

ZONING BOARD OF ADJUSTMENT, PANEL A  
TUESDAY, APRIL 22, 2014  
AGENDA

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BRIEFING	6ES, DALLAS CITY HALL 1500 MARILLA STREET	11:00 A.M.
PUBLIC HEARING	6ES, DALLAS CITY HALL 1500 MARILLA STREET	1:00 P.M.

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**Neva Dean, Interim Assistant Director**  
**Steve Long, Board Administrator**

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**MISCELLANEOUS ITEM**

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Approval of the February 18, 2014 Board of Adjustment Panel A Public Hearing Minutes	M1
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**REGULAR CASES**

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<b>BDA 134-033</b>	2201 Bennett Avenue <b>REQUEST:</b> Application of Santos T. Martinez for a variance to the off-street parking regulations and a special exception to landscape regulations	1
<b>BDA 134-034</b>	2207 Bennett Avenue <b>REQUEST:</b> Application of Santos T. Martinez for a variance to the off-street parking regulations and a special exception to the landscape regulations	2
<b>BDA 134-035</b>	3000 Carlisle Street <b>REQUEST:</b> Application of Gladys Bowens and Dallas Cothrum of Masterplan for a special exception to the landscape regulations	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]

**MISCELLANEOUS ITEM NO. 1**

To approve the Board of Adjustment Panel A February 18, 2014 public hearing minutes.

**FILE NUMBER:** BDA 134-033

**BUILDING OFFICIAL'S REPORT:** Application of Santos T. Martinez for a variance to the off-street parking regulations and a special exception to landscape regulations at 2201 Bennett Avenue. This property is more fully described as Lot 1A, Block D/1990, and is zoned MF-2(A), which requires that no required or excess parking may be placed in the required front yard, and requires mandatory landscaping. The applicant proposes to construct and maintain a structure and provide required or excess parking in the 15 foot front yard setback, which will require a variance to the off-street parking regulations, and provide an alternate landscape plan, which will require a special exception to the landscape regulations.

**LOCATION:** 2201 Bennett Avenue

**APPLICANT:** Santos T. Martinez

**REQUESTS:**

The following requests have been made to construct/maintain attached single family homes (a shared access development) on a site that is undeveloped:

1. A variance to the off-street parking regulations is requested to locate/maintain required or excess parking in the required 15' front yard setback.
2. A special exception to the landscape regulations is requested to construct/maintain attached single family homes (a shared access development), and not fully meet the landscape regulations.

(This application abuts a property to the northwest where the same applicant seeks a similar parking variance and landscape special exception from Board of Adjustment Panel A on April 22nd: BDA 134-034).

**STANDARD FOR A VARIANCE:**

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

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

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

**STANDARD FOR A SPECIAL EXCEPTION TO THE LANDSCAPE REGULATIONS:**

The board may grant a special exception to the landscape regulations of this article upon making a special finding from the evidence presented that:

- (1) strict compliance with the requirements of this article will unreasonably burden the use of the property;
- (2) the special exception will not adversely affect neighboring property; and
- (3) the requirements are not imposed by a site-specific landscape plan approved by the city plan commission or city council.

In determining whether to grant a special exception, the Board shall consider the following factors:

- the extent to which there is residential adjacency;
- the topography of the site;
- the extent to which landscaping exists for which no credit is given under this article;
- and
- the extent to which other existing or proposed amenities will compensate for the reduction of landscaping.

**STAFF RECOMMENDATION (variance):**

Denial

Rationale:

- Staff is unable to conclude that there is an unnecessary hardship as the parcel/subject site does not differ from other parcels of land by being of such restrictive area, shape, or slope that it cannot be developed in a manner commensurate with the development upon other parcels of land in districts with the same MF-2(A) zoning classification. The subject site is flat, rectangular in shape (50' x 180', and according to the application, is 0.20 acres (or approximately 9,000 square feet) in area.
- The features of this flat, rectangular, 9,000 square foot site do not preclude the applicant from developing it in a manner commensurate with development found on other properties zoned MF-2(A).
- The applicant has not substantiated how granting the variance would not be made to relieve a self-created or personal hardship, nor for financial reasons only.

**STAFF RECOMMENDATION (landscape):**

Denial

Rationale:

- The applicant has not substantiated how strict compliance with the requirements of the landscape regulations of the Dallas Development Code will unreasonably burden the use of the property.
- The City’s Chief Arborist recommends denial of the applicant’s request.

**BACKGROUND INFORMATION:**

**Zoning:**

Site: MF-2(A) (Multifamily)  
North: PD 860 (Planned Development)  
South: MF-2(A) (Multifamily)  
East: MF-2(A) (Multifamily)  
West: MF-2(A) (Multifamily)

**Land Use:**

The site is currently undeveloped. The areas to the north, south, east, and west appear to be developed with a mix of duplex and multifamily uses.

**Zoning/BDA History:**

- |   |  |
|---|--|
| <ol style="list-style-type: none"> <li>1. BDA 134-034, Property at 2207 Bennett Avenue (the lot immediately northwest of subject site)</li> </ol> | <p>On April 22, 2014, the Board of Adjustment Panel A will consider requests for a variance to the off-street parking regulations and a special exception to the landscape regulations requested to locate/maintain required or excess parking in the required 15’ front yard setback and to construct/maintain the single family homes, and not fully meet the landscape regulations on an undeveloped lot.</p> |
|---|--|

**Timeline:**

- February 26, 2014: 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 12, 2014: The Board of Adjustment Secretary randomly assigned this case to Board of Adjustment Panel A.
- March 12, 2014: 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 26<sup>th</sup> deadline to submit additional evidence for staff to factor into their analysis;

and the April 11<sup>th</sup> 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 25, 2014: The applicant submitted additional documentation on this application beyond what was submitted with the original application (see Attachment A).

April 4, 2014: The applicant submitted additional documentation on this application beyond what was submitted with the original application (see Attachment B).

April 8, 2014: 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 Assistant Building Official, the Board Administrator, the Building Inspection Senior Plans Examiner/Development Code Specialist, the Sustainable Development and Construction Department Senior Engineer, the City of Dallas Chief Arborist, the Sustainable Development and Construction Department Current Planner, and the Assistant City Attorney to the Board.

April 9, 2014: The Sustainable Development and Construction Department Senior Engineer submitted a review comment sheet regarding the applicant's request for a variance to the off-street parking regulations marked "Has no objections."

April 11, 2014: The City of Dallas Chief Arborist submitted a memo regarding the request for a special exception to the landscape regulations (see Attachment C).

**GENERAL FACTS/STAFF ANALYSIS (variance):**

- This request focuses on constructing/maintaining attached single family homes (a shared access development) on an undeveloped site, and locating/maintaining required or excess parking in the required 15' front yard setback.
- Structures on lots zoned MF-2(A) are required to provide a minimum front yard setback of 15'.
- In an MF-2(A) district, no required or excess parking may be placed in the required front yard.
- A site/landscape plan has been submitted that denotes the subject site and the site immediately adjacent (the subject site for BDA 134-034). There are two areas on this site/landscape plan denoting "guest parking" located in the front yard setback on either side of a driveway and fire lane leading into this site (and the adjacent site for BDA 134-034) from Bennett Avenue.

- The subject site is flat, rectangular in shape (50' x 180', and according to the application, is 0.20 acres (or approximately 9,000 square feet) in area. The site is zoned MF-2(A).
- According to DCAD records, there are “no improvements” at 2201 Bennett Avenue.
- The applicant has the burden of proof in establishing the following:
  - That granting the variance to the off-street parking regulations will not be contrary to the public interest when, owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed and substantial justice done.
  - The variance is necessary to permit development of the subject site that differs from other parcels of land by being of such a restrictive area, shape, or slope, that the subject site cannot be developed in a manner commensurate with the development upon other parcels of land in districts with the same MF-2(A) zoning classification.
  - The variance would not be granted to relieve a self-created or personal hardship, nor for financial reasons only, nor to permit any person a privilege in developing this parcel of land (the subject site) not permitted by this chapter to other parcels of land in districts with the same MF-2(A) zoning classification.
- If the Board were to grant the variance request, and impose the submitted site plan as a condition, the variance would be limited to required or excess parking in the site’s front yard setback.

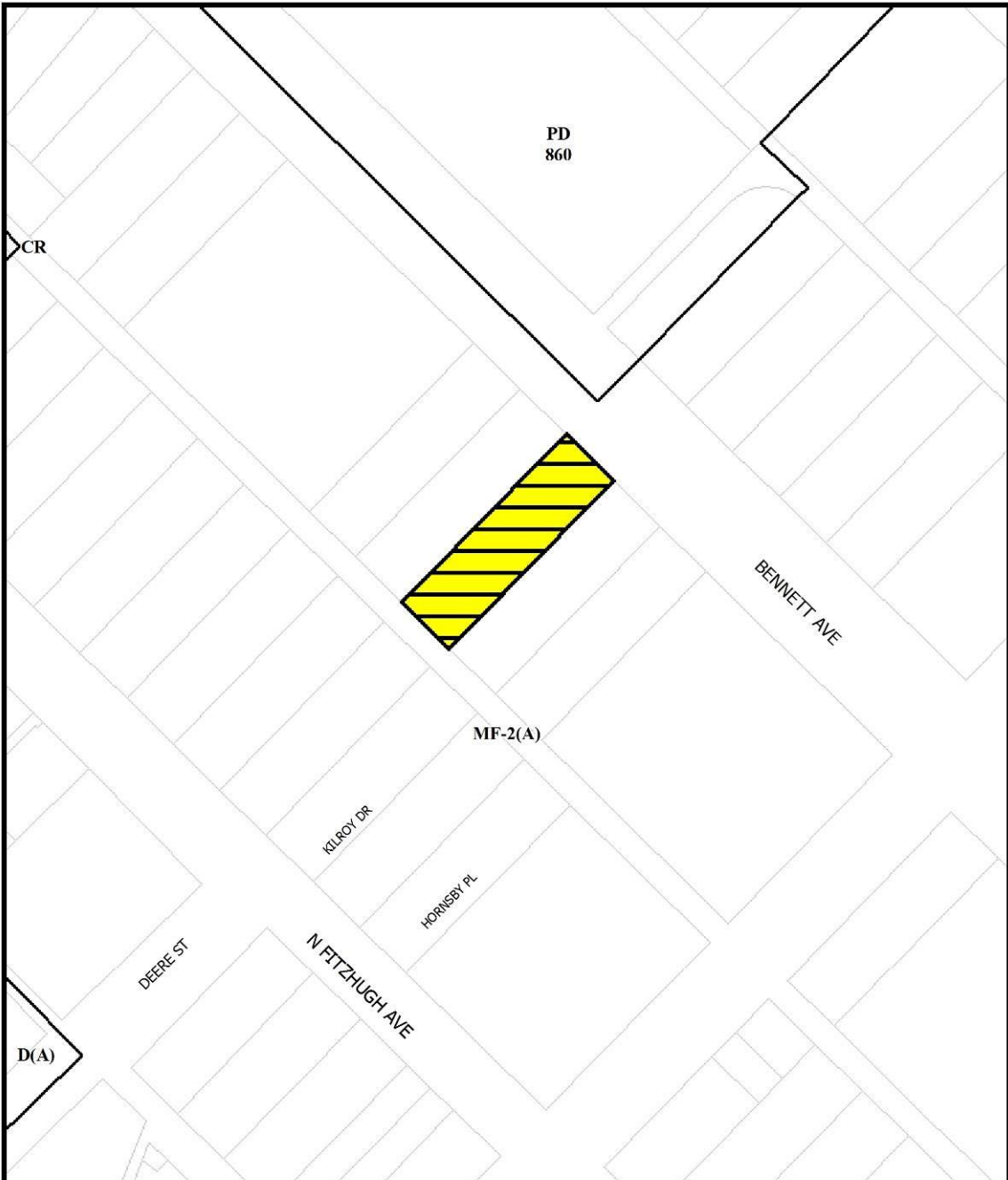
**GENERAL FACTS/STAFF ANALYSIS (landscape):**

- This request focuses on constructing and maintaining the attached single family homes (a shared access development) on an undeveloped site, and not fully meeting the landscape regulations. More specifically, according to the City of Dallas Chief Arborist, the site would not comply with the landscape regulations that require 20 percent landscape area, nor comply with landscape requirements for shared access developments.
- The Dallas Development Code requires full compliance with the landscape regulations when nonpermeable coverage on a lot or tract is increased by more than 2,000 square feet, or when work on an application is made for a building permit for construction work that increases the number of stories in a building on the lot, or increases by more than 35 percent or 10,000 square feet, whichever is less, the combined floor areas of all buildings on the lot within a 24-month period.
- A site/landscape plan has been submitted that denotes the subject site and the site immediately adjacent (the subject site for BDA 134-034).
- The City of Dallas Chief Arborist submitted a memo regarding the applicant’s request for a special exception to the landscape regulations on this property and on the adjacent property that is the subject site for the related application made at 2207 Bennett Street: BDA 134-034 (see Attachment C). The memo states how this request is triggered by new construction for both properties.
- The City of Dallas Chief Arborist’s memo lists deficiencies as: 1) the proposed landscape plans are deficient the 20 percent landscape area required for each

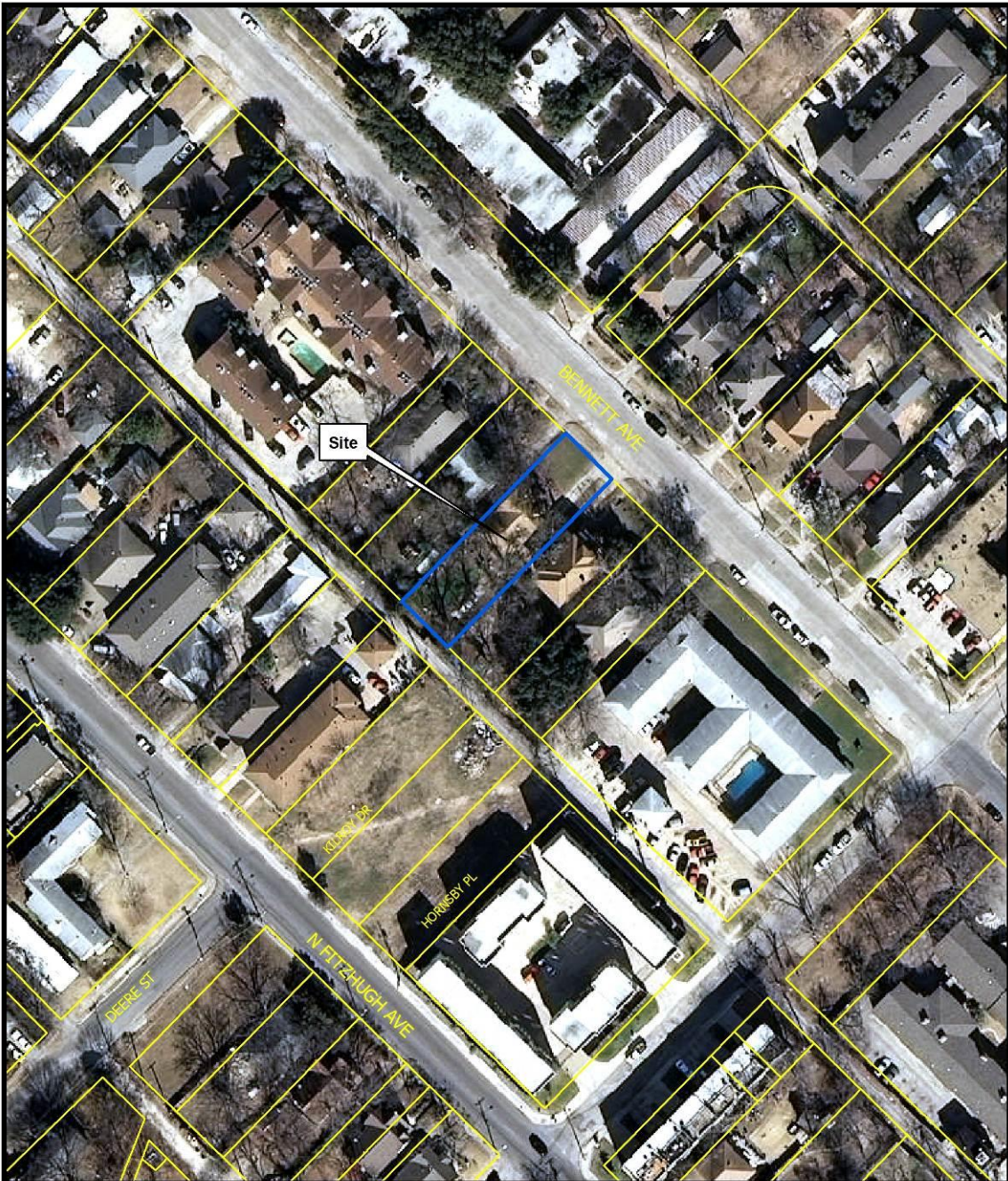


property; and 2) the site does not fully conform to landscape required for shared access developments.

- The Chief Arborist's memo lists the several factors for consideration some of which are:
  1. The submitted landscape plan was designed to identify the site as a single shared access development. According to the applicant, as a combined unit, the landscape area, excluding the proposed permeable paved areas on the front yard, is measured at 17.6 percent. For area within the property boundaries (base on the 15' setback line), a confirmation cannot be made where more than 15 percent per individual lot is provided, excluding the permeable pavement area.
  2. The five site trees count is acceptable based on the combined 18,000 square foot of property.
  3. No additional vertical landscape elements are placed within any portion of the side yards for the properties. A 3' wide drainage easement may restrict certain types of tree planting between the fence and the building. However any cumulative future conversion of landscape areas in these locations to impervious surfaces and residential uses would significantly reduce the overall landscape area. The plans do not indicated any restrictions to new pavement or outdoor uses in the reduced landscape area.
  4. Permeable pavement is specifically restricted from landscape area calculations for the shares access development in this zoning.
- The City of Dallas Chief Arborist recommends denial of this request for each property because the application of the requirements of the landscape ordinance will not unreasonably burden the use of the property. The Chief Arborist suggests that if the Board approves the request, he recommends that a condition be imposed that requires that application for private license for parkway improvements be fully submitted for each property prior to the issuance of a building permit for construction. In addition, the Chief Arborist recommends that a condition of no more than 20 percent of the approved landscape area for 2201 Bennett, and also for 2207 Bennett, as shown on the landscape plan, may be removed and/or converted to impervious surface.
- The applicant has the burden of proof in establishing the following:
  - Strict compliance with the requirements of the landscape regulations of the Dallas Development Code will unreasonably burden the use of the property; and the special exception will not adversely affect neighboring property.
- If the Board were to grant this request and impose the submitted landscape plan as a condition to the request, the site would be provided exception from full compliance to the landscape regulations that require 20 percent landscape area, and to landscape requirements for shared access developments.



 1:1,200	<h1>ZONING MAP</h1>	Case no: <u>BDA134-033</u> Date: <u>3/19/2014</u>
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1:1,200

# AERIAL MAP

Case no: BDA134-033

Date: 3/19/2014

Long, Steve

pg 1

**From:** Santos Martinez <santos@masterplanconsultants.com>  
**Sent:** Tuesday, March 25, 2014 5:42 PM  
**To:** Long, Steve  
**Subject:** BDA 134-033 & 034  
**Attachments:** landscape plan 3-21-14.pdf

Steve,  
I've attached a revised site/landscape plan for the BDA cases listed above.

We've included a special exception for an alternate landscape plan regarding the required 20% landscape area for shared access developments. We are providing 17.6%, however, if you count our permeable surface we would provide a little over 21%. In meeting with Phil Erwin, we've prepared the request to permit the 17.6%. In essence, the entire frontage of the property will have grass, but we won't be able to count the area located with a permeable surface.

We can satisfy all other provisions of the landscape requirements.  
Please let me know if you have any questions.  
Thanks,

Santos T. Martinez  
Senior Consultant  
Masterplan  
900 Jackson, Suite 640  
Dallas, TX 75202  
(214) 761-9197  
(214) 748-7114 (fax)

\*\*\*\*\*  
The information contained in this e-mail message is intended only for the personal and confidential use of the recipient named above. Masterplan, an assumed name of DalClay Corporation, does not provide legal advice. If the reader of this message is not the intended recipient or an agent responsible for delivering it to the intended recipient, you are hereby notified that you have received this document in error and that any review, dissemination, distribution, or copying of this message is strictly prohibited. If you have received this communication in error, please notify us immediately by e-mail, and delete the original message. Unless expressly stated this message should not be construed as a digital or electronic signature.  
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SHEET:  
SITE

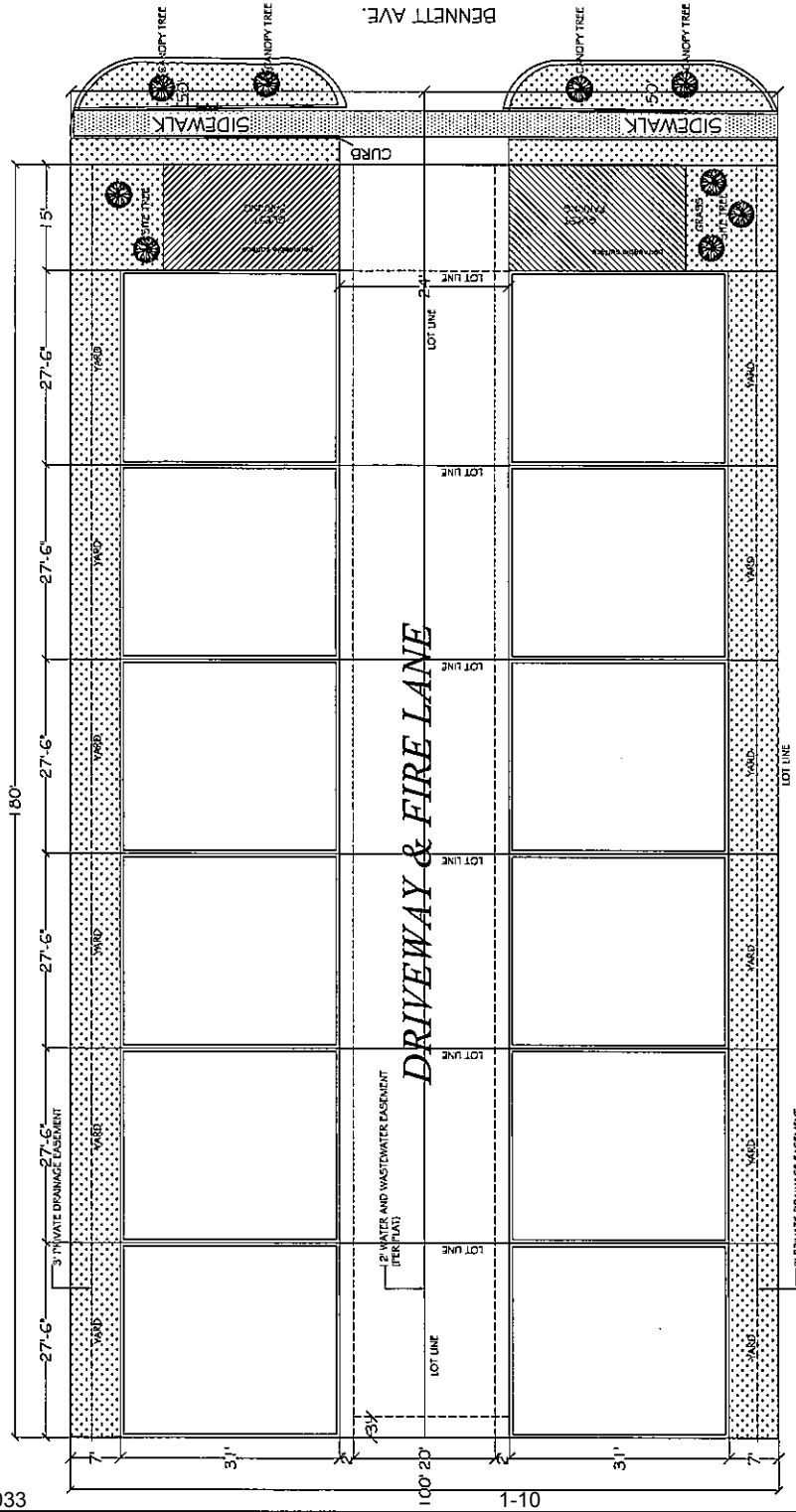
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2

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

ADDRESS:

2201 Bennett Avenue  
Dallas, Texas

OWNER:  
UPTOWN  
EAST  
PARTNERS



LANDSCAPE NOTES

TOTAL LAND AREA:	18,000 SF
- BUILDING COVERAGE (UNITS 1-6):	9,768 SF
- MAIN DRIVE:	4,317 SF
- GUEST PARKING:	750
= 3,165 SF OF LANDSCAPED AREA (17.6%)	

Landscaping to adhere to Article X Landscaping Regulations

NOTES:

- 1 SITE TREE PER 4,000 SQ. FT. = 5 TREES NOTED ON PLAN
- 1 CANOPY TREE PER 25' STREET FRONTAGE - SHARED ACCESS =
- 4 CANOPY TREES NOTED ON PLAN
- TREES TO CONFORM WITH SECTION 51A-10.134



# Masterplan

Land Use Consultants

BDA 134 - 033

034

Attach B  
Pg 1

April 4, 2014

Mr. Steve Long  
Board Administrator  
City of Dallas  
1500 Marilla, 5BN  
Dallas, TX 75201

RE: BDA 134-033 & 034; 2201 & 2207 Bennett Avenue

Mr. Long:

The property owner seeks to redevelop the lots identified above into a shared access development project. This would provide single family dwelling units on property zoned MF-2(A). Ordinarily, single family homes require two parking spaces when developed within an MF-2(A) zoning district. However, since this is being prepared as a shared access development project, an additional .25 parking spaces must be provided for guests. The proposed project does provide each dwelling unit with a two vehicle garage.

With shared access projects, guests typically park in a parallel manner in front of the home they are visiting. This project would provide twelve such spaces for guest. In preparing the preliminary plat for this project, the property owner identified the required parallel parking within the shared access easement. As the plat was reviewed by city staff, it was determined that it could not be accepted with the proposed parallel parking. A portion of the proposed parking encroached over the required water and waste water lines. A second plat was prepared that widened the shared access easement and relocated the required utility lines. The utility lines were shifted to the north to remove any potential encroachment from the proposed parking spaces. Although this plat was initially accepted by city staff, it was rejected by the water department upon its review. Dallas Water Utilities requires that these services be centered within the shared access easement.

The property owner seeks to provide the three required parking spaces in the only area that remains unencumbered by these required utility locations. In doing so, they seek to maintain an open green space by installing grasscrete for this parking. This is a permeable surface that maintains the stability of a vehicle yet allows grass to grow and provide a front yard along Bennett Avenue.

Again, under normal circumstances, a permeable surface would be allowed. However, in a shared access development project, the property owner cannot use a permeable surface to count towards the required twenty percent landscape area. By not counting this permeable surface, the property maintains only a 17.6 % landscape area. However, with the permeable surface, the property provides a landscape area that exceeds 21%.



BDA 134-033  
034

Attach B  
Pg 2

The property owner seeks to provide the required parking and landscaping as shown on the revised site plan. They believe this would allow the property to be developed in a commensurate manner with other single family developments. It will also permit the placement of the required utility lines and easements in accordance with the shared access development regulations.

Please let me know if you need any additional information regarding this request.

Sincerely,

Santos T. Martinez  
Authorized representative for  
Uptown East Properties LLC

# Memorandum



CITY OF DALLAS

DATE April 11, 2014  
TO Steve Long, Board of Adjustment Administrator  
SUBJECT # BDA 134 · 033 and 034 2201 Bennett Avenue and 2207 Bennett Avenue

The applicant is requesting a special exception to the landscape requirements of Article X, for Shared Access Development in districts other than single family districts.

### Trigger

New construction for both properties.

### Deficiencies

The proposed landscape plans are deficient the 20% landscape area required for each distinct property. The sites do not fully conform to Section 51A-10.125(a)(2)(B) for shared access developments in other than single family districts.

### Factors

The shared access development for districts other than single family requires: 1) a minimum of 20% of the Property must be designated as 'landscape area.' Permeable pavement does not count as landscape area; 2) one tree must be provided for every 4,000 square feet within the Property; and, 3) in addition to site trees, one large canopy tree must be provided for every 25 feet of street frontage, excluding the shared access points, with a minimum of two street trees required.

Landscape Area is defined in Article X as 'an area at least 80 percent of which is covered by natural grass, ground cover, or other natural plant materials (excluding screening).'

Street trees may be placed in the parkway if all private licensing requirements of the city code and charter are met. The four street trees (3" caliper large canopy trees) account for two street trees per lot. The parkway is a narrow spaced area on city property and must be approved for planting through departmental review.

The submitted landscape plan was designed to identify the site as a single shared access development. According to the applicant, as a combined unit, the landscape area, excluding the proposed permeable paved areas in the front yard, is measured at 17.6% of the area. For area within the property boundaries (based on the 15' setback line), I could not confirm more than 15% landscape area per individual lot, excluding the permeable pavement area.



The five site tree count is acceptable based on the combined 18,000 sf property area.

No additional vertical landscape elements are placed within any portion of the side yards for the properties. A 3' wide drainage easement may restrict certain types of tree planting between the fence and the building. However, any cumulative future conversion of landscape area in these locations to impervious surfaces and residential uses would significantly reduce the overall landscape area. The plans do not indicate any restrictions to new pavement or outdoor uses in the reduced landscape area.

Permeable pavement is specifically restricted from landscape area calculations for the shared access development in this zoning.

### Recommendation

I recommend denial of the request for a special exception for each property because the application of the requirements for this ordinance will not unreasonably burden the use of the property.

If the Board approves the requests for special exception, I recommend a condition should require that application for private license for parkway improvements must be fully submitted for each property prior to the issuance of a building permit for construction.

In addition, I recommend a condition that no more than 20% of the approved landscape area for 2201 Bennett, and also for 2207 Bennett, as shown on the landscape plan, may be removed and/or converted to impervious surface.

Philip Erwin, ISA certified arborist #TX-1284(A)  
Chief Arborist



City of Dallas

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 134-033

Data Relative to Subject Property:

Date: 2-26-14

Location address: 2201 Bennett Zoning District: MF-2(A)

Lot No.: 1A Block No.: D/1990 Acreage: .20 Census Tract: 9.0

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

*SE 23*

To the Honorable Board of Adjustment :

Owner of Property (per Warranty Deed): Uptown East Partners LLC

Applicant: Santos T. Martinez Telephone: \_\_\_\_\_

Mailing Address: 2913 Overland Trail #100 Sherman, TX Zip Code: 75092

E-mail Address: \_\_\_\_\_

Represented by: Masterplan Telephone: 214-761-9197

Mailing Address: 900 Jackson, Suite 640 Dallas, TX Zip Code: 75202

E-mail Address: santos@masterplanconsultants.com

Affirm that an appeal has been made for a Variance X, or Special Exception \_\_\_\_\_, of 15 feet to the required front yard setback

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:

Applicant seeks to develop the property for single family homes but is limited with easement requirements to properly place guest parking in common easement. Applicant seeks variance to provide guest parking on grasscrete surface within the required front yard.

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.

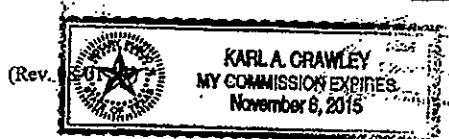
Affidavit

Before me the undersigned on this day personally appeared Santos T. Martinez  
(Affiant/Applicant's name printed)

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

Respectfully submitted: \_\_\_\_\_  
(Affiant/Applicant's signature)

Subscribed and sworn to before me this 26 day of February, 2014



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**

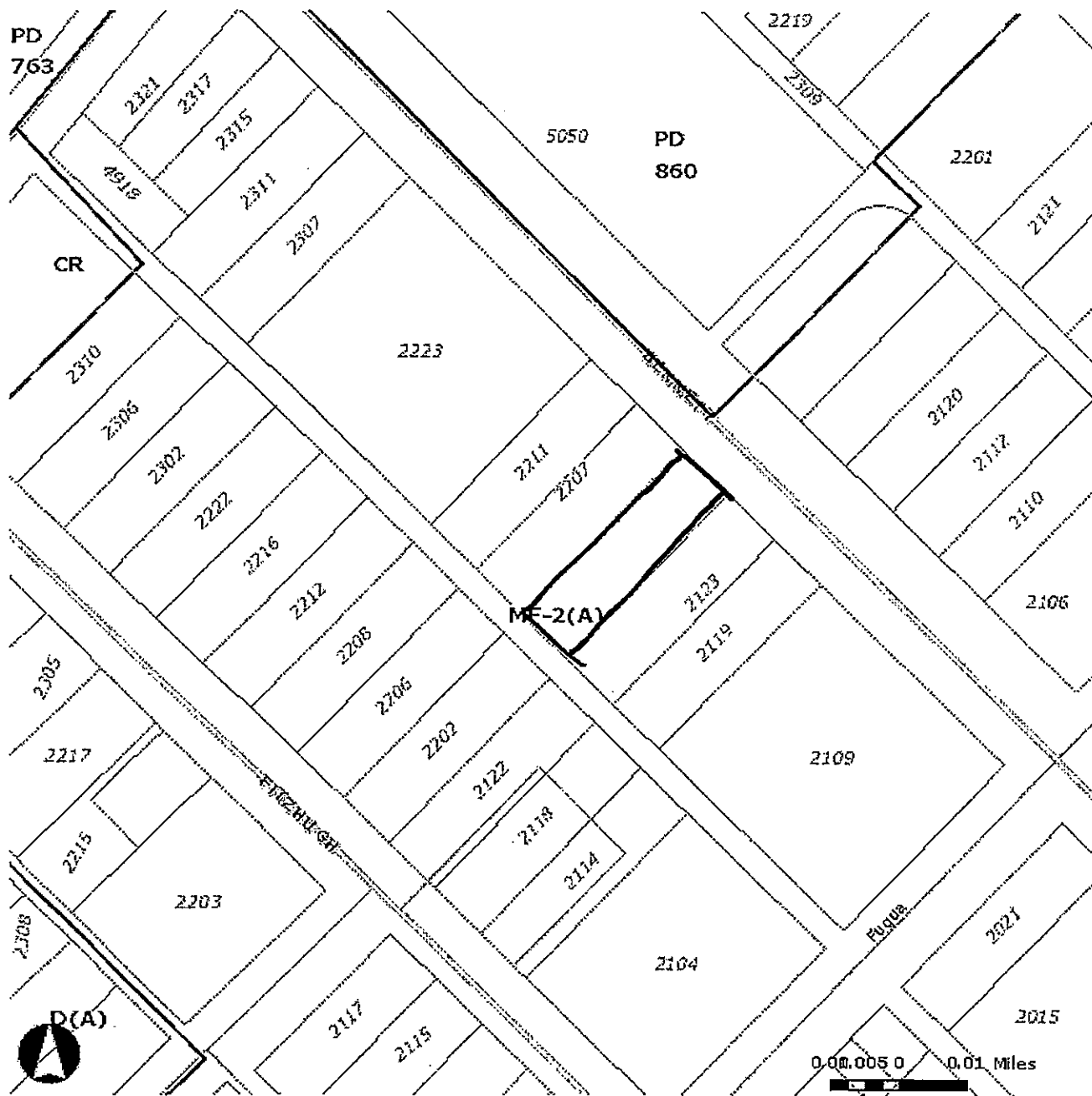
I hereby certify that SANTOS MARTINEZ

did submit a request for a special exception to the landscaping regulations  
at 2201 Bennett Avenue

BDA134-033. Application of Santos Martinez for a variance to the off-street parking regulations and landscape regulations at 2201 Bennett Avenue. This property is more fully described as Lot 1A, Block D/1990, and is zoned MF-2(A), which requires that no required or excess parking may be placed in the required front yard, and requires mandatory landscaping. The applicant proposes to construct a a single family residential structure and provide parking in the 15 foot front yard setback, which will require a variance to the off-street parking regulation, and provide an alternate landscape plan, which will require a special exception to the landscape regulations.

Sincerely,

  
Larry Holmes, Building Official

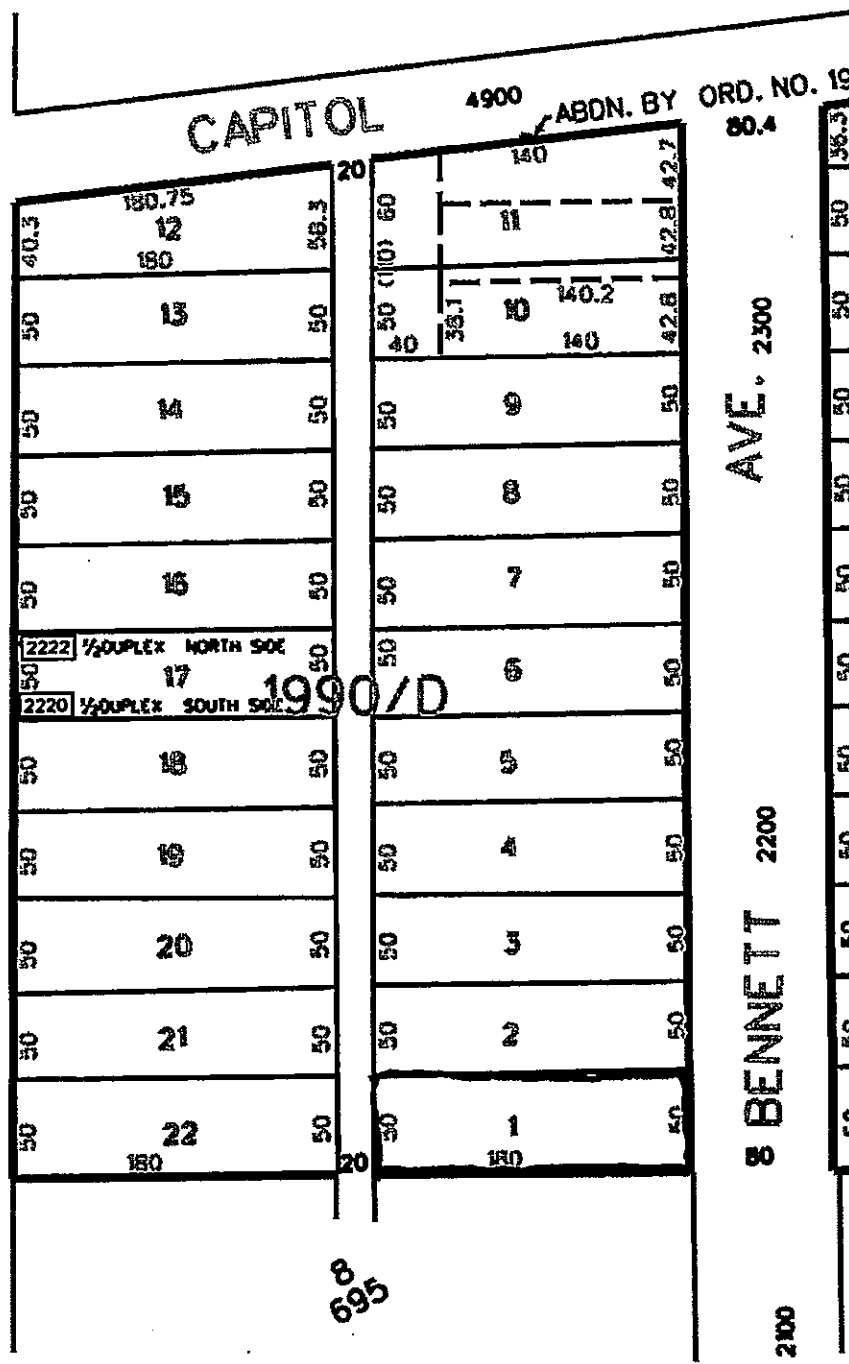


1994

8 FITZHUGH 2200

8 FITZHUGH 2200

2100





SHEET:  
SITE

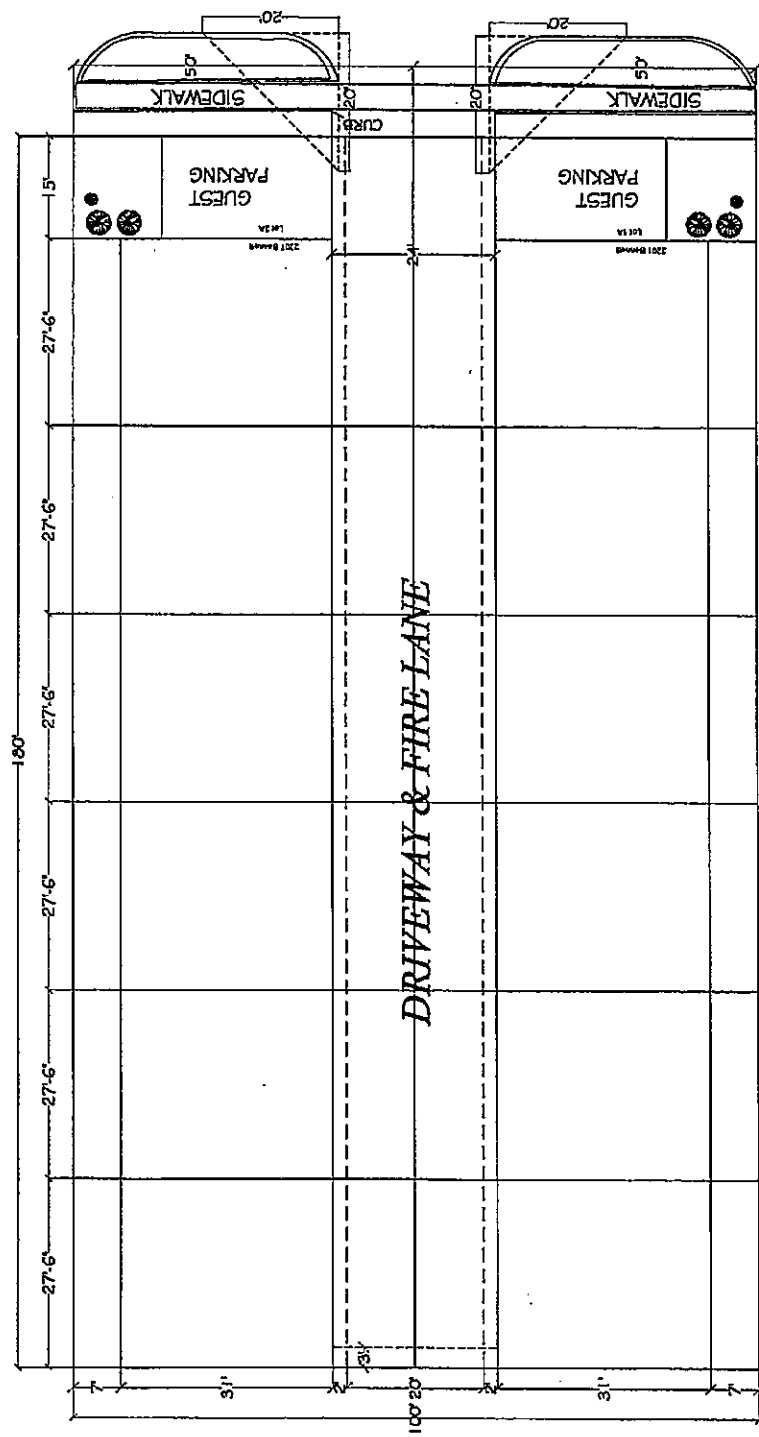
PAGE #:  
2

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

ADDRESS:  
2201 Bennett Avenue  
Dallas, Texas

OWNER:  
UPTOWN  
EAST  
PARTNERS

NOTES:  
House to be  
constructed  
to 2009 IRC codes



NOTES:  
THERE IS A 2' OVERHANG ABOVE THE  
FIRST FLOOR ON THE FRONT OF EACH  
UNIT.



 1:1,200	<h2 style="text-align: center;">NOTIFICATION</h2> <table border="1" style="width: 100%;"> <tr> <td style="text-align: center;"><b>200'</b></td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="text-align: center;"><b>19</b></td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	<b>200'</b>	AREA OF NOTIFICATION	<b>19</b>	NUMBER OF PROPERTY OWNERS NOTIFIED	Case no: <b>BDA134-033</b> Date: <b>3/19/2014</b>
<b>200'</b>	AREA OF NOTIFICATION					
<b>19</b>	NUMBER OF PROPERTY OWNERS NOTIFIED					

## *Notification List of Property Owners*

***BDA134-033***

### *19 Property Owners Notified*

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2201 BENNETT AVE	UPTOWN EAST PTNRS LLC
2	2114 FITZHUGH AVE	LARKSPUR FITZHUGH LP
3	2109 BENNETT AVE	SEAHORSE HOLDINGS LP
4	2119 BENNETT AVE	RODRIGUEZ ROSALYN
5	2123 BENNETT AVE	DEATON JAMES M & CHARLOTTE A
6	2110 BENNETT AVE	ANDRADE MIGUEL LIRA
7	2112 BENNETT AVE	DOMINGUEZ MARIANO & ETELVINA ANGELICA
8	2122 BENNETT AVE	TORREZ JUAN & MARIA
9	5050 CAPITOL AVE	JLB BENCAP LP
10	2202 BENNETT AVE	DIAZ MARICELA
11	2207 BENNETT AVE	UPTOWN EAST PTNRS LLC
12	2211 BENNETT AVE	MURILLO JOB ESTATE OF %JOEL MURILLO
13	2223 BENNETT AVE	RIGGIO DAVID A
14	2216 FITZHUGH AVE	HOLMES JOHN B % JOHN HOLMES & CO
15	2212 FITZHUGH AVE	2212 FITZHUGH LLC
16	2208 FITZHUGH AVE	PJR HOUSE SOLUTIONS LLC
17	2206 FITZHUGH AVE	PATTINA LA VILLITA LLC
18	2104 FITZHUGH AVE	GRAHAM MORTGAGE CORP SUITE 1500
19	2120 BENNETT AVE	RUIZ JAIMIE APT B



**FILE NUMBER:** BDA 134-034

**BUILDING OFFICIAL'S REPORT:** Application of Santos T. Martinez for a variance to the off-street parking regulations and a special exception to the landscape regulations at 2207 Bennett Avenue. This property is more fully described as Lot 2A, Block D/1990, and is zoned MF-2(A), which requires that no required or excess parking may be placed in the required front yard, and requires mandatory landscaping. The applicant proposes to construct and maintain a structure and provide required or excess parking in the 15 foot front yard setback, which will require a variance to the off-street parking regulations, and provide an alternate landscape plan, which will require a special exception to the landscape regulations.

**LOCATION:** 2207 Bennett Avenue

**APPLICANT:** Santos T. Martinez

**REQUESTS:**

The following requests have been made to construct/maintain attached single family homes (a shared access development) on a site that is undeveloped:

1. A variance to the off-street parking regulations is requested to locate/maintain required or excess parking in the required 15' front yard setback.
2. A special exception to the landscape regulations is requested to construct/maintain attached single family homes (a shared access development), and not fully meet the landscape regulations.

(This application abuts a property to the southeast where the same applicant seeks a similar parking variance and landscape special exception from Board of Adjustment Panel A on April 22nd: BDA 134-033).

**STANDARD FOR A VARIANCE:**

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

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

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

**STANDARD FOR A SPECIAL EXCEPTION TO THE LANDSCAPE REGULATIONS:**

The board may grant a special exception to the landscape regulations of this article upon making a special finding from the evidence presented that:

- (1) strict compliance with the requirements of this article will unreasonably burden the use of the property;
- (2) the special exception will not adversely affect neighboring property; and
- (3) the requirements are not imposed by a site-specific landscape plan approved by the city plan commission or city council.

In determining whether to grant a special exception, the Board shall consider the following factors:

- the extent to which there is residential adjacency;
- the topography of the site;
- the extent to which landscaping exists for which no credit is given under this article;
- and
- the extent to which other existing or proposed amenities will compensate for the reduction of landscaping.

**STAFF RECOMMENDATION (variance):**

Denial

Rationale:

- Staff is unable to conclude that there is an unnecessary hardship as the parcel/subject site does not differ from other parcels of land by being of such restrictive area, shape, or slope that it cannot be developed in a manner commensurate with the development upon other parcels of land in districts with the same MF-2(A) zoning classification. The subject site is flat, rectangular in shape (50' x 180', and according to the application, is 0.20 acres (or approximately 9,000 square feet) in area.
- The features of this flat, rectangular, 9,000 square foot site do not preclude the applicant from developing it in a manner commensurate with development found on other properties zoned MF-2(A).
- The applicant has not substantiated how granting the variance would not be made to relieve a self-created or personal hardship, nor for financial reasons only.

**STAFF RECOMMENDATION (landscape):**

Denial

Rationale:

- The applicant has not substantiated how strict compliance with the requirements of the landscape regulations of the Dallas Development Code will unreasonably burden the use of the property.
- The City’s Chief Arborist recommends denial of the applicant’s request.

**BACKGROUND INFORMATION:**

**Zoning:**

Site: MF-2(A) (Multifamily)  
North: PD 860 (Planned Development)  
South: MF-2(A) (Multifamily)  
East: MF-2(A) (Multifamily)  
West: MF-2(A) (Multifamily)

**Land Use:**

The site is currently undeveloped. The areas to the north, south, east, and west appear to be developed with a mix of duplex and multifamily uses.

**Zoning/BDA History:**

- |  |  |
|--|--|
| <p>1. BDA 134-033, Property at 2201 Bennett Avenue (the lot immediately southeast of subject site)</p> | <p>On April 22, 2014, the Board of Adjustment Panel A will consider requests for a variance to the off-street parking regulations and a special exception to the landscape regulations requested to locate/maintain required or excess parking in the required 15’ front yard setback and to construct/maintain the single family homes, and not fully meet the landscape regulations on an undeveloped lot.</p> |
|--|--|

**Timeline:**

- February 26, 2014: 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 12, 2014: The Board of Adjustment Secretary randomly assigned this case to Board of Adjustment Panel A.
- March 12, 2014: 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 26<sup>th</sup> deadline to submit additional evidence for staff to factor into their analysis;

and the April 11<sup>th</sup> 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 25, 2014: The applicant submitted additional documentation on this application beyond what was submitted with the original application (see Attachment A).

April 4, 2014: The applicant submitted additional documentation on this application beyond what was submitted with the original application (see Attachment B).

April 8, 2014 : 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 Assistant Building Official, the Board Administrator, the Building Inspection Senior Plans Examiner/Development Code Specialist, the Sustainable Development and Construction Department Senior Engineer, the City of Dallas Chief Arborist, the Sustainable Development and Construction Department Current Planner, and the Assistant City Attorney to the Board.

April 9, 2014: The Sustainable Development and Construction Department Senior Engineer submitted a review comment sheet regarding the applicant's request for a variance to the off-street parking regulations marked "Has no objections."

April 11, 2014: The City of Dallas Chief Arborist submitted a memo regarding the request for a special exception to the landscape regulations (see Attachment C).

**GENERAL FACTS/STAFF ANALYSIS (variance):**

- This request focuses on constructing/maintaining attached single family homes (a shared access development) on an undeveloped site, and locating/maintaining required or excess parking in the required 15' front yard setback.
- Structures on lots zoned MF-2(A) are required to provide a minimum front yard setback of 15'.
- In an MF-2(A) district, no required or excess parking may be placed in the required front yard.
- A site/landscape plan has been submitted that denotes the subject site and the site immediately adjacent (the subject site for BDA 134-034). There are two areas on this site/landscape plan denoting "guest parking" located in the front yard setback on

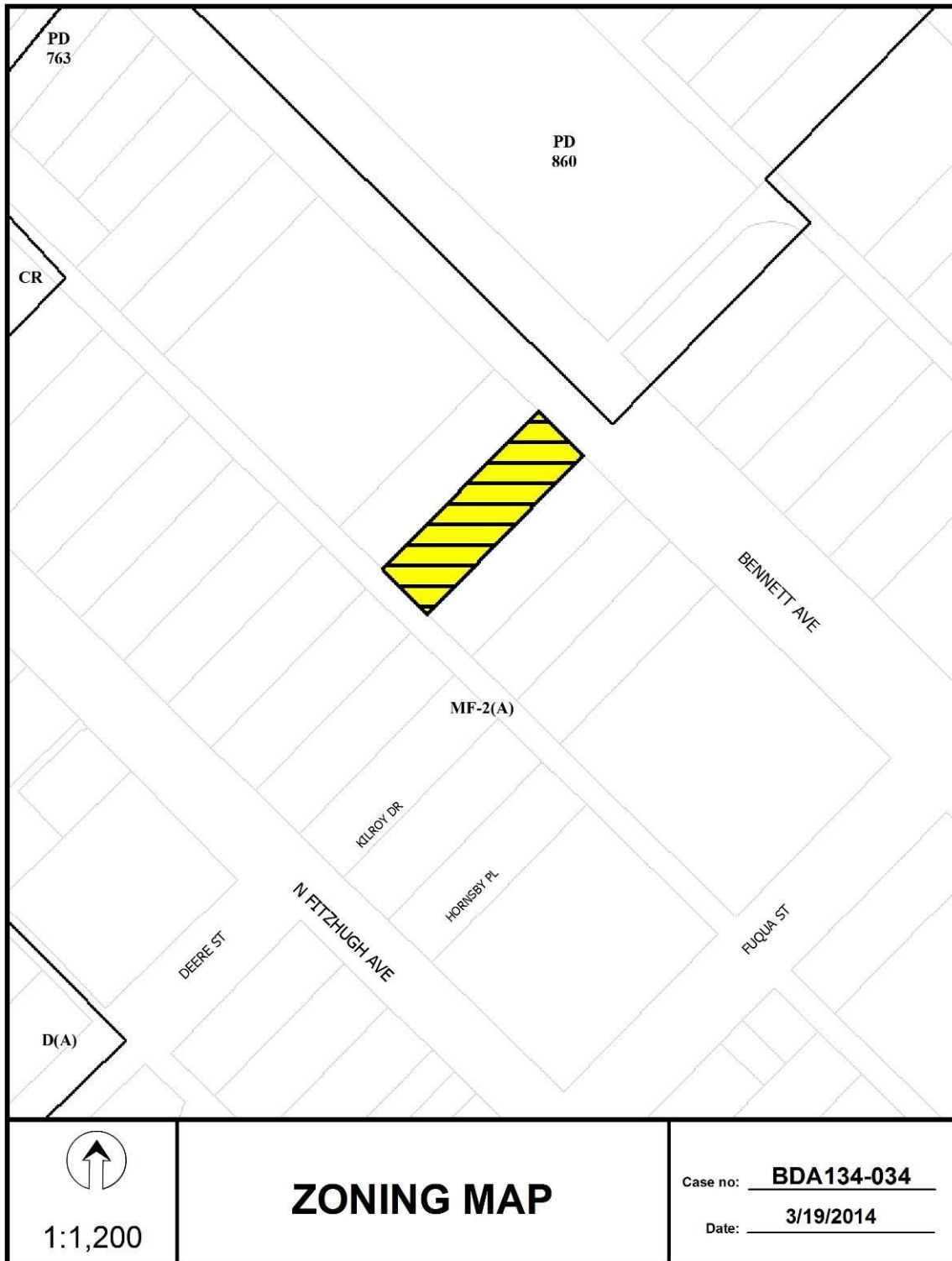
either side of a driveway and fire lane leading into this site (and the adjacent site for BDA 134-033) from Bennett Avenue.

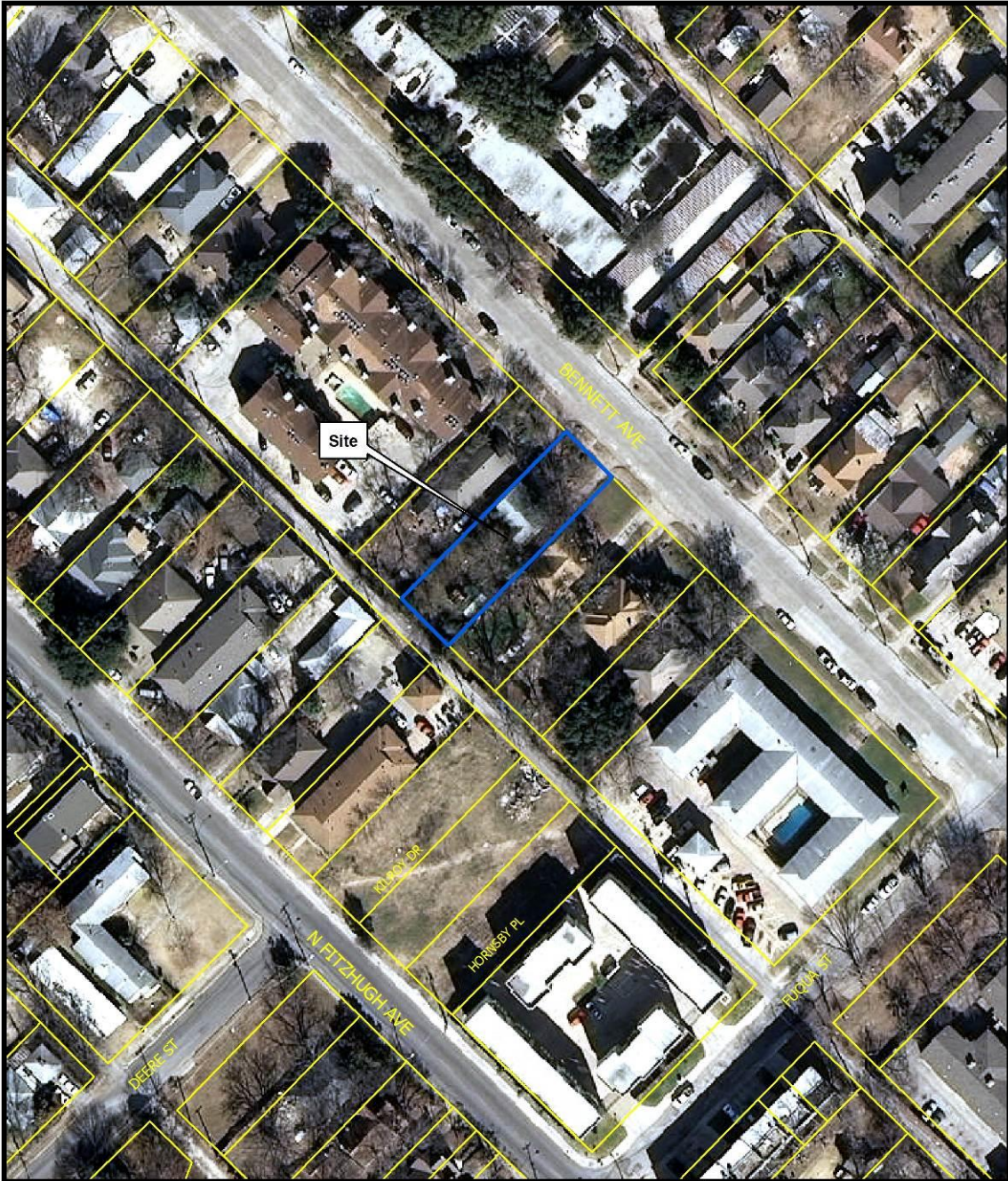
- The subject site is flat, rectangular in shape (50' x 180', and according to the application, is 0.20 acres (or approximately 9,000 square feet) in area. The site is zoned MF-2(A).
- According to DCAD records, there are “no improvements” at 2207 Bennett Avenue.
- The applicant has the burden of proof in establishing the following:
  - That granting the variance to the off-street parking regulations will not be contrary to the public interest when, owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed and substantial justice done.
  - The variance is necessary to permit development of the subject site that differs from other parcels of land by being of such a restrictive area, shape, or slope, that the subject site cannot be developed in a manner commensurate with the development upon other parcels of land in districts with the same MF-2(A) zoning classification.
  - The variance would not be granted to relieve a self-created or personal hardship, nor for financial reasons only, nor to permit any person a privilege in developing this parcel of land (the subject site) not permitted by this chapter to other parcels of land in districts with the same MF-2(A) zoning classification.
- If the Board were to grant the variance request, and impose the submitted site plan as a condition, the variance would be limited to required or excess parking in the site’s front yard setback.

#### **GENERAL FACTS/STAFF ANALYSIS (landscape):**

- This request focuses on constructing and maintaining the attached single family homes (a shared access development) on an undeveloped site, and not fully meeting the landscape regulations. More specifically, according to the City of Dallas Chief Arborist, the site would not comply with the landscape regulations that require 20 percent landscape area, nor comply with landscape requirements for shared access developments.
- The Dallas Development Code requires full compliance with the landscape regulations when nonpermeable coverage on a lot or tract is increased by more than 2,000 square feet, or when work on an application is made for a building permit for construction work that increases the number of stories in a building on the lot, or increases by more than 35 percent or 10,000 square feet, whichever is less, the combined floor areas of all buildings on the lot within a 24-month period.
- A site/landscape plan has been submitted that denotes the subject site and the site immediately adjacent (the subject site for BDA 134-033).
- The City of Dallas Chief Arborist submitted a memo regarding the applicant’s request for a special exception to the landscape regulations on this property and on the adjacent property that is the subject site for the related application made at 2201 Bennett Street: BDA 134-033 (see Attachment C). The memo states how this request is triggered by new construction for both properties.

- The City of Dallas Chief Arborist's memo lists deficiencies as: 1) the proposed landscape plans are deficient the 20 percent landscape area required for each property; and 2) the site does not fully conform to landscape required for shared access developments.
- The Chief Arborist's memo lists the several factors for consideration some of which are:
  1. The submitted landscape plan was designed to identify the site as a single shared access development. According to the applicant, as a combined unit, the landscape area, excluding the proposed permeable paved areas on the front yard, is measured at 17.6 percent. For area within the property boundaries (base on the 15' setback line), a confirmation cannot be made where more than 15 percent per individual lot is provided, excluding the permeable pavement area.
  2. The five site trees count is acceptable based on the combined 18,000 square foot of property.
  3. No additional vertical landscape elements are placed within any portion of the side yards for the properties. A 3' wide drainage easement may restrict certain types of tree planting between the fence and the building. However any cumulative future conversion of landscape areas in these locations to impervious surfaces and residential uses would significantly reduce the overall landscape area. The plans do not indicated any restrictions to new pavement or outdoor uses in the reduced landscape area.
  4. Permeable pavement is specifically restricted from landscape area calculations for the shares access development in this zoning.
- The City of Dallas Chief Arborist recommends denial of this request for each property because the application of the requirements of the landscape ordinance will not unreasonably burden the use of the property. The Chief Arborist suggests that if the Board approves the request, he recommends that a condition be imposed that requires that application for private license for parkway improvements be fully submitted for each property prior to the issuance of a building permit for construction. In addition, the Chief Arborist recommends that a condition of no more than 20 percent of the approved landscape area for 2201 Bennett, and also for 2207 Bennett, as shown on the landscape plan, may be removed and/or converted to impervious surface.
- The applicant has the burden of proof in establishing the following:
  - Strict compliance with the requirements of the landscape regulations of the Dallas Development Code will unreasonably burden the use of the property; and the special exception will not adversely affect neighboring property.
- If the Board were to grant this request and impose the submitted landscape plan as a condition to the request, the site would be provided exception from full compliance to the landscape regulations that require 20 percent landscape area, and to landscape requirements for shared access developments.





1:1,200

# AERIAL MAP

Case no: BDA134-034

Date: 3/19/2014



**Long, Steve**

pg 1

**From:** Santos Martinez <santos@masterplanconsultants.com>  
**Sent:** Tuesday, March 25, 2014 5:42 PM  
**To:** Long, Steve  
**Subject:** BDA 134-033 & 034  
**Attachments:** landscape plan 3-21-14.pdf

Steve,  
I've attached a revised site/landscape plan for the BDA cases listed above.

We've included a special exception for an alternate landscape plan regarding the required 20% landscape area for shared access developments. We are providing 17.6%, however, if you count our permeable surface we would provide a little over 21%. In meeting with Phil Erwin, we've prepared the request to permit the 17.6%. In essence, the entire frontage of the property will have grass, but we won't be able to count the area located with a permeable surface.

We can satisfy all other provisions of the landscape requirements.  
Please let me know if you have any questions.  
Thanks,

Santos T. Martinez  
Senior Consultant  
Masterplan  
900 Jackson, Suite 640  
Dallas, TX 75202  
(214) 761-9197  
(214) 748-7114 (fax)

\*\*\*\*\*  
The information contained in this e-mail message is intended only for the personal and confidential use of the recipient named above. Masterplan, an assumed name of DalClay Corporation, does not provide legal advice. If the reader of this message is not the intended recipient or an agent responsible for delivering it to the intended recipient, you are hereby notified that you have received this document in error and that any review, dissemination, distribution, or copying of this message is strictly prohibited. If you have received this communication in error, please notify us immediately by e-mail, and delete the original message. Unless expressly stated this message should not be construed as a digital or electronic signature.  
\*\*\*\*\*



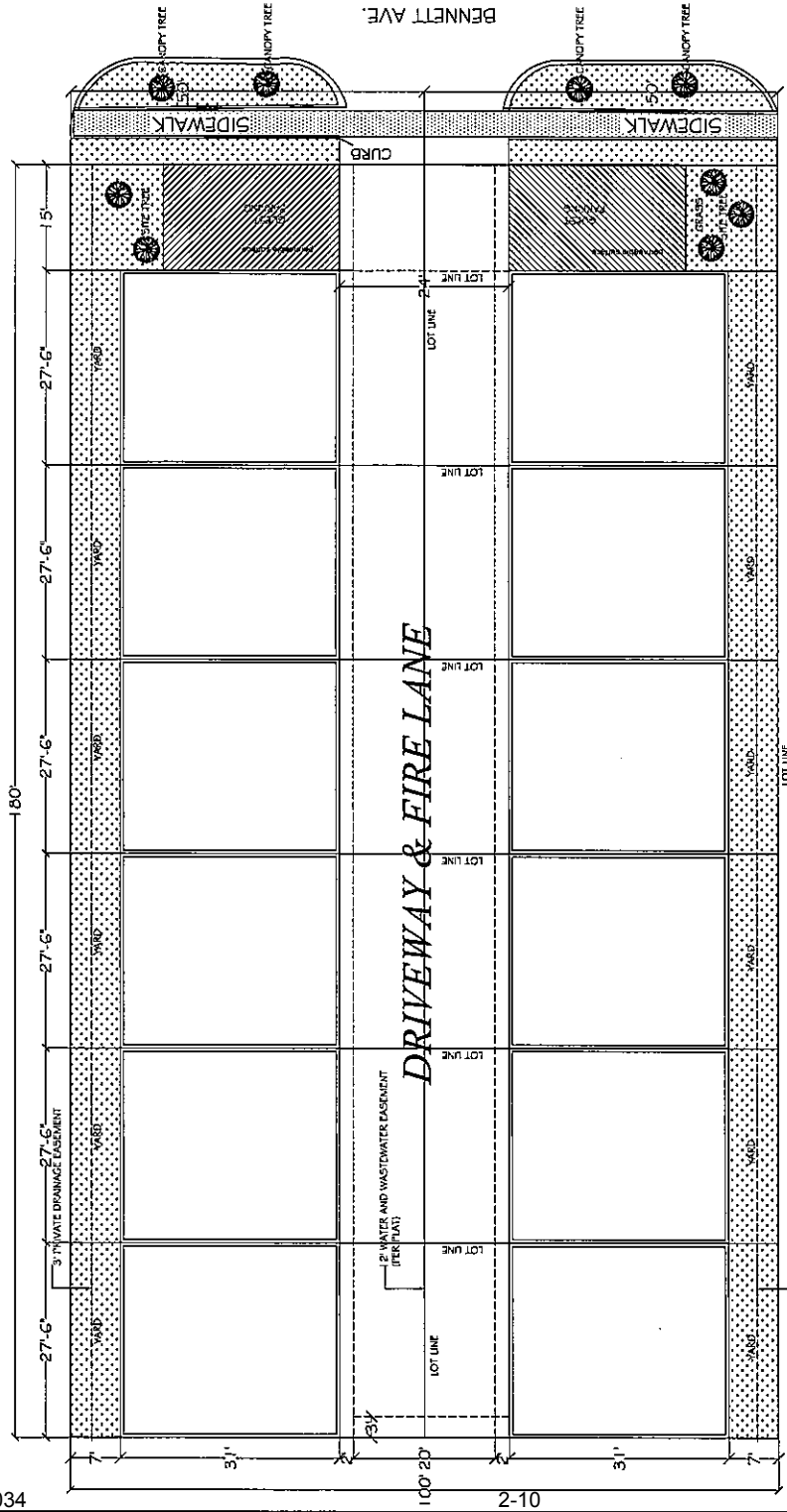
SHEET:  
SITE

PAGE #:  
2

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

ADDRESS:  
2201 Bennett Avenue  
Dallas, Texas

OWNER:  
UPTOWN  
EAST  
PARTNERS



LANDSCAPE NOTES

TOTAL LAND AREA:	18,000 SF
- BUILDING COVERAGE (UNITS 1-6):	9,768 SF
- MAIN DRIVE:	4,317 SF
- GUEST PARKING:	750
= 3,165 SF OF LANDSCAPED AREA (17.6%)	

Landscaping to adhere to Article X Landscaping Regulations

NOTES:

- 1 SITE TREE PER 4,000 SQ. FT. = 5 TREES NOTED ON PLAN
- 1 CANOPY TREE PER 25' STREET FRONTAGE - SHARED ACCESS =
- 4 CANOPY TREES NOTED ON PLAN
- TREES TO CONFORM WITH SECTION 51A-10.134



# Masterplan

Land Use Consultants

BDA 134 - 033

034

Attach B  
Pg 1

April 4, 2014

Mr. Steve Long  
Board Administrator  
City of Dallas  
1500 Marilla, 5BN  
Dallas, TX 75201

RE: BDA 134-033 & 034; 2201 & 2207 Bennett Avenue

Mr. Long:

The property owner seeks to redevelop the lots identified above into a shared access development project. This would provide single family dwelling units on property zoned MF-2(A). Ordinarily, single family homes require two parking spaces when developed within an MF-2(A) zoning district. However, since this is being prepared as a shared access development project, an additional .25 parking spaces must be provided for guests. The proposed project does provide each dwelling unit with a two vehicle garage.

With shared access projects, guests typically park in a parallel manner in front of the home they are visiting. This project would provide twelve such spaces for guest. In preparing the preliminary plat for this project, the property owner identified the required parallel parking within the shared access easement. As the plat was reviewed by city staff, it was determined that it could not be accepted with the proposed parallel parking. A portion of the proposed parking encroached over the required water and waste water lines. A second plat was prepared that widened the shared access easement and relocated the required utility lines. The utility lines were shifted to the north to remove any potential encroachment from the proposed parking spaces. Although this plat was initially accepted by city staff, it was rejected by the water department upon its review. Dallas Water Utilities requires that these services be centered within the shared access easement.

The property owner seeks to provide the three required parking spaces in the only area that remains unencumbered by these required utility locations. In doing so, they seek to maintain an open green space by installing grasscrete for this parking. This is a permeable surface that maintains the stability of a vehicle yet allows grass to grow and provide a front yard along Bennett Avenue.

Again, under normal circumstances, a permeable surface would be allowed. However, in a shared access development project, the property owner cannot use a permeable surface to count towards the required twenty percent landscape area. By not counting this permeable surface, the property maintains only a 17.6 % landscape area. However, with the permeable surface, the property provides a landscape area that exceeds 21%.



BDA 134-033  
034

Attach B  
Pg 2

The property owner seeks to provide the required parking and landscaping as shown on the revised site plan. They believe this would allow the property to be developed in a commensurate manner with other single family developments. It will also permit the placement of the required utility lines and easements in accordance with the shared access development regulations.

Please let me know if you need any additional information regarding this request.

Sincerely,

Santos T. Martinez  
Authorized representative for  
Uptown East Properties LLC

# Memorandum



CITY OF DALLAS

DATE April 11, 2014  
TO Steve Long, Board of Adjustment Administrator  
SUBJECT # BDA 134 · 033 and 034 2201 Bennett Avenue and 2207 Bennett Avenue

The applicant is requesting a special exception to the landscape requirements of Article X, for Shared Access Development in districts other than single family districts.

### Trigger

New construction for both properties.

### Deficiencies

The proposed landscape plans are deficient the 20% landscape area required for each distinct property. The sites do not fully conform to Section 51A-10.125(a)(2)(B) for shared access developments in other than single family districts.

### Factors

The shared access development for districts other than single family requires: 1) a minimum of 20% of the Property must be designated as 'landscape area.' Permeable pavement does not count as landscape area; 2) one tree must be provided for every 4,000 square feet within the Property; and, 3) in addition to site trees, one large canopy tree must be provided for every 25 feet of street frontage, excluding the shared access points, with a minimum of two street trees required.

Landscape Area is defined in Article X as 'an area at least 80 percent of which is covered by natural grass, ground cover, or other natural plant materials (excluding screening).'

Street trees may be placed in the parkway if all private licensing requirements of the city code and charter are met. The four street trees (3" caliper large canopy trees) account for two street trees per lot. The parkway is a narrow spaced area on city property and must be approved for planting through departmental review.

The submitted landscape plan was designed to identify the site as a single shared access development. According to the applicant, as a combined unit, the landscape area, excluding the proposed permeable paved areas in the front yard, is measured at 17.6% of the area. For area within the property boundaries (based on the 15' setback line), I could not confirm more than 15% landscape area per individual lot, excluding the permeable pavement area.

The five site tree count is acceptable based on the combined 18,000 sf property area.

No additional vertical landscape elements are placed within any portion of the side yards for the properties. A 3' wide drainage easement may restrict certain types of tree planting between the fence and the building. However, any cumulative future conversion of landscape area in these locations to impervious surfaces and residential uses would significantly reduce the overall landscape area. The plans do not indicate any restrictions to new pavement or outdoor uses in the reduced landscape area.

Permeable pavement is specifically restricted from landscape area calculations for the shared access development in this zoning.

### Recommendation

I recommend denial of the request for a special exception for each property because the application of the requirements for this ordinance will not unreasonably burden the use of the property.

If the Board approves the requests for special exception, I recommend a condition should require that application for private license for parkway improvements must be fully submitted for each property prior to the issuance of a building permit for construction.

In addition, I recommend a condition that no more than 20% of the approved landscape area for 2201 Bennett, and also for 2207 Bennett, as shown on the landscape plan, may be removed and/or converted to impervious surface.

Philip Erwin, ISA certified arborist #TX-1284(A)  
Chief Arborist



City of Dallas

APPLICATION/APPEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 134-034

Data Relative to Subject Property:

Date: 2-26-14

Location address: 2207 Bennett Zoning District: MF-2(A)

Lot No.: 2A Block No.: D/1990 Acreage: .20 Census Tract: 9.0

Street Frontage (in Feet): 1) 50 2) \_\_\_\_\_ 3) \_\_\_\_\_ 4) \_\_\_\_\_ 5) \_\_\_\_\_ SE 23

To the Honorable Board of Adjustment :

Owner of Property (per Warranty Deed): Uptown East Partners LLC

Applicant: Santos T. Martinez Telephone: \_\_\_\_\_

Mailing Address: 2913 Overland Trail #100 Sherman, TX Zip Code: 75092

E-mail Address: \_\_\_\_\_

Represented by: Masterplan Telephone: 214-761-9197

Mailing Address: 900 Jackson, Suite 640 Dallas, TX Zip Code: 75202

E-mail Address: santos@masterplanconsultants.com

Affirm that an appeal has been made for a Variance X, or Special Exception \_\_, of 15 feet to the required front yard setback

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:  
Applicant seeks to develop the property for single family homes but is limited with easement requirements to properly place guest parking in common easement. Applicant seeks variance to provide guest parking on grasscrete surface within the required front yard.

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 Santos T. Martinez  
(Affiant/Applicant's name printed)

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

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

Subscribed and sworn to before me this 26 day of February, 2014

(Rev. 08-01-11)



Notary Public in and for Dallas County, Texas

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

Date of Hearing \_\_\_\_\_

Appeal was--Granted OR Denied

Remarks \_\_\_\_\_

Chairman

**Building Official's Report**

I hereby certify that SANTOS MARTINEZ

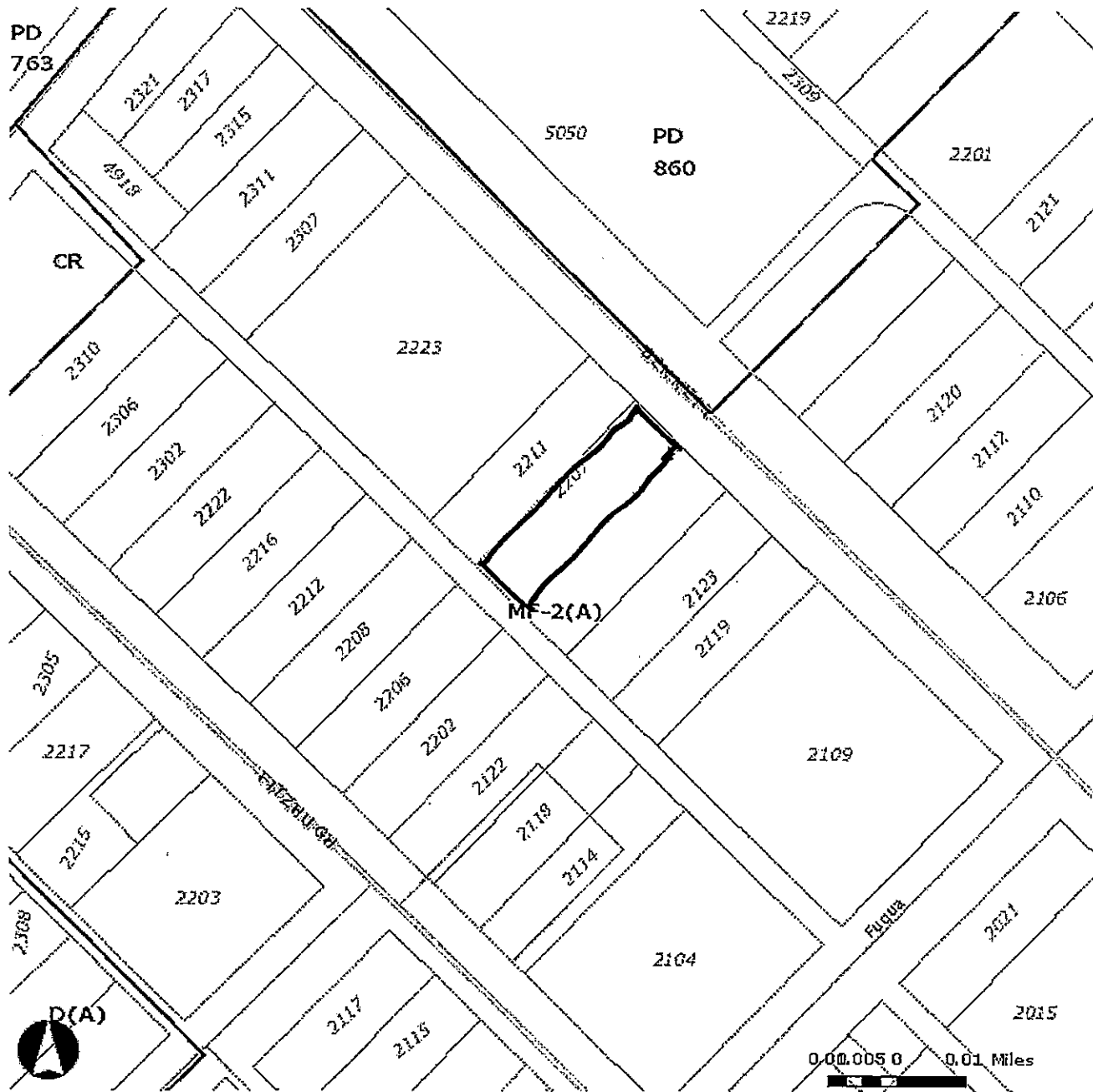
did submit a request for a special exception to the landscaping regulations  
at 2207 Bennett Avenue

BDA134-034. Application of Santos Martinez for a variance to the off-street parking regulations and landscape regulations at 2207 Bennett Avenue. This property is more fully described as Lot 2A, Block D/1990, and is zoned MF-2(A), which requires that no required or excess parking may be placed in the required front yard, and requires mandatory landscaping. The applicant proposes to construct a a single family residential structure and provide parking in the 15 foot front yard setback, which will require a variance to the off-street parking regulation, and provide an alternate landscape plan, which will require a special exception to the landscape regulations.

Sincerely,

  
Larry Holmes, Building Official









SHEET:  
SITE

PAGE #: 2  
SCALE: 1/8" = 1'-0"

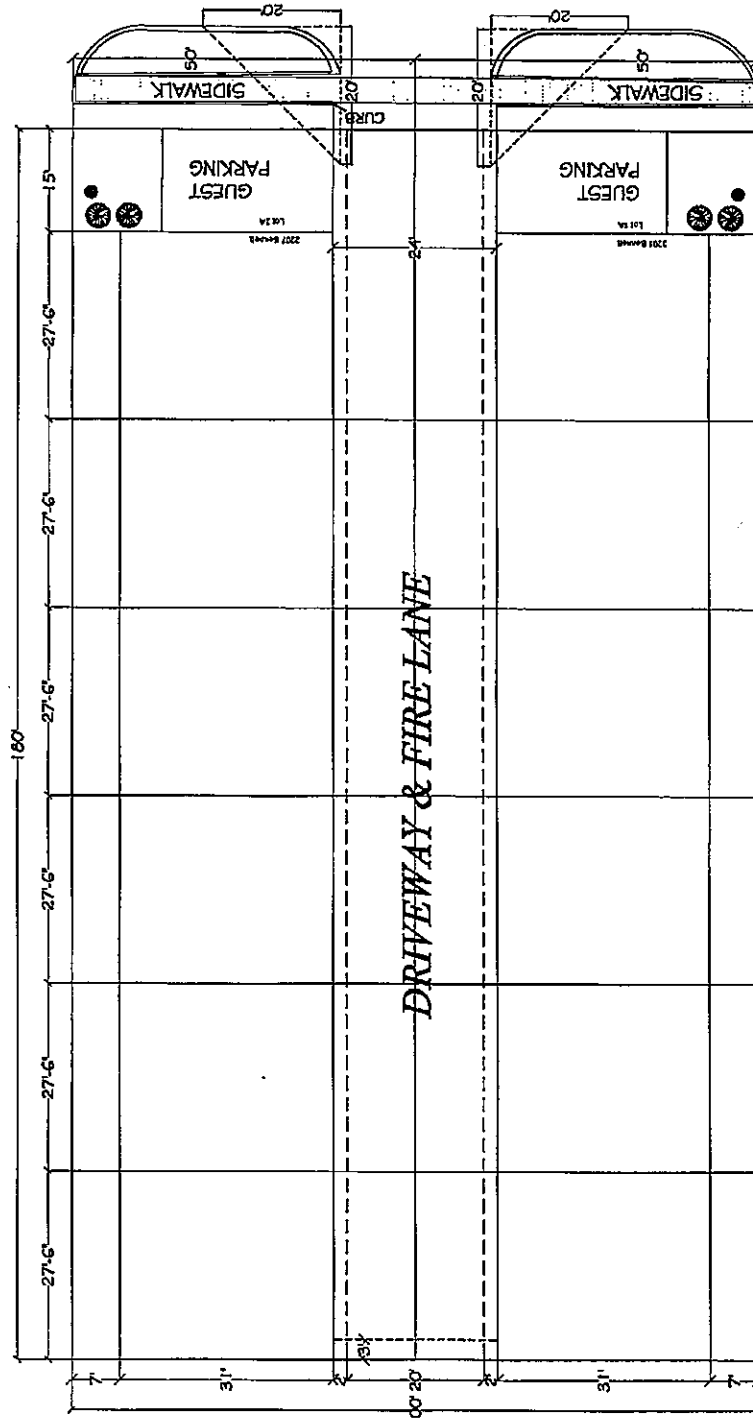
ADDRESS:

2201 Bennett Avenue  
Dallas, Texas

OWNER:  
UPTOWN  
EAST  
PARTNERS

NOTES:

House to be  
constructed  
to 2009 IRC codes



NOTES:  
THERE IS A 2' OVERHANG ABOVE THE  
FIRST FLOOR ON THE FRONT OF EACH  
UNIT.



 1:1,200	<h2 style="text-align: center;">NOTIFICATION</h2> <table border="1" style="width: 100%;"> <tr> <td style="text-align: center;"><b>200'</b></td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="text-align: center;"><b>18</b></td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	<b>200'</b>	AREA OF NOTIFICATION	<b>18</b>	NUMBER OF PROPERTY OWNERS NOTIFIED	Case no: <b>BDA134-034</b> Date: <b>3/19/2014</b>
<b>200'</b>	AREA OF NOTIFICATION					
<b>18</b>	NUMBER OF PROPERTY OWNERS NOTIFIED					

## *Notification List of Property Owners*

***BDA134-034***

### *18 Property Owners Notified*

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2207 BENNETT AVE	UPTOWN EAST PTNRS LLC
2	2114 FITZHUGH AVE	LARKSPUR FITZHUGH LP
3	2109 BENNETT AVE	SEAHORSE HOLDINGS LP
4	2119 BENNETT AVE	RODRIGUEZ ROSALYN
5	2123 BENNETT AVE	DEATON JAMES M & CHARLOTTE A
6	2112 BENNETT AVE	DOMINGUEZ MARIANO & ETELVINA ANGELICA
7	2122 BENNETT AVE	TORREZ JUAN & MARIA
8	5050 CAPITOL AVE	JLB BENCAP LP
9	2202 BENNETT AVE	DIAZ MARICELA
10	2201 BENNETT AVE	UPTOWN EAST PTNRS LLC
11	2211 BENNETT AVE	MURILLO JOB ESTATE OF %JOEL MURILLO
12	2223 BENNETT AVE	RIGGIO DAVID A
13	2222 FITZHUGH AVE	ZAMBRANO FRANCISCA
14	2216 FITZHUGH AVE	HOLMES JOHN B % JOHN HOLMES & CO
15	2212 FITZHUGH AVE	2212 FITZHUGH LLC
16	2208 FITZHUGH AVE	PJR HOUSE SOLUTIONS LLC
17	2206 FITZHUGH AVE	PATTINA LA VILLITA LLC
18	2120 BENNETT AVE	RUIZ JAIMIE APT B

**FILE NUMBER:** BDA 134-035

**BUILDING OFFICIAL'S REPORT:** Application of Gladys Bowens and Dallas Cothrum of Masterplan for a special exception to the landscape regulations at 3000 Carlisle Street. This property is more fully described as Lot 1A, Block 16/966, and is zoned PD-193(O-2), which requires mandatory landscaping. The applicant proposes to maintain a structure and provide an alternate landscape plan, which will require a special exception to the landscape regulations.

**LOCATION:** 3000 Carlisle Street

**APPLICANT:** Gladys Bowens and Dallas Cothrum of Masterplan

**REQUEST:**

A special exception to the landscape regulations is requested in conjunction with maintaining a high-rise multifamily structure (Streetlights at Carlisle), and not fully providing required landscaping.

**STANDARD FOR A SPECIAL EXCEPTION TO THE LANDSCAPE REQUIREMENTS  
IN OAK LAWN:**

Section 51P-193-126(a)(4) of the Dallas City Code specifies that the board may grant a special exception to the landscaping requirements of this section if, in the opinion of the Board, the special exception will not compromise the spirit and intent of this section. When feasible, the Board shall require that the applicant submit and that the property comply with a landscape plan as a condition to granting the special exception.

**STAFF RECOMMENDATION:**

Denial

Rationale:

- The applicant has not substantiated how granting this request would not compromise the spirit and intent of the landscaping requirements of PD 193.
- The City of Dallas Chief Arborist recommends denial of this the request because the applicant has not demonstrated how the request does not compromise the spirit and intent of the landscaping requirements of PD 193.

**BACKGROUND INFORMATION:**

Site: PD 193(O-2) (Planned Development, Office)  
North: PD 193(MF-2) (Planned Development, Multifamily)  
South: PD 193 (PDS 2) (Planned Development, Planned Development)

East: PD 193(O-2) (Planned Development, Office)  
West: PD 193(O-2) (Planned Development, Office)

**Land Use:**

The subject site is developed with a multifamily structure. The areas to the north, east, south, and west are developed with a mix of land uses.

**Zoning/BDA History:**

- |   |   |
|---|---|
| 1. BDA 123-100, Property at 3100 Carlisle Street (the subject site) | On October 22, 2013, the Board of Adjustment Panel A affirmed the decision of the administrative official and denied an application requesting that the Board of Adjustment reverse/overturn the Building Official's August 12, 2013 decision "to extend the expiration date of the Temporary Certificate of Occupancy relating to Unit Floors 1, 2, and 3 and Parking Garage B1 thru 4 <sup>th</sup> Floor." |
|---|---|

**Timeline:**

- February 26, 2014: 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 12, 2014: The Board of Adjustment Secretary assigned this case to Board of Adjustment Panel A.
- March 12, 2014: The Board Administrator contacted the applicant and shared the following information via email:
- an attachment that provided the public hearing date and panel that will consider the application; the March 26<sup>th</sup> deadline to submit additional evidence for staff to factor into their analysis; and the April 11<sup>th</sup> deadline to submit additional evidence to be incorporated into the Board's docket materials;
  - the criteria/standard that the board will use in their decision to approve or deny the request; and
  - the Board of Adjustment Working Rules of Procedure pertaining to "documentary evidence".
- April 8, 2014 : 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

Assistant Building Official, the Board Administrator, the Building Inspection Senior Plans Examiner/Development Code Specialist, the Sustainable Development and Construction Department Senior Engineer, the City of Dallas Chief Arborist, the Sustainable Development and Construction Department Current Planner, and the Assistant City Attorney to the Board.

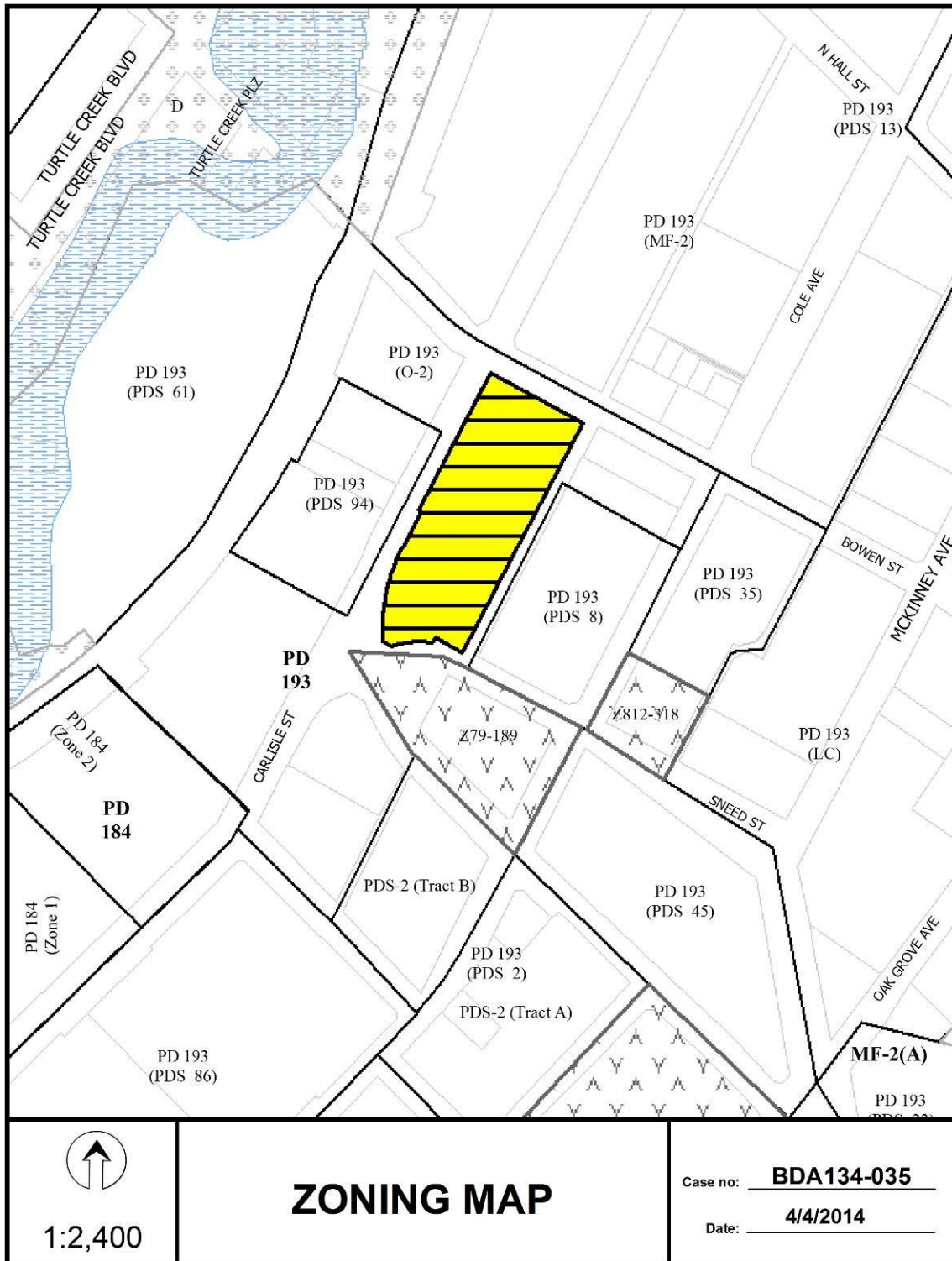
April 11, 2014: The City of Dallas Chief Arborist submitted a memo regarding this request (see Attachment A).

### **GENERAL FACTS/ STAFF ANALYSIS:**

- This request focuses on maintaining a high-rise multifamily structure (Streetlights at Carlisle), and not fully providing required landscaping.
- PD 193 states that the landscape, streetscape, screening, and fencing standards shall become applicable to uses (other than to single family and duplex uses in detached structures) on an individual lot when work is performed on the lot that increases the existing building height, floor area ratio, or nonpermeable coverage of the lot unless the work is to restore a building that has been damaged or destroyed by fire, explosion, flood, tornado, riot, act of the public enemy, or accident of any kind.
- The City of Dallas Chief Arborist states in a memo (see Attachment A) that the request in this case is triggered by new construction.
- The Chief Arborist notes that the proposed plan is compliant with regulations with the exception of “Garage screening and landscaping” standards of Section 51P-193.126(b)(3)(D). Deficiencies include required plant materials for the east face and paved parking encroachment into the 10’ buffer on the west face.
- The Chief Arborist listed several factors for consideration on this request:
  1. Garage screening and landscaping regulations require that “aboveground parking structures must have a 10-foot landscaping buffer on any side facing a public right-of-way, residential district, or residential use. This landscape buffer must contain one tree for every 25 feet of frontage and evergreen shrubs planted at three feet on center. Initial plantings must be capable of obtaining a solid appearance within three years.”
  2. The property is fully surrounded by public right-of-way. The east side of the garage is adjacent to O-2 zoning and a residential subdistrict. The west side of the garage faces O-2 zoning and a residential subdistrict.
  3. The east side of the garage requires trees and evergreen shrub row. The shrub row is omitted but there is no indication why this requirement should be excepted.
  4. The west side of the garage maintains required plant materials for the permeable areas but has parking space encroachment into the buffer to the face of the structure. The listed baldcypress tree selection for this location is acceptable.
- The Chief Arborist recommends denial of the request based on the lack of landscaping shrubs on the east perimeter. (The Chief Arborist notes that the applicant has not given an appropriate justification for removing the planting provision for the east wall).



- The applicant has the burden of proof in establishing the following:  
The special exception (where a site plan has been submitted that is deficient in meeting the “Garage screening and landscaping” standards”) will not compromise the spirit and intent of Section 51P-193-126: Landscape, streetscape, screening, and fencing standards”.
- If the Board were to grant this request and impose the submitted landscape plan as a condition, the site would be granted exception from full compliance to “Garage screening and landscaping” standards of PD 193 landscaping requirements.





1:2,400

# AERIAL MAP

Case no: **BDA134-035**

Date: **4/4/2014**

# Memorandum



DATE April 11, 2014  
TO Steve Long, Board of Adjustment Administrator  
SUBJECT # BDA 134 · 035 3000 Carlisle

The applicant is requesting a special exception to the landscape requirements of PD 193, Part 1.

### Trigger

New construction.

### Deficiencies

The proposed plan is compliant with regulations with the exception of 'Garage screening and landscaping' standards of Section 51P-193.126(b)(3)(D). Deficiencies include required plant materials for the east face and paved parking encroachment into the 10-foot buffer on the west face.

### Factors

Garage screening and landscaping regulations require that 'aboveground parking structures must have a 10-foot landscaping buffer on any side facing a public right-of-way, residential district, residential subdistrict, or residential use. This landscape buffer must contain one tree for every 25 feet of frontage and evergreen shrubs planted three feet on center. Initial plantings must be capable of obtaining a solid appearance within three years.'

The property is fully surrounded by public right-of-way. The east side of the garage structure is adjacent to O-2 zoning and a residential subdistrict. The west side of the garage faces O-2 zoning and a residential subdistrict.

The east side of the garage requires trees and an evergreen shrub row. The shrub row has been omitted, but there is no indication why this requirement should be excepted.

The west side of the garage maintains required plant materials for the permeable areas, but has parking space encroachment into the buffer to the face of the structure. The listed baldcypress tree selection for this location is acceptable.

BDA134-035

Attach A

pg 2

Recommendation

Based on the lack of landscaping shrubs on the east perimeter, I recommend denial of the proposed landscape plan. An appropriate justification for removing the planting provision for the east wall is not given.

Philip Erwin, ISA certified arborist #TX-1284(A)  
Chief Arborist



APPLICATION/APPEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 134-035

Data Relative to Subject Property:

Date: 2-26-14

Location address: 3000 Carlisle St. Zoning District: PD-193 (0-2)

Lot No.: 1A Block No.: 16/966 Acreage: 1.698 Census Tract: 0018.00

Street Frontage (in Feet): 1) 169.93 2) 470 3) 132 4) \_\_\_\_\_ 5) \_\_\_\_\_ *sw 22*

To the Honorable Board of Adjustment :

Owner of Property (per Warranty Deed): 3000 Carlisle Residential, LP

Applicant: Gladys Bowens/Dallas Cothrum, Masterplan Telephone: 214-761-9197

Mailing Address: 900 Jackson Street, Suite 640, Dallas, TX Zip Code: 75202

E-mail Address: gladys@masterplanconsultants.com

Represented by: \_\_\_\_\_ Telephone: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ Zip Code: \_\_\_\_\_

E-mail Address: \_\_\_\_\_

Affirm that an appeal has been made for a Variance \_\_, or Special Exception X, of alternate landscape plan in lieu of the requirements of Section 51P-193-126(b)(3)(D)

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 landscape design meets the spirit and intent of the PD 193 landscape regulations

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

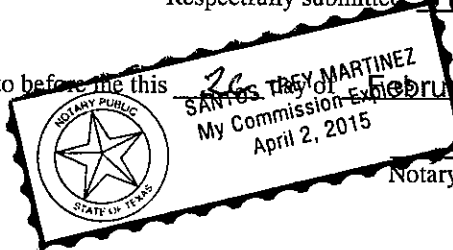
Before me the undersigned on this day personally appeared Gladys Bowens  
(Affiant/Applicant's name printed)

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: Gladys Bowens  
(Affiant/Applicant's signature)

Subscribed and sworn to before me this 26 day of February, 2014

(Rev. 08-01-11)



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

MEMORANDUM OF  
ACTION TAKEN BY THE  
BOARD OF ADJUSTMENT

Date of Hearing \_\_\_\_\_

Appeal was--Granted OR Denied

Remarks \_\_\_\_\_

Chairman

**Building Official's Report**

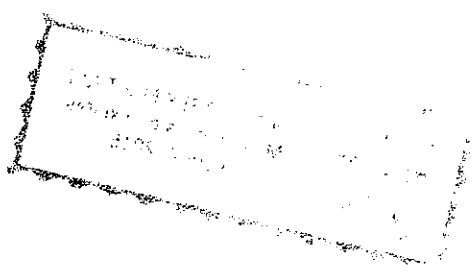
I hereby certify that Gladys Bowens

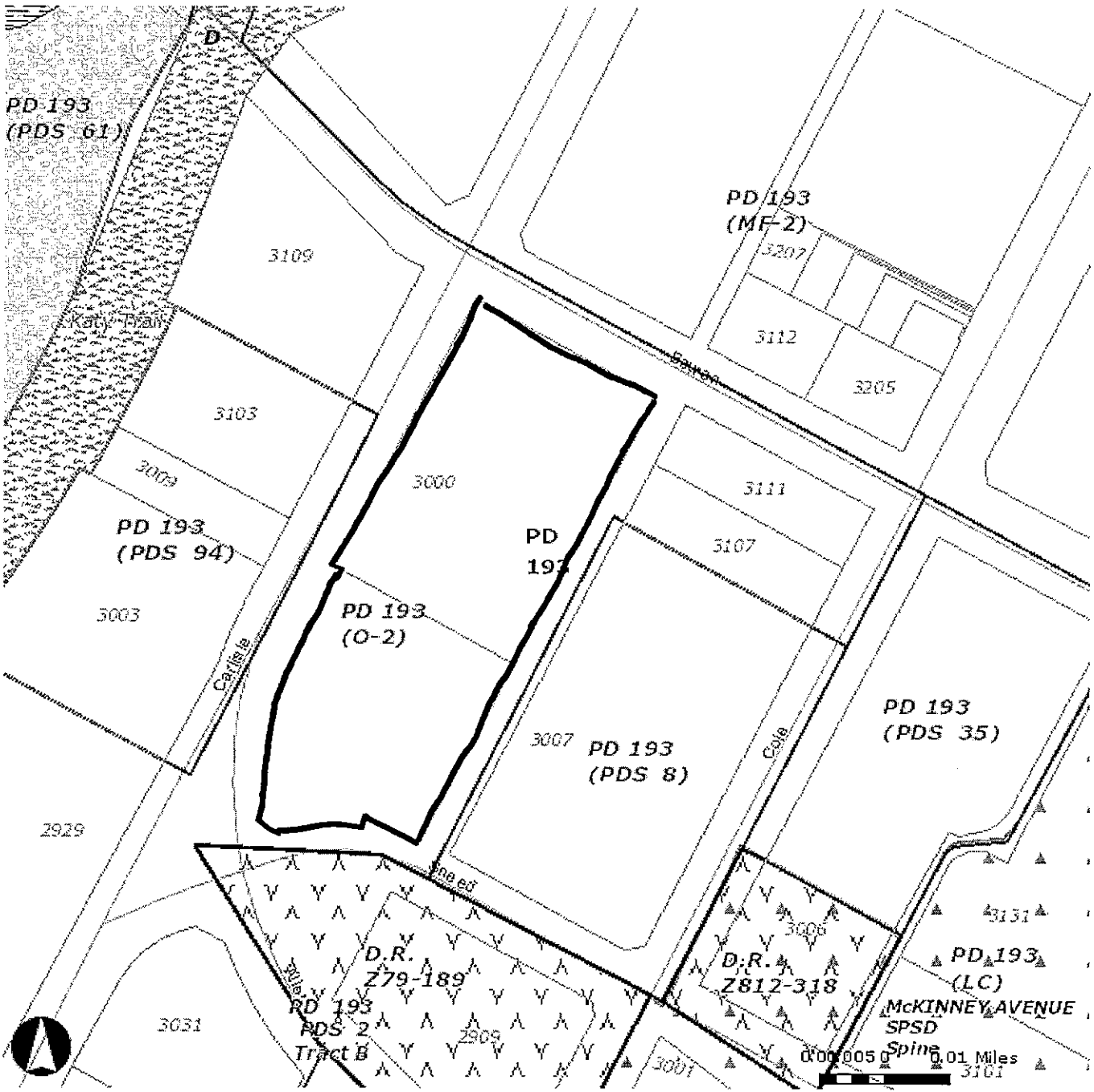
did submit a request for a special exception to the landscaping regulations  
at 3000 Carlisle Street

BDA134-035. Application of Gladys Bowens for a special exception to the landscaping regulations at 3000 Carlisle Street. This property is more fully described as Lot 1A, Block 16/966, and is zoned PD-193(O-2), which requires mandatory landscaping. The applicant proposes to construct a nonresidential structure and provide an alternate landscape plan, which will require a special exception to the landscape regulations.

Sincerely,

*Larry V. Holmes*  
Larry Holmes, Building Official





*MB*





STREETLIGHTS AT  
CARLISLE

DATE: 03/11/10

PROJECT: Streetlights Residential

DESIGNER: Linda Tyler Associates, Inc.

DATE: 11/16/11

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

1	ASIAN JASMINE
2	LO
3	LO
4	LO
5	LO
6	LO
7	LO
8	LO
9	LO
10	LO
11	LO
12	RE
13	NA
14	NA
15	RE
16	RO
17	RO
18	LP
19	RE
20	RE
21	PT
22	AJ
23	KO
24	AJ
25	AJ
26	DBFH
27	LP
28	DBFH
29	AJ
30	AJ
31	LP
32	LP
33	LP
34	LP
35	LP
36	LP
37	PT
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100	PT

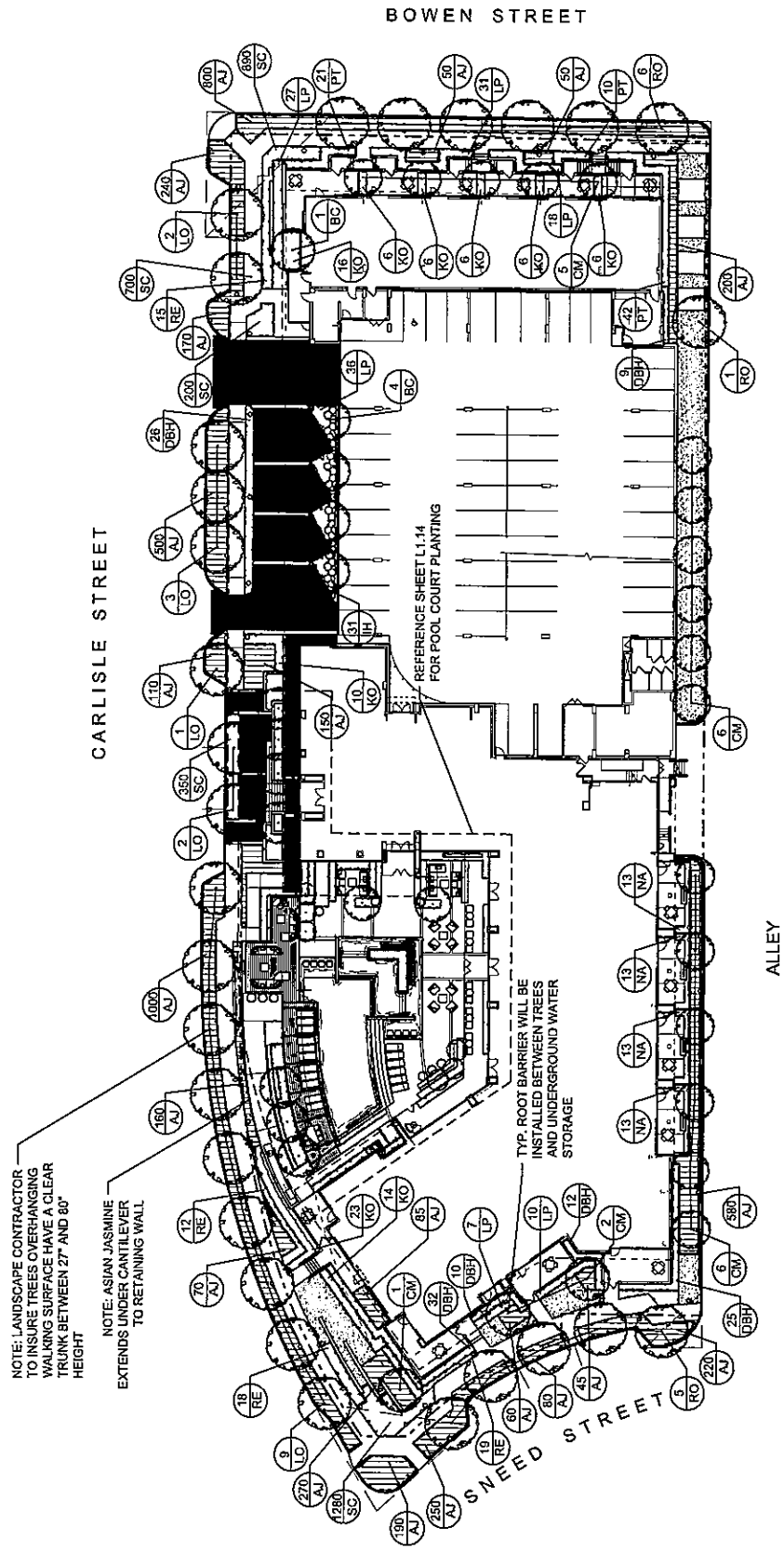
CONSULTANT: LINDA TYLER ASSOCIATES, INC.

PROJECT: STREETLIGHTS AT CARLISLE

TITLE: SITE PLANTING PLAN

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

DATE: 11/16/11

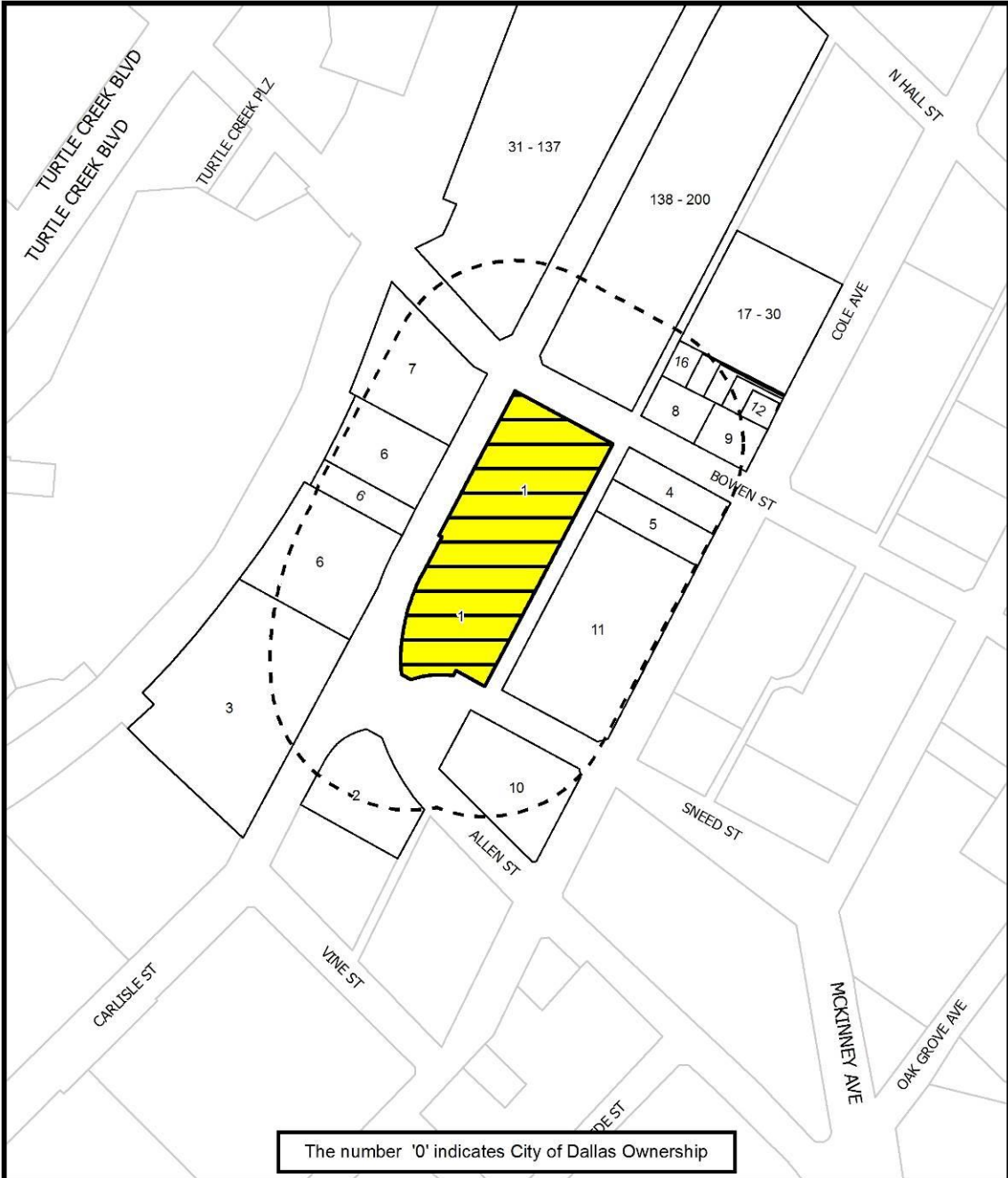


**LINDA TYLER ASSOCIATES, INC.**  
 11011 S. CENTRAL EXPRESSWAY, SUITE 100  
 DALLAS, TEXAS 75242 (214) 734-9000

**LINDA TYLER**  
 & ASSOCIATES

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

**L1.13**



 1:2,400	<b>NOTIFICATION</b>		Case no: <b>BDA134-035</b>
	<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;">200</div> NUMBER OF PROPERTY OWNERS NOTIFIED		Date: <b>4/4/2014</b>

## *Notification List of Property Owners*

**BDA134-035**

*176 Property Owners Notified*

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2929 CARLISLE ST	KLP NEWVILLE LP
2	3003 CARLISLE ST	ALAMO MANHATTAN JOINT VENTURE LLC % PRIN
3	3031 ALLEN ST	DOS PATRONS LLC
4	3000 CARLISLE ST	SLR 3000 CARLISLE LLC 49TH FLOOR
5	3109 CARLISLE ST	3109 CARLISLE LP
6	3000 TURTLE CREEK PLAZA	3000 TURTLE CREEK PLAZA LLC
7	3203 CARLISLE ST	MEDRANO FRANCISO J BLDG A UNIT 101
8	3203 CARLISLE ST	TOMASI SAL UNIT 102
9	3205 CARLISLE ST	JOHNSON RANDALL LORNE
10	3207 CARLISLE ST	CLAYTON RODRICK UNIT 104 BLDG A
11	3209 CARLISLE ST	STAFFORD RUSSELL BLDG A UNIT 105
12	3203 CARLISLE ST	LOPEZ LINDA
13	3203 CARLISLE ST	PARRISH DON R & BETTY LYNN
14	3203 CARLISLE ST	ROBERTS THOMAS J
15	3203 CARLISLE ST	NAKAZAWA GLEN REVOCABLE LIVING TR
16	3203 CARLISLE ST	PARLOW RICHARD & ANITA MUSAL
17	3203 CARLISLE ST	HUMPHRIES JOHN
18	3203 CARLISLE ST	WILLMETH GREGG STUART
19	3203 CARLISLE ST	ZAZO CHRIS UNIT 114
20	3203 CARLISLE ST	HAYNES KENNETH A
21	3203 CARLISLE ST	WEISFELD RONALD A
22	3203 CARLISLE ST	PARLOW RICHARD
23	3203 CARLISLE ST	MOORE HOWARD S
24	3203 CARLISLE ST	CARDONA MARIA & CARDONA ARMANDO
25	3203 CARLISLE ST	MEDRANO FRANCISCO J
26	3203 CARLISLE ST	PENG NEWLIN BLDG B UNIT 215

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	3214 BOWEN ST	DRIVER MARK WILLIAM
28	3203 CARLISLE ST	MESSINA MARIO L
29	3203 CARLISLE ST	BEASLEY JON UNIT 118
30	3215 CARLISLE ST	STARKS GARY DEAN BLDG C UNIT 119
31	3203 CARLISLE ST	MARTIN PHIL
32	3215 CARLISLE ST	JOSLIN JEFFERY E
33	3215 CARLISLE ST	FLACH NATHAN W #218
34	3215 CARLISLE ST	WATSON NINA LORA BLDG C UNIT 219
35	3203 CARLISLE ST	WATSON NINA LORA
36	3215 CARLISLE ST	CROWDER BRENT E # 121
37	3203 CARLISLE ST	ARRIETA HUMBERTO UNIT 122
38	3203 CARLISLE ST	WHATLEY KAY BARNES %TURTLE CRK TERRACE C
39	3203 CARLISLE ST	JOLLY VINEET
40	3203 CARLISLE ST	FIGUEROA RAY E UNIT 139 BLDG D
41	3203 CARLISLE ST	BARRETT JACQUELYN L
42	3203 CARLISLE ST	FEIERABEND JERRY G & CARMEN
43	3221 CARLISLE ST	SOMERS DWAYNE
44	3223 CARLISLE ST	TENORIO GUILHERME A BLDG D UNIT 143
45	3203 CARLISLE ST	DALBKE STEVE A
46	3203 CARLISLE ST	DALBKE STEVE A
47	3203 CARLISLE ST	HILL R C
48	3203 CARLISLE ST	BARNETT DON & MARY ALICE
49	3215 CARLISLE ST	ARRIETA N HUMBERTO UNIT 222 BLDG D
50	3203 CARLISLE ST	HAIRSTON DAVID E UNIT 223
51	3203 CARLISLE ST	DARILEK QUENTIN UNIT 236
52	3235 CARLISLE ST	TUNISON KATIE BUILDING D UNIT 237
53	3235 CARLISLE ST	FLAUGH CHRISTOPHER C
54	3203 CARLISLE ST	EGINTON WILLIAM L
55	3215 CARLISLE ST	JONES GUY FRANKLIN UNIT 125
56	3203 CARLISLE ST	CAMPBELL NELSON C
57	3203 CARLISLE ST	BEASLEY JON UNIT 118

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	3203 CARLISLE ST	NELSON RICHARD LEE & CHARLES P FRUTH
59	3203 CARLISLE ST	COLEMAN RONALD M
60	3203 CARLISLE ST	FERGUSON ELAINE N
61	3203 CARLISLE ST	CARR KATHERINE A
62	3203 CARLISLE ST	LOUP BENJAMIN BLDG F UNIT 229
63	3203 CARLISLE ST	BROWN THOMAS LEE
64	3203 CARLISLE ST	SMITH LINDA M APT 203
65	3203 CARLISLE ST	BROWN THOMAS LEE &
66	3239 CARLISLE ST	CLARK ANDALYN G
67	3239 CARLISLE ST	GING CHRISTINE C & CHRISTOPHER
68	3203 CARLISLE ST	CHUNG TERESA UNIT 135 BLDG G
69	3203 CARLISLE ST	ELATTRACHE DAVID &
70	3203 CARLISLE ST	VANIAN MARY TRUSTEE VANIAN MARITAL TRUST
71	3203 CARLISLE ST	HOOVER GREGORY
72	3239 CARLISLE ST	YAWITZ MICHAEL RAY #235
73	3203 CARLISLE ST	RUTHERFORD WILLIAM S & JUDIE
74	3203 CARLISLE ST	HARRIS BRENT UNIT 148
75	3203 CARLISLE ST	MITELHAUS CHUCK BLDG H UNIT 149
76	3203 CARLISLE ST	DRIVER MARY A
77	3203 CARLISLE ST	SHARP KRIS J & CAROL A
78	3203 CARLISLE ST	HARPER JOHN R JR
79	3203 CARLISLE ST	ROIDOPOULOS MARK E
80	3203 CARLISLE ST	LEE THOMAS J
81	3203 CARLISLE ST	CECIL PRESTON L &
82	3203 CARLISLE ST	BROWN THOMAS & JULIE
83	3203 CARLISLE ST	FORRESTER JAMES PERRY
84	3203 CARLISLE ST	RUCKER KATHRYN L #159
85	3203 CARLISLE ST	CLAYTON DANIEL J # 256
86	3203 CARLISLE ST	PAYNE DYLAN
87	3203 CARLISLE ST	HUMPHRIES DENNIS R TR
88	3263 CARLISLE ST	HOOKEY MARGARET H UNIT 259

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	3203 CARLISLE ST	EQUITY TRUST CO CUSTODIAN FBO MICHAEL BR
90	3203 CARLISLE ST	YECHZKELL HEZI UNIT 161
91	3203 CARLISLE ST	RICE ANTHONY C
92	3203 CARLISLE ST	SANDERS JOHN DAVID BLDG J UNIT 163
93	3203 CARLISLE ST	MCCOLLUM JOHN B BLDG J UNIT 164
94	3203 CARLISLE ST	BRIDWELL CRAIG & SUSAN K
95	3203 CARLISLE ST	HALL ROBERT S
96	3203 CARLISLE ST	ELEUTERI FRANCO
97	3203 CARLISLE ST	CIHAL MARY BETH
98	3203 CARLISLE ST	LEWIS THOMAS ALLEN
99	3269 CARLISLE ST	TSANKOVA NADEJDA M
100	3203 CARLISLE ST	FLUMERFELT JOSEPH M IV
101	3269 CARLISLE ST	HOLSINGER JILL BLDG K UNIT 173
102	3203 CARLISLE ST	BINION DORIS
103	3203 CARLISLE ST	CRUZ ENRIQE III BLDG A UNIT 175
104	3273 CARLISLE ST	CHRONISTER RANDY UNIT 176
105	3203 CARLISLE ST	HOWARD MARK H UNIT 177
106	3203 CARLISLE ST	CARLETON BRIAN J BLDG K UNIT 178
107	3203 CARLISLE ST	FANKHAUSER MARK A NMF TRUST
108	3203 CARLISLE ST	CHENOWITH GARY
109	3203 CARLISLE ST	AKINS LINDSEY R UNIT 181
110	3203 CARLISLE ST	MILAZZO DAVID
111	3203 CARLISLE ST	ELKING LINDA ANN
112	3203 CARLISLE ST	MCKINNEY MICHAEL SCOTT
113	3203 CARLISLE ST	ARTHUR ROBERT TR & EUGENIE H ARTHUR TR
114	3210 CARLISLE ST	PAGE ANTHONY R
115	3210 CARLISLE ST	WANNER EDWARD J
116	3210 CARLISLE ST	GIORDANO JOHN V BLDG A UNIT 3
117	3210 CARLISLE ST	CHOI YUN H
118	3210 CARLISLE ST	ENGWICHT JACKIE L & CORY J
119	3210 CARLISLE ST	TURNBULL RANDALL C &

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	3210 CARLISLE ST	WOLFE DAVID ENTERPRISES INC
121	3210 CARLISLE ST	TORCHIO PAOLO
122	3210 CARLISLE ST	CHAKAL NAVDEEP S & SUKHVINDER
123	3210 CARLISLE ST	FREEMAN JOHN &
124	3210 CARLISLE ST	BERGH CHRISTOPHER A &
125	3210 CARLISLE ST	WENTWORTH BARBARA
126	3210 CARLISLE ST	SKALSKI STEVEN
127	3210 CARLISLE ST	DEFARRO GIANPAOLO & VAIR PAULA M
128	3210 CARLISLE ST	BELTER CHRISTOPHER BLDG B UNIT 15
129	3210 CARLISLE ST	JEFFREY B JOHNS 2007 TRUST
130	3210 CARLISLE ST	NORTH TIMOTHY G & CASSANDRA L BLANCHARD
131	3210 CARLISLE ST	DAVIS JON C
132	3210 CARLISLE ST	FOX MICHAEL & JULIANNE FOX DAVID
133	3210 CARLISLE ST	HORTON LANCE
134	3210 CARLISLE ST	MCKAY JOHN K & ANN
135	3210 CARLISLE ST	STOJANOVIC VESNA
136	3210 CARLISLE ST	DORMER TIM
137	3210 CARLISLE ST	GOODWIN BOBBY A &
138	3210 CARLISLE ST	SCHMIDT FREDERICK M UNIT 26
139	3210 CARLISLE ST	RAJA SEKHAR N & INDIRA R
140	3210 CARLISLE ST	GIEGER ERNIE & DIANE
141	3210 CARLISLE ST	STANFORD CHRISTIN C & ERIK
142	3210 CARLISLE ST	LYNCH DAVID E UNIT 30
143	3210 CARLISLE ST	WOODARD BRYAN T
144	3210 CARLISLE ST	LUONG PHUONG M
145	3210 CARLISLE ST	CONNEELY PAUL
146	3210 CARLISLE ST	LEE RICHARD
147	3210 CARLISLE ST	BURNS MICHAEL R &
148	3210 CARLISLE ST	HELM ADAM
149	3210 CARLISLE ST	AUGUSTINE AARON E
150	3210 CARLISLE ST	LYONS KEVIN & MEGAN



<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	3210 CARLISLE ST	BLACKMON GINGER ELISE
152	3210 CARLISLE ST	MINK JUSTIN
153	3210 CARLISLE ST	PRESSLER FAMILY TRUST THOMAS W PRESSLER
154	3210 CARLISLE ST	RAFFAINER GIAN LORENZ &
155	3210 CARLISLE ST	GALAS ELIZABETH L
156	3210 CARLISLE ST	GEIKEN CHAD D
157	3210 CARLISLE ST	SMITH HOLLY L
158	3210 CARLISLE ST	WCISLO BRIAN &
159	3210 CARLISLE ST	CUMMINS CHRISTINA LYNN
160	3210 CARLISLE ST	CARLISLE 3210 # 49 LAND TRUST STE 210-21
161	3210 CARLISLE ST	WELLS CORY
162	3210 CARLISLE ST	MATEN RACHEL J
163	3210 CARLISLE ST	HAWKINS DWAYNE W
164	3210 CARLISLE ST	FLYNN MARTIN J
165	3210 CARLISLE ST	HUANG THERESA T
166	3210 CARLISLE ST	COLLING JOHN ANDREW
167	3210 CARLISLE ST	ATKINS JOSEPH B JR &
168	3210 CARLISLE ST	OCONNOR MARY B
169	3210 CARLISLE ST	TERRY JASON E
170	3210 CARLISLE ST	UPCHURCH ADRIENNE E
171	3210 CARLISLE ST	HASS RACHEL
172	3210 CARLISLE ST	MIRE DENNIS
173	3210 CARLISLE ST	YOUNG AMY C
174	3210 CARLISLE ST	SMITH EDWARD A
175	3210 CARLISLE ST	CONKLIN ROBERT K
176	3210 CARLISLE ST	EBERWEIN SCOTT A & ANDREZA C