

NOTICE FOR POSTING
MEETING OF
BOARD OF ADJUSTMENT, PANEL C
MONDAY, SEPTEMBER 20, 2021

BRIEFING: 11:00 a.m. via **Videoconference and in 6ES**, Dallas City Hall, 1500 Marilla Street

HEARING: 1:00 p.m. via **Videoconference and in 6ES**, Dallas City Hall, 1500 Marilla Street

* The Board of Adjustment hearing will be held by videoconference and in 6ES at City Hall. Individuals who wish to speak in accordance with the Board of Adjustment Rules of Procedure **by joining the meeting virtually**, should register online at <https://form.jotform.com/210907944450153> or contact the Sustainable Development and Construction Department at 214-670-4209 **by the close of business Friday, September 17, 2021. All virtual speakers will be required to show their video in order to address the board.** The public is encouraged to attend the meeting virtually, however, City Hall is available for those wishing to attend the meeting in person following all current pandemic-related public health protocols. Public Affairs and Outreach will also stream the public hearing on Spectrum Cable Channel 96 or 99; and bit.ly/cityofdallastv or YouTube.com/CityofDallasCityHall, and the WebEx link: <https://bit.ly/BDA092021>

Purpose: To take action on the attached agenda, which contains the following:

1. Board of Adjustment appeals of cases the Building Official has denied.
2. And any other business which may come before this body and is listed on the agenda.

Handgun Prohibition Notice for Meetings of Governmental Entities

"Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun."

"De acuerdo con la sección 30.06 del código penal (ingreso sin autorización de un titular de una licencia con una pistola oculta), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola oculta."

"Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly."

"De acuerdo con la sección 30.07 del código penal (ingreso sin autorización de un titular de una licencia con una pistola a la vista), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola a la vista."



CITY OF DALLAS
BOARD OF ADJUSTMENT, PANEL C
MONDAY, SEPTEMBER 20, 2021
AGENDA

BRIEFING: 11:00 a.m. via **Videoconference** and in **6ES**, Dallas City Hall,
1500 Marilla Street

HEARING: 1:00 p.m. via **Videoconference** and in **6ES**, Dallas City Hall,
1500 Marilla Street

Andreea Udrea, PhD, AICP, Assistant Director (Interim)
Jennifer Muñoz, Chief Planner/Board Administrator
Pamela Daniel, Senior Planner
LaTonia Jackson, Board Secretary

PUBLIC TESTIMONY

Minutes

MISCELLANEOUS ITEM

Approval of the August 16, 2021 Board of Adjustment Panel C Public Hearing Minutes	M1
Changes to State Law relating to Variances - discussion of the implementation of HB 1475	M2

UNCONTESTED CASE(S)

BDA201-078(JM)	4000 Stonebridge Drive REQUEST: Application of Rob Baldwin for a variance to the front yard setback regulations, and for a special exception to the fence height regulations.	1
BDA201-079(PD)	212 Melba Street REQUEST: Application of Rob Baldwin for a special exception to the multi-family regulations to afford a handicapped person equal opportunity to use and enjoy a dwelling	2

REGULAR CASES

BDA201-081(PD)	1535 Beauford Road REQUEST: Application of Cinthya Barrera for a special exception to the single-family regulations, and for a variance to the floor area ratio regulations	3
BDA201-082(PD)	1107 Canterbury Court REQUEST: Application of Mark Jenkins for a variance to the floor area ratio regulations, and for a variance to the side yard setback regulations	4

HOLDOVERS

None.

EXECUTIVE SESSION NOTICE

A closed executive session may be held if the discussion of any of the above agenda items concerns one of the following:

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 City Council 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 §551.087]
7. deliberating security assessments or deployments relating to information resources technology, network security information, or the deployment or specific occasions for implementations of security personnel, critical infrastructure, or security devices. [Tex. Govt. Code §551.089]

FILE NUMBER: BDA201-078(JM)

BUILDING OFFICIAL'S REPORT: Application of Baldwin Associates for a variance to the front yard setback regulations at 4000 Stonebridge Drive. This property is more fully described as Lot 6, Block 5/2023, and is zoned an R-7.5 Single Family Subdistrict within Planned Development District No. 193, which requires a front yard setback of 25 feet, and limits the height of a fence in the front yard to four feet. The applicant proposes to construct a single family residential accessory structure (swimming pool) and provide a 16-foot front yard setback, which will require a nine-foot variance to the front yard setback regulations. Additionally, a retaining wall up to nine-feet six-inches-in-height is proposed in the front yard, requiring a five-foot six-inch special exception to the fence height regulations.

LOCATION: 4000 Stonebridge Drive

APPLICANT: Rob Baldwin of Baldwin Associates

REQUEST:

The applicant proposes to construct and maintain a swimming pool, spa structure, and retaining wall located as close as 16 feet from the front property line. The site is currently undeveloped.

STANDARD FOR A VARIANCE:

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

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

STAFF RECOMMENDATION:

Approval, subject to the following condition:

- Compliance with the submitted site plan is required.

Rationale:

- Staff concluded that the subject site is unique and different from most lots zoned and R-7.5 Single Family District within PD No. 193 in that it is somewhat sloped (elevation ranging from 484 feet on the west to 493 feet on the east) and irregular in shape (ranging from about 43 to 103 feet-in-width).
- Staff concluded that the applicant has shown by submitting a document (**Attachment A**) indicating among other things that that the size of the proposed pool on the subject site with approximately 475 square feet of floor area is commensurate with 30 properties in the same zoning district which have an average lot area of 19,217 square feet.

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: PD 193 (R-7.5) (Single family subdistrict)
- North: PD 193 (R-7.5) (Single family subdistrict)
- South: PD 193 (R-7.5) (Single family subdistrict)
- East: PD 193 (MF-2) (Multifamily subdistrict)
- West: PD 193 (R-7.5) (Single family subdistrict)

Land Use:

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

Zoning/BDA History:

1. **BDA201-031** Property at 4000 Stonebridge Drive (the subject site): On April 19, 2021, the Board of Adjustment Panel C denied a request for a variance to the front yard setback regulations of 12 feet without prejudice. The case report stated the request was made to construct and maintain an accessory pool structure, part of which is to be located as close as 13 feet from the front property line or as much as 12 feet into the 25-foot front yard setback on a site that is undeveloped.

2. **BDA189-082** Property at 4000 Stonebridge Drive (the subject site): On August 19, 2019, the Board of Adjustment Panel C denied a request for a variance to the front yard setback regulations of ten feet without prejudice. The case report stated the request was made to construct and maintain a two-story single-family structure with a 2,600 square foot building footprint (and with approximately 4,500 square feet of “conditioned” space), part of which is to be located as close as 15 feet from the front property line or as much as 10 feet into the 25-foot front yard setback on a site that is undeveloped.

GENERAL FACTS /STAFF ANALYSIS:

This request for a variance to the front yard setback regulations of up to nine feet is made to construct and maintain a residential accessory structure, a swimming pool and a spa structure, with approximately 475 square feet of floor area. The site is undeveloped and located in an R-7.5 Single Family District within PD No. 193 which requires a minimum front yard setback of 25 feet.

The submitted site plan indicates that the proposed structure is located as close as 16 feet from the front property line or as much as nine feet into the 25-foot front yard setback.

Lots in this district are typically 7,500 square feet in area. The subject site is somewhat sloped, irregular in shape, and, according to the application, is 0.26 acres (or approximately 11,300 square feet) in area.

According to DCAD records, there are no improvements listed for the property addressed at 4000 Stonebridge Drive.

The applicant has submitted a document that represents that the lots average square footage of 30 other properties with a pool in the PD 193 (R-7.5) zoning district is about 19,212 square feet.

The applicant has the burden of proof in establishing the following:

- That granting the variance to the front yard setback regulations will not be contrary to the public interest when owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed and substantial justice done.
- The variance is necessary to permit development of the subject site that differs from other parcels of land by being of such a restrictive area, shape, or slope, that the subject site cannot be developed in a manner commensurate with the development upon other parcels of land in districts with the same PD No. 193 (R-7.5) zoning classification.
- The variance would not be granted to relieve a self-created or personal hardship, nor for financial reasons only, nor to permit any person a privilege in developing this parcel of land (the subject site) not permitted by this chapter to other parcels of land in districts with the same PD No. 193 (R-7.5) zoning classification.

Additionally, the applicant is now requesting a special exception to the fence height regulations for a retaining wall proposed in the front yard. This retaining wall was included on the last requests for this case, but not as a special exception. The applicant was advised that due to the measurement of the fence being taken from the interior of the property, that despite the retaining wall not being visible from the street, the retaining wall is considered a fence structure above four feet-in-height in a front yard setback.

According to the site plan and elevation submitted, the portion of the one-foot wide, solid concrete retaining wall fence structure is located on the southern portion of the site, around the driveway and garage area, and is up to nine-feet six-inches-in-height and 26 feet-in-length along the Stonebridge frontage, about 15 feet from the property line.

As of September 14, 2021, letters and petitions of support had been received regarding the requests.

If the board were to grant the variance request and impose the submitted site plan as a condition, the accessory structure, a swimming pool and a spa structure with approximately 475 square feet of floor area located partially in the front yard setback, would be limited to what is shown on this document. If the board were to grant the special exception to the fence height standards and impose the submitted site plan and elevation, the fence located in the front yard along the Stonebridge Drive frontage would be limited to the location and height, as depicted.

Timeline:

June 30, 2021: The applicant submitted an “Application/Appeal to the Board of Adjustment” and related documents which have been included as part of this case report.

August 5, 2021: The Board of Adjustment Secretary assigned this case to Board of Adjustment Panel C, due to case history.

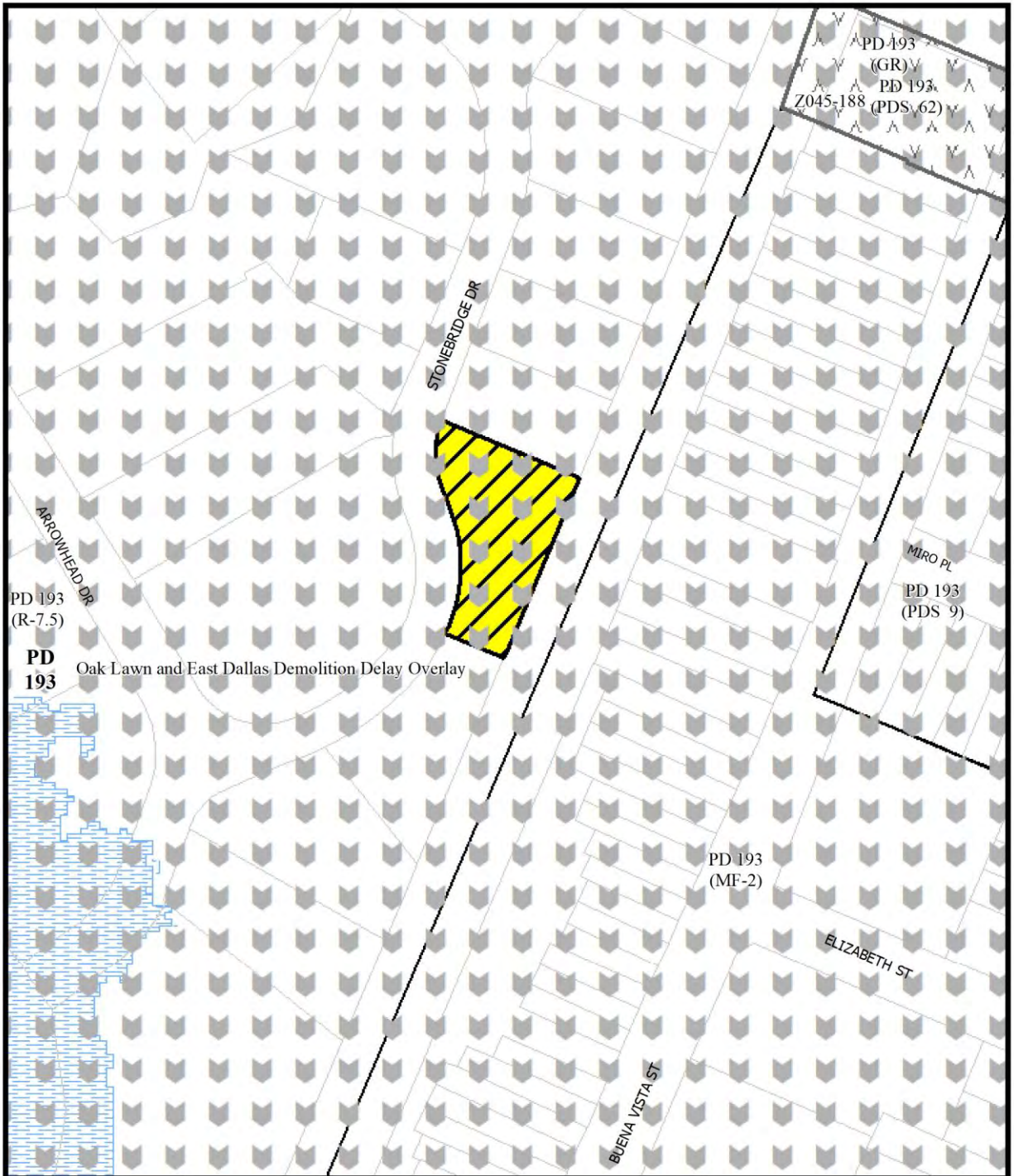
August 23, 2021: The Board of Adjustment Chief Planner/Board Administrator emailed the applicant the following information:


- 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 August 31st deadline to submit additional evidence for staff to factor into their analysis; and the September 10th 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.”

August 30, 2021: The applicant submitted additional information to staff beyond what was submitted with the original application (**Attachment A**).

September 3, 2021: The Board of Adjustment staff review team meeting was held regarding this request and the others scheduled for the September public hearings. Review team members in attendance included the following: the Board of Adjustment Chief Planner/Board Administrator, the Building Inspection Senior Plans Examiner, the Board of Adjustment Senior Planner, the Chief Arborist, the Conservation Districts Chief Planner, the Building Inspection Chief Planner, the Interim Assistant Director of Current Planning, and the Assistant City Attorney to the board.

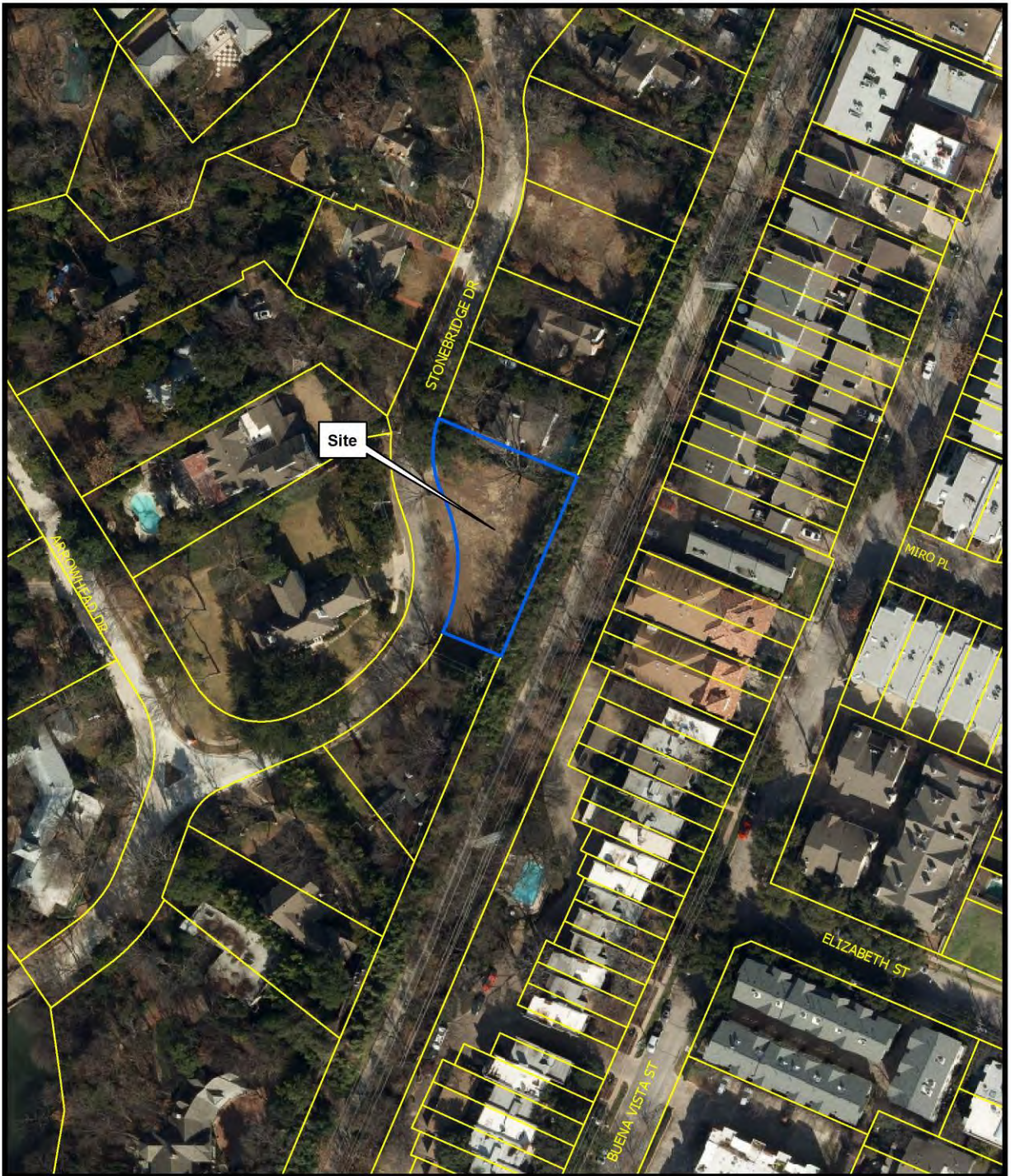
No review comment sheets were submitted in conjunction with this application.




 1:1,200

ZONING MAP

Case no: BDA201-078
 Date: 8/18/2021

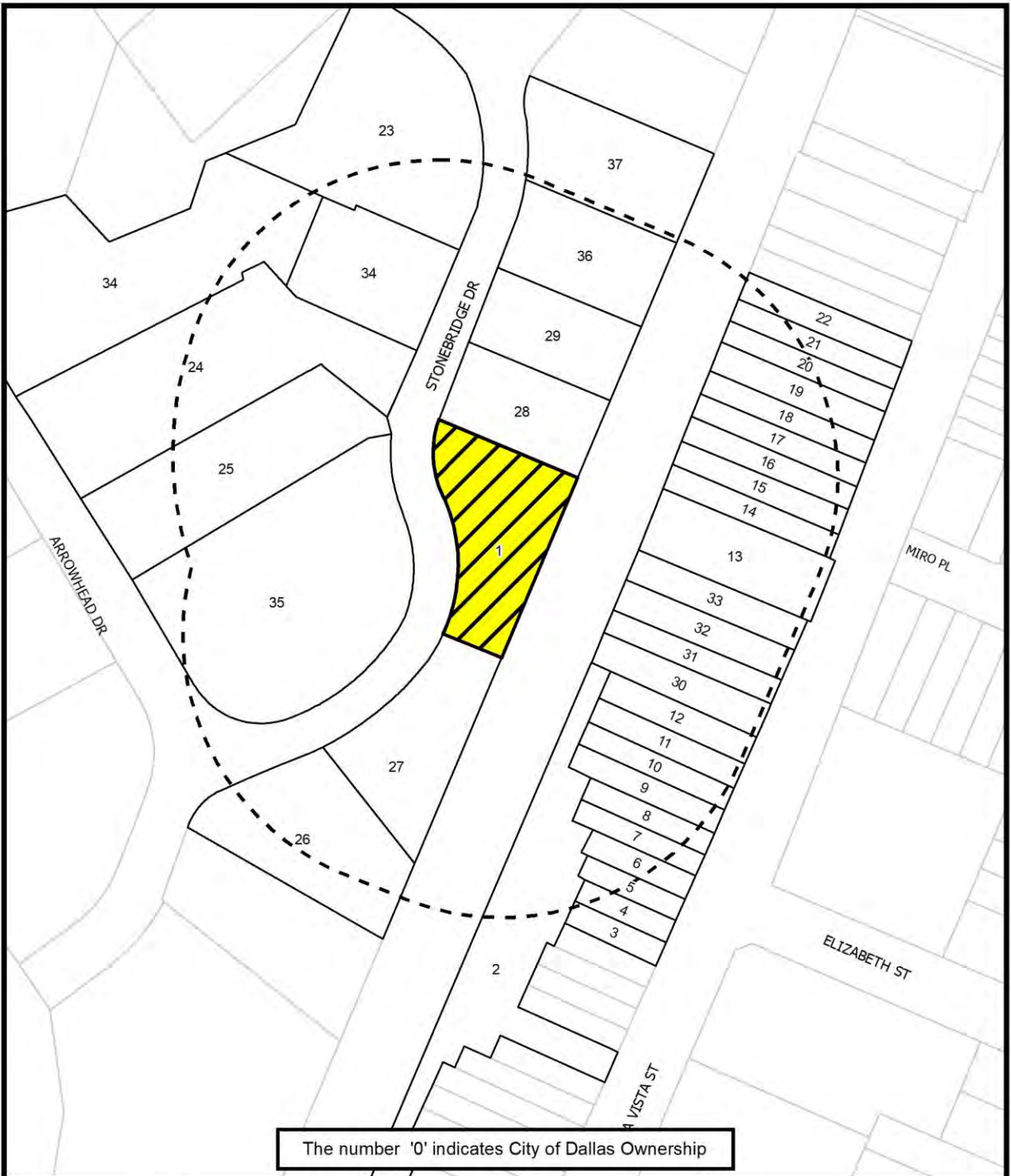


1:1,200

AERIAL MAP

Case no: BDA201-078

Date: 8/18/2021



 1:1,200	<h2 style="text-align: center;">NOTIFICATION</h2> <table border="1" style="width: 100%;"> <tr> <td style="text-align: center;">200'</td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="text-align: center;">37</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	200'	AREA OF NOTIFICATION	37	NUMBER OF PROPERTY OWNERS NOTIFIED	Case no: <u> BDA201-078 </u> Date: <u> 8/18/2021 </u>
200'	AREA OF NOTIFICATION					
37	NUMBER OF PROPERTY OWNERS NOTIFIED					

08/13/2021

Notification List of Property Owners

BDA201-078

37 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4000 STONEBRIDGE DR	WALLER GROUP LLC THE
2	4057 BUENA VISTA ST	PHASE ONE PART II HOA INC
3	4067 BUENA VISTA ST	SEGEL DANIEL
4	4069 BUENA VISTA ST	NEWTON SHERRY E PROPERTIES LLC
5	4071 BUENA VISTA ST	KRISCUNAS STEVEN MICHAEL
6	4073 BUENA VISTA ST	WONG WESLEY
7	4075 BUENA VISTA ST	MCNELLY GORDON JR &
8	4101 BUENA VISTA ST	NASUHOGLU DURIYE
9	4103 BUENA VISTA ST	FLATHERS COLLIN K
10	4105 BUENA VISTA ST	NOTARNICOLA KATHLEEN R & JAMES
11	4107 BUENA VISTA ST	JACKSON JOHN MILLS
12	4109 BUENA VISTA ST	REGESTER JAMES
13	4119 BUENA VISTA ST	AN JADHAVJI INVESTMENST LLC
14	4121 BUENA VISTA ST	BRAY SHELDON
15	4123 BUENA VISTA ST	TRAISTER JENNIFER
16	4125 BUENA VISTA ST	ALLUMS JAMES L & CLAUDIA
17	4127 BUENA VISTA ST	LISCANO MARCELA &
18	4129 BUENA VISTA ST	ESTERLINE BRUCE & DIANA
19	4131 BUENA VISTA ST	US BANK NATIONAL ASSOCIATION
20	4133 BUENA VISTA ST	BROWN RON L &
21	4135 BUENA VISTA ST	RUSCHHAUPT REED
22	4137 BUENA VISTA ST	PYLE MICHAEL SCOTT
23	3500 ROCK CREEK DR	NDMI CREEKVIEW LLC
24	3520 ARROWHEAD DR	RYBURN FRANK S & MARY J
25	4007 STONEBRIDGE DR	CRICHTON THOMAS IV &
26	3916 STONEBRIDGE DR	WYLY ANDREW D

08/13/2021

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	3922 STONEBRIDGE DR	GARVIN DIANE COFFMAN
28	4014 STONEBRIDGE DR	ZILBERMANN MARK ANDREW &
29	4018 STONEBRIDGE DR	DOUBLEDAY JOHN E
30	4111 BUENA VISTA ST	JOHNSTON MICHAEL S &
31	4113 BUENA VISTA ST	NAZERIAN MICHAEL
32	4115 BUENA VISTA ST	DESIRE ANDRE & SUKIE
33	4117 BUENA VISTA ST	AFFELDT COLLEEN
34	3526 ARROWHEAD DR	CROW TRAMMELL S
35	3925 STONEBRIDGE DR	Taxpayer at
36	4022 STONEBRIDGE DR	SB 4022 LLC
37	4022 STONEBRIDGE DR	LEATHERWOOD MIKE



City of Dallas

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 201-078

Date: 6-30-21

Data Relative to Subject Property:

Location address: 4000 Stonebridge Drive Zoning District: PD 193 R-7.5(A)

Lot No.: 6 Block No.: 5/2023 Acreage: 0.26 acres Census Tract: 6.06

Street Frontage (in Feet): 1) 174 ft 2) _____ 3) _____ 4) _____ 5) _____

To the Honorable Board of Adjustment :

Owner of Property (per Warranty Deed) The Waller Group, 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 X , or Special Exception , of 9' variance request to the 25' front yard setback for a swimming pool (private)

and a fence height special exception of 6' to allow a 10' retaining wall within the required front yard

TH 8/18/21

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 property is irregularly shaped due to the curvature of Stonebridge Drive. The lot dept ranges from 42'-102' and is wider than it is deep. The property is sloped and has 9' of grade change. The single family structure under construction complies with the 25' front yard setback and is pushed back to the 5' rear yard setback, therefore having a backyard that is not typical of an R-7.5(A) lot, which is usually deeper than it is wide. The proposed pool will be fenced and screened from the street with landscaping.

The retaining wall is necessary for development of the 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 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 _____ day of _____,

**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 Rob Baldwin

did submit a request for a variance to the front yard setback regulations, and for a special
 exception to the fence height regulations

at 4000 Stonebridge Drive

BDA201-078. Application of Rob Baldwin for a variance to the front yard setback regulations, and for a special exception to the fence height regulations, at 4000 STONEBRIDGE DR. This property is more fully described as Lot 6, Block 5/2023, and is zoned PD-193 (R-7.5), which requires a front yard setback of 25 feet and limits the height of a fence in the front yard to 4 feet. The applicant proposes to construct a single family residential accessory structure (swimming pool) and provide a 16 foot front yard setback, which will require a 9 foot variance to the front yard setback regulations, and the applicant proposes to construct an 9 foot 6 inch high fence in a required front yard, which will require a 5 foot 6 inch special exception to the fence regulations.

Sincerely,


David Session, Building Official



AFFIDAVIT

Appeal number: BDA 201-078

I, The Waller Group LLC, Owner of the subject property
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 4000 Stonebridge Drive
(Address of property as stated on application)

Authorize: Rob Baldwin, Baldwin Associates
(Applicant's name as stated on application)

To pursue an appeal to the City of Dallas Zoning Board of Adjustment for the following request(s)

- Variance (specify below)
- Special Exception (specify below)
- Other Appeal (specify below)

Specify: Front yard setback for a swimming pool (private)

Logan Waller
Print name of property owner or registered agent

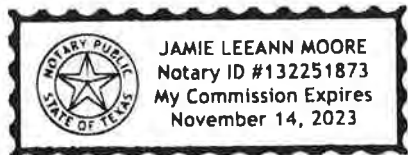
[Signature]
Signature of property owner or registered agent

Date 6-7-2021

Before me, the undersigned, on this day personally appeared Logan Waller

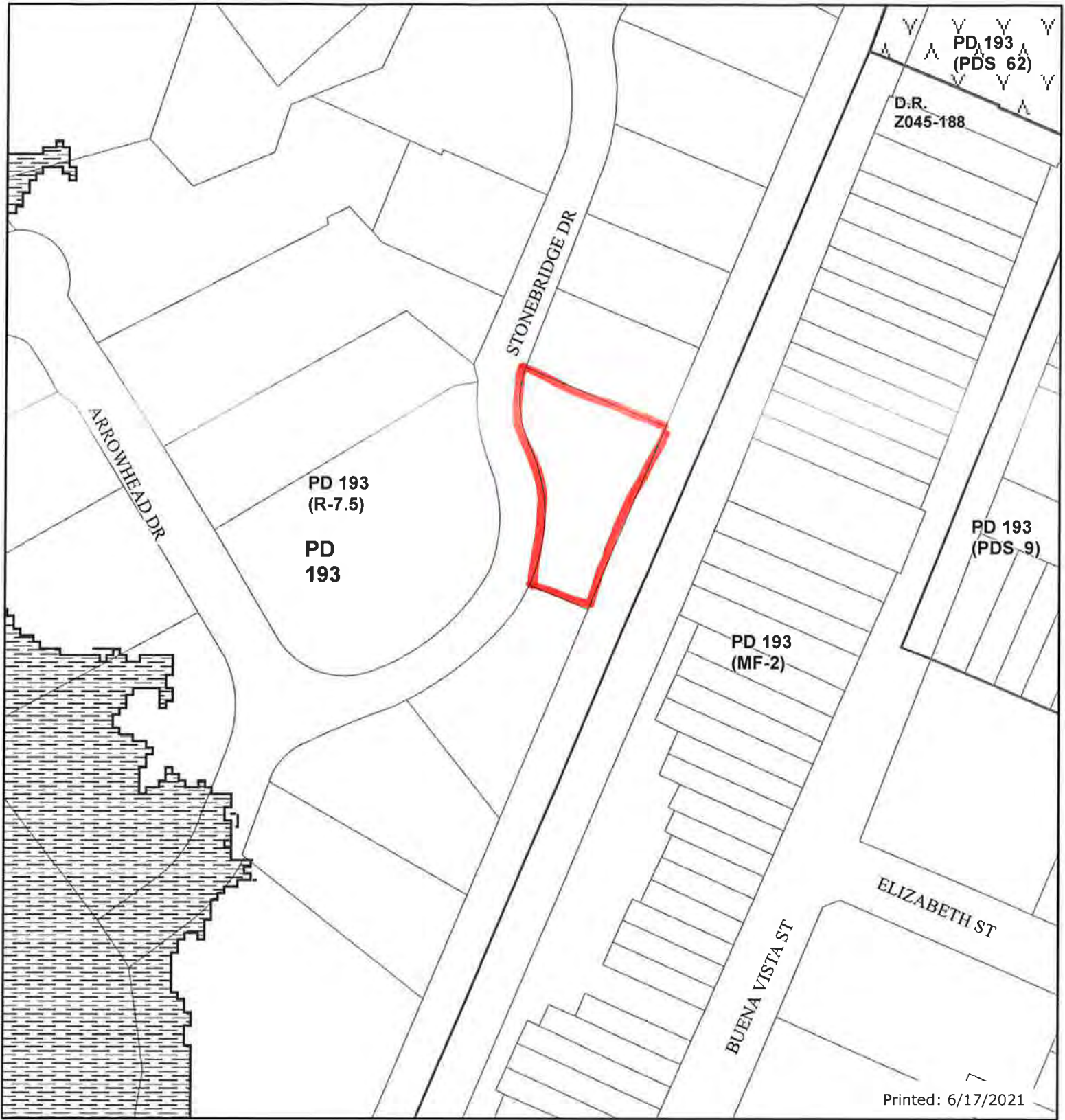
Who on his/her oath certifies that the above statements are true and correct to his/her best knowledge.

Subscribed and sworn to before me this 7th day of June, 2021



[Signature]
Notary Public for Dallas County, Texas

Commission expires on 11/14/23



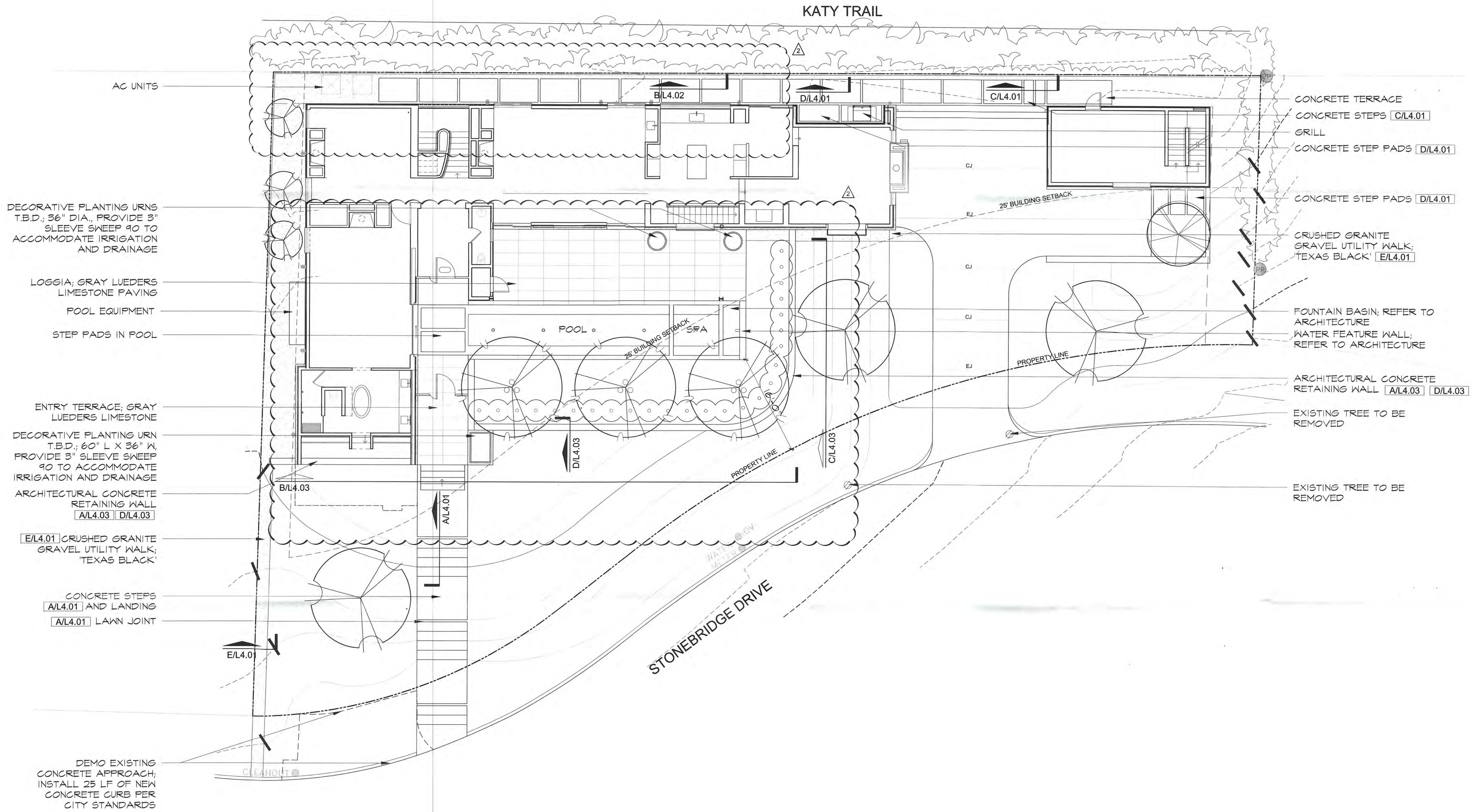
Legend

- | | | | |
|----------------------|--------------------------------|-----------------------|----------------------------|
| 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 | |

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)







Project Name

Waller Residence
4000 Stonebridge Dr.
Dallas, TX 75204
Project No: 20237

Issue Title

Construction Documents

Issue Date: 09.18.2020

Seal

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Issue / Addenda / Revisions

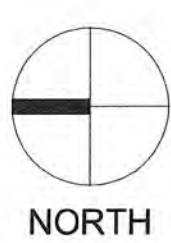
Date	Description
12/07/2020	SITE PLAN REVISIONS
06/25/2021	SITE PLAN REVISIONS

Drawing Title

SITE PLAN

Sheet No.

L2.01



NORTH

Site Plan | **A**

Scale: 1/8" = 1'-0"

WALLER RESIDENCE

4000 STONEBRIDGE DRIVE
DALLAS, TEXAS

BUILDING HEIGHT CALCULATIONS	
HIGHEST GRADE	= 99' - 5"
LOWEST GRADE	= 90' - 7 1/2"
AVERAGE GRADE	= 95' - 0 1/4"
MAX HEIGHT	= 125' - 0 1/4"
PROPOSED HEIGHT	= 125' - 0"

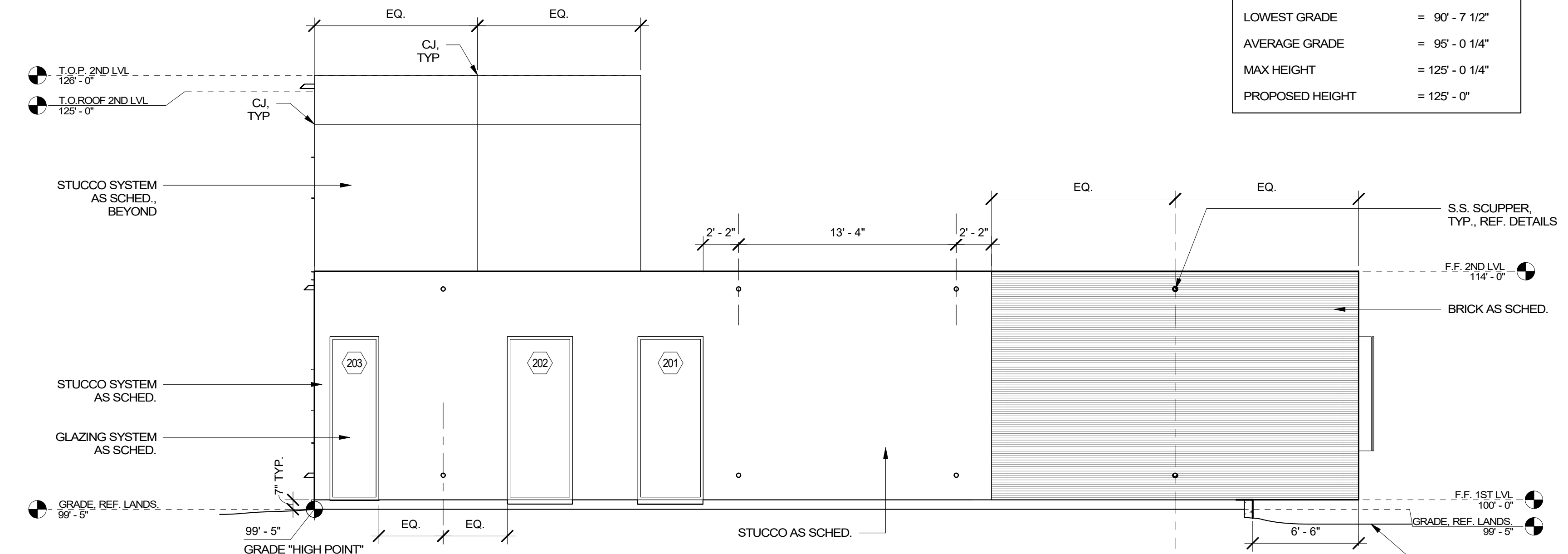
ARCHITECT
LIONEL MORRISON
35 RIDGE ROAD
SANTA FE, NM 87505
214-356-0049

INTERIOR DESIGNER
BRANT MACARLAN
3723 GREENVILLE AVENUE
DALLAS, TX 75206
214-435-0698

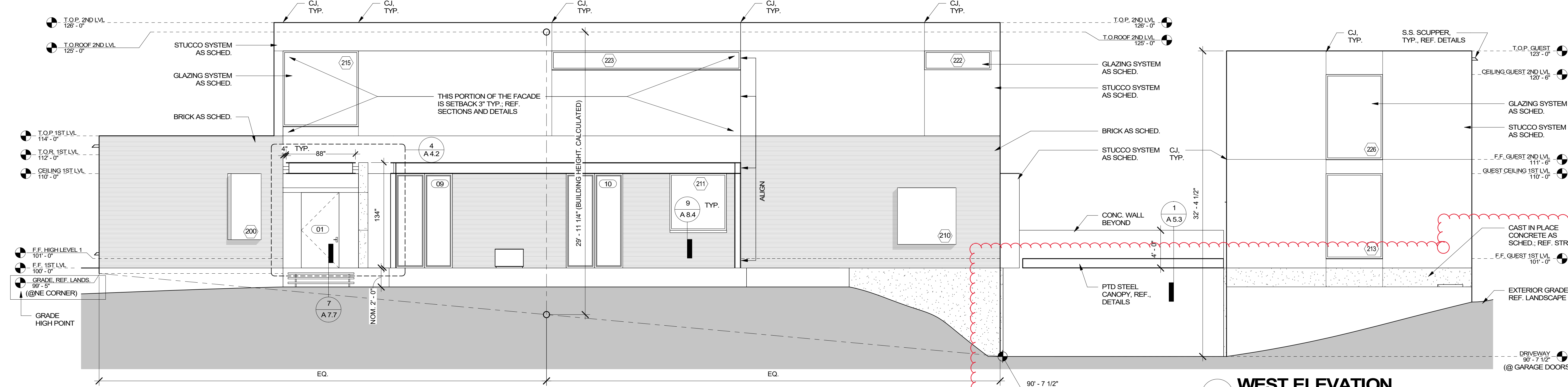
LANDSCAPE ARCHITECT
MESA
MARY ELLEN COWEN
1807 ROSS AVENUE, SUITE 333
DALLAS, TX 75201
214-725-3350

STRUCTURAL ENGINEER
STANTEC
CHARLES GROSSMAN
6080 TENNYSON PKWY, SUITE 200
PLANO, TX 75024
214-473-2878

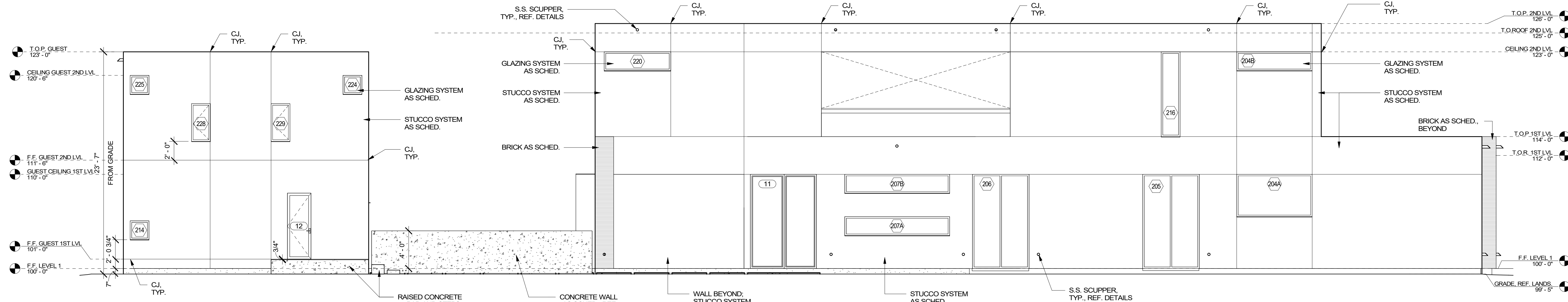
LIGHTING DESIGNER
DOUGLAS LIGHTING
SHANE DOUGLAS
9901 WOOD FOREST DRIVE
DALLAS, TX 75243
972-207-6998



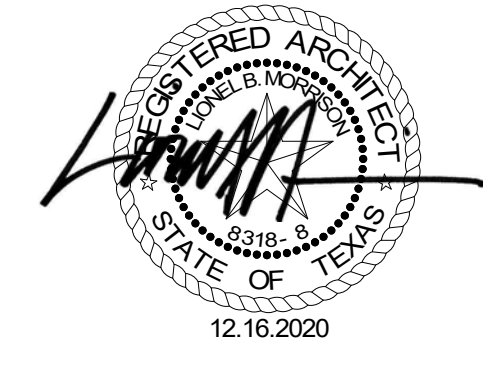
1 NORTH ELEVATION
3/16" = 1'-0"



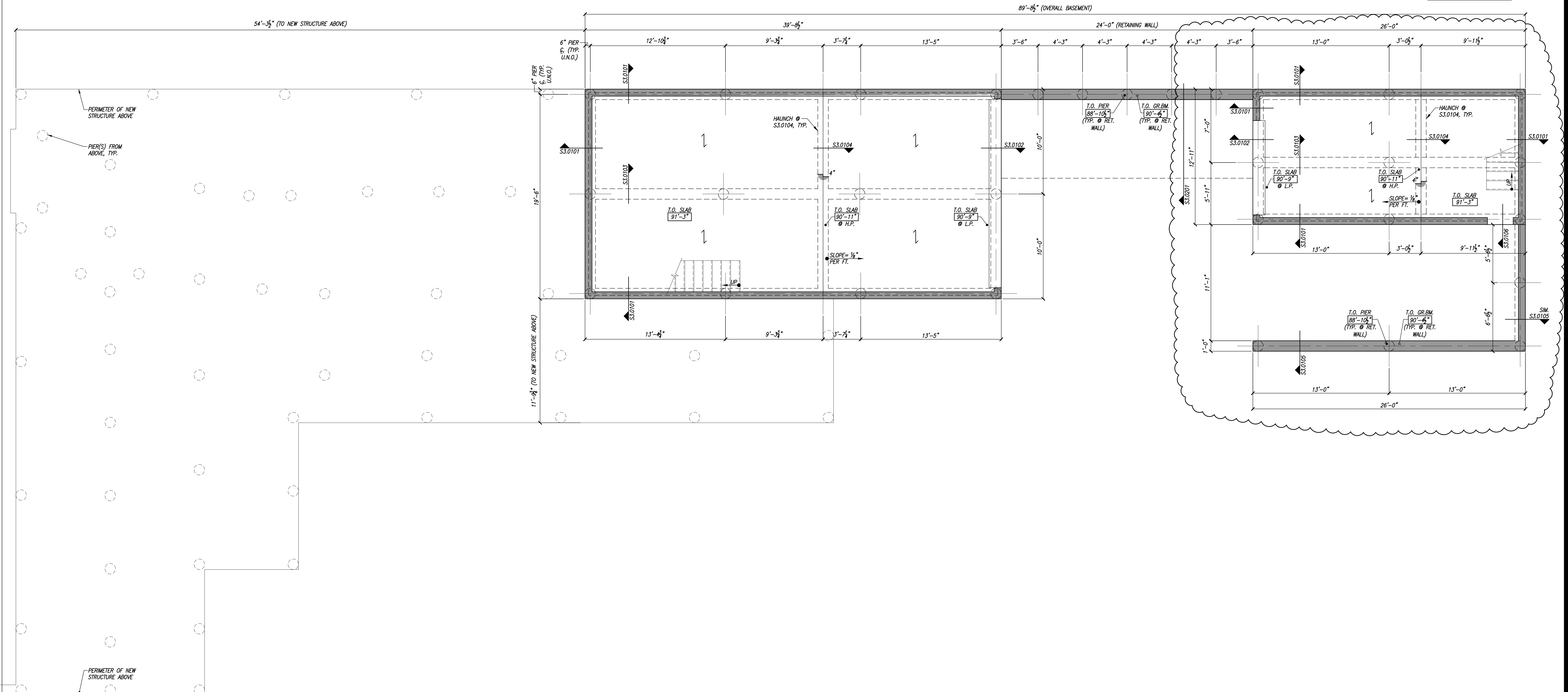
2 WEST ELEVATION
3/16" = 1'-0"



3 EAST ELEVATION
3/16" = 1'-0"



NO.	REVISION	DATE
CONSTRUCTION DRAWINGS		
EXTERIOR ELEVATIONS		
12.16.2020		
A 4.1		
LIONEL MORRISON		



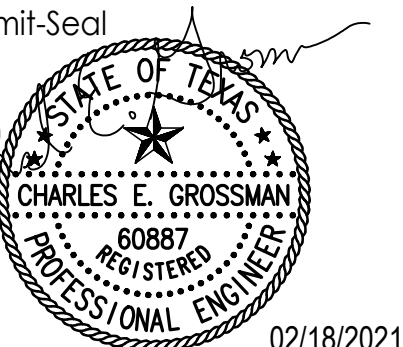
01 FOUNDATION PLAN - BASEMENT

SCALE: 1/4" = 1'-0"

- NOTES:
- SEE S1.01 FOR GENERAL NOTES & TYPICAL DETAILS.
 - FINISH SLAB ELEVATION = -X'-X"
 - INDICATES 6" CONCRETE SLAB REINFORCED W/ #4 @ 12" O.C. EA WAY, BOTTOM.
 - INDICATES WD. POST- PROVIDE 2x STUD PACK TO MATCH WIDTH OF SUPPORTED FRAMING MEMBERS INDICATED.
 - INDICATES HSS4x4x.4 STEEL POST IN WALL- CENTER ON LINE OF FRAMING. SEE ARCH. FOR LOCATION IN WALL (TYP.).

Revision	By	Appd.	YJ.MA/DD

Client/Project
 Lionel Morrison
 35 Ridge Rd. Santa Fe, Nm. 87505
 PROJECT DESCRIPTION
 Waller Residence
 4000 Stonebridge Dr. Dallas, Tx. 75204
 Structural



Project Number: 222110860
 File Name: Foundation Plan

NT CEG/NT CEG 11.08.2019
 Dwn. Chkd. Dsgn. YJ.MA/DD

Sheet # S2.00 Sheet 2 of 8

U:\222110860\5_work\02_struct\02_civil\presentation\01_s_waller-020.dwg
 2/2/2019 10:52:52 AM YJ.MA/DD

BDA201-078 ATTACHMENT A

BDA201-078

4000 Stonebridge

Lot Area & Pool Survey per DCAD

	Address	DCAD SF	Pool or spa?
3511	Arrowhead	34,925	Pool
3520	Arrowhead	24,641	No
3525	Arrowhead	34,843	No
3526	Arrowhead	26,545	No
3514	Rock Creek	14,127	No
3520	Rock Creek	13,947	Pool
3525	Rock Creek	7,500	Pool
4000	Rock Creek	118,092	Pool
4103	Rock Creek	10,537	Pool
4107	Rock Creek	8,986	No
4115	Rock Creek	10,227	Pool
4119	Rock Creek	8,834	Pool
3900	Stonebridge	40,083	Pool
3909	Stonebridge	25,399	Pool
3910	Stonebridge	13,486	Pool
3916	Stonebridge	15,189	No
3922	Stonebridge	12,401	No
3925	Stonebridge	29,255	No
4000	Stonebridge	13,172	--
4007	Stonebridge	17,087	Pool
4014	Stonebridge	8,681	No
4018	Stonebridge	8,986	No
4108	Stonebridge	11,935	No
4111	Stonebridge	8,990	No
4116	Stonebridge	8,990	No
4120	Stonebridge	8,062	No
4015	Stonebridge	9,226	No
3500	Rock Creek	21,544	Pool
4118	Rock Creek	10,384	Pool
3529	Rock Creek	10,846	Pool
3515	Rock Creek	8,800	Spa
			15 pool/spa

Average lot area	19,217
Area of Request	31% less than average
Rate of homes with pools	52%

BDA201-078_Letters/Petitions of Support

By signing below, you are stating that you have reviewed both proposals and support the pool variance requested as illustrated in Exhibit A.

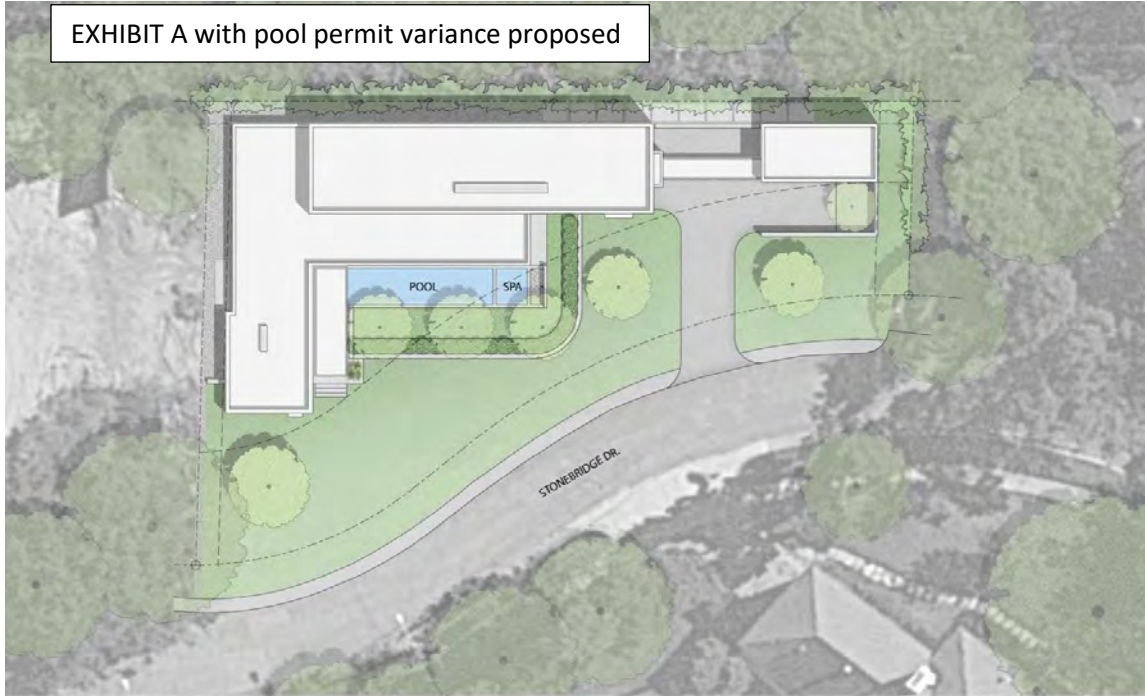


EXHIBIT A with pool permit variance proposed

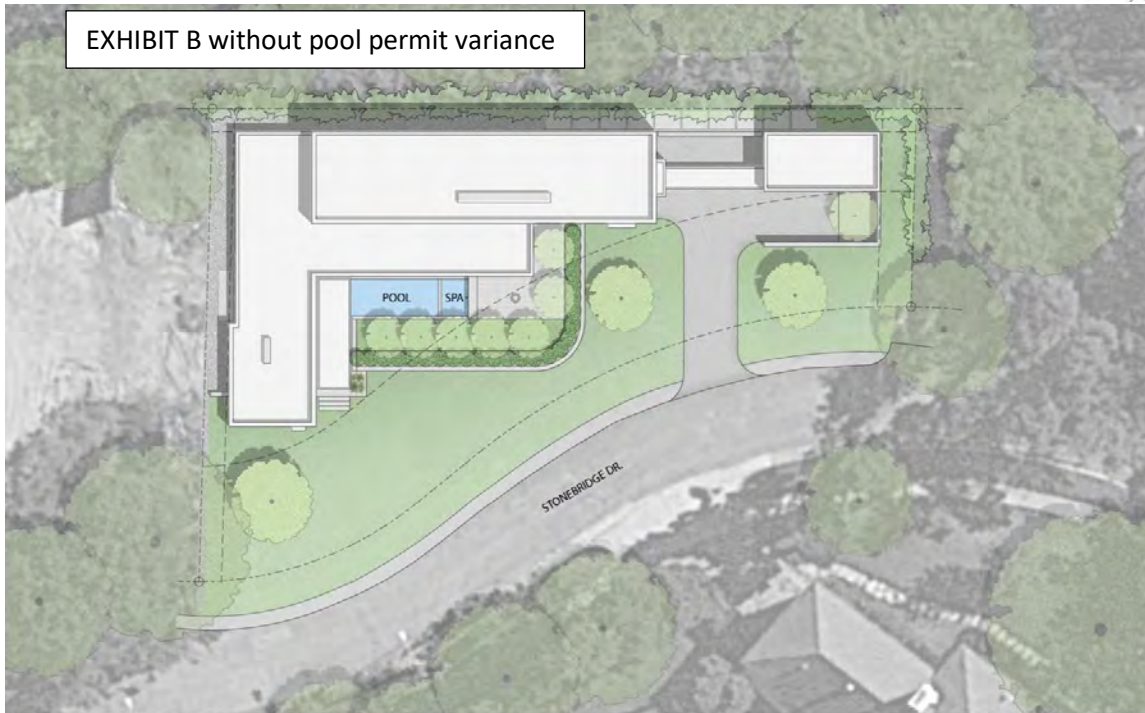


EXHIBIT B without pool permit variance

Name	Address	Signature	Date
Peggy Zilbermann	4014 Stonebridge Drive	<small>DocuSigned by:</small> Peggy Zilbermann <small>E419764667BA4BB...</small>	5/21/2021
Christine Griffin	4022 Stonebridge Drive	<small>DocuSigned by:</small> Christine Griffin <small>AA4A7319EE22481...</small>	5/21/2021
Allan McBee	3925 Stonebridge	<small>DocuSigned by:</small> <small>0B48E5A41E134C1...</small>	5/24/2021

EXHIBIT A with pool permit variance proposed

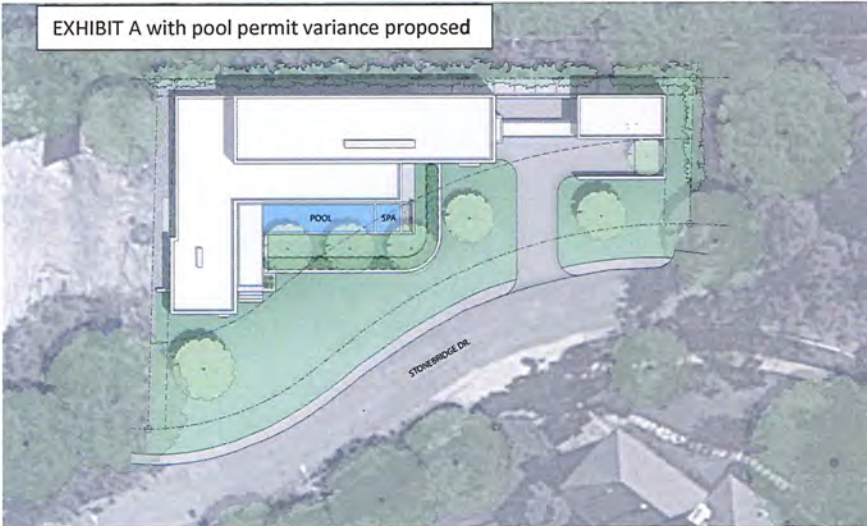


EXHIBIT B without pool permit variance



By signing below, you are stating that you have reviewed both proposals and support the pool variance requested as illustrated in Exhibit A.

Name	Address	Signature	Date
ALBERTA JOHNSON	4118 Rock Creek Rd.	[Signature]	5/22/2021
Kay Walker	3514 Rock Creek	[Signature]	5/22/21
David Wells	3514 Rock Creek	[Signature]	5/22/21
Steven Roy	14 Turtle Creek Blvd	[Signature]	5/22/21
Scott Presley	14 Turtle Creek Blvd	[Signature]	5/22/21
Shufflen	3910 Stonebridge	Ashley Pearl	5/22/21



MAY 15, 2021

PERSPECTIVE VIEW 02 WITH PROPOSED OR CONFORMING POOL



MAY 15, 2021

PERSPECTIVE VIEW 01 WITH PROPOSED OR CONFORMING POOL



By signing below, you are stating that you have reviewed both proposals and support the pool variance requested as illustrated in Exhibit A.

Name	Address	Signature	Date
ALBERTO BOGARDI	4118 Rockcreek	[Signature]	5/22/2021
Kay Walker	3514 Rockcreek	[Signature]	5/22/21
David Wells	3514 Rockcreek	[Signature]	5/22/21
Steven Roy	14 Turtle Creek	[Signature]	5/22/21
Scott Presley	14 Turtle Creek	[Signature]	5/22/21
Shufflen	3410 Stonebridge	Ashley Pearl	5/22/21
CAROL KORTNEY	3529 Rockcreek	[Signature]	4/2/21

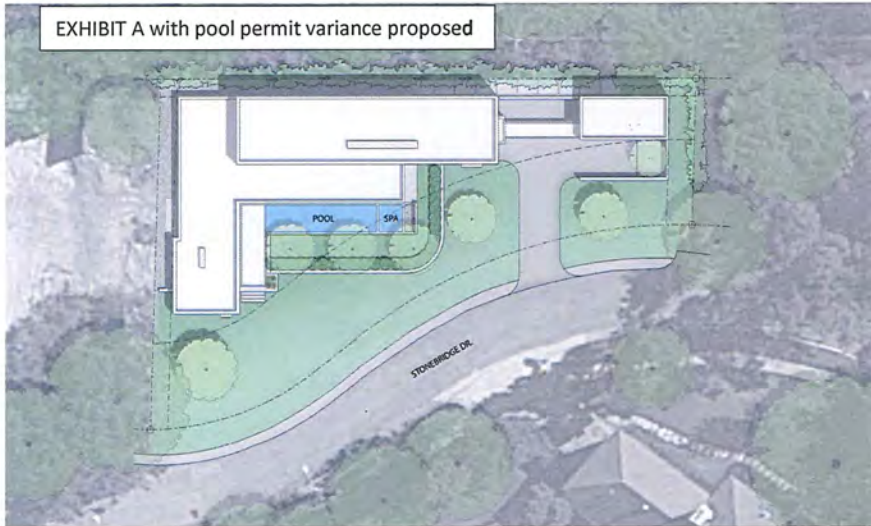


EXHIBIT A with pool permit variance proposed



EXHIBIT B without pool permit variance

By signing below, you are stating that you have reviewed both proposals and support the pool variance requested as illustrated in Exhibit A.

Name	Address	Signature	Date
ALBERTA BOONBARDI	4118 Rock Creek	[Signature]	5/22/2021
Kay Walker	3514 Rock Creek	[Signature]	5/22/21
David Wells	3514 Rock Creek	[Signature]	5/22/21
Steven Roy	14 Turtle Creek Road	[Signature]	5/22/21
Scott Prosser	14 Turtle Creek Road	[Signature]	5/22/21
Shirley	3410 Stonebridge	Ashley Pearl	5/22/21



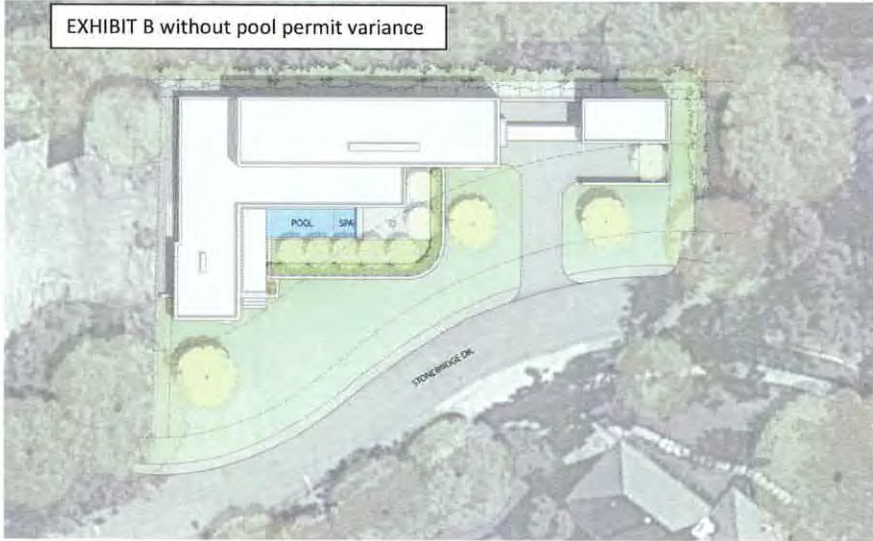
MAY 15, 2021

PERSPECTIVE VIEW 02 WITH PROPOSED OR CONFORMING POOL



MAY 15, 2021

PERSPECTIVE VIEW 01 WITH PROPOSED OR CONFORMING POOL



By signing below, you are stating that you have reviewed both proposals and support the pool variance requested as illustrated in Exhibit A.

Name	Address	Signature	Date
Peggy Zilbermann	4014 Stonebridge Drive	<small>DocuSigned by:</small> <i>Peggy Zilbermann</i> <small>E419784667BA4BB...</small>	5/21/2021
Christine Griffin	4022 Stonebridge Drive	<small>DocuSigned by:</small> <i>Christine Griffin</i> <small>AAA4A7319FF22481...</small>	5/21/2021
Allan McBee	3925 Stonebridge	<small>DocuSigned by:</small> <i>[Signature]</i> <small>0B4BE5A41E134C1</small>	5/24/2021
Trammell S. Crow	4000 Rock Creek	<i>[Signature]</i>	6/14/2021



September 14, 2021

Dallas City Hall
1500 Marilla St.
Dallas, Texas 75201

Re: 4000 Stonebridge Dr

To whom it may concern,

Logan Waller an avid supporter and friend of the Turtle Creek Association (TCA), has shared with us his designs of his new home at 4000 Stonebridge Drive. After our review we believe this project will enhance the Turtle Creek Corridor.

The landscape and pools designs, in addition to the architectural elements will continue to elevate the high standards of this beautiful neighborhood.

We also fully support the efforts of his design team, Mesa landscape, Lionel Morrison, and Brant McFarlain. They have all completed multiple projects in the past within the Turtle Creek Corridor. Given their prior work in the area, we fully support proposed design.

I strongly request the variance be granted to ensure the design integrity that's intended for the site and for our beautiful neighborhood.

Sincerely,

J.D. Trueblood
President/CEO
jd@turtlecreekassociation.org
214-676-7206



www.turtlecreekassociation.org

FILE NUMBER: BDA201-079(PD)

BUILDING OFFICIAL'S REPORT: Application of Rob Baldwin of Baldwin Associates for a special exception to the multifamily use regulations to afford a handicapped person equal opportunity to use and enjoy a dwelling at 212 Melba Street. This property is more fully described as Lots 13, 14, and 15, Block 31/3151, and is zoned Subdistrict 3, The East Garden District within Planned Development District No. 830, in which the maximum structure height is 50 feet. The applicant proposes to construct a multifamily use with a maximum structure height of 66 feet which will require a 16-foot special exception for an elevator to allow handicapped residents to access the roof deck.

LOCATION: 212 Melba Street

APPLICANT: Rob Baldwin of Baldwin Associates

REQUESTS:

The proposed request is to allow a multifamily use to exceed the maximum structure height of 50 feet to provide an elevator to allow handicapped residents to access and ensure equal enjoyment of the common roof deck.

STANDARD FOR A SPECIAL EXCEPTION FOR THE HANDICAPPED:

Section 51A-1.107(b)(1) states that the board of adjustment shall grant a special exception to any regulation in this chapter, if, after a public hearing, the board finds that the exception is necessary to afford a handicapped person equal opportunity to use and enjoy a dwelling. The term "handicapped person," means a person with a "handicap," as that term is defined in the Federal Fair Housing Amendments Act of 1988, as amended.

STAFF RECOMMENDATION:

No staff recommendation is made on this or any request for a special exception for the handicapped since the basis for this type of appeal is when the board finds that the exception is necessary to afford a handicapped person equal opportunity to use and enjoy a dwelling.

Zoning:

- Site: Subdistrict 3 within Planned Development District No. 830
- North: Conservation District No. 7
- East: Subdistrict 3 within Planned Development District No. 830
- South: Subdistrict 3 within Planned Development District No. 830 with a D Liquor Control Overlay
- West: Subdistrict 3 within Planned Development District No. 830

Land Use:

The subject property is under construction with a multifamily use. The surrounding properties to the north include an undeveloped tract and single-family uses, to the west and east are single family uses, and to the south is a surface parking lot use.

Zoning/BDA History:

There have been no recent board or zoning cases in the vicinity within the last five years.

GENERAL FACTS/STAFF ANALYSIS:

The following request for a special exception for the handicapped focuses on constructing and maintaining a four-story multifamily use exceeding the maximum structure height of 50 feet for a maximum structure height of 66 feet to provide an elevator to allow handicapped residents to access and ensure equal enjoyment of the common roof deck.

The site is zoned Subdistrict 3 within Planned Development District No. 830 where the Dallas Development Code permits a maximum structure height of 50 feet in this subdistrict.

The submitted site plan and elevation plans denote one four-story multifamily dwelling structure with a maximum height of approximately 66 feet inclusive of an elevator overrun shaft. City records indicate a total floor area of 59,447 square feet and 55 dwelling units.

Section 51A-1.107(b)(1) states that the Board of Adjustment shall grant a special exception to any regulation in this chapter, if, after a public hearing, the board finds that the exception is necessary to afford a handicapped person equal opportunity to use and enjoy a dwelling. The term “handicapped person,” means a person with a “handicap,” as that term is defined in the Federal Fair Housing Amendments Act of 1988, as amended.

A copy of the “handicap” definition from this act was provided to the Board Administrator by the City Attorney’s Office. Section 3602 of this act states the following:

“(h) “Handicap” means, with respect to a person -

1. a physical or mental impairment which substantially limits one or more of such person's major life activities,
2. a record of having such an impairment, or
3. being regarded as having such an impairment, but such term does not include current, illegal use of or addiction to a controlled substance (as defined in section 802 of Title 21)."

Therefore, the board is to consider this special exception for the handicapped request solely on whether they conclude that the special exception is necessary to afford a handicapped person equal opportunity to use and enjoy a dwelling.

The applicant has the burden of proof in establishing the following:

- The special exception is necessary to afford a handicapped person equal opportunity to use and enjoy a dwelling; and
- There is a person with a "handicap" (as that term is defined in the Federal Fair Housing Amendments Act of 1988, as amended) who resides and/or will reside on the site.

If the board were to grant the request, typical conditions include compliance with the submitted site plan and that the special exception expires when a handicapped person no longer resides on the property.

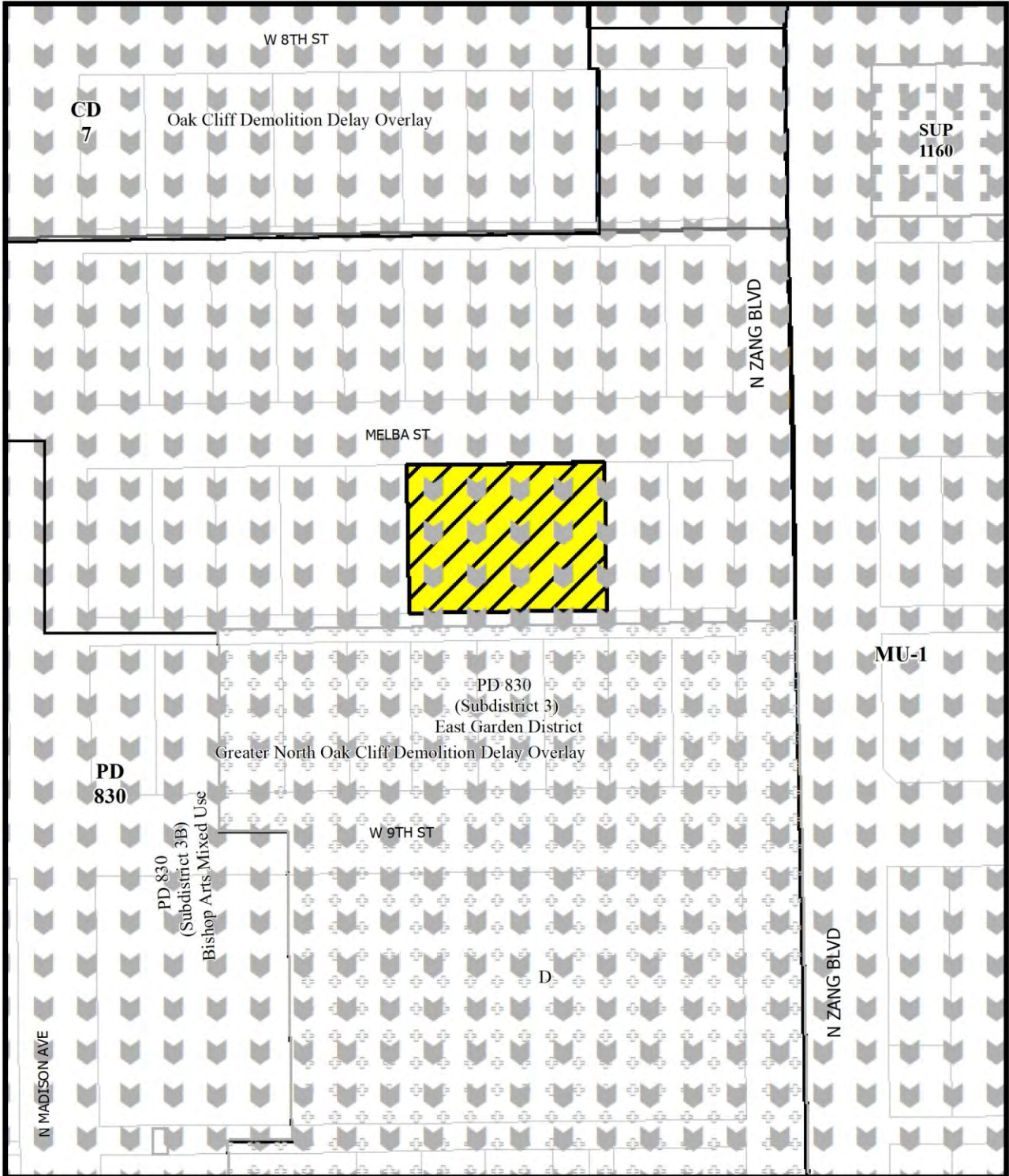
Timeline:

- July 7, 2021: The applicant submitted an "Application/Appeal to the Board of Adjustment" and related documents which have been included as part of this case report.
- August 5, 2021: The Board of Adjustment Administrator assigned this case to Board of Adjustment Panel C.
- August 17, 2021: 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 August 31st deadline to submit additional evidence for staff to factor into their analysis; and the September 10th 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.

August 31, 2021: The applicant provided additional information (**Attachment A**).

September 3, 2021: The Board of Adjustment staff review team meeting was held regarding this request and the others scheduled for the September public hearings. Review team members in attendance included the following: the Board of Adjustment Chief Planner/Board Administrator, the Building Inspection Senior Plans Examiner, the Board of Adjustment Senior Planner, the Chief Arborist, the Conservation Districts Chief Planner, the Building Inspection Chief Planner, the Interim Assistant Director of Current Planning, and the Assistant City Attorney to the board.



1:1,200

ZONING MAP

Case no: BDA201-079

Date: 8/18/2021

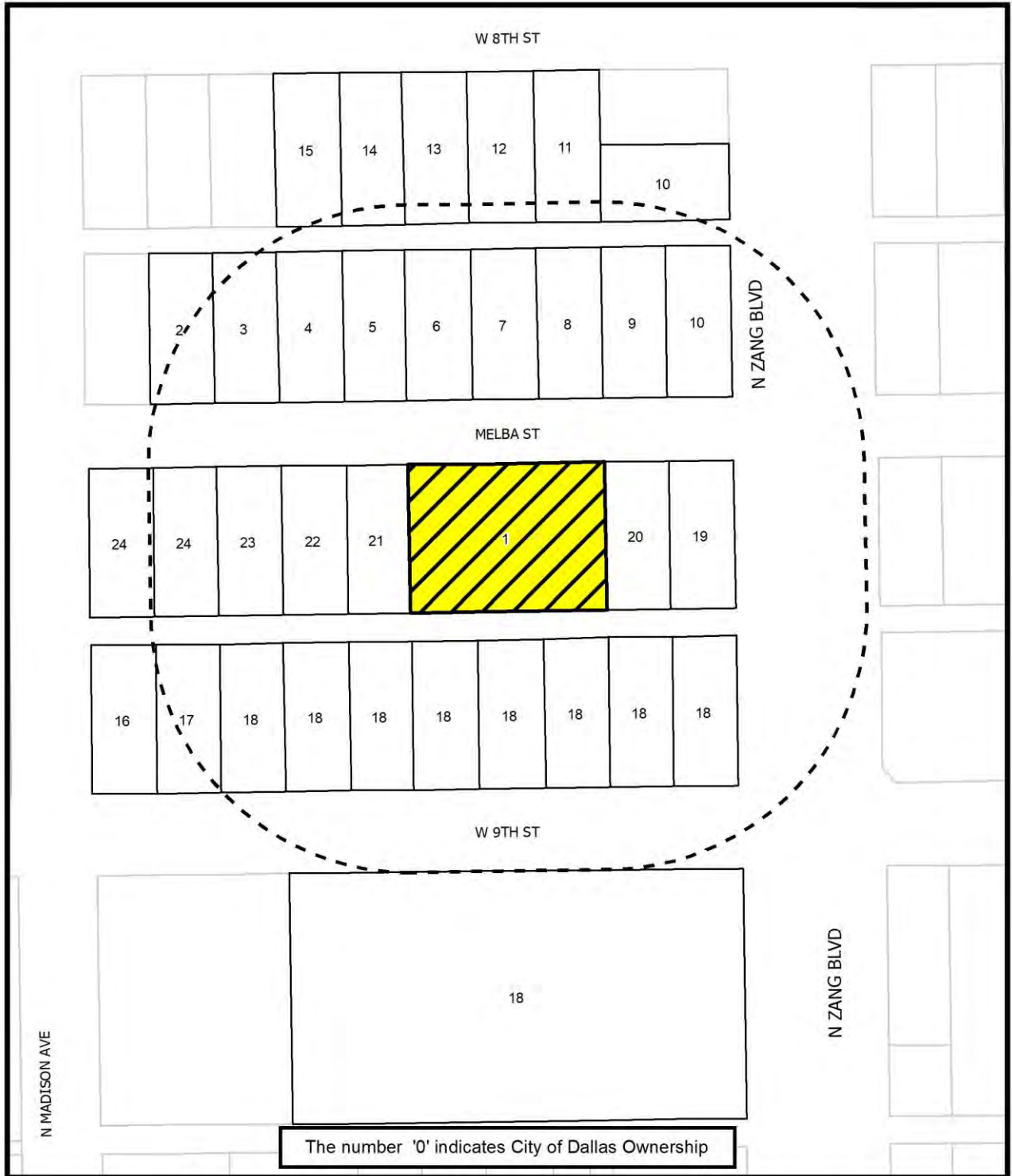


1:1,200

AERIAL MAP

Case no: BDA201-079

Date: 8/18/2021



 1:1,200	<h2>NOTIFICATION</h2>	Case no: <u>BDA201-079</u>
	200' AREA OF NOTIFICATION 24 NUMBER OF PROPERTY OWNERS NOTIFIED	Date: <u>8/18/2021</u>

08/13/2021

Notification List of Property Owners

BDA201-079

24 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	212 MELBA ST	OCIBH 212 MELBA LLC
2	235 MELBA ST	GIAMBRONE DESIGN DISTRICT PROJECTS LLC
3	231 MELBA ST	GIAMBRONE DESIN DISTRICT
4	225 MELBA ST	Taxpayer at
5	223 MELBA ST	Taxpayer at
6	217 MELBA ST	MELBA STREET PROPERTIES LLC
7	213 MELBA ST	Taxpayer at
8	211 MELBA ST	DEHOYOS DORA
9	205 MELBA ST	CHAVARRIA MACARIO PAIZ
10	201 MELBA ST	BARREIRO CRISEIDA M &
11	212 W 8TH ST	TROLLEY STOP PROPERTIES LLC
12	216 W 8TH ST	MOJICA NICASIO
13	220 W 8TH ST	GUZMAN FRANCISCO
14	224 W 8TH ST	SANCHEZ & SANCHEZ LLC
15	228 W 8TH ST	MONCADA ROSA MARIA &
16	239 W 9TH ST	BISHOP ARTS PHASE 1A LLC
17	235 W 9TH ST	BISHOP ARTS PH 1A LLC
18	231 W 9TH ST	SOUTHWESTERN BELL
19	200 MELBA ST	EIGHTH ZANG LTD
20	206 MELBA ST	MORAVIAN INVESTMENTS LLC
21	222 MELBA ST	ESQUIVEL JULIO C &
22	226 MELBA ST	CEJA OCTAVIANO C &
23	230 MELBA ST	CALDERON ANTONIA GAYTAN
24	234 MELBA ST	MELBA STREET PROJECT LLC



APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 201-079

Date: 7-7-21

Data Relative to Subject Property:

Location address: 212 Melba street Zoning District: PD-830, Subdistrict 3

Lot No.: 13-15 Block No.: 31/3151 Acreage: 17,100 sf ^{.392} Census Tract: 0047.00

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

To the Honorable Board of Adjustment :

Owner of Property (per Warranty Deed): MO Melba, 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
A Special Exception for Handicapped per Section 51A-1.07 of the Dallas Development Code

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 request is to provide for an elevator to allow handicapped residents to access the roof deck to ensure equal enjoyment of the common roof deck for the multifamily residential use.

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.

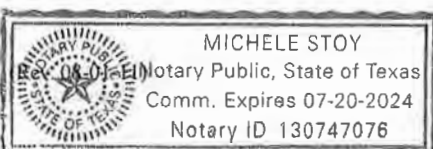
Affidavit

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 28 day of June, 2021



Michele Stoy
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 Rob Baldwin

did submit a request for a special exception to the height regulations to afford a handicapped person equal opportunity to use and enjoy a dwelling
at 212 Melba Street

BDA201-079. Application of Rob Baldwin for a special exception to the multi-family regulations to afford a handicapped person equal opportunity to use and enjoy a dwelling : 212 MELBA ST. This property is more fully described as Lots 13, 14, 15, Block 31/3151, and is zoned PD-830 (Subdistrict 3), which limits the height of a structure to 50 feet. The applicant proposes to construct a multi-family structure of 66 feet, which will require a 16 foot special exception to the multi-family zoning regulations.

Sincerely,

David Session
David Session, Building Official



AFFIDAVIT

Appeal number: BDA 201-079

I, MO Melba, LLC, Owner of the subject property
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 212 Melba Street
(Address of property as stated on application)

Authorize: Rob Baldwin, Baldwin Associates
(Applicant's name as stated on application)

To pursue an appeal to the City of Dallas Zoning Board of Adjustment for the following request(s)

- Variance (specify below)
- Special Exception (specify below)
- Other Appeal (specify below)

Specify: A Special Exception for the Handicapped per Section 51A-1.07

MO Melba, LLC
Print name of property owner or registered agent

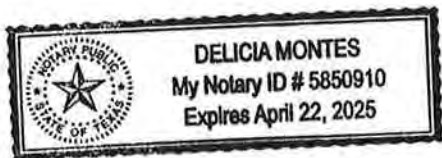
by its manager, Katherine Slade
Signature of property owner or registered agent

Date June 23, 2021

Before me, the undersigned, on this day personally appeared Katherine C. Slade

Who on his/her oath certifies that the above statements are true and correct to his/her best knowledge.

Subscribed and sworn to before me this 23rd day of June, 2021



Delicia Montes
Notary Public for Dallas County, Texas

Commission expires on 4/22/25



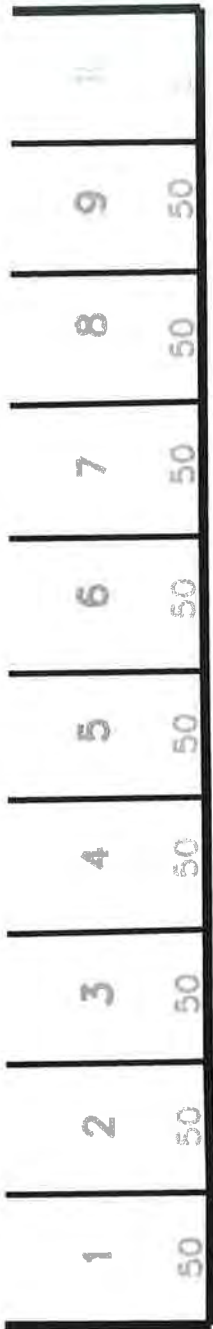
Printed: 6/25/2021

Legend

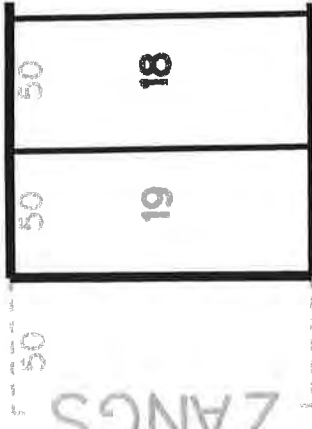
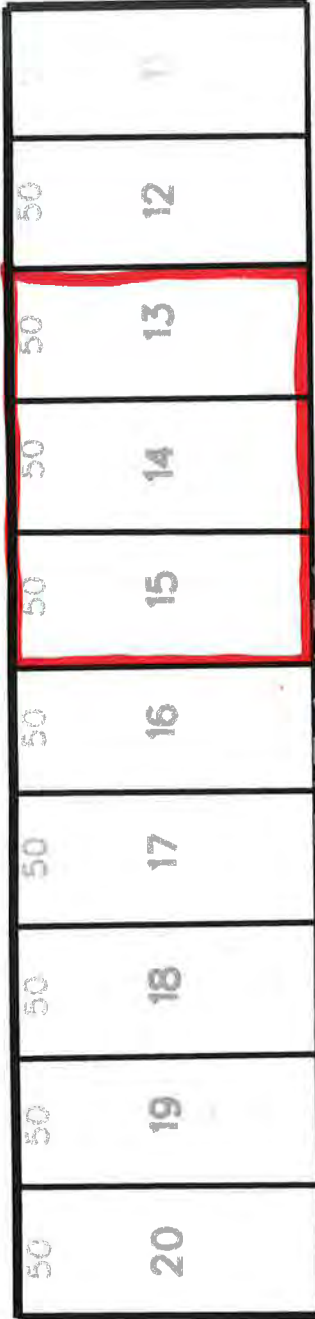
- | | | | |
|----------------------|--------------------------------|-----------------------|----------------------------|
| City Limits | railroad | Dry Overlay | CD Subdistricts |
| School | Certified Parcels | D | PD Subdistricts |
| Floodplain | Base Zoning | D-1 | PDS Subdistricts |
| 100 Year Flood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

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)



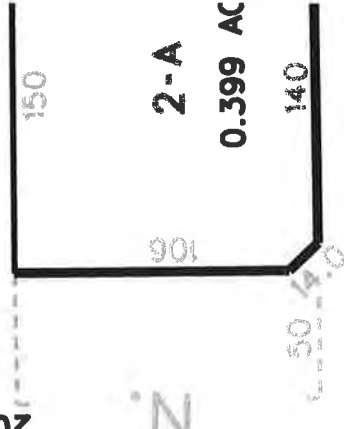
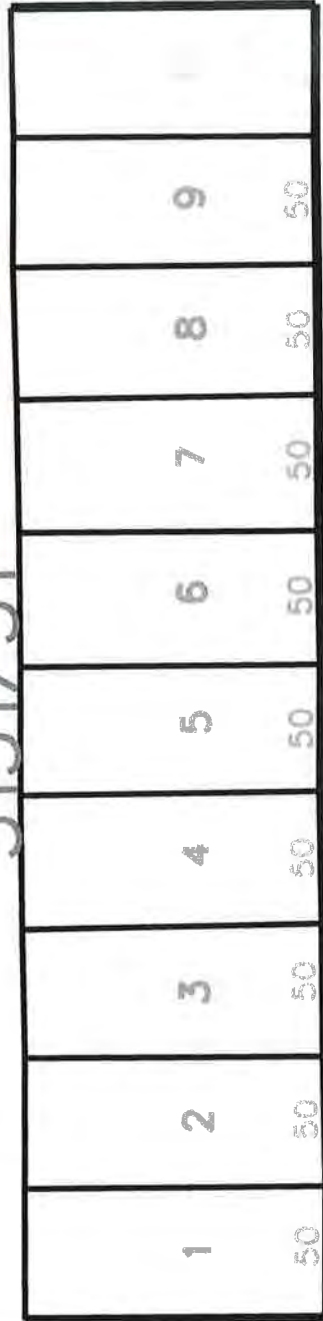


200



200

3151/31





02/01/2021

MINTWOOD

MELBA BISHOP ARTS

BK-1
ENDICOTT MODULAR FACE BRICK
MANGANESE IRONSPOT VELOUR
BLACK MORTAR

FCB-1
ARTISAN HARDIE BOARD LAP SIDING
PAINTED

FCB-3
FIBER CEMENT LAP SIDING
6" EXPOSED SMOOTH FINISH
PAINTED

FCB-4
FIBER CEMENT SHINGLE
PAINTED

FCB-5
FIBER CEMENT BEAD BOARD SOFFIT
PAINTED

FCB-6
FIBER CEMENT VERTICAL PANEL
PAINTED

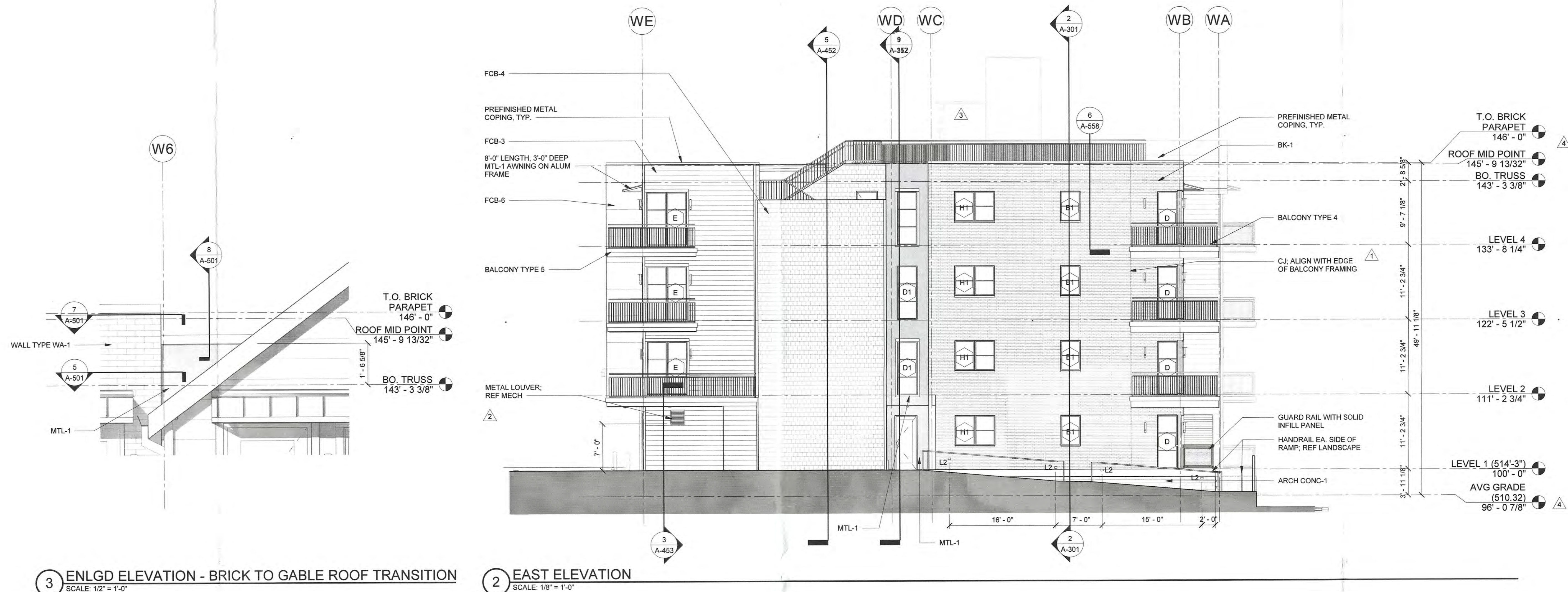
MTL-1
BERRIDGE PREWEATHERED
GALVALUME PANEL 6'-0" MAX

MTL-3
HDD WELDED WIRE 3"x3" MAX
OPENING, PAINTED

WB-1
EXTERIOR GRADE DOUGLAS FIR OR
EQUAL, STAINED

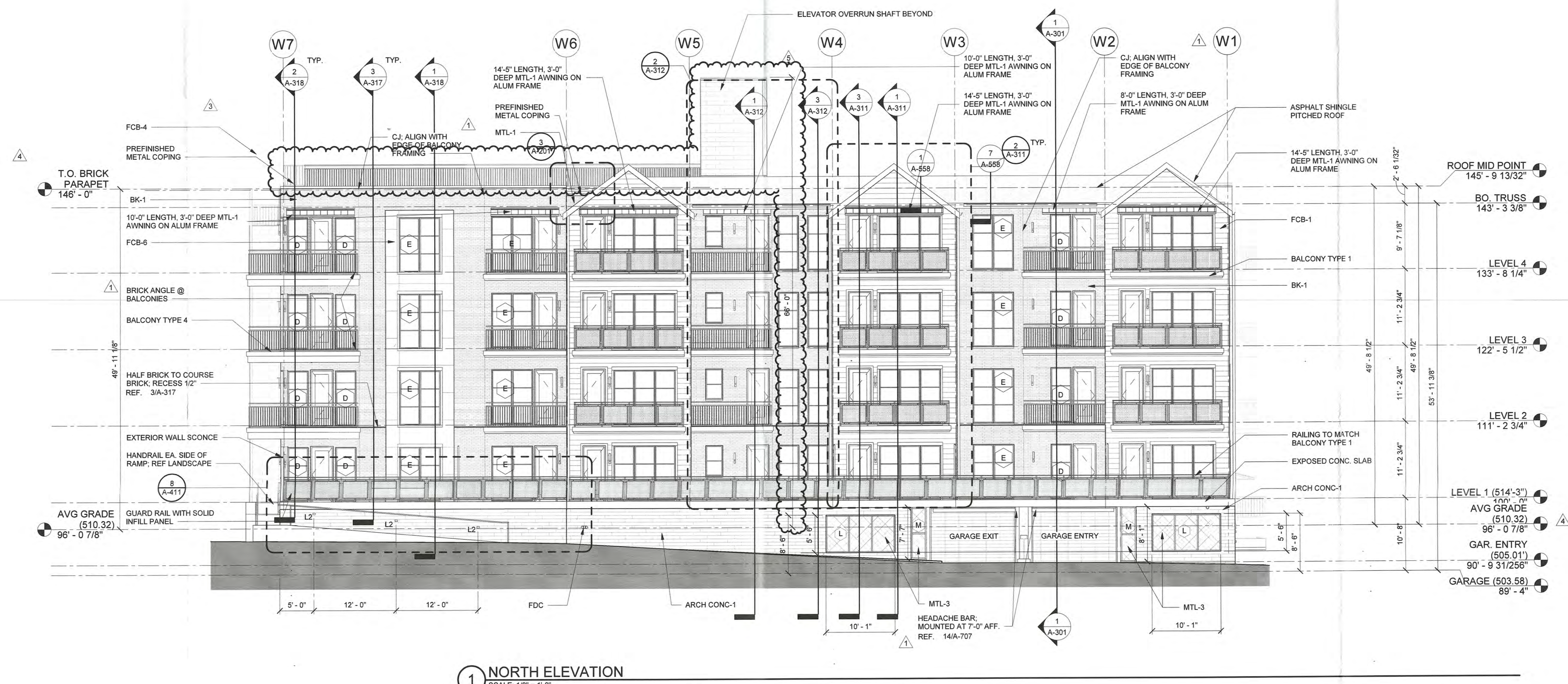
ARCH CONC-1
BOARD FORMED CONCRETE
REF SHEET A-801

EXTERIOR FINISHES



3 ENLGD ELEVATION - BRICK TO GABLE ROOF TRANSITION
SCALE: 1/2" = 1'-0"

2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

Number	Revision	Date
5	Bulletin 2	06/23/21
4	Addendum 5	03/22/21
3	Addendum 4	03/08/21
2	Addendum 2	02/23/21
1	IFC	02/01/21

PROJECT NO. 19139

BUILDING ELEVATIONS

ISSUE FOR CONSTRUCTION
02/01/2021

A-201

B:\3607\Melba\360719139_Melba_2019_ARCH.rvt
6/22/2021 5:10:44 PM

Reference only

GENERAL NOTES

1. PAINT 2'-0" BAND AT ALL GARAGE COLUMNS. ADD ALTERNATE FOR PAINT UP TO 5'-0" AFF.
2. MACHINE ROOMLESS ELEVATOR TO BE 300 LB AT 200 FPM. CONTROL LOCATION TO BE INTEGRATED. CAB WILL BE 5'-0" WITH 8'-0" DOORS. BASIS OF DESIGN IS KONE MONOSPACE 500. REF. A-485.
3. ALL STAIRS TO BE STEEL STRINGERS WITH PRECAST TREADS.
4. EXTERIOR WALL TYPES NOTED ON SHEET A-311.
5. REF SHEET A-401 FOR TYPICAL PARTITION TYPES. ALL SHAFT WALLS TO BE 2 HOUR RATED UFG.
6. GARAGE FLOOR SLAB TO HAVE 2% MAX. SLOPE IN ANY DIRECTION.
7. PROVIDE R-38 INSULATION IN ROOF FRAMING.
8. PROVIDE FINISH FOR CORROSION FINISH TO INCLUDE 1X2 TRIM CHAR. RAIL WITH 3 DIFFERENT PAINT COLORS.
9. ALL EXTERIOR RAILINGS TO BE POWDER COATED.
10. REFERENCE SPECIFICATIONS FOR CODE REQUIRED SIGNAGE.
11. GARAGE PACKAGE LOCKERS BY OWNER.
12. FIELD VERIFY ALL RAILING DIMENSIONS.

OMNIPLAN ARCHITECTS

1845 Woodall Rodgers Freeway, Suite 1800
Dallas, Texas 75201

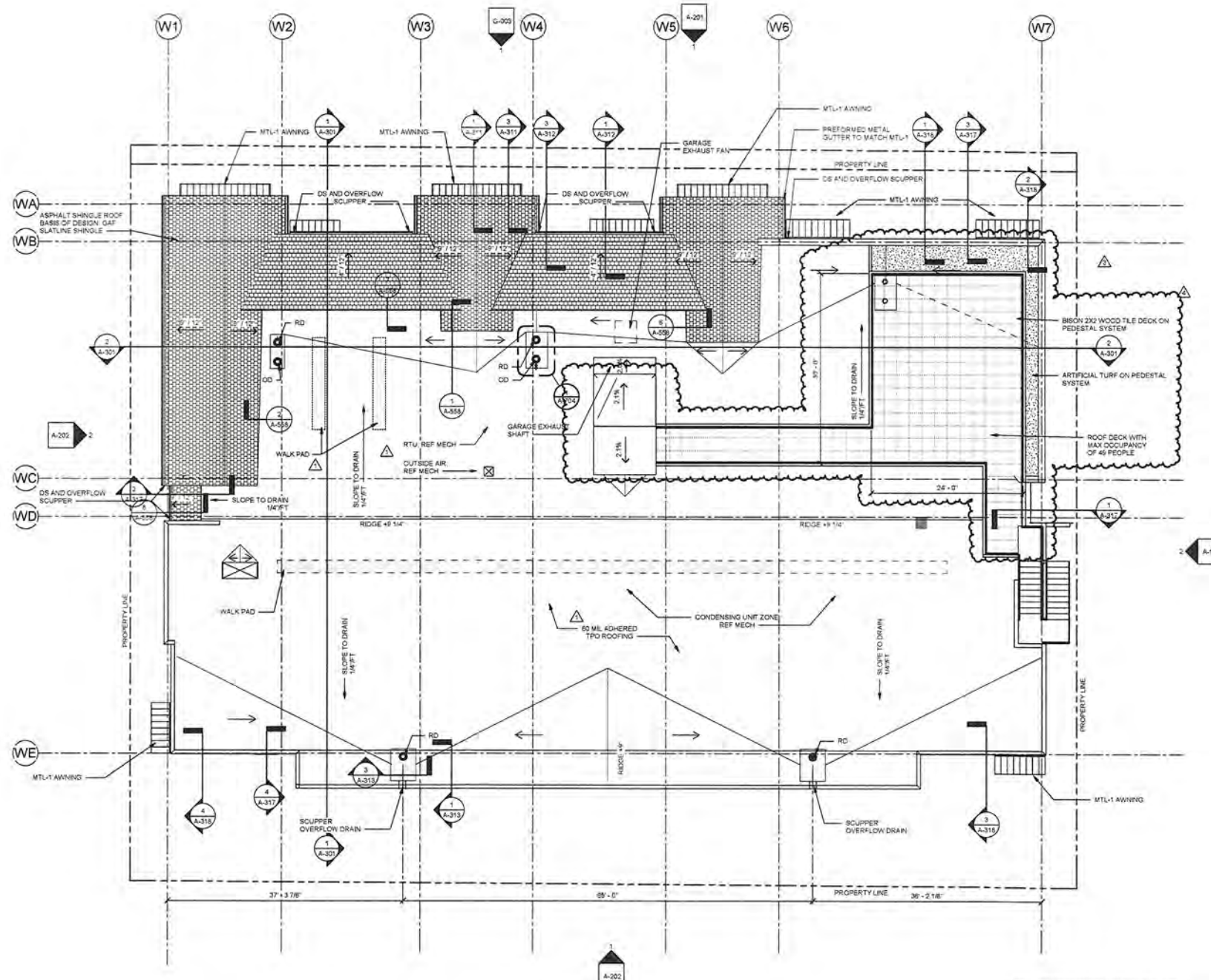
Main 214 626 7000
www.omniplan.com
Copyright © 2020



02/01/2021

MINTWOOD

MELBA BISHOP ARTS



Number	Revision	Date
4	Bulletin 2	05/20/21
3	Appendix 4	03/09/21
2	Appendix 1.1	02/23/21
1	IFC	02/01/21

PROJECT NO. 19139

ROOF PLAN

ISSUE FOR CONSTRUCTION
02/01/2021

A-110

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



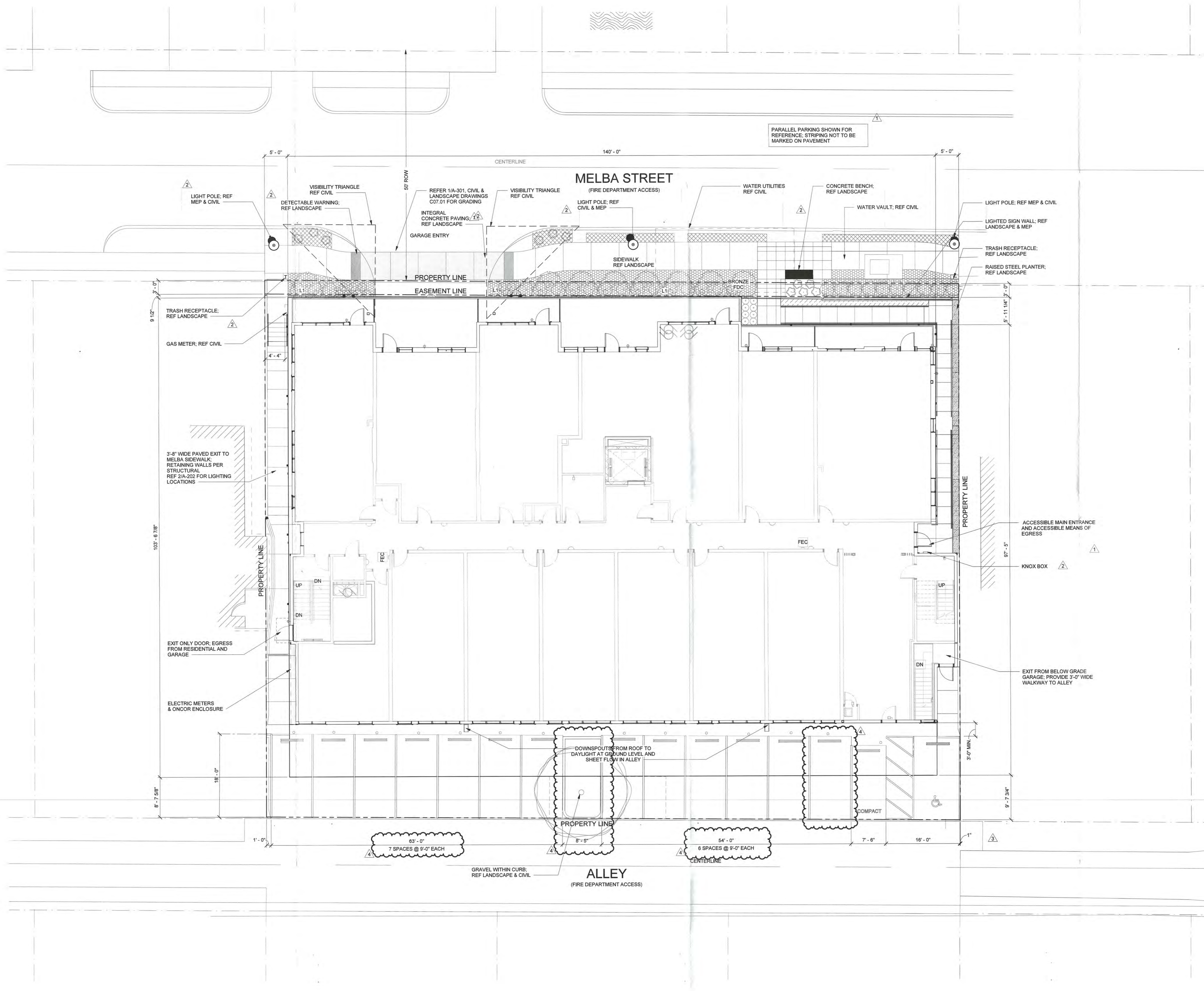
BIM 360://MelbaBishopArts_MINTWOOD_07/16/2021.rvt
 5/20/2021 8:37:47 PM



02/01/2021

MINTWOOD

MELBA BISHOP ARTS

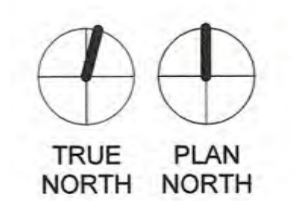


Number	Revision	Date
4	Addendum 5	03/22/21
3	Addendum 3	03/03/21
2	Addendum 1	02/11/21
1	IFC	02/01/21

PROJECT NO: 19139

SITE PLAN

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



ISSUE FOR CONSTRUCTION
02/01/2021

AS-101

August 31, 2021

Pamela Daniel
City of Dallas Board of Adjustment
1500 Marilla 5BN
Dallas, TX 75201

Via email

RE: BDA201-079, 212 Melba Street

Dear Ms. Daniel:

Please accept this additional information for your consideration in this special exception application to the height regulations for handicapped persons. The subject property is zoned PD 830 Subdistrict 3, East Garden District. This subdistrict limits height of structures to 50 feet and four stories unless a property has frontage on Bishop Avenue or Zang Avenue, which the subject property does not. The property is permitted and under construction for a multifamily use for 55 dwelling units and four stories. The purpose of this request is to allow for an elevator penthouse to exceed 50 feet to allow handicapped persons equal access to the amenity roof deck. The roof deck stairs are within the maximum height allowance but does not afford equal access to handicapped persons.

The amenity roof deck will provide for a private open space area for the residents of the property. It will contain seating and BBQ grilling areas. This amenity roof deck is similar to other properties that are within denser and compact development areas of Dallas and an essential component for residents to have private open space within these denser environments.

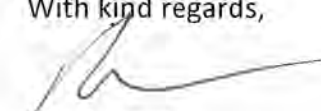
The special exception request will provide accommodation to handicapped persons equal opportunity to use and enjoy a dwelling. It is a requirement of the Americans with Disabilities Act to provide access to common areas within multifamily developments. Equal access to the amenity roof deck can only be provided by elevator, which makes the elevator penthouse necessary. The nearest city park, Kidd Springs Park, is approximately one mile away. Private amenity roof decks provide for open space within compact, urban neighborhoods.

The submitted site plan and floor plan shows the extent of the elevator penthouse and its location within the development. The elevator penthouse will be located near center to the overall building footprint, making it unseen from the street level. The elevator penthouse is not additional floor area or stories, and therefore not providing this development with rights beyond the zoning's intent. The Dallas Development Code provides for zoning districts that are 36 feet in height or less to have height allowances for elevator penthouses (51A-4.408(a)(2)). While PD 830 does not afford that specific height allowance, the purpose of the East Garden subdistrict is to allow for compact, urban development that is primarily residential except for the allowance of greater height and uses along Bishop Avenue and North Zang Avenue.

This special exception request for the handicapped is necessary to provide equal use and enjoyment of the multifamily development to handicapped persons. It would be a reasonable condition to limit this special exception to terminate if the amenity roof deck and roof access stairs are removed from the structure. This special exception request does not negatively impact surrounding properties and does not grant this property additional floor area or density development rights from other properties in PD 830.

We hope you can support our request. If you have any questions or would like to speak with us about this, please feel free to contact me. I will be happy to discuss this matter with you.

With kind regards,



Rob Baldwin

From: [REDACTED]
To: [Jackson, Latonia](#)
Subject: FW: BDA201-079, 212 Melba Street
Date: Tuesday, September 14, 2021 5:17:44 PM

From: Patrick Kennedy [REDACTED]
Sent: Thursday, August 12, 2021 4:17 PM
To: Munoz, Jennifer <jennifer.munoz@dallascityhall.com>
Subject: RE: BDA201-079, 212 Melba Street

External Email!

Dear Ms. Munoz,

As a resident of the Bishop Arts District neighborhood, I have reviewed the plans and proposal for the requested elevator at 212 Melba Street and believe the project to be within the spirit of the vision for the neighborhood. Therefore, I support this request for a special exemption.

Patrick Kennedy
413 Melba Street
Dallas, TX 75208

--



Patrick.j.Kennedy AICP, CNU

Partner.:Urban.Design.&.Planning

<http://www.design-space-studio.com/experience.html>

Founder & Creator

<http://www.anewdallas.com/>

Board of Directors:

Dallas Area Rapid Transit (DART)

www.dart.org

Adjunct Faculty

SMU Masters of Sustainability & Development

https://www.smu.edu/Lyle/Departments/CEE/DegreePrograms/MA_Sustainability

Former President, CNU-North Texas
Chair of Programming
Local Host Committee for CNU23 in DFW, 2015

Space Between Design Studio
2916 Woodside St
Dallas, TX 75204

c: 214.708.0680
o: 214-377-7703
e: patrick@spacebtw.com

"A city is remembered for the magic and life created by the space between buildings, the synergy of uses, and those that populate them."

CAUTION: This email originated from outside of the organization. Please, do not click links or open attachments unless you recognize the sender and know the content is safe.

FILE NUMBER: BDA201-081(PD)

BUILDING OFFICIAL'S REPORT: Application of Cinthya A. Barrera Castillo for 1) a variance to the single-family use regulations to construct and maintain a 1,242 square foot additional dwelling unit (41.5 percent of the 2,986 square foot floor area of the main structure) which will require a 746-square-foot variance to the floor area ratio of the main structure; and 2) a special exception to the single-family use regulations to construct and maintain a two-story additional dwelling unit for non-rent on a site developed with an existing single-family dwelling unit at 1535 Beauford Road. This property is more fully described as Lot 23 in City Block D/8827 and is zoned Planned Development District No. 258, in which an accessory structure may not exceed 25 percent of the floor area of the main structure and not more than one single family dwelling unit can be constructed on a lot.

LOCATION: 1535 Beauford Road

APPLICANT: Cinthya A. Barrera Castillo

REQUESTS:

The applicant proposes to construct and maintain an additional dwelling unit for non-rent with approximately 1,242 square feet of floor area, exceeding 25 percent of the floor area of the main structure.

STANDARD FOR A VARIANCE:

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

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

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

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

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

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

STAFF RECOMMENDATIONS:

Variance to exceed 25 percent of the floor area of the main structure:

Denial.

Rationale:

- Staff concluded from the information submitted by the applicant at the time of the September 3rd staff review team meeting that the applicant had not substantiated how the variance is necessary to construct and maintain an additional dwelling unit greater than 25 percent of the floor area ratio of the main structure. The subject site is approximately 0.34 acres or 15,007 square feet in area and therefore not irregular in shape or size since PDD No. 258 requires a minimum lot area of 7,500 square feet. Therefore, it is staff's opinion that the applicant maintains the ability to construct an ADU in a manner commensurate with developments of other parcels of land within the Planned Development District No. 258 zoning district.

Special exception for an additional dwelling unit:

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

BACKGROUND INFORMATION:

Zoning:

Site: Planned Development District No. 258
North: Planned Development District No. 258
South: R-7.5(A) Single Family District
East: Planned Development District No. 258
West: Planned Development District No. 258

Land Use:

The subject site and all surrounding properties are developed with single-family uses.

Zoning/BDA History:

There have not been any related board or zoning cases in the vicinity within the last five years.

GENERAL FACTS/STAFF ANALYSIS:

The request for a variance to the maximum floor area ratio regulations focus on constructing and maintaining a 1,242-square-foot additional dwelling unit (41.5 percent of the 2,986 square foot floor area of the main structure) which will require a 746-square-foot variance to the floor area ratio of the main structure. The property is zoned Planned Development District No. 258 which was established on November 19, 1986. Except for the minimum lot width requirement of 55 feet with concessions for “Z” barred lots and the minimum depth of 100 feet, the PDD wholly reverts to the R-7.5(A) Single Family District requirements. Thus, in this district, an additional dwelling unit (ADU) cannot exceed 25 percent of the floor area ratio of the main structure.

DCAD records indicate the following improvements for the property located at 1535 Beauford Road: “main improvement: a structure with 782 square feet of living area built-in 1925” and “additional improvements: a 400-square-foot detached garage.

City records reflect permits for electrical trades for the existing one-story dwelling completed on June 23, 1996 and April 28, 1998. A remodel permit was issued on July 7, 2020 to remodel 432 square feet of the roof by removing the existing roof and installing a new roof. However, a complaint was lodged on August 28, 2020 where a City Inspector was dispatched and observed that while only a remodel permit for a reroof was issued, a remodel of the structure was in progress. Additionally, city records reflect submittals of a second story addition of 700 square feet of the floor area to the main structure created on February 24, 2021 and an addition and remodel permit created on March 3, 2021.

The proposed site plan denotes four structures: the main structure with approximately 744 square feet of floor area, a proposed two-story addition with approximately 672 square feet of floor area, an existing detached garage with approximately 400 square feet of floor area, a structure labeled “existing area” with approximately 247 square feet of floor area, and an existing two-story “guest house” or proposed ADU with approximately 1,848 square feet of floor area.

The property is not irregular in shape since it is rectangular in size and according to the application, contains 0.344 acres, or approximately 15,007 square feet in lot area. In PDD No. 258 which reverts to an R-7.5(A) Single Family District the minimum lot size is 7,500 square feet.

The applicant has the burden of proof in establishing the following:

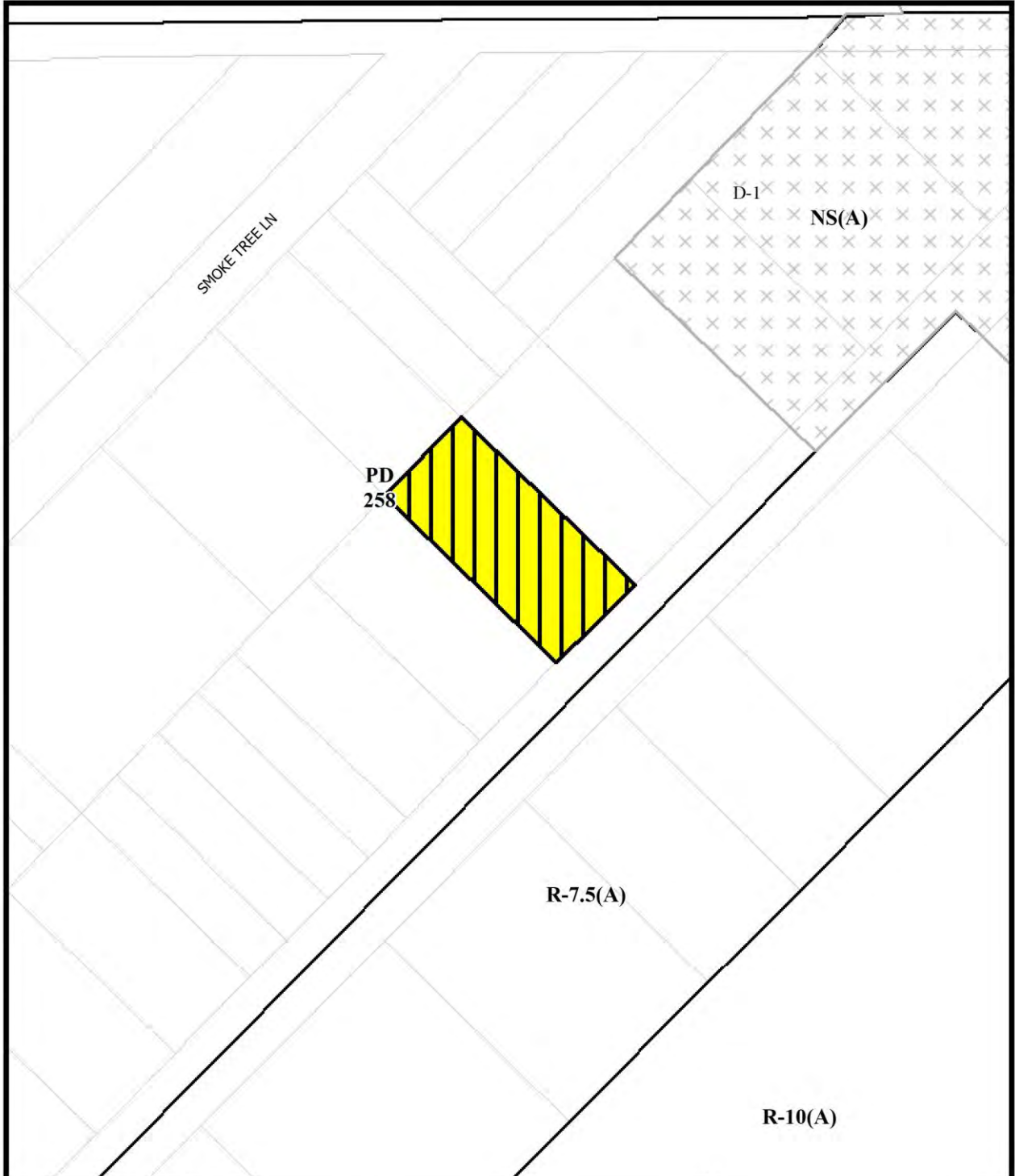
- That granting the variance to the floor area regulations for structures accessory to single-family uses will not be contrary to the public interest when owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will 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 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 zoning classification.

As of September 9, 2021, seven letters have been submitted in support of and none in opposition to the request.

If the board were to grant a variance to the floor area regulations for structures accessory to single-family uses and impose the submitted site plan as a condition, the building footprint of the ADU on the site would be limited to what is shown on this document. Furthermore, the Dallas Development Code states that in granting this type of special exception, the board shall require the applicant to deed restrict the subject property to prevent the use of the additional dwelling unit as rental accommodations. However, granting this special exception request will not provide any relief to the Dallas Development Code regulations other than allowing an additional dwelling unit on the site (i.e. development on the site must meet all other code requirements).

Timeline:

- July 9, 2021: The applicant submitted an “Application/Appeal to the Board of Adjustment” and related documents which have been included as part of this case report.
- August 5, 2021: The Board of Adjustment Administrator assigned this case to Board of Adjustment Panel C.
- August 18, 2021: The Senior Planner 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 August 31st deadline to submit additional evidence for staff to factor into their analysis; and the September 10th 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.
- August 30, 2021: The applicant submitted additional information to staff beyond what was submitted with the original application (**Attachment A**).
- September 3, 2021: The Board of Adjustment staff review team meeting was held regarding this request and the others scheduled for the September public hearings. Review team members in attendance included the following: the Board of Adjustment Chief Planner/Board Administrator, the Building Inspection Senior Plans Examiner, the Board of Adjustment Senior Planner, the Chief Arborist, the Conservation Districts Chief Planner, the Building Inspection Chief Planner, the Interim Assistant Director of Current Planning, and the Assistant City Attorney to the board.
- No review comment sheets were submitted in conjunction with this application.

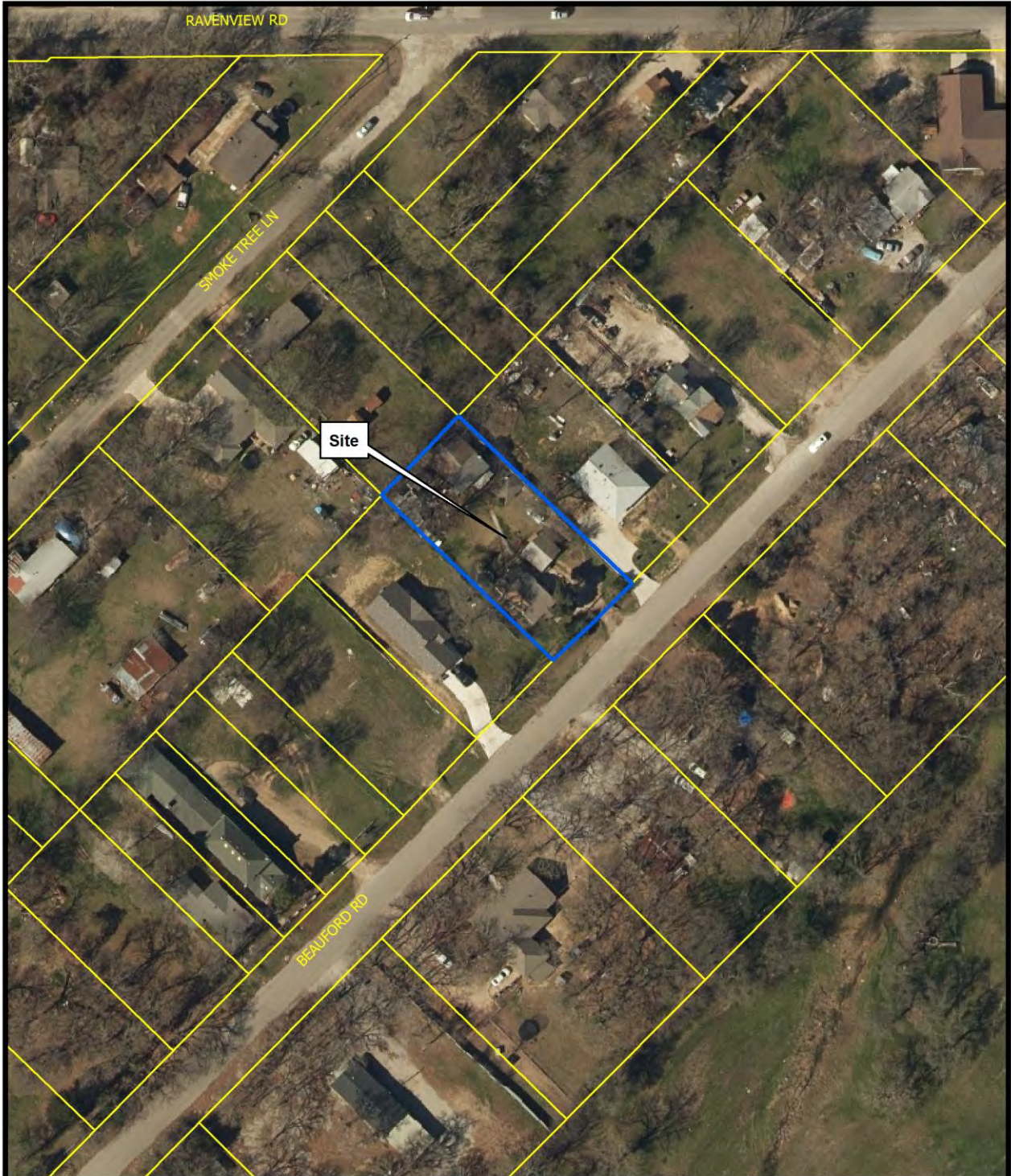


1:1,200

ZONING MAP

Case no: BDA201-081

Date: 8/18/2021

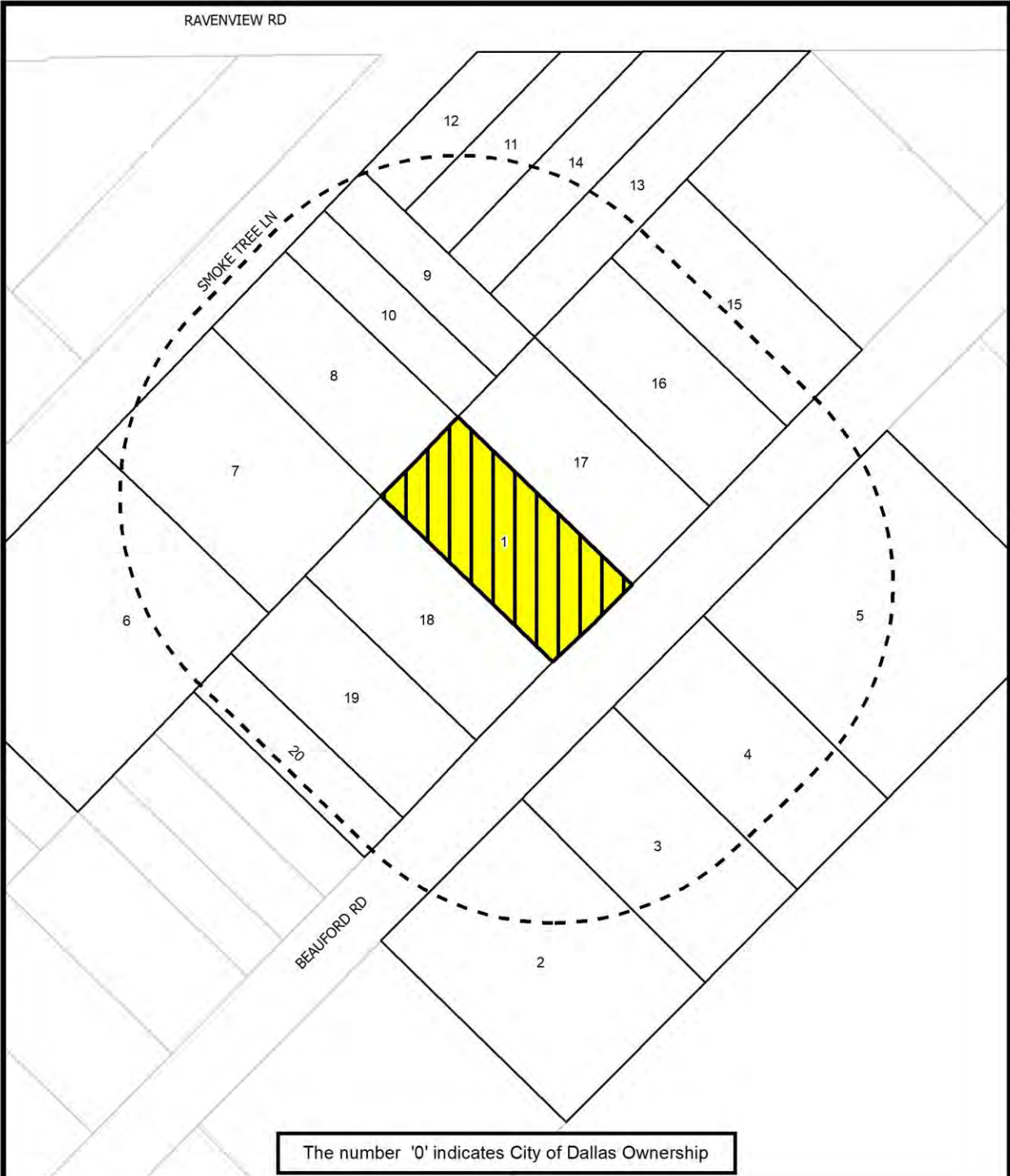



1:1,200

AERIAL MAP

Case no: BDA201-081

Date: 8/18/2021




 1:1,200

NOTIFICATION

200'	AREA OF NOTIFICATION
20	NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **BDA201-081**
 Date: **8/18/2021**

08/16/2021

Notification List of Property Owners

BDA201-081

20 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1535 BEAUFORD RD	CASTILLO ALVINO
2	1552 BEAUFORD RD	BYERS JIMMIE JR & STACEY
3	1546 BEAUFORD RD	BYERS STACEY & JIMMIE JR
4	1540 BEAUFORD RD	DOLYE SHAUN D & TONI J
5	1534 BEAUFORD RD	VILLANUEVA FERMIN CAPETILLO
6	1542 SMOKE TREE LN	HILL VONDA
7	1532 SMOKE TREE LN	MARTINEZ ELIA &
8	1518 SMOKE TREE LN	PORTILLO PRISCILLA YVETTE
9	1510 SMOKE TREE LN	IVEY LELAND
10	1514 SMOKE TREE LN	IVEY LELAND
11	12316 RAVENVIEW RD	HAYES MARION THOMAS &
12	12314 RAVENVIEW RD	MARTINEZ EFRAIN A
13	12324 RAVENVIEW RD	MAYA ANTONIO
14	12320 RAVENVIEW RD	MAYA LUIS
15	1517 BEAUFORD RD	KAMY REAL PPTY TRUST
16	1523 BEAUFORD RD	RUBIO BERNARDO DIAZ
17	1529 BEAUFORD RD	PACHECO ELOY
18	1541 BEAUFORD RD	NUNEZ ALVARO LUNA & SANTA A
19	1547 BEAUFORD RD	MORA JOSE ANGEL
20	1553 BEAUFORD RD	OZARK HOMES LLC



City of Dallas

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 201-081

Date: ~~6-11-21~~ 7-9-21

Data Relative to Subject Property:

Location address: 1535 Beauford Rd. Dallas Tx. 75253 Zoning District: R7.5(A) PO 258

Lot No.: 23 Block No.: D/8827 Acreage: .354 Census Tract: 171 01

Street Frontage (in Feet): 1) 84 2) 3) 4) 5)

To the Honorable Board of Adjustment :

Owner of Property (per Warranty Deed): Albino Castillo

Applicant: Cynthia A. Barrera Castillo Telephone: (972) 602-5156

Mailing Address: 1535 Beauford Rd. Dallas Tx. Zip Code: 75253

E-mail Address: cbarrera@dallasisd.org

Represented by: Telephone:

Mailing Address: Zip Code:

E-mail Address:

Affirm that an appeal has been made for a Variance, or Special Exception of Guest House in the backyard which was purchased with property as is. (adu) - (non rental)

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:

Property was purchased because of the back guest house. We would like to keep it as purchased and willing to make adjustments to property if need be.

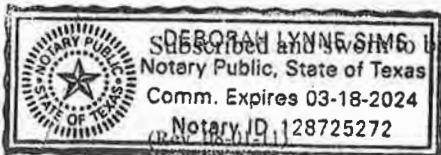
Note to Applicant: If the appeal requested in this application is granted by the Board of Adjustment, a permit must be applied for within 180 days of the date of the final action of the Board, unless the Board specifically grants a longer period.

Affidavit

Before me the undersigned on this day personally appeared Albino Castillo (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: Albino Castillo (Affiant/Applicant's signature)



Subscribed and sworn to before me this 11 day of June, 2021

Deborah Sims 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 Cinthya Barrera

did submit a request for a special exception to the single family regulations, and for a variance to the floor area ratio regulations

at 1535 Beauford Road

BDA201-081. Application of Cinthya Barrera for a special exception to the single family regulations, and for a variance to the floor area ratio regulations at 1535 BEAUFORD RD. This property is more fully described as Lot 23, Block D/8827, and is zoned PD-258, which an accessory structure may not exceed 25% of the floor area of the main structure and limits the number of dwelling units to one. The applicant proposes to construct an additional dwelling unit (non-rent), which will require a special exception to the single family zoning use regulations, and to construct a single family residential accessory structure with 1242 square feet of floor area (41.5% of the 2986 square foot floor area of the main structure), which will require a 746 square foot variance to the floor area ratio regulations.

Sincerely,

David Session
David Session, Building Official



CITY OF DALLAS

AFFIDAVIT

Appeal number: BDA 201-081

I, Albino Castillo, Owner of the subject property
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 1535 Beauford Rd. Dallas Tx. 75253
(Address of property as stated on application)

Authorize: Anthony A. Barera Castillo
(Applicant's name as stated on application)

To pursue an appeal to the City of Dallas Zoning Board of Adjustment for the following request(s)

- Variance (specify below)
- Special Exception (specify below)
- Other Appeal (specify below)

Specify: Guest House in the backyard which was purchased as is. (adu) - (non rental)

Albino Castillo
Print name of property owner or registered agent

Albino Castillo
Signature of property owner or registered agent

Date 6-11-21

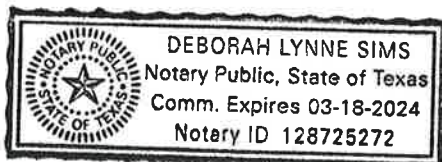
Before me, the undersigned, on this day personally appeared Albino Castillo

Who on his/her oath certifies that the above statements are true and correct to his/her best knowledge.

Subscribed and sworn to before me this 11 day of June, 2021

Deborah Sims
Notary Public for Dallas County, Texas

Commission expires on 3-18-2024





Printed: 7/9/2021

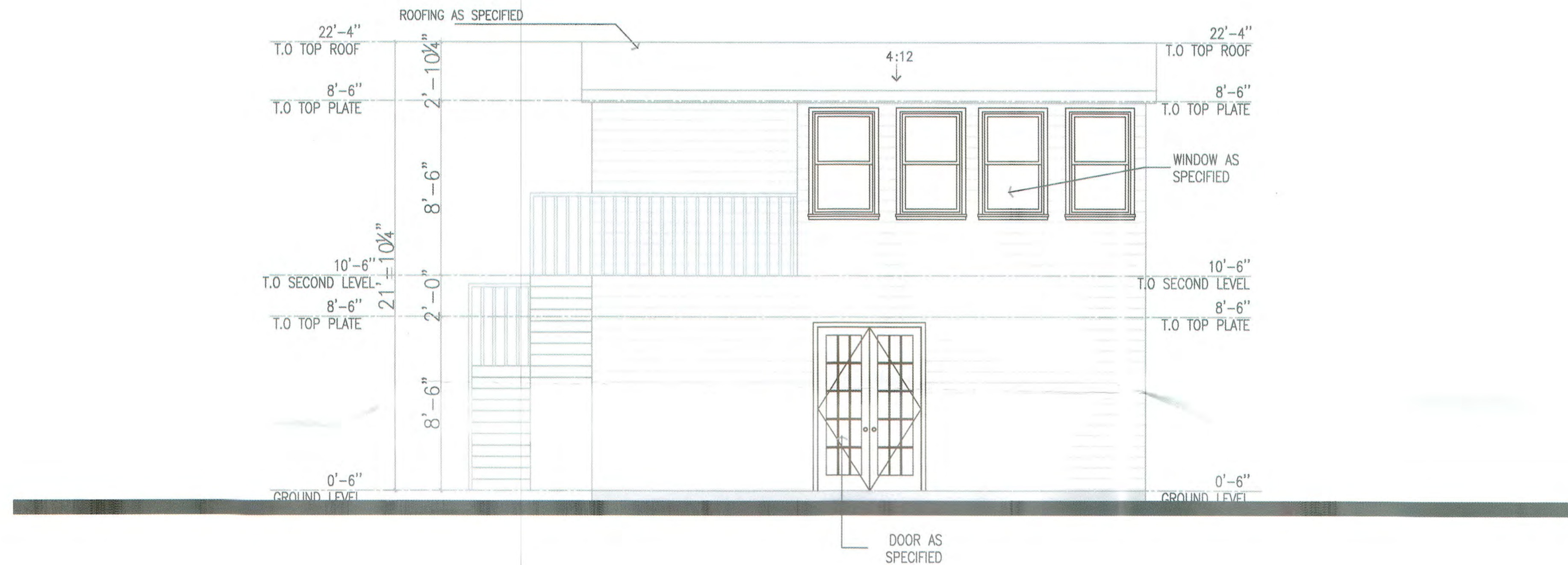
Legend

- | | | | |
|----------------------|--------------------------------|-----------------------|----------------------------|
| City Limits | railroad | Dry Overlay | CD Subdistricts |
| School | Certified Parcels | D | PD Subdistricts |
| Floodplain | Base Zoning | D-1 | PDS Subdistricts |
| 100 Year Flood Zone | PD193 Oak Lawn | CP | NSO Subdistricts |
| Mill's Creek | Dallas Environmental Corridors | SP | NSO_Overlay |
| Peak's Branch | SPSD Overlay | MD Overlay | Escarpment Overlay |
| X Protected by Levee | Deed Restrictions | Historic Subdistricts | Parking Management Overlay |
| Parks | SUP | Historic Overlay | 10-4 Front Overlay |
| | | Height Map Overlay | |

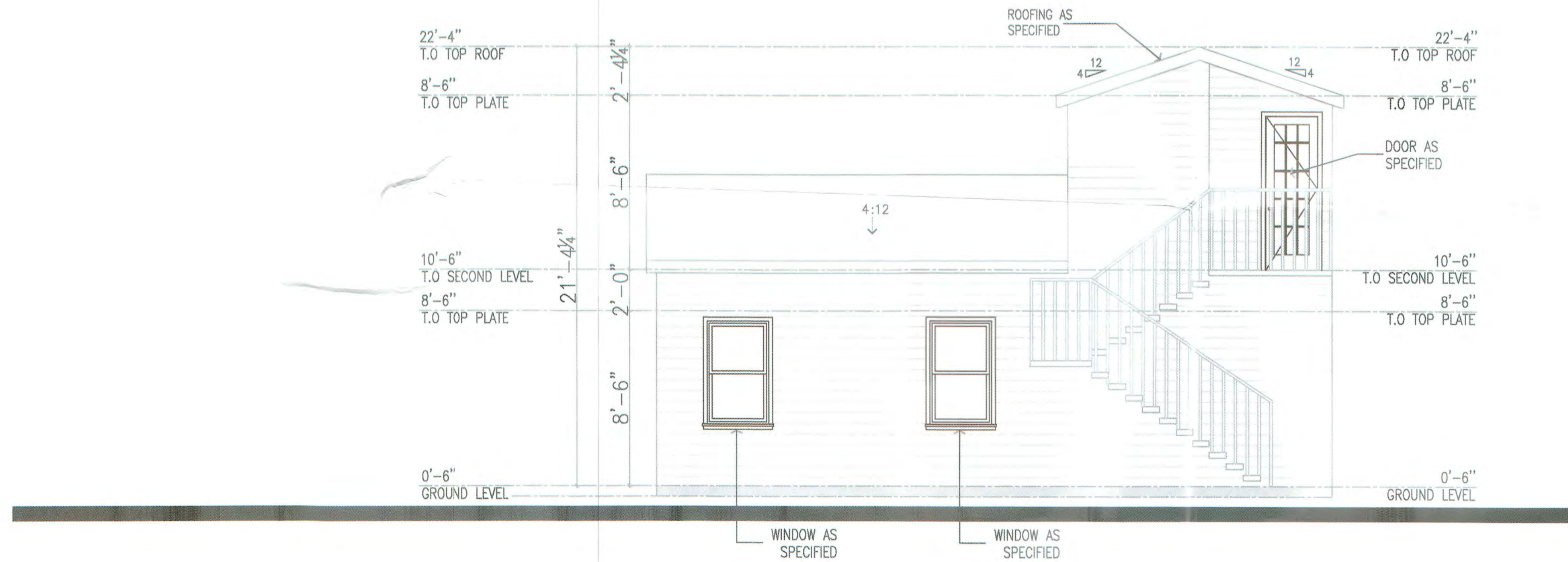
This data is to be used for graphical representation only. The accuracy is not to be taken/used as data produced by a Registered Professional Land Surveyor (RPLS) for the State of Texas. 'This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, 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 FRONT ELEVATION
A2.01 1/4"=1"



1 RIGHT ELEVATION
A2.01 1/4"=1"

SEAL

CONSTRUCTION CONCEPTS INC.
"Planning and Designing a Better Tomorrow"
317 E. JEFFERSON BLVD.
DALLAS, TX. 75203
TEL (214) 946-4300
FAX (214) 948-9544

REVISIONS		
SYMBOL	DESCRIPTION	DATE

ADDRESS
1535 BEAUFORD ROAD, DALLAS,
TEXAS 75253

DATE **01/06/21**

DRAWN BY
MIGB

CHECKED BY
MIGB

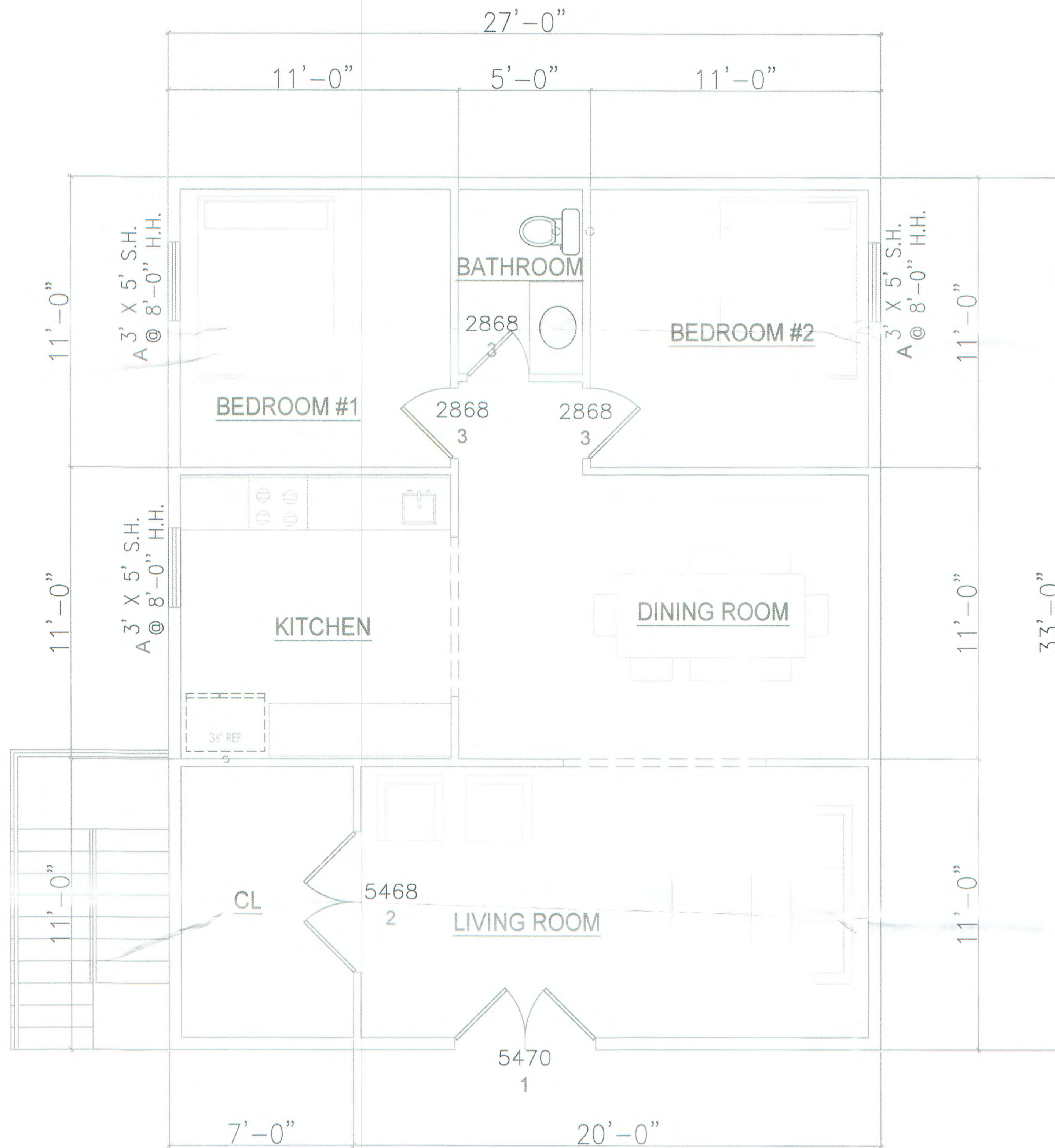
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SINGLE FAMILY - TWO STORY
ADDITION - 3 BEDROOMS

SCALE
3/8" = 1'-0"

SHEET TITLE
ELEVATIONS PLAN

SHEET #
A2.01

FILE NAME
A2.01_ELEVATIONS_PLAN



SEAL

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REVISIONS		
SYMBOL	DESCRIPTION	DATE

ADDRESS
1535 BEAUFORD ROAD. DALLAS, TEXAS 75253

DATE
01/06/21

DRAWN BY
MIGB

CHECKED BY
MIGB

DESCRIPTION
**SINGLE FAMILY - TWO STORY
 ADDITION - 3 BEDROOMS**

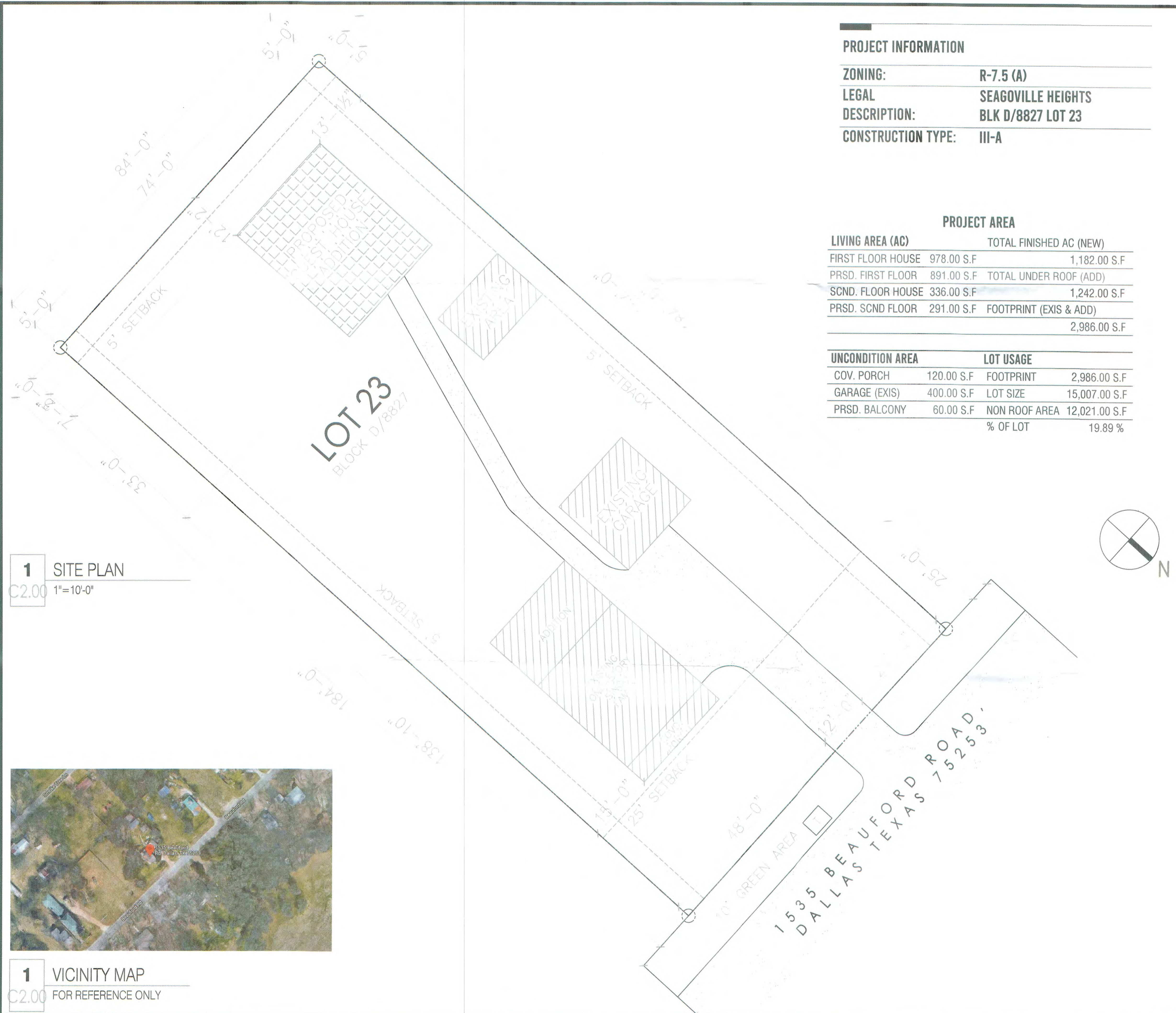
SCALE
3/8" = 1'-0"

SHEET TITLE
FLOOR PLAN

SHEET #
A1.01

FILE NAME
A1.01_FLR_PLAN

1 GROUND LEVEL FLOOR PLAN
 A1.00 3/8"=1"



PROJECT INFORMATION

ZONING:	R-7.5 (A)
LEGAL DESCRIPTION:	SEAGOVILLE HEIGHTS BLK D/8827 LOT 23
CONSTRUCTION TYPE:	III-A

PROJECT AREA

LIVING AREA (AC)	TOTAL FINISHED AC (NEW)
FIRST FLOOR HOUSE 978.00 S.F	1,182.00 S.F
PRSD. FIRST FLOOR 891.00 S.F	TOTAL UNDER ROOF (ADD)
SCND. FLOOR HOUSE 336.00 S.F	1,242.00 S.F
PRSD. SCND FLOOR 291.00 S.F	FOOTPRINT (EXIS & ADD)
	2,986.00 S.F

UNCONDITION AREA	LOT USAGE
COV. PORCH 120.00 S.F	FOOTPRINT 2,986.00 S.F
GARAGE (EXIS) 400.00 S.F	LOT SIZE 15,007.00 S.F
PRSD. BALCONY 60.00 S.F	NON ROOF AREA 12,021.00 S.F
	% OF LOT 19.89 %

SEAL

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 317 E. JEFFERSON BLVD.
 DALLAS, TX. 75203
 TEL. (214) 946-4300
 FAX. (214) 948-9544

REVISIONS

SYMBOL	DESCRIPTION	DATE

ADDRESS
1535 BEAUFORD ROAD, DALLAS, TEXAS 75253

DATE
01/06/21

DRAWN BY
MIGB

CHECKED BY
MIGB

DESCRIPTION
**SINGLE FAMILY - TWO STORY
 ADDITION - 3 BEDROOMS**

SCALE
1" = 10'-0"

SHEET TITLE
SITE PLAN

SHEET #
C2.00

FILE NAME
C2.00 SITE PLAN

1 SITE PLAN
 1"=10'-0"



1 VICINITY MAP
 FOR REFERENCE ONLY

August 27, 2021

To whom it may concern,

I, Cinthya Barrera present myself to you today to ask you to allow for me to keep the guest house which I've submitted an ADU for. I need to matter to you before you make this decision...so here's the following:

I fell in love with the property because of this guest house. I have two daughters who are brilliant...my oldest, Emma was accepted into Greiner Middle School this year and my Ruth, will be heading that way God willing next year. We all know what we have and my students are University/College minded, so I would like for them as they grow older to have that guest house in the back as their own vs staying in dorms(you know...to keep a closer eye on them.)

Now, I would also like to point out that I inherited this property as is not knowing things were done without a permit. When adding on to main house I submitted a permit and it was until then that I was told by Building Inspections that there were a few problems with the property additions...I did however ask Mr. Albino if he had had a problem when building that back guest house and he stated "No, It actually took me over 6 months to build it because I would only work on it in the weekends." He also stated that there was never a STOP WORK order for the property...Could you check because if so, that would indeed help my case since it went unnoticed by Building Inspections.

I am providing Letters from our neighbors who have signed stating they don't have any problem with the guest house in question. I am also providing a form that shows other properties that would help my case.

Did I mention that I have been a DISD teacher for 5 years now! Stand behind our Dallas staff which in today's case is me, Mrs. Barrera.

Now...If need be and If absolutely necessary in order to keep the guest house, I am willing and able to pay any additional fees.

Sincerely,

A handwritten signature in blue ink, appearing to read "Cinthya Barrera".

June 26, 2021

Dear Neighbor,

We need and would like your support...We are to go to the Board of Adjustments here in the next couple months...The home we've purchased has a back-guest house which we would like to keep as is. It would help us to gather signatures of neighbors who are within 200 ft of our home address:

1535 Beauford Rd. Dallas TX. 75253

If you choose to help us, you will be contacted by the City of Dallas to ensure that you indeed have no problem with us having the addition kept as is.

Name: Eloy Ortiz

Address: 1529 Beauford Rd.

Phone Number: 469 539 7499.

Thank you for your support

-Barrera Gonzales family

June 26, 2021

Dear Neighbor,

We need and would like your support... We are to go to the Board of Adjustments here in the next couple months... The home we've purchased has a back-guest house which we would like to keep as is. It would help us to gather signatures of neighbors who are within 200 ft of our home address:

1535 Beauford Rd. Dallas TX. 75253

If you choose to help us, you will be contacted by the City of Dallas to ensure that you indeed have no problem with us having the addition kept as is.

Name: ARACELY LUNA

Address: 1541 BEAUFORD RD.

Phone Number: 214) 384-1196

Thank you for your support

-Barrera Gonzales family

June 26, 2021

Dear Neighbor,

We need and would like your support...We are to go to the Board of Adjustments here in the next couple months...The home we've purchased has a back-guest house which we would like to keep as is. It would help us to gather signatures of neighbors who are within 200 ft of our home address:

1535 Beauford Rd. Dallas TX. 75253

If you choose to help us, you will be contacted by the City of Dallas to ensure that you indeed have no problem with us having the addition kept as is.

Name: Aurora Mora

Address: 1547 beauford rd Dallas TX 75253

Phone Number: 214-385-7622

Thank you for your support

-Barrera Gonzales family

June 26, 2021

Dear Neighbor,

We need and would like your support... We are to go to the Board of Adjustments here in the next couple months... The home we've purchased has a back-guest house which we would like to keep as is. It would help us to gather signatures of neighbors who are within 200 ft of our home address:

1535 Beauford Rd. Dallas TX. 75253

If you choose to help us, you will be contacted by the City of Dallas to ensure that you indeed have no problem with us having the addition kept as is.

Name: Reginaldo Jimenez

Address: 1532 Smoke Tree Ln.

Phone Number: 469 623 8139

Thank you for your support

-Barrera Gonzales family

June 26, 2021

Dear Neighbor,

We need and would like your support...We are to go to the Board of Adjustments here in the next couple months...The home we've purchased has a back-guest house which we would like to keep as is. It would help us to gather signatures of neighbors who are within 200 ft of our home address:

1535 Beauford Rd. Dallas TX. 75253

If you choose to help us, you will be contacted by the City of Dallas to ensure that you indeed have no problem with us having the addition kept as is.

Name:

Priscilla Portillo

Address:

1518 Smoke Tree Lane Dallas TX 75253

Phone Number:

409-823-7413

Thank you for your support

-Barrera Gonzales family

June 26, 2021

Dear Neighbor,

We need and would like your support... We are to go to the Board of Adjustments here in the next couple months... The home we've purchased has a back-guest house which we would like to keep as is. It would help us to gather signatures of neighbors who are within 200 ft of our home address:

1535 Beauford Rd. Dallas TX. 75253

If you choose to help us, you will be contacted by the City of Dallas to ensure that you indeed have no problem with us having the addition kept as is.

Name: David Riddle (David Riddle)

Address: 1528 Beauford rd Dallas TX 75253

Phone Number: 469-735-0371

Thank you for your support

-Barrera Gonzales family

June 26, 2021

Dear Neighbor,

We need and would like your support... We are to go to the Board of Adjustments here in the next couple months... The home we've purchased has a back-guest house which we would like to keep as is. It would help us to gather signatures of neighbors who are within 200 ft of our home address:

1535 Beauford Rd. Dallas TX. 75253

If you choose to help us, you will be contacted by the City of Dallas to ensure that you indeed have no problem with us having the addition kept as is.

Name: David

Address: 1511 Beauford rd

Phone Number: 214 650 4402

Thank you for your support

-Barrera Gonzales family

FILE NUMBER: BDA201-082(PD)

BUILDING OFFICIAL'S REPORT: Application of Mark Jenkins for 1) a variance to the side yard setback regulations of four-feet to construct an accessory dwelling unit one-foot from the property line, within a required five-foot side yard setback; 2) a variance to the single-family use regulations to construct and maintain a 699-square-foot accessory structure (34.8 percent of the 2,005-square-foot floor area of the main structure) which will require a 198-square-foot variance to the floor area ratio of the main structure at 1107 South Canterbury Court. This property is more fully described as Lot 21 in City Block 14/3801 and is zoned Subarea 1 within Conservation District No. 13, in which an accessory structure may not exceed 25 percent of the floor area of the main structure, and a minimum side yard setback of five feet must be maintained.

LOCATION: 1107 South Canterbury Court

APPLICANT: Mark Jenkins

REQUESTS:

The applicant proposes to construct and maintain an accessory structure with approximately 699 square feet of floor area, four feet into a required five-foot side yard setback on a site developed with a single-family dwelling.

STANDARD FOR A VARIANCE:

Section 51(A)-3.102(d)(10) of 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 (first & second requests):

Approval, subject to the following condition:

- Compliance with the submitted site plan is required.

Rationale:

Staff concluded that the subject site is unique and different from most lots in Subarea 1 within Conservation District No. 13 considering its restrictive lot area according to the submitted site plan. The plan and the attachment show the site has a restrictive area due to the subject site having less land area and lot width of 9,068 square feet comparable to six other adjacent lots with an average lot size of 10,017 square feet and 69 feet of lot width, respectively. Additionally, the subject contains a mature 80-100-year-old native Texas pecan tree that restricts development. All things considered; the site cannot be developed in a manner commensurate with development upon other parcels of land with the same Conservation District No. 13 zoning.

The applicant submitted a document (**Attachment A**) indicating, among other things, that the proposed structure on the subject site is commensurate to six comparable lots located in the same zoning district.

BACKGROUND INFORMATION:

Zoning:

Site: Subarea 1 within Conservation District No. 13
North: Subarea 1 within Conservation District No. 13
South: Subarea 1 within Conservation District No. 13
East: Subarea 1 within Conservation District No. 13
West: Subarea 1 within Conservation District No. 13

Land Use:

The subject site and all surrounding properties are developed with single-family uses.

Zoning/BDA History:

There have not been any recent related board or zoning cases in the vicinity within the last five years.

GENERAL FACTS/STAFF ANALYSIS:

The subject property zoned Subarea 1 within Conservation District No. 13. In this district, a minimum side yard setback of five feet is required. Additionally, an accessory structure cannot exceed 25 percent of the floor area ratio of the main structure. The requests for variances to the side yard setback and maximum floor area ratio regulations focus on constructing and maintaining a 699-square-foot accessory structure. The proposed unit is 34.8 percent of the 2,005 square foot floor area of the main structure, which will require a 198-square-foot variance to the floor area ratio of the main structure. The proposed unit is to be constructed one foot from the side property line, or four feet into a required five-foot side yard setback.

DCAD records indicate the following improvements for the property located at 1107 South Canterbury Court: “main improvement”: a structure with 2,005 square feet of living area built-in 1924” and “additional improvements”: a 480-square-foot detached garage.

City records reflect electrical permits for the existing one-story accessory structure issued on April 24, 1984 and a permit for an approximately 420-square-foot in-ground swimming pool. The site plan depicts an existing one-story accessory structure with approximately 239 square feet of floor area. The applicant proposes to construct a second story accessory structure with approximately 430 square feet, with the proposed second story addition encroaching four feet into a required five-foot side yard setback. The second story addition with stairs will equal to 34.8 percent of the existing 2,005-square-foot floor area ratio of the main structure.

The property is irregular in shape since it is neither rectangular nor square and according to the application, contains 0.21 acres, or approximately 9,068 square feet in lot area. In Subarea 1 within Conservation District No. 13 the minimum lot size is 7,500 square feet. However, properties within the vicinity are one-and-a half times greater than the minimum lot size.

The applicant has submitted a document comparing the lot sizes and improvements of the subject site with six adjacent properties in the same zoning district. The average lot is 10,017 square feet with an average of 3,001 square feet for improvements. The proposed 699-square-foot accessory structure on the site is commensurate to six comparable lots in the Conservation No. 13 district.

The applicant has the burden of proof in establishing the following:

- That granting the variance to the floor area regulations for structures accessory to single-family uses 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 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 zoning classification.

As of September 10, 2021, no letters have been submitted in support of or in opposition to the request.

If the board were to grant a variance to the floor area regulations and a variance to the side yard setback for structures accessory to single-family uses and impose the submitted site plan as a condition, the building footprint of the structure on the site would be limited to what is shown on this document. However, granting these variances will not provide any relief to the Dallas Development Code regulations other than allowing an additional structure on the site to exceed the floor area ratio and encroach into the side yard setback as depicted on the site plan (i.e. development on the site must meet all other code requirements).

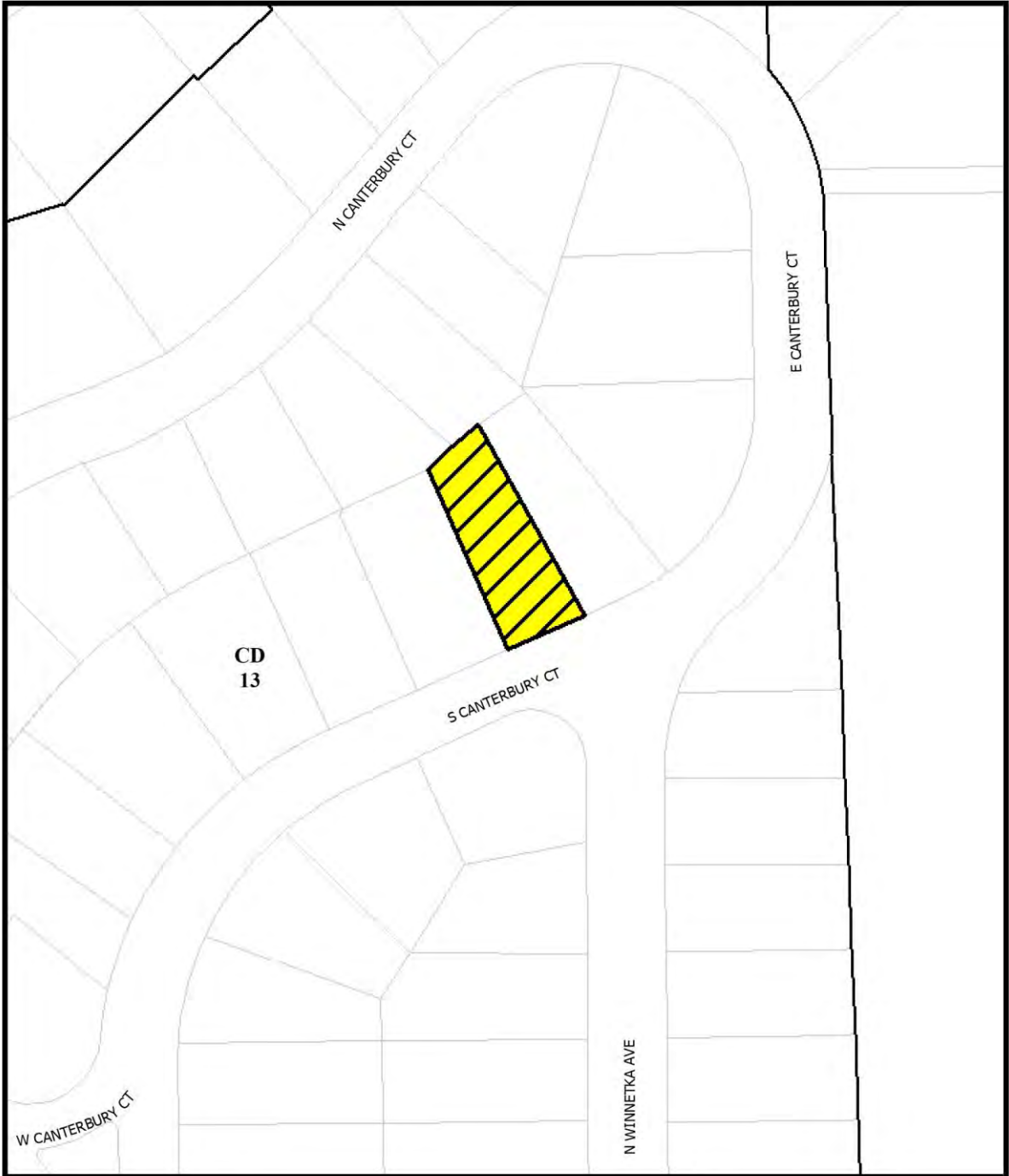
Timeline:

- July 14, 2021: The applicant submitted an “Application/Appeal to the Board of Adjustment” and related documents which have been included as part of this case report.
- August 5, 2021: The Board of Adjustment Administrator assigned this case to Board of Adjustment Panel C.
- August 26, 2021: The Senior Planner 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 August 31st deadline to submit additional evidence for staff to factor into their analysis; and the September 10th 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.

September 3, 2021: The Board of Adjustment staff review team meeting was held regarding this request and the others scheduled for the September public hearings. Review team members in attendance included the following: the Board of Adjustment Chief Planner/Board Administrator, the Building Inspection Senior Plans Examiner, the Board of Adjustment Senior Planner, the Chief Arborist, the Conservation Districts Chief Planner, the Building Inspection Chief Planner, the Interim Assistant Director of Current Planning, and the Assistant City Attorney to the board.

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

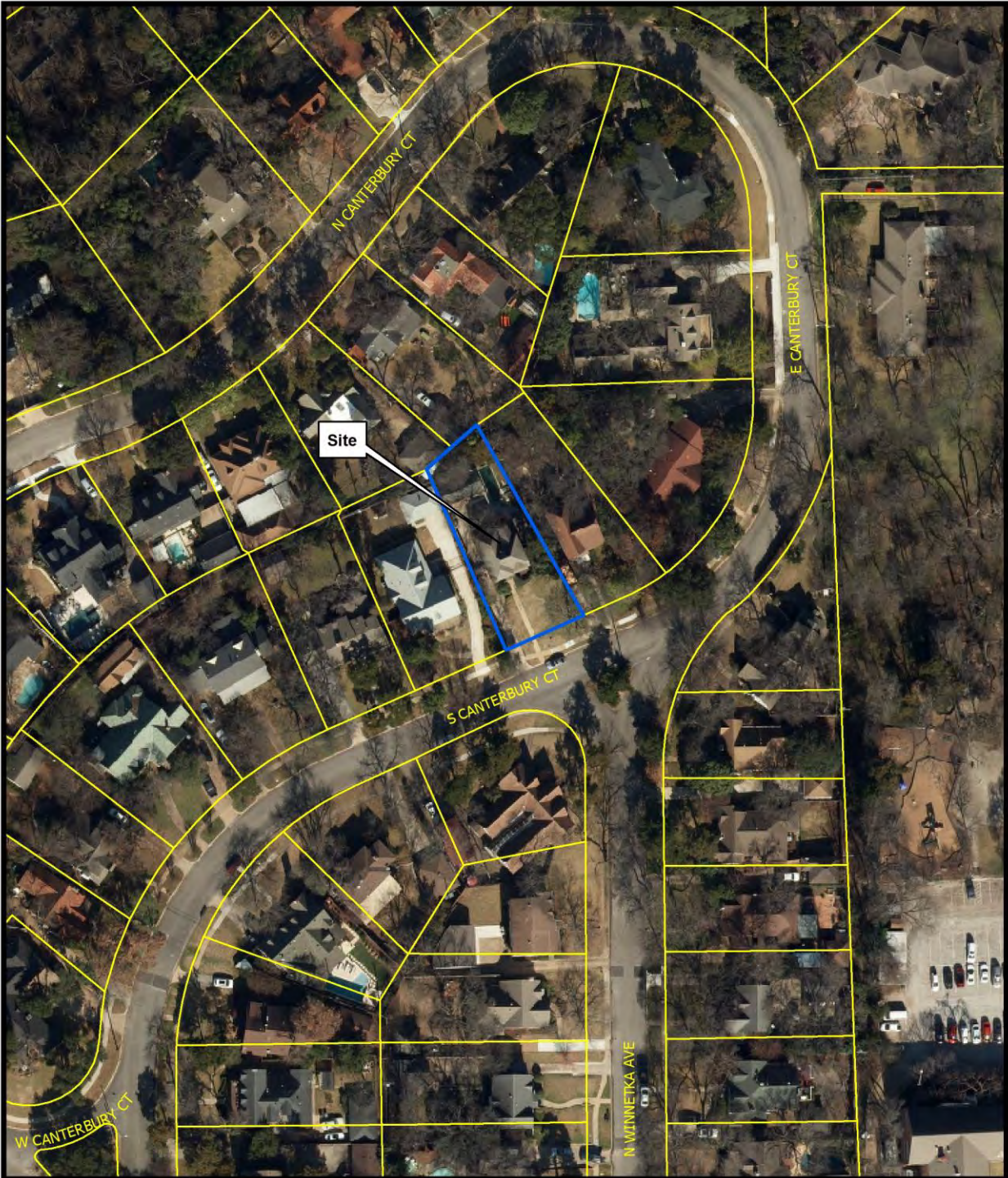


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ZONING MAP

Case no: BDA201-082

Date: 8/18/2021

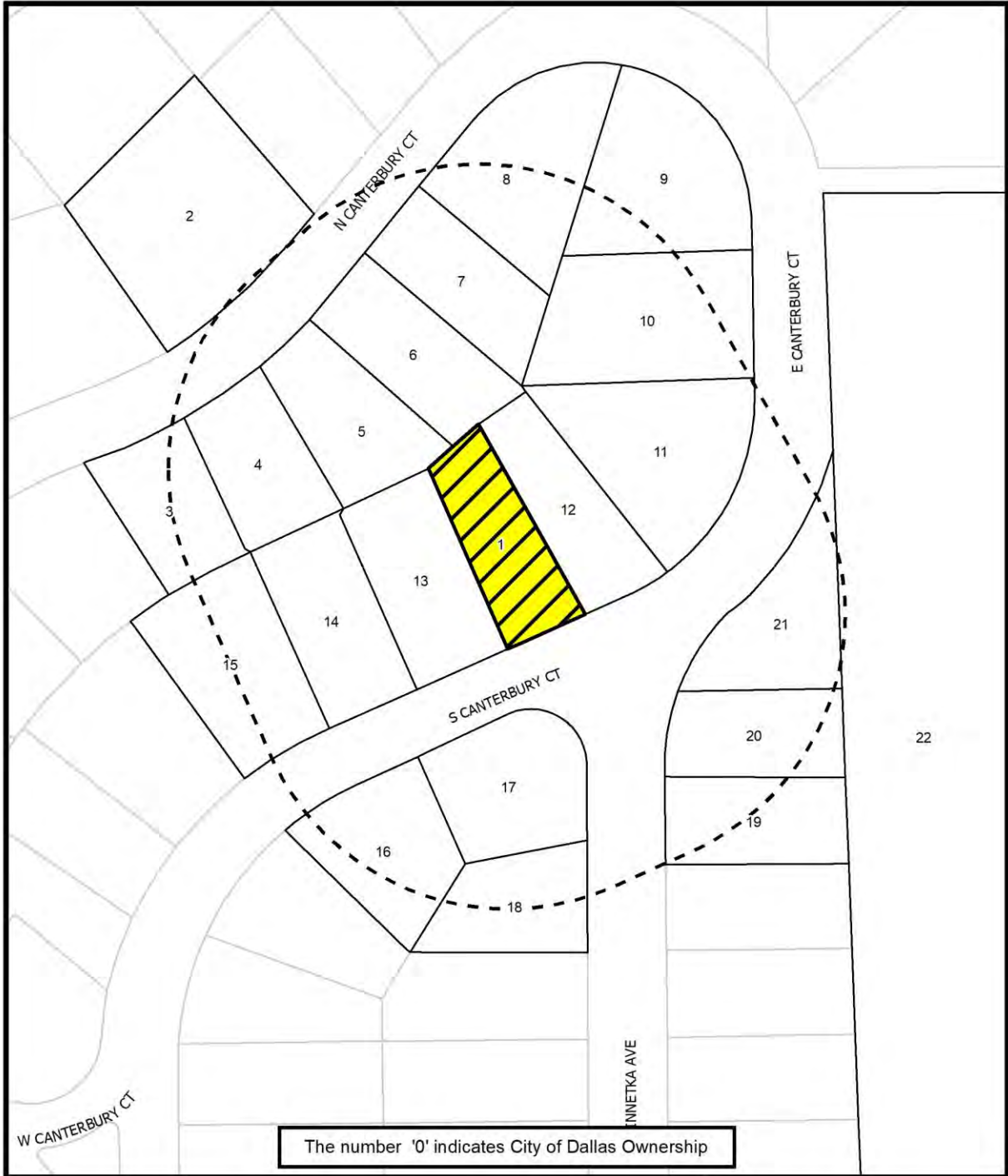


1:1,200

AERIAL MAP

Case no: BDA201-082

Date: 8/18/2021



 1:1,200	<h2 style="text-align: center;">NOTIFICATION</h2> <p> 200' AREA OF NOTIFICATION 22 NUMBER OF PROPERTY OWNERS NOTIFIED </p>	Case no: <u>BDA201-082</u> Date: <u>8/18/2021</u>
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08/16/2021

Notification List of Property Owners

BDA201-082

22 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1107 CANTERBURY CT	JENKINS MARK D &
2	1139 N CANTERBURY CT	RODRIGUEZ HEATHER M & JOSEPH A
3	1132 N CANTERBURY CT	MAGAR GERALD JR &
4	1128 N CANTERBURY CT	FOWLER CHARLES A
5	1122 N CANTERBURY CT	GENTHE RYAN
6	1120 N CANTERBURY CT	CLEVELAND SEAN P & SANDRA L CLEVELAND
7	1116 N CANTERBURY CT	HICKMAN CHRISTOPHER L
8	1100 N CANTERBURY CT	BERRY PHIL H JR
9	1321 CANTERBURY CT	KEELEY MICHAEL & JANICE M
10	1315 CANTERBURY CT	BARTHLOW HEATHER S & DARIN W
11	1305 CANTERBURY CT	YOUNG ROBERT M & VICTORIA
12	1103 CANTERBURY CT	Taxpayer at
13	1111 S CANTERBURY CT	GARRETT KOURTNY SUZANNE & JOHN
14	1115 S CANTERBURY CT	BURCHELL IAIN D &
15	1119 CANTERBURY CT	MILLER MELBA
16	1112 CANTERBURY CT	ROBINSON REBECCA &
17	1235 N WINNETKA AVE	JARVIS KIRK S & FELIZ P
18	1231 N WINNETKA AVE	EVETTS GREGORY A &
19	1234 N WINNETKA AVE	GOSSARD WAYNE H SR
20	1238 N WINNETKA AVE	LOPEZ DANIEL P & SUSAN R
21	1302 CANTERBURY CT	WOODWARD JEFFREY JAMES & LORI ANN OTT
22	1215 TURNER AVE	KESSLER PARK METHODIST CH



City of Dallas

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 201-082

Data Relative to Subject Property:

Date: 7-14-21

Location address: 1107 S CANTERBURY CT Zoning District: CD13 Subarea 2

Lot No.: 21 Block No.: 14/3801 Acreage: 0.21 Census Tract: 44.00

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

To the Honorable Board of Adjustment :

Owner of Property (per Warranty Deed): MARK D JENKINS AND GEORGIA GRANTHAM

Applicant: MARK JENKINS Telephone: 979-224-7863

Mailing Address: 1107 S CANTERBURY CT DALLAS, TX Zip Code: 75208

E-mail Address: jenkins05@gmail.com

Represented by: MARK JENKINS Telephone: 979-224-7863

Mailing Address: 1107 S CANTERBURY CT DALLAS, TX Zip Code: 75208

E-mail Address: jenkins05@gmail.com

Affirm that an appeal has been made for a Variance X, or Special Exception , of FLOOR AREA RATIO LIMIT OF 25% OF MAIN STRUCTURE FOR ACCESSORY STRUCTURES + 4' Encroachment into 5' SySB providing 2'

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:

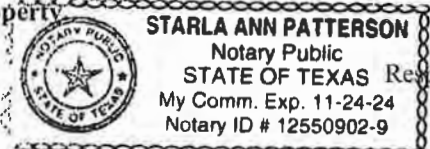
- * LOT SIZE / WIDTH DISPARITY WITH SURROUNDING PROPERTIES
- * INABILITY TO EXTEND MAIN STRUCTURES
- * DISPARITY IN MAIN STRUCTURE SQ FT COMPARED TO SURROUNDING PROPERTIES

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 MARK JENKINS
(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: Mark Jenkins
(Affiant/Applicant's signature)

Subscribed and sworn to before me this 13TH day of JULY, 2021

Starla Ann Patterson
Notary Public in and for Dallas County, Texas

(Rev. 08-01-11)

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

Date of Hearing _____

Appeal was--Granted OR Denied

Remarks _____

Chairman

Building Official's Report

I hereby certify that Mark Jenkins

did submit a request for a variance to the floor area ratio regulations, and for a variance to the side yard setback regulations
at 1107 S CANTERBURY ST

BDA201-082. Application of Mark Jenkins for a variance to the floor area ratio regulations, and for a variance to the side yard setback regulations at 1107 CANTERBURY CT. This property is more fully described as Lot 21, Block 14/3801, and is zoned CD-13 (Subarea 1), which an accessory structure may not exceed 25% of the floor area of the main structure and requires a side yard setback of 5 feet. The applicant proposes to construct a single family residential accessory structure with 699 square feet of floor area (34.8% of the 2005 square foot floor area of the main structure), which will require a 198 square foot variance to the floor area ratio regulations, and to construct a single family residential accessory structure and provide a 1 foot side yard setback, which will require a 4 foot variance to the side yard setback regulations.

Sincerely,


David Session, Building Official



CITY OF DALLAS

AFFIDAVIT

Appeal number: BDA 201-082

I, GEORGIA GRANTHAM, Owner of the subject property
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 1107 S CANTERBURY CT DALLAS, TX 75208
(Address of property as stated on application)

Authorize: MARK JENKINS
(Applicant's name as stated on application)

To pursue an appeal to the City of Dallas Zoning Board of Adjustment for the following request(s)

- Variance (specify below)
- Special Exception (specify below)
- Other Appeal (specify below)

Specify: FLOOR AREA RATIO LIMIT OF 25% OF MAIN
STRUCTURE FOR ACCESSORY STRUCTURES

GEORGIA GRANTHAM
Print name of property owner or registered agent

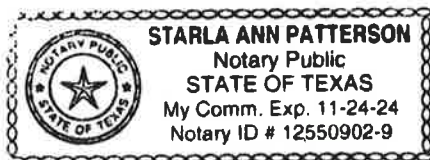
[Signature]
Signature of property owner or registered agent

Date 7/13/21

Before me, the undersigned, on this day personally appeared Georgia Grantham

Who on his/her oath certifies that the above statements are true and correct to his/her best knowledge.

Subscribed and sworn to before me this 13 day of July, 2024



[Signature]
Notary Public for Dallas County, Texas

Commission expires on 11/24/24

Board of Adjustment Appeal

1107 S Canterbury Ct Dallas, TX

Purpose

The purpose of this appeal is to seek a variance to the 25% FAR limit and allow for an accessory structure up to 700 sq ft.

Main Structure sq ft: 2,128 sq ft (including covered porches)

Allowable sq ft: 532 sq ft

Proposed sq ft: 700 sq ft

We are requesting this variance due to the following key factors preventing us from developing the property in a commensurate fashion to surrounding properties:

- Inability to extend the main structure of the house
- Disparity in main structure sq footage
- Disparity in lot size and width

Comparative Property Data

The following properties have been used for comparison. The properties are directly adjacent to the subject property and thus are an indicative sample.

1. 1115 Canterbury
2. 1111 Canterbury
3. 1103 Canterbury
4. 1122 Canterbury
5. 1120 Canterbury
6. 1116 Canterbury



Property	Lot Size (Sq Ft)	Lot Width (Ft)	Main Structure (Sq Ft)
1107 Canterbury (Applicant)	9,068	65	2,005
1115 Canterbury	11,250	75	2,720
1111 Canterbury	11,250	75	3,441
1103 Canterbury	9,300	70	3,477
1122 Canterbury	9,940	55	3,320
1120 Canterbury	10,115	75	2,349
1116 Canterbury	9,198	65	3,696
Average	10,017	69	3,001

*Main Structure (Sq Ft) based on Dallas CAD Records and does not take into account covered areas

Development of Main Structure

Options were initially looked at to extend the main structure instead of the current proposed plans for an accessible structure given this can be approved without variances. However, this did not pass the feasibility stages due to various reasons:

- Conservation District ordinances, setback rules and aesthetics make extending to the front impossible.
- The left side of the main structure is for driveway access and current height looming ordinances prevent extension to either the left or right sides of the property given the noted narrow lot width of the subject property
- The main structure already sits at two stories. The conservation district will not allow further upward extension
- Expansion backwards is blocked by an 80-100 year old native Texas pecan tree and a previously installed pool. Even if the pool is disregarded, removal of the tree would have a detrimental impact to all surrounding properties.

Main Structure Disparity

As can be seen in the data provided, there is a significant disparity in main property square footage between the comparison properties.

- The subject property's main structure is the smallest of all comparable properties.

- The ordinance states that an accessibility structure can be only 25% of the main structure minus parking space. The average allowable square footage of the comparison properties is 750 sq ft.
- Per the above section, increasing of the main structure is not an option on the subject property

An inability to extend the main structure combined with a smaller existing main structure in comparison to neighbors prevents the applicant from being able to develop the property in a commensurate fashion to the surrounding properties.

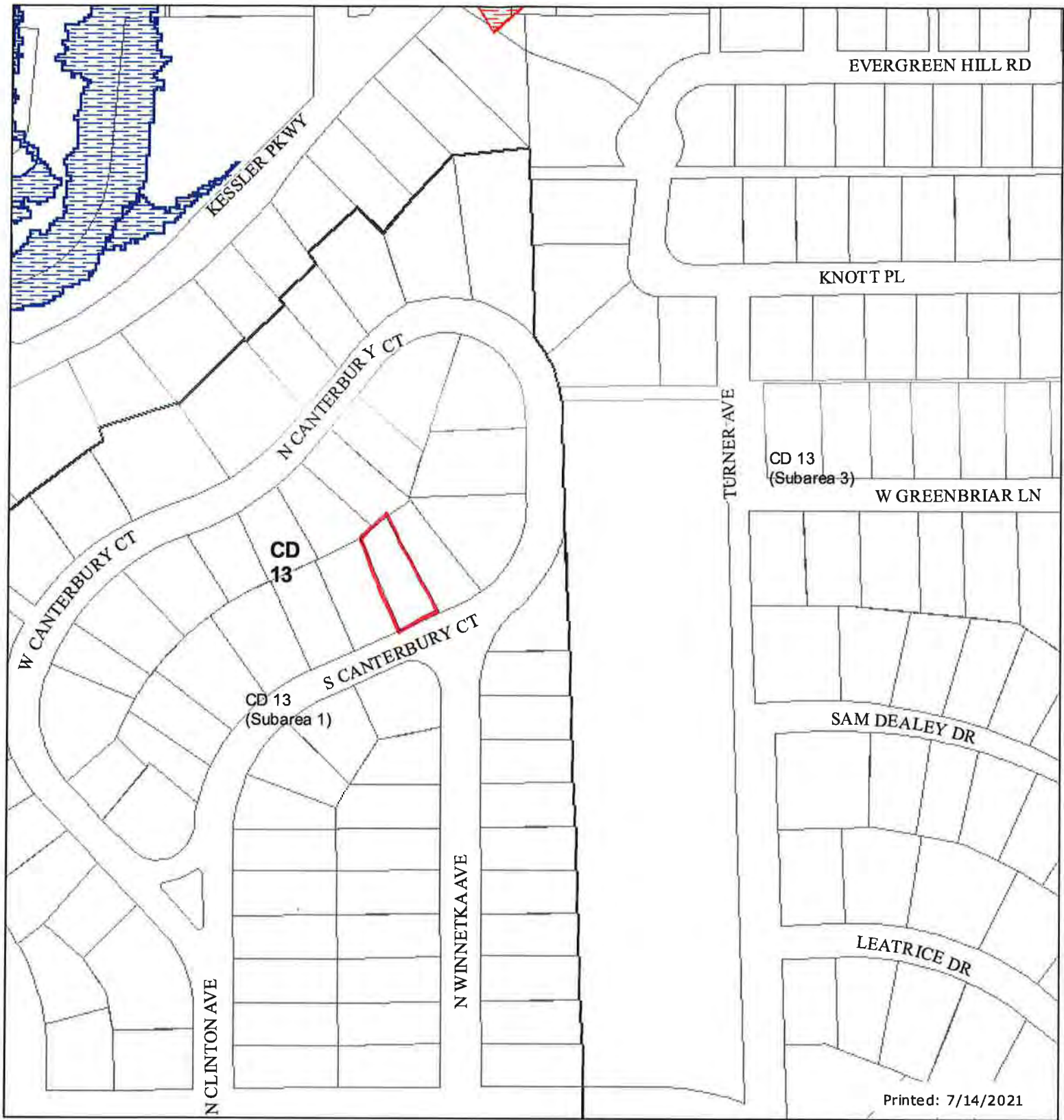
Lot Size Disparity

Based on the data above, the subject property has less land area and lot width available to be developed in a commensurate fashion.

- An inability to extend is partially due to the width of the lot and existing height looming ordinances. All but one comparison property is wider than the subject property, but, that property is odd shaped and over 30 feet wider at the back--making it easier to develop
- All surrounding properties have a larger overall lot size making it easier to accommodate changes to main structures

Other Considerations

- Existing accessory structure footprint is NOT increasing and is actually decreasing.
- Existing rear of the accessory structure encroaches on the rear easement by 6 inches and this plan would bring that back into code.
- Applicant is working under the confines of the existing structure on the site. While 532 sq ft may seem like a lot, the plans will show that the width of the existing structure is such that much of this area is lost on the existing downstairs of the plans.



Printed: 7/14/2021

Legend

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

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)







TEZANTO

817.602.8161
fred@tezanto.com



Alfredo Peña
07-08-21

MARK JENKINS

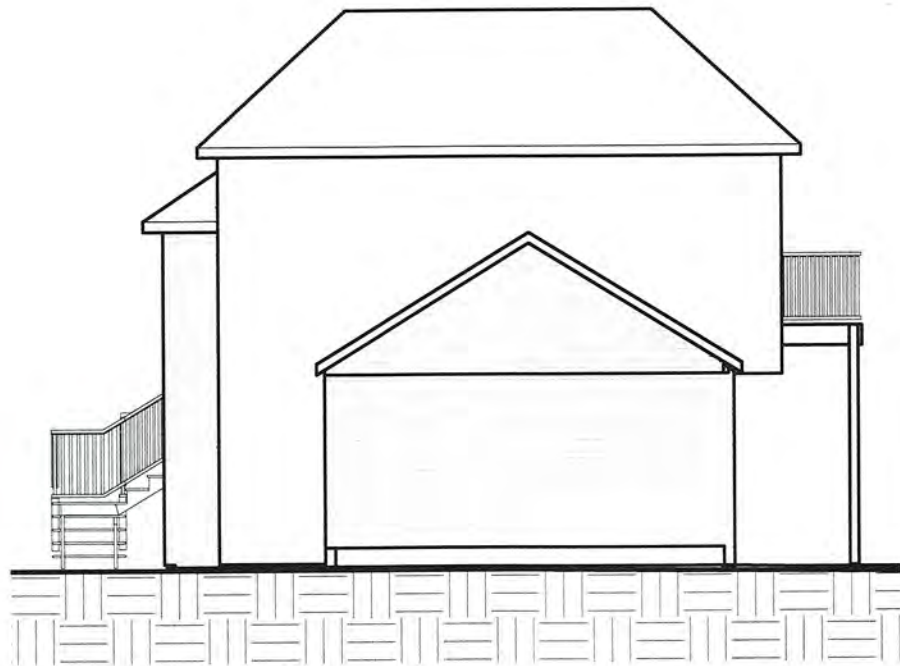
1107 S. CANTERBURY CT.
DALLAS, TX 75208

ELEVATIONS

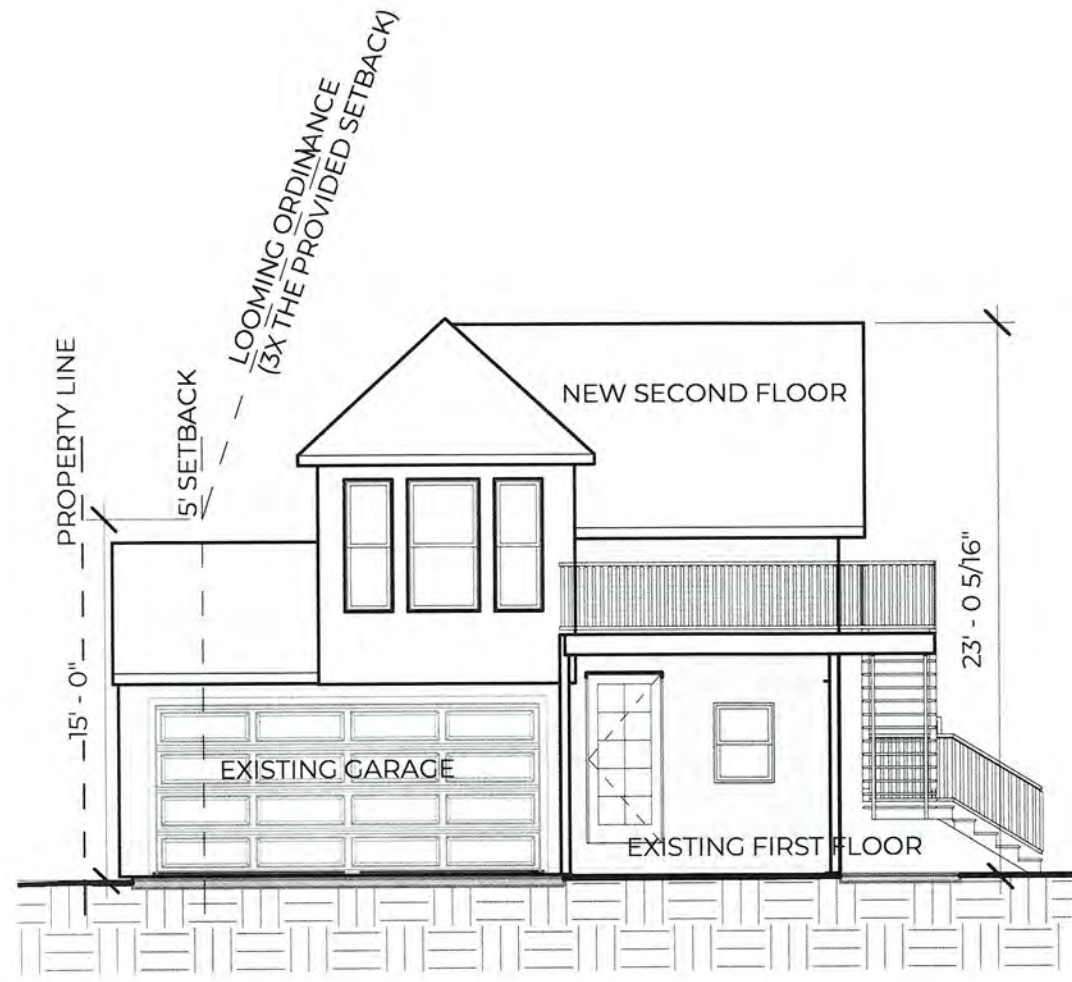
Project number: 21.01-05

Date: 07-08-21

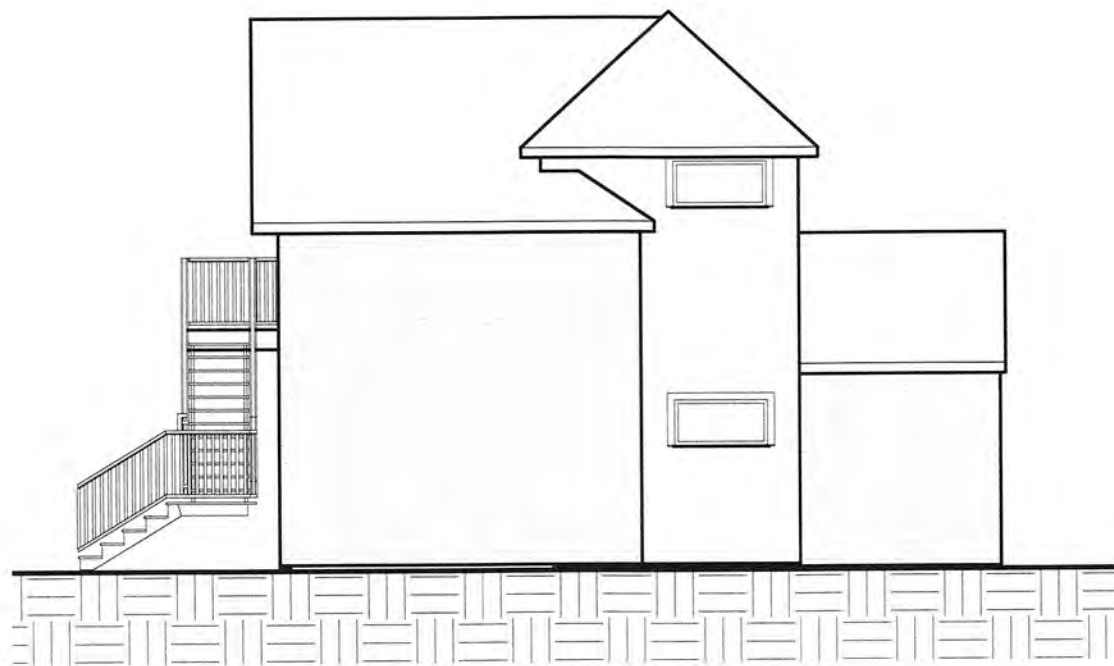
A-2.1



4 SW ELEVATION
1/8" = 1'-0"



3 SE ELEVATION
1/8" = 1'-0"



2 NW ELEVATION
1/8" = 1'-0"



1 NE ELEVATION
1/8" = 1'-0"



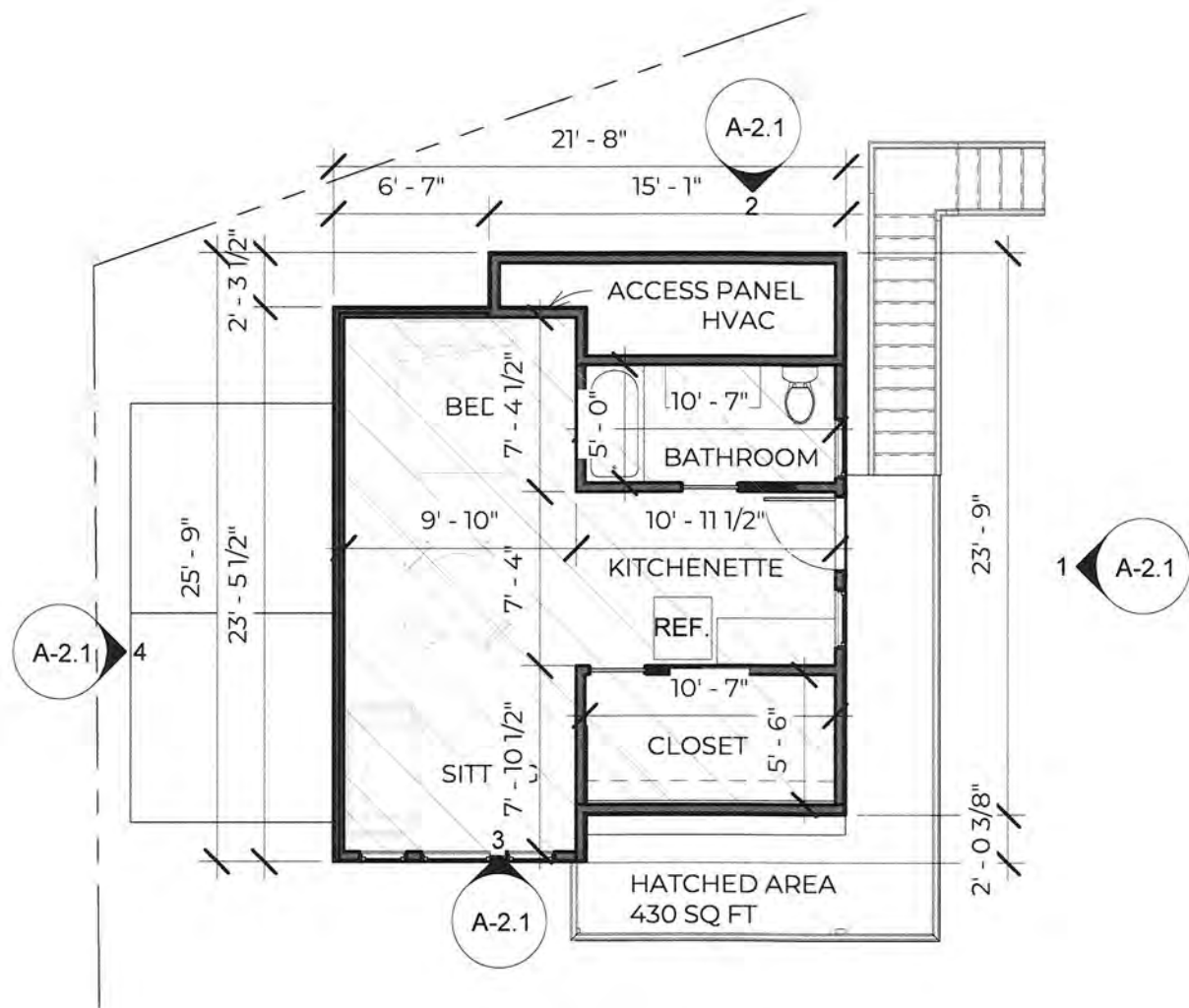
TEZANTO

817.602.8161

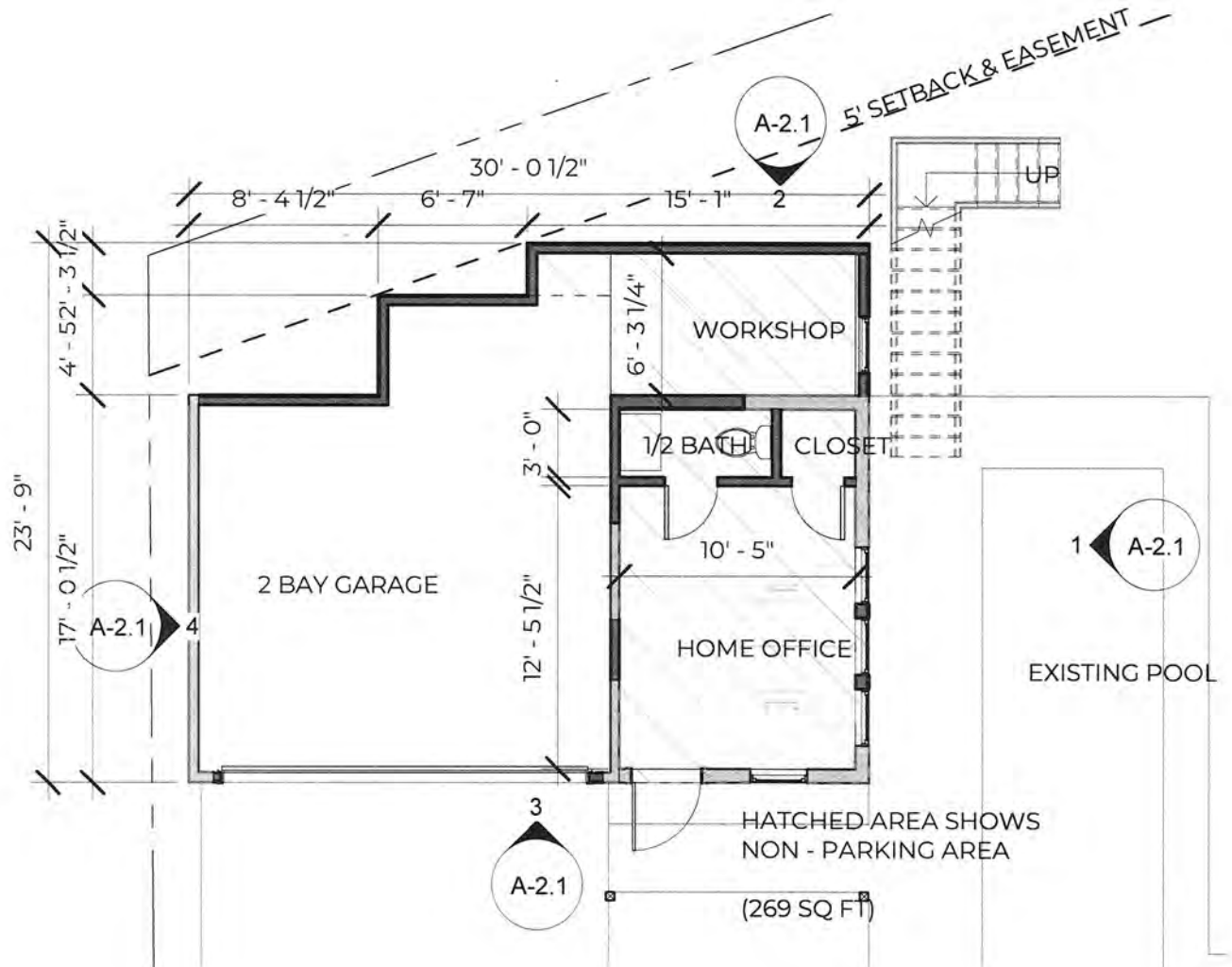
fred@tezanto.com



Alfredo Peña
07-08-21



2 SECOND FLOOR PLAN
1/8" = 1'-0"



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

MARK JENKINS

1107 S. CANTERBURY CT.
DALLAS, TX 75208

FLOOR PLANS

Project number: 21.01-05
Date: 07-08-21

A-1.1

7/8/2021 11:33:47 PM



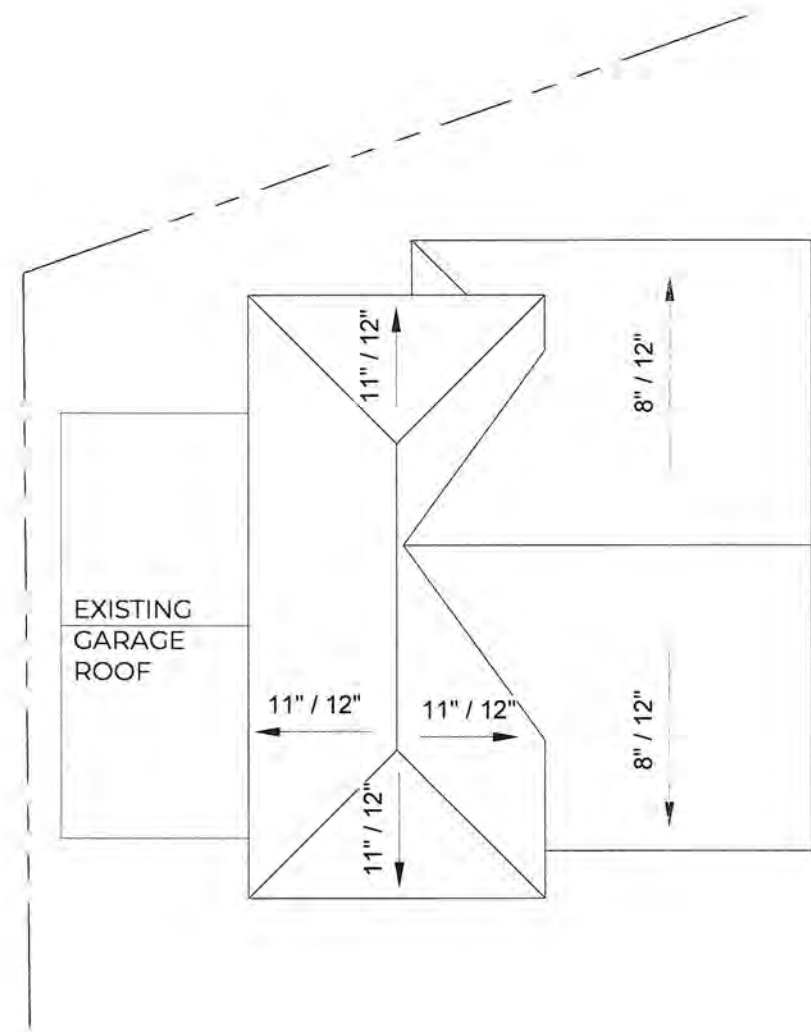
TEZANTO

817.602.8161

fred@tezanto.com



Alfredo Peña
07-08-21



1 ROOF PLAN
1/8" = 1'-0"

MARK JENKINS

1107 S. CANTERBURY CT.
DALLAS, TX 75208

ROOF PLAN

Project number:

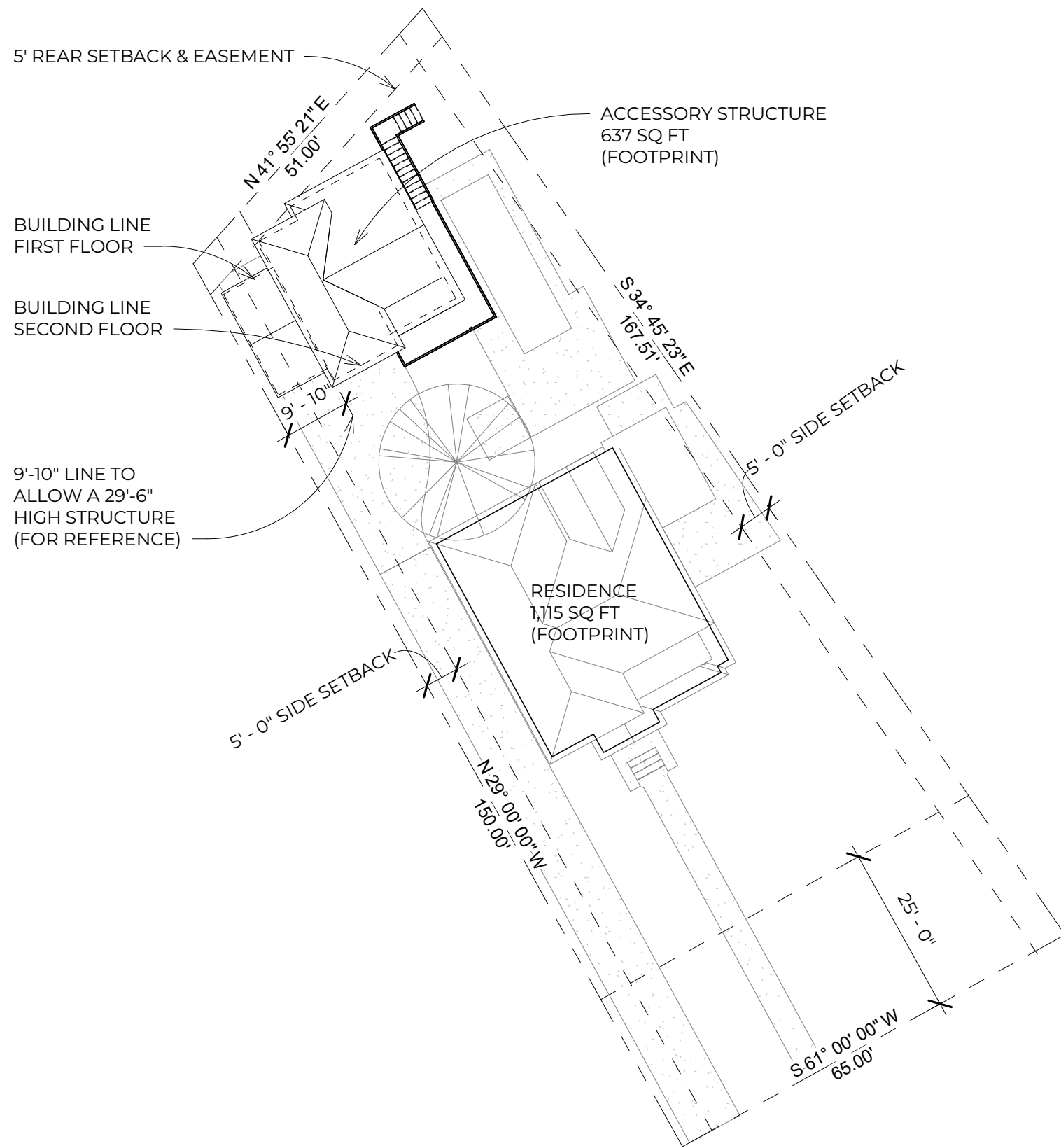
21.01-05

Date:

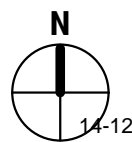
07-08-21

A-1.2

9/1/2021 10:15:07 AM



1 SITE PLAN
1" = 20'-0"



ZONING INFORMATION

ZONING TYPE: CD-13 (SUBAREA 1)
R-7.5(A)

SITE RESTRICTIONS

FRONT SETBACK: 25 FT (R-7.5(A))
AVERAGE OF BLOCK (CD013)
SIDE/REAR SETBACKS 5 FT
HEIGHT: 30 FT
HEIGHT LOOMING: 3x DISTANCE FROM SIDE PROPERTY LINE
LOT COVERAGE: 45%
FLOOR AREA RATIO: 0.5

LOT COVERAGE:

LOT SIZE: 9,031.46 SQ FT
ALLOWED SITE COVERAGE 4,064.16 SQ FT
CURRENT COVERAGE: 1,115 SQ FT - RESIDENCE
675 SQ FT - ACCESSORY STRUCT.
CURRENT PERCENTAGE: 19.8%
FLOOR AREA RATIO SQ FT LIMIT: 4,515.73 SQ FT
EXISTING F.A.R.: 0.32

ACCESSORY STRUCTURE:

CD-13 ALLOWS ACCESSORY DWELLING UNITS
SIZE LIMIT: 25% OF MAIN STRUCTURE
MAIN STRUCTURE S.F.: 2,128 SQ FT (INCLUDING COVERED PORCHES)
ALLOWABLE PER 25%: 532 SQ FT
EXISTING ACCESSORY STRUCTURE: 675 SQ FT (INCLUDING 362 SQ FT PARKING)
PROPOSED ACCESSORY STRUCTURE:
1ST FLR FLOOR AREA: 269 SQ FT
1ST FLR PARKING: 368 SQ FT
2ND FLR FLOOR AREA: 430 SQ FT
TOTAL: 699 SQ FT



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09-01-21

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1107 S. CANTERBURY CT.
DALLAS, TX 75208

SITE INFORMATION

Project number: 21.01-05

Date: 09-01-21

A-0.5

From: [Susan Lopez](#)
To: [Daniel, Pamela](#)
Subject: re: BDA 201-082(PD)
Date: Tuesday, September 14, 2021 3:41:45 PM

External Email!

Pamela Daniel,

I am responding to the application of Mark Jenkins for a variance to the floor area ratio regulations at 1107 Canterbury Ct. My husband and I are against the granting of this variance.

As a long term resident of this neighborhood (38 years) I have become distressed by new owners moving into the area with the knowledge that this is a Conservation District and then wanting to make considerable changes to their homes. This is not and should not become a neighborhood of zero or near zero lot line homes. As variances are granted precedents are set as well. I can foresee the loss of mature trees and landscaping as a result of larger floor plans. This would have a negative effect on the appearance of the neighborhood as well as eventually affect the local climate as we lose the shade and moisture retention capability.

I hope this area does not take on the appearance of new builds in Highland Park where they have been allowed to move setbacks out in all directions and build on a much larger percentage of the property. We are either in a CONSERVATION district or we are not.

I do not know the homeowners and have no personal issues with them. This is strictly based on setting precedents that could lead to over-building in our area.

Thank you for your consideration,

Susan R and Daniel P Lopez
1238 N Winnetka Ave
Dallas, TX 75208

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