

ZONING BOARD OF ADJUSTMENT, PANEL C
MONDAY, JUNE 19, 2017
AGENDA

BRIEFING	ROOM 6ES 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
Jennifer Munoz, Senior Planner

MISCELLANEOUS ITEM

Approval of the May 15, 2017 Board of Adjustment Panel C Public Hearing Minutes	M1
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UNCONTESTED CASE

BDA167-073(JM) 4219 Colonial Avenue	1
REQUEST: Application of Robert Baldwin of Baldwin and Associates for a special exception to the fence standards	

REGULAR CASES

BDA167-065(SL) 4707 Dorset Road	2
REQUEST: Application of Steven Wood for a variance to the front yard setback regulations	
BDA167-076(JM) 6143 Royalton Drive	3
REQUEST: Application of Colby Craig for a variance to the front yard setback regulations	

EXECUTIVE SESSION NOTICE

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

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

(Rev. 6-24-02)

FILE NUMBER: BDA167-073(JM)

BUILDING OFFICIAL'S REPORT: Application of Robert Baldwin of Baldwin and Associates for a special exception to the fence standards at 4219 Colonial Avenue. This property is more fully described as part of Lot 3, Block C/1604, and is zoned PD 595 (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 6-foot-high fence in a required front yard, which will require a 2-foot special exception to the fence standards.

LOCATION: 4219 Colonial Avenue

APPLICANT: Robert Baldwin of Baldwin and Associates

REQUEST:

The following request has been made on a site that is developed with a single family home:

- 1) A special exception related to fence height of 2' is made to complete and maintain a fence higher than 4' in height in the front yard setback (a 6' high open chain-link fence) in the 20' Colonial Avenue front yard setback.

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-5(A) within PD. No. 595 (Single Family 5,000 sq. ft.)
<u>Northwest:</u>	CR within PD. No. 595 (Community Retail)
<u>Northeast:</u>	R-5(A) within PD. No. 595 (Single Family 5,000 sq. ft.)
<u>South:</u>	R-5(A) within PD. No. 595 (Single Family 5,000 sq. ft.)
<u>East:</u>	R-5(A) within PD. No. 595 (Single Family 5,000 sq. ft.)

West: R-5(A) within PD. No. 595 (Single Family 5,000 sq. ft.)

Land Use:

The subject site is developed with a single family home. The areas to the northeast, east, south, and west are developed with single family uses or are undeveloped. The property to the northwest is zoned for commercial uses, but undeveloped.

Zoning/BDA History:

No history.

GENERAL FACTS/STAFF ANALYSIS (special exception):

- This request for a special exception to the fence height regulations of 2' focuses on constructing and maintaining a 6-foot-high open chain-link fence in the 20' Colonial Avenue front yard setback.
- The subject site is zoned R-5(A) within PD No. 595 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 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 6'.
- The following additional information was gleaned from the submitted site plan:
 - The proposal over 4' in height is represented as being approximately 49.46' in length parallel to the street on the northeast side of the site, approximately 30' in length perpendicular to the street on the northeast and approximately 17' in length perpendicular to the street on the southeast in the front yard setback.
 - The total length parallel to the street includes one pedestrian gate approximately 3' wide.
- The subject site is surrounded by single family homes and undeveloped land.
- The Board Administrator conducted a field visit of the site and surrounding area along Colonial Avenue and noted no other fences that appeared to be above 4' in height.
- As of June 9, 2017, no letters have been submitted in support of or in opposition to the request.
- The applicant has the burden of proof in establishing that the special exception to the fence height regulations of 2' will not adversely affect neighboring property.
- Granting this special exception request of 2' with a condition imposed that the applicant complies with the submitted site plan and elevation would require the proposal exceeding 4' in height in the Colonial Avenue front yard setback to be constructed and maintained in the location and of the heights and material as shown on these documents.

- Granting this request for special exception would not provide relief to remedy any nonconforming structures on the site or any existing/proposed noncompliance with the use regulations.

Timeline:

March 30, 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.

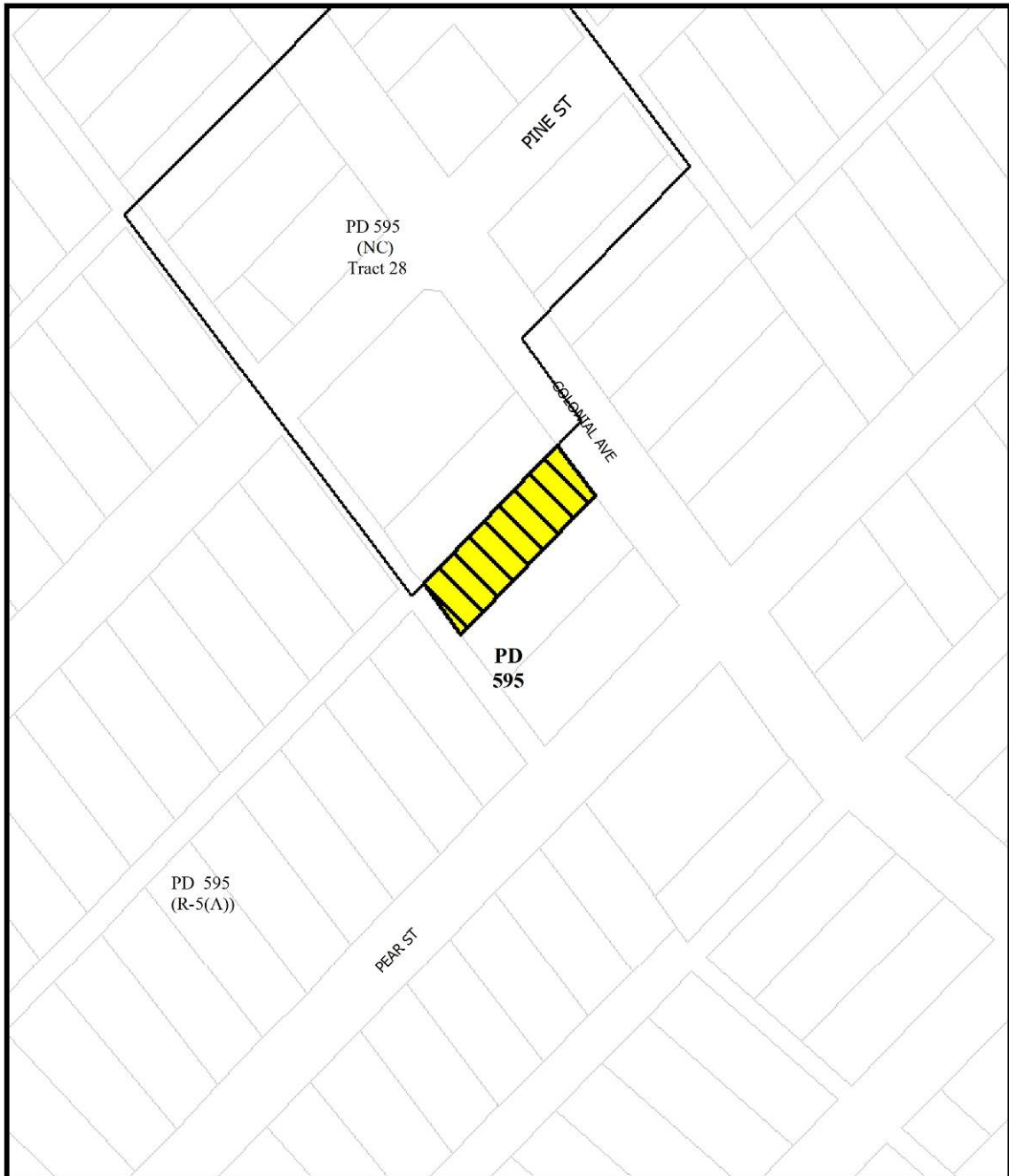
May 9, 2017: The Board of Adjustment Secretary randomly assigned this case to Board of Adjustment Panel C.

May 16, 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 May 31st deadline to submit additional evidence for staff to factor into their analysis; and the June 9th deadline to submit additional evidence to be incorporated into the Board’s docket materials;
- the criteria/standard that the board will use in their decision to approve or deny the request; and
- the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.

June 6, 2017: The Board of Adjustment staff review team meeting was held regarding this request and the others scheduled for June public hearings. Review team members in attendance included: the Sustainable Development and Construction Assistant Director of Engineering, the Board of Adjustment 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: BDA167-073

Date: 5/16/2017



1:1,200

AERIAL MAP

Case no: BDA167-073

Date: 5/16/2017



APPLICATION/APPEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 167-073

Data Relative to Subject Property:

Date: March 30, 2017

Location address: 4219 Colonial Ave Zoning District: PD 595 R-5(A)

Lot No.: Pt 3 Block No.: C/1604 Acreage: 7,500 sf Census Tract: 40.00

Street Frontage (in Feet): 1) 50 ft 2) 3) 4) 5)

To the Honorable Board of Adjustment :

Owner of Property (per Warranty Deed): BFO, LLC

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

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

E-mail Address: rob@baldwinplanning.com

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

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

E-mail Address: rob@baldwinplanning.com

Affirm that an appeal has been made for a Variance __, or Special Exception X, of fence height of 2' in the frontyd.

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 six-foot chain link fence is open and will not obstruct visibility of the front yard. The fence will not adversely impact surrounding 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.

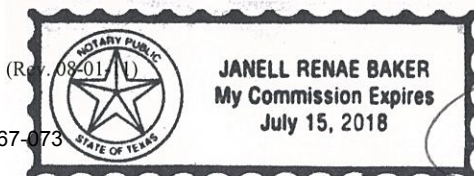
Affidavit

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

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

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

Subscribed and sworn to before me this 30 day of March, 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

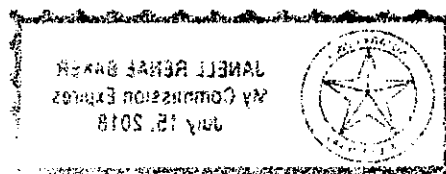
I hereby certify that Robert Baldwin

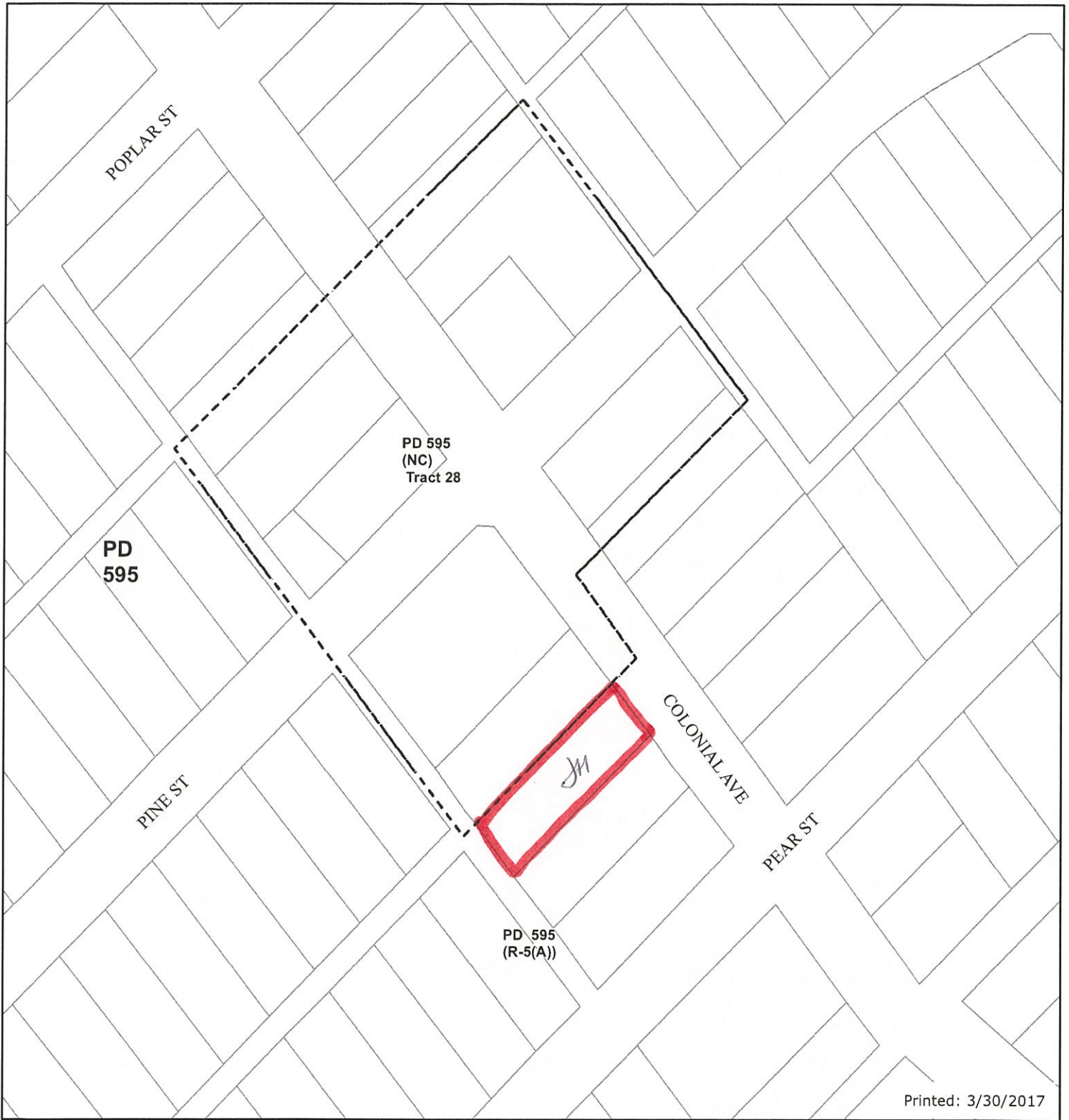
did submit a request for a special exception to the fence height regulations
at 4219 Colonial Avenue

BDA167-073. Application of Robert Baldwin for a special exception to the fence height regulations at 4219 Colonial Avenue. This property is more fully described as part of Lot 3 Block C/1604, and is zoned PD-595 (R-5(A), which limits the height of a fence in the front yard to 4 feet. The applicant proposes to construct a 6 foot high fence in a required front yard, which will require a 2 foot special exception to the fence regulation.

Sincerely,

Philip Sikes
Philip Sikes, Building Official





Printed: 3/30/2017

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 | SPSP Overlay | MD Overlay | Escarpment Overlay |
| X Protected by Levee | Deed Restrictions | Historic Subdistricts | Parking Management Overlay |
| Parks | SUP | Historic Overlay | Shop Front Overlay |
| | | Height Map Overlay | |

BDA 167-073

1-8

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)



1:1,200

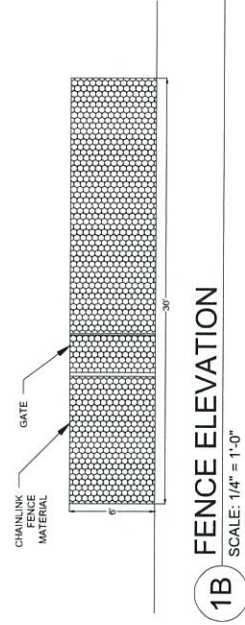
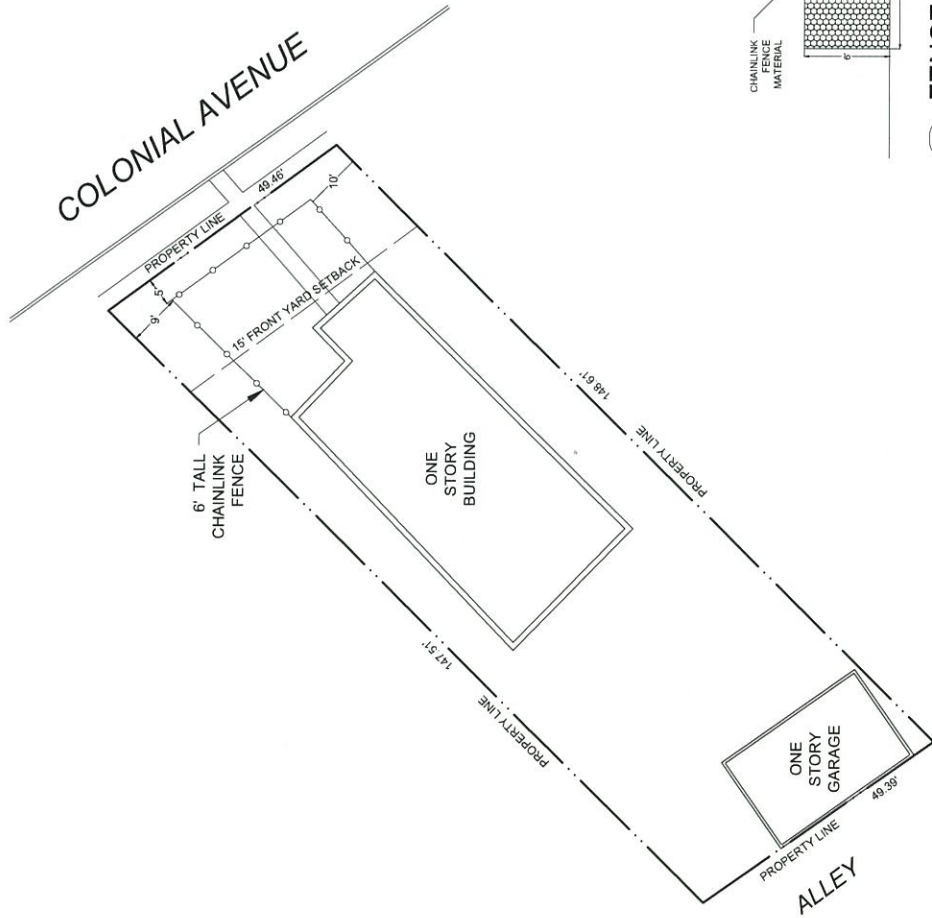


4219 COLONIAL
CITY OF DALLAS, TEXAS

Baldwin
Associates

BALDWIN
ASSOCIATES
3904 Elm Street, Suite B
Dallas, Texas 75226
MOBILE: 214.720.7949
OFFICE: 214.824.7949
rob@baldwinplanning.com

03/27/2017

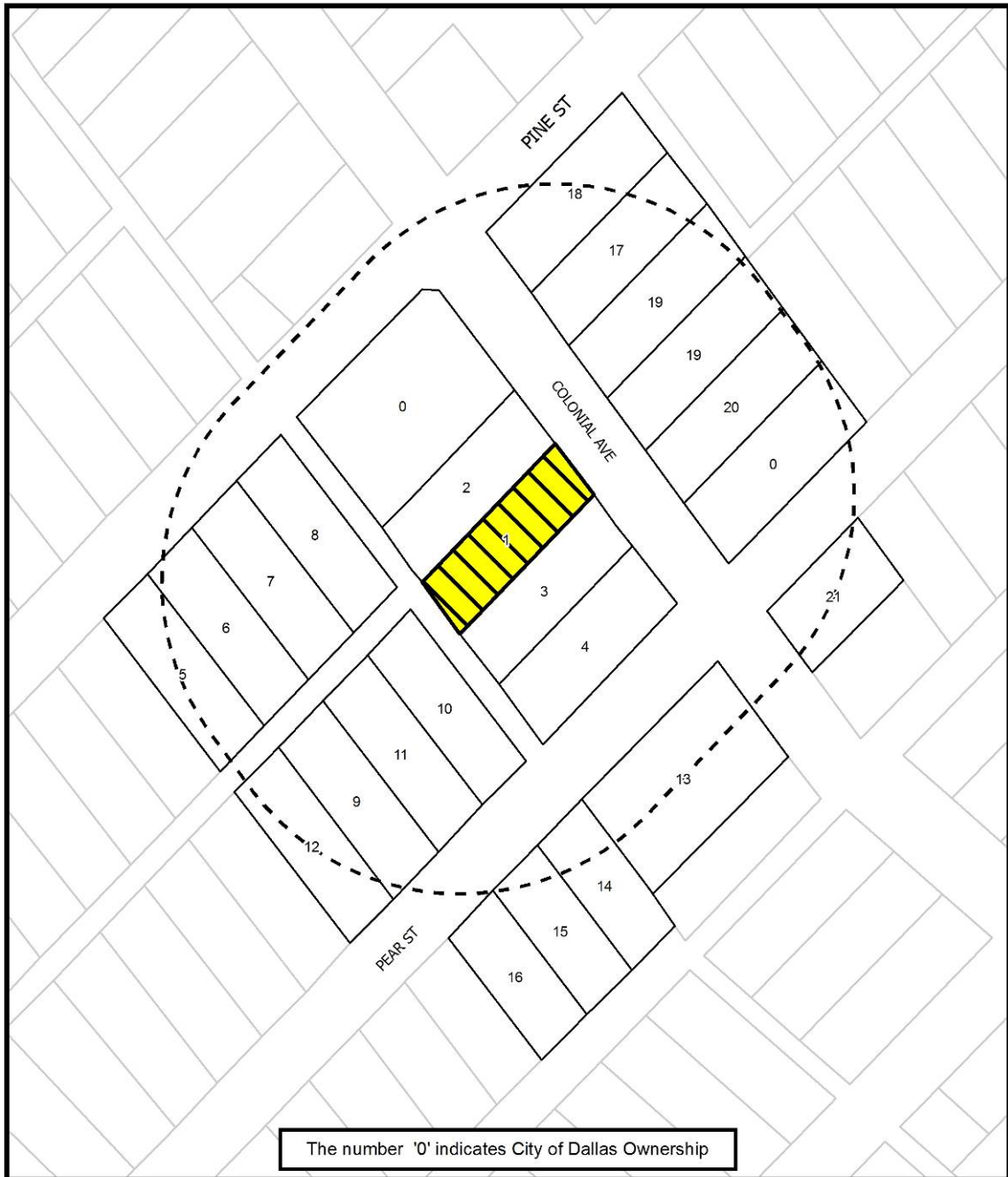


1B FENCE ELEVATION
SCALE: 1/4" = 1'-0"



1A SITE PLAN
SCALE: 1" = 10'-0"





 1:1,200	NOTIFICATION		Case no: BDA167-073
	<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;">21</div> NUMBER OF PROPERTY OWNERS NOTIFIED		Date: 5/16/2017

Notification List of Property Owners

BDA167-073

21 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4219 COLONIAL AVE	BFO LLC
2	4215 COLONIAL AVE	FULLER ROBERT & RITA
3	4221 COLONIAL AVE	MAJORS PAULETTE
4	4223 COLONIAL AVE	PAYNE ISIAH
5	1626 PINE ST	EIKNER GEORGE ALFORD EST OF
6	1628 PINE ST	SAINT PAUL BAPTIST CHURCH
7	1632 PINE ST	PITTS EVIRON S
8	1634 PINE ST	ROSE WILLIAM C & AREIA M
9	1631 PEAR ST	ROQUE HERIBERTO & MARIA FRAIRE
10	1637 PEAR ST	HUNTER VIVIAN & ET AL
11	1633 PEAR ST	NANCE RONALD E
12	1627 PEAR ST	RHYNES ERNESTINE &
13	4301 COLONIAL AVE	ROAL GLOBAL CORPORATION
14	1638 PEAR ST	ROSALES ENRIQUE L
15	1634 PEAR ST	GUARDADO SANDRA LUZ &
16	1630 PEAR ST	JONES CHERYL &
17	4206 COLONIAL AVE	BIVINS J
18	4202 COLONIAL AVE	GREATER NEW ZION BAPTIST
19	4210 COLONIAL AVE	HURD HELEN M
20	4220 COLONIAL AVE	BELL JAMES
21	4302 COLONIAL AVE	DEUTSCHE BANK NA TR

FILE NUMBER: BDA167-065(SL)

BUILDING OFFICIAL'S REPORT: Application of Steven Wood for a variance to the front yard setback regulations at 4707 Dorset Road. This property is more fully described as Lot 5, Block D/5532, and is zoned R-1ac(A), which requires a front yard setback of 40 feet. The applicant proposes to construct a single family residential structure and provide a ten foot front yard setback, measured at the roof eave, which will require a 30 foot variance to the front yard setback regulations.

LOCATION: 4707 Dorset Road

APPLICANT: Steven Wood

REQUEST:

A request for a variance to the front yard setback regulations of 30' is made to construct and maintain a two-story single family home structure, part of which is to be located 10' from one of the site's two front property lines (Lennox Lane) or 30' into this 40' front yard setback on a site that is undeveloped.

STANDARD FOR A VARIANCE:

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

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

STAFF RECOMMENDATION:

Denial

Rationale:

- Staff concluded that while the subject site is unique and different from most lots in the R-1ac(A) zoning district in that it is restrictive in area due to having two, 40' front yard setbacks, and slightly less area than the typical lot in the R-1ac(A) zoning district (approximately 37,000 square feet as opposed to 43,560 square feet), the applicant had not substantiated how the variance to the front yard setback regulations was 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 it cannot be developed in a manner commensurate with the development upon other parcels of land with the same R-1ac(A) zoning district. More specifically, the applicant had not substantiated any site constraint that precludes locating the proposed single family home eastward out of the 40' Lennox Lane front yard setback on the west side of the subject site while still being compliant with the required 10' side yard setback on the east side of the subject site.
- Lastly the applicant had not substantiated how granting this variance is not contrary to public interest in that the front yard in which the encroachment is imposed (Lennox Lane) is located at the beginning of a block where properties to the north of Dorset Road appear to provide the required 40' Lennox Lane front yard setback.

BACKGROUND INFORMATION:

Zoning:

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

Land Use:

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

Zoning/BDA History:

There has not been any recent related board or zoning cases recorded either on or in the immediate vicinity of the subject site.

GENERAL FACTS/STAFF ANALYSIS:

- The request for a variance to the front yard setback regulations of 30' focuses on constructing and maintaining a two-story single family home structure with, according to a document submitted by the applicant, 12,500 square feet of dwelling, part of which is to be located 10' from one of the site's two front property lines (Lennox Lane) or 30' into this 40' front yard setback on a site that is undeveloped.

- The property is located in an R-1ac(A) zoning district which requires a minimum front yard setback of 40’.
- The subject site is located at the northeast corner of Lennox Lane and Dorset Road.
- Given the R-1ac(A) single family zoning and location of the corner lot subject site, it has two 40’ front yard setbacks – a front yard setback along Lennox 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 Dorset Road, (the longer of the two frontages which is typically considered a side yard where on this R-1ac(A) zoned property where a 10’ side yard setback is required). However, the site has a front yard setback along Dorset Road in order to maintain continuity of the established front yard setback along this street frontage where a property to the east of the subject site “fronts” on Dorset Road.
- A site plan has been submitted indicating that a portion of the structure is located as close as 10’ 7” from the Lennox Lane front property line or approximately 30’ into this 40’ front yard setback. (The submitted site plan shows the proposed home to be in compliance with the required front yard setback on Dorset Road).
- The applicant submitted a document stating that the “square feet of dwelling” on the site will be 12,647, and showing that the average “square feet of dwelling” of 12 other properties is approximately 12,800.
- According to DCAD records, there is no main or additional improvement listed for property addressed at 4707 Dorset Road.
- The subject site is flat and rectangular in shape (approximately 240’ x 160’), and according to the submitted application is 0.87 acres (or approximately 37,000 square feet) in area. The site is zoned R-1ac(A) where lots are typically 1 acre (or 43,560 square feet) in area.
- Most lots in the R-1ac(A) zoning district have one 40’ front yard setback, two 10’ side yard setbacks, and one 10’ rear yard setback; this site has two 40’ front yard setbacks and two 10’ side yard setbacks.
- Since the proposed home is to be located 10’ from the Lennox Lane property line, no variance to setback regulations would be required if Lennox Lane were a side yard.
- The approximately 240’ long subject site has approximately 190’ of length left for development once a 40’ front yard setback is accounted for on the west and a 10’ side yard setback is accounted for on the east. If this lot were more typical with one front yard, two side yards, and one rear yard, the 240’ long lot would have 220’ of length left for development.
- The applicant has the burden of proof in establishing the following:
 - That granting the variance to the front yard setback regulations will not be contrary to the public interest when, owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed and substantial justice done.
 - The variance is necessary to permit development of the subject site that differs from other parcels of land by being of such a restrictive area, shape, or slope, that the subject site cannot be developed in a manner commensurate with the development upon other parcels of land in districts with the same R-1ac(A) zoning classification.

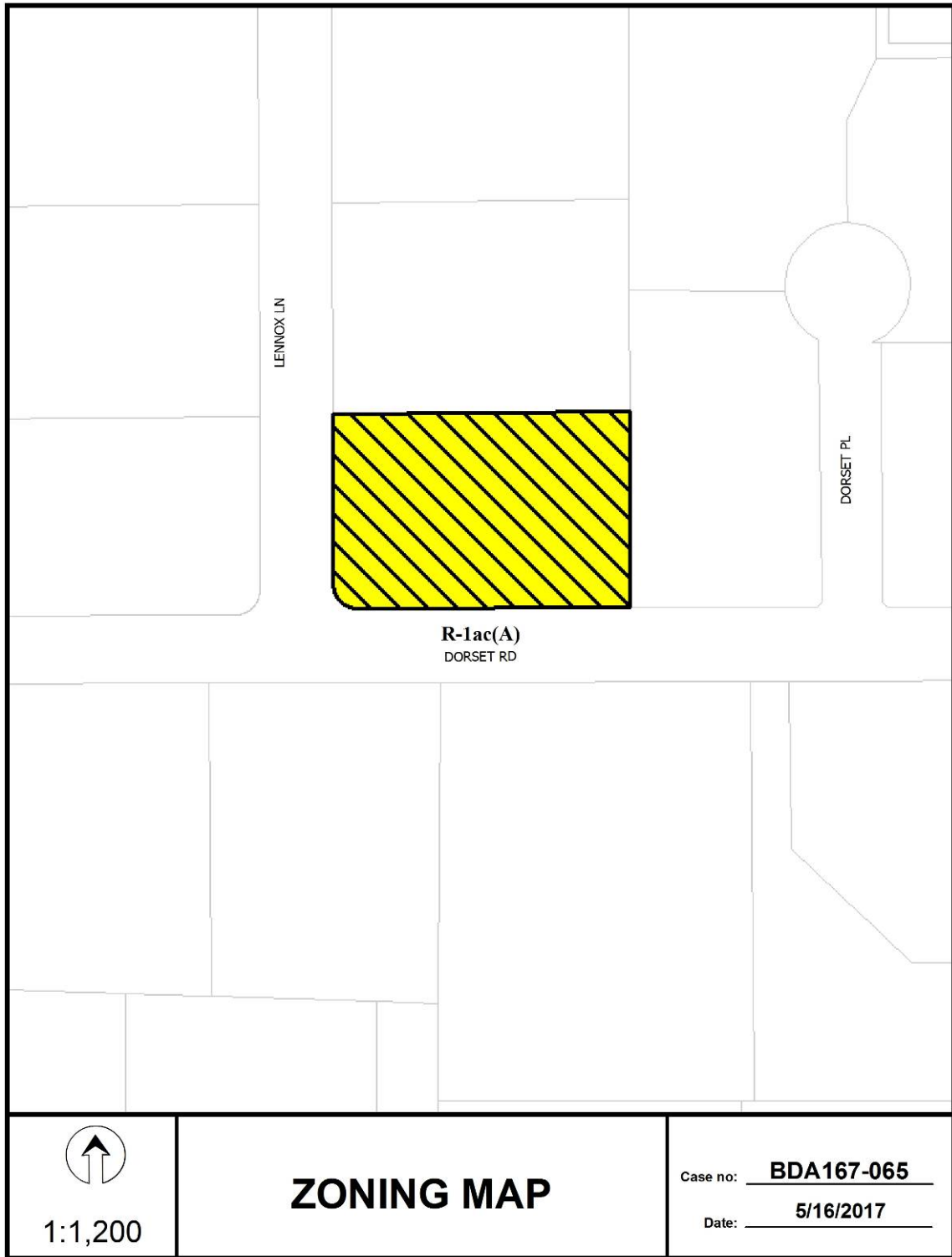
- The variance would not be granted to relieve a self-created or personal hardship, nor for financial reasons only, nor to permit any person a privilege in developing this parcel of land (the subject site) not permitted by this chapter to other parcels of land in districts with the same R-1ac(A) zoning classification.
- If the Board were to grant the variance request, and impose the submitted site plan as a condition, the structure in the front yard setback would be limited to what is shown on this document– which in this case is a structure that would be 10’ from the site’s Lennox Lane front property line (or 30’ into this Lennox Lane 40’ front yard setback).

Timeline:

- March 25, 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.
- May 9, 2017: The Board of Adjustment Secretary randomly assigned this case to Board of Adjustment Panel C.
- May 10, 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 May 31st deadline to submit additional evidence for staff to factor into their analysis; and the June 9th 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.
- May 25, 2017: The Building Inspection Senior Plans Examiner/Development Code Specialist forwarded a revised Building Official’s report to the Board Administrator (see Attachment A).
- May 31, 2017: The applicant submitted additional documentation on this application to the Board Administrator beyond what was submitted with the original application (see Attachment B).
- June 6, 2017: The Board of Adjustment staff review team meeting was held regarding this request and the others scheduled for June public hearings. Review team members in attendance included: the Sustainable Development and Construction Assistant Director of Engineering, the Board of Adjustment Chief Planner, the Board Administrator, the Building Inspection Senior Plans Examiner/Development Code Specialist, the Chief Arborist, the Sustainable Development and Construction Department Senior Planner, and the Assistant City Attorney to the Board.

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

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BDA 167-065
Attach A

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 Steven Wood

did submit a request for a variance to the front yard setback regulations
at 4707 Dorset Road

BDA167-065. Application of Steven Wood for a variance to the front yard setback regulations at 4707 Dorset Road. This property is more fully described as Lot 5, Block D/5532, and is zoned R-1ac(A), which requires a front yard setback of 40 feet. The applicant proposes to construct a single family residential structure and provide a 10 foot front yard setback, measured at the roof eave, which will require a 30 foot variance to the front yard setback regulation.

Sincerely,

Philip Sikes
Philip Sikes, Building Official

Texas Permit and Development

P.O. Box 3293 | Forney | Texas | 75216

4/25/2017

«Sustainable Development and Construction
320 E Jefferson
Dallas, Texas 75230»

«Dear Members of the Board of Adjustment and Staff»

This letter is referencing the Board of Adjustment Case at 4707 Dorset BDA 167-065. We are requesting a variance to the Front Yard Setback of 30' along Lennox Lane. Our property is on a corner lot that is subject to 2 Front Yard Setbacks, one 40' Setback along Dorset and one 40' Setback along Lennox Lane, that other interior lots in a R1AC do not have. The interior lots only have one Front Yard setback of 40' and 2 Side Yard setbacks of 10' and a Rear Yard setback of 10'. Normally our only Front Yard setback would be imposed off of Lennox Lane and the Dorset side would be treated as a Side Yard setback. We are proposing a setback of 10' on the Lennox Lane side of the property in order to build a commensurate property to what is being developed in our neighborhood and other R1AC districts. We feel that we are not over building our property based on others that we have researched and are provided in an attached document. The attached document is also taking into consideration that our lot is even smaller than the standard acre in the R1Acre zoning district. Our permitted lot coverage that is enforced by City of Dallas Sec. 51A-4.112. is 40% and we are only proposing to have only 36.01% coverage. Again, these two Front Yard setbacks are imposing a difficult hardship on us compared to other lots in a R1AC district. Therefore, we feel that our proposed home is in character with the size, setbacks and lot coverage with many surrounding properties. Thank you for your time and consideration.

Thank you,

Steven Wood | Development Consultant

BDA 167-065

Attach B

Pg 2

Address	Square Feet of Dwelling	Lot Size	Buildable Area w/ Set backs per SEC 51(A)-4.112.
4707 Dorset	12,647	37,897	17,700
4835 N Lindhurst	12,864	48,787	33,136
4710 Dorset	16,064	87,120	67,452
4625 N Lindhurst	12,362	44,866	31,610
4831 S Lindhurst	Vacant	48,787	33,350
4833 Walnut Hill	11,290	40,902	26,650
10427 Lennox	12,355	55,321	41,370
5006 Deloach	15,103	117,348	142,780
4642 Meadowood	9,593	124,037	56,160
5400 Edlen	20,124	43,980	30,954
5414 Falls	12,266	45,244	32,200
5109 Radbrook	7,821	43,562	29,060
5315 Ursula	10,576	50,035	33,847
4636 Chapel Hill	13,169	63,225	40,790



APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 167-065

Data Relative to Subject Property:

Date: 3/25/17

Location address: 4707 Dorset Rd. Zoning District: R-1ac(A)

Lot No.: 5 Block No.: D/5532 Acreage: .87 Census Tract: 76.01

Street Frontage (in Feet): 1) 227 2) 150 3) 4) 5)

To the Honorable Board of Adjustment :

Owner of Property (per Warranty Deed): John T Korinek

Applicant: Steven Wood Telephone: 8176827218

Mailing Address: PO Box 3293 Forney Tx Zip Code: 75214

E-mail Address: steven@txpermit.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 31' on the Lennox Lane FVSB

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 house that is commensurate of the neighborhood which we cannot do with the handling of the double front yard setback that is imposed on Lennox and Dorset which restricts the buildable area of this single family lot

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

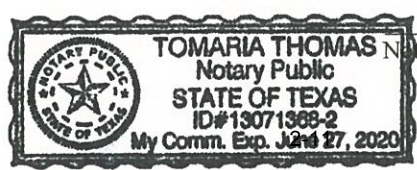
Before me the undersigned on this day personally appeared Steven Wood (Affiant/Applicant's name printed)

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 24 day of March, 2017

(Rev. 08-01-11)



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

MEMORANDUM OF
ACTION TAKEN BY THE
BOARD OF ADJUSTMENT

Date of Hearing _____

Appeal was--Granted OR Denied

Remarks _____

Chairman

Building Official's Report

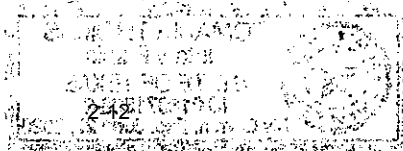
I hereby certify that Steven Wood

did submit a request for a variance to the front yard setback regulations
at 4707 Dorset Road

BDA167-065. Application of Steven Wood for a variance to the front yard setback regulations at 4707 Dorset Road. This property is more fully described as Lot 5, Block D/5532, and is zoned R-1ac(A), which requires a front yard setback of 40 feet. The applicant proposes to construct a single family residential structure and provide a 9 foot front yard setback, which will require a 31 foot variance to the front yard setback regulation.

Sincerely,

Philip Sikes
Philip Sikes, Building Official



City of Dallas

Internal Development Research Site

Legend

Locate Property

Search by:

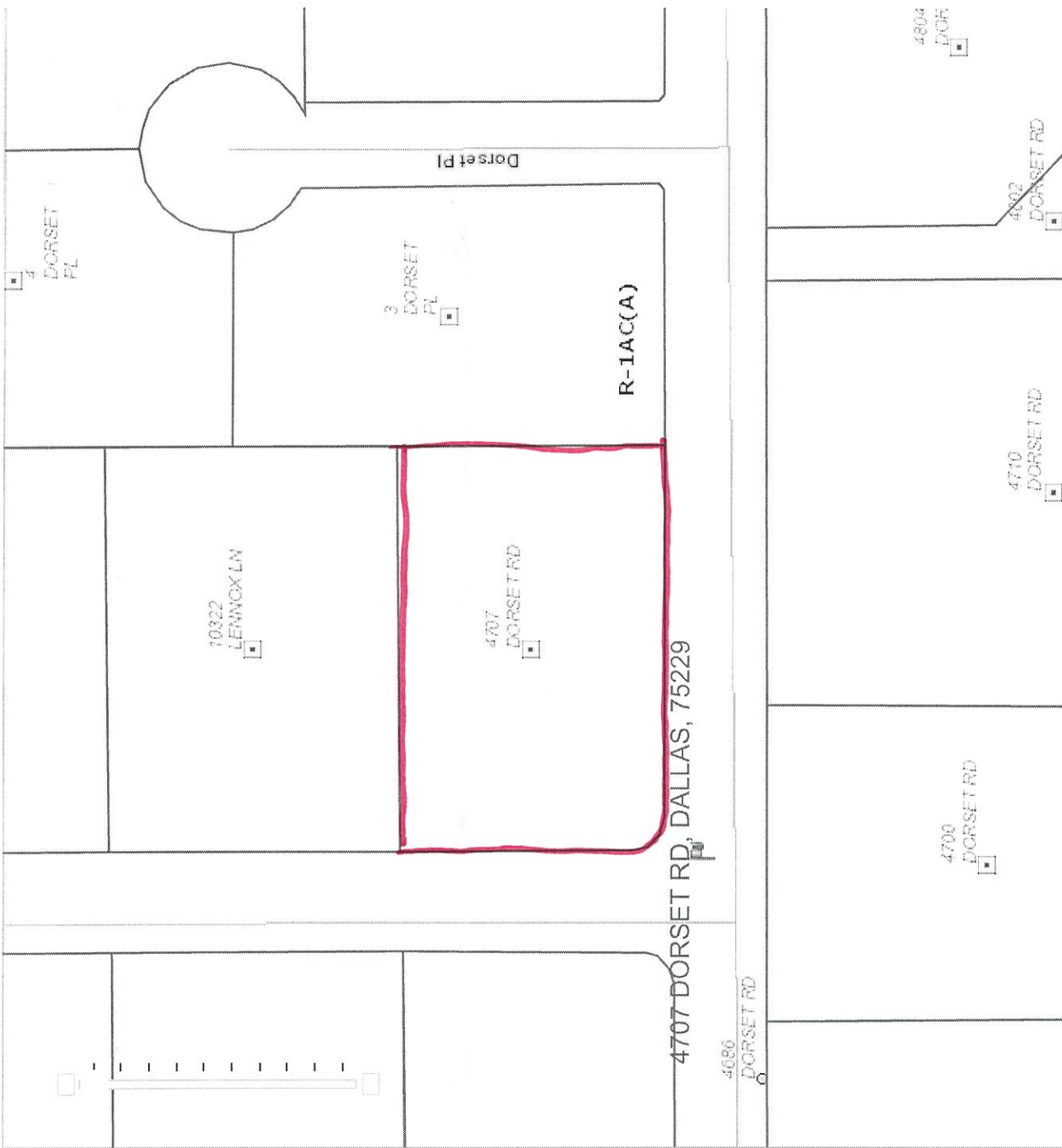
GIS Account #

OR

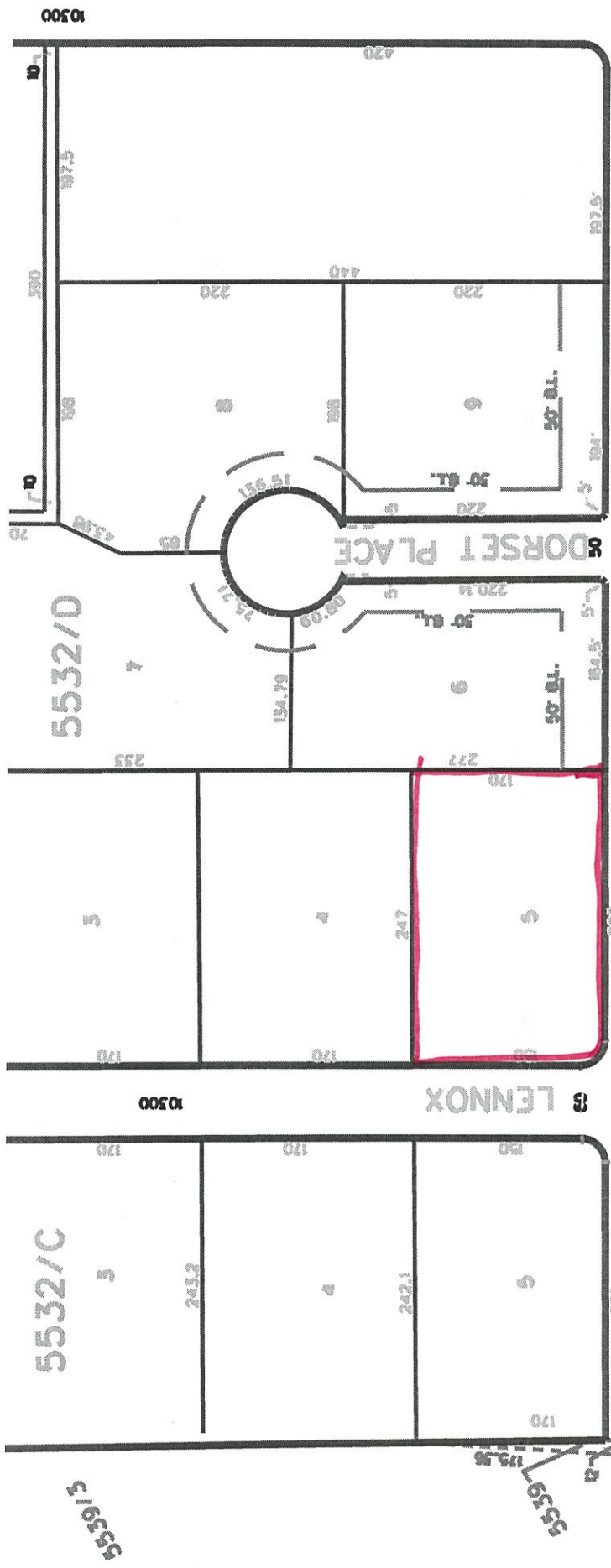
Street address.
4707 dorset

OR

Parcel address.
Use street type for better re



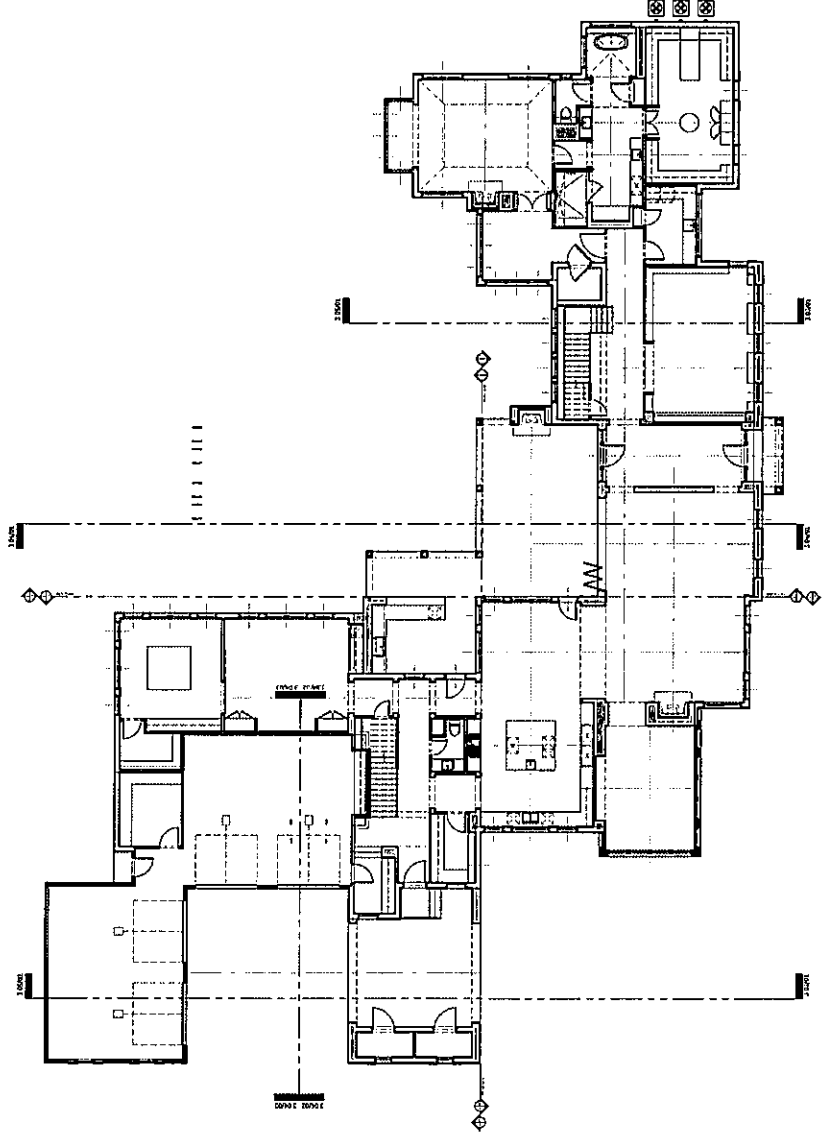
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01 ARCHITECTURAL PLAN | 1ST FLOOR
REV: 04-14



INDEX OF DRAWINGS	
01	ARCHITECTURAL PLAN 1ST FLOOR
02	ARCHITECTURAL PLAN 2ND FLOOR
03	ARCHITECTURAL PLAN 3RD FLOOR
04	ARCHITECTURAL PLAN 4TH FLOOR
05	ARCHITECTURAL PLAN 5TH FLOOR
06	ARCHITECTURAL PLAN 6TH FLOOR
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18	ARCHITECTURAL PLAN 18TH FLOOR
19	ARCHITECTURAL PLAN 19TH FLOOR
20	ARCHITECTURAL PLAN 20TH FLOOR

PROJECT DIRECTORY	
OWNER	DAVID J. BROWN
ARCHITECT	SMITH+HAWK ARCHITECTS
DATE	04/14/14
PROJECT	1500 1500
ADDRESS	1500 1500
CITY	HOUSTON, TX
STATE	TX
COUNTRY	USA
PROJECT NO.	1500 1500
DATE	04/14/14
PROJECT	1500 1500
ADDRESS	1500 1500
CITY	HOUSTON, TX
STATE	TX
COUNTRY	USA

LEGAL DESCRIPTION	
LOT 1500, BLOCK 1500, SUBDIVISION 1500, CITY OF HOUSTON, TEXAS	
ACCORDING TO THE RECORDS OF THE CLERK OF COUNTY CLERK OF HOUSTON COUNTY, TEXAS	

ORDINANCES / LOT COVERAGE	
MINIMUM LOT AREA	1500 SQ FT
MINIMUM LOT COVERAGE	100%
MINIMUM LOT FRONT SETBACK	10 FT
MINIMUM LOT SIDE SETBACK	10 FT
MINIMUM LOT REAR SETBACK	10 FT
MINIMUM LOT FRONT YIELD	100%
MINIMUM LOT SIDE YIELD	100%
MINIMUM LOT REAR YIELD	100%

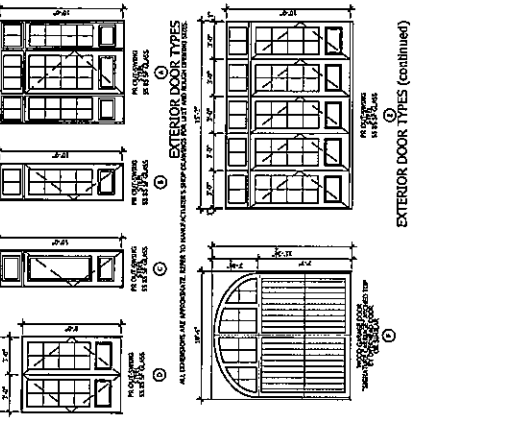
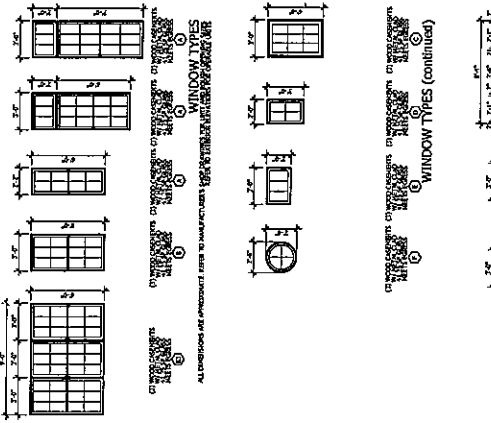
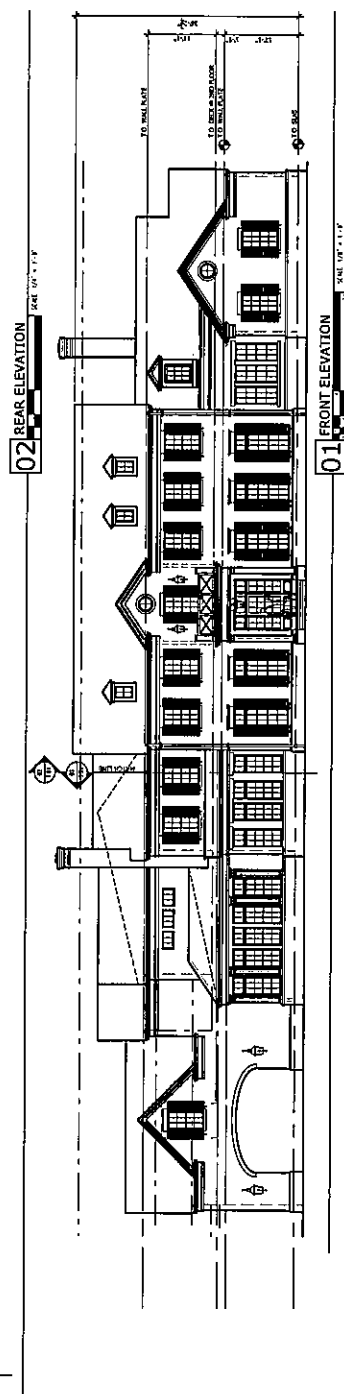
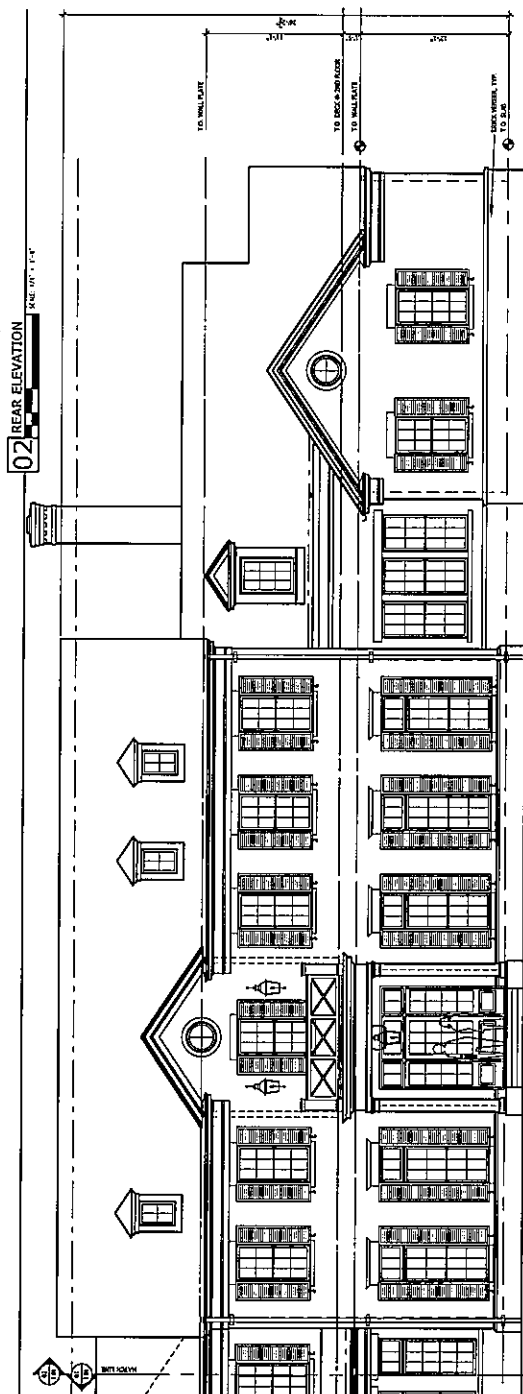
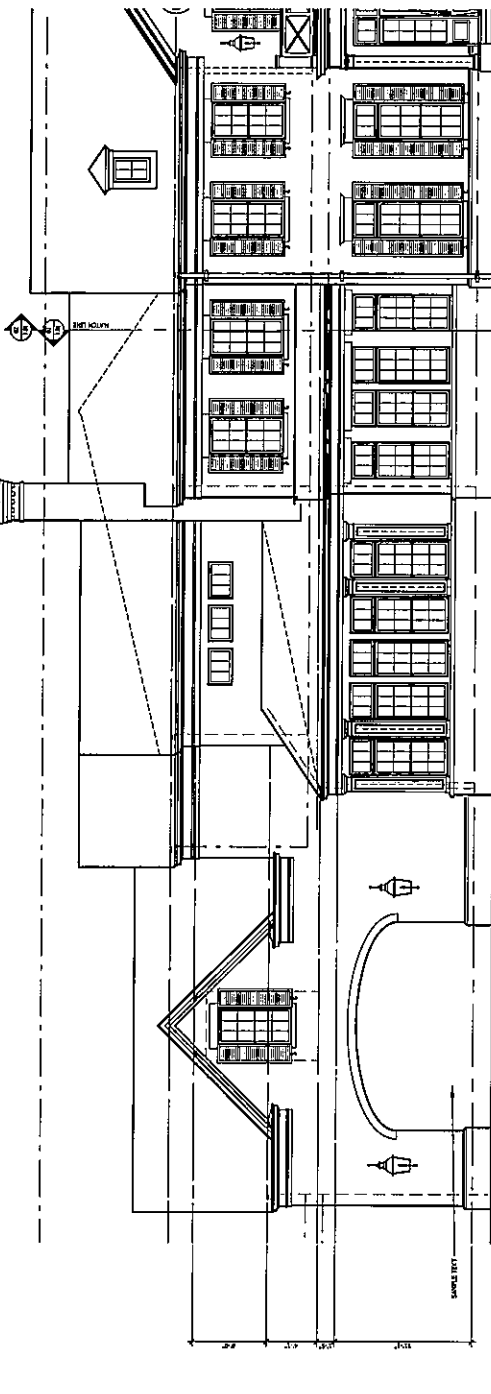
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APPLICABLE ENERGY CODE VERSION	2012 ENERGY CODE
APPLICABLE ENERGY CODE SECTION	2012 ENERGY CODE
APPLICABLE ENERGY CODE COMMENT	2012 ENERGY CODE
APPLICABLE ENERGY CODE DATE	2012 ENERGY CODE
APPLICABLE ENERGY CODE CITY	2012 ENERGY CODE
APPLICABLE ENERGY CODE COUNTY	2012 ENERGY CODE
APPLICABLE ENERGY CODE STATE	2012 ENERGY CODE
APPLICABLE ENERGY CODE COUNTRY	2012 ENERGY CODE

DRAWING NOTES	
1.	CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL RESIDENTIAL CODE (IRC).
2.	ALL STRUCTURAL MEMBERS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE AISC STEEL CONSTRUCTION MANUAL AND THE ACI CONCRETE CODE.
3.	ALL MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ASHRAE HANDBOOKS AND THE IPC PLUMBING CODE.
4.	ALL FINISHES SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ARCHITECTURAL FINISHES GUIDE.
5.	ALL MATERIALS SHALL BE OF THE HIGHEST QUALITY AND SHALL BE SUBMITTED FOR APPROVAL TO THE ARCHITECT PRIOR TO INSTALLATION.
6.	ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.
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STAIN-TAY ARCHITECTS
 4707 DORSET ROAD
 DALLAS, TEXAS 75229

SHEET 3.01
 A New Single Family Residence to be located at
 4707 DORSET ROAD
 DALLAS, TEXAS 75229
 JOB # 1702

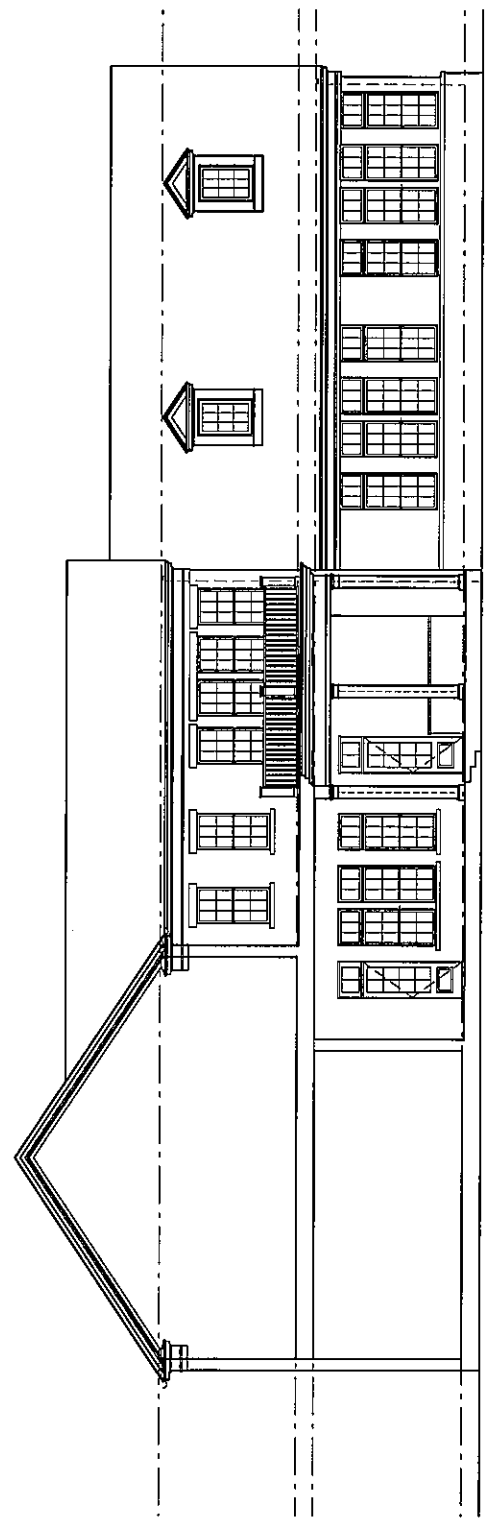
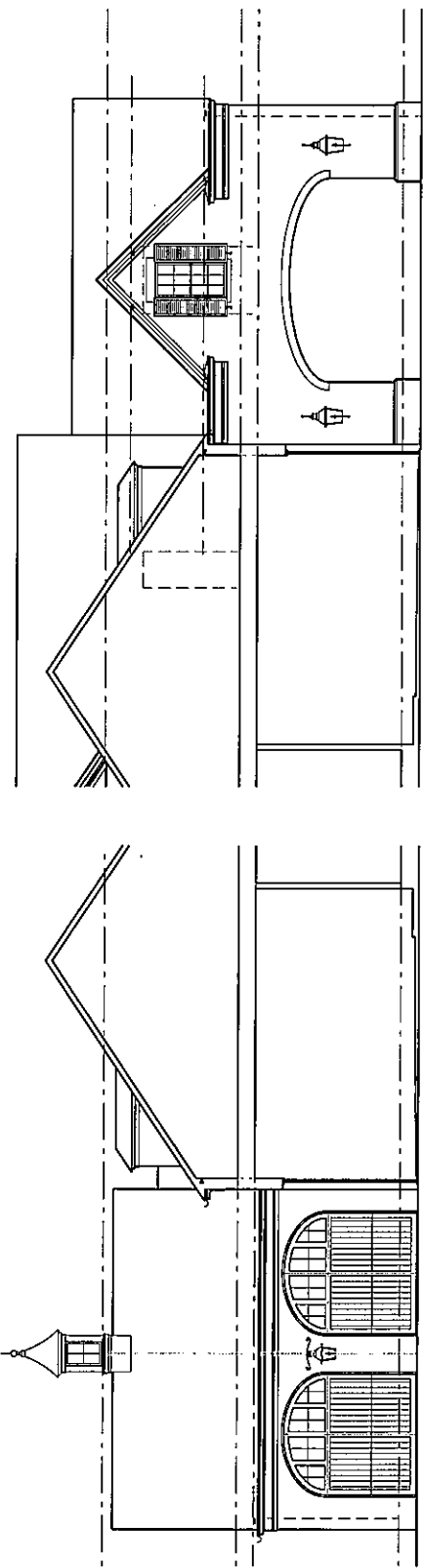
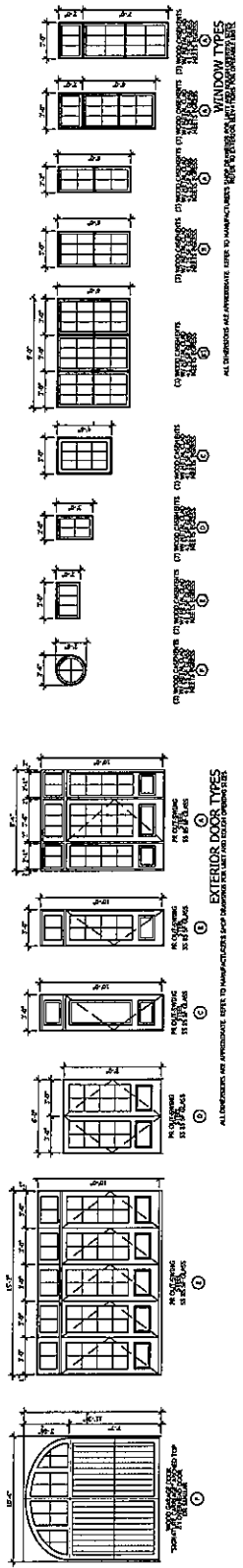


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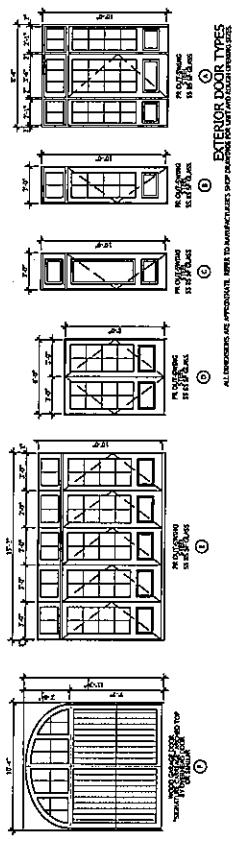
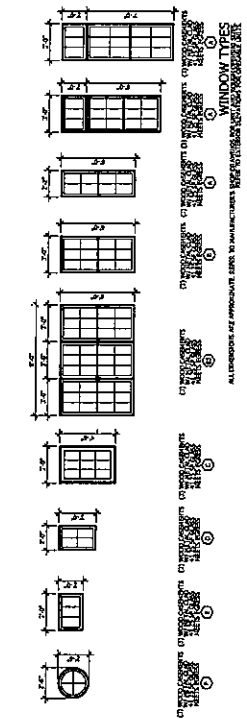
4707 DORSET ROAD
Dallas, Texas 75229

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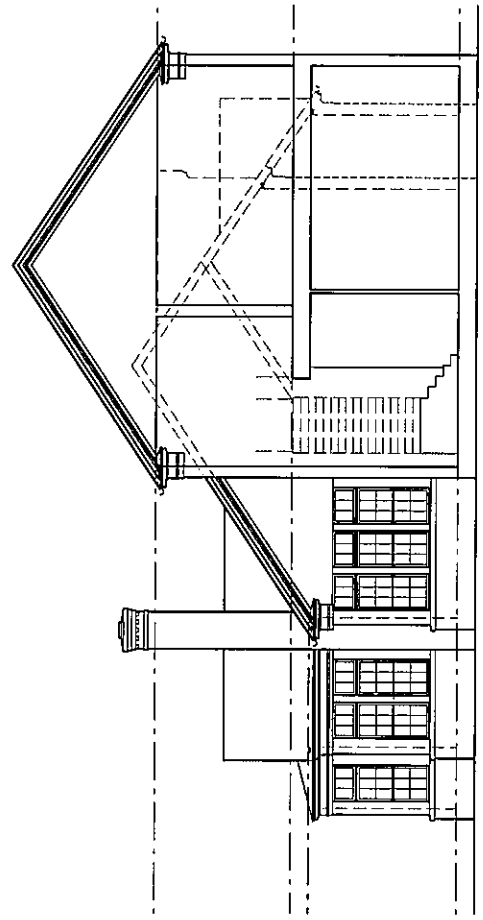
JOB # 1702



REVISION	DATE	DESCRIPTION
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96	03/01/2017	REVISED PER COMMENTS
97	03/01/2017	REVISED PER COMMENTS
98	03/01/2017	REVISED PER COMMENTS
99	03/01/2017	REVISED PER COMMENTS
100	03/01/2017	REVISED PER COMMENTS



02 SECTION ELEVATION (NORTH-SOUTH)
SCALE: 1/4" = 1'-0"



01 SECTION ELEVATION (NORTH-SOUTH)
SCALE: 1/4" = 1'-0"

REVISION	DATE	DESCRIPTION
01	08/11/2017	ISSUE FOR PERMIT
02	08/11/2017	ISSUE FOR PERMIT
03	08/11/2017	ISSUE FOR PERMIT
04	08/11/2017	ISSUE FOR PERMIT
05	08/11/2017	ISSUE FOR PERMIT
06	08/11/2017	ISSUE FOR PERMIT



A New Single Family Residence to be located at
4707 DORSET ROAD
 Dallas, Texas 75229

JOB # 1702
SHEET 3.06

04 CORNICE DETAIL
 SCALE: 1/8" = 1'-0"

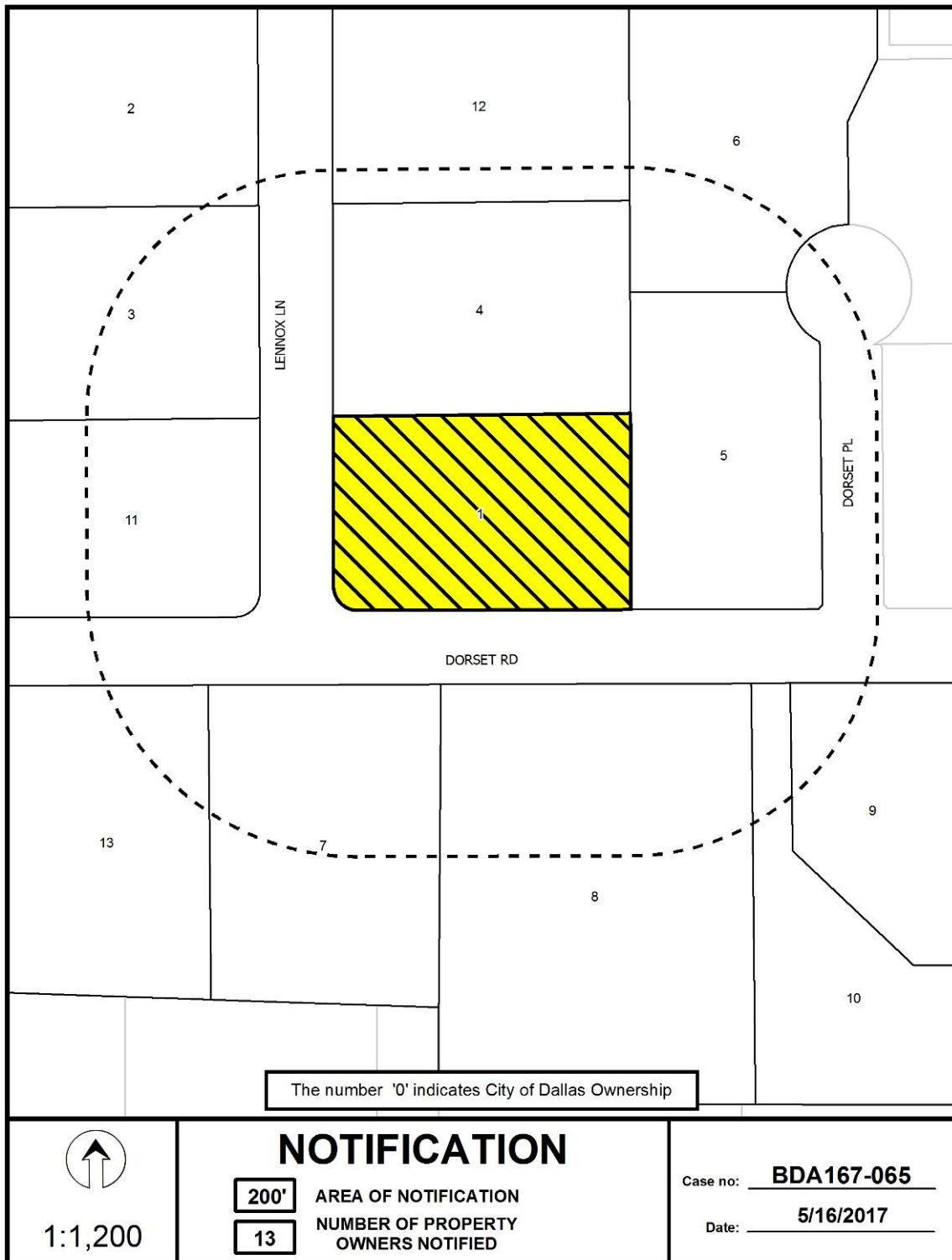
05 CORNICE DETAIL
 SCALE: 1/8" = 1'-0"

06 CORNICE DETAIL
 SCALE: 1/8" = 1'-0"

01 TYPICAL WALL SECTION
 SCALE: 3/8" = 1'-0"

02 TYPICAL WALL SECTION
 SCALE: 3/8" = 1'-0"

03 TYPICAL WALL SECTION
 SCALE: 3/8" = 1'-0"



Notification List of Property Owners

BDA167-065

13 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4707 DORSET RD	GILES PHOEBE H
2	10335 LENNOX LN	NEUROHR G HUNT &
3	10323 LENNOX LN	MELMED EDWARD P & SANDRA
4	10322 LENNOX LN	LITTLE ELDON LEROY IV &
5	3 DORSET PL	NAIFEH JEROME G & DONNA
6	4 DORSET PL	KARNS MICHAEL D &
7	4700 DORSET RD	HARRIS SCOTT W & LEEANN
8	4710 DORSET RD	NEUHOFF ROBERT V ETAL
9	4804 DORSET RD	WATTERS JOHN P &
10	4802 DORSET RD	BMAS TRUST THE
11	10311 LENNOX LN	HICKEY BARBARA J
12	10334 LENNOX LN	NEWTON GEOFFREY L &
13	4626 DORSET RD	KEY JOHN & MELISSA

FILE NUMBER: BDA167-076(JM)

BUILDING OFFICIAL'S REPORT: Application of Colby Craig for a variance to the front yard setback regulations at 6143 Royalton Drive. This property is more fully described as Lot 8, Block 3/5500-1/2, and is zoned R-16(A), which requires a front yard setback of 35 feet. The applicant proposes to construct and/or maintain a structure and provide a 14-foot front yard setback measured at the foundation with a roof eave not to exceed 1 foot, which will require a 21-foot variance to the front yard setback regulations.

LOCATION: 6143 Royalton Drive

APPLICANT: Colby Craig

REQUEST:

A request for a variance to the front yard setback regulations of 21' is made to construct and/or maintain a single family structure, part of which would be located 14' from the site's front property line (with a maximum 1-foot roof eave) or 14' into the 35' front yard setback along Azalea Lane.

STANDARD FOR A VARIANCE:

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

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

STAFF RECOMMENDATION:

Denial

Rationale:

- While the subject site is unique and different from most lots zoned R-16(A) in that it has two front yard setbacks, the applicant had not substantiated at the time of the

June 6th staff review team meeting how the features of the flat, rectangular-shaped, and approximately 16,409-square-foot lot precludes him from developing it in a manner commensurate with other developments found on similarly-zoned R-16(A). While the site has two 35' front yard setbacks, the site is about 409 square feet larger than most lots in the R-16(A) zoning district with 16,000 square feet. The two front yard setbacks do not appear to restrict the applicant from developing/maintaining it with a single family home structure/use that is commensurate with development found in the same R-16(A) zoning that can comply with setbacks.

BACKGROUND INFORMATION:

Zoning:

<u>Site:</u>	R-16(A) Single Family District (16,000 sq. ft.)
<u>North:</u>	R-16(A) Single Family District (16,000 sq. ft.)
<u>East:</u>	R-16(A) Single Family District (16,000 sq. ft.)
<u>South:</u>	R-16(A) Single Family District (16,000 sq. ft.)
<u>West:</u>	R-16(A) Single Family District (16,000 sq. ft.)

Land Use:

The subject site is currently undeveloped. Properties to the north, east, south, and west are developed with single-family homes.

Zoning/BDA History:

No history.

GENERAL FACTS/STAFF ANALYSIS:

- This request focuses on constructing/maintaining a single family structure, part of which would be located 14' from the site's front property line (with a maximum 1-foot roof eave) or 21' into the 35' front yard setback along Azalea Lane.
- The subject site is flat, rectangular in shape (curved, approximately 160' x 104'), and according to the submitted application is approximately 16,409 square feet) in area.
- The site is zoned R-16(A) where lots are typically 16,000 square feet in area.
- R-16(A) Single Family District requires a 35' front yard setback.
- The subject site has two front yards: the shorter side facing Royalton Drive, and the longer side facing Azalea Lane (area of request).
- The applicant wishes to construct and maintain a 7,596 square foot single-family structure on a site that is undeveloped, part of which would be located up to 21' into the required front yard on Azalea Lane.

- Lots zoned a R-16(A) Single Family District are required to provide a minimum front yard setback of 35'. The subject site is located at the northwest corner of Azalea Lane and Royalton Drive. Regardless of how the home is being constructed or oriented, the site has two front yard setbacks. A 35' front yard setback is required along Royalton Drive, the shorter of the two frontages, which is always deemed the front yard setback on a corner lot in an R-16(A) zoning district. The site also has a 35' front yard setback along Azalea Lane, the longer of the two frontages of this corner lot, which is typically regarded as a side yard, but is considered a front yard setback nonetheless to maintain the continuity of the established lot developed within the block north of the subject property with the front yard on Azalea Lane.
- The site plan submitted with this request identifies how the applicant would like to provide a 14' front yard along Azalea Lane, as measured from the foundation.
- Additional evidence submitted by the applicant indicates that a survey of surrounding properties in the area found the average home size to be approximately 6,901 square feet. The applicant would like to build a 7,596 square-foot house, over 600 square feet larger than the average home in the list provided. A list of nine properties was provided of homes the applicant found to be 1) located on a corner lot in the R-16(A) District, and 2) seemingly not providing the required front yard. No photos were associated with either list (Attachment A).
- The applicant has the burden of proof in establishing the following:
 - That granting the variance to the front yard setback regulations will not be contrary to the public interest when, owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed and substantial justice done.
 - The variance is necessary to permit development of the subject site that differs from other parcels of land by being of such a restrictive area, shape, or slope, that the subject site cannot be developed in a manner commensurate with the development upon other parcels of land in districts with the same D(A) zoning classification.
 - The variance would not be granted to relieve a self-created or personal hardship, nor for financial reasons only, nor to permit any person a privilege in developing this parcel of land (the subject site) not permitted by this chapter to other parcels of land in districts with the same D(A) zoning classification.
- If the board were to grant the variance request, and impose the submitted site plan as a condition, the structures in the front yard setback would be limited to what is shown on this document– which in this case is a portion of a structure located as close as 14' from the site's front property line along Azalea Lane (or 21' into the 35' front yard setback).

Timeline:

April 10, 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.

May 9, 2017: The Board of Adjustment Secretary randomly assigned this case to Board of Adjustment Panel C.

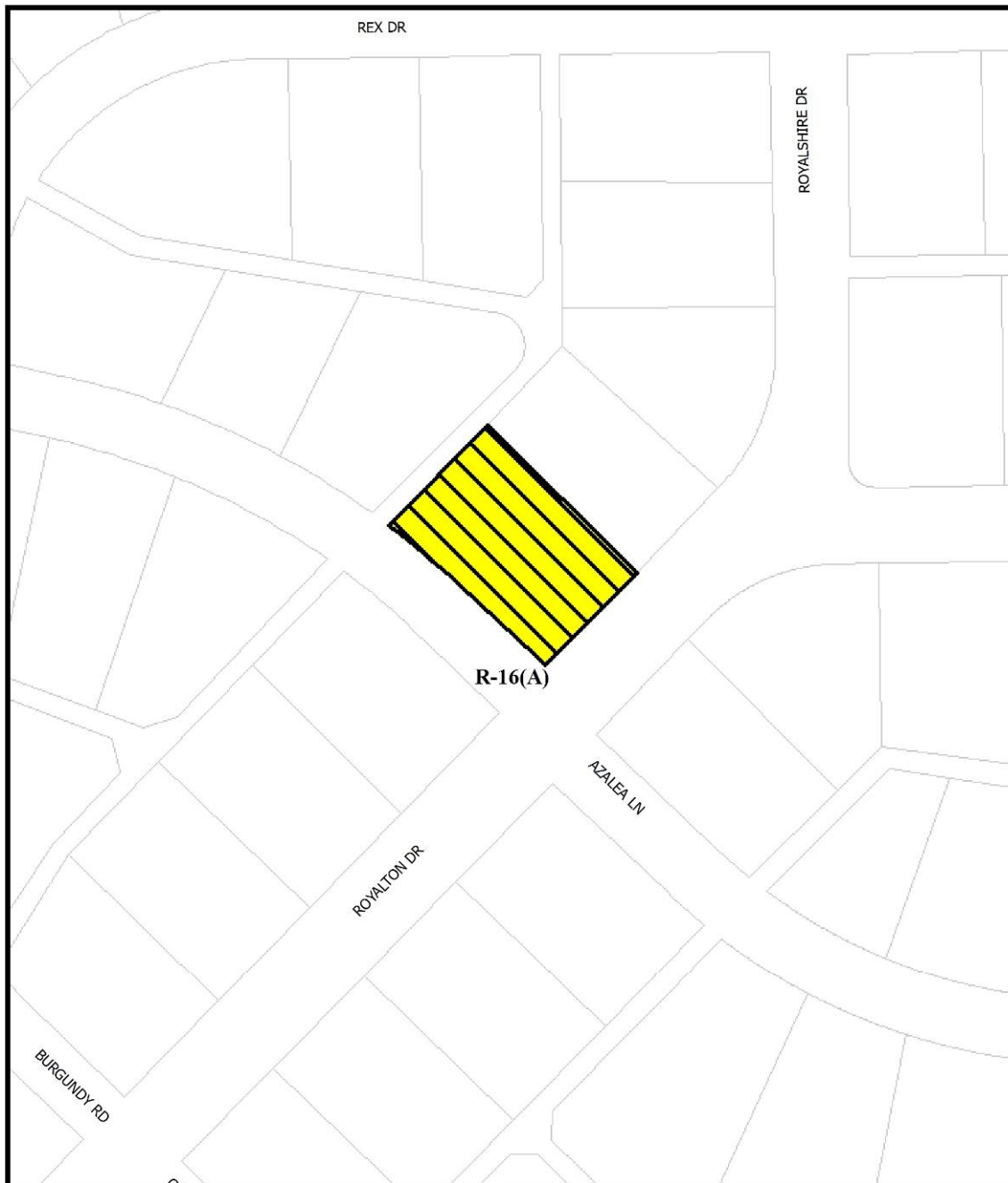
May 16, 2017: The Board Administrator emailed the applicant the following information:

- an attachment that provided the public hearing date and panel that will consider the application; the May 31st deadline to submit additional evidence for staff to factor into their analysis; and the June 9th deadline to submit additional evidence to be incorporated into the Board’s docket materials;
- the criteria/standard that the board will use in their decision to approve or deny the request; and
- the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.

June 5, 2017: The applicant submitted new evidence, provided in “Attachment A.”

June 6, 2017: The Board of Adjustment staff review team meeting was held regarding this request and the others scheduled for June public hearings. Review team members in attendance included: the Sustainable Development and Construction Assistant Director of Engineering, the Board of Adjustment 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: BDA167-076

Date: 5/16/2017



1:1,200

AERIAL MAP

Case no: BDA167-076

Date: 5/16/2017

Munoz, Jennifer

From: Colby Craig <j_colbycraig@yahoo.com>
Sent: Tuesday, June 06, 2017 11:35 AM
To: Munoz, Jennifer
Cc: Judy Craig; Danielle Brasher
Subject: Re: BDA167-076; Property at 6143 Royalton Dr.

#2 were corner homes in the immediate area who appear to not observe two front yard setbacks.

Sent from my iPhone

On Jun 6, 2017, at 11:02 AM, Munoz, Jennifer <jennifer.munoz@dallascityhall.com> wrote:

Thank you for the information. What is #2? I look forward to the follow-up of photos and the petition.

<image002.png> **Jennifer Muñoz**
Senior Planner
City of Dallas | www.dallascityhall.com
Current Planning Division
Sustainable Development and Construction
1500 Marilla Street, 5BN
Dallas, TX 75201
O: 214-670-4208
jennifer.munoz@dallascityhall.com
<image003.png>
<image004.png> <image005.png>

OPEN RECORDS NOTICE: This email and responses may be subject to the Texas Open Records Act and may be disclosed to the public upon request. Please respond accordingly.

From: Colby Craig [mailto:j_colbycraig@yahoo.com]
Sent: Monday, June 05, 2017 10:17 PM
To: Munoz, Jennifer <jennifer.munoz@dallascityhall.com>
Cc: Judy Craig <jcraig@nch.com>; Danielle Brasher <daniellebrasher@ebby.com>
Subject: Re: BDA167-076; Property at 6143 Royalton Dr.

Jennifer,

Thank you for the call today and I apologize for expressing frustration. This is the first time I've gone through this process. With regards to evidence to back-up the comments I've made; please see the below:

1. I will attempt to connect with neighbors this week / early next to get a count of those in favor or against my planned new home construction project
- 2..
 - (a). 6055 Azalea, Dallas, 75230 - new construction

BDA 167-076
"Attachment A"
P2/2

- (b). 6163 Rex, Dallas, 75230
- (c). 6207 Rex, Dallas, 75230
- (d). 6142 Royalton, Dallas, 75230
- (e). 6338 Azalea, Dallas, 75230
- (f). 11007 Tibbs, Dallas, 75230
- (g). 11006 Tibbs, Dallas 75230
- (h). 6139 Royalcrest, Dallas, 75230
- (i). 6163 Rex, Dallas, 75230

3. Below is a list of homes in the area with similar sq/ft to the home I would like to build:

- (a). 6147 Rex Dr., Dallas, 75230 - 6,729 sq/ft
- (b). 6009 Royal Crest, Dallas, 75230 - 6,146 sq/ft
- (c). 6032 Royal Crest, Dallas, 75230 - 6,493 sq/ft
- (d). 6044 Royal Crest, Dallas, 75230 - 6,686 sq/ft
- (e). 6214 Rex Dr., Dallas, 75230 - 7,412 sq/ft
- (f). 6207 Rex Dr., Dallas, 75230 - 6,515 sq/ft
- (g). 6215 Rex Dr., Dallas, 75230 - 7,390 sq/ft
- (h). 6441 Lavendale, Dallas, 75230 - 7,426 sq/ft
- (i). 6118 Azalea Ln., Dallas 75230 - 7,316 sq/ft

Thanks again - I will work on #1 above and supporting photos. Please let me know if there is any additional information I can provide.

Colby Craig
CASON Construction
(972) 948-7888
www.createdbycason.com

From: "Munoz, Jennifer" <jennifer.munoz@dallascityhall.com>
To: "j_colbycraig@yahoo.com" <j_colbycraig@yahoo.com>
Sent: Monday, June 5, 2017 2:21 PM
Subject: RE: BDA167-076; Property at 6143 Royalton Dr.

Just an example of how I'd present your evidence to staff and later, to the board. I'd need evidence to fill these holes. Do you think you'll be providing it today after all?
<image006.jpg>

<image002.png>

Jennifer Muñoz
Senior Planner
City of Dallas | www.dallascityhall.com
Current Planning Division
Sustainable Development and
Construction
1500 Marilla Street, 5BN



City of Dallas

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 167-076

Data Relative to Subject Property:

Date: 4/10/2017

Location address: 6143 Roylton Dr Zoning District: R-16(A)

Lot No.: 8 Block No.: 3/5500 1/2 Acreage: .36 Census Tract: 133.00

Street Frontage (in Feet): 1) 99.33 2) ~~160.64~~ 106.95 4) 160.54 5) _____

To the Honorable Board of Adjustment :

Owner of Property (per Warranty Deed): LOMAT INVESTMENTS, INC

Applicant: Colby Craig Telephone: (972) 948-7988

Mailing Address: 6429 orchel Ln Dallas Zip Code: 75238

E-mail Address: j-colbycraig@yahoo.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 21' ~~35'~~ to the 35' front yard setback requirement

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

1. Not contrary to the public interest 2. to allow for the development of commercial like property in other R16A zoned areas 3. Restricted buildable area give (2) 35' front yard setbacks as other corner lots are ~~also~~ allowed to adapt setbacks 4. this is not a self created or personal hardship nor for financial reasons

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

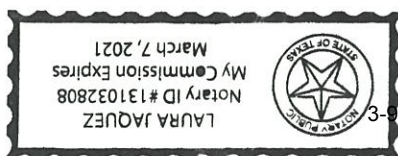
Before me the undersigned on this day personally appeared John Colby Craig (Affiant/Applicant's name printed)

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 13 day of April, 2017

Laura Jaquez
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

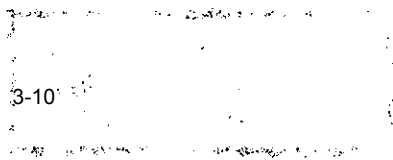
Building Official's Report

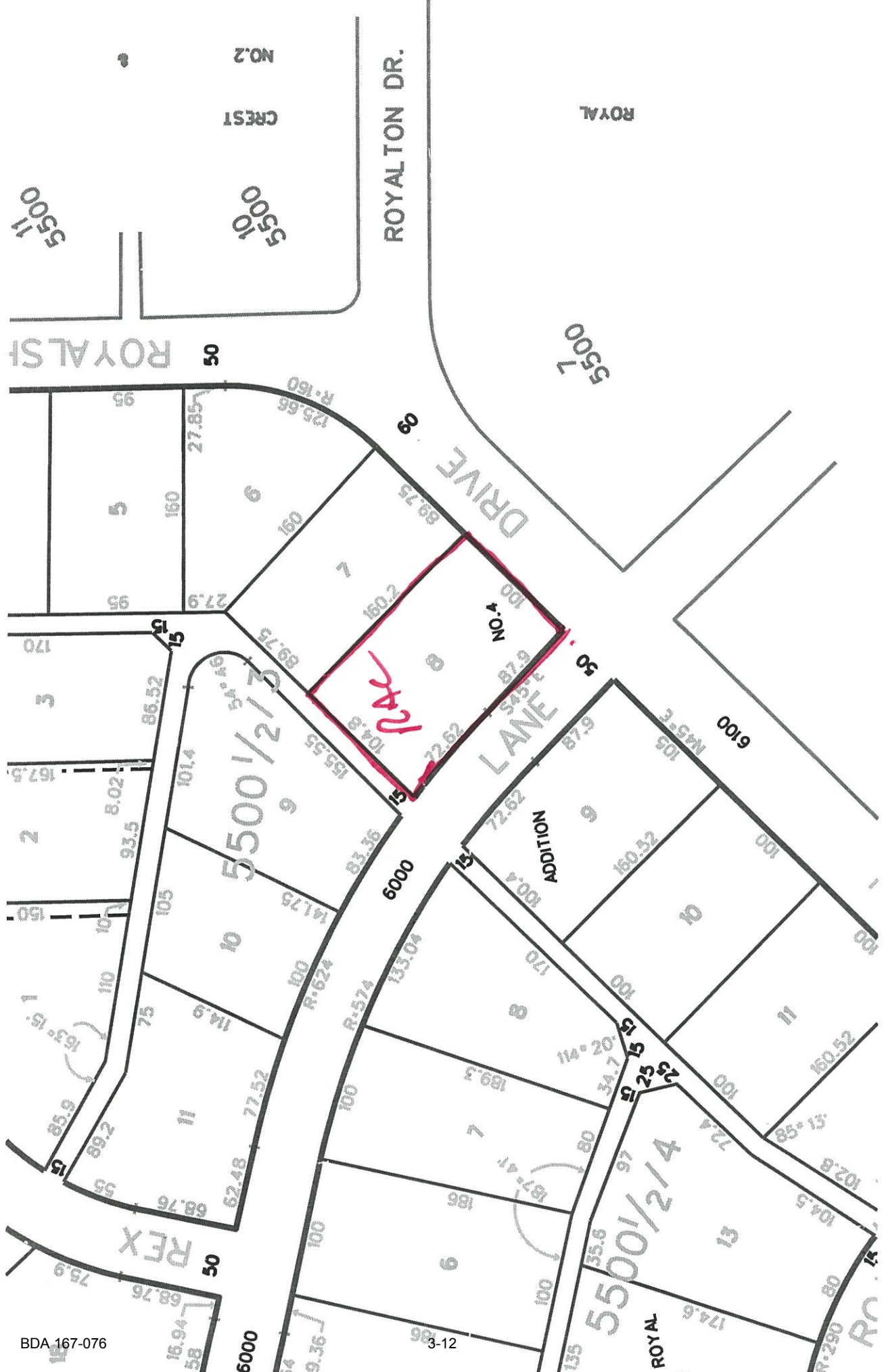
I hereby certify that Colby Craig
did submit a request for a variance to the front yard setback regulations
at 6143 Royalton Drive

BDA167-076. Application of Colby Craig for a variance to the front yard setback regulations at 6143 Royalton Lane. This property is more fully described as Lot 8, Block 3/5500-1/2, and is zoned R-16(A), which requires a front yard setback of 35 feet. The applicant proposes to construct a single family residential structure and provide a 14 foot front yard setback measured at the foundation with a roof eave not to exceed 1 foot, which will require a 21 foot variance to the front yard setback regulation.

Sincerely,

Philip Sikes
Philip Sikes, Building Official







PURVA
DESIGN
STUDIO

6143 ROYALTON, DALLAS, TX 75230

A NEW RESIDENCE FOR:
CASON CONSTRUCTION

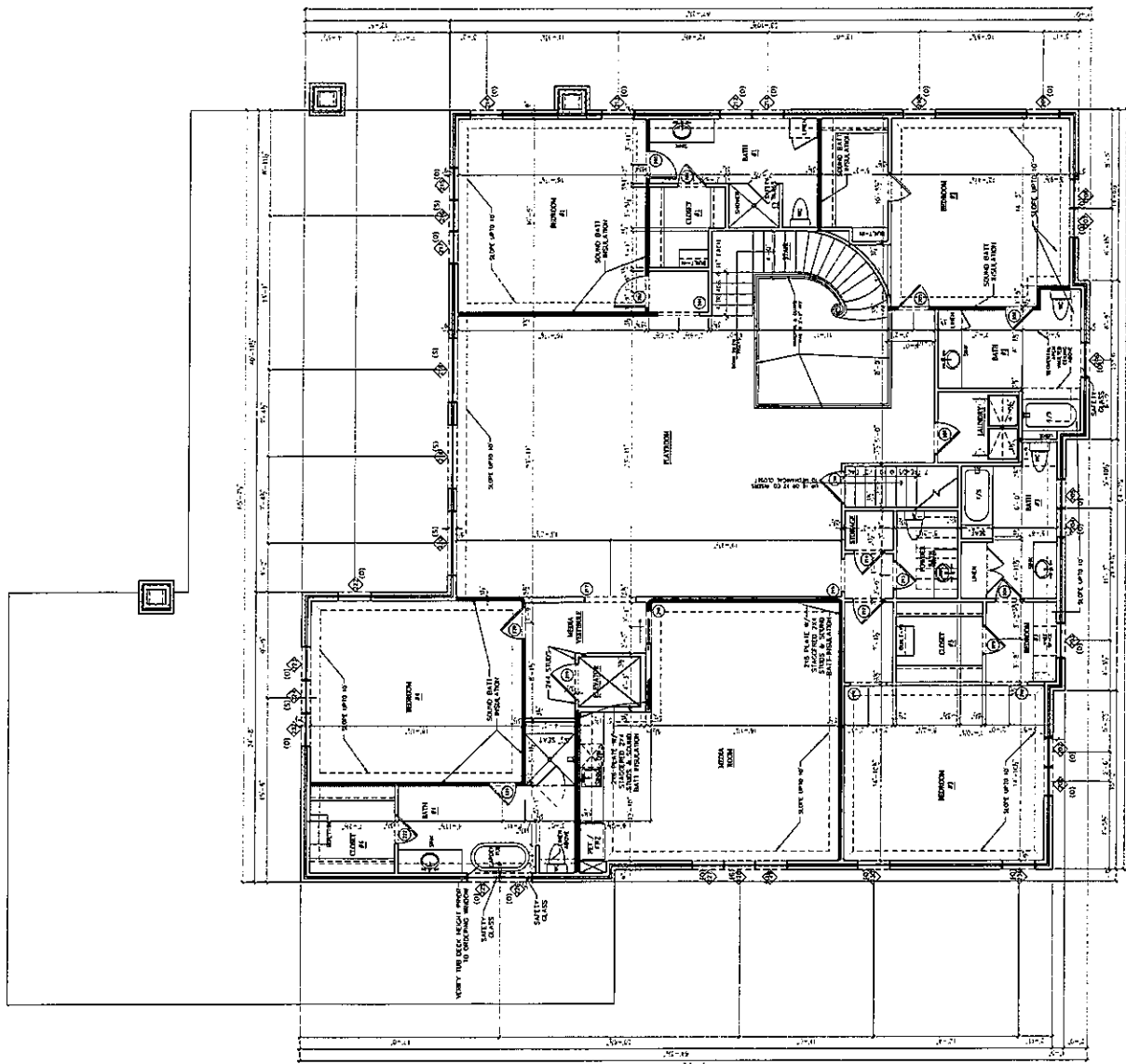
REVISIONS:

PROJECT NO: 1027

DATE: 02.25.2017

SHEET TITLE: SECOND FLOOR PLAN

SHEET NO: A2.2



DOOR SCHEDULE

MARK	QUANTITY	SIZE	THICKNESS	MATERIAL	REMARKS
101	1	36" x 80"	1 1/2"	GLASS	ENTRY
102	1	36" x 80"	1 1/2"	GLASS	ENTRY
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104	1	36" x 80"	1 1/2"	GLASS	ENTRY
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199	1	36" x 80"	1 1/2"	GLASS	ENTRY
200	1	36" x 80"	1 1/2"	GLASS	ENTRY

DOOR NOTES:
1. EXTERIOR DOOR UNITS W/ GLASS BRICK MEDIA
2. ALL GLASS IN DOORS AND SWEIGHTS TO BE SAFETY GLASS

WINDOW SCHEDULE

MARK	QUANTITY	WIDTH	HEIGHT	T.O. UNIT ABOVE	SUB FLOOR	MATERIAL	REMARKS
101	1	36"	80"	10'	10'	GLASS	ENTRY
102	1	36"	80"	10'	10'	GLASS	ENTRY
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118	1	36"	80"	10'	10'	GLASS	ENTRY
119	1	36"	80"	10'	10'	GLASS	ENTRY
120	1	36"	80"	10'	10'	GLASS	ENTRY
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198	1	36"	80"	10'	10'	GLASS	ENTRY
199	1	36"	80"	10'	10'	GLASS	ENTRY
200	1	36"	80"	10'	10'	GLASS	ENTRY

WINDOW NOTES:
1. EXTERIOR WINDOW UNITS W/ GLASS BRICK MEDIA
2. REFER TO FLOOR PLAN FOR OPENABLE (O) OR STATIONARY (S) DESIGNATION
3. CONDITIONS IN WINDOW UNITS SHALL BE TO MEET THE ENERGY CODES
4. SAFETY GLASS APPLICABLE TO ALL BATHS, SHOWERS, AND STAIRS PER I.R.C.
5. MEETING SAFETY GLASS REQUIREMENTS PER CURRENT I.R.C. CODES.
6. GLAZING U-FACTOR 0.33 / SHGC 0.3



 1:1,200	NOTIFICATION		Case no: BDA167-076
	<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;">21</div> NUMBER OF PROPERTY OWNERS NOTIFIED		Date: 5/16/2017

Notification List of Property Owners

BDA167-076

21 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	6143 ROYALTON DR	LDSU LIVING TRUST
2	6122 ROYALTON DR	ZIDE JACOB R &
3	6130 ROYALTON DR	BAKER ROBERT H & LESLIE
4	6142 ROYALTON DR	KUMAR SUNEEL & GRACE
5	6150 ROYALTON DR	VASEK ROBERT B JR
6	6210 ROYALTON DR	SCOTT JOHN THOMAS &
7	11000 ROYALSHIRE DR	BAUER KATHERINE
8	6126 REX DR	WEITMAN DAVID & MARLENE
9	6132 REX DR	STOLER ROBERT C
10	6142 REX DR	COBEN CHAD E & AMBER M
11	11021 ROYALSHIRE DR	GREENSPAN SYLVIA
12	11015 ROYALSHIRE DR	SHAHKARAMI MASSOUD & ZOYA
13	6155 ROYALTON DR	WEINSTEIN GREG M
14	6151 ROYALTON DR	GOLDSMITH REGINALD M &
15	6069 AZALEA LN	WEINREB KAREN S
16	6063 AZALEA LN	HEXT GREGORY & KIMBERLY
17	6055 AZALEA LN	SAYAH JON & JULIE
18	6054 AZALEA LN	BRENNER JULES S & JACQUELINE S
19	6066 AZALEA LN	CHANG ROGER
20	6131 ROYALTON DR	WAY PETER & JANET
21	6123 ROYALTON DR	HOBBS DAVID R & ROBYN N