

ZONING BOARD OF ADJUSTMENT, PANEL B
WEDNESDAY, NOVEMBER 16, 2016
AGENDA

| | | |
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| BRIEFING | L1FN CONFERENCE CENTER AUDITORIUM 1500 MARILLA STREET DALLAS CITY HALL | 11:00 A.M. |
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| 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

MISCELLANEOUS ITEM

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| Approval of the October 19, 2016 Board of Adjustment Panel B Public Hearing Minutes | M1 |
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UNCONTESTED CASES

| | | |
|-----------------------|---|---|
| BDA156-116(SL) | 5544 Park Lane REQUEST: Application of Malcolm O. Perry for special exceptions to the fence height and visual obstruction regulations | 1 |
| BDA156-117(SL) | 2214 Routh Street REQUEST: Application of Chris Johnson for a variance to the off-street parking regulations | 2 |
| BDA156-119(SL) | 5600 Park Lane REQUEST: Application of Nancy Rodriguez for special exceptions to the fence standards | 3 |
| BDA156-130(SL) | 2103 N. Hall Street REQUEST: Application of Leslie Ford for a variance to the front yard setback regulations | 4 |

REGULAR CASE

BDA156-115(SL)

3107 Culver Street

5

REQUEST: Application of Pedro Guerrero, Jr. for a special exception to the side yard setback regulations for a carport

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]

FILE NUMBER: BDA156-116(SL)

BUILDING OFFICIAL'S REPORT: Application of Malcolm O. Perry for special exceptions to the fence height and visual obstruction regulations at 5544 Park Lane. This property is more fully described as Lot 3, Block 7/5597, and is zoned R-1ac(A), which limits the height of a fence in the front yard to 4 feet and requires a 20 foot visibility triangle at driveway approaches. The applicant proposes to construct and maintain a 14 foot 6 inch high fence, which will require a 10 foot 6 inch special exception to the fence height regulations, and to locate and maintain items in visibility triangles, which will require special exceptions to the visual obstruction regulations.

LOCATION: 5544 Park Lane

APPLICANT: Malcolm O. Perry

REQUESTS:

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

1. A request for a special exception to the fence height regulations of up to 10' 6" is made to construct and maintain a fence (a 6' high open metal picket fence with 7' high columns and an entry feature with a 14' 6" high open decorative metal gate flanked by two 11' high columns) higher than 4' in height in the site's front yard setback.
2. Requests for special exceptions to the visual obstruction regulations are made to locate and maintain portions of a 6' high open metal picket fence in three 20' visibility triangles at the two driveways into the site from Hathaway Street.

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.

STANDARD FOR A SPECIAL EXCEPTION TO THE VISUAL OBSTRUCTION REGULATIONS:

The Board shall grant a special exception to the requirements of the visual obstruction regulations when, in the opinion of the Board, the item will not constitute a traffic hazard.

STAFF RECOMMENDATION (fence height):

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.

STAFF RECOMMENDATION (visual obstruction special exceptions):

Approval, subject to the following condition:

- Compliance with the submitted site plan and revised elevations is required.

Rationale:

- Staff concurred with the Sustainable Development and Construction Department Project Engineer who has no objections to the requests.
- Staff concluded that requests for special exceptions to the visual obstruction regulations should be granted because the proposed 6' high open metal picket fence in three 20' visibility triangles at the two driveways into the site from Hathaway Street does not constitute a traffic hazard.

BACKGROUND INFORMATION:

Zoning:

Site: R-1ac(A) (Single family district 1 acre)
North: R-1ac(A) (Single family district 1 acre)
South: R-1ac(A) (Single family district 1 acre)
East: R-1ac(A) (Single family district 1 acre)
West: R-1ac(A) (Single family district 1 acre)

Land Use:

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

Zoning/BDA History:

1. BDA156-119, Property located at 5600 Park Lane (the lot east of the subject site) On November 16, 2016, the Board of Adjustment Panel B will consider a requests to the fence standards are made to: 1) complete and maintain a fence higher than 4' in height in the Park Lane front yard setback (an 8' high solid stone fence with an approximately 7' high gate) and in the Hathaway Street front yard setback (an entry feature with solid stone wing walls ranging from 4' – 6' in height); 2) complete and maintain fence panels with surface areas that are less than 50 percent open (solid

stone fences/wing walls) located about 2' from the Park Lane and Hathaway Street front lot lines (or less than 5' from these front lot lines).

2. BDA145-125, Property located at 5545 Park Lane (the lot north of the subject site)

On December 14, 2015, the Board of Adjustment Panel B granted a request for special exception to the fence height regulations of 2', and imposed the following condition to the request: compliance with submitted site plan and partial elevations is required.

The case report stated that the requests were made in conjunction with constructing and maintaining an approximately 5' 4" high open iron picket fence and gate with 5' 6" high masonry columns in the site's front yard setback on a site that being developed with a single family home.

3. BDA 045-291, Property located at 5600 Park Lane (the lot east of the subject site)

On September 21, 2005, the Board of Adjustment Panel B granted a request for special exception to the fence height regulations of 6', and imposed the following condition to the request: Compliance with the submitted revised site plan/landscape/elevation plan is required.

The case report stated that the requests were made in conjunction with maintaining an 8' high solid board-on-board wood fence and gate (with a 10'-high arbor over the gate) located in the 40'-front yard setbacks along Park Lane and Hathaway Street; and a 6'-high open chain link fence in the Hathaway Street front yard setback.

GENERAL FACTS/STAFF ANALYSIS (fence height):

- This request for a special exception to the fence height regulations focuses on constructing and maintaining a 6' high open metal picket fence with 7' high columns and an entry feature with a 14' 6" high open decorative metal gate flanked by two 11' high columns on a site developed with a single family home.
- The subject site is zoned R-1ac(A).

- The Dallas Development Code states that in all residential districts except multifamily districts, a fence may not exceed 4' above grade when located in the required front yard.
- The site is located at the southwest corner of Park Lane and Hathaway Street. The subject site has one front yard setback along Park Lane, the shorter of the two frontages, which is always deemed the front yard setback on a corner lot in a single-family zoning district. The site also has a 10' required side yard along Hathaway Street, the longer of the two frontages of this corner lot, which is typically regarded as a side yard where a 9' high fence would be allowed by right. The site's Hathaway Street frontage is a side yard since there is no continuity of an established front yard setback to maintain along this street. (The property to the south of the subject site faces/fronfs south to Kemper Court).
- No part of the application is made to address any fence height issue in the site's Hathaway Street side yard setback.
- The applicant has submitted a site plan and revised elevations of the proposal in the front yard setback with notations indicating that the proposal reaches a maximum height of 14' 6".
- The following additional information was gleaned from the submitted site plan:
 - The proposal is represented as being approximately 255' in length parallel to the Park Lane and approximately 40' perpendicular to Park Lane on the east and west sides of the site in the front yard setback.
 - The fence proposal is represented as being located approximately on the Park Lane front property line or approximately 20' from the pavement line.
- Two single family lots front the proposed fence, one with an approximately 5' 4" high open metal fence its front yard that appears to be a result of a granted fence height special exception in 2015 (BDA145-125); 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 and noted one other fence in progress that appeared to be above 4' in height and located in a front yard setback. This fence is located immediately west of the subject site and is an application filed to the Board for special exceptions to the fence standards scheduled for November 16, 2016: BDA156-119.
- As of November 4th, 2016 no letters have been submitted in support of or in opposition to the request.
- The applicant has the burden of proof in establishing that the special exception to the fence height regulations of 10' 6" will not adversely affect neighboring property.
- Granting this special exception of 10' 6" with a condition imposed that the applicant complies with the submitted site plan and revised elevations would require the proposal exceeding 4' in height in the front yard setback to be constructed maintained in the location and of the heights and materials as shown on these documents.

GENERAL FACTS/STAFF ANALYSIS (visual obstruction special exceptions):

- These requests for special exceptions to the visual obstruction regulations focus on locating and maintaining portions of a 6' high open metal picket fence in three 20' visibility triangles at the two driveways into the site from Hathaway Street.

- The Dallas Development Code states the following: A person shall not erect, place, or maintain a structure, berm, plant life or any other item on a lot if the item is:
 - in a visibility triangle as defined in the Code (45-foot visibility triangles at street intersections, and 20 foot visibility triangles at drive approaches and at alleys on properties zoned single family); and
 - between two and a half and eight feet in height measured from the top of the adjacent street curb (or the grade of the portion on the street adjacent to the visibility triangle).
- The applicant submitted a site plan and revised elevations representing a 6' high open metal picket fence in the two, 20' visibility triangles at the two driveways into the site from Hathaway Street. Requests for special exceptions to the visual obstruction regulations are made to locate and maintain a 6' high open metal picket fence in both driveway triangles at the north driveway on Hathaway Street, and in the north driveway triangle at the south driveway on Hathaway Street. Note that while an existing fence is located in the south driveway triangle at the south driveway on Hathaway Street, this fence is not part of the application since it is located in the public right-of-way.
- The Sustainable Development and Construction Department Project Engineer submitted a review comment sheet marked "Has no objections if certain conditions are met" with the following additional comment: "subject to the site plan. This recommendation is not applicable to the visual obstruction of the visibility triangle with the R.O.W."
- The applicant has the burden of proof in establishing how granting the requests for special exceptions to the visual obstruction regulations to locate and maintain portions of a 6' high open metal picket fence located in three 20' visibility triangles at the two driveways into the site from Hathaway Street do not constitute a traffic hazard.
- Granting these requests with the condition that the applicant complies with the submitted site plan and revised elevations would require the items in the visibility triangles to be limited to and maintained in the locations, height and materials as shown on these documents.

Timeline:

September 22, 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 B.

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

- an attachment that provided the public hearing date and panel that will consider the application; the October 26th deadline to submit additional evidence for staff to factor into their analysis;

and the November 4th 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.

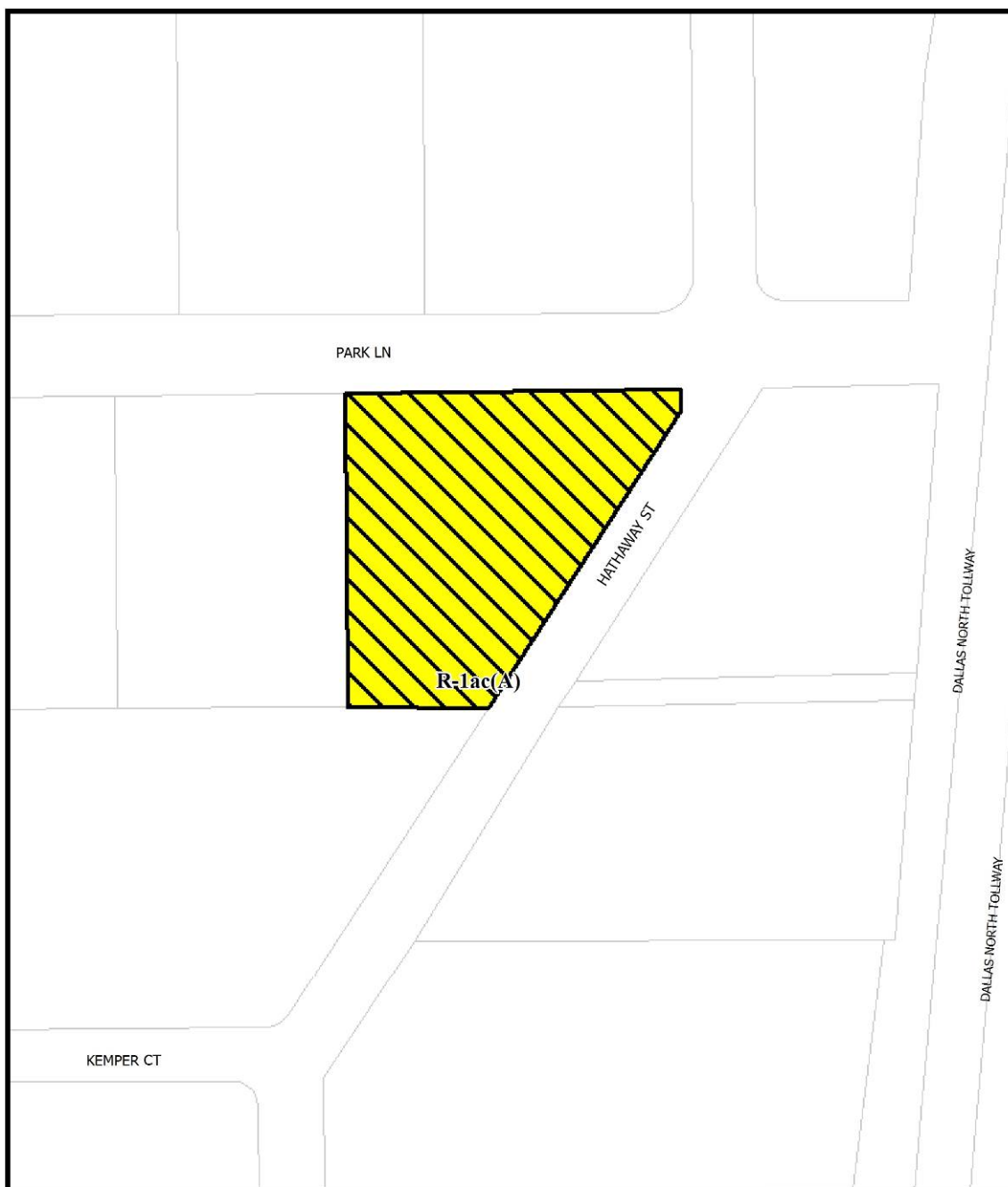
October 25, 2016: The applicant's representative withdrew the application.

November 1, 2016: The applicant requested that the application be retained on the Board of Adjustment Panel B docket for November 16, 2016.

November 1 & 2, 2016: The applicant submitted additional information to staff beyond what was submitted with the original application (see Attachments A and B).

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.

November 3, 2016: The Sustainable Development and Construction Department Project Engineer submitted a review comment sheet marked "Has no objections if certain conditions are met" with the following additional comment: "subject to the site plan. This recommendation is not applicable to the visual obstruction of the visibility triangle with the R.O.W.".

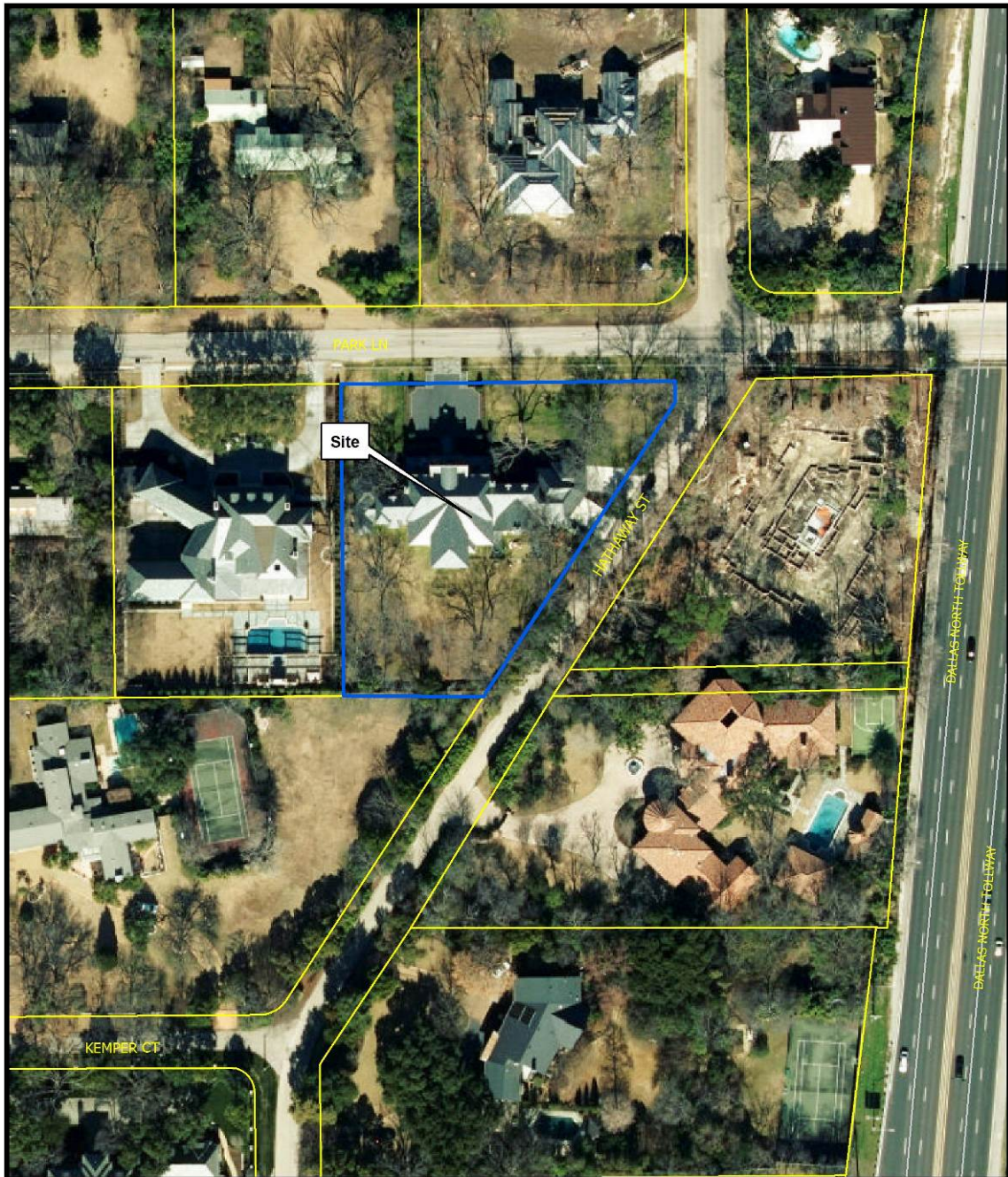


1:1,200

ZONING MAP

Case no: BDA156-116

Date: 10/25/2016



1:1,200

AERIAL MAP

Case no: BDA156-116

Date: 10/25/2016

BDA156-116

Attach A PSI

Long, Steve

From: v p <romans828828@att.net>
Sent: Tuesday, November 01, 2016 11:02 AM
To: Long, Steve
Cc: Duerksen, Todd; Dean, Neva; Moorman, Donna; McCullough, Mary; Morrison, Laura; Buehrle, Clayton; Law, Trena; Wimer, Megan
Subject: Re: RE BDA156-116, Property at 5544 Park Lane rescheduled back on Panel B's November 16th docket

Hi Todd,
How are you? I hope wonderful!!!
Could you please send the pictures to Steve, that he needs.

Thank you so very much. Have a wonderful and blessed day! Victoria

On Tuesday, November 1, 2016 10:36 AM, "Long, Steve" <steve.long@dallascityhall.com> wrote:

Dear Ms. Perry,

Please accept this email as official notice that **your application referenced above has been placed back on the Board of Adjustment Panel B November 16th docket** per your request.

Please note that the deadline to submit additional information to be included in the board's docket is this Friday, November 4th at 1 p.m.

While I see that you have sent me a picture of your gate revision, you must email a reduction copy of these revised elevations/sections no later than this Friday at 1. (Perhaps you can coordinate with Todd Duerksen for him to bring me the reductions that you said you delivered to his office yesterday).

Please write or call me at 214/670-4666 if I can assist you in any other way on this application.

Thank you,

Steve

PS: I would suggest that you speak with Clayton Buehrle, City of Dallas Sustainable Development Department Project Engineer at 214/948-4565 or at clayton.buehrle@dallascityhall.com to determine if there is any additional information that may be needed from you in making a favorable recommendation to the board on your visual obstruction special exception requests.

From: v p [mailto:romans828828@att.net]
Sent: Tuesday, November 01, 2016 10:09 AM
To: Long, Steve
Subject: Re: Withdrawal of BDA156-116, Property at 5544 Park Lane

Hi Steve,
How are you? I hope wonderful!!!

Thank you so very much for your phone call, per our conversation....

1. The ONLY change to the new amended drawing, that Todd has, is the driveway gates on Park Lane. The only change that was made, is the gates are more ornate.
2. All other previously submitted documents are the same.
3. We will represent our selves, Phil Plank has withdrawn.
4. Please allow us to be placed back on the November docket.
5. We will send pictures in a new email of new gate elevation on Park Lane that is ornate.

Thank you so very much. Have a wonderful and blessed day! Victoria

On Tuesday, November 1, 2016 8:14 AM, "Long, Steve" <steve.long@dallascityhall.com> wrote:

From: v p [<mailto:romans828828@att.net>]
Sent: Tuesday, November 01, 2016 8:10 AM
To: Long, Steve
Subject: Re: Withdrawal of BDA156-116, Property at 5544 Park Lane

Hi Steve,
How are you? I hope wonderful!!

We still want to be on the docket.. we will represent ourselves. How do we move forward to remain on the docket for November?
Please forward this to Todd I do not have his email.

Thank you so very much. Have a wonderful and blessed day! Victoria

On Tuesday, November 1, 2016 6:00 AM, "Long, Steve" <steve.long@dallascityhall.com> wrote:

Dear Ms. Perry,

This is in response to the message and email me you sent me yesterday. As you can see in the email below, Phil Plank, your designated representative, withdrew the application referenced above last week. As a result, BDA156-116 is no longer on the board of adjustment agenda.

Please be advised that if you want to erect and maintain a fence higher than four feet in the front yard setback and locate items in visibility triangles, it will require filing a new application. If that is your intention, please contact my colleague, Todd Duerksen in Building Inspection at 214/948-4475.

Please write or call me at 214/670-4666 if I can assist you in any other way regarding the board of adjustment process.

Thank you,

Steve

From: Long, Steve
Sent: Tuesday, October 25, 2016 3:26 PM
To: 'Phil Plank'
Cc: Moorman, Donna; McCullough, Mary; Law, Trena; Duerksen, Todd; Buehrle, Clayton
Subject: RE: Withdrawal of BDA156-116, Property at 5544 Park Lane

Dear Mr. Plank,

Please accept this email as official notice that the application to the board of adjustment referenced above that you are representing for Malcolm O. Perry for requests for special exceptions to the fence height and visual obstruction regulations has been withdrawn from Board of Adjustment Panel B's November 16th docket per your request below.

Please contact Todd Duerksen at 214/948-4475 or at todd.duerksen@dallascityhall.com to determine what portion of the filing fee can be refunded with the understanding that no notice has been sent to property owners and no advertisement has been placed in the newspaper.

Thank you,

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

From: Phil Plank [<mailto:philplank@yahoo.com>]
Sent: Tuesday, October 25, 2016 3:13 PM
To: Long, Steve
Cc: Chris gruensfelder
Subject: Re: FW: BDA156-116, Property at 5544 Park Lane

Steve,
Please let this email serve as a request to withdrawn the variance request for 5544 Park Ln. Thank You.

Thanks,

Phil Plank
Lambert's Ornamental Iron
214-695-9659

On 10/25/2016 2:57 PM, Long, Steve wrote:

Dear Mr. Plank,

This is a reminder that the deadline to submit any additional information for staff review purposes is noon, tomorrow.

Thank you,

Steve

From: Long, Steve
Sent: Monday, October 24, 2016 7:49 AM
To: 'philplank@yahoo.com'
Cc: Buehrle, Clayton
Subject: FW: BDA156-116, Property at 5544 Park Lane

Dear Mr. Plank,

Would you please update me today on the matter I wrote you below last Thursday?

Steve

From: Long, Steve
Sent: Thursday, October 20, 2016 7:30 AM
To: 'philplank@yahoo.com'
Cc: Buehrle, Clayton
Subject: FW: BDA156-116, Property at 5544 Park Lane

Dear Mr. Plank,

With regard to your requests for special exceptions to the visual obstruction regulations, I am hoping that you can make a clear representation on your submittals as to what items are located or to be located in the visibility triangles on this site. (I have reason to believe having spoken with Clayton Buehrle that he will not be able to reach a positive conclusion if you haven't made a clear representation of what and where the issues are with regard to visibility triangles on this property).

Please write or give me a call at 214/670-4666 if you have questions or concerns.

Thank you,

Steve

From: Long, Steve
Sent: Tuesday, October 11, 2016 8:09 AM
To: 'philplank@yahoo.com'
Cc: Duerksen, Todd; Buehrle, Clayton
Subject: BDA156-116, Property at 5544 Park Lane

Dear Mr. Plank,

Here is information regarding the application to the board of adjustment referenced above that you are representing for Malcolm O. Perry, most of which I believe you are aware of given your experience with the board:

1. The submitted application materials - all of which will be emailed to you, city staff, and the board members in a docket report about a week ahead of your tentatively scheduled November 16th Board of Adjustment Panel B public hearing.
2. The provision from the Dallas Development Code allowing the board to consider/grant a special exception to the fence height regulations (51A-4.602(a)(6)); and the provision related to the code's visual obstruction regulations including the standard as to how the board is able to consider/grant a special exception to these regulations (51A-4.602(d)(3)).
3. A document that provides your public hearing date and other deadlines for submittal of additional information to staff/the board.
4. The board's rule pertaining to documentary evidence.

Please carefully review the attached application materials to make sure they are complete, and within these materials, the Building Official's Report/second page of the application (page 2 of 7 in these attached materials). Contact Todd Duerksen at 214/948-4475 or at

todd.duerksen@dallascityhall.com no later than noon, Wednesday, October 26th with regard to any information you feel is missing from your submittal or with regard to any amendment that you feel is necessary to address the issue at hand, specifically if for any reason you feel that the statement in his Building Official's report stating that the applicant proposes to construct/maintain a 14 foot 6 inch high fence which will require a 10 foot 6 inch special exception, and to locate/maintain items in required visibility triangles at driveways which will require special exceptions to the visual obstruction regulations, or if any other part of this report is incorrect. (Note that the discovery of any additional appeal needed beyond your requested fence height and visual obstruction special exceptions will result in postponement of the appeal until the panel's next regularly scheduled public hearing).

Lastly, you may want to contact Clayton Buehrle, City of Dallas Sustainable Development Department Project Engineer at 214/948-4565 or at clayton.buehrle@dallascityhall.com to determine if there is any additional information that may be needed from you in making a favorable recommendation to the board on your visual obstruction special exception requests.

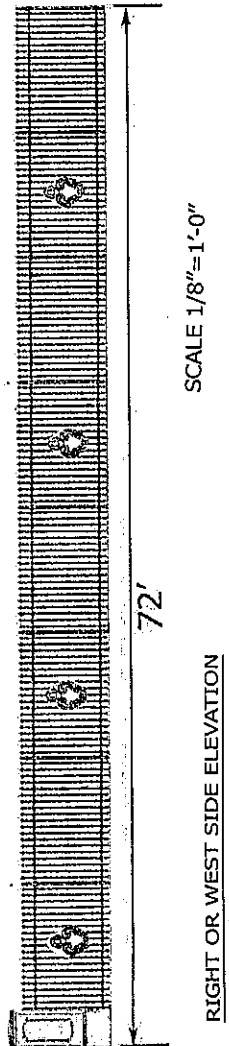
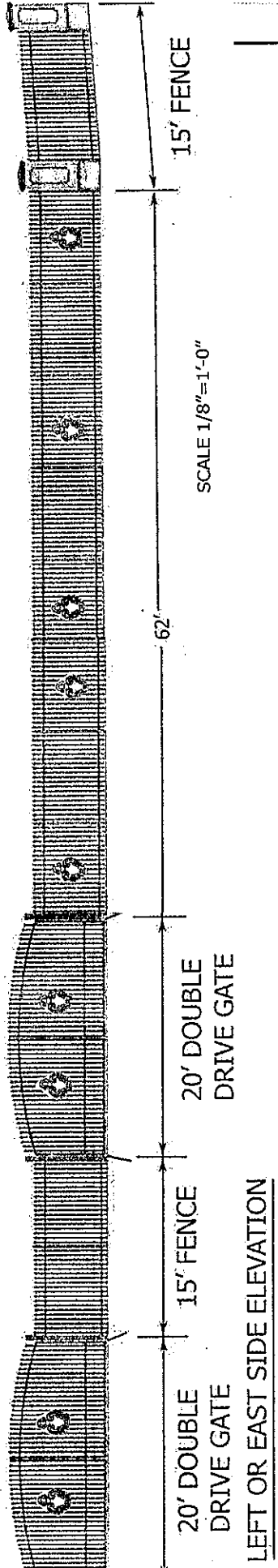
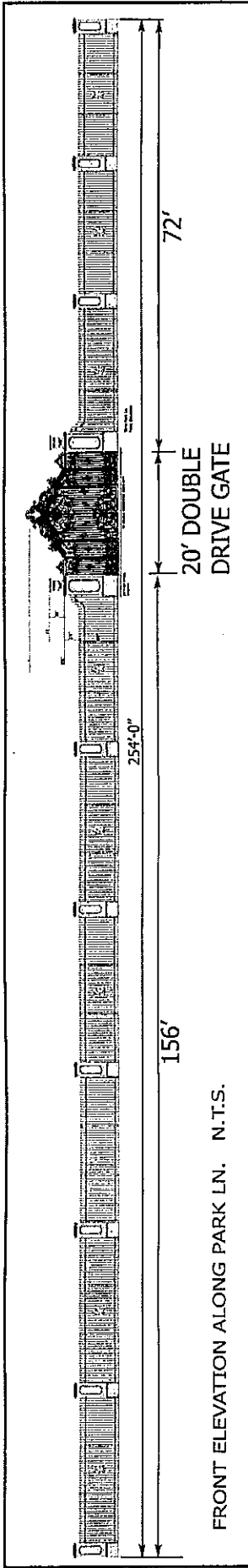
Please write or call me at 214/670-4666 if I can be of any additional assistance to you on this application.

Thank you,

Steve

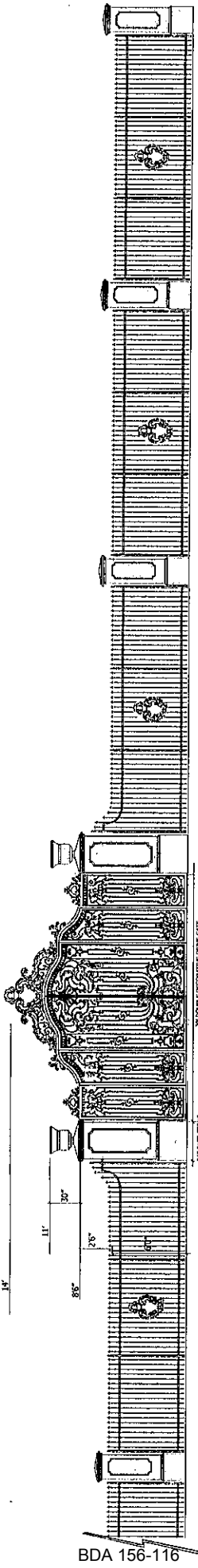
PS: If there is anything that you want to submit to the board beyond what you have included in your attached application materials, please feel free to email it to steve.long@dallascityhall.com or mail it to me at the following address:

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

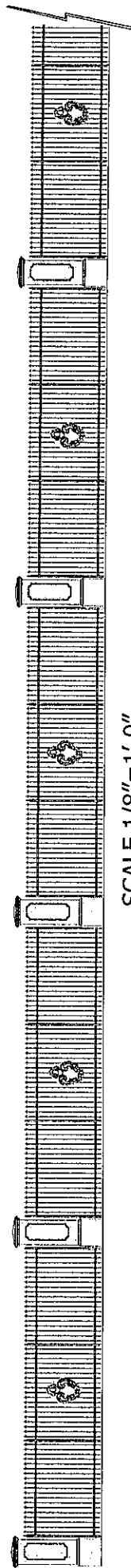


| | | |
|---------------------------------------|--|-----------------|
| PERRY RES. 5544 PARK LN DALLAS, TX | | ELEVATIONS 11-1 |
|---------------------------------------|--|-----------------|

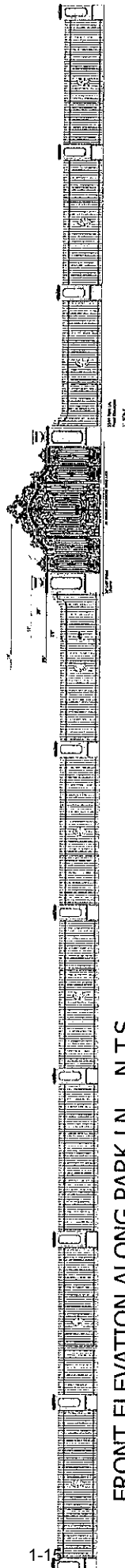
11-1



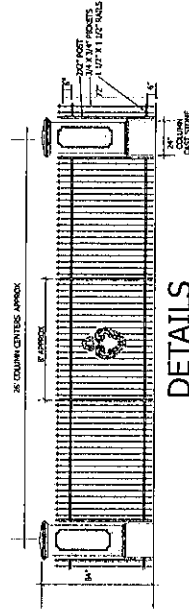
FRONT ELEVATION



SCALE 1/8"=1'-0"



FRONT ELEVATION ALONG PARK LN. N.T.S.



DETAILS
SCALE 1/8"=1'-0"

PERRY RES.
5544 PARK LN DALLAS, TX

LAMBERT'S ORNAMENTAL IRON

BDA156-116

Attach B
PS 1

Long, Steve

From: Buehrle, Clayton
Sent: Wednesday, November 02, 2016 7:16 AM
To: Long, Steve
Subject: FW: BDA156-116, Property at 5544 Park Lane
Attachments: vis triangle final color annotated.pdf

Steve,

Please see the site plan provided by Mrs. Perry.

CLAYTON M. BUEHRLE, P.E.

SENIOR ENGINEER
SUSTAINABLE DEVELOPMENT & CONSTRUCTION DEPARTMENT
ENGINEERING DIVISION
CITY OF DALLAS
320 E. JEFFERSON, ROOM 200
DALLAS, TEXAS 75203
PH. 214.948.4565
FAX 214.948.4211

CLAYTON.BUEHRLE@DALLASCITYHALL.COM

ENGINEER FORMS: [HTTP://DALLASCITYHALL.COM/DEPARTMENTS/SUSTAINABLEDEVELOPMENT/PAGES/FORMSDEPT.ASPX#ENGINEERFORM](http://DALLASCITYHALL.COM/DEPARTMENTS/SUSTAINABLEDEVELOPMENT/PAGES/FORMSDEPT.ASPX#ENGINEERFORM)

ZONING WEBSITE: [HTTP://GIS.DALLASCITYHALL.COM/ZONINGWEB/](http://GIS.DALLASCITYHALL.COM/ZONINGWEB/)

CITY CODE: [HTTP://DALLASCITYHALL.COM/GOVERNMENT/PAGES/CITY-CODES.ASPX](http://DALLASCITYHALL.COM/GOVERNMENT/PAGES/CITY-CODES.ASPX)

From: v p [<mailto:romans828828@att.net>]
Sent: Tuesday, November 01, 2016 8:22 PM
To: Buehrle, Clayton <clayton.buehrle@dallascityhall.com>
Subject: Re: BDA156-116, Property at 5544 Park Lane

One more try, so sorry!

Thank you so very much. Have a wonderful and blessed day! Victoria

On Tuesday, November 1, 2016 8:09 PM, v p <romans828828@att.net> wrote:

Sorry, we thought this one was better. Thanks again.

Thank you so very much. Have a wonderful and blessed day! Victoria

On Tuesday, November 1, 2016 7:59 PM, v p <romans828828@att.net> wrote:

please see the attached scan.

Thank you so very much. Have a wonderful and blessed day! Victoria

On Tuesday, November 1, 2016 12:21 PM, "Buehrle, Clayton" <clayton.buehrle@dallascityhall.com> wrote:

Mrs. Perry,

The attached sketch illustrates an example of the 20'X20' visibility triangles that are required for your driveways. Any part of your proposed fence within those triangles would be considered an obstruction. Please show the required visibility triangles on your site plan and add a note on the site plan stating that no vegetation will be allowed to grow on the rod iron fence within the visibility triangles. Once you have made these changes, please send me the updated site plan for my review. These changes will need to be done quickly as I am required to submit my recommendations by Friday morning and there may be additional comments that come about from my review of the revised site plan.

Additionally, if you or your husband have questions concerning the visibility triangle layout, please consult Figure 4 of the City of Dallas Off-Street Parking and Driveways Handbook. This handbook can be found by clicking the "Engineer Forms" link provided below in my e-signature and then clicking the link "Paving and Drainage – Off-Street Parking and Driveways Handbook".

Please feel free to contact me should you have any questions.

Thanks,

Clayton M. Buehrle, P.E.

Senior Engineer
Sustainable Development & Construction Department
Engineering Division

City of Dallas

320 E. Jefferson, Room 200
Dallas, Texas 75203
Ph. 214.948.4565
Fax 214.948.4211

Clayton.Buehrle@DallasCityHall.com

Engineer Forms: <http://dallascityhall.com/departments/sustainabledevelopment/Pages/FormsDept.aspx#engineerform>

Zoning Website: <http://gis.dallascityhall.com/zoningweb/>

City Code: <http://dallascityhall.com/government/Pages/city-codes.aspx>



City of Dallas

APPLICATION/APPEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 156-116

Data Relative to Subject Property:

Date: 9-22-16

Location address: 5544 Park Lane Zoning District: R-1ac(A)

Lot No.: 3 Block No.: 7/5597 Acreage: 1.035 Census Tract: 20600

Street Frontage (in Feet): 1) 254' 2) 265' 3) _____ 4) _____ 5) _____

To the Honorable Board of Adjustment :

Owner of Property (per Warranty Deed): Malcolm D. Perry and Victoria L. Perry

Applicant: Malcolm D. Perry Telephone: 214 520 0221

Mailing Address: 5544 Park Lane Zip Code: 75220

E-mail Address: romans 228 228 @ att.net

Represented by: Phil Plank Telephone: 214-695-9659

Mailing Address: 420 Hahn Blvd Haltom City Tx Zip Code: 76117

E-mail Address: philplank@yahoo.com

Affirm that an appeal has been made for a Variance, or Special Exception, of 10'-6"
asking for exceptions of a 10' in front yard fence.
asking for special exception on east side sight triangles.

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 increase home value and add security to neighbors. Will be in keeping with high quality fences of neighbors will add definition to the corner with stone columns compliments other fence on the street and current architecture of the home. Add security to the residents.

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 Malcolm D. Perry
(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 19 day of September, 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 Malcolm O. Perry
represented by Phil Plank
did submit a request for a special exception to the fence height regulations, and for a special
exception to the visibility obstruction regulations
at 5544 Park Lane

BDA156-116. Application of Malcolm O. Perry represented by Phil Plank for a special exception to the fence height regulations and a special exception to the visibility obstruction regulations at 5544 Park Lane. This property is more fully described as Lot 3, Block 7/559 and is zoned R-1ac(A), which limits the height of a fence in the front yard to 4 feet and requires a 20 foot visibility triangle at driveway approaches. The applicant proposes to construct a 14 foot 6 inch high fence in a required front yard, which will require a 10 foot 6 inch special exception to the fence regulation, and to construct a residential fence structure in a required visibility obstruction triangle, which will require a special exception to the visibility obstruction regulation.

Sincerely,

Philip Sikes
Philip Sikes, Building Official

City of Dallas

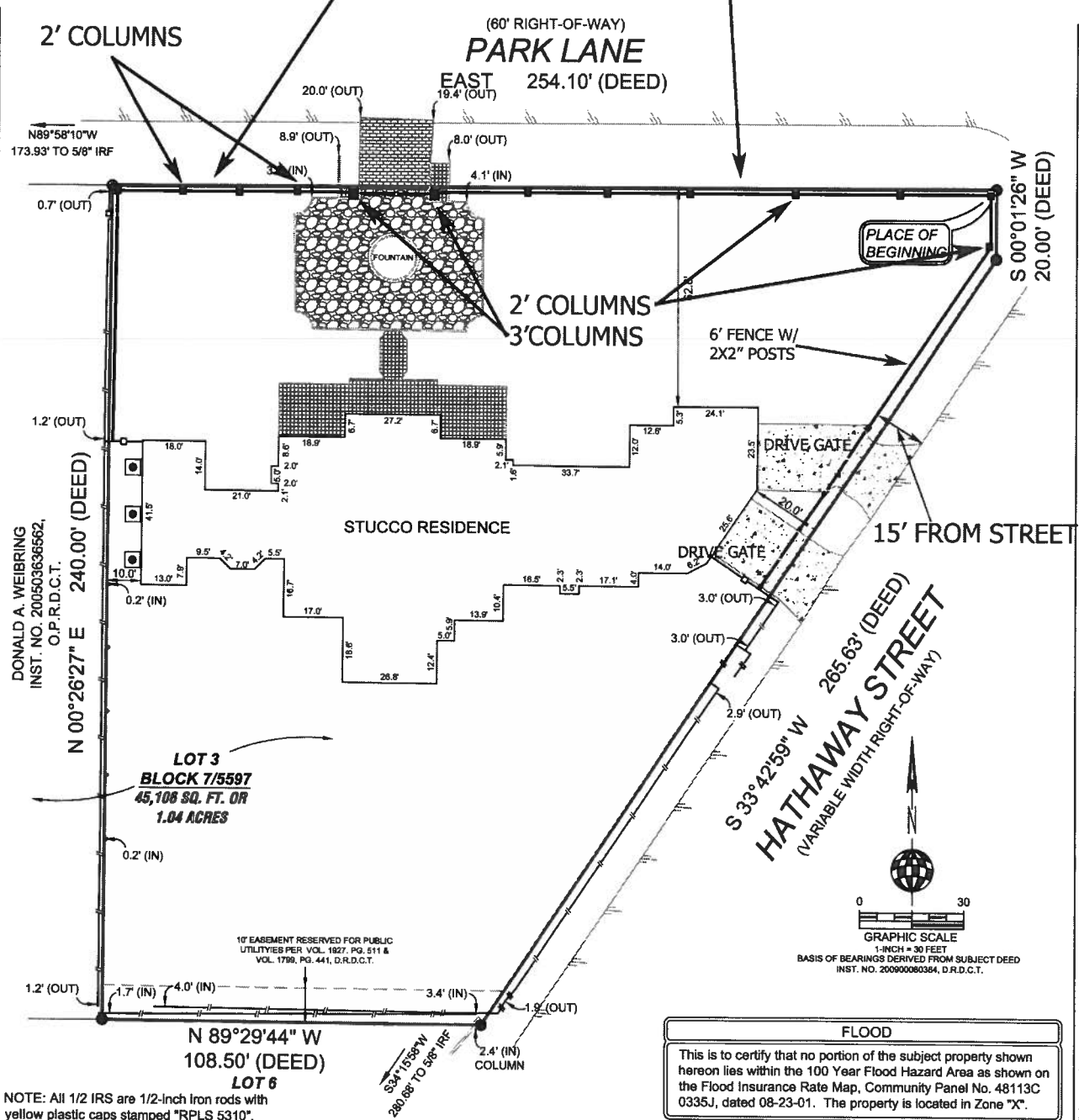
Internal Development Research Site

Legend

Locate Property



6' FENCE WITH STEEL WITH 2X2" POST BETWEEN COLUMNS



NOTE: All 1/2 IRs are 1/2-inch iron rods with yellow plastic caps stamped "RPLS 5310".

LEGEND

| | | | | | | | | |
|-----------------|------------------|-----------------|------------------|--------------|-----------------------------|------------------|---------------|-----------------|
| 1/2" IR FOUND | X-FOUND | TELE. BOX | BOLLARD POST | UTILITY POLE | OHU - OVERHEAD UTILITY LINE | PLASTIC FENCE | CONCRETE | BUILDING LINE |
| 1/2" IR SET | X-SET | CABLE BOX | SEPTIC COVER | WATER METER | GUY WIRE ANCHOR | ASPHALT | GRAVEL | EASEMENT |
| 5/8" IR FOUND | 1" IR FOUND | ELECTRIC BOX | SAN. SEW. MH. | GAS METER | BARBED WIRE FENCE | FIRE LANE STRIPE | BRICK | BOUNDARY |
| 3/8" IR FOUND | 1" P FOUND | BRICK COLUMN | IRRIGATION VALVE | A.C. PAD | IRON FENCE | BRICK RET. WALL | STONE | HIGH BANK LINE |
| 80-D NAIL FOUND | POINT FOR CORNER | STONE COLUMN | WATER VALVE | TRANS. BOX | CHAINLINK FENCE POST | STONE RET. WALL | WOOD DECK | FEMA FLOOD LINE |
| PK NAIL SET | CON. MONUMENT | STORM DRAIN MH. | FIRE HYDRANT | POOL EQUIP. | WOOD FENCE | CON. RET. WALL | BUILDING WALL | HANDICAP SPACE |
| 1/2" P FOUND | 3/4" P FOUND | SAN. SEW. CO. | LIGHT POLE | | PIPE RAIL FENCE | STUC. RET. WALL | TILE | |

I, John S. Turner, Registered Professional Land Surveyor of the State of Texas, do hereby certify that this Survey Plat is a true, correct and accurate representation of the property shown hereon as determined by survey on the ground under my supervision. The lines and dimensions of said property being indicated by the plat. The improvements are within the boundaries of the property lines at the distances indicated and there are no visible and apparent encroachments, conflicts or protrusions, except as shown. This survey meets or exceeds the minimum standards required by the Texas Board of Professional Land Surveying.

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

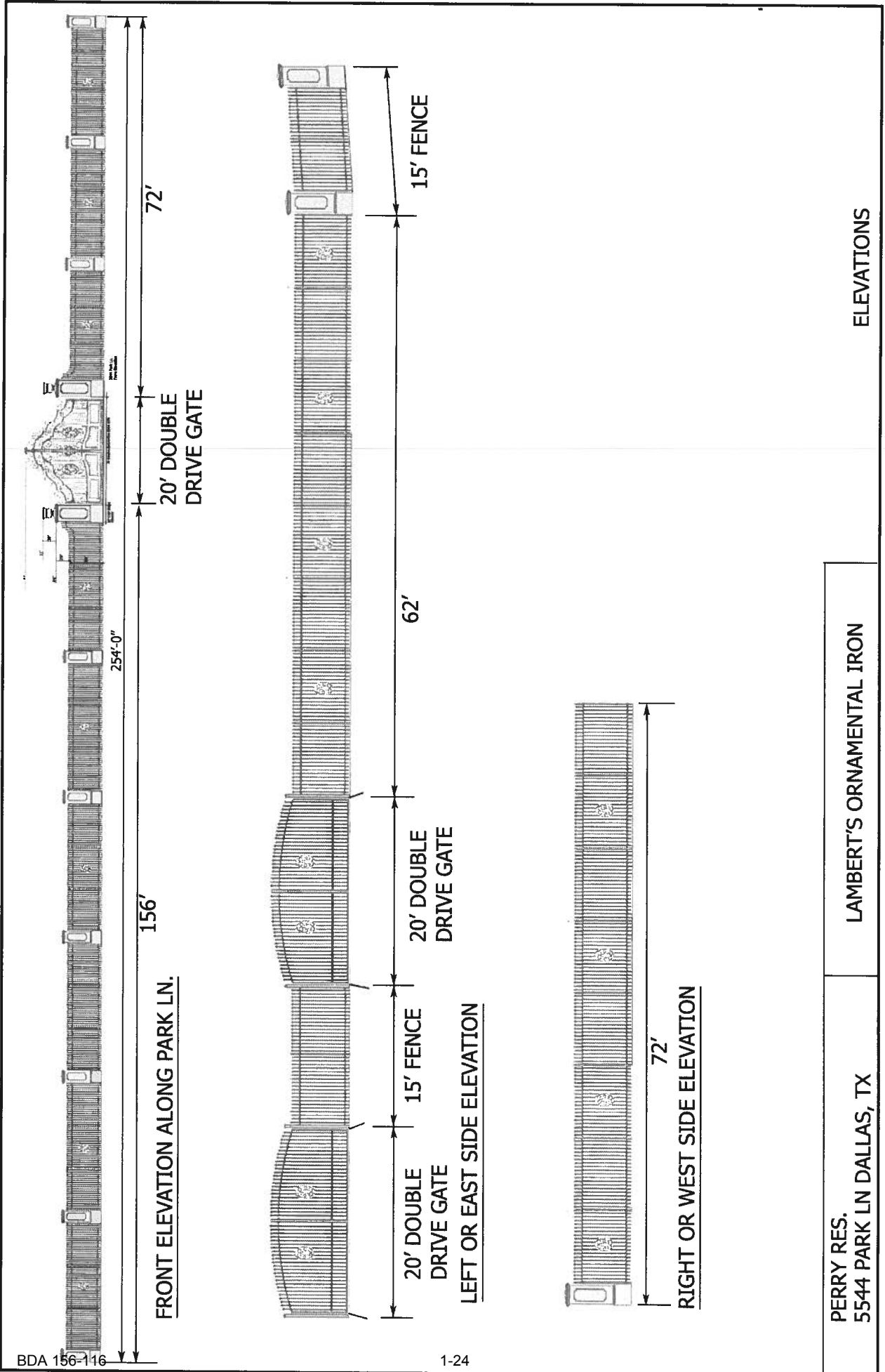
John S. Turner
 JST/AVG-116 RPLS 5310

A&W SURVEYORS, INC.
 Professional Land Surveyors
 TEXAS REGISTRATION NO. 100174-00
 P.O. BOX 870029, MESQUITE, TX 75187
 PHONE: (972) 681-4975 FAX: (972) 681-4954
 WWW.AWSURVEY.COM

DATE: 07-26-2016 DRAWN BY: 444

CERTIFY TO: VICTORIA PERRY

A professional company operating in your best interest!



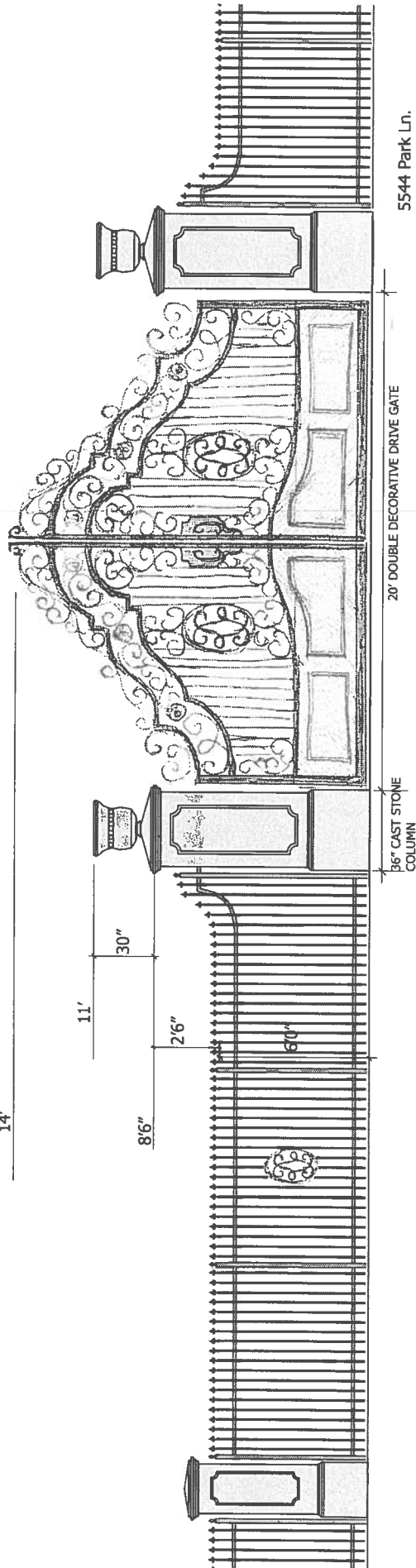
BDA 156-116

1-24

| | |
|---------------------------------------|---------------------------|
| PERRY RES. 5544 PARK LN DALLAS, TX | LAMBERT'S ORNAMENTAL IRON |
|---------------------------------------|---------------------------|

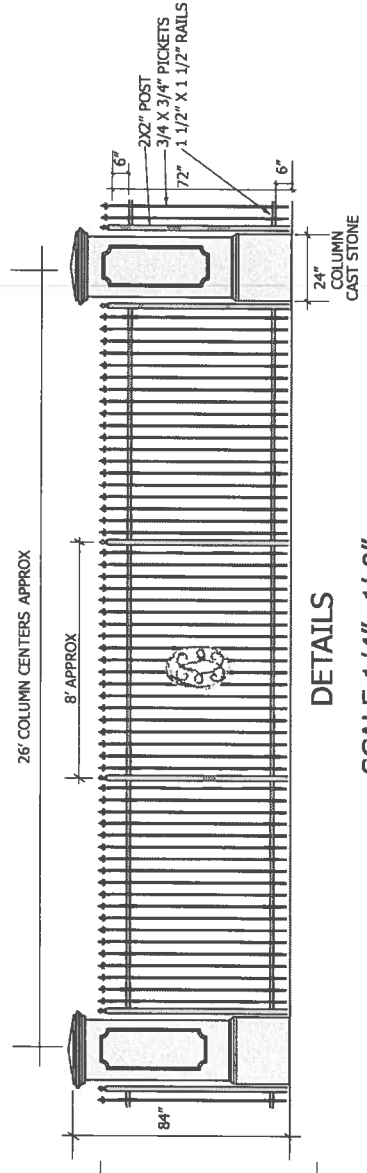
ELEVATIONS

14'



5544 Park Ln.
Front Elevation

SCALE 1/4"=1'-0"



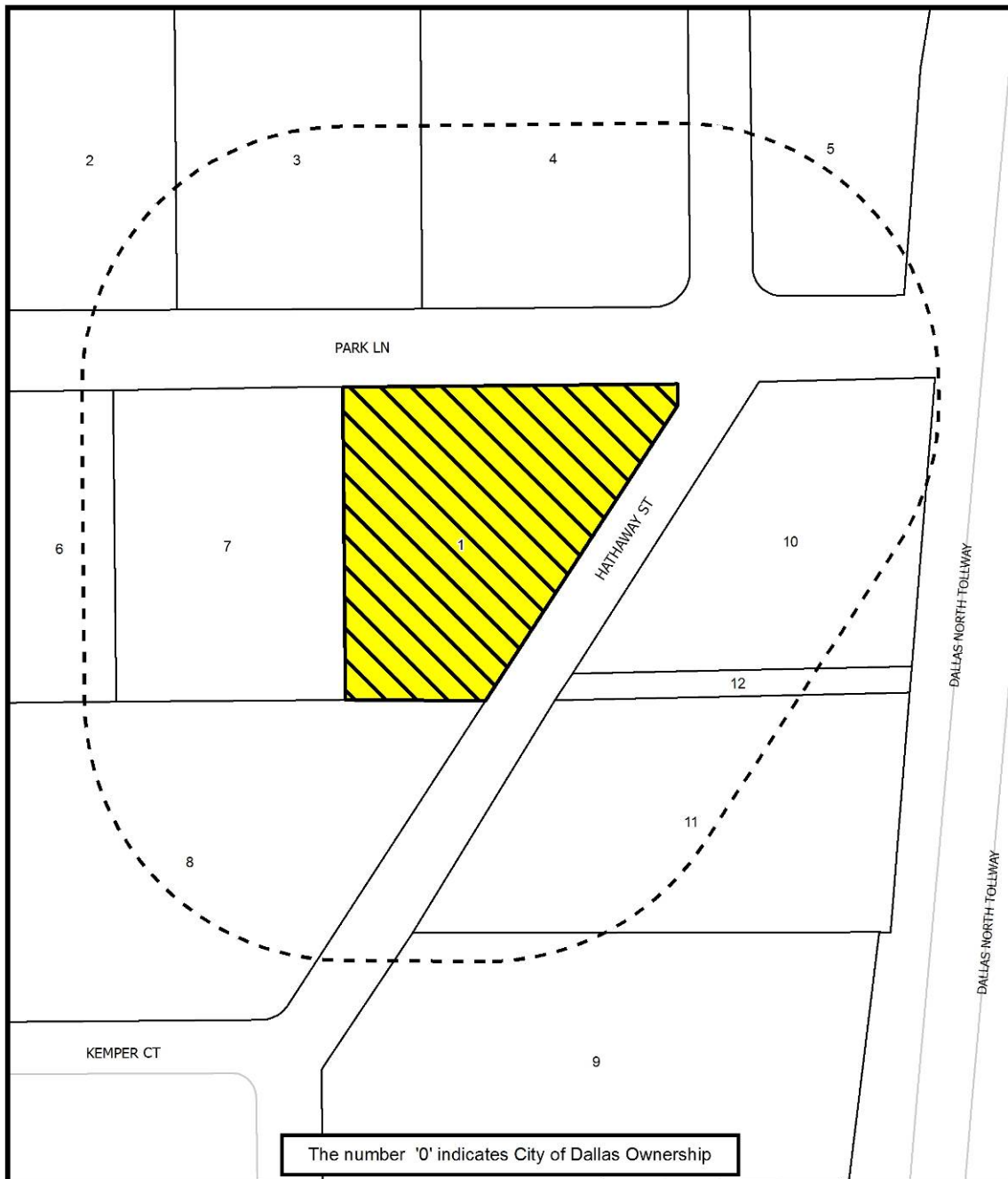
DETAILS

SCALE 1/4"=1'-0"

PERRY RES.
5544 PARK LN DALLAS, TX

LAMBERT'S ORNAMENTAL IRON

DETAILS



| | | | |
|--|--|--|----------------------------|
|  1:1,200 | NOTIFICATION | | Case no: BDA156-116 |
| | <div style="border: 1px solid black; padding: 2px; display: inline-block;">200'</div> AREA OF NOTIFICATION <div style="border: 1px solid black; padding: 2px; display: inline-block;">12</div> NUMBER OF PROPERTY OWNERS NOTIFIED | | Date: 10/25/2016 |

Notification List of Property Owners

BDA156-116

12 Property Owners Notified

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|-----------------------|-----------------------|----------------------------------|
| 1 | 5544 PARK LN | PERRY MALCOLM O III & VICTORIA L |
| 2 | 5523 PARK LN | MCDONALD JANET |
| 3 | 5535 PARK LN | HOUSTON VIRGINIA COLE |
| 4 | 5545 PARK LN | LEAR LAURA & FREDERICK |
| 5 | 5601 PARK LN | STEWART JERRY W |
| 6 | 5520 PARK LN | GRIMES JOHN E & |
| 7 | 5532 PARK LN | SZELC LIVING TRUST |
| 8 | 5535 KEMPER CT | DOCKERY HARVA R |
| 9 | 9446 HATHAWAY ST | HEINSCH ROBERT RHYS & ZOE LAROSE |
| 10 | 5600 PARK LN | HOLMES CHARLETON C |
| 11 | 9520 HATHAWAY ST | ASCHAFFENBURG DARREN & |
| 12 | 5600 PARK LN | POTOMAC RIVER HOLDINGS LLC |

FILE NUMBER: BDA156-117(SL)

BUILDING OFFICIAL'S REPORT: Application of Chris Johnson for a variance to the off-street parking regulations at 2214 Routh Street. This property is more fully described as Lot 1A, Block D/557, and is zoned PD 225 (H/25, Tr 1), which requires a parking space to be at least 20 feet from the right-of-way line adjacent to a street or alley if the space is located in an enclosed structure and if the space faces upon or can be entered directly from the street or alley. The applicant proposes to construct and maintain a structure with enclosed parking spaces setback 13 feet 6 inches, which will require a variance of 6 feet 6 inches to the off-street parking regulations.

LOCATION: 2214 Routh Street

APPLICANT: Chris Johnson

REQUEST:

A request for a variance to the off-street parking regulations of 6' 6" is made to locate and maintain enclosed parking spaces in garages for a duplex structure use proposed on the undeveloped site located 13' 6" from the Routh Street front property/right-of-way line or 6' 6" into the required 20' distance that enclosed parking spaces must be from this street right-of-way.

STANDARD FOR A VARIANCE:

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

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

STAFF RECOMMENDATION:

Approval, subject to the following conditions:

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

Rationale:

- Staff concluded that the variance should be granted because the subject site is unique and different from other lots in PD 225 by being of a restrictive area (only approximately 3,000 square feet) which, according to the applicant, precludes it from being developed in a manner commensurate with development upon other parcels of land in PD 225.
- Furthermore, staff concluded that the variance should be granted because the applicant provided information documenting that the proposed structure is commensurate with development found on other properties in PD 225 that are more typical in size, more specifically, the applicant has provided information documenting that the structure on the site has an approximately 1,700 square foot building footprint with approximately 1,900 square feet of air conditioned square footage per unit where others in PD 225 have approximately 1,900 square foot building footprint with approximately 3,000 square feet of air conditioned square footage.
- Lastly, staff concluded that granting this variance would not be contrary to public interest because the Sustainable Development and Construction Department Project Engineer has no objections to the request if the Board imposed the submitted site plan and that no vehicles should be allowed to park in driveways conditions, and the fact that the distance between the enclosed parking spaces and the projected Routh Street pavement line is approximately 20 feet.

BACKGROUND INFORMATION:

Zoning:

Site: PD 225, H/25 (Planned Development, Historic)
North: PD 225, H/25 (Planned Development, Historic)
South: PD 225, H/25 (Planned Development, Historic)
East: PD 225, H/25 (Planned Development, Historic)
West: PD 225, H/25 (Planned Development, Historic)

Land Use:

The subject site is undeveloped. The areas to the north, east, south, and west are developed with residential 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:

- The request for a variance to the off-street parking regulations of 6' 6" focuses on locating and maintaining enclosed parking spaces in garages for a duplex structure use proposed on the undeveloped site located 13' 6" from the Routh Street front property/right-of-way line or 6' 6" into the required 20' distance that enclosed parking spaces must be from this street right-of-way.
- The site is zoned PD 225, H/25 Core where the minimum front yard for main buildings on an interior or corner lot must have a front yard setback that is within 5 percent of the average setback of all main buildings in the same blockface.
- The applicant has stated that he meets all setback requirements in PD 225 Historic Core District, and that "Routh Street is our block face and the average setback is 10' – 0".
- The Dallas Development Code states that a parking space must be at least 20 feet from the right-of-way line adjacent to a street or alley if the space is located in enclosed structure and if the space faces upon or can be entered directly from a street or alley.
- The applicant has submitted a site plan and floor plan denoting a duplex structure located between 10' – 13' 6" from the front property line with four enclosed parking spaces in two garage structures within this structure located 13' 6" from the Routh Street right-of-way line or approximately 20' from the Routh Street pavement line.
- The applicant has provided information that states that the structure on the site has an approximately 1,700 square foot building footprint with approximately 1,900 square feet of air conditioned square footage per unit where others in the same zoning have approximately 1,900 square foot building footprint with approximately 3,000 square feet of air conditioned square footage.
- The applicant has provided a letter stating that the owner will not be allowing cars to park in front of the garage doors or block the sidewalk.
- According to DCAD records, there are "no improvements" for the property addressed at 2214 Routh Street.
- The subject site is flat, rectangular in shape (60' x 50'), and according to the submitted application is 0.069 acres (or approximately 3,000 square feet) in area. The site is zoned PD 225, H/25.
- The Sustainable Development and Construction Department Project Engineer submitted a review comment sheet marked "Has no objections if certain conditions are met" commenting "subject to the site plan and that no vehicles at any time be allowed to park in the driveway. The pedestrian pathway shall remain unobstructed at all times".

- The applicant has the burden of proof in establishing the following:
 - That granting the variance to the off-street parking regulations will not be contrary to the public interest when, owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed and substantial justice done.
 - The variance is necessary to permit development of the subject site that differs from other parcels of land by being of such a restrictive area, shape, or slope, that the subject site cannot be developed in a manner commensurate with the development upon other parcels of land in districts with the same PD 225 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 PD 225 zoning classification.
- If the Board were to grant the variance request, staff recommends imposing the following conditions:
 1. Compliance with the submitted site plan is required.
 2. Automatic garage doors must be installed and maintained in working order at all times.
 3. At no time may the areas in front of the garages be utilized for parking of vehicles.

(These conditions are imposed to help assure that the variance will not be contrary to the public interest).

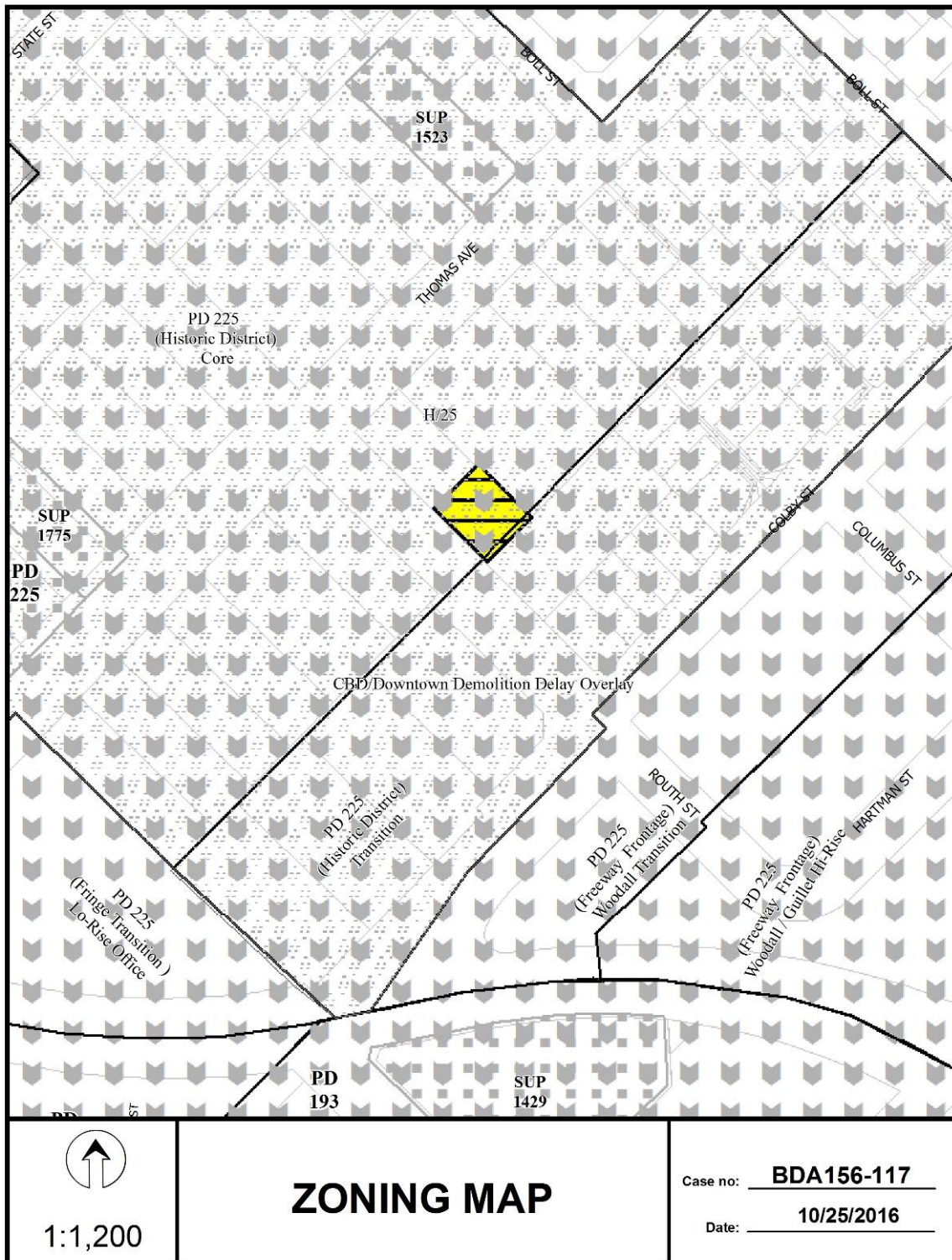
Timeline:

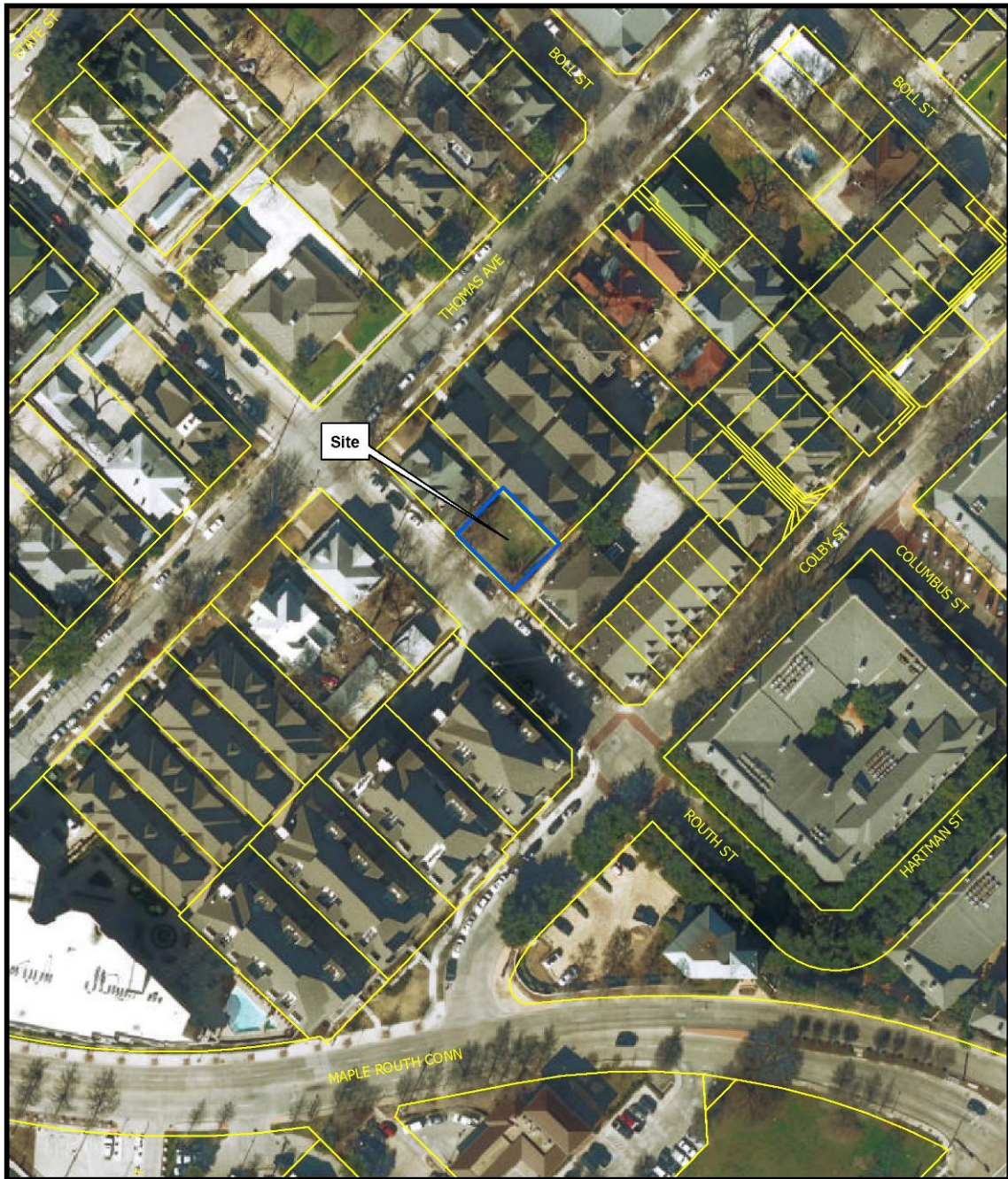
- September 22, 2016: The applicant submitted an “Application/Appeal to the Board of Adjustment” and related documents which have been included as part of this case report.
- October 10, 2016: The Board of Adjustment Secretary randomly assigned this case to Board of Adjustment Panel B.
- October 11, 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 26th deadline to submit additional evidence for staff to factor into their analysis; and the November 4th 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.”
- October 25, 2016: The applicant submitted additional information to staff beyond what was submitted with the original application (see Attachment A).

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.

November 1, 2016: The Sustainable Development and Construction Department Historic Preservation Chief Planner emailed the following comment to the Board Administrator: BDA156-117 is located in the State-Thomas historic district. A Courtesy Review is being reviewed by the Landmark Commission on Monday, November 7th.

November 3, 2016: The Sustainable Development and Construction Department Project Engineer submitted a review comment sheet marked "Has no objections if certain conditions are met" commenting "subject to the site plan and that no vehicles at any time be allowed to park in the driveway. The pedestrian pathway shall remain unobstructed at all times".





1:1,200

AERIAL MAP

Case no: BDA156-117

Date: 10/25/2016



CUMMINGS & ASSOCIATES
ARCHITECTS, INC.
ARCHITECTURE - GENERAL CONTRACTING - INTERIOR DESIGN

Project address:
2214 Routh Street
Dallas, TX 75201

Steve Long,

Amendment to zoning variance case BDA156-117

Items to add to the submittal:

1. The proposed lot does not have alley access and is not located on any arterial or collector street according to the City of Dallas Thoroughfare/CBD Plan.

Thoroughfare/CBD Plan

The Thoroughfare Plan is a long range plan to provide efficient flow of traffic throughout the City of Dallas. It provides both the dimensional and functional classification of roadways. The Central Business District Streets and Vehicular Circulation Plan (CBD Plan) provides travel direction, existing and proposed pavement and right-of-way widths for roadways in the Central Business District.



Information above was referenced from <https://gis.dallascityhall.com/>

2. The existing structures built at 2604 and 2608 Thomas Avenue are very similar to the proposed structure in design see attached Exhibit 'A'. In comparison, the new structure that is currently proposed at 2214 Routh Street will be smaller than the structures that are built behind said proposed property located on Thomas Avenue. 2604 and 2608 Thomas Avenue each have the same size buildings per lot. There are eight (8) 2,949 a/c square foot units per lot. Each lot is 14,997 sf. (.34 acres). If you divide the total lot square footage of 14,997 by the total number of units eight (8) you would get a 1,875 sf. footprint per unit. The actual air-conditioned square footage per unit is 2,974 sf.

Information for the calculations above where referenced from <http://www.dallascad.org/>

BDA156-117
Attach A
Pg 2



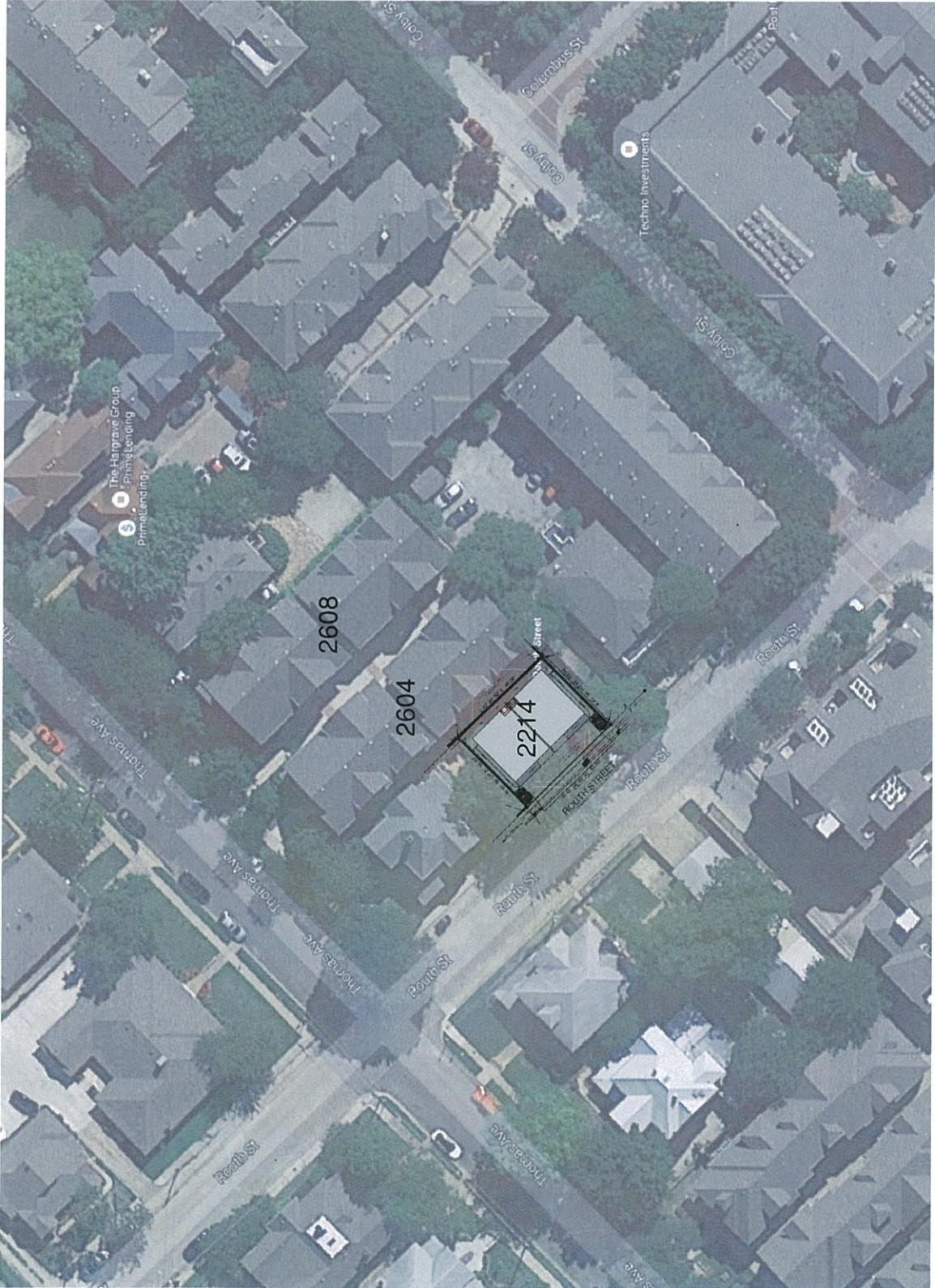
CUMMINGS & ASSOCIATES
ARCHITECTS, INC.
ARCHITECTURE - GENERAL CONTRACTING - INTERIOR DESIGN

3. The lot located at 2214 Routh is unusually small for that area, but has a allowable lot coverage of 60% according to Section 51P-225.107,b,1,a of PD225. The lot is allowed to have a 1,800 sf. max footprint. The structure that is currently designed has only a 1,685 sf. footprint, which is only 56.2% lot coverage. The proposed structure has 3.8% less lot coverage than allowed.
4. The proposed lot has a height restriction of 36' per Section 51P-225.107,c,1,a. The proposed structure has a height of only 33'-8". The proposed structure will be 2'-4" shorter than allowed. The structure will also be shorter than most others in the surrounding area. The lot grade is lower than the surrounding lots and is about 4'-0" lower than the property located behind it at 2604 Thomas Avenue. The structure will be comparable in size to a single-family multistory home and not a multifamily structure.
5. Please see attached letter Exhibit 'B' from owner stating that the front drive will NOT be used for parking at any time. The off street parking is provided in an enclosed manner behind the front build line.

Sincerely,

Chris Johnson
Senior Designer

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|---|-----------|-----|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|---|--|---|--|---------------------------|----------------------------|--------------------------|----------------------------------|--------------------------|
| <table border="1"> <tr><td>REVISION:</td><td>BY:</td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table> | REVISION: | BY: | | | | | | | | | | | | | | | | | | | | | <p>2214 ROUTH STREET DALLAS, TX 75201</p> | <p>PRELIMINARY NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION</p> | <p>CUMMINGS & ASSOCIATES ARCHITECTS, ENGINEERS, PLANNERS & INTERIORS 1000 WEST END AVENUE, SUITE 2000 DALLAS, TEXAS 75201 TEL: 214.742.1111 FAX: 214.742.1112</p> |  | <p>DATE: 10.25.16</p> | <p>SCALE: 1" = 50'</p> | <p>DRAWN BY: CHI</p> | <p>SHEET NAME: SITE PLAN</p> | <p>SHEET NO: SP1</p> |
| REVISION: | BY: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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BDA 156-117
Attachment A
Pg 4

Exhibit B

Resi Property Interests, LLC
2608 Thomas Avenue, Unit 6
Dallas, TX, 75204

Dear City of Dallas Board of Adjustments,

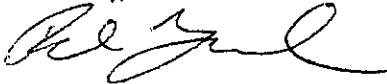
The proposed structure at 2214 Routh, Dallas, TX will be providing Four (4) Off-Street parking spaces for the Two (2) condominiums that are being proposed. By providing Four (4) Off-Street parking spaces on the lot, no cars will be allowed to park in front of the garage doors or block the sidewalks.

Upon completion of construction, I will be moving into one of the two units as my primary residence and will be leasing out the second unit, therefore being able to control off-street parking regulations based on the variance.

My current primary residence is located at 2608 Thomas Avenue, Dallas (Thomas & Routh), and I'm looking forward to continuing as a State-Thomas resident.

I can be reached at #972-310-1032 or pyazbeck@resipropertyinterests.com to further discuss at any time. Thank you for your consideration.

Sincerely,



Paul Yazbeck



City of Dallas

APPLICATION/APPEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 156-117

Date: 9/22/16

Data Relative to Subject Property:

Location address: 2214 Routh Street

Zoning District: PD 225 (H/25, Tr 1)

Lot No.: 1A Block No.: D-557 Acreage: 0.069 Census Tract: 17.03

Street Frontage (in Feet): 1) 60 2) _____ 3) _____ 4) _____ 5) _____

SE 27

To the Honorable Board of Adjustment :

Owner of Property (per Warranty Deed): Resi Property Interests, LLC

Applicant: Chris Johnson Telephone: 972-572-2519

Mailing Address: 204 N Main St. Suite 112, Duncanville, TX Zip Code: 75116

E-mail Address: chj_caa@sbcglobal.net

Represented by: _____ Telephone: _____

Mailing Address: _____ Zip Code: _____

E-mail Address: _____

Affirm that an appeal has been made for a Variance X, or Special Exception _____, of _____
To reduce the minimum required garage door setback by 6'-6".

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:

Description: To allow adequate enclosed parking spaces for each home on the lot.

Reason: Lot size will not allow for a residential structure to be built that is compatible with others in the area based using the current zoning.

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 CHRIS JOHNSON
(Affiant/Applicant's name printed)

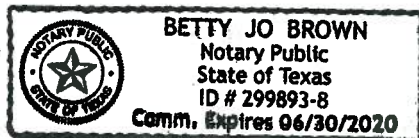
who on (his/her) oath certifies that the above statements are true and correct to his/her best knowledge and that he/she is the owner/or principal/or authorized representative of the subject property.

Respectfully submitted: _____
(Affiant/Applicant's signature)

Subscribed and sworn to before me this 22nd day of September, 2016

Betty Jo Brown
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 Chris Johnson

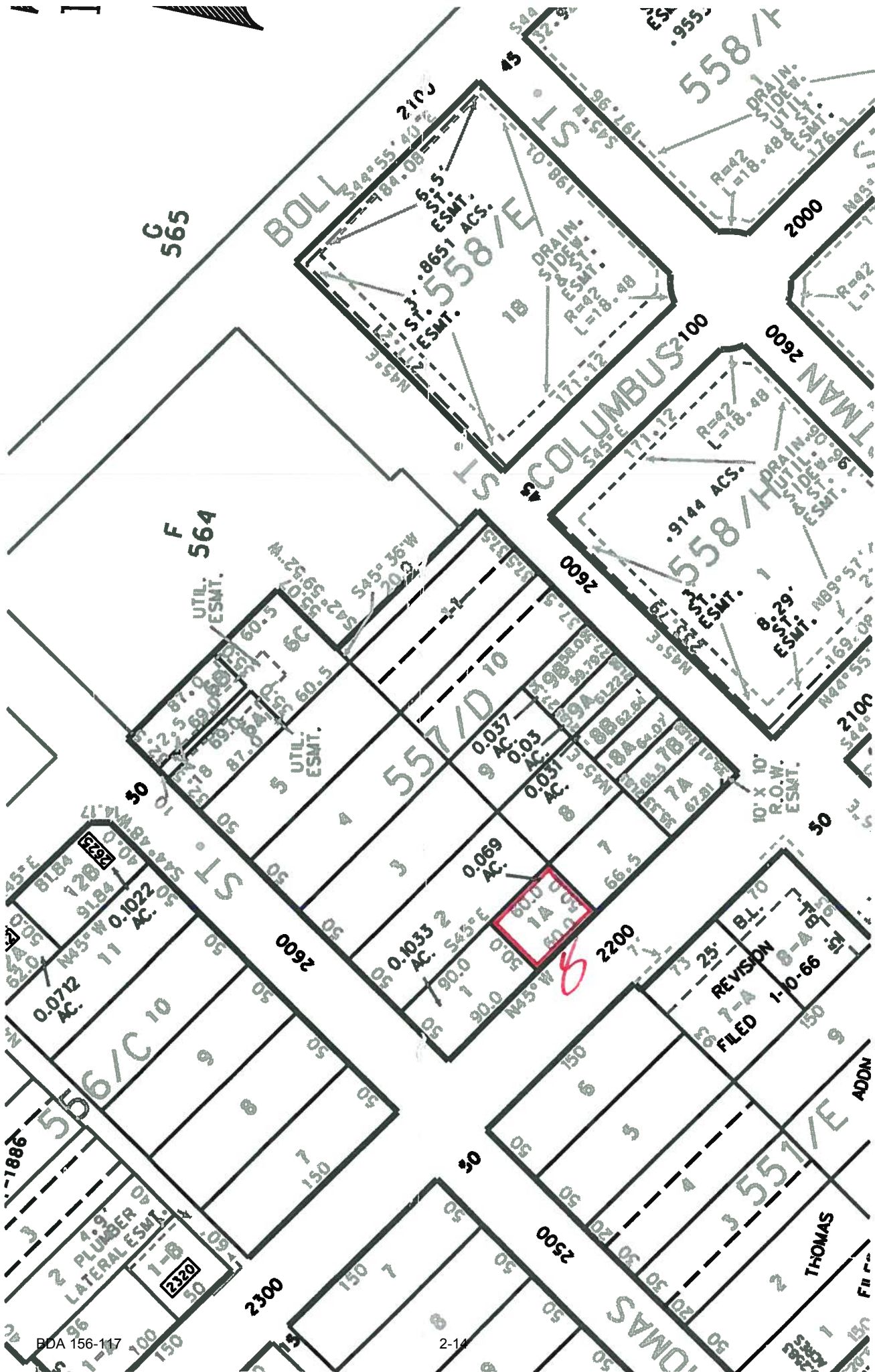
did submit a request for a variance to the off-street parking regulation
at 2214 Routh Street

BDA156-117. Application of Chris Johnson for a variance to the off-street parking regulations at 2214 Routh Street. This property is more fully described as Lot 1A, Block D/557, and is zoned PD 225 (H/25, Tr 1), which requires a parking space must be at least 20 feet from the right-of-way line adjacent to a street or alley if the space is located in an enclosed structure and if the space faces upon or can be entered directly from the street or alley. The applicant proposes to construct a duplex residential structure with a setback of 6 feet 6 inches, which will require a variance of 6 feet 6 inches to the off-street parking regulation.

Sincerely,

Philip Sikes
Philip Sikes, Building Official

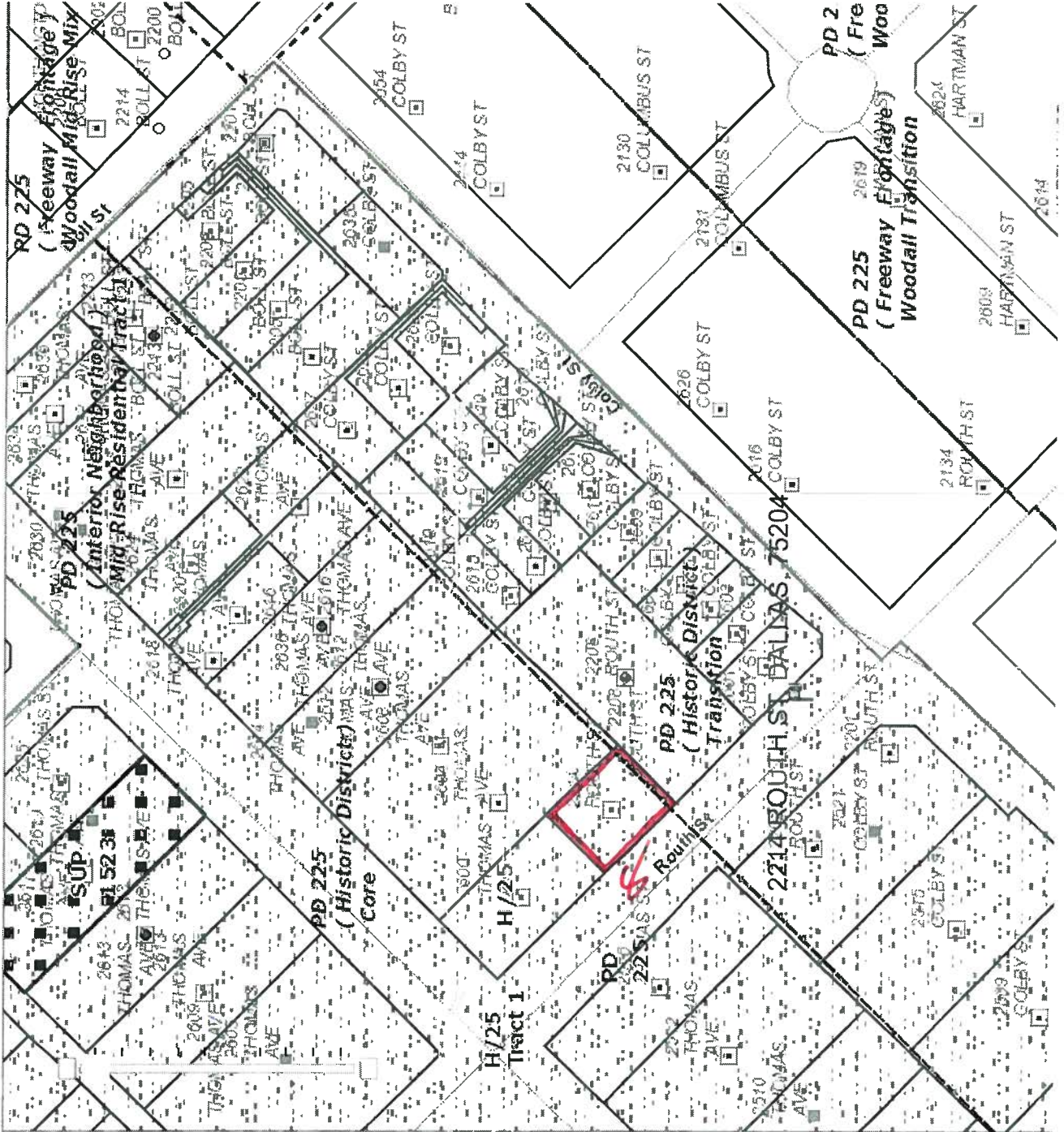




City of Dallas

Internal Development Research Site

Legend

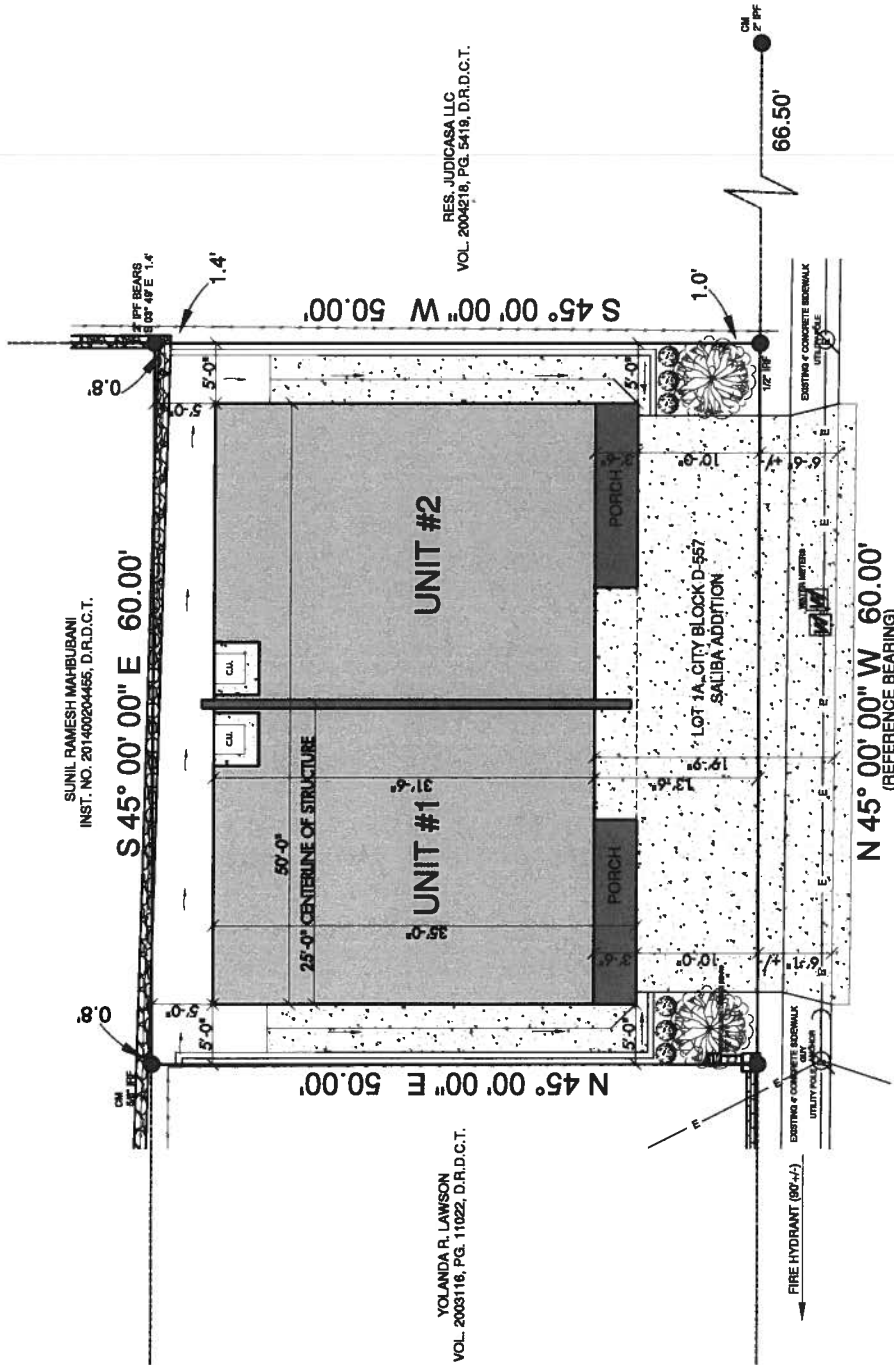


| | | | |
|--|----|--|-----------|
| REVISION | BY | DATE | 09.15.16 |
| | | SCALE | 1" = 10' |
| | | DRAWN BY | CHU |
| | | SHEET NAME | SITE PLAN |
| | | SHEET NO. | SP |
| 2214 ROUTH STREET DALLAS, TX 75201 | | CUMMINGS & ASSOCIATES REGISTERED PROFESSIONAL ARCHITECTS 1515 W. WILSON ROAD, SUITE 100 DALLAS, TEXAS 75202-2212 PHONE: 972.412.1111 FAX: 972.412.1178 | |
| PRELIMINARY NOT FOR REGULATORY APPROVAL PERMITTING OR CONSTRUCTION | | RES. JUDICASA LLC VOL. 2004216, P.G. 5478, D.R.D.C.T. | |



| SQUARE FOOTAGE - UNIT 1 | |
|-------------------------|-------|
| 1st FLOOR PLAN | 345 |
| 2nd FLOOR PLAN | 837 |
| 3rd FLOOR PLAN | 740 |
| TOTAL AIR CONDITIONED | 1,922 |
| FRONT PORCH | 54 |
| ONE CAR GARAGE #1 | 202 |
| ONE CAR GARAGE #2 | 212 |
| BALCONY | 72 |
| TOTAL UNDER ROOF | 2,462 |
| PREWALL | 72 |

SITE PLAN
1" = 10'



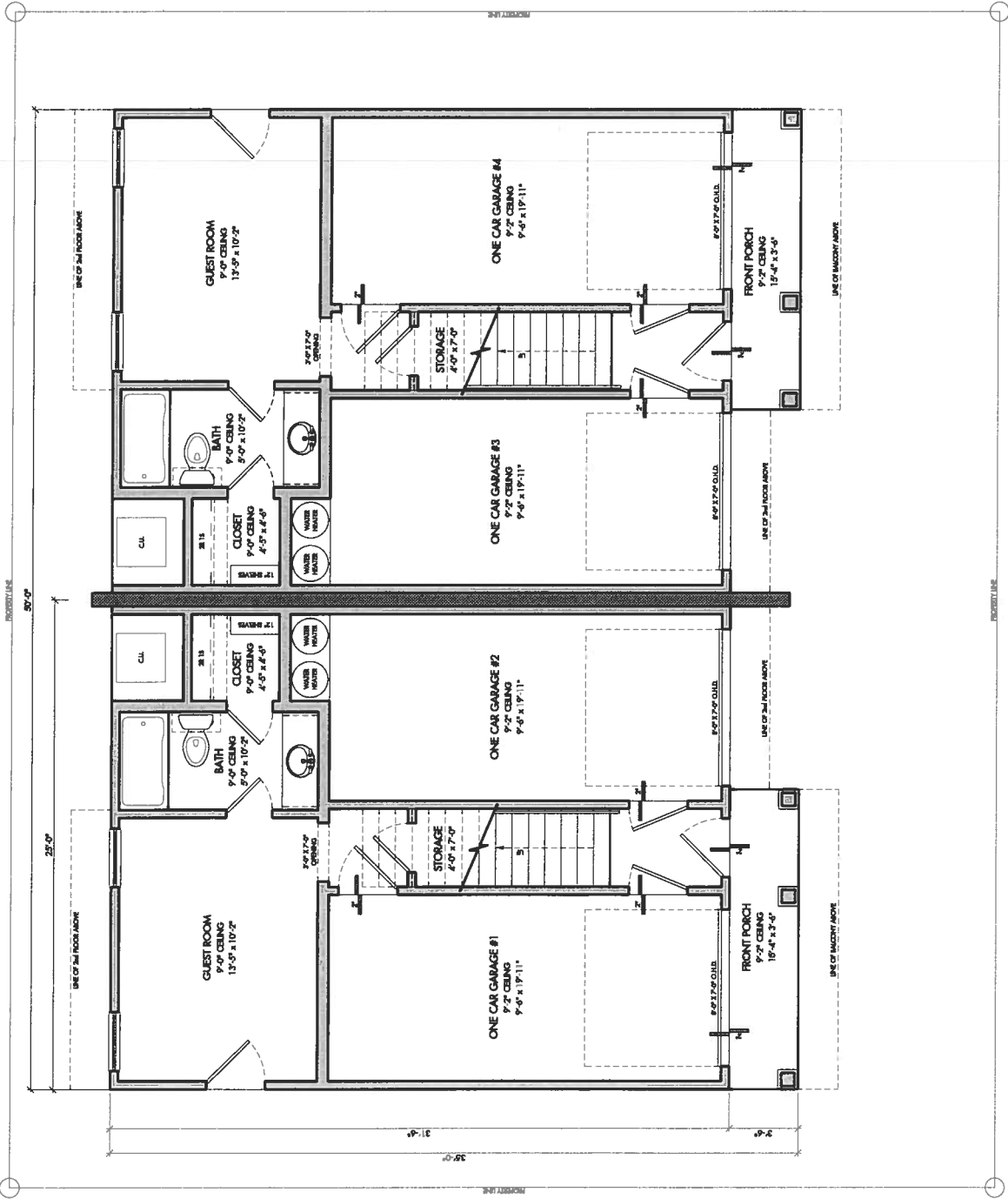
ROUTH STREET

(VARIABLE WIDTH R.O.W.)

| | | | | | | | | | | |
|----------|--|------|----------|--|-----------|-----|-------------|----------------|------------|----|
| REVISION | | DATE | 09/15/16 | <small>CUMMINGS & ASSOCIATES ARCHITECTS 2214 ROUTH STREET, SUITE 100 DALLAS, TEXAS 75201 PHONE: 214.778.8888 FAX: 214.778.8889 WWW.CUMMINGSARCHITECTS.COM</small> | DRAWN BY: | CHU | BRIEF NAME: | 1st FLOOR PLAN | BRIEF NO.: | A1 |
| | | | | | | | | | | |

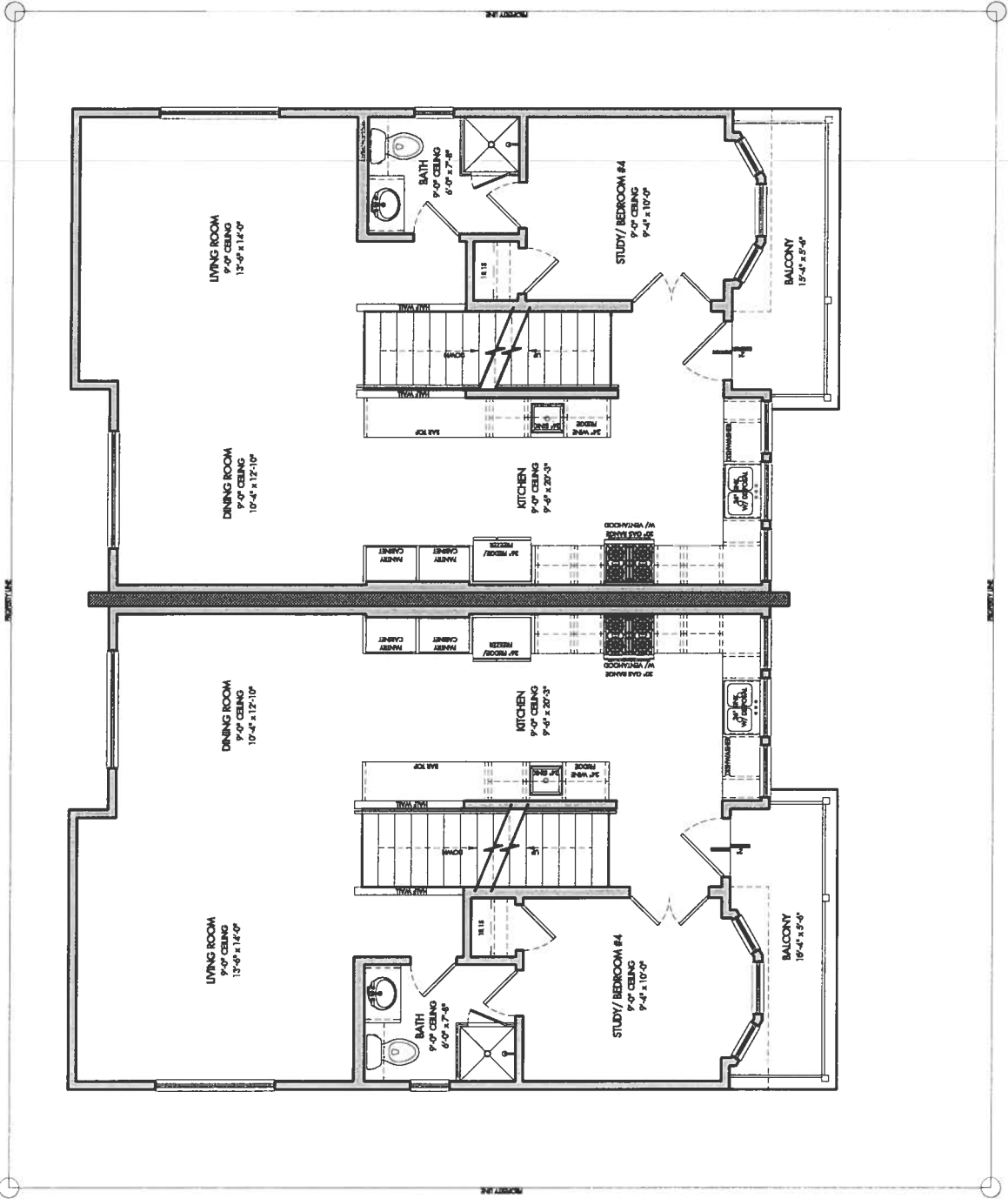


| SQUARE FOOTAGE - UNIT 1 | |
|-------------------------|-------|
| 1st FLOOR PLAN | 345 |
| 2nd FLOOR PLAN | 837 |
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| ONE CAR GARAGE #1 | 202 |
| ONE CAR GARAGE #2 | 212 |
| BALCONY | 72 |
| TOTAL UNDER ROOF | 2,462 |
| PER WALL | 72 |



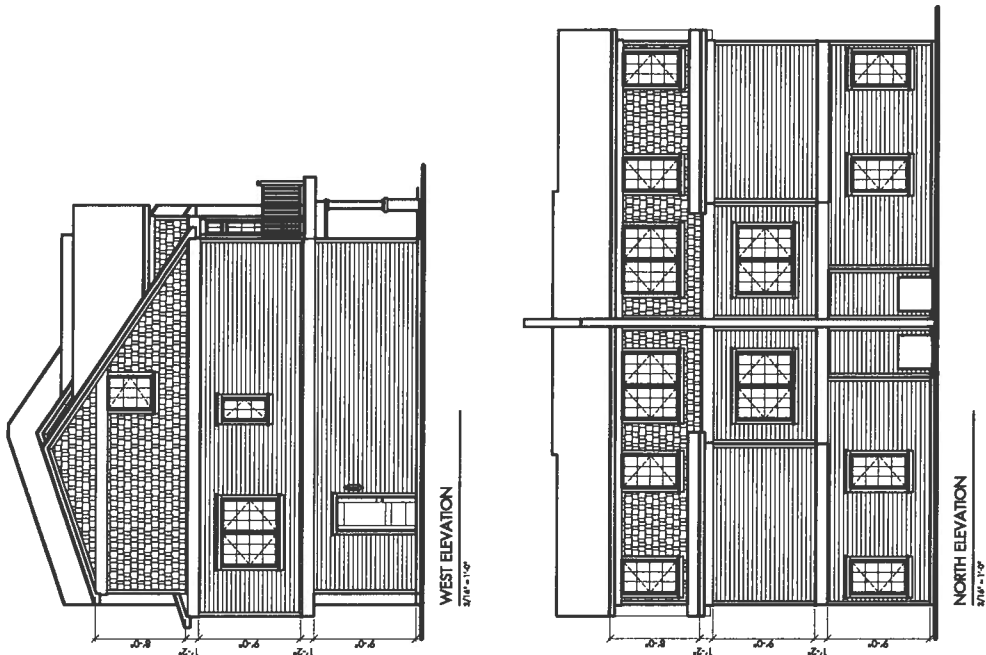
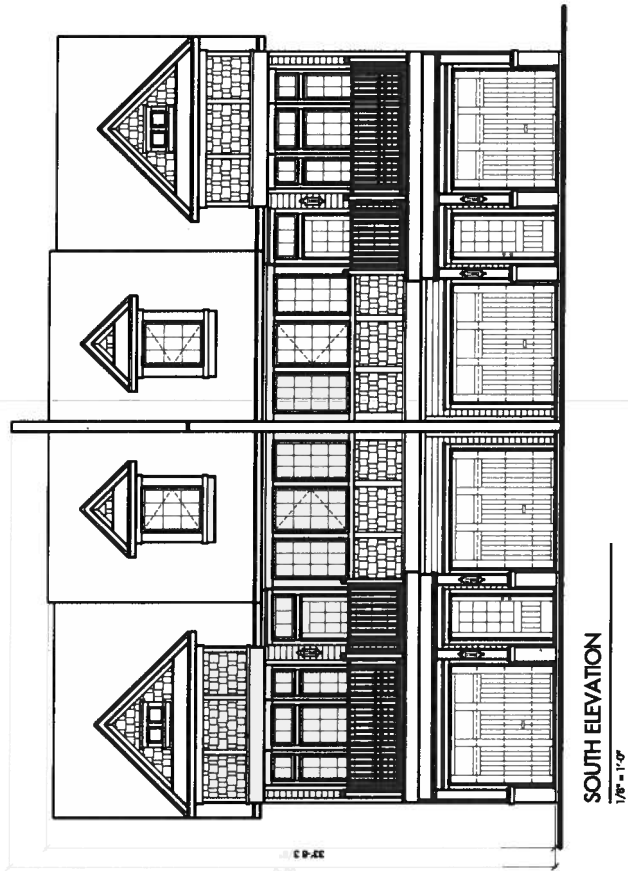
1st FLOOR PLAN
3/16" = 1'-0"

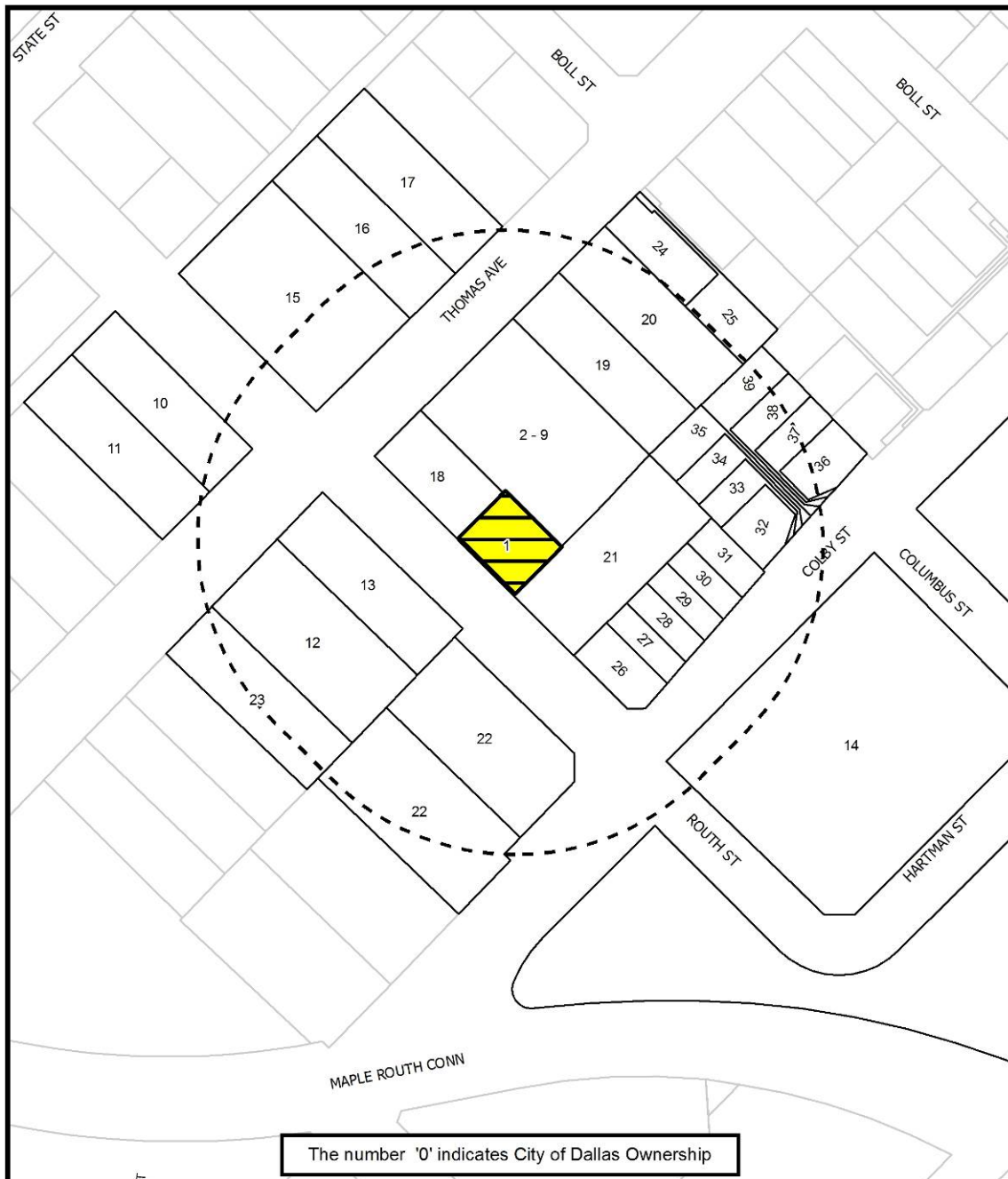
| | | | | | | | | | |
|----------|----|---------------------------------------|--|---|-------------------|-------------------------|------------------|-------------------------------|-------------------------|
| REVISION | BY | 2214 ROUTH STREET DALLAS, TX 75201 | PRELIMINARY NOT FOR REGULATORY APPROVAL PERMITTING OR CONSTRUCTION | CUMMINGS & ASSOCIATES REGISTERED ARCHITECTS - MEMBERS OF THE TEXAS ARCHITECTURAL BOARD 1916 WEST 17TH STREET, SUITE 200 DALLAS, TEXAS 75201 PHONE: 214-343-7273 FAX: 214-343-7274 | DATE: 09.15.16 | SCALE: 3/16" = 1'-0" | DRAWN BY: CHU | SHEET NAME: 2nd FLOOR PLAN | SHEET NO.: A2 |
|----------|----|---------------------------------------|--|---|-------------------|-------------------------|------------------|-------------------------------|-------------------------|



| SQUARE FOOTAGE - UNIT 1 | |
|-------------------------|-------|
| 1st FLOOR PLAN | 345 |
| 2nd FLOOR PLAN | 837 |
| 3rd FLOOR PLAN | 740 |
| TOTAL AIR CONDITIONED | 1,922 |
| FRONT PORCH | 54 |
| ONE CAR GARAGE #1 | 202 |
| ONE CAR GARAGE #2 | 212 |
| BALCONY | 72 |
| TOTAL UNDER ROOF | 2,462 |
| PER WALL | 72 |

2nd FLOOR PLAN
3/16" = 1'-0"





| | | | |
|--|--|--|----------------------------|
|  1:1,200 | NOTIFICATION | | Case no: BDA156-117 |
| | <div style="border: 1px solid black; padding: 2px; display: inline-block;">200'</div> AREA OF NOTIFICATION <div style="border: 1px solid black; padding: 2px; display: inline-block;">39</div> NUMBER OF PROPERTY OWNERS NOTIFIED | | Date: 10/25/2016 |

Notification List of Property Owners

BDA156-117

39 Property Owners Notified

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|-----------------|-------------------------------|
| 1 | 2214 ROUTH ST | HOFFMAN SHEPARD A |
| 2 | 2608 THOMAS AVE | MAHBUBANI SUNIL RAMESH |
| 3 | 2608 THOMAS AVE | FETSKO URSULA PAIGE |
| 4 | 2608 THOMAS AVE | CARELLE JANICE |
| 5 | 2608 THOMAS AVE | VIERE JANE MARION |
| 6 | 2608 THOMAS AVE | KHALEEL MOHAMMED A & |
| 7 | 2608 THOMAS AVE | KOLBE FAMILY HOLDINGS LLC |
| 8 | 2608 THOMAS AVE | DUNCAN MELANIE KIM |
| 9 | 2608 THOMAS AVE | YAZBECK PAUL J |
| 10 | 2519 THOMAS AVE | WALKER JOHN NEWTON |
| 11 | 2517 THOMAS ST | BAYLESS ALVIN KENT & |
| 12 | 2512 THOMAS AVE | HEARST JUDITH SMITH |
| 13 | 2516 THOMAS ST | OTTO PHYLLIS ELAINE |
| 14 | 2121 ROUTH ST | POST APARTMENT HOMES LP |
| 15 | 2605 THOMAS AVE | RLP VENTURES II LLC |
| 16 | 2609 THOMAS AVE | 2609 THOMAS LLC |
| 17 | 2613 THOMAS AVE | BOBUM III LLC |
| 18 | 2600 THOMAS AVE | LAWSON YOLANDA R |
| 19 | 2612 THOMAS AVE | HEWITT CHRISTOPHER M & SARA S |
| 20 | 2616 THOMAS AVE | NHR DESIGN LP |
| 21 | 2208 ROUTH ST | RES JUDICASA LLC |
| 22 | 2521 COLBY ST | STATE THOMAS APARTMENTS & |
| 23 | 2510 THOMAS AVE | STATE THOMAS APARTMENTS |
| 24 | 2618 THOMAS AVE | STONE FOX INVESTMENTS LLC |
| 25 | 2620 THOMAS AVE | PETERSON DAVID J & |
| 26 | 2601 COLBY ST | REXFORD JOHN H |

10/25/2016

| Label # | Address | Owner |
|----------------|----------------|----------------------------|
| 27 | 2603 COLBY ST | GALLERANO LISA STALER |
| 28 | 2605 COLBY ST | BOLEN JOEL |
| 29 | 2607 COLBY ST | JEANS STEPHEN D |
| 30 | 2609 COLBY ST | COHN CRAIG |
| 31 | 2611 COLBY ST | SARWIN PETER |
| 32 | 2615 COLBY ST | CLINCHY KENNETH & |
| 33 | 2615 COLBY ST | MUELLER BRITNEY DANIELLE & |
| 34 | 2615 COLBY ST | WHITE SARAH POLLAN |
| 35 | 2615 COLBY ST | THAMMASITHIBOON NITAYA & |
| 36 | 2619 COLBY ST | ANNINO BARRY & DEBORA |
| 37 | 2619 COLBY ST | CUMMINGS FRANCIS J & |
| 38 | 2619 COLBY ST | FLYNN MICHAEL THOMAS |
| 39 | 2619 COLBY ST | HUTSKO GREGORY B |

FILE NUMBER: BDA156-119(SL)

BUILDING OFFICIAL'S REPORT: Application of Nancy Rodriguez for special exceptions to the fence standards at 5600 Park Lane. This property is more fully described as Lot 4A, Block 7/5597, and is zoned R-1ac(A), which limits the height of a fence in the front yard to 4 feet and requires a fence panel with a surface area that is less than 50 percent open may not be located less than 5 feet from the front lot line. The applicant proposes to construct and/or maintain a fence with a fence panel having less than 50 percent open surface area located less than 5 feet from the front lot line, which will require a special exception to the fence standards, and to construct and/or maintain an 8 foot high fence in a required front yard, which will require a 4 foot special exception to the fence standards.

LOCATION: 5600 Park Lane

APPLICANT: Nancy Rodriguez

REQUESTS:

The following requests for special exceptions to the fence standards have been made on a site that is being developed with a single family home:

- 1) A special exception is made to complete and maintain a fence higher than 4' in height in the Park Lane front yard setback (an 8' high solid stone fence with an approximately 7' high gate) and in the Hathaway Street front yard setback (an entry feature with solid stone wing walls ranging from 4' – 6' in height);
- 2) A special exception is made to complete and maintain fence panels with surface areas that are less than 50 percent open (solid stone fences/wing walls) located about 2' from the Park Lane and Hathaway Street front lot lines (or less than 5' from these front lot lines).

STANDARD FOR A SPECIAL EXCEPTION TO FENCE STANDARDS:

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

STAFF RECOMMENDATION:

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

BACKGROUND INFORMATION:

Zoning:

- Site: R-1ac(A) (Single family district 1 acre)
- North: R-1ac(A) (Single family district 1 acre)
- South: R-1ac(A) (Single family district 1 acre)
- East: R-1ac(A) (Single family district 1 acre)
- West: R-1ac(A) (Single family district 1 acre)

Land Use:

The subject site is being developed with a single family home. The areas to the north, south, and west are developed with single family uses; and the area to the east is the Dallas North Tollway.

Zoning/BDA History:

1. BDA156-116, Property located at 5544 Park Lane (the lot west of the subject site)
On November 16, 2016, the Board of Adjustment Panel B will consider requests for special exceptions to the fence height and visual obstruction regulations to construct and maintain a fence higher than 4' in height in the site's front yard setback and to locate and maintain items in driveway visibility triangles.

2. BDA145-125, Property located at 5545 Park Lane (the lot northwest of the subject site)
On December 14, 2015, the Board of Adjustment Panel B granted a request for special exception to the fence height regulations of 2', and imposed the following condition to the request: compliance with submitted site plan and partial elevations is required.
The case report stated that the requests were made in conjunction with constructing and maintaining an approximately 5' 4" high open iron picket fence and gate with 5' 6" high masonry columns in the site's front yard setback on a site that being developed with a single family home.

3. BDA 045-291, Property located at 5600 Park Lane (the subject site)

On September 21, 2005, the Board of Adjustment Panel B granted a request for special exception to the fence height regulations of 6', and imposed the following condition to the request: Compliance with the submitted revised site plan/landscape/elevation plan is required.

The case report stated that the requests were made in conjunction with maintaining an 8' high solid board-on-board wood fence and gate (with a 10'-high arbor over the gate) located in the 40'-front yard setbacks along Park Lane and Hathaway Street; and a 6'-high open chain link fence in the Hathaway Street front yard setback.

4. BDA056-012, Property located at 9520 Hathaway Street (the lot south of the subject site)

On November 16, 2005, the Board of Adjustment Panel B granted a request for special exception to the fence height regulations of 6', and imposed the following condition to the request: Compliance with the submitted revised site plan and revised elevation plan is required.

The case report stated that the requests were made in conjunction with maintaining a 6' high chain link fence with approximately 5.5' – 6' high entry wing walls with 6' high columns and a 10' high arched wood vehicular gate with 7' high entry columns on a site developed with a single family home.

GENERAL FACTS/STAFF ANALYSIS):

- These requests for special exceptions to the fence standards focus on a site being developed with a single family home on completing and maintaining a fence higher than 4' in height in the Park Lane front yard setback (an 8' high solid stone fence with an approximately 7' high gate) and in the Hathaway Street front yard setback (an entry feature with solid stone wing walls ranging from 4' – 6' in height); and completing and maintaining fence panels with surface areas that are less than 50 percent open (solid stone fences/wing walls) located about 2' from the Park Lane and Hathaway Street front lot lines (or less than 5' from these front lot lines).
- The subject site is zoned R-1ac(A)

- Note the following with regard to the request for special exceptions to the fence standards pertaining to the **height** of the proposed fences in the front yard setbacks:
 - The Dallas Development Code states that in all residential districts except multifamily districts, a fence may not exceed 4' above grade when located in the required front yard.
 - The site is located at the southeast corner of Park Lane and Hathaway Street.
 - 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 Park Lane (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 Hathaway Street, (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 Hathaway Street in order to maintain continuity of the established front yard setback along this street frontage where homes/lots to the south “front” on Hathaway Street.
 - The applicant has submitted a site plan and elevation of the proposal in the front yard setbacks with notations indicating that the proposal reaches a maximum height of 8'.
 - The following additional information was gleaned from the submitted site plan:
 - The proposal over 4' in height is represented as being approximately 140' in length parallel to the Park Lane.
 - The fence proposal is represented as being located approximately on the Park Lane front property line or approximately 20' – 22' from the pavement line.
 - The proposal over 4' in height (entry wing walls) is represented as being approximately 20' in length parallel to the Hathaway Street.
 - The fence proposal is represented as being located approximately on the Hathaway Street front property line or approximately 20' – 22' from the pavement line.
- Note the following with regard to the request for special exceptions to the fence standards pertaining to the **location and materials** of the proposed fences:
 - The Dallas Development Code states that in single family districts, a fence panel with a surface area that is less than 50 percent open may not be located less than five feet from the front lot line. (This does not apply to retaining walls).
 - With regard to the special exceptions to the fence standards pertaining to the location and materials of the proposed fences, the applicant has submitted a site plan and elevations of the fence panels with surface areas that are less than 50 percent open (solid stone fences/wing walls) located about 2' from the Park Lane and Hathaway Street front lot lines (or less than 5' from these front lot lines”.
 - The following additional information was gleaned from the submitted site plan:
 - The fence panel with a surface area that is less than 50 percent open located less than 5' from the Park Lane front lot line is an 8' high solid stone fence with an approximately 7' high gate that is represented as being approximately 140' in length parallel to the Park Lane, and as being located on the Park Lane front property line or approximately 20' – 22' from the pavement line.

- The fence panel with a surface area that is less than 50 percent open located less than 5’ from the Hathaway Street front lot line is mostly a 4’ high solid stone fence with an approximately 7’ high gate that is represented as being approximately 320’ in length parallel to the Hathaway Street, and as being located approximately on the Hathaway Street front property line or approximately 20’ – 22’ from the pavement line.
- One single family lot with no fence fronts the proposed fence on Park Lane, and no single family lots front the proposed fence on Hathaway Street.
- The Board Administrator conducted a field visit of the site and surrounding area and noted two other fences that appeared to be above 4’ in height and located in a front yard setback. One is located immediately northwest and is an approximately 5’ 4” high open metal fence its front yard that appears to be a result of a granted fence height special exception in 2015 (BDA145-125); the other is located immediately south of the subject site and appears to be a result of a granted fence special exception in 2005 (BDA056-012).
- As of November 4th, 2016, no letters have been submitted in support of or in opposition to the request.
- The applicant has the burden of proof in establishing that the special exceptions to the fence standards related to height over 4’ in the front yard setbacks and materials/height/location of the proposed fences will not adversely affect neighboring property.
- Granting these special exceptions with a condition imposed that the applicant complies with the submitted site plan and elevations would require the proposal exceeding 4’ in height in the front yard setbacks and with fence panels with surface areas less than 50 percent open located less than 5’ from the front lot lines of Park Lane and Hathaway Street to be constructed maintained in the location and of the heights and materials as shown on these documents.

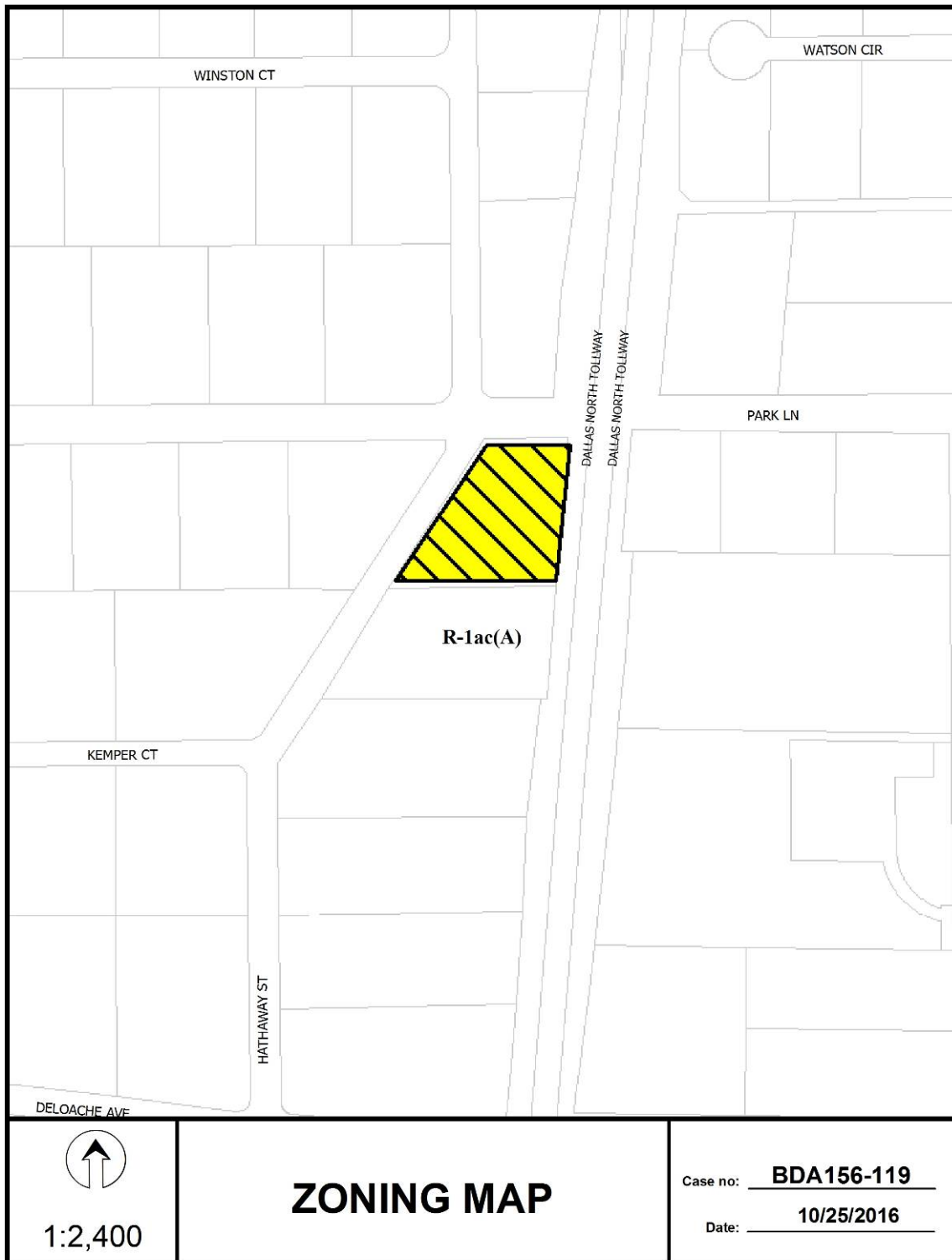
Timeline:

- September 22, 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 B.
- 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 26th deadline to submit additional evidence for staff to factor into their analysis; and the November 4th 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.





1:2,400

AERIAL MAP

Case no: BDA156-119

Date: 10/25/2016



B

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 156-119

Data Relative to Subject Property:

Date: 8/26/16

Location address: 5600 Park Lane Zoning District: R1-AC(A)

Lot No.: 4A Block No.: 7/5597 Acreage: 1.1078 Census Tract: 206.00

Street Frontage (in Feet): 1) 134 2) 265 3) 132 4) 5) NE2S

To the Honorable Board of Adjustment :

Owner of Property (per Warranty Deed): Charleton C. Holmes

Applicant: Nancy Rodriguez/Mark Molthan Const. Telephone: 214-280-1277

Mailing Address: 4347 W. Northwest Hwy., Ste.130-240 Zip Code: 75220

E-mail Address: nancy@mmchomes.net

Represented by: Nancy Rodriguez Telephone: 214-280-1277

Mailing Address: 4347 W. Northwest Hwy. Ste.130-240 Zip Code: 75220

E-mail Address: nancy@mmchomes.net

Affirm that an appeal has been made for a Variance, or Special Exception X, of 4' stone/fence along the Parklane side and 2' stone/iron fence along the Hathaway side and 1/2' triangle construction at driveway less than 50% open area located less than 5' from lot line.

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:

To Build a 4' Stone/iron fence for tollway noise reduction along the Parklane side and 2' Stone/iron fence along the Hathaway side and surface area less than 50% open less than 5' from lot line.

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.

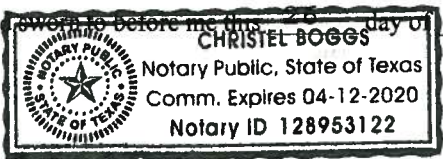
Affidavit

Before me the undersigned on this day personally appeared Nancy Rodriguez (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 26 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 Nancy Rodriguez

did submit a request for a special exception to the fence regulations, and for a special exception to the fence height regulations
at 5600 Park Lane

BDA156-119. Application of Nancy Rodriguez for special exceptions to the fence regulations at 5600 Park Lane. This property is more fully described as Lot 4A, Block 7/5597, and is zoned R-1ac(A), which limits the height of a fence in the front yard to 4 feet and requires a fence panel with a surface area that is less than 50 percent open may not be located less than 5 feet from the front lot line. The applicant proposes to construct a fence in a required front yard with a fence panel having less than 50 percent open surface area located less than 5 feet from the front lot line, which will require a special exception to the fence regulation, and 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

City of Dallas

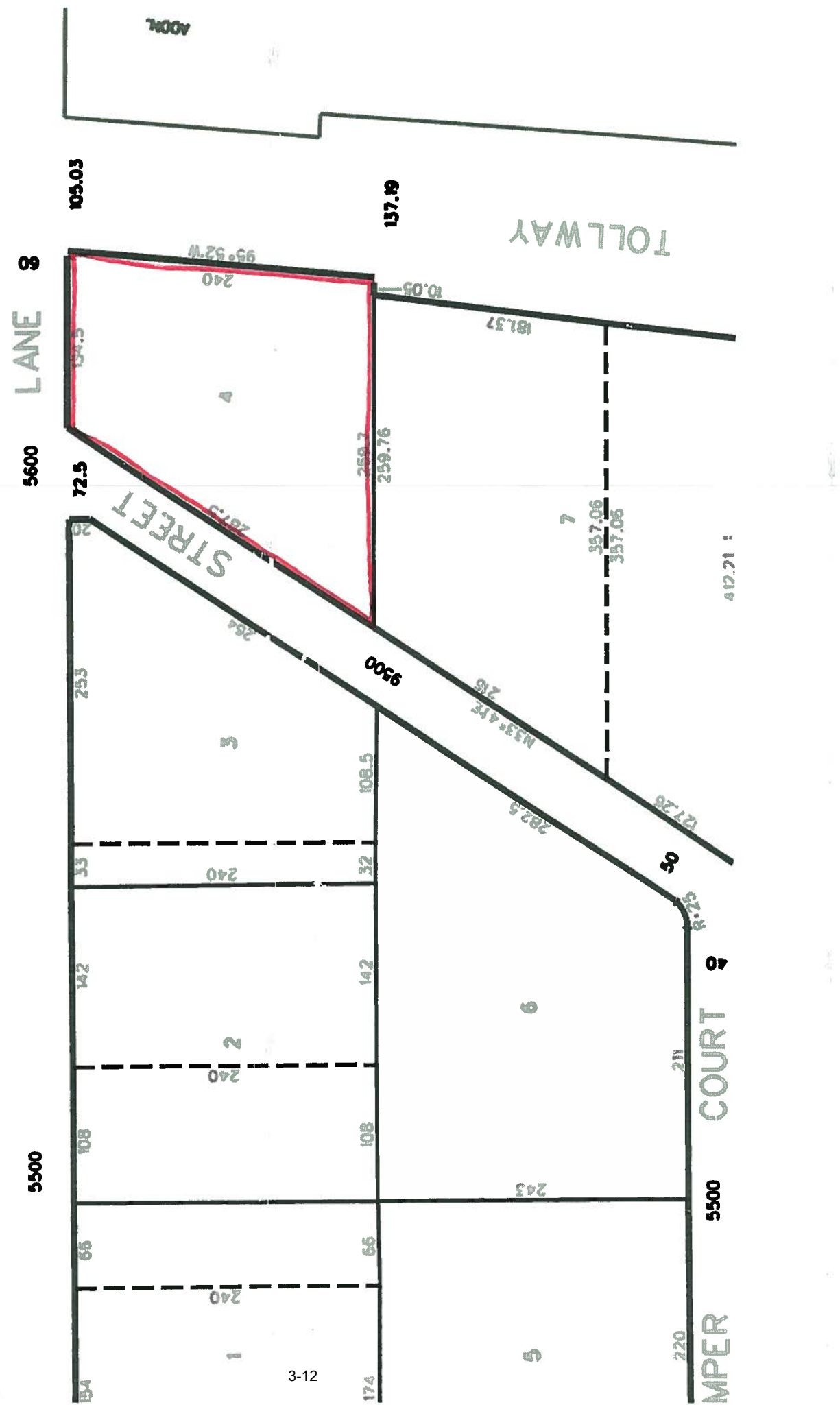
Internal Development Research Site

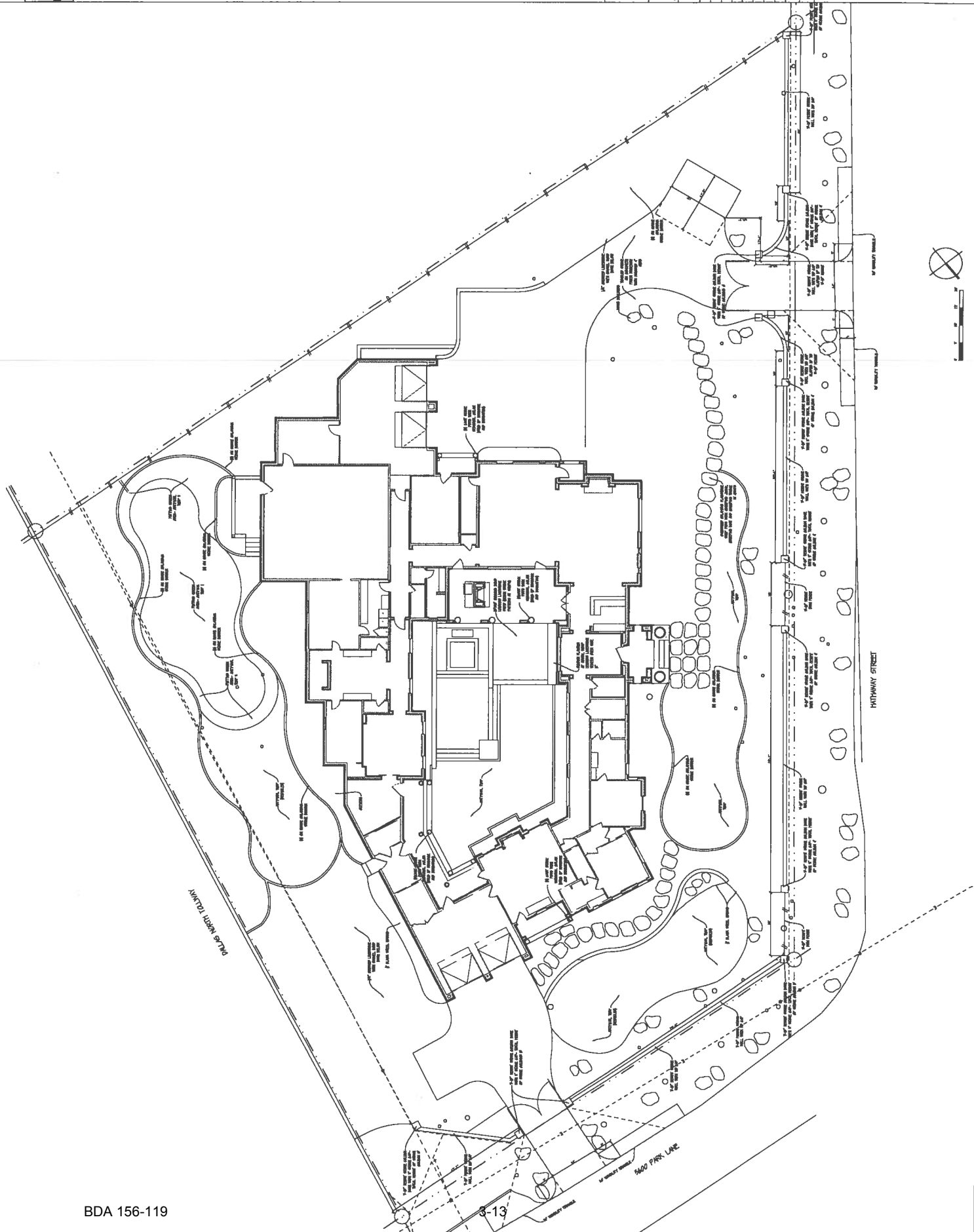
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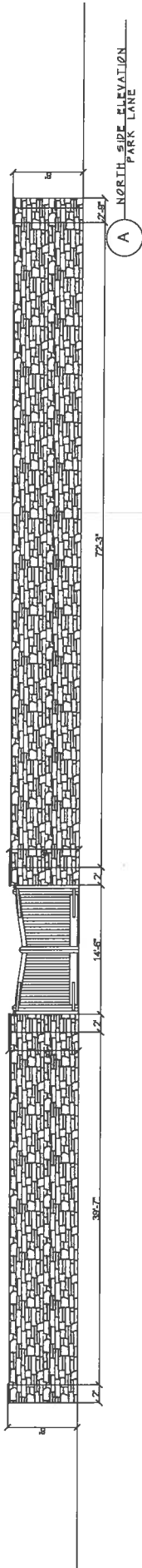
Locate Property



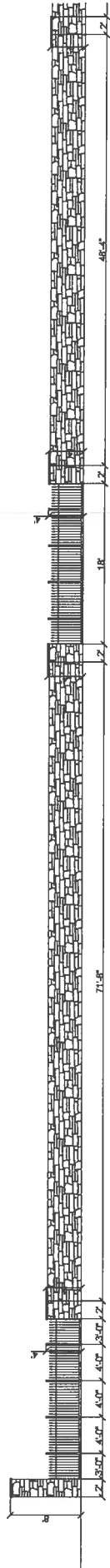
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 5593/13
 5592/18
 5600 LANE 9
 5500



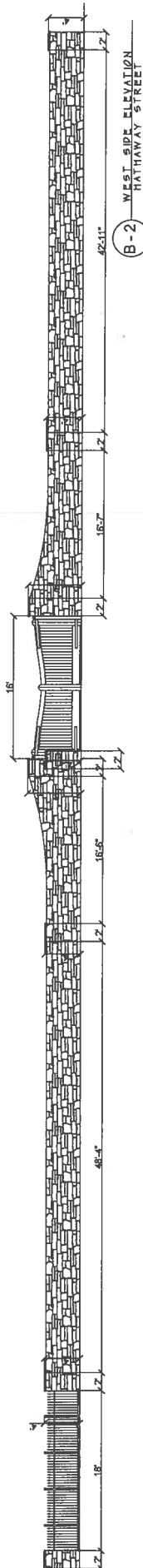




A NORTH SIDE ELEVATION
PARK LANE



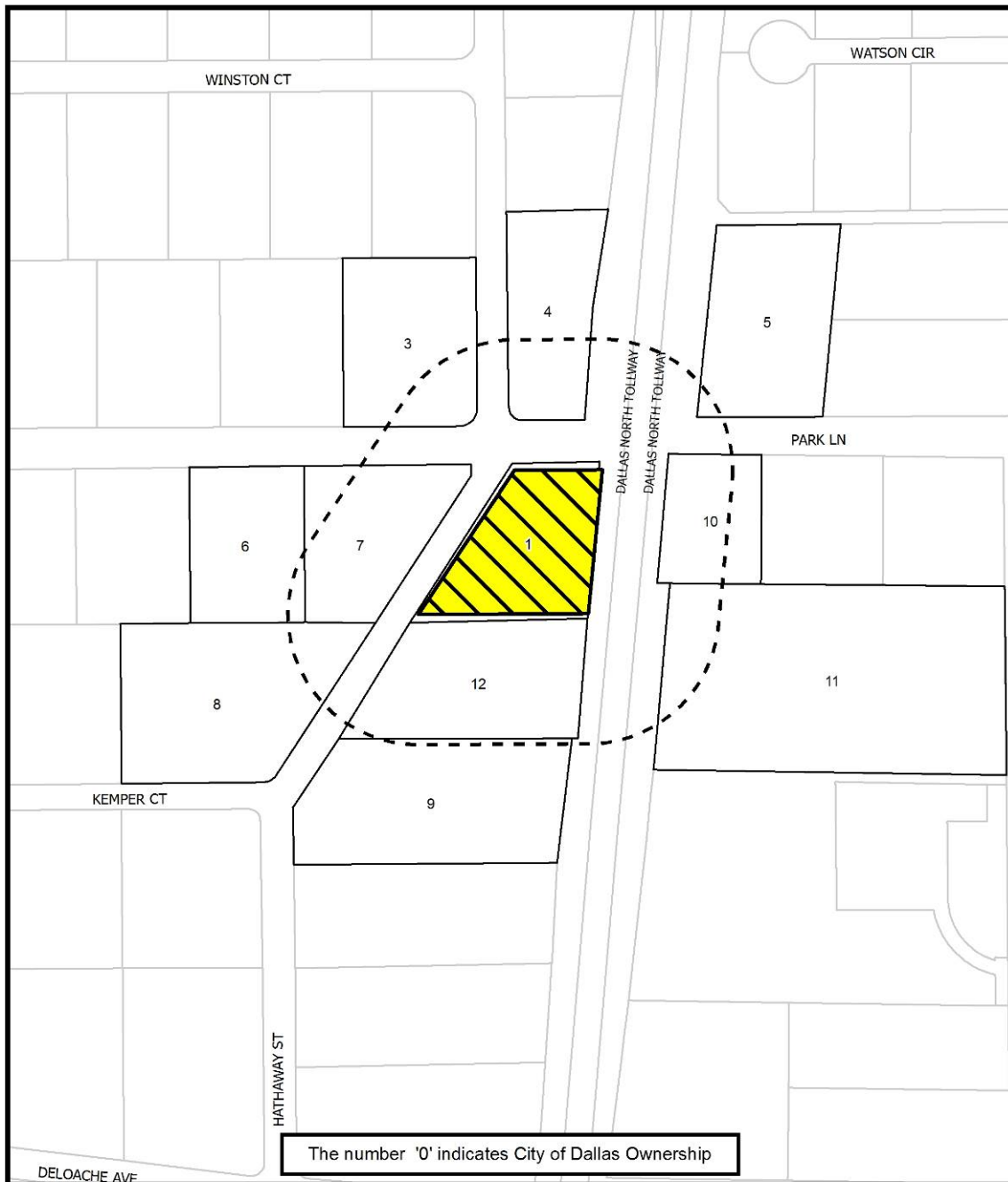
B-1 WEST SIDE ELEVATION
PATHWAY STREET



B-2 WEST SIDE ELEVATION
PATHWAY STREET

| |
|--|
| HOLMES RESIDENCE 5400 PARK LN DALLAS, TX 75210 |
| L2 |
| FENCE ELEVATIONS |
| 09.22.2016 |
| SCALE - 1/8"=1' |





| | | | |
|--|--|-------------------------|----------------------------|
|  1:2,400 | NOTIFICATION | | Case no: BDA156-119 |
| | <div style="border: 1px solid black; padding: 2px; display: inline-block;">200'</div> AREA OF NOTIFICATION <div style="border: 1px solid black; padding: 2px; display: inline-block;">12</div> NUMBER OF PROPERTY OWNERS NOTIFIED | Date: 10/25/2016 | |

Notification List of Property Owners

BDA156-119

12 Property Owners Notified

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|-----------------------|-----------------------|----------------------------------|
| 1 | 5600 PARK LN | HOLMES CHARLETON C |
| 2 | 5600 PARK LN | POTOMAC RIVER HOLDINGS LLC |
| 3 | 5545 PARK LN | LEAR LAURA & FREDERICK |
| 4 | 5601 PARK LN | STEWART JERRY W |
| 5 | 5711 PARK LN | DAVIS BRADLEY J & TAMMIE L |
| 6 | 5532 PARK LN | SZELC LIVING TRUST |
| 7 | 5544 PARK LN | PERRY MALCOLM O III & VICTORIA L |
| 8 | 5535 KEMPER CT | DOCKERY HARVA R |
| 9 | 9446 HATHAWAY ST | HEINSCH ROBERT RHYS & ZOE LAROSE |
| 10 | 5706 PARK LN | KAISER RICHARD L & |
| 11 | 9015 DOUGLAS AVE | TRINITY RIVER MITIGATION BANK LP |
| 12 | 9520 HATHAWAY ST | ASCHAFFENBURG DARREN & |

FILE NUMBER: BDA156-130(SL)

BUILDING OFFICIAL'S REPORT: Application of Leslie Ford for a variance to the front yard setback regulations at 2103 N. Hall Street. This property is more fully described as Lot 5A, Block V/594, and is zoned PD-466 (Subdistrict B), which requires a maximum front yard setback of 15 feet. The applicant proposes to construct and maintain a structure and provide a 136 foot front yard setback, which will require a 121 foot variance to the maximum front yard setback regulations.

LOCATION: 2103 N. Hall Street

APPLICANT: Leslie Ford

REQUESTS:

Requests for variances to the maximum front yard setback regulations of up to 121' are made to construct and maintain an approximately 800 square foot restaurant with drive-in or drive-through service use/structure (Starbucks) on an undeveloped lot, all of which will be located further back than or behind the required 15 foot maximum front yard setbacks on Cochran Street, North Hall Street, and the North Central Expressway/US 75.

STANDARD FOR A VARIANCE:

The Dallas Development Code Section 51A-3.102(d)(10) specifies that the board has the power to grant variances from the front yard, side yard, rear yard, lot width, lot depth, lot coverage, floor area for structures accessory to single family uses, height, minimum sidewalks, off-street parking or off-street loading, or landscape regulations provided that the variance is:

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

STAFF RECOMMENDATION:

Approval of the requests, subject to the following condition:

- Compliance with the submitted site plan is required.

Rationale:

- Staff concluded that the variances should be granted because the subject site is unique and different from other lots in PD 466 by being of a restrictive area caused by 4 front yard setbacks and of an irregular shape. These features of the subject site preclude it from being developed in a manner commensurate with development upon other parcels of land with the same zoning, more specifically, how if the applicant were held to code (constructing and maintaining a structure that complies with the maximum 15' front yard setback on all four frontages), there would be no area to provide required landscaping, circulation, or off-street parking.

BACKGROUND INFORMATION:

Zoning:

| | |
|---------------|--|
| <u>Site:</u> | PD 466 (Subdistrict B) (Planned Development) |
| <u>North:</u> | PD 466 (Subdistrict A) (Planned Development) |
| <u>South:</u> | PD 255 (Planned Development) |
| <u>East:</u> | PD 466 (Subdistrict A) (Planned Development) |
| <u>West:</u> | PD 255 (Planned Development) |

Land Use:

The subject site is undeveloped. The areas to the north, south, and west is North Central Expressway/US 75 and the area to the east is developed with retail uses.

Zoning/BDA History:

The subject site and area to the north, east, and south were zoned PD 466 in 1997.

GENERAL FACTS /STAFF ANALYSIS:

- The requests for variances to the maximum front yard setback regulations of up to 121' focuses on constructing and maintaining approximately 800 square foot restaurant with drive-in or drive-through service use/structure (Starbucks) on an undeveloped lot, all of which will be located further back than or behind the required 15 foot maximum front yard setbacks on Cochran Street, North Hall Street, and the North Central Expressway/US 75.
- The subject site is located at the south corner of North Hall Street and North Central Expressway/US 75. The site has four front yard setbacks: one front yard setback on the north (North Central Expressway/US 75), one front yard setback on the east (North Hall Street), one front yard setback on the south (Cochran Street), and one front yard setback on the west (North Central Expressway/US 75).
- The subject site is located/zoned PD 466 (Subdistrict B).
- PD 466 states the following with regard to "Front yard" setbacks:

1. Except as otherwise provided in this subsection, minimum front yard is 10 feet and maximum front yard is 15 feet.
 2. Minimum front yard is Sudistrict A is 15 feet. There is no maximum front yard.
 3. To encourage construction of plazas and open spaces at the corners on Hall Street, Hall Street lots adjoining a street intersection may have additional setbacks up to 25 percent of the total building length parallel to Hall Street added to the setback for the portion of the building closest to the corner. For example, if a building on a corner lot has a building length parallel to Hall Street of 100feet, the 25-foot by 25-foot square area of the building closest to the corner may be added to the regular setback, as demonstrated below.
- The subject site has a maximum front yard setback of 15' along its four street frontages.
 - The applicant has submitted a site plan that represents that the approximately 800 square foot restaurant with drive-in or drive-through service use/structure is located 121' away from or behind the 15' maximum front yard setback on the north, approximately 52' away from or behind the 15' maximum front yard setback on the east, approximately 3' away from or behind the 15' maximum front yard setback on the south, and approximately 62' away from or behind the 15' maximum front yard setback on the west. The structure is proposed to be located as much as 136' away from a front property line or as much as 121' behind the maximum 15' front yard setback. The site plan indicates that the proposed structure meets the 10' minimum front yard setback on all four street frontages.
 - The applicant has provided a document stating among other things that if the applicant were held to city code, no building of any sort would be allowed once required circulation and parking were provided on this site.
 - According to DCAD records, there are "no improvements" at 2103 N. Hall Street.
 - The site is flat, irregular in shape, and according to the application is 0.5313 acres (or approximately 23,000 square feet) in area.
 - The applicant has the burden of proof in establishing the following:
 - That granting the variances to the front yard setback regulations will not be contrary to the public interest when, owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed and substantial justice done.
 - The variances to front yard setback regulations are necessary to permit development of the subject site that differs from other parcels of land by being of such a restrictive area, shape, or slope, that the subject site cannot be developed in a manner commensurate with the development upon other parcels of land in districts with the same PD 466 zoning classification.
 - The variances to front yard setback regulations 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 PD 466 zoning classification.
 - If the Board were to grant the requests for variances to the front yard setback regulations and impose the applicant's submitted site plan as a condition, the structure in the front yard setbacks would be limited to that what is shown on this

plan which in this case is an approximately 800 square foot restaurant with drive-in or drive-through service use/structure to be located as far as 136' from one of the site's four front property lines or as much a 121' further back from or behind the required 15' maximum front yard setback.

Timeline:

October 20, 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.

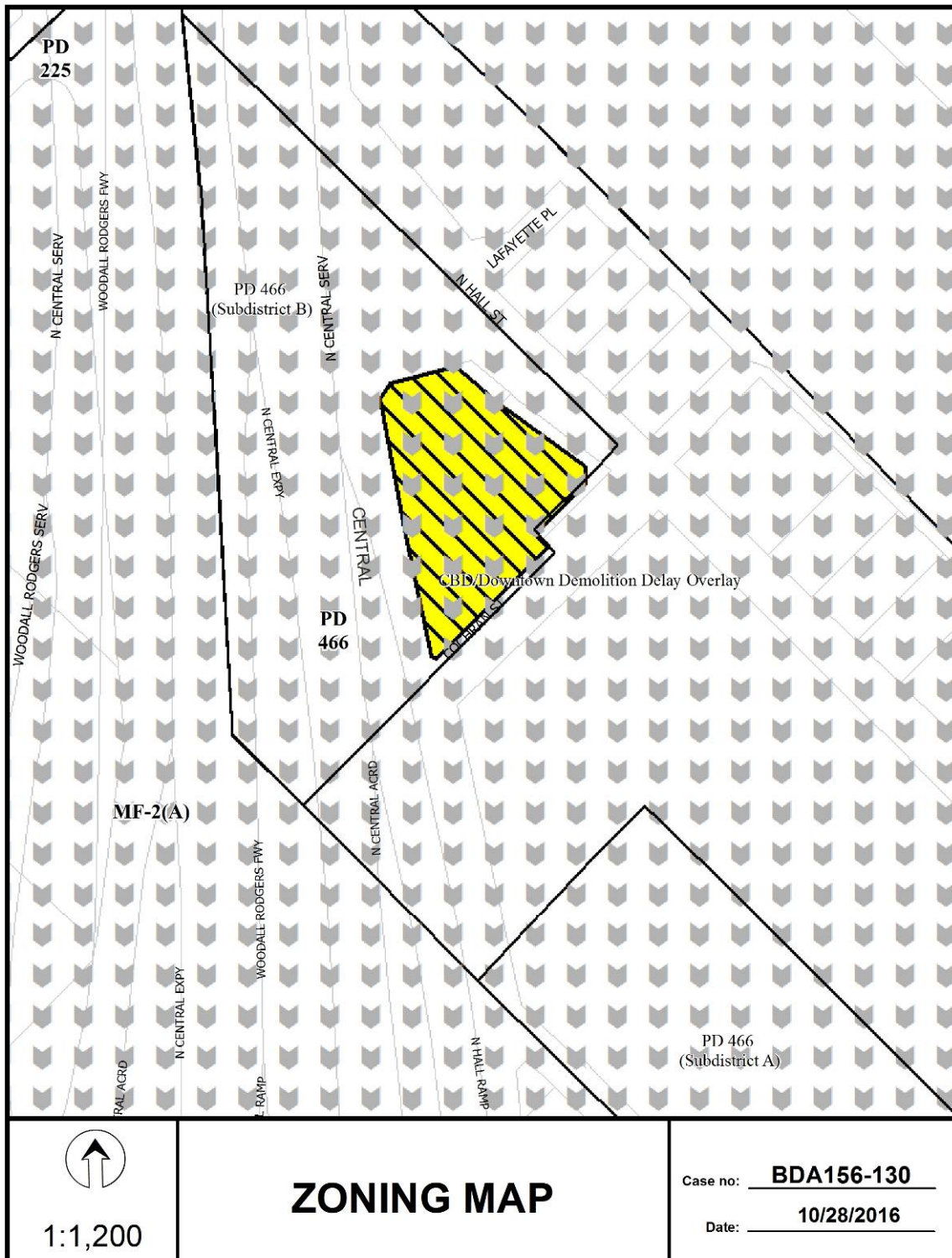
October 27, 2016: The Board of Adjustment Secretary randomly assigned this case to Board of Adjustment Panel B.

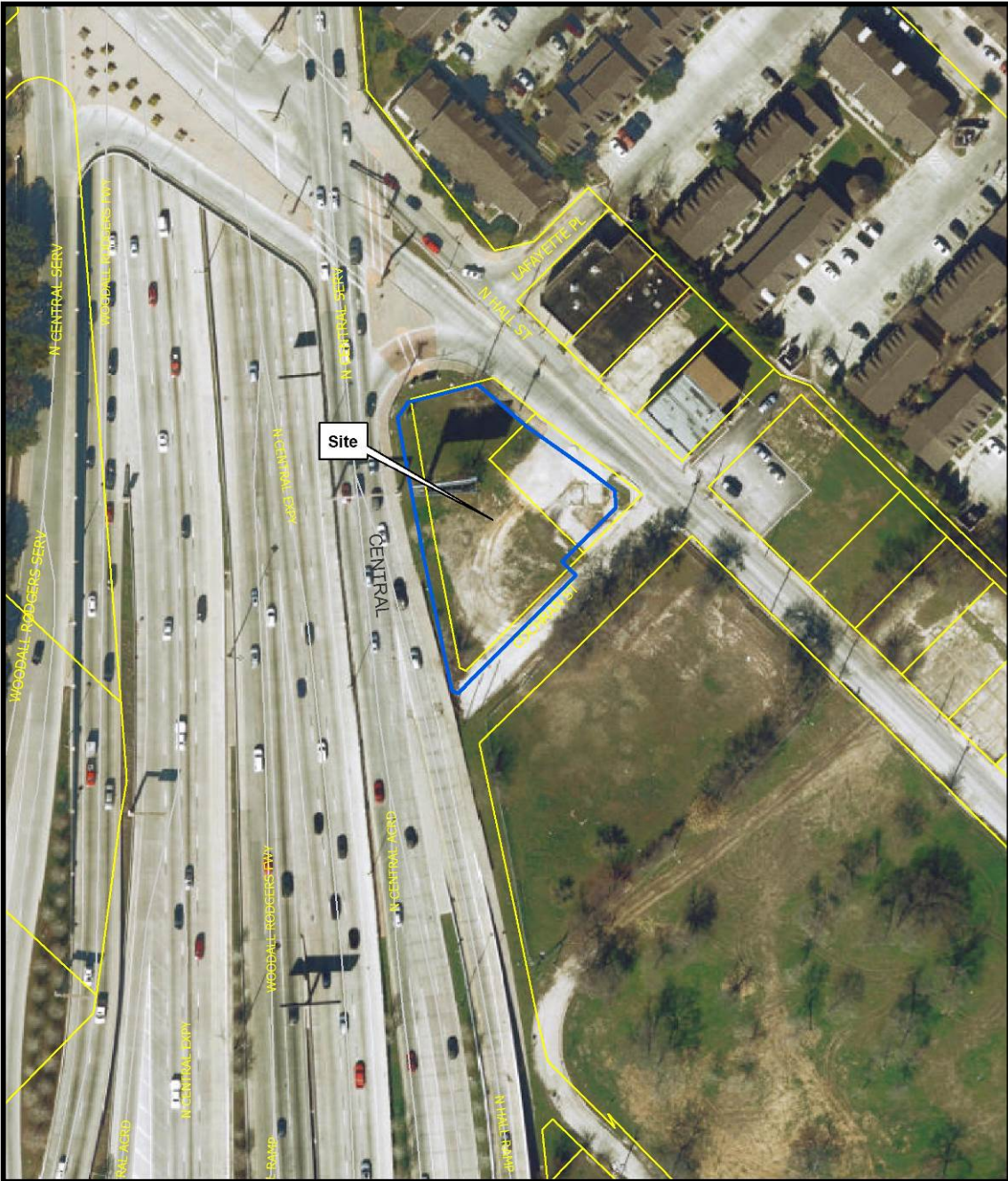
October 28, 2016: The Board Administrator emailed the applicant the following information:

- an attachment that provided the public hearing date and panel that will consider the application; the October 31st deadline to submit additional evidence for staff to factor into their analysis; and the November 4th 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: BDA156-130

Date: 10/28/2016



City of Dallas

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 156-130

Data Relative to Subject Property:

Date: 10/20/2014

Location address: 2103 N. Hall

Zoning District: PD-466 (Subd. B)

Lot No.: SA Block No.: V1594 Acreage: 0.5313 Census Tract: 16.00

Street Frontage (in Feet): 1) 125.98' 2) 65.13' 3) 223.13' 4) 182.45' 5) SET

To the Honorable Board of Adjustment :

Owner of Property (per Warranty Deed): RAIN SCOTT INVESTMENTS LLC

Applicant: Leslie Ford Telephone: 817-525-4852

Mailing Address: 613 main street Ste 300 Ft Worth TX Zip Code: 76102

E-mail Address: Leslie@roguearchitects.com

Represented by: Telephone:

Mailing Address: Zip Code:

E-mail Address:

Affirm that an appeal has been made for a Variance X, or Special Exception, of 121 ft Sec. SIP-466.108(1) - setback requirements: min. front yard = 10 ft, max front yard = 15 ft.

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:

- See attached - Re: setback, shape, and area hardships caused by
1) Unique shape of the property, resulting in three "front" yards
2) Billboard easement on property - owned by separate developer
3) Location of TXDOT switch creating development constraints
4) Non-functional street frontage along Cochran (dead end street)

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

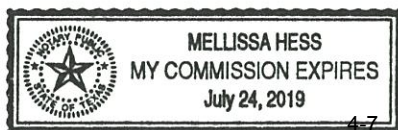
Before me the undersigned on this day personally appeared Leslie Ford (Affiant/Applicant's name printed)

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: Leslie Ford (Affiant/Applicant's signature)

Subscribed and sworn to before me this 20th day of October, 2014

(Rev. 08-01-11)



Notary Public in and for Dallas County, Texas

MEMORANDUM OF
ACTION TAKEN BY THE
BOARD OF ADJUSTMENT

Date of Hearing _____

Appeal was--Granted OR Denied

Remarks _____

Chairman

Building Official's Report

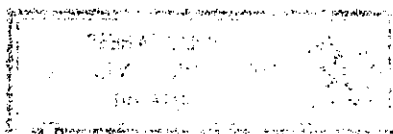
I hereby certify that Leslie Ford

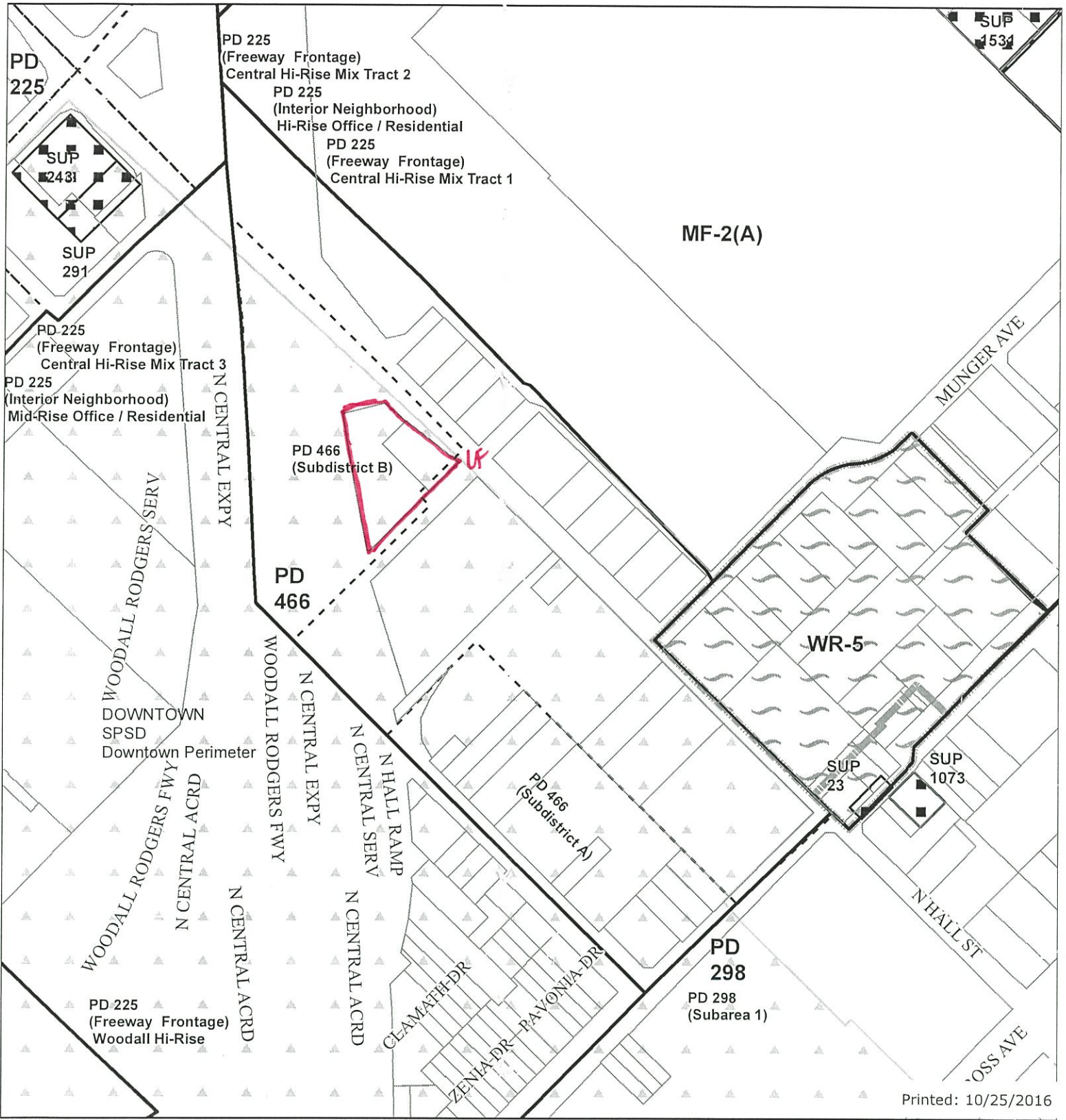
did submit a request for a variance to the front yard setback regulations
at 2103 N. Hall Street.

BDA156-130. Application of Leslie Ford for a variance to the front yard setback regulations at 2103 N. Hall Street. This property is more fully described as Lot 5A, Block V/594, and is zoned PD-466 (Subdistrict B), which requires a maximum front yard setback of 15 feet. The applicant proposes to construct a nonresidential structure and provide a 13 foot front yard setback, which will require a 121 foot variance to the front yard setback regulation.

Sincerely,

Philip Sikes
Philip Sikes, Building Official





Printed: 10/25/2016

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 | SPSPD Overlay | MD Overlay | Escarpment Overlay |
| X Protected by Levee | Deed Restrictions | Historic Subdistricts | Parking Management Overlay |
| Parks | | Historic Overlay | 4-10 Front Overlay |
| | | Height Map Overlay | |

BDA 156-130UP

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)



1:2,40

STARBUCKS COFFEE COMPANY
 HALL-CENTRAL ADDITION, LOT 5A, BLOCK V/594
 BEING A REPLAT OF PART OF LOTS 5-8, BLOCK V/594, SIMPSON & CLARK'S ADDITION
 JOHN GRIGSBY SURVEY, ABSTRACT NO. 495, CITY OF DALLAS, DALLAS COUNTY, TEXAS

Starling Design Associates, Inc.
 CIVIL ENGINEERS - LANDSCAPE ARCHITECTS
 200 W. Lakeside, Suite 470
 Dallas, Texas 75201
 Phone: (214) 241-2770
 Fax: (214) 241-2771
 www.starlingdesign.com

PRELIMINARY
 NOT FOR CONSTRUCTION

SITE STATISTICS

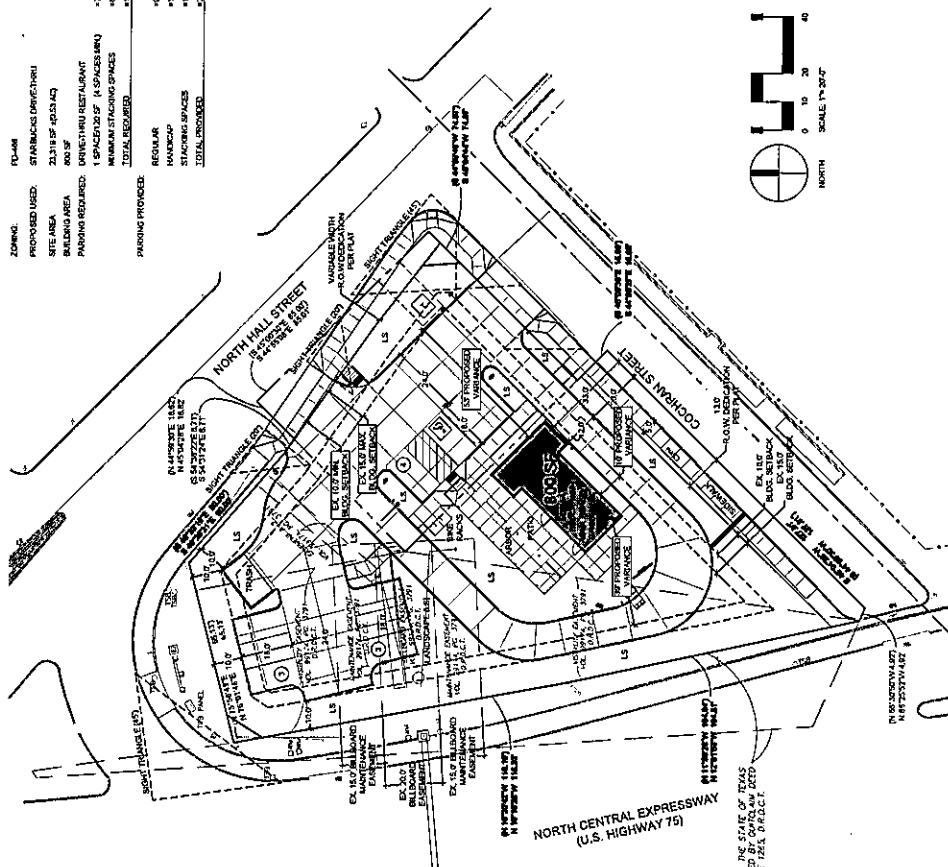
| | |
|-------------------|-------------------------------|
| ZONING: | FD-46B |
| PROPOSED USE: | STARBUCKS DRIVE-THRU |
| SITE AREA: | 23,318 SF ± 0.53 AC |
| BUILDING AREA: | 800 SF |
| PARKING REQUIRED: | DRIVE-THRU RESTAURANT |
| | 1 SPACE/20 SF (A SPACES ONLY) |
| | MINIMUM STAGING SPACES |
| | 48 |
| | TOTAL REQUIRED |
| | 48 SPACES |
| PARKING PROVIDED: | |
| VEHICLES | 48 |
| STAGING SPACES | 480 |
| | 480 |
| | TOTAL PROVIDED |
| | 480 SPACES |

| | |
|-----------------|--------------------------|
| OWNER: | STARBUCKS COFFEE COMPANY |
| PROJECT NAME: | STARBUCKS DRIVE-THRU |
| ADDRESS: | 2103 N. HALL ST. |
| CITY: | DALLAS, TX 75204 |
| STATE: | TEXAS |
| COUNTY: | DALLAS |
| DATE: | 11/18/2011 |
| SCALE: | 1" = 20'-0" |
| PROJECT NUMBER: | 11-0111 |
| DESIGNER: | STARBUCKS COFFEE COMPANY |
| DATE: | 11/18/2011 |

61863-001
 STARBUCKS DRIVE-THRU
 2103 N. HALL ST.
 DALLAS, TX 75204
 CITY PLAN FILE NO. S123-249

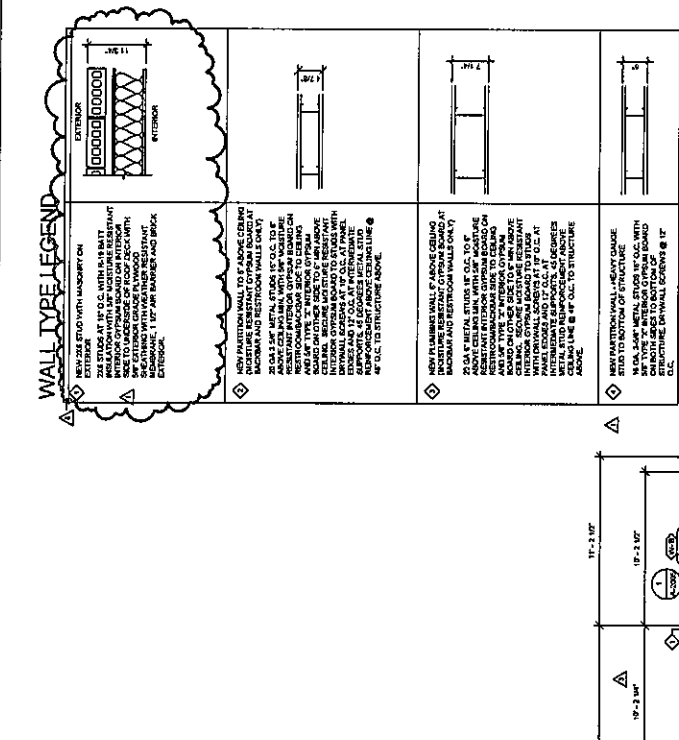
STARBUCKS COFFEE COMPANY
 10000 NORTH
 SEATTLE, WA 98134
 (206) 318-1875

NOTICE
 JURISDICTION PLAN
 5/1/12
 1 OF 1



RIGHT-OF-WAY ADJACENT TO THE STATE OF TEXAS
 BY JUDGMENT AND CONVEYED BY COPLAN DEED
 IN VOLUNTARY PART, THE AREA SUBJECT.

| WALL BLOCKING KEY | | | |
|-------------------|---------------------------|------------|--------------------------------|
| SYMBOL | ITEM | WEIGHT | REMARKS |
| (A) | WORKROOM HAND BASK | 15 LBS | APPROX. WIDTH |
| (B) | BAR/SEAL ABOVE SCOP-BANK | 24" TO 34" | 24" BENDING BASK |
| (C) | SHOWER AND DATA BLOCK | 30 LBS | 84" CENTERED ABOVE SCOP-BANK |
| (D) | RESTROOM DRINK BASK | 30 LBS | 18" ACQ PLYWOOD ABOVE MANHOLES |
| (E) | RESTROOM HAND BASK | 20 LBS | 24" BENDING BASK |
| (F) | LOWER STORAGE CABINET | 30 LBS | 24" BENDING BASK |
| (G) | BAR/SEAL CHANGING STATION | 30 LBS | 24" BENDING BASK |
| (H) | RESTROOM EQUIPMENT | 10 LBS | 24" BENDING BASK |
| (I) | RESTROOM EQUIPMENT | 10 LBS | 24" BENDING BASK |
| (J) | RESTROOM EQUIPMENT | 10 LBS | 24" BENDING BASK |
| (K) | RESTROOM EQUIPMENT | 10 LBS | 24" BENDING BASK |
| (L) | RESTROOM EQUIPMENT | 10 LBS | 24" BENDING BASK |
| (M) | RESTROOM EQUIPMENT | 10 LBS | 24" BENDING BASK |
| (N) | RESTROOM EQUIPMENT | 10 LBS | 24" BENDING BASK |
| (O) | RESTROOM EQUIPMENT | 10 LBS | 24" BENDING BASK |
| (P) | RESTROOM EQUIPMENT | 10 LBS | 24" BENDING BASK |
| (Q) | RESTROOM EQUIPMENT | 10 LBS | 24" BENDING BASK |
| (R) | RESTROOM EQUIPMENT | 10 LBS | 24" BENDING BASK |
| (S) | RESTROOM EQUIPMENT | 10 LBS | 24" BENDING BASK |
| (T) | RESTROOM EQUIPMENT | 10 LBS | 24" BENDING BASK |
| (U) | RESTROOM EQUIPMENT | 10 LBS | 24" BENDING BASK |
| (V) | RESTROOM EQUIPMENT | 10 LBS | 24" BENDING BASK |
| (W) | RESTROOM EQUIPMENT | 10 LBS | 24" BENDING BASK |
| (X) | RESTROOM EQUIPMENT | 10 LBS | 24" BENDING BASK |
| (Y) | RESTROOM EQUIPMENT | 10 LBS | 24" BENDING BASK |
| (Z) | RESTROOM EQUIPMENT | 10 LBS | 24" BENDING BASK |



FLOOR PLAN GENERAL NOTES

- ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF SEATTLE CONSTRUCTION MANUAL AND ALL APPLICABLE ORDINANCES. ALL DIMENSIONS TO BE FROM FINISHED FLOOR TO FINISHED CEILING UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS TO BE FROM FINISHED FLOOR TO FINISHED CEILING UNLESS OTHERWISE NOTED.
- CONTRACTOR TO PROVIDE THE BEST PRACTICES FOR ALL WORK. ALL DIMENSIONS TO BE FROM FINISHED FLOOR TO FINISHED CEILING UNLESS OTHERWISE NOTED.
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FLOOR PLAN KEYNOTES

- PROVIDE ACCESSIBLE SPONGE AT ENTRY AND EXIT
- PROVIDE OCCUPANCY SPONGE AT ENTRY



STARBUCKS COFFEE
 2401 LUCY CALLENE SOUTH
 SEATTLE, WASHINGTON 98134
 (206) 318-1575



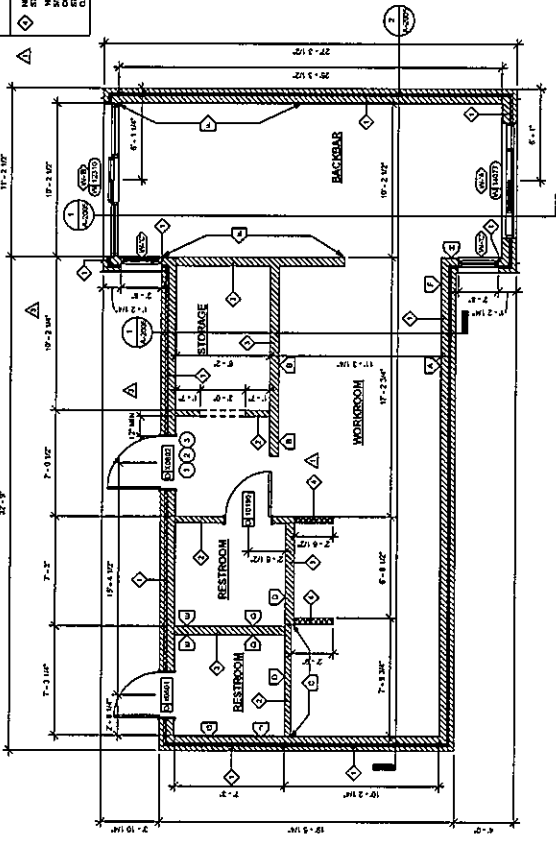
REVISION SCHEDULE

| REV | DATE | BY | DESCRIPTION |
|-----|----------|----------------|-------------------------------|
| 1 | 11/15/17 | W. CHAMBERLAIN | ISSUE FOR PERMIT |
| 2 | 12/04/17 | W. CHAMBERLAIN | REVISIONS TO CHANGING STATION |

PROJECT NAME:
HALL STREET & U.S. 75
 PROJECT ADDRESS:
 2103 N. HALL STREET
 DALLAS, TX 75204

STORE #: 22390
 PROJECT #: 01683-001
 CONCEPT: MCS
 PALETTE: N/A
 ORIGINAL ISSUE DATE: 5-28-14
 DESIGN MANAGER: L. PEREZ-CARABELLO
 LEAD DDP: N/A
 PRODUCTION DESIGNER: M. HAMA
 CHECKED BY: N. HAMA

FLOOR PLAN
 SCALE: AS SHOWN
 SHEET NUMBER: A-2001
 TEMPLATE VERSION: 2017.03.01



2X6 OR 2X8 SOLID BLOCKING AT ALL WALL HUNG FIXTURES. CONTRACTOR WILL NOT SUBSTITUTE SHEET METAL FOR SOLID BLOCKING

ALL DIMENSIONS ARE TO FINISH FACE OF WALLS

WALL LEGEND - FLOOR PLAN
 NEW PLUMBING WALL
 NEW PARTITION WALL
 NEW GYPSUM BOARD TO BOTTOM OF STRUCTURE

NOTE: REFER TO PLUMBING AND ELECTRICAL PLANS FOR PLUMBING AREAS TO RECEIVE AND COORDINATE ROUGH-IN AREAS. REFER TO STRUCTURAL PLANS FOR FINISHING CONDITIONS.

Additional Information Demonstrating Hardships
RE: 2301 N. Hall Street, Dallas, Texas

Rain Scott Investments LLC is the current owner of that property located at 2301 N. Hall Street in Dallas, Texas, consisting of +/- 20,532 sf (0.47 Acres). We are currently seeking the Honorable Board of Adjustments to grant a variance to the setbacks for PD-466 under Chapter 51A-3.102(10), for hardships. The current setback provision of PD-466 allows for a 10' minimum and 15' maximum setback. These constraints make the parcel essentially un-developable based on the unique characteristics of this particular parcel, which we will explain as follows.

Out of the properties that are zoned PD 466, our property is unique in the quasi-triangular shape and having direct frontage on Central Expressway. The property hardship test is compared with properties of the same zoning. Other properties across Hall St are about 5,000 sf, but they are rectangular in shape and generally have one frontage. The other large tract on our side of Hall St does not have Central as its largest frontage and is undeveloped. The majority of the land in this PD is undeveloped, so there is not much development to compare commiserate development.

The following is a summary of some of the major issues creating hardship, to which we plea for assistance in granting this variance:

- Property size: the property was originally +/- 23,319 sf (0.54 Acres)
- City required ROW dedications along both Hall St. (variable width) and Cochran St (13' ROW) which reduced the property to +/- 20,532 sf (0.47 Acres)
- Frontages: the property technically has 3-4 frontages, Central Expressway, Cochran St, N. Hall St, and north corner at intersection of Hall and Central Expressway. If held to the code, the building would need to front Hall, Cochran, and Central expressway. This would not allow for circulation, parking, or a Drive Thru. Realistically, this would not allow for a building of any sort. These requirements create extreme hardship in development.
- Billboard located on site: The billboard located roughly in the center of the property facing Central Expressway with associated easements which greatly limit developable area and location for building, parking, and circulation. The billboard is owned by a separate group and the current owner receives no income from the use. Area left for building is 12,052 sf (58% of property). Due to the code requirements, a second sign was denied on this property which is yet another example of the inability to effectively build on this parcel. There is also a TXDOT switch located on the property which constrains development and is a circumstance out of our control. These circumstances create extreme hardship in development.
- Billboard Easement, Billboard Maintenance Easements, Billboard Visibility Easement (8,480 sf)

Also attached is an exhibit of the site plan that visually illustrates the various encumbrances listed above.

The requested variances (measured from the 15' setback line) as shown are:

- ^{121'} 53' along N. Hall St.
- 10' along Cochran
- ^{62'} 30' along North Central Expressway

The building dimensions are shown as follows:

Additional Information Demonstrating Hardships

RE: 2301 N. Hall Street, Dallas, Texas

- 27' along N. Hall St.
- 44' along Cochran
- 19' along North Central Expressway

This process of attempting to get zoning and permitted to build on this parcel has been ongoing for nearly 4 years. (See timeline attached).

Most recently, after obtaining CPC approval, we went in for permit only to be told the city had made an error and the permit could not be issued. (Full timeline attached, recent summary as follows)

- Submitted Application for Early Release of Building Permit - 7/18/16
- Submitted Paving and Drainage Private Development Contracts Packet - 9/27/16
- Pre-Construction meeting - 9/28/16
- Paid Engineering Fees - 9/28/16
- Received letter for Early Release of Building Permit from Sustainable Development and Construction Department - 9/27/16
- Submitted letter for Early Release of Building Permit from Sustainable Development and Construction Department with 4 copies of site plan/plat - 9/27/16
- Found out building did not meet the setback requirements per planning and zoning - 9/28/16

Additional notes:

The 10' min, 15' max setback requirement under PD 466 would be fine if we were simply building a traditional building without a drive through. It feels like this requirement is more about maximizing the use of land and creating more of an urban feel, with buildings that come close to the curb and have street side parking. However, in our case, we spent the past 3-4 years working to get a variance to allow a drive through to better serve the neighborhood, with the understanding that we would be able to build a building that would be able to have a drive through as part of the overall design, while still meeting City requirements for landscaping, building materials and overall design. The Drive Thru was passed in the Amendment to the ordinance. However-the setback requirement essentially renders all the work and approval worthless. Additionally, throughout all submissions and resubmissions, we were never once informed of any violation of setbacks. It is physically not possible to create a building and have it a minimum of 10 and max of 15' from all three streets, while putting in City required landscaping and not allowing the drive through to count as part of the building as it relates to the set-back. This property has three streets we are being forced to comply with, although one is essentially abandoned and certainly not functional, (Cochran), only a few feet long as is essentially more of an alley, with a dead-end on each end of the property. By being required to have landscaping as approved and drawn, the drive through has to have enough width for cars and SUVs to get in and turn on each side of the drive through. This combination makes it impossible to meet the setback requirement. We spent significant time and got approval from various committees with essentially no feedback on any conflicts with setback, until after the fact.

The challenge we have is why after numerous back and forths, review, and final approval, how this was never brought to our attention. It should have easily been pointed out before them approving our appeal. Someone during that entire process should have pointed out that there was a dual setback

Additional Information Demonstrating Hardships
RE: 2301 N. Hall Street, Dallas, Texas

required that needed to be addressed in order to approve the drive through. They did not, and approved the VARIANCE accordingly, with numerous City officials approving our VARIANCE and affiliated plans throughout the process.

There is also an easement on the property for a billboard which is owned by another entity—we have nothing to do with that Easement and receive no compensation from the use. The easement renders the drive thru as problematic already, as we can't build upon it, this is why the drive thru runs upon it. It was one of the only ways we could even develop this property. There is still existing danger that maintenance or some other damage to the billboard would cause the drive-thru lane to shut down. A hardship which we have strategically had to engineer already around to make this use even possible. We realize this is not a "city problem", but given the totality of the circumstances, contributes to the parcel's challenges, and as explained below, creates significant signage issues that stem from statutory requirements.

We have been told we can not have any visible signage on this lot, an issue we had hoped to rectify but lost at CPC because of the existing billboard and the regulations relating to signage in this PD on the Hwy frontage (only allowed one visible sign).

While we recognize and understand that the Board is not concerned with the financial hardships of developers, we essentially lost our legal fees, design fees, and have land that is so restricted due to the City rules it cannot be feasibly developed due to the designed three roads that surround the parcel. The rules for both development of this very small PD and the rules of the City of Dallas have combined to make development essentially impossible.

There is also a large TXDOT box on the opposite end of the property we are having to work around, which when combined with the billboard easement that creates both building issues and restrictions drive through and building location, the fact that the shape of this lot makes development difficult, as it is one of the few this small with three streets, even though the one street technically starts and stops at each end adjacent to our lot, all in all, this parcel has an abundance of development hardship.

As an aside, we would think the old dumped couch, empty liquor bottles and drug paraphernalia located on the lot next door would be a bigger issue with the City than a slight variance to a setback that we understood not to be an issue since we were amending the PD rules for this lot to get the variance in the first place. We feel that we finally found a way to turn what is currently a dark and potentially dangerous corner into a positive area for the city and neighborhood, and are frustrated that there is now yet another obstacle to overcome for trying to better the neighborhood and the city.

We recognize that the Board of Adjustments is authorized and empowered to grant variances from the front yard regulations that will not be contrary to the public interest when, owing to special conditions, a literal enforcement of the zoning ordinance would result in unnecessary hardship, and so that the spirit of the ordinance will be observed and substantial justice done. We recognize that the variance must be necessary to permit development of a specific parcel of land 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 in districts with the same zoning classification. We also understand that a variance may not be granted to relieve a self-created or personal hardship, nor for financial reasons only, nor may a variance be granted to permit any person privilege in developing a parcel of land not permitted by

Additional Information Demonstrating Hardships
RE: 2301 N. Hall Street, Dallas, Texas

the zoning ordinance to other parcels of the land in districts with the same classification. We feel for the reasons stated herein, this parcel clearly demonstrates that it meets these criteria for hardship.

Please consider the value of making this corner a useful and beneficial area in the current neighborhood and allowing this use: we are committed to developing this area into something of significant benefit for the neighbors of this area, the local community, and for the City of Dallas!

STARBUCKS COFFEE COMPANY

Sterling Design Associates, llc
 CIVIL, MECHANICAL, LANDSCAPE ARCHITECTS
 2000 W. LBJ Fwy, Suite 200
 Irving, TX 75039
 www.SterlingDesignAssociates.com

**PRELIMINARY
 NOT FOR CONSTRUCTION**

| NO. | DATE | DESCRIPTION | BY | APP. |
|--------|----------|------------------------------------|-----|------|
| NO. 1 | 04/12/18 | PRELIMINARY SITE PLAN | JDS | JDS |
| NO. 2 | 04/12/18 | REVISIONS TO PRELIMINARY SITE PLAN | JDS | JDS |
| NO. 3 | 04/12/18 | REVISIONS TO PRELIMINARY SITE PLAN | JDS | JDS |
| NO. 4 | 04/12/18 | REVISIONS TO PRELIMINARY SITE PLAN | JDS | JDS |
| NO. 5 | 04/12/18 | REVISIONS TO PRELIMINARY SITE PLAN | JDS | JDS |
| NO. 6 | 04/12/18 | REVISIONS TO PRELIMINARY SITE PLAN | JDS | JDS |
| NO. 7 | 04/12/18 | REVISIONS TO PRELIMINARY SITE PLAN | JDS | JDS |
| NO. 8 | 04/12/18 | REVISIONS TO PRELIMINARY SITE PLAN | JDS | JDS |
| NO. 9 | 04/12/18 | REVISIONS TO PRELIMINARY SITE PLAN | JDS | JDS |
| NO. 10 | 04/12/18 | REVISIONS TO PRELIMINARY SITE PLAN | JDS | JDS |

PROJECT: STARBUCKS COFFEE COMPANY
 2401 UTAH AVENUE SOUTH
 DALLAS, TX 75214
 (214) 343-3078

61863-001
 STARBUCKS DRIVE-THRU
 US HWY 75 & HALL STREET
 DALLAS, TX

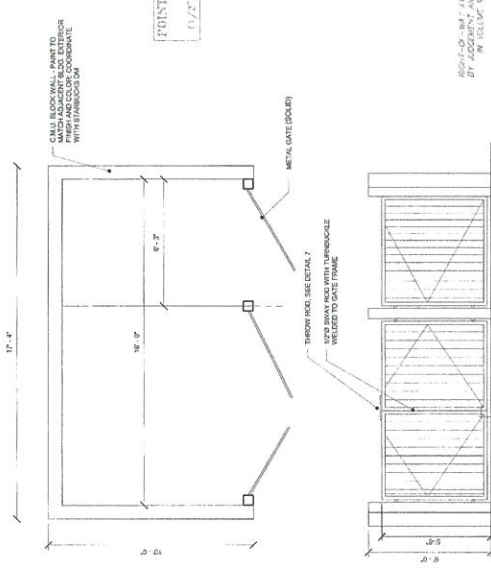
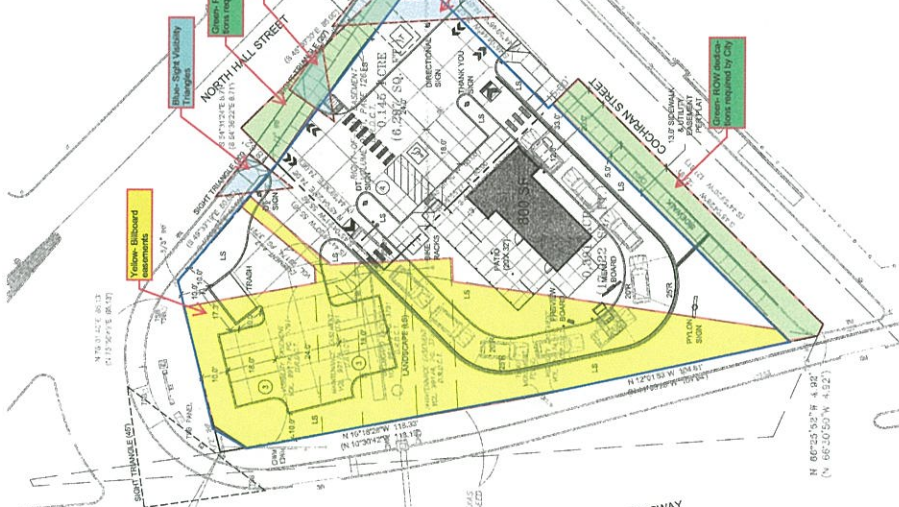
STARBUCKS COFFEE COMPANY
 2401 UTAH AVENUE SOUTH
 DALLAS, TX 75214
 (214) 343-3078

PRELIMINARY SITE PLAN
 SHEET TITLE
 SHEET NUMBER
1 OF 1

APPROVED BY: [Signature]
 BY ACCORDANCE WITH THE PROVISIONS OF
 CHAPTER 163, SUBCHAPTER 163.001, TEXAS
 CIVIL CODE
 DATE: 04/12/18
 PLANNED DEVELOPMENT DISTRICT NO. 1008
 FILE NO. 18-000000

SITE STATISTICS

| | |
|--------------------------|----------------------------|
| ZONING: | PD-40B |
| PROPOSED USE: | STARBUCKS DRIVE-THRU |
| SITE AREA: | 23,319 SF (0.53 AC) |
| BUILDING AREA: | 800 SF |
| PARKING REQUIRED: | 1 SPACED BY (4 SPACES MIN) |
| MINIMUM STACKING SPACES: | 47 |
| TOTAL REQUIRED: | 47 |
| TOTAL PROVIDED: | 47 |
| REGULAR: | 47 |
| STAGING SPACES: | 0 |
| TOTAL PROVIDED: | 47 |





Starbucks Coffee Company
12750 Merit Drive, Suite 1400
Dallas, Texas 75251
972-383-5600

- 12/2013 Original development plan was submitted by property owner. Site plan included 614 sf modular footprint and did not include pole sign.
- 2/26/2014 Original development plan approved by city
- 03/2014 Starbucks switched from modular 614 sf building to 800 stick-built building and civil plans were started for the formal engineering submittal. The pole sign was included on the plans from this point forward.
- 8/5/14 Civil submitted to engineering
- 9/3/14 Received comments back from city – we were told site plan did not match the approved development plan that had been approved by the Landlord.
- 11/4/14 Submitted Development Plan Amendment which included pole sign, new location of the trash corral, revised building footprint, and additional parking by the billboard. We were told by the city that we would need a landscape plan as it had not been approved with the original Development Plan.
- 11/12/14 Received comments that we needed a zoning map and an original signature from the land owner on the authorization letter.
- 12/8/14 Resubmitted to city
- 1/8/15 Was told by Planner that the amendment would be approved administratively but the landscape plan needed to be approved through Planning Commission
- 1/12/15 Received property owner's signature
- 1/14/15 Planner requested 6 hard copies of the amendment and original owner's signature to the city – they were hand delivered.
- 3/12/15 City requested changes to the landscape plan.
- 3/20/15 Resubmitted Landscape plan
- 4/16/15 Landscape plan was approved
- 5/7/15 Civil plans were resubmitted
- 6/4/15 Received comments from city
- 7/29/15 Resubmitted civil plans
- 8/14/15 Received formal approval of civil plans



Starbucks Coffee Company
12750 Merit Drive, Suite 1400
Dallas, Texas 75251
972-383-5600

September 29, 2015

Katie Edgar
De La Vega Corporation
4514 Cole Avenue, Suite 1100
Dallas, Texas 25205

RE: 2013 N Hall Street - Starbucks Coffee Company

Dear Ms. Edgar,

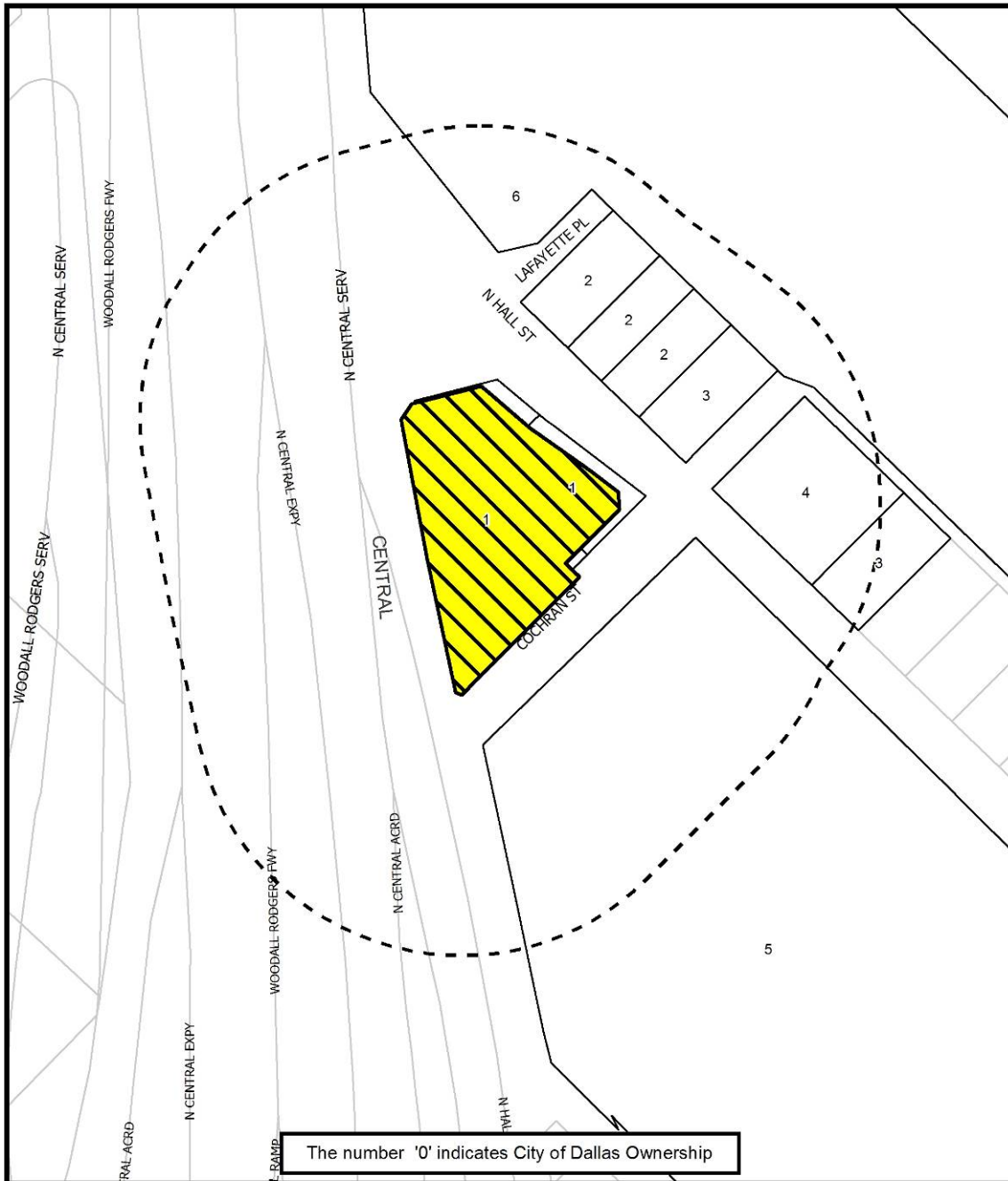
It is with great disappointment to tell you that the City of Dallas has informed us there is no avenue within which we can obtain a pylon sign for our proposed drive-thru only location at 2013 N Hall Street. We have spent 22 months and placed a large initial investment in developing this property to this point. As you know all our internal alignment around this location has been in order to commit to a long-term lease and invest such a large investment into a gateway location to Southeast Dallas, we need to be able to do everything possible to ensure success for this store. A part of this strategy is to have a pylon sign that increases visibility for customers from Hall Street as well as Hwy 75. If we are unable to have a pylon sign, we will not be able to move forward with this project.

Below is a summary of our development activity to this point. Please let me know if you have any questions.

Sincerely,

Shannon del Valle

Shannon del Valle
Store Development Manager
Starbucks Coffee Company
DFW and East Texas



| | | | | | | |
|--|---|------|----------------------|---|------------------------------------|---|
|  1:1,200 | <h2 style="text-align: center;">NOTIFICATION</h2> <table border="1" style="width: 100%;"> <tr> <td style="text-align: center;">200'</td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="text-align: center;">6</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table> | 200' | AREA OF NOTIFICATION | 6 | NUMBER OF PROPERTY OWNERS NOTIFIED | Case no: <u>BDA156-130</u> Date: <u>10/28/2016</u> |
| 200' | AREA OF NOTIFICATION | | | | | |
| 6 | NUMBER OF PROPERTY OWNERS NOTIFIED | | | | | |

Notification List of Property Owners

BDA156-130

6 Property Owners Notified

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|-----------------------|-----------------------|----------------------------|
| 1 | 3213 COCHRAN ST | RAIN SCOTT INVESTMENTS LLC |
| 2 | 2012 N HALL ST | HALL STREET PPTIES LLC |
| 3 | 2000 N HALL ST | RAZA PERVEZ |
| 4 | 1922 N HALL ST | RAZA PERVIZ |
| 5 | 1823 N HALL ST | KROGER TEXAS LP |
| 6 | 3300 MUNGER AVE | DALLAS HOUSING AUTHORITY |

FILE NUMBER: BDA156-115(SL)

BUILDING OFFICIAL'S REPORT: Application of Pedro Guerrero, Jr. for a special exception to the side yard setback regulations for a carport at 3107 Culver Street. This property is more fully described as Lot 8, Block F/2106, and is zoned R-7.5(A), which requires a side yard setback of 5 feet. The applicant proposes to construct and/or maintain a carport and provide a 0 foot setback, which will require a 5 foot special exception to the side yard setback regulations.

LOCATION: 3107 Culver Street

APPLICANT: Pedro Guerrero, Jr.

REQUEST:

A request for a special exception to the side yard setback regulations of up to 5' is made to maintain a carport, part of which is located in the site's eastern 5' side yard setback on a site developed with a single family home structure/use.

STANDARD FOR A SPECIAL EXCEPTION TO ALLOW A CARPORT IN THE SIDE YARD:

The Board of Adjustment may grant a special exception to the minimum side yard requirements to allow a carport for a single-family or duplex use when, in the opinion of the Board, the carport will not have a detrimental impact on surrounding properties. In determining whether to grant a special exception, the Board shall consider the following:

- (1) Whether the requested special exception is compatible with the character of the neighborhood.
- (2) Whether the value of surrounding properties will be adversely affected.
- (3) The suitability of the size and location of the carport.
- (4) The materials to be used in construction of the carport.

(Storage of items other than motor vehicles is prohibited in a carport for which a special exception is granted in this section of the Code).

STAFF RECOMMENDATION:

No staff recommendation is made on this or any request for a special exception to the side yard setback regulations since the basis for this type of appeal is, when in the opinion of the board, the carport will not have a detrimental impact on surrounding properties.

BACKGROUND INFORMATION:

Zoning:

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

Land Use:

The subject site is developed with a single family home. The area to the north is I-30; and the areas to the east, south, and west are developed with single family uses.

Zoning/BDA History:

1. BDA045-170, 3114 Culver (the lot immediately southeast of the subject site)

On April 19, 2005, the Board of Adjustment Panel A granted a request for a special exception of 5' requested in conjunction with maintaining an approximately 756 square foot carport on the site's side property line. The board imposed the following conditions: the carport must remain open at all times; lot-to-lot drainage is prohibited; all applicable permits must be obtained; and compliance with the submitted site plan is required.
2. BDA045-256, 3110 Culver Street (two lots southeast of the subject site)

On August 16, 2005, the Board of Adjustment Panel A granted a request for a special exception of 5' requested in conjunction with maintaining an approximately 500 square foot carport on the site's side property line. The board imposed the following conditions: the carport must remain open at all times; lot-to-lot drainage is prohibited; all applicable permits must be obtained; and compliance with the submitted site plans and elevations is required.

- | | |
|--|---|
| <p>3. BDA 978-217, Property at 3119 Culver Street (two lots east of the subject site)</p> | <p>On August 25, 1998, the Board of Adjustment Panel A granted a request for a special exception to the side yard setback regulations of 5' and imposed the following conditions: 1) compliance with the submitted site plan is required; 2) the carport must remain open at all times; 3) all applicable building permits must be obtained; and 4) lot-to-lot drainage is prohibited. The case report stated that the request was made in conjunction with maintaining an approximately 900 square foot (75' x 12') three-vehicle metal carport.</p> |
| <p>4. BDA112-093, 3015 Culver Street (four lots west of the subject site)</p> | <p>On October 15, 2012, the Board of Adjustment Panel C granted a request for a special exception of 5' requested in conjunction with maintaining an approximately 600 square foot carport on the site's side property line. The board imposed the following conditions: the carport must remain open at all times; lot-to-lot drainage is prohibited; all applicable permits must be obtained; and compliance with the submitted revised site plan and revised elevations is required.</p> |

GENERAL FACTS/STAFF ANALYSIS:

- This request for a special exception to the side yard setback regulations of 5' focuses on maintaining an existing approximately 400 square foot carport that may be located as close as on the site's eastern side property line or as much as 5' into this 5' side yard setback on a site developed with a single-family home structure/use.
- A 5' side yard setback is required in the R-7.5(A) zoning district.
- The applicant has submitted a site plan and elevations indicating the size and materials of the carport, and its location 3' from the site's eastern side property line. However, given staff comments and observations made at the November 1st staff review team meeting, the applicant amended his request to account for the carport that may be as close as on the eastern side property line or as much as 5' into this 5' side yard setback.
- The following information was gleaned from the submitted site plan:
 - The carport is represented to be 40' in length and approximately 10' in width (approximately 400 square feet in total area) of which approximately 1/5 is located in the eastern side yard setback.
- The following information was gleaned from the submitted elevation:
 - Metal roof, metal sheet panels, metal posts

- 8' in height.
- The subject site is approximately 150' x 50' (or approximately 7,500 square feet) in area.
- According to DCAD records, the "main improvement" for property addressed at 3107 Culver Street is a structure built in 1925 with 1,316 square feet of living/total area; and the "additional improvements" is a 400 square foot detached garage.
- Four other carports were identified on the block in a field visit conducted by the Board Administrator. Of these four, it appeared that 3 had recorded history with having special exceptions granted by the Board of Adjustment (see the "Zoning/BDA History" of this case report for additional details).
- As of November 4th, 2016, no letters 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 the following:
 - that granting this special exception to the side yard setback regulations of 3' will not have a detrimental impact on surrounding properties.
- Granting this request and imposing the following conditions would require the carport to be maintained in the location and of the heights and materials as shown on these documents:
 1. Compliance with a site plan to be submitted that accurately conveys the size and location of the carport relative to property lines and elevations is required.
 2. The carport structure must remain open at all times.
 3. No lot-to-lot drainage is permitted in conjunction with this carport special exception.
 4. All applicable building permits must be obtained.
 5. No item (other than a motor vehicle) may be stored in the carport.

Timeline:

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

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

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 26th deadline to submit additional evidence for staff to factor into their analysis; and the November 4th 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.

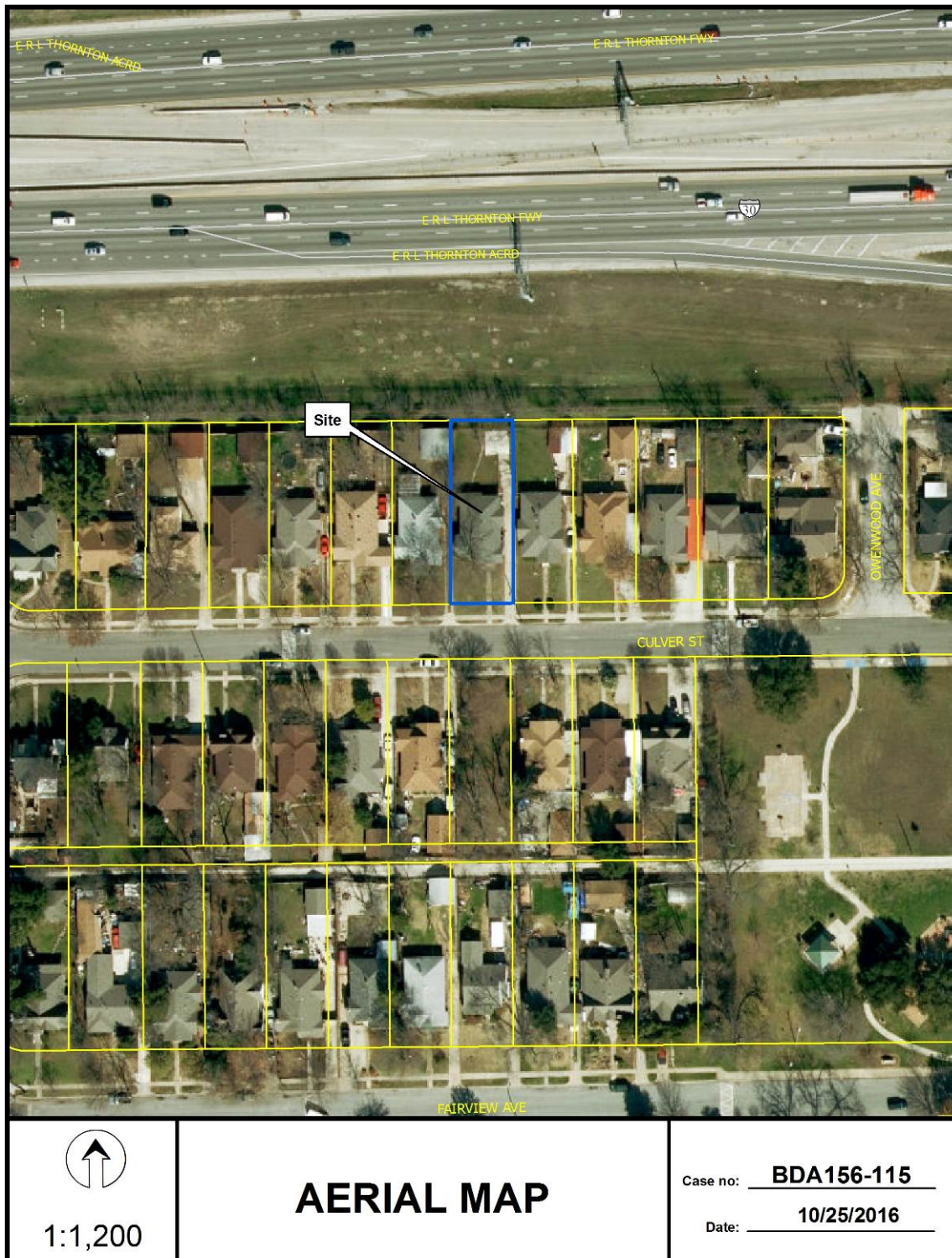
No review comment sheets with comments were submitted in conjunction with this application.

November 1, 2016: The Board Administrator contacted the applicant and requested that given what was reviewed at the November 1st staff review team meeting, that he would have until the morning of November 2nd to amend his application to something greater than that what he had originally applied for: a special exception to the side yard setback regulations of 2' to maintain a carport located 3' from the site's eastern side property line.

November 1, 2016: The applicant emailed the Board Administrator and requested to amend his application where the carport may be located as close as on the side property line, which will require a 5 foot special exception to the side yard setback regulations.

November 2, 2016: The Board Administrator emailed the applicant informing him that his application would be amended per his request; and that between now and the November 16th hearing, he must complete his application with Building Inspection by submitting a site plan and an elevation of the carport in the side yard setback that accurately reflects what he wants the board of adjustment to consider, and to be mindful of the fact that when the board grants this type of request, they impose the applicant's submitted site plan and elevation as a condition to the request.





B



APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 156-115

Data Relative to Subject Property:

Date: 9-21-16

Location address: 3107 Culver St Dallas TX 75223 Zoning District: R-7.5(A)

Lot No.: 8 Block No.: F/2106 Acreage: 0.17 Census Tract: 25.00

Street Frontage (in Feet): 1) 50 2) 3) 4) 5) SE 26A

To the Honorable Board of Adjustment :

Owner of Property (per Warranty Deed): Pedro Guerrero Jr

Applicant: Pedro Guerrero Jr Telephone: 469-682-3340

Mailing Address: 3107 Culver St Dallas, TX Zip Code: 75223

E-mail Address: Pedroaguerrero14@gmail.com

Represented by: Telephone:

Mailing Address: Zip Code:

E-mail Address:

Affirm that an appeal has been made for a Variance, or Special Exception of 3 to the side yard set back for a carport.

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 carport does not block my next door neighbor property view and it doesn't affect his property or changes any structure of his home or property. The carport gives a much nicer view to both properties.

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 Pedro Guerrero Jr (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: Pedro Guerrero Jr (Affiant/Applicant's signature)

Subscribed and sworn to before me this 25th day of August, 2016

(Rev. 08-01-11)



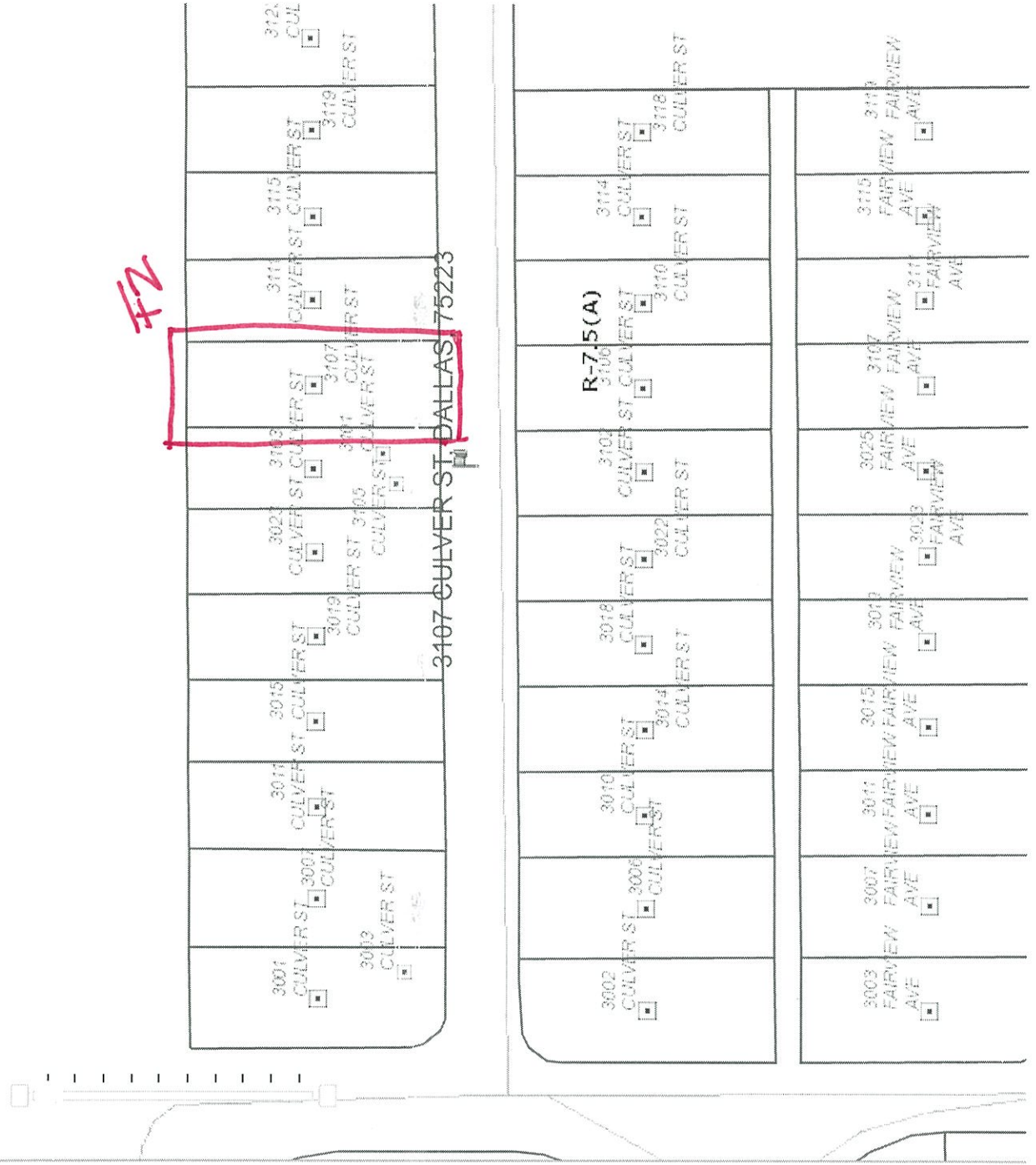
Notary Public in and for Dallas County, Texas

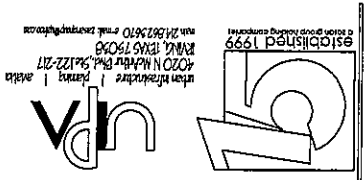
City of Dallas

Internal Development Research Site

Legend

Locate Property





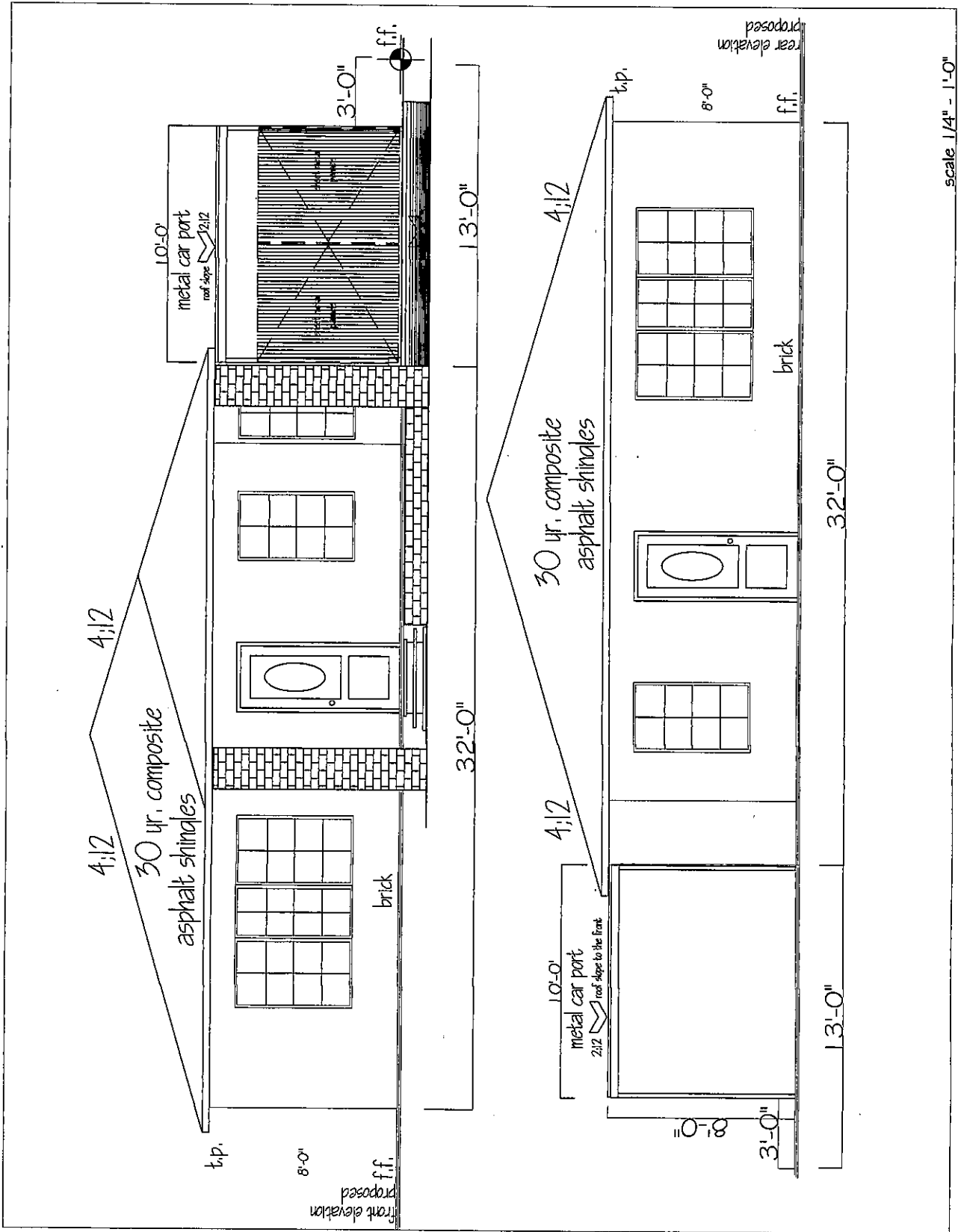
CONSTRUCTION DOCUMENTS
PHASE I
PERMIT
PHASE II
CAR PORT

GUERRERO FAMILY
3107 Culver St., Dallas, Texas

PROJECT : 16059
DRAWN BY: E
REVISION 1:
REVISION 2:
DATE: 8-19-2016
PHASE: CONSTRUCTION
DESCRIPTION:
CAR PORT

elevation plan

elv. 1





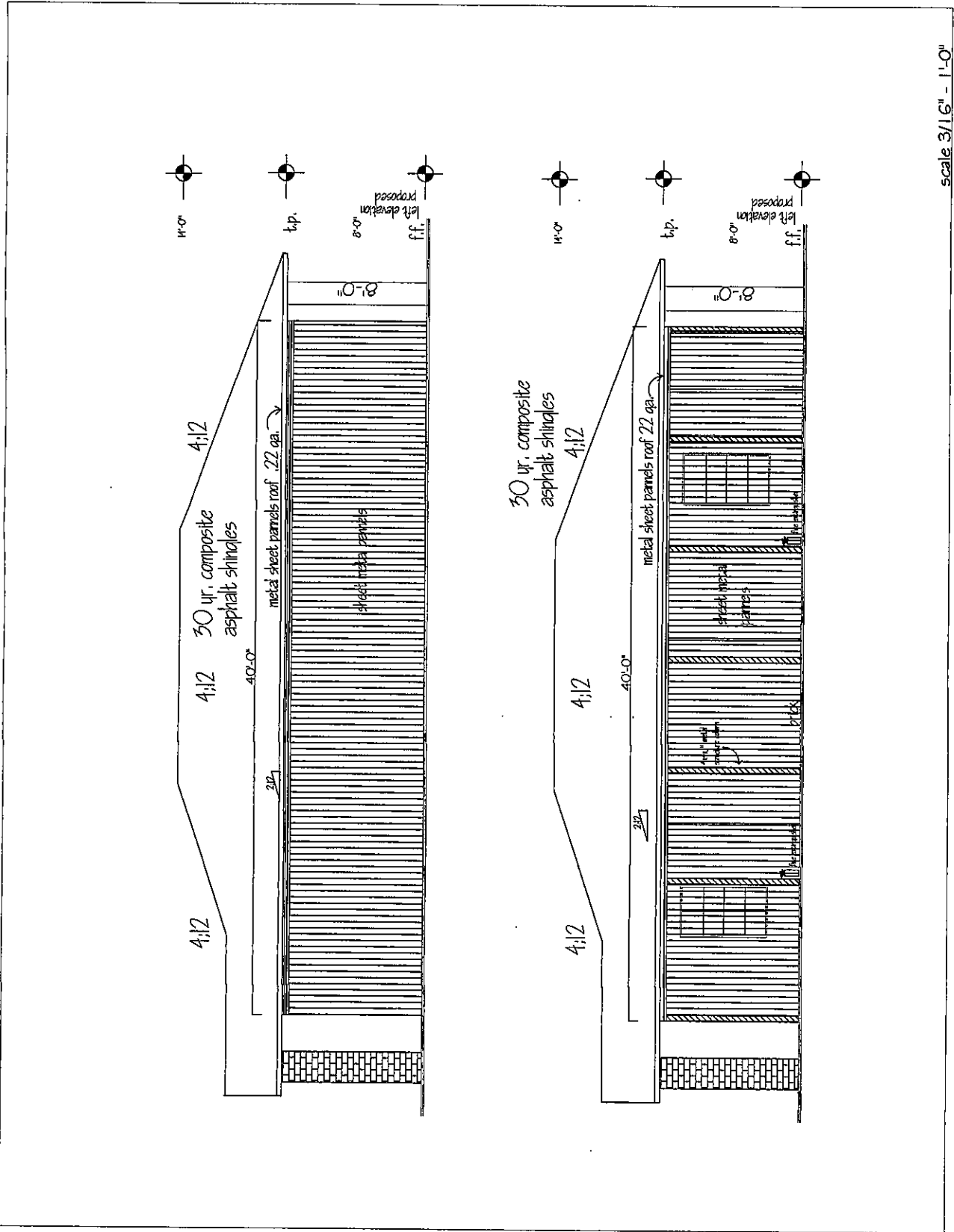
CONSTRUCTION DOCUMENTS
 PHASE I:
 PERMIT
 PHASE II:
 CAR PORT

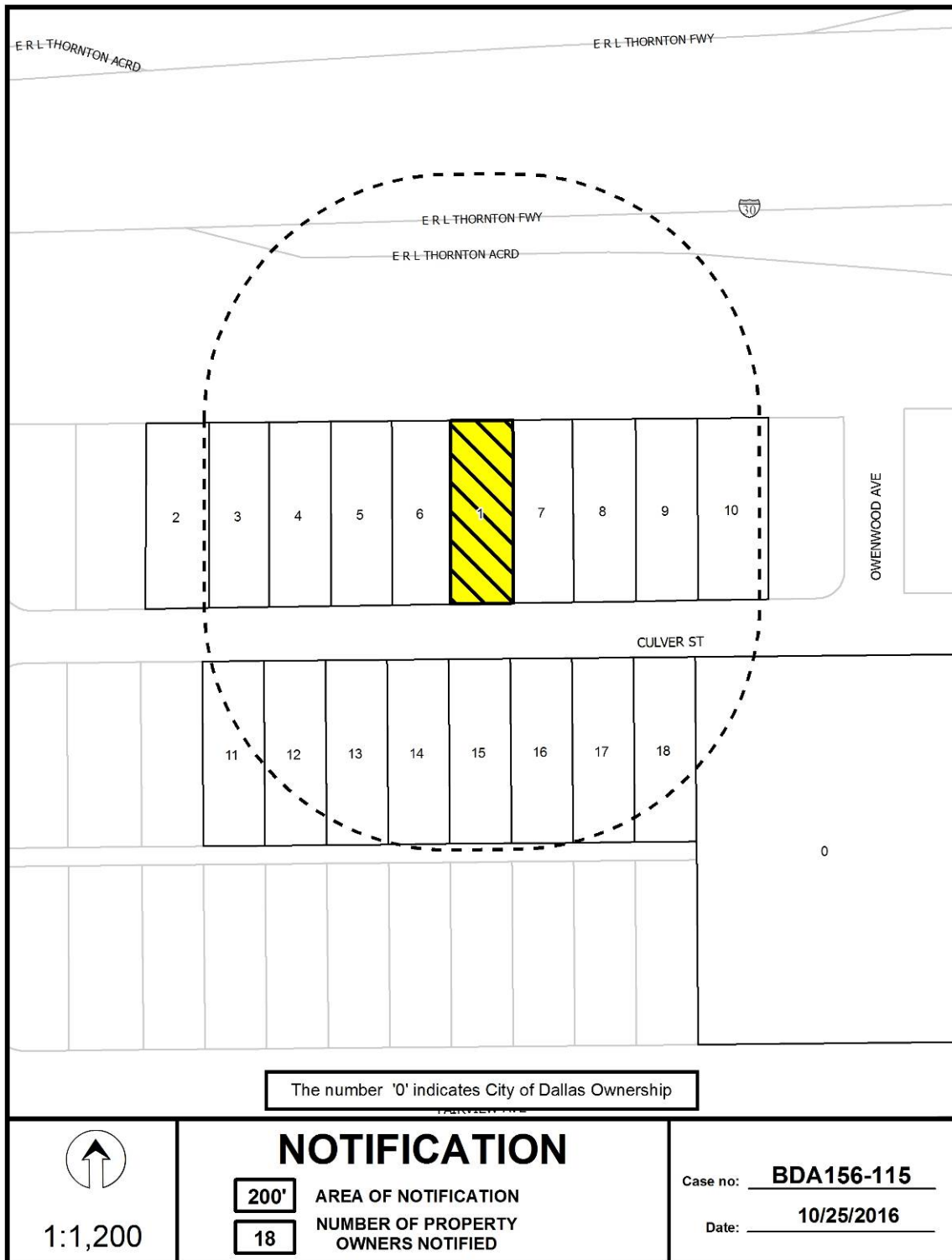
GUERRERO FAMILY
 3107 Culver St., Dallas, Texas

PROJECT : 16039
 DRAWN BY: lz
 REVISION 1:
 REVISION 2:
 DATE: 8-19-2016
 PHASE: CONSTRUCTION
 DESCRIPTION:
 CAR PORT

elevation plan

elv. 2





Notification List of Property Owners

BDA156-115

18 Property Owners Notified

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|-----------------------|-----------------------|--------------------------|
| 1 | 3107 CULVER ST | GUERRERO PEDRO JR |
| 2 | 3011 CULVER ST | REDDIC GEORGIA R |
| 3 | 3015 CULVER ST | DURAN DELIA |
| 4 | 3019 CULVER ST | MATA EDGAR W |
| 5 | 3023 CULVER ST | CANCHOLA MAURICIO |
| 6 | 3103 CULVER ST | MANKIN ROGER |
| 7 | 3111 CULVER ST | TAYLOR MITCHELL JR |
| 8 | 3115 CULVER ST | FRANKLIN THOMAS H |
| 9 | 3119 CULVER ST | URIBE JAVIER H & MARIA C |
| 10 | 3123 CULVER ST | FUENTES ABNER |
| 11 | 3014 CULVER ST | HERNANDEZ JOSE GRANADOS |
| 12 | 3018 CULVER ST | BOONE SYBLENE EST OF |
| 13 | 3022 CULVER ST | SALDANA JOSE G |
| 14 | 3102 CULVER ST | HERNANDEZ FRANCISCO & |
| 15 | 3106 CULVER ST | FARR TERESA M |
| 16 | 3110 CULVER ST | VASQUEZ JULIO C JR |
| 17 | 3114 CULVER ST | MARTINEZ PETE & MARIA V |
| 18 | 3118 CULVER ST | GARCIA TRINIDAD & |