

ZONING BOARD OF ADJUSTMENT, PANEL B
WEDNESDAY, MAY 21, 2014
AGENDA

BRIEFING	ROOM L1FN CONFERENCE CENTER AUDITORIUM 1500 MARILLA STREET	11:00 A.M.
PUBLIC HEARING	ROOM L1FN CONFERENCE CENTER AUDITORIUM 1500 MARILLA STREET	1:00 P.M.

Neva Dean, Interim Assistant Director
Steve Long, Board Administrator

MISCELLANEOUS ITEMS

Approval of the April 23, 2014 Board of Adjustment Panel B Public Hearing Minutes	M1
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UNCONTESTED CASES

BDA 134-046	4664 Meadowood Road REQUEST: Application of Colleen Hayes, represented by Andrew Luter, for a special exception to the fence height regulations	1
BDA 134-049	8216 Inwood Road REQUEST: Application of Nancy Rodriguez for a special exception to the fence height regulations	2
BDA 134-050	5322 Falls Road REQUEST: Application of Nancy Rodriguez for a special exception to the fence height regulations	3

REGULAR CASE

BDA 134-048	6430 Gaston Avenue (aka: 1912 Abrams Road) REQUEST: Application of Raymond Detullio, represented by Audra Buckley, for a special exception to the tree preservation regulations	4
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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 B April 23, 2014 public hearing minutes.

FILE NUMBER: BDA 134-046

BUILDING OFFICIAL'S REPORT: Application of Colleen Hayes, represented by Andrew Luter, for a special exception to the fence height regulations at 4664 Meadowood Road. This property is more fully described as Lot 2, Block 5543, and is zoned R-1ac(A), which limits the height of a fence in the front yard to 4 feet. The applicant proposes to construct a 10 foot high fence, which will require a 6 foot special exception to the fence height regulations.

LOCATION: 4664 Meadowood Road

APPLICANT: Colleen Hayes
Represented by Andrew Luter

REQUEST:

A special exception to the fence height regulations of 6' is made to construct and maintain a fence in the site's 40' front yard setback on a site that is being developed with a single family home – a 6' 9' high open wrought iron picket fence with 8' high stone/masonry columns, and 8' 6" high open iron entry gate with 10' high stone columns flanked by two, approximately 7' high, approximately 20' long curved solid stone wing walls.

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.

STAFF RECOMMENDATION:

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.

BACKGROUND INFORMATION:

Zoning:

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

West: R-1ac(A) (Single family district 1 acre)

Land Use:

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

Zoning/BDA History:

1. BDA 001-250, Property at 4666 Meadowood Road (the lot immediately west of the subject site) On September 11, 2001, the Board of Adjustment Panel B granted a request for a special exception to the fence height regulations of 3' and imposed the submitted revised site/landscape plan and fence elevation as a condition to this request. The case report stated that the request was made to construct and maintain a 6' high wrought iron fence with 6.5' high stone columns and two 7' high wrought iron gates along Meadowood Road.
2. BDA 967-295, Property at 4650 Meadowood Road (two lots south of the site) On September 15, 1997, the Board of Adjustment Panel C granted a request for a special exception to the fence height regulations of 6', needed in conjunction with constructing and maintaining a maximum 10' high open metal entry gate.
3. BDA 101-077, Property at 4645 Meadowood Road (two lots southwest of the subject site) On September 21, 2011, the Board of Adjustment Panel B granted a request for a special exception to the fence height regulations of 7' and imposed the submitted site plan/elevation as a condition to the request. The case report stated that the request was made to construct and maintain a "5' 6"±" - "6' 0"±" high open ornamental iron fence with 7' high cast stone columns and two 11' high open metal gates/cast stone entry columns in the site's 40' front yard setback on a lot developed with a single family home.
4. BDA 067-011, Property at 4674 Meadowood Road (two lots north of the subject site) On May 18, 2009, the Board of Adjustment Panel C granted a request for a variance to the side yard setback regulations of 6' 6", a

special exception to the fence height regulations of 2' 7", and special exceptions to the visual obstruction regulations. The Board imposed the following conditions to the fence height special exception: Compliance with the submitted revised site plan and revised partial elevation is required; and that the applicant shall replat the property before applying for a building permit. The Board imposed the following conditions to the side yard variance: Compliance with the submitted revised site plan is required; and that the applicant shall replat the property before applying for a building permit. The Board imposed the following conditions to the visual obstruction special exception: Compliance with the submitted revised site plan and revised partial elevation is required; that the applicant shall replat the property before applying for a building permit; and landscape materials located in any/all visibility triangles on the site must be brought into/maintained in compliance with the City's visual obstruction regulations. The case report stated that the requests were made to maintain a portion of a single family home in the side yard setback, to maintain a 30-year old open wrought iron fence and gate ranging in height from 5' 3" – 6' 7", and to maintain portions of this fence in the four 20' visibility triangles at the two drive approaches.

Timeline:

- January 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.
- April 14, 2014: The Board of Adjustment Secretary randomly assigned this case to Board of Adjustment Panel B.
- April 14, 2014: 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 April 30th deadline to submit additional evidence for staff to factor into their analysis;

and the May 9th deadline to submit additional evidence to be incorporated into the Board's docket materials;

- the criteria/standard that the board will use in their decision to approve or deny the request; and
- the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.

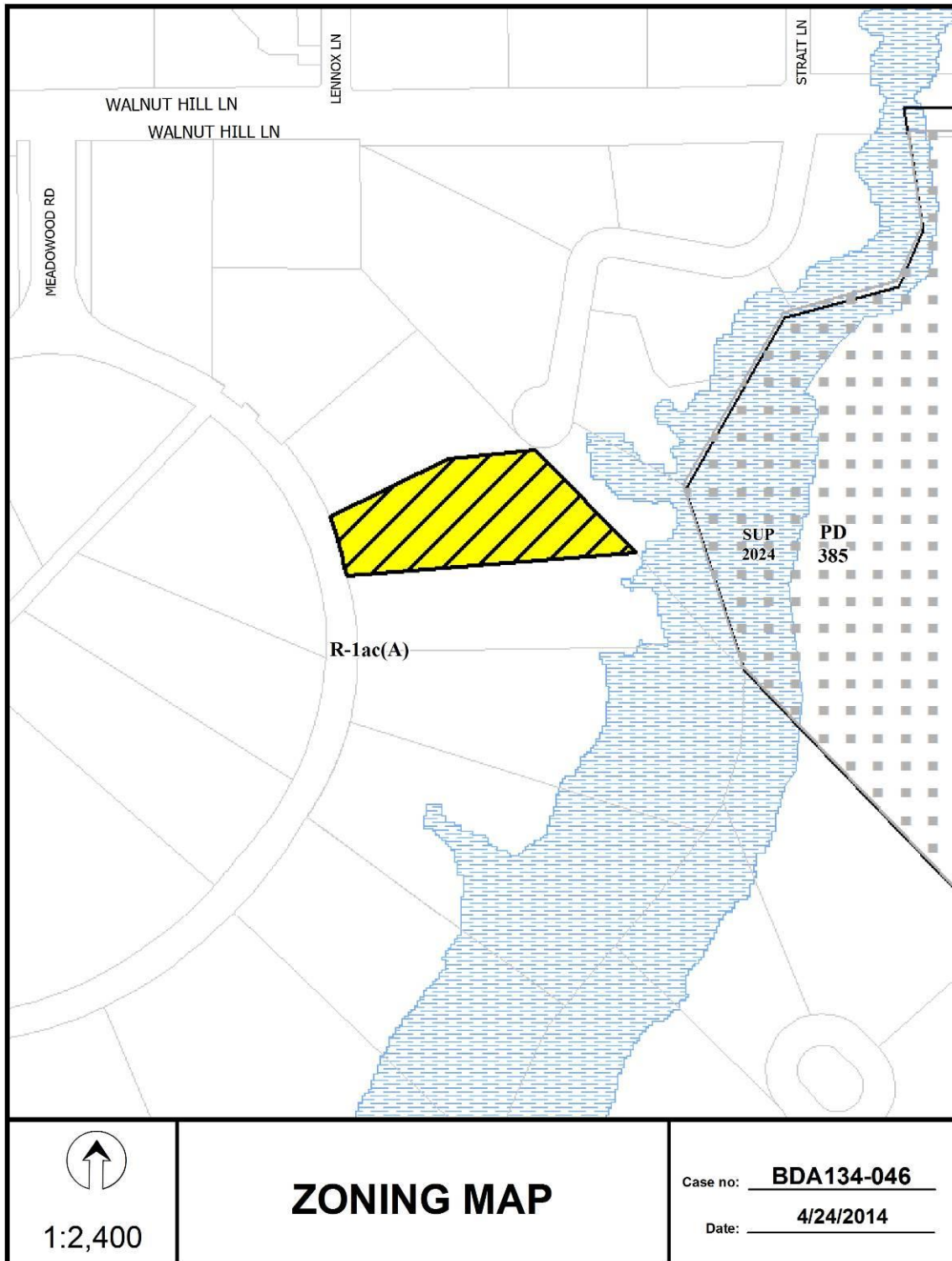
May 6, 2014 : The Board of Adjustment staff review team meeting was held regarding this request and the others scheduled for May public hearings. Review team members in attendance included: the Interim Assistant Director of Sustainable Development and Construction, the Assistant Building Official, the 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.

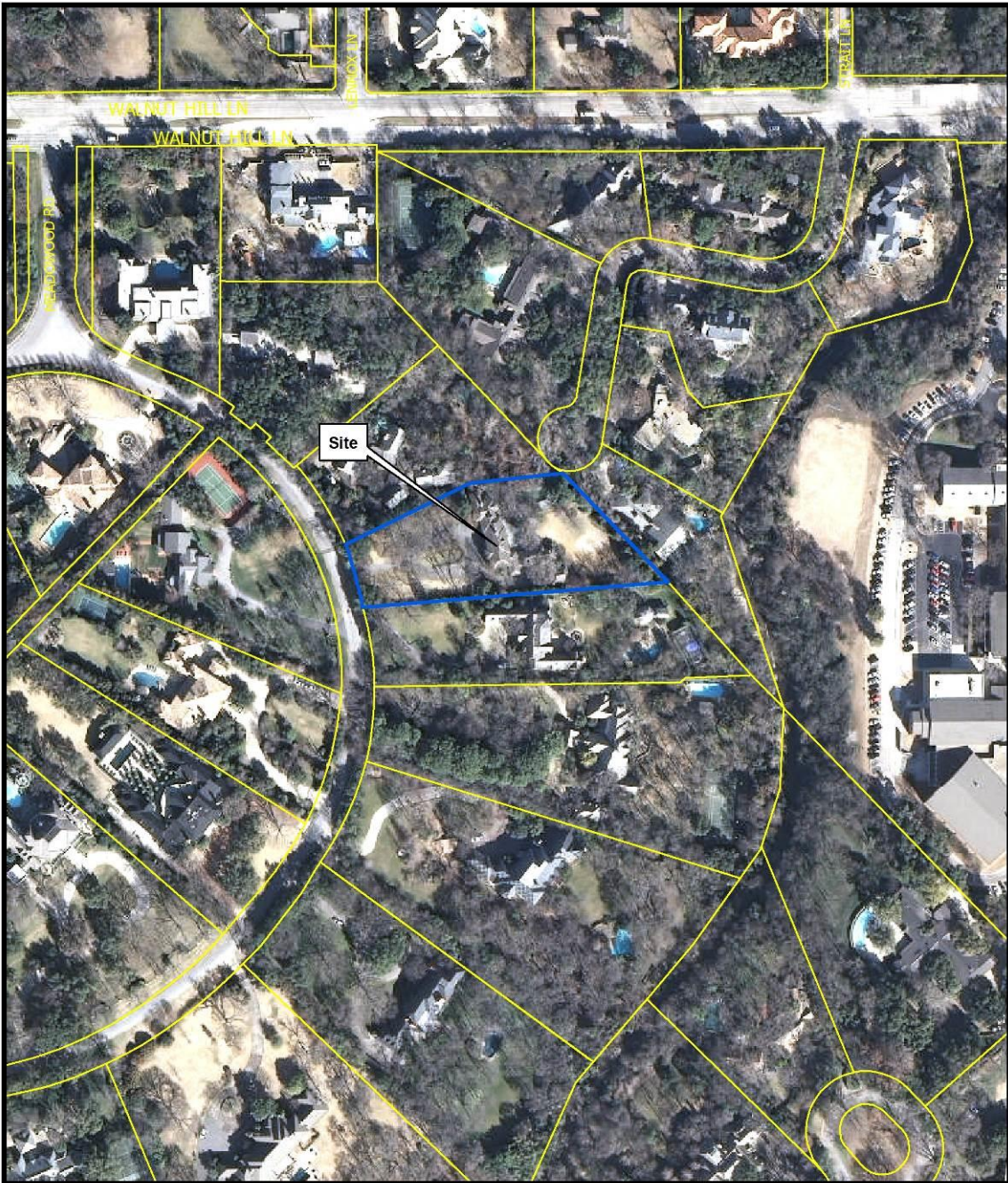
No review comment sheets with comments were submitted in conjunction with this application.

GENERAL FACTS/STAFF ANALYSIS:

- This request focuses on constructing and maintaining a fence in the site's 40' front yard setback on a site that is being developed with a single family home – a 6' 9' high open wrought iron picket fence with 8' high stone/masonry columns, and 8' 6" high open iron entry gate with 10' high stone columns flanked by two, approximately 7' high, approximately 20' long curved solid stone wing walls.
- The Dallas Development Code states that in all residential districts except multifamily districts, a fence may not exceed 4' above grade when located in the required front yard.
- The applicant has submitted a site plan and partial elevation of the proposal in the front yard setback with notations indicating that the proposal reaches a maximum height of 10'.
- The following additional information was gleaned from the submitted site plan/elevation:
 - The proposal in the front yard setback is represented as being approximately 110' in length parallel to the street with a recessed entryway.
 - The proposed fence is represented as being located approximately 10' from the property line or about 20' from the pavement line. (The proposed gate is represented as being located approximately 30' from the property line or about 40' from the pavement line)
- The proposal would be located on the site where one lot would have direct frontage, a lot which has an approximately 6' high wrought iron fence with 6.5' high stone columns in its front yard setback – a fence that appears to be a result of a previously Board-approved fence height special exception in 2001 (BDA 001-250).

- The Board Administrator conducted a field visit of the site and surrounding area and noted a number of other fences that appeared to be above 4' in height and located in a front yard setback. Details of these fences characteristics and locations are provided in the "Zoning/BDA History" section of this case report.
- As of May 12, 2014, no letters have been submitted in support of or in opposition to the request.
- The applicant has the burden of proof in establishing that the special exception to the fence height regulations of 6' will not adversely affect neighboring property.
- Granting this special exception of 6' with a condition imposed that the applicant complies with the submitted site plan and partial elevation would require the proposal exceeding 4' in height in the front yard setback to be constructed/maintained in the location and of the heights and materials as shown on these documents.





1:2,400

AERIAL MAP

Case no: BDA134-046

Date: 4/24/2014



City of Dallas

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 134-046

Data Relative to Subject Property:

Date: 03-26-2014

Location address: 4664 Meadowood Road Zoning District: R-1AC (A)

Lot No.: 2 Block No.: 5543 Acreage: 1.48 Census Tract: ~~74-00~~ 206.00

Street Frontage (in Feet): 1) 100.14' 2) _____ 3) _____ 4) _____ 5) _____

NE2A

To the Honorable Board of Adjustment :

Owner of Property (per Warranty Deed): COLLEEN ANN HAYES AND DAVID WARREN HAYES

Applicant: Colleen Hayes Telephone: 214-234-0084

Mailing Address: 6478 Lakehurst Avenue; Dallas, TX Zip Code: 75230

E-mail Address: colhayes@sbcglobal.net

Represented by: Andrew Luter Telephone: 214-871-0893

Mailing Address: 2611 State Street; Dallas, TX Zip Code: 75204

E-mail Address: armberg@armberg.com

Affirm that an appeal has been made for a Variance , or Special Exception x, of to allow fence height of 6'-9" to 10'-0" in front yard, per attached plans and elevations. 6' TO FENCE HEIGHT IN FRONT YARD

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

- To provide security and limit access to the property.
- To maintain the aesthetic character of the neighborhood (see attached photos of surrounding properties).

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

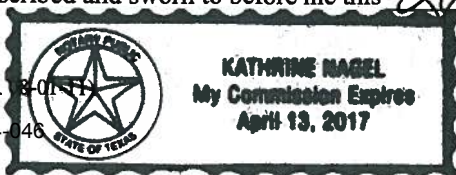
Affidavit

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

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



Kathrine Nagel
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

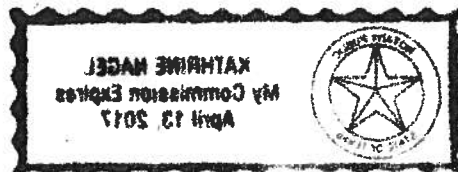
I hereby certify that Colleen Hayes

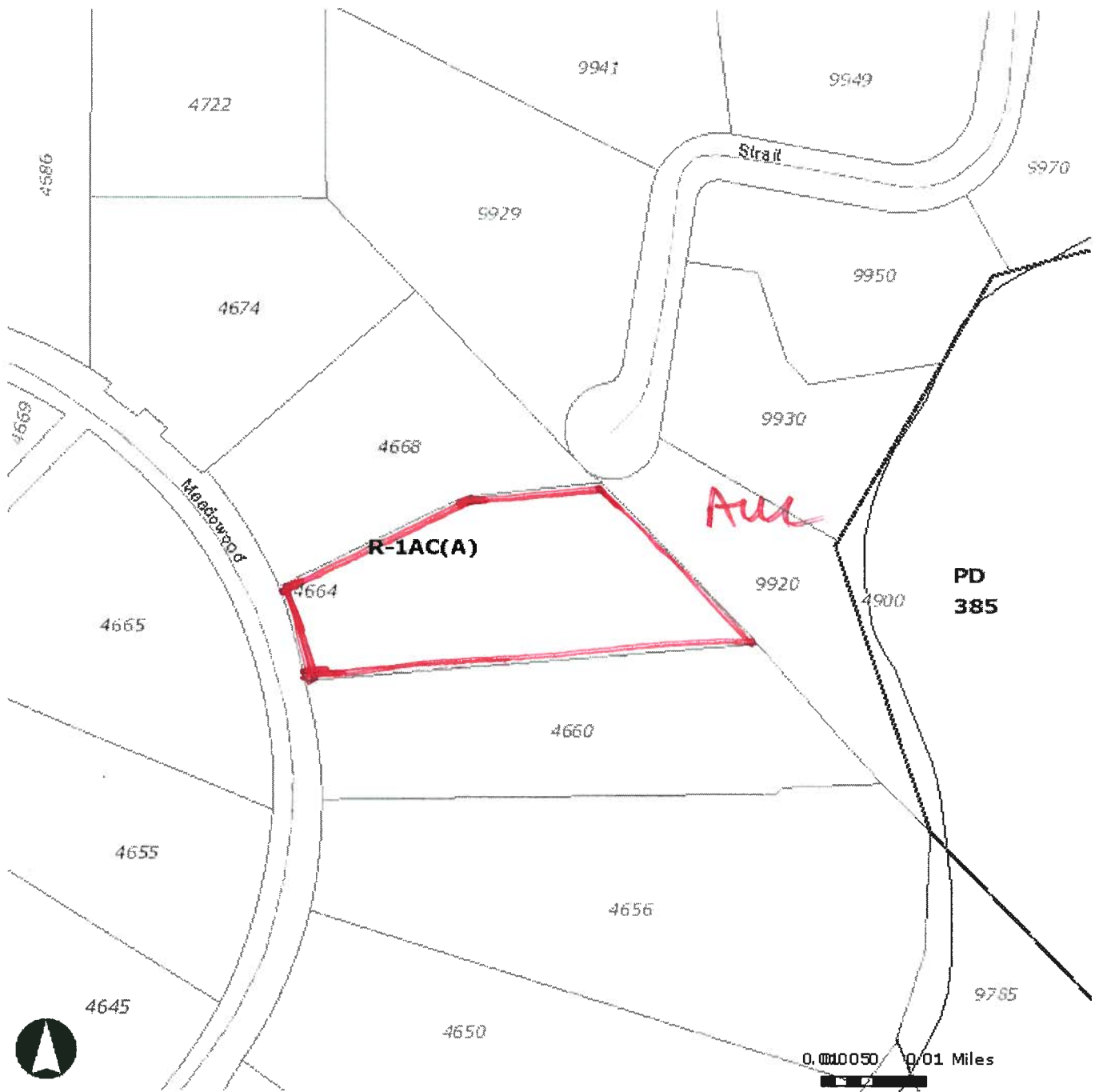
did submit a request for a special exception to the fence height regulations
at 4664 Meadowood Road

BDA134-046. Application of Colleen Hayes for a special exception to the fence height regulations at 4664 Meadowood Road. This property is more fully described as Lot 2, Bloc 5543, and is zoned R-1ac(A), which limits the height of a fence in the front yard to 4 feet. The applicant proposes to construct an 10 foot high fence in a required front yard, which will require a 6 foot special exception to the fence regulation.

Sincerely,

Larry V. Holmes
Larry Holmes, Building Official





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0 20' 40' 80'
 GRAPHIC SCALE 1"=40'-0"

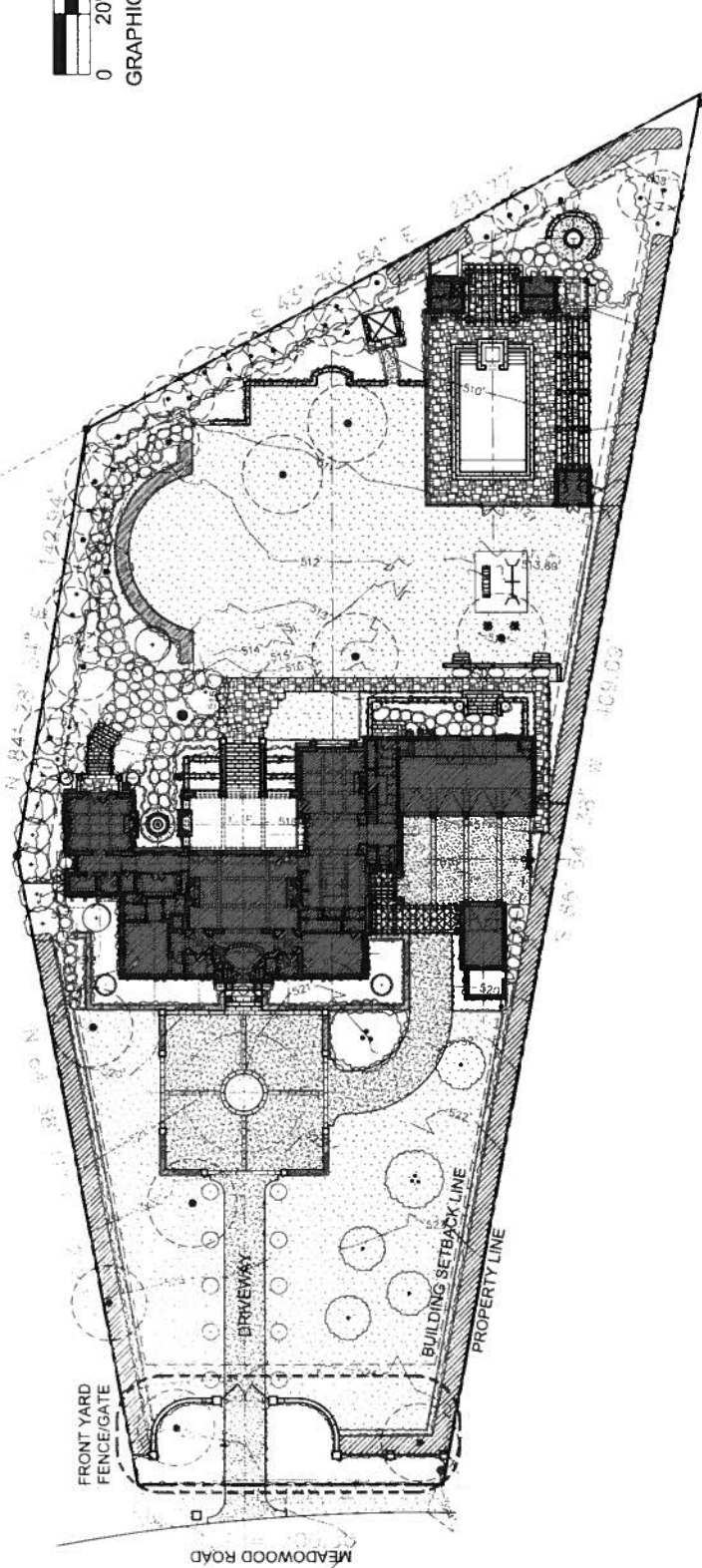
Armstrong Berger
 ARCHITECTS
 4864 Meadowood Road
 Dallas, Texas

HAYES
 RESIDENCE
 4864 Meadowood Road
 Dallas, Texas

DRAWING TITLE
**SITE
 MASTER
 PLAN**

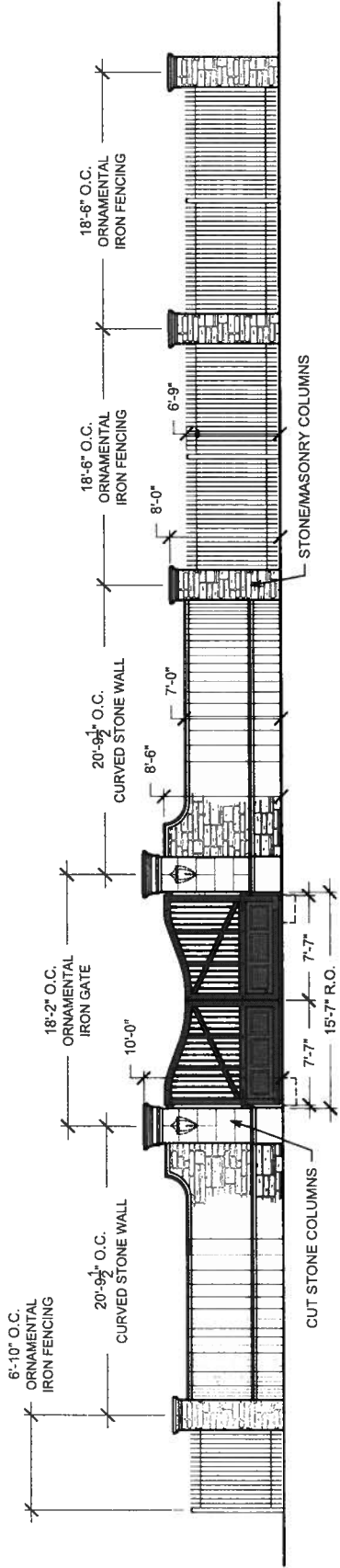
ISSUE DATE: 28 March 2014
 DRAWING SCALE: 1"=40'
 PROJECT NUMBER: 11001
 DRAWN BY: AWL
 REVIEWED BY: AWL
 APPROVED BY: BFB
 DRAWING NUMBER

L1.00

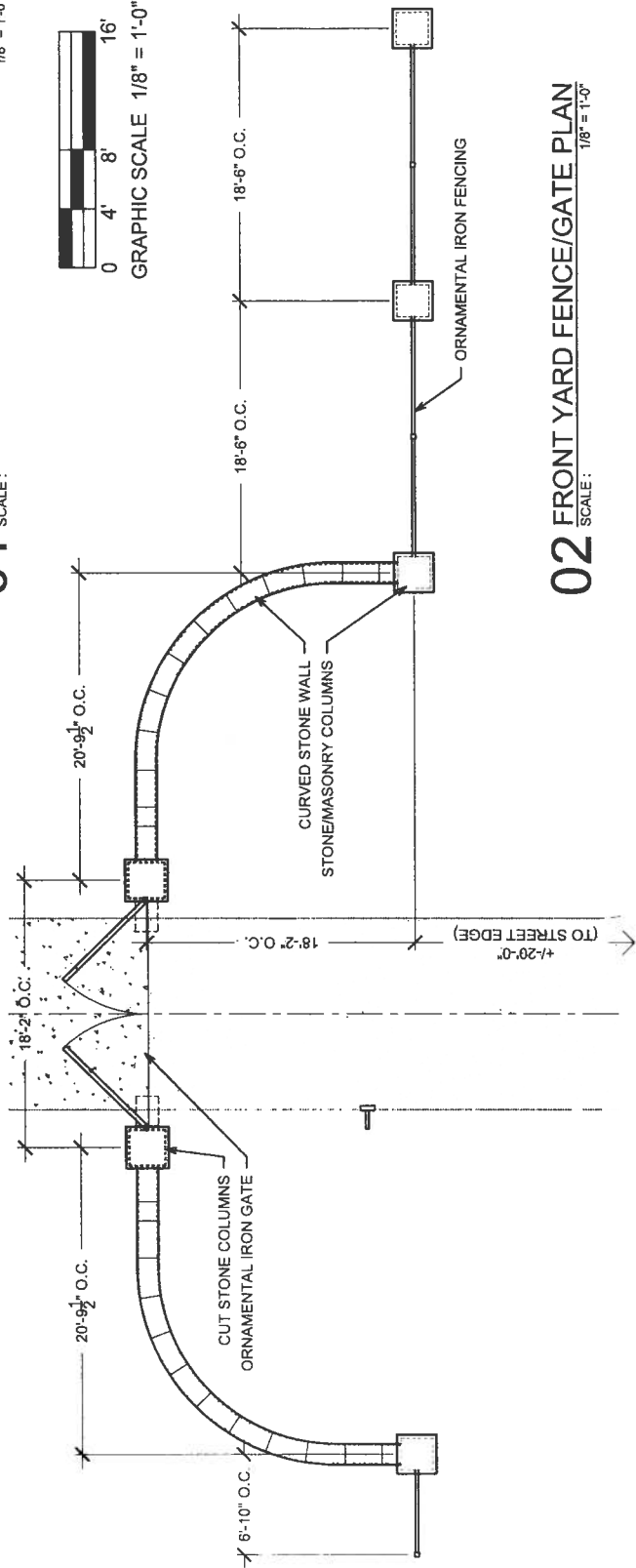


01 SITE MASTER PLAN
 SCALE: 1"=40'

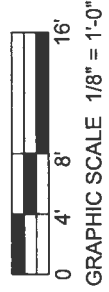
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01 FRONT YARD FENCE/GATE ELEVATION
 SCALE: 1/8" = 1'-0"



02 FRONT YARD FENCE/GATE PLAN
 SCALE: 1/8" = 1'-0"



HAYES
 RESIDENCE
 4664 Meadowswood Road
 Dallas, Texas

DRAWING TITLE

FENCE/
 WALL
 DETAILS

ISSUE DATE: 28 March 2014
 DRAWING SCALE: 1/8" = 1'-0"
 PROJECT NUMBER: 11001
 DRAWN BY: AWL
 REVIEWED BY: AWL
 APPROVED BY: BFB
 DRAWING NUMBER

L2.00



4669 Meadowood Road



4674 Meadowood Road



4637 Meadowood Road



4645 Meadowood Road



4655 Meadowood Road



4665 Meadowood Road



4660 Meadowood Road



4656 Meadowood Road



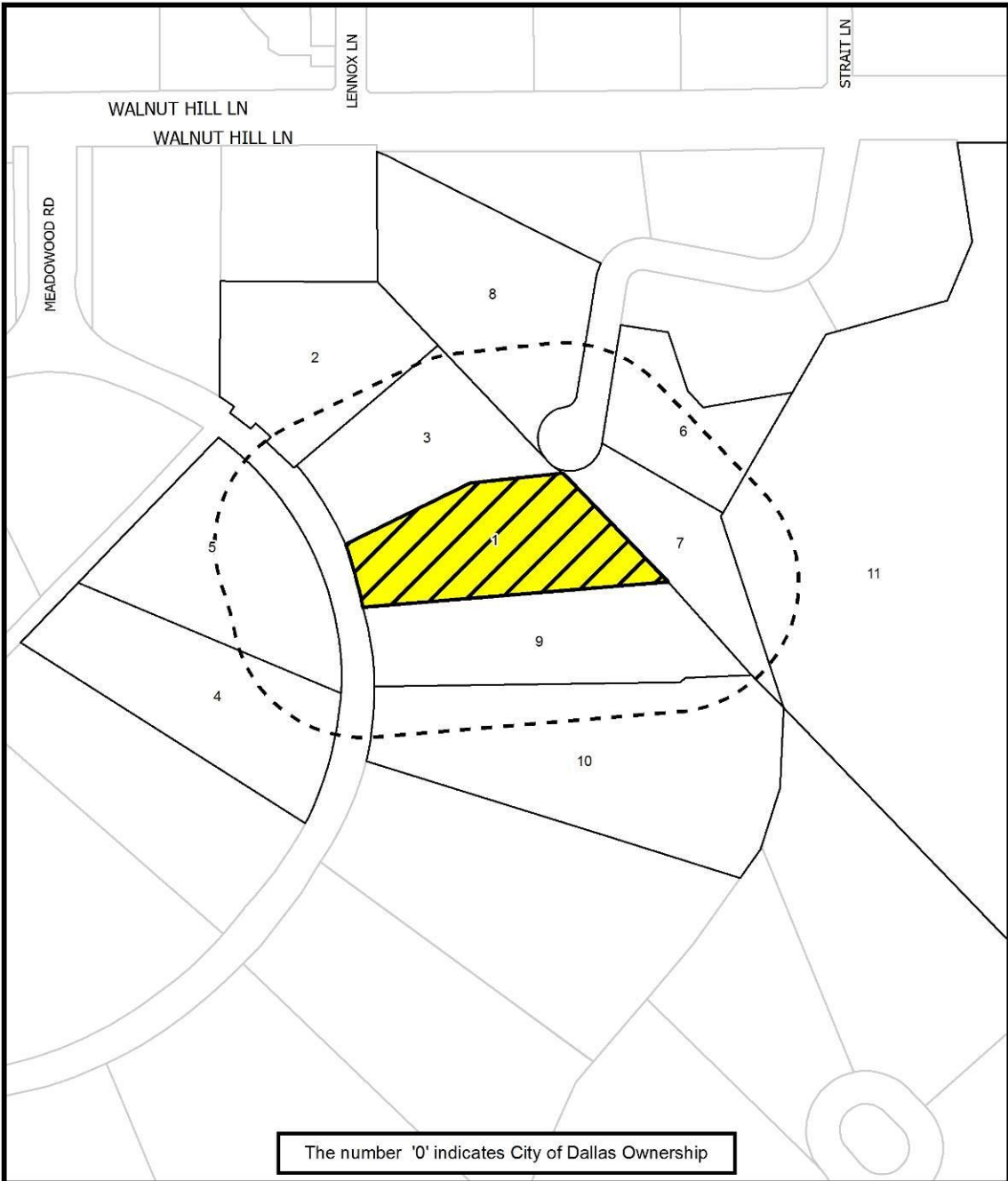
4650 Meadowood Road



4642 Meadowood Road



4536 Meadowood Road



 1:2,400	NOTIFICATION	Case no: BDA134-046			
	<table border="1"> <tr> <td style="text-align: center;">200'</td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="text-align: center;">11</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	200'	AREA OF NOTIFICATION	11	NUMBER OF PROPERTY OWNERS NOTIFIED
200'	AREA OF NOTIFICATION				
11	NUMBER OF PROPERTY OWNERS NOTIFIED				

Notification List of Property Owners

BDA134-046

11 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4664 MEADOWOOD RD	HAYES COLLEEN A & DAVID W HAYES
2	4674 MEADOWOOD RD	SPIRITAS STEVEN F
3	4668 MEADOWOOD RD	GLAZER PHYLLIS R
4	4655 MEADOWOOD RD	NICKELL ROBERT A
5	4665 MEADOWOOD RD	EAZOR JOSEPH F & EAZOR DEANNE E
6	9930 STRAIT LN	DAVIDSON ANNE L
7	9920 STRAIT LN	SECOND PHOENIX GROWTH FUND LTD SUITE 202
8	9929 STRAIT LN	POLLOCK RICHARD & KAREN S
9	4660 MEADOWOOD RD	CARTY DONALD J & ANA M
10	4656 MEADOWOOD RD	FOJTASEK JACQUELINE ELAINE
11	4900 WALNUT HILL LN	URSULINE ACADEMY OF DALLAS

FILE NUMBER: BDA 134-049

BUILDING OFFICIAL'S REPORT: Application of Nancy Rodriguez for a special exception to the fence height regulations at 8216 Inwood Road. This property is more fully described as Lot 24, Block 5674, and is zoned R-16(A), which limits the height of a fence in the front yard to 4 feet. The applicant proposes to construct/maintain a 6 foot 6 inch high fence, which will require a 2 foot 6 inch special exception to the fence height regulations.

LOCATION: 8216 Inwood Road

APPLICANT: Nancy Rodriguez

REQUEST:

A request for a special exception to the fence height regulations of 2' 6" is made to construct and maintain a 6' high open iron fence and gate with 6' 6" high stucco columns in the 35' front yard setback on a site that is developed with a single family home/use.

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.

STAFF RECOMMENDATION:

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.

BACKGROUND INFORMATION:

Zoning:

Site: R-16(A) (Single family district 16,000 square feet)
North: R-16(A) (Single family district 16,000 square feet)
South: R-16(A) (Single family district 16,000 square feet)
East: R-7.5(A) (Single family district 7,500 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, south, east, and west are developed with single family uses.

Zoning/BDA History:

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

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.

April 14, 2014: The Board of Adjustment Secretary randomly assigned this case to Board of Adjustment Panel B.

April 14, 2014: The Board Administrator emailed the applicant the following information:

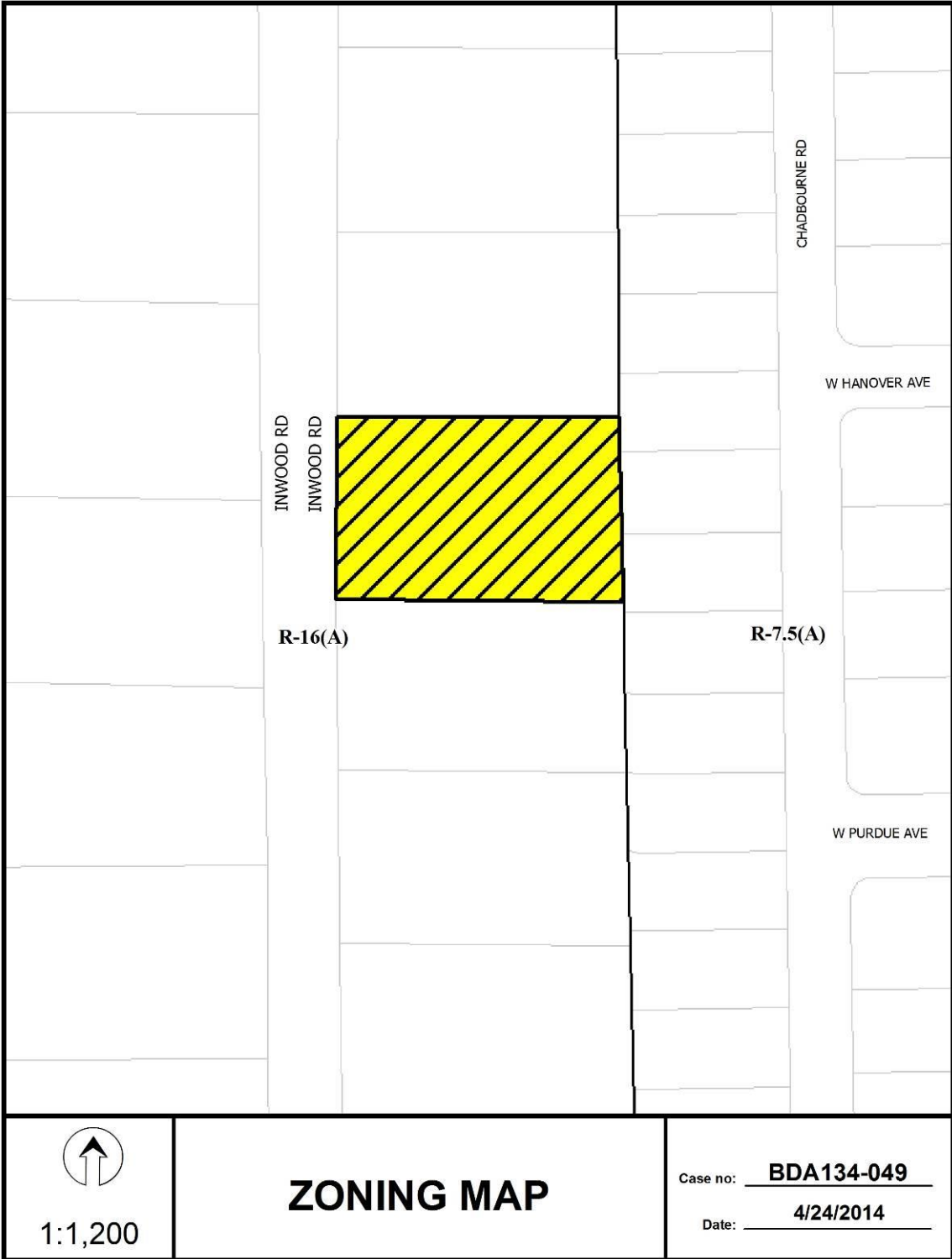
- an attachment that provided the public hearing date and panel that will consider the application; the April 30th deadline to submit additional evidence for staff to factor into their analysis; and the May 9th deadline to submit additional evidence to be incorporated into the Board's docket materials;
- the criteria/standard that the board will use in their decision to approve or deny the request; and
- the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.

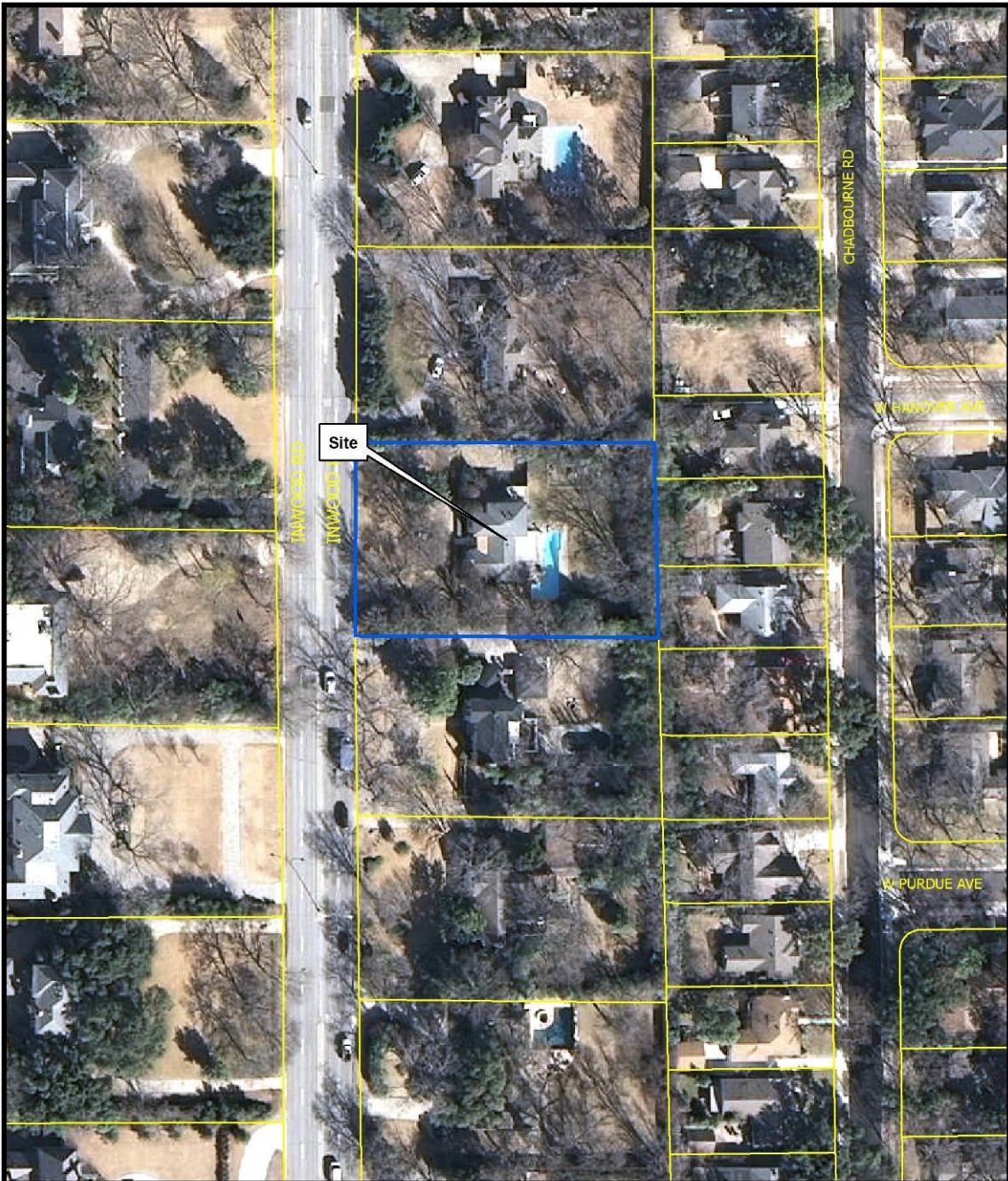
May 6, 2014 : The Board of Adjustment staff review team meeting was held regarding this request and the others scheduled for May public hearings. Review team members in attendance included: the Interim Assistant Director of Sustainable Development and Construction, the Assistant Building Official, the 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.

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

GENERAL FACTS/STAFF ANALYSIS:

- This request focuses on constructing and maintaining a 6' high open iron fence and gate with 6' 6" high stucco columns in the 35' front yard setback on a site that is developed with a single family home/use.
- The Dallas Development Code states that in all residential districts except multifamily districts, a fence may not exceed 4' above grade when located in the required front yard.
- The applicant has submitted a site plan and partial elevation of the proposal in the front yard setback that reaches a maximum height of 6' 6".
- The following additional information was gleaned from the submitted site plan:
 - The proposal is represented as being approximately 140' in length parallel to the Inwood Road with a recessed entry way.
 - The fence proposal is represented as being located approximately 10' from the property line or about 14' from the pavement line. (The gate proposal is represented as being located approximately 20' from the property line or about 24' from the pavement line).
 - A row of 18 Nellie R. Stevens Holly (48" height) are denoted on the inside of the proposed fence.
- The Board Administrator conducted a field visit of the site and surrounding area and noted no other visible fences above 4 feet high which appeared to be located in a front yard setback.
- Two home fronts the proposal – neither with fences in their front yards.
- As of May 12th, no letters have been submitted in support of or in opposition to the request.
- The applicant has the burden of proof in establishing that the special exception to the fence height regulations of 2' 6" will not adversely affect neighboring property.
- Granting this special exception of 2' 6" with a condition imposed that the applicant complies with the submitted site plan and partial elevation would require the proposal exceeding 4' in height in the front yard setback to be maintained in the location and of the heights and materials as shown on these documents.





1:1,200

AERIAL MAP

Case no: BDA134-049

Date: 4/24/2014



City of Dallas

APPLICATION/APPEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 134-049

Data Relative to Subject Property:

Date: 2/26/14

Location address: 8216 Inwood Rd. Dallas, Texas

Zoning District: R-16(A)

Lot No.: 24 Block No.: 5674 Acreage: 0.7600 Census Tract: _____

Street Frontage (in Feet): 1) 148.1 2) _____ 3) _____ 4) _____ 5) _____

NE21A

To the Honorable Board of Adjustment :

Owner of Property (per Warranty Deed): Inwood Investments, Inc.

Applicant: Nancy Rodriguez Telephone: 214-280-1277

Mailing Address: 4347 W. Northwest Highway Suite 120-240 Zip Code: 75220

E-mail Address: nancy@mmchomes.net

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 2'6" to the fence height in the front yard ~~width~~

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:

will not have an adverse affect on the neighbors
because they to have fences similar in height

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 Nancy Rodriguez
(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: *Nancy Rodriguez*
(Affiant/Applicant's signature)

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



Irma Hayes
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

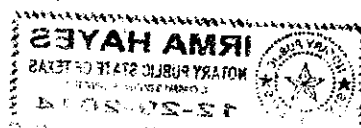
Building Official's Report

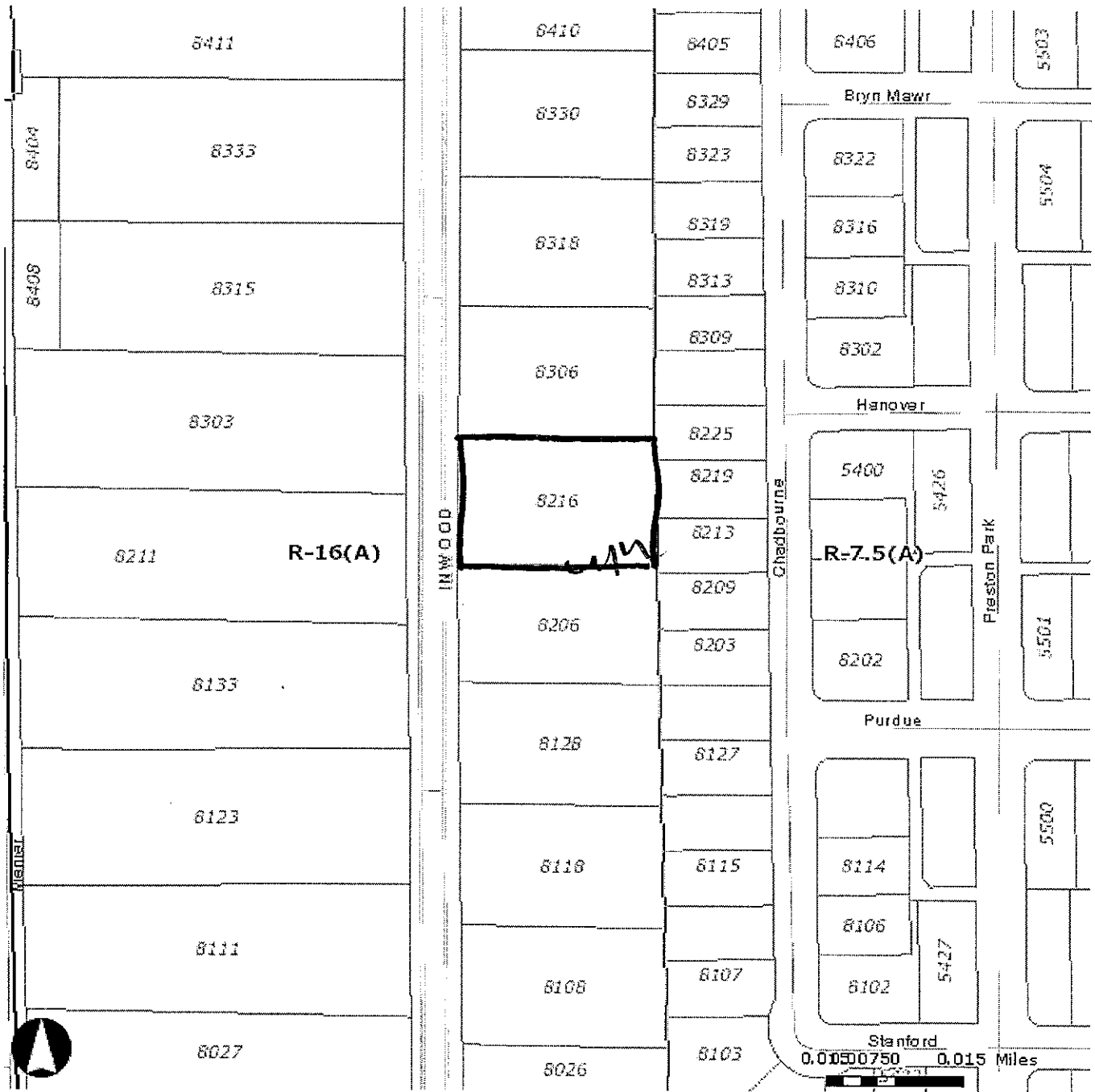
I hereby certify that Nancy Rodriguez
did submit a request for a special exception to the fence height regulations
at 8216 Inwood Road

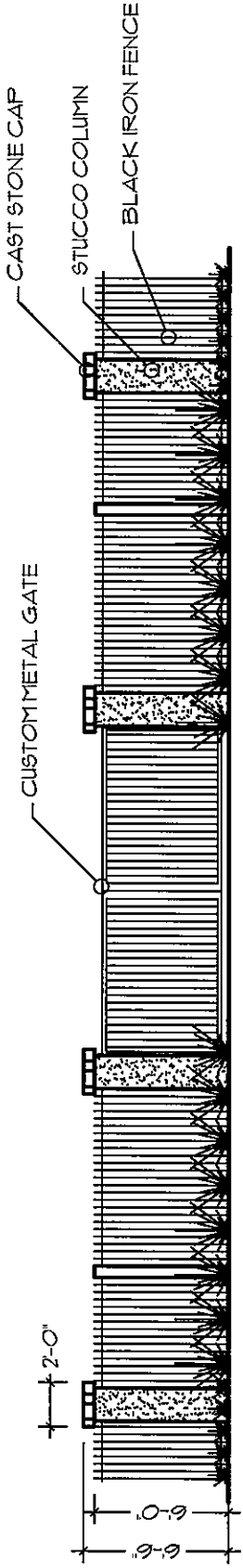
BDA134-049. Application of Nancy Rodriguez for a special exception to the fence height regulations at 8216 Inwood Road. This property is more fully described as Lot 24, Block 5674, and is zoned R-16(A), which limits the height of a fence in the front yard to 4 feet. The applicant proposes to construct an 6 foot 6 inch high fence in a required front yard, which will require a 2 foot 6 inch special exception to the fence regulation.

Sincerely,


Larry Holmes, Building Official







ALL PLANS AND SPECIFICATIONS ARE
 PROPERTY OF GARDEN DESIGN LLC.
 ANY USE FOR SOLICITATION OF BIDS IS
 PROHIBITED UNLESS A DESIGN FEE HAS BEEN
 PAID TO GARDEN DESIGN, LLC.

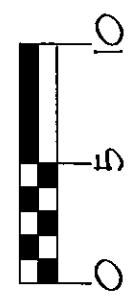
COPYRIGHT BY GARDEN DESIGN LLC 2013

NOTE:

THE DESIGN IS A MASTER PLAN AND
 ONLY THE ITEMS ON THE SIGNED
 CONTRACT WILL BE INSTALLED

SIGNATURE: _____

① Entry Gate Elevation
 1/8" = 10"



DATE/PERSON

GARDEN
 — DESIGN —

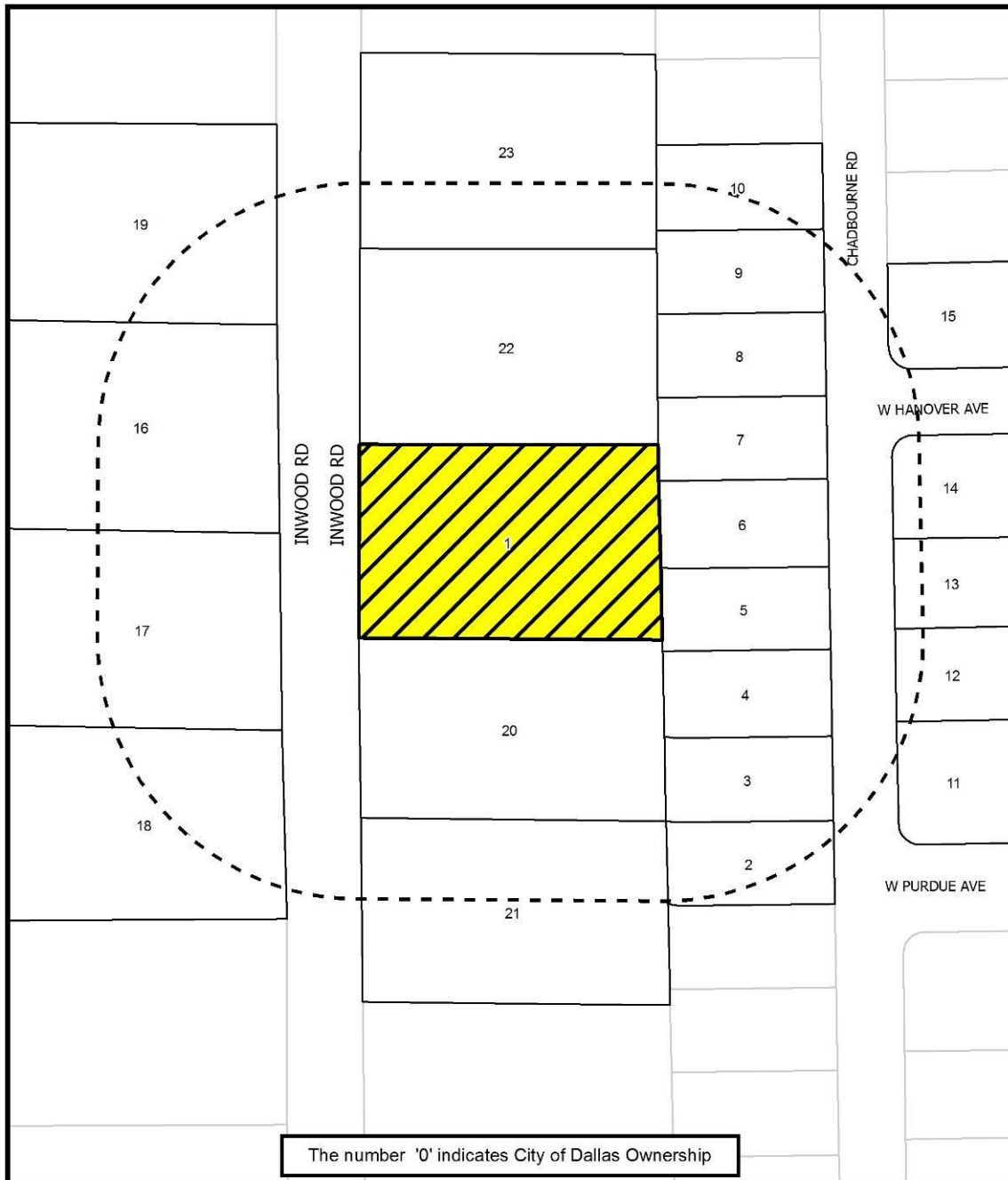


www.gardendesignlandscaping.com
 1925 Valley View Lane
 Farmers Branch, Texas 75234
 214.350.2525

SHEET 1 OF 1

FAULKNER RESIDENCE

8216 Inwood Road
 Dallas, Texas



1:1,200

NOTIFICATION

200' AREA OF NOTIFICATION
23 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **BDA134-049**
 Date: **4/24/2014**

Notification List of Property Owners

BDA134-049

23 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	8216 INWOOD RD	INWOOD INVESTMENTS INC
2	8133 CHADBOURNE RD	CHISTE MICHAEL L & EMILY
3	8203 CHADBOURNE RD	GROSS LYNN P & GROSS LESLIE
4	8209 CHADBOURNE RD	MEWHINNEY MICHAEL & LINDA
5	8213 CHADBOURNE RD	SCHENK DORIS R
6	8219 CHADBOURNE RD	SITTERLE KAREN
7	8225 CHADBOURNE RD	BOURLAND ELLEN P
8	8303 CHADBOURNE RD	FLUME MATTHEW L & ALLISON K
9	8309 CHADBOURNE RD	WILLIAMSON JENICA M & WILLIAM ALSTON
10	8313 CHADBOURNE RD	MORAN THOMAS A
11	8202 CHADBOURNE RD	WILBUR PAIGE E
12	8210 CHADBOURNE RD	THOMAS H STUART
13	8216 CHADBOURNE RD	DALE JOHN ROBERT &
14	5400 HANOVER AVE	POGLITSCH JON M
15	8302 CHADBOURNE RD	STORDAHL ANN
16	8303 INWOOD RD	HATTON THOMAS H SR & CAROL E
17	8211 INWOOD RD	HABEEB THOMAS L
18	8133 INWOOD RD	GARNER BRYAN A
19	8315 INWOOD RD	WARDLAY BRUCE
20	8206 INWOOD RD	ONEIL PATRICK C & KARA E
21	8128 INWOOD RD	HERATY TIMOTHY M JR TR & MARIAN SUE HERA
22	8306 INWOOD RD	ZEVALLS ALFRED G & ZEVALLS CLAUDIA Z
23	8318 INWOOD RD	DRUSCH MARK A

FILE NUMBER: BDA 134-050

BUILDING OFFICIAL'S REPORT: Application of Nancy Rodriguez for a special exception to the fence height regulations at 5322 Falls Road. This property is more fully described as part of Lot 1 and part of Lot 2, Block 3/5604, and is zoned R-1ac(A), which limits the height of a fence in the front yard to 4 feet. The applicant proposes to construct/maintain an 8 foot high fence, which will require a 4 foot special exception to the fence height regulations.

LOCATION: 5322 Falls Road

APPLICANT: Nancy Rodriguez

REQUEST:

A request for a special exception to the fence height regulations of 4' is made to construct and maintain an approximately 7' 6" high open iron fence and gate with 8' high stucco columns in the 40' front yard setback on a site that is being developed with a single family home/use.

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.

STAFF RECOMMENDATION:

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.

BACKGROUND INFORMATION:

Zoning:

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

Land Use:

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

Zoning/BDA History:

1. BDA 090-070, Property at 5306 Falls Road (the lot immediately west of the subject site)

On June 16, 2010, the Board of Adjustment Panel B granted requests for special exceptions to the fence height regulations of 4' 6" and imposed the submitted revised site plan/elevation document dated 6-10-10 as a condition. The case report stated that the requests were made in conjunction with constructing and maintaining an 8' high "masonry/wrought iron" fence/wall (5' wrought iron atop a 3' masonry base) in the site's Falls Road front yard setback, and an alternating 8' high solid masonry or stone fence wall with an 8' high wrought iron fence in the site's Meadowbrook Drive front yard setback.
2. BDA 089-106, Property at 5405 Falls Road (two lots northeast of the subject site)

On September 14, 2009, the Board of Adjustment Panel C granted a request for special exception to the fence height regulations of 4' 10" and imposed the submitted site plan and elevation as a condition. The case report stated that the request was made in conjunction with constructing and maintaining the following in the site's 40' front yard setback on a site being developed with a single family home: a 5' 4" high open ornamental iron fence with 5' 8" high brick columns; and a 6' 6" high iron gate flanked by two, 8' 10" high brick entry columns and solid brick entry wing walls (each about 12' in length) ranging in height from 6' 2" – 7' 2".
3. BDA 067-028, Property at 55432 Falls Road (two lots east of the subject site)

On February 13, 2007, the Board of Adjustment Panel A granted special exceptions to the fence height of 4' and visibility obstruction regulations and imposed the following conditions: 1) Compliance with

the submitted revised scaled site plan and revised scaled elevation is required; and 2) The fence must be set back 20 feet from the edge of the existing pavement line. The case report stated that the fence height special exception was made in conjunction with constructing and maintaining the following in the site's 40' front yard setback along Hollow Way Road: An approximately 150' long, 6' high open wrought iron fence and entry gate with 8' stone columns parallel to Hollow Way Road; and An approximately 40' long, 6' high chain link fence perpendicular to Hollow Way Road on the south side of the site; and that the special exception to the visibility obstruction regulations was requested in conjunction with constructing and maintaining two 8' high stone columns and possibly landscape materials in the site's two, 20' drive approach visibility triangles into the site from Hollow Way Road. The site was being developed with a single family home.

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.

April 14, 2014: The Board of Adjustment Secretary randomly assigned this case to Board of Adjustment Panel B.

April 14, 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 April 30th deadline to submit additional evidence for staff to factor into their analysis; and the May 9th deadline to submit additional evidence to be incorporated into the Board's docket materials;
- the criteria/standard that the board will use in their decision to approve or deny the request; and
- the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.

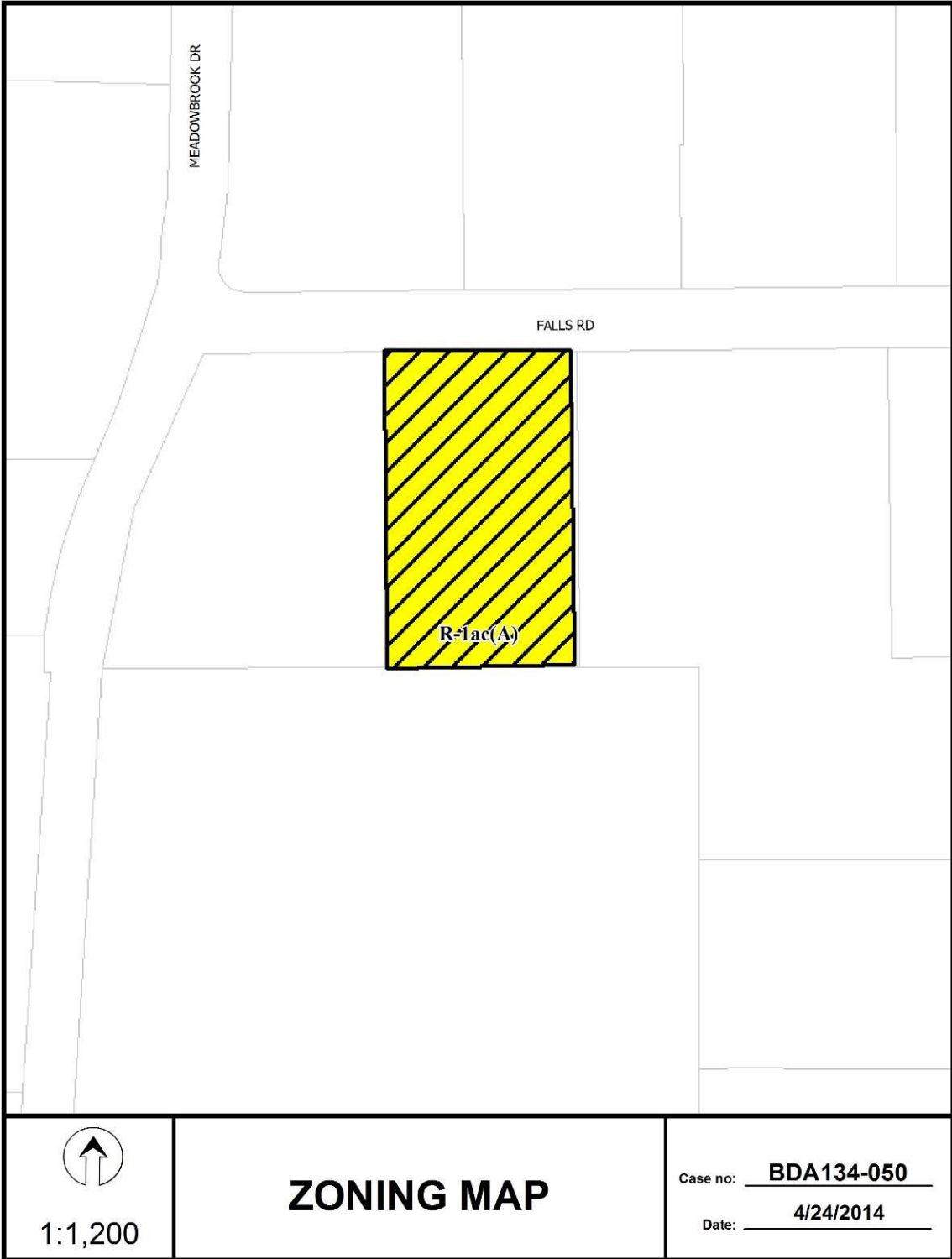
May 6, 2014 : The Board of Adjustment staff review team meeting was held regarding this request and the others scheduled for May public hearings. Review team members in attendance included: the Interim Assistant Director of Sustainable Development and Construction, the Assistant Building Official, the 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.

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

GENERAL FACTS/STAFF ANALYSIS:

- This request focuses on constructing and maintaining an approximately 7' 6" high open iron fence and gate with 8' high stucco columns in the 40' front yard setback on a site that is being developed with a single family home/use.
- The Dallas Development Code states that in all residential districts except multifamily districts, a fence may not exceed 4' above grade when located in the required front yard.
- The applicant has submitted a full site plan and a partial site plan/full elevation of the proposal in the front yard setback that reaches a maximum height of 8'.
- The following additional information was gleaned from the submitted partial site plan:
 - The proposal is represented as being approximately 150' in length parallel to the Falls Road with a recessed entry way, and approximately 40' in length perpendicular to the street on the east and west sides of the site in the front yard setback.
 - The fence proposal is represented as being located approximately on the property line or about 18' from the pavement line. (The gate proposal is represented as being located approximately 9' from the property line or about 27' from the pavement line).
 - Landscape materials (Nellie R. Stevens Holly, Dwarf Burford Holly, Dwarf Variegated Pittosporum, George Tabor Azalea, and Liriope) are denoted on the street side of the proposed fence, most of which is located in the public right-of-way.
- The Board Administrator conducted a field visit of the site and surrounding area and noted two other visible fences above 4 feet high which appeared to be located in a front yard setback. One of the noted fences is immediately west of the subject site, and the other is two lots northeast of the site. Both fences appear to be results of special exceptions granted by the Board – see the "Zoning/BDA History" section of this case report for further details.
- Two home fronts the proposal – neither with fences in their front yards.

- As of May 12th, no letters have been submitted in support of or in opposition to the request.
- The applicant has the burden of proof in establishing that the special exception to the fence height regulations of 4' will not adversely affect neighboring property.
- Granting this special exception of 4' with a condition imposed that the applicant complies with the submitted full site plan and partial site plan/full elevation would require the proposal exceeding 4' in height in the front yard setback to be maintained in the location and of the heights and materials as shown on these documents.





1:1,200

AERIAL MAP

Case no: BDA134-050

Date: 4/24/2014



City of Dallas

APPLICATION/APPEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 134-050

Data Relative to Subject Property:

Date: 2/26/14

Location address: 5322 Falls Road, Dallas, Texas 75220

Zoning District: R-1ac(A)

Lot No.: 1&2 Block No.: 3/5604 Acreage: 0.8740

Census Tract: 206.00

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

To the Honorable Board of Adjustment :

Owner of Property (per Warranty Deed): Whitaker M. Johnson and Debra B. Johnson

Applicant: Nancy Rodriguez Telephone: 214-280-1277

Mailing Address: 4347 W. Northwest Highway Suite 120-240 Zip Code: 75220

E-mail Address: nancy@mmchomes.net

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 4' to the fence height in the front yard

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

will not have an adverse effect on the neighbors because they have fences similar in height

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 Nancy Rodriguez (Affiant/Applicant's name printed)

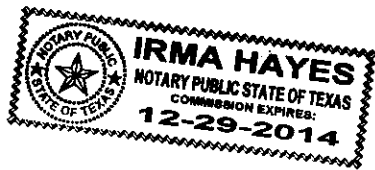
who on (his/her) oath certifies that the above statements are true and correct to his/her best knowledge and that he/she is the owner/or principal/or authorized representative of the subject property.

Respectfully submitted: Nancy Rodriguez (Affiant/Applicant's signature)

Subscribed and sworn to before me this 28 day of March, 2014

Jana Hay
Notary Public in and for Dallas County, Texas

(Rev. 08-01-11)



MEMORANDUM OF
ACTION TAKEN BY THE
BOARD OF ADJUSTMENT

Date of Hearing _____

Appeal was---Granted OR Denied

Remarks _____

Chairman

Building Official's Report

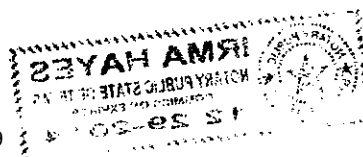
I hereby certify that Nancy Rodriguez

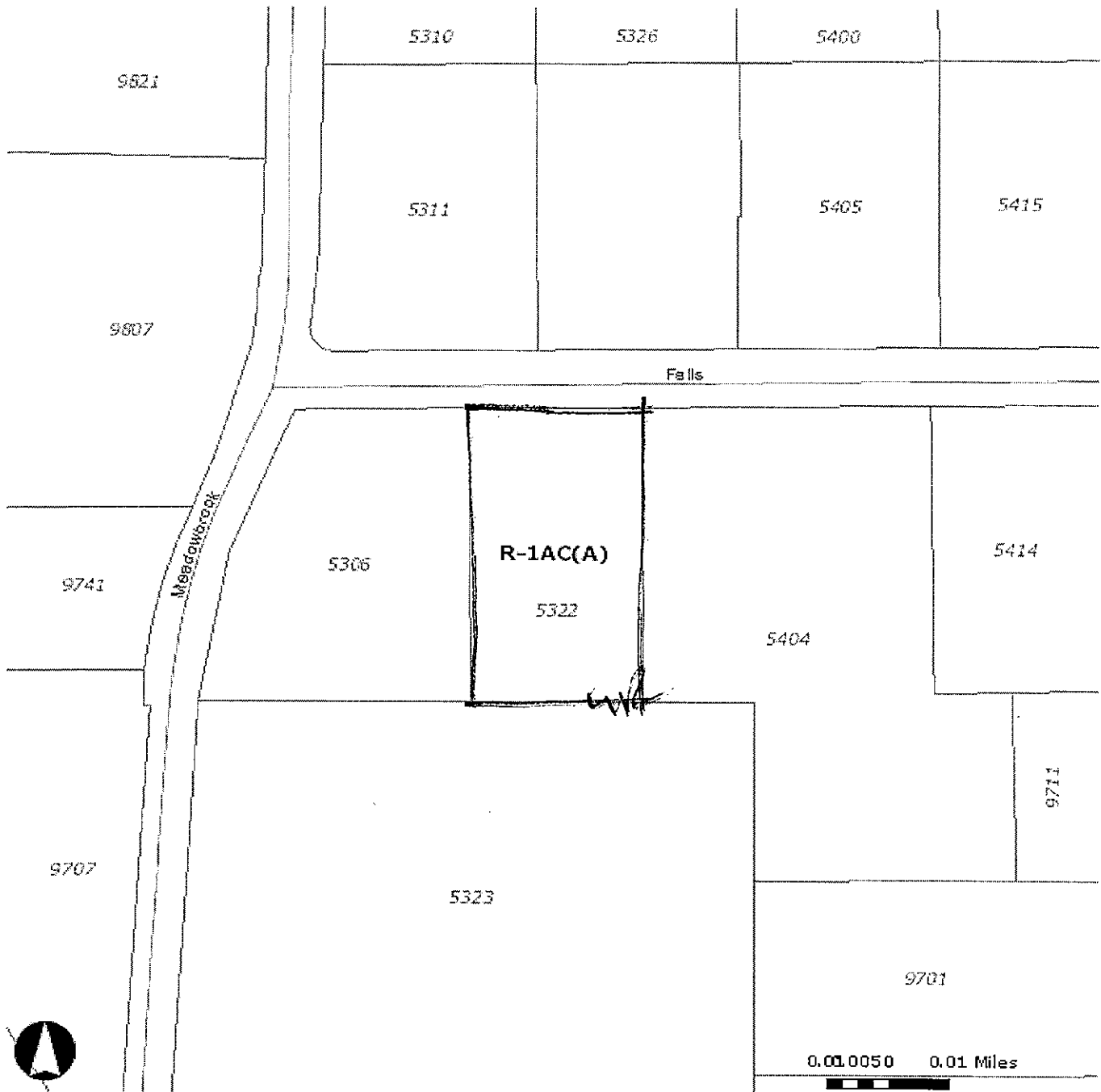
did submit a request for a special exception to the fence height regulations
at 5322 Falls Road

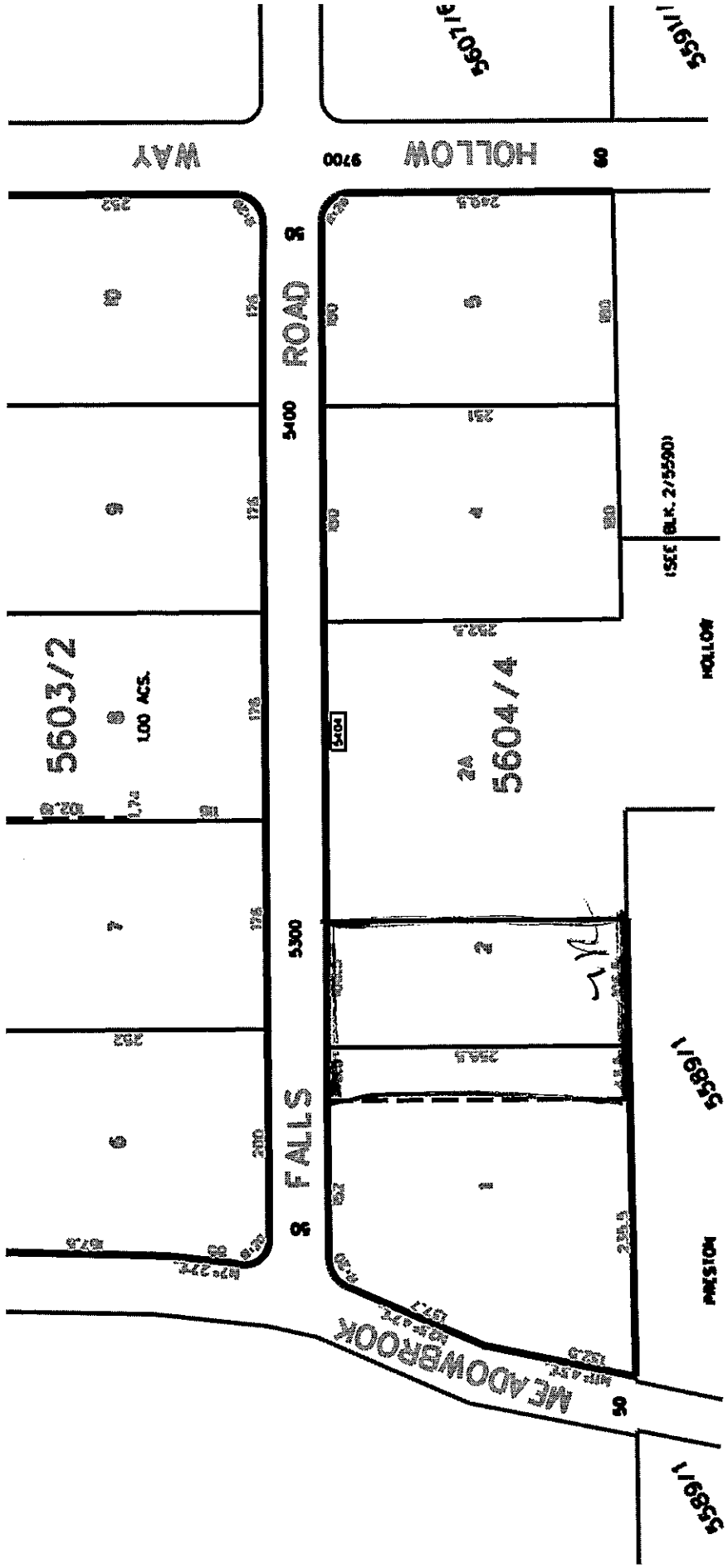
BDA134-050. Application of Nancy Rodriguez for a special exception to the fence height regulations at 5322 Falls Road. This property is more fully described as part of Lot 1 and part of Lot 2, Block 3/5604, and is zoned R-1ac(A), which limits the height of a fence in the front yard to 4 feet. The applicant proposes to construct an 8 foot high fence in a required front yard, which will require a 4 foot special exception to the fence regulation.

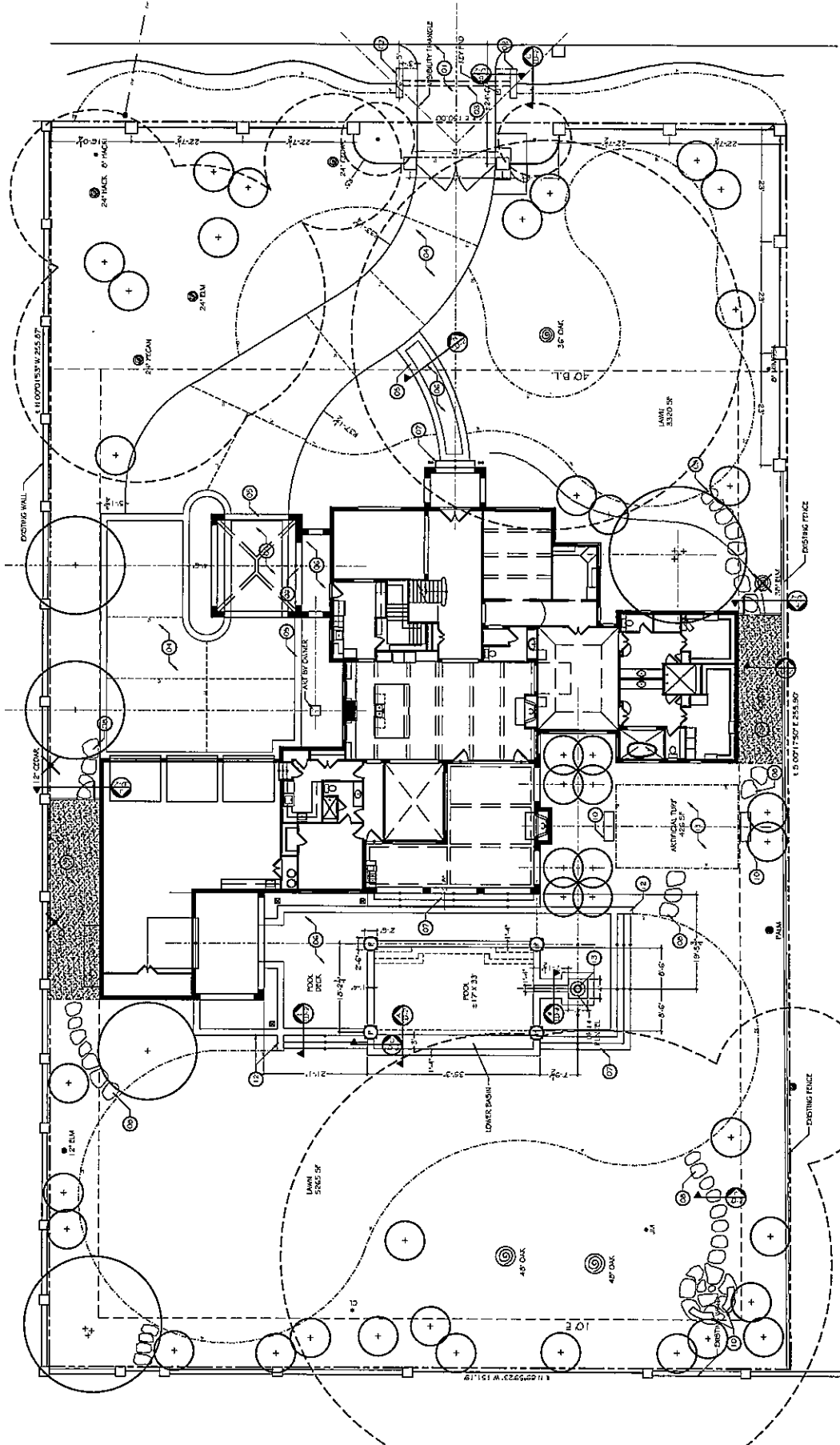
Sincerely,


Larry Holmes, Building Official





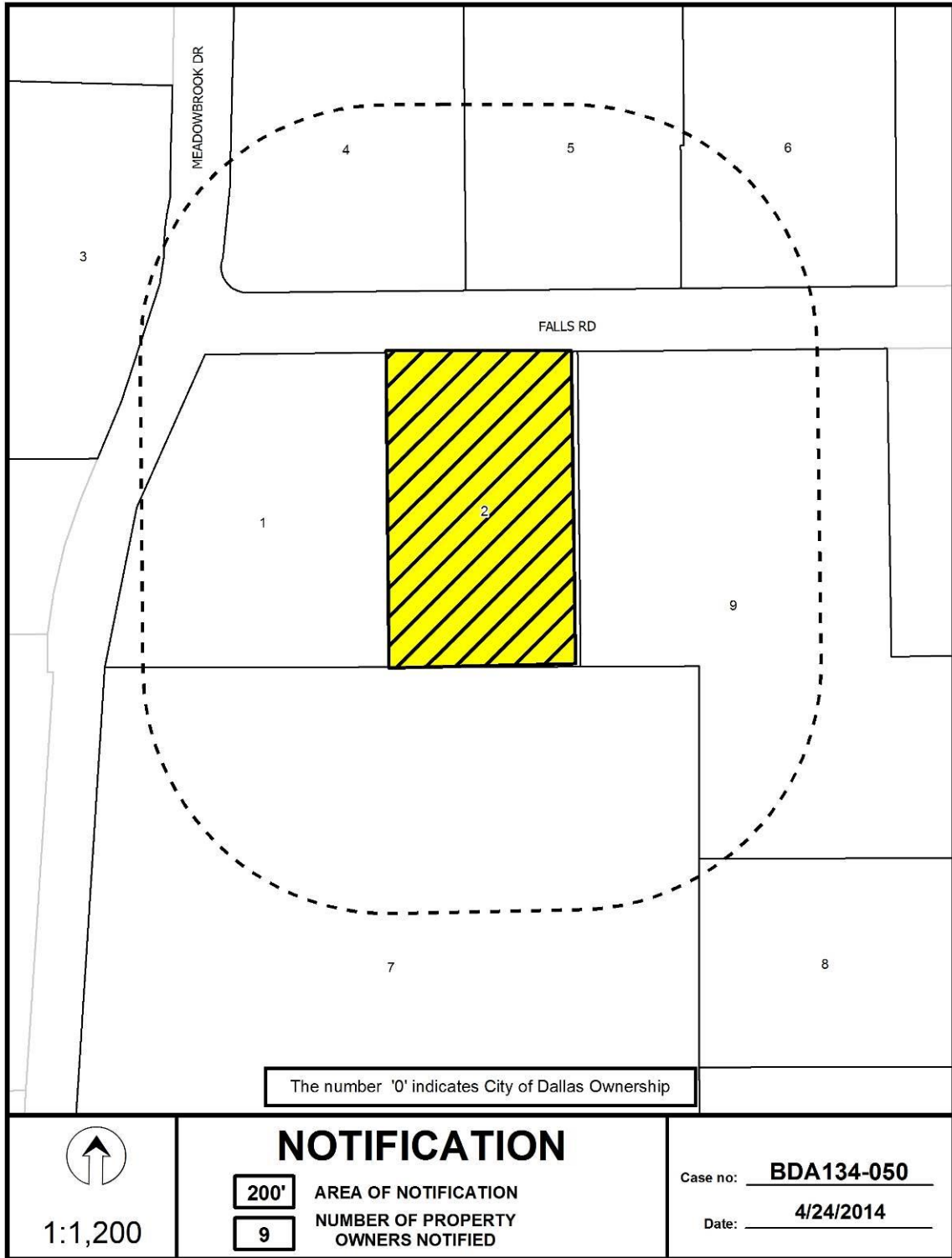




CONSTRUCTION CALLOUTS

- Concrete approach per city standards.
- Grass with 3/8\"/>

LEGEND	
(Symbol)	Existing Tree Symbol
(Symbol)	Existing Shrubs
(Symbol)	Finished Floor
(Symbol)	Top of M.S.
(Symbol)	Top of Cement
(Symbol)	Top of Sill
(Symbol)	Top of Deck
(Symbol)	Bottom of Slab
(Symbol)	Bottom of Footing
(Symbol)	Proposed Structure
(Symbol)	Grading
(Symbol)	Top of Finish
(Symbol)	Existing Grade
(Symbol)	Proposed Grade



Notification List of Property Owners

BDA134-050

9 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	5306 FALLS RD	WARREN KELCY
2	5322 FALLS RD	JOHNSON WHITAKER M & DEBRA B
3	9807 MEADOWBROOK DR	BARRETT RICHARD M & NONA N
4	5311 FALLS RD	FRELING RICHARD A
5	5323 FALLS RD	ROBINSON JEFFREY M
6	5405 FALLS RD	WILSON CHARLES
7	5323 PARK LN	WARREN KELCY
8	9701 HOLLOW WAY RD	SMITH JAMES C TR & CYNTHI HIGH TIDE TRUS
9	5404 FALLS RD	MUSSELMAN JAMES C & MICHELLE

FILE NUMBER: BDA 134-048

BUILDING OFFICIAL'S REPORT: Application of Raymond Detullio, represented by Audra Buckley, for a special exception to the tree preservation regulations at 6430 Gaston Avenue (aka: 1912 Abrams Road). This property is more fully described as an unplatted 118.9 acre parcel in Blocks 2771 - 2774, and is zoned PD 517, which requires which mandatory tree mitigation. The applicant proposes to remove trees on the site and provide an alternate tree mitigation plan, which will require a special exception to the tree preservation regulations.

LOCATION: 6430 Gaston Avenue (aka: 1912 Abrams Road)

APPLICANT: Raymond Detullio
Represented by Audra Buckley

REQUEST:

A special exception to the tree preservation regulations is requested due to the removal of trees on a site developed as a "country club with private membership" use (Lakewood Country Club), and not fully complying with the Article X: Tree Preservation Regulations of the Dallas Development Code.

STANDARD FOR A SPECIAL EXCEPTION TO THE TREE PRESERVATION REGULATIONS:

The board may grant a special exception to the tree preservation 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:

Denial

Rationale:

- While the Chief Arborist concludes among other things that granting the special exception would not adversely affect neighboring property since many existing trees and an extensive amount of open spaces remain on the 119 acre property, he recommends denial of the request since he has not determined that it is “impracticable or imprudent” to plant replant replacement trees on the property based on the apparent amount of open space available on the property.

BACKGROUND INFORMATION:

Zoning:

Site: PD 517 (Planned Development)
North: CD 2 (Conservation District)
South: CD 6, MF-2(A), & PD 281 (Conservation District, Multifamily, Planned Development)
East: R-7.5(A) (Single family residential 7,500 square feet)
West: MF-2(A, & PD 281 (Multifamily, Planned Development)

Land Use:

The subject site is developed as a “country club with private membership” use (Lakewood Country Club). The areas to the north and east appear to be mostly developed with single family uses; and the areas to the south and west appear to be developed with a mix of residential and nonresidential 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:

March 24, 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.

April 14, 2014: The Board of Adjustment Secretary randomly assigned this case to Board of Adjustment Panel B.

April 14, 2014: 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 April 30th deadline to submit additional evidence for staff to factor into their analysis; and the May 9th deadline to submit additional evidence to be incorporated into the Board’s docket materials;
- the criteria/standard that the board will use in their decision to approve or deny the request; and
- the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.

April 30, 2014: The applicant’s representative submitted additional documentation on this application to the Board Administrator beyond what was submitted with the original application (see Attachment A).

May 6, 2014 : The Board of Adjustment staff review team meeting was held regarding this request and the others scheduled for May public hearings. Review team members in attendance included: the Interim Assistant Director of Sustainable Development and Construction, 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.

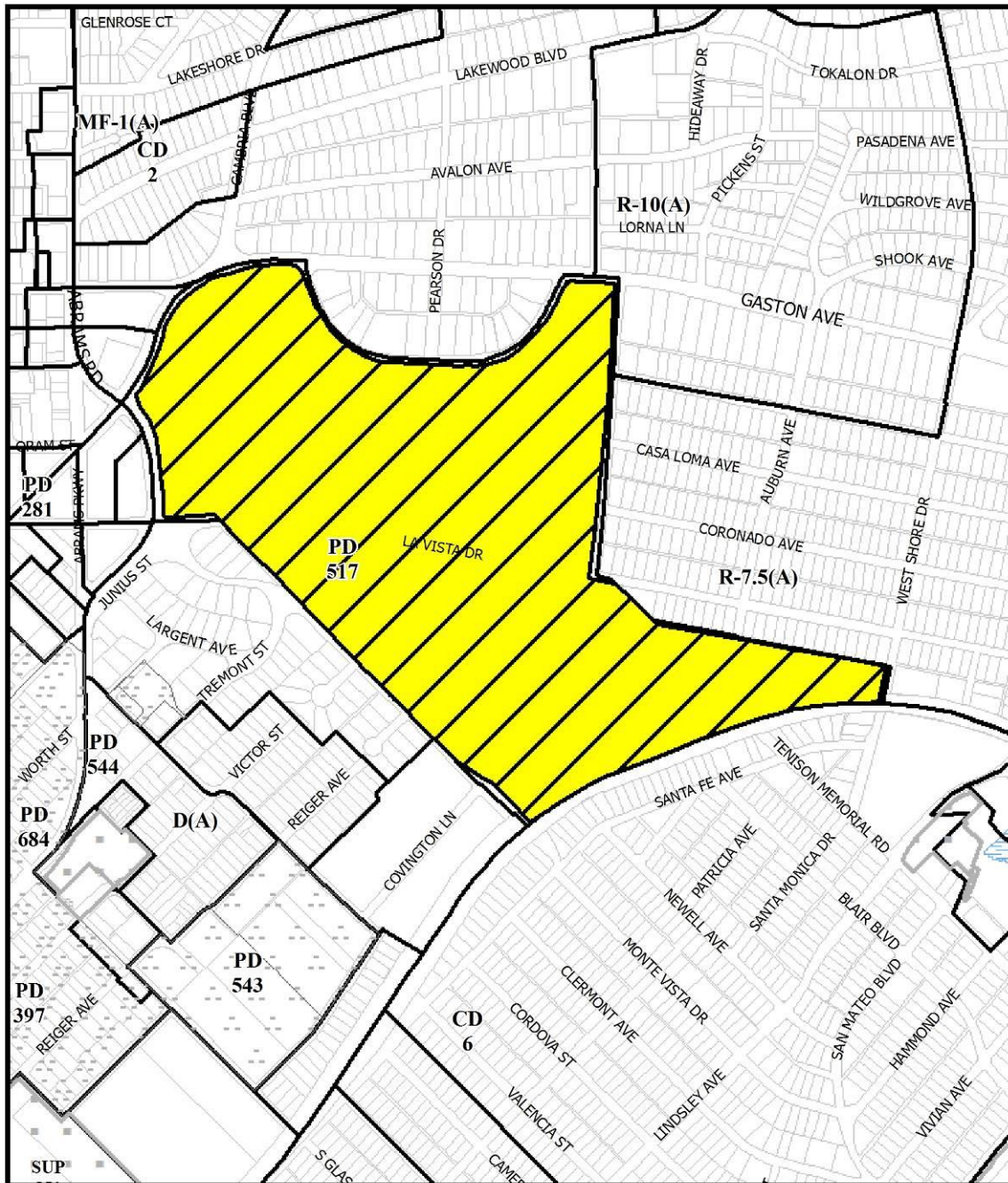
May 12, 2014: The City of Dallas Chief Arborist submitted a memo regarding this request (see Attachment B).

GENERAL FACTS/STAFF ANALYSIS:

- This request focuses on not adhering to tree preservation regulation related to quantity of replacement trees that were removed on the site developed as a “country club with private membership” use (Lakewood Country Club). The applicant is requesting relief from the tree preservation regulations of 200 caliper inches where only 237 inches are to be mitigated of 437 inches of trees to be removed on the site.
- The Dallas Development Code requires full compliance with the Tree Preservation Regulations with new construction or with increasing non-permeable coverage by more than 2,000 square feet.
- The Dallas Development Code states that the Tree Preservation, Removal, and Replacement division of Article X applies to all property in the city except for: 1) lots smaller than two acres in size that contain single-family or duplex uses; and 2) lots in a planned development district with landscaping and tree preservation regulations that vary appreciably from those in the article, as determined by the building official.

- The Tree Preservation Regulations of the Dallas Development Code states that if a tree removal application is approved, one or more healthy replacement trees must be planted in accordance with among other things quantity - the total caliper of replacement trees must equal or exceed the total caliper of protected trees removed or seriously injured.
- The Tree Preservation Regulations of the Dallas Development Code states that a property owner can comply with tree preservation regulations by mitigating the removed trees if the building official determines that, due to inhospitable soil conditions or inadequate space, it would be impracticable or imprudent for the responsible party to plant a replacement tree on the lot where the protected tree was removed or seriously injured, in any of the alternative methods provided for in Article X: donating trees to the Park Department, planting replacement trees on other property within one mile of the tree removal property, making payment into the Reforestation Fund, and/or granting a conservation easement area.
- The City of Dallas Chief Arborist had submitted a memo regarding this request to the Board Administrator (see Attachment B). The memo stated among other things how the request is triggered by the fact that the 119-acre country club is conducting renovations of a private golf course, and that a tree removal was permitted in conjunction with the renovation work on site.
- The City of Dallas Chief Arborist's memo identifies that the deficiency in this case is that the applicant has removed 437 inches from 25 protected trees under permit which required full mitigation. The proposed plan replaces 237 inches (54.2 percent) to be planted on the removal property. The amount is 200 inches short of full mitigation, and there is no proposal for completing all tree replacement on the property or, consequently, through the alternate methods of mitigation provided under Article X.
- The City of Dallas Chief Arborist's memo lists several factors for consideration some of which include the following:
 - Upon removing protected trees from a property, under permit, an owner must replace trees on the property equal to, or exceeding, the amount of protected inches removed. If it is determined to be "impracticable or imprudent" to replace the trees onto the property "due to inhospitable soil conditions or inadequate spaces," the owner shall comply with one or more alternative methods of mitigation listed in Section 51A-10.135: donating trees to the Park Department, planting replacement trees on other property within one mile of the tree removal property, making payment into the Reforestation Fund, and/or granting a conservation easement area.
 - When considering the relief the applicant seeks for compliance with Section 51A-10.134, or consequently, 51A-10.135, the board is determining 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:

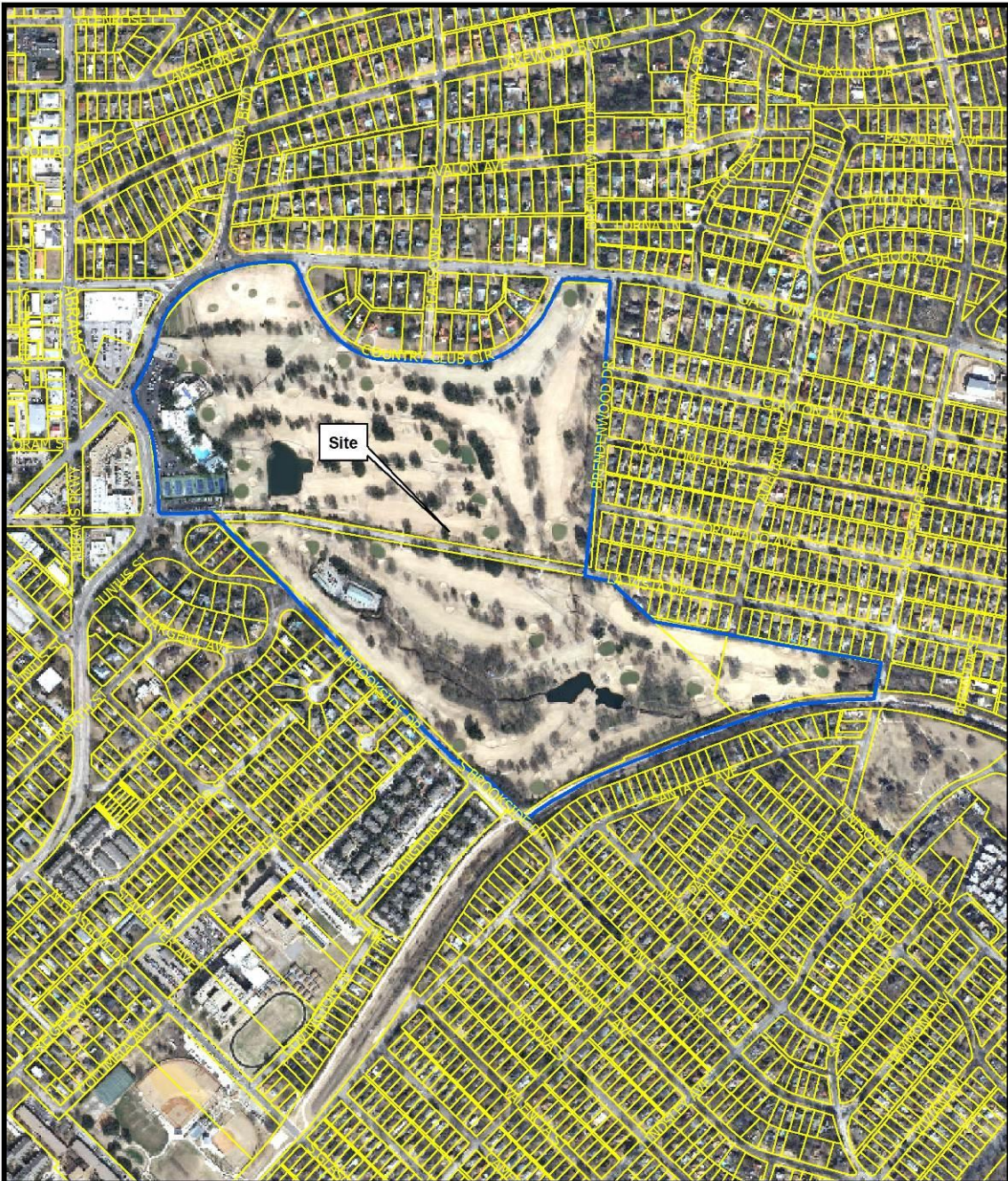
- the extent to which there is residential adjacency;
- the topography of the site;
- the extent to which landscaping exists for which no credit is given under this article; and
- the extent to which other existing or proposed amenities will compensate for the reduction of landscaping.
- An additional number of trees were removed that were dead or otherwise not protected under Article X.
- There is no request to extend the timing of tree replacement.
- The purpose of Article X is, in part, “to encourage the preservation of large trees which, once removed, can be replaced only after generations.
- The Chief Arborist recommends denial of the request. The Arborist notes that he has not determined it is “impracticable or imprudent” to plant replant replacement trees on the property based on the apparent amount of open space available on the property and the prevalent maintenance available for the property. Therefore, the request before the Board is for relief of the requirements of Section 51A-10.134 regarding the replacement of trees on the property. It is of the Arborist’s opinion that the special exception would not adversely affect neighboring property since many existing trees and an extensive amount of open spaces remain on the 119 acre property. However, based on the factor of land area, the Arborist has not determined how compliance with the regulations will place an unreasonable burden on the use of the property.
- The applicant has the burden of proof in establishing the following:
 1. Strict compliance with the requirements of the Tree Preservation Regulations of the Dallas Development Code will unreasonably burden the use of the property.
 2. The special exception will not adversely affect neighboring property.



1:8,400

ZONING MAP

Case no: **BDA134-048**
 Date: **4/24/2014**



1:8,400

AERIAL MAP

Case no: BDA134-048

Date: 4/24/2014

Long, Steve

BDA 134-048

Attach A

Pg 1

From: Audra Buckley <permitteddevelopment@tx.rr.com>
Sent: Wednesday, April 30, 2014 8:34 AM
To: Long, Steve
Cc: Duerksen, Todd; Erwin, Philip
Subject: BDA 134-048 revised plans
Attachments: Tree Schedule.xlsx; C1.02-TREE MITIGATION PLAN.PDF; C1.01-TREE MITIGATION PLAN.PDF

Importance: High

Steve:

Please find attached the revised plans for Lakewood Country Club's golf course. The new total is 315 inches on the south to be removed and same 122 inches on the north to be removed. New total is 437 inches to be removed. This is 175.5 inches to mitigate the south removals and 61.5 inches to mitigate the north removals. In summary, we would be planting 237 caliper inches to help mitigate the 437 inches removed.

The reason for the modification is due to recommendations made by a golf course architect hired by Lakewood.

I will have 4 revised hard copies and 2 reductions of each plan delivered to Todd/Phil by noon today.

Audra Buckley, Land Planner/Project Manager

Permitted Development

416 S Ervay Street

Dallas, TX 75201

214-686-3635

<http://www.permitteddevelopmentdfw.com>

Tree Removal Schedule

Trees Removed from North Side

<u>Hole #</u>	<u>Caliper inches</u>	<u>Tree type</u>	<u>Plan #</u>
10	18	Pecan	16
	19	Catalpa	17
	24	Live Oak	18
16	19	Eastern Red Cedar	22
18	14	Bald Cypress	23
	28	Bald Cypress	24
122		Total Caliper Inches Removed from North	

Trees Removed from South Side

4	12	Cedar Elm	1
	10	Texas Red Oak	2
	12	Texas Red Oak	3
	14	Cedar Elm	4
8	30	Pecan	5
9	19	Pecan	6
	26	Cedar elm	7
	18	Shumard Red Oak	8
	13	American Elm	9
	12	Shumard Red Oak	10
	14	Shumard Red Oak	11
	19	Shumard Red Oak	12
	16	Burr Oak	13
16	16	Burr Oak	14
	23	Cedar elm	15
13	12	Texas Red Oak	19
14	16	Cedar Elm	81
15	16	Lackbark Elm	20
	17	Lackbark Elm	21
315		Total Caliper Inches Removed from South	

437 Total Caliper Inches Removed combined

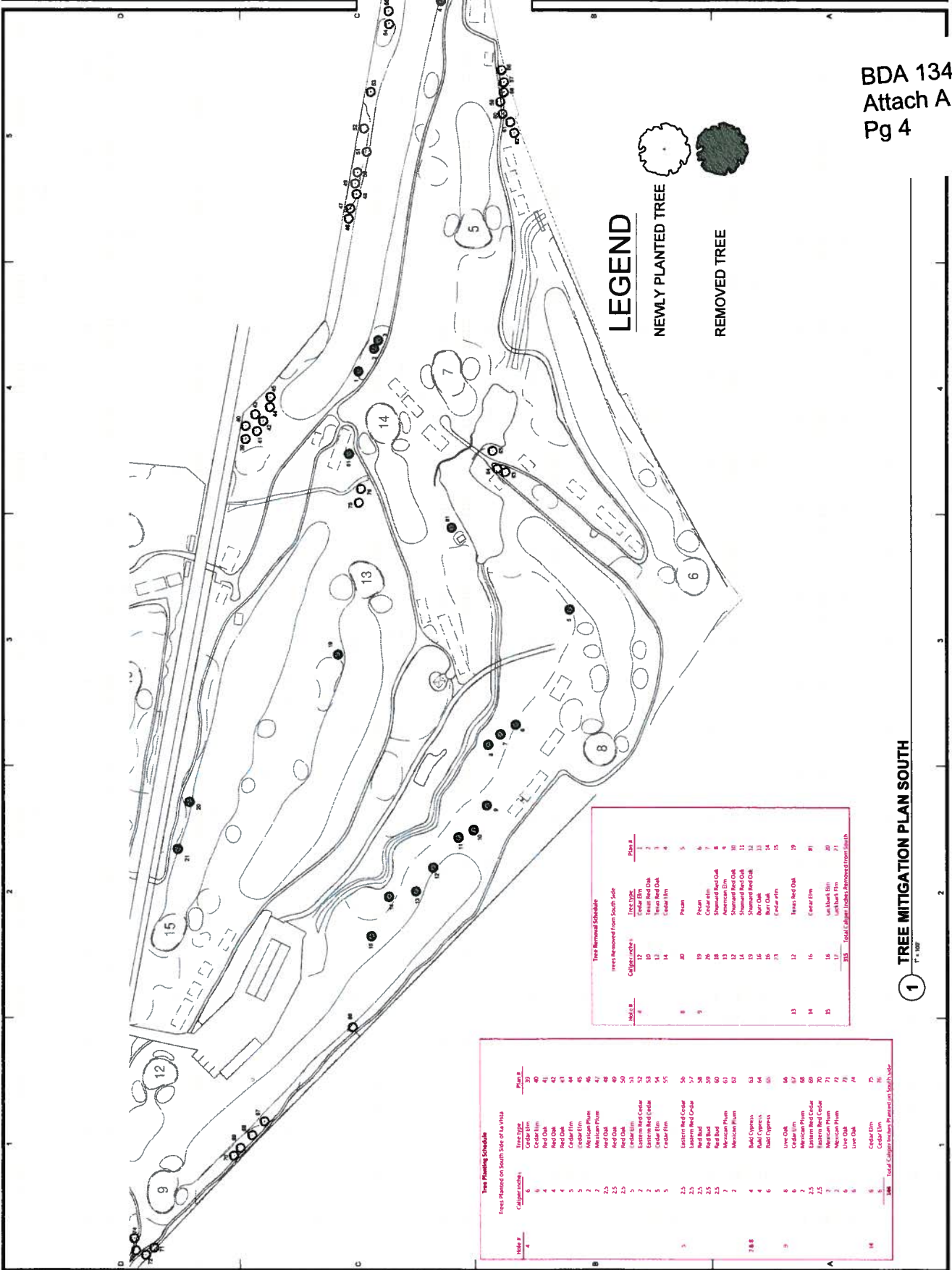
LAKESWOOD COUNTRY CLUB
1912 ABRAMS RD, CITY
DALLAS, TEXAS 75214

LAKESWOOD COUNTRY CLUB
1912

Date:	04/28/2014
Project:	
Client:	H. L.
Location:	
Scale:	
Drawn By:	
Checked By:	
Tree Mitigation Plan:	

C1.02

BDA 134-048
Attach A
Pg 4



LEGEND



NEWLY PLANTED TREE

REMOVED TREE

Tree Planting Schedule

Node #	Tree Type	Quantity	Plant #
1	Live Oak	1	1
2	Live Oak	1	2
3	Live Oak	1	3
4	Live Oak	1	4
5	Live Oak	1	5
6	Live Oak	1	6
7	Live Oak	1	7
8	Live Oak	1	8
9	Live Oak	1	9
10	Live Oak	1	10
11	Live Oak	1	11
12	Live Oak	1	12
13	Live Oak	1	13
14	Live Oak	1	14
15	Live Oak	1	15
16	Live Oak	1	16
17	Live Oak	1	17
18	Live Oak	1	18
19	Live Oak	1	19
20	Live Oak	1	20
21	Live Oak	1	21
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23	Live Oak	1	23
24	Live Oak	1	24
25	Live Oak	1	25
26	Live Oak	1	26
27	Live Oak	1	27
28	Live Oak	1	28
29	Live Oak	1	29
30	Live Oak	1	30
31	Live Oak	1	31
32	Live Oak	1	32
33	Live Oak	1	33
34	Live Oak	1	34
35	Live Oak	1	35
36	Live Oak	1	36
37	Live Oak	1	37
38	Live Oak	1	38
39	Live Oak	1	39
40	Live Oak	1	40
41	Live Oak	1	41
42	Live Oak	1	42
43	Live Oak	1	43
44	Live Oak	1	44
45	Live Oak	1	45
46	Live Oak	1	46
47	Live Oak	1	47
48	Live Oak	1	48
49	Live Oak	1	49
50	Live Oak	1	50
51	Live Oak	1	51
52	Live Oak	1	52
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54	Live Oak	1	54
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57	Live Oak	1	57
58	Live Oak	1	58
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62	Live Oak	1	62
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74	Live Oak	1	74
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76	Live Oak	1	76
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79	Live Oak	1	79
80	Live Oak	1	80
81	Live Oak	1	81
82	Live Oak	1	82
83	Live Oak	1	83
84	Live Oak	1	84
85	Live Oak	1	85
86	Live Oak	1	86
87	Live Oak	1	87
88	Live Oak	1	88
89	Live Oak	1	89
90	Live Oak	1	90
91	Live Oak	1	91
92	Live Oak	1	92
93	Live Oak	1	93
94	Live Oak	1	94
95	Live Oak	1	95
96	Live Oak	1	96
97	Live Oak	1	97
98	Live Oak	1	98
99	Live Oak	1	99
100	Live Oak	1	100

Total Caliper Inches Planted (all South Side)

Tree Removal Schedule

Node #	Tree Type	Quantity	Plant #
1	Live Oak	1	1
2	Live Oak	1	2
3	Live Oak	1	3
4	Live Oak	1	4
5	Live Oak	1	5
6	Live Oak	1	6
7	Live Oak	1	7
8	Live Oak	1	8
9	Live Oak	1	9
10	Live Oak	1	10
11	Live Oak	1	11
12	Live Oak	1	12
13	Live Oak	1	13
14	Live Oak	1	14
15	Live Oak	1	15
16	Live Oak	1	16
17	Live Oak	1	17
18	Live Oak	1	18
19	Live Oak	1	19
20	Live Oak	1	20
21	Live Oak	1	21
22	Live Oak	1	22
23	Live Oak	1	23
24	Live Oak	1	24
25	Live Oak	1	25
26	Live Oak	1	26
27	Live Oak	1	27
28	Live Oak	1	28
29	Live Oak	1	29
30	Live Oak	1	30
31	Live Oak	1	31
32	Live Oak	1	32
33	Live Oak	1	33
34	Live Oak	1	34
35	Live Oak	1	35
36	Live Oak	1	36
37	Live Oak	1	37
38	Live Oak	1	38
39	Live Oak	1	39
40	Live Oak	1	40
41	Live Oak	1	41
42	Live Oak	1	42
43	Live Oak	1	43
44	Live Oak	1	44
45	Live Oak	1	45
46	Live Oak	1	46
47	Live Oak	1	47
48	Live Oak	1	48
49	Live Oak	1	49
50	Live Oak	1	50
51	Live Oak	1	51
52	Live Oak	1	52
53	Live Oak	1	53
54	Live Oak	1	54
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56	Live Oak	1	56
57	Live Oak	1	57
58	Live Oak	1	58
59	Live Oak	1	59
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61	Live Oak	1	61
62	Live Oak	1	62
63	Live Oak	1	63
64	Live Oak	1	64
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66	Live Oak	1	66
67	Live Oak	1	67
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69	Live Oak	1	69
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71	Live Oak	1	71
72	Live Oak	1	72
73	Live Oak	1	73
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76	Live Oak	1	76
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80	Live Oak	1	80
81	Live Oak	1	81
82	Live Oak	1	82
83	Live Oak	1	83
84	Live Oak	1	84
85	Live Oak	1	85
86	Live Oak	1	86
87	Live Oak	1	87
88	Live Oak	1	88
89	Live Oak	1	89
90	Live Oak	1	90
91	Live Oak	1	91
92	Live Oak	1	92
93	Live Oak	1	93
94	Live Oak	1	94
95	Live Oak	1	95
96	Live Oak	1	96
97	Live Oak	1	97
98	Live Oak	1	98
99	Live Oak	1	99
100	Live Oak	1	100

Total Caliper Inches Removed from South Side

1 TREE MITIGATION PLAN SOUTH

Memorandum



CITY OF DALLAS

DATE May 9, 2014
TO Steve Long, Board of Adjustment Administrator
SUBJECT # BDA 134 - 048 6430 Gaston Avenue (Lakewood Country Club)

The applicant is requesting a special exception to the tree mitigation regulations of Article X for relief from Section 51A-10.134 requiring replacement trees.

Trigger

The 119-acre country club is conducting renovations of a private golf course. The tree removal was permitted in conjunction with the renovation work on site.

Deficiencies

The applicant removed 437 inches from 25 protected trees under permit which requires full mitigation. The proposed plan replaces 237 inches (54.2%) to be planted on the removal property. This amount is 200 inches short of full mitigation. There is no proposal for completing all tree replacement on the property under the requirements of Section 51A-10.134 or, consequently, through the alternative methods of mitigation listed under Section 51A-10.135.

Factors

Upon removing protected trees from a property, under permit, an owner must replace trees on the property equal to, or exceeding, the amount of protected inches removed. If it is determined to be "impracticable or imprudent" to replace the trees onto the property "due to inhospitable soil conditions or inadequate space," the owner shall comply with one or more alternative methods of mitigation listed in Section 51A-10.135: 1) donate trees to the Park Department (through agreement with the department), 2) plant trees within one mile of the removal property (with mutual maintenance agreement with the property owner), 3) make payment into the Reforestation Fund, or 4) create a conservation easement for the preservation of woodland.

When considering the relief the applicant seeks for compliance with Section 51A-10.134, or consequently, 51A-10.135, the board is determining 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 under subsection (a), the board shall consider the following :

- (1) The extent to which there is residential adjacency.
- (2) The topography of the site.
- (3) The extent to which landscaping exist for which no credit is given under this article.
- (4) The extent to which other existing or proposed amenities will compensate for the reduction of landscaping.

An additional number of trees were removed that were dead or otherwise not protected under Article X due to size or health condition. A permit was not required for these removed trees.

There is no request to extend the timing of tree replacement.

All replacement trees, as large canopy trees (i.e, oak, elm) or small ornamental trees (i.e., crepe myrtle, redbud), must be planted at a minimum of 2" caliper in size.

The purpose of Article X is, in part, "to encourage the preservation of large trees which, once removed, can be replaced only after generations.

Recommendation

The chief arborist has not determined it is "impracticable or imprudent" to plant replacement trees on the property, based on the apparent amount of open space available on the property and the prevalent maintenance available for the property. Therefore, the request before the board is for relief of the requirements of Section 51A-10.134 regarding the replacement of trees on the property.

In my opinion, the special exception would not adversely affect neighboring property since many existing trees, and an extensive amount of open space, remain on the 119 acre property. However, based on the factor of land area, I have not determined how compliance with the regulations will place an unreasonable burden on the use of the property. Based on this latter determination, my recommendation to the board is for denial of the request.

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



APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 134-048

Date: March 24, 2014

Data Relative to Subject Property:

Location address: 6430 Gaston Avenue aka 1912 Abrams Zoning District: PD 517
Lot No.: N/A Block No.: 2771-2774 Acreage: 118.9417 Census Tract: 0001.00
Street Frontage (in Feet): 1) 1460 2) 660 3) 2300 4) 2143 5) 1533 6) 1559'

To the Honorable Board of Adjustment :

Owner of Property (per Warranty Deed): Lakewood Country Club

Applicant: Raymond Detullio Telephone: 214-821-0038

Mailing Address: 1912 Abrams Road Zip Code: 75214

E-mail Address: RDeTullio@lakewoodcc.com

Represented by: Audra Buckley - Permitted Development Telephone: 214-686-3635

Mailing Address: 416 S Ervay Street Zip Code: 75201

E-mail Address: permitteddevelopment@tx.rr.com

Affirm that an appeal has been made for a Variance or Special Exception of Tree Preservation regulations (golf course only). Article X requires mandatory tree mitigation.

The applicant proposes to provide an alternate tree mitigation plan, which will require a special exception to the tree preservation regulations.

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:

exception: 154" of 393" will not be replaced. Request will not affect neighboring properties since these trees are interior to the property.

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

Affidavit

Before me the undersigned on this day personally appeared RAYMOND W. DETULLIO

(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.

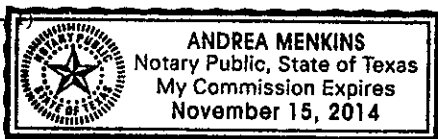
Respectfully submitted: R. DeTullio

(Affiant/Applicant's signature)

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

Andrea Menkins
Notary Public in and for Dallas County, Texas

(Rev. 08-01)



MEMORANDUM OF
ACTION TAKEN BY THE
BOARD OF ADJUSTMENT

Date of Hearing _____

Appeal was--Granted OR Denied

Remarks _____

Chairman

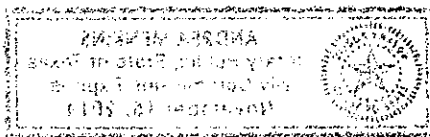
Building Official's Report

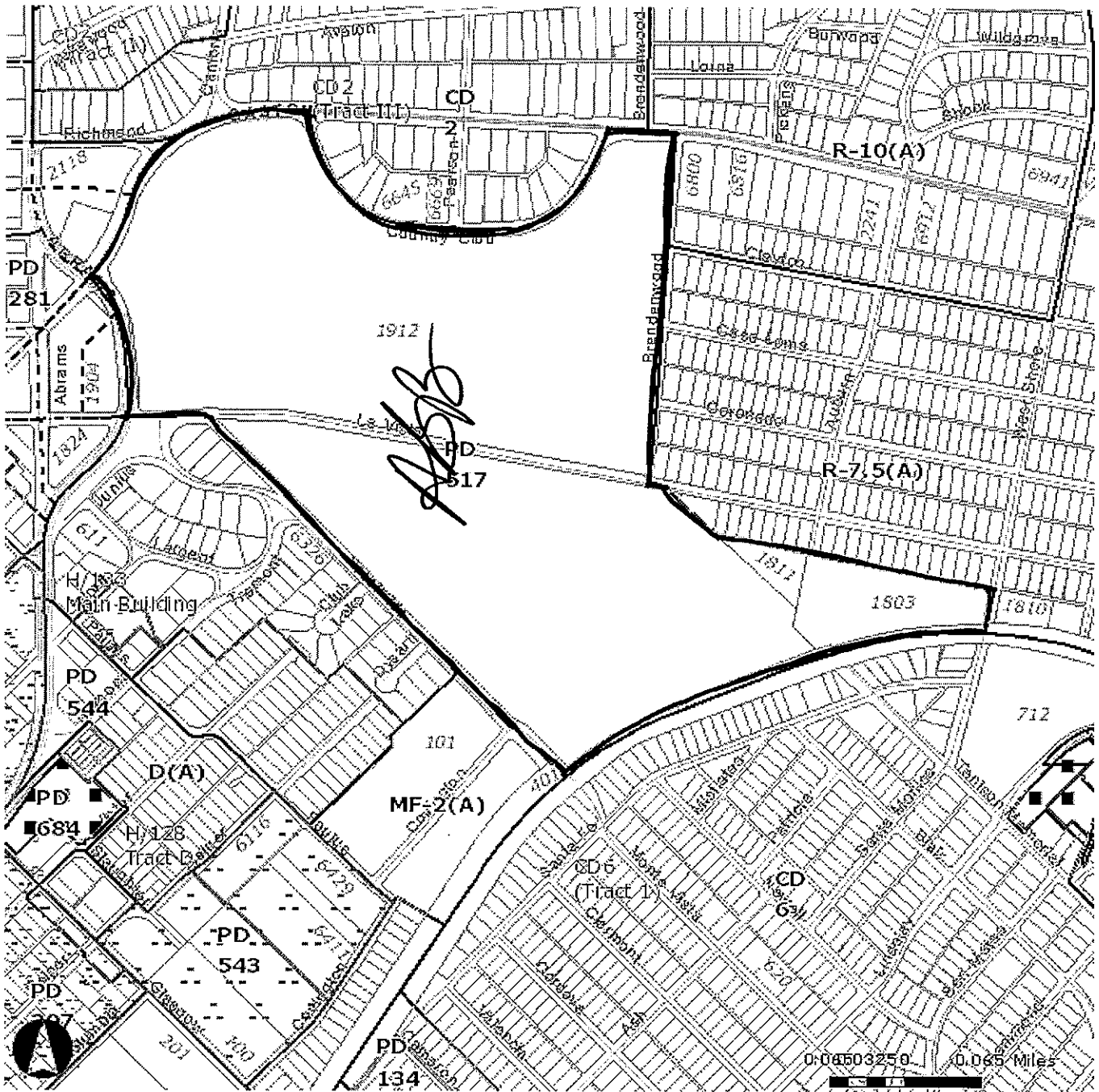
I hereby certify that Raymond Detullio
represented by Audra Buckley
did submit a request for a special exception to the landscaping regulations
at 6430 Gaston Avenue (aka: 1912 Abrams Road)

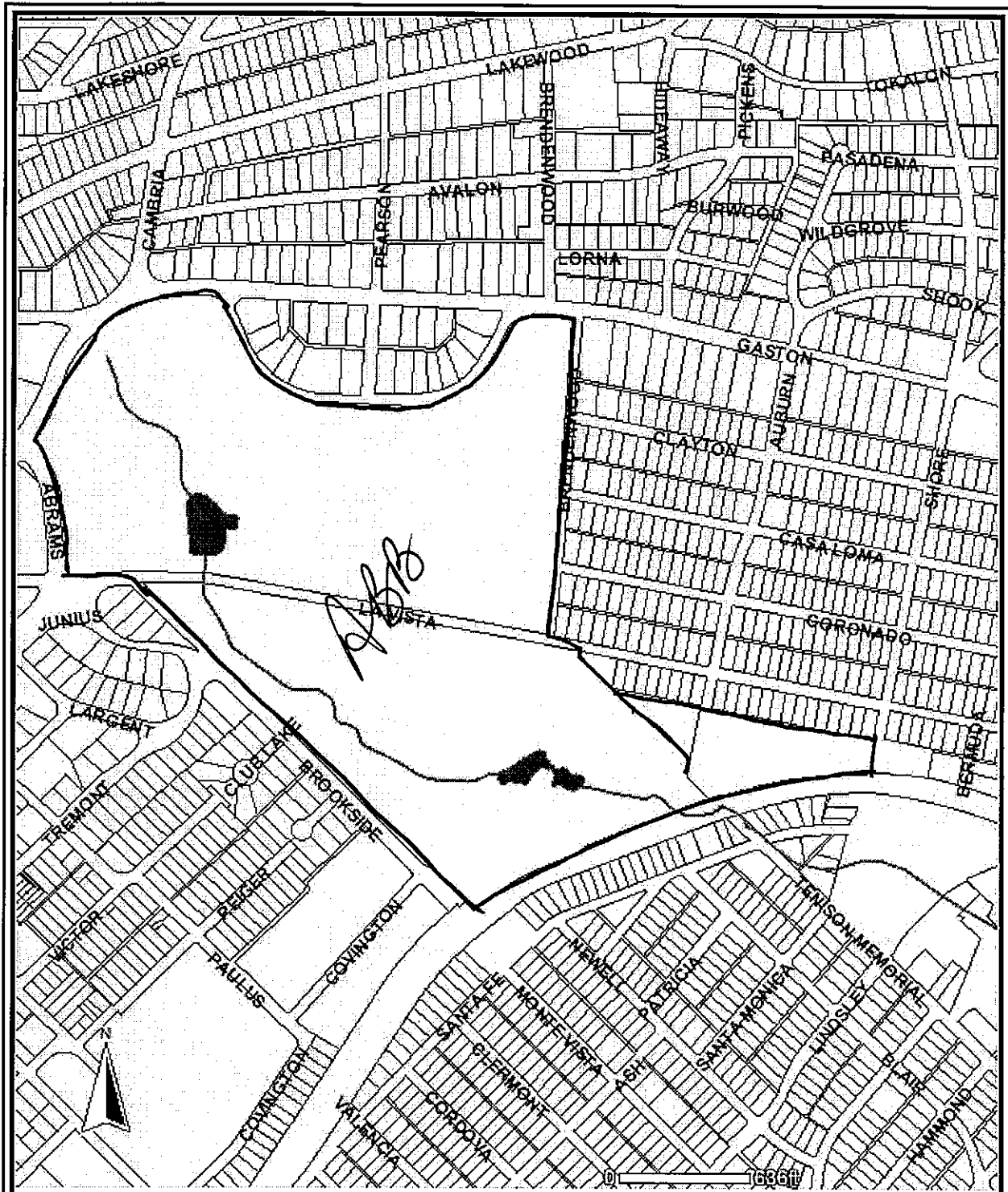
BDA134-048. Application of Raymond Detullio represented by Audra Buckley for a special exception to the landscaping regulations at 6430 Gaston Avenue (aka: 1912 Abrams Road). This property is more fully described as an unplatted 118.9 acre parcel in Blocks 2771 - 2774, and is zoned PD 517, which requires mandatory landscaping. The applicant proposes to construct and maintain a nonresidential structure and provide an alternate landscape plan for tree mitigation, which will require a special exception to the landscape and tree preservation regulations.

Sincerely,

Larry V. Holmes
Larry Holmes, Building Official







**Dallas Central
Appraisal District**
www.dallascad.org

DISCLAIMER

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

(1) Strict compliance with the requirements of this article will unreasonably burden the use of the property;

Golf courses require health greens in order to be effective. Over-planting the interior with canopy trees creates shaded areas where grass cannot grow efficiently. Several trees have been planted over the years and there are literally thousands of caliper inches on the golf course portion of this site – north and south of LaVista. In order to maintain the golf course's functionality, according to a study produced by Arborological Services, Inc., 68 trees or 1066 caliper inches need to be removed on both sides of LaVista. Of the 1066 inches, only 480" have been determined to require mitigation in accordance with the City's standard. The remainder of those inches does not qualify for mitigation due to poor structure, stem decay or their small stature. According to the report, mitigation would consist of 209" on the North side and 271" on the South side. A permit has been issued for the South side for tree removal and all but 95.5" of the 271" will be replaced.

On the north side, 87" of the 209" recommended for removal will remain at this time (Identified in the report as grouping #16T, #10L, and #10R), reducing the north side mitigation requirement from 209" to 122". Of those 122", the applicant will mitigate 61.5" leaving a balance of 60.5".

In total, the applicant will not be able to replace 157" of 393" (40%) to be mitigated. 100% compliance with mitigation will create a situation where trees will be planted in areas that will adversely affect the functionality of the golf course.

(2) The special exception will not adversely affect neighboring property; and

No adverse affects are expected since the majority of the trees to be mitigated would have to be replanted in the interior of the property. Caliper inches the applicant will mitigate will be planted internally where feasible and along the perimeter where feasible.

(3) The requirements are not imposed by a site-specific landscape plan approved by the city plan commission or city council.

N/A Landscape plans on file pertain to the clubhouse area only and not to the golf course.

In determining whether to grant a special exception, the applicant has considered the following factors:

- The extent to which there is residential adjacency;

Residential adjacency is prevalent on all street frontages with the exception of Abrams Road and Gaston Avenue. The property is heavily treed on more sensitive street frontages, e.g. N Brookside Drive, Santa Fe Trail, and areas along Brendenwood Drive.

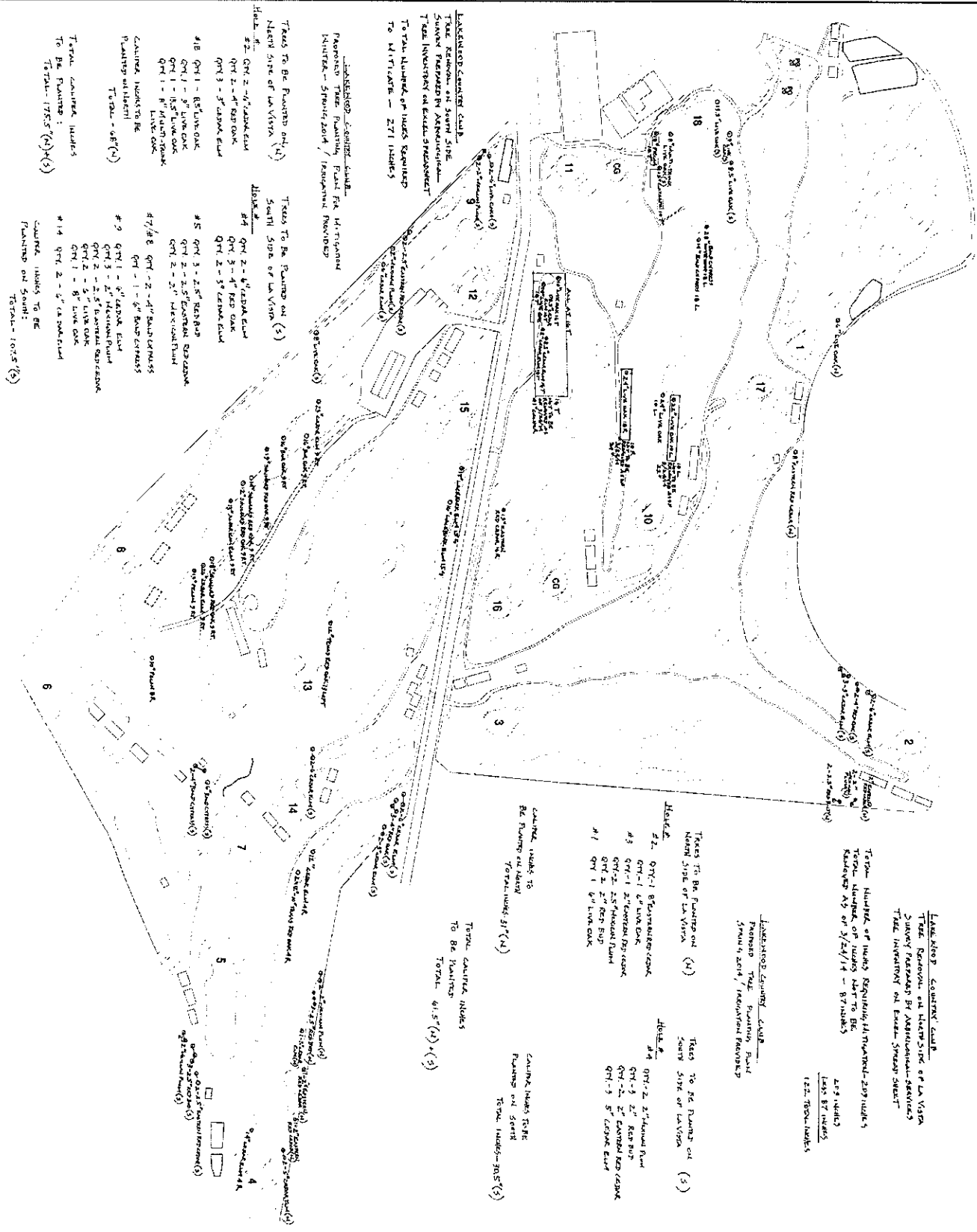
Neighboring residents, according to the applicant, enjoy their golf course views and object to having their view corridors obstructed by too many trees.

- The topography of the site;

The topography varies due to the existing golf course.

- The extent to which landscaping exists for which no credit is given under this article;

Article X does not specifically address golf courses. No credit is given for the amount of green space required.



Lakewood Country Club
 Total Number of Holes Requiring Maintenance - 29 Holes
 Total Number of Holes Not to Be
 Removed as of 3/24/14 - 87 Holes
 122 Total Holes

Lakewood Country Club
 Proposed Total Building Fund
 \$7,000,000 / \$1,000,000 Per Hole

Trees To Be Planted on
 North Side of La Vista (4)

- Hole #
- #2 9' Par 1 8' Round Tee Box
 9' Par 1 - 6" Live Oak
 9' Par 1 - 2" Round Tee Box
 9' Par 2 - 2" Round Tee Box
 9' Par 1 6' Live Oak

Trees To Be Planted on
 South Side of La Vista (5)

- Hole #
- #4 9' Par 2 2" Round Tee Box
 9' Par 1 - 2" Round Tee Box
 9' Par 2 - 2" Round Tee Box
 9' Par 1 5" Live Oak

Clubhouse, Holes To
 Be Planted on North
 Total Holes: 31 (4)

Total Clubhouse Holes
 To Be Planted
 Total - 61.5 (4) + (5)

Clubhouse, Holes To
 Be Planted on South
 Total Holes: 28.5 (5)

Lakewood Country Club
 Total Number of Holes Requiring
 Maintenance - 29 Holes
 Total Number of Holes Not to Be
 Removed as of 3/24/14 - 87 Holes
 To Be Planted - 271 Holes

Lakewood Country Club
 Proposed Total Building Fund
 \$7,000,000 / \$1,000,000 Per Hole

Trees To Be Planted on
 North Side of La Vista (4)

- Hole #
- #2 9' Par 2 - 1" Round Tee Box
 9' Par 2 - 4" Live Oak
 9' Par 3 - 3" Live Oak

Trees To Be Planted on
 South Side of La Vista (5)

- Hole #
- #4 9' Par 2 - 1" Round Tee Box
 9' Par 3 - 4" Live Oak
 9' Par 2 - 5" Live Oak

Lakewood Country Club
 Total Number of Holes Requiring
 Maintenance - 29 Holes
 Total Number of Holes Not to Be
 Removed as of 3/24/14 - 87 Holes
 To Be Planted - 271 Holes

Lakewood Country Club
 Proposed Total Building Fund
 \$7,000,000 / \$1,000,000 Per Hole



LAKESIDE COUNTRY CLUB
 Dallas, TEXAS

LAKESIDE COUNTRY CLUB
 Dallas, TEXAS

INQ, LLC
 Imagery Design
 4257 Waco Road
 Georgetown, Texas 78626
 Tel: 512-358-1880
 Fax: 512-358-1880

Arborilogical Services, Inc.

16 STEEL ROAD ■ WYLIE, TX 75098



The Tree Care Experts
DALLAS (972) 442-1524
FT. WORTH (817) 849-1160
TOLL FREE (866) 55 ARBOR (552-7267)
FAX: (972) 429-0012



www.arborilogical.com

"ENHANCING THE URBAN ENVIRONMENT THROUGH TREE PRESERVATION"

January 29, 2014

Mr. Mike Plummer
Lakewood Country Club
6430 Gaston Ave.
Dallas, TX 75214

Dear Mr. Mike Plummer,

Please find attached an excel spread sheet which has the tree inventory information for the trees on the North side of La Vista Dr. which have been removed or are planned to be removed during the current Golf Course renovation. I have collected relevant information on these trees to aid you in compliance with the Dallas tree ordinance. By my calculations and judgment of these trees, I get the following results.

Two trees from the South side were added with this survey of the trees which may be removed at Lakewood Country Club. There were 26 trees on the North side which were evaluated for mitigation. Fourteen of these should not require mitigation due to very poor structure, stem decay or lack of size to meet the City's standard for required mitigation of 8" . .

Please see the updated summary for all trees which may be removed from the Golf course below.

Total number of trees to be removed: South 42 North 26 Total 68

Total inches of trees to be removed : South 675" North 391" Total 1,066

Total inches of trees which require mitigation: South 271 North 209 Total 480"

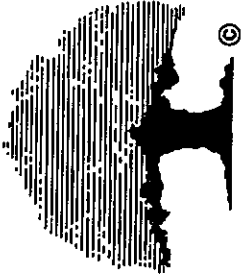
If there are any questions, or concerns regarding this report or the trees to be removed, I can be reached on cell # 973-877-0358.

Respectfully,
Kevin Bassett, B.S. Plant Pathology
I.S.A. Certified Arborist TX #0100-0692
Office: 972-442-1524
E-Mail: kbassett@arborilogical.com

KEVIN BASSETT B.S. PLANT PATHOLOGIST

KBASSETT@arborlogical.com
 I.S.A.CERTIFIED ARBORIST, TX-0100-0692
 Dallas: (972) 442-1524 ext. 229 or Toll Free: (866) 55 ARBOR
 Fax: (972) 429-0012

Tree Mr. Mike Plummer Lakewood Country Club 6430 Gaston Ave. Dallas, TX 75214
 Conducted by Kevin Bassett
 I.S.A. certified Arborist TX-0100-0692. Arborlogical Services Inc.
 LCC Tree Mitigation Survey 01-18-2014



Arborlogical Services, Inc. ©

<u>LOCATION</u>	<u>DIAMETER</u>	<u>SPECIES</u>	<u>CONDITION</u>	<u>MITIGATION</u> Yes/No	<u>PHOTO</u>	<u>COMMENTS</u>
9 Rt	19" @ 2'	Pecan	Good	Y		
9 Rt	26" @ 2'	Cedar Elm	Good	Y		
9 Rt	18" @ 2'	Shumard Red Oak	Good	Y		
9 Rt	13" @ 2'	American Elm	Good	Y		
9 Rt	12" @ 2'	Shumard Red Oak	Good	Y		
9 Rt	14" @ 2'	Shumard Red Oak	Good	Y		
9 Rt	6" @ 2'	Pecan	Good	N - Size		
9 Rt	19" @ 2'	Shumard Red Oak	Good	Y		
9 Rt	8" @ 2'	Pecan	Good	N - Size		
9 Rt	8" @ 2'	Pecan	Good	N - Size		
9 Rt	3x 23-16 -12	Cedar Elm	Very Poor	N - Condition	Y	Decay in main stems
9 Rt	16" @ 2'	Bur Oak	Good	Y		
9 Rt	6" @ 2'	Pecan	Good	N - Size		
9 Rt	16" @ 2'	Bur Oak	Good	Y		
9 Rt	9" @ 2'	Pecan	Good	N - Size		
9 Rt	7" @ 2'	Pecan	Good	N - Size		
9 Rt	23" @ 2'	Cedar Elm	Good	Y		
9 Rt	7" dbh	Cedar Elm	Good	N - Size		Transplant
9 Rt	27" dbh	Cedar Elm	Very Poor	N - Condition	Y	Decay in main stems/cracks/near green
9 Rt	19" dbh	Cedar Elm	very Poor	N - Condition	Y	Lost half in previous storm/Decay/near green
12 T	16" dbh	Bradford Pear	Poor	N - Condition	Y	Decay - poor structure
12T	15" dbh	Bradford Pear	Poor	N - Condition	Y	Poor Structure

LOCATION	DIAMETER	SPECIES	CONDITION	MITIGATION Yes / No	PHOTO	COMMENTS
12T	12" dbh	Bradford Pear	Poor	N -Condition	Y	Poor Structure
12T	9" dbh	Arbor-Vitae	Poor	N -Condition	Y	Decay in Main stems and base
12T	10" dbh	Arbor-Vitae	Poor	N -Condition	Y	Decay in Main Stem
13T	3x 22 -20-15 @ 2'	Texas Red Oak	Dead	N -Condition	Y	Destroyed in 12-13-13 Ice Storm
13T	2x 7.5 - 7.5 dbh	Texas Red Oak	Fair	N - Size	Y	Lost 1/3 in 12-13-13 Ice Storm
13 Left	12" dbh	Texas Red Oak	Fair	Y	Y	Leaner over FW
13 G	15" dbh	Sawtooth Oak	Poor	N -Condition	Y	Decay in main stems
13 G	17" dbh	Sawtooth Oak	Poor	N -Condition		Fe- very severe
13G	14" dbh	Sawtooth Oak	Poor	N -Condition		Fe- very severe
14L	24" dbh	Cottonwood	Poor	N -Condition	Y	Decay at base/Top dieback/Borers
15T	18" @2'	Bradford Pear	Poor	N -Condition	Y	Poor Structure
15T	26" @2'	Bradford Pear	Poor	N -Condition	Y	Poor Structure
15G	16" dbh	Lace Bark Elm	Good	Y		
15G	17" dbh	Lace Bark Elm	Good	Y		
4 R	12" dbh	Cedar Elm	Good	Y		
4 R	2x 12" - 10" dbh	Texas Red Oak	Good	Y		
4G	22" @ 2'	Mulberry	Poor	N -Condition	Y	top dieback
8R	30" @ grade	Pecan	Good	Y		
14R	16" dbh	Cedar Elm	Good	Y	Y	
4R	14" dbh	Cedar Elm	Good	Y	Y	
North						
#16T	8.5" dbh	Cedar Elm	Good	Y	Y	
#16T	8" dbh	Cedar Elm	Good	N - Size	Y	
#16T	10" dbh	Live Oak	Good	Y	Y	
#16T	14" dbh	Live Oak	Good	Y	Y	
#16T	8.5" dbh	Cedar Elm	Good	Y	Y	
#16R	19" dbh	Eastern Red Cedar	Good	Y	Y	
#16G	24" dbh	Sycamore	Very Poor	N-Condition	Y	Trunk Decay
#18T	10.5 " dbh - MT	Arbor-Vitae	Poor	N-Condition	Y	Trunk Decay
#18T	16" dbh -mt	Arbor-Vitae	Poor	N-Condition	Y	Trunk Decay

LOCATION DIAMETER SPECIES CONDITION MITIGATION PHOTO COMMENTS

				Yes / No		
#18T	16" dbh -mt	Arbor-Vitae	Poor	N-Condition	Y	Trunk Decay
#18T	7" dbh	Arbor-Vitae	Poor	N-Condition	Y	Trunk Decay
#18T	20.5" dbh -MT	Arbor-Vitae	Poor	N-Condition	Y	Trunk Decay
#18T	13" dbh	Arbor-Vitae	Poor	N-Condition	Y	Trunk Decay
#18R	18" dbh	Cedar Elm	Good	N-Condition	Y	Main Stem Decay
#18L	28" dbh	Bald Cypress	Good	Y	Y	
#18L	14" dbh	Bald Cypress	Good	Y	Y	
#10T	6"	Bradford Pear	Fair	N-Size	Y	
#10T	11" dbh	Bradford Pear	Poor	N-Condition	Y	weak main forks
#10T	14" dbh	Bradford Pear	Poor	N-Condition	Y	weak main forks
#10T	16" dbh	Bradford Pear	Poor	N-Condition	Y	weak main forks
#10T	19" dbh	Catalpa	Fair	Y	Y	
#10T	22" dbh	Catalpa	Poor	N-Condition	Y	Trunk Decay/old lightning strike
#10T	18" dbh	Pecan	Good	Y	Y	
#10R	24" dbh	Live Oak	Good	Y	Y	
#10L	22" dbh	Live Oak	Good	Y	Y	
#10L	24" dbh	Live Oak	Good	Y	Y	

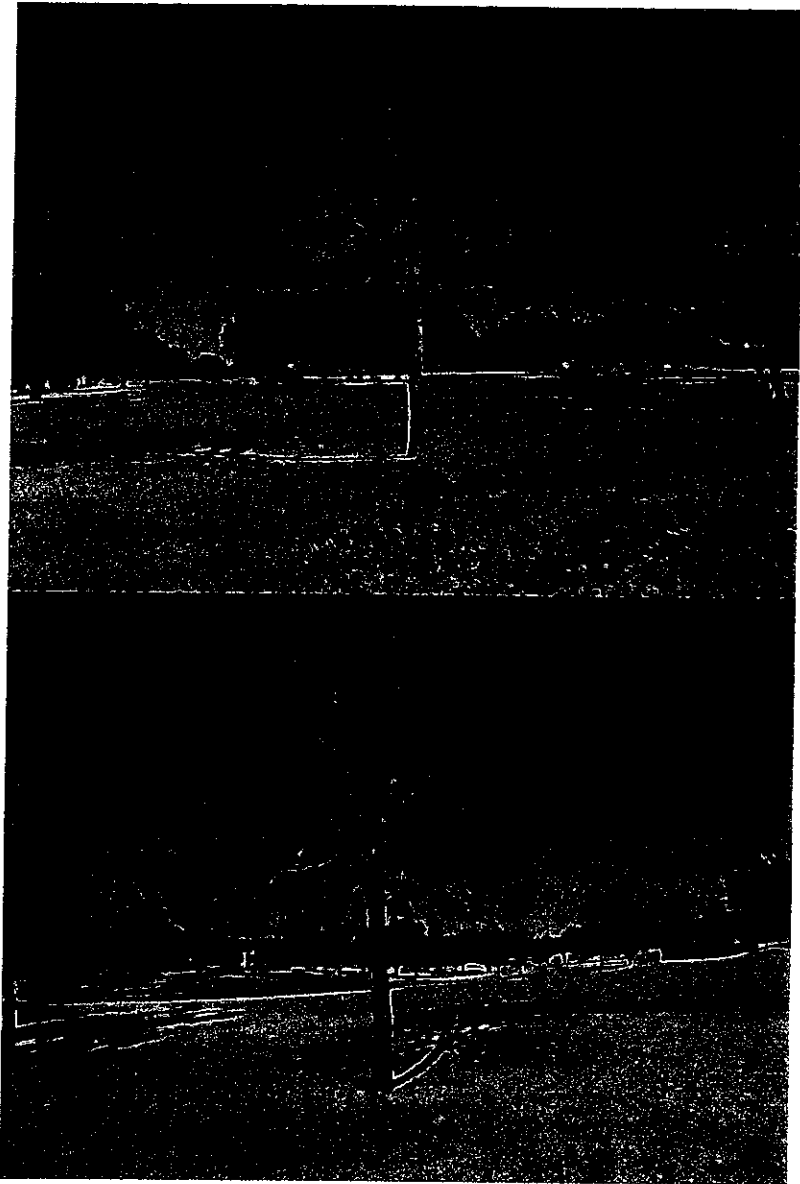
Condition Rating

1. Specimen- tree is disease and insect resistant, has great branching pattern and no wounds at the base or along the main stem. Has a well developed crown. Has the correct crown to stem ratio. Has very good tip growth. Would be the desired seed source for future species of its kind.
2. Good- tree has minor disease or insect problems. Has good branching pattern and minor to no wounds at the base or along the main stem. Has a well developed crown. This type of tree could use some minor pruning but would not be a necessity.
3. Fair- tree has disease or insect problems. Has wounds along the base or main stem that does not impact the structural stability.

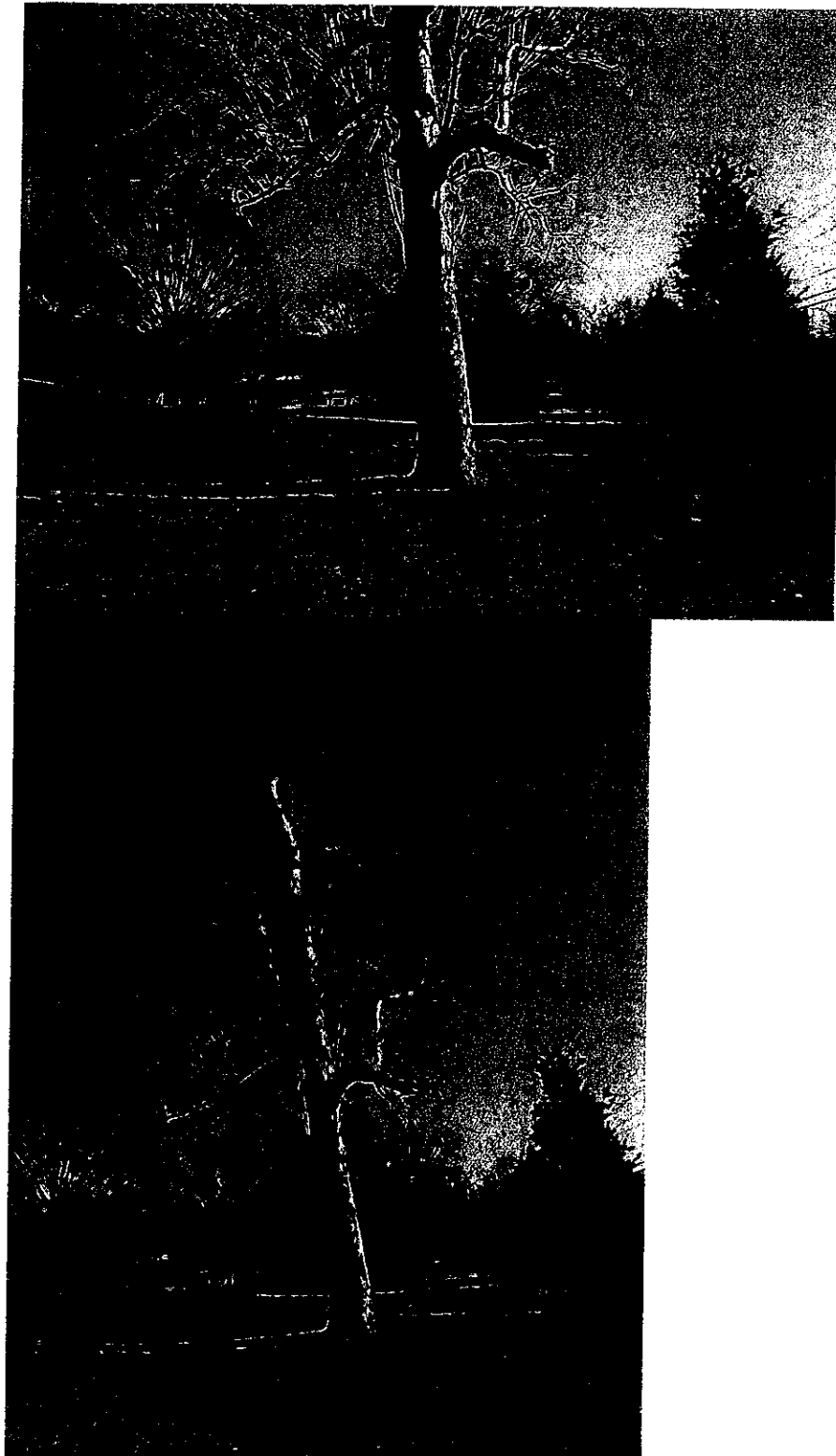
Contains large deadwood that needs to be pruned. This type of tree could remain with the proper care given. Meaning proper fertilization, disease and insect control along with proper pruning.

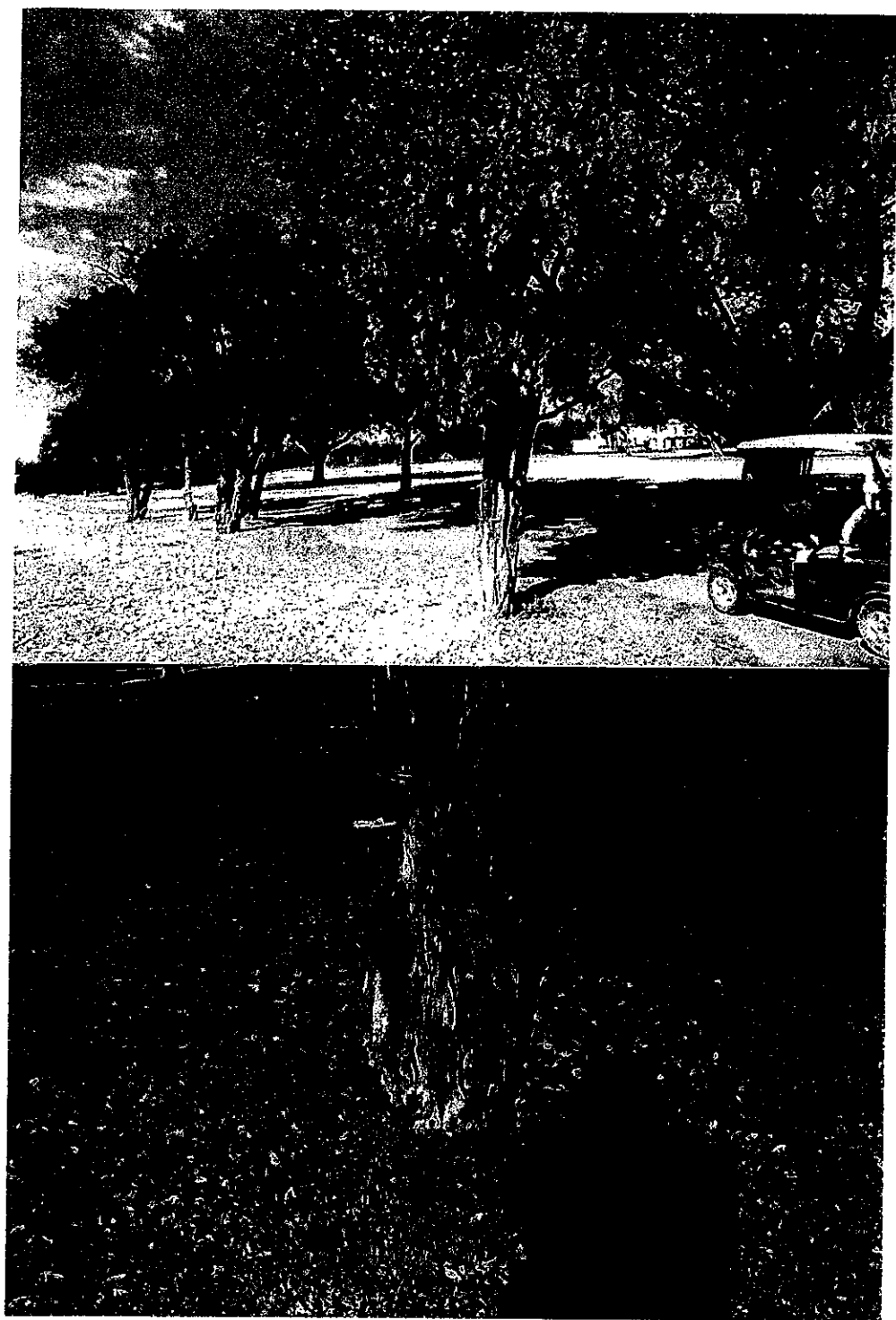
4. Dead or in poor health and should be removed. Tree has major problems and would be a risk of failure. The structural integrity of the tree is compromised.

LCC NORTH MITIGATION SURVEY 2014

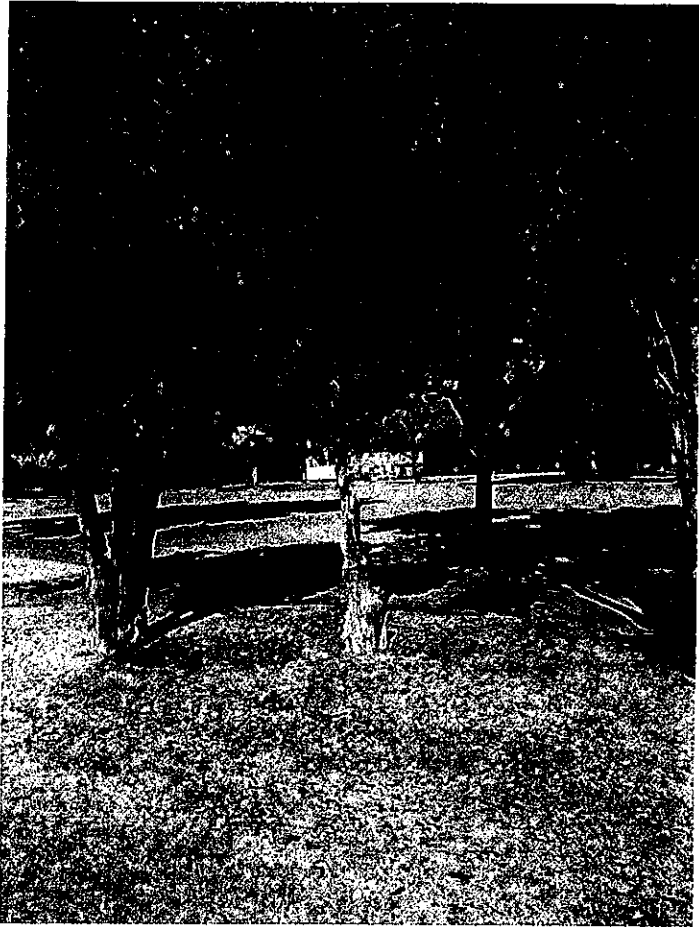


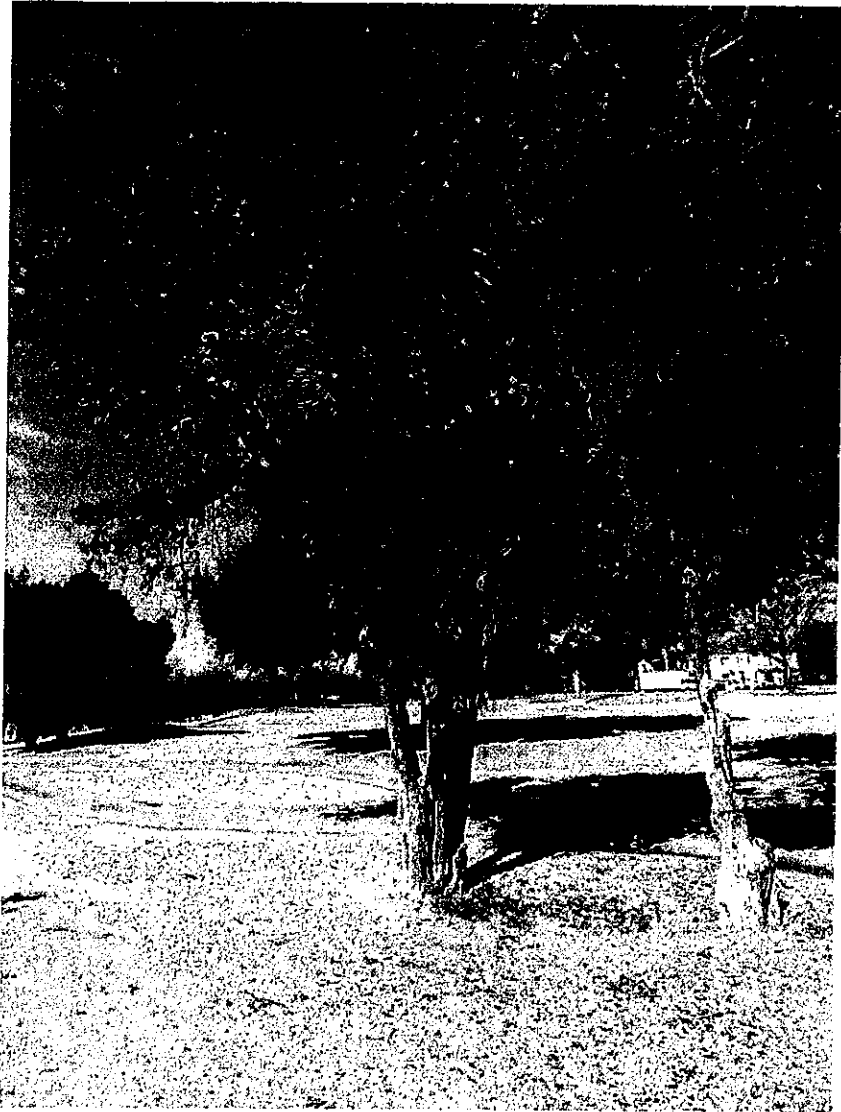




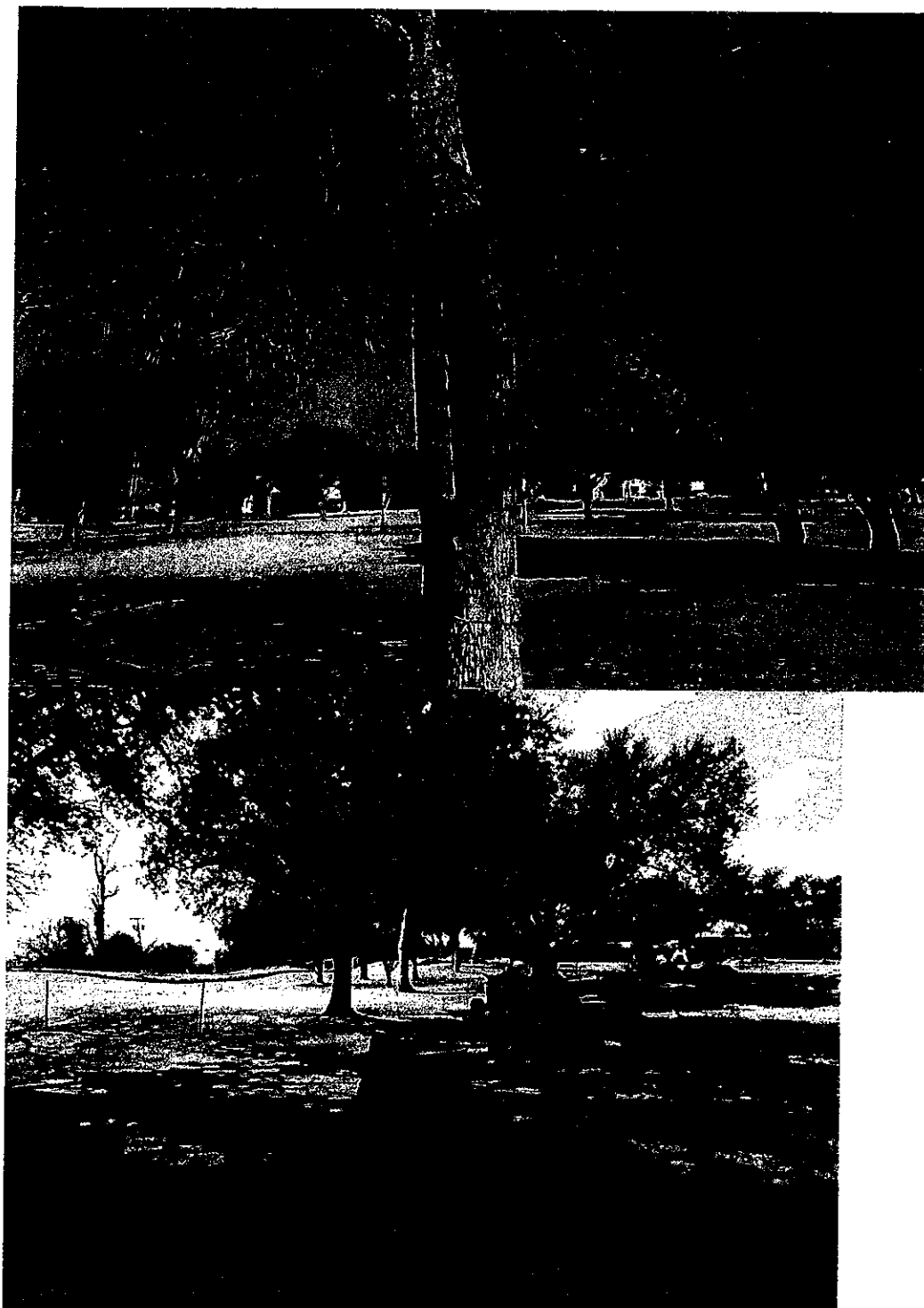


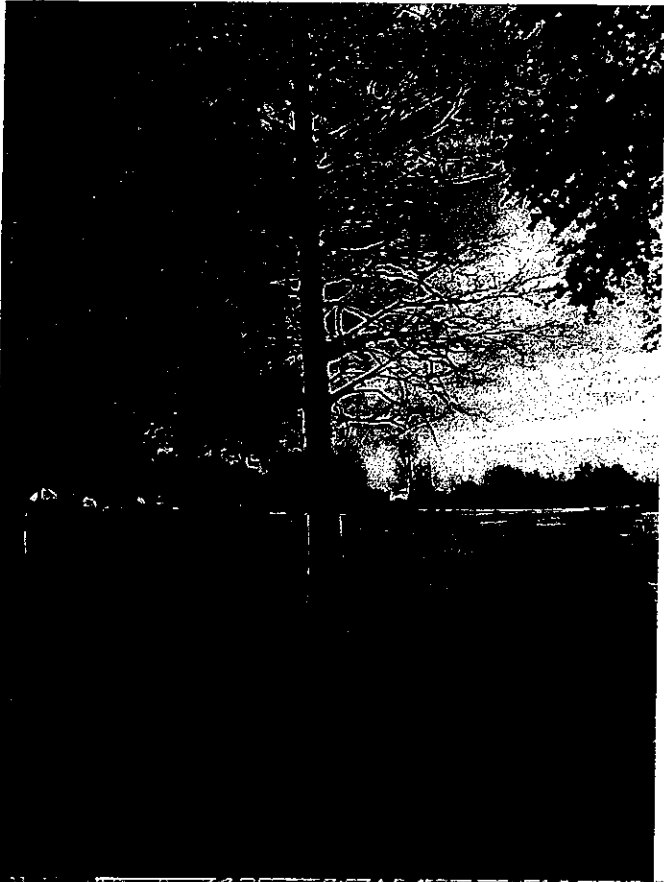


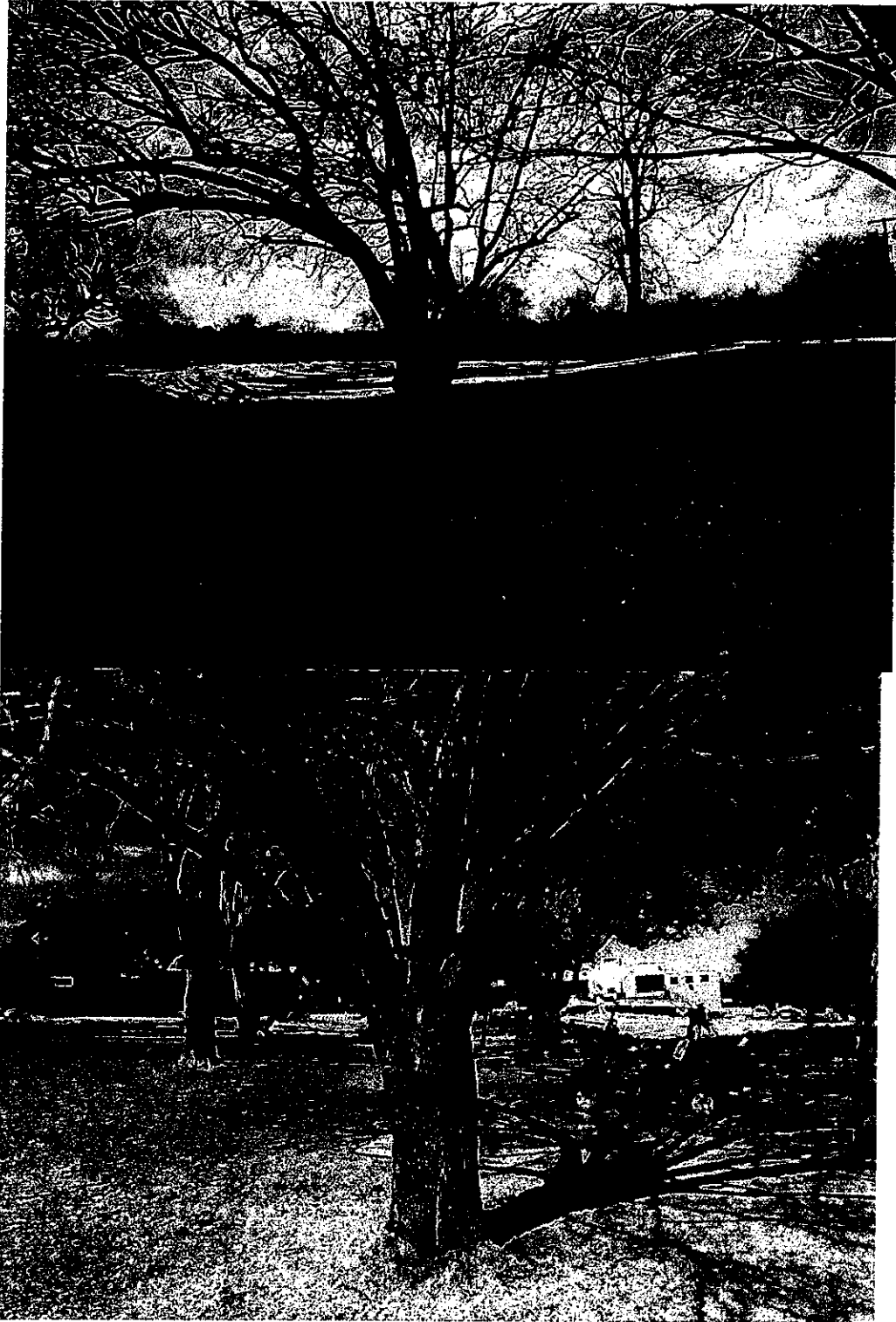


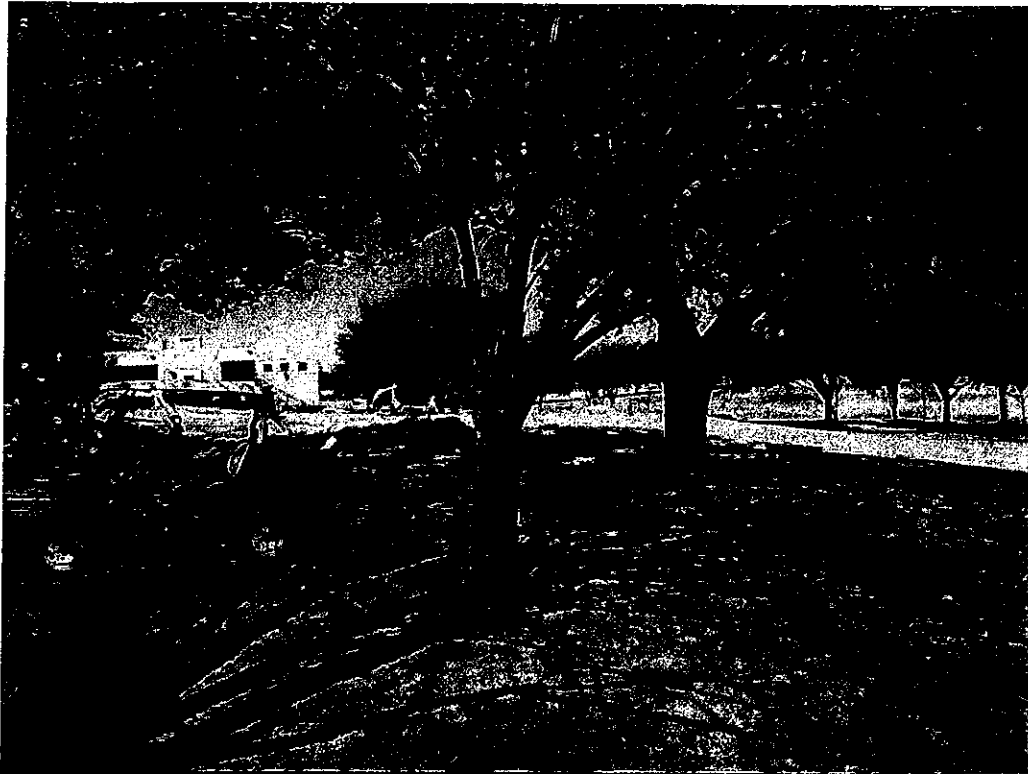










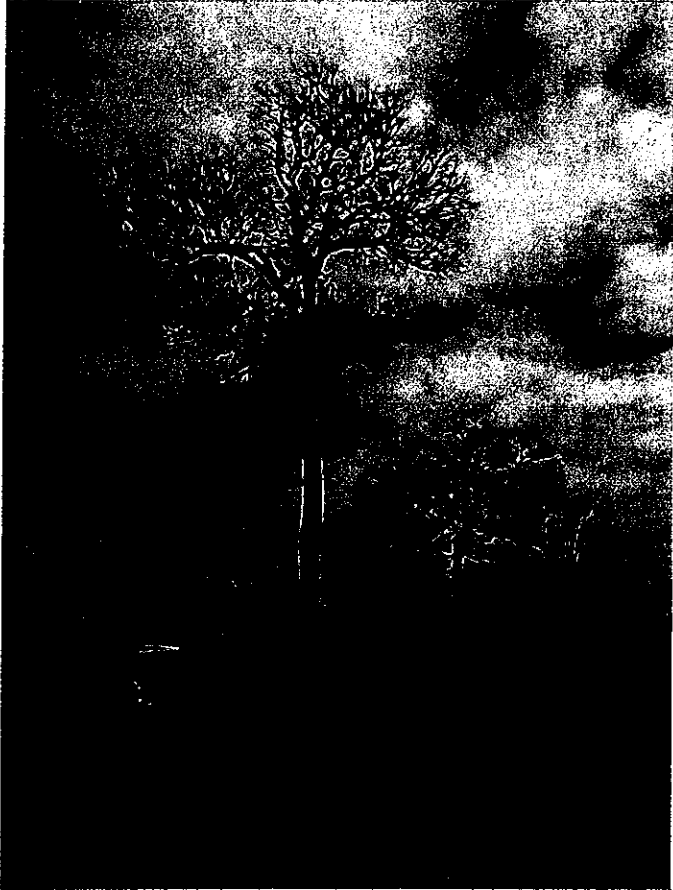


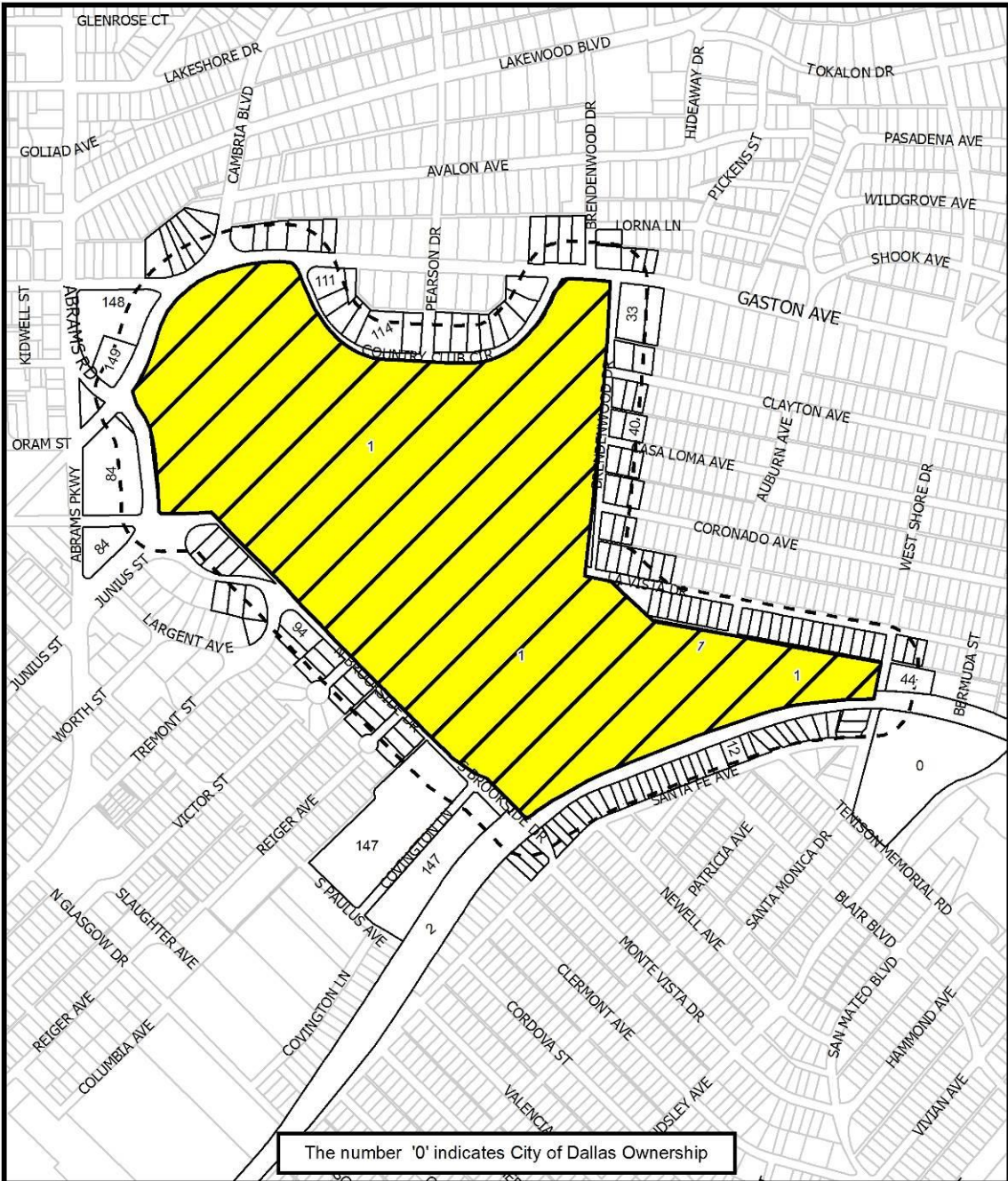












 1:8,400	NOTIFICATION		Case no: BDA134-048
	<div style="border: 1px solid black; padding: 2px; display: inline-block;">200'</div> AREA OF NOTIFICATION <div style="border: 1px solid black; padding: 2px; display: inline-block;">150</div> NUMBER OF PROPERTY OWNERS NOTIFIED	Date: 4/24/2014	

Notification List of Property Owners

BDA134-048

150 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1803 WEST SHORE DR	LAKESWOOD COUNTRY CLUB
2	401 BUCKNER BLVD	DART
3	7119 SANTA FE AVE	Taxpayer at
4	7103 SANTA FE AVE	GARRISON MAXINE HYLES
5	7107 SANTA FE AVE	GARRISON MAXINE HYLES
6	7141 SANTA MONICA DR	PETERSON KELLY A
7	7111 SANTA FE AVE	CAMPAGNA ANTHONY J ETAL
8	7125 SANTA FE AVE	SYPERT CALVIN L ESTATE % CLIFTON L SYPER
9	7129 SANTA MONICA DR	MOSBY KATHERINE
10	7025 SANTA FE AVE	MORENO FINEES
11	7019 SANTA FE AVE	ROBBERSON TOD & HOPKINS CATHERINE
12	7011 SANTA FE AVE	BARNES JASON W H & REBECCA ANN
13	7005 SANTA FE AVE	GRIFFITH JOSEPH P & JULIE R
14	6955 SANTA FE AVE	RAGSDALE MARY J & RAGSDALE MARY K
15	6951 SANTA FE AVE	GARLAND JOANNA S
16	6947 SANTA FE AVE	SYER LEE FREDERICK & SADIE S
17	6943 SANTA FE AVE	KARAMANOS GAYLE M
18	6939 SANTA FE AVE	ELLIS COLIN & LEAH
19	6935 SANTA FE AVE	KINDL CINDY A
20	6931 SANTA FE AVE	DOREN MEGAN L
21	6927 SANTA FE AVE	NIX NANCY E
22	6923 SANTA FE AVE	PARKS ROBERT B
23	6919 SANTA FE AVE	SCHERR RENE
24	6915 SANTA FE AVE	SUNDIN MICHAEL PORTER
25	6911 SANTA FE AVE	BOLING MARGARET
26	6907 SANTA FE AVE	JENKINS LINDA LOU

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	6903 SANTA FE AVE	PRYOR DAVID & WENDY KOSTER
28	6827 SANTA FE AVE	NEWSOM JAMES &
29	6823 SANTA FE AVE	MURRAY LAURIE & MICHAEL
30	6819 SANTA FE AVE	COCKBURN JASON & MEREDITH
31	6815 SANTA FE AVE	ROBY CARRIE D &
32	6811 SANTA FE AVE	COSTA ROSELENE
33	6800 GASTON AVE	SARMIENTO NANCY
34	2204 BRENDENWOOD DR	HORSAK CLIFFORD H & MARSHA R HORSAK
35	6809 CLAYTON AVE	WILLINGHAM HAZEL
36	6804 CLAYTON AVE	INGERSOLL FRANCES
37	6802 CLAYTON AVE	ALLEN NORMAN B & LADYE KAY
38	6808 CLAYTON AVE	YINGLING KATHRYN
39	6803 CASA LOMA AVE	ASHCRAFT MIKE L & AMY L ASHCRAFT
40	6809 CASA LOMA AVE	SLOVENSKY JOE & APRIL
41	6804 CASA LOMA AVE	FORCE AMY M
42	6808 CASA LOMA AVE	TARABA DANIEL & TARA
43	6812 CASA LOMA AVE	HOLMES BRADLEY V & KARLA A
44	1810 WEST SHORE DR	ARMSTRONG CHARLES & LYNN
45	7002 LA VISTA DR	SMITH MEGAN
46	7006 LA VISTA DR	PALUMBO LISA K
47	7012 LA VISTA DR	ALLEN DAVID
48	6902 LA VISTA DR	MCCLARREN LEONARD E
49	6906 LA VISTA DR	KRISHNAMURTHY RAM & SWATHY RAMASWAMY
50	6910 LA VISTA DR	WEEKLEY HOMES LLC
51	6914 LA VISTA DR	REEVES WILLIAM M DDSMS DEFINED BENEFIT P
52	6918 LA VISTA DR	MARSHALL ANN CATHERINE
53	6922 LA VISTA DR	HARVEY CAROLYN
54	6928 LA VISTA DR	COOK GRACE E
55	6934 LA VISTA DR	CALLANEN MICHAEL BRIAN
56	6938 LA VISTA DR	BURGESS CHARLES L
57	6942 LA VISTA DR	WATERS CHARLES B

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	6946 LA VISTA DR	PS5 PPTIES LLC
59	6950 LA VISTA DR	SHAHIDZADEH SEPER
60	6954 LA VISTA DR	FONTANEZ JOSE A
61	6958 LA VISTA DR	FILBECK JARED & MEINZER TRACEY
62	6803 CORONADO AVE	ENGRAM ROBERT H & MARTA ORITZ
63	6809 CORONADO AVE	SHEARIN GEORGE L & VIRGINIA SHEARIN
64	6811 CORONADO AVE	ELLISON WILLIAM V
65	6804 CORONADO AVE	DUFFER SHERRON BLACKWELL & JOHN FRED
66	6808 CORONADO AVE	TRANSOU LYNDA L
67	6812 CORONADO AVE	GREENDYKE WILLIAM R
68	6801 LA VISTA DR	MEYERS KAREN LINNET
69	6807 LA VISTA DR	OWENS EDWIN & PRISCILLA
70	6815 LA VISTA DR	CRUMPLER JEANETTE H
71	6819 LA VISTA DR	LIU PEIKE
72	6823 LA VISTA DR	AIGEN MICHAEL & BOBOSKY SHELBY
73	6829 LA VISTA DR	SPANIOL JESSICA L & ANDREW G SPANIOL
74	6831 LA VISTA DR	BAGRODIA ADITYA & MONA A
75	6822 LA VISTA DR	ELLISON LISA MICHELLE
76	6826 LA VISTA DR	GETZOFF TIMOTHY P
77	6830 LA VISTA DR	DEATHERAGE MICHAEL & LISA
78	6836 LA VISTA DR	HIGHTOWER JAMES M & NANCY HIGHTOWER
79	6840 LA VISTA DR	SKINNER ALEX R & BOCKUS AMY E
80	6844 LA VISTA DR	HOLMBERG WILLIAM R & THERESA L
81	6848 LA VISTA DR	JOHNSON YVONNE MALIK
82	6854 LA VISTA DR	KEEN HOMES LLC
83	6858 LA VISTA DR	FINK LORI A
84	1904 ABRAMS PKWY	1924 ABRAMS LTD
85	622 BROOKSIDE DR	BERGFELD KAREN
86	618 BROOKSIDE DR	OBRIEN GEORGE A
87	610 BROOKSIDE DR	LACKEY ALLEN & JANICE
88	602 BROOKSIDE DR	CARTER RICHARD H & ROSEMARY

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	600 BROOKSIDE DR	JEMENTE STEPHEN & CARROLL JAMES MITCH
90	525 BROOKSIDE DR	SCHULTIS MARK
91	511 BROOKSIDE DR	REAM FRED D & TRACY L
92	6307 TREMONT ST	BROWNE ROBIN P & ELIN J ROSENQUEST
93	6322 TREMONT ST	HAMILTON SHAWN & TANYA
94	6326 TREMONT ST	WELLS PETER JOHN & LINDA OLSON WELLS
95	6719 SANTA FE AVE	JACOBS GARY S
96	6723 SANTA FE AVE	SWAIM GREGORY A
97	6727 SANTA FE AVE	COOKSTON DEBORAH ANNETT
98	2207 CAMBRIA BLVD	ALEXANDER H CLAY & HEIDI
99	6535 GASTON AVE	VANCE KENNETH R & MYRNA B
100	6519 GASTON AVE	WAMRE RICK E & SALLY H
101	6527 GASTON AVE	HENDERSON WADE & JILL
102	6511 GASTON AVE	WINTERBOTHAM GLYN & CHRISTINE
103	6429 RICHMOND AVE	STEWART JEREMY & LILA
104	2202 CAMBRIA BLVD	JERNIGAN ARVEL L
105	6607 GASTON AVE	KENNY JOHN M & ANDREA
106	6617 GASTON AVE	ODOM LAWRENCE A
107	6637 GASTON AVE	FARUKHI IRFAN & MARCIA SCHNEIDER
108	6625 GASTON AVE	OROZCO ALBERTO P
109	6629 GASTON AVE	ALTAMURA DEV INC
110	6612 GASTON AVE	JOHNSON WILLIAM E & NANCY
111	6608 GASTON AVE	PATMAN RALPH
112	6633 COUNTRY CLUB CIR	VECELLA FRANK CHARLES & PAMELA EADS VECE
113	6639 COUNTRY CLUB CIR	GOMEZ CONAN &
114	6645 COUNTRY CLUB CIR	BENDER GREGORY CHARLES & PEYTON U
115	6669 COUNTRY CLUB CIR	HODGES WILLIAM GREGORY & LAURIE
116	6761 COUNTRY CLUB CIR	JOHNSON W TOM & KATHERINE M
117	6737 COUNTRY CLUB CIR	LOONEY GEORGE MICHAEL & SANDRA J LOONEY
118	6733 COUNTRY CLUB CIR	DUNN WILLIAM DAVID & SHELBY D ANGEL
119	6729 COUNTRY CLUB CIR	ERIKSON BRIAN W

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	6721 COUNTRY CLUB CIR	MILLER JOHN W & JOYCE L
121	6711 COUNTRY CLUB CIR	MARTIN JEFFREY & LORI
122	6703 COUNTRY CLUB CIR	ANDERSON THEODORE C & ELENA R
123	6757 GASTON AVE	SOCA FUNDING LLC
124	6743 GASTON AVE	MOSELEY KATE
125	6815 GASTON AVE	COKER KELLY
126	6804 LORNA LN	JEANES JAMES LEE
127	6807 GASTON AVE	KARWELIS ERVIN
128	6819 GASTON AVE	CERVIN MARGARET E
129	6823 GASTON AVE	DEHART MATTHEW R & CARLYLE NATAHSA R
130	7145 SANTA MONICA DR	POWELL THOMAS A
131	7121 SANTA FE AVE	DANNEHL MARK
132	7123 SANTA FE AVE	MCBAY AUBREY V & BEVERLY B
133	6808 GASTON AVE	NIEBERLEIN MARK & CONNIE
134	6347 TREMONT ST	KEITH LANGFORD III & JULIE C
135	6320 CLUB LAKE CT	JOHNSON MICHAEL R & BARBARA L
136	6316 CLUB LAKE CT	ABERNETHY FURMAN A & BRENDA
137	6312 CLUB LAKE CT	GARDNER LINDA KAY LIV TR
138	6315 CLUB LAKE CT	SANCHEZ EDUARDO J & KATHERINE E
139	6319 CLUB LAKE CT	THEISEN J ERIC
140	6323 CLUB LAKE CT	LABATE JOSEPH T & MARIA MARLOW
141	6315 DYSART CIR	STEVENS DUANE A & VALENTYNA V
142	6311 DYSART CIR	CAMPBELL JAMES ROBERT III
143	6309 DYSART CIR	KUBILIUN NISA
144	6308 DYSART CIR	MIER BRIAN C & JENNIFER T
145	6312 DYSART CIR	BURNS ROBERT TED & NADA S
146	6316 DYSART CIR	SULLIVAN JEFFREY W & MARI KRISTINE
147	101 BROOKSIDE DR	WGS LAKEWOOD INVESTORS VI LP SUITE 1900
148	2118 ABRAMS RD	ALEFF LLC
149	6433 GASTON AVE	MERIDITH JANET DINES ETAL
150	6745 COUNTRY CLUB CIR	EHRENBERG ROXANNE

4/23/2014

Label # Address

Owner