

ZONING BOARD OF ADJUSTMENT, PANEL C  
MONDAY, OCTOBER 15, 2012  
AGENDA

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BRIEFING	5ES	11:30 A.M.
LUNCH		
PUBLIC HEARING	COUNCIL CHAMBERS, 1500 MARILLA STREET	1:00 P.M.

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**David Cossum, Assistant Director**  
**Steve Long, Board Administrator**

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**MISCELLANEOUS ITEMS**

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Approval of the Monday, September 17, 2012 Board of Adjustment Public Hearing Minutes	M1
Consideration and approval of Panel C's 2013 Public Hearing Schedule	M2

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**UNCONTESTED CASES**

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<b>BDA 112-093</b>	3015 Culver Street <b>REQUEST:</b> Application of Delia Duran for a special exception to the side yard setback regulations	1
<b>BDA 112-097</b>	5020 Elm Hollow Drive <b>REQUEST:</b> Application of Ed Simons for a special exception to the fence height regulations	2

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**REGULAR CASE**

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<b>BDA 112-101</b>	1808 Euclid Avenue <b>REQUEST:</b> Application of Josh LeComte for variances to the front yard setback and off-street parking regulations	3
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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 C September 17, 2012 public hearing minutes.

**MISCELLANEOUS ITEM NO. 2**

To approve the Board of Adjustment Panel C's 2013 public hearing calendar (see Attachment A).

**FILE NUMBER:** BDA 112-093

**BUILDING OFFICIAL'S REPORT:**

Application of Delia Duran for a special exception to the side yard setback regulations at 3015 Culver Street. This property is more fully described as Lot 4 in City Block F/2106 and is zoned R-7.5(A), which requires a side yard setback of 5 feet. The applicant proposes to construct and/or maintain a carport in a side yard and provide a 0 foot setback, which will require a special exception of 5 feet.

**LOCATION:** 3015 Culver Street

**APPLICANT:** Delia Duran

**REQUEST:**

A special exception to the side yard setback regulations of 5' is requested in conjunction with generally maintaining an approximately 590 square foot carport that is attached to a single-family home, part of which is located in the site's eastern 5' side yard setback.

**STANDARD FOR A SPECIAL EXCEPTION TO ALLOW A CARPORT IN THE SIDE YARD:**

The Board of Adjustment may grant a special exception to the minimum side yard requirements to allow a carport for a single-family or duplex use when, *in the opinion of the Board*, the carport will not have a detrimental impact on surrounding properties. In determining whether to grant a special exception, the Board shall consider the following:

- (1) Whether the requested special exception is compatible with the character of the neighborhood.
- (2) Whether the value of surrounding properties will be adversely affected.
- (3) The suitability of the size and location of the carport.
- (4) The materials to be used in construction of the carport.

(Storage of items other than motor vehicles is prohibited in a carport for which a special exception is granted in this section of the Code).

**STAFF RECOMMENDATION:**

No staff recommendation is made on this or any request for a special exception to the side yard setback regulations since the basis for this type of appeal is *when in the opinion of the board*, the carport will not have a detrimental impact on surrounding properties.

**BACKGROUND INFORMATION:**

**Zoning:**

- Site: R-7.5(A) (Single family district 7,500 square feet)
- North: RR (Regional Retail)
- South: R-7.5(A) (Single family district 7,500 square feet)
- East: R-7.5(A) (Single family district 7,500 square feet)
- West: R-7.5(A) (Single family district 7,500 square feet)

**Land Use:**

The subject site is developed with a single family home. The area to the north is Interstate 30, and the areas to the east, south, and west are developed with single family uses.

**Zoning/BDA History:**

1. BDA 045-256, Property at 3110 Culver Street (five lots southeast of the subject site)      On August 16, 2005, the Board of Adjustment Panel A granted a request for a special exception to the side yard setback regulations of 5' and imposed the following conditions: the carport must remain open at all times; there must be no lot-to-lot drainage in conjunction with this proposal; all applicable building permits must be obtained; compliance with the submitted site plans and elevations is required; and No item (other than a motor vehicle) may be stored in the carport. The case report stated that the request was made in conjunction with maintaining an approximately 500 square foot carport.
  
2. BDA 045-170, 3114 Culver Street (six lots southeast of the subject site)      On April 19, 2005, the Board of Adjustment Panel A granted a request for a special exception of 5' requested in conjunction with maintaining an approximately 756 square foot carport on the site's side property line. The board imposed the following conditions: the carport must remain open at all times; lot-to-lot drainage is prohibited; all applicable permits must be obtained; and compliance with the submitted site plan is required.
  
3. BDA 978-217, Property at 3119      On August 25, 1998, the Board of

Culver Street ( seven lots east of the subject site)

Adjustment Panel A granted a request for a special exception to the side yard setback regulations of 5' and imposed the following conditions: 1) compliance with the submitted site plan is required; 2) the carport must remain open at all times; 3) all applicable building permits must be obtained; and 4) lot-to-lot drainage is prohibited. The case report stated that the request was made in conjunction with maintaining an approximately 900 square foot (75' x 12') three-vehicle metal carport.

### **Timeline:**

August 22, 2012: The applicant submitted an "Application/Appeal to the Board of Adjustment" and related documents which have been included as part of this case report.

September 12, 2012: The Board of Adjustment Secretary randomly assigned this case to Board of Adjustment Panel C.

September 19, 2012: The Board Administrator emailed the applicant the following information:

- an attachment that provided the public hearing date and panel that will consider the application; the September 26<sup>th</sup> deadline to submit additional evidence for staff to factor into their analysis; and the October 5<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.

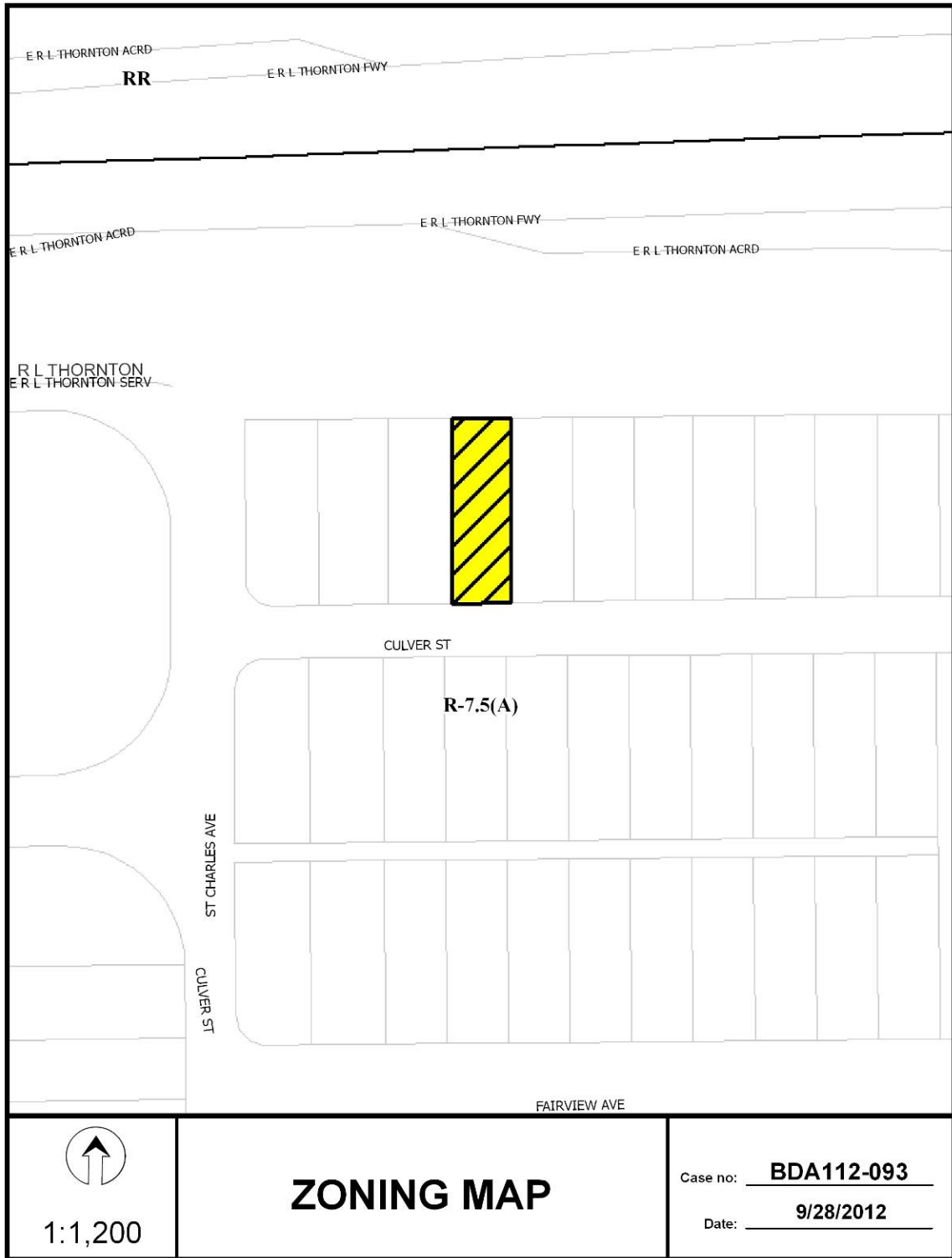
October 2, 2012: The Board of Adjustment staff review team meeting was held regarding this request and the others scheduled for October public hearings. Review team members in attendance included: the Sustainable Development and Construction Department Current Planning Division Assistant Director, the Sustainable Development and Construction Department Engineering Division Assistant Director, the Building Inspection Senior Planner, the Board Administrator, the Building Inspection Senior Plans Examiner/Development Code Specialist, the Chief Arborist, 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 generally maintaining an approximately 590 square foot carport that is attached to a single-family home, part of which is located in the site's eastern 5' side yard setback. A 5' side yard setback is required in the R-7.5(A) zoning district.
- The applicant has submitted a site plan and elevations indicating the location of the carport about 1' away from the site's eastern side property line.
- The following information was gleaned from the submitted site plan:
  - The carport is represented to be 43' in length and 13.7' in width (approximately 590 square feet in total area) of which approximately 172 square feet (or approximately 1/3) is located in the eastern side yard setback.
- The following information was gleaned from the submitted elevations:
  - Represented to be approximately 8' 10" – 10' 6" in height with wood posts (with "1 hour fire rated siding") and "asphalt shingles to match house" roof.
- The subject site is approximately 150' x 50' (or 7,500 square feet) in area.
- Approximately six other carports were identified on the block in a field visit conducted by the Board Administrator. Of these six, it appeared that half had recorded history with having special exceptions granted by the Board of Adjustment.
- The applicant has the burden of proof in establishing the following:
  - that granting this special exception to the side yard setback regulations of 5' will not have a detrimental impact on surrounding properties.
- As of October 8, 2012, no letters had been submitted in support of the request or in opposition.
- Granting this request and imposing the following conditions would require that the carport be constructed/maintained in the location and of the heights and materials as shown on these documents:
  1. Compliance with the submitted site plan and elevations is required.
  2. The carport structure must remain open at all times.
  3. No lot-to-lot drainage is permitted in conjunction with this carport special exception.
  4. All applicable building permits must be obtained.
  5. No item (other than a motor vehicle) may be stored in the carport.



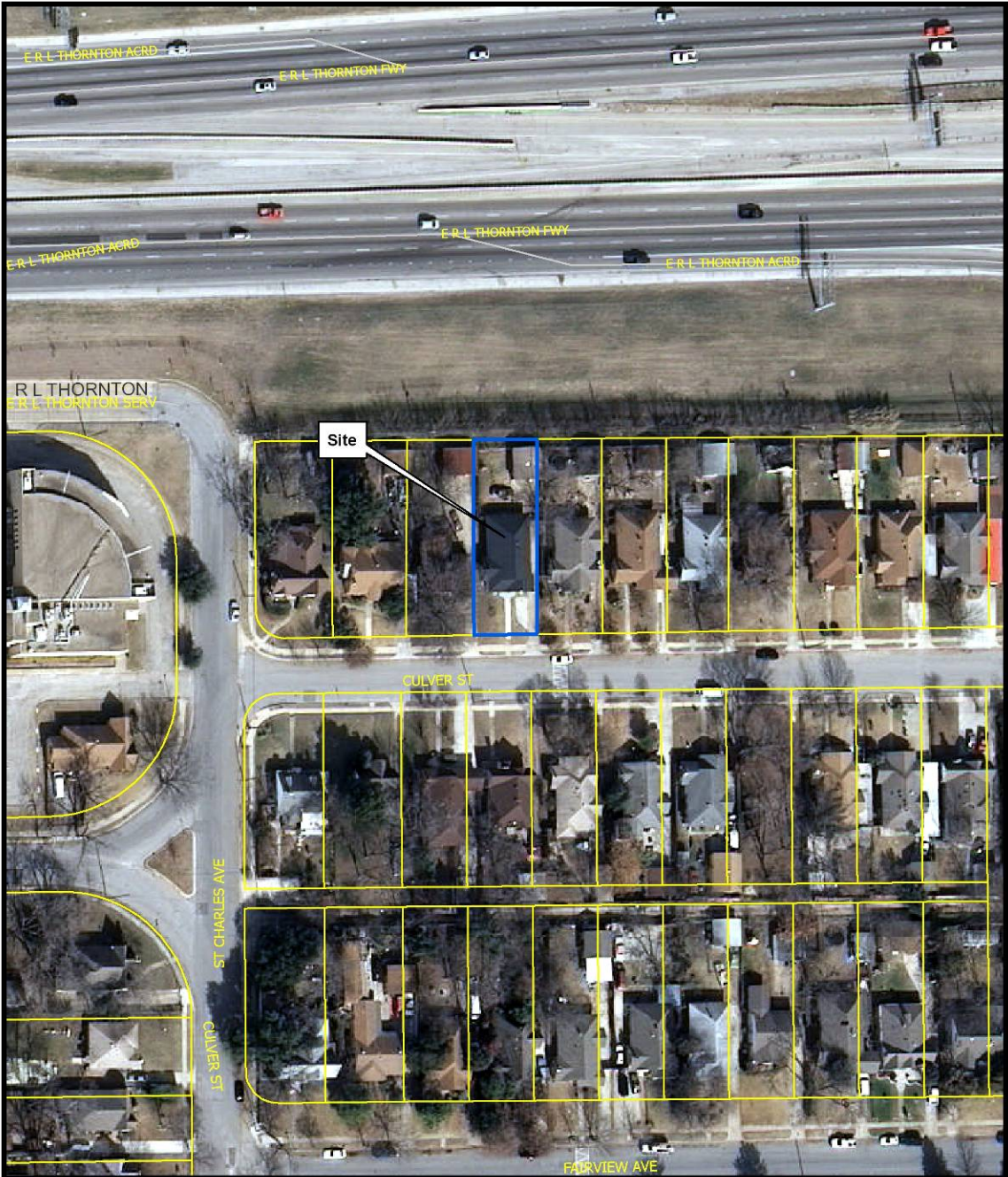


1:1,200

# ZONING MAP

Case no: BDA112-093

Date: 9/28/2012



1:1,200

# AERIAL MAP

Case no: BDA112-093

Date: 9/28/2012



City of Dallas

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 112-093

Date: 8-22-12

Data Relative to Subject Property:

Location address: 3015 CULVER ST Zoning District: R-7.5(A)

Lot No.: 4 Block No.: F/2106 Acreage: 0.172 Census Tract: 25.00

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

SE 26A

To the Honorable Board of Adjustment :

Owner of Property (per Warranty Deed): DELIA DURAN

Applicant: DELIA DURAN Telephone: (214) 773/9263

Mailing Address: 3015 CULVER Zip Code: 75223

E-mail Address: drodriguez27772003@YAHOO.COM

Represented by: Telephone:

Mailing Address: Zip Code:

E-mail Address:

Affirm that an appeal has been made for a Variance, or Special Exception X, of CAR PORT ON THE RIGHT SIDE OF HOUSE. REQUEST AFFIRM FOR A SPECIAL EXEMPTION OF SET TO THE SIDE YARD SETBACK SET

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:

I WOULD LIKE TO HAVE THE CARPORT BECAUSE IT PROTECTS MY VEHICLE AND ADDS VALUE TO MY HOME. THE STRUCTURE IN NO WAY DEPRICIATES OR HARMS ANY OTHER PROPERTIES BUT ADDS VALUE TO THE CURRENT RESIDENCE. MY NEIGHBORS LIKE THE CARPORT AND THINK THAT IT ADDS VALUE TO OUR NEIGHBORHOOD.

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 Delia Duran (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: Delia Duran (Affiant/Applicant's signature)

Subscribed and sworn to before me this 22th day of August, 2012



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**

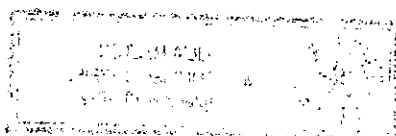
I hereby certify that Delia Duran

did submit a request for a special exception to the side yard setback regulation  
at 3015 Culver Street

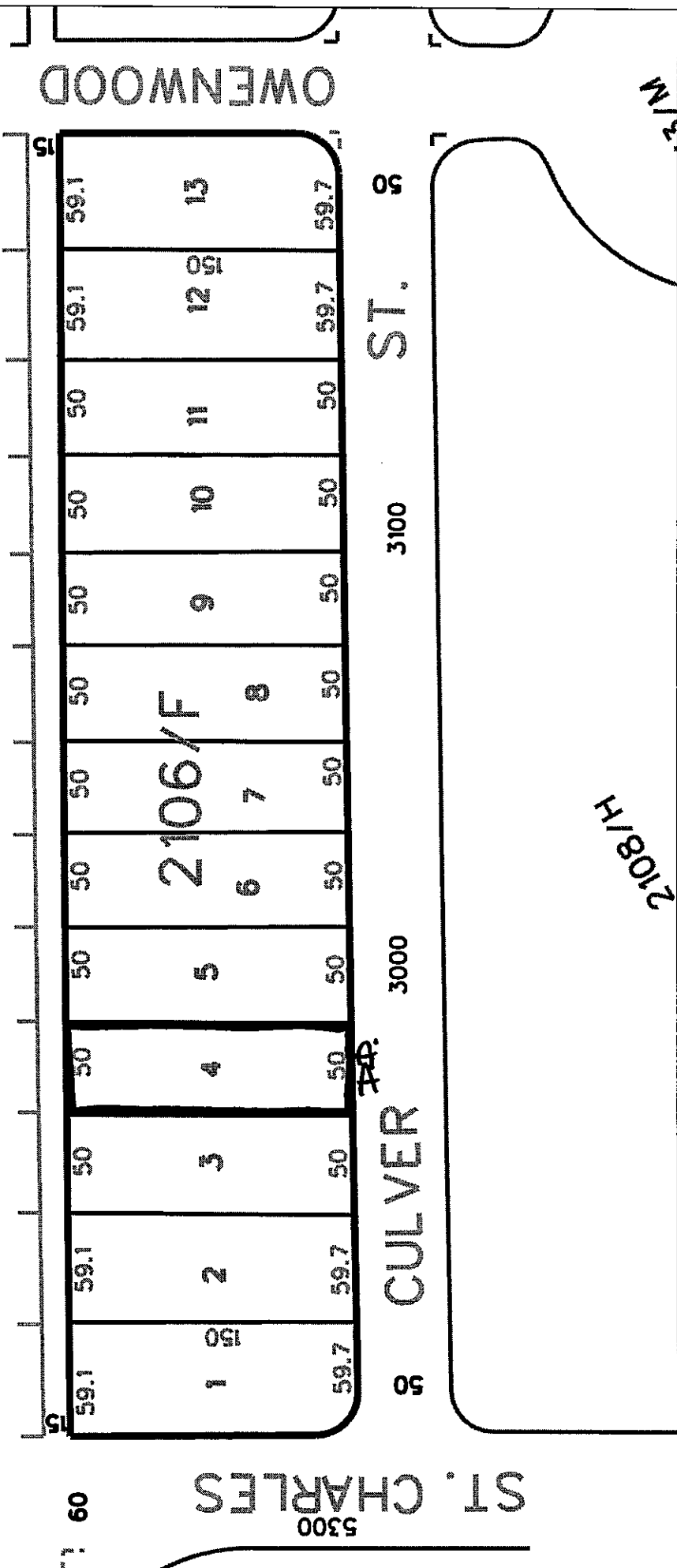
BDA112-093. Application of Delia Duran for a special exception to the side yard setback regulation at 3015 Culver Street. This property is more fully described as lot 4 in city block F/2106 and is zoned R-7.5(A), which requires a side yard setback of 5 feet. The applicant proposes to construct and maintain a carport for a single family residential dwelling in a side yard and provide a 0 foot setback, which will require a 5 foot special exception to the side yard setback regulation.

Sincerely,

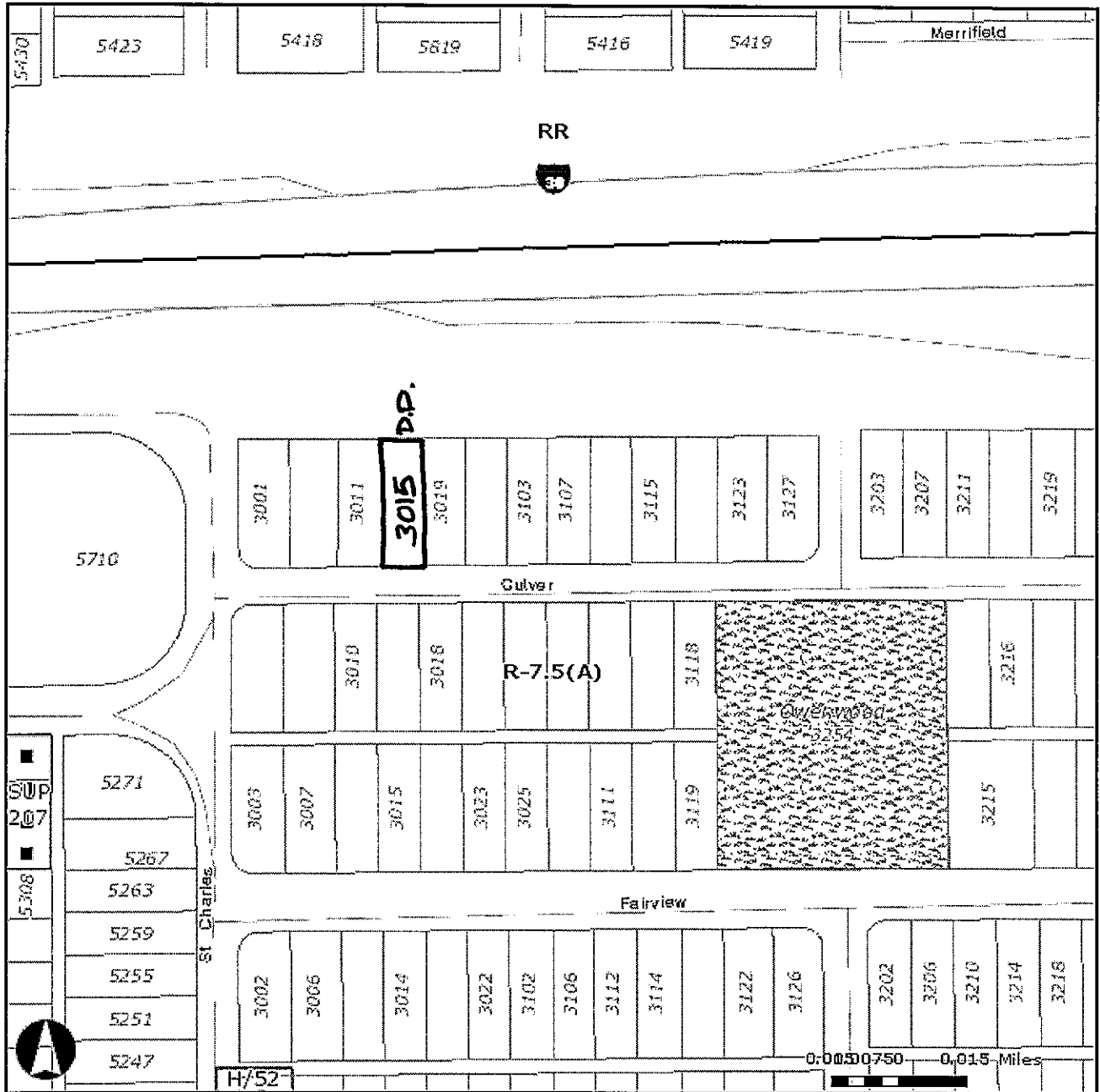
  
Lloyd Denman, Building Official



1



# City of Dallas Zoning

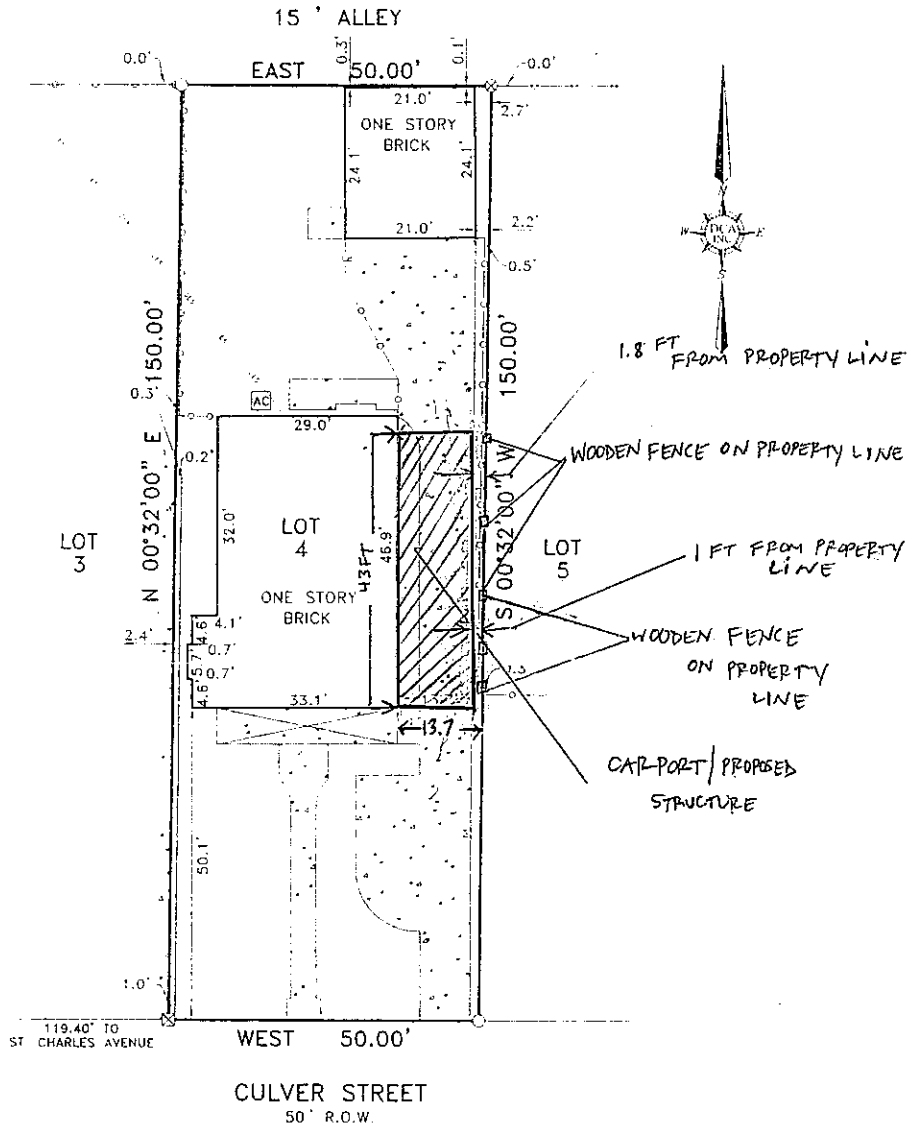


- City Boundaries
- County
- Certified Parcels
- DISD Sites
- Council Districts
- Waterways
- Parks

- Dry Overlay
- D
- D-1
- Historic Overlay
- Historic Subdistricts
- NSO Overlay
- NSO Subdistricts
- MD Overlay

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

This is to certify that I have, this date, made a careful and accurate survey on the ground or property located at No. 3015 CULVER STREET, in the city of DALLAS, Texas. Lot No. 4, Block No. E/2106 of OWENWOOD ADDITION, an addition to the City of DALLAS, DALLAS COUNTY, Texas, according to the MAP THEREOF recorded in VOLUME 2, at PAGE 324 of the MAP Records of DALLAS County, Texas.



**SITE PLAN**

NOTE: BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED  
 NOTE: According to the PLAT No. 48113C 0365 J this property does lie in Zone X and DOES NOT lie within the 100 year flood zone  
 This survey is made in conjunction with the information provided by REPUBLIC Title Company in connection with the transaction described in G.F. 04R21990. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. The plat hereon is a correct and accurate representation of the property lines and dimensions are as indicated, location and type of buildings are as shown, and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

ACCEPTED BY: \_\_\_\_\_ SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_ SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

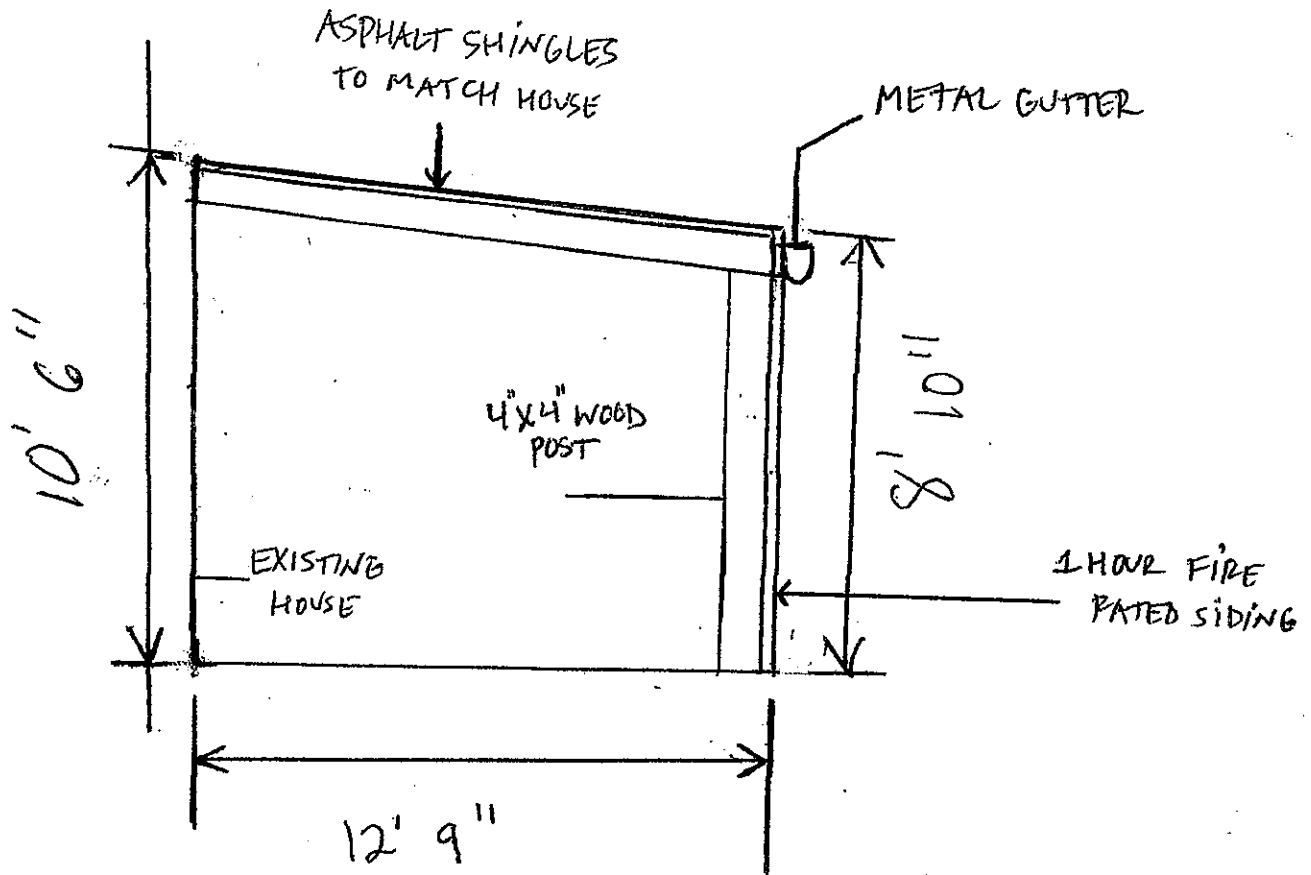
Drawn By: R.G.  
 Scale: 1"=20'  
 Date: 11-15-2004  
 Borrower: DURAN  
 Job No. 0409703-1

LEGEND	
○	1/2" IRON ROD FOUND
⊙	5/8" IRON ROD SET
⊕	1" IRON PIPE FOUND
⊠	FENCE POST CORNER
⊗	"X" FOUND IN CONCRETE
▲	UNDERGROUND ELECTRIC
△	OVERHEAD ELECTRIC
▨	ASPHALT PAVING
▩	GRAVEL/ROCK ROAD OR DRIVE
●	POWER POLE
■	BRICK COLUMN
A/C	A/P - AIR CONDITIONING
—○—○—	CHAIN LINK FENCE
—□—□—	WOOD FENCE
— — —	0.5" WIDE TYPICAL BARBED WIRE
— — —	IRON FENCE
— — —	PIPE FENCE
— — —	COVERED PORCH, DECK OR CARPORT
— — —	OVERHEAD ELECTRIC SERVICE
— — —	OVERHEAD POWER LINE
— — —	CONCRETE PAVING

DOUG CONNALLY & ASSOC., INC.  
 11545 Pagemill Rd., Suite #200  
 DALLAS, TEXAS 75245  
 PHONE: (214) 349-9495  
 FAX: (214) 349-2216  
 www.dougsurveying.com  
 R.P.L.S. No. 5569

BDA 112-093

# FRONT VIEW



NO OVER HANG

PLUS GUTTER

DRAIN



EXISTING ROOF  
ASPHALT TO MATCH  
HOUSE

43 FT

12" LEAVE

METAL  
CUTTER

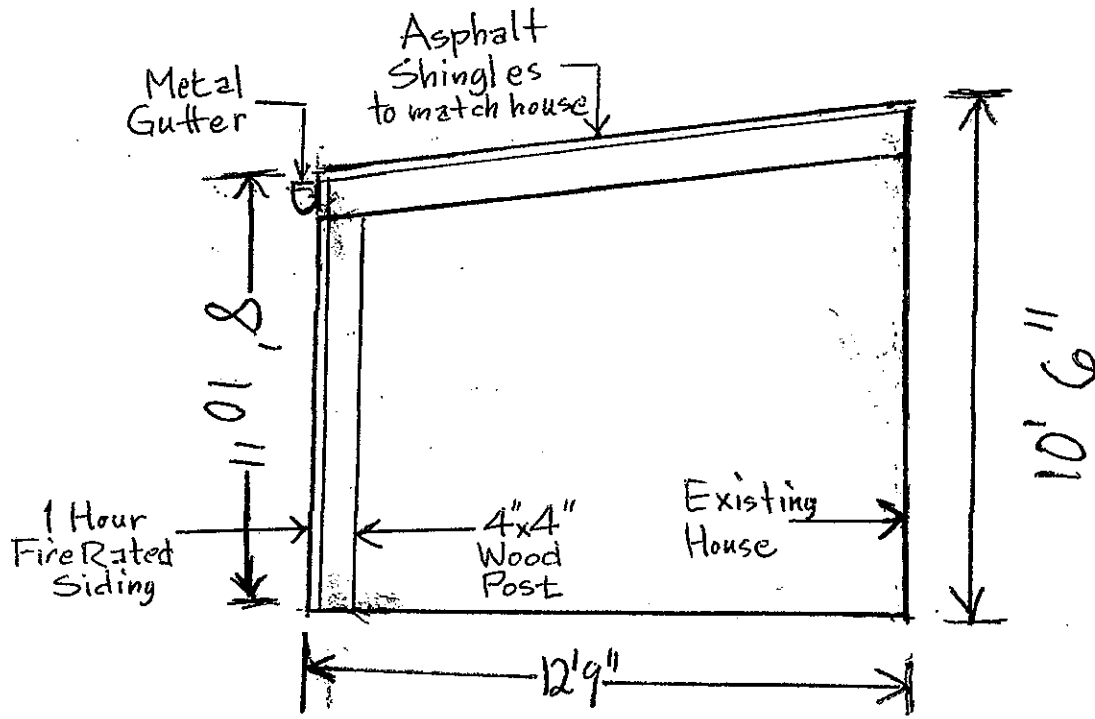
SIDING

8' FT 10"

ONE HOUR-FIRE  
RATING  
FOR  
SIDING

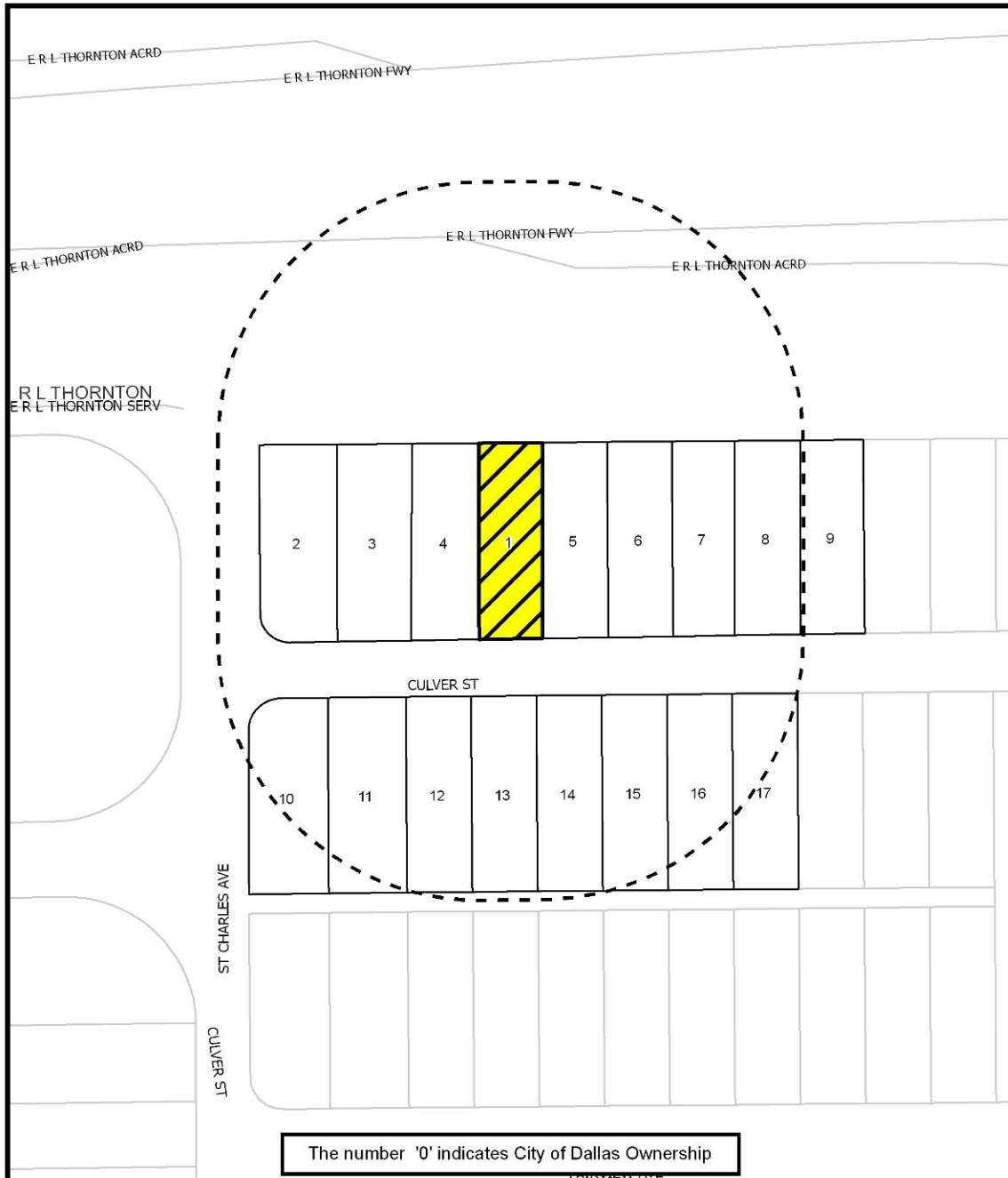
SIDE VIEW

# REAR VIEW



$$\frac{1}{4} = 1 \text{ FT}$$

NO OVER-HANG  
PLUS GUTTER  
DRAIN



 1:1,200	<b>NOTIFICATION</b>		Case no: <b>BDA112-093</b>
	<b>200'</b> AREA OF NOTIFICATION	<b>17</b> NUMBER OF PROPERTY OWNERS NOTIFIED	Date: <b>9/28/2012</b>

# ***Notification List of Property Owners***

***BDA112-093***

## ***17 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	3015 CULVER ST	DURAN DELIA
2	3001 CULVER ST	WILLIAMSHILLS ROSEMARY
3	3007 CULVER ST	GRIGGS DAVID D
4	3011 CULVER ST	REDDIC GEORGIA R
5	3019 CULVER ST	MATA EDGAR W
6	3023 CULVER ST	ORTIZ JESSE A JR & OPHELIA T
7	3103 CULVER ST	MANKIN ROGER
8	3107 CULVER ST	LACEY JOYCE O
9	3111 CULVER ST	TAYLOR MITCHELL JR
10	3002 CULVER ST	LEWIS KENNETH A &
11	3006 CULVER ST	GARCIA MARY
12	3010 CULVER ST	GALLEGOS RAFAEL
13	3014 CULVER ST	HERNANDEZ JOSE GRANADOS
14	3018 CULVER ST	BOONE SYBLENE
15	3022 CULVER ST	SALDANA JOSE G
16	3102 CULVER ST	HERNANDEZ FRANCISCO & HORTENCIA
17	3106 CULVER ST	FARR TERESA M

**FILE NUMBER:** BDA 112-097

**BUILDING OFFICIAL'S REPORT:**

Application of Ed Simons for a special exception to the fence height regulations at 5020 Elm Hollow Drive. This property is more fully described as Lot 1A in City Block G/5518 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 6 foot high fence, which will require a special exception of 2 feet.

**LOCATION:** 5020 Elm Hollow Drive.

**APPLICANT:** Ed Simons

**REQUEST:**

A special exception to the fence height regulations of 2' is requested in conjunction with constructing and maintaining a 6' high open wrought iron fence with 6' high masonry columns and a 6' high open wrought iron pedestrian gate on a site developed with a single family home.

**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 developed with a single family home. The areas to the north and east developed with single family uses; and the areas to the south and west are undeveloped.

**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:**

August 23, 2012: The applicant submitted an “Application/Appeal to the Board of Adjustment” and related documents which have been included as part of this case report.

September 12, 2012: The Board of Adjustment Secretary randomly assigned this case to Board of Adjustment Panel C.

September 19, 2012: The Board Administrator emailed the applicant the following information:

- an attachment that provided the public hearing date and panel that will consider the application; the September 26<sup>th</sup> deadline to submit additional evidence for staff to factor into their analysis; and the October 5<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.

September 28, 2012: The applicant submitted additional information beyond what was submitted with the original application (see Attachment A).

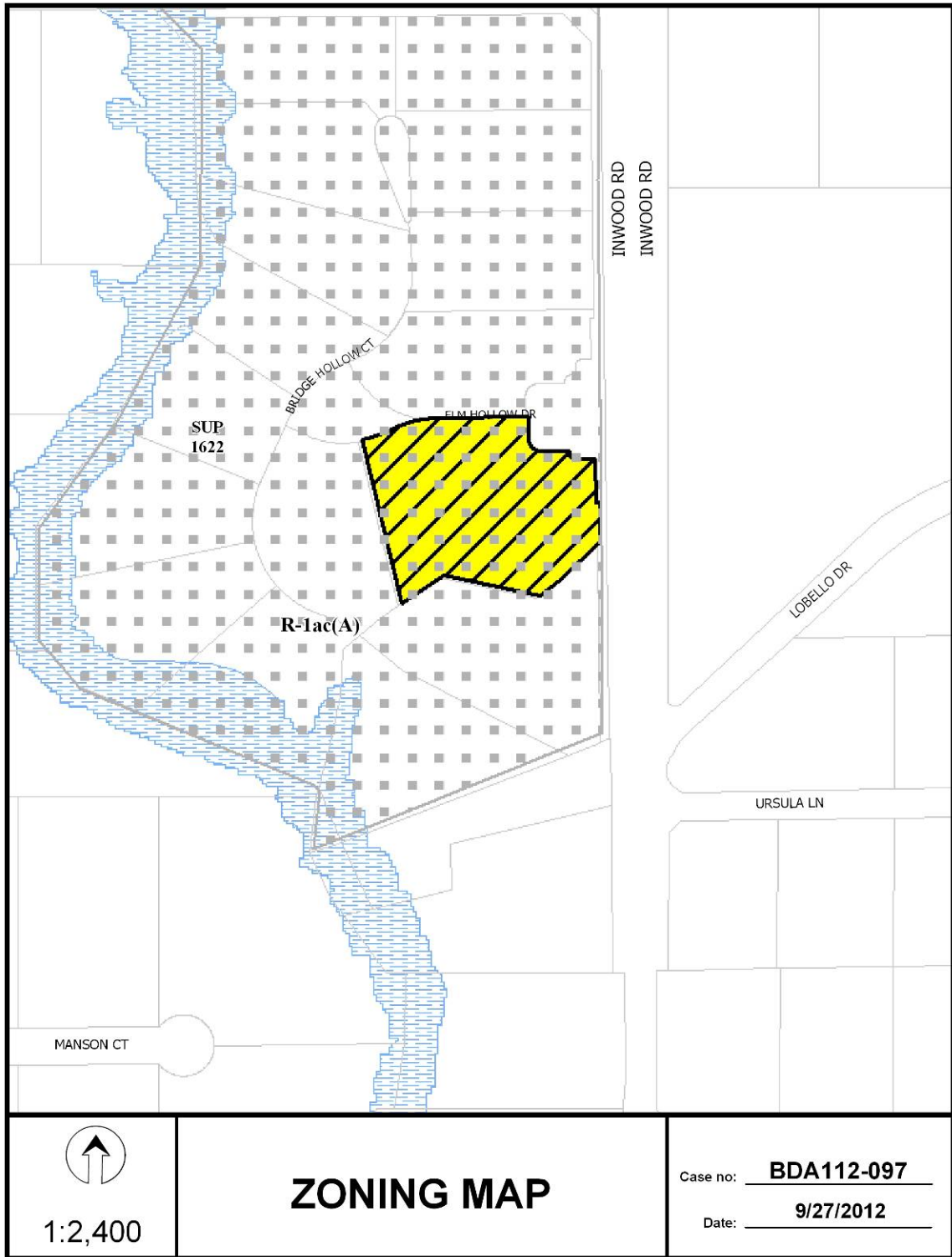
October 2, 2012: The Board of Adjustment staff review team meeting was held regarding this request and the others scheduled for October public hearings. Review team members in attendance included: the Sustainable Development and Construction Department Current Planning Division Assistant Director, the Sustainable Development and Construction Department Engineering Division Assistant Director, the Building Inspection Senior Planner, the Board Administrator, the Building Inspection Senior Plans Examiner/Development Code Specialist, the Chief Arborist, and the Assistant City Attorney to the Board.

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

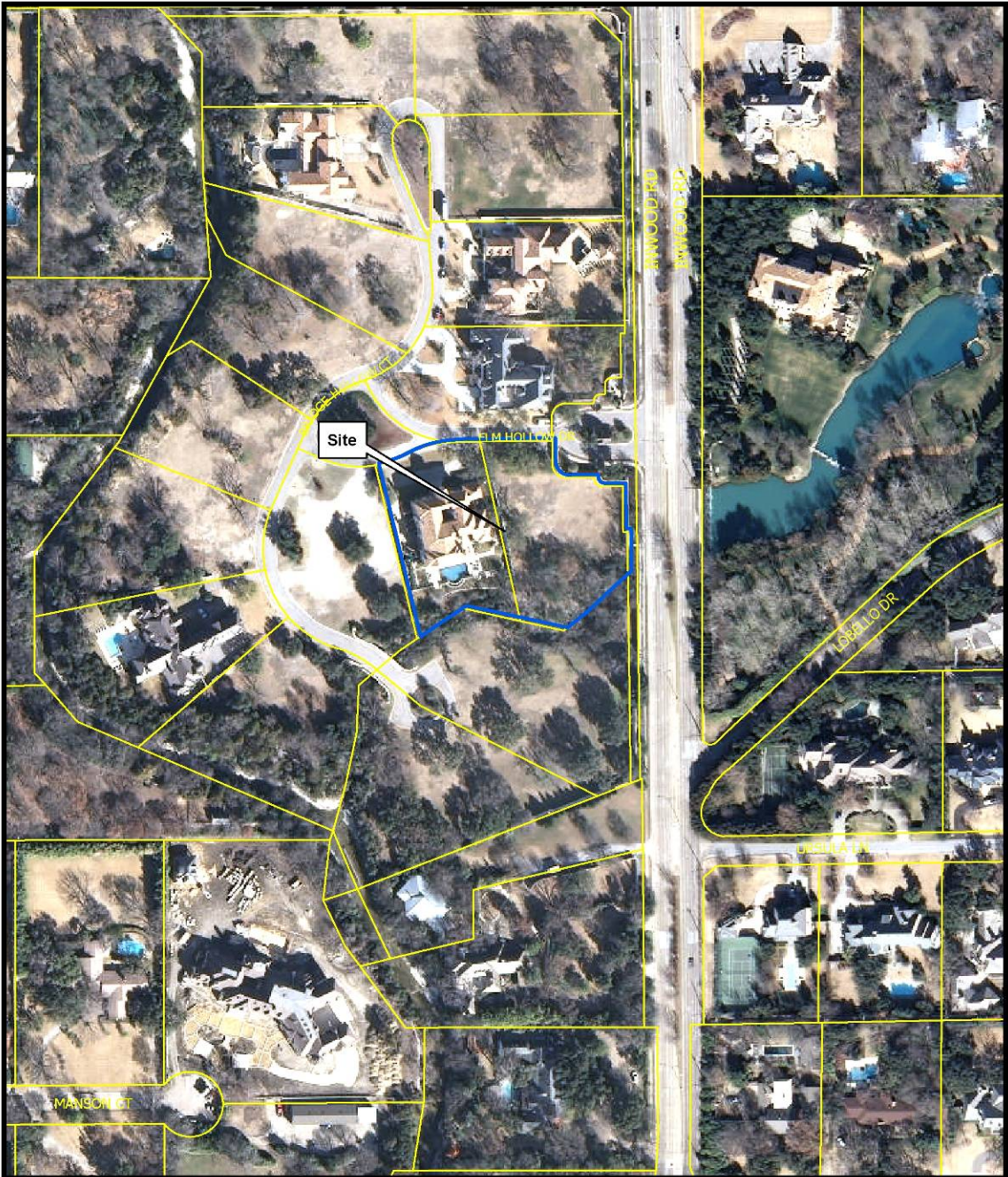
October 4, 2012: The applicant submitted additional information beyond what was submitted with the original application (see Attachment B).

**GENERAL FACT /STAFF ANALYSIS:**

- This request focuses on constructing and maintaining a 6' high open wrought iron fence with 6' high masonry columns and a 6' high open wrought iron pedestrian gate on a site developed with a single family home.
- 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 had submitted a site plan and revised partial elevation that shows the proposal in the front yard reaching a maximum height of 6'.
- The following additional information was gleaned from the submitted site plan:
  - Approximately 100' in length parallel to the street, approximately 26' - 40' from the front property line and approximately 36' – 50' from the pavement line where no home would have direct/indirect frontage to the proposal since the lot immediately north of the site faces westward onto Bridge Hollow.
- The Board Administrator conducted a field visit of the site and surrounding area and noted no other fences above 4 feet high in a front yard setback. The subject site is located just inside a gated community located behind a 9' high solid masonry wall.
- As of October 8, 2012, no letters had been submitted in support of the request or in opposition.
- The applicant has the burden of proof in establishing that the special exception to the fence height regulations (whereby the proposal that would reach 6' in height) will not adversely affect neighboring property.
- Granting this special exception of 2' with a condition imposed that the applicant complies with the submitted site plan and revised 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

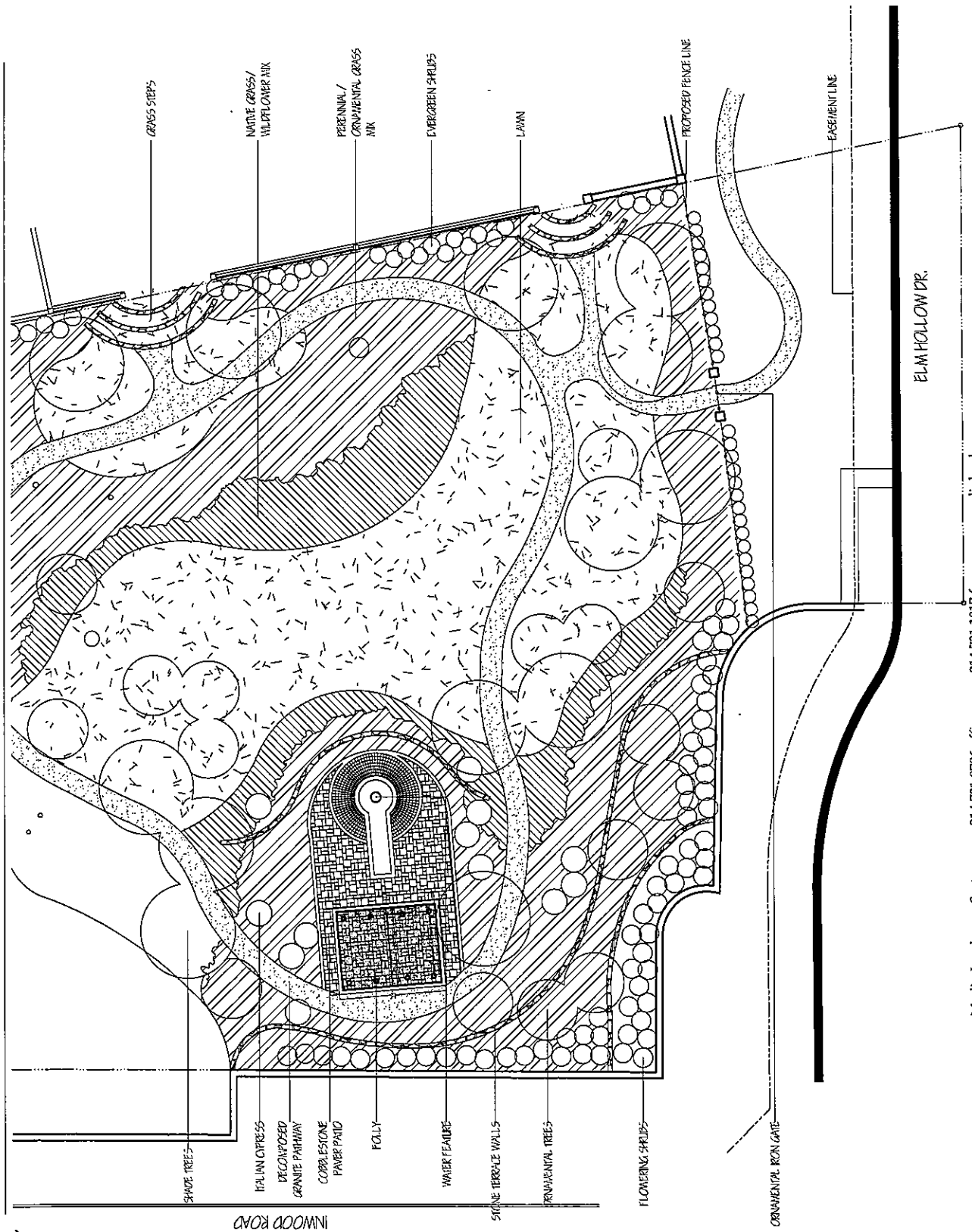
# AERIAL MAP

Case no: BDA112-097

Date: 9/27/2012

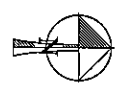


BD 11-07



DRAWN BY: MCH  
 DATE: 19 SEPTEMBER 2012  
 SCALE: 3/32"=1'-0"  
 PAGE 1 of 1

RESIDENCE  
 5020 ELM HOLLOW  
 PALAS, TEXAS  
 BE THE PROPERTY OF MARLIN LANDSCAPE SYSTEMS, A DIVISION OF THE PLANNING AND DESIGN GROUP, INC. ALL RIGHTS RESERVED.



Marlin Landscape Systems    214.731.0706 office    214.731.1017 fax    www.marlinlandscape.com

ELM HOLLOW DR.

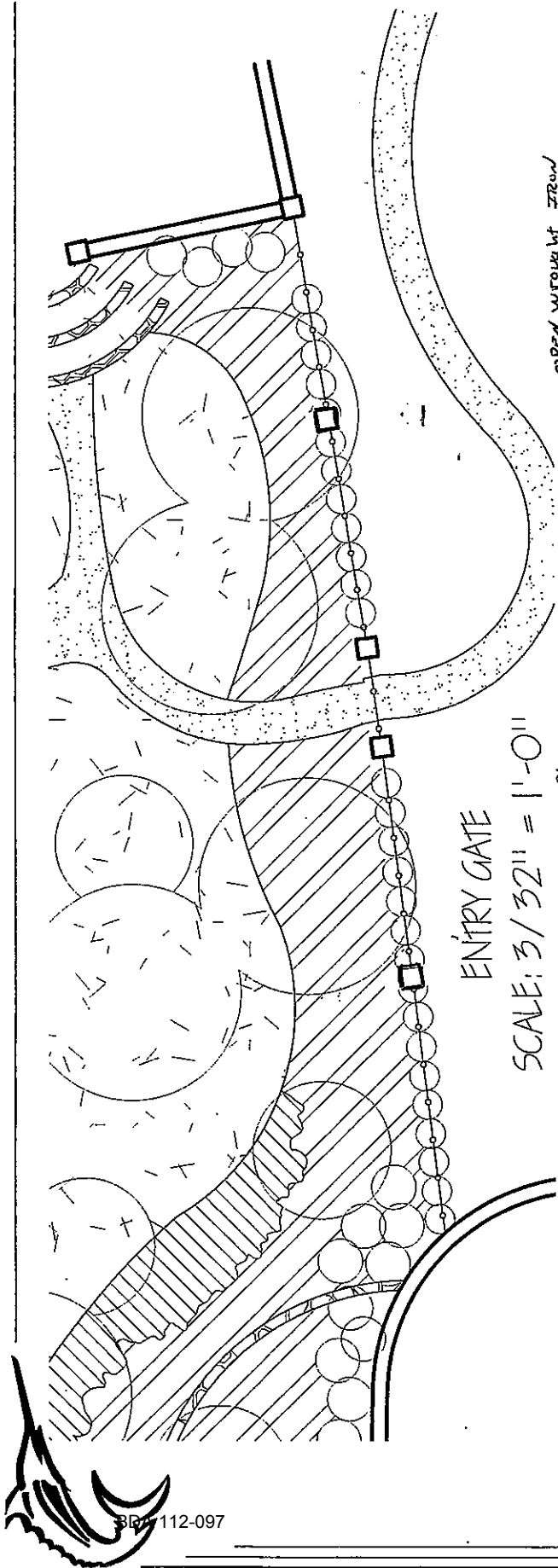
INWOOD ROAD

DRAWN BY: MDH  
 DATE: 08 AUGUST 2012  
 SCALE: AS SHOWN  
 PAGE: 1 OF 1

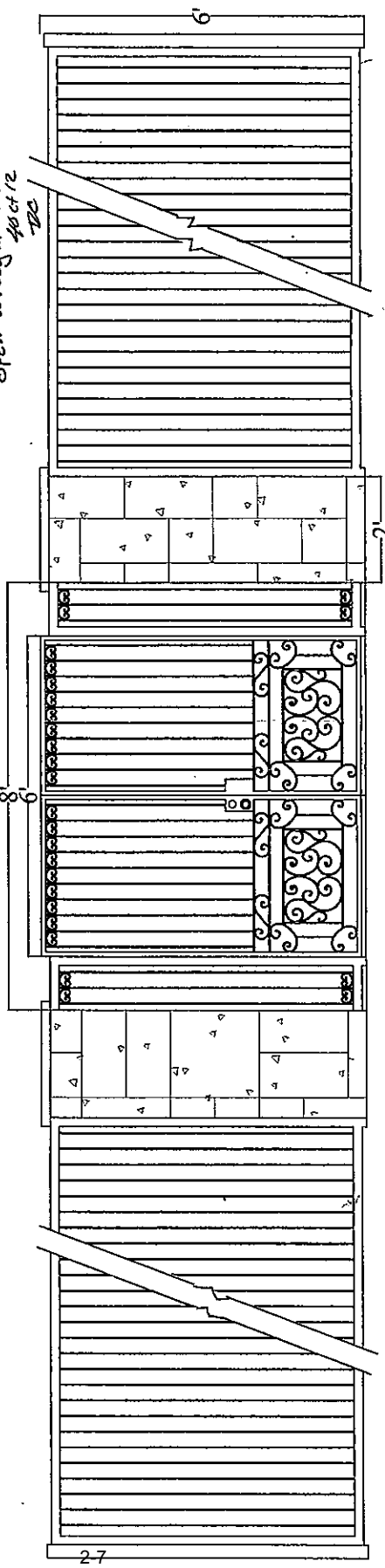
BEEN SUBMITTED TO ANY JURISDICTION, STATE, AND/OR OF THE STATE OF TEXAS FOR REVIEW OR RECORDATION. THIS PLAN IS THE PROPERTY OF MARLIN LANDSCAPE SYSTEMS.

RESIDENCE  
 5020 ELM HOLLOW  
 DALLAS, TX

BDA112-097  
 Attach B



ENTRY GATE  
 SCALE: 3/32" = 1'-0"



6' ENTRY GATE  
 SCALE: 1/2" = 1'-0"

Marlin Landscape Systems 214.731.0706 office 214.731.1017 fax www.marlinlandscape.com



City of Dallas

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 112-097

Data Relative to Subject Property:

Date: August 23, 2012

Location address: 5020 Elm Hollow Dr Zoning District: R-1as(A)

Lot No.: 1A Block No.: G/5518 Acreage: 2.023 Census Tract: 76.07

Street Frontage (in Feet): 1 241' 2 273' 3) 4) 5)

To the Honorable Board of Adjustment:

Owner of Property/or Principal Roger D. Lindquist & Sue S. Lindquist

Applicant: Ed Simons Telephone: 214-761-9197

Mailing Address 5020 Elm Hollow Zip Code: 752295572

Represented by: Masterplan Telephone 214-761-9197

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

Affirm that a request has been made for a Variance, or Special Exception X, of 2 feet of fence height in the required front yard.

Application is now made to the Honorable Board of Adjustment, in accordance with the provisions of the Dallas Development Code, to grant the described request for the following reason: The fence height is in scale with the size of the lot and will not have an adverse impact on neighboring properties.

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

Respectfully submitted: Ed Simons Applicant's name printed

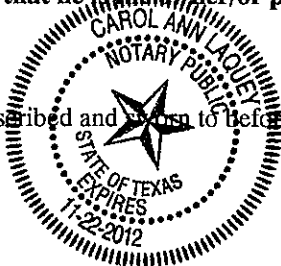
Applicant's signature

Affidavit

Before me the undersigned on this day personally appeared Ed Simons who on (his/her) oath certifies that the above statements are true and correct to his best knowledge and that he is the owner/or principal/or authorized representative of the subject property.

Affiant (Applicant's signature)

Subscribed and sworn to before me this 23 day of August, 2012



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**

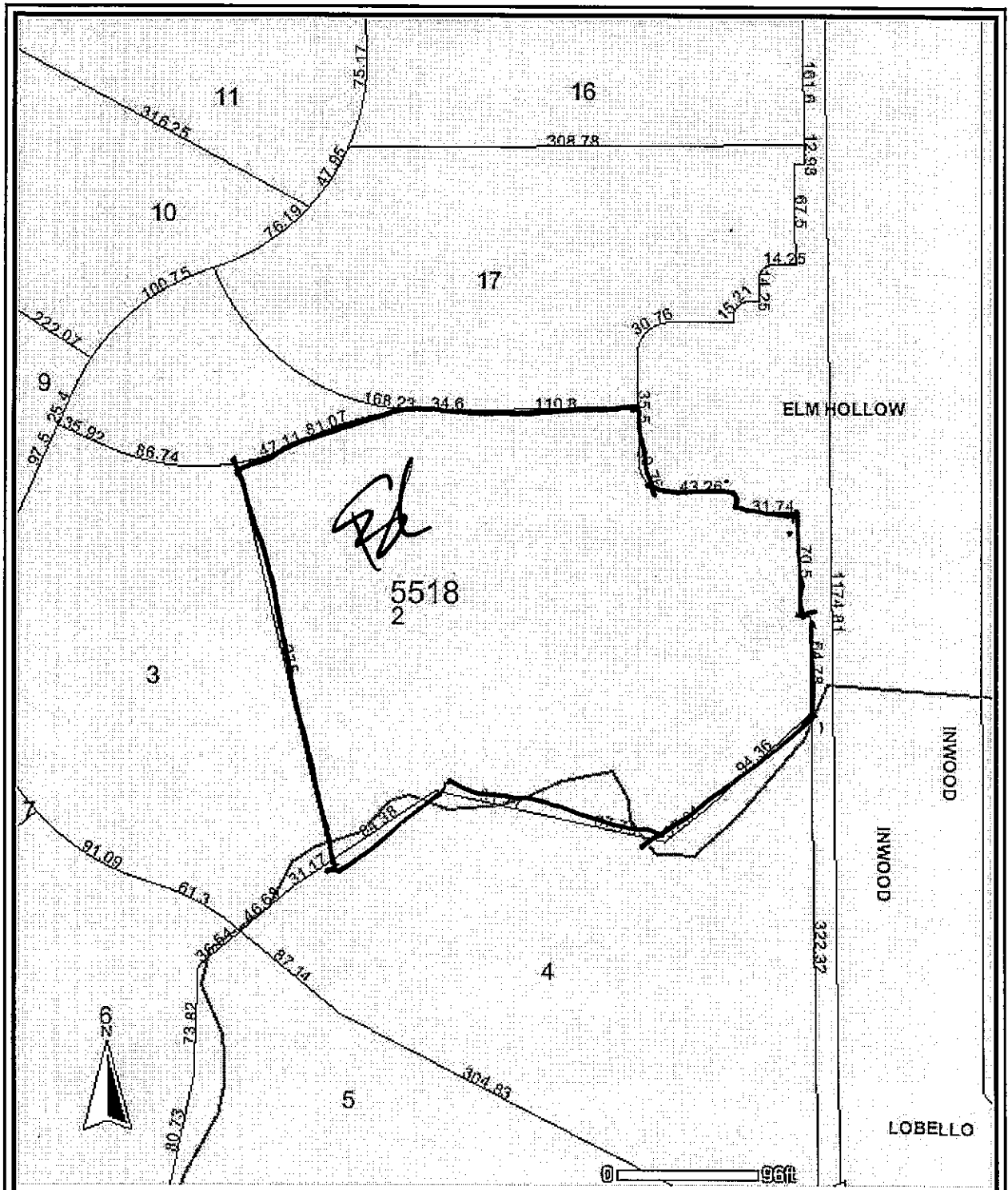
I hereby certify that ED SIMONS

did submit a request for a special exception to the fence height regulation  
at 5020 Elm Hollow Drive

BDA112-097. Application of Ed Simons for a special exception to the fence height regulation at 5020 Elm Hollow Drive. This property is more fully described as lot 1A in city blockk G/5518 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 6 foot high fence in a required front yard, which will require a 2 foot special exception to the fence regulation.

Sincerely,

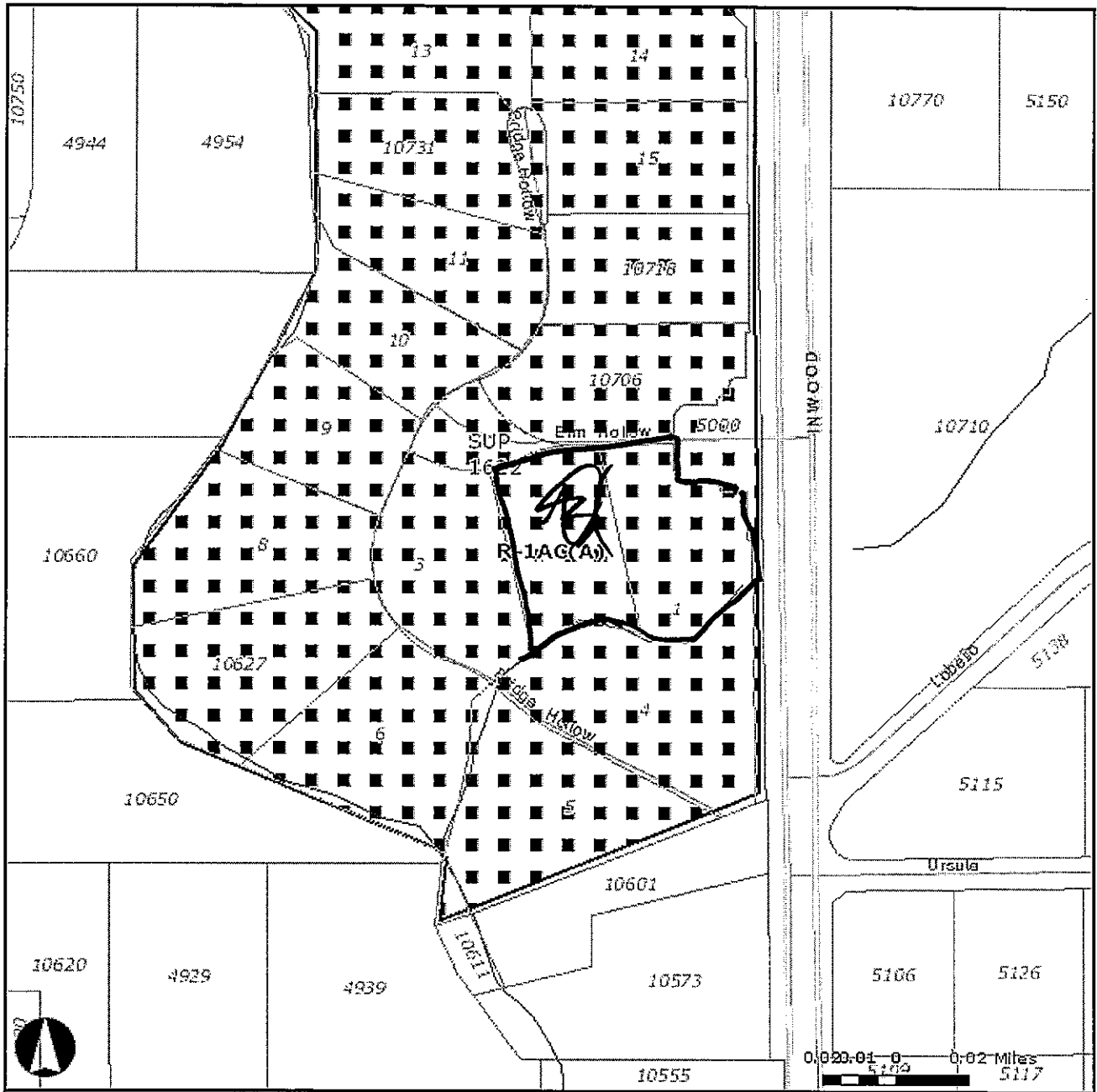
  
Lloyd Denman, Building Official



**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.

# City of Dallas Zoning



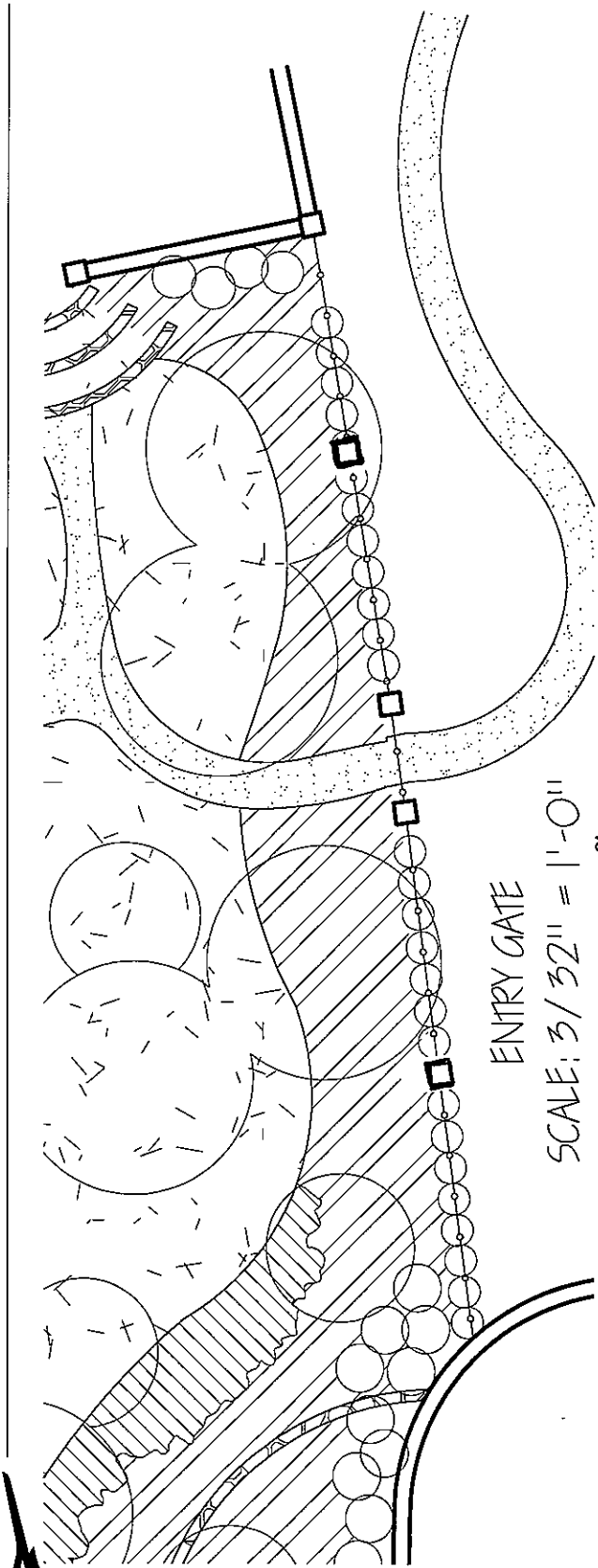
- City Boundaries
- County
- Certified Parcels
- DISD Sites
- Council Districts
- Waterways
- Parks

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

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

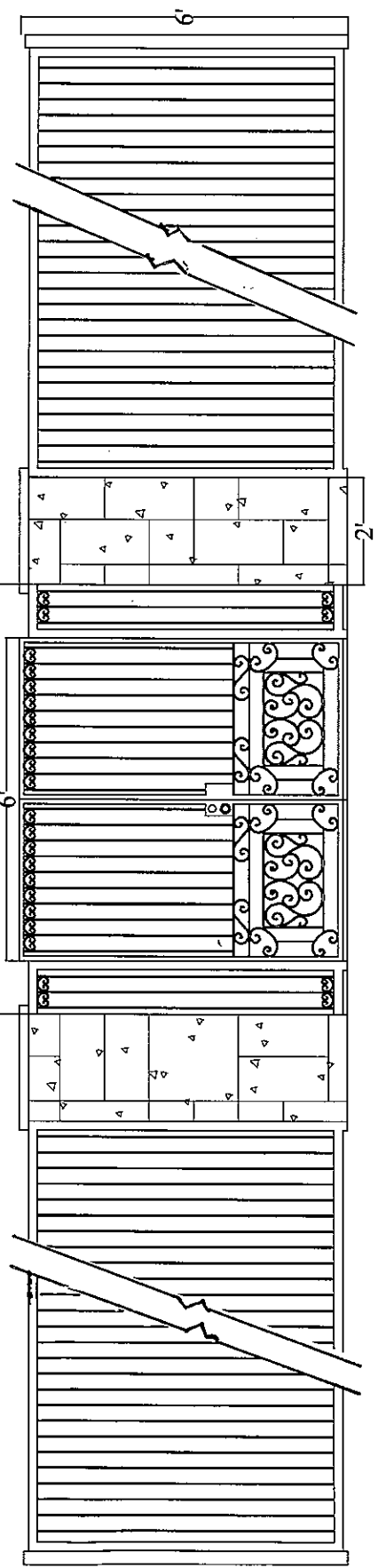






ENTRY GATE

SCALE: 3/32" = 1'-0"



6' ENTRY GATE

SCALE: 1/2" = 1'-0"

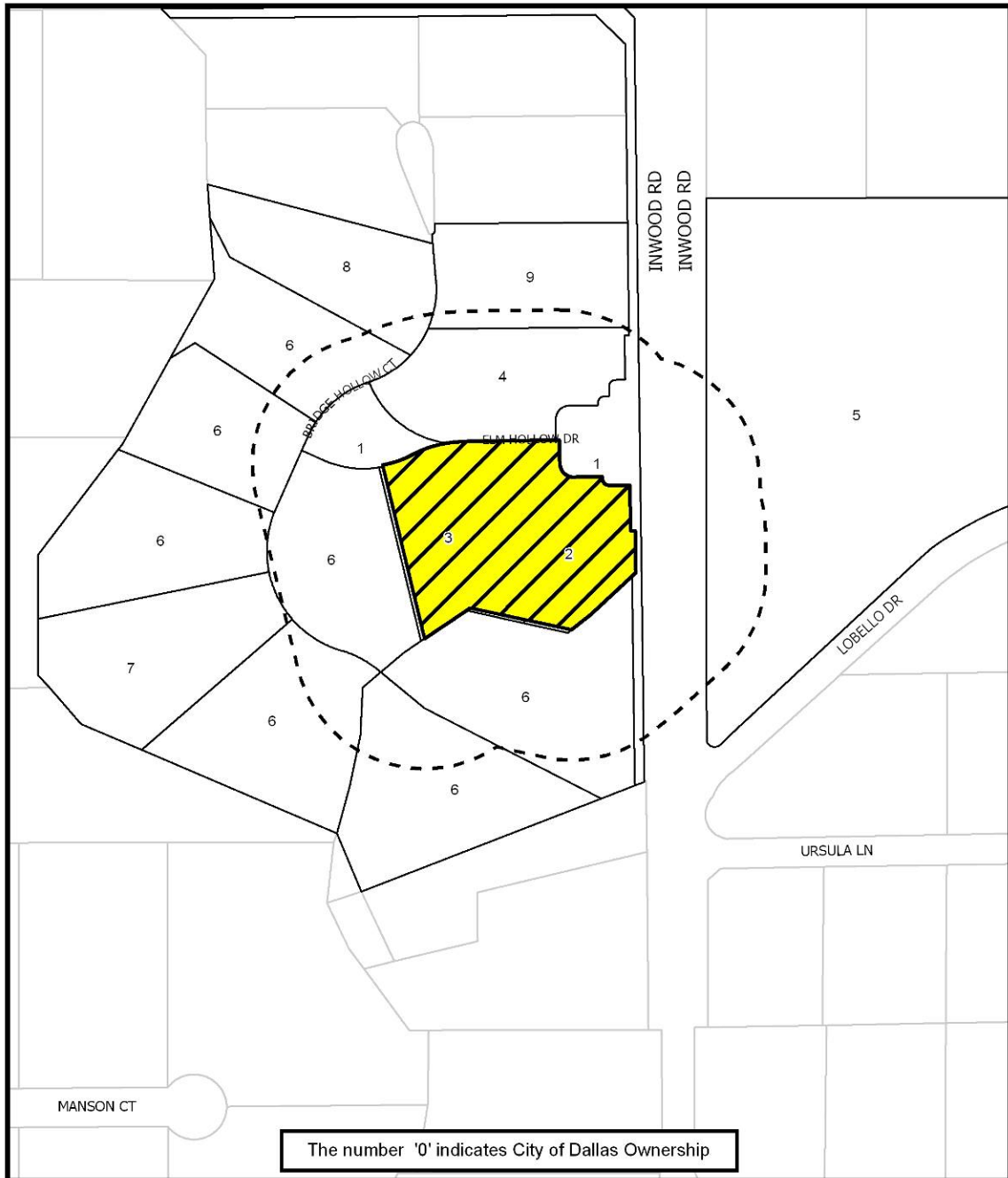
RESIDENCE  
5020 ELM HOLLOW  
DALLAS, TX

DATE: 08 AUGUST 2012  
SCALE: AS SHOWN  
PAGE 1 OF 1

DRAWN BY: MDH

THE PLAN NUMBER OF MAIN LAYOUT SYSTEMS, AND THE PLAN NUMBER OF PROPOSED MAIN LAYOUT SYSTEMS IS INDICATED.

Marlin Landscape Systems 214.731.0706 office 2114.731.1017 fax www.marlinlandscape.com



 1:2,400	<h2 style="margin: 0;">NOTIFICATION</h2> <table style="margin: 5px auto; border-collapse: collapse;"> <tr> <td style="border: 1px solid black; padding: 2px 5px;">200'</td> <td style="padding: 2px 5px;">AREA OF NOTIFICATION</td> </tr> <tr> <td style="border: 1px solid black; padding: 2px 5px;">9</td> <td style="padding: 2px 5px;">NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	200'	AREA OF NOTIFICATION	9	NUMBER OF PROPERTY OWNERS NOTIFIED	Case no: <u>  BDA112-097  </u> Date: <u>  9/27/2012  </u>
200'	AREA OF NOTIFICATION					
9	NUMBER OF PROPERTY OWNERS NOTIFIED					

# ***Notification List of Property Owners***

***BDA112-097***

## ***9 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	5000 ROYAL LN	CREEKS OF PRESTON HOLLOW HOMEOWNERS ASSO
2	1 ELM HOLLOW DR	LINQUIST ROGER D & SUE S
3	5020 ELM HOLLOW DR	LINQUIST ROGER D & SUE S
4	10706 BRIDGE HOLLOW CT	GALAS THOMAS E & PATRICIA A
5	10710 INWOOD RD	JAIN VINAY DR & KANIKA K JAIN
6	3 ELM HOLLOW DR	CREEKS OF PRESTON HOLLOW THREE LINCOLN
7	10627 BRIDGE HOLLOW CT	QUINN DAVID W & STEPHANIE
8	11 BRIDGE HOLLOW CT	MAHAN HUNTER &
9	10718 BRIDGE HOLLOW CT	10718 BRIDGE HOLLOW LLC

**FILE NUMBER:** BDA 112-101

**BUILDING OFFICIAL'S REPORT:**

Application of Josh LeComte for variances to the front yard setback and off-street parking regulations at 1808 Euclid Avenue. This property is more fully described as Lot 22 in City Block 4/1987 and is zoned MF-2(A), which requires: (1) a front yard setback of 15 feet and (2) that a parking space must be at least 20 feet from the right-of-way line adjacent to a street or alley if the space is located in an enclosed structure and if the space faces upon or can be entered directly from the street or alley. The applicant proposes to construct and maintain a structure and provide a 5 foot front yard setback, which will require a variance to the front yard setback regulations of 10 feet. The applicant also proposes to provide enclosed parking spaces with a setback of 5 feet, which will require a variance to the off-street parking regulations of 15 feet.

**LOCATION:** 1808 Euclid Avenue

**APPLICANT:** Josh LeComte

**REQUESTS:**

- The following appeals have been made in this application on a site that is currently undeveloped:
  1. a variance to the front yard setback regulations of 10' is requested in conjunction with constructing and maintaining a residential structure (according the a document submitted by the applicant as either a one or three-unit), part of which is located in one of the site's two 15' front yard setbacks (Lewis Street);
  2. a variance to the off-street parking regulations of 10' (reduced from what had been originally requested of up to 15') is requested in conjunction with enclosing parking spaces with garage doors in the proposed residential structure where the parking spaces that are to be enclosed with garage doors would be located less than the required 20' distance from right-of-way line Lewis Street.(No part of this application has been made for variance to the site's Euclid Street front yard setback).

**STANDARD FOR A VARIANCE:**

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

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

**STAFF RECOMMENDATION:**

Denial of both requests

Rationale:

- Although the subject site is unique and different from most lots zoned MF-2(A) in that it is irregular in shape, the applicant has not substantiated by defining what he actually proposes on the site how the requested variance is necessary to permit its development (even with its triangular shape) in a manner commensurate with the development upon other parcels of land with the same MF-2(A) zoning.
- Additionally while the property is clearly physically constrained in relation to similarly zoned properties in the area, the use of the property and the number of dwelling units ultimately constructed will have an impact on whether the proposed development may have an adverse impact on the neighboring properties. More than one dwelling unit with the requested garage door variance could cause additional parking on the street and pose traffic concerns.

**BACKGROUND INFORMATION:**

**Zoning:**

Site: MF-2(A) (Multi family district)  
North: MF-2(A) (Multi family district)  
South: PD 462 (Planned Development)  
East: PD 462 (Planned Development)  
West: MF-2(A) & P(A) (Multi family and parking district)

**Land Use:**

The subject site is undeveloped. The areas to the north and west are developed with residential uses; and the areas to the east and south are developed with retail 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:**

August 22, 2012: The applicant submitted an "Application/Appeal to the Board of Adjustment" and related documents which have been included as part of this case report.

September 12, 2012: The Board of Adjustment Secretary assigned this case to Board of Adjustment Panel C.

September 19, 2012: The Board Administrator emailed the applicant the following information:

- an attachment that provided the public hearing date and panel that will consider the application; the September 26<sup>th</sup> deadline to submit additional evidence for staff to factor into their analysis; and the October 5<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.

September 22, 2012: The applicant submitted additional information to staff beyond what was submitted with the original application (see Attachment A).

October 2, 2012: The Board of Adjustment staff review team meeting was held regarding this request and the others scheduled for October public hearings. Review team members in attendance included: the Sustainable Development and Construction Department Current Planning Division Assistant Director, the Sustainable Development and Construction Department Engineering Division Assistant Director, the Building Inspection Senior Planner, the Board Administrator, the Building Inspection Senior Plans Examiner/Development Code Specialist, the Chief Arborist, and the Assistant City Attorney to the Board.

Staff concluded at this meeting that provisions in the Dallas Development Code precluded the applicant from seeking variance for the proposed two-unit structure on the site given its zoning and lot size.

October 3, 2012: The Board Administrator, the Sustainable Development and Construction Department Current Planning Division Assistant Director, and the Building Inspection Senior Plans Examiner/Development Code Specialist contacted the applicant and conveyed conclusions reached at the staff review team

meeting. The applicant chose to amend his application/proposal in order to retain his October 15<sup>th</sup> public hearing.

- October 3, 2012: The applicant submitted additional information to staff beyond what was submitted with the original application (see Attachment B).
- October 4, 2012: The applicant submitted additional information to staff beyond what was submitted with the original application (see Attachment C).
- October 5, 2012: The Sustainable Development and Construction Department Engineering Division Assistant Director submitted a review comment sheet marked "Has no objections if certain conditions are met" commenting "Must provide a detailed site plan that provides a 20' distance between back of sidewalk to face of garage."

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

- This request focuses on constructing and maintaining what is described in documentation submitted by the applicant as a one or three-unit residential structure, part of which is located in one of the site's two 15' front yard setbacks (Lewis Street).
- The subject site is located at the intersection of Euclid Street and Lewis Street. The corner property with two street frontages has two front yard setbacks as any corner property with two street frontages would that is not zoned agricultural, single family, or duplex.
- Structures on lots zoned MF-2(A) are required to provide a minimum front yard setback of 15'. A revised "site plan" has been submitted denoting a 5' setback line on the side of the property, a 15' setback provided from the Euclid Street front property line, and a line labeled "10' front yard variance along Lewis" and a "10' garage door setback variance along Lewis."
- Unlike in most cases where staff is able to calculate the total building footprint of the applicant's proposal and how much of the proposal is to be located in a setback, staff is unable to determine specific information from the submitted revised "site plan" since there is no clear representation of the actual building footprint of the proposed structure.
- According to DCAD records, there are no "main improvements" or "additional improvements" at 1808 Euclid Street.
- The subject site is triangular in shape and according to the application, is 0.1 acres (or approximately 4,350 square feet) in area. The site is zoned MF-2(A).
- The applicant forwarded additional information beyond what was submitted with the original application (see Attachments A, B, and C).
- The applicant has the burden of proof in establishing the following:
  - That granting the variance to the Lewis Street front yard setback regulations will not be contrary to the public interest when, owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed and substantial justice done.

- The variance is necessary to permit development of the subject site that differs from other parcels of land by being of such a restrictive area, shape, or slope, that the subject site cannot be developed in a manner commensurate with the development upon other parcels of land in districts with the same 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 front yard setback variance request and impose the submitted revised site plan as a condition, the applicant would be afforded more flexibility in developing the site than in most setback variance applications where applicants submit a detailed site plan of the defined footprint of the proposal, its total square footage, and the specific area/amount of the proposal to be located in the required setback.

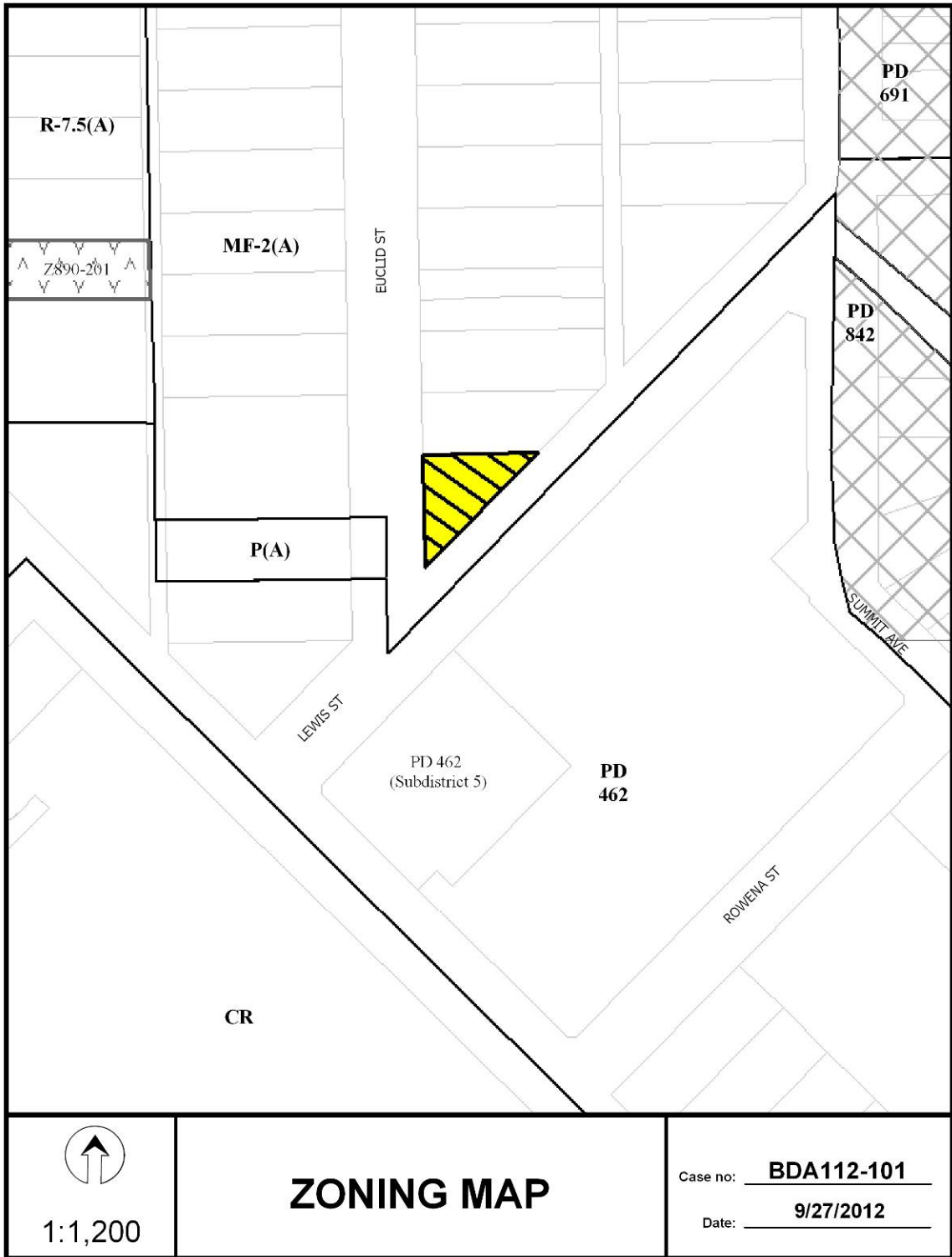
**GENERAL FACTS/STAFF ANALYSIS (parking variance):**

- This request focuses on enclosing parking spaces with garage doors in a proposed structure where the parking spaces that are to be enclosed with garage doors would be located less than the required 20' distance from right-of-way line on Lewis Street.
- The Dallas Development Code states that a parking space must be at least 20 feet from the right-of-way line adjacent to a street or alley if the space is located in enclosed structure and if the space faces upon or can be entered directly from a street or alley.
- A revised "site plan" has been submitted denoting a 5' setback line on the side of the property, a 15' setback provided from the Euclid Street front property line, and a line labeled "10' front yard variance along Lewis" and a "10' garage door setback variance along Lewis."
- In most cases staff is able to determine from a submitted site plan (1) the size of the area in which the enclosed parking spaces are to be located, (2) the number of enclosed parking spaces that are part of the proposed development, and (3) the distance between each enclosed parking space from the right-of-way line and pavement line. Here, staff is unable to fully determine this information from the submitted revised "site plan," as the only reference to the off-street parking variance on the revised site plan is a line labeled "10' garage door setback variance along Lewis Street" and a pavement line that appears to be 11' from the Lewis Street pavement line.
- According to DCAD records, there are no "main improvements" or "additional improvements" at 1808 Euclid Street.
- The Sustainable Development and Construction Department Engineering Division Assistant Director has submitted a review comment sheet marked "Has no objections if certain conditions are met" commenting "Must provide a detailed site plan that provides a 20' distance between back of sidewalk to face of garage." As of 5:00 p.m., October 5, 2012, the applicant had not submitted a revised detailed site plan showing this distance between the garage and sidewalk.



- The applicant has the burden of proof in establishing the following:
  - That granting the variance to the off-street parking regulations of 10' 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 off-street parking variance with the currently submitted revised site plan as a condition, the applicant would be afforded more flexibility in developing the site than in most off-street parking applications where applicants submit a detailed site plan showing the size of the area of in which the enclosed parking spaces are to be located, the number of enclosed parking spaces that are part of the proposed development, and the distance between each enclosed parking space from the right-of-way line and pavement line.
- If the Board were to grant the off-street parking variance, staff recommends imposing the following conditions:
  1. Compliance with the submitted revised site plan is required.
  2. Automatic garage doors must be installed and maintained in working order at all times.
  3. At no time may the areas in front of the garage be utilized for parking of vehicles.
  4. All applicable permits must be obtained.

(These conditions are imposed to help assure that the variance will not be contrary to public interest).

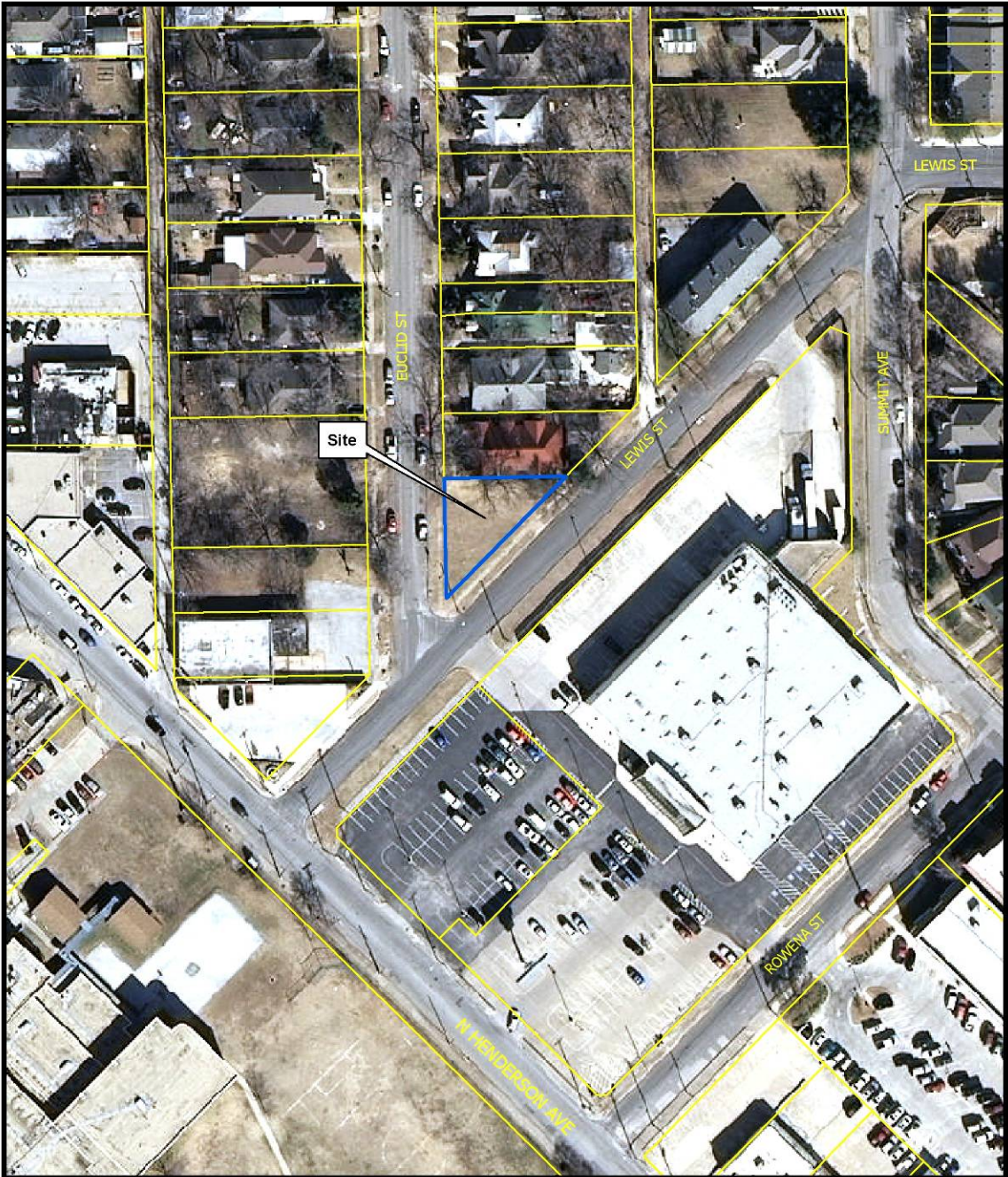


1:1,200

# ZONING MAP

Case no: BDA112-101

Date: 9/27/2012



Site



1:1,200

# AERIAL MAP

Case no: BDA112-101

Date: 9/27/2012

**Long, Steve**

---

**From:** Josh LeComte [josh@lgdev.net]  
**Sent:** Saturday, September 22, 2012 11:43 AM  
**To:** Long, Steve  
**Subject:** 1808 Euclid Variance Materials  
**Importance:** High  
**Attachments:** 1808 Euclid Site Coverage.pdf; Project Density Comparison.pdf

Steve,

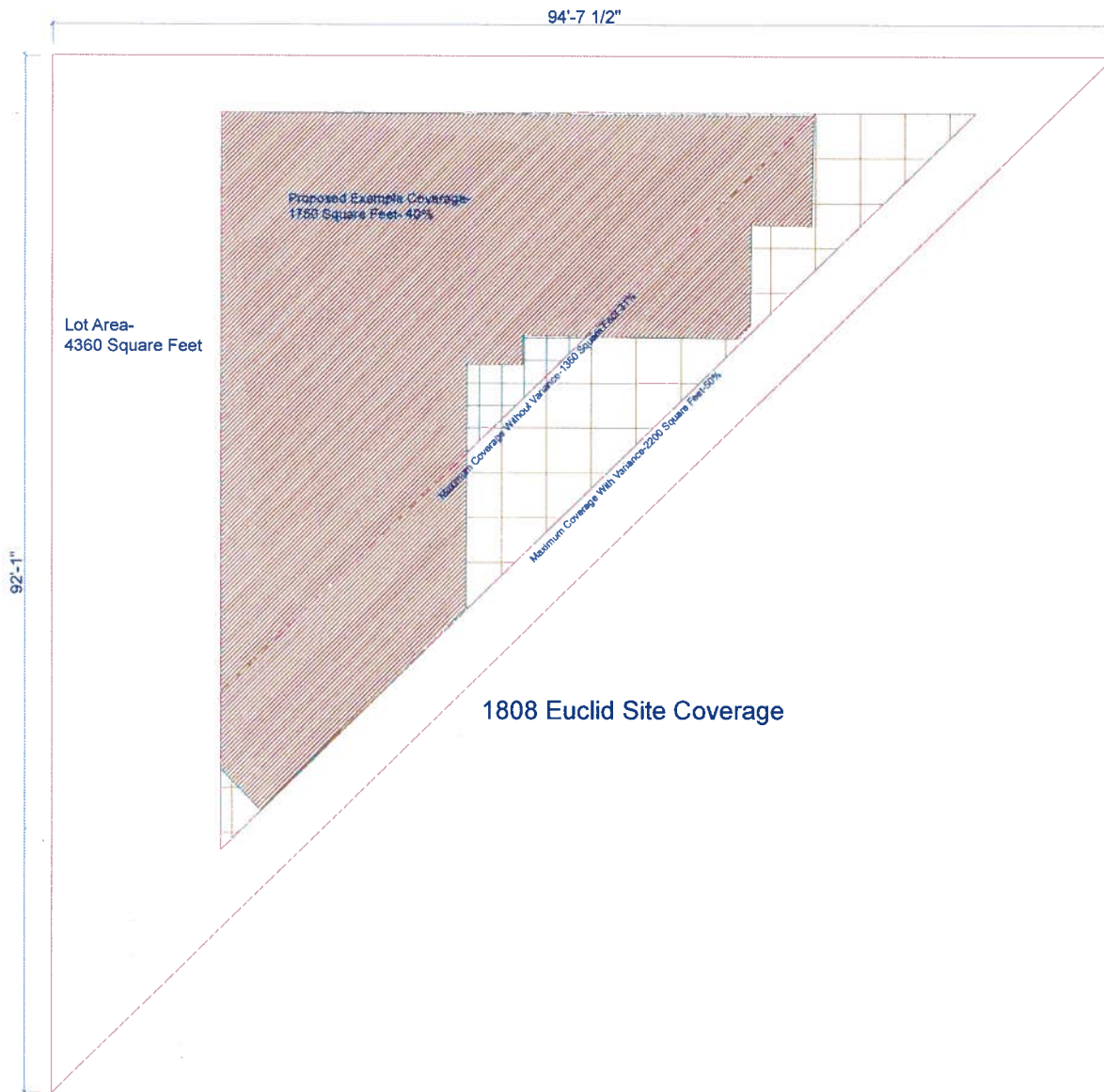
I have attached additional information regarding the variance at 1808 Euclid. Please confirm receipt at your earliest convenience.

Thanks

Josh LeComte

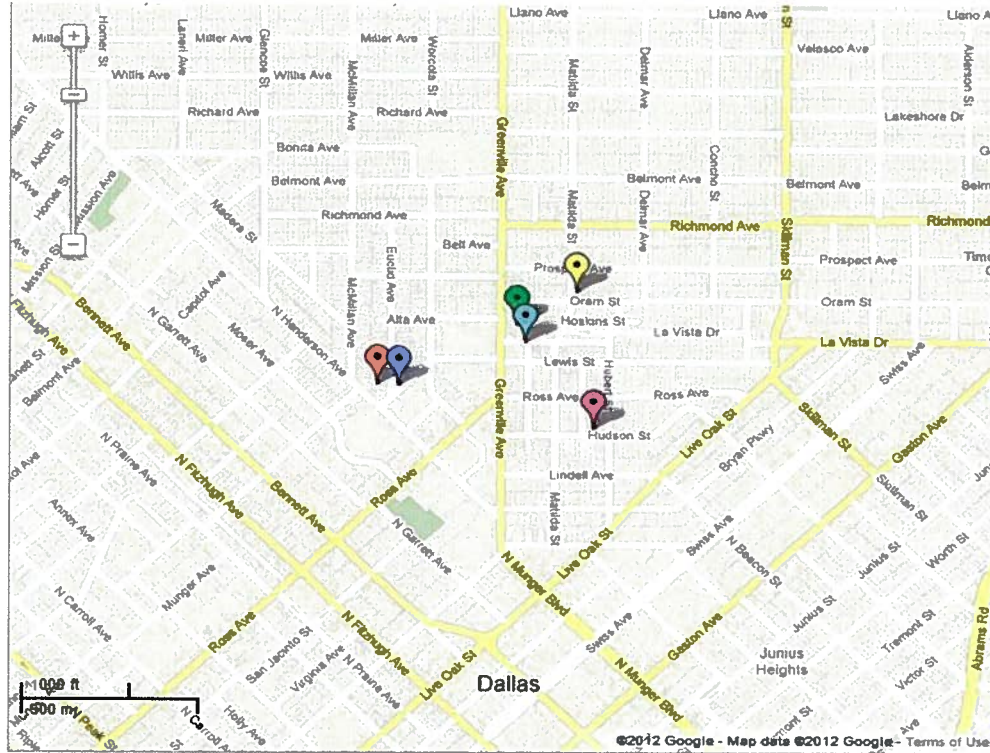
LeComte Group, LLC  
P.O. Box 720549  
Dallas, TX 75372  
O: (214)-827-1431  
F: (214)-292-9547  
[www.lgdev.net](http://www.lgdev.net)





**MF-2 Townhome Condo Density Comparison**

Project Name	Address	# of Units	Lot Size	Lot Footage	Unit per Acre	Replatted?
LaVista Townhomes	570xx-57xx LaVista	5	47x125	5,875	37.1	Y
Hope Terrace	1906-1922 Hope Way	15	188x125	23,500	27.8	Y
Hudson Heights	5807 Hudson	6	50x195	9,750	26.8	N
Matilda Park	2002-2012 Matilda	6	75x144	10,800	24.2	Y
1811 Euclid Townhomes	1811 Euclid	8	100x150	15,000	23.2	N
<b>Proposed</b>	<b>1808 Euclid</b>	<b>2</b>	<b>94.6 X 92.1 (triangular)</b>	<b>4,358</b>	<b>20.0</b>	<b>N</b>



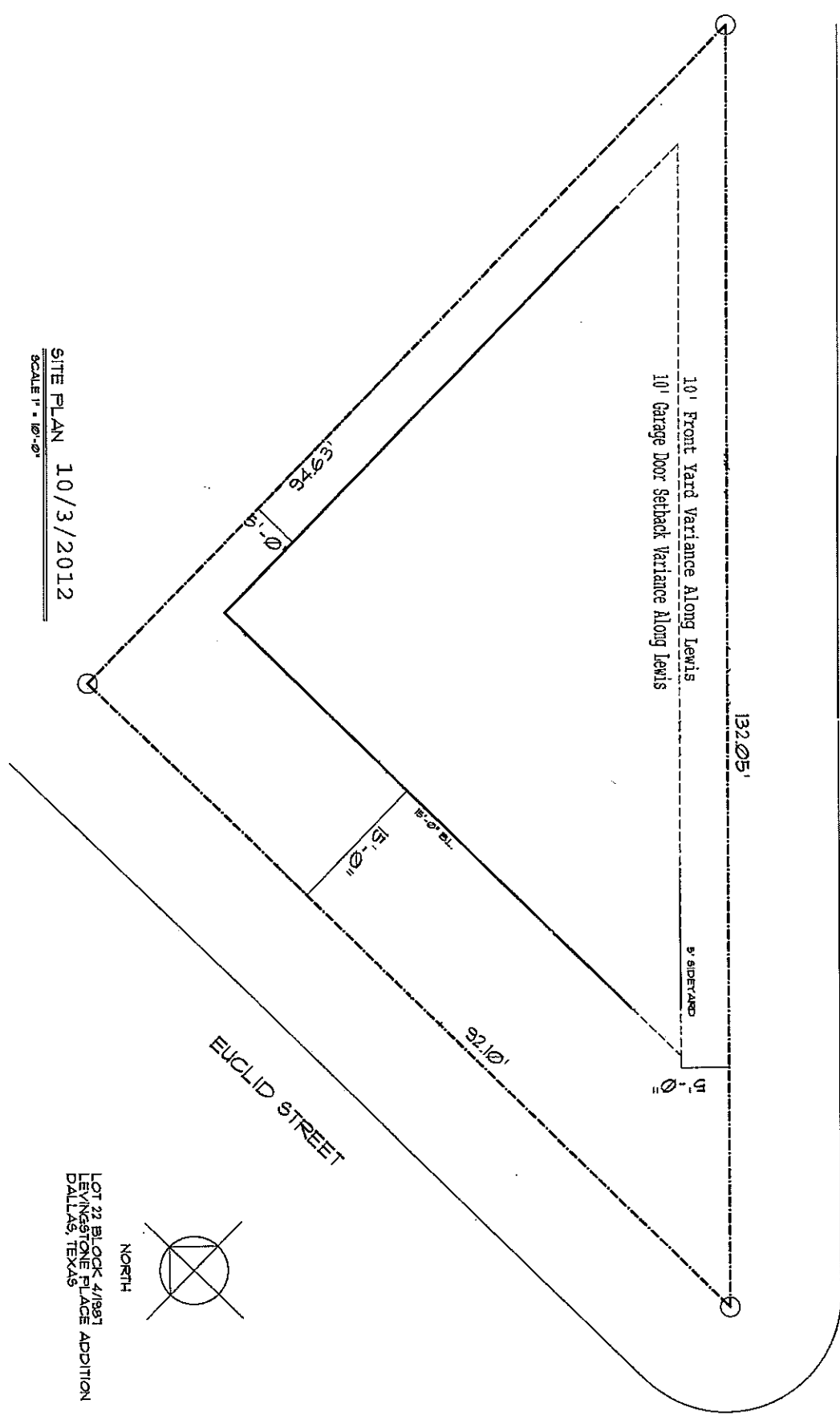
**1808 Euclid Project Comparison**

Unlisted · 0 views  
 Created on Sep 22 By · Updated 15 minutes ago

-  1811 Euclid Townhomes
-  1808 Euclid-Proposed
-  Hope Terrace Townhomes
-  La Vista Court Townhomes
-  Matilda Park Townhomes
-  Hudson Heights Townhomes

BDA112-101

Attach B

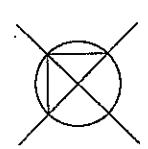


SITE PLAN 10/3/2012  
SCALE 1" = 10'-0"

LEWIS STREET

EUCLID STREET

LOT 22 BLOCK 4/1987  
LEWINGSTONE PLACE ADDITION  
DALLAS, TEXAS



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BDA112-101

Attachment C

pg 1

10/4/2012

Dear Board,

I am applying for a variance to the front yard setback and garage door setback requirements of the City's zoning ordinance. Due to the unique shape, size and double frontage of the lot, this variance is needed because literal enforcement of the ordinance would result in unnecessary hardship and would restrict the ability to develop the property in a manner commensurate with established zoning standards. Until yesterday, October 3<sup>rd</sup>, I was confident that all materials submitted to staff and the board painted a crystal clear picture of my development plans and intentions. It wasn't until yesterday that I was informed by staff that my application was to be considered invalid and I was asked to withdraw my application, redesign the project and re apply for the December hearing. After discussion with Mr. Cossum, it was determined that the best course of action was to revise the site plan in a manner that left out specific design details and keep the case on the docket for the October meeting.

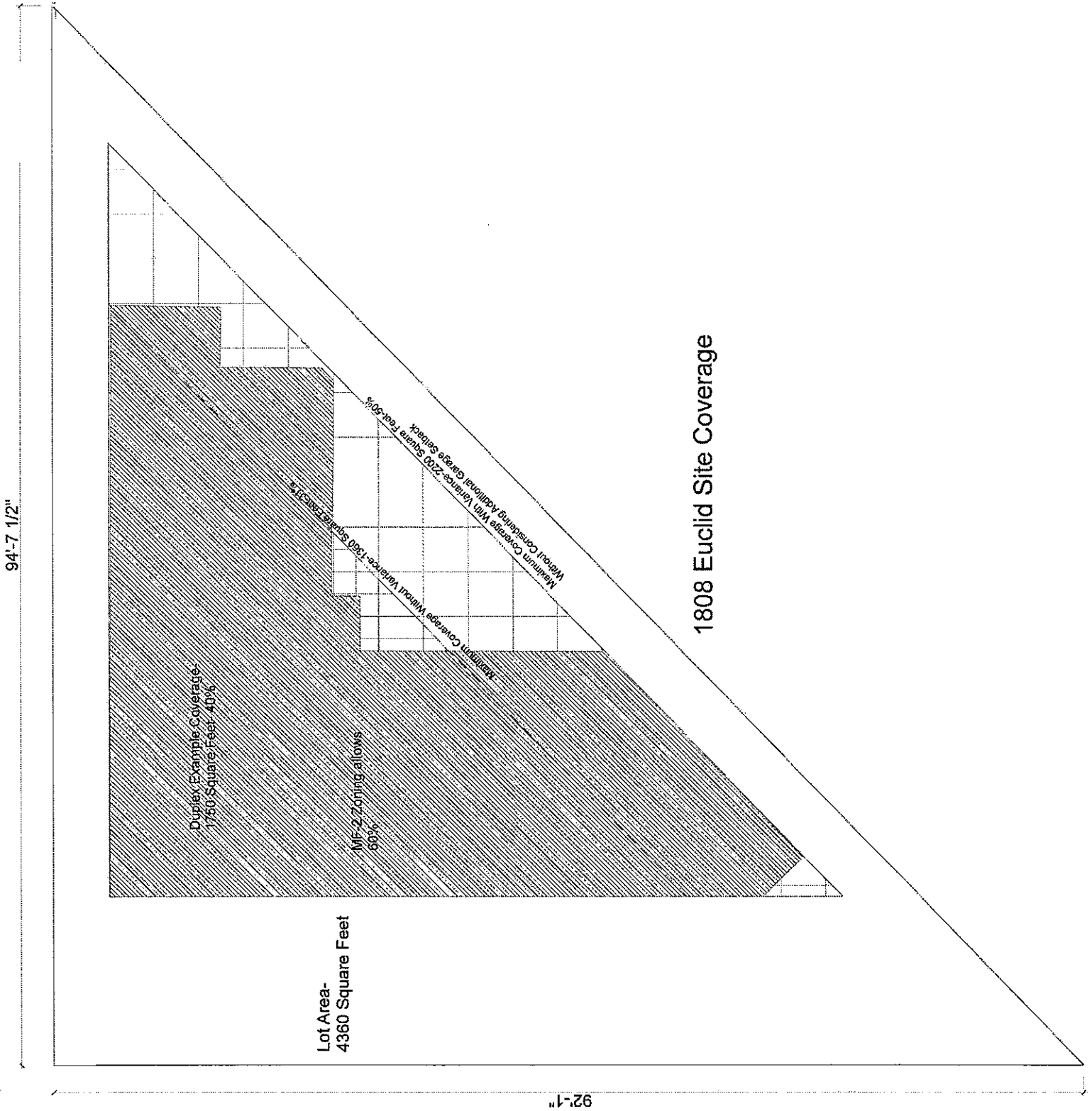
I am confident that you will conclude that even with a relatively vague site plan, it is in the best interest of the city and the neighborhood to grant the requested variance. Even with the requested variance, it would be impossible to approach the theoretical maximum density that MF-2 zoning would allow. I am requesting a variance only to the setback along Lewis street and all other zoning metrics would be obeyed, I am sure you would agree that it is unnecessary and redundant to create additional concepts and drawings to illustrate this point. It is quite simple to see that even with the front setback requirement varied, it would be impossible to come close to the allowed lot coverage density see Exhibit "A". MF-2 zoning allows lot coverage of 60%, and our maximum theoretical building envelope, if allowed a variance would be only 50% without factoring the additional setback we would provide for the garage door on Lewis. Since we are likely unable to build a duplex on the lot (due to other zoning restrictions that we are unable to vary), we are left with an option of building one unit or three units. In all likelihood, we will end up building a single unit if granted the variance, but would like to explore our options.

Given the practical restraints of time (I was notified of the duplex zoning conflict yesterday), finances and logistics, it is not possible to provide the board with designs of what the possible permutations of the designs could be. The design concepts in the docket represent what we intended to build if we were allowed a duplex on the lot and the mass, volume and scale of that building would be essentially the same in the event we found it feasible to build a triplex. Obviously, the mass, volume and scale of the development would be greatly diminished if we were able to proceed with plans for a single unit. None of the concepts would be out of character for properties in the area or with the same zoning classification. Please reference Exhibit "B" that illustrates the density and proximity of other projects I have developed in the neighborhood with the same zoning classification. Obviously, we are not planning to over develop this site, MF-2 zoning allows a density of 40 units per acre and on the outside chance we were able to build three units that would reflect a density of 30 units per acre, we would likely build a single unit on this site which would comprise one quarter of the zoning density allowed in the ordinance. I appreciate your understanding and diligence in this matter and look forward to our upcoming meeting.

Sincerely,

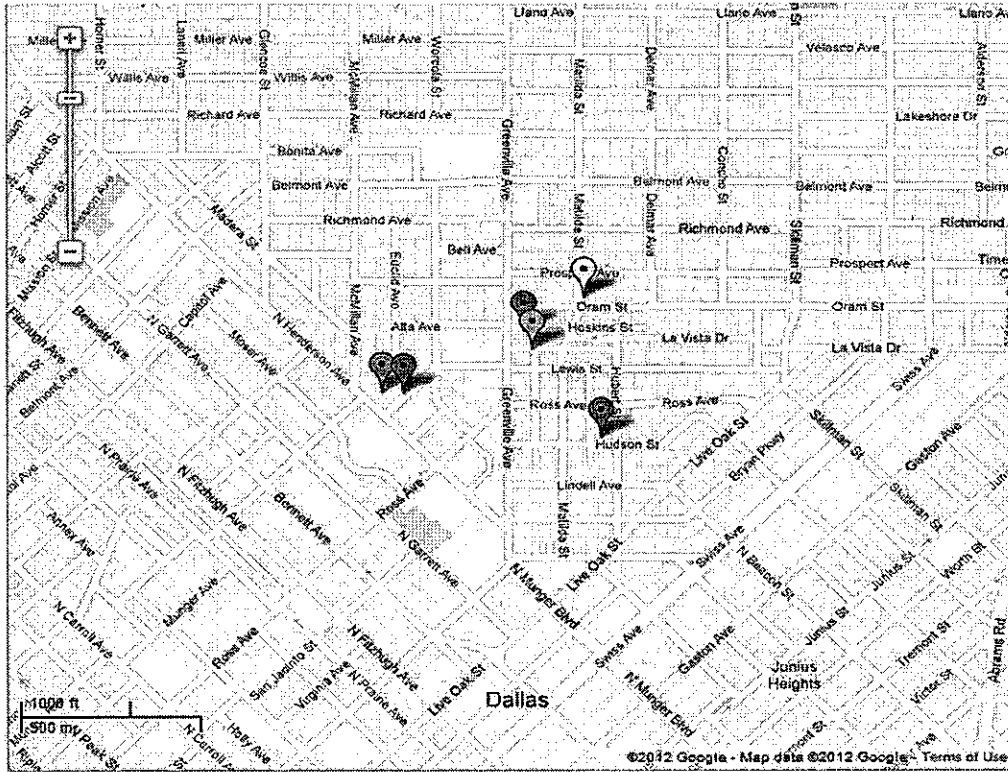
Josh LeComte











**MF-2 Townhome Condo Density Comparison**

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Matilda Park	2002-2012 Matilda	6	75x144	10,800	24.2	Y
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**1808 Euclid Project Comparison**

Unlisted - 0 views  
 Created on Sep 22 - By - Updated 15 minutes ago

-  1811 Euclid Townhomes
-  1808 Euclid-Proposed
-  Hope Terrace Townhomes
-  La Vista Court Townhomes
-  Matilda Park Townhomes
-  Hudson Heights Townhomes



City of Dallas

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 112-101

Data Relative to Subject Property:

Date: 8-22-12

Location address: 1808 Euclid st. Zoning District: MF-2

Lot No.: 22 Block No.: 4/1987 Acreage: .1 Census Tract: \_\_\_\_\_

Street Frontage (in Feet): 1) 92 2) 132 3) \_\_\_\_\_ 4) \_\_\_\_\_ 5) \_\_\_\_\_ SE 24

To the Honorable Board of Adjustment :

Owner of Property (per Warranty Deed): 1811 Euclid, LLC

Applicant: Joshua LeComte Telephone: 214-693-1073

Mailing Address: P.O. Box 720549, Dallas, TX Zip Code: 75372

E-mail Address: josh@lgdev.net

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

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

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

Affirm that an appeal has been made for a Variance , or Special Exception \_\_\_\_\_, of 10 feet to front setback regulations and a variance to the garage door setback regulations of 10'

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

- lot size
- lot shape
- double street frontage
- corner lot

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

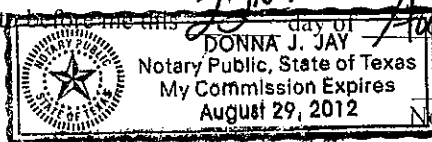
Affidavit

Before me the undersigned on this day personally appeared Joshua LeComte  
(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 22nd day of August 2012



\_\_\_\_\_  
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 JOSH LECOMTE

did submit a request for a variance to the front yard setback regulations, and for a variance to the off-street parking regulation

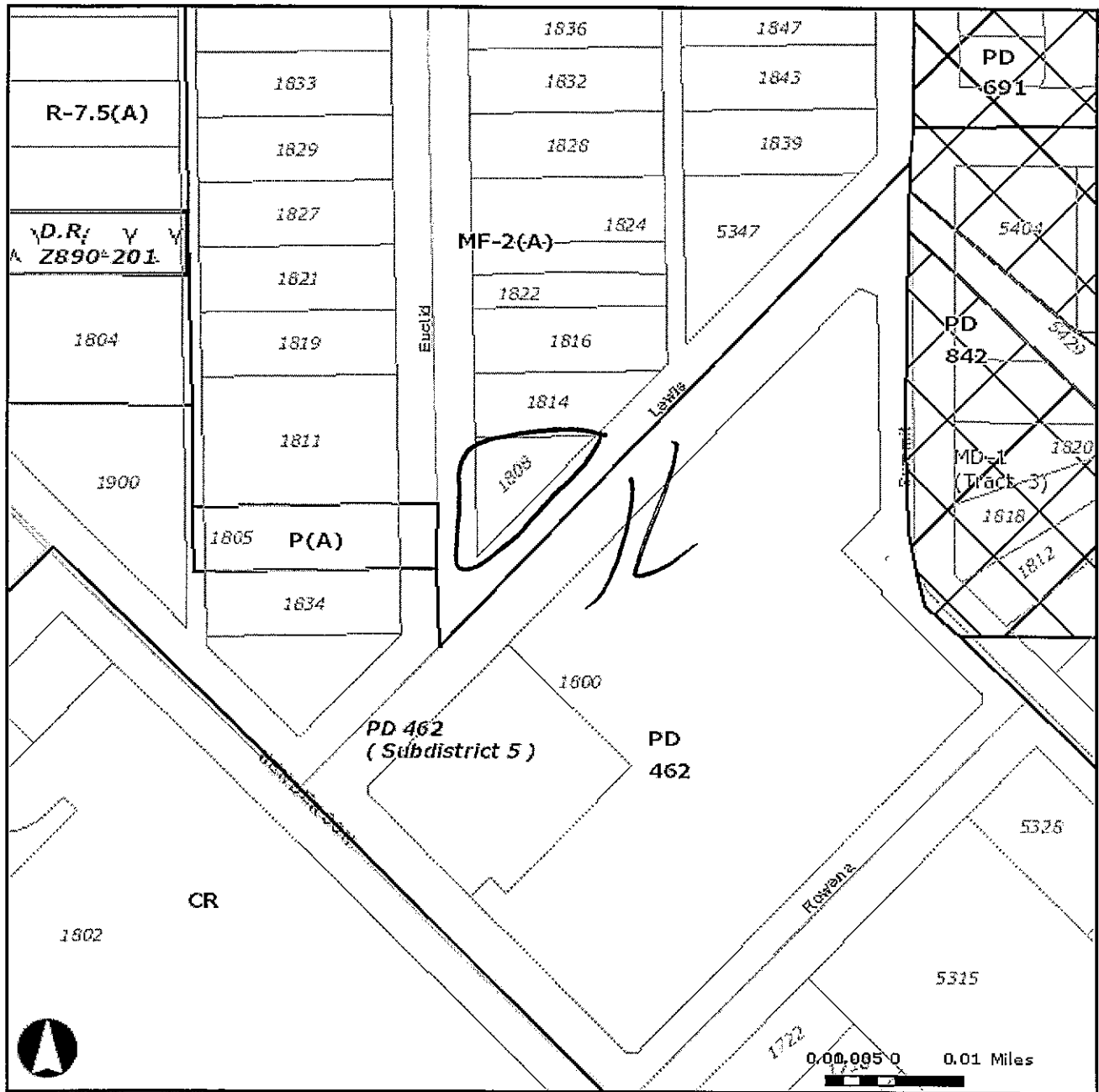
at 1808 Euclid Street

BDA112-101. Application of Josh LeComte for a variance to the front yard setback regulation and a variance to the off-street parking regulation at 1808 Euclid Avenue. This property is more fully described as lot 22 in city block 4/1987 and is zoned MF-2(A), which requires a front yard setback of 15 feet and requires that a parking space must be at least 20 feet from the right-of-way line adjacent to a street or alley if the space is located in an enclosed structure and if the space faces upon or can be entered directly from the street or alley. The applicant proposes to construct and maintain a single family residential structure and provide a 5 foot front yard setback, which will require a 10 foot variance to the front yard setback regulation, and which will require a variance of 15 feet to the off-street parking regulation.

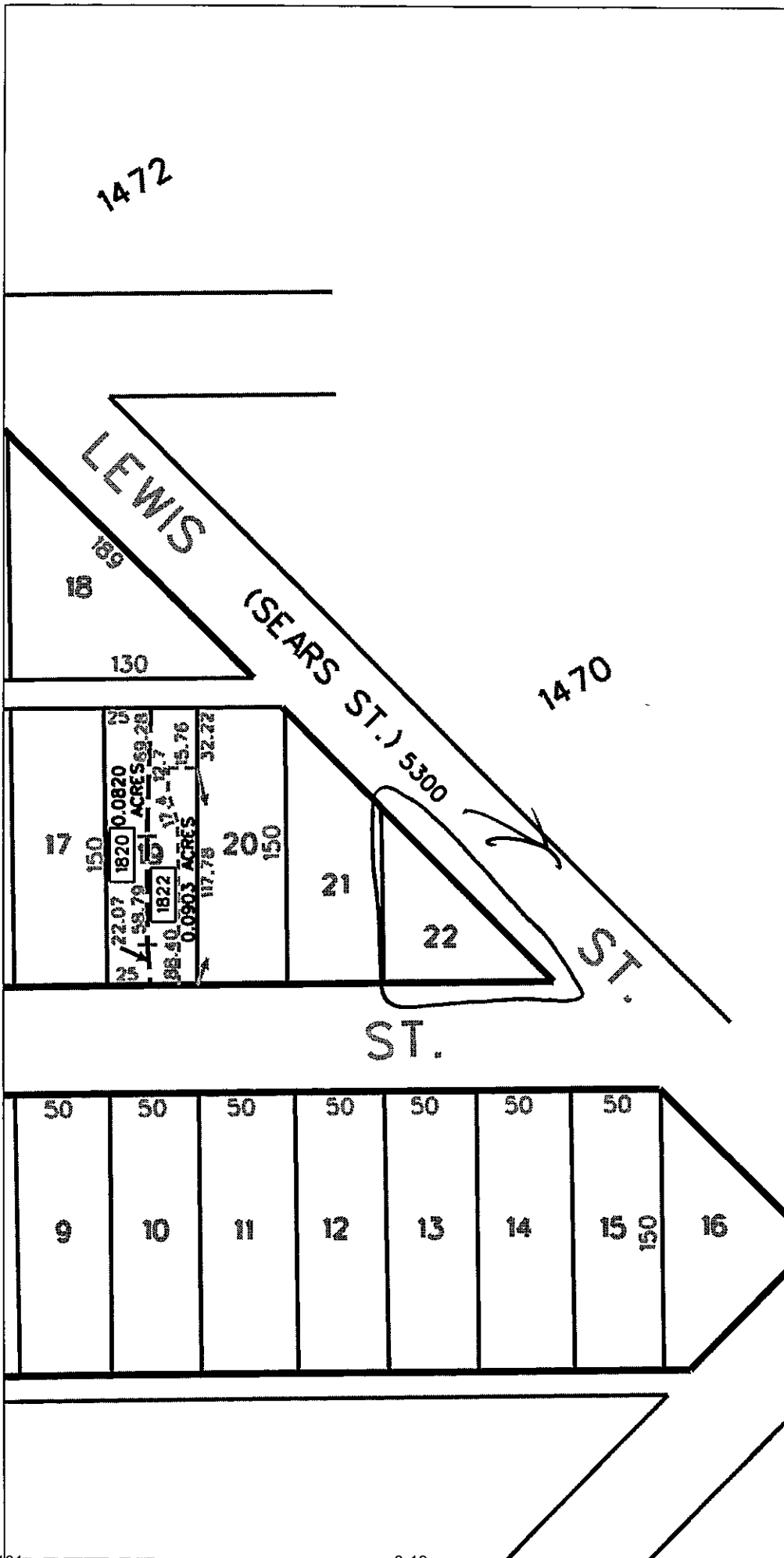
Sincerely,

  
Lloyd Denman, Building Official

# City of Dallas Zoning



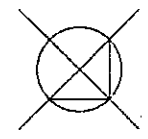
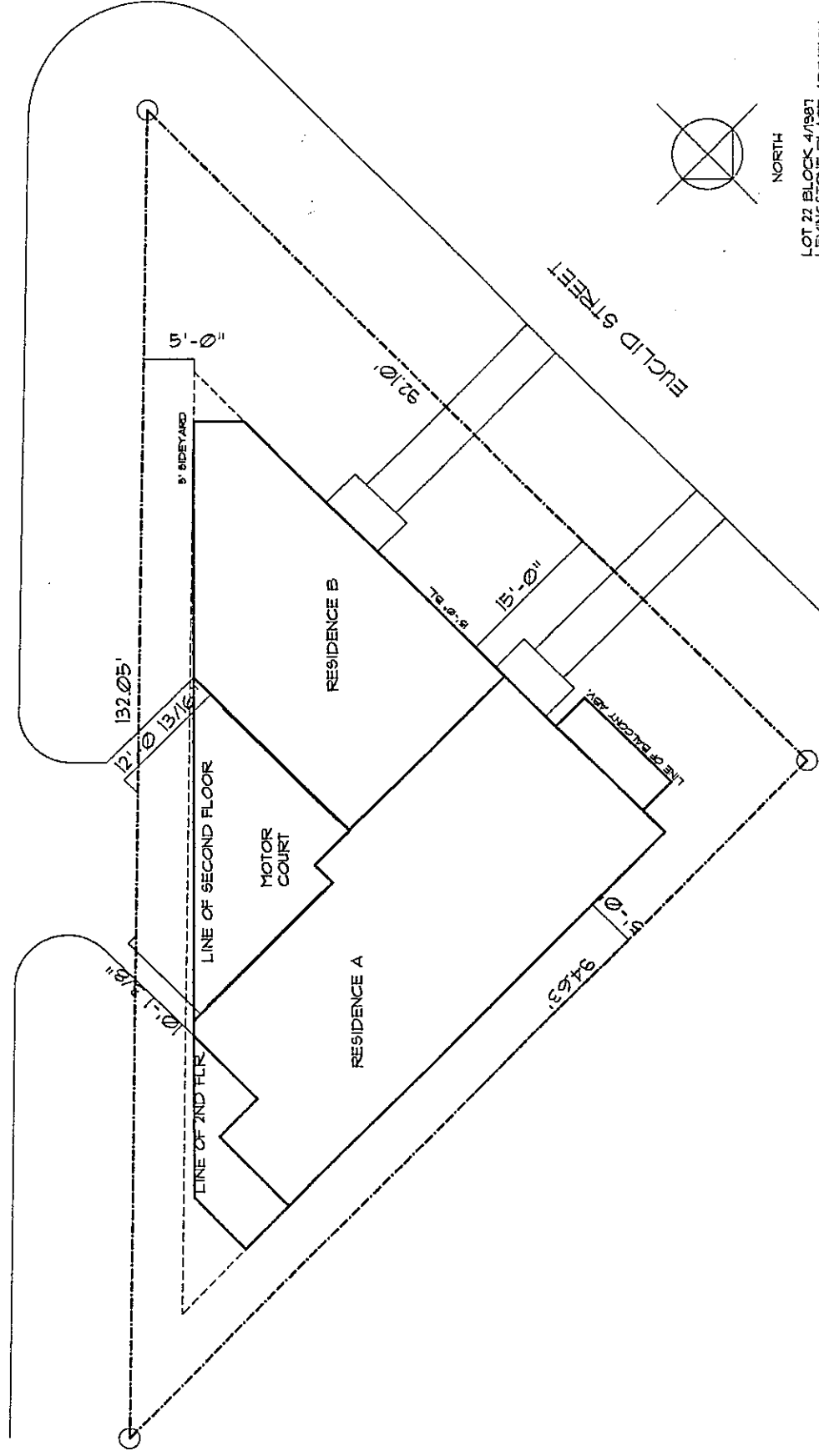
- |  |  |  |
|--|--|--|
| <p>City Boundaries</p> <p>County</p> <p>Certified Parcels</p> <p>DISD Sites</p> <p>Council Districts</p> <p>Waterways</p> <p>Parks</p> | <p>Dry Overlay</p> <p>Historic Overlay</p> <p>Historic Subdistricts</p> <p>NSO Overlay</p> <p>NSO Subdistricts</p> <p>MD Overlay</p> | <p>Base Zoning</p> <p>Floodplain</p> <p>100 Flood Zone</p> <p>Mill's Creek</p> <p>Peak's Branch</p> <p>X PROTECTED BY LEVEE</p> <p>Pedestrian Overlay</p> <p>Environmental Corridors</p> |
|--|--|--|





LOT 22 BLOCK 4/1987  
 LEVINGSTONE PLACE ADDITION  
 DALLAS, TEXAS

LEWIS STREET



SITE PLAN  
 SCALE 1" = 10'-0"



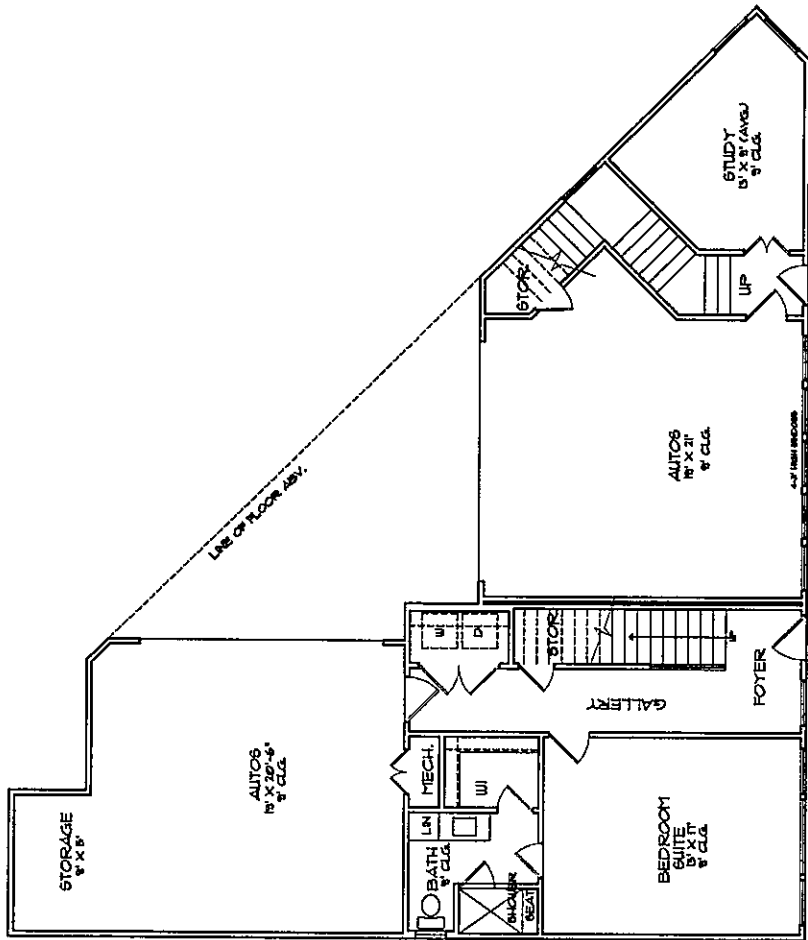
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**UNIT B**

FIRST FLOOR	723
SECOND FLOOR	841
THIRD FLOOR	944
TOTAL AC	1513
LOBBY	470
GARAGE	

**UNIT A**

FIRST FLOOR	801
SECOND FLOOR	911
THIRD FLOOR	311
TOTAL AC	2024
LOBBY	481
GARAGE	



"UNIT B"  
LEVEL ONE

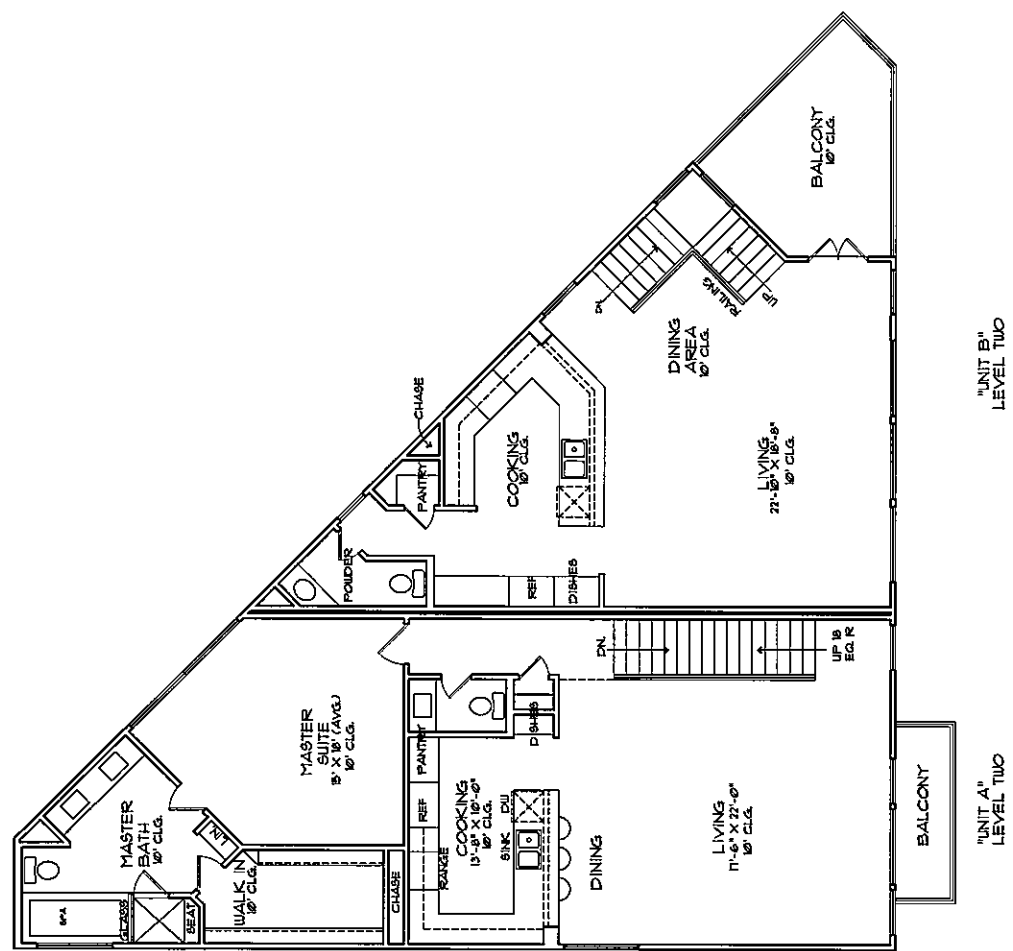
"UNIT A"  
LEVEL ONE

LOWER LEVEL FLOOR PLAN  
 SCALE: 1/8" = 1'-0"  
 CONCEPTUAL SUBJECT TO CHANGE





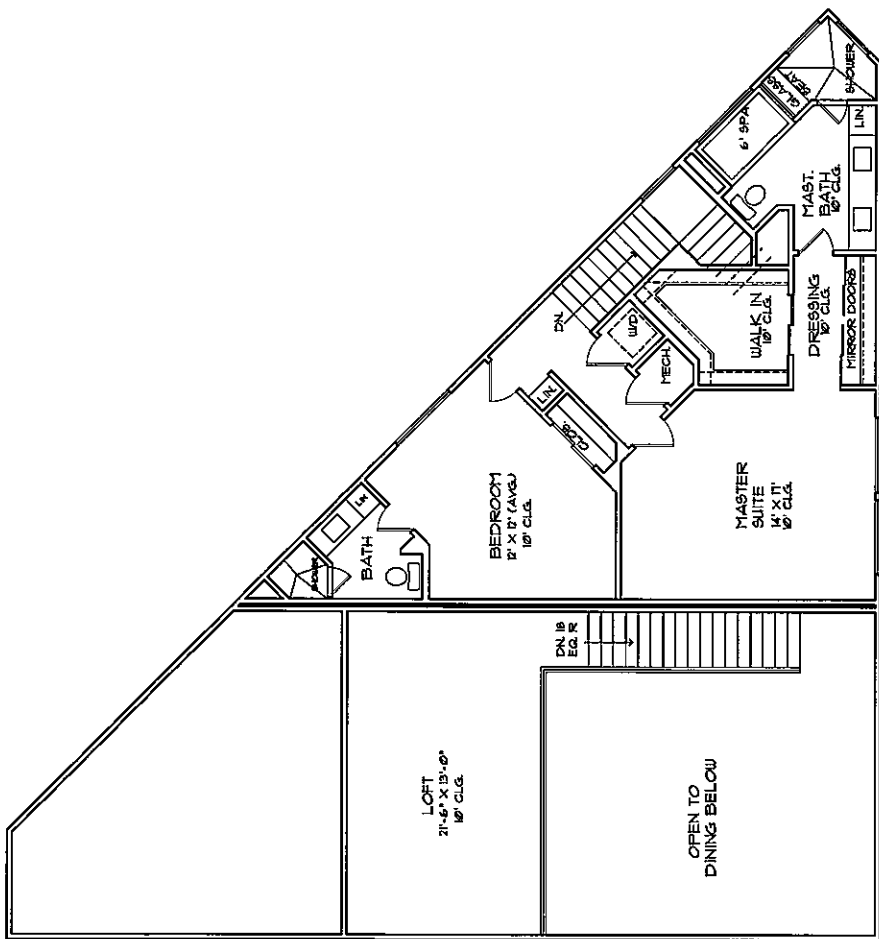
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SECOND LEVEL FLOOR PLAN  
 SCALE: 1/8" = 1'-0"  
 CONCEPTUAL SUBJECT TO CHANGE

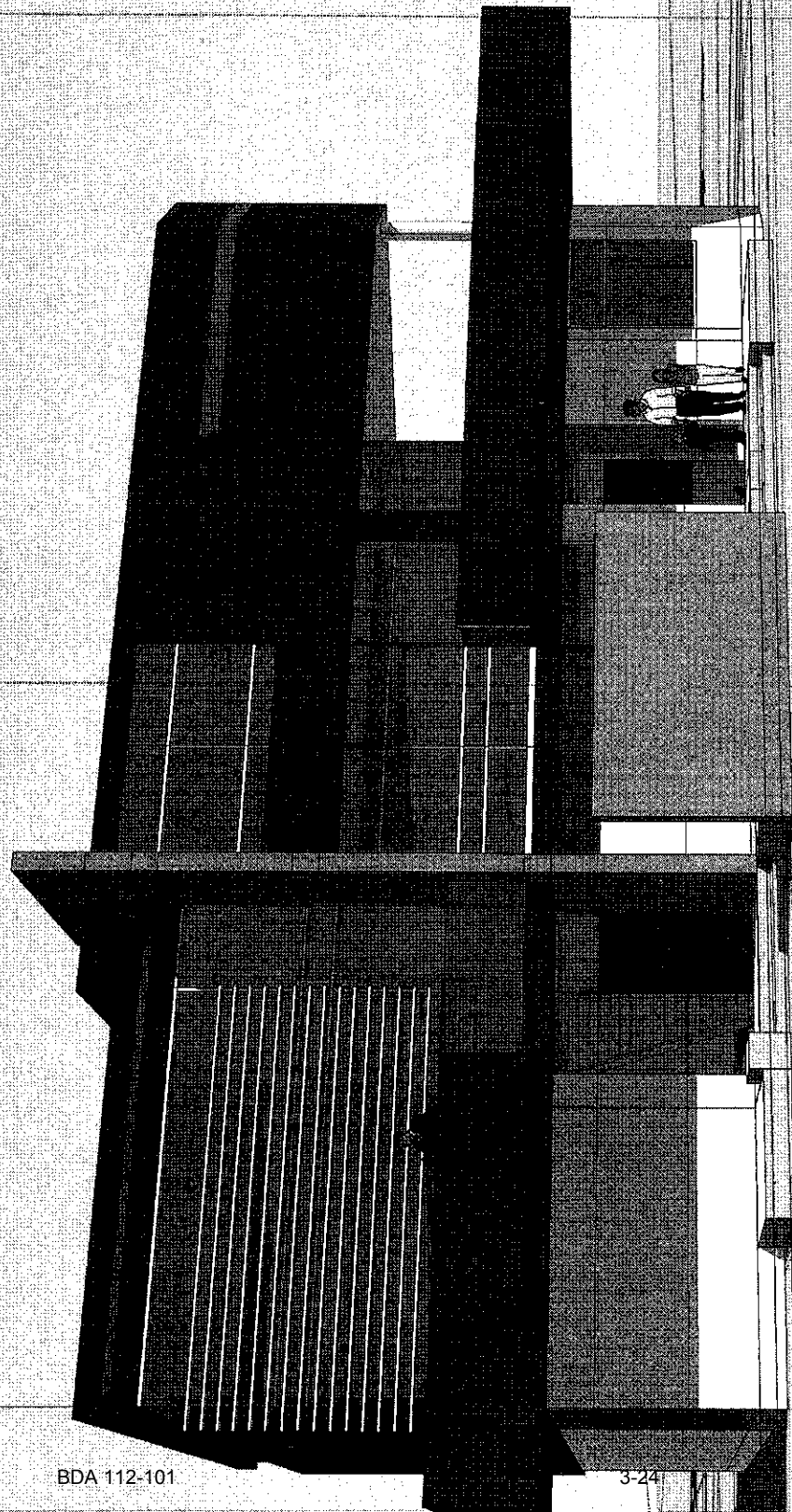


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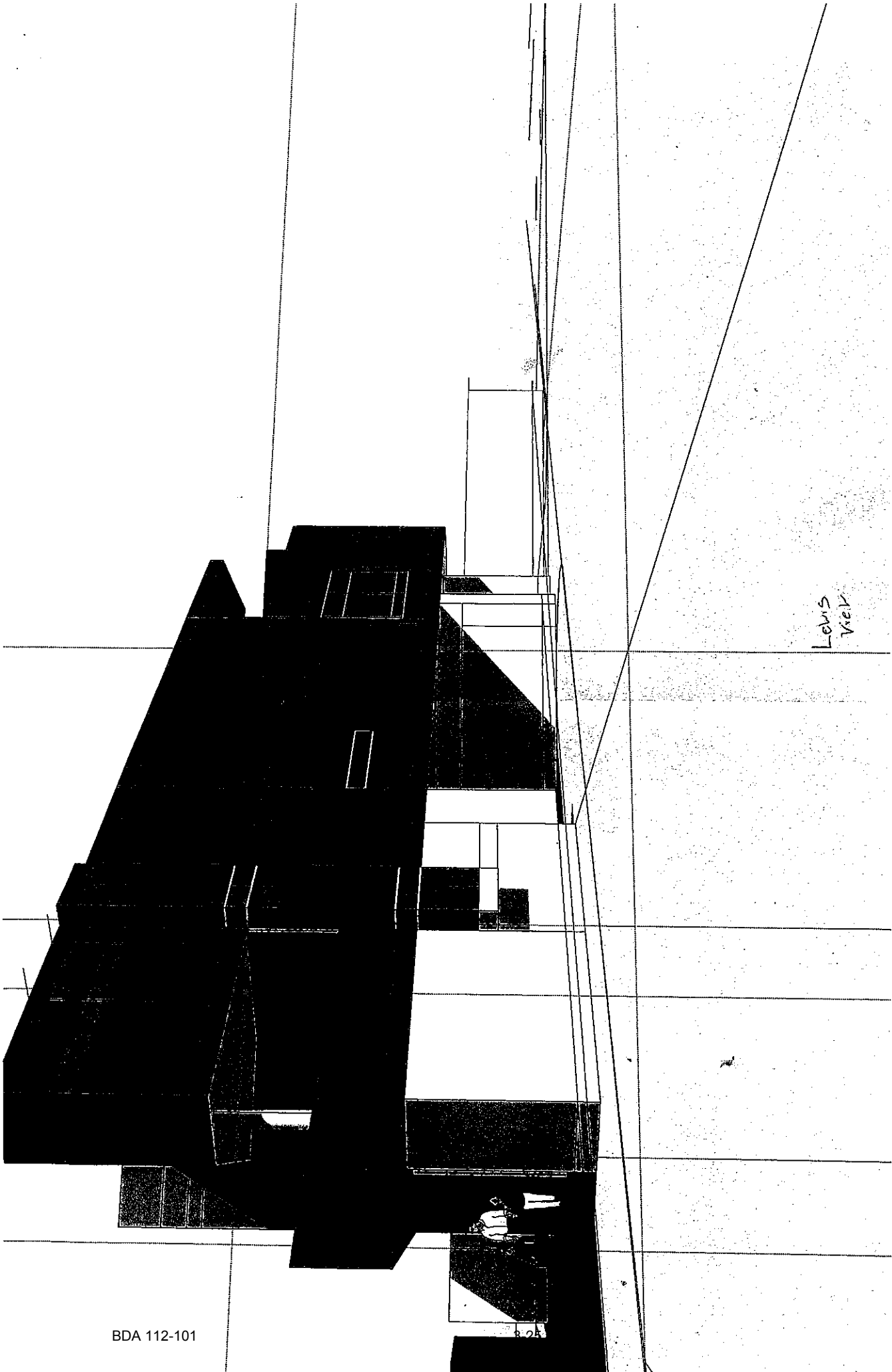


"UNIT B"  
THIRD LEVEL

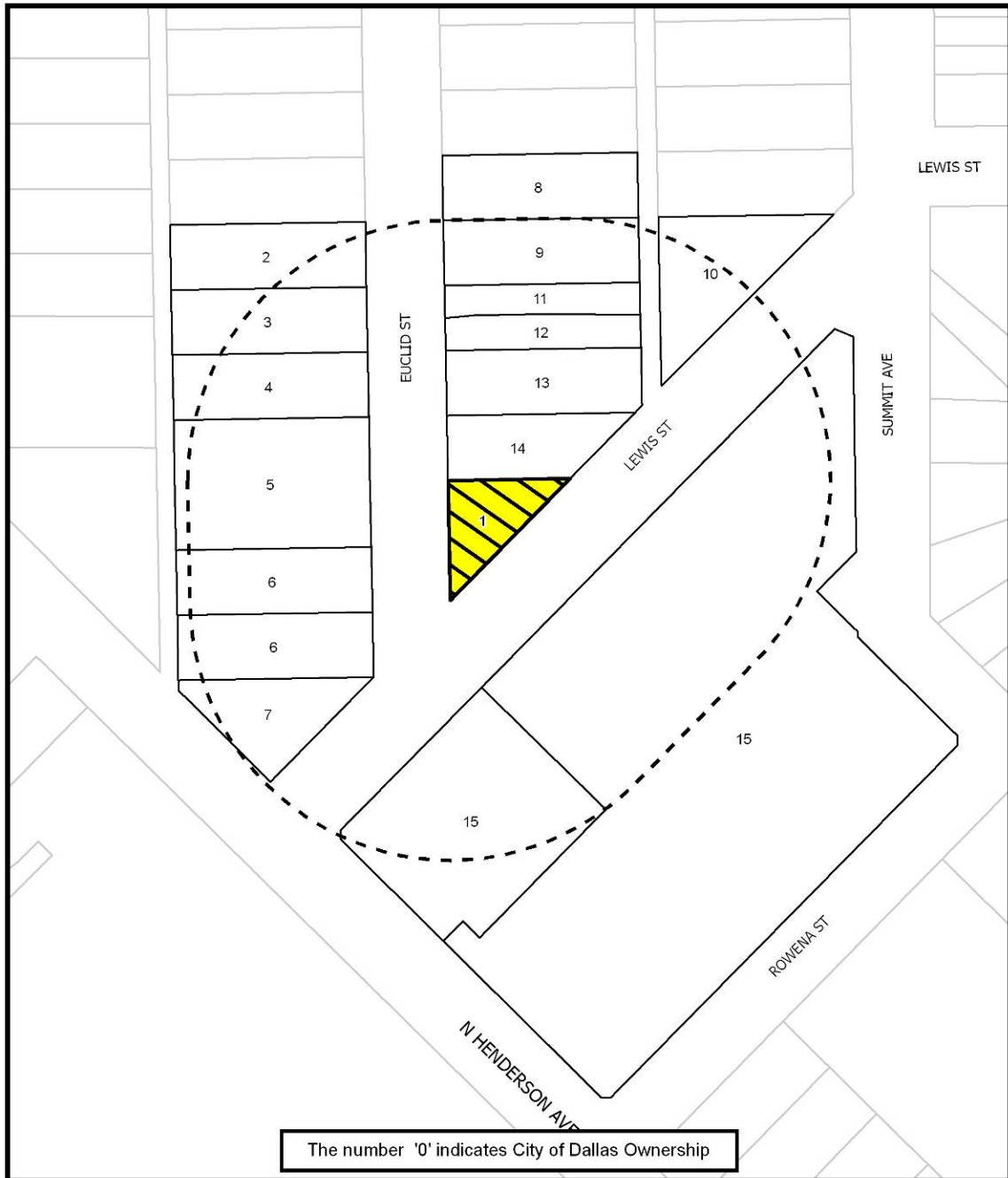
THIRD LEVEL FLOOR PLAN  
 SCALE: 1/8" = 1'-0"  
 CONCEPTUAL SUBJECT TO CHANGE



*Eucalyptus  
View*



Lewis  
Vier



 1:1,200	<b>NOTIFICATION</b>		Case no: <b>BDA112-101</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;">15</div> NUMBER OF PROPERTY OWNERS NOTIFIED	Date: <b>9/27/2012</b>	

# ***Notification List of Property Owners***

## ***BDA112-101***

### ***15 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	1808 EUCLID AVE	SOTOGALINDO MARIA C & GUILLERMO M
2	1827 EUCLID AVE	LARA RAMONA RAMIREZ
3	1821 EUCLID ST	GARCIA JESUS & ANA MARIA GARCIA
4	1819 EUCLID AVE	SINGER SUSAN E
5	1811 EUCLID AVE	1811 EUCLID LLC
6	1805 EUCLID AVE	MAREK MARVIN R
7	1828 HENDERSON AVE	HENDERSON TRIANGLE LLC
8	1828 EUCLID AVE	SHIELDS FULLER 2
9	1824 EUCLID AVE	CURTIS LAURIN
10	5347 LEWIS ST	CALADIUM LTD
11	1820 EUCLID AVE	SHIELDS WILLIAM O
12	1822 EUCLID AVE	SHEILDS WILLIAM O
13	1816 EUCLID AVE	ENRIQUEZ ARMANDO & MARIA IMELDA TORRES
14	1814 EUCLID AVE	MARTINEZ JOSE C & SARA
15	1800 SUMMIT AVE	1800 HENDERSON LP