

ZONING BOARD OF ADJUSTMENT, PANEL A
TUESDAY, APRIL 18, 2017
AGENDA

BRIEFING	ROOM 5ES 1500 MARILLA STREET DALLAS CITY HALL	11:00 A.M.
PUBLIC HEARING	COUNCIL CHAMBERS 1500 MARILLA STREET DALLAS CITY HALL	1:00 P.M.

Donna Moorman, Chief Planner
Steve Long, Board Administrator

MISCELLANEOUS ITEM

Approval of the March 21, 2017 Panel A Public Hearing Minutes	M1
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UNCONTESTED CASES

BDA167-041(SL)	10322 Lennox Lane REQUEST: Application of Leticia Chao Little, represented by Bruce Baughman, for special exceptions to the fence standard	1
BDA167-043(SL)	8108 Inwood Road REQUEST: Application of Woody Hickman for a special exception to the fence standards	2
BDA167-045(SL)	6727 Sunnyland Lane REQUEST: Application of James E. Manning for a variance to the building height regulations	3
BDA167-046(SL)	3115 Borger Street REQUEST: Application of Felipe Villatoro for special exceptions to the fence standards	4

REGULAR CASE

BDA167-049(SL) 8907 Sorrento Street 5
REQUEST: Application of Juan G Trejo for special exceptions to the fence standards and visual obstruction regulations

EXECUTIVE SESSION NOTICE

The Commission/Board may hold a closed executive session regarding any item on this agenda when:

1. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the Commission/Board under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex. Govt. Code §551.071]
2. deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.072]
3. deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.073]
4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code §551.074]
5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices.. [Tex. Govt. Code §551.076]
6. discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay, or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Tex. Govt. Code §551.086]

(Rev. 6-24-02)

FILE NUMBER: BDA167-041(SL)

BUILDING OFFICIAL'S REPORT: Application of Leticia Chao Little, represented by Bruce Baughman, for special exceptions to the fence standard at 10322 Lennox Lane. This property is more fully described as Lot 4, Block D/5532, and is zoned R-1ac(A), which limits the height of a fence in the front yard to 4 feet and requires that 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 maintain a 5 foot high fence in a required front yard, which will require a 1 foot special exception to the fence standards, and to construct and maintain 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 standards.

LOCATION: 10322 Lennox Lane

APPLICANT: Leticia Chao Little
Represented by Bruce Baughman

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 related to fence height of 1' is made to construct and maintain a fence higher than 4' in height in the front yard setback (a 5' high solid CMU fence parallel to the street, and a 4' 9" high steel tube/wrought iron fence with 5' high columns perpendicular to the street); and
- 2) A special exception related to fence materials is made to construct and maintain a fence with panels with surface areas that are less than 50 percent open (the aforementioned 5' high solid CMU fence) located on the front lot line (or less than 5' from this front lot line).

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:

<u>Site:</u>	R-1ac(A) (Single family district 1 acre)
<u>North:</u>	R-1ac(A) (Single family district 1 acre)
<u>South:</u>	R-1ac(A) (Single family district 1 acre)
<u>East:</u>	R-1ac(A) (Single family district 1 acre)
<u>West:</u>	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, east, and west are developed with single family uses, and the property to the south is undeveloped.

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 requests for special exceptions to the fence standards focus on constructing and maintaining: 1) a 5' high solid CMU fence parallel to the street, and a 4' 9" high steel tube/wrought iron fence with 5' high columns perpendicular to the street and in the front yard setback, and 2) constructing and maintaining the aforementioned 5' high solid CMU fence on the front lot line (or less than 5' from this front lot line) .
- 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 fence in the front yard setback:
 - The Dallas Development Code states that in all residential districts except multifamily districts, a fence may not exceed 4' above grade when located in the required front yard.
 - The applicant has submitted a site plan and elevation of the proposal in the front yard setback with notations indicating that the proposal reaches a maximum height of 5'.
 - The following additional information was gleaned from the submitted site plan:
 - The proposal over 4' in height is represented as being approximately 135' in length parallel to the street, and approximately 40' in length perpendicular to the street on the north and south sides of the site in the front yard setback.
 - The fence and gate proposal is represented as being located approximately on the front property line or approximately 20' from the pavement line.
- Note the following with regard to the request for special exception to the fence standards pertaining to the **location and materials** of the proposed fence:

- 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.
- With regard to the special exception to the fence standards pertaining to the location and materials of the proposed fence, the applicant has submitted a site plan and elevation of the fence with fence panels with surface areas that are less than 50 percent open (a 5' high solid CMU fence) located approximately on the front lot line (or less than 5' from this front lot line).
- The following additional information was gleaned from the submitted site plan:
 - The fence with fence panels having a surface area less than 50 percent open being located less than 5' from the front lot line is a 5' high solid CMU fence approximately 135' in length on this front lot line.
- One single family lot with no fence fronts the proposed fence on the subject site.
- The Board Administrator conducted a field visit of the site and surrounding area approximately 300' north and south and noted no other fences that appeared to be above 4' in height and located in a front yard setback.
- As of April 7, 2017, no letters have been submitted in support of or in opposition to the request.
- The applicant has the burden of proof in establishing that the special exceptions to the fence standards related to height over 4' in the front yard setbacks and materials/height/location of the proposed fence will not adversely affect neighboring property.
- Granting these special exceptions with a condition imposed that the applicant complies with the submitted site plan and elevation would require the proposal exceeding 4' in height in the front yard setback and with fence panels with surface areas less than 50 percent open located less than 5' from the front lot line to be constructed and maintained in the location and of the heights and materials as shown on these documents.

Timeline:

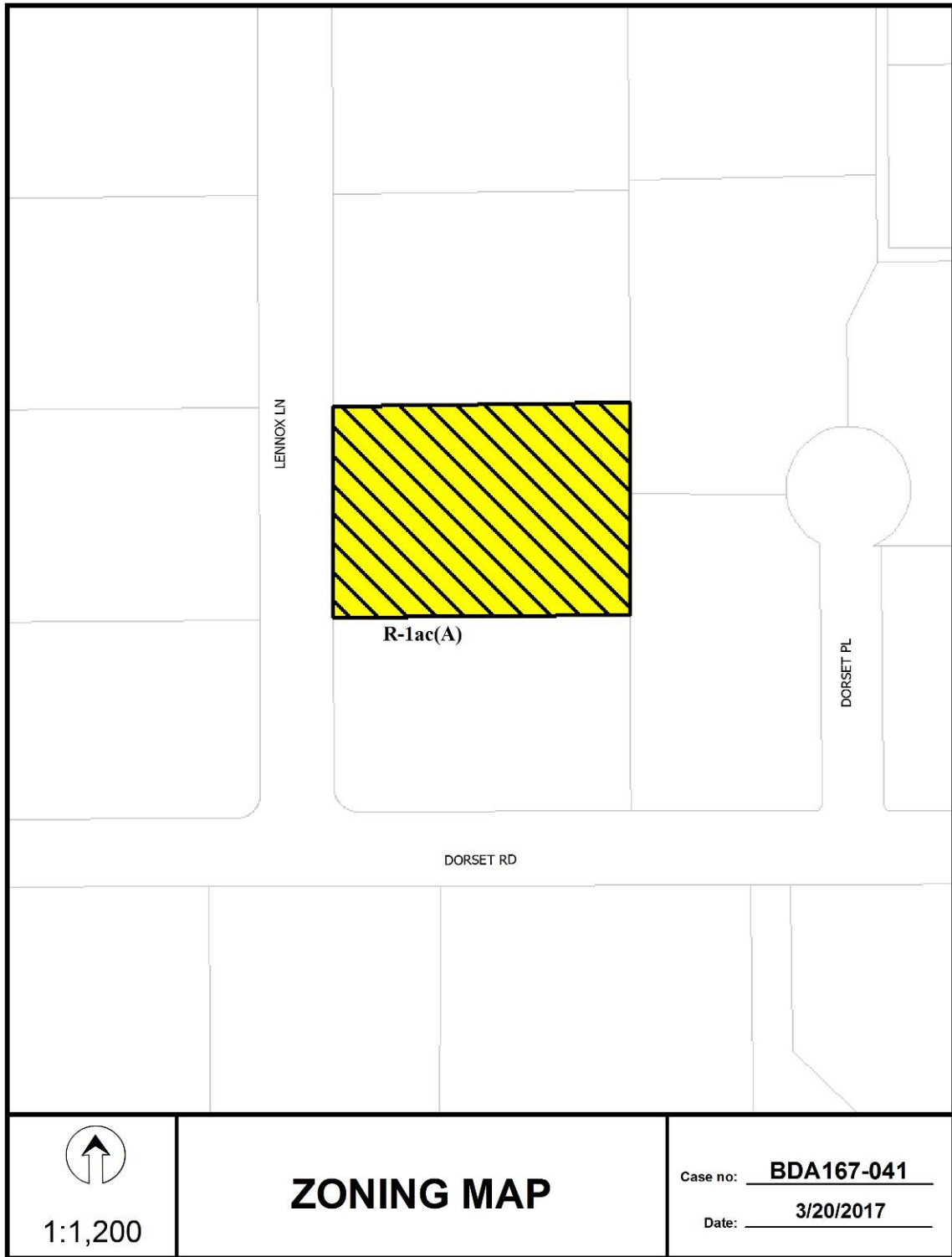
- January 31, 2017: The applicant submitted an "Application/Appeal to the Board of Adjustment" and related documents which have been included as part of this case report.
- March 15, 2017: The Board of Adjustment Secretary randomly assigned this case to Board of Adjustment Panel A.
- March 15, 2017: The Board Administrator emailed the following information to the applicant's representative:
- a copy of the application materials including the Building Official's report on the application;
 - an attachment that provided the public hearing date and panel that will consider the application; the March 29th deadline to submit additional evidence for staff to factor into their analysis; and the April 7th 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.”

April 4, 2017:

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

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





1:1,200

AERIAL MAP

Case no: BDA167-041

Date: 3/20/2017



APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 167-041

Date: 01-31-17

Data Relative to Subject Property:

Location address: 103022 LENNOX Ln. Zoning District: SFT R-130(A)

Lot No.: 4 Block No.: D/5532 Acreage: .9630A Census Tract: 76.01

Street Frontage (in Feet): 1) 172.43' 2) _____ 3) _____ 4) _____ 5) _____

To the Honorable Board of Adjustment: ELDON LEROY LITTLE, IV AND

Owner of Property (per Warranty Deed): LETICIA CHAO LITTLE

Applicant: LETICIA CHAO LITTLE Telephone: 972-342-3475

Mailing Address: 6222 LAURENDALE Zip Code: 75230

E-mail Address: leticia.little@gmail.com

Represented by: BRUCE BAUGHMAN Telephone: 214-478-3031

Mailing Address: P.O. Box 670352, DALLAS, TX Zip Code: 75367

E-mail Address: bruce@bufordhawthorne.com

Affirm that an appeal has been made for a Variance _____, or Special Exception of FENCE
HEIGHT IN FRONT OF BUILDING LINE TALLER THAN 4', BUT
LESS THAN 5', AND FENCE PANKS LESS THAN 50% OPEN SURFACE
AREA WITHIN 5' OF FRONT 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:

BETTER SECURITY FOR POOL AND WILL NOT ADVERSELY
AFFECT NEIGHBORING PROPERTY

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.

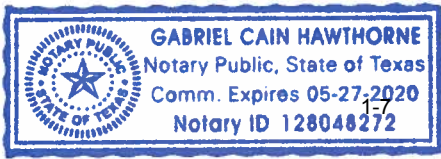
Affidavit

Before me the undersigned on this day personally appeared LETICIA CHAO LITTLE
(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 25th day of JANUARY, 2017



[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

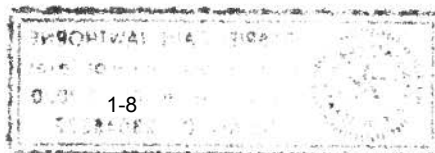
Building Official's Report

I hereby certify that Leticia Chao Little
represented by Bruce Baughman
did submit a request for a special exception to the fence height regulations, and for a special
exception to the fence regulations
at 10322 Lennox Lane

BDA167-041. Application of Leticia Chao Little represented by Bruce Baughman for a special exception to the fence height regulations and a special exception to the fence standards regulations at 10322 Lennox Lane. This property is more fully described as Lot Block D/5532, and is zoned R-1ac(A), which limits the height of a fence in the front yard to 5 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 5 foot high fence in a required front yard, which will require a 1 foot special exception to the fence regulation, and to construct a fence in a required front yard with a fence panel having less than 50 percent open surface area located less than 5 feet from the front lot line, which will require a special exception to the fence regulation.

Sincerely,

Philip Sikes
Philip Sikes, Building Official



City of Dallas

Internal Development Research Site

BDA 167-041

Legend

Locate Property

Search by:

GIS Account #

Locate

OR

Street address.

10322 lennox

Locate

OR

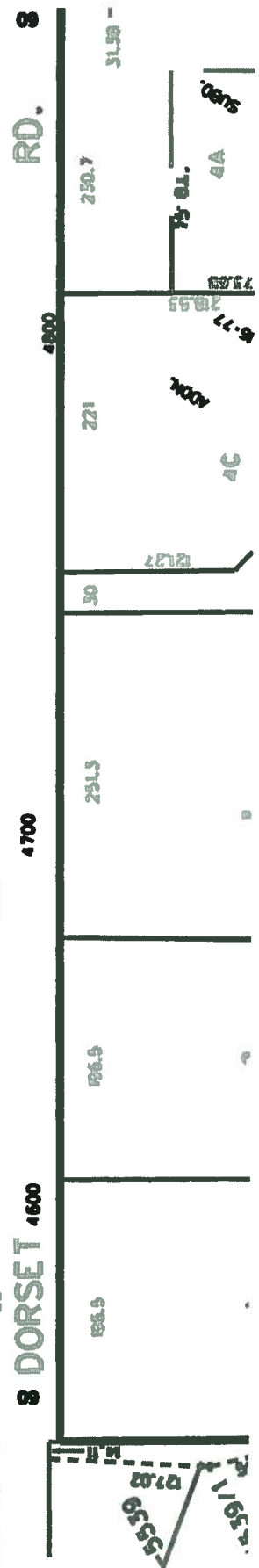
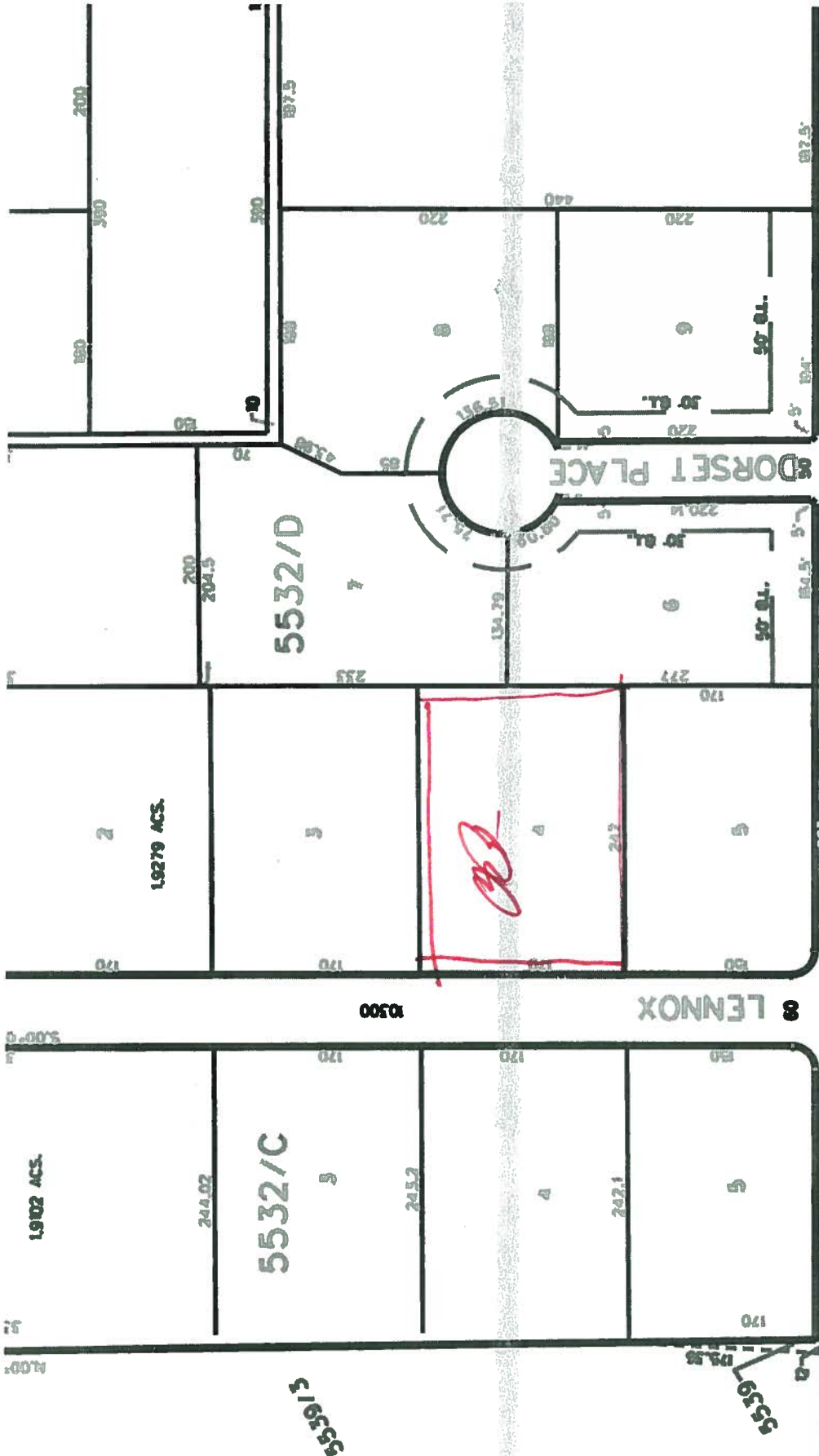
Parcel address.

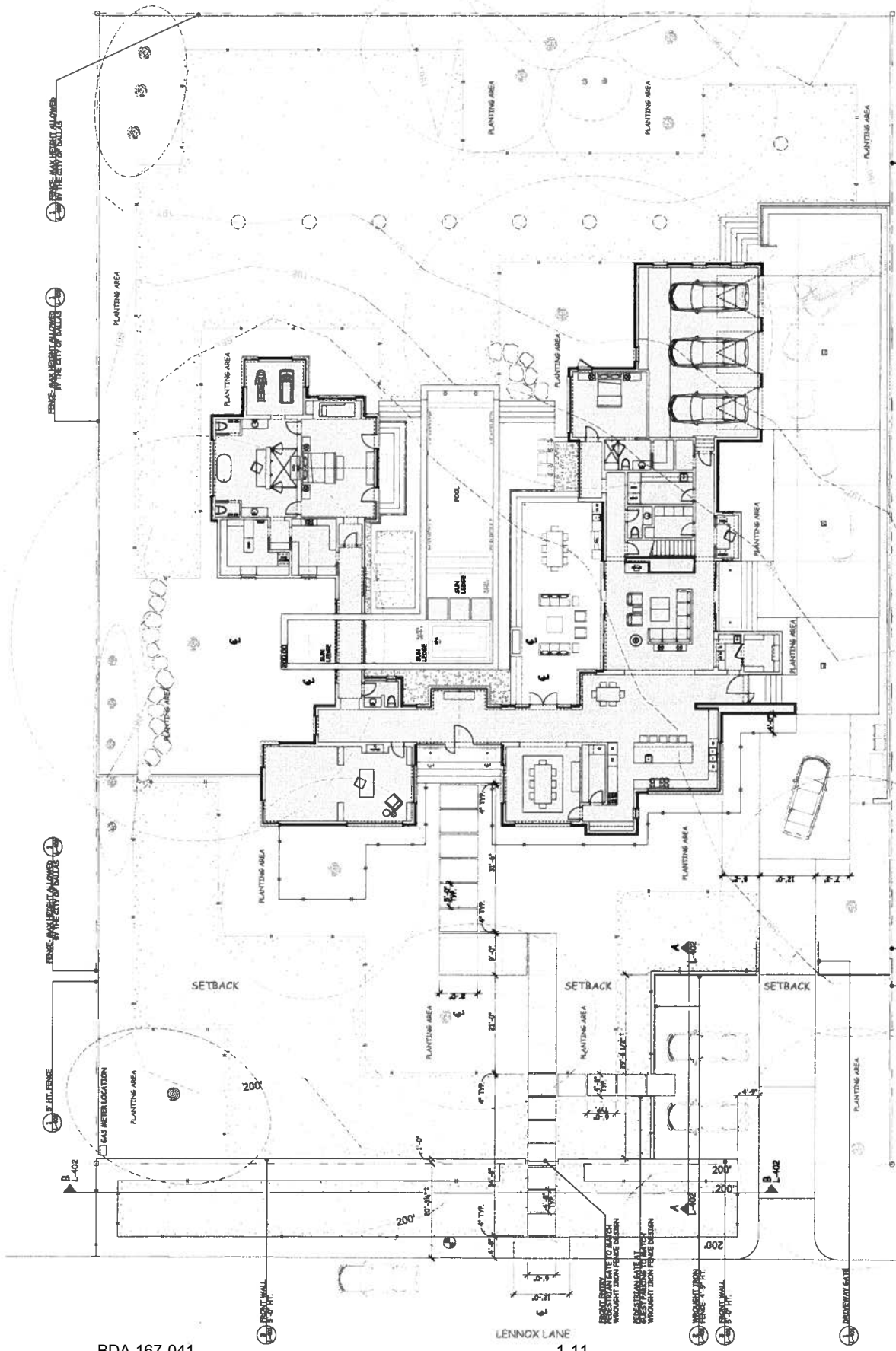
Use street type for better re

Locate



1-9





NOTES

- Contractor shall verify the Landscaping Architect's site plan and planting schedule. The contractor shall verify the site plan and planting schedule with the Landscaping Architect prior to construction.
- All dimensions shall be as indicated.
- All materials shall be approved by the Landscaping Architect prior to construction.
- All materials shall be approved by the Landscaping Architect prior to construction.
- All materials shall be approved by the Landscaping Architect prior to construction.
- All materials shall be approved by the Landscaping Architect prior to construction.
- Contractor shall provide suitable drainage through the site.

LEGEND

 MATERIAL KEY

 SPECIAL PAVEMENT

 X SHEET NUMBER

 1000 SHEET NUMBER

LEGEND

 PRIORITY LINE

 CENTER LINE

 5/8" STEEL ENDING

 7/8" STEEL ENDING

 DOUSTING TREES

 (A) STEEL PLANTING

 (B) STEEL PLANTING

 (C) STEEL PLANTING

 (D) STEEL PLANTING

 (E) STEEL PLANTING

 (F) STEEL PLANTING

 (G) STEEL PLANTING

 (H) STEEL PLANTING

 (I) STEEL PLANTING

 (J) STEEL PLANTING

 (K) STEEL PLANTING

 (L) STEEL PLANTING

 (M) STEEL PLANTING

 (N) STEEL PLANTING

 (O) STEEL PLANTING

 (P) STEEL PLANTING

 (Q) STEEL PLANTING

 (R) STEEL PLANTING

 (S) STEEL PLANTING

 (T) STEEL PLANTING

 (U) STEEL PLANTING

 (V) STEEL PLANTING

 (W) STEEL PLANTING

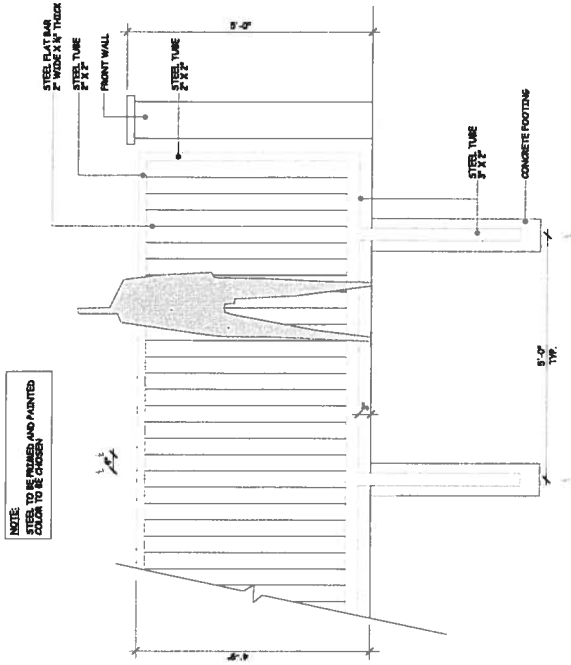
 (X) STEEL PLANTING

 (Y) STEEL PLANTING

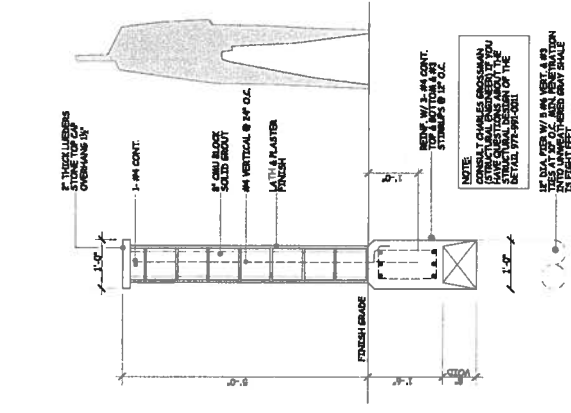
 (Z) STEEL PLANTING

LIGHTING LEGEND

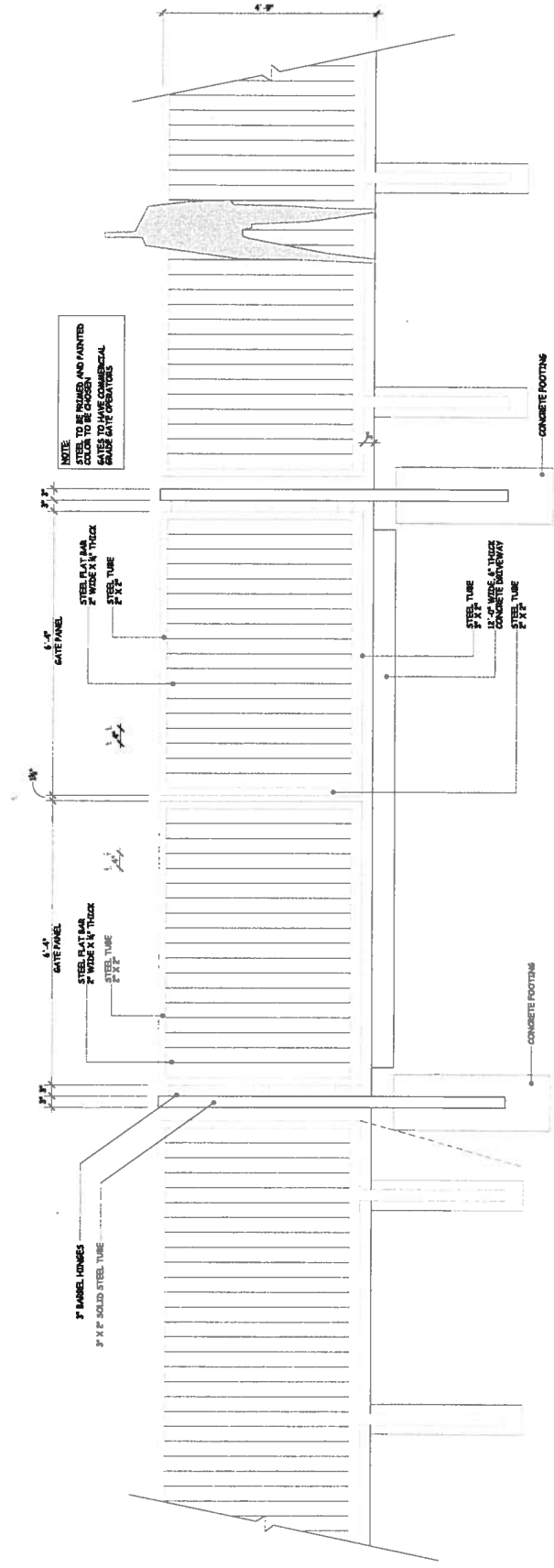
FIXTURE TYPE	SYMBOL	QTY.	FIXTURE
'A'	○	15	RECESSED DOWN LIGHT
'B'	○	15	RECESSED DOWN LIGHT



② WROUGHT IRON FENCE - 4'-9" HT. SCALE: 1" = 1'-0"



③ FRONT WALL - SECTION SCALE: 1" = 1'-0"



① DRIVEWAY GATE - ELEVATION SCALE: 1" = 1'-0"



TEN3 DESIGN

LITTLE RESIDENCE

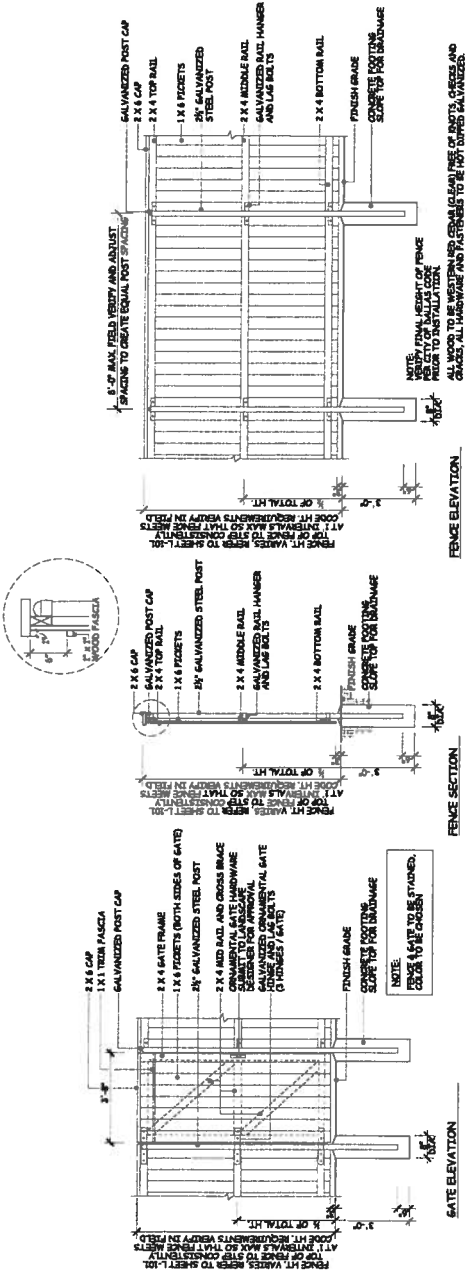
10322 LENOX LANE DALLAS, TEXAS

CONSTRUCTION DOCUMENTS

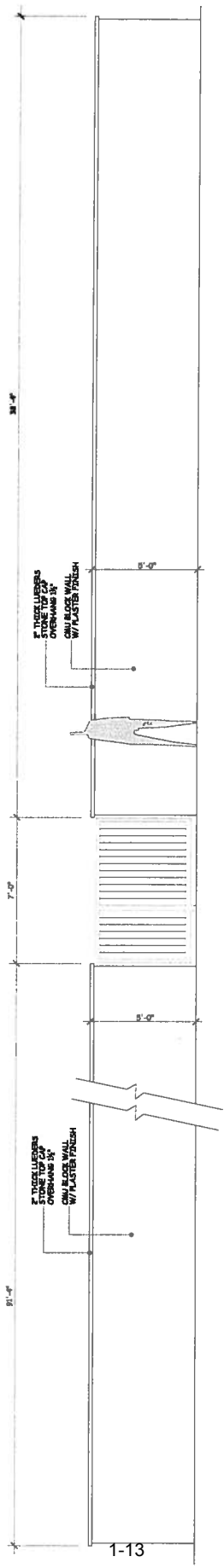
PROJECT #
TEN65-01-1000

DATE
20 JANUARY 2017

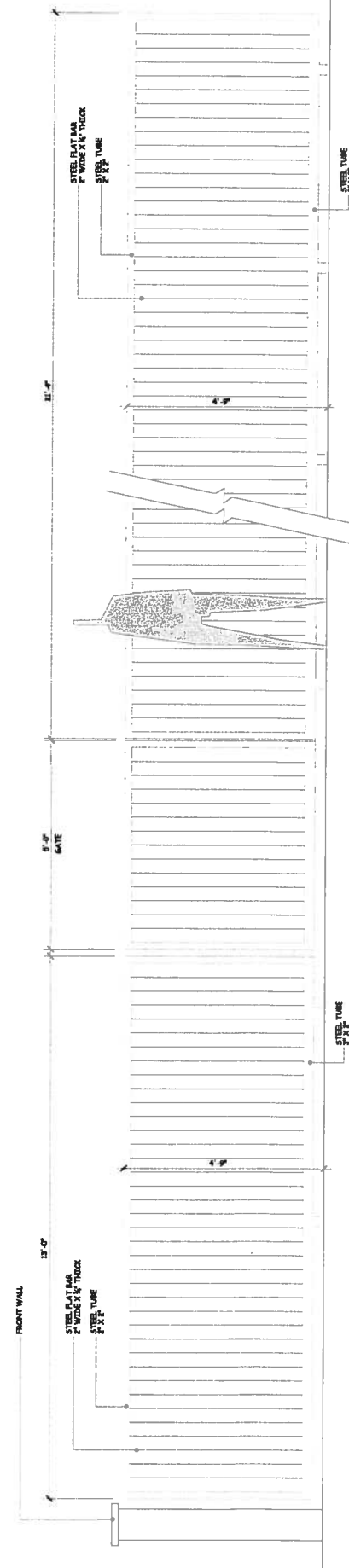
DETAILS
L-402



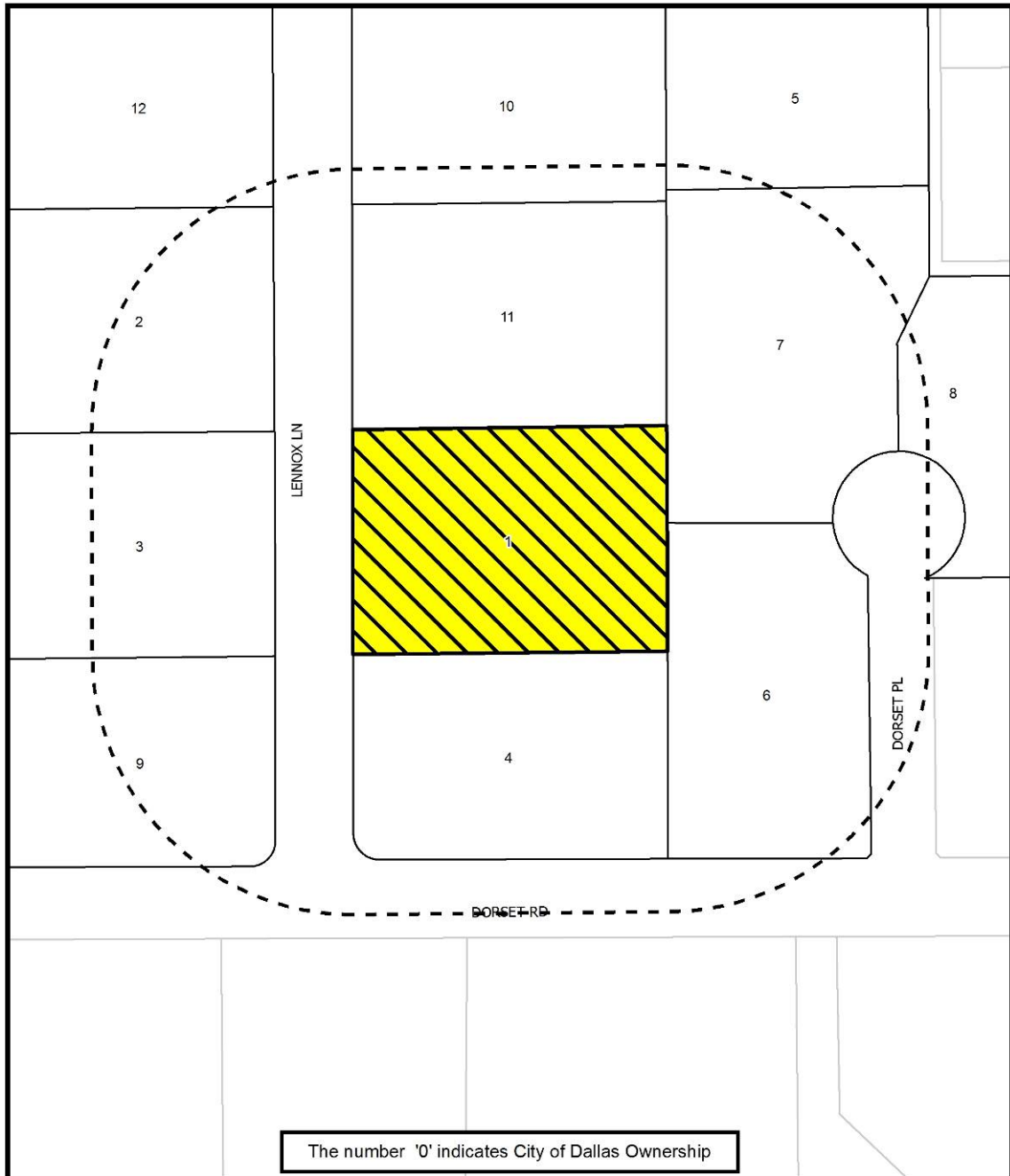
1 WOOD FENCE & GATE - BOARD ON BOARD SCALE 1/2" = 1'-0"



B FRONT ENTRY WALL & GATE ELEVATION



A WROUGHT IRON FENCE 4'-9" HT. ELEVATION



 1:1,200	<h2>NOTIFICATION</h2>	Case no: BDA167-041			
	<table border="1"> <tr> <td style="text-align: center;">200'</td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="text-align: center;">12</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	200'	AREA OF NOTIFICATION	12	NUMBER OF PROPERTY OWNERS NOTIFIED
200'	AREA OF NOTIFICATION				
12	NUMBER OF PROPERTY OWNERS NOTIFIED				

Notification List of Property Owners

BDA167-041

12 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	10322 LENNOX LN	LITTLE ELDON LEROY IV &
2	10335 LENNOX LN	NEUROHR G HUNT &
3	10323 LENNOX LN	MELMED EDWARD P & SANDRA
4	4707 DORSET RD	GILES PHOEBE H
5	4726 KELSEY RD	HOLCOMBE MILTON W & BETTY
6	3 DORSET PL	NAIFEH JEROME G & DONNA
7	4 DORSET PL	KARNS MICHAEL D &
8	1 DORSET PL	FENNEL REBECCA ANN LANG TRUSTEE
9	10311 LENNOX LN	HICKEY BARBARA J
10	10346 LENNOX LN	ZLOTKY JEFFREY A & LAUREN
11	10334 LENNOX LN	NEWTON GEOFFREY L &
12	4646 KELSEY RD	RYAN JANICE C

FILE NUMBER: BDA167-043(SL)

BUILDING OFFICIAL'S REPORT: Application of Woody Hickman for a special exception to the fence standards at 8108 Inwood Road. This property is more fully described as Lot 20, Block 5674, and is zoned R-16(A), which limits the height of a fence in the front yard to 4 feet. The applicant proposes to construct and maintain an 8 foot high fence in a required front yard, which will require a 4 foot special exception to the fence standards.

LOCATION: 8108 Inwood Road

APPLICANT: Woody Hickman

REQUEST:

A request for a special exception to the fence standards related to fence height of 4' is made to construct and maintain a fence higher than 4' in the front yard setback (a 7' high wrought iron fence with 8' high stucco columns, and two, 8' high arched wrought iron gates flanked by a 7' high combination open wrought iron atop stucco base wing walls) on a site that is being developed with a single family home.

STANDARD FOR A SPECIAL EXCEPTION TO FENCE STANDARDS:

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

STAFF RECOMMENDATION:

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

BACKGROUND INFORMATION:

Zoning:

Site: R-16(A) (Single family district 16,000)
North: R-16(A) (Single family district 16,000)
South: R-16(A) (Single family district 16,000)
East: R-16(A) (Single family district 16,000)
West: R-16(A) (Single family district 16,000)

Land Use:

The subject site is being 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. BDA 145-060, Property at 8216 Inwood Road (two lots north of the subject site) | On May 20, 2015, the Board of Adjustment Panel B denied a request for a special exception to the fence height regulations of 2' 6" with prejudice. The case report stated that the request was made to construct and maintain a 6' high open iron fence and gate with 6' 6" high stucco columns in the 35' front yard setback on a site that is developed with a single family home/use. |
| 2. BDA 134-049, Property at 8216 Inwood Road (two lots north of the subject site) | On May 21, 2014, the Board of Adjustment Panel B denied a request for a special exception to the fence height regulations of 2' 6" with prejudice. The case report stated that the request was made to construct and maintain a 6' high open iron fence and gate with 6' 6" high stucco columns in the 35' front yard setback on a site that is developed with a single family home/use. |

GENERAL FACTS/STAFF ANALYSIS:

- The request for a special exception to the fence standards related to fence height of 4' focuses on constructing and maintaining a 7' high wrought iron fence with 8' high stucco columns, and two, 8' high arched wrought iron gates flanked by a 7' high combination open wrought iron atop stucco base wing walls on a site that is being developed with a single family home.
- The subject site is zoned R-16(A) which requires a 35' front yard setback.
- The Dallas Development Code states that in all residential districts except multifamily districts, a fence may not exceed 4' above grade when located in the required front yard.
- The applicant has submitted a site plan/elevation of the proposal 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 in the front yard setback is represented as being approximately 140' in length parallel to the street, and an approximately 31' in length perpendicular to the street on the north and south sides of the site in the 35' front yard setback.
 - The fence proposal is represented as being located approximately 4' from the front property line or approximately 15' from the pavement line; the gate proposal is represented as being located approximately 12' from the front property line or approximately 23' from the pavement line.
- One single family lot fronts the proposed fence. This lot has an approximately 10' high open wrought iron fence parallel to Inwood Road that appears to be located at or out of the 35' front yard setback.
- The Board Administrator conducted a field visit of the site and surrounding area (approximately 300' north and south of the subject site) and noted no fences above 4 feet high which appeared to be located in a front yard setback.
- As of April 7, 2017, no letters had been submitted in support of or in opposition to the request.
- The applicant has the burden of proof in establishing that the special exception to the fence standards related to fence height of 4' will not adversely affect neighboring property.
- Granting this special exception with a condition imposed that the applicant complies with the submitted site plan/elevation would require the proposal exceeding 4' in height to be constructed and maintained in the location and of the heights and materials as shown on this document.

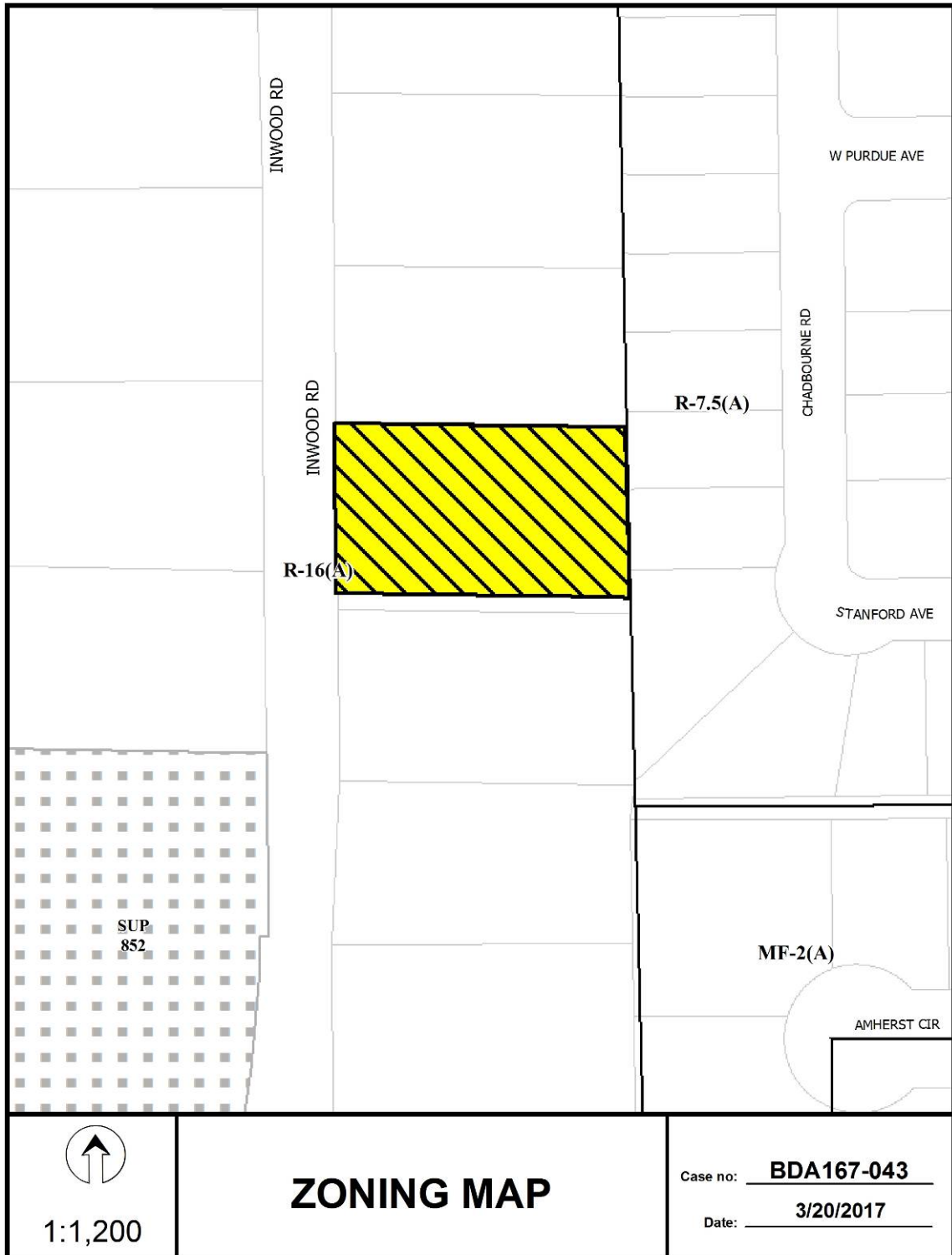
Timeline:

- June 6, 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.
- March 15, 2017: The Board of Adjustment Secretary randomly assigned this case to Board of Adjustment Panel A.
- March 15, 2017: The Board Administrator emailed the applicant the following information:
- an attachment that provided the public hearing date and panel that will consider the application; the March 29th deadline to submit additional evidence for staff to factor into their analysis; and the April 7th 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.

April 4, 2017:

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

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

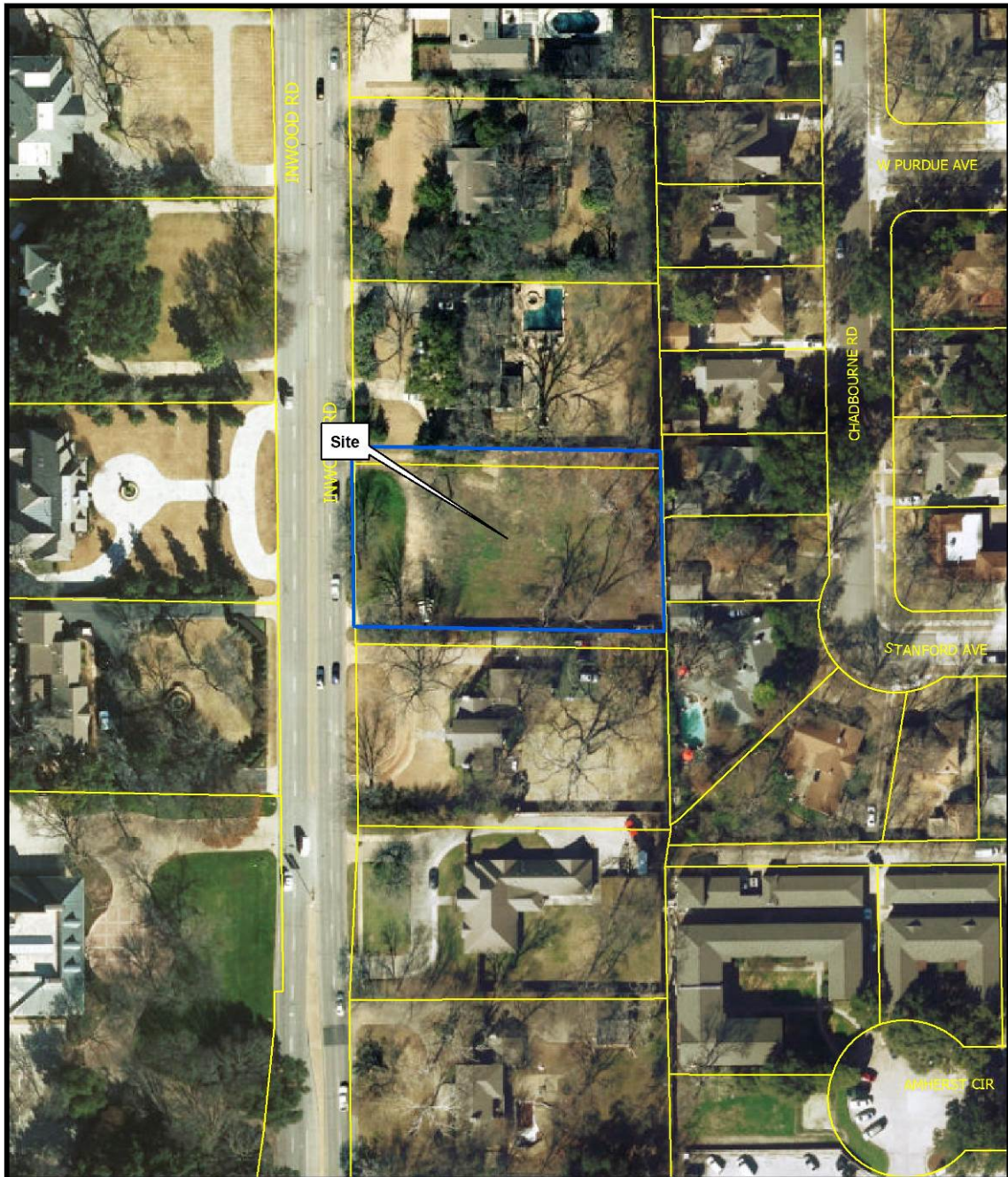


1:1,200

ZONING MAP

Case no: BDA167-043

Date: 3/20/2017



1:1,200

AERIAL MAP

Case no: BDA167-043

Date: 3/20/2017



City of Dallas

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 167-043

Data Relative to Subject Property:

Date: 6/6/16

Location address: 8108 Inwood Rd

Zoning District: R-16(A)

Lot No.: 20 Block No. 5674 Acreage: .77

Census Tract: 73.01

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

To the Honorable Board of Adjustment:

+ ARCHANA SRI VASTAVA

Owner of Property (per Warranty Deed): ASHWANI SRI VASTAVA

Applicant: Woody Hickman

Telephone: 972 979 2179

Mailing Address: 6312 Misty Tr DALLAS

Zip Code: 75248

E-mail Address: woodyhickman@tx.re.com

Represented by: Woody Hickman

Telephone: 972 979 2179

Mailing Address: 6312 Misty Tr DALLAS

Zip Code: 75248

E-mail Address: woodyhickman@tx.re.com

Affirm that an appeal has been made for a Variance, or Special Exception, of

4' fence height in front set back

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:

Fence is wanted to be closer to street & will have positive design element & no adverse

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.

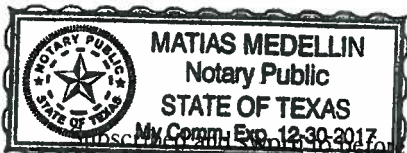
element to exhibit area

Affidavit

Before me the undersigned on this day personally appeared

Woody Hickman (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)

me this 23 day of September, 2016

**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 Woody Hickman
did submit a request for a special exception to the fence height regulations
at 8108 Inwood Road

BDA167-043. Application of Woody Hickman for a special exception to the fence height regulations at 8108 Inwood Road. This property is more fully described as Lot 20, Block 5674, and is zoned R-16(A), which limits the height of a fence in the front yard to 4 feet. The applicant proposes to construct an 8 foot high fence in a required front yard, which will require a 4 foot special exception to the fence regulation.

Sincerely,

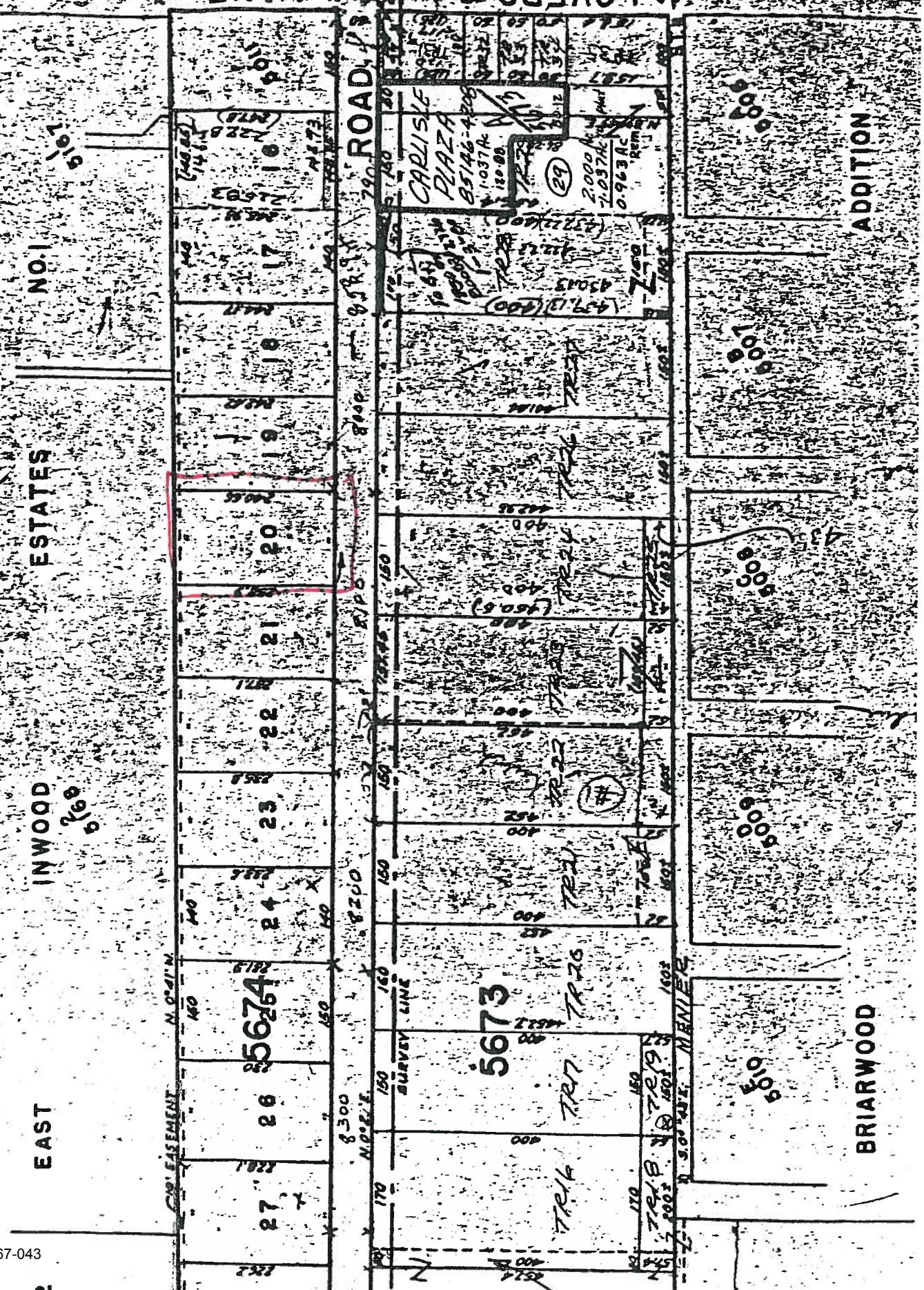
Philip Sikes
Philip Sikes, Building Official

EAST

INWOOD

ESTATES

NO. 1



BRIARWOOD

ADDITION

LANE 6

ROAD 4/3

NO. 1

ESTATES

INWOOD

ESTATES

NO. 1

2

City of Dallas

Internal Development Research Site

BDA 167-043

Legend

Locate Property

Search by:

GIS Account #

OR

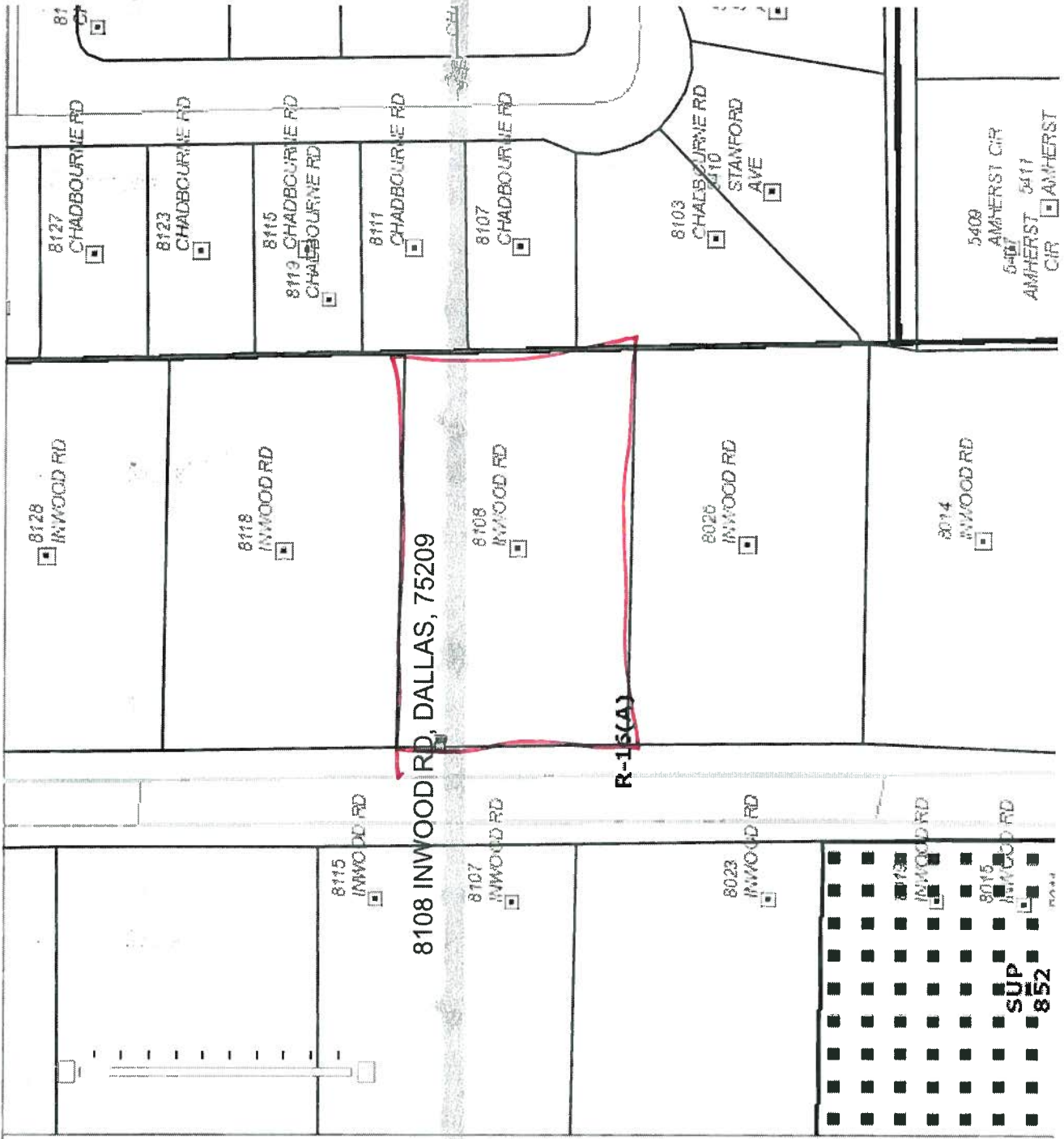
Street address.

8108 inwood

OR

Parcel address.

Use street type for better re



THESE PLANS ARE PREPARED AND SUBMITTED TO THE CITY OF DALLAS IN ACCORDANCE WITH THE CITY OF DALLAS DEVELOPMENT CODE, TITLE 25A, CHAPTER 121, SUBCHAPTER 121.001, AND THE CITY OF DALLAS DEVELOPMENT CODE, TITLE 25A, CHAPTER 121, SUBCHAPTER 121.002. THE CITY OF DALLAS DEVELOPMENT CODE, TITLE 25A, CHAPTER 121, SUBCHAPTER 121.001, AND THE CITY OF DALLAS DEVELOPMENT CODE, TITLE 25A, CHAPTER 121, SUBCHAPTER 121.002, ARE HEREBY REFERRED TO AS "THE CODE". THE CITY OF DALLAS DEVELOPMENT CODE, TITLE 25A, CHAPTER 121, SUBCHAPTER 121.001, AND THE CITY OF DALLAS DEVELOPMENT CODE, TITLE 25A, CHAPTER 121, SUBCHAPTER 121.002, ARE HEREBY REFERRED TO AS "THE CODE". THE CITY OF DALLAS DEVELOPMENT CODE, TITLE 25A, CHAPTER 121, SUBCHAPTER 121.001, AND THE CITY OF DALLAS DEVELOPMENT CODE, TITLE 25A, CHAPTER 121, SUBCHAPTER 121.002, ARE HEREBY REFERRED TO AS "THE CODE".

Ashwani Srivastava Residence

8108 Inwood Road
Dallas, TX

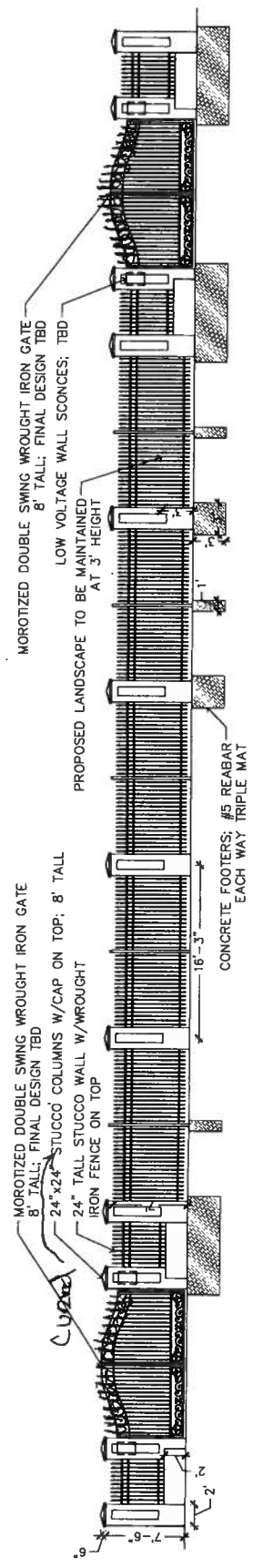
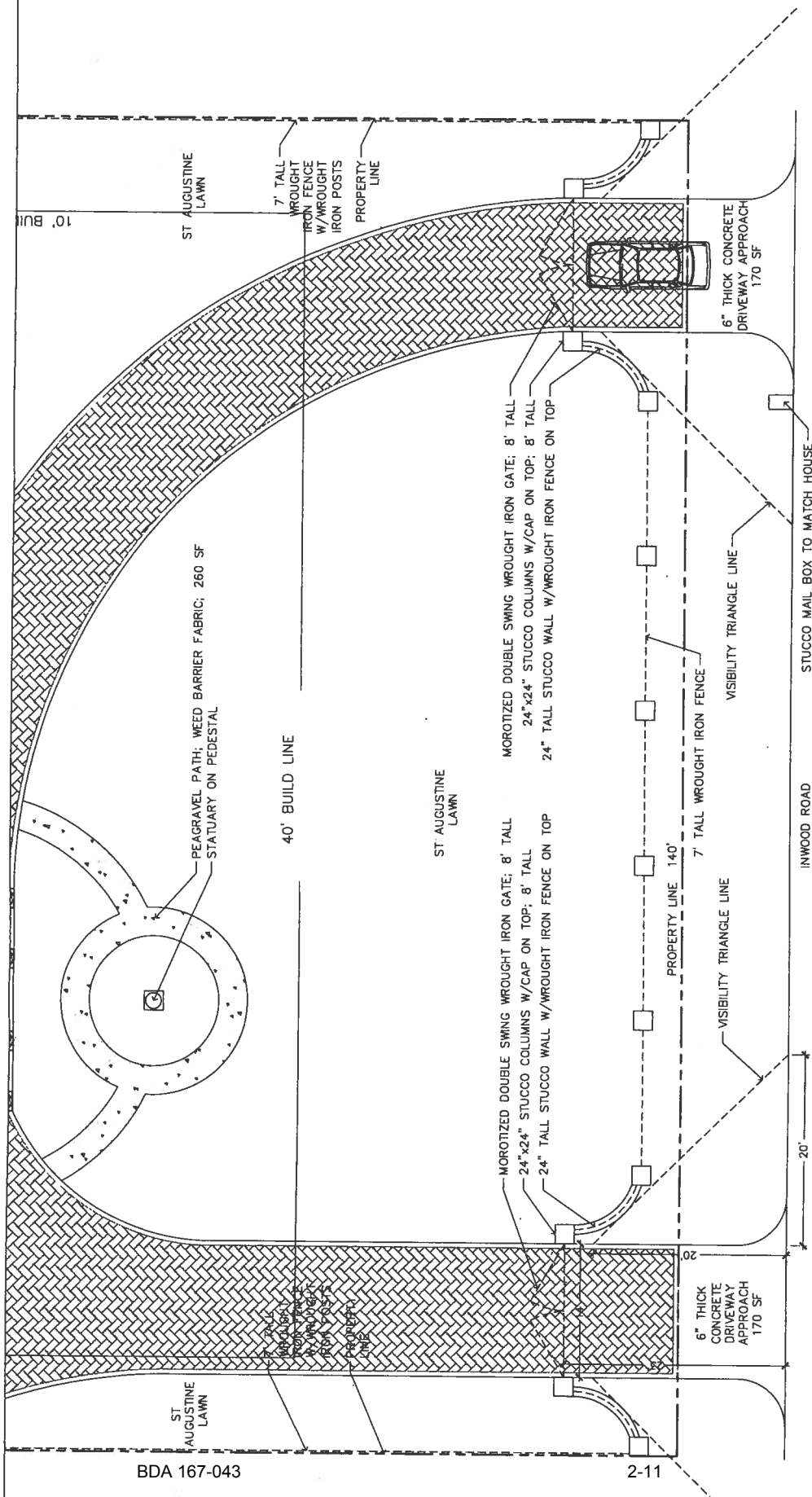
North Arrow:



Date: November 17, 2016

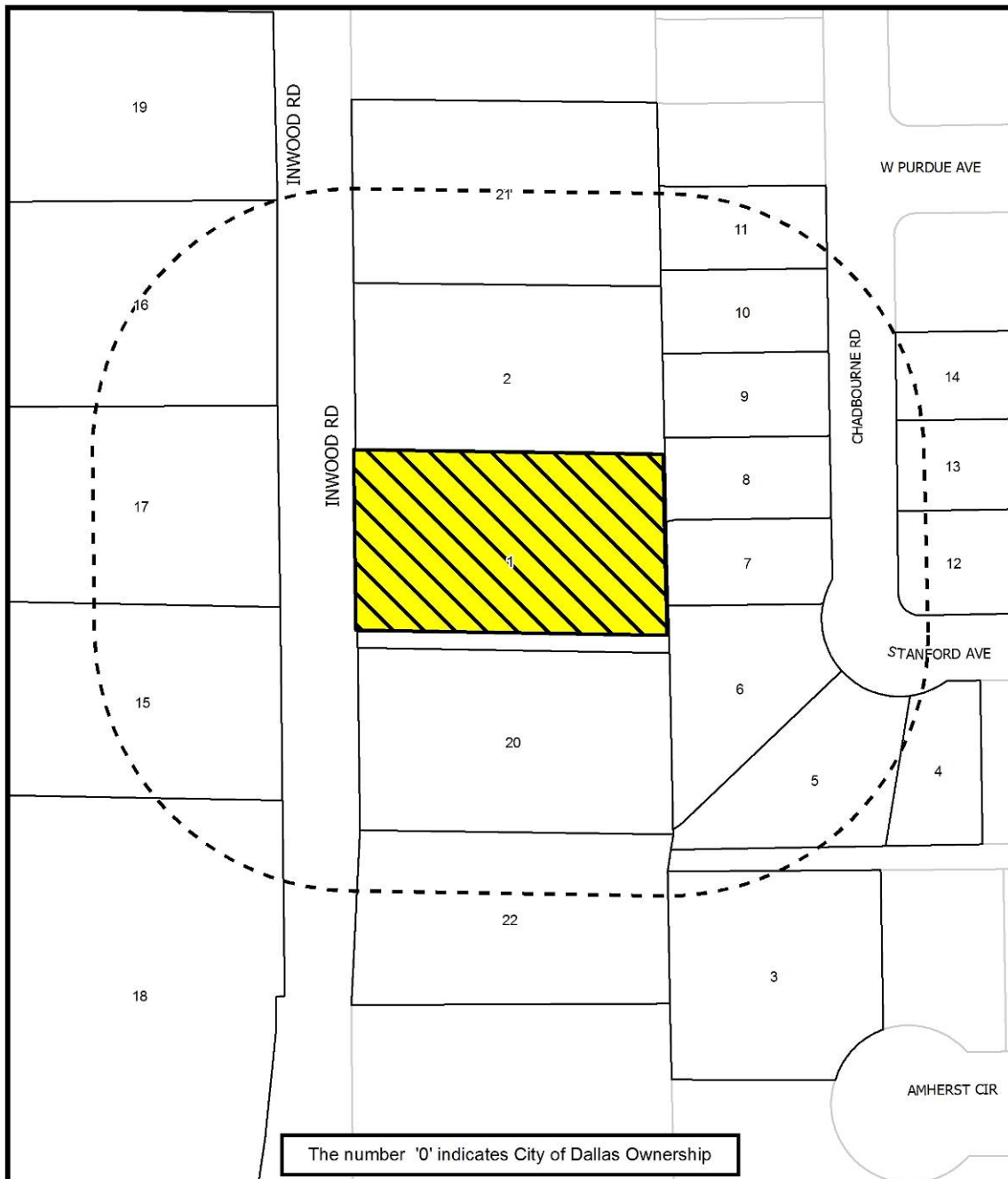
Drawn By: Mirisa Chodakova

Scale: 3/32" = 1' - 0"



BDA 167-043

2-11



1:1,200

NOTIFICATION

200'

AREA OF NOTIFICATION

22

NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **BDA167-043**

Date: **3/20/2017**

Notification List of Property Owners

BDA167-043

22 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	8108 INWOOD RD	SRIVASTAVA ASHWANI & ARCHANA
2	8118 INWOOD RD	SKULMAN GREGORY E &
3	5411 AMHERST CIR	BLUE FIN PARTNERS FUND I LLC
4	5416 STANFORD AVE	MCHENRY CARROLL D &
5	5410 STANFORD AVE	QUIRAM MARJORIE F
6	8103 CHADBOURNE RD	HOWE FAMILY FIRST LTD PS
7	8107 CHADBOURNE RD	MAY ROBERT W & KATHRYN N
8	8111 CHADBOURNE RD	JACKSON ARTHUR DOUGLAS
9	8115 CHADBOURNE RD	ERICKSON CHASE
10	8123 CHADBOURNE RD	LALOR MICHEL W
11	8127 CHADBOURNE RD	ZEIGFINGER MARK
12	8102 CHADBOURNE RD	PLOCH BERNARDINE
13	8106 CHADBOURNE RD	ELLERMAN JOHN D & MOLLY H
14	8114 CHADBOURNE RD	MADDOX BRENDA
15	8027 INWOOD RD	HARVEY RAYMOND & CAROL M
16	8123 INWOOD RD	GRIFFITH BRADFORD L
17	8111 INWOOD RD	PURVIS ROBERT W & GAIL
18	8003 INWOOD RD	JUNIOR LEAGUE OF DALLAS
19	8133 INWOOD RD	GARNER BRYAN A
20	8026 INWOOD RD	DALLMAN MATTHEW D & KIMBERLY A
21	8128 INWOOD RD	HERATY TIMOTHY M JR TR &
22	8014 INWOOD RD	RADP PROPERTIES LLC

FILE NUMBER: BDA167-045(SL)

BUILDING OFFICIAL'S REPORT: Application of James E. Manning for a variance to the building height regulations at 6727 Sunnyland Lane. This property is more fully described as Lot 11A, Block 8/2976, and is zoned R-7.5(A), which limits the maximum building height to 30 feet. The applicant proposes to construct and maintain a structure with a building height of 34 feet, which will require a 4 foot variance to the maximum building height regulations.

LOCATION: 6727 Sunnyland Lane

APPLICANT: James E. Manning

REQUEST:

A request for a variance to the height regulations of 4' is made to construct and maintain a three-level single family home structure which is proposed to exceed the 30' maximum structure height on the subject site that is currently under development.

STANDARD FOR A VARIANCE:

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

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

STAFF RECOMMENDATION:

Approval, subject to the following condition:

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

Rationale:

- The subject site is unique and different from most lots in the R-7.5(A) zoning district in that it is of a restrictive area and sloped. According to the applicant, the site only has approximately 3,600 square feet of “buildable area” once the floodway easement/slope is accounted for. The slope of the subject site appears to be the overriding factor that makes the proposed single family home exceed the 30’ maximum building height by 4’.

BACKGROUND INFORMATION:

Zoning:

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

Land Use:

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

Zoning/BDA History:

- | | |
|---|--|
| <p>1. BDA156-065, Property at 6730 Sunnyland Lane (the lot south of subject site)</p> | <p>On August 15, 2016, the Board of Adjustment Panel C denied a request for a variance to front yard setback regulations of 15’ without prejudice.
 The case report stated that the request was made to replace an existing one-story single family home structure with a two-story, single family home structure with approximately 5,800 square feet of a/c space, part of which was to be located 10’ from the site’s front property line or 15’ into the 25’ front yard setback.</p> |
|---|--|

GENERAL FACTS/STAFF ANALYSIS:

- The request for a variance to the maximum structure height of 4’ focuses on constructing and maintaining a three-level single family home structure with approximately 4,700 square feet of “conditioned” building area which at its highest point reaches 34’, and exceeds the 30’ maximum structure height on the R-7.5(A) zoned subject site by 4’.
- The maximum structure height on properties zoned R-7.5(A) is 30’.

- The Dallas Development Code provides the following definition for “height”: “Height means the vertical distance measured from grade to: (A) for a structure with a gable, hip, or gambrel roof, the midpoint of the vertical dimension between the lowest eaves and the highest ridge of the structure; (B) for a structure with a dome, the midpoint of the vertical dimension of the dome; and (C) for any other structure, the highest point of the structure”.
- The Dallas Development Code provides the following definition for “grade”: “Grade means the average of the finished ground surface elevations measured at the highest and lowest exterior corners of a structure. For purposes of this definition, finished ground surface elevation means the ground surface elevation of a building site before any construction or ground surface elevation as altered in accordance with grading plans approved by the building official. Finished ground surface elevation does not include: (A) fill material not necessary to make the site developable; (B) berms; or (C) landscape features”.
- The Dallas Development Code provides the following definition for “structure”: “Structure means that which is built or constructed, an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner”.
- The application states that a variance of 4’ to the maximum 30’ allowed height is requested. Section documents have been submitted one that denote the lowest height to be 505’ flood plain elevation and the highest height to be 129’ 7”; and another that denotes the lowest height to be 96’ and the highest height to be 129’ 7”.
- The applicant has submitted section/elevation documents that represent the portion of the proposed home that exceeds the maximum 30’ building height.
- The applicant has stated that only approximately 3,600 square feet of the approximately 18,000 square foot lot is “buildable area” once the floodway easement is accounted for.
- The applicant has provided a table of 5 other properties adjacent to the site where the average building square feet is 4,876 square feet. The applicant has submitted a plan referencing “total building area” a 4,720 sq. ft. conditioned”.
- The applicant has submitted a contour map showing a grade change of approximately 24’ from 513’ downward to 489’ over an approximately 110’ of length of the site.
- According to DCAD records, there is “no main improvement” or “no additional improvements” for property addressed at 6727 Sunnyland Lane.
- The sloped subject site is irregular in shape, and according to the submitted application is 0.418 acres (or approximately 18,000 square feet) in area. The site is zoned R-7.5(A) where lots are typically 7,500 square feet in area.
- The applicant has the burden of proof in establishing the following:
 - That granting the variance to the height regulations will not be contrary to the public interest when, owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed and substantial justice done.
 - The variance is necessary to permit development of the subject site that differs from other parcels of land by being of such a restrictive area, shape, or slope, that the subject site cannot be developed in a manner commensurate with the

development upon other parcels of land in districts with the same R-7.5(A) zoning classification.

- The variance would not be granted to relieve a self-created or personal hardship, nor for financial reasons only, nor to permit any person a privilege in developing this parcel of land (the subject site) not permitted by this chapter to other parcels of land in districts with the same R-7.5 (A) zoning classification.
- If the Board were to grant the height variance request of 4', and impose the submitted site plan and elevations as a condition, the building footprint and height of the structure on the site would be limited to what is shown on these documents.

Timeline:

February 9, 2017: The applicant submitted an "Application/Appeal to the Board of Adjustment" and related documents which have been included as part of this case report.

March 15, 2017: The Board of Adjustment Secretary assigned this case to Board of Adjustment Panel A.

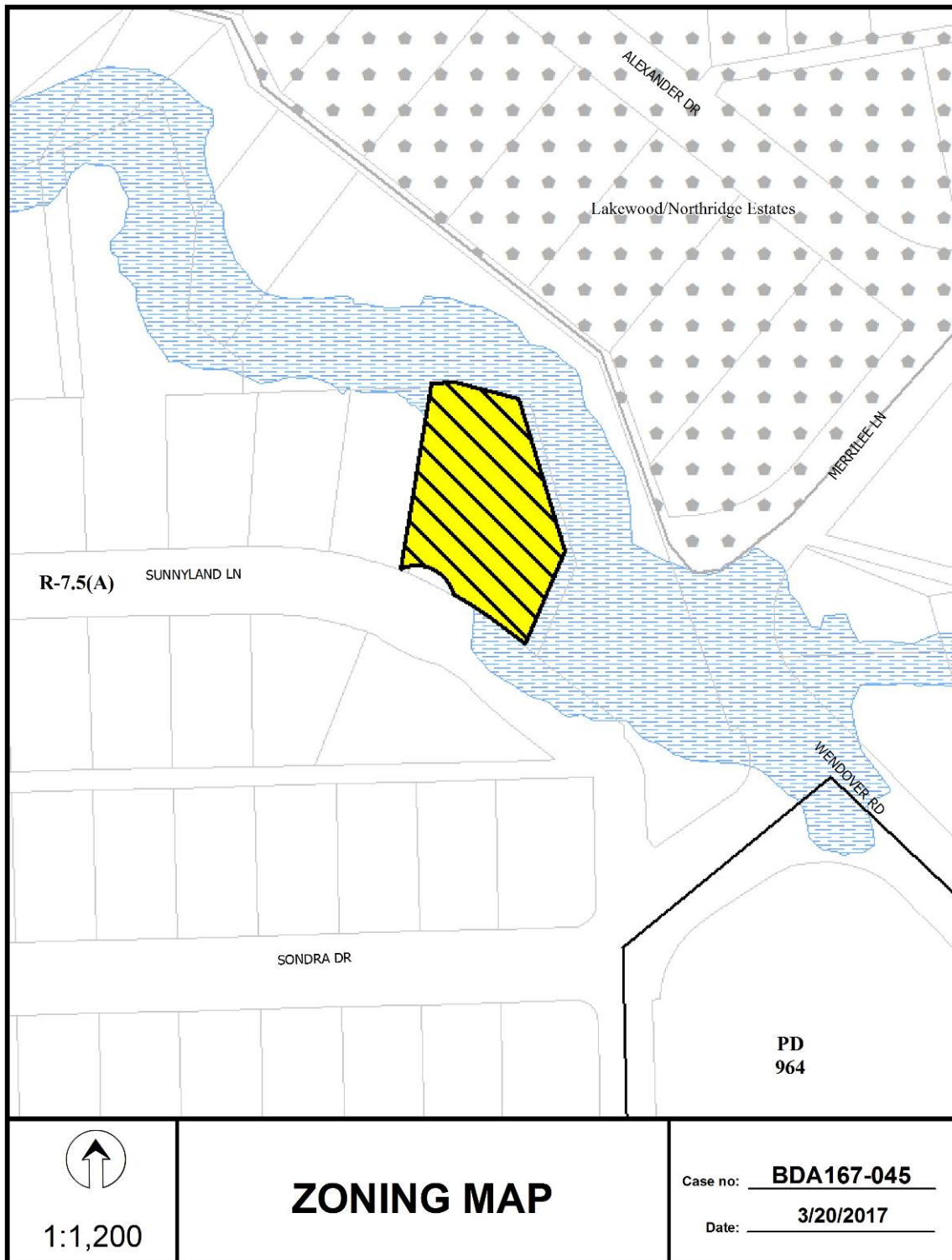
May 13, 2016: The Board Administrator emailed the applicant the following information:

- a copy of the application materials including the Building Official's report on the application;
- an attachment that provided the public hearing date and panel that will consider the application; the June 8th deadline to submit additional evidence for staff to factor into their analysis; and the 1 p.m., June 17th 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."

March 30 & 31, 2017: The applicant submitted additional information to staff beyond what was submitted with the original application (see Attachments A and B).

April 4, 2017: The Board of Adjustment staff review team meeting was held regarding this request and the others scheduled for the April public hearings. Review team members in attendance included: the Sustainable Development and Construction Assistant Director Engineering, the Board of Adjustment Chief Planner, the Building Inspection Chief Planner, the Board Administrator, the Building Inspection Senior Plans Examiner/Development Code Specialist, the Chief Arborist, the Sustainable Development and Construction Department Senior Planner, and the Assistant City Attorney to the Board.

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





1:1,200

AERIAL MAP

Case no: BDA167-045

Date: 3/20/2017

BDA 167-045
Attach A
Pg 1

Long, Steve

From: James E. Manning <jim@jemarchitect.com>
Sent: Thursday, March 30, 2017 1:12 PM
To: Long, Steve
Subject: 6727 Sunnyland additional height adjustment variance documents
Attachments: 6727 Sunnyland Lane Adjacent Building Size.docx; Sunnyland rendering-120616.jpg; street view 01.jpg; A-1 site-032817-.pdf

Steve,

Attached are four documents which include adjacent properties to show house to lot size comparisons, site plan to show buildable area to lot size with grades & two renderings. The front rendering is taken at the center point of the cul-de-sac & the other is a birds eye view from the east side.

Thank you for all your help.

James E. Manning
6927 Lyre Lane, Dallas, TX 75214
C. 214 675-1270
jim@jemarchitect.com

jemarchitect.com
Treehouse Residential on FB

James E. Manning Architect

BDA167-045
Attach A
PJZ

6727 Sunnyland Lane Adjacent Building Size & Site Size Comparison

Address	Lot Area	Building SQ. Ft.
6723 Sunnyland	10,011	4,564
6719 Sunnyland	9,004	4,133
6715 Sunnyland	8,725	4,278
6602 Sunnyland	8,765	5,124
3474 Wendover	66,660	6,279

4876





JAMES E. MANNING ARCHITECT
6227 LYN LANE
DALLAS, TX 75214
PH: 828-1121 FAX: 828-1122



SUNNYLAND LANE
RESIDENCE
6227 SUNNYLAND LANE
DALLAS, TEXAS 75214

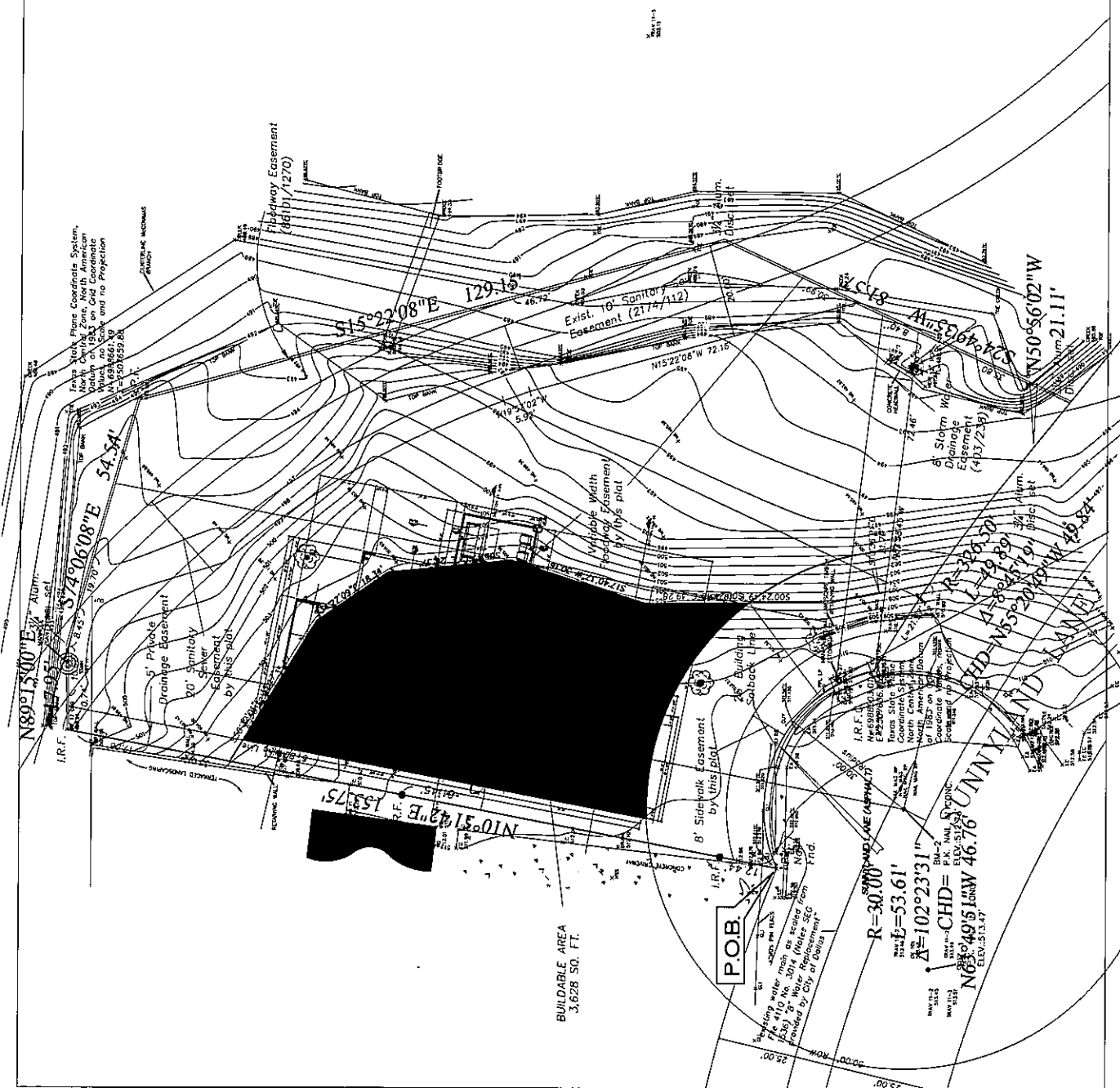
NO.	DATE	REVISION

PROJECT	1603
DATE	01/28/27
SHEET	
DATE	
DRAWN	
CHECKED	
SCALE	
DATE	
DIVISION	A-01.1

Lot 11A, Block 8/2976
0.418 Acre
18,214 sq. ft.
 Minimum Finished
 Proposed
 5.59.0'

NOTE: PERCENT OF NON-ROOF AREA TO BE VEGETATED WITH PERMEABLE PAVING OR WATER RUNOFF ON IMPERMEABLE PAVING.
 2. ALL PLANT BEDDING AREAS TO HAVE DRIP IRRIGATION.

01' 0" SITE PLAN



BDA 167-045
Attach P= PSI

Long, Steve

From: James E. Manning <jim@jemarchitect.com>
Sent: Friday, March 31, 2017 11:26 AM
To: Long, Steve
Subject: Sunnyland Variance documents
Attachments: Variance-033117-A-05.pdf; Variance-033117-A-06.pdf

Steve,

Attached are sheets A5 & A6 showing elevations and sections of the project with added information showing the how the city determined the height of the building and what part of the third floor is above the 30'.

I hope this is what you were expecting.

Thank you again for all your help.

James E. Manning
6927 Lyre Lane, Dallas, TX 75214
C. 214 675-1270
jim@jemarchitect.com

jemarchitect.com
Treehouse Residential on FB

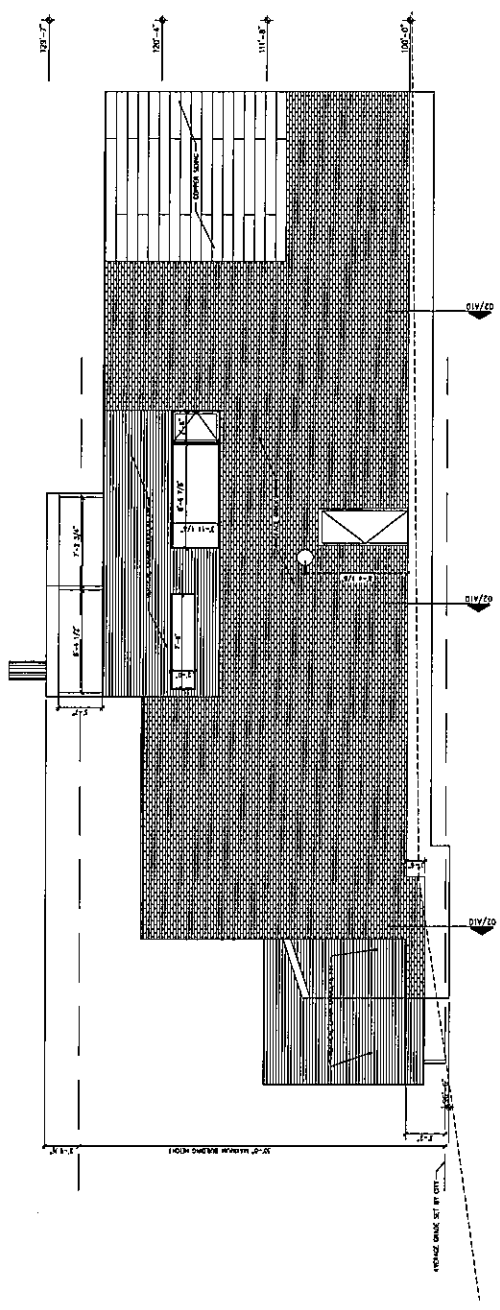
James E. Manning Architect



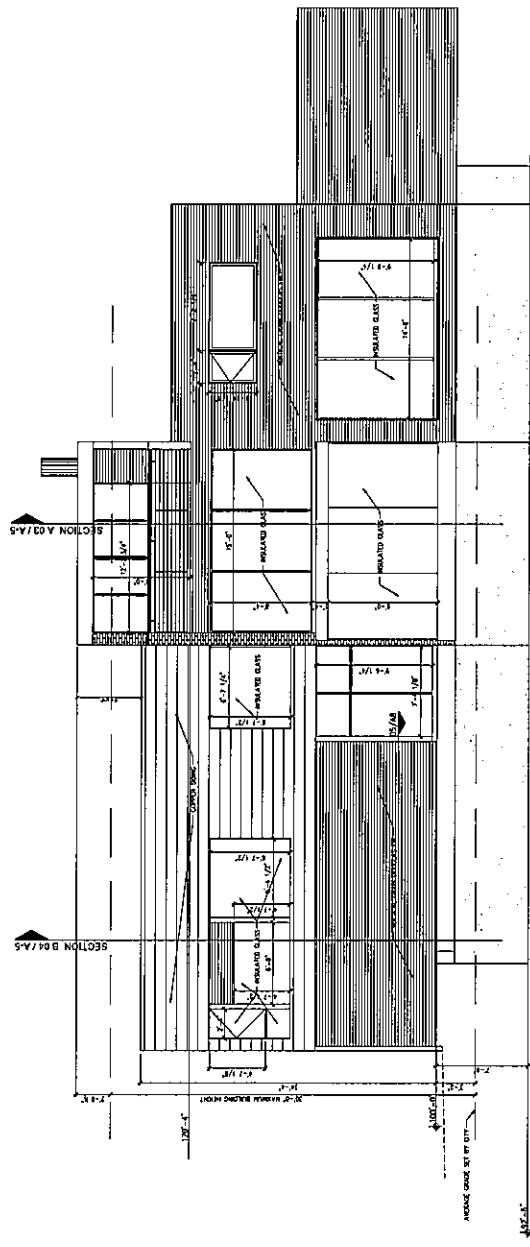
SUNNYLAND LANE
 RESIDENCE
 6727 SUNNYLAND LANE
 DALLAS, TEXAS 75214

Project	1603
No.	
Date	02/17/17
Client	LAST RESORT
Architect	
Engineer	
Contractor	
Approved	
Reviewed	
Checked	
Drawn	

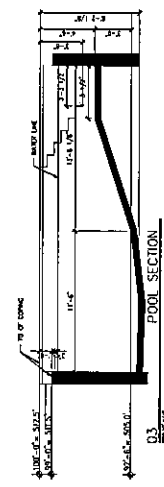
BDA
 (6)
 OYS
 Attached
 PS 2



02 WEST ELEVATION



01 EAST ELEVATION



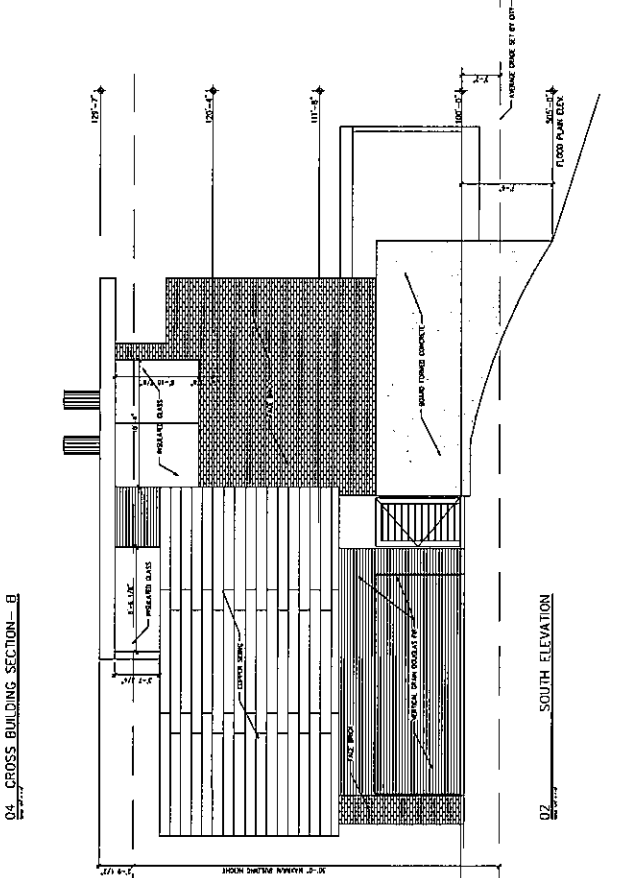
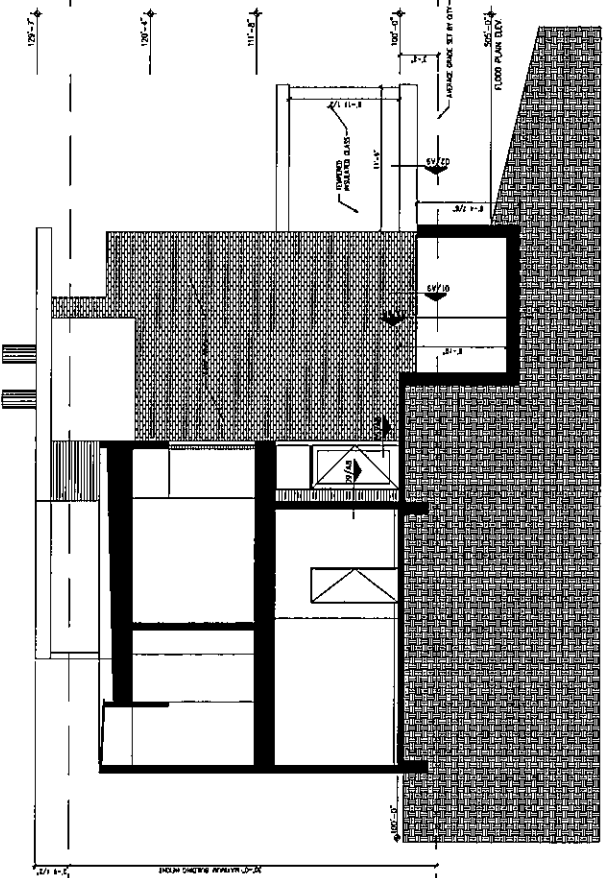
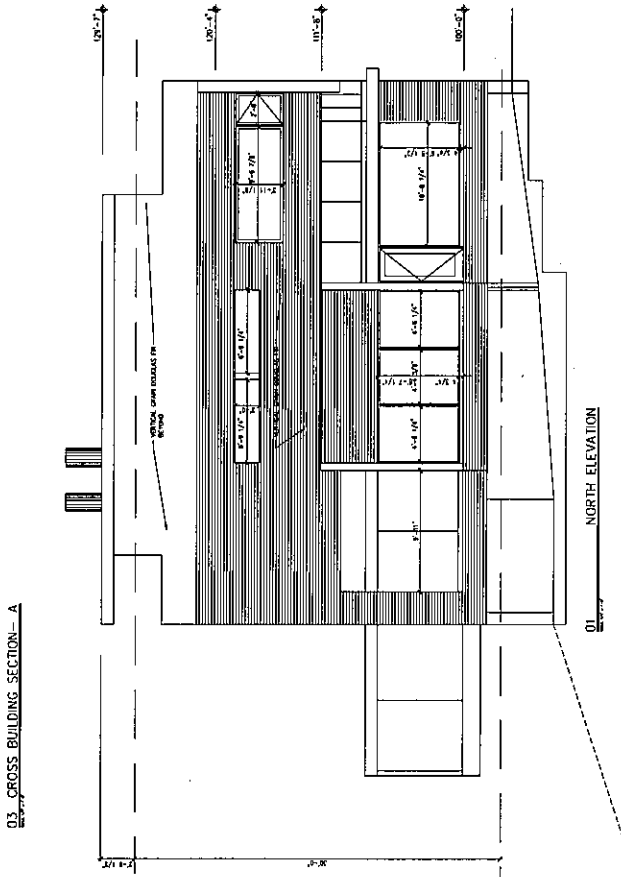
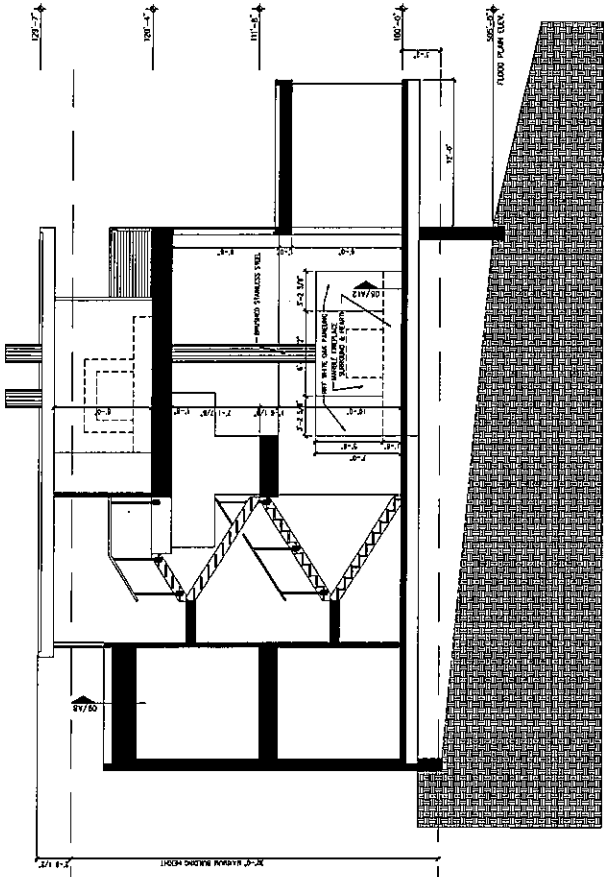
03 POOL SECTION



DATE	ISSUE	REVISIONS

Project	1603
Date	02/12/17
Issue	LAST REVISION
Sheet	A-05

BDA
 167-
 045
 ARCH
 P53





City of Dallas

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 167-045

Data Relative to Subject Property:

Date: 2-9-17

Location address: 6727 Sunnyland Lane, Dallas Zoning District: R7.5(A)

Lot No.: 11A Block No.: 8/2976 Acreage: 0.418 Census Tract: Sunnyland Add'tn 80.00

Street Frontage (in Feet): 1) 53.61 2) 3) 4) 5)

To the Honorable Board of Adjustment :

Owner of Property (per Warranty Deed): Treehouse Residential, LLC

Applicant: James E. Manning Telephone: 214-675-1270

Mailing Address: 6927 Lyre Lane, Dallas, TX Zip Code: 75214

E-mail Address: jim@jemarchitect.com

Represented by: Self Telephone: 214-675-1270

Mailing Address: 6927 Lyre Lane, Dallas, TX Zip Code: 75214

E-mail Address: jim@jemarchitect.com

Affirm that an appeal has been made for a Variance X, or Special Exception, of Four(4) feet to the maximum 30-foot allowed height

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 18,214 sq. ft. site has a floodway easement which reduces the buildable area to approximately 3,615 sq. ft. The site has a significant slope of 22 feet from the west property line to the creek at the east property line. If the house was built on a flat lot, no variance would be required.

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.

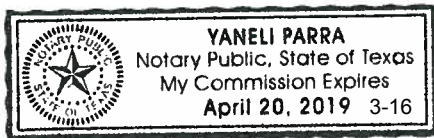
Affidavit

Before me the undersigned on this day personally appeared James E. Manning (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 8 day of February, 2017

[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 James Manning

did submit a request for a variance to the building height regulations
at 6727 Sunnyland Lane

BDA167-045. Application of James Manning for a variance to the building height regulations at 6727 Sunnyland Lane. This property is more fully described as Lot 11A, Blo 8/2976, and is zoned R-7.5(A), which limits the maximum building height to 30 feet. The applicant proposes to construct a single family residential structure with a building height c 34 feet, which will require a 4 foot variance to the maximum building height regulation.

Sincerely,

Philip Sikes
Philip Sikes, Building Official

City of Dallas

Internal Development Research Site

Legend

Addresses

Dallas Zoning

Floodplain

Building Inspection

DART

Real Estate

Alcohol

Plats

Areas of Request

Thoroughfare Plan

Long Range Plans

Neighborhood Plus

Capital Improvement Program

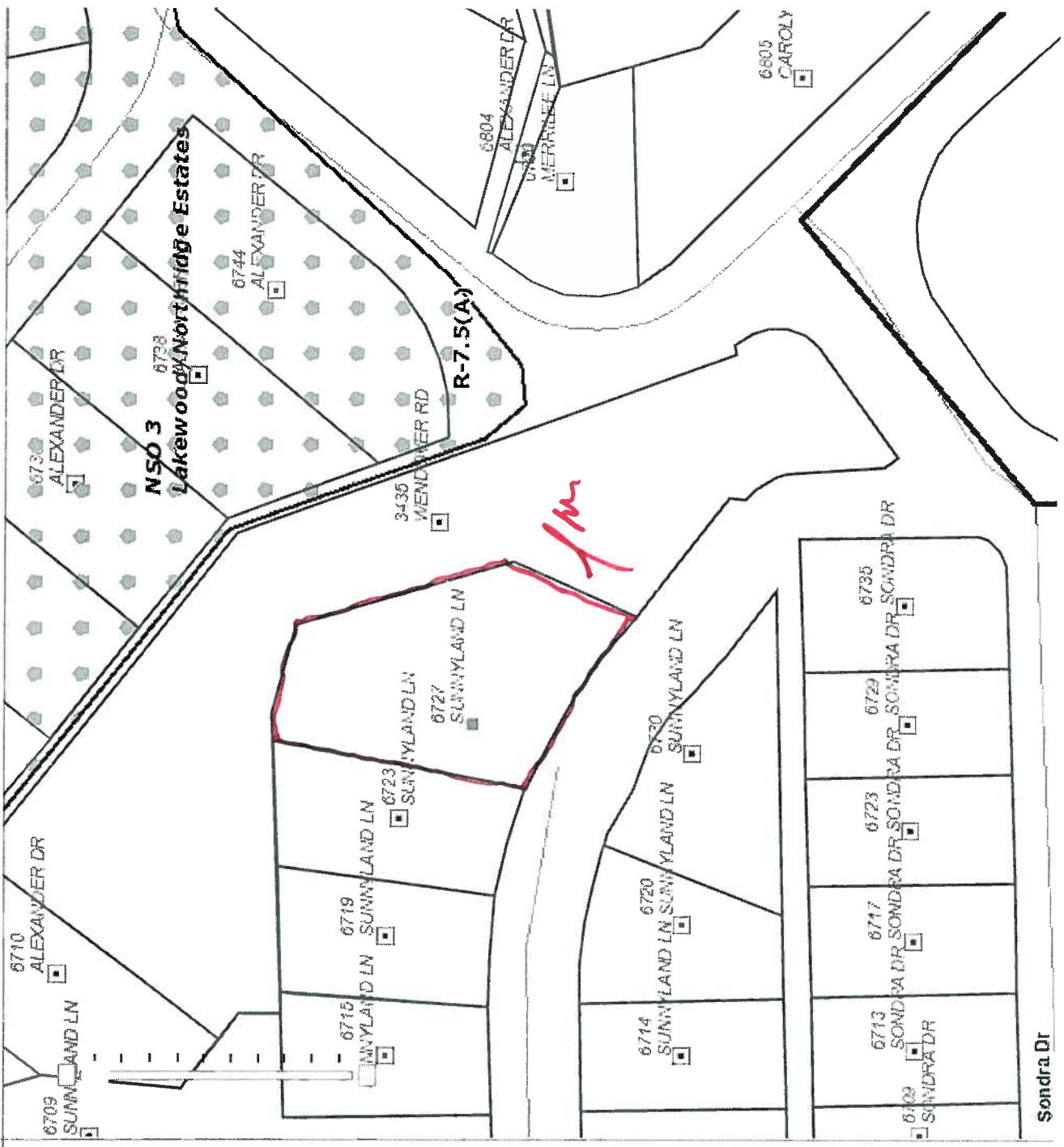
Council and Census

Roads

Tax Parcels

Zoning Grid

Stormwater





SUNNYLAND LANE

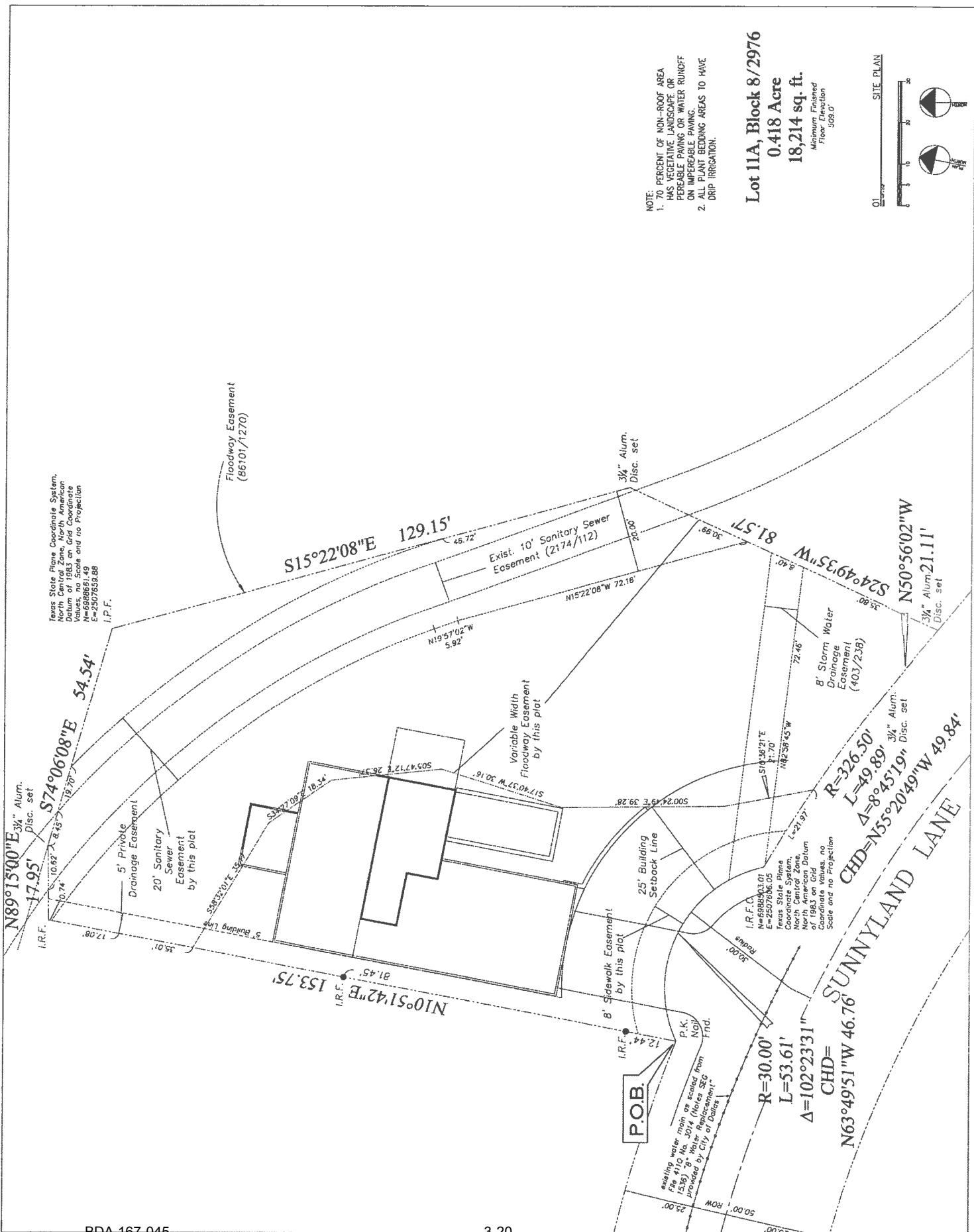
RESIDENCE

6927 SUNNYLAND LANE
DALLAS, TEXAS 75214



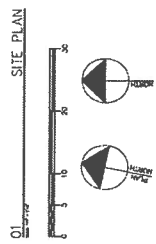
JAMES E. MANNING ARCHITECT
6927 Lyre Lane
Dallas, TX 75214
214-888-9172 / Phone
jma@jmannarchitect.com

Project	1603
No.	22/16/16
Date	02/16/16
Sheet	1 of 1
Author	JEM
Checker	JEM
Appr.	JEM



NOTE:
1. 70 PERCENT OF NON-ROOF AREA HAS VEGETATIVE LANDSCAPE OR PERMEABLE PAVING OR WATER RUNOFF ON IMPERMEABLE PAVING.
2. ALL PLANT BEDDING AREAS TO HAVE DRIP IRRIGATION.

Lot 11A, Block 8/2976
0.418 Acre
18,214 sq. ft.
Minimum Finished Floor Elevation 509.0'



Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate Values, No Scale and no Projection
N=595617.49
E=2207659.66
I.P.F.

existing water main as shown from File # 15387 No. 2074 (Notice of Reliance) Water Replacement provided by City of Dallas

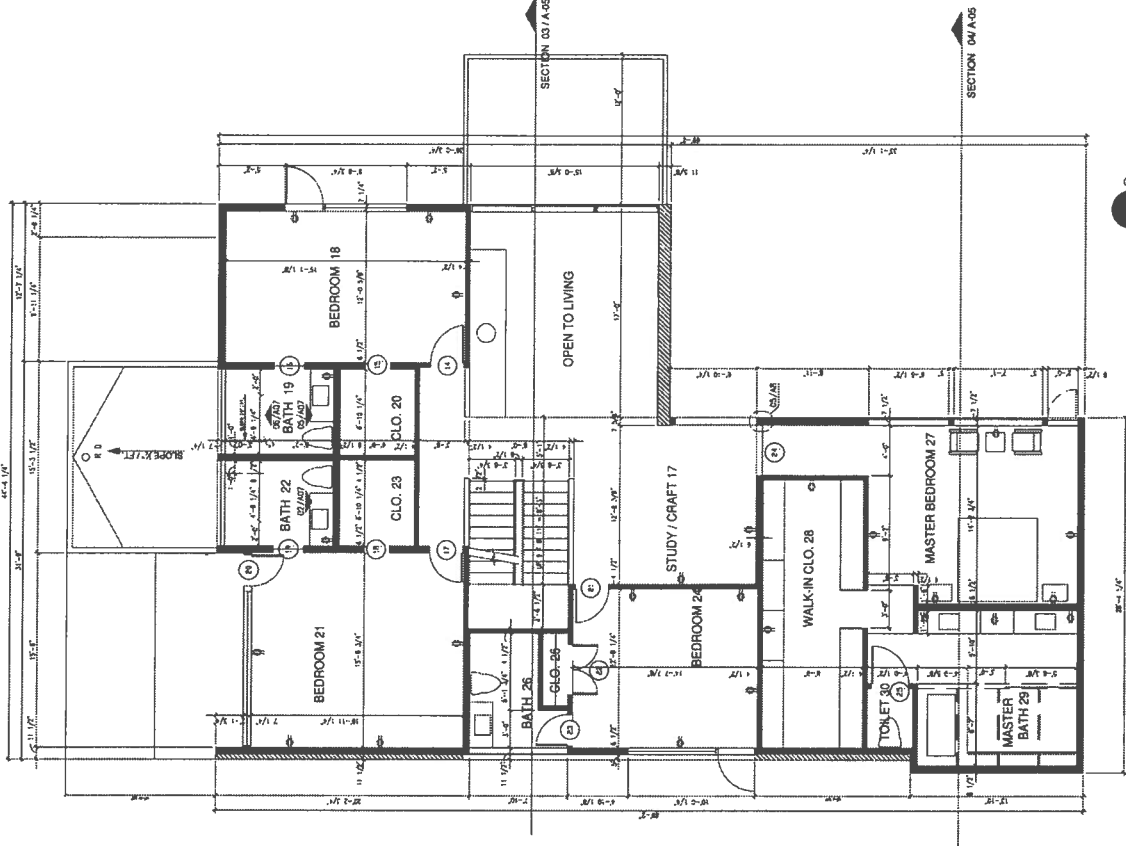
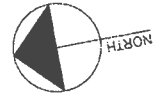
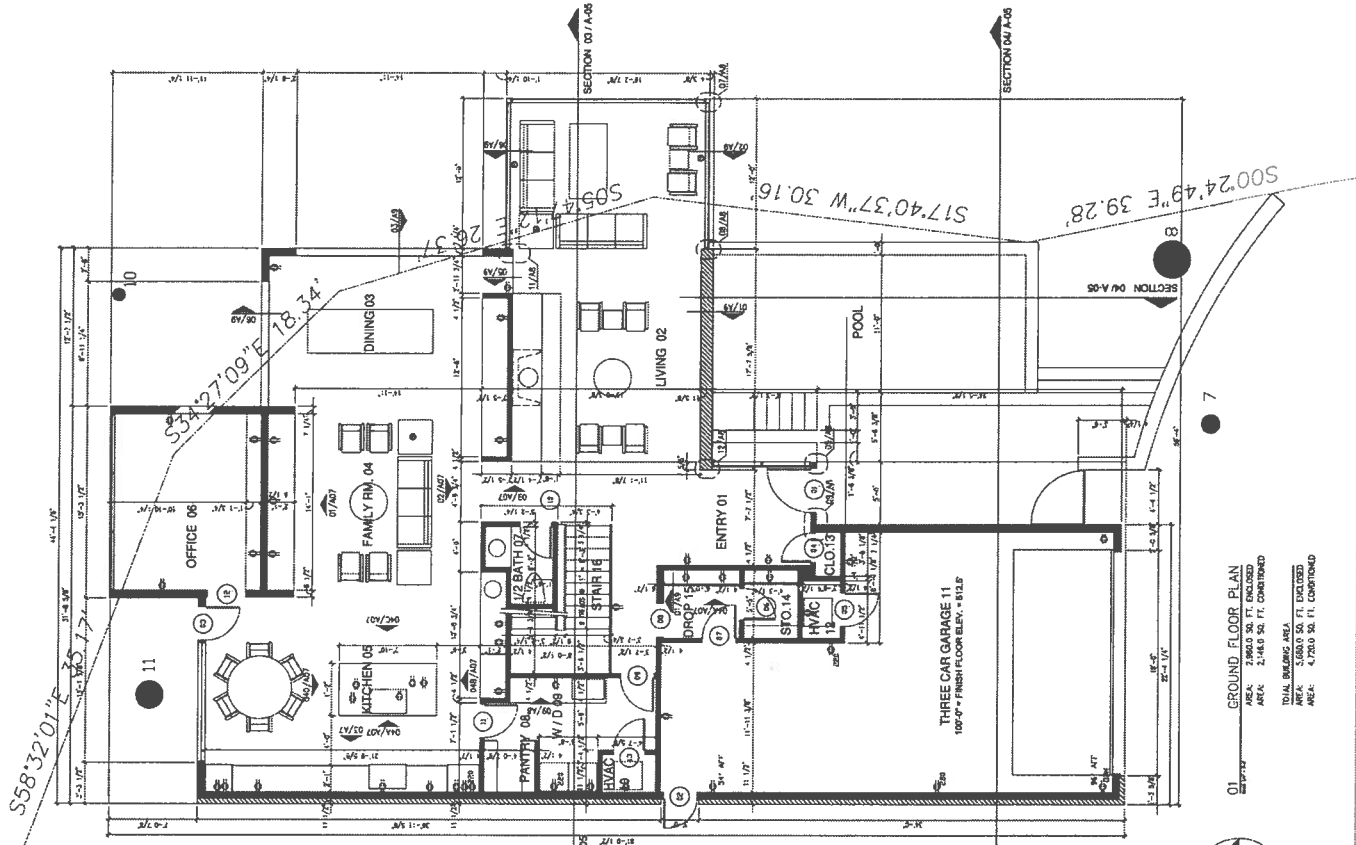
SUNNYLAND LANE
RESIDENCE
6727 SUNNYLAND LANE
DALLAS, TEXAS 75214

JAMES E. MANNING ARCHITECT
5827 Lyre Lane
Dallas, TX 75214
214-828-9172 / Phone
jme@manningarchitect.com



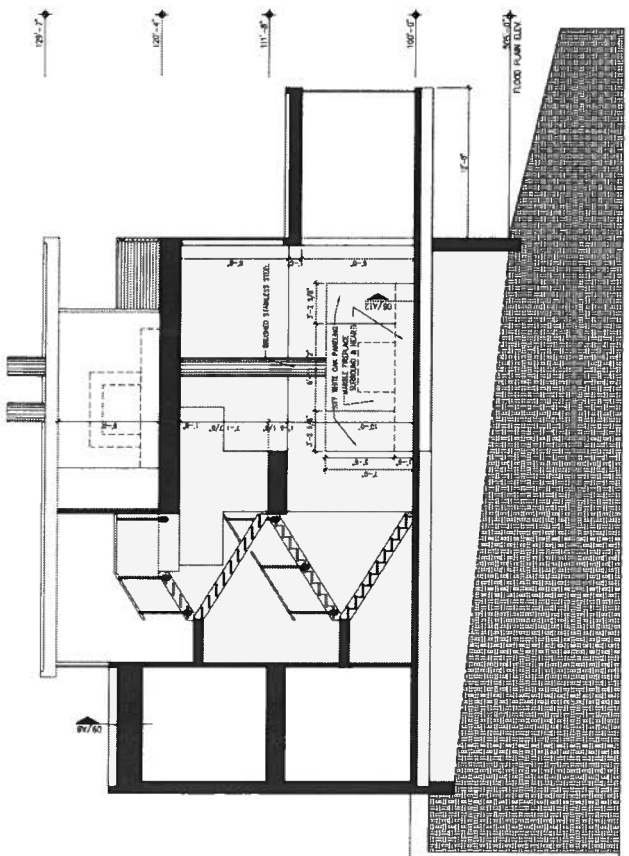
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Date	12/16/16
Last Revision	

Approved: _____
Checked: _____
Drawn: _____
No. Date: _____
Rev: _____

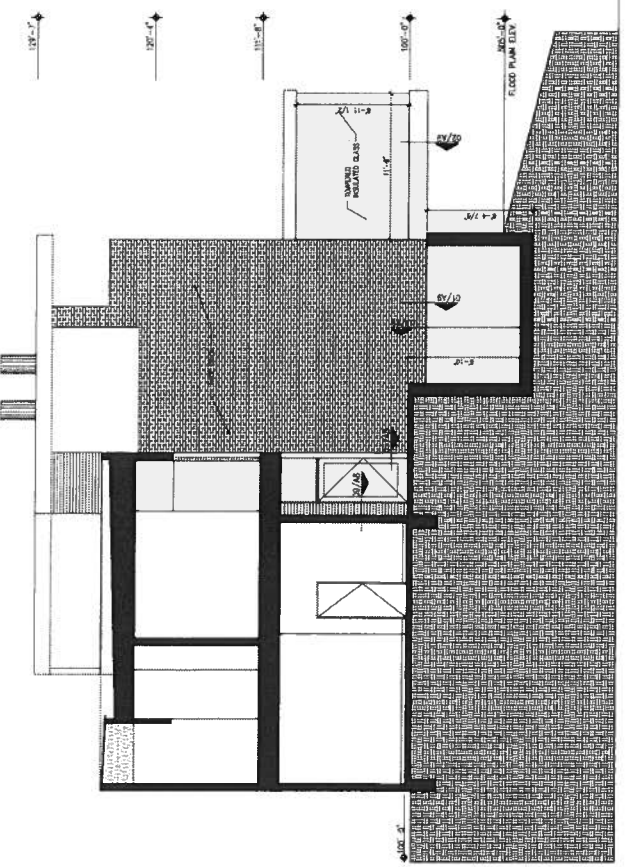
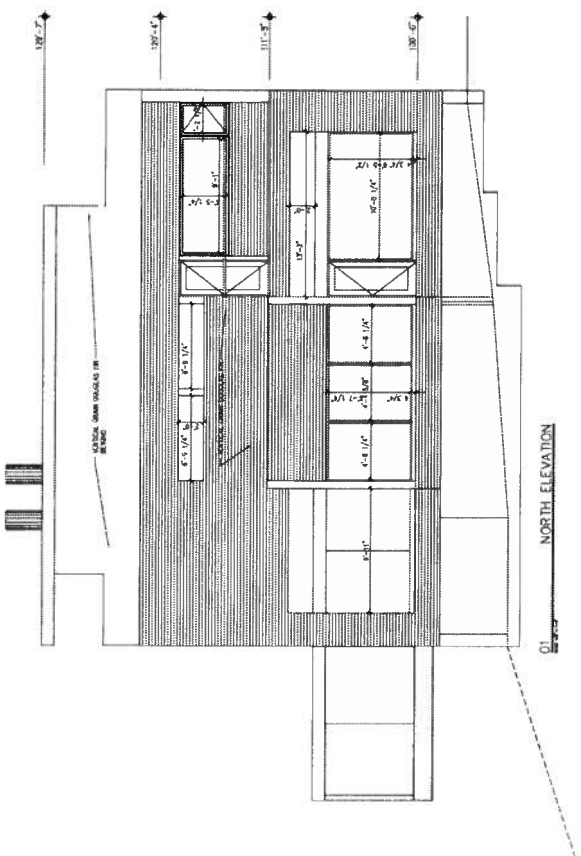




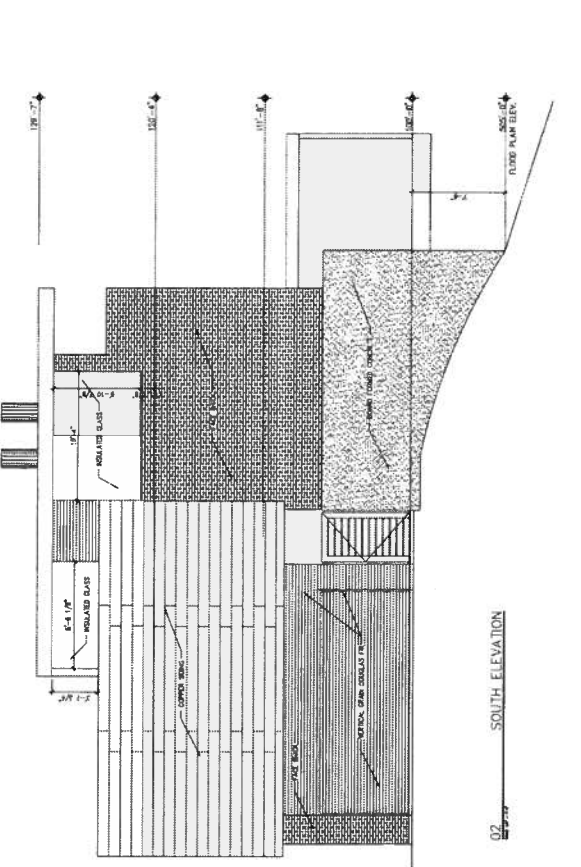
Project No.	1603
Date	12/26/18
Sheet	03
Scale	AS SHOWN
Author	JEM
Checker	JEM
Approver	JEM



03 CROSS BUILDING SECTION - A



04 CROSS BUILDING SECTION - B



6272 SUNNYLAND LANE

RESIDENCE

SUNNYLAND LANE



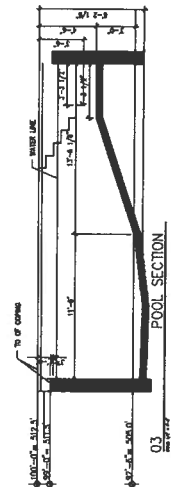
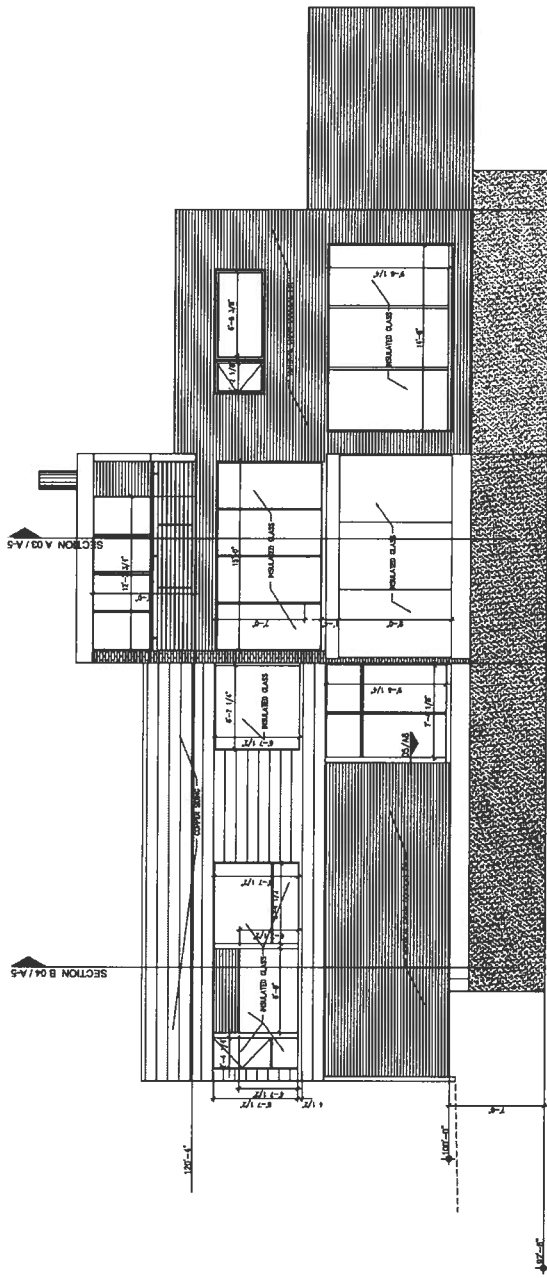
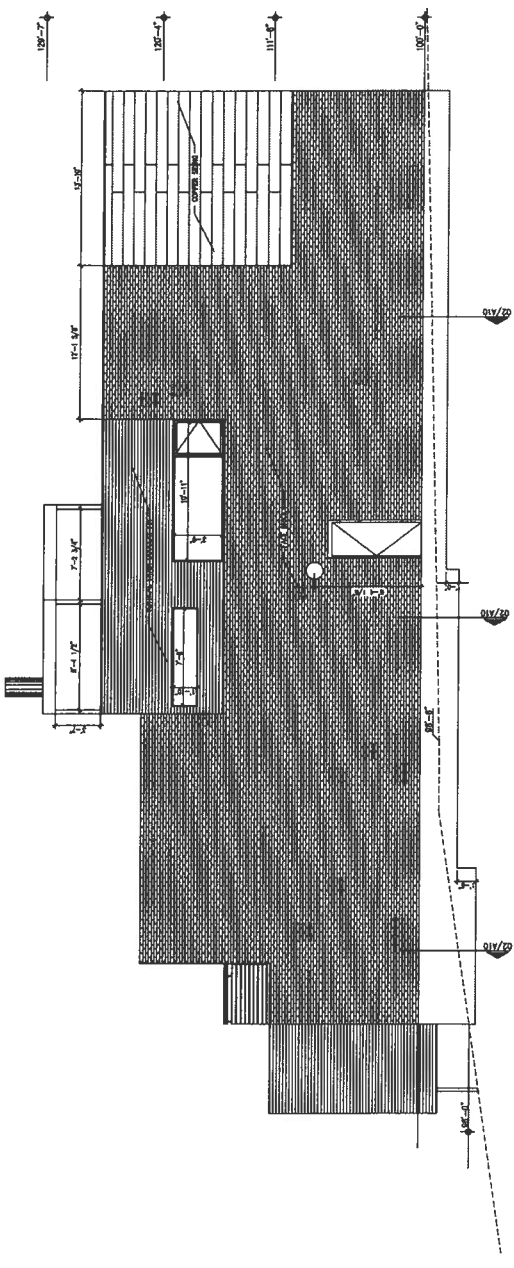
JAMES E. MANNING ARCHITECT
6927 LYNNE LANE
DALLAS, TX 75214
PH: 828-9172 / PHONE
JEM@JEMARCHITECT.COM

NO. REVISED	REVISIONS

DRAWN: _____
CHECKED: _____
APPROVED: _____

Project 1603
Date: 12/16/15
Last Revision

A-C





1:1,200

NOTIFICATION

200'

AREA OF NOTIFICATION

24

NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **BDA167-045**

Date: **3/20/2017**

Notification List of Property Owners

BDA167-045

24 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	6723 SUNNYLAND LN	DAUWE CHRISTOPHER PAUL &
2	6727 SUNNYLAND LN	TREWITT KATHERINE R REVOCABLE TRUST THE
3	3435 WENDOVER RD	WILSON NORMA JUNE
4	6710 ALEXANDER DR	GREEN CASEY & PHIL
5	6730 SUNNYLAND LN	RORKE JAMES D & RACHEL M
6	6720 SUNNYLAND LN	COSTA JOHN M & LISA M
7	6714 SUNNYLAND LN	WITZKE DOUGLA C & LING S
8	6708 SUNNYLAND LN	COOPER PAUL
9	6717 SONDR A DR	MCLEOD ADAM W
10	6723 SONDR A DR	BRADFORD SCOTT A & JENNIFER W
11	6729 SONDR A DR	BERINHOUT NEAL & SHARON A
12	6735 SONDR A DR	TOLIA VEERAL & DEEPTI
13	6719 SUNNYLAND LN	PALAMAR KATHERINE S &
14	6715 SUNNYLAND LN	CAMPITI ANTHONY J &
15	6709 SUNNYLAND LN	SMITH MICHAEL E &
16	6708 ALEXANDER DR	GREEN CASEY & PHIL GREEN
17	6714 ALEXANDER DR	TALLIS JOAN M TRUSTEE
18	6722 ALEXANDER DR	ROBERTS JOAN
19	6730 ALEXANDER DR	GRAHAM SIDNEY L &
20	6738 ALEXANDER DR	WIGGINS HARVEY W JR
21	6744 ALEXANDER DR	DROEMER MICHAEL
22	6804 ALEXANDER DR	FARNER F NATHAN &
23	6805 CAROLYNCREST DR	HAY GILBERT R
24	6790 MERRILEE LN	SANDERS DOUG

FILE NUMBER: BDA167-046(SL)

BUILDING OFFICIAL'S REPORT: Application of Felipe Villatoro for special exceptions to the fence standards at 3115 Borger Street. This property is more fully described as Lot 4A, Block 4/7108, and is zoned R-5(A), which limits the height of a fence in the front yard to 4 feet. The applicant proposes to construct and/or maintain a 7 foot high fence in required front yards, which will require 3 foot special exceptions to the fence standards.

LOCATION: 3115 Borger Street

APPLICANT: Felipe Villatoro

REQUESTS:

Requests for special exceptions to the fence standards related to fence height of 3' are made, according to the application, to maintain a fence higher than 4' in the 20' Borger Street, Pueblo Street, and Chicago Street front yard setbacks (a 7' high wrought iron fence and two, 7' high wrought iron sliding gates) on a site that is developed with a church (Iglesia Apostoles).

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-5(A) (Single family district 5,000 square feet)
North: R-5(A) (Single family district 5,000 square feet)
South: R-5(A) (Single family district 5,000 square feet)
East: R-5(A) (Single family district 5,000 square feet)
West: R-5(A) (Single family district 5,000 square feet)

Land Use:

The subject site is developed with a church (Iglesia Apostoles). The areas to the north, south, east are developed with single family uses; and the area to the west is undeveloped.

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 requests for special exceptions to the fence standards related to fence height of 3' focus on, according to the application, maintaining an existing 7' high wrought iron fence/sliding gates in the 20' Borger Street, Pueblo Street, and Chicago Street front yard setbacks (a 7' high wrought iron fence) on a site that is developed with a church (Iglesia Apostoles)
- The subject site is zoned R-5(A) which requires a 20' front yard setback.
- The Dallas Development Code states that in all residential districts except multifamily districts, a fence may not exceed 4' above grade when located in the required front yard.
- The site is bounded on three streets (Borger Street, Pueblo Street, and Chicago Street).
- Given the R-5(A) single family zoning and location of the subject site, it has three 20' front yard setbacks – a front yard setback along Pueblo Street (the shortest of the three frontages of the subject site which is always a front yard in this case) and front yard setbacks along Chicago Street and Borger Street, (the longer of the three frontages which is typically considered a side yard where on this R-5(A) zoned property where a 9' high fence could be erected by right). However the site has a front yard setback along Chicago Street and Borger Street in order to maintain continuity of the established front yard setback along these street frontages where homes/lots to the south of the subject site “front” on these streets.
- The applicant has submitted a site plan and site plan/elevation of the proposal with notations indicating that the proposal reaches a maximum height of 7'.
- The following additional information was gleaned from the submitted site plan:
 - The proposal over 4' in height in the front yard setbacks is represented as being approximately 140' in length parallel to the Pueblo Street (and approximately 6' from the pavement line), and approximately 150' in length parallel to Chicago Street and Borger Street) and approximately 14' and 18' from the pavement lines, respectively).
- No single family lots front the fence on Pueblo Street and Chicago Street, and three single family lots front the fence on Borger Street.

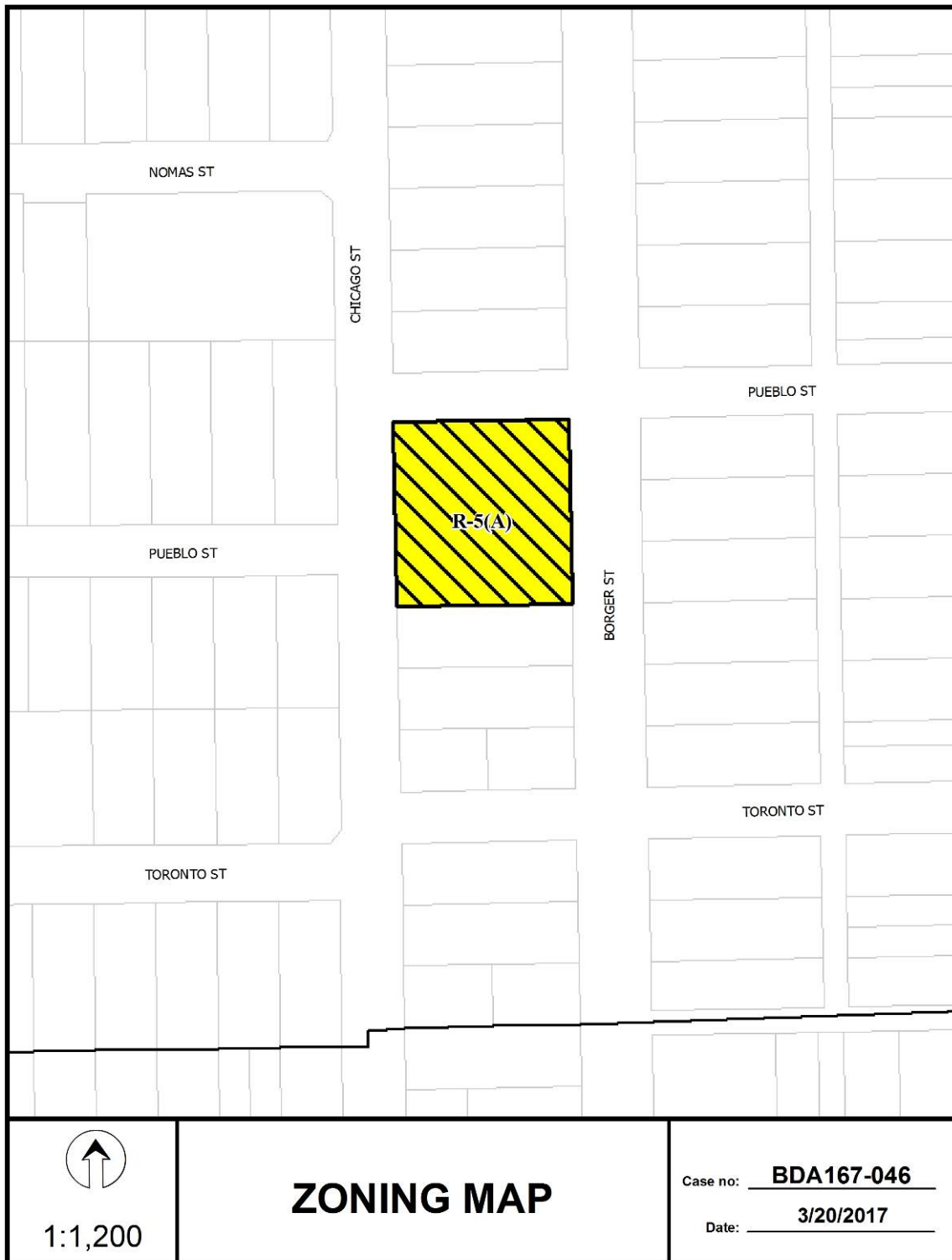
- The Board Administrator conducted a field visit of the site and surrounding area and noted one fence that appeared to be above 4' in height and located in a front yard setback. This fence is located directly north of the subject site and is an approximately 6' high open metal fence with no recorded Board of Adjustment history.
- As of April 7, 2017, no letters had been submitted in support of or in opposition to the request.
- The applicant has the burden of proof in establishing that the special exceptions to the fence standards related to fence height of 3' will not adversely affect neighboring property.
- Granting these special exceptions with a condition imposed that the applicant complies with the submitted site plan and site plan/elevation would require the proposal exceeding 4' in height to be maintained and/or modified and maintained in the location and of the heights and materials as shown on these documents.
- Granting any or all of these fence standard special exception requests will provide no relief to any existing or proposed items that may be located in required visibility triangles.

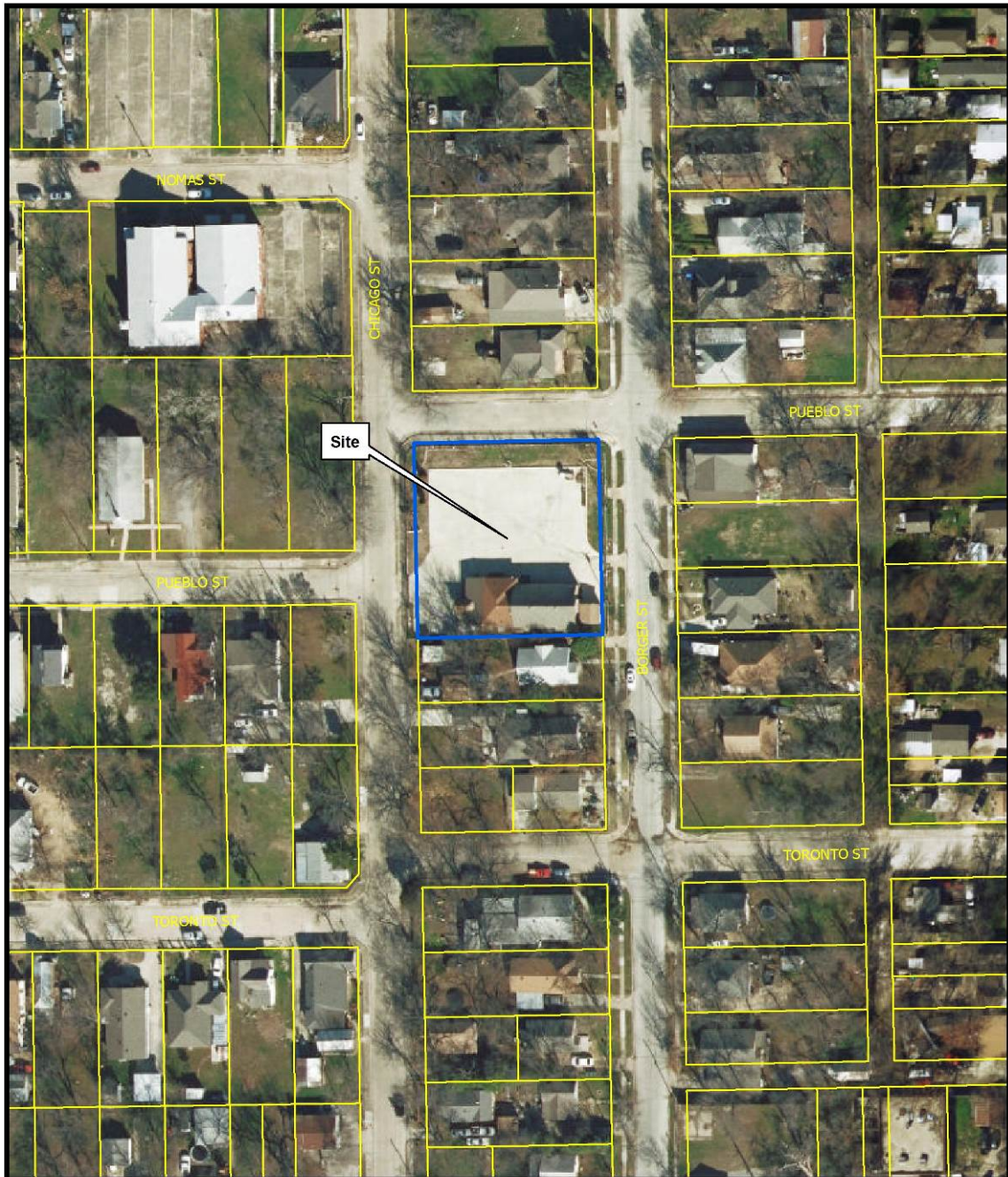
Timeline:

- October 13, 2016: The applicant submitted an "Application/Appeal to the Board of Adjustment" and related documents which have been included as part of this case report.
- March 15, 2017: The Board of Adjustment Secretary randomly assigned this case to Board of Adjustment Panel A.
- March 15, 2017: The Board Administrator emailed the applicant the following information:
- an attachment that provided the public hearing date and panel that will consider the application; the March 29th deadline to submit additional evidence for staff to factor into their analysis; and the April 7th 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.
- April 4, 2017: The Board of Adjustment staff review team meeting was held regarding this request and the others scheduled for the April public hearings. Review team members in attendance included: the Sustainable Development and Construction Assistant Director Engineering, the Board of Adjustment Chief Planner, the Building Inspection Chief Planner, the Board Administrator, the Building Inspection Senior Plans Examiner/Development Code Specialist, the Chief Arborist, the Sustainable Development and Construction

Department Senior Planner, and the Assistant City Attorney to the Board.

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





1:1,200

AERIAL MAP

Case no: BDA167-046

Date: 3/20/2017



City of Dallas

A

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 167-046

Data Relative to Subject Property:

Date: 10/3/2016

Location address: 3115 Berger St Dallas TX 75216 Zoning District: R-5(A)

Lot No.: 4A Block No.: 417108 Acreage: 0.4727 Census Tract: 101.02

Street Frontage (in Feet): 1) 142 2) 142 3) 150 4) _____ 5) _____

To the Honorable Board of Adjustment :

Owner of Property (per Warranty Deed): Primera Iglesia Apostoles y Profetas

Applicant: Felipe Villatoro (Pastor) Telephone: 214) 837-3383

Mailing Address: 406 East Springdale Ln Grand Prairie TX Zip Code: 75052

E-mail Address: felipe.villatoro@yahoo.com

Represented by: (self) Felipe Villatoro Telephone: 214) 837 3383

Mailing Address: 406 E. Springdale Ln Grand Prairie TX Zip Code: 75052

E-mail Address: felipe.villatoro@yahoo.com

Affirm that an appeal has been made for a Variance , or Special Exception , of 3 feet of fence height for gate above code. fence in front yard.

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

Iron fence around property must remain for security purposes. Also, fence is expensive in price and removal or adjustment would cause hardship on local church.

Note to Applicant: If the appeal requested in this application is granted by the Board of Adjustment, a permit must be applied for within 180 days of the date of the final action of the Board, unless the Board specifically grants a longer period.

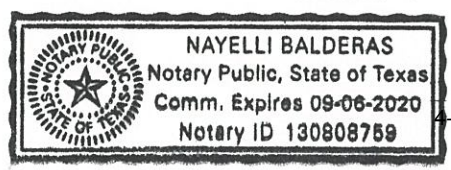
Affidavit

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

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

Respectfully submitted: Felipe Villatoro
(Affiant/Applicant's signature)

Subscribed and sworn to before me this 14th day of October, 2016



Nayelli Balderas
Notary Public in and for Dallas County, Texas

MEMORANDUM OF
ACTION TAKEN BY THE
BOARD OF ADJUSTMENT

Date of Hearing _____

Appeal was--Granted OR Denied

Remarks _____

Chairman

Building Official's Report

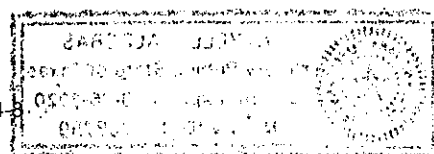
I hereby certify that Felipe Villaturo

did submit a request for a special exception to the fence height regulations
at 3115 Borger Street

BDA167-046. Application of Felipe Villaturo for a special exception to the fence height regulations at 3115 Borger Street. This property is more fully described as Lot 4A, Block 4/7108, and is zoned R-5(A), which limits the height of a fence in the front yard to 4 feet. The applicant proposes to construct a 7 foot high fence in a required front yard, which will require a 3 foot special exception to the fence regulation.

Sincerely,

Philip Sikes
Philip Sikes, Building Official



City of Dallas

Internal Development Research Site

Legend

Locate Property

Search by:

GIS Account #

Locate

OR

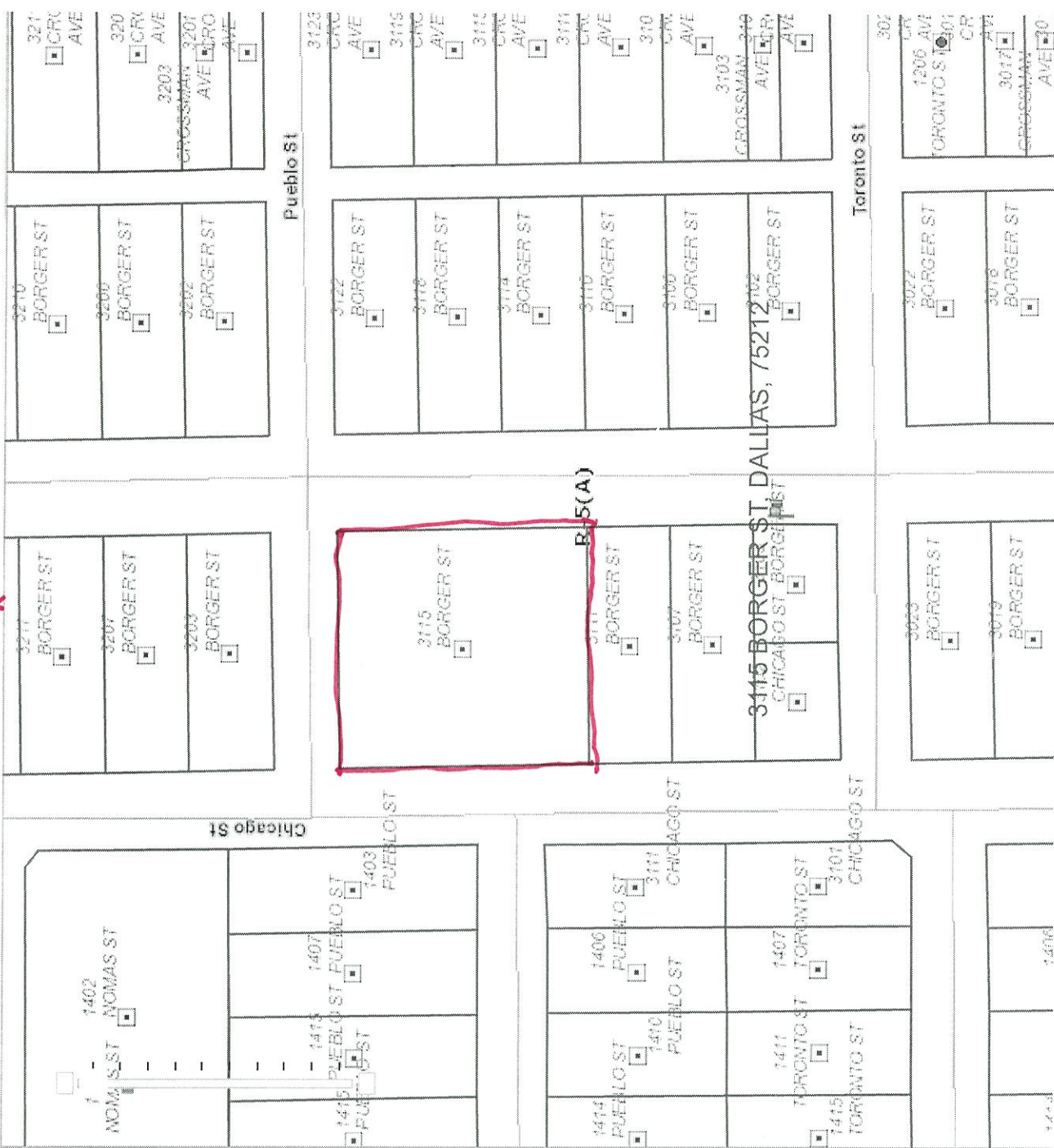
Street address.
3115 borger

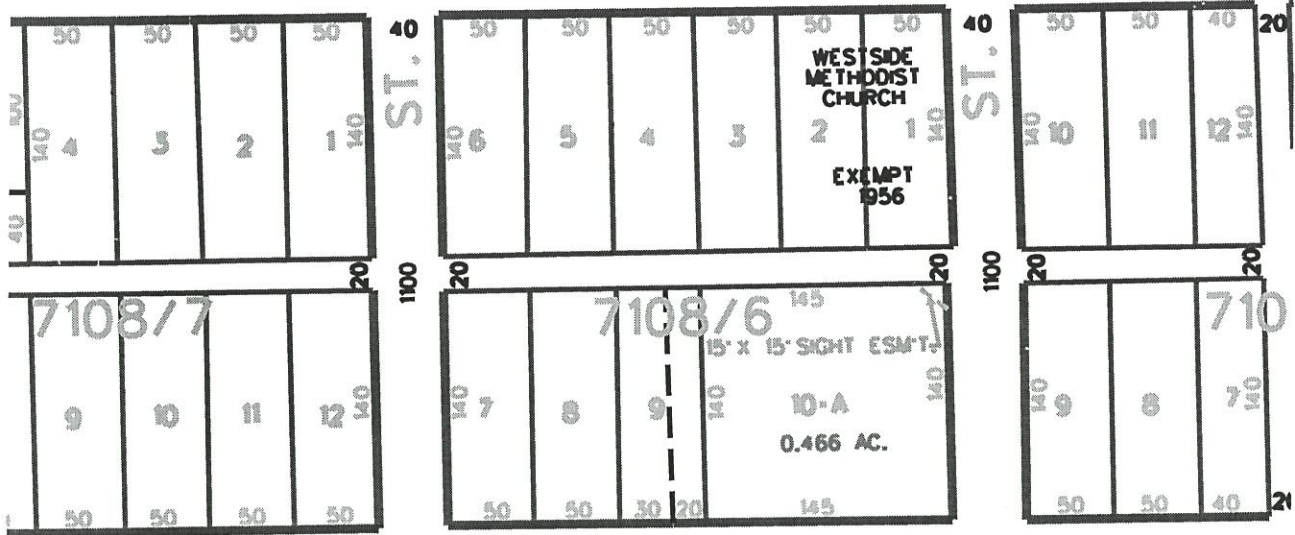
Locate

OR

Parcel address.
Use street type for better re

Locate

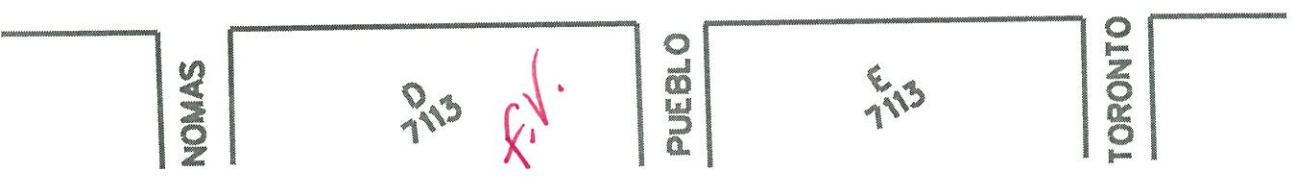
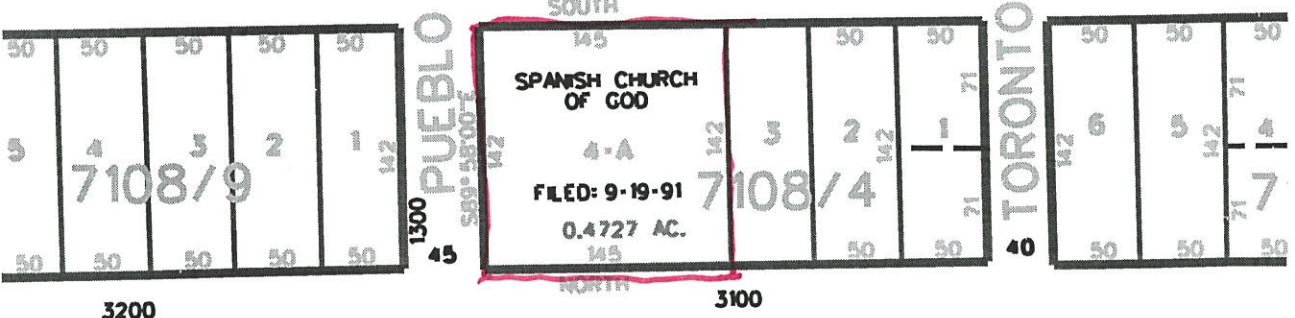




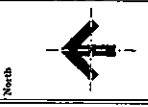
3100 30



3100 (AVE) 3



ADDITION



THESE PLANS ARE INTENDED TO PROVIDE BASIC INFORMATION ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DALLAS AND THE TEXAS DEPARTMENT OF TRANSPORTATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DALLAS AND THE TEXAS DEPARTMENT OF TRANSPORTATION.

3115 BORGER STREET
 Lot 4A Block 4/7108
 Dallas, Texas 75212

Date: FEBRUARY, 2023
 Sheet Title: FLOOR PLAN
 Scale: 1/8" = 20'-0"

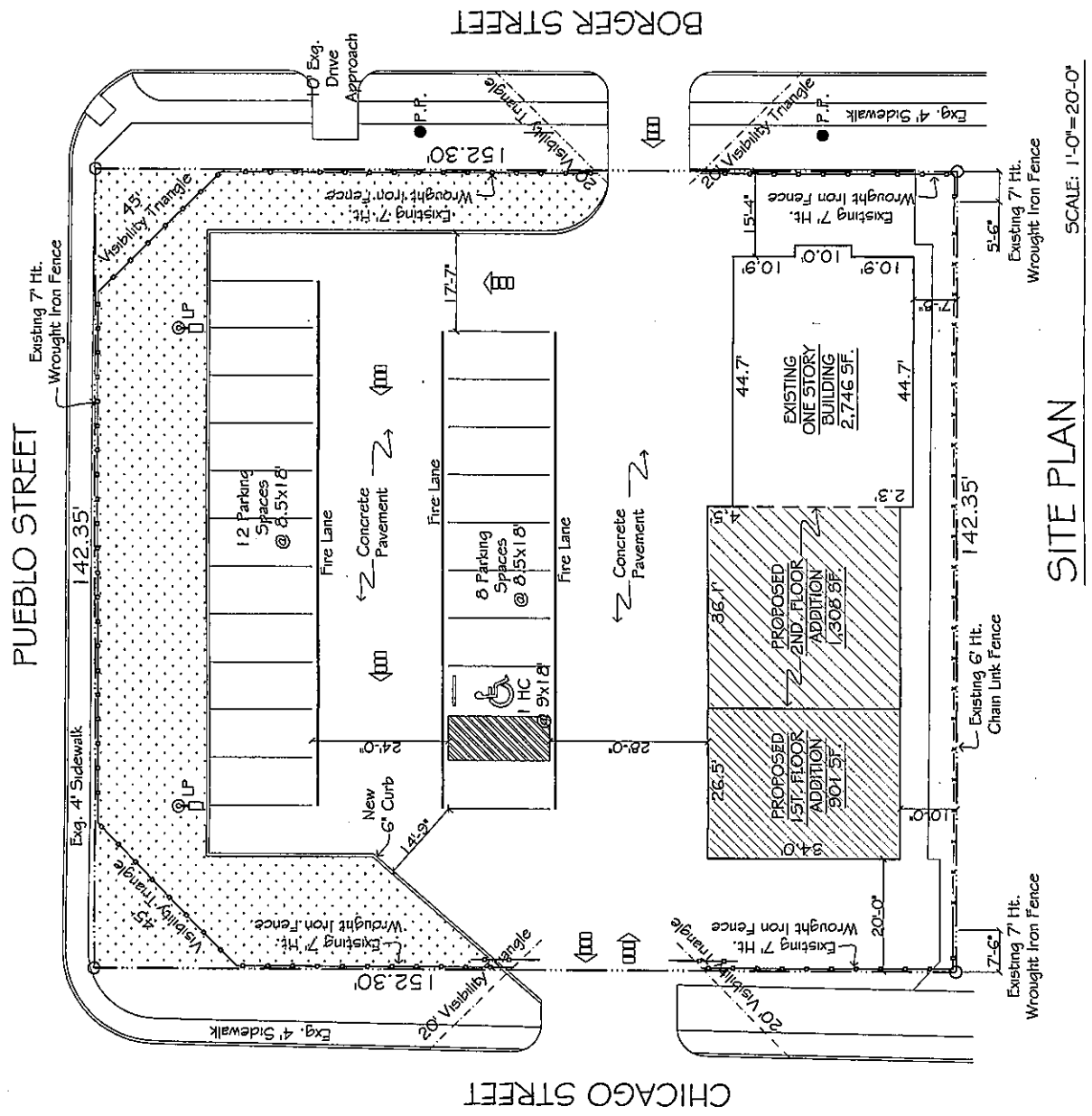
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 Sheet No.

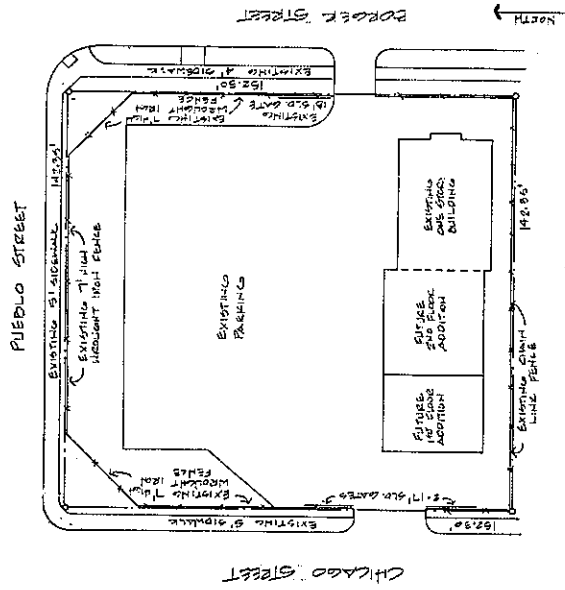
PROPOSAL FOOTAGE ANALYSIS	
EXISTING 1ST FLOOR BLDG.	2,476 S.F.
PROPOSED 1ST FLOOR ADDITION	901 S.F.
PROPOSED 2ND FLOOR ADDITION	1,308 S.F.
TOTAL FLOOR AREA	4,685 S.F.
LOT AREA	21,580 S.F.
LOT COVERAGE	21.71 %
# OF PARKING SPACES	21

PARKING ANALYSIS	
SPACES	8.5' X 18' 7.5' X 16' 9' X 18'
REGULAR	20
COMPACT-CAR	0
HANDICAP	1
1 SPACE PER 4 SEATS FOR CHURCH USE TOTAL SEATS = 804 = 20 REQUIRED	
PARKING REQ.	20
PARKING PROV.	21

ZONING: R - 5(A)
 SINGLE FAMILY DISTRICT 5,000 SF
 LEGAL DESCRIPTION: SPANISH CHURCH OF GOD
 NEIGHBORHOOD 3115 BORGER ST
 ADDRESS BLK 47108 LT 4A ACS 0.4727
 LAND

- CONSTRUCTION MANAGEMENT CODES**
- CONTRACTOR MUST RECYCLE REUSE OR REPAIR 50% OF NON HAZARDOUS MATERIALS TO MINIMIZE LANDFILL IMPACT
 - CONTRACTOR MUST CONSTRUCT 45 % OF BUILDING FROM RECYCLABLE/RECYCLED OR BIOBASED BUILDING MATERIALS
 - ALL WINDOWS AND DOORS MUST REMAIN OPEN DURING CONSTRUCTION HOURS TO MINIMIZE INDOOR AIR POLLUTANTS
 - CONTRACTOR MUST NOT SMOKE INSIDE BUILDING DURING CONSTRUCTION TRAIL
 - ALL REMOVED TREES MUST BE REUSED AS FIREWOOD OR MULCH
 - CONSTRUCTION WASTE BIN TO BE SIZED AND DETERMINED AT TIME OF CONSTRUCTION
 - DOCUMENTATION AND WARRANTIES OF BUILDING MATERIAL SHALL BE GATHERED BY CONTRACTORS AND PLACED AT JOB SITE

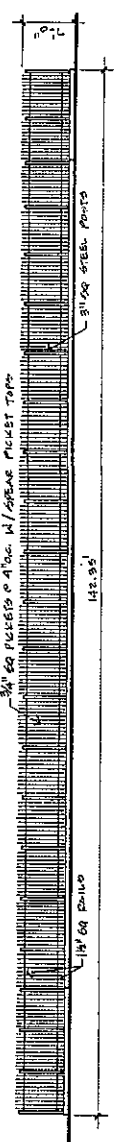




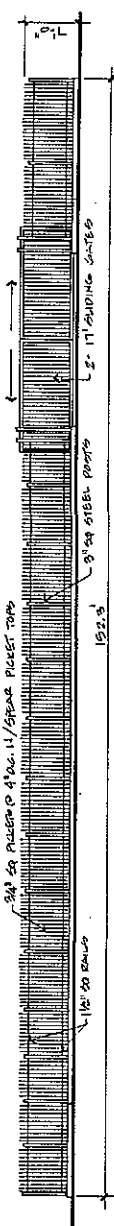
SITE PLAN
SCALE 1/8" = 1'-0"



BORDER STREET - WROUGHT IRON FENCE
SCALE 1/8" = 1'-0"



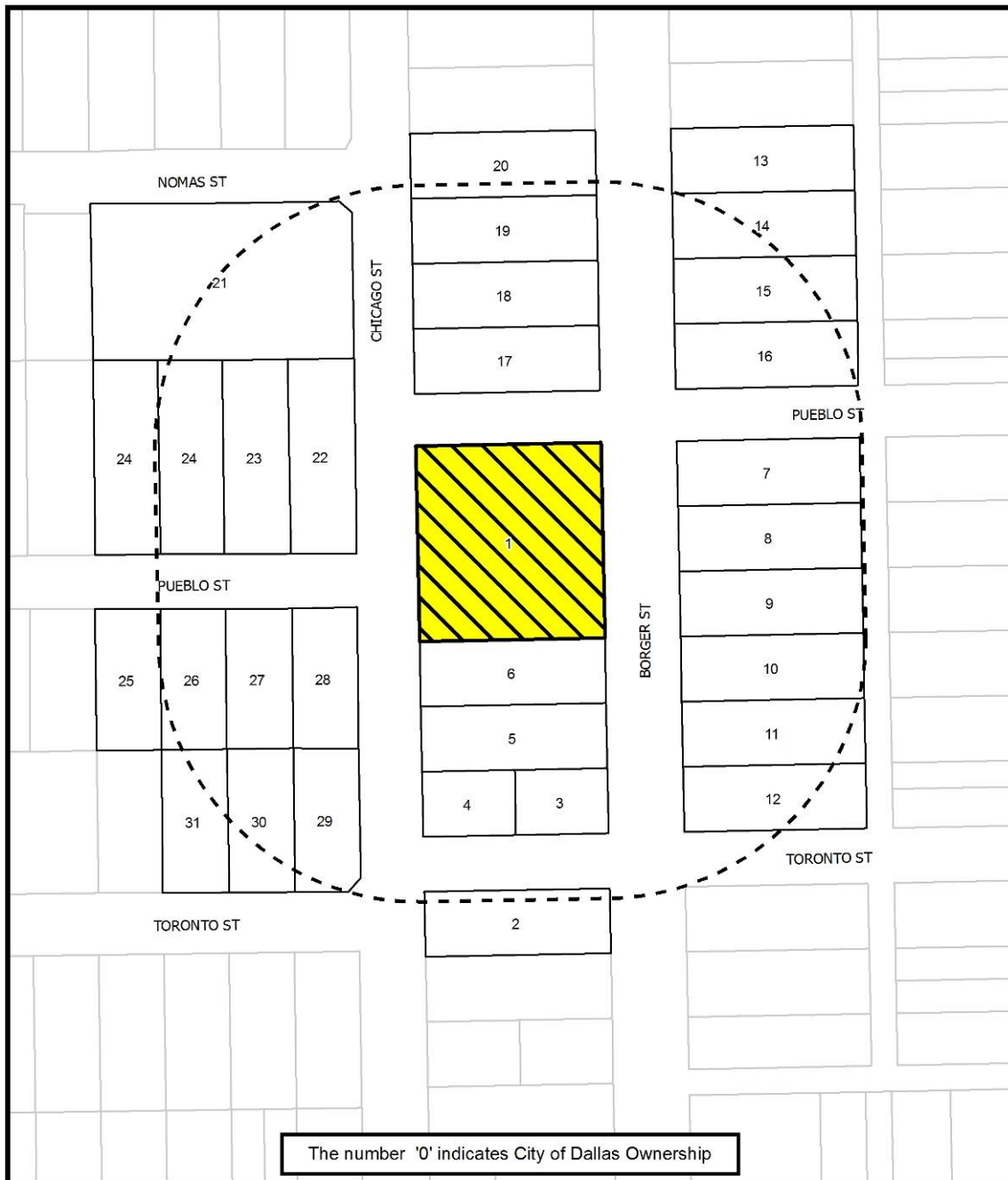
PUEBLO STREET - WROUGHT IRON FENCE
SCALE 1/8" = 1'-0"



CHICAGO STREET - WROUGHT IRON FENCE
SCALE 1/8" = 1'-0"



EXISTING WROUGHT IRON FENCE
ADAPTED & PROTECTED CHURCH
PROJECT NO. 1041
DATE 8-2-17
J.M. PIERCE, REGISTERED
ENGINEER
DALLAS, TEXAS 75212
1041



 1:1,200	<h2 style="margin: 0;">NOTIFICATION</h2> <table style="margin: 10px auto; border: none;"> <tr> <td style="border: 1px solid black; padding: 2px 5px;">200'</td> <td style="padding: 0 5px;">AREA OF NOTIFICATION</td> </tr> <tr> <td style="border: 1px solid black; padding: 2px 5px;">31</td> <td style="padding: 0 5px;">NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	200'	AREA OF NOTIFICATION	31	NUMBER OF PROPERTY OWNERS NOTIFIED	Case no: <u>BDA167-046</u> Date: <u>3/20/2017</u>
200'	AREA OF NOTIFICATION					
31	NUMBER OF PROPERTY OWNERS NOTIFIED					

Notification List of Property Owners

BDA167-046

31 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3115 BORGER ST	PRIMERA IGLESIA APOSTOLES
2	3023 BORGER ST	DEAVILA MARIA C
3	3103 BORGER ST	CRUZ ARNULFO
4	3102 CHICAGO ST	SOSA MUSIO
5	3107 BORGER ST	GONZALEZ ARMANDO & MARIA
6	3111 BORGER ST	GUZMAN PEDRO
7	3122 BORGER ST	AGUILAR ADRIAN
8	3118 BORGER ST	MARTINEZ DENNIS MICHAEL
9	3114 BORGER ST	MARTINEZ CAROL G
10	3110 BORGER ST	MONROY AMANDO
11	3106 BORGER ST	SALTER MARIA D & RON
12	3102 BORGER ST	OCON LUCIA
13	3214 BORGER ST	CORONADO ROSALINDA
14	3210 BORGER ST	LOPEZ ANGELA DELCARMEN &
15	3206 BORGER ST	ESTRADA ALVARO
16	3202 BORGER ST	SOTO MARIANA
17	3203 BORGER ST	ZAMUDIO MELISSA Y
18	3207 BORGER ST	MEDINA JOSE YANEZ
19	3211 BORGER ST	MARQUEZ JUAN M &
20	3215 BORGER ST	MERCADO RICARDO
21	1406 NOMAS ST	RISING STAR BAPT CHURCH
22	1403 PUEBLO ST	BARBER BUELAH
23	1407 PUEBLO ST	JOHNSON JANICE MARIA
24	1415 PUEBLO ST	JERUSALEM TEMPLE CHURCH OF
25	1414 PUEBLO ST	JOHNSON MARY E
26	1410 PUEBLO ST	JOHNSON JANICE

03/20/2017

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	1406 PUEBLO ST	MARTINEZ ROSA EST OF
28	3111 CHICAGO ST	MARTINEZ ROSA
29	3101 CHICAGO ST	ROSALES JUAN &
30	1407 TORONTO ST	ROSALES JUAN &
31	1411 TORONTO ST	MIRAMONTES MARTHA

FILE NUMBER: BDA167-049(SL)

BUILDING OFFICIAL'S REPORT: Application of Juan G Trejo for special exceptions to the fence standards and visual obstruction regulations at 8907 Sorrento Street. This property is more fully described as Lot 16, Block 1/7379, and is zoned R-7.5(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/or maintain a 6 foot 6 inch high fence in a required front yard, which will require a 2 foot 6 inch special exception to the fence standards, and to locate and maintain items in required visibility triangles, which will require special exceptions to the visual obstruction regulations.

LOCATION: 8907 Sorrento Street

APPLICANT: Juan G Trejo

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 standards related to height of 2' 6" is made to maintain a fence (a 6' 6" high solid cedar board-on-board fence and sliding gate) higher than 4' in height in one of the site's two required front yards (Gross Road); and
2. Requests for special exceptions to the visual obstruction regulations are made to maintain portions of the aforementioned 6' 6" high solid board-on-board fence/sliding gate in two 20' visibility triangles at the driveway into the site on Gross Road.

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.

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 standards):

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.

STAFF RECOMMENDATION (visual obstruction special exceptions):

Denial

Rationale:

- Staff concurred with the Sustainable Development Department Assistant Director of Engineering who recommends that these requests be denied.
- Staff concluded that requests for special exceptions to the visual obstruction regulations should be denied because the applicant had not substantiated how the 6’ 6” high solid board-on-board fence/sliding gate in two 20’ visibility triangles at the driveway into the site on Gross Road do not constitute a traffic hazard.

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 areas to the north, south, east are developed with single family uses; and the area to the west is a school (George W. Truett Elementary School).

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 (fence standards):

- The request for a special exception to the fence standards related to height of 2’ 6” focuses on maintaining a 6’ 6” high solid cedar board-on-board fence and sliding gate in one of the site’s two required front yards (Gross Road) on a site developed with a single family home.
- The subject site is zoned R-7.5(A) which requires a 25’ front yard setback.
- The Dallas Development Code states that in all residential districts except multifamily districts, a fence may not exceed 4’ above grade when located in the required front yard.
- The site is located at the northwest corner of Sorrento Street and Gross Road.

- Given the single family zoning and location of the corner lot subject site, it has two required front yards. The site has a 30' required front yard caused by a platted building line along Sorrento Street (the shorter of the two frontages of the subject site which is always a front yard in this case) and a 20' required front yard caused by a 20' platted building line along Gross Road, (the longer of the two frontages which is typically considered a side yard where on this R-7.5(A) zoned property a 9' high fence could be erected by right). However the site has a required front yard along Gross Road in order to maintain continuity of the established front yard setback along this street frontage where a lot to the west of the subject site (developed with an elementary school) "fronts" on Gross Road.
- The applicant has submitted a site plan and an elevation of the proposal/existing fence in the Gross Road required front yard indicating that the proposal reaches a maximum height of 6' 6". (The submitted site plan only denotes a fence higher than 4' in the Gross Road required front yard).
- The following additional information was gleaned from the submitted site plan:
 - The proposal is represented as being approximately 70' in length parallel to Gross Road and approximately 15' perpendicular to Gross Road on the east and west sides of the site in this front yard setback.
 - The proposal is represented as being located approximately 5' – 7' from Gross Street front property line or approximately 13' – 15' from the pavement line.
- Two single family lots front the existing fence, neither with fences in the front yard setbacks.
- The Board Administrator conducted a field visit of the site and surrounding area approximately 300 feet east and west of the site and noted no other fences that appeared to be above 4' in height and located in a front yard setback.
- As of April 7, 2017, no letters have been submitted in support of the request, and one letter has been submitted in opposition.
- The applicant has the burden of proof in establishing that the special exception to the fence standards of 2' 6" will not adversely affect neighboring property.
- Granting this special exception of 2' 6" with a condition imposed that the applicant complies with the submitted site plan and elevation would require the proposal/existing fence exceeding 4' in height in the Gross Street required front yard to be maintained in the location and of the heights and materials as shown on these documents.

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

- The requests for special exceptions to the visual obstruction regulations focus on maintaining portions of a 6' 6" high solid board-on-board fence/sliding gate in two 20' visibility triangles at the driveway into the site on Gross Road.
- 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 an elevation representing a 6' 6" high solid board-on-board fence in two, 20' visibility triangles at the driveway into the site on Gross Road.
- The Sustainable Development Department Assistant Director of Engineering submitted a review comment sheet marked "Recommends that this be denied" with the following additional comment: "Visibility is especially important at this location due to the proximity of school children".
- The applicant has the burden of proof in establishing how granting the requests for special exceptions to the visual obstruction regulations to maintain portions of a 6' 6" high solid board-on-board fence/sliding gate in two 20' visibility triangles at the driveway into the site on Gross Road do not constitute a traffic hazard.
- Granting these requests with the condition that the applicant complies with the submitted site plan and elevation 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:

February 21, 2017: The applicant submitted an "Application/Appeal to the Board of Adjustment" and related documents which have been included as part of this case report.

March 15, 2017: The Board of Adjustment Secretary randomly assigned this case to Board of Adjustment Panel A.

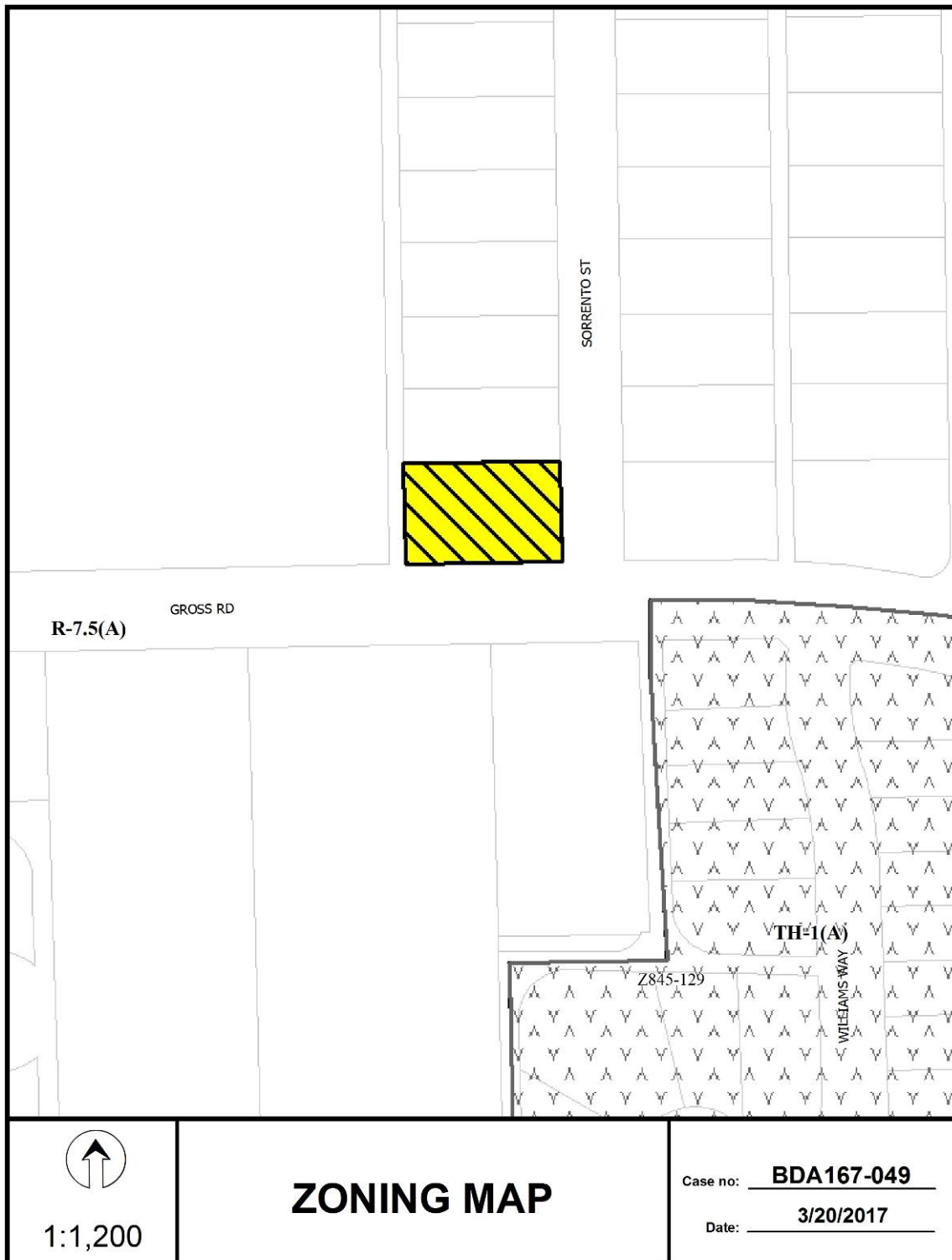
March 15, 2017: The Board Administrator emailed the applicant the following information:

- an attachment that provided the public hearing date and panel that will consider the application; the March 29th deadline to submit additional evidence for staff to factor into their analysis; and the April 7th deadline to submit additional evidence to be incorporated into the Board's docket materials;
- the criteria/standards that the board will use in their decision to approve or deny the requests; and
- the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.

April 4, 2017: The Board of Adjustment staff review team meeting was held regarding this request and the others scheduled for the April public hearings. Review team members in attendance included: the Sustainable Development and Construction Assistant Director Engineering, the Board of Adjustment Chief Planner, the Building Inspection Chief Planner, the Board Administrator, the Building Inspection Senior Plans Examiner/Development Code Specialist, the Chief Arborist, the Sustainable Development and Construction

Department Senior Planner, and the Assistant City Attorney to the Board.

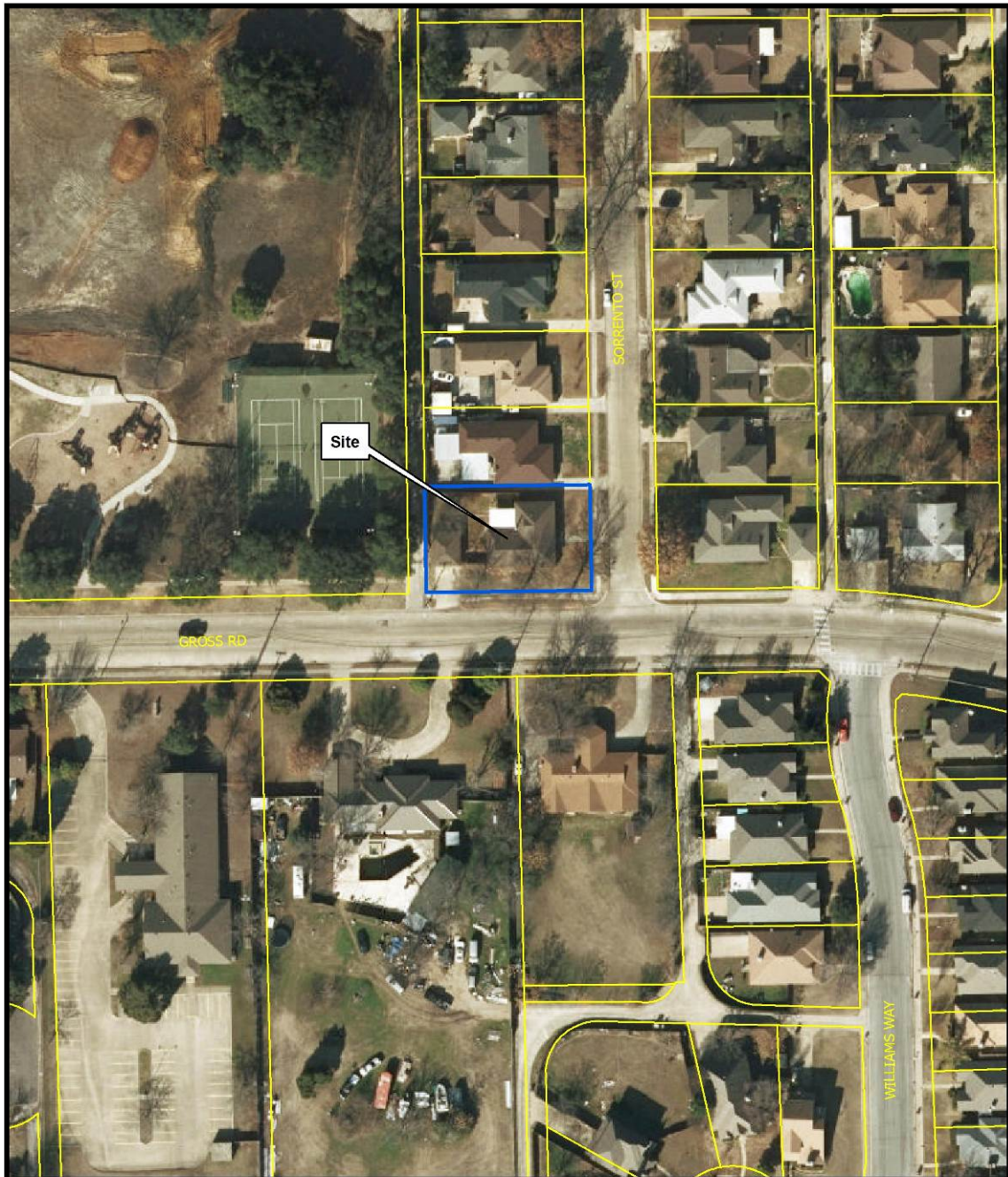
April 7, 2017: The Sustainable Development Department Assistant Director of Engineering submitted a review comment sheet marked "Recommends that this be denied" with the following additional comment: "Visibility is especially important at this location due to the proximity of school children".




 1:1,200

ZONING MAP

Case no: BDA167-049
 Date: 3/20/2017



1:1,200

AERIAL MAP

Case no: BDA167-049

Date: 3/20/2017



City of Dallas

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 167-049

Data Relative to Subject Property:

Date: 2-21-17

Location address: 8907 Sorrento St

Zoning District: R-7.5 A

Lot No.: 16 Block No.: 1/7379 Acreage: .23

Census Tract: 123.01

Street Frontage (in Feet): 1) 80.00 2) 125.00 3) 4) 5)

To the Honorable Board of Adjustment :

Owner of Property (per Warranty Deed): JUAN G. TREJO - LAURA Escutia

Applicant: JUAN G. TREJO Telephone: 469-254-2331

Mailing Address: 8907 Sorrento St Zip Code: 75228

E-mail Address: Jgtrejo@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 2'-6" Front yard For a Fence on the Side of the house Facing Gross Rd. The fence will measure 6'-6" in height, and a special exemption to the driveway visibility obstruction triangle.

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:

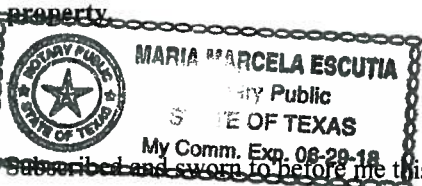
WE ARE requesting a Special Exemption to place a fence on the yard that faces Gross Rd. with a fence will not have any effect on the neighborhood. The yard that faces Gross is considered and used as a side/backyard by all the neighbors.

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 JUAN G. TREJO (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



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

16 day of February, 2017

[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 Juan G Trejo

did submit a request for a special exception to the fence height regulations, and for a special exception to the visibility obstruction regulations

at 8907 Sorrento Street

BDA167-049. Application of Juan G Trejo for a special exception to the fence height regulations and a special exception to the visibility obstruction regulations at 8907 Sorrento Street. This property is more fully described as Lot 16, Block 1/7379, and is zoned R-7.5(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 6 foot 6 inch high fence in a required front yard, which will require a 2 foot 6 inch special exception the fence regulation, and to construct and maintain 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

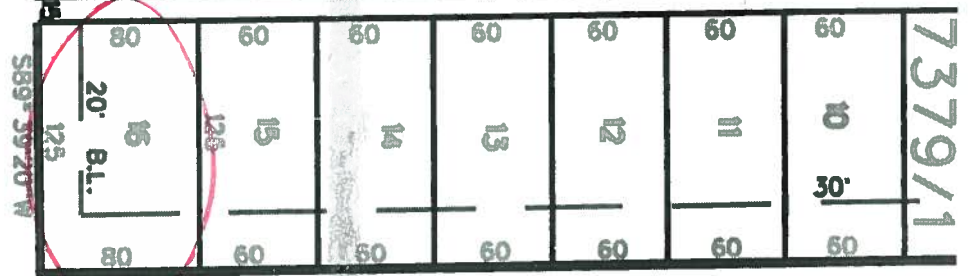
C.I.

JT

7378

425

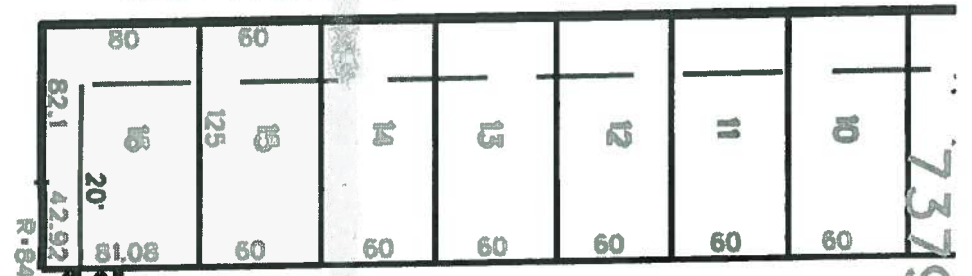
N 0° 20' 40"



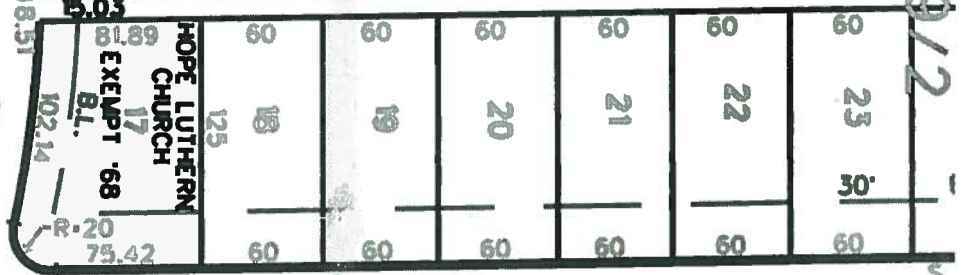
7379/1

50

SORRENTO



7379/2



50

LINDARO

RD. 9

CASA

LINDA

City of Dallas

Internal Development Research Site

ST

Legend

Locate Property

Search by:

GIS Account #

Locate

OR

Street address.
8907 sorrento

Locate

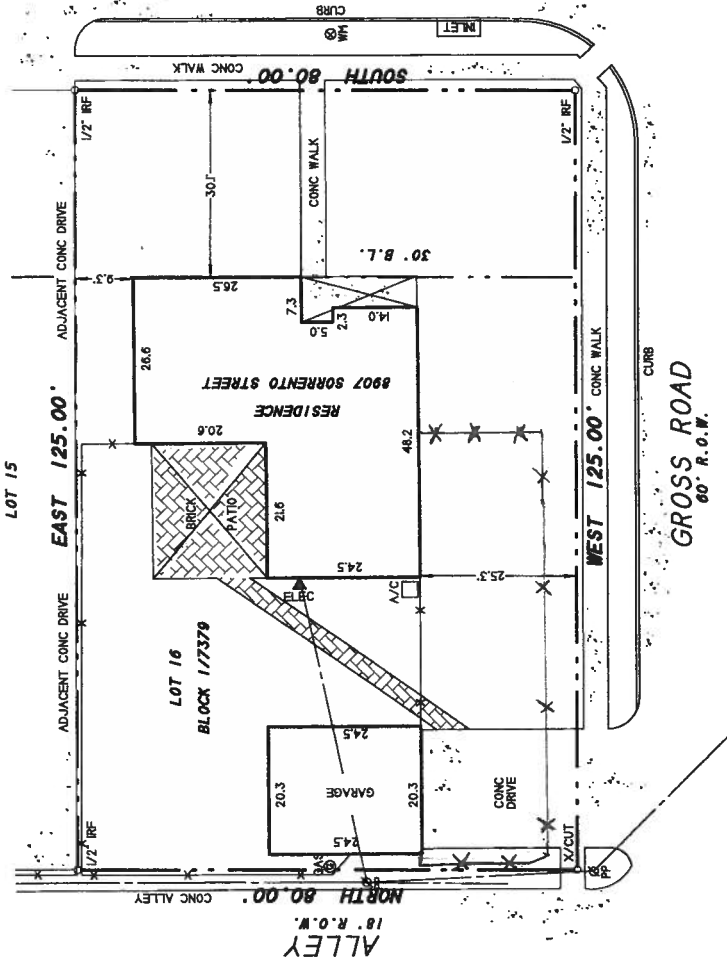
OR

Parcel address.
Use street type for better re

Locate



PLAT OF SURVEY



SORENTO STREET
50' R.O.W.



DESCRIPTION

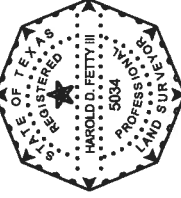
Lot 16, Block 177379, CASA LINDA PARK ADDITION, an Addition to the City of Dallas, Dallas County, Texas, according to the Map recorded in Volume 30, Page 153, Map Records, Dallas County, Texas.

NOTES

- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No 48113C0360 K dated Feb. 5, 2003, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
- 2) BEARING SOURCE: RECORDED PLAT.
- 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS *RPLS 5034.*

SURVEYOR'S CERTIFICATE

I, Harold D. Fetty, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for ADOBE TITLE, LLC and JUAN GERMAN TREJO & LAURA ESCUTIA at 8907 SORENTO STREET, DALLAS, DALLAS COUNTY, TEXAS, is the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1992, and subsequent revisions, and the same was surveyed under my supervision on the ground this the 3rd day of September, 2013.



Harold D. Fetty III, R.P.L.S. No. 5034

H.D. Fetty Land Surveyor, LLC

6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE 972-635-9979 FAX

SYMBOL LEGEND		SURVEY DATE	
○	IRON	SEPTEMBER 3, 2013	
●	WOOD	SCALE 1" = 20'	FILE # 20130294
△	ELECTRIC	CLIENT TREJO/ESCUTIA	OF # 13080674RW
□	CONCRETE		
▭	ASBESTOS		
+	MARKERS		
—	BOUNDARY		
—	ENCLOSURE		
—	ENCLOSURE		

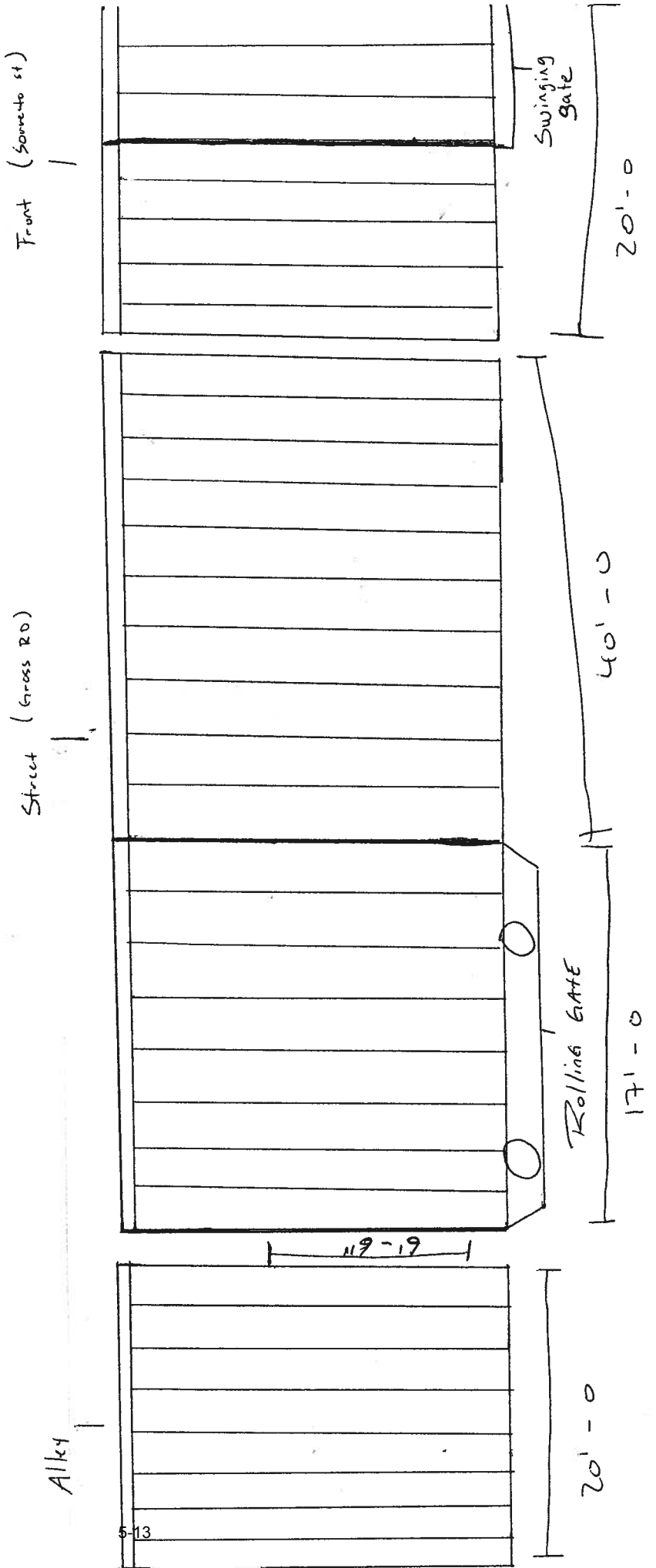
SURVEY ACCEPTED BY: _____ DATE _____

_____ DATE _____

- CEDAR FENCE

Board on Board

. 2x3 Cedar toppler





Notification List of Property Owners

BDA167-049

19 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	8907 SORRENTO ST	TREJO JUAN GERMAN &
2	2002 GROSS RD	GUTIERREZ FERNANDO
3	2010 GROSS RD	BORREGO SANTIAGO V
4	9009 SORRENTO ST	KING SIDNEY W
5	9003 SORRENTO ST	YOUNG CLAUDELL &
6	8915 SORRENTO ST	ESCUTIA NICOLAS R
7	8911 SORRENTO ST	NGUYEN DUC ANH &
8	9010 SORRENTO ST	DUKE AMY C
9	9004 SORRENTO ST	GARCIA MARIO &
10	8916 SORRENTO ST	GIROUX DAVID &
11	8912 SORRENTO ST	BRANNAN DAVID F
12	8908 SORRENTO ST	CHILDRESS JOHN W &
13	8907 LINDARO LN	CARDOSO JESUS &
14	8911 LINDARO LN	HURTADO LAURO
15	8915 LINDARO LN	PARK JENNIFER L
16	1920 GROSS RD	FIRST PRIMITIVE BAPTIST
17	2043 WILLIAMS WAY	NGUYEN MINH THI &
18	2047 WILLIAMS WAY	HERRERA JUVENTINO
19	2051 WILLIAMS WAY	TORRES PEDRO C