

BOARD OF ADJUSTMENT, PANEL A
TUESDAY, APRIL 17, 2012
AGENDA

BRIEFING	5/E/S	11:30 a.m.
LUNCH		
PUBLIC HEARING	COUNCIL CHAMBERS, 1500 MARILLA STREET	1:00 P.M.

David Cossum, Assistant Director
Steve Long, Board Administrator

MISCELLANEOUS ITEMS

Approval of the Tuesday, March 20, 2012 Board of Adjustment Public Hearing Minutes	M1
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UNCONTESTED CASES

BDA 112-035	15250 Dallas Parkway REQUEST: Application of John M. Dziminski, represented by Dallas Cothrum and Gladys Bowens, for a special exception to the off-street stacking regulations	1
BDA 112-037	5306 Surrey Circle REQUEST: Application of Todd E. Roberts for special exceptions to the fence height and visual obstruction regulations	2
BDA 112-041	10711 Strait Lane REQUEST: Application of Richard J. Malouf, represented by Mark C. Webb, for a special exception to the single family use regulations to authorize more than one electrical utility service or electrical meter	3

EXECUTIVE SESSION NOTICE

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

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

(Rev. 6-24-02)

MISCELLANEOUS ITEM NO. 1

To approve the Board of Adjustment Panel A March 20, 2012 public hearing minutes.

FILE NUMBER: BDA 112-035

BUILDING OFFICIAL'S REPORT:

Application of John M. Dziminski, represented by Dallas Cothrum and Gladys Bowens, for a special exception to the off-street stacking regulations at 15250 Dallas Parkway. This property is more fully described as Lot 2A in City Block 2/8708 and is zoned CR, which requires stacking spaces to be provided. The applicant proposes to construct and maintain a restaurant with drive-in or drive-thru service use and provide 5 of the required 6 stacking spaces, which will require a special exception of 1 space to the off-street stacking regulations.

LOCATION: 15250 Dallas Parkway

APPLICANT: John M. Dziminski
Represented by Dallas Cothrum and Gladys Bowens

REQUEST:

- A special exception to the off-street stacking space regulations of 1 off-street stacking spaces (or a 17 percent reduction of the off-street stacking space requirement) is requested in conjunction with leasing and maintaining a “restaurant with drive-in or drive-through service” use (The Coffee Bean & Tea Leaf) on a site developed with a retail strip center, and providing 5 (or 83 percent) of the 6 off-street stacking spaces required by code.

STAFF RECOMMENDATION:

Approval, subject to the following conditions:

1. The special exception of 1 off-street stacking space shall automatically and immediately terminate if and when the “restaurant with drive-in or drive-through service” use is changed or discontinued.
2. Compliance with the submitted site plan is required.

Rationale:

- The Sustainable Development Department Project Engineer has no objections to this request.
- The applicant has substantiated how the stacking demand generated by the proposed “restaurant with drive-in or drive-through service” use does not warrant the number of off-street stacking spaces required, and the special exception would not create a traffic hazard or increase traffic congestion on adjacent and nearby streets.

STANDARD FOR A SPECIAL EXCEPTION TO THE OFF-STREET STACKING SPACE REGULATIONS:

- 1) The Board of Adjustment may grant a special exception to authorize a reduction in the number of off-street stacking spaces required under this article if the board finds, after a public hearing, that the stacking demand generated by the use does not warrant the number of off-street stacking spaces required, and the special exception would not create a traffic hazard or increase traffic congestion on adjacent and nearby streets. The maximum reduction authorized by this section is two spaces for each of the first two drive-through windows, if any, or 25 percent of the total number of required spaces, whichever is greater, minus the number of spaces currently not provided due to already existing nonconforming rights.
- 2) In determining whether to grant a special exception, the board shall consider the following factors:
 - (A) The stacking demand and trip generation characteristics of all uses for which the special exception is requested.
 - (B) The current and probable future capacities of adjacent and nearby streets based on the city's thoroughfare plan.
 - (C) The availability of public transit and the likelihood of its use.
- 3) In granting a special exception, the board shall specify the use or uses to which the special exception applies. A special exception granted by the board for a particular use automatically and immediately terminates if and when that use is changed or discontinued.
- 4) In granting a special exception, the board may:
 - (A) establish a termination date for the special exception or; otherwise provide for the reassessment of conditions after a specified period of time;
 - (B) impose restrictions on access to or from the subject property; or
 - (C) impose any other reasonable condition that would have the effect of improving traffic safety or lessening congestion on the streets.
- 5) The board shall not grant a special exception to reduce the number of off-street parking spaces required in a planned development district, or an ordinance granting or amending a specific use permit.

GENERAL FACTS:

- The Dallas Development Code requires the following off-street stacking space requirements for a “restaurant with drive-in or drive-through service” use:
 - 1 drive-through window: 6 stacking spaces
 - 2 drive-through windows: 8 stacking spaces
 Each additional drive-through window: 4 additional stacking spaces
 The applicant has submitted a site plan indicating a suite within the existing “one story stucco approx. 11,435 sq ft” structure providing one “pass-thru window” and 5 (or 83 percent) of the required 6 off-street stacking spaces.

BACKGROUND INFORMATION:

Zoning:

Site: CR (Community Retail)
North: CR (Community Retail)

South: CR (Community Retail)
East: CR (Community Retail)
West: City of Addison

Land Use:

The subject site is developed as a retail strip center. The areas to the north, south, and east are developed with retail uses; and the area to the west is the Dallas North Tollway.

Zoning/BDA History:

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

Timeline:

February 13, 2012: The applicant submitted an “Application/Appeal to the Board of Adjustment” and related documents which have been included as part of this case report.

March 20, 2012: The Board of Adjustment Secretary randomly assigned this case to Board of Adjustment Panel A.

March 21, 2012: The Board Administrator emailed the applicant’s representative the following information:

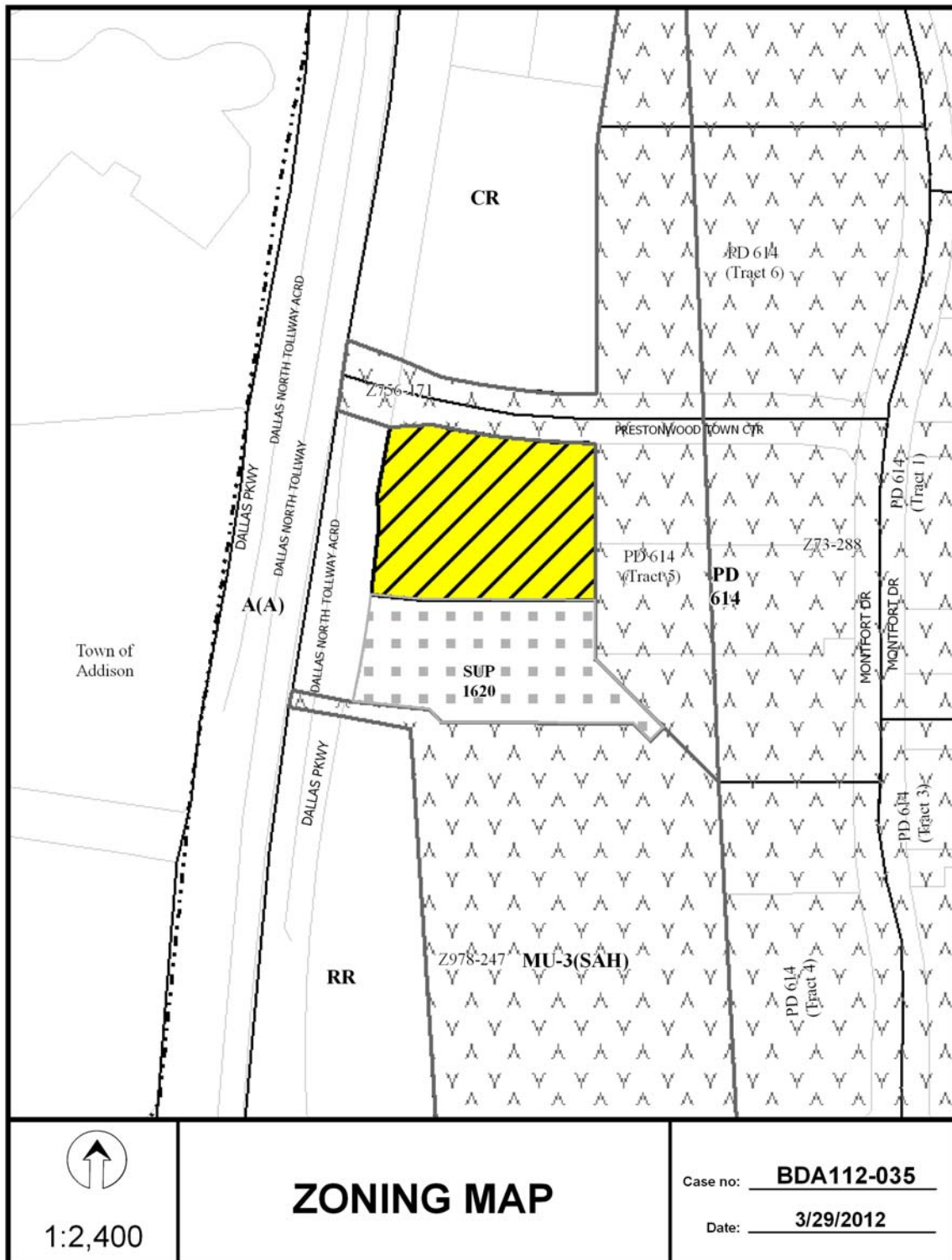
- an attachment that provided the public hearing date and panel that will consider the application; the March 30th deadline to submit additional evidence for staff to factor into their analysis; and the April 6th deadline to submit additional evidence to be incorporated into the Board’s docket materials;
- the criteria/standard that the board will use in their decision to approve or deny the requests; and
- the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.

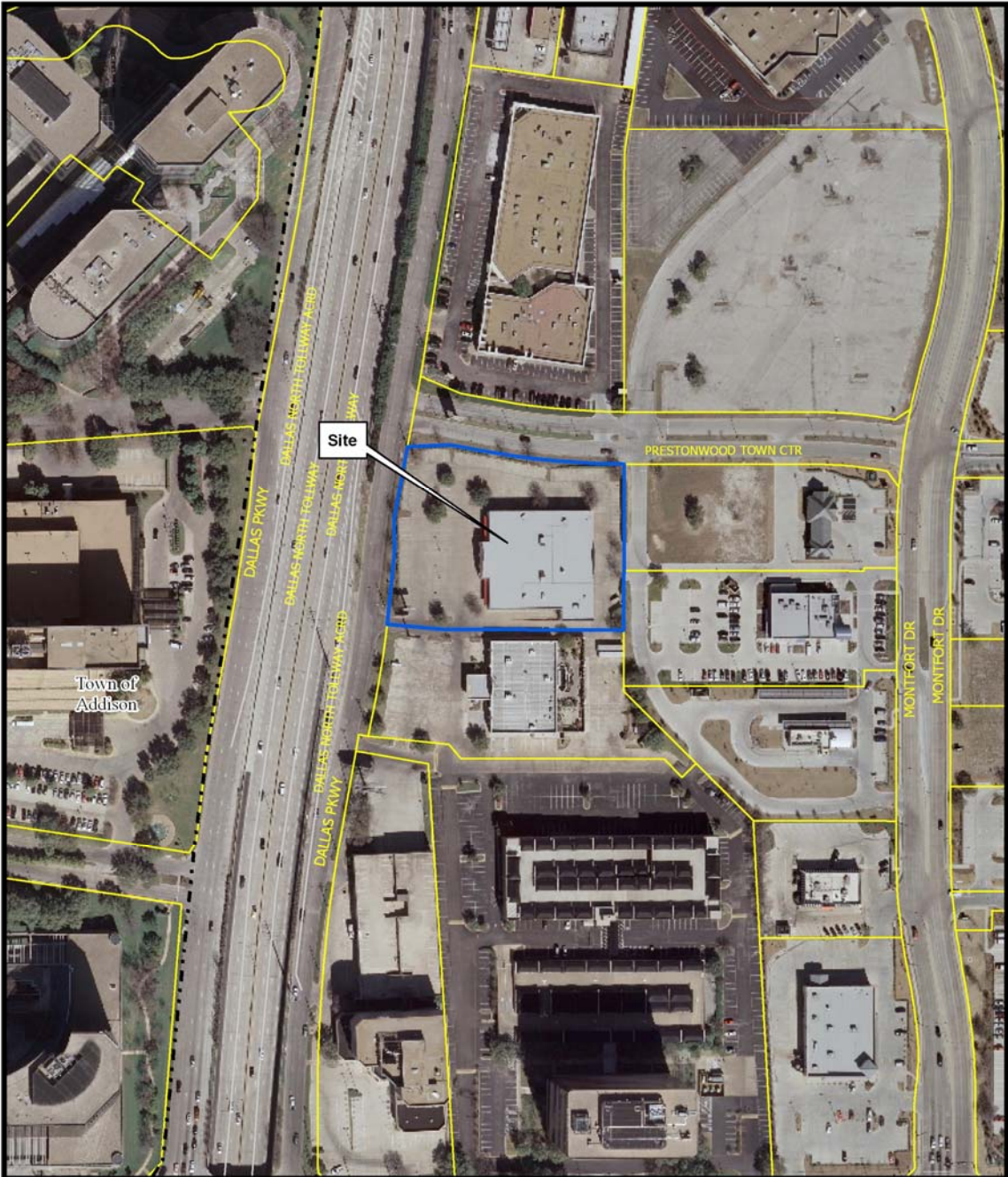
April 3, 2012: The Board of Adjustment staff review team meeting was held regarding this request and the others scheduled for April public hearings. Review team members in attendance included: the Sustainable Development and Construction Department Current Planning Division Assistant Director, the Sustainable Development and Construction Department Engineering Division Assistant Director, the Board Administrator, the Building Inspection Senior Plans Examiner/Development Code Specialist, the Sustainable Development and Construction Department Project Engineer, the Chief Arborist, and Assistant City Attorney to the Board.

April 5, 2012: The Sustainable Development and Construction Department Project Engineer submitted a review comment sheet marked “Has no objections.”

STAFF ANALYSIS:

- This request focuses on leasing and maintaining a “restaurant with drive-in or drive-through service” use (The Coffee Bean & Tea Leaf) on a site developed as a retail strip center, and providing 5 (or 83 percent) of the 6 off-street stacking spaces required by code.
- The Sustainable Development and Construction Department Project Engineer submitted a review comment sheet marked “Has no objections.”
- The applicant has the burden of proof in establishing the following:
 - The stacking space demand generated by the proposed use on the site does not warrant the number of off-street stacking spaces required, and
 - The special exception of 1 space (or a 17 percent reduction of the required number of off-street stacking spaces) would not create a traffic hazard or increase traffic congestion on adjacent and nearby streets.
- If the Board were to grant this request, subject to the conditions that: 1) the special exception of 1 off-street stacking space shall automatically and immediately terminate if and when the “restaurant with drive-in or drive-through service” use is changed or discontinued; and 2) that the applicant complies with the submitted site plan, the applicant would be allowed to lease/maintain a suite on this site with this specific use, and provide only 5 of the 6 code required off-street stacking spaces required for that specific use.





1:2,400

AERIAL MAP

Case no: BDA112-035

Date: 3/29/2012



APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 112-035

Data Relative to Subject Property:

Date: 02-13-12

Location address: 15250 North Dallas Parkway, Zoning District: CR

Lot No.: 2A Block No.: 2/8708 Acreage: 2.1626 Census Tract: 136.12

Street Frontage (in Feet): 1) ^{210'} ~~Dallas North Tollway~~ 2) ~~Private Drive~~ 3) ~~Private Drive~~ 4) _____ 5) _____

NE 2R

To the Honorable Board of Adjustment:

Owner of Property/or Principal FORTRESS REAL ESTATE "A", LIMITED PARTNERSHIP

Applicant: John M. Dziminski Telephone: 214-849-9155

Mailing Address 2101 Cedar Springs Road, Suite 1600, Dallas, TX Zip Code: 75201

Represented by: Dallas Cothrum/Gladys Bowens Telephone: 214-761-9197

Mailing Address: 900 Jackson Street, Suite 640, Dallas, TX Zip Code: 75201

Affirm that a request has been made for a Variance , or Special Exception , of the drive-through stacking requirements for a 2,180-square foot in-line restaurant - a reduction of one stacking parking space km

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

There is currently only space for five (5) car stacking rather than the six (6) car stacking required for the proposed restaurant and because of the lot configuration, there is no place from which additional land can be obtained to accommodate the 6-car stacking requirement. Any impact to over stacking will be on the site owned by the applicant rather than others. See attached Exhibit A .

Note to Applicant: If the relief requested in this application is granted by the Board of Adjustment, said 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.

Respectfully submitted
Fortress Real Estate "A", Texas limited partnership
By: Rosewood-GP, L.L.C, a Delaware limited liability company, general partner

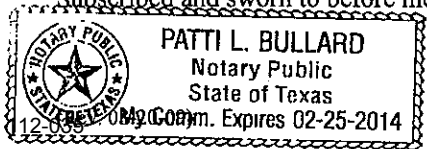
By: [Signature]
John M. Dziminski, President

Affidavit

Before me the undersigned on this day personally appeared John M. Dziminski, as President of Rosewood-GP, L.L.C as general partner of Fortress Real Estate "A" who on his oath certifies that the above statements are true and correct to his best knowledge and that he is the authorized representative of the subject property.

[Signature]
Affiant (applicant's signature)

Subscribed and sworn to before me this 2nd day of February, 2012



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

MEMORANDUM OF
ACTION TAKEN BY THE
BOARD OF ADJUSTMENT

Date of Hearing _____

Appeal was--Granted OR Denied

Remarks _____

Chairman

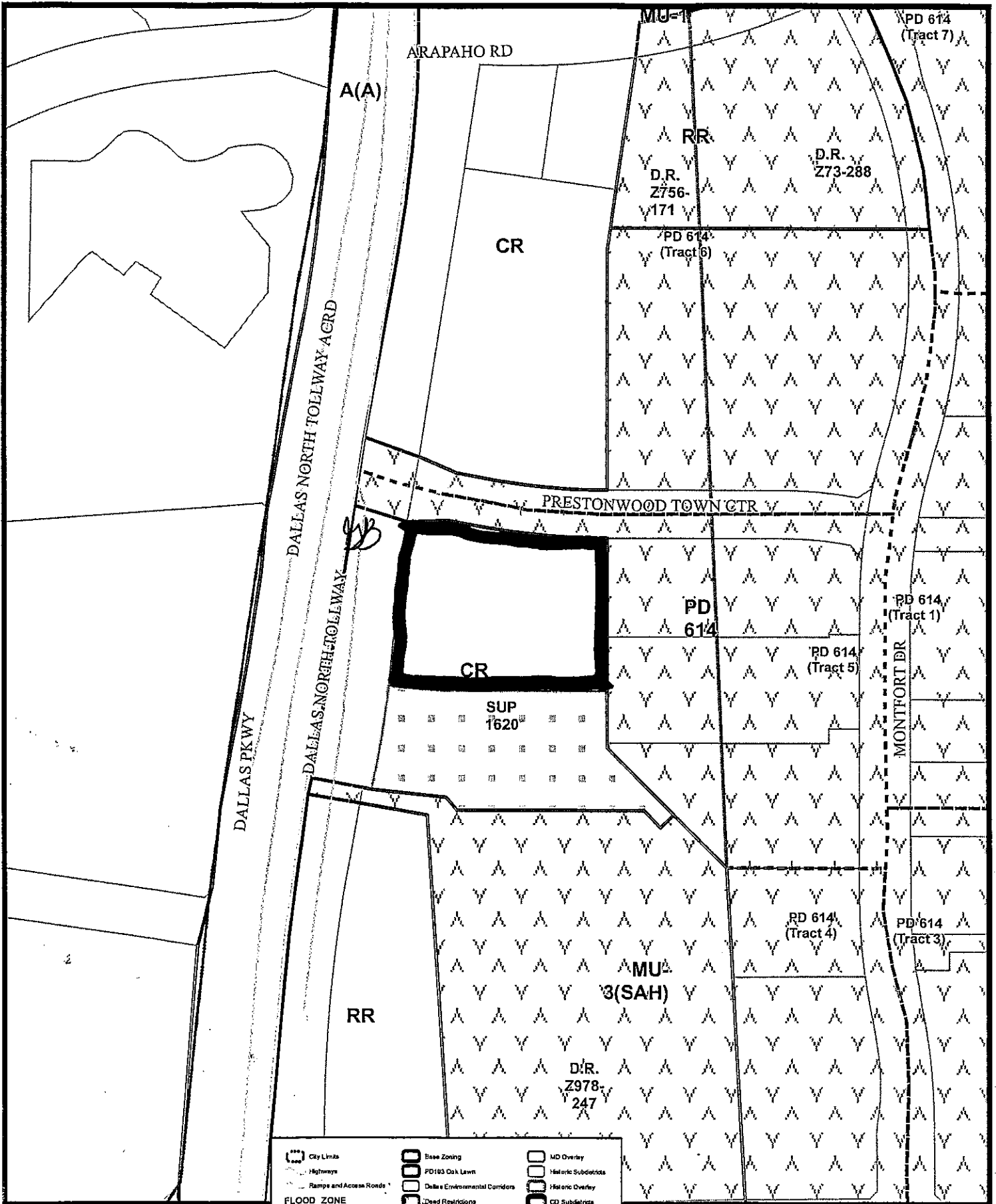
Building Official's Report

I hereby certify that John M. Dziminski
represented by Gladys Bowens
did submit a request for a special exception to the stacking regulations
at 15250 N. Dallas Parkway

BDA112-035. Application of John M. Dziminski represented by Gladys Bowens for a special exception to the stacking regulations at 15250 Dallas Parkway. This property is more fully described as lot 2A in city block 2/8708 and is zoned CR, which requires stacking spaces to be provided. The applicant proposes to construct and maintain a nonresidential structure for a restaurant with drive-in or drive-thru service use and provide 5 of the required 6 stacking spaces, which will require a 1 space special exception to the stacking regulation.

Sincerely,


Lloyd Denman, Building Official



City Limits	Base Zoning	MD Overlay
Highways	PD103 Oak Lawn	Historic Subdistricts
Ramps and Access Roads	Dallas Environmental Corridors	Historic Overlay
FLOOD_ZONE	Dred Restrictions	CD Subdistricts
100 Year Flood Zone	SUP	PD Subdistricts
Mk's Creek	D	PDS Subdistricts
Peak's Branch	D-1	NSO Subdistricts
X PROTECTED BY LEVEE	CP	NSO Overlay
Parks	SP	Escarpment Overlay



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112-035

Case ID:
Printed: 2/8/2012

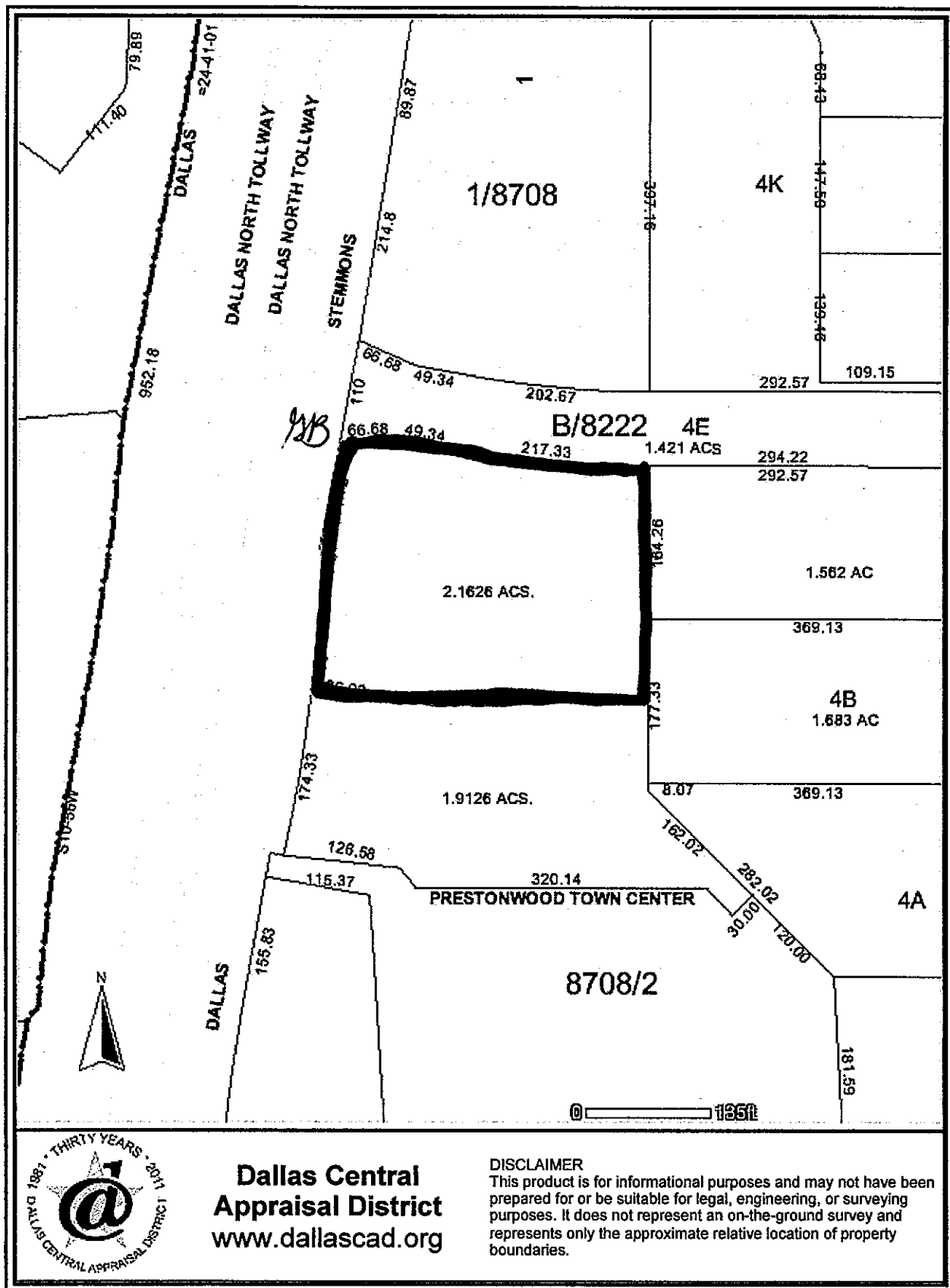


EXHIBIT A

The site will be occupied by a coffee and tea retailer known as The Coffee Bean & Tea Leaf. It is a privately-held specialty coffee and tea retailer and originated in Brentwood, California. It will feature a drive-through which currently requires 6-car stacking. We are requesting a special exception to this requirement because the site is only one car short of compliance and any impact to the stacking will be borne by the adjacent property. The adjacent property is owned by the applicant and operated as an In N Out Burgers Restaurant. Impact by the lack of one car for stacking is considered negligible and would seldom occur because of the differing peak hours for each business.

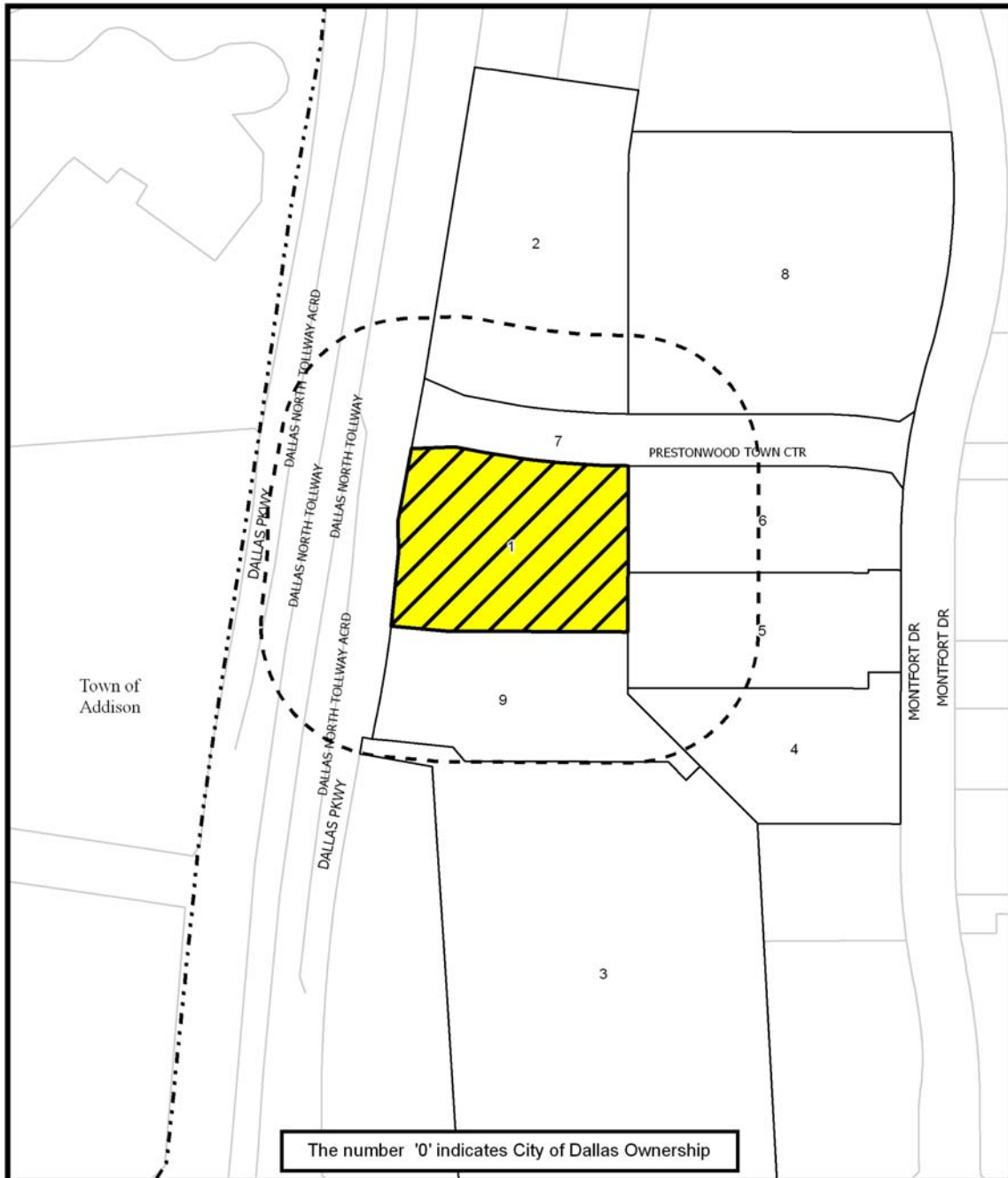
This site involves the reuse of an existing building formerly known as Comp USA. The new In N Out Burgers Restaurant, Pie Five Pizza Co. and The Coffee Bean & Tea Leaf, as proposed, will utilize the building along with several other compatible small businesses. Reusing this building for several different businesses eliminates the need for demolition adding to the landfill. Large vacant buildings like Comp USA do not automatically lend themselves to other uses. There are not many businesses have a need for that much space and the buildings are usually built for single purpose uses making it difficult to break them up into smaller parts. The applicant has found a successful way to utilize the old Comp USA building.



Old Comp USA building with In N Out Burgers Restaurant and Pie Five Pizza Co. Restaurant



Old Comp USA building prior to reuse



 1:2,400	<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;">9</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	200'	AREA OF NOTIFICATION	9	NUMBER OF PROPERTY OWNERS NOTIFIED	Case no: BDA112-035 Date: 3/29/2012
200'	AREA OF NOTIFICATION					
9	NUMBER OF PROPERTY OWNERS NOTIFIED					

Notification List of Property Owners

BDA112-035

9 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	15250 DALLAS PKWY	FORTRESS REAL ESTATE SUITE 1700
2	15340 DALLAS PKWY	SANDS JULIA ELIZABETH TRUST
3	5151 BELT LINE RD	PRESTONWOOD TOWER LTD SUITE 650
4	15205 MONTFORT DR	CENTRAL NORTHAVEN LIMITED PARTNERSHIP SU
5	15225 MONTFORT DR	YOOKIMSAN LLC %LEGAL SERVICES
6	15335 MONTFORT DR	MONTFORT WFC LLC
7	15313 MONTFORT DR	INLAND AMERICAN DALLAS PRESTONWOOD LTD P
8	15313 MONTFORT DR	CP MONTFORT PARTNERS LLLP
9	15240 DALLAS PKWY	JAYMAR ESTATES LTD

FILE NUMBER: BDA 112-037

BUILDING OFFICIAL'S REPORT:

Application of Todd E. Roberts for special exceptions to the fence height and visual obstruction regulations at 5306 Surrey Circle. This property is more fully described as Lot 17 in City Block 3/5663 and is zoned R-16(A), which limits the height of a fence in the front yard to 4 feet and requires a 20 foot visibility triangle at driveway approaches. The applicant proposes to construct and maintain an 8 foot 6 inch high fence in a required front yard, which will require a special exception of 4 feet 6 inches to the fence height regulations, and to locate and maintain items in required visibility triangles, which will require special exceptions to the visual obstruction regulations.

LOCATION: 5306 Surrey Circle

APPLICANT: Todd E. Roberts

REQUESTS:

- The following appeals had been made in this application on a site that is developed with a single family home:
 1. a special exception to the fence height regulations of up to 4' 6" is requested in conjunction with constructing and maintaining an 8' high board on board fence with 8' 6" high brick columns to be located in one of the site's two 35' front yard setbacks (Inwood Road), and
 2. special exceptions to the visual obstruction regulations are requested in conjunction with locating and maintaining two of the aforementioned 8' 6" high brick columns that are proposed to be located in the 20' visibility triangles on either side of the driveway into the site from Inwood Road. (No part of this application is made to construct/maintain any fence in the site's Surrey Circle 35' front yard setback or to locate any item in the Inwood Road/Surrey Circle intersection visibility triangle).

(Note that the applicant has stated that the proposed 8' high fence that is the focus of this application is a continuation of an existing wood fence that has been located on the property for decades and to his knowledge allowed by right or is "grandfathered.")

STAFF RECOMMENDATION (fence height special exceptions):

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

STAFF RECOMMENDATION (visual obstruction special exceptions):

Approval, subject to the following condition:

- Compliance with the submitted revised site plan/elevation is required.

Rationale:

- The Sustainable Development and Construction Department Project Engineer has no objections to these requests.
- The applicant has substantiated how the location of two of 8' 6" high brick columns that are proposed to be located in the 20' visibility triangles on either side of the driveway into the site from Inwood Road does not constitute a traffic hazard.

STANDARD FOR A SPECIAL EXCEPTION TO FENCE HEIGHT REGULATIONS:

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

STANDARD FOR A SPECIAL EXCEPTION TO THE VISUAL OBSTRUCTION REGULATIONS:

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

GENERAL FACTS (fence height special exception):

- The subject site is a corner lot zoned R-16(A) with two street frontages of unequal distance. The site is located at the east corner of Surrey Circle and Inwood Road. Even though the Surrey Circle frontage of the subject site appears to function as its front yard and the Inwood Road frontage appears to function as its side yard, the subject site has two 35' front yard setbacks along both streets. The site has a 35' front yard setback along Surrey Circle (the shorter of the two frontages, which is always deemed the front yard setback on a corner lot of unequal frontage distance in a single family zoning district), and a 35' front yard setback along Inwood Road (the longer of the two frontages of this corner lot of unequal frontage distance), which would typically be regarded as a side yard where a 9' high fence could be maintained by right). The site's Inwood Road frontage is deemed a front yard to maintain the continuity of the established front yard setback along this street created by one property immediately south of the subject site that fronts southwest and has a front yard setback along Inwood Road.
- The Dallas Development Code states that a person shall not erect or maintain a fence in a required yard more than 9' above grade, and additionally states that in all residential districts except multifamily districts, a fence may not exceed 4' above grade when located in the required front yard. The applicant had submitted a revised site plan/elevation indicating that the proposal in the required Inwood Road front yard setback reaches a maximum height of 8' 6" - in this case the 8' 6" maximum height being an brick columns located between the proposed 8' high board on board fence.

- The following additional information was gleaned from the submitted revised site plan and/or “layout and planting plan”:
 - The “new wood fence” is approximately 110’ in length generally parallel to Inwood Road.
 - Approximately on the Inwood Road front property line or approximately 17’ from the pavement line.
 - a number of landscape materials are located on the street side of the proposed “new wood fence” including “Asian jasmine groundcover less than 8” height,” “knock out roses,” “DWF Loropedulm.”
- On April 2 and 3, 2012, the applicant submitted additional information to staff beyond what was submitted with the original application (see Attachments A and B).

GENERAL FACTS (visual obstruction special exceptions):

- The Dallas Development Code states the following with regard to visibility triangles: A person shall not erect, place, or maintain a structure, berm, plant life or any other item on a lot if the item is:
 - in a visibility triangle as defined in the Code (45-foot visibility triangles at intersections and 20-foot visibility triangles at drive approaches); and
 - between 2.5 – 8 feet in height measured from the top of the adjacent street curb (or the grade of the portion on the street adjacent to the visibility triangle).
 A revised site plan/elevation document has been submitted indicating two 8’ 6” high brick columns that are proposed to be located in the 20’ visibility triangles on either side of the driveway into the site from Inwood Road.
- On April 2 and 3, 2012, the applicant submitted additional information to staff beyond what was submitted with the original application (see Attachments A and B).

BACKGROUND INFORMATION:

Zoning:

Site: R-16(A) (Single family district 16,000 square feet)
North: R-1ac(A) (Single family district 1 acre)
South: R-16(A) (Single family district 16,000 square feet)
East: R-16(A) (Single family district 16,000 square feet)
West: R-16(A) (Single family district 16,000 square feet)

Land Use:

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

Zoning/BDA History:

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

Timeline:

February 17, 2012: The applicant submitted an "Application/Appeal to the Board of Adjustment" and related documents which have been included as part of this case report.

March 20, 2012: The Board of Adjustment Secretary randomly assigned this case to Board of Adjustment Panel A.

March 22, 2012: The Board Administrator emailed the applicant the following information:

- an attachment that provided the public hearing date and panel that will consider the application; the March 30th deadline to submit additional evidence for staff to factor into their analysis; and the April 6th deadline to submit additional evidence to be incorporated into the Board's docket materials;
- the criteria/standard that the board will use in their decision to approve or deny the requests; and
- the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.

April 2 & 3, 2012: The applicant forwarded additional information beyond what was submitted with the original application (see Attachments A and B).

April 3, 2012: The Board of Adjustment staff review team meeting was held regarding this request and the others scheduled for April public hearings. Review team members in attendance included: the Sustainable Development and Construction Department Current Planning Division Assistant Director, the Sustainable Development and Construction Department Engineering Division Assistant Director, the Board Administrator, the Building Inspection Senior Plans Examiner/Development Code Specialist, the Sustainable Development and Construction Department Project Engineer, the Chief Arborist, and Assistant City Attorney to the Board.

April 5, 2012: The Sustainable Development and Construction Department Project Engineer submitted a review comment sheet marked "Has no objections."

STAFF ANALYSIS (related to the fence height special exception):

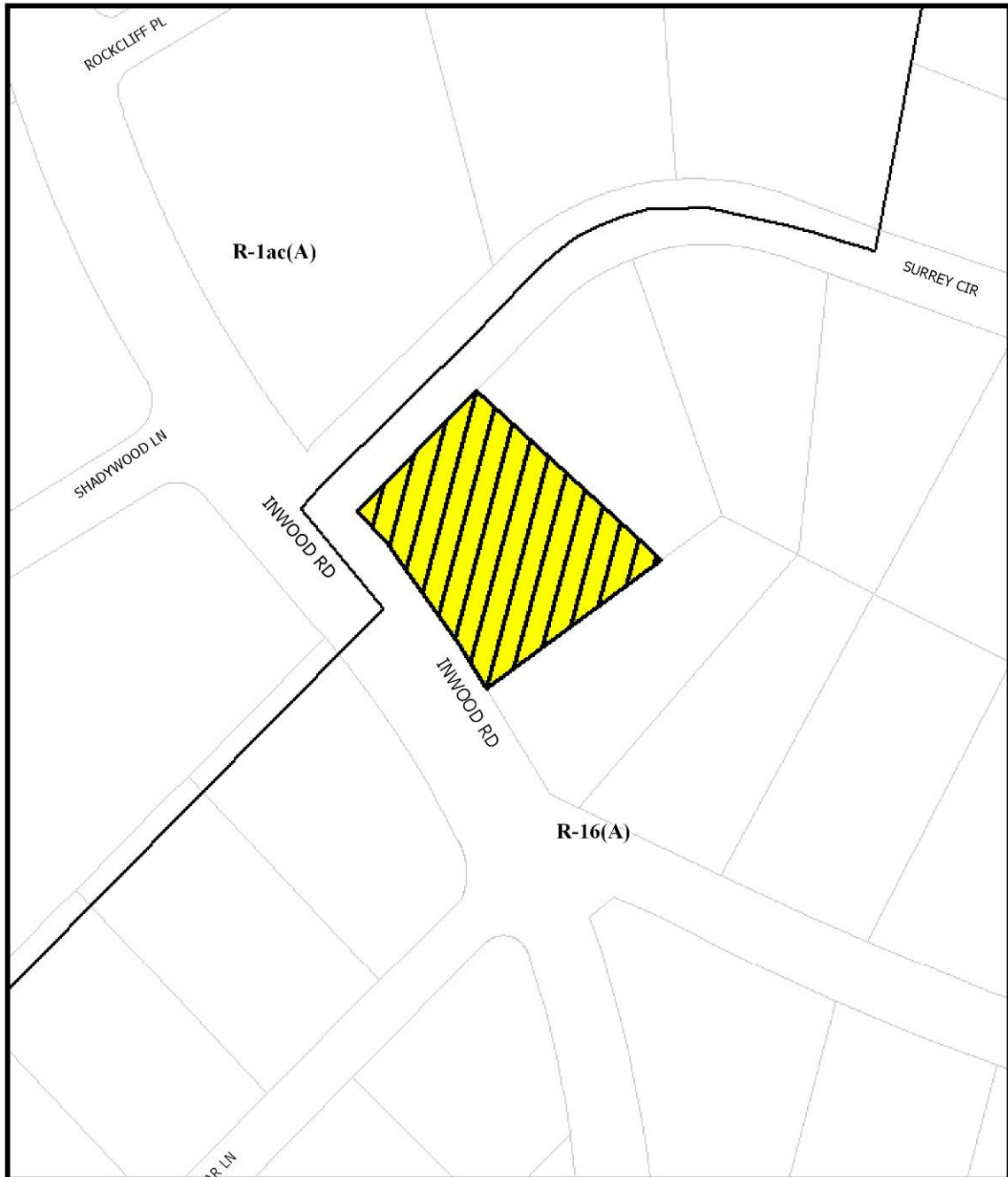
- This request focuses on constructing and maintaining an 8' high board on board fence with 8' 6" high brick columns to be located in one of the site's two 35' front yard setbacks (Inwood Road) on a site developed with a single family home.
- No part of this application is made to construct/maintain any fence in the site's Surrey Circle 35' front yard setback.
- The submitted revised site plan/elevation documents the location, height, and materials of the fence over 4' in height in the Inwood Road front yard setback. The site plan shows the "new wood fence" to be approximately 110' in length parallel to

Inwood Road; to be located approximately on the Inwood Road front property line or about 17' from the pavement line. The revised site plan/elevation document also denotes a number of landscape materials that have been previously detailed in this case report.

- No single family home “fronts” to the proposed “new wood fence” since the properties immediately across Inwood Road front either north to Shadywood Road or south to Farquhar Road.
- The Board Administrator conducted a field visit of the site and surrounding area and noted no other fences above four (4) feet high which appeared to be located in a front yard setback. (One approximately 8' high solid fence was noted immediately west of the subject site – a fence that appears to be in compliance with the Development Code since this property's Inwood Road frontage is a *side yard*).
- One property immediately south of the subject site fronting southwest on Inwood Road causes the Inwood Road frontage on the subject site to be a front yard; otherwise, a 9' high fence could be constructed/maintained on the subject site by right and without a need for a fence height special exception.
- As of April 9, 2012, four letters had been submitted to staff in support of the request, and no letters had been submitted in opposition.
- The applicant has the burden of proof in establishing that the special exception to the fence height regulations of 4' 6” will not adversely affect neighboring property.
- Granting this special exception of 4' with a condition imposed that the applicant complies with the submitted revised site plan/elevation document would require the proposal exceeding 4' in height in the front yard setback to be constructed and maintained in the location and of the heights and materials as shown on this document.

STAFF ANALYSIS (related to the visual obstruction special exceptions):

- These requests focus on locating and maintaining two 8' 6” high brick columns that are proposed to be located in the 20' visibility triangles on either side of the driveway into the site from Inwood Road.
- No part of this application is made to locate any item in the Inwood Road/Surrey Circle intersection visibility triangle.
- The Sustainable Development and Construction Department Project Engineer submitted a review comment sheet marked “Has no objections.”
- The applicant has the burden of proof in establishing how granting the requests for special exceptions to the visual obstruction regulations to locate and maintain columns in the 20' visibility triangles on either side of the driveway into the site from Inwood Road will not constitute a traffic hazard.
- Granting these requests with a condition imposed that the applicant complies with the submitted revised site plan/elevation would require that the items in the 20' visibility triangles on either side of the driveway into the site from Inwood Road to be limited to the location, height, and materials of those items as shown on this document.

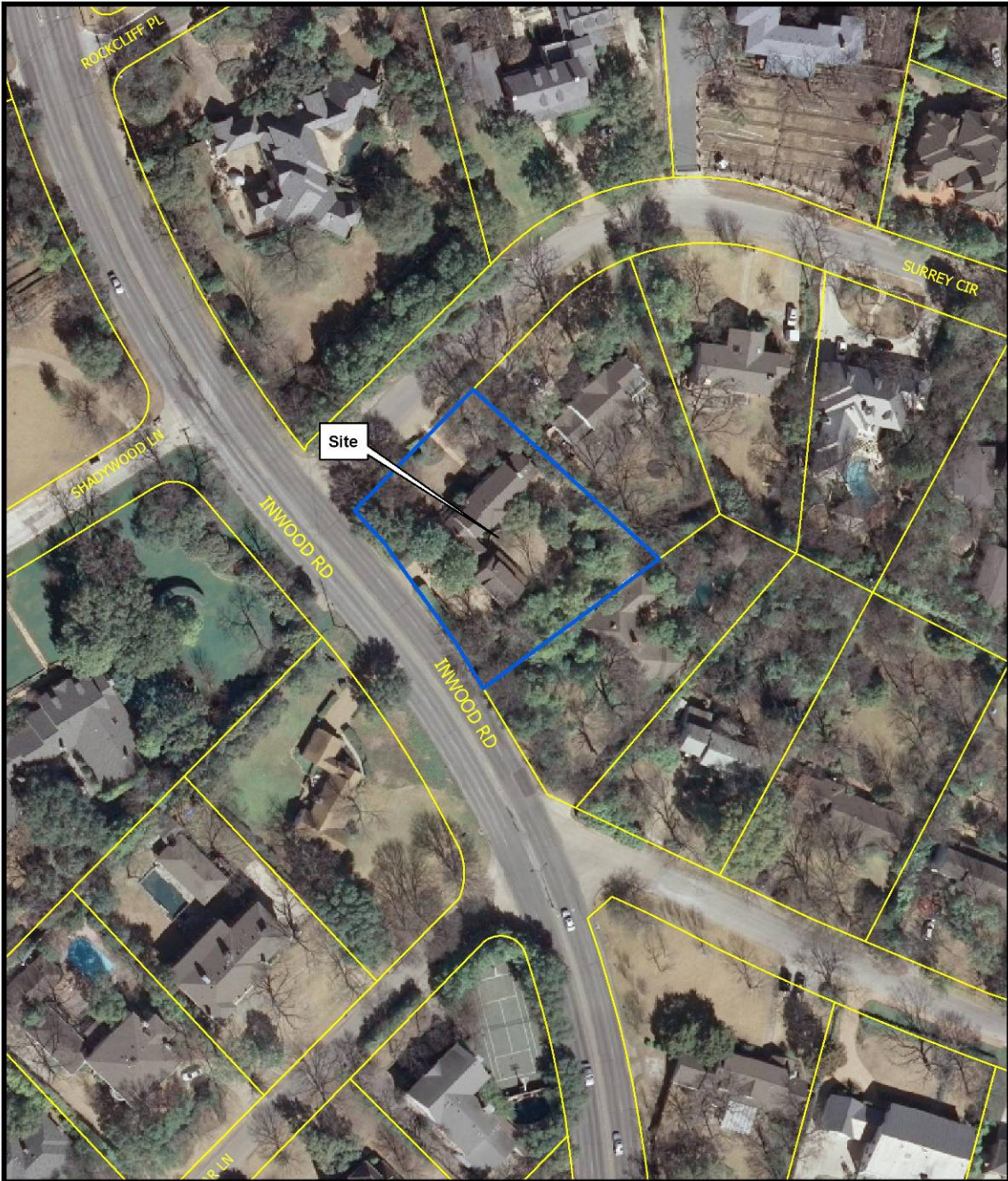


1:1,200

ZONING MAP

Case no: BDA112-037

Date: 3/29/2012



1:1,200

AERIAL MAP

Case no: BDA112-037

Date: 3/29/2012

ROBERTS
Landscape Co. Inc.

BDA 112-037
Attach A
PS1

2770 E. Grauwylar, Suite 100 • Irving, TX 75061 • Office: 972-554-9555 • TR3336@aol.com

March 30, 2012

To: Steve Long, Board of Adjustment Administrator

City of Dallas Sustainable Development and Construction

1500 Marilla Street, Room 5BN

Dallas, Texas 75201

Re: BDA 112-037, Property at 5306 Surrey Circle

Steve,

Enclosed please find (4) signed original letters from the property owners with 200 ft of the subject property.

Thank you.


Todd E. Roberts

LANDSCAPE • CONSTRUCTION • MAINTENANCE • IRRIGATION • LIGHTING • DRAINAGE
"A Reputation Built on Quality since 1979"

STUART M. BUMPAS

2200 ROSS AVENUE
SUITE 2200
DALLAS, TEXAS 75201 6776

BDA 112-037

Attach A
Pg 2

March 5, 2012

Re: Request for Special Exception for Fence Height

Dear Neighbor:

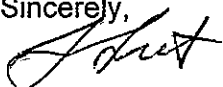
Diane and I are applying to the Board of Adjustment for the City of Dallas to install an 8' wood fence with stone columns along the Inwood side of our property. We are required to notify each property owner located within 200' of our property of this request to make sure there is no one opposed to the new fence.

We are requesting the fence to provide a sight and sound barrier from the heavy traffic on Inwood. The new fence will start at our drive approach off Inwood and continue southward toward Surrey Circle, and then make a 45 degree turn at the corner. We will be removing the large Photinia (which have been damaged by blight) and planting some low shrubbery to provide a more open sight line to the southbound traffic on Inwood.

We would appreciate your signing this letter to indicate your willingness to allow us to construct the fence. If you have any questions, please feel free to call us at our home number, (214) 350-1582.


Thank you very much.

Sincerely,



Stuart and Diane Bumpas
5306 Surrey Circle
Dallas, TX 75209

I have no objection to the request (BDA 112-037) of Stuart and Diane Bumpas to construct an 8' wood fence with stone columns along Inwood Road.


Name: RUSSELL JACOB
Address: 5320 SURREY CIRCLE
Phone: 972 268-4517

DAL:0599999/00036:2089624v1

STUART M. BUMPAS

2200 ROSS AVENUE
SUITE 2200
DALLAS, TEXAS 75201 6776

BDA 112-037

Attach A
PS 3

March 5, 2012

Re: Request for Special Exception for Fence Height

Dear Neighbor:

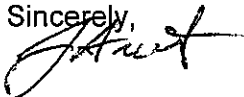
Diane and I are applying to the Board of Adjustment for the City of Dallas to install an 8' wood fence with stone columns along the Inwood side of our property. We are required to notify each property owner located within 200' of our property of this request to make sure there is no one opposed to the new fence.

We are requesting the fence to provide a sight and sound barrier from the heavy traffic on Inwood. The new fence will start at our drive approach off Inwood and continue southward toward Surrey Circle, and then make a 45 degree turn at the corner. We will be removing the large Photinia (which have been damaged by blight) and planting some low shrubbery to provide a more open sight line to the southbound traffic on Inwood.

We would appreciate your signing this letter to indicate your willingness to allow us to construct the fence. If you have any questions, please feel free to call us at our home number, (214) 350-1582.

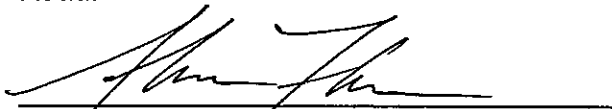
Thank you very much.

Sincerely,



Stuart and Diane Bumpas
5306 Surrey Circle
Dallas, TX 75209

I have no objection to the request (BDA 112-037) of Stuart and Diane Bumpas to construct an 8' wood fence with stone columns along Inwood Road.



Name: ANDERSEN FISHER
Address: 5222 SHADYWOOD LANE
Phone: (415) 407-6662

DAL:0599999/00036:2089624v1

STUART M. BUMPAS

2200 ROSS AVENUE
SUITE 2200
DALLAS, TEXAS 75201 6776

BDA 112-037
Attach A
Pg 4

March 5, 2012

Re: Request for Special Exception for Fence Height

Dear Neighbor:

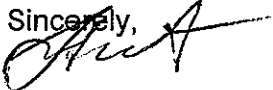
Diane and I are applying to the Board of Adjustment for the City of Dallas to install an 8' wood fence with stone columns along the Inwood side of our property. We are required to notify each property owner located within 200' of our property of this request to make sure there is no one opposed to the new fence.

We are requesting the fence to provide a sight and sound barrier from the heavy traffic on Inwood. The new fence will start at our drive approach off Inwood and continue southward toward Surrey Circle, and then make a 45 degree turn at the corner. We will be removing the large Photinia (which have been damaged by blight) and planting some low shrubbery to provide a more open sight line to the southbound traffic on Inwood.

We would appreciate your signing this letter to indicate your willingness to allow us to construct the fence. If you have any questions, please feel free to call us at our home number, (214) 350-1582.

Thank you very much.

Sincerely,


Stuart and Diane Bumpas
5306 Surrey Circle
Dallas, TX 75209

I have no objection to the request (BDA 112-037) of Stuart and Diane Bumpas to construct an 8' wood fence with stone columns along Inwood Road.

Name: 

Address: 5310 Rock Cliff Place - Dallas Tx 75209

Phone: 214-762-4451

DAL:0599999/00036:2089624v1

BDA 112-037

Attach A
pg 5

STUART M. BUMPAS
2200 ROSS AVENUE
SUITE 2200
DALLAS, TEXAS 75201 6776

March 5, 2012

Re: Request for Special Exception for Fence Height

Dear Neighbor:

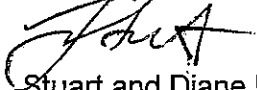
Diane and I are applying to the Board of Adjustment for the City of Dallas to install an 8' wood fence with stone columns along the Inwood side of our property. We are required to notify each property owner located within 200' of our property of this request to make sure there is no one opposed to the new fence.

We are requesting the fence to provide a sight and sound barrier from the heavy traffic on Inwood. The new fence will start at our drive approach off Inwood and continue southward toward Surrey Circle, and then make a 45 degree turn at the corner. We will be removing the large Photinia (which have been damaged by blight) and planting some low shrubbery to provide a more open sight line to the southbound traffic on Inwood.

We would appreciate your signing this letter to indicate your willingness to allow us to construct the fence. If you have any questions, please feel free to call us at our home number, (214) 350-1582.

Thank you very much.

Sincerely,



Stuart and Diane Bumpas
5306 Surrey Circle
Dallas, TX 75209

I have no objection to the request (BDA 112-037) of Stuart and Diane Bumpas to construct an 8' wood fence with stone columns along Inwood Road.

Carol P. Chapplear

Name: 8906 Inwood Road
Address: Dallas TX 75209
Phone: (214) 352-3576

DAL:0599999/00036:2089624v1



City of Dallas

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 112-037

Data Relative to Subject Property:

Date: 2-17-12

Location address: 5306 SURREY CIR., DALLAS Zoning District: R-16(A)

Lot No.: 17 Block No.: 3/5663 Acreage: .48 Census Tract: 73.01

Street Frontage (in Feet): 1) 170' 2) 125' 3) 4) 5)

NE 21A

To the Honorable Board of Adjustment :

Owner of Property (per Warranty Deed): STUART M. BUMPAS and Diane D. Bumpas

Applicant: TODD E. ROBERTS Telephone: 214-803-8902

Mailing Address: 9129 WHITEHURST DR. DALLAS, TX Zip Code: 75243

E-mail Address: TR3336@aol.com

Represented by: Telephone:

Mailing Address: Zip Code:

E-mail Address:

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

1) fence height addition of 4'6"

2) ~~Sight line~~ Visibility Triangle Obstruction

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

1) fence height addition of 4'6" to screen Inwood Rd.

2) Sight line exception for column in private approach

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.

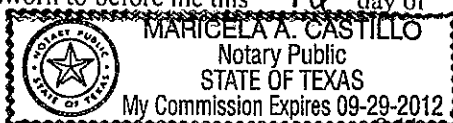
Affidavit

Before me the undersigned on this day personally appeared TODD E. ROBERTS (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 16 day of FEBRUARY 2012



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

MEMORANDUM OF
ACTION TAKEN BY THE
BOARD OF ADJUSTMENT

Date of Hearing _____

Appeal was--Granted OR Denied

Remarks _____

Chairman

Building Official's Report

I hereby certify that Todd E. Roberts

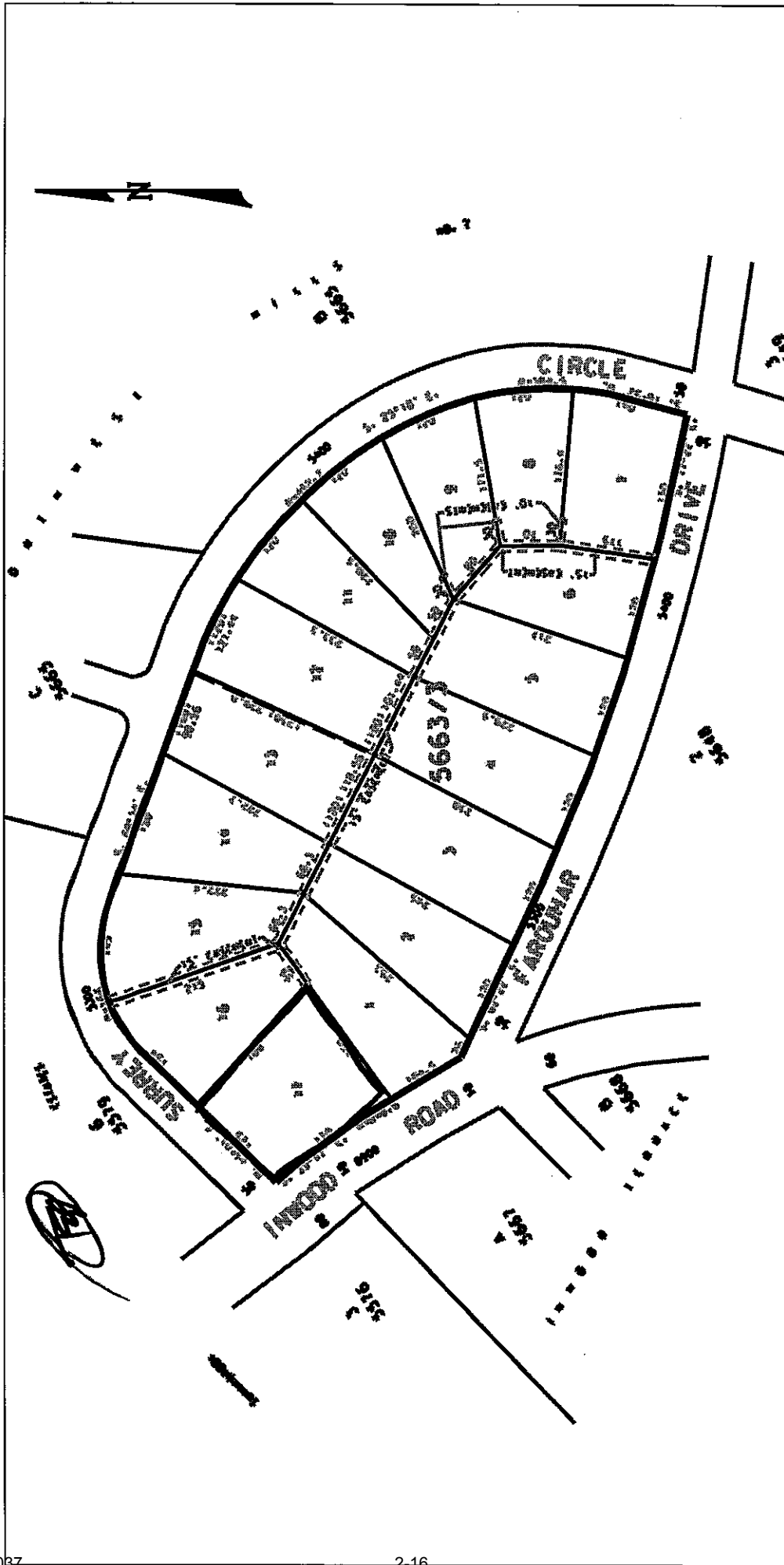
did submit a request for a special exception to the fence height regulations, and for a special exception to the visibility obstruction regulations

at 5306 Surrey Circle

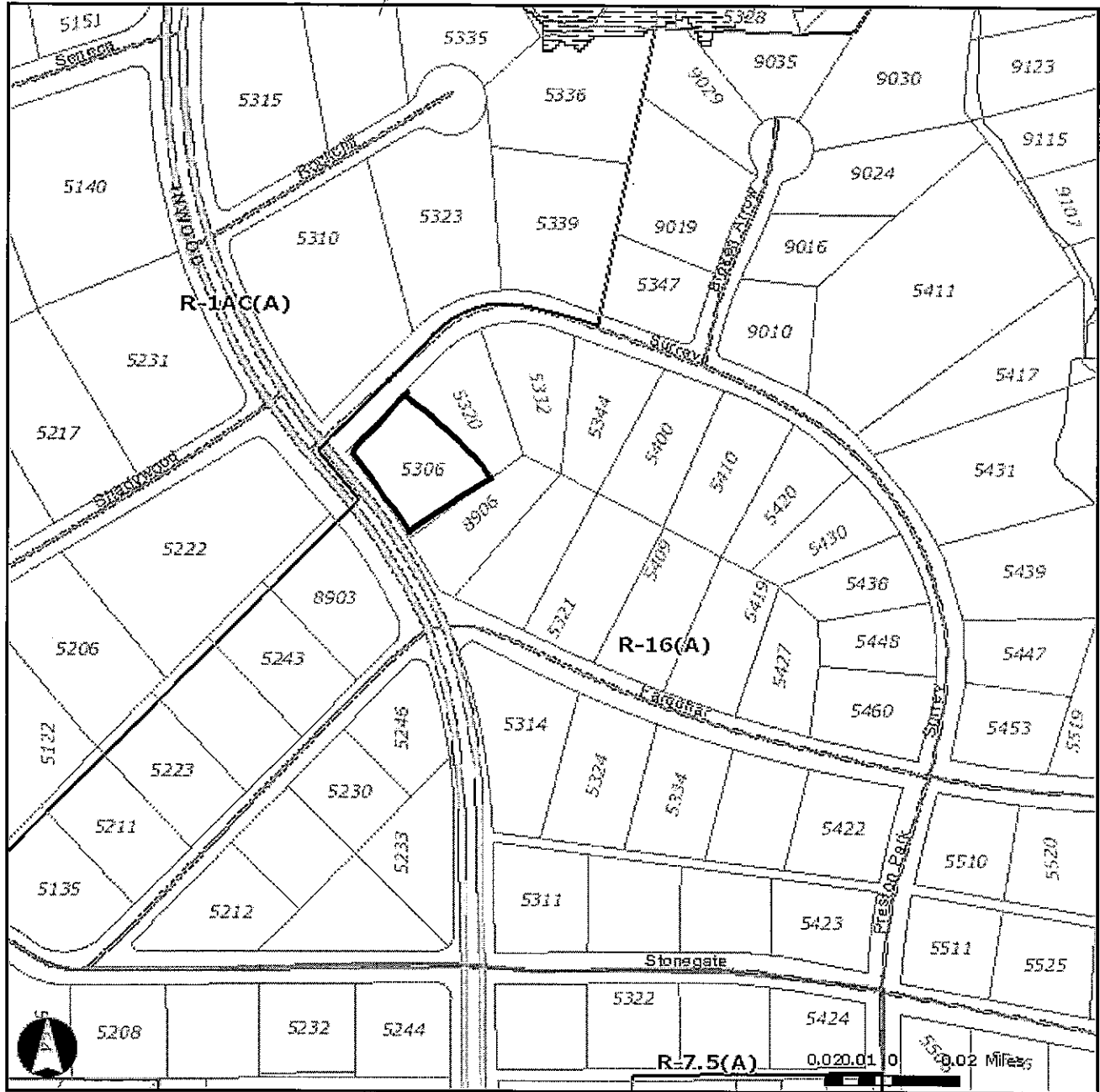
BDA112-037. Application of Todd E. Roberts for a special exception to the fence height regulations and a special exception to the visibility obstruction regulations at 5306 Surrey Circle. This property is more fully described as lot 17 in city block 3/5663 and is zoned R-16(A), which limits the height of a fence in the front yard to 4 feet and requires a 20 foot visibility triangle at driveway approaches. The applicant proposes to construct an 8 foot 6 inch high fence in a required front yard, which will require a 4 foot 6 inch special exception to the fence regulation, and to construct a fence in a required visibility obstruction triangle, which will require a special exception to the visibility obstruction regulation.

Sincerely,

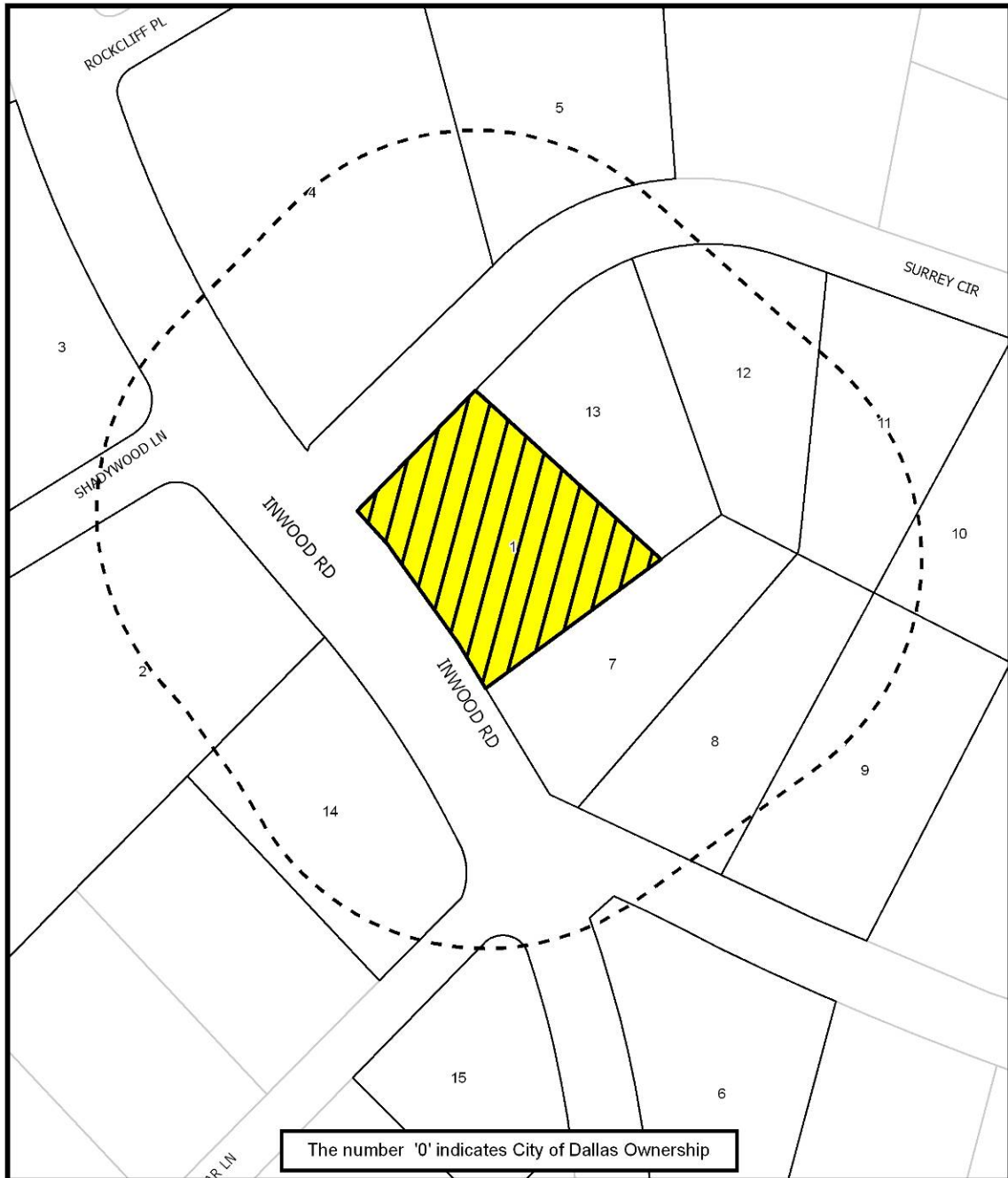

Lloyd Denman, Building Official



City of Dallas Zoning



- | | | |
|--|---|---|
| <ul style="list-style-type: none"> City Boundaries County Certified Parcels DISD Sites Council Districts Waterways Parks | <ul style="list-style-type: none"> Dry Overlay D D-1 Historic Overlay Historic Subdistricts NSO Overlay NSO Subdistricts MD Overlay | <ul style="list-style-type: none"> Base Zoning Floodplain 100 Flood Zone Mill's Creek Peak's Branch X PROTECTED BY LEVEE Pedestrian Overlay CP SP Environmental Corridors |
|--|---|---|



 1:1,200	NOTIFICATION		Case no: BDA112-037
	<div style="border: 1px solid black; padding: 2px; display: inline-block;">200'</div> AREA OF NOTIFICATION <div style="border: 1px solid black; padding: 2px; display: inline-block;">15</div> NUMBER OF PROPERTY OWNERS NOTIFIED	Date: 3/29/2012	

Notification List of Property Owners

BDA112-037

15 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	5306 SURREY CIR	BUMPAS STUART
2	5222 SHADYWOOD LN	FISHER ANDERSEN C & FISHER OSSA F
3	5231 SHADYWOOD LN	LANGDOC JOHN &
4	5310 ROCK CLIFF PL	TURNER JOHN M & BETSY B
5	5323 SURREY CIR	ALPERT ROBERT H
6	5314 FARQUHAR LN	KNOTT DANIEL A & MARGARET M
7	8906 INWOOD RD	CHAPPELEAR CAROL P
8	5311 FARQUHAR LN	BRADLEY GAVIN H & CHARISSE
9	5321 FARQUHAR LN	SCHNEIDER T FRANKLIN II
10	5400 SURREY CIR	LATORRE ROBERT F
11	5344 SURREY CIR	GROSS WILLIAM JAMES & LYNN
12	5332 SURREY CIR	BAKER ROBERT F & ELIZABETH S
13	5320 SURREY CIR	JACOBE RUSSEL LEE III & HEIDI C
14	8903 INWOOD RD	RATHBUN KENT & TRACY UNIT 4
15	5246 FARQUHAR LN	DOWD ROBERT K & MARGARET

FILE NUMBER: BDA 112-041

BUILDING OFFICIAL'S REPORT:

Application of Richard J. Malouf, represented by Mark C. Webb, for a special exception to the single family use regulations to authorize more than one electrical utility service or electrical meter at 10711 Strait Lane. This property is more fully described as Lot 12A in City Block 3/5522 and is zoned R-1ac(A), which requires a single family dwelling use in a single family, duplex, or townhouse district to be supplied by not more than one electrical utility service, and metered by not more than one electrical meter. The applicant proposes to have an additional electrical meter on a lot with a single family use, which will require a special exception to the single family use regulations.

LOCATION: 10711 Strait Lane.

APPLICANT: Richard J. Malouf
Represented by Mark C. Webb

REQUEST:

- A special exception to the single family use regulations is requested in conjunction with installing and maintaining a second electrical meter on a site developed with a single family home/use. The application states that "due to the large size of this estate, and the water well, 3 phase electrical power is required in addition to the existing single phase power, resulting in the need for two (2) electric meters."

STAFF RECOMMENDATION:

No staff recommendation is made on this or any request for a special exception to authorize more than one electrical utility service and/or more than one electrical meter for a single family use on a lot in a single family zoning district since the basis for this type of appeal is *when in the opinion of the board*, the special exception will: 1) not be contrary to the public interest; 2) not adversely affect neighboring properties; and 3) not be used to conduct a use not permitted in the zoning district.

STANDARD FOR A SPECIAL EXCEPTION TO THE SINGLE FAMILY USE REGULATIONS TO AUTHORIZE AN ADDITIONAL ELECTRICAL UTILITY SERVICE AND ELECTRICAL METER:

The board may grant a special exception to authorize more than one electrical utility service and/or more than one electrical meter for a single family use on a lot in a single family zoning, duplex, or townhouse district when, in the opinion of the board, the special exception will: 1) not be contrary to the public interest; 2) not adversely affect neighboring properties; and 3) not be used to conduct a use not permitted in the zoning district.

GENERAL FACTS:

- The Dallas Development Code states that in R-1ac(A) zoning, a lot for a single family use may be supplied by not more than one electrical service, and metered by not more than one electrical meter.
The applicant has submitted a site plan of the 4+ acres subject site that denotes the location of the two meters on the site, “Meter 1” located on the north side of the north driveway into the site, and “Meter2” located on the south side of the south driveway into the site approximately 180’ south of “Meter 1.”
- On March 21, 2012, the applicant’s representative submitted additional information to staff beyond what was submitted with the original application (see Attachment A).

BACKGROUND INFORMATION:

Zoning:

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

Land Use:

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

Zoning/BDA History:

1. BDA 089-087, Property at 10711 Strait Lane (the subject site)
On August 18, 2009, the Board of Adjustment Panel A granted a request for a special exception to the fence height regulations of 4’ 6” imposing the following condition with the request: compliance with the submitted site plan and elevation is required. The case report states that the request was made to construct and maintain an 8’ high open wrought iron fence with 8’ 6” high columns.

Timeline:

February 20, 2012: The applicant submitted an “Application/Appeal to the Board of Adjustment” and related documents which have been included as part of this case report.

March 20, 2012: The Board of Adjustment Secretary assigned this case to Board of Adjustment Panel A.

March 21, 2012: The Board Administrator emailed the applicant's representative the following information:

- an attachment that provided the public hearing date and panel that will consider the application; the March 30th deadline to submit additional evidence for staff to factor into their analysis; and the April 6th deadline to submit additional evidence to be incorporated into the Board's docket materials;
- the criteria/standard that the board will use in their decision to approve or deny the requests; and
- the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.

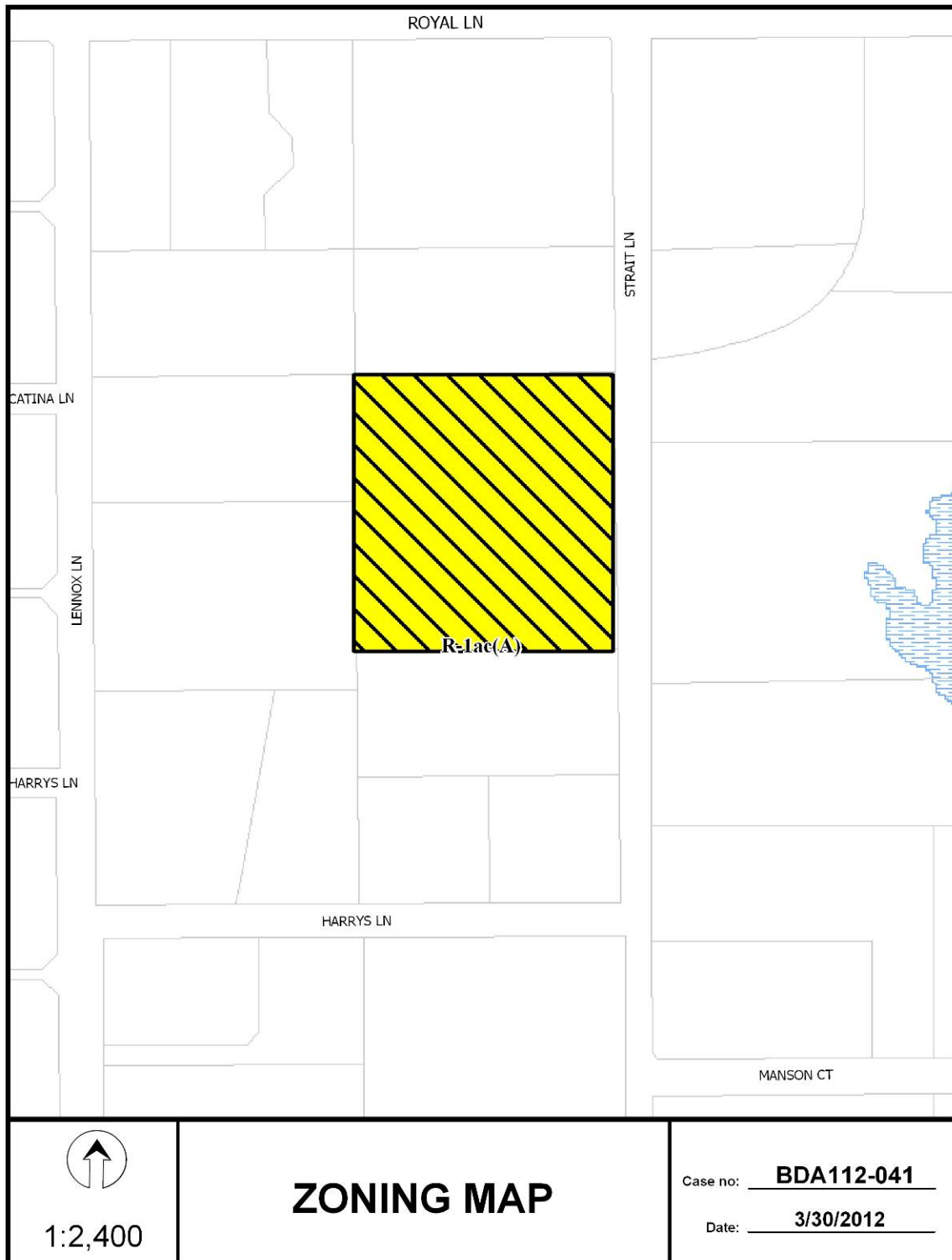
March 21, 2012: The applicant's representative forwarded additional information beyond what was submitted with the original application (see Attachment A).

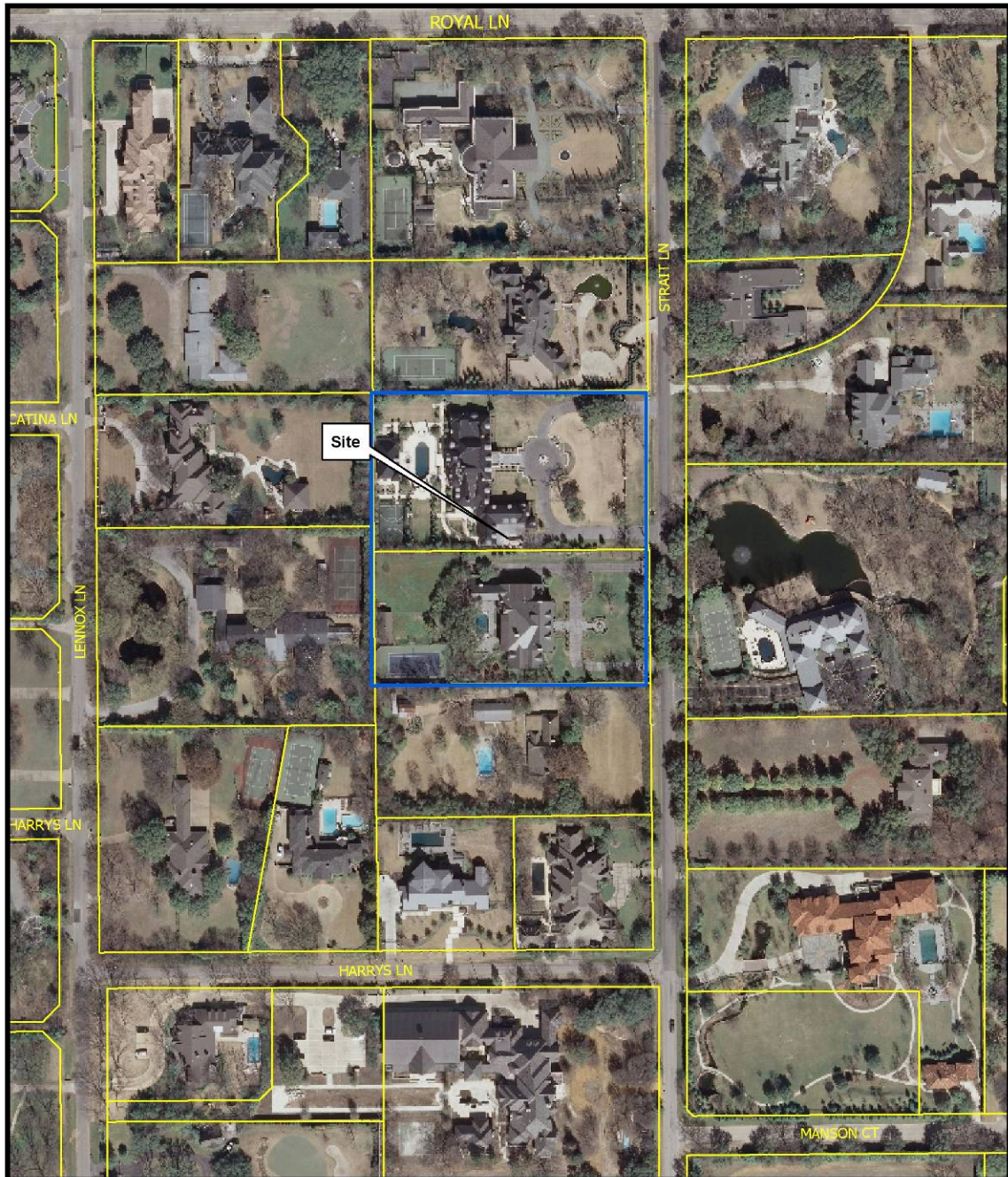
April 3, 2012: The Board of Adjustment staff review team meeting was held regarding this request and the others scheduled for April public hearings. Review team members in attendance included: the Sustainable Development and Construction Department Current Planning Division Assistant Director, the Sustainable Development and Construction Department Engineering Division Assistant Director, the Board Administrator, the Building Inspection Senior Plans Examiner/Development Code Specialist, the Sustainable Development and Construction Department Project Engineer, the Chief Arborist, and Assistant City Attorney to the Board.

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

STAFF ANALYSIS:

- This request focuses installing and maintaining a second electrical meter on a site developed with a single family home/use.
- The application states that "due to the large size of this estate, and the water well, 3 phase electrical power is required in addition to the existing single phase power, resulting in the need for two (2) electric meters."
- The applicant has the burden of proof in establishing that the additional electrical meter to be installed and/or maintained on the site will: 1) not be contrary to the public interest; 2) not adversely affect neighboring properties; and 3) not be used to conduct a use not permitted in the zoning district.





1:2,400

AERIAL MAP

Case no: BDA112-041

Date: 3/30/2012

BDA 112-041
Attach A

Long, Steve

From: Mark Webb [mcw5@sbcglobal.net]
Sent: Wednesday, March 21, 2012 2:24 PM
To: Long, Steve
Subject: Re: BDA 112-041, Property at 10711 Strait Lane
Attachments: STRAIT LANE SCHEME A 022811.pdf

pg 1

Steve,

Per our conversation this morning, two lots were platted into one lot and the two houses are being connected into one house. Attached is the architect's elevation and floor plan of the the finished product. We don't want the board to think that we are asking for two houses on one lot, just two electric meters (one single phase and one 3 phase). Thanks.

Mark C. Webb, P.E.
WEBB CONSULTING GROUP, INC.
4319 Park Lane
Dallas, Texas 75220
214 606 4822
800 236 1590 Fax
mcw5@sbcglobal.net

From: "Long, Steve" <steve.long@dallascityhall.com>
To: mcw5@sbcglobal.net
Cc: "Duerksen, Todd" <todd.duerksen@dallascityhall.com>
Sent: Wednesday, March 21, 2012 8:16 AM
Subject: BDA 112-041, Property at 10711 Strait Lane

Dear Mr. Webb,

Here is information regarding the board of adjustment application at the address referenced above that you are representing for Richard J. Malouf, most of which we just discussed on the phone:

1. The submitted application materials- all of which will be emailed to you, city staff, and the board members about a week ahead of your April 17th public hearing.
2. The single family use provisions from the Dallas Development Code that provides the standard as to how the board is able to grant a special exception to this regulations (51A-4.209(6)(E)(v)).
3. A document that provides your public hearing date and other deadlines for submittal of additional information to staff/the board.
4. The board's rule pertaining to documentary evidence.

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

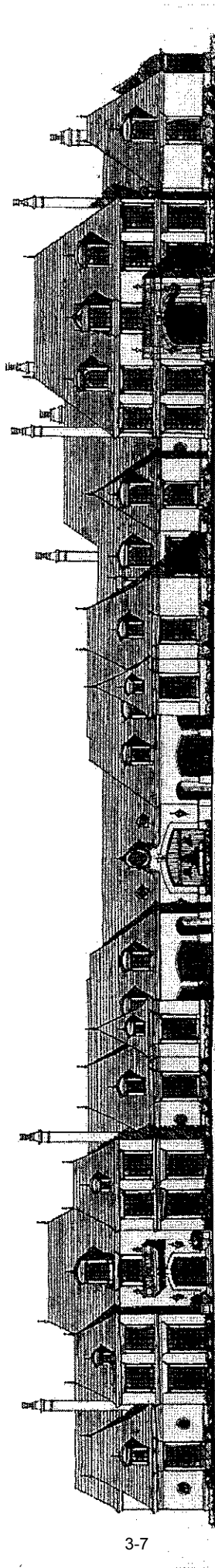
Thanks,

Steve

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

Steve Long, Board of Adjustment Administrator


BDA 112-041
Attach A
Pg 2



01 FRONT ELEVATION

SCALE 1/8" = 1'-0"

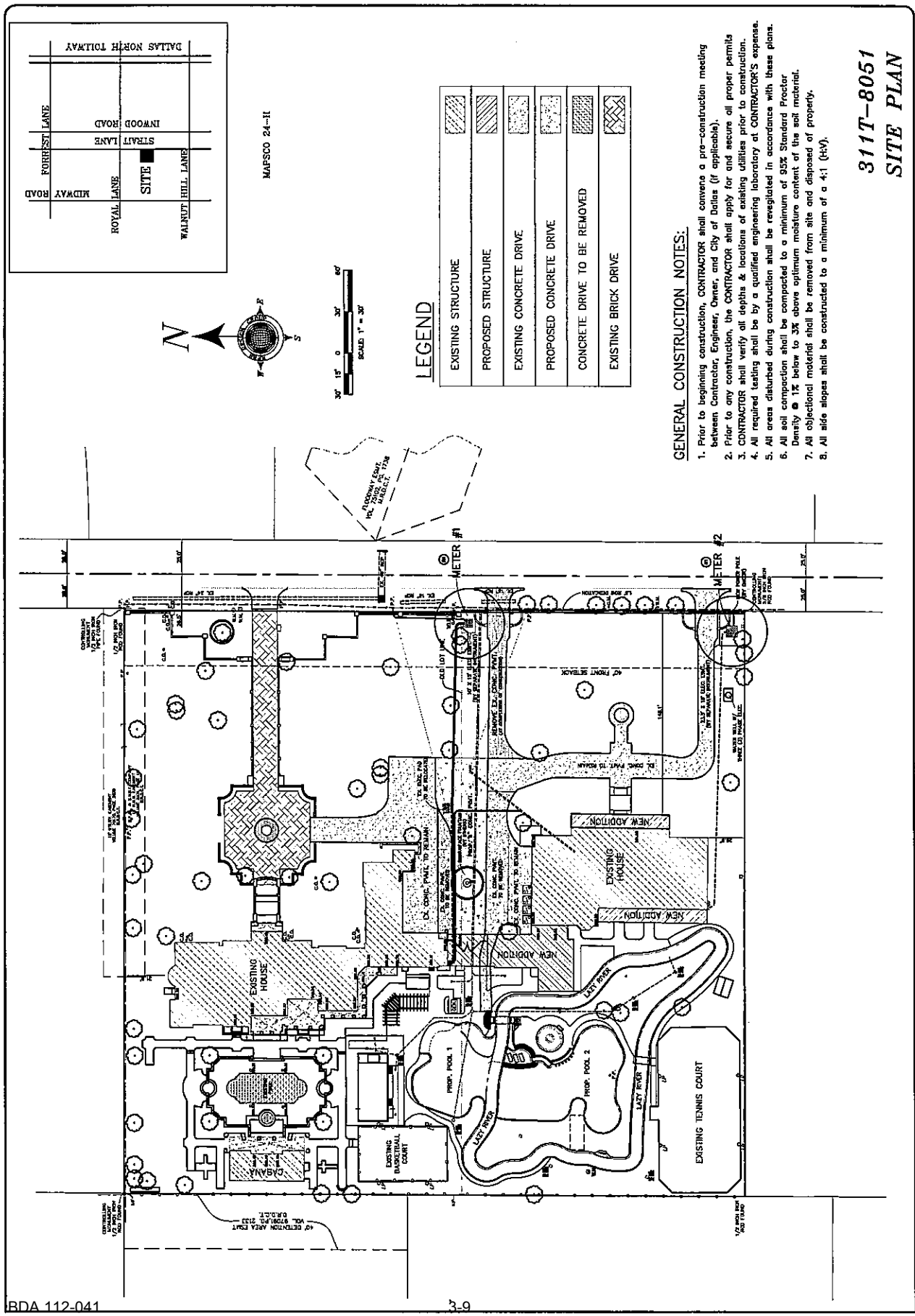


DESIGNED BY: LCA
 DRAWN BY: LCA
 CHECKED BY:
 NO. 02/07/11
 SCALE: 1" = 30'

 PER MISS. TEL. 1-713

WBB CONSULTING GROUP, INC.
 PLANNING, ENGINEERING & DEVELOPMENT
 4515 PARK LANE
 DALLAS, TEXAS 75220
 214 605-4822 800 236-1590 FAX
 EMAIL: mcw5@bcbglobal.net

SITE PLAN
 MALOUF ESTATE ADDITION
 10711 STRAIT LANE
 CITY OF DALLAS, TEXAS

REVISIONS
 NO. DATE BY
 1 02/07/11 LCA
 2 02/07/11 LCA
 3 02/07/11 LCA
 4 02/07/11 LCA
 5 02/07/11 LCA
 6 02/07/11 LCA
 7 02/07/11 LCA
 8 02/07/11 LCA
 SHEET NO. 50
 CONTRACT NO.



311T-8051
SITE PLAN



City of Dallas

APPLICATION/APPEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 112-041

Data Relative to Subject Property:

Date: 02/20/12

Location address: 10711 STRAIT LN.

Zoning District: R-1A(CA)

Lot No.: 12A Block No.: 315522 Acreage: 4.347 Census Tract: 76.01

Street Frontage (in Feet): 1) 450 2) _____ 3) _____ 4) _____ 5) _____ NEZA

To the Honorable Board of Adjustment :

Owner of Property (per Warranty Deed): RICHARD J. MALOUF & STEPHANIE L. MALOUF

Applicant: RICHARD J. MALOUF Telephone: 469-348-8870

Mailing Address: 10711 STRAIT LN., DALLAS Zip Code: 75229

E-mail Address: MALOUF@SWBELL.NET

Represented by: MARK C. WEBB Telephone: 2146064822

Mailing Address: 4319 PARK LN., DALLAS, TX Zip Code: 75220

E-mail Address: MCW5@SBCGLOBAL.NET

Affirm that an appeal has been made for a Variance, or Special Exception X, of THE ZONING ORDINANCE LIMITING RESIDENTIAL LOTS TO ONE (1) ELECTRIC METER. REQUESTING ONE (1) ADDITIONAL ELECTRIC METER.

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

DUE TO THE LARGE SIZE OF THIS ESTATE, AND THE WATER WELL, 3 PHASE ELECTRICAL POWER IS REQUIRED IN ADDITION TO THE EXISTING SINGLE PHASE POWER, RESULTING IN THE NEED FOR TWO (2) ELECTRIC METERS

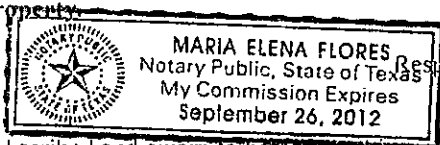
Note to Applicant: If the appeal requested in this application is granted by the Board of Adjustment, a permit must be applied for within 180 days of the date of the final action of the Board, unless the Board specifically grants a longer period.

Affidavit

Before me the undersigned on this day personally appeared

Richard Malouf
(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:

Richard Malouf
(Affiant/Applicant's signature)

Subscribed and sworn to before me this 20th day of February, 2012

Maria E Flores
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

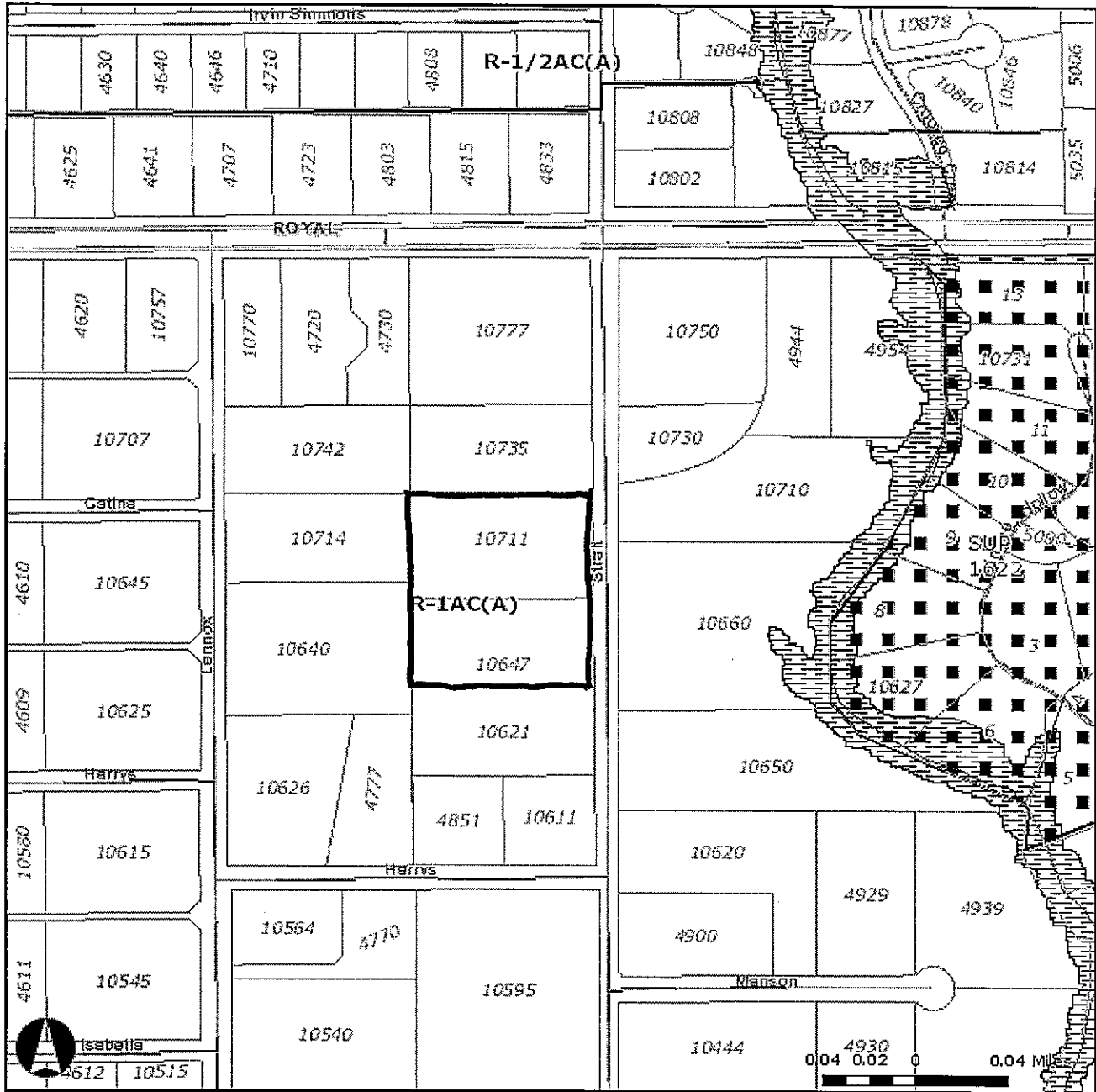
I hereby certify that Richard J. Malouf
represented by Mark C. Webb
did submit a request provide and additional electrical meter
at 10711 Strait Lane

BDA112-041. Application of Richard J. Malouf represented by Mark C. Webb to provide an additional electrical meter at 10711 Strait Lane. This property is more fully described as Lot 12A in city block 3/5522 and is zoned R-1ac(A), which requires a single family dwelling use in a single family, duplex, or townhouse district to be supplied by not more than one electrical utility service, and metered by not more than one electrical meter. The applicant proposes to maintain a single family dwelling in a single family district and have more than one electrical utility meter, which will require a special exception to the single family zoning use regulations.

Sincerely,


Lloyd Denman, Building Official

City of Dallas Zoning

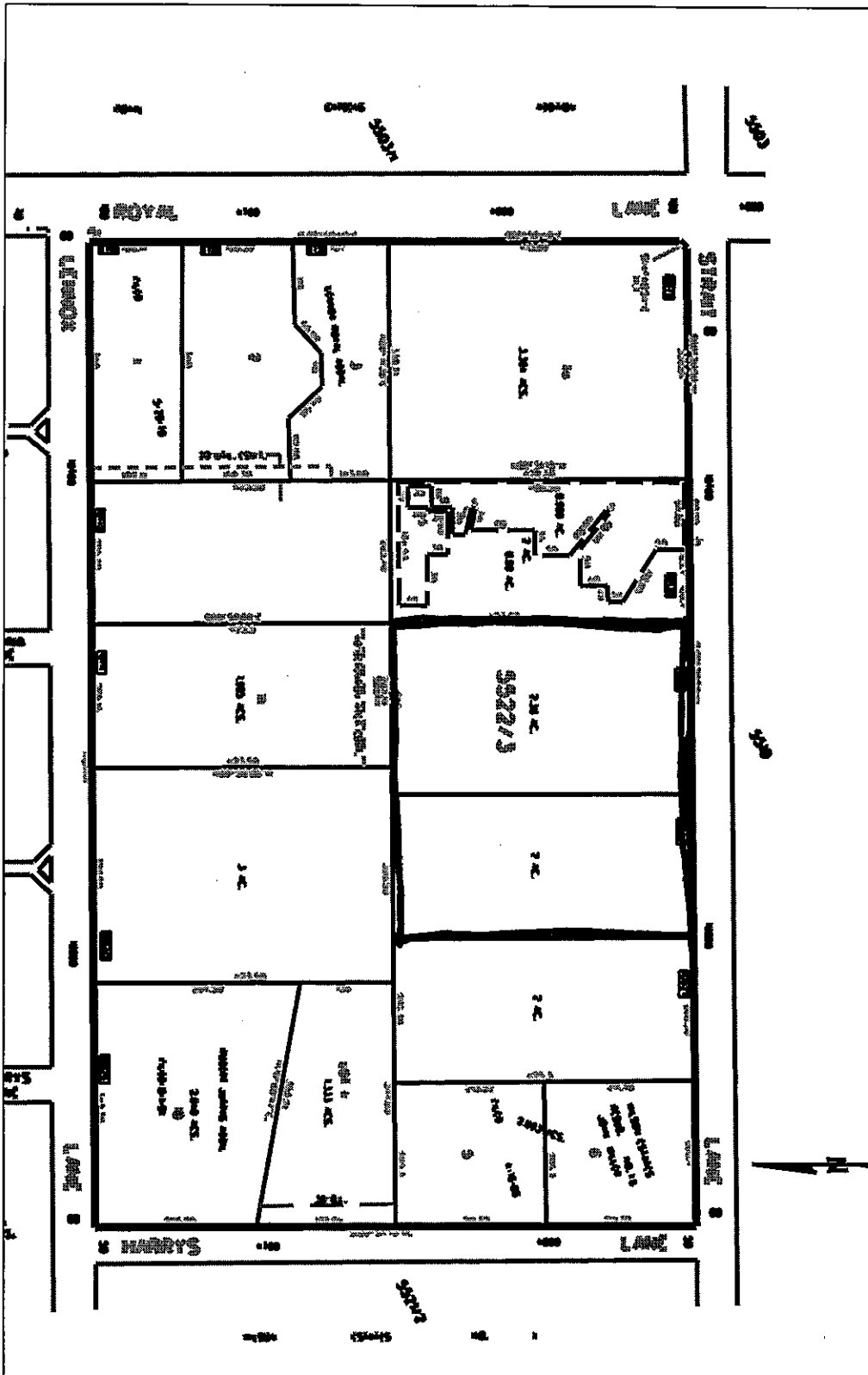


- City Boundaries
- County
- Certified Parcels
- DISD Sites
- Council Districts
- Waterways
- Parks

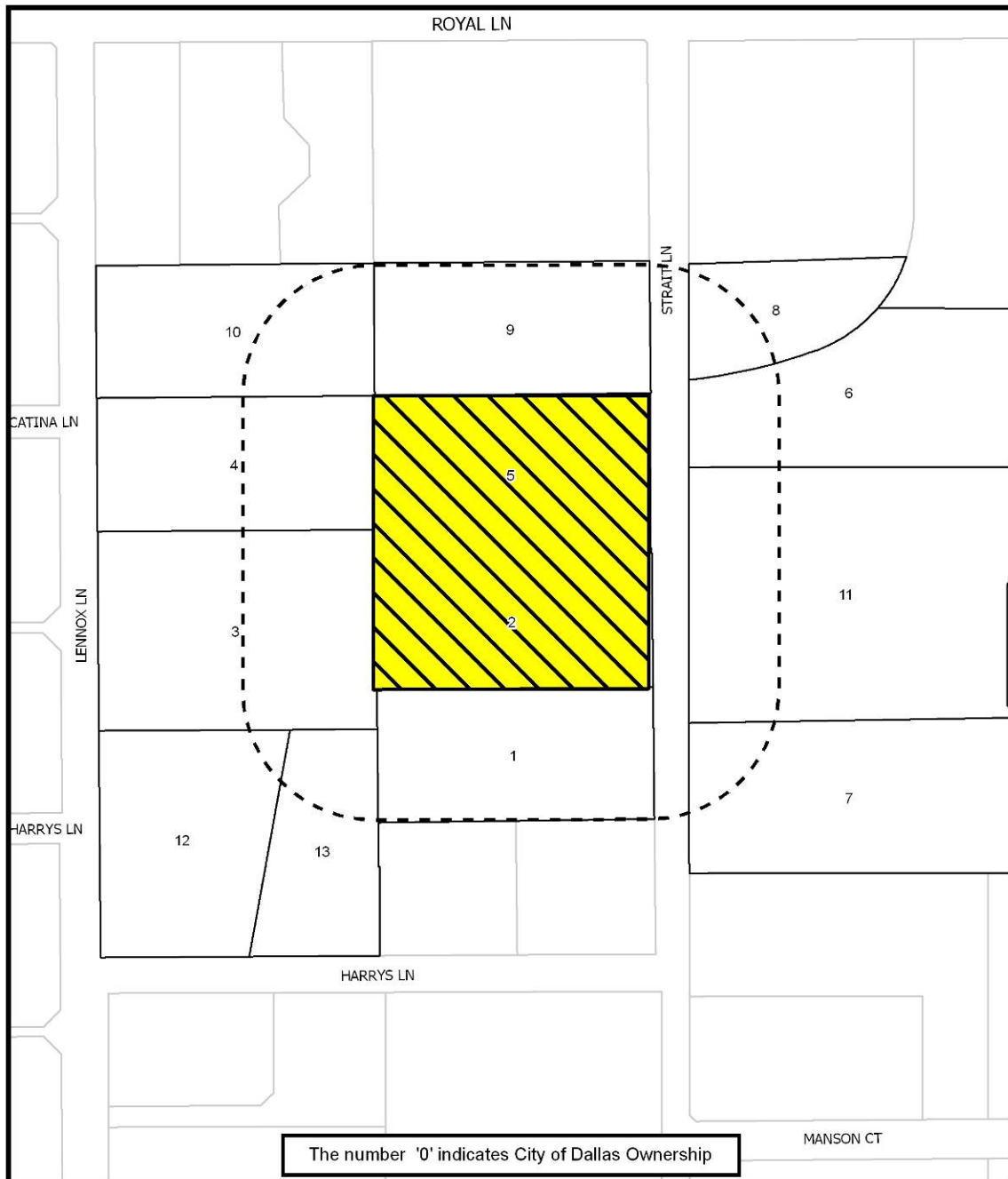
- Dry Overlay
-
- Historic Overlay
- Historic Subdistricts
- NSO Overlay
- NSO Subdistricts
- MD Overlay

- Base Zoning
- Floodplain
- 100 Flood Zone
- Mill's Creek
- Peak's Branch
- X PROTECTED BY LEVEE
- Pedestrian Overlay
- CP
- SP
- Environmental Corridors

mw



m w



 1:2,400	<h2>NOTIFICATION</h2>	Case no: BDA112-041
	<div style="display: flex; justify-content: space-between;"> <div style="border: 1px solid black; padding: 2px;">200'</div> <div>AREA OF NOTIFICATION</div> </div> <div style="display: flex; justify-content: space-between;"> <div style="border: 1px solid black; padding: 2px;">13</div> <div>NUMBER OF PROPERTY OWNERS NOTIFIED</div> </div>	Date: 3/30/2012

Notification List of Property Owners

BDA112-041

13 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	10621 STRAIT LN	WILSON ROBERT A & LAURA C
2	10647 STRAIT LN	MALOUF RICHARD J & STEPHANIE L
3	10640 LENNOX LN	SILVERTHORNE MARY ROSE ESTATE OF
4	10714 LENNOX LN	HERSH KENNETH A
5	10711 STRAIT LN	MALOUF RICHARD J & MALOUF STEPHANIE L
6	10710 STRAIT LN	LITMAN DAVID & MALIA
7	10650 STRAIT LN	GREEN GREGORY TRUSTEE
8	10730 STRAIT LN	DYKEMA RAMSEY SCOTT & LAWREN M
9	10735 STRAIT LN	NOWITZKI DIRK
10	10742 LENNOX LN	HERSH KENNETH A SUITE 600
11	10660 STRAIT LN	ROMANO PHILIP J
12	10626 LENNOX LN	JUTRAS ROBERT N & DORIS L
13	4777 HARRYS LN	MARTIN PAUL A ROBIN S MARTIN