984.27
522. Custom cabinets - full height units	2.25 LF @	291.77 =	656.48
523. Custom cabinets - base units	15.75 LF @	203.53 =	3,205.60
includes desk			
524. Cabinet knob or pull - Standard grade	18.00 EA @	5.71 =	102.78
525. Countertop - post formed plastic laminate	19.50 LF @	43.16 =	841.62
includes desk			
526. Range hood - oversized	1.00 EA @	272.01 =	272.01
527. Built-in oven	1.00 EA @	1,001.51 =	1,001.51
528. Microwave oven - over range w/built-in hood	1.00 EA @	420.21 =	420.21
closes match to built in microwave			
529. Cooktop - electric	1.00 EA @	427.78 =	427.78
530. Dishwasher	1.00 EA @	580.13 =	580.13
532. Garbage disposer	1.00 EA @	220.50 =	220.50
533. Sink faucet - Kitchen - Standard grade	1.00 EA @	151.93 =	151.93

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### CONTINUED - Kitchen

DESCRIPTION	QTY	UNIT PRICE	TOTAL
534. Sink sprayer attachment - side pull	1.00 EA @	43.71 =	43.71
535. Sink - double	1.00 EA @	331.32 =	331.32
536. Sink strainer and drain assembly	1.00 EA @	43.46 =	43.46
537. Corner trim ontop of backsplash	16.00 LF @	1.43 =	22.88
538. Seal & paint corner trim - two coats	16.00 LF @	0.75 =	12.00
539. Angle stop valve	2.00 EA @	29.30 =	58.60
540. Refrigerator/icemaker water supply box with valve	1.00 EA @	116.10 =	116.10
541. Door opening (jamb & casing) - 32"to36"wide - paint grade	1.00 EA @	89.47 =	89.47
542. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA @	20.97 =	41.94
543. Baseboard - 3 1/4"	17.93 LF @	2.37 =	42.49
544. Seal & paint baseboard - two coats	17.93 LF @	0.99 =	17.75
545. Laminate - simulated wood flooring	82.31 SF @	5.55 =	456.82
546. Vapor barrier - visqueen - 6mil	82.31 SF @	0.26 =	21.40
843. T- molding - for wood flooring	3.00 LF @	5.79 =	17.37
844. Waterproof paneling w/trim back splash behind cooktop	6.00 SF @	2.11 =	12.66

### Laundry

Height: 8'

Door	2' 1" X 6' 8"	Opens into PNTY
Door	2' 1" X 6' 8"	Opens into PBATH
Door	2' 8" X 6' 8"	Opens into GARAGE
Missing Wall - Goes to Floor	3' 1" X 6' 8"	Opens into KITCHEN

DESCRIPTION	QTY	UNIT PRICE	TOTAL
548. Seal floor or ceiling joist system	41.00 SF @	0.85 =	34.85
549. Blown-in insulation - 16" depth - R44	41.00 SF @	1.12 =	45.92
550. 1/2" drywall - hung, taped, floated, ready for paint	66.62 SF @	1.88 =	125.25
551. Texture drywall - light hand texture	113.24 SF @	0.51 =	57.75
552. Seal/prime then paint the walls and ceiling (2 coats)	179.85 SF @	0.69 =	124.10
553. Rewire - average residence - copper wiring	41.00 SF @	2.98 =	122.18
554. Switch	2.00 EA @	12.89 =	25.78
555. Ceiling fan & light	1.00 EA @	298.95 =	298.95

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### CONTINUED - Laundry

DESCRIPTION	QTY	UNIT PRICE	TOTAL
556. Light bulb - Incand. standard bulb - 1000 hr - mat. only	1.00 EA @	0.50 =	0.50
557. Clean door - French (per side)	2.00 EA @	15.28 =	30.56
558. Prime & paint French door slab only - exterior (per side)	2.00 EA @	68.45 =	136.90
559. Clean door / window opening (per side)	4.00 EA @	8.92 =	35.68
560. Paint door/window trim & jamb - 2 coats (per side)	4.00 EA @	20.97 =	83.88
561. Clean door hardware	2.00 EA @	4.57 =	9.14
562. Detach & Reset Shelving - wire (vinyl coated)	6.00 LF @	6.64 =	39.84
563. Baseboard - 3 1/4"	15.70 LF @	2.37 =	37.21
564. Seal & paint baseboard - two coats	15.70 LF @	0.99 =	15.54
565. Base shoe	15.70 LF @	1.04 =	16.33
566. Seal & paint base shoe or quarter round	15.70 LF @	0.54 =	8.48
567. Laminate - simulated wood flooring	41.00 SF @	5.55 =	227.55
568. Vapor barrier - visqueen - 6mil	41.00 SF @	0.26 =	10.66

Pnty Height: 8'

Door 2' 1" X 6' 8" Opens into LAUNDRY

DESCRIPTION	QTY	UNIT PRICE	TOTAL
570. Seal floor or ceiling joist system	7.29 SF @	0.85 =	6.20
571. Blown-in insulation - 16" depth - R44	7.29 SF @	1.12 =	8.16
572. 1/2" drywall - hung, taped, floated, ready for paint	18.46 SF @	1.88 =	34.70
573. Texture drywall - light hand texture	64.28 SF @	0.51 =	32.78
574. Seal/prime then paint the walls and ceiling (2 coats)	82.74 SF @	0.69 =	57.09
575. Rewire - average residence - copper wiring	7.29 SF @	2.98 =	21.72
576. Porcelain light fixture	1.00 EA @	26.19 =	26.19
577. Light bulb - Incand. standard bulb - 1000 hr - mat. only	1.00 EA @	0.50 =	0.50
578. Clean shelving - wood	15.00 LF @	0.62 =	9.30
579. Seal & paint wood shelving, 12"- 24" width	15.00 LF @	3.00 =	45.00
580. Baseboard - 2 1/4"	9.08 LF @	2.02 =	18.34
581. Seal & paint baseboard - two coats	7.29 LF @	0.99 =	7.22
582. Base shoe	9.08 LF @	1.04 =	9.44
583. Seal & paint base shoe or quarter round	9.08 LF @	0.54 =	4.90
584. Laminate - simulated wood flooring	7.29 SF @	5.55 =	40.46



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### CONTINUED - Pnty

DESCRIPTION	QTY	UNIT PRICE	TOTAL
585. Vapor barrier - visqueen - 6mil	7.29 SF @	0.26 =	1.90

**PBath**

**Height: 8'**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
<b>Door</b> 2' 1" X 6' 8" Opens into LAUNDRY			
587. Seal floor or ceiling joist system	25.77 SF @	0.85 =	21.90
588. Blown-in insulation - 16" depth - R44	25.77 SF @	1.12 =	28.86
589. 1/2" drywall - hung, taped, floated, ready for paint	48.10 SF @	1.88 =	90.43
590. Texture drywall - light hand texture	142.44 SF @	0.51 =	72.64
591. Seal/prime then paint the walls and ceiling (2 coats)	190.55 SF @	0.69 =	131.48
592. Rewire - average residence - copper wiring	25.77 SF @	2.98 =	76.79
593. Switch	2.00 EA @	12.89 =	25.78
594. Detach & Reset Crown molding - 2 1/4" to detach and reset double small crown molding	44.67 LF @	2.58 =	115.25
595. Clean door (per side)	2.00 EA @	4.94 =	9.88
596. Paint door slab only - 2 coats (per side)	2.00 EA @	25.41 =	50.82
597. Clean door / window opening (per side)	2.00 EA @	8.92 =	17.84
598. Clean door hardware	1.00 EA @	4.57 =	4.57
599. Clean medicine cabinet	1.00 EA @	9.67 =	9.67
600. Clean cabinetry - upper - inside and out	2.00 LF @	10.12 =	20.24
601. Ceiling fan & light	1.00 EA @	298.95 =	298.95
602. Light bulb - Incand. standard bulb - 1000 hr - mat. only	1.00 EA @	0.50 =	0.50
603. Detach & Reset Light fixture - wall sconce	1.00 EA @	44.32 =	44.32
604. Clean light fixture	1.00 EA @	7.26 =	7.26
605. Clean towel bar	2.00 EA @	4.82 =	9.64
606. Clean toilet paper dispenser	1.00 EA @	4.83 =	4.83
607. Detach & Reset Pedestal sink	1.00 EA @	230.72 =	230.72
608. Clean sink - pedestal	1.00 EA @	16.96 =	16.96
609. Clean sink faucet	1.00 EA @	6.63 =	6.63
610. Clean toilet	1.00 EA @	14.97 =	14.97
611. Clean toilet seat	1.00 EA @	3.23 =	3.23
612. Detach & Reset Toilet	1.00 EA @	198.54 =	198.54

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### CONTINUED - PBath

DESCRIPTION	QTY	UNIT PRICE	TOTAL
613. Detach & Reset Baseboard - 3 1/4"	20.25 LF @	1.92 =	38.88
614. Laminate - simulated wood flooring	25.77 SF @	5.55 =	143.02
615. Vapor barrier - visqueen - 6mil	25.77 SF @	0.26 =	6.70

**WH** **Height: 8'**

**Door** **1' 6" X 6' 8"** **Opens into GARAGE**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
617. Seal floor or ceiling joist system	4.00 SF @	0.85 =	3.40
618. 1/2" drywall - hung, taped, ready for texture	58.00 SF @	1.64 =	95.12
845. Detach & Reset Water heater - 50 gallon - Electric - 6 yr	1.00 EA @	442.23 =	442.23
846. Clean water heater	1.00 EA @	16.18 =	16.18

**Garage** **Height: 8'**

**Door** **16' X 7'** **Opens into Exterior**

**Door** **1' 6" X 6' 8"** **Opens into WH**

**Door** **2' 8" X 6' 8"** **Opens into LAUNDRY**

**Window** **2' 1" X 3'** **Opens into Exterior**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
620. Seal floor or ceiling joist system	480.53 SF @	0.85 =	408.45
621. 1/2" drywall - hung, taped, ready for texture	480.53 SF @	1.64 =	788.07
622. Fluorescent light fixture	4.00 EA @	95.16 =	380.64
623. Light bulb - Fluorescent tube - 3' soft white - mat. only	8.00 EA @	6.74 =	53.92
624. Overhead (garage) door opener	1.00 EA @	349.14 =	349.14
626. Casing - 2 1/4" around stair opening	12.00 LF @	1.55 =	18.60
627. Paint disappearing (folding) stairway/attic access ladder	1.00 EA @	102.91 =	102.91
628. Rewire - average residence - copper wiring more than normal amount of electrical in the garage so completed as rewire for dwelling	480.53 SF @	2.98 =	1,431.98





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### CONTINUED - Garage

DESCRIPTION	QTY	UNIT PRICE	TOTAL
629. Clean paneling	583.31 SF @	0.25 =	145.83
630. Clean shelving - wood	132.00 LF @	0.62 =	81.84
631. Detach & Reset Overhead door & hardware - 16' x 7'	1.00 EA @	256.62 =	256.62
632. Clean overhead door & hardware	1.00 EA @	29.01 =	29.01
633. Clean concrete the floor	480.53 SF @	0.21 =	100.91
634. Clean door / window opening (per side)	2.00 EA @	8.92 =	17.84
635. Paint door or window opening - 2 coats (per side)	2.00 EA @	20.97 =	41.94
636. Clean shutter	2.00 EA @	5.97 =	11.94
637. Seal & paint window shutters - per side (set)	2.00 EA @	21.93 =	43.86

### HVAC

Height: 8'

DESCRIPTION	QTY	UNIT PRICE	TOTAL
730. Exterior door - Detach & reset	1.00 EA @	96.36 =	96.36
731. Prime & paint door slab only - exterior (per side)	2.00 EA @	31.51 =	63.02
732. Seal/prime then paint the walls and ceiling (2 coats)	67.89 SF @	0.69 =	46.84

### HVAC

DESCRIPTION	QTY	UNIT PRICE	TOTAL
733. Ductwork system - hot or cold air - 1600 to 2199 SF home	1.00 EA @	4,544.88 =	4,544.88
734. Air handler - with heat element and A/C coil - 4 ton	1.00 EA @	2,115.97 =	2,115.97
735. Central air cond. system - recharge - 10lb refrigerant	1.00 EA @	291.51 =	291.51
736. Central air cond. system - refrigerant evacuation	1.00 EA @	131.10 =	131.10

### Electrical

DESCRIPTION	QTY	UNIT PRICE	TOTAL
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## CONTINUED - Electrical

DESCRIPTION	QTY	UNIT PRICE	TOTAL
740. Breaker panel - 200 amp	1.00 EA @	1,144.83 =	1,144.83
741. Meter base and main disconnect - 200 amp	1.00 EA @	414.50 =	414.50
742. Meter mast for overhead power - 2" conduit	1.00 EA @	436.53 =	436.53

### Debris Removal

DESCRIPTION	QTY	UNIT PRICE	TOTAL
737. General Demolition - per hour Allows for 4 laborers for 4 days to demo the interior of the home. The roofing, framing and exterior include the removal of the items	128.00 HR @	36.51 =	4,673.28
739. Dumpster load - Approx. 30 yards, 5-7 tons of debris this is for the demolition of 2279 sf of dwelling this would require 3 dumpsters. However additional dumpsters were added for exterior and roofing and framing debris.	6.00 EA @	506.16 =	3,036.96

### General

DESCRIPTION	QTY	UNIT PRICE	TOTAL
847. Temporary toilet (per month) To be paid as incurred	MO @	179.44 =	0.00
848. Taxes, insurance, permits & fees (Bid Item) PAid as incurred	1.00 EA @		0.00
849. Temporary power usage (per month) Paid as incurred	MO @	120.57 =	0.00
850. Sheathing - plywood - 5/8" CDX Material only for dumpster protection	416.00 SF @	0.76 =	316.16
851. Drain/Vent line - PVC pipe with fitting and hanger, 2" for the vent pipes for the plumbing stacks	40.00 LF @	10.82 =	432.80

### Roof

### Roof



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DESCRIPTION	QTY	UNIT PRICE	TOTAL
747. 2" x 6" x 20' #2 & better Fir / Larch (material only)	74.00 EA @	10.41 =	770.34
748. 2" x 6" x 12' #2 & better Fir / Larch (material only)	14.00 EA @	5.74 =	80.36
749. 2" x 6" x 8' #2 & better Fir / Larch (material only)	43.00 EA @	3.81 =	163.83
753. Rafters - 2x6 - Labor only - (using rafter length)	3,200.96 LF @	1.83 =	5,857.76
754. R&R Additional labor - 2x4-2x6 - 5/12 to 9/12 slope	3,201.82 LF @	0.75 =	2,401.36
756. R&R Sheathing - plywood - 1/2" CDX	3,392.00 SF @	1.81 =	6,139.52
757. 2" x 4" x 20' #2 & better Fir / Larch (material only)	4.00 EA @	7.48 =	29.92
758. 2" x 4" x 16' #2 & better Fir / Larch (material only)	2.00 EA @	5.97 =	11.94
759. 2" x 4" x 8' #2 & better Fir / Larch (material only)	14.00 EA @	3.01 =	42.14
760. 2" x 4" x 92 5/8" pre-cut stud (for 8' wall, mat only)	42.00 EA @	2.92 =	122.64
761. R&R Sheathing - OSB - 1/2"	439.52 SF @	1.57 =	690.04
762. R&R Labor to frame 2" x 4" non-bearing wall - 16" oc	439.52 SF @	1.45 =	637.30
767. 2" x 6" x 18' #2 & better Fir / Larch (material only)	47.00 EA @	9.37 =	440.39
768. 2" x 6" x 16' #2 & better Fir / Larch (material only)	8.00 EA @	7.56 =	60.48
769. 2" x 6" x 14' #2 & better Fir / Larch (material only)	16.00 EA @	6.70 =	107.20
770. 2" x 6" x 10' #2 & better Fir / Larch (material only)	30.00 EA @	4.76 =	142.80
776. 2" x 4" x 18' #2 & better Fir / Larch (material only)	3.00 EA @	6.76 =	20.28
777. 2" x 4" x 10' #2 & better Fir / Larch (material only)	2.00 EA @	3.76 =	7.52
778. R&R Rafters - hip - 6" - Labor only (use hip length)	110.48 LF @	20.31 =	2,243.84
808. R&R Sheathing - OSB - 1/2"	224.00 SF @	1.57 =	351.68
819. R&R Trim board - 1" x 4" - installed (pine)	1,462.00 LF @	3.00 =	4,386.00
for the 1x4 lath that was located under the roof sheathing			
854. 2" x 4" x 14' #2 & better Fir / Larch (material only)	4.00 EA @	5.30 =	21.20

### R4

DESCRIPTION	QTY	UNIT PRICE	TOTAL
809. Remove Tear off, haul and dispose of comp. shingles - Laminated	35.85 SQ @	43.15 =	1,546.93
811. Laminated - comp. shingle rfg. - w/out felt	39.44 SQ @	173.28 =	6,834.16
812. Roofing felt - 15 lb.	35.85 SQ @	23.72 =	850.36
813. Ridge cap - composition shingles	131.61 LF @	3.58 =	471.16
814. Continuous ridge vent - shingle-over style	40.00 LF @	6.90 =	276.00
815. Drip edge	330.91 LF @	1.77 =	585.71
816. Roof vent - turbine type	2.00 EA @	96.40 =	192.80
817. Flashing - pipe jack - lead	3.00 EA @	55.34 =	166.02

Front Elevation

Formula Elevation 70' 10 13/16" x 8' x 0"

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Missing Wall - Goes to neither Floor/Ceiling (5) 3' X 5'  
 Missing Wall - Goes to Floor 3' X 7'

Opens into Exterior  
 Opens into Exterior

DESCRIPTION	QTY	UNIT PRICE	TOTAL
Elevation measurement from eagle view. Measurement for materials obtained on site due to multiple materials on the elevation.			
645. R&R Siding trim - 1" x 2" fir re-sawn <i>Drip edge trim.</i>	86.00 LF @	3.35 =	288.10
647. R&R Trim board - 1" x 6" - installed (pine) <i>Fascia board.</i>	86.00 LF @	4.31 =	370.66
648. Wrap custom fascia with aluminum (PER LF) <i>Wrap for drip edge wood trim.</i>	20.00 LF @	10.79 =	215.80
649. Wrap custom fascia with aluminum (PER LF) <i>Wrap for fascia wood trim.</i>	86.00 LF @	10.79 =	927.94
650. R&R Soffit - wood	174.00 SF @	4.57 =	795.18
651. Soffit - vinyl	174.00 SF @	3.95 =	687.30
652. R&R Trim board - 1" x 6" - installed (pine) <i>Frieze board.</i>	78.00 LF @	4.31 =	336.18
653. Fascia - vinyl - up to 8" <i>Vinyl wrapped frieze board.</i>	78.00 LF @	3.84 =	299.52
654. R&R Gutter / downspout - aluminum - up to 5"	90.00 LF @	4.85 =	436.50
656. R&R Shutters - wood - louvered or paneled - Large	2.00 EA @	327.82 =	655.64
657. Seal & paint window shutters - per side (set)	5.00 EA @	21.93 =	109.65
659. Siding - vinyl <i>Front porch and gable area.</i>	61.50 SF @	3.06 =	188.19
661. Attic vent - gable end - vinyl	1.00 EA @	99.14 =	99.14
663. (Install) 4" x 4" x 8' wood post - turned <i>Reset post.</i>	4.00 EA @	28.51 =	114.04
664. Lighted house numbers - Detach & reset	1.00 EA @	48.53 =	48.53
665. R&R Exterior light fixture	1.00 EA @	94.07 =	94.07
666. R&R Storm door assembly - High grade	1.00 EA @	280.91 =	280.91
667. Detach & Reset Wall mount mailbox	1.00 EA @	17.72 =	17.72
669. Clean with pressure/chemical spray <i>Pressure wash brick, porch and sidewalk up to house.</i>	528.00 SF @	0.29 =	153.12
670. Clean window unit (per side) 10 - 20 SF	5.00 EA @	10.34 =	51.70
671. Clean window unit (per side) 3 - 9 SF	1.00 EA @	7.23 =	7.23

### Left Elevation

Formula Elevation 39' x 8' x 6'

Missing Wall - Goes to neither Floor/Ceiling (2) 3' X 5'

Opens into Exterior

DESCRIPTION	QTY	UNIT PRICE	TOTAL
672. R&R Siding trim - 1" x 2" fir re-sawn	46.00 LF @	3.35 =	154.10
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### CONTINUED - Left Elevation

DESCRIPTION	QTY	UNIT PRICE	TOTAL
<i>Drip edge trim.</i>			
673. R&R Trim board - 1" x 6" - installed (pine)	46.00 LF @	4.31 =	198.26
<i>Fascia board.</i>			
674. Prime & paint exterior fascia - wood, 4"- 6" wide	46.00 LF @	1.12 =	51.52
675. R&R Soffit - wood	92.00 SF @	4.57 =	420.44
676. Prime & paint exterior soffit - wood	92.00 SF @	1.51 =	138.92
677. R&R Trim board - 1" x 6" - installed (pine)	35.00 LF @	4.31 =	150.85
<i>Frieze board.</i>			
678. Fascia - vinyl - up to 8"	35.00 LF @	3.84 =	134.40
<i>Vinyl wrapped frieze board.</i>			
680. Siding - vinyl	175.00 SF @	3.06 =	535.50
<i>Front porch and gable area.</i>			
681. House wrap (air/moisture barrier)	175.00 SF @	0.26 =	45.50
682. R&R Attic vent - gable end - vinyl - Large	1.00 EA @	154.25 =	154.25
683. Clean with pressure/chemical spray	280.00 SF @	0.29 =	81.20
<i>Pressure wash brick, porch and sidewalk up to house.</i>			
684. Clean window unit (per side) 10 - 20 SF	2.00 EA @	10.34 =	20.68

### Right Elevation

Formula Elevation 59' x 8' x 6'

Missing Wall - Goes to neither Floor/Ceiling 3' X 5'

Opens into Exterior

Missing Wall - Goes to neither Floor/Ceiling 2' X 3'

Opens into Exterior

DESCRIPTION	QTY	UNIT PRICE	TOTAL
685. R&R Siding trim - 1" x 2" fir re-sawn	104.00 LF @	3.35 =	348.40
<i>Drip edge trim.</i>			
686. R&R Trim board - 1" x 6" - installed (pine)	104.00 LF @	4.31 =	448.24
<i>Fascia board.</i>			
687. Prime & paint exterior fascia - wood, 4"- 6" wide	104.00 LF @	1.12 =	116.48
688. Wrap custom fascia with aluminum (PER LF)	39.00 LF @	10.79 =	420.81
<i>Wrap for drip edge wood trim.</i>			
689. R&R Soffit - wood	200.00 SF @	4.57 =	914.00
690. Prime & paint exterior soffit - wood	126.00 SF @	1.51 =	190.26
691. Soffit - vinyl	74.00 SF @	3.95 =	292.30



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### CONTINUED - Right Elevation

DESCRIPTION	QTY	UNIT PRICE	TOTAL
692. R&R Trim board - 1" x 6" - installed (pine) <i>Frieze board.</i>	39.00 LF @	4.31 =	168.09
693. Fascia - vinyl - up to 8" <i>Vinyl wrapped frieze board.</i>	39.00 LF @	3.84 =	149.76
695. Siding - vinyl <i>Front porch and gable area.</i>	317.00 SF @	3.06 =	970.02
696. House wrap (air/moisture barrier)	317.00 SF @	0.26 =	82.42
697. R&R Attic vent - gable end - vinyl - Large	1.00 EA @	154.25 =	154.25
698. R&R Gutter / downspout - aluminum - up to 5"	61.00 LF @	4.85 =	295.85
699. R&R Spot light fixture - double - w/motion sensor	1.00 EA @	141.72 =	141.72
700. Clean with pressure/chemical spray <i>Pressure wash brick, porch and sidewalk up to house.</i>	312.00 SF @	0.29 =	90.48
701. Clean window unit (per side) 10 - 20 SF	1.00 EA @	10.34 =	10.34
702. Clean window unit (per side) 3 - 9 SF	1.00 EA @	7.23 =	7.23

### Rear Elevation

Formula Elevation 79' 3 5/8" x 8' x 0"

Missing Wall - Goes to Floor	16' X 7'	Opens into Exterior
Missing Wall - Goes to Floor	(2) 6' X 7'	Opens into Exterior
Missing Wall - Goes to neither Floor/Ceiling	2' X 3'	Opens into Exterior
Missing Wall - Goes to neither Floor/Ceiling	3' X 5'	Opens into Exterior

DESCRIPTION	QTY	UNIT PRICE	TOTAL
703. R&R Siding trim - 1" x 2" fir re-sawn <i>Drip edge trim.</i>	108.00 LF @	3.35 =	361.80
704. R&R Trim board - 1" x 6" - installed (pine) <i>Fascia board.</i>	108.00 LF @	4.31 =	465.48
705. Wrap custom fascia with aluminum (PER LF) <i>Wrap for fascia and/or drip edge wood trim.</i>	108.00 LF @	10.79 =	1,165.32
706. Prime & paint exterior fascia - wood, 4"- 6" wide	92.00 LF @	1.12 =	103.04
707. R&R Soffit - wood	255.00 SF @	4.57 =	1,165.35
708. Soffit - vinyl	255.00 SF @	3.95 =	1,007.25
709. R&R Trim board - 1" x 6" - installed (pine) <i>Frieze board.</i>	20.00 LF @	4.31 =	86.20



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### CONTINUED - Rear Elevation

DESCRIPTION	QTY	UNIT PRICE	TOTAL
710. Fascia - vinyl - up to 8" <i>Vinyl wrapped frieze board.</i>	20.00 LF @	3.84 =	76.80
711. R&R Gutter / downspout - aluminum - up to 5"	144.00 LF @	4.85 =	698.40
713. Siding - vinyl <i>Front porch and gable area.</i>	15.00 SF @	3.06 =	45.90
714. House wrap (air/moisture barrier)	15.00 SF @	0.26 =	3.90
715. Paint door or window opening - Large - 2 coats (per side)	1.00 EA @	24.68 =	24.68
716. R&R Exterior light fixture	1.00 EA @	94.07 =	94.07
717. Clean window unit (per side) 10 - 20 SF	5.00 EA @	10.34 =	51.70
718. Clean window unit (per side) 3 - 9 SF	1.00 EA @	7.23 =	7.23
719. R&R Motion sensor for exterior light fixture	1.00 EA @	59.36 =	59.36
720. R&R Spot light fixture - double	3.00 EA @	94.53 =	283.59
721. R&R Exterior light fixture	1.00 EA @	94.07 =	94.07
722. Paint double garage door opening & trim - 1 coat	1.00 EA @	55.59 =	55.59
723. Paint overhead door - Large - 1 coat (per side)	1.00 EA @	80.98 =	80.98
724. Paint door slab only - 1 coat - exterior (per side)	1.00 EA @	20.38 =	20.38
725. Paint door or window opening - 1 coat (per side)	1.00 EA @	14.21 =	14.21
726. Paint French door slab only - 2 coats (per side)	4.00 EA @	47.48 =	189.92
727. Clean window unit (per side) 10 - 20 SF	1.00 EA @	10.34 =	10.34
728. Clean window unit (per side) 3 - 9 SF	1.00 EA @	7.23 =	7.23
729. Clean with pressure/chemical spray <i>Pressure wash brick, porch and sidewalk up to house.</i>	1,288.00 SF @	0.29 =	373.52

### Grand Total Areas:

7,446.27 SF Walls	2,274.77 SF Ceiling	9,721.04 SF Walls and Ceiling
2,205.00 SF Floor	245.00 SY Flooring	855.88 LF Floor Perimeter
2,279.62 SF Long Wall	2,279.62 SF Short Wall	1,093.05 LF Ceil. Perimeter
2,205.00 Floor Area	2,457.67 Total Area	5,571.59 Interior Wall Area
2,462.23 Exterior Wall Area	250.88 Exterior Perimeter of Walls	
3,585.42 Surface Area	35.85 Number of Squares	661.82 Total Perimeter Length
109.62 Total Ridge Length	21.99 Total Hip Length	



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### Summary for Dwelling

Line Item Total	150,549.01
Material Sales Tax	4,594.76
Cleaning Mtl Tax	4.49
Subtotal	155,148.26
Overhead	15,515.38
Profit	15,515.38
Cleaning Sales Tax	245.81
<b>Replacement Cost Value</b>	<b>\$186,424.83</b>
Less Depreciation	(51,399.10)
<b>Actual Cash Value</b>	<b>\$135,025.73</b>
<b>Net Claim</b>	<b>\$135,025.73</b>
Total Recoverable Depreciation	51,399.10
<b>Net Claim if Depreciation is Recovered</b>	<b>\$186,424.83</b>





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## Recap by Room

Estimate: MARSELENO\_CHAVEZ-STA

Area: SKETCH1

Area: Main Level

Mbedroom	4,679.52	3.11%
Mclst	1,104.37	0.73%
Vanity	1,332.89	0.89%
Lin	119.97	0.08%
Bathroom	887.09	0.59%
Clst 3	758.98	0.50%
Bedroom 3	3,908.75	2.60%
Bath2	2,129.68	1.41%
Hallway	2,696.81	1.79%
Storage	555.98	0.37%
HClst	332.62	0.22%
Bedroom 2	3,700.58	2.46%
Clst 2	710.32	0.47%
Coat Closet	497.75	0.33%
Office	5,853.44	3.89%
OClst	547.51	0.36%
Entry	3,541.71	2.35%
Living/Dining Room	6,366.04	4.23%
Den	14,522.95	9.65%
Breakfast	1,755.54	1.17%
Kitchen	13,207.71	8.77%
Laundry	1,487.05	0.99%
Pnty	323.90	0.22%
PBath	1,701.30	1.13%
WH	556.93	0.37%
Garage	4,263.50	2.83%
HVAC	206.22	0.14%
HVAC	7,083.46	4.71%
Electrical	1,995.86	1.33%
Debris Removal	7,710.24	5.12%
General	748.96	0.50%

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Area Subtotal: Main Level	95,287.63	63.29%
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Area: Roof	24,728.54	16.43%
R4	10,923.14	7.26%

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Area Subtotal: Roof	35,651.68	23.68%
Front Elevation	6,177.12	4.10%



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Left Elevation	2,085.62	1.39%
Right Elevation	4,800.65	3.19%
Rear Elevation	6,546.31	4.35%
<hr/>		
Area Subtotal: SKETCH1	150,549.01	100.00%
<hr/>		
Subtotal of Areas	150,549.01	100.00%
<hr/>		
Total	150,549.01	100.00%



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### Recap by Category with Depreciation

O&P Items	RCV	Deprec.	ACV
ACOUSTICAL TREATMENTS	1,033.84	151.63	882.21
APPLIANCES	2,922.14	2,191.62	730.52
CABINETRY	6,986.90	3,312.28	3,674.62
CLEANING	2,477.58		2,477.58
GENERAL DEMOLITION	13,381.19	1,522.79	11,858.40
DOORS	6,281.19	1,525.65	4,755.54
DRYWALL	11,354.59	1,808.90	9,545.69
ELECTRICAL	9,718.17	3,592.26	6,125.91
FLOOR COVERING - CARPET	3,162.14	2,371.64	790.50
FLOOR COVERING - CERAMIC TILE	555.30	122.17	433.13
FLOOR COVERING - WOOD	4,068.01	1,340.07	2,727.94
FINISH CARPENTRY / TRIMWORK	11,549.88	1,668.19	9,881.69
FINISH HARDWARE	846.78	629.89	216.89
FRAMING & ROUGH CARPENTRY	19,444.91	6,878.71	12,566.20
HEAT, VENT & AIR CONDITIONING	7,215.83	867.76	6,348.07
INSULATION	2,721.49	272.17	2,449.32
LIGHT FIXTURES	6,024.99	1,694.05	4,330.94
PLUMBING	2,049.41	666.35	1,383.06
PANELING & WOOD WALL FINISHES	1,184.83	204.02	980.81
PAINTING	12,432.72	2,550.94	9,881.78
ROOFING	9,376.21	1,296.16	8,080.05
SIDING	3,959.17	1,700.42	2,258.75
SOFFIT, FASCIA, & GUTTER	9,729.95	3,548.06	6,181.89
SPECIALTY ITEMS	17.72		17.72
WINDOW TREATMENT	1,851.57	1,237.65	613.92
WALLPAPER	202.50	151.87	50.63
O&P Items Subtotal	150,549.01	41,305.25	109,243.76
Material Sales Tax	4,594.76	1,526.79	3,067.97
Cleaning Mtl Tax	4.49		4.49
Overhead	15,515.38	4,283.53	11,231.85
Profit	15,515.38	4,283.53	11,231.85
Cleaning Sales Tax	245.81		245.81
Total	186,424.83	51,399.10	135,025.73



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### MARSELENO\_CHAVEZ-STA Roof Framing Take-off

#### Material

Description	Quantity	Unit
10d 1 1/2" joist hanger nails, 1 lb box, approx 150 count	16.21	LB
16d nails for nail gun - 2000 count box	0.93	BX
2" x 6" x 10' #2 & better Fir / Larch (material only)	30.00	EA
2" x 6" x 12' #2 & better Fir / Larch (material only)	14.00	EA
2" x 6" x 14' #2 & better Fir / Larch (material only)	16.00	EA
2" x 6" x 16' #2 & better Fir / Larch (material only)	8.00	EA
2" x 6" x 18' #2 & better Fir / Larch (material only)	47.00	EA
2" x 6" x 20' #2 & better Fir / Larch (material only)	74.00	EA
2" x 6" x 8' #2 & better Fir / Larch (material only)	43.00	EA
8d smooth box nails, (based on 50 lb box)	62.85	LB
Sheathing - OSB - 1/2"	7.00	EA
Sheathing - plywood - 1/2" CDX	106.00	EA

#### Labor

Description	Estimated Hours
Additional labor - 2x4-2x6 - 5/12 to 9/12 slope	25.79
Labor to install sheathing	40.67
Rafters - 2x6 - Labor only - (using rafter length)	86.12
Rafters - hip - 6" - Labor only (use hip length)	32.73



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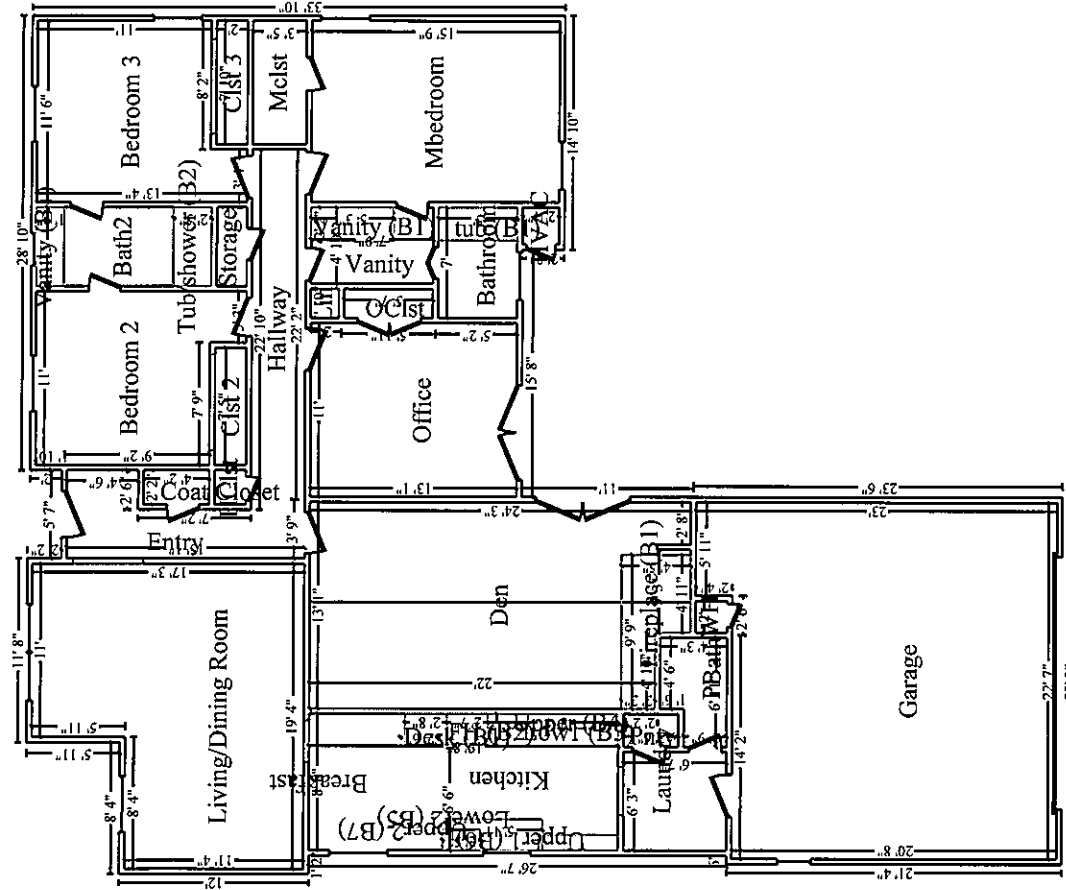
## MARSELENO\_CHAVEZ-STA Wall Framing Take-off

### Material

Description	Quantity	Unit
16d nails for nail gun - 2000 count box	0.17	BX
2" x 4" x 10' #2 & better Fir / Larch (material only)	2.00	EA
2" x 4" x 14' #2 & better Fir / Larch (material only)	4.00	EA
2" x 4" x 16' #2 & better Fir / Larch (material only)	2.00	EA
2" x 4" x 18' #2 & better Fir / Larch (material only)	3.00	EA
2" x 4" x 20' #2 & better Fir / Larch (material only)	4.00	EA
2" x 4" x 8' #2 & better Fir / Larch (material only)	14.00	EA
2" x 4" x 92 5/8" pre-cut stud (for 8' wall, mat only)	42.00	EA
8d smooth box nails, (based on 50 lb box)	7.58	LB
Sheathing - OSB - 1/2"	14.00	EA

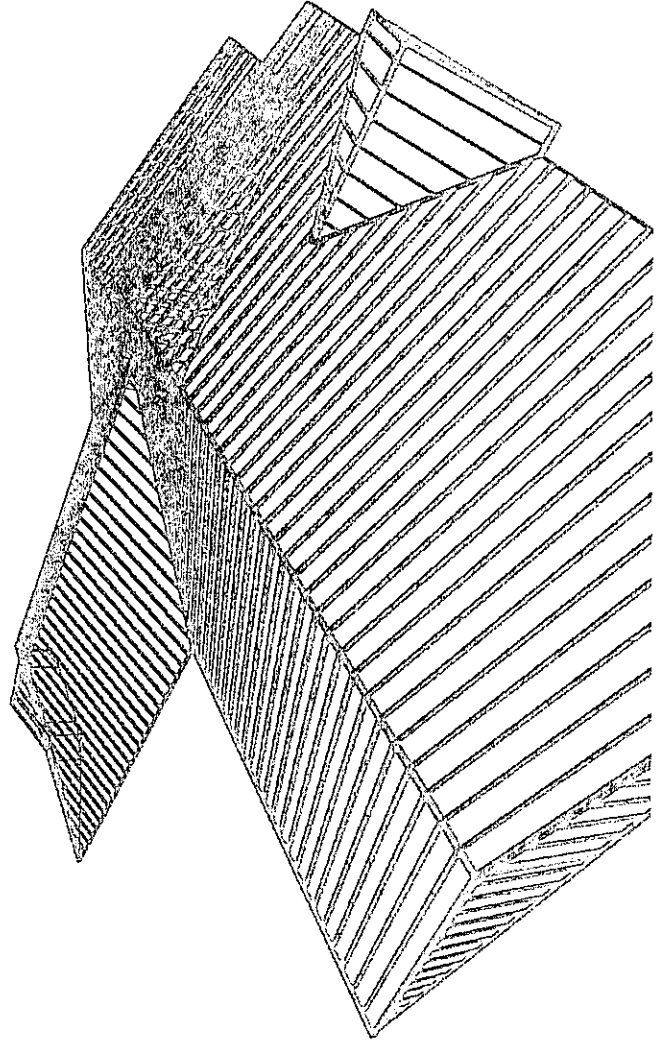
### Labor

Description	Estimated Hours
Labor to frame 2" x 4" non-bearing wall - 16" oc	8.48
Labor to install sheathing	4.94

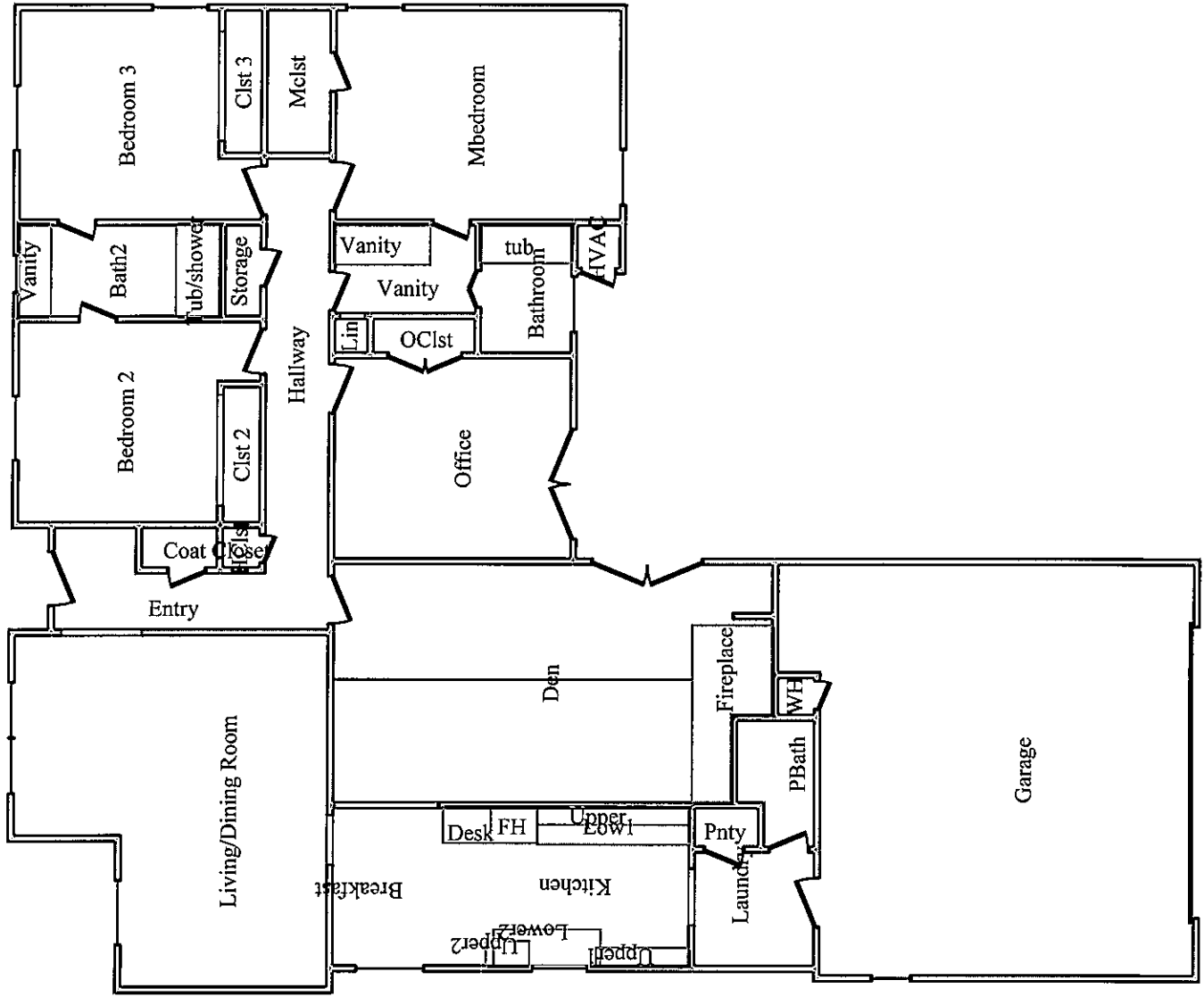


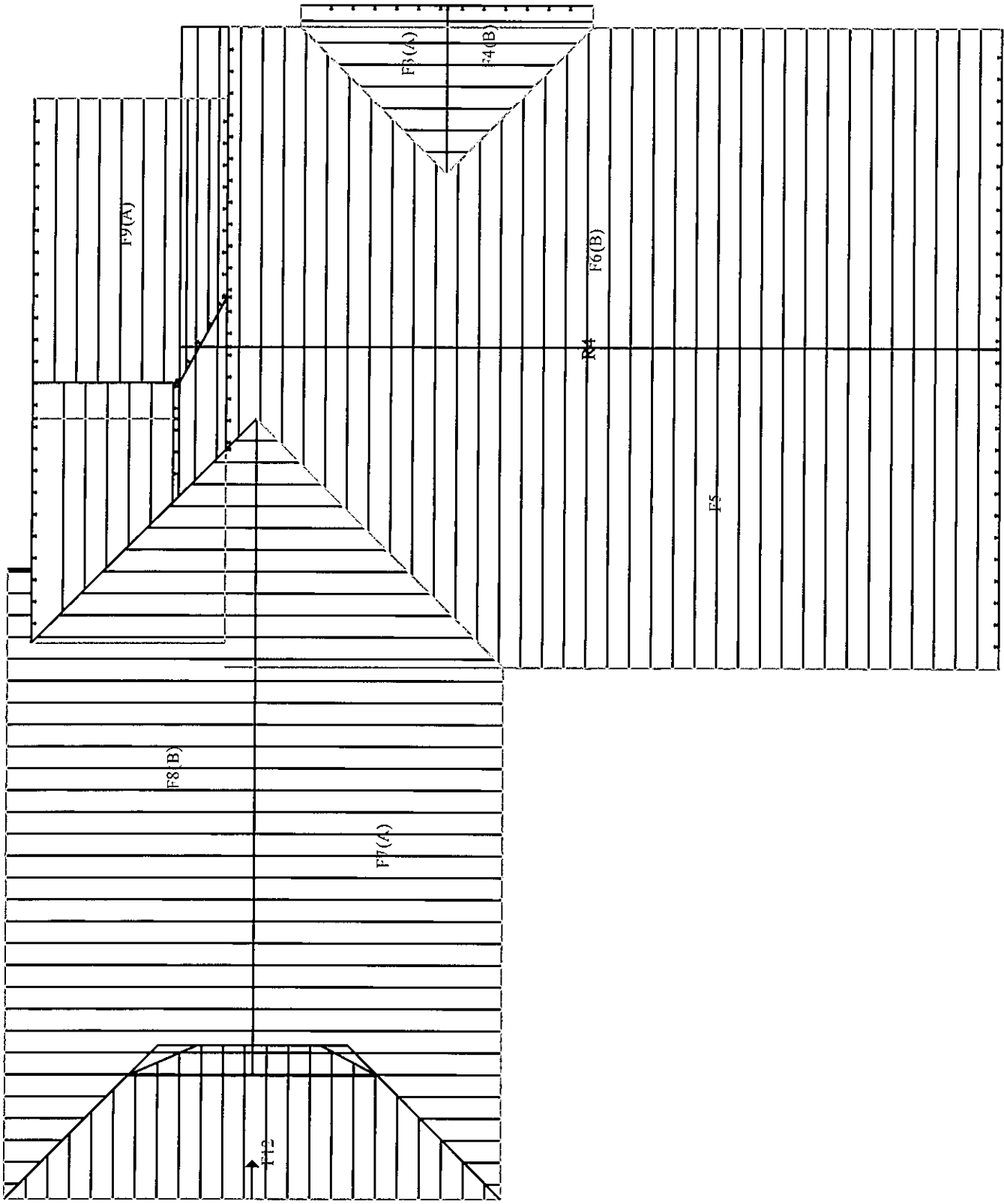
Main Level





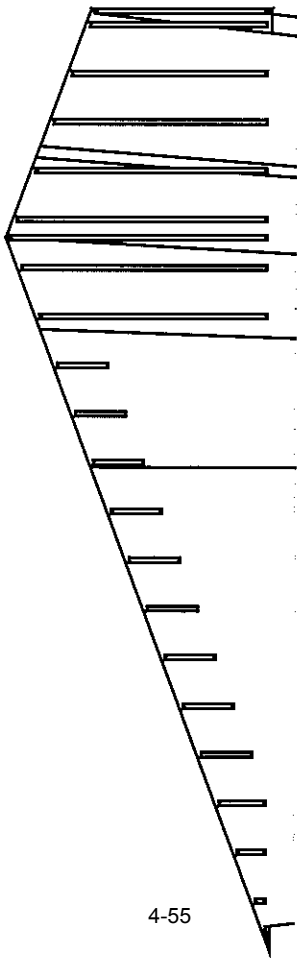






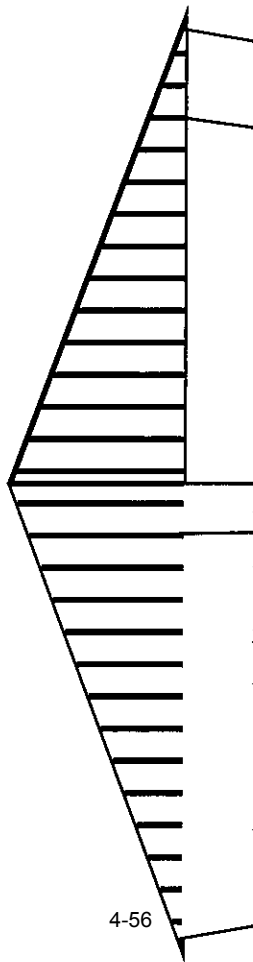
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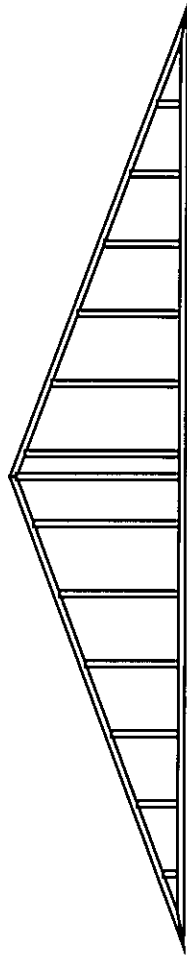


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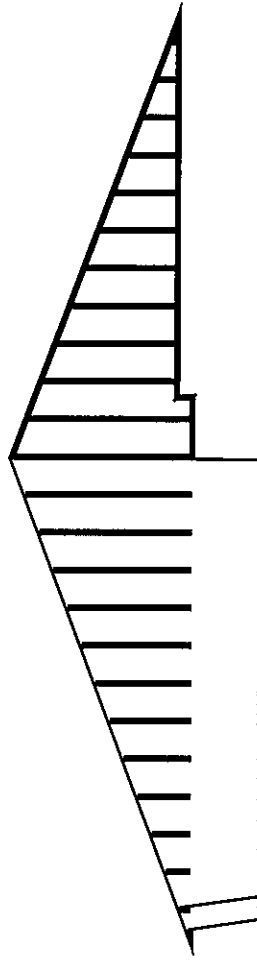


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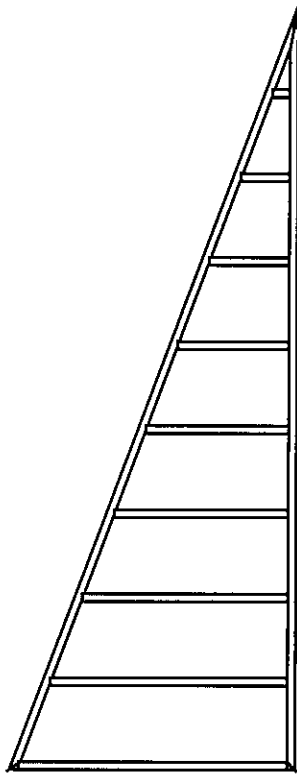
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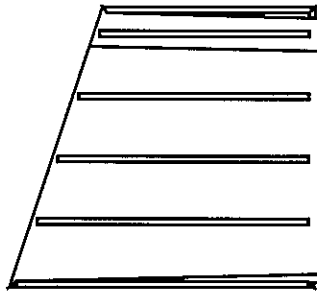


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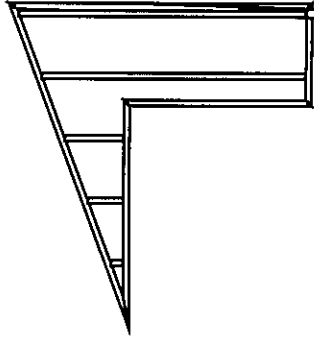
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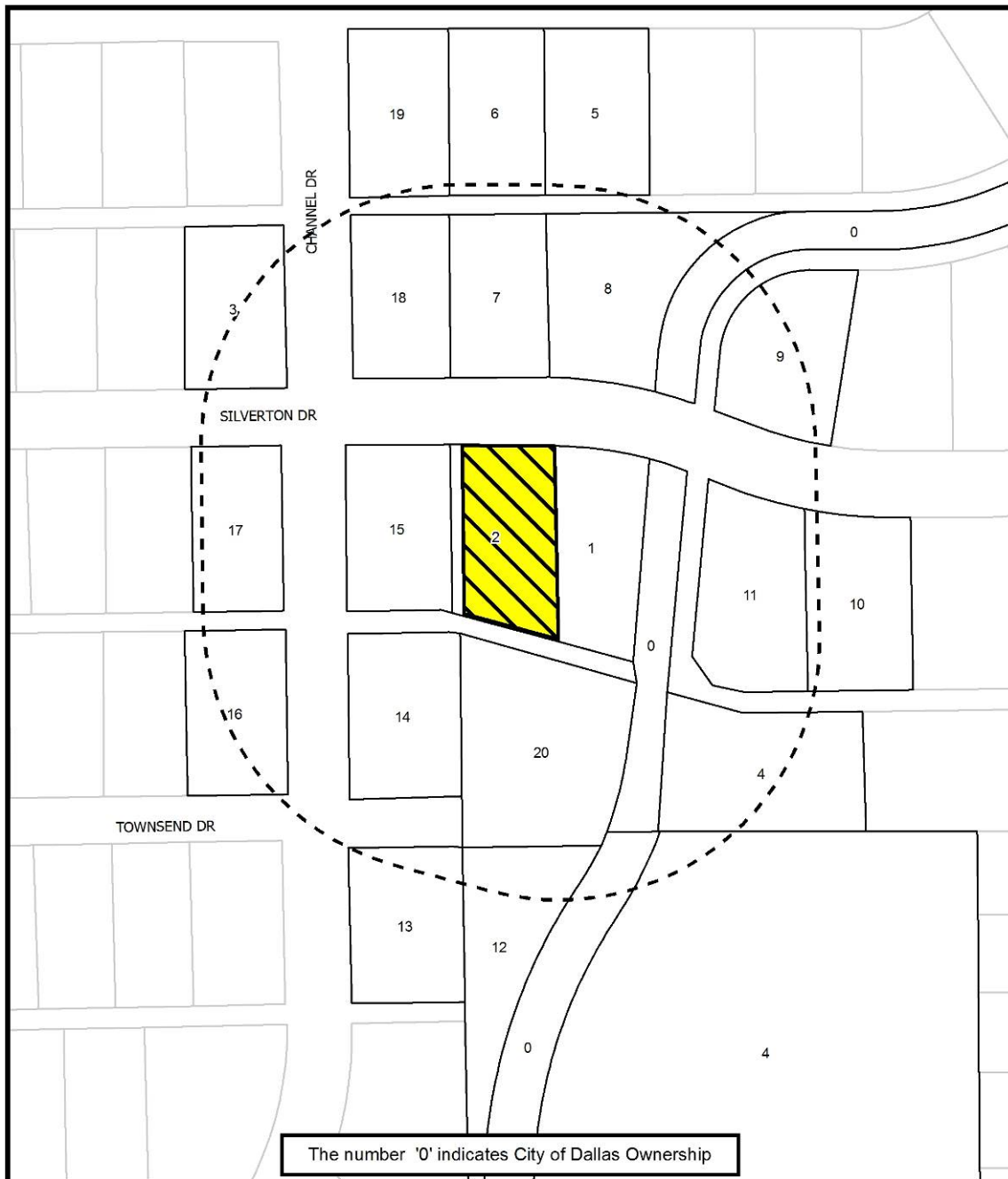
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### Sketch Roof Annotations

#### SKETCH1 - Roof

Face	Square Feet	Number of Squares	Slope - Rise / 12
F3	55.66	0.56	4.50
F4	55.66	0.56	4.50
F5	972.14	9.72	4.50
F6	964.91	9.65	4.50
F7	556.14	5.56	4.50
F8	564.31	5.64	4.50
F9	210.99	2.11	4.50
F12	205.60	2.06	4.50
<b>Estimated Total:</b>	<b>3,585.42</b>	<b>35.85</b>	



 1:1,200	<h2 style="text-align: center;">NOTIFICATION</h2> <p> <span style="border: 1px solid black; padding: 2px;">200'</span> AREA OF NOTIFICATION  <span style="border: 1px solid black; padding: 2px;">20</span> NUMBER OF PROPERTY OWNERS NOTIFIED         </p>	Case no: <u>BDA156-118</u> Date: <u>10/25/2016</u>
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## ***Notification List of Property Owners***

### ***BDA156-118***

#### ***20 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	3118 SILVERTON DR	TREVIZO RUMALDO
2	3112 SILVERTON DR	CHAVEZ MARSELENO
3	3061 SILVERTON DR	MARQUEZ FERNANDO & OLGA
4	11125 WEBB CHAPEL RD	ROMAN CATHOLIC DIOCESE OF DALLAS
5	3120 SATSUMA DR	HADDOCK RAYMOND A JR
6	3114 SATSUMA DR	DUARTE EFRAIN &
7	3111 SILVERTON DR	QUINTANILLA PAULA
8	3117 SILVERTON DR	ENGLISH DON L
9	3129 SILVERTON DR	ZALSTEIN CHERIE ELAINE &
10	3134 SILVERTON DR	ROBLEDO ANGELICA
11	3128 SILVERTON DR	MCKINSTRY LON ED
12	10800 CHANNEL DR	ALLISON HARVEY & TRUST
13	11010 CHANNEL DR	ALLISON HARVEY L & TRUST
14	3107 TOWNSEND DR	JANSS ROBERT ANDRUSS &
15	3106 SILVERTON DR	BLAKE AUSTIN L
16	3065 TOWNSEND DR	VALENZUELA JESUS &
17	3066 SILVERTON DR	WASHINGTON CLIFFORD E
18	3105 SILVERTON DR	ADAME CARLOS &
19	3106 SATSUMA DR	MORALES JORGE N
20	3111 TOWNSEND DR	BAUTISTA JACKELINE TRUSTEE

**FILE NUMBER:** BDA156-109(JM)

**BUILDING OFFICIAL'S REPORT:** Application of Aaron W. Grieb, represented by John Vecchio of Greenberg Farrow, for a variance to the front yard setback regulations at 13729 N. Central Expressway. This property is more fully described as Lot 1.1, Block B/7763, and is zoned MU-3, which requires a front yard setback of 15 feet. The applicant proposes to construct and/or maintain a structure and provide a 3 foot front yard setback, which will require a 12 foot variance to the front yard setback regulations.

**LOCATION:** 13729 N. Central Expressway

**APPLICANT:** Aaron W. Grieb  
Represented by John Vecchio of Greenberg Farrow

**REQUEST:**

A request for a variance to the front yard setback regulations of 12' is made to construct and/or maintain structures for a general merchandise or food store 3,500 square feet or less and motor vehicle fueling station use, part of which would be located 3' from the site's front property line or 12' into the 15' front yard setback along Midpark Road.

**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:



- The applicant had not substantiated at the time of the November 1<sup>st</sup> staff review team meeting how the features of the flat, rectangular-shaped, and approximately 23,394 square foot lot precluded him from developing it in a manner commensurate with other developments found on similarly-zoned MU-3 Mixed Use District. There do not seem to be any restrictions hindering the applicant from developing/maintaining the lot with a commensurately-sized structure/use that can comply with setbacks.

**BACKGROUND INFORMATION:**

**Zoning:**

<u>Site:</u>	MU-3 Mixed Use District
<u>North:</u>	MU-3 Mixed Use District; SUP No. 1818
<u>East:</u>	IR Industrial Research District
<u>South:</u>	IR Industrial Research District
<u>West:</u>	MU-3 Mixed Use District

**Land Use:**

The subject site is currently a motor vehicle fueling station. To the immediate north is a general merchandise or food store 100,000 square feet or more use. North Central Expressway lies to the east and south with an office use across the expressway. A restaurant without drive-in or drive-through service exists to the west.

**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 focuses on allowing associated structures for a proposed general merchandise or food store 3,500 square feet or less and motor vehicle fueling station use to encroach up to 12’ into the 15’ front yard setback along Midpark Road. The subject site has two front yards and is required to provide 15’ of unobstructed space from the front property line along both North Central Expressway, and Midpark Road.
- The request is to construct and maintain a 1,200 square foot structure for a proposed general merchandise or food store 3,500 square feet or less and motor vehicle fueling station uses on a site that is developed with a motor vehicle fueling station use. Associated structures including a dumpster and enclosure, and a light post are proposed to be located 3’ and 4’ from the front property line along Midpark Road, respectively or 12’ (dumpster and enclosure) and 11’ (light post) into the site’s 15’ front property line along Midpark Road. No encroachments are proposed within the North Central Expressway front yard.

- The subject site is located at the northeast intersection of Midpark Road and North Central Expressway.
- Lots zoned an MU-3 Mixed Use District are required to provide a minimum front yard setback of 15’.
- The subject property is currently in compliance.
- A site plan has been submitted identifying the total proposed square footage of the main building to be 1,200. The applicant has indicated that they are unable to provide for the two structures in question while accounting for other elements of the site design including safe vehicular traffic, loading/unloading of dumpsters and fuel tankers, and desired signage.
- According to calculations taken by the Board Senior Planner from the submitted site plan, the addition of a dumpster, enclosure, and light post within the Midpark Road front yard setback accounts for about 12 percent of the total square footage of the required front yard along Midpark Road, or 200 square feet.
- 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 variance request, and impose the submitted site plan as a condition, the structures in the front yard setback would be limited to what is shown on this document– which in this case is a portion of a structure located as close as 3’ from the site’s front property line along Midpark Road (or 12’ into the 15’ front yard setback).

**TIMELINE:**

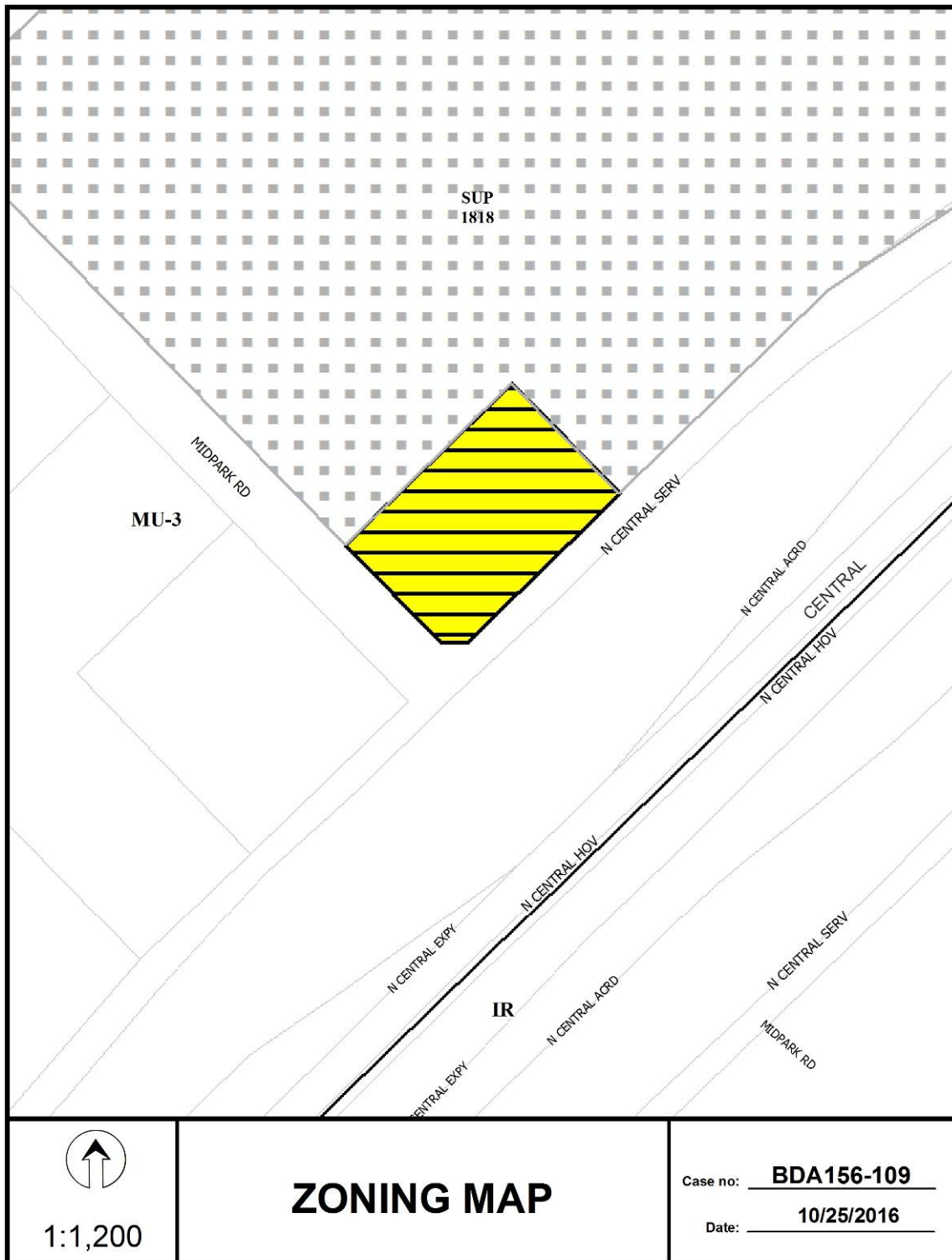
- August 25, 2016: The applicant submitted an “Application/Appeal to the Board of Adjustment” and related documents which have been included as part of this case report.
- October 10, 2016: The Board of Adjustment Secretary assigned this case to Board of Adjustment Panel A.

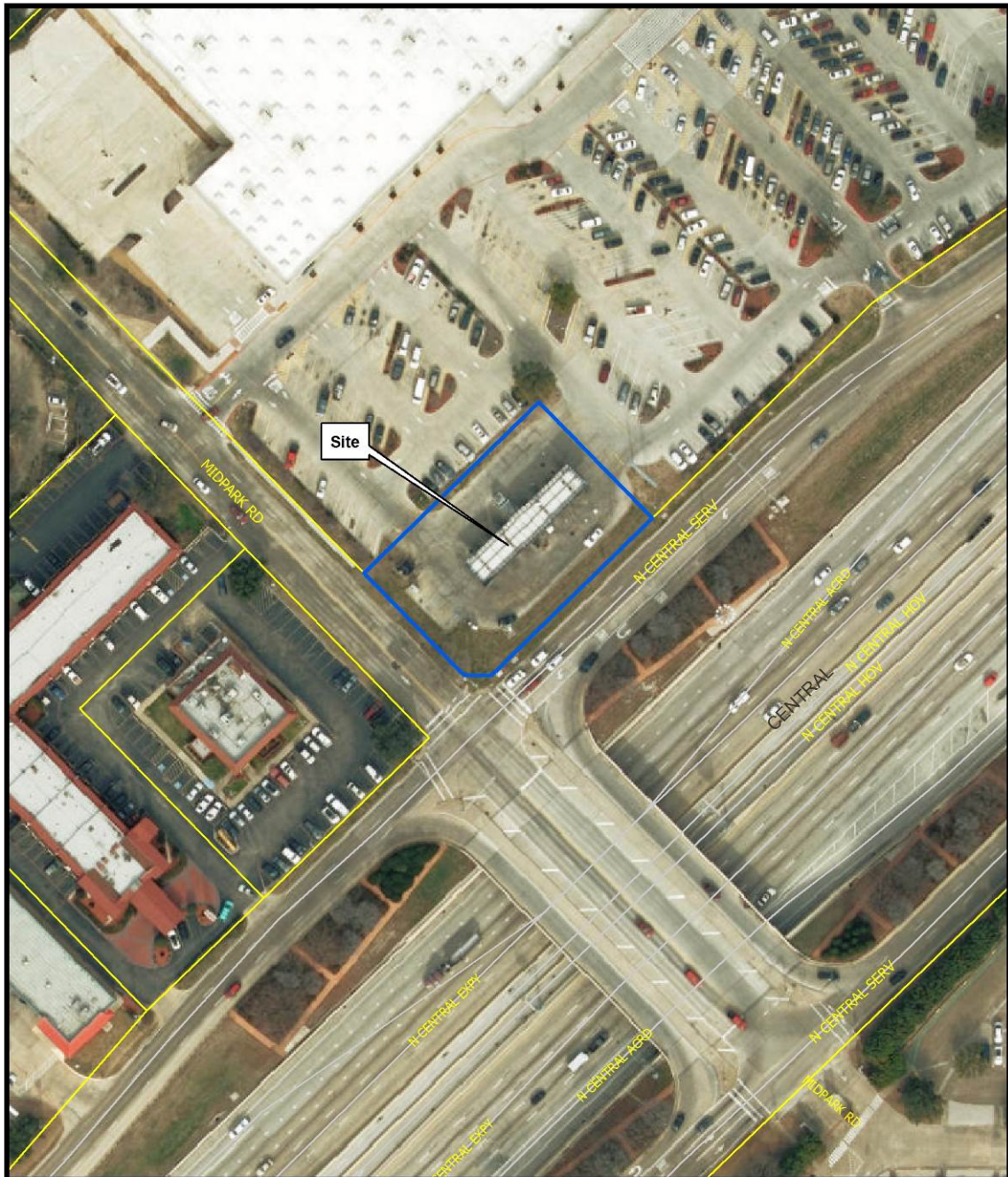
October 14, 2016: The Senior Planner emailed the applicant the following information:

- an attachment that provided the public hearing date and panel that will consider the application; the October 26<sup>th</sup> deadline to submit additional evidence for staff to factor into their analysis; and the November 4<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."

November 1, 2016: The Board of Adjustment staff review team meeting was held regarding this request and the others scheduled for November public hearings. Review team members in attendance included: the Sustainable Development and Construction 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.

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





1:1,200

# AERIAL MAP

Case no: **BDA156-109**

Date: **10/25/2016**



APPLICATION/APPEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 156-109

Data Relative to Subject Property:

Date: 8-25-16

Location address: 13729 North Central Expressway Zoning District: MU-3

Lot No.: 1.1 Block No.: B/7763 Acreage: 0.537 ac. Census Tract: 192.13

Street Frontage (in Feet): 1) 173 FT 2) 110 FT 3) 4) 5) NEAR

To the Honorable Board of Adjustment :

Owner of Property (per Warranty Deed): Murphy Oil USA, Inc.

Applicant: W. Aaron Grieb, Murphy Oil USA, Inc. Telephone: 870-875-7680

Mailing Address: 200 Peach St., El Dorado, AR Zip Code: 71730

E-mail Address: Aaron.Grieb@murphyusa.com

Represented by: John Vecchio, GreenbergFarrow Telephone: 404-205-8426

Mailing Address: 1430 W. Peachtree St., NW, Suite 200, Atlanta, GA Zip Code: 30309

E-mail Address: jvecchio@greenberfarrow.com

Affirm that an appeal has been made for a Variance X, or Special Exception, of (A) an encroachment of 12 feet of the 15-foot setback for dumpster placement, and (B) an encroachment of 11 feet of the 15-foot setback for light pole placement. Gen. Merch or food Store <3500 s.f. in FYSB General use of this site is a convenience store with food and fuel sales with motor vehicle access.

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: Due to the site being small and constrained, and in an effort to properly separate customer traffic and activities (fueling, vacuuming of cars, pick of LP tanks, and access to the ice machine) from each other, including servicing of the dumpster, the dumpster must be located where proposed, which is very close to where it presently exists. The proposed light pole has been located to provide safe and adequate lighting in that area of the property, and so that it does not conflict with trees and shrubs, both existing and proposed.

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.

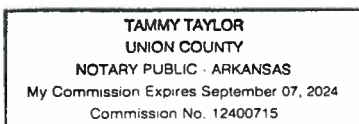
Affidavit

Before me the undersigned on this day personally appeared W. Aaron Grieb (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 26th day of August, 2016



[Signature] Notary Public in and for Dallas County, Texas Union Arkansas

**MEMORANDUM OF  
ACTION TAKEN BY THE  
BOARD OF ADJUSTMENT**

Date of Hearing \_\_\_\_\_

Appeal was--Granted OR Denied

Remarks \_\_\_\_\_

Chairman

**Building Official's Report**

I hereby certify that Aaron W. Grieb  
represented by John Vecchio  
did submit a request for a variance to the front yard setback regulations  
at 13729 N. Central Expressway

BDA156-109. Application of Aaron W. Grieb represented by John Vecchio for a variance to the front yard setback regulations at 13729 N. Central Expressway. This property is more fully described as Lot 1.1, Block B/7763, and is zoned MU-3, which requires a front yard setback of 15 feet. The applicant proposes to construct a nonresidential structure and provide a 3 foot front yard setback, which will require a 12 foot variance to the front yard setback regulation.

Sincerely,

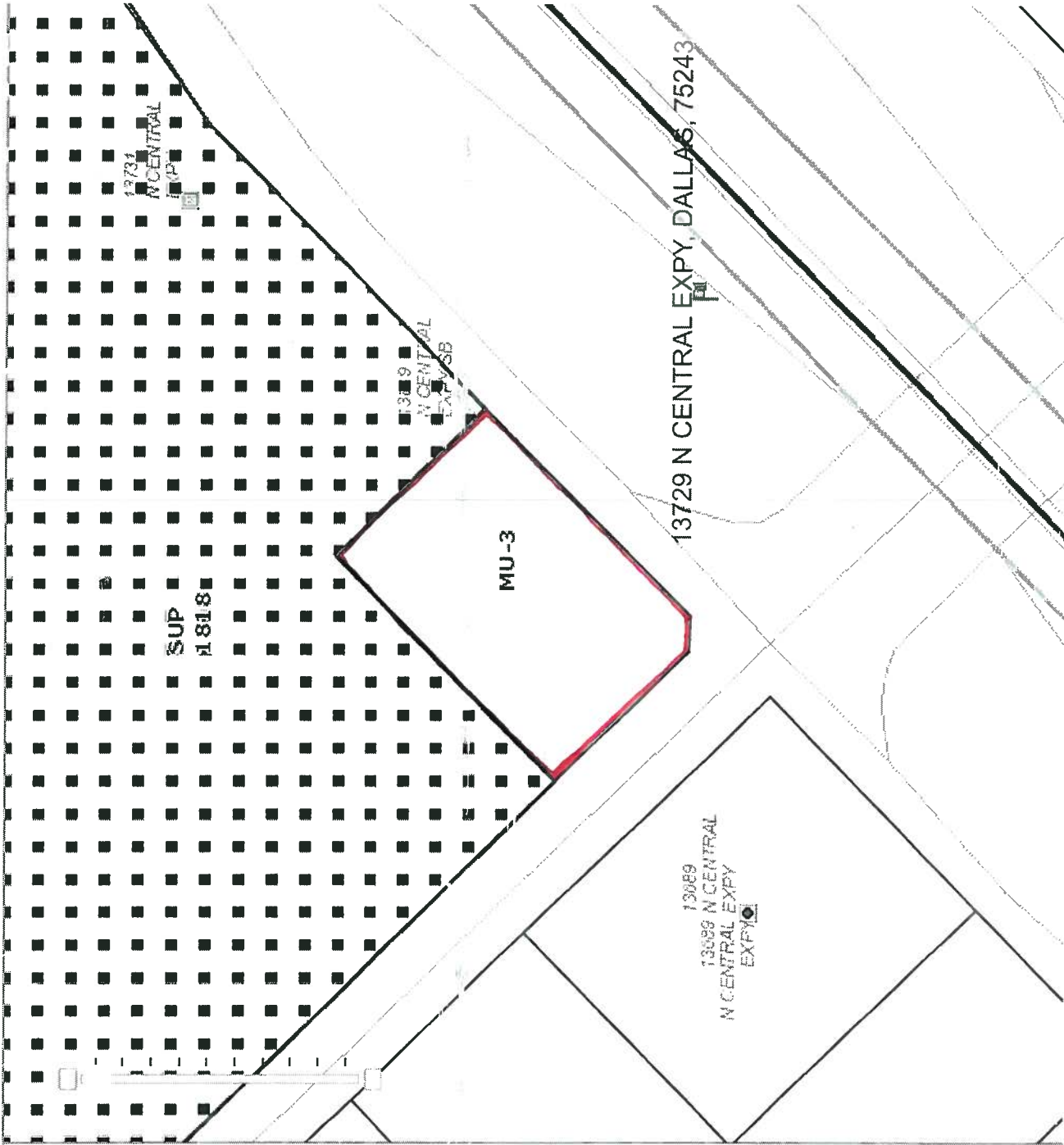
*Philip Sikes*  
Philip Sikes, Building Official

# City of Dallas

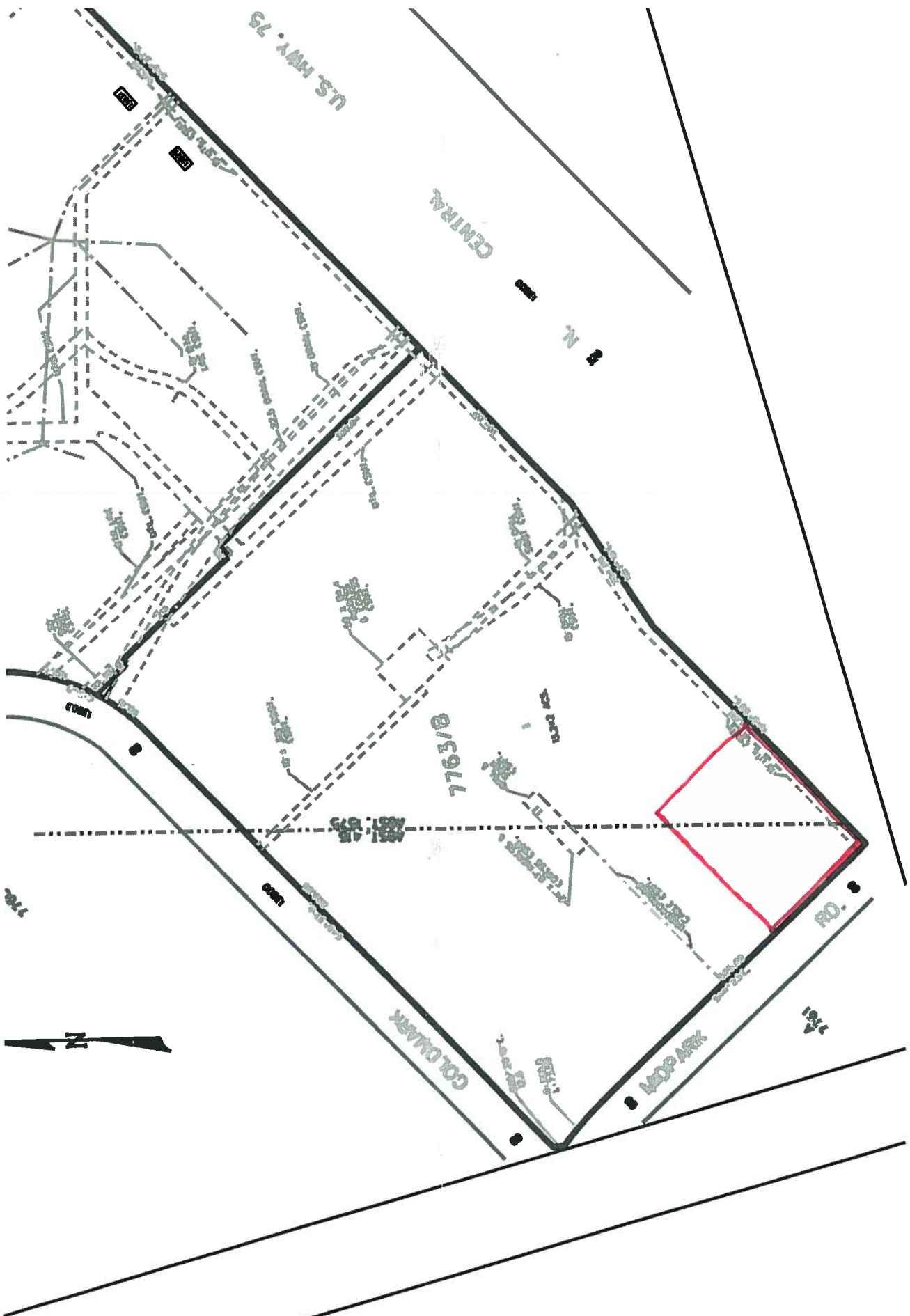
## Internal Development Research Site

Legend

Locate Property

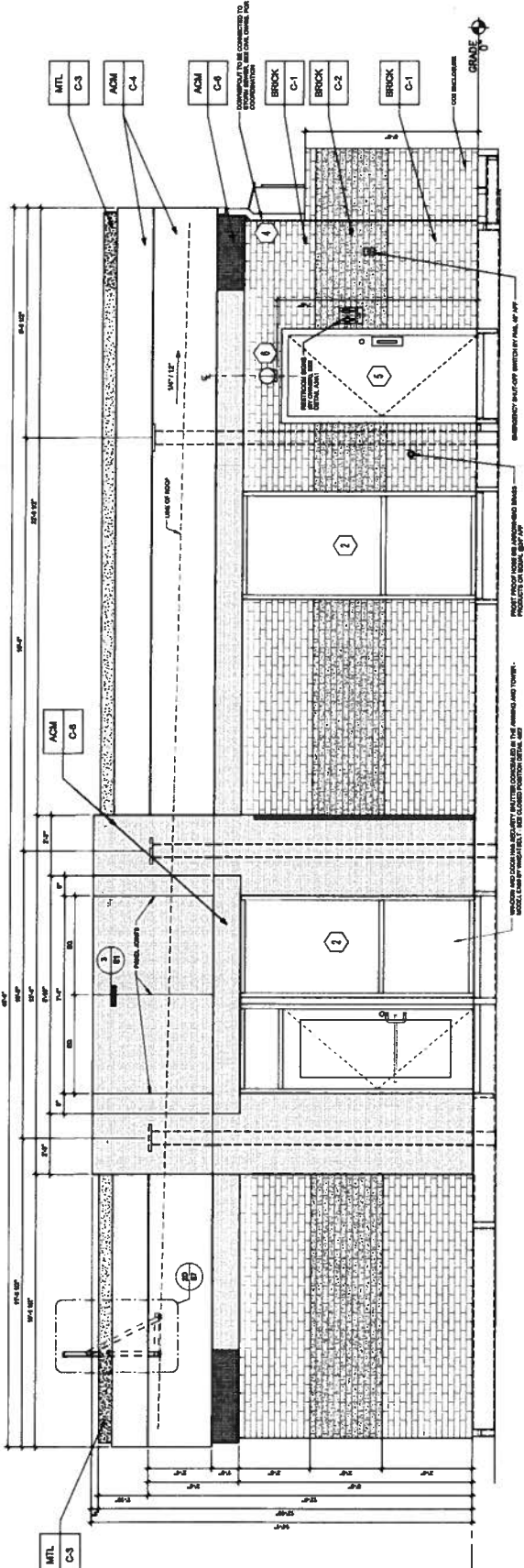




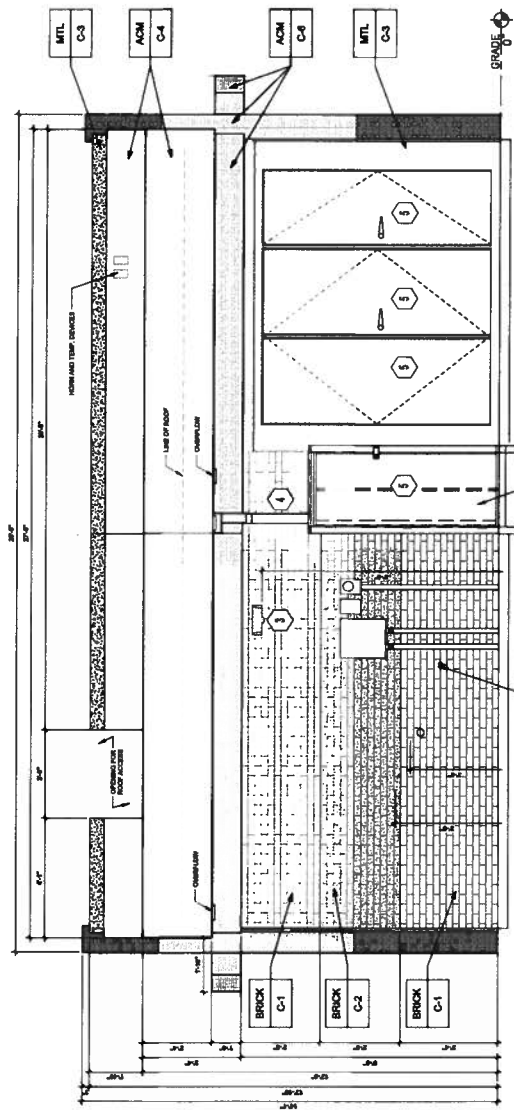
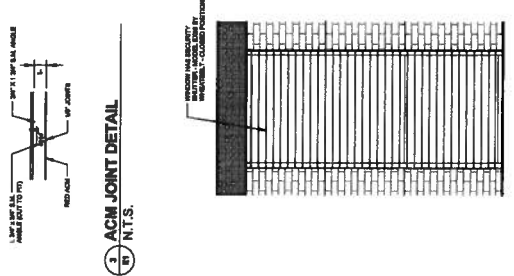








**1 RIGHT ELEVATION (EAST)**  
 12' x 14'



**2 REAR ELEVATION (NORTH)**  
 12' x 14'

**4 SECURITY SHUTTER @ WINDOW**  
 12' x 14'

**NOTED NOTES:**

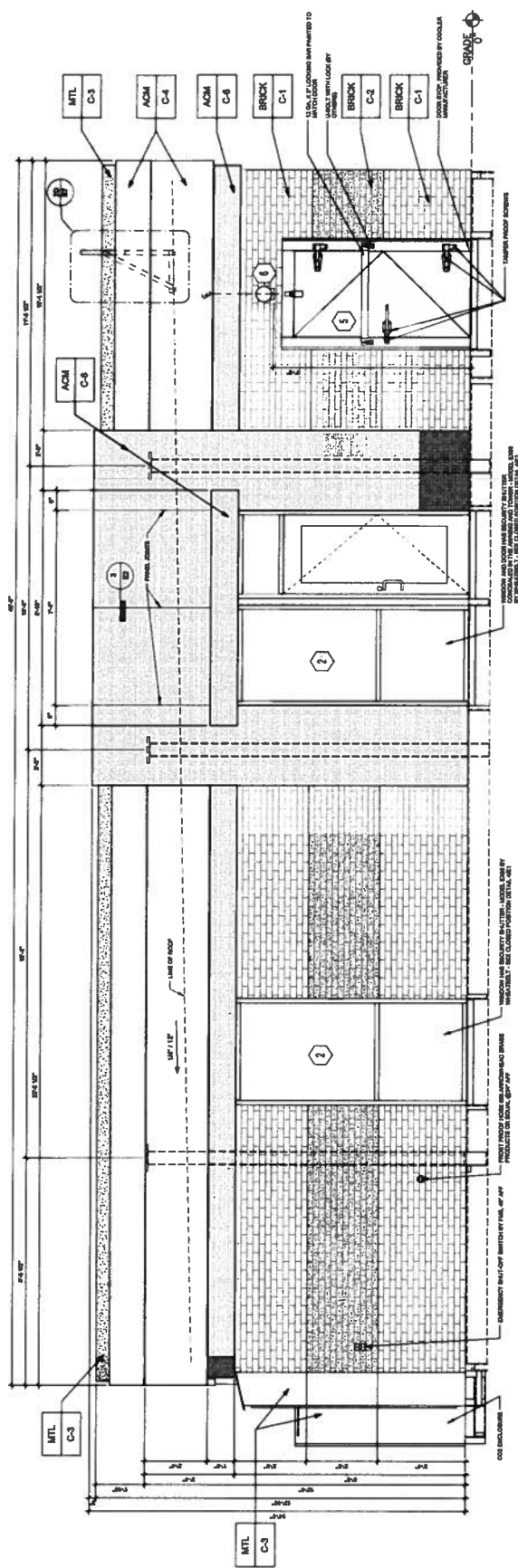
- 1 FINISHES BY ARCHITECT
- 2 CLASH CHECKED AGAINST EXTERIOR SYSTEMS
- 3 EXTERIOR FINISHES SHALL BE LAPPED 1/4"
- 4 1/2" PAINTED METAL, CONTIGUOUS COMPONENTS
- 5 DOOR EXTERIOR BODY AND DOOR FRAME FINISHED
- 6 LIGHTING FIXTURES BARNUM BAY AREA

**EXTERIOR FINISHES:**

ACM	ACM PANEL FINISHES	BY FIN
BRICK	BRICK	BY FIN
MTL	AS SHOWN METAL PANELS NOTED OTHERWISE	BY FIN

**EXTERIOR PARTILOCLES:**

C-1	THIS BRICK VENEER FINISHES SHOWN OTHERWISE	BY FIN
C-2	THIS BRICK VENEER FINISHES SHOWN OTHERWISE	BY FIN
C-3	THIS BRICK VENEER FINISHES SHOWN OTHERWISE	BY FIN
C-4	THIS BRICK VENEER FINISHES SHOWN OTHERWISE	BY FIN
C-5	THIS BRICK VENEER FINISHES SHOWN OTHERWISE	BY FIN
C-6	THIS BRICK VENEER FINISHES SHOWN OTHERWISE	BY FIN
C-7	THIS BRICK VENEER FINISHES SHOWN OTHERWISE	BY FIN



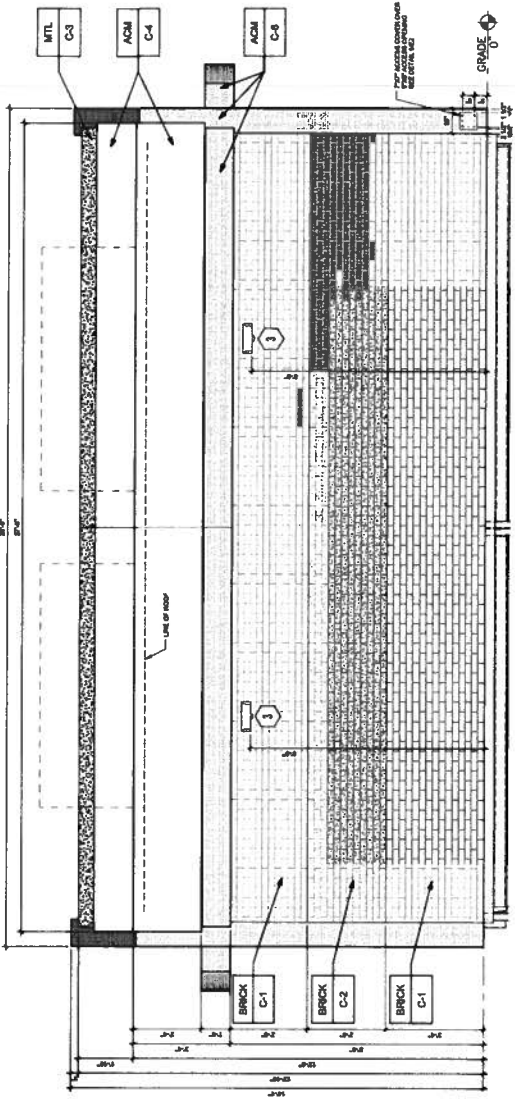
**1 LEFT ELEVATION (WEST)**  
 1/2" = 1'-0"



**1 ACM JOINT DETAIL**  
 1/2" = 1'-0"



**2 ACCESS PANEL**  
 1/2" = 1'-0"



**2 FRONT ELEVATION (SOUTH)**  
 1/2" = 1'-0"

**NOTED NOTES:**

- FINISHES BY CONTRACTOR
- BRICK C-1: BRICK C-1
- BRICK C-2: BRICK C-2
- BRICK C-3: BRICK C-3
- BRICK C-4: BRICK C-4
- BRICK C-5: BRICK C-5
- BRICK C-6: BRICK C-6
- BRICK C-7: BRICK C-7

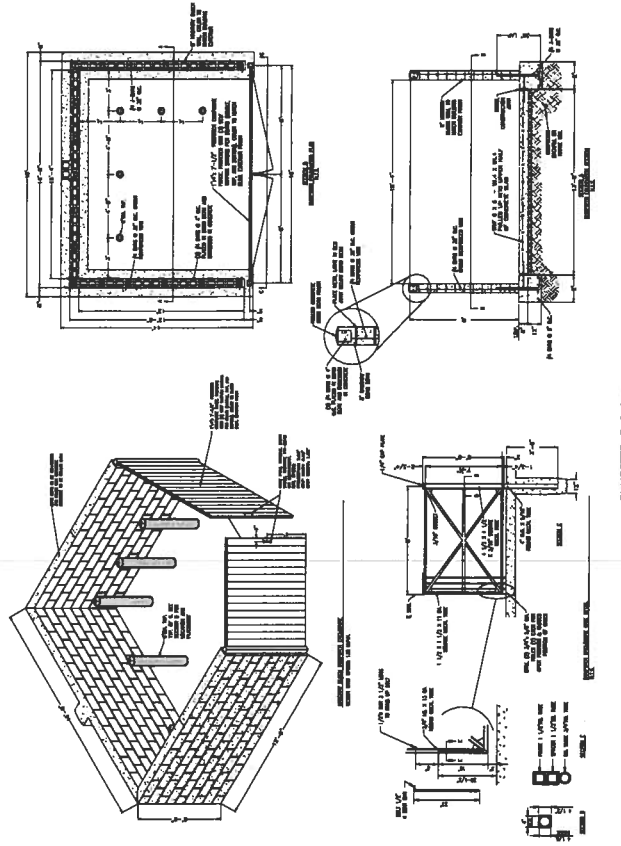
**EXTERIOR FINISHES:**

ACM	ALUMINUM COMPOSITE MATERIAL	BY FAB
BRICK	BRICK	BY FAB
MTL	METAL	BY FAB

**EXTERIOR PAINTS/COLORS:**

C-1	BRICK C-1	BY FAB
C-2	BRICK C-2	BY FAB
C-3	BRICK C-3	BY FAB
C-4	BRICK C-4	BY FAB
C-5	BRICK C-5	BY FAB
C-6	BRICK C-6	BY FAB
C-7	BRICK C-7	BY FAB

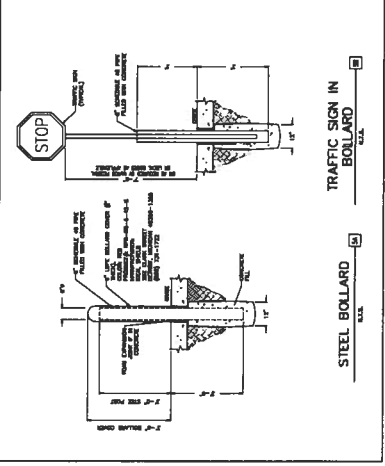
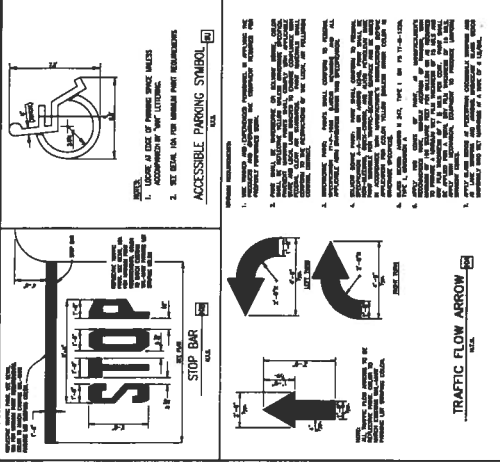
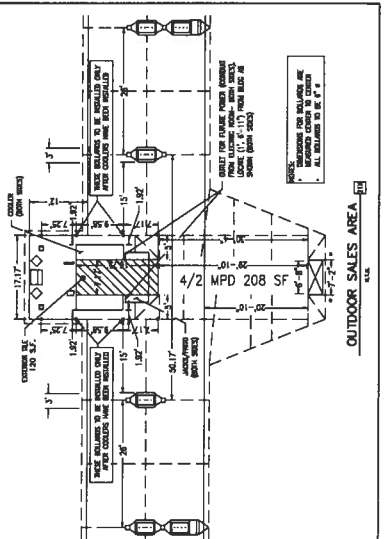
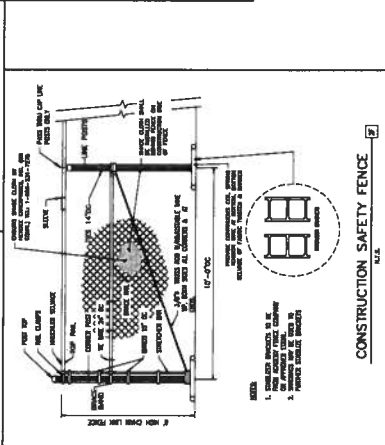
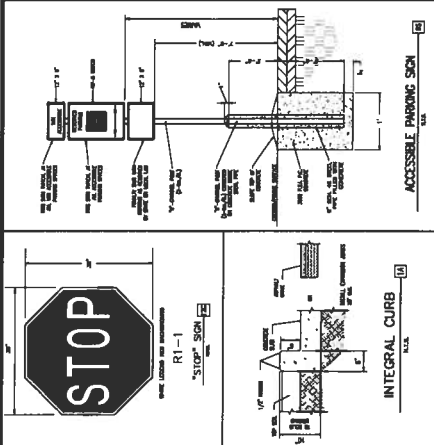




DUMPSTER ENCLOSURE - B  
NOTE: THE TOP OF THE DUMPSTER WILL BE BELOW THE TOP OF THE DUMPSTER ENCLOSURE WALL



6 YARD DUMPSTER



# GreenbergFarrow

August 23, 2016

Mr. Todd Duerksen  
Building Inspection Division  
Dept. of Sustainable Development & Construction  
City of Dallas  
320 E. Jefferson Boulevard  
Room 105  
Dallas, TX 75203

Re Murphy USA (#6548) – Variance Request to (A) Allow the Dumpster within the Building Setback and (B) Allow a Light Pole within the Building Setback

Dear Mr. Duerksen:

## Introduction

Murphy Oil USA, Inc., owner and operator of the existing Murphy USA store at 13729 North Central Expressway, Dallas, proposes to demolish its existing kiosk and gas canopy and construct a new 1,200 SF convenience store with eight (8) fuel dispensers. The new store would be Murphy Oil's latest prototypical building which includes a brick veneer with natural colors. The dumpster enclosure materials would also match the building materials. The enclosed building rendering depicts the proposed building architecture, materials and colors. The building would be a significant upgrade compared to what presently exists. A significant number of trees and shrubs would be added to the site. Additionally, new underground storage tanks would be installed with the latest technology to the benefit of the customer as well as the natural environment.

The enclosed site plan shows the proposed site layout. The site comprises 0.54 acres and has been carefully laid-out and designed to provide safe vehicular circulation and separation of activities to avoid congestion and conflicts: the fueling operation is located in the middle of the site under the canopy, and the underground storage tanks, propane exchange, ice vending machine, dumpster and the air/vacuum unit are located around the perimeter of the site. This allows for safe circulation and avoids congestion on the site.

## Dumpster

Presently, the dumpster is located approximately six (6) from the property line adjacent to Midpark Road. In an effort to upgrade the site to the City of Dallas' development standards, meet customer demand and provide a site that is safe and maintains proper vehicle circulation for customers, emergency vehicles, the fuel tanker truck, delivery trucks and service vehicles, i.e., the "garbage truck," the dumpster must be placed within the building setback, near where it presently exists. The proposed location would not obstruct sight distance for motorists and maintains a reasonable distance from Midpark Drive. A 15-foot setback is required, and Murphy proposes to place the dumpster approximately Three (3) feet from the property line, which represents an encroachment of 12 feet. Therefore, we are requesting a variance to the code to allow the dumpster to be placed within the setback.



Lighting

Presently, no light poles exist on Murphy Oil's site. As part of the proposed redevelopment of the site, Murphy Oil proposes to install five (5) lights around the perimeter of the property, as shown on the enclosed landscape plan. The lights would be equally spaced to provide suitable lighting for store operations and customer safety. Murphy Oil proposes to use LED technology, and a cut sheet has been included with this application. Due to site constraints, and in an effort to provide suitable lighting around the site, the light pole would encroach 11 feet into the required 15-foot building setback.

Benefits to the City of Dallas

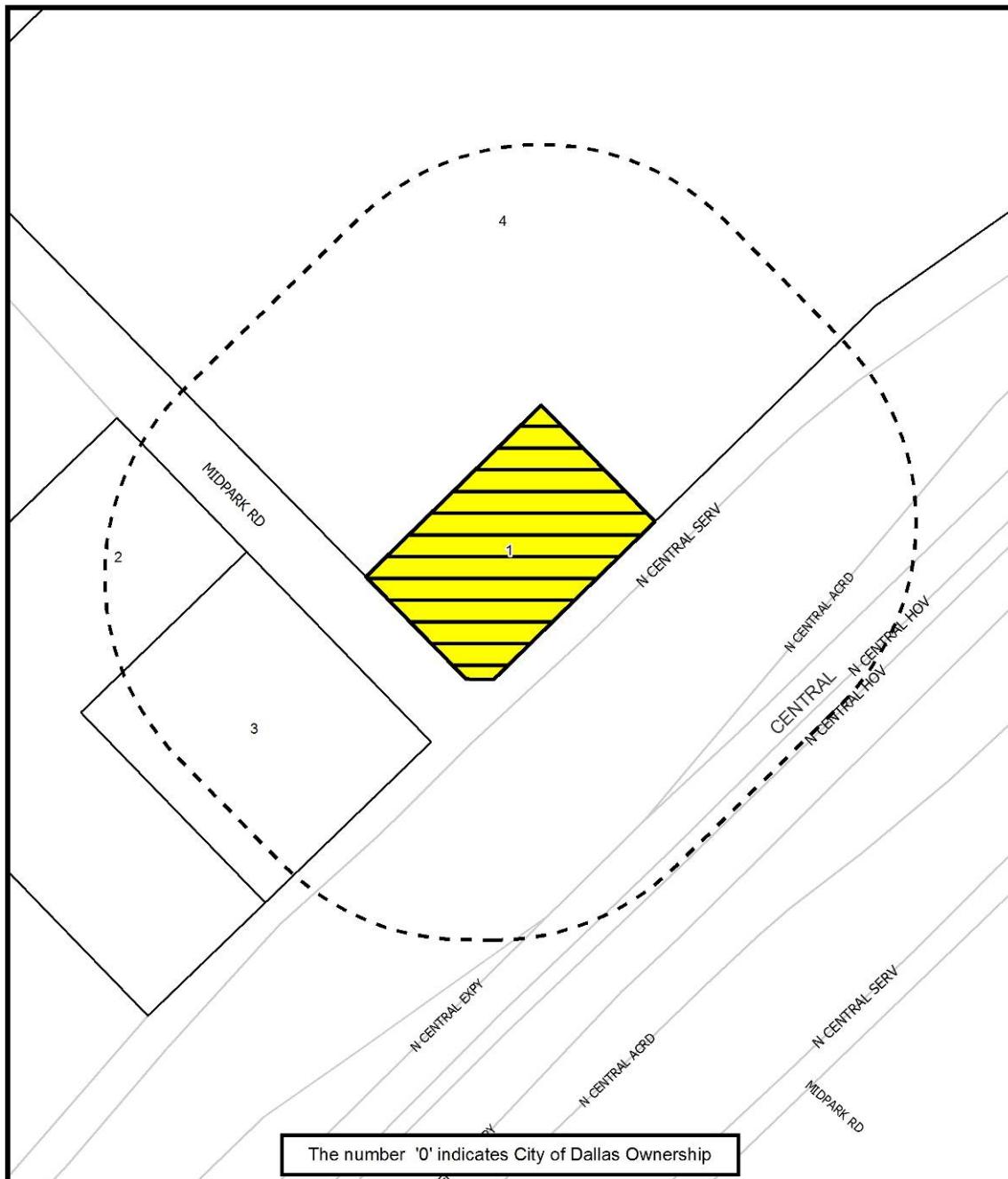
By proposing to redevelop its existing site as opposed to moving to another site nearby, Murphy Oil is embracing the concepts of sustainable development and meeting customer demand at the same time, a "win-win" for both the City of Dallas and Murphy Oil. By approving the requested variances, the building architecture would be significantly improved with a dumpster screen wall that matches the building, and a significant amount of landscaping would be added to the site, thereby improving the urban forest as well as the appearance of the overall development with benefits to the natural environment that don't exist at the present time. Additionally, new lighting would be installed on the site. Therefore, we humbly request approval of the requested variances to enable the redevelopment of this site.

Thank you for your consideration. If you have any questions for need anything else, please do not hesitate to contact me at [jvecchio@greenbergfarrow.com](mailto:jvecchio@greenbergfarrow.com) or 404-205-8426

Sincerely,



John C. Vecchio, P.E.  
Senior Project Manager



 1:1,200	<h2 style="text-align: center;">NOTIFICATION</h2> <table border="0"> <tr> <td style="border: 1px solid black; padding: 2px; text-align: center;">200'</td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="border: 1px solid black; padding: 2px; text-align: center;">4</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	200'	AREA OF NOTIFICATION	4	NUMBER OF PROPERTY OWNERS NOTIFIED	Case no: <u>BDA156-109</u> Date: <u>10/25/2016</u>
200'	AREA OF NOTIFICATION					
4	NUMBER OF PROPERTY OWNERS NOTIFIED					

10/25/2016

## ***Notification List of Property Owners***

***BDA156-109***

### ***4 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	13739 N CENTRAL EXPY	MURPHY OIL USA INC
2	13685 N CENTRAL EXPY	MPH GROUP LLC
3	13689 N CENTRAL EXPY	DMS DENNYS CENTRAL MIDPARK LLC
4	13739 N CENTRAL EXPY	WAL MART REAL ESTATE BUSINESS TRUST