

ZONING BOARD OF ADJUSTMENT, PANEL C
MONDAY, NOVEMBER 18, 2013
AGENDA

BRIEFING	L1FN CONFERENCE CENTER AUDITORIUM	11:00 A.M.
LUNCH		
PUBLIC HEARING	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 Monday, October 21, 2013 Board of Adjustment Public Hearing Minutes	M1
BDA 123-063	7326 La Vista Drive REQUEST: Of Robert V. Hunt to extend the time to file an application for a building permit for certificate of occupancy an additional 12 months beyond the 180 days from the Board of Adjustment's favorable action for a variance to the front yard setback regulations	M2

UNCONTESTED CASES

BDA 123-113	8320 Timberbrook Lane REQUEST: Application of Jeanna Barry of North Texas Inspections for variances to the front and side yard setback regulations	1
BDA 123-114	8334 Timberbrook Lane REQUEST: Application of Jeanna Barry of North Texas Inspections for variances to the front and side yard setback regulations	2

REGULAR CASES

BDA 123-118	12404 Park Central Drive REQUEST: Application of Greg Wingate, represented by Gary McMillen, for a special exception to the sign regulations	3
BDA 123-120	7260 E. Mockingbird Lane REQUEST: Application of Benjamin Setnick, represented by R. Mathew Molash, to appeal the decision of the administrative official	4

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 October 21, 2013 public hearing minutes.

MISCELLANEOUS ITEM NO. 2

FILE NUMBER: BDA 123-063

REQUEST: To extend the time period in which to file an application for a building permit or certificate of occupancy an additional 12 months beyond the 180 days from the Board of Adjustment's favorable action on a request for a variance to the front yard setback regulations of 22 feet granted by Board of Adjustment Panel C on June 17, 2013.

LOCATION: 7326 La Vista Drive

APPLICANT: Robert V. Hunt
Represented by Brittany Harris

STANDARD FOR EXTENDING THE TIME PERIOD IN WHICH TO APPLY FOR A BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY:

- The Dallas Development Code states:
 - The applicant shall file an application for a building permit or certificate of occupancy within 180 days for the date of the favorable action of the board, unless the applicant files for and is granted an extended time period prior to the expiration of the 180 days. The filing of a request for an extended time period does not toll the 180 day time period. If the applicant fails to file an application within the time period, the request is automatically denied without prejudice, and the applicant must begin the process to have his request heard again.
- The *Board of Adjustment Working Rules of Procedure* state the following with regard to extensions of the time period for making application for a building permit or certificate of occupancy:
 - A panel may not extend the time period for making application for a building permit or certificate of occupancy beyond 180 days from the date of its favorable action unless it makes a *specific finding* based on evidence presented at a public hearing that there are no substantially changed conditions or circumstances regarding the property to the satisfaction of the panel. In no event, however, may the board extend the time period beyond 18 months from the date of its favorable action.

Timeline:

June 17, 2013: The Board of Adjustment Panel C granted a request for a variance to the front yard setback regulations of 22' and imposed the submitted site plan as a condition to the request. The case report stated that request was made in conjunction with constructing and

maintaining a single family home structure and detached accessory structure, part of which would be located in one of the site's two 25' front yard setbacks (Lucerne Street) on a site that is currently developed with a single family home structure that the applicant intends to demolish (See Attachment A for a copy of the case materials related to this application).

October 29, 2013: The Board Administrator emailed the applicant's representative acknowledging her October 18th request for the Board to extend the time period in which to file an application for a building permit or certificate of occupancy beyond the 180 days he had to do so from the June 17, 2013 favorable action (see Attachment B). The Board Administrator emailed the applicant's representative the following information:

- an attachment that provided the public hearing date of the request; and 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;
- an attachment of materials related to BDA 123-063; and
- The Board of Adjustment Working Rules of Procedure pertaining to "documentary evidence."



City of Dallas

M2
Attach A
Pg 1

C.

APPLICATION/APPEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 123-063

Data Relative to Subject Property:

Date: 4-30-13

Location address: 7326 La Vista Dr. 75206 Zoning District: R-7.5 (A)

Lot No.: 29 Block No.: A/2731 Acreage: 7,500 SQ' Census Tract: 1.00

Street Frontage (in Feet): 1) 50' 2) 150' 3) _____ 4) _____ 5) _____

To the Honorable Board of Adjustment:

585B

Owner of Property (per Warranty Deed): Robert V. Hunt

Applicant: Robert V. Hunt Telephone: 214.824.5750

Mailing Address: 5811 Gaston Avenue Dallas, TX 75214 Zip Code: _____

E-mail Address: Robert.V.Hunt@sbcglobal.net

Represented by: Robert Hunt (self) Telephone: same

Mailing Address: same Zip Code: same

E-mail Address: same

2.2 Affirm that an appeal has been made for a Variance X, or Special Exception _____, of a variance of 20' to the FRONT yard setback on the Lucerne side only

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:

owing to two front yard setbacks where a single family property in a R-7.5(A) zoning district would normally have only one front yard setback. The two front yard setbacks would severely limit the buildable area, site by shape, leaving only a 20' wide buildable area.

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

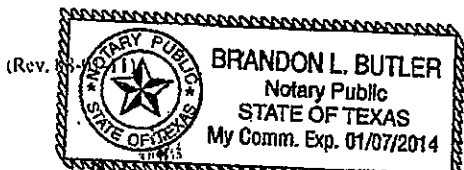
Affidavit

Before me the undersigned on this day personally appeared ROBERT V. HUNT
(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: Robert V. Hunt
(Affiant/Applicant's signature)

Subscribed and sworn to before me this 29th day of April, 2013.



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

M2
Attach A
Pg 2

**BOARD OF ADJUSTMENT
CITY OF DALLAS, TEXAS**

MONDAY, JUNE 17, 2013

FILE NUMBER: BDA 123-063

BUILDING OFFICIAL'S REPORT: Application of Robert V. Hunt for a variance to the front yard setback regulations at 7326 La Vista Drive. This property is more fully described as Lot 29, Block A/2731 and is zoned R-7.5(A), which requires a front yard setback of 25 feet. The applicant proposes to construct and maintain a structure and provide a 3 foot front yard setback, which will require a variance to the front yard setback regulations of 22 feet

LOCATION: 7326 La Vista Drive

APPLICANT: Robert V. Hunt

REQUEST:

A variance to the front yard setback regulations of 22' is requested in conjunction with constructing and maintaining a single family home structure and detached accessory structure, part of which would be located in one of the site's two 25' front yard setbacks (Lucerne Street) on a site that is currently developed with a single family home structure that the applicant intends to demolish.

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:

Approval, subject to the following condition:

- Compliance with the submitted site plan is required.


32
Attach A
B
C

MEMORANDUM OF
ACTION TAKEN BY THE
BOARD OF ADJUSTMENT

Date of Hearing June 17, 2013

Appeal was--Granted OR Denied

Remarks Granted -
Compliance with the
submitted site plan is
required.


Chairman

Building Official's Report

I hereby certify that Robert V. Hunt

did submit a request for a variance to the front yard setback regulations
at 7326 La Vista Drive


BDA123-063. Application of Robert V. Hunt for a variance to the front yard setback regulations at 7326 La Vista Drive. This property is more fully described as Lot 29, Block A/2731 and is zoned R-7.5(A), which requires a front yard setback of 25 feet. The applicant proposes to construct a single family residential structure and provide a 3 foot front yard setback, which will require a 22 foot variance to the front yard setback regulation.

**BOARD OF ADJUSTMENT DECISION FILED
IN THE OFFICE OF THE BOARD OF ADJUSTMENT
THIS THE** 21 **DAY OF**

June, 20 13.


ADMINISTRATOR

Sincerely,


Larry Holmes, Building Official



M2
Attach A
pg 4

June 25, 2013

Robert V. Hunt
5811 Gaston Avenue
Dallas, TX 75214

Re: BDA 123-063, Property at 7326 La Vista Drive

Dear Mr. Hunt:

The Board of Adjustment Panel C, at its public hearing held on Monday, June 17, 2013 granted your request for a variance to the front yard setback regulations of 22 feet, subject to the following conditions:

- Compliance with the submitted site plan is required.

Contact Building Inspection at 320 E. Jefferson, Room 105 to file an application for a building permit or certificate of occupancy within 180 days from the date of the favorable action of the board.

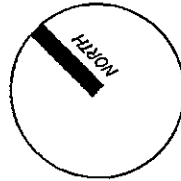
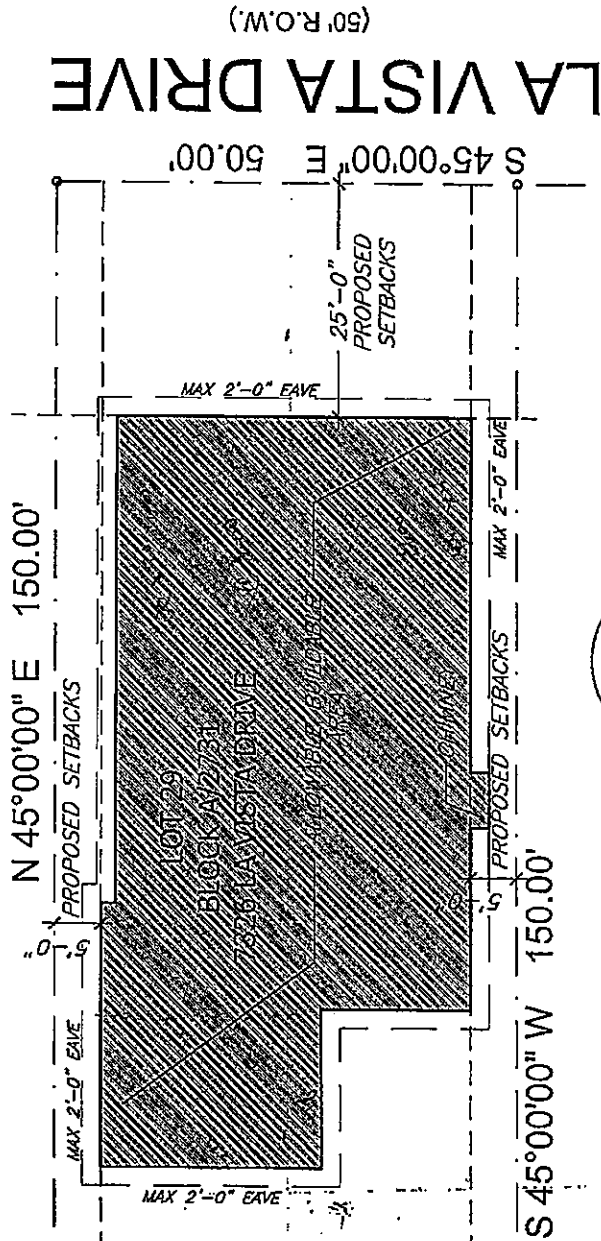
Should you have any further questions regarding the Board's action, please contact me at (214) 670-4666.

A handwritten signature in black ink that reads 'Steve Long'.

Steve Long, Board Administrator
Board of Adjustment
Sustainable Development and Construction

c: James Martin, Code Enforcement, 3112 Canton, RM 100
Todd Duerksen, Bldg. Inspection, 320 E. Jefferson #105

LUCERNE STREET (50' R.O.W.)



SITE PLAN
0 5 15 35
SCALE 1" = 20'

BDA 123-063

PLANS APPROVED
SUBJECT TO
BOARD ACTION

DATE 6-21-13

[Signature]
ADMINISTRATOR

SITE PLAN

(50' R.O.W.)

M2
Attach B pg 1**Long, Steve**

From: Long, Steve
Sent: Tuesday, October 29, 2013 10:50 AM
To: 'Harris, Brittany M'
Cc: 'robert hunt'; Dean, Neva; Duerksen, Todd; Morrison, Laura
Subject: RE: Miscellaneous Item Request for Building Permit Time Extension: BDA 123-063, Property at 7326 La Vista Drive
Attachments: BDA 123-063 history.pdf; time extension.PDF; documentary evidence.pdf; Panel C hearing date and deadlines.doc

Dear Ms. Harris,

Please consider this email as official notice that the miscellaneous item request for a time extension in which to file for a building permit or certificate of occupancy beyond the 180 days your associate and original applicant, Robert V. Hunt, has to do so from the June 17th favorable action by Board of Adjustment Panel C in conjunction with the board of adjustment application referenced above has been scheduled for the Monday, November 18th Panel C public hearing to be held in the L1 FN Conference Center Auditorium of Dallas City Hall at 1:00 p.m.

Here is additional information regarding your miscellaneous item time extension request:

1. Your email of request below- which will be included in a docket that is emailed to you and the board members about a week ahead of your November 18th public hearing.
2. Related documents to BDA 123-063.
3. The provision from the Board's Working Rules of Procedure allowing the board to extend the time period in which to make application for a building permit or certificate of occupancy (Section 9.(j)).
4. A document that provides your public hearing date and other deadlines for submittal of additional information to staff/the board.
5. The board's rule pertaining to documentary evidence.

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

Thanks,

Steve

From: Harris, Brittany M [mailto:brittany.harris@mavs.uta.edu]
Sent: Friday, October 18, 2013 4:41 PM
To: Long, Steve
Cc: robertvhunt@sbcglobal.net; Harris, Brittany M
Subject: BDA 123-063, Property at 7326 La Vista Drive requested 12 month extension to file application of building permit

Hi Steve,

I would like to request a 12 month extension of the above variance approval, currently expiring December 14, 2013. We are seeking NO changes to the conditions approved on the date of favorable action, June 17, 2013 in the public hearing by the Board of Adjustment.

Thank you so much for your time. I look forward to hearing from you on this matter.

10/29/2013

MU-8

Brittany Harris
Assistant to Robert V Hunt

Robert V. Hunt & Associates
5811 Gaston Avenue
Dallas, TX 75214
Office: (214) 824-5750
Cell: (214) 202-3226

M2

Attach B

Pg 2

FILE NUMBER: BDA 123-113

BUILDING OFFICIAL'S REPORT: Application of Jeanna Barry of North Texas Inspections for variances to the front and side yard setback regulations at 8320 Timberbrook Lane. This property is more fully described as Lot 65, Block B/8680 and is zoned PD 521 (S-9), which requires a 15 foot front yard setback and a 5 foot side yard setback. The applicant proposes to construct and maintain a structure and provide an 11 foot front yard setback, which will require a 4 foot variance to the front yard setback regulations, and provide a 4 foot side yard setback, which will require a 1 foot variance to the side yard setback regulations.

LOCATION: 8320 Timberbrook Lane

APPLICANT: Jeanna Barry of North Texas Inspections

REQUESTS:

The following appeals have been made in conjunction with constructing and maintaining a two-story single family home structure on a site that is currently undeveloped:

1. A variance to the front yard setback regulations of 4' is requested as the proposed structure would be located 11' from one of the site's two front property lines (Forest Vista) or 4' into this required 15' front yard setback.
2. A variance to the side yard setback regulations of 1' is requested as the proposed structure would be located 4' from one of the site's two side property lines (the northern side property line) or 1' into this 5' side 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:

Approval of the front and side yard setback variances, subject to the following condition:

- Compliance with the submitted site plan is required.

Rationale:

- The subject site is unique and different from most lots in the PD 521 zoning district in that it is a corner lot with a restrictive area due to its size and its two front yard setbacks. The atypical two front yard setbacks on the lot precludes the applicant from developing it in a manner commensurate with development on other similarly zoned properties of the same size and one front yard setback - in this case, the development on the property being the construction/maintenance of a single family home with an approximately 1,300 square foot building footprint. The site has a 25' width for development once a 15' front yard setback and a 5' side yard setback is accounted for on the 45' wide subject site – a lot width that the applicant states makes the lot unusable once required setbacks are accounted for.

BACKGROUND INFORMATION:

Zoning:

- Site: PD 521 (S-9) (Planned Development)
- North: PD 521 (S-9) (Planned Development)
- South: PD 521 (S-9) (Planned Development)
- East: PD 521 (S-9) (Planned Development)
- West: PD 521 (S-9) (Planned Development)

Land Use:

The subject site is undeveloped. The lot to the north is being developed with a single family home; the areas to the east and west are developed with single family uses; and the lot to the south is undeveloped, and the property in which BDA 123-114 has been filed – an application for variances to the front and side yard setback regulations scheduled before Board of Adjustment Panel C on November 18, 2013.

Zoning/BDA History:

1. BDA 123-114, Property at 8334 Timberbrook Lane (the lot immediately south of the subject site)

On November 18, 2013, the Board of Adjustment Panel C will consider requests for variances to the front and side yard setback regulations requested in conjunction with constructing and maintaining a single family home on a site that is undeveloped, part of which is proposed to be in the site's front and side yard setbacks.

Timeline:

September 24, 2013: The applicant submitted an “Application/Appeal to the Board of Adjustment” and related documents which have been included as part of this case report.

October 23, 2013: The Board of Adjustment Secretary randomly assigned this case to Board of Adjustment Panel C.

October 23, 2013: 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 October 30th deadline to submit additional evidence for staff to factor into their analysis; and the November 8th 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 30, 2013: The applicant submitted additional documentation on this application to the Board Administrator beyond what was submitted with the original application (see Attachment A).

November 5, 2013: The Board of Adjustment staff review team meeting was held regarding this request and the others scheduled for November public hearings. Review team members in attendance included: the Sustainable Development and Construction Department Current Planning Interim Assistant Director, the Sustainable Development and Construction Department Engineering Division Assistant Director, the Board Administrator, the Building Inspection Senior Plans Examiner/Development Code Specialist, the 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 (front yard variance):

- This request focuses on constructing and maintaining a single family structure, part of which would be located in one of the two 15’ front yard setbacks (Forest Vista) on a site that is currently undeveloped.
- Structures on lots zoned PD 521 (S-9) are required to provide a minimum front yard setback of 15’.
- The subject site is located at the northeast corner of Timberbrook Lane and Forest Vista. Regardless of how the proposed single family structure is to be oriented, the subject site has two 15’ front yard setbacks along both streets. The site has a 15’

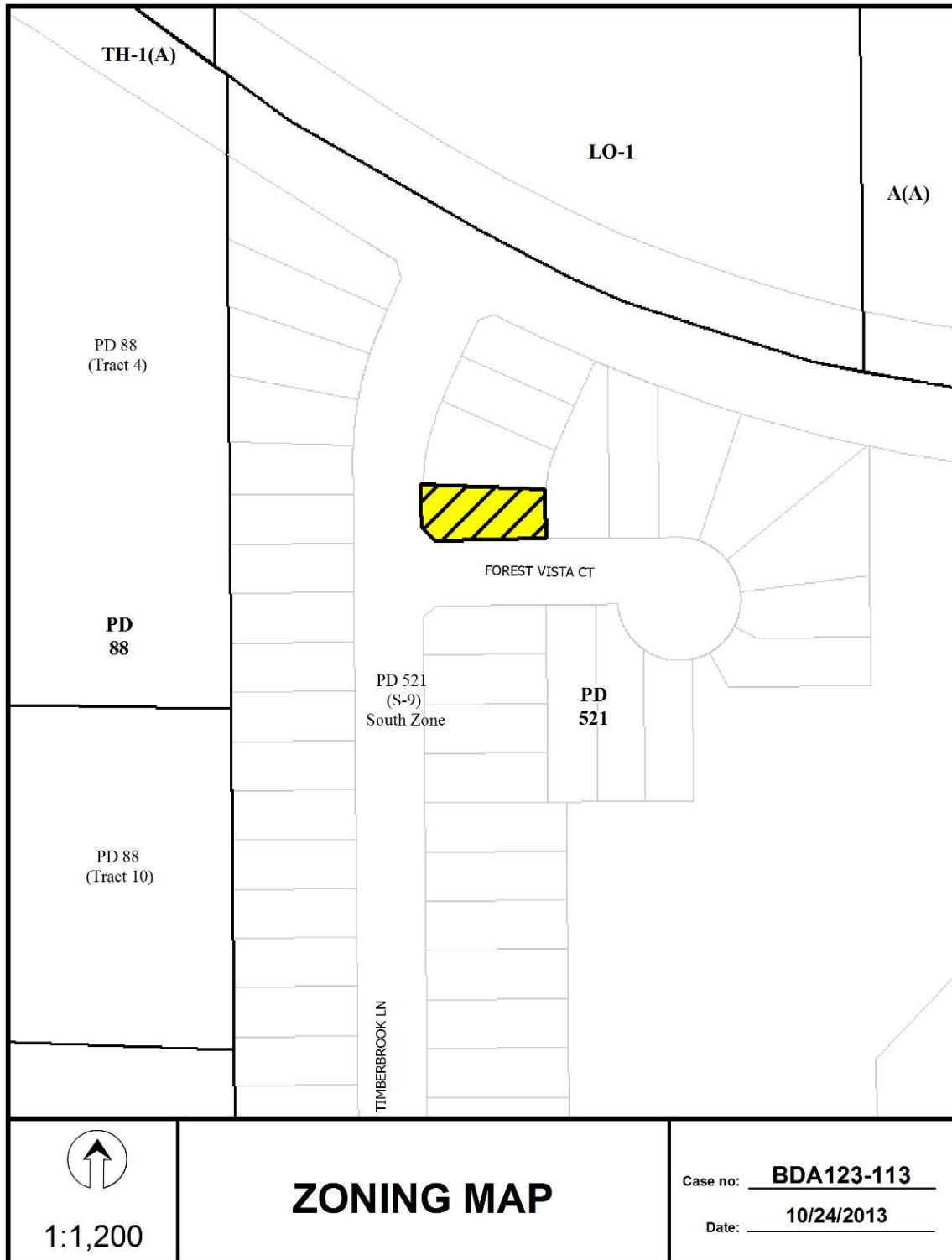
front yard setback along Timberbrook Lane, the shorter of the two frontages, which is always deemed the front yard setback on a corner lot in a single-family zoning district. The site also has a 15' front yard setback along Forest Vista, the longer of the two frontages of this corner lot, which is typically regarded as a side yard where only a 5' setback is required. But the site's Forest Vista frontage is deemed a front yard setback nonetheless to maintain the continuity of the established front yard setback established by the lots developed with single family homes east of the site that front/are oriented southward onto Forest Vista.

- The applicant has submitted a site plan that denotes a building footprint that is located 11' from the Forest Vista front property line or 4' into this 15' front yard setback. (No encroachment is proposed in the Timberbrook Lane 15' front yard setback).
- According to calculations taken by the Board Administrator from the submitted site plan, the area of the proposed single family home structure to be located in the site's Forest Vista 15' front yard setback is approximately 200 square feet in area or approximately 15 percent of the approximately 1,300 square foot building footprint.
- According to DCAD records, there are "no main improvements" for property at 8320 Timberbrook Lane.
- The subject site is somewhat sloped, somewhat irregular in shape (approximately 100' on the north; approximately 90' on the south; approximately 40' on the east; and approximately 49' on the west), and is according to the application 0.09 acres (or 3,900 square feet) in area. The site has two 15' front yard setbacks; and two 5' side yard setbacks; most residentially-zoned lots have one front yard setback, two side yard setbacks, and one rear yard setback.
- The site has an approximately 25' width for development once a 15' front yard and a 5' side yard setback is accounted for on the approximately 45' wide subject site. Most lots at this width in this zoning district would have 35'.
- The applicant has the burden of proof in establishing the following:
 - That granting the variance to the Forest Vista front yard setback regulations will not be contrary to the public interest when, owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed and substantial justice done.
 - The variance is necessary to permit development of the subject site that differs from other parcels of land by being of such a restrictive area, shape, or slope, that the subject site cannot be developed in a manner commensurate with the development upon other parcels of land in districts with the same PD 521 zoning classification.
 - The variance would not be granted to relieve a self created or personal hardship, nor for financial reasons only, nor to permit any person a privilege in developing this parcel of land (the subject site) not permitted by this chapter to other parcels of land in districts with the same PD 521 zoning classification.
- If the Board were to grant the variance request, and impose the submitted site plan as a condition, the structure in the front yard setback would be limited to what is shown on this document – which in this case is a structure to be located 11' from the Forest Vista front property line (or 4' into this 15' front yard setback).

GENERAL FACTS/STAFF ANALYSIS (side yard variance):

- This request focuses on constructing and maintaining a single family structure, part of which would be located in one of the two 5' side yard setbacks (northern side) on a site that is currently undeveloped.
- Structures on lots zoned PD 521 (S-9) are required to provide a minimum side yard setback of 5'.
- The subject site is located at the northeast corner of Timberbrook Lane and Forest Vista. Regardless of how the proposed single family structure is to be oriented, the subject site has two 15' front yard setbacks along both streets. Because the virtually rectangular shape lot has two front yard setbacks, it has two 5' side yard setbacks (and no rear yard setback).
- The applicant has submitted a site plan that denotes a building footprint that is located as close as 4' from the northern side property line or 1' into this 5' side yard setback. (No encroachment is proposed in the eastern 5' side yard setback).
- According to calculations taken by the Board Administrator from the submitted site plan, the area of the proposed single family home structure to be located in the site's northern 5' side yard setback is approximately 2.5 square feet in area or less than 1 percent of the approximately 1,300 square foot building footprint.
- According to DCAD records, there are "no main improvements" for property at 8320 Timberbrook Lane.
- The subject site is somewhat sloped, somewhat irregular in shape (approximately 100' on the north; approximately 90' on the south; approximately 40' on the east; and approximately 49' on the west), and is according to the application 0.09 acres (or 3,900 square feet) in area. The site has two 15' front yard setbacks; and two 5' side yard setbacks; most residentially-zoned lots have one front yard setback, two side yard setbacks, and one rear yard setback.
- The site has an approximately 25' width for development once a 15' front yard and a 5' side yard setback is accounted for on the approximately 45' wide subject site. Most lots at this width in this zoning district would have 35'.
- The applicant has the burden of proof in establishing the following:
 - That granting the variance to the northern side yard setback regulations will not be contrary to the public interest when, owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed and substantial justice done.
 - The variance is necessary to permit development of the subject site that differs from other parcels of land by being of such a restrictive area, shape, or slope, that the subject site cannot be developed in a manner commensurate with the development upon other parcels of land in districts with the same PD 521 zoning classification.
 - The variance would not be granted to relieve a self created or personal hardship, nor for financial reasons only, nor to permit any person a privilege in developing this parcel of land (the subject site) not permitted by this chapter to other parcels of land in districts with the same PD 521 zoning classification.
- If the Board were to grant the variance request, and impose the submitted site plan as a condition, the structure in the side yard setback would be limited to what is

shown on this document – which in this case is a structure to be located as close as 4' from the northern side property line (or 1' into this 5' side yard setback).



1:1,200

ZONING MAP

Case no: BDA123-113

Date: 10/24/2013



1:1,200

AERIAL MAP

Case no: BDA123-113

Date: 10/24/2013

BDA123-113

114

Attach A

October 30, 2013

To whom it may concern:

The variances requested for 8320 & 8334 Timberbrook Lane are for houses that are of typical size for a two-story single family residence in the Forest View Addition. Both houses have approximately 1800 square foot of living space along with 335 square foot of garage. Both lots are corner lots with double front yards. Since it is 15 foot setback instead of a 5 foot setback on the sides it limits the area for a builder to build in required setbacks, which cause the lots to be unusable or basically what we call a dead lot.

Sincerely,

Jeanna Barry
North Texas Inspection Services



ntis@swbell.net

Your partner in quality construction

www.ntinspections.com





City of Dallas

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 123-113

Date: 9-24-13

Data Relative to Subject Property:

Location address: 8320 Timberbrook Lane Zoning District: R0521(S-9)

Lot No.: 65 Block No.: B18180 Acreage: .09 Census Tract: 165.10

Street Frontage (in Feet): 1) 320' 2) 100' 3) _____ 4) _____ 5) _____

SW 11A

To the Honorable Board of Adjustment :

Owner of Property (per Warranty Deed): DR Horton

Applicant: Jeanna Barry Telephone: 817-246-7780

Mailing Address: 6511 N. Freeway Ft. Worth TX Zip Code: 76131

E-mail Address: jbarry@jimwestresources.com

Represented by: North Texas Inspections (Jeanna Barry) Telephone: 817-246-7780

Mailing Address: P.O. Box 150629 White Settlement TX Zip Code: 76108

E-mail Address: jbarry@jimwestresources.com

Affirm that an appeal has been made for a Variance X or Special Exception of 4' to the F15B requesting a 10' setback instead of a 5' setback to the front yard and a 7' side yard variance

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: We are requesting a variance in order to build on a lot which has front yards. Due to the restrictive building area created by the 5' front yard setbacks, we are requesting that the area which would normally be a side yard be allowed to have a 10' setback instead of a 5' setback. This will allow us to keep the homes we build cohesive with the subdivision.

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

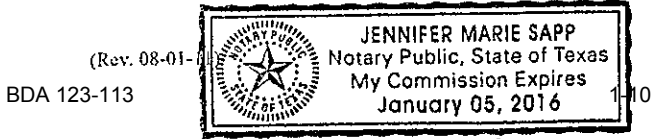
Before me the undersigned on this day personally appeared Jeanna Barry (Affiant/Applicant's name printed)

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

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

Subscribed and sworn to before me this 10th day of September 2013

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



MEMORANDUM OF ACTION TAKEN BY THE BOARD OF ADJUSTMENT

Date of Hearing _____

Appeal was--Granted OR Denied _____

Remarks _____

Vertical lines for notes or additional information.

Chairman

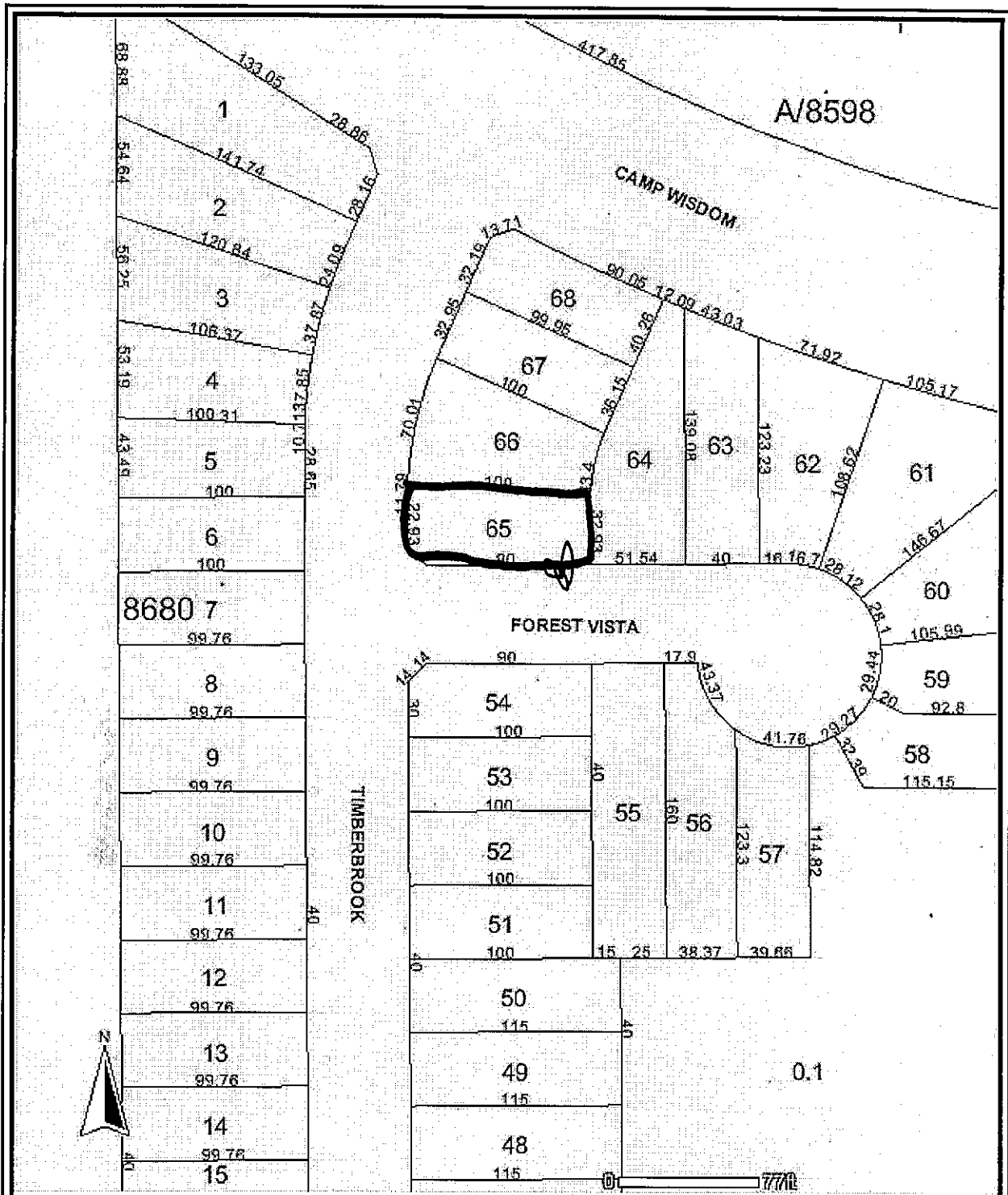
Building Official's Report

I hereby certify that Jeanna Barry represented by North Texas Inspections did submit a request for a variance to the front yard setback regulations, and for a variance to the side yard setback regulations at 8320 Timberbrook Lane

BDA123-113. Application of Jeanna Barry represented by North Texas Inspections for a variance to the front yard setback regulations and a variance to the side yard setback regulations at 8320 Timberbrook Lane. This property is more fully described as Lot 65, Block B/8680 and is zoned PD-521 (S-9), which requires a 5 foot side yard setback and requires a front yard setback of 15 feet. The applicant proposes to construct a single family residential structure and provide an 11 foot front yard setback, which will require a 4 foot variance to the front yard setback regulation, and to provide a 4 foot side yard setback which will require a 1 foot variance to the side yard setback regulation.

Sincerely,

Larry Holmes, Building Official

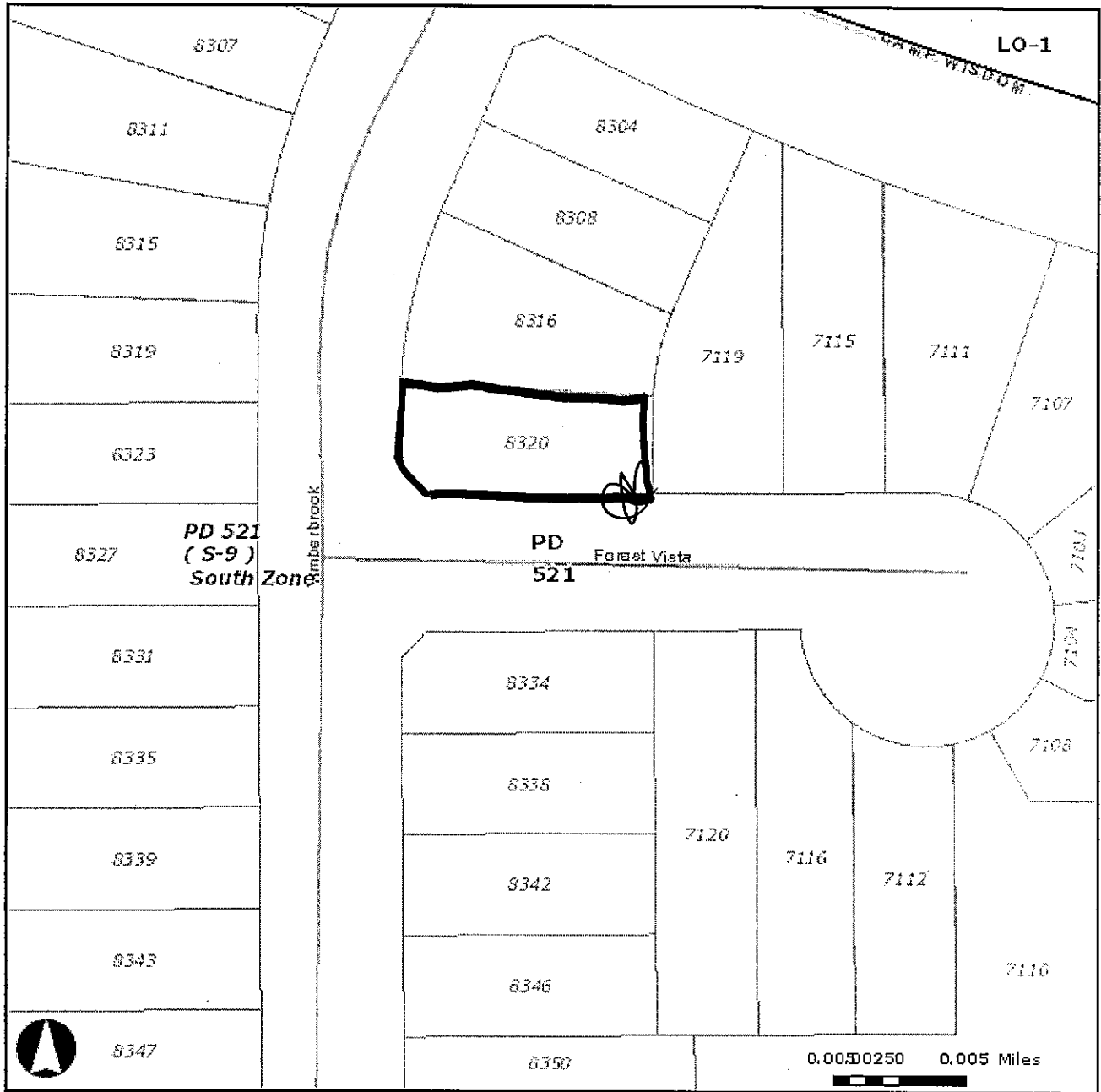


**Dallas Central
Appraisal District**
www.dallascad.org

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.

City of Dallas Zoning



City Boundaries

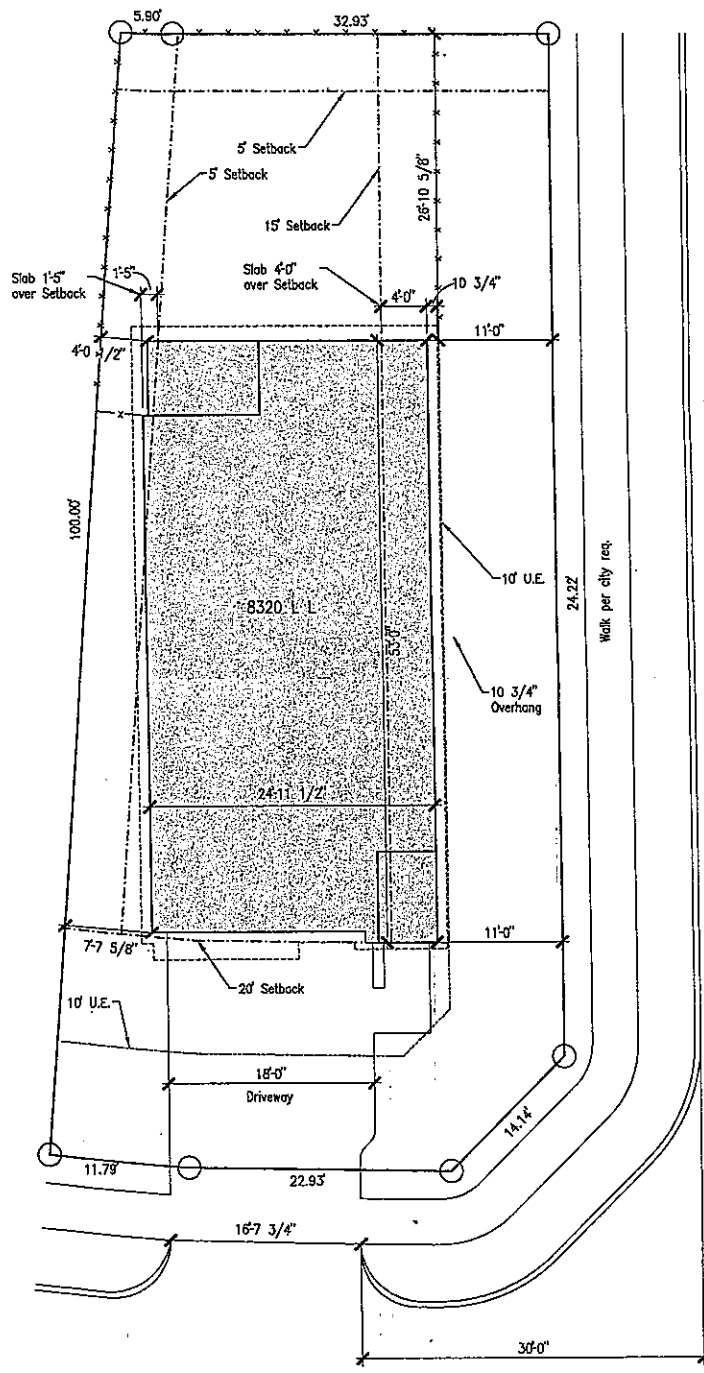
- City Boundaries
- County
- Certified Parcels
- DISD Sites
- Council Districts
- Waterways
- Parks

Dry Overlay

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

Base Zoning

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



Structural Options:

1. Full Brick
2. Covered Patio

Legend:

- Fence
- Lot
- Building Line
- Easement
- Drive/Walk/Patio
- Retaining Wall
- ▨ Pad Area
- ▨ Slab/Porch
- Roof Overhang

General Notes:

1. The purpose of this plan is to show the proposed building footprint as defined by the metes and bounds of the recorded plat.
2. Dimensions, setbacks, easements, plan selection, and any other information shown here in shall be verified at permitting and prior to construction for accuracy and compliance with all applicable codes and ordinances.
3. Builder is solely responsible for ensuring that the footprint is contained within the prepared building pad. The building pad shall be set high enough to allow for adequate drainage.
4. All calculations are approximate. They must be verified prior to permitting, purchasing, and/or construction.

Buyer:
DRH Job#

DR Horton DFW- West
Forest View Addition
Lot: 65 Blk: B/8680
8320 TIMBERBROOK LANE
Dallas, Texas
Plan No. 8320 LBDA 123-113SE No. 1303368R5

Lot Coverage Calculations:

Lot Area	4069 Sq. Ft.
Slab Area	1301 Sq. Ft.
Coverage Ratio	32%
Fence	93 Lin. Ft.
Side/Lead Walk	555 Sq. Ft.
Driveway	598 Sq. Ft.
Front and Side Sod	2260 Sq. Ft.
Sod	3270 Sq. Ft.

1-14

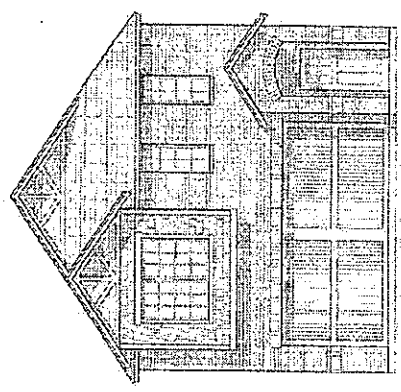
ENGINEERING SYSTEMS
ENGINEERING, INC.
6221 Riverside Dr., #116
Irving, Texas 75039
Phone (972) 620-8204 Fax (972) 488-8932

DATE	BY	REVISION

SE
STRAND SYSTEMS
ENGINEERING, INC.
 10000 WEST 10TH AVENUE, SUITE 100
 DENVER, COLORADO 80231
 (303) 750-1000
 WWW.SSENG.COM

D. H. HORTON, P.E.
Americas Builder

A00.00
 PROJECT: I-15 FROM RIVERVIEW TO I-75, PHASE 1, CONTRACT NO. 123-113
 DRAWING NO. BDA 123-113
 DATE: 07/08/2013
 TIME: 1:47:17 PM
 USER: D.H. HORTON
 PROJECT: I-15 FROM RIVERVIEW TO I-75, PHASE 1, CONTRACT NO. 123-113
 DRAWING NO. BDA 123-113
 DATE: 07/08/2013
 TIME: 1:47:17 PM
 USER: D.H. HORTON



ISSUED FOR CONSTRUCTION JULY 08, 2013

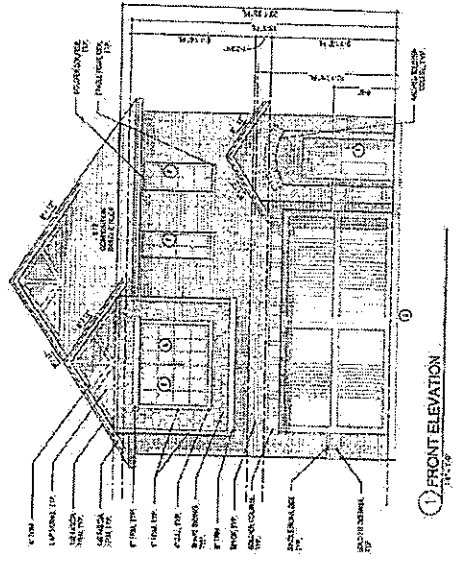
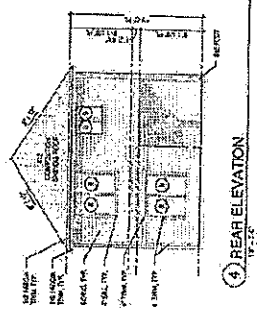
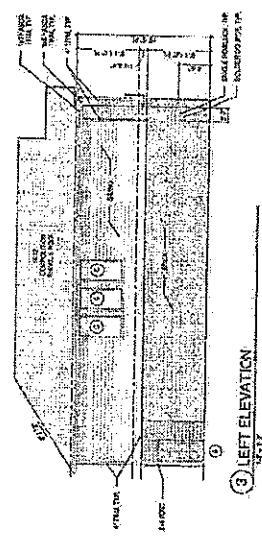
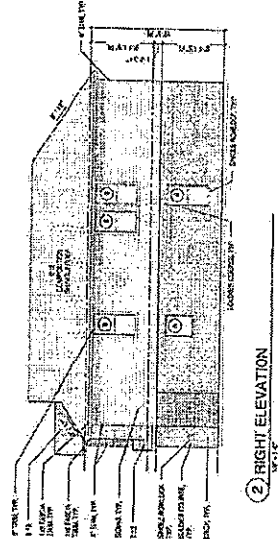
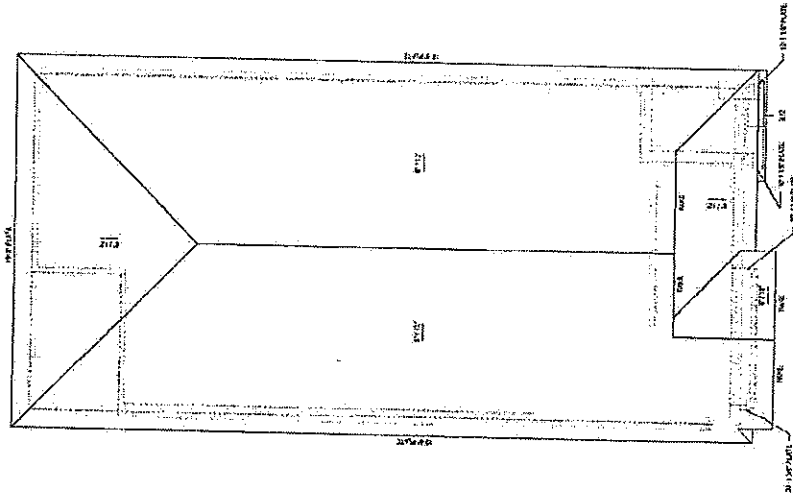
SHEET INDEX:

GENERAL NOTES:

1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES, AND REGULATIONS. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL RESIDENTIAL CODE (IRC).
2. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AUTHORITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

ABBREVIATIONS:

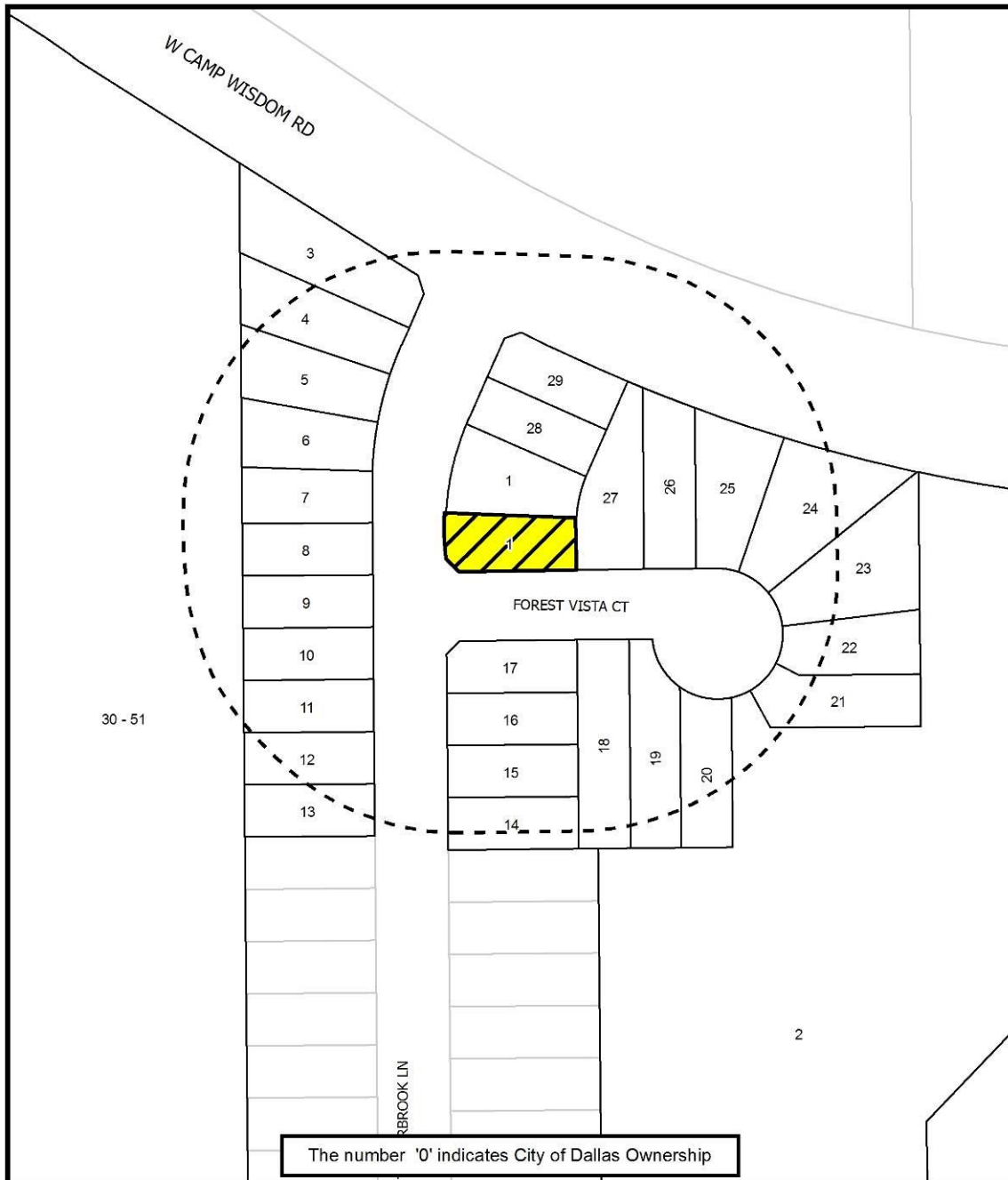
AC	ACRYLIC	AD	ADHESIVE
AD	ADHESIVE	AE	ADHESIVE
AE	ADHESIVE	AF	ADHESIVE
AF	ADHESIVE	AG	ADHESIVE
AG	ADHESIVE	AH	ADHESIVE
AH	ADHESIVE	AI	ADHESIVE
AI	ADHESIVE	AJ	ADHESIVE
AJ	ADHESIVE	AK	ADHESIVE
AK	ADHESIVE	AL	ADHESIVE
AL	ADHESIVE	AM	ADHESIVE
AM	ADHESIVE	AN	ADHESIVE
AN	ADHESIVE	AO	ADHESIVE
AO	ADHESIVE	AP	ADHESIVE
AP	ADHESIVE	AQ	ADHESIVE
AQ	ADHESIVE	AR	ADHESIVE
AR	ADHESIVE	AS	ADHESIVE
AS	ADHESIVE	AT	ADHESIVE
AT	ADHESIVE	AV	ADHESIVE
AV	ADHESIVE	AW	ADHESIVE
AW	ADHESIVE	AX	ADHESIVE
AX	ADHESIVE	AY	ADHESIVE
AY	ADHESIVE	AZ	ADHESIVE
AZ	ADHESIVE	BA	ADHESIVE
BA	ADHESIVE	BB	ADHESIVE
BB	ADHESIVE	BC	ADHESIVE
BC	ADHESIVE	BD	ADHESIVE
BD	ADHESIVE	BE	ADHESIVE
BE	ADHESIVE	BF	ADHESIVE
BF	ADHESIVE	BG	ADHESIVE
BG	ADHESIVE	BH	ADHESIVE
BH	ADHESIVE	BI	ADHESIVE
BI	ADHESIVE	BJ	ADHESIVE
BJ	ADHESIVE	BK	ADHESIVE
BK	ADHESIVE	BL	ADHESIVE
BL	ADHESIVE	BM	ADHESIVE
BM	ADHESIVE	BN	ADHESIVE
BN	ADHESIVE	BO	ADHESIVE
BO	ADHESIVE	BP	ADHESIVE
BP	ADHESIVE	BQ	ADHESIVE
BQ	ADHESIVE	BR	ADHESIVE
BR	ADHESIVE	BS	ADHESIVE
BS	ADHESIVE	BT	ADHESIVE
BT	ADHESIVE	BU	ADHESIVE
BU	ADHESIVE	BV	ADHESIVE
BV	ADHESIVE	BW	ADHESIVE
BW	ADHESIVE	BX	ADHESIVE
BX	ADHESIVE	BY	ADHESIVE
BY	ADHESIVE	BZ	ADHESIVE
BZ	ADHESIVE	CA	ADHESIVE
CA	ADHESIVE	CB	ADHESIVE
CB	ADHESIVE	CC	ADHESIVE
CC	ADHESIVE	CD	ADHESIVE
CD	ADHESIVE	CE	ADHESIVE
CE	ADHESIVE	CF	ADHESIVE
CF	ADHESIVE	CG	ADHESIVE
CG	ADHESIVE	CH	ADHESIVE
CH	ADHESIVE	CI	ADHESIVE
CI	ADHESIVE	CJ	ADHESIVE
CJ	ADHESIVE	CK	ADHESIVE
CK	ADHESIVE	CL	ADHESIVE
CL	ADHESIVE	CM	ADHESIVE
CM	ADHESIVE	CN	ADHESIVE
CN	ADHESIVE	CO	ADHESIVE
CO	ADHESIVE	CP	ADHESIVE
CP	ADHESIVE	CQ	ADHESIVE
CQ	ADHESIVE	CR	ADHESIVE
CR	ADHESIVE	CS	ADHESIVE
CS	ADHESIVE	CT	ADHESIVE
CT	ADHESIVE	CU	ADHESIVE
CU	ADHESIVE	CV	ADHESIVE
CV	ADHESIVE	CW	ADHESIVE
CW	ADHESIVE	CX	ADHESIVE
CX	ADHESIVE	CY	ADHESIVE
CY	ADHESIVE	CZ	ADHESIVE
CZ	ADHESIVE	DA	ADHESIVE
DA	ADHESIVE	DB	ADHESIVE
DB	ADHESIVE	DC	ADHESIVE
DC	ADHESIVE	DD	ADHESIVE
DD	ADHESIVE	DE	ADHESIVE
DE	ADHESIVE	DF	ADHESIVE
DF	ADHESIVE	DG	ADHESIVE
DG	ADHESIVE	DH	ADHESIVE
DH	ADHESIVE	DI	ADHESIVE
DI	ADHESIVE	DJ	ADHESIVE
DJ	ADHESIVE	DK	ADHESIVE
DK	ADHESIVE	DL	ADHESIVE
DL	ADHESIVE	DM	ADHESIVE
DM	ADHESIVE	DN	ADHESIVE
DN	ADHESIVE	DO	ADHESIVE
DO	ADHESIVE	DP	ADHESIVE
DP	ADHESIVE	DQ	ADHESIVE
DQ	ADHESIVE	DR	ADHESIVE
DR	ADHESIVE	DS	ADHESIVE
DS	ADHESIVE	DT	ADHESIVE
DT	ADHESIVE	DU	ADHESIVE
DU	ADHESIVE	DV	ADHESIVE
DV	ADHESIVE	DW	ADHESIVE
DW	ADHESIVE	DX	ADHESIVE
DX	ADHESIVE	DY	ADHESIVE
DY	ADHESIVE	DZ	ADHESIVE
DZ	ADHESIVE	EA	ADHESIVE
EA	ADHESIVE	EB	ADHESIVE
EB	ADHESIVE	EC	ADHESIVE
EC	ADHESIVE	ED	ADHESIVE
ED	ADHESIVE	EE	ADHESIVE
EE	ADHESIVE	EF	ADHESIVE
EF	ADHESIVE	EG	ADHESIVE
EG	ADHESIVE	EH	ADHESIVE
EH	ADHESIVE	EI	ADHESIVE
EI	ADHESIVE	EJ	ADHESIVE
EJ	ADHESIVE	EK	ADHESIVE
EK	ADHESIVE	EL	ADHESIVE
EL	ADHESIVE	EM	ADHESIVE
EM	ADHESIVE	EN	ADHESIVE
EN	ADHESIVE	EO	ADHESIVE
EO	ADHESIVE	EP	ADHESIVE
EP	ADHESIVE	EQ	ADHESIVE
EQ	ADHESIVE	ER	ADHESIVE
ER	ADHESIVE	ES	ADHESIVE
ES	ADHESIVE	ET	ADHESIVE
ET	ADHESIVE	EU	ADHESIVE
EU	ADHESIVE	EV	ADHESIVE
EV	ADHESIVE	EW	ADHESIVE
EW	ADHESIVE	EX	ADHESIVE
EX	ADHESIVE	EY	ADHESIVE
EY	ADHESIVE	EZ	ADHESIVE
EZ	ADHESIVE	FA	ADHESIVE
FA	ADHESIVE	FB	ADHESIVE
FB	ADHESIVE	FC	ADHESIVE
FC	ADHESIVE	FD	ADHESIVE
FD	ADHESIVE	FE	ADHESIVE
FE	ADHESIVE	FF	ADHESIVE
FF	ADHESIVE	FG	ADHESIVE
FG	ADHESIVE	FH	ADHESIVE
FH	ADHESIVE	FI	ADHESIVE
FI	ADHESIVE	FJ	ADHESIVE
FJ	ADHESIVE	FK	ADHESIVE
FK	ADHESIVE	FL	ADHESIVE
FL	ADHESIVE	FM	ADHESIVE
FM	ADHESIVE	FN	ADHESIVE
FN	ADHESIVE	FO	ADHESIVE
FO	ADHESIVE	FP	ADHESIVE
FP	ADHESIVE	FQ	ADHESIVE
FQ	ADHESIVE	FR	ADHESIVE
FR	ADHESIVE	FS	ADHESIVE
FS	ADHESIVE	FT	ADHESIVE
FT	ADHESIVE	FU	ADHESIVE
FU	ADHESIVE	FV	ADHESIVE
FV	ADHESIVE	FW	ADHESIVE
FW	ADHESIVE	FX	ADHESIVE
FX	ADHESIVE	FY	ADHESIVE
FY	ADHESIVE	FZ	ADHESIVE
FZ	ADHESIVE	GA	ADHESIVE
GA	ADHESIVE	GB	ADHESIVE
GB	ADHESIVE	GC	ADHESIVE
GC	ADHESIVE	GD	ADHESIVE
GD	ADHESIVE	GE	ADHESIVE
GE	ADHESIVE	GF	ADHESIVE
GF	ADHESIVE	GG	ADHESIVE
GG	ADHESIVE	GH	ADHESIVE
GH	ADHESIVE	GI	ADHESIVE
GI	ADHESIVE	GJ	ADHESIVE
GJ	ADHESIVE	GK	ADHESIVE
GK	ADHESIVE	GL	ADHESIVE
GL	ADHESIVE	GM	ADHESIVE
GM	ADHESIVE	GN	ADHESIVE
GN	ADHESIVE	GO	ADHESIVE
GO	ADHESIVE	GP	ADHESIVE
GP	ADHESIVE	GQ	ADHESIVE
GQ	ADHESIVE	GR	ADHESIVE
GR	ADHESIVE	GS	ADHESIVE
GS	ADHESIVE	GT	ADHESIVE
GT	ADHESIVE	GU	ADHESIVE
GU	ADHESIVE	GV	ADHESIVE
GV	ADHESIVE	GW	ADHESIVE
GW	ADHESIVE	GX	ADHESIVE
GX	ADHESIVE	GY	ADHESIVE
GY	ADHESIVE	GA	ADHESIVE
GA	ADHESIVE	GB	ADHESIVE
GB	ADHESIVE	GC	ADHESIVE
GC	ADHESIVE	GD	ADHESIVE
GD	ADHESIVE	GE	ADHESIVE
GE	ADHESIVE	GF	ADHESIVE
GF	ADHESIVE	GG	ADHESIVE
GG	ADHESIVE	GH	ADHESIVE
GH	ADHESIVE	GI	ADHESIVE
GI	ADHESIVE	GJ	ADHESIVE
GJ	ADHESIVE	GK	ADHESIVE
GK	ADHESIVE	GL	ADHESIVE
GL	ADHESIVE	GM	ADHESIVE
GM	ADHESIVE	GN	ADHESIVE
GN	ADHESIVE	GO	ADHESIVE
GO	ADHESIVE	GP	ADHESIVE
GP	ADHESIVE	GQ	ADHESIVE
GQ	ADHESIVE	GR	ADHESIVE
GR	ADHESIVE	GS	ADHESIVE
GS	ADHESIVE	GT	ADHESIVE
GT	ADHESIVE	GU	ADHESIVE
GU	ADHESIVE	GV	ADHESIVE
GV	ADHESIVE	GW	ADHESIVE
GW	ADHESIVE	GX	ADHESIVE
GX	ADHESIVE	GY	ADHESIVE
GY	ADHESIVE	GA	ADHESIVE
GA	ADHESIVE	GB	ADHESIVE
GB	ADHESIVE	GC	ADHESIVE
GC	ADHESIVE	GD	ADHESIVE
GD	ADHESIVE	GE	ADHESIVE
GE	ADHESIVE	GF	ADHESIVE
GF	ADHESIVE	GG	ADHESIVE
GG	ADHESIVE	GH	ADHESIVE
GH	ADHESIVE	GI	ADHESIVE
GI	ADHESIVE	GJ	ADHESIVE
GJ	ADHESIVE	GK	ADHESIVE
GK	ADHESIVE	GL	ADHESIVE
GL	ADHESIVE	GM	ADHESIVE
GM	ADHESIVE	GN	ADHESIVE
GN	ADHESIVE	GO	ADHESIVE
GO	ADHESIVE	GP	ADHESIVE
GP	ADHESIVE	GQ	ADHESIVE
GQ	ADHESIVE	GR	ADHESIVE
GR	ADHESIVE	GS	ADHESIVE
GS	ADHESIVE	GT	ADHESIVE
GT	ADHESIVE	GU	ADHESIVE
GU	ADHESIVE	GV	ADHESIVE
GV	ADHESIVE	GW	ADHESIVE
GW	ADHESIVE	GX	ADHESIVE
GX	ADHESIVE	GY	ADHESIVE
GY	ADHESIVE	GA	ADHESIVE
GA	ADHESIVE	GB	ADHESIVE
GB	ADHESIVE	GC	ADHESIVE
GC	ADHESIVE	GD	ADHESIVE
GD	ADHESIVE	GE	ADHESIVE
GE	ADHESIVE	GF	ADHESIVE
GF	ADHESIVE	GG	ADHESIVE
GG	ADHESIVE	GH	ADHESIVE
GH	ADHESIVE	GI	ADHESIVE
GI	ADHESIVE	GJ	ADHESIVE
GJ	ADHESIVE	GK	ADHESIVE
GK	ADHESIVE	GL	ADHESIVE
GL	ADHESIVE	GM	ADHESIVE
GM	ADHESIVE	GN	ADHESIVE
GN	ADHESIVE	GO	ADHESIVE
GO	ADHESIVE	GP	ADHESIVE
GP	ADHESIVE	GQ	ADHESIVE
GQ	ADHESIVE	GR	ADHESIVE
GR	ADHESIVE	GS	ADHESIVE
GS	ADHESIVE	GT	ADHESIVE
GT	ADHESIVE	GU	ADHESIVE
GU	ADHESIVE	GV	ADHESIVE
GV	ADHESIVE	GW	ADHESIVE
GW	ADHESIVE	GX	ADHESIVE
GX	ADHESIVE	GY	ADHESIVE
GY	ADHESIVE	GA	ADHESIVE
GA	ADHESIVE	GB	ADHESIVE
GB	ADHESIVE	GC	ADHESIVE



DATE: 07/28/2013
TIME: 10:27 AM
USER: JEFFREY
PROJECT: 123-113

GENERAL NOTES:
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE INTERNATIONAL BUILDING CODE (IBC).
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION.

NO.	DESCRIPTION	QTY	UNIT
1	2x4 STUDS @ 16" O.C.	100	LF
2	2x6 STUDS @ 16" O.C.	50	LF
3	2x8 STUDS @ 16" O.C.	25	LF
4	2x10 STUDS @ 16" O.C.	10	LF
5	2x12 STUDS @ 16" O.C.	5	LF
6	2x14 STUDS @ 16" O.C.	2	LF
7	2x16 STUDS @ 16" O.C.	1	LF
8	2x18 STUDS @ 16" O.C.	1	LF
9	2x20 STUDS @ 16" O.C.	1	LF
10	2x22 STUDS @ 16" O.C.	1	LF
11	2x24 STUDS @ 16" O.C.	1	LF
12	2x26 STUDS @ 16" O.C.	1	LF
13	2x28 STUDS @ 16" O.C.	1	LF
14	2x30 STUDS @ 16" O.C.	1	LF
15	2x32 STUDS @ 16" O.C.	1	LF
16	2x34 STUDS @ 16" O.C.	1	LF
17	2x36 STUDS @ 16" O.C.	1	LF
18	2x38 STUDS @ 16" O.C.	1	LF
19	2x40 STUDS @ 16" O.C.	1	LF
20	2x42 STUDS @ 16" O.C.	1	LF
21	2x44 STUDS @ 16" O.C.	1	LF
22	2x46 STUDS @ 16" O.C.	1	LF
23	2x48 STUDS @ 16" O.C.	1	LF
24	2x50 STUDS @ 16" O.C.	1	LF
25	2x52 STUDS @ 16" O.C.	1	LF
26	2x54 STUDS @ 16" O.C.	1	LF
27	2x56 STUDS @ 16" O.C.	1	LF
28	2x58 STUDS @ 16" O.C.	1	LF
29	2x60 STUDS @ 16" O.C.	1	LF
30	2x62 STUDS @ 16" O.C.	1	LF
31	2x64 STUDS @ 16" O.C.	1	LF
32	2x66 STUDS @ 16" O.C.	1	LF
33	2x68 STUDS @ 16" O.C.	1	LF
34	2x70 STUDS @ 16" O.C.	1	LF
35	2x72 STUDS @ 16" O.C.	1	LF
36	2x74 STUDS @ 16" O.C.	1	LF
37	2x76 STUDS @ 16" O.C.	1	LF
38	2x78 STUDS @ 16" O.C.	1	LF
39	2x80 STUDS @ 16" O.C.	1	LF
40	2x82 STUDS @ 16" O.C.	1	LF
41	2x84 STUDS @ 16" O.C.	1	LF
42	2x86 STUDS @ 16" O.C.	1	LF
43	2x88 STUDS @ 16" O.C.	1	LF
44	2x90 STUDS @ 16" O.C.	1	LF
45	2x92 STUDS @ 16" O.C.	1	LF
46	2x94 STUDS @ 16" O.C.	1	LF
47	2x96 STUDS @ 16" O.C.	1	LF
48	2x98 STUDS @ 16" O.C.	1	LF
49	2x100 STUDS @ 16" O.C.	1	LF
50	2x102 STUDS @ 16" O.C.	1	LF
51	2x104 STUDS @ 16" O.C.	1	LF
52	2x106 STUDS @ 16" O.C.	1	LF
53	2x108 STUDS @ 16" O.C.	1	LF
54	2x110 STUDS @ 16" O.C.	1	LF
55	2x112 STUDS @ 16" O.C.	1	LF
56	2x114 STUDS @ 16" O.C.	1	LF
57	2x116 STUDS @ 16" O.C.	1	LF
58	2x118 STUDS @ 16" O.C.	1	LF
59	2x120 STUDS @ 16" O.C.	1	LF
60	2x122 STUDS @ 16" O.C.	1	LF
61	2x124 STUDS @ 16" O.C.	1	LF
62	2x126 STUDS @ 16" O.C.	1	LF
63	2x128 STUDS @ 16" O.C.	1	LF
64	2x130 STUDS @ 16" O.C.	1	LF
65	2x132 STUDS @ 16" O.C.	1	LF
66	2x134 STUDS @ 16" O.C.	1	LF
67	2x136 STUDS @ 16" O.C.	1	LF
68	2x138 STUDS @ 16" O.C.	1	LF
69	2x140 STUDS @ 16" O.C.	1	LF
70	2x142 STUDS @ 16" O.C.	1	LF
71	2x144 STUDS @ 16" O.C.	1	LF
72	2x146 STUDS @ 16" O.C.	1	LF
73	2x148 STUDS @ 16" O.C.	1	LF
74	2x150 STUDS @ 16" O.C.	1	LF
75	2x152 STUDS @ 16" O.C.	1	LF
76	2x154 STUDS @ 16" O.C.	1	LF
77	2x156 STUDS @ 16" O.C.	1	LF
78	2x158 STUDS @ 16" O.C.	1	LF
79	2x160 STUDS @ 16" O.C.	1	LF
80	2x162 STUDS @ 16" O.C.	1	LF
81	2x164 STUDS @ 16" O.C.	1	LF
82	2x166 STUDS @ 16" O.C.	1	LF
83	2x168 STUDS @ 16" O.C.	1	LF
84	2x170 STUDS @ 16" O.C.	1	LF
85	2x172 STUDS @ 16" O.C.	1	LF
86	2x174 STUDS @ 16" O.C.	1	LF
87	2x176 STUDS @ 16" O.C.	1	LF
88	2x178 STUDS @ 16" O.C.	1	LF
89	2x180 STUDS @ 16" O.C.	1	LF
90	2x182 STUDS @ 16" O.C.	1	LF
91	2x184 STUDS @ 16" O.C.	1	LF
92	2x186 STUDS @ 16" O.C.	1	LF
93	2x188 STUDS @ 16" O.C.	1	LF
94	2x190 STUDS @ 16" O.C.	1	LF
95	2x192 STUDS @ 16" O.C.	1	LF
96	2x194 STUDS @ 16" O.C.	1	LF
97	2x196 STUDS @ 16" O.C.	1	LF
98	2x198 STUDS @ 16" O.C.	1	LF
99	2x200 STUDS @ 16" O.C.	1	LF
100	2x202 STUDS @ 16" O.C.	1	LF
101	2x204 STUDS @ 16" O.C.	1	LF
102	2x206 STUDS @ 16" O.C.	1	LF
103	2x208 STUDS @ 16" O.C.	1	LF
104	2x210 STUDS @ 16" O.C.	1	LF
105	2x212 STUDS @ 16" O.C.	1	LF
106	2x214 STUDS @ 16" O.C.	1	LF
107	2x216 STUDS @ 16" O.C.	1	LF
108	2x218 STUDS @ 16" O.C.	1	LF
109	2x220 STUDS @ 16" O.C.	1	LF
110	2x222 STUDS @ 16" O.C.	1	LF
111	2x224 STUDS @ 16" O.C.	1	LF
112	2x226 STUDS @ 16" O.C.	1	LF
113	2x228 STUDS @ 16" O.C.	1	LF
114	2x230 STUDS @ 16" O.C.	1	LF
115	2x232 STUDS @ 16" O.C.	1	LF
116	2x234 STUDS @ 16" O.C.	1	LF
117	2x236 STUDS @ 16" O.C.	1	LF
118	2x238 STUDS @ 16" O.C.	1	LF
119	2x240 STUDS @ 16" O.C.	1	LF
120	2x242 STUDS @ 16" O.C.	1	LF
121	2x244 STUDS @ 16" O.C.	1	LF
122	2x246 STUDS @ 16" O.C.	1	LF
123	2x248 STUDS @ 16" O.C.	1	LF
124	2x250 STUDS @ 16" O.C.	1	LF
125	2x252 STUDS @ 16" O.C.	1	LF
126	2x254 STUDS @ 16" O.C.	1	LF
127	2x256 STUDS @ 16" O.C.	1	LF
128	2x258 STUDS @ 16" O.C.	1	LF
129	2x260 STUDS @ 16" O.C.	1	LF
130	2x262 STUDS @ 16" O.C.	1	LF
131	2x264 STUDS @ 16" O.C.	1	LF
132	2x266 STUDS @ 16" O.C.	1	LF
133	2x268 STUDS @ 16" O.C.	1	LF
134	2x270 STUDS @ 16" O.C.	1	LF
135	2x272 STUDS @ 16" O.C.	1	LF
136	2x274 STUDS @ 16" O.C.	1	LF
137	2x276 STUDS @ 16" O.C.	1	LF
138	2x278 STUDS @ 16" O.C.	1	LF
139	2x280 STUDS @ 16" O.C.	1	LF
140	2x282 STUDS @ 16" O.C.	1	LF
141	2x284 STUDS @ 16" O.C.	1	LF
142	2x286 STUDS @ 16" O.C.	1	LF
143	2x288 STUDS @ 16" O.C.	1	LF
144	2x290 STUDS @ 16" O.C.	1	LF
145	2x292 STUDS @ 16" O.C.	1	LF
146	2x294 STUDS @ 16" O.C.	1	LF
147	2x296 STUDS @ 16" O.C.	1	LF
148	2x298 STUDS @ 16" O.C.	1	LF
149	2x300 STUDS @ 16" O.C.	1	LF
150	2x302 STUDS @ 16" O.C.	1	LF
151	2x304 STUDS @ 16" O.C.	1	LF
152	2x306 STUDS @ 16" O.C.	1	LF
153	2x308 STUDS @ 16" O.C.	1	LF
154	2x310 STUDS @ 16" O.C.	1	LF
155	2x312 STUDS @ 16" O.C.	1	LF
156	2x314 STUDS @ 16" O.C.	1	LF
157	2x316 STUDS @ 16" O.C.	1	LF
158	2x318 STUDS @ 16" O.C.	1	LF
159	2x320 STUDS @ 16" O.C.	1	LF
160	2x322 STUDS @ 16" O.C.	1	LF
161	2x324 STUDS @ 16" O.C.	1	LF
162	2x326 STUDS @ 16" O.C.	1	LF
163	2x328 STUDS @ 16" O.C.	1	LF
164	2x330 STUDS @ 16" O.C.	1	LF
165	2x332 STUDS @ 16" O.C.	1	LF
166	2x334 STUDS @ 16" O.C.	1	LF
167	2x336 STUDS @ 16" O.C.	1	LF
168	2x338 STUDS @ 16" O.C.	1	LF
169	2x340 STUDS @ 16" O.C.	1	LF
170	2x342 STUDS @ 16" O.C.	1	LF
171	2x344 STUDS @ 16" O.C.	1	LF
172	2x346 STUDS @ 16" O.C.	1	LF
173	2x348 STUDS @ 16" O.C.	1	LF
174	2x350 STUDS @ 16" O.C.	1	LF
175	2x352 STUDS @ 16" O.C.	1	LF
176	2x354 STUDS @ 16" O.C.	1	LF
177	2x356 STUDS @ 16" O.C.	1	LF
178	2x358 STUDS @ 16" O.C.	1	LF
179	2x360 STUDS @ 16" O.C.	1	LF
180	2x362 STUDS @ 16" O.C.	1	LF
181	2x364 STUDS @ 16" O.C.	1	LF
182	2x366 STUDS @ 16" O.C.	1	LF
183	2x368 STUDS @ 16" O.C.	1	LF
184	2x370 STUDS @ 16" O.C.	1	LF
185	2x372 STUDS @ 16" O.C.	1	LF
186	2x374 STUDS @ 16" O.C.	1	LF
187	2x376 STUDS @ 16" O.C.	1	LF
188	2x378 STUDS @ 16" O.C.	1	LF
189	2x380 STUDS @ 16" O.C.	1	LF
190	2x382 STUDS @ 16" O.C.	1	LF
191	2x384 STUDS @ 16" O.C.	1	LF
192	2x386 STUDS @ 16" O.C.	1	LF
193	2x388 STUDS @ 16" O.C.	1	LF
194	2x390 STUDS @ 16" O.C.	1	LF
195	2x392 STUDS @ 16" O.C.	1	LF
196	2x394 STUDS @ 16" O.C.	1	LF
197	2x396 STUDS @ 16" O.C.	1	LF
198	2x398 STUDS @ 16" O.C.	1	LF
199	2x400 STUDS @ 16" O.C.	1	LF
200	2x402 STUDS @ 16" O.C.	1	LF
201	2x404 STUDS @ 16" O.C.	1	LF
202	2x406 STUDS @ 16" O.C.	1	LF
203	2x408 STUDS @ 16" O.C.	1	LF
204	2x410 STUDS @ 16" O.C.	1	LF
205	2x412 STUDS @ 16" O.C.	1	LF
206	2x414 STUDS @ 16" O.C.	1	LF
207	2x416 STUDS @ 16" O.C.	1	LF
208	2x418 STUDS @ 16" O.C.	1	LF
209	2x420 STUDS @ 16" O.C.	1	LF
210	2x422 STUDS @ 16" O.C.	1	LF
211	2x424 STUDS @ 16" O.C.	1	LF
212	2x426 STUDS @ 16" O.C.	1	LF
213	2x428 STUDS @ 16" O.C.	1	LF
214	2x430 STUDS @ 16" O.C.	1	LF
215	2x432 STUDS @ 16" O.C.	1	LF
216	2x434 STUDS @ 16" O.C.	1	LF
217	2x436 STUDS @ 16" O.C.	1	LF
218	2x438 STUDS @ 16" O.C.	1	LF
219	2x440 STUDS @ 16" O.C.	1	LF
220	2x442 STUDS @ 16" O.C.	1	LF
221	2x444 STUDS @ 16" O.C.	1	LF
222	2x446 STUDS @ 16" O.C.	1	LF
223	2x448 STUDS @ 16" O.C.	1	LF
224	2x450 STUDS @ 16" O.C.	1	LF
225	2x452 STUDS @ 16" O.C.	1	LF
226	2x454 STUDS @ 16" O.C.	1	LF
227	2x456 STUDS @ 16" O.C.	1	LF
228	2x458 STUDS @ 16" O.C.	1	LF
229	2x460 STUDS @ 16" O.C.	1	LF
230	2x462 STUDS @ 16" O.C.	1	LF
231	2x464 STUDS @ 16" O.C.	1	LF
232	2x466 STUDS @ 16" O.C.	1	LF
233	2x468 STUDS @ 16" O.C.	1	LF
234	2x470 STUDS @ 16" O.C.		



1:1,200

NOTIFICATION

200' AREA OF NOTIFICATION
51 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **BDA123-113**
 Date: **10/24/2013**

Notification List of Property Owners

BDA123-113

51 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	8320 TIMBERBROOK LN	DR HORTON TEXAS LTD
2	7110 FOREST VISTA CT	MOUNTAIN CREEK COMM CHURC
3	8303 TIMBERBROOK LN	AH4R I TX DFW LLC
4	8307 TIMBERBROOK LN	CHUNG PYUNG SOO
5	8311 TIMBERBROOK LN	HAMPTON AMY LEE
6	8315 TIMBERBROOK LN	BOWDOIN HARUNO
7	8319 TIMBERBROOK LN	GAFNEA JOHN L
8	8323 TIMBERBROOK LN	LOGAN EVELYN M
9	8327 TIMBERBROOK LN	STEELE SUSAN MCGARITY & DAVID W
10	8331 TIMBERBROOK LN	JOHNSON ROSHUNDRA JENEA
11	8335 TIMBERBROOK LN	PEREZ CONNIE
12	8339 TIMBERBROOK LN	BOUTIN MICHAEL & ALANNA Y
13	8343 TIMBERBROOK LN	MAGEE FELICIA R BELL TYRONE
14	8346 TIMBERBROOK LN	COLEMAN CONSTANCE
15	8342 TIMBERBROOK LN	SAAMS VIVIENE & BENT HORACE
16	8338 TIMBERBROOK LN	JOHNSON CYNTHIA
17	8334 TIMBERBROOK LN	DR HORTON TX LTD
18	7120 FOREST VISTA CT	CARRILLO CARMEN
19	7116 FOREST VISTA CT	SAUCEDO CESAR M & MONICA C SAUCEDO
20	7112 FOREST VISTA CT	AYALA JOSE
21	7108 FOREST VISTA CT	NOBLE RYAN & DANIELLE R
22	7104 FOREST VISTA CT	MEZA ANA
23	7103 FOREST VISTA CT	ALFRED NDENZAKO &
24	7107 FOREST VISTA CT	CARTER KAY
25	7111 FOREST VISTA CT	GARCIA ALEXANDER
26	7115 FOREST VISTA CT	KIM SANG Y & GRACE H

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	7119 FOREST VISTA CT	VILLAREAL MACIE L
28	8308 TIMBERBROOK LN	ARRINGTON VICTORIA
29	8304 TIMBERBROOK LN	ARREDONDO MARIA
30	7500 CAMP WISDOM RD	PIONEER BIBLE TRANSLATORS
31	7500 CAMP WISDOM RD	GOULD SANDRA LYNN SPACE 8
32	7500 CAMP WISDOM RD	JACKSON ELLEN M SPACE 10
33	7500 CAMP WISDOM RD	SUMMER INST LINGUISTICS % CENTER DIRECTO
34	7500 CAMP WISDOM RD	ARRITT JAMES M SPACE D2
35	7500 CAMP WISDOM RD	SUMMER INST LING % CENTER DIRECTOR
36	7500 CAMP WISDOM RD	SUMMER INST LING SPACE 5
37	7500 CAMP WISDOM RD	ORWIG CAROL
38	7500 CAMP WISDOM RD	BEAL BRUCE BEAL HEATHER
39	7500 CAMP WISDOM RD	STAALSEN PHIL SPACE 12
40	7500 CAMP WISDOM RD	SUMMER INST LINGUISTICS %CENTER DIRECTOR
41	7500 CAMP WISDOM RD	BERRY ELEANOR SPACE 15
42	7500 CAMP WISDOM RD	SIL INTERNATIONAL % CENTER DIRECTOR
43	7500 CAMP WISDOM RD	SUMMER INST LING % CENTER DIRECTOR
44	7500 CAMP WISDOM RD	PARKER STEVE & SPACE 19
45	7500 CAMP WISDOM RD	SUMMER INSTITUTE OF LINGUISTICS
46	7500 CAMP WISDOM RD	SHOREY HAZEL SPACE 24
47	7500 CAMP WISDOM RD	ABBOT ELINOR SPACE 25D
48	7500 CAMP WISDOM RD	SUMMER INST LING %CENTER DIRECTOR
49	7500 CAMP WISDOM RD	SIL INTERNATIONAL SPACE 26
50	7500 CAMP WISDOM RD	SIL INTERNATIONAL SPACE 22
51	7500 CAMP WISDOM RD	SUMMER INST LINGUISTICS % CENTER DIRECOR

FILE NUMBER: BDA 123-114

BUILDING OFFICIAL'S REPORT: Application of Jeanna Barry of North Texas Inspections for variances to the front and side yard setback regulations at 8334 Timberbrook Lane. This property is more fully described as Lot 54, Block B/8680 and is zoned PD 521 (S-9), which requires a 15 foot front yard setback and a 5 foot side yard setback. The applicant proposes to construct and maintain a structure and provide an 11 foot front yard setback, which will require a 4 foot variance to the front yard setback regulations, and provide a 4 foot side yard setback, which will require a 1 foot variance to the side yard setback regulation.

LOCATION: 8334 Timberbrook Lane

APPLICANT: Jeanna Barry of North Texas Inspections

REQUESTS:

The following appeals have been made in conjunction with constructing and maintaining a two-story single family home structure on a site that is currently undeveloped:

1. A variance to the front yard setback regulations of 4' is requested as the proposed structure would be located 11' from one of the site's two front property lines (Forest Vista) or 4' into this required 15' front yard setback.
2. A variance to the side yard setback regulations of 1' is requested as the proposed structure would be located 4' from one of the site's two side property lines (the southern side property line) or 1' into this 5' side 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:

Approval of the front and side yard setback variances, subject to the following condition:

- Compliance with the submitted site plan is required.

Rationale:

- The subject site is unique and different from most lots in the PD 521 zoning district in that it is a corner lot with a restrictive area due to its size and its two front yard setbacks. The atypical two front yard setbacks on the lot precludes the applicant from developing it in a manner commensurate with development on other similarly zoned properties of the same size and one front yard setback - in this case, the development on the property being the construction/maintenance of a single family home with an approximately 1,300 square foot building footprint. The site has a 22' width for development once a 15' front yard setback and a 5' side yard setback is accounted for on the 42' wide subject site – a lot width that the applicant states makes the lot unusable once required setbacks are accounted for.

BACKGROUND INFORMATION:

Zoning:

Site: PD 521 (S-9) (Planned Development)
North: PD 521 (S-9) (Planned Development)
South: PD 521 (S-9) (Planned Development)
East: PD 521 (S-9) (Planned Development)
West: PD 521 (S-9) (Planned Development)

Land Use:

The subject site is undeveloped. The areas to the east, south, and west are developed with single family uses; and the lot immediately north is undeveloped, and the property in which BDA 123-113 has been filed – an application for variances to the front and side yard setback regulations scheduled before Board of Adjustment Panel C on November 18, 2013.

Zoning/BDA History:

1. BDA 123-113, Property at 8320 Timberbrook Lane (the lot immediately north of the subject site)

On November 18, 2013, the Board of Adjustment Panel C will consider requests for variances to the front and side yard setback regulations requested in conjunction with constructing and maintaining a single family home on a site that is undeveloped, part of which is proposed to be in the site's front and side yard setbacks.

Timeline:

September 24, 2013: The applicant submitted an "Application/Appeal to the Board of Adjustment" and related documents which have been included as part of this case report.

October 23, 2013: The Board of Adjustment Secretary randomly assigned this case to Board of Adjustment Panel C.

October 23, 2013: 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 October 30th deadline to submit additional evidence for staff to factor into their analysis; and the November 8th 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 30, 2013: The applicant submitted additional documentation on this application to the Board Administrator beyond what was submitted with the original application (see Attachment A).

November 5, 2013: The Board of Adjustment staff review team meeting was held regarding this request and the others scheduled for November public hearings. Review team members in attendance included: the Sustainable Development and Construction Department Current Planning Interim Assistant Director, the Sustainable Development and Construction Department Engineering Division Assistant Director, the Board Administrator, the Building Inspection Senior Plans Examiner/Development Code Specialist, the 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 (front yard variance):

- This request focuses on constructing and maintaining a single family structure, part of which would be located in one of the two 15' front yard setbacks (Forest Vista) on a site that is currently undeveloped.
- Structures on lots zoned PD 521 (S-9) are required to provide a minimum front yard setback of 15'.
- The subject site is located at the southeast corner of Timberbrook Lane and Forest Vista. Regardless of how the proposed single family structure is to be oriented, the subject site has two 15' front yard setbacks along both streets. The site has a 15'

front yard setback along Timberbrook Lane, the shorter of the two frontages, which is always deemed the front yard setback on a corner lot in a single-family zoning district. The site also has a 15' front yard setback along Forest Vista, the longer of the two frontages of this corner lot, which is typically regarded as a side yard where only a 5' setback is required. But the site's Forest Vista frontage is deemed a front yard setback nonetheless to maintain the continuity of the established front yard setback established by the lots developed with single family homes east of the site that front/are oriented southward onto Forest Vista.

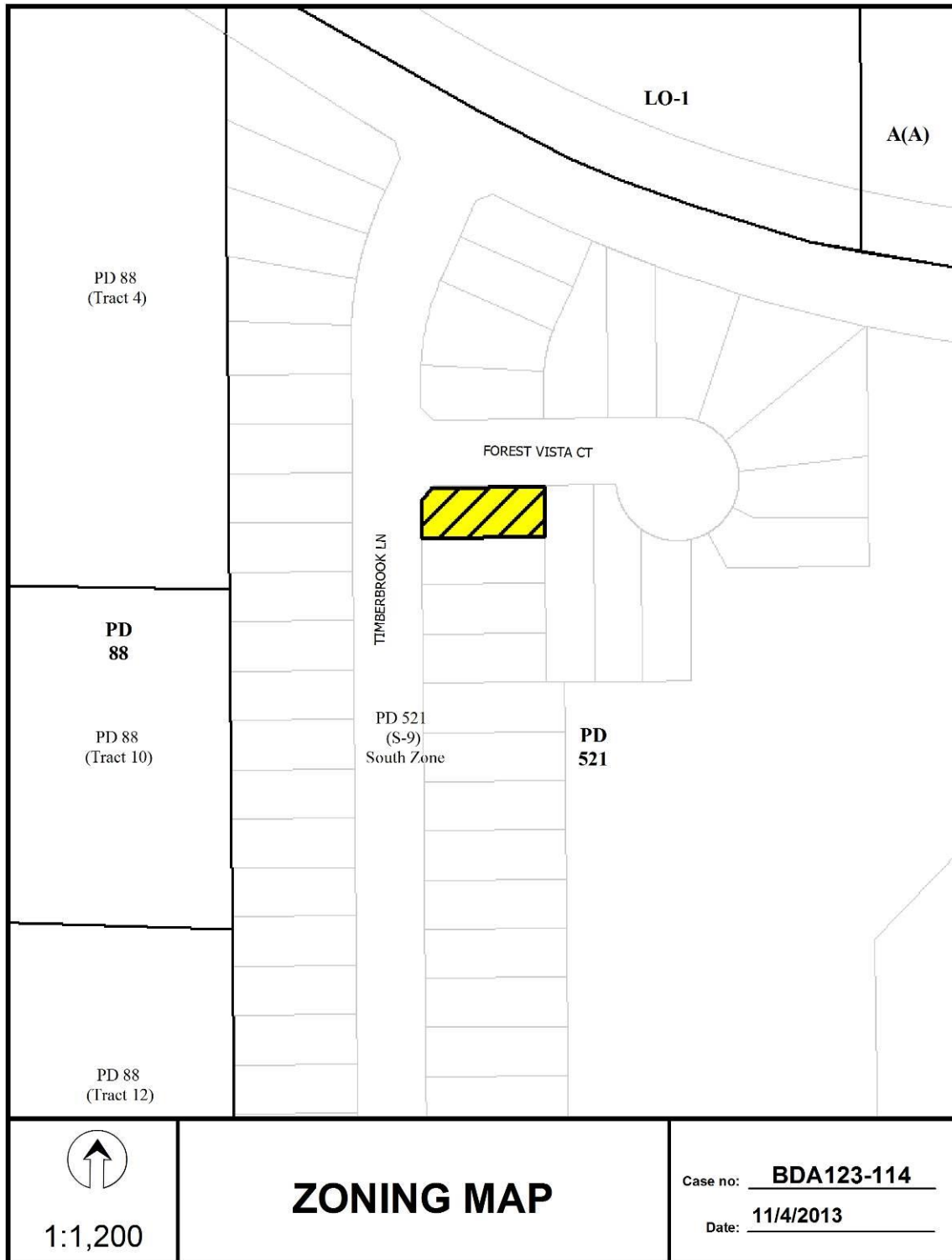
- The applicant has submitted a site plan that denotes a building footprint that is located 11' from the Forest Vista front property line or 4' into this 15' front yard setback. (No encroachment is proposed in the Timberbrook Lane 15' front yard setback).
- According to calculations taken by the Board Administrator from the submitted site plan, the area of the proposed single family home structure to be located in the site's Forest Vista 15' front yard setback is approximately 200 square feet in area or approximately 15 percent of the approximately 1,300 square foot building footprint.
- According to DCAD records, there are "no main improvements" for property at 8334 Timberbrook Lane.
- The subject site is flat, somewhat irregular in shape (approximately 90' on the north; approximately 100' on the south; approximately 40' on the east; and approximately 44' on the west), and is according to the application 0.09 acres (or 3,900 square feet) in area. The site has two 15' front yard setbacks; and two 5' side yard setbacks; most residentially-zoned lots have one front yard setback, two side yard setbacks, and one rear yard setback.
- The site has an approximately 22' width for development once a 15' front yard and a 5' side yard setback is accounted for on the approximately 42' wide subject site. Most lots at this width in this zoning district would have 32'.
- The applicant has the burden of proof in establishing the following:
 - That granting the variance to the Forest Vista front yard setback regulations will not be contrary to the public interest when, owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed and substantial justice done.
 - The variance is necessary to permit development of the subject site that differs from other parcels of land by being of such a restrictive area, shape, or slope, that the subject site cannot be developed in a manner commensurate with the development upon other parcels of land in districts with the same PD 521 zoning classification.
 - The variance would not be granted to relieve a self created or personal hardship, nor for financial reasons only, nor to permit any person a privilege in developing this parcel of land (the subject site) not permitted by this chapter to other parcels of land in districts with the same PD 521 zoning classification.
- If the Board were to grant the variance request, and impose the submitted site plan as a condition, the structure in the front yard setback would be limited to what is shown on this document – which in this case is a structure to be located 11' from the Forest Vista front property line (or 4' into this 15' front yard setback).

GENERAL FACTS/STAFF ANALYSIS (side yard variance):

- This request focuses on constructing and maintaining a single family structure, part of which would be located in one of the two 5' side yard setbacks (southern side) on a site that is currently undeveloped.
- Structures on lots zoned PD 521 (S-9) are required to provide a minimum side yard setback of 5'.
- The subject site is located at the northeast corner of Timberbrook Lane and Forest Vista. Regardless of how the proposed single family structure is to be oriented, the subject site has two 15' front yard setbacks along both streets. Because the virtually rectangular shape lot has two front yard setbacks, it has two 5' side yard setbacks (and no rear yard setback).
- The applicant has submitted a site plan that denotes a building footprint that is located 4' from the southern side property line or 1' into this 5' side yard setback. (No encroachment is proposed in the eastern 5' side yard setback).
- According to calculations taken by the Board Administrator from the submitted site plan, the area of the proposed single family home structure to be located in the site's southern 5' side yard setback is approximately 53 square feet in area or approximately 4 percent of the approximately 1,300 square foot building footprint.
- According to DCAD records, there are "no main improvements" for property at 8334 Timberbrook Lane.
- The subject site is flat, somewhat irregular in shape (approximately 90' on the north; approximately 100' on the south; approximately 40' on the east; and approximately 44' on the west), and is according to the application 0.09 acres (or 3,900 square feet) in area. The site has two 15' front yard setbacks; and two 5' side yard setbacks; most residentially-zoned lots have one front yard setback, two side yard setbacks, and one rear yard setback.
- The site has an approximately 22' width for development once a 15' front yard and a 5' side yard setback is accounted for on the approximately 42' wide subject site. Most lots at this width in this zoning district would have 32'.
- The applicant has the burden of proof in establishing the following:
 - That granting the variance to the southern side yard setback regulations will not be contrary to the public interest when, owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed and substantial justice done.
 - The variance is necessary to permit development of the subject site that differs from other parcels of land by being of such a restrictive area, shape, or slope, that the subject site cannot be developed in a manner commensurate with the development upon other parcels of land in districts with the same PD 521 zoning classification.
 - The variance would not be granted to relieve a self created or personal hardship, nor for financial reasons only, nor to permit any person a privilege in developing this parcel of land (the subject site) not permitted by this chapter to other parcels of land in districts with the same PD 521 zoning classification.
- If the Board were to grant the variance request, and impose the submitted site plan as a condition, the structure in the side yard setback would be limited to what is

shown on this document – which in this case is a structure to be located as close as 4' from the southern side property line (or 1' into this 5' side yard setback).

|





1:1,200

AERIAL MAP

Case no: BDA123-114

Date: 11/4/2013

BDA123-113

114

Attach A

October 30, 2013

To whom it may concern:

The variances requested for 8320 & 8334 Timberbrook Lane are for houses that are of typical size for a two-story single family residence in the Forest View Addition. Both houses have approximately 1800 square foot of living space along with 335 square foot of garage. Both lots are corner lots with double front yards. Since it is 15 foot setback instead of a 5 foot setback on the sides it limits the area for a builder to build in required setbacks, which cause the lots to be unusable or basically what we call a dead lot.

Sincerely,

Jeanna Barry
North Texas Inspection Services



ntis@swbell.net

Your partner in quality construction

www.ntinspections.com





City of Dallas

c

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 123-114

Data Relative to Subject Property:

Date: 9-24-13

Location address: 8334 Timberbrook Lane

Zoning District: PDS21(S-9)

Lot No.: 54 Block No.: 38680 Acreage: .09

Census Tract: 165.10

Street Frontage (in Feet): 1) 40' 2) 100' 3) _____ 4) _____ 5) _____

SW 4A

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): DR Horton

Applicant: Jeanna Barry Telephone: 817-246-7780

Mailing Address: 6751 N. Freeway Ft. Worth TX Zip Code: 76131

E-mail Address: jbarry@jimwestresources.com

Represented by: North Texas Inspections (Jeanna Barry) Telephone: 817-246-7780

Mailing Address: P.O. Box 150629 White Settlement TX Zip Code: 76108

E-mail Address: jbarry@jimwestresources.com

Affirm that an appeal has been made for a Variance X, or Special Exception of 4' to the FVSB
We request a 10' setback instead of a 15' front yard
Setback, and 1' side yard variance

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:

We are requesting a variance in order to build on a lot which has 2 front yards. Due to the restrictive building area created by the two front yard setbacks, we are requesting that the area that would normally be a side yard be allowed to have a 10' setback instead of a 15' setback. This will allow us to keep our homes we build cohesive with the subdivision.

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

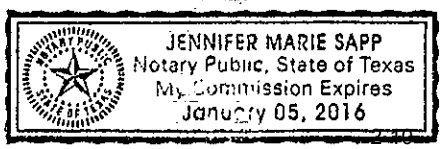
Before me the undersigned on this day personally appeared Jeanna Barry
(Affiant/Applicant's name printed)

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

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

Subscribed and sworn to before me this 10th day of September, 2013

(Rev. 08-01-11)



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

MEMORANDUM OF
ACTION TAKEN BY THE
BOARD OF ADJUSTMENT

Date of Hearing _____

Appeal was--Granted OR Denied

Remarks _____

Chairman

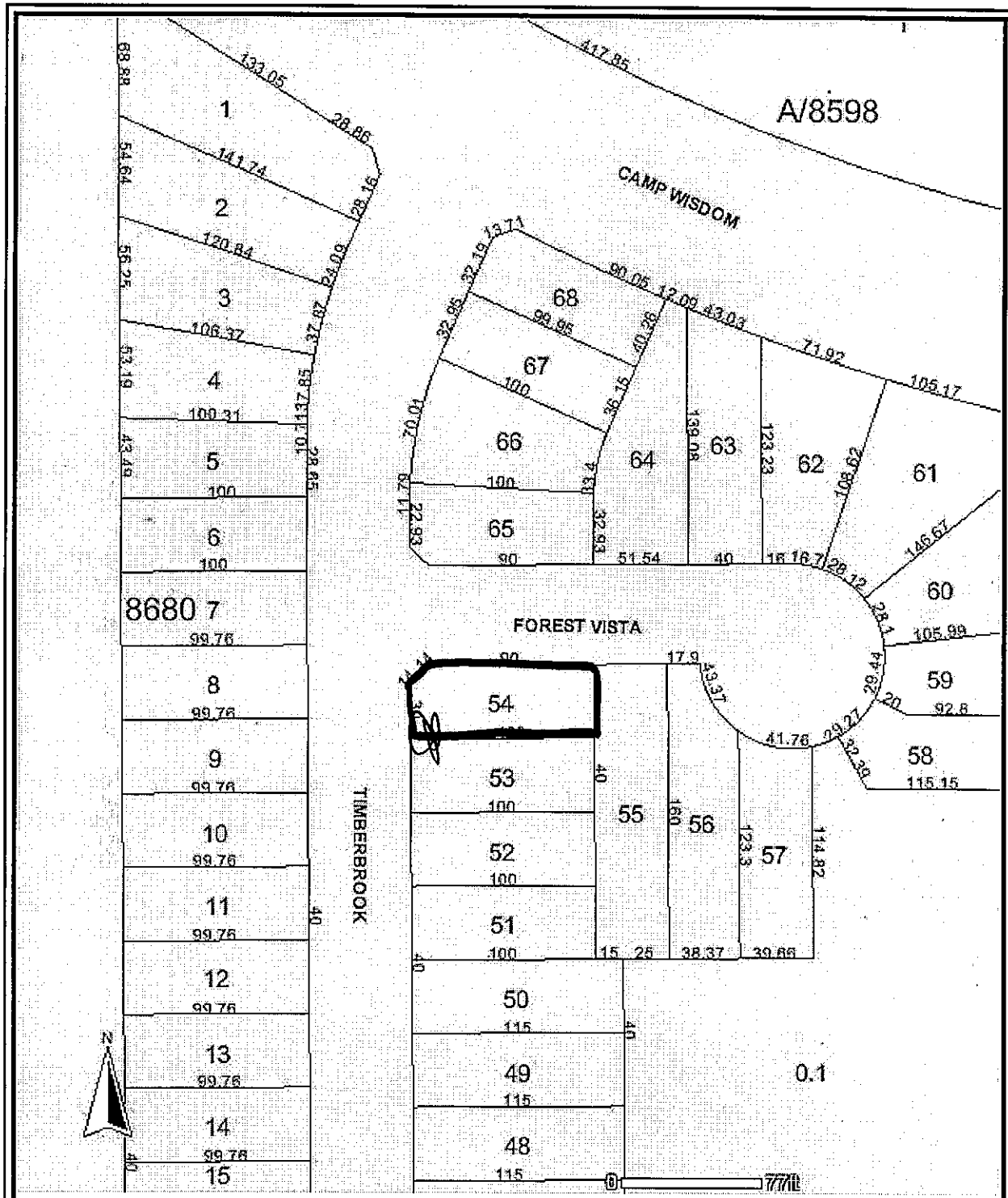
Building Official's Report

I hereby certify that Jeanna Barry
represented by North Texas Inspections
did submit a request for a variance to the front yard setback regulations, and for a variance to the
side yard setback regulations
at 8334 Timberbrook Lane

BDA123-114. Application of Jeanna Barry represented by North Texas Inspections for a variance to the front yard setback regulations and a variance to the side yard setback regulations at 8334 Timberbrook Lane. This property is more fully described as Lot 54, Block B/8680 and is zoned PD-521 (S-9), which requires a 5 foot side yard setback and requires a front yard setback of 15 feet. The applicant proposes to construct a single family residential structure and provide an 11 foot front yard setback, which will require a 4 foot variance to the front yard setback regulation, and provide a 4 foot side yard setback, which will require a 1 foot variance to the side yard setback regulation.

Sincerely,


Larry Holmes, Building Official

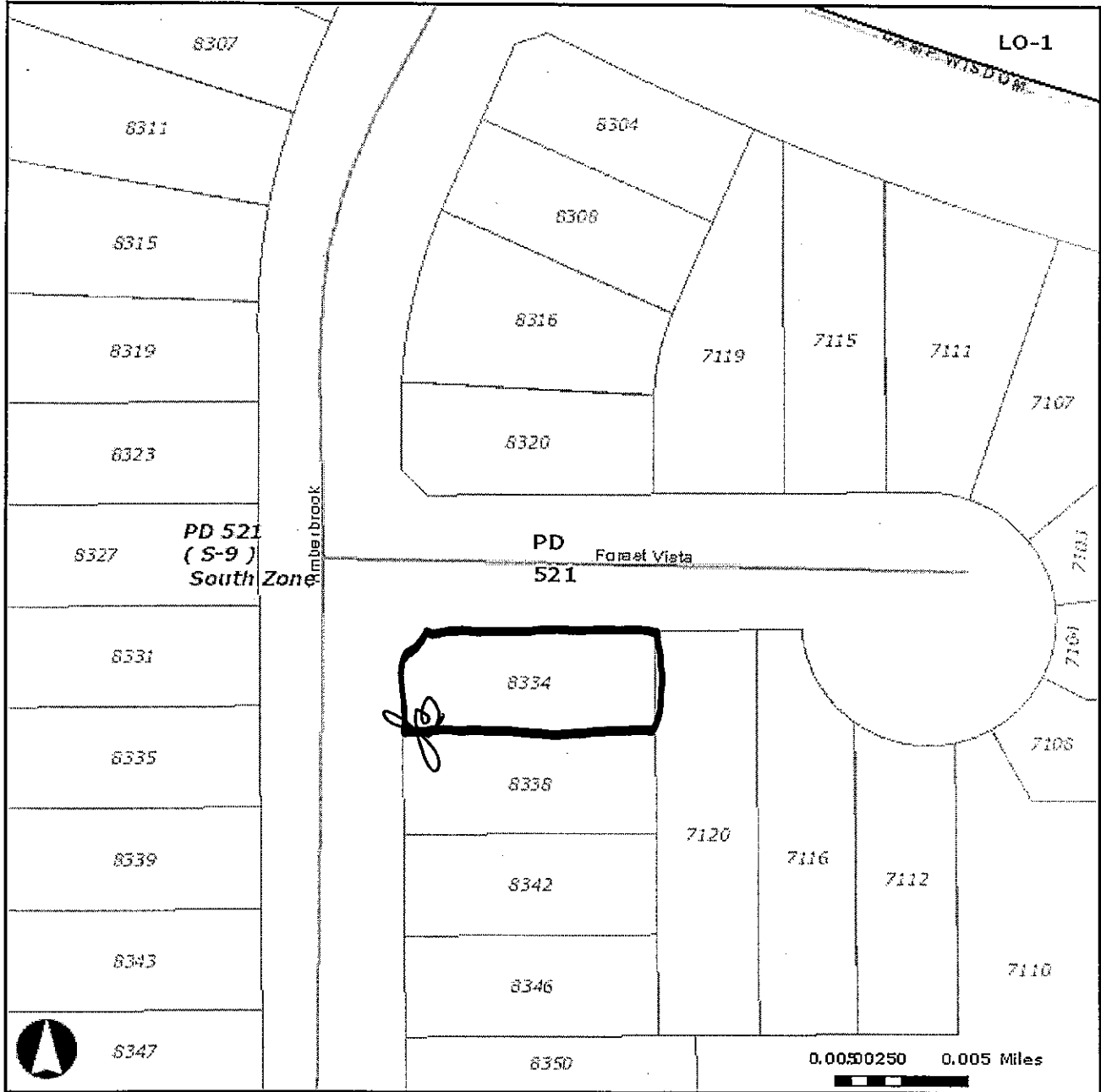


**Dallas Central
Appraisal District**
www.dallascad.org

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.

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

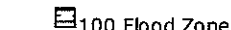


MD Overlay

Base Zoning



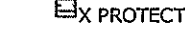
Floodplain



100 Flood Zone



Mill's Creek



Peak's Branch



X PROTECTED BY LEVEE



Pedestrian Overlay



Environmental Corridors



Structural Options:
 1. Full Brick
 2. Covered Patio

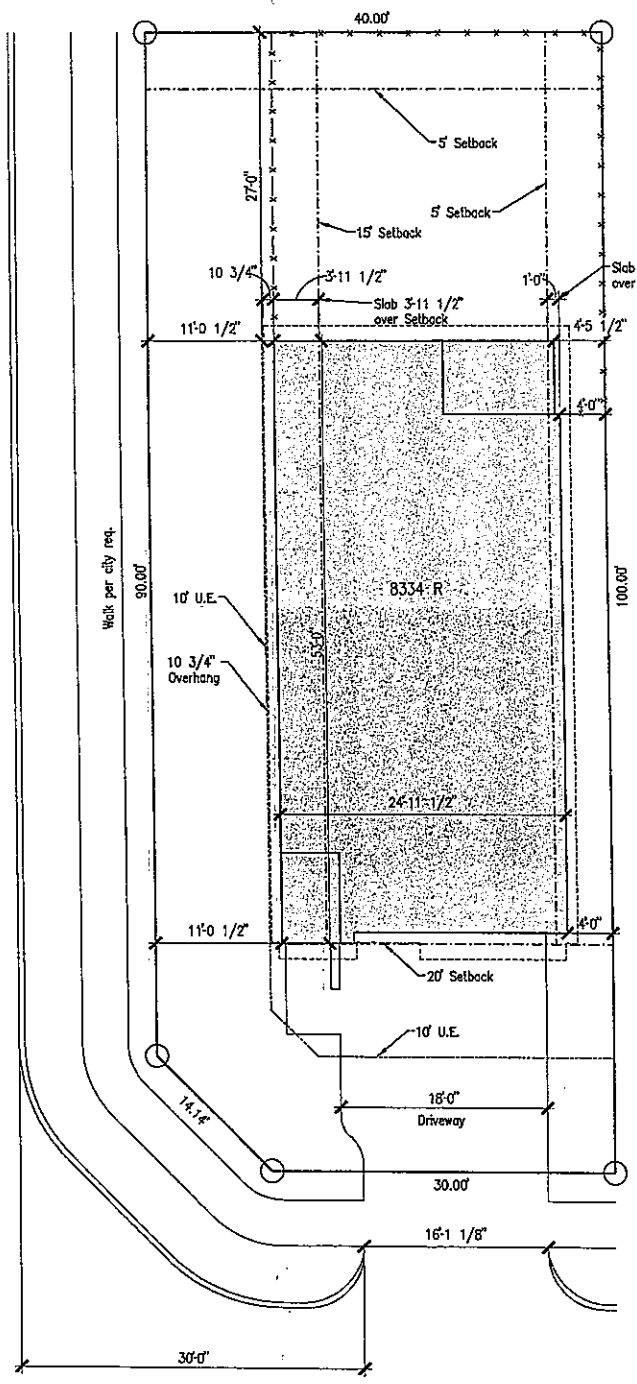
Legend:

- Fence
- Lot
- Building Line
- Easement
- Drive/Walk/Patio
- Retaining Wall
- ▨ Pad Area
- ▨ Slab/Porch
- Roof Overhang

General Notes:

- The purpose of this plan is to show the purposed building footprint as defined by the metes and bounds of the recorded plat.
- Dimensions, setbacks, easements, plan selection, and any other information shown here in shall be verified at permitting and prior to construction for accuracy and compliance with all applicable codes and ordinances.
- Builder is solely responsible for ensuring that the footprint is contained within the prepared building pad. The building pad shall be set high enough to allow for adequate drainage.
- All calculations are approximate. They must be verified prior to permitting, purchasing, and/or construction.

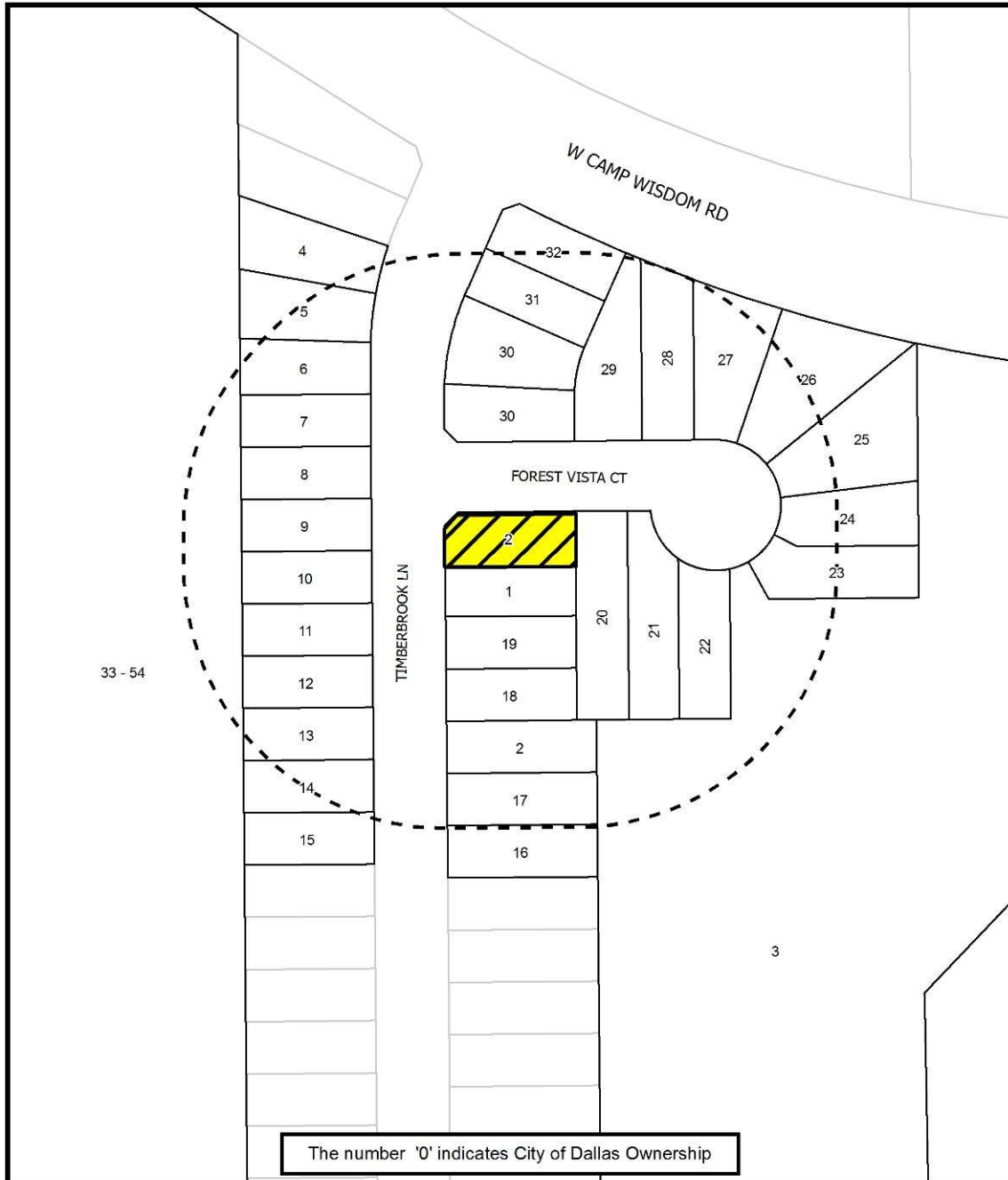
Buyer:
 DRH Job#
 DR Horton DFW- West
 Forest View Addition
 Lot: 54 Blk: 8/8680
 8334 TIMBERBROOK LANE
 Dallas, Texas
 Plan No. 8334 R S/E No. 1303367R4



Lot Coverage Calculations:

Lot Area	3950 Sq. Ft.
Slab Area	1301 Sq. Ft.
Coverage Ratio	33%
Fence	116 Lin. Ft.
Side/Lead Walk	527 Sq. Ft.
Driveway	604 Sq. Ft.
Front and Side Sod	2053 Sq. Ft.
Sod	3168 Sq. Ft.

STRAND SYSTEMS ENGINEERING, INC.
 6221 Riverside Dr., #116
 Irving, Texas 75039
 Phone (972) 620-8204 Fax (972) 488-6932



 1:1,200	NOTIFICATION		Case no: BDA123-114
	<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;">54</div> NUMBER OF PROPERTY OWNERS NOTIFIED	Date: 11/4/2013	

Notification List of Property Owners

BDA123-114

54 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	8338 TIMBERBROOK LN	JOHNSON CYNTHIA
2	8350 TIMBERBROOK LN	DR HORTON TX LTD
3	7110 FOREST VISTA CT	MOUNTAIN CREEK COMM CHURC
4	8311 TIMBERBROOK LN	HAMPTON AMY LEE
5	8315 TIMBERBROOK LN	BOWDOIN HARUNO
6	8319 TIMBERBROOK LN	GAFNEA JOHN L
7	8323 TIMBERBROOK LN	LOGAN EVELYN M
8	8327 TIMBERBROOK LN	STEELE SUSAN MCGARITY & DAVID W
9	8331 TIMBERBROOK LN	JOHNSON ROSHUNDRA JENEA
10	8335 TIMBERBROOK LN	PEREZ CONNIE
11	8339 TIMBERBROOK LN	BOUTIN MICHAEL & ALANNA Y
12	8343 TIMBERBROOK LN	MAGEE FELICIA R BELL TYRONE
13	8347 TIMBERBROOK LN	JARRETT CLARICE
14	8351 TIMBERBROOK LN	KAJII HIDEO
15	8355 TIMBERBROOK LN	RILEY JOY M & FOSTER NICHOLAS D
16	8358 TIMBERBROOK LN	MOLINA VICTORIANO N & MELISSA
17	8354 TIMBERBROOK LN	SANCHEZ MELISSA
18	8346 TIMBERBROOK LN	COLEMAN CONSTANCE
19	8342 TIMBERBROOK LN	SAAMS VIVIENE & BENT HORACE
20	7120 FOREST VISTA CT	CARRILLO CARMEN
21	7116 FOREST VISTA CT	SAUCEDO CESAR M & MONICA C SAUCEDO
22	7112 FOREST VISTA CT	AYALA JOSE
23	7108 FOREST VISTA CT	NOBLE RYAN & DANIELLE R
24	7104 FOREST VISTA CT	MEZA ANA
25	7103 FOREST VISTA CT	ALFRED NDENZAKO &
26	7107 FOREST VISTA CT	CARTER KAY

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	7111 FOREST VISTA CT	GARCIA ALEXANDER
28	7115 FOREST VISTA CT	KIM SANG Y & GRACE H
29	7119 FOREST VISTA CT	VILLAREAL MACIE L
30	8320 TIMBERBROOK LN	DR HORTON TEXAS LTD
31	8308 TIMBERBROOK LN	ARRINGTON VICTORIA
32	8304 TIMBERBROOK LN	ARREDONDO MARIA
33	7500 CAMP WISDOM RD	PIONEER BIBLE TRANSLATORS
34	7500 CAMP WISDOM RD	GOULD SANDRA LYNN SPACE 8
35	7500 CAMP WISDOM RD	JACKSON ELLEN M SPACE 10
36	7500 CAMP WISDOM RD	SUMMER INST LINGUISTICS % CENTER DIRECTO
37	7500 CAMP WISDOM RD	ARRITT JAMES M SPACE D2
38	7500 CAMP WISDOM RD	SUMMER INST LING % CENTER DIRECTOR
39	7500 CAMP WISDOM RD	SUMMER INST LING SPACE 5
40	7500 CAMP WISDOM RD	ORWIG CAROL
41	7500 CAMP WISDOM RD	BEAL BRUCE BEAL HEATHER
42	7500 CAMP WISDOM RD	STAALSEN PHIL SPACE 12
43	7500 CAMP WISDOM RD	SUMMER INST LINGUISTICS %CENTER DIRECTOR
44	7500 CAMP WISDOM RD	BERRY ELEANOR SPACE 15
45	7500 CAMP WISDOM RD	SIL INTERNATIONAL % CENTER DIRECTOR
46	7500 CAMP WISDOM RD	SUMMER INST LING % CENTER DIRECTOR
47	7500 CAMP WISDOM RD	PARKER STEVE & SPACE 19
48	7500 CAMP WISDOM RD	SUMMER INSTITUTE OF LINGUISTICS
49	7500 CAMP WISDOM RD	SHOREY HAZEL SPACE 24
50	7500 CAMP WISDOM RD	ABBOT ELINOR SPACE 25D
51	7500 CAMP WISDOM RD	SUMMER INST LING %CENTER DIRECTOR
52	7500 CAMP WISDOM RD	SIL INTERNATIONAL SPACE 26
53	7500 CAMP WISDOM RD	SIL INTERNATIONAL SPACE 22
54	7500 CAMP WISDOM RD	SUMMER INST LINGUISTICS % CENTER DIRECOR

FILE NUMBER: BDA 123-118

BUILDING OFFICIAL'S REPORT: Application of Greg Wingate, represented by Gary McMillen, for a special exception to the sign regulations at 12404 Park Central Drive. This property is more fully described as Lot 1, Block A/7730, and is zoned MU-3, which limits the number of detached signs on a premise to one per street frontage. The applicant proposes to construct and maintain an additional detached premise sign on a street frontage which will require a special exception to the sign regulations.

LOCATION: 12404 Park Central Drive

APPLICANT: Greg Wingate
Represented by Gary McMillen

REQUEST:

A special exception to the sign regulations is requested in conjunction with erecting and maintaining a detached premise sign along the site's Park Central Drive street frontage on a site limited to one sign per street frontage on a site developed with an office (12404 Park Central).

STANDARD FOR A SPECIAL EXCEPTION TO THE SIGN REGULATIONS FOR AN ADDITIONAL DETACHED SIGN:

The Board of Adjustment may, in specific cases and subject to appropriate conditions, authorize one additional detached sign on a premise in excess of the number permitted by the sign regulations as a special exception to these regulations when the board has made a special finding from the evidence presented that strict compliance with the requirement of the sign regulations will result in substantial financial hardship or inequity to the applicant without sufficient corresponding benefit to the city and its citizens in accomplishing the objectives of the sign regulations.

STAFF RECOMMENDATION:

Denial

Rationale:

- The applicant had not substantiated that strict compliance with the requirement of the sign regulations will result in substantial financial hardship or inequity to the applicant without sufficient corresponding benefit to the city and its citizens in accomplishing the objectives of the sign regulations

BACKGROUND INFORMATION:

Zoning:

<u>Site:</u>	MU-3 (Mixed use)
<u>North:</u>	MU-3 (Mixed use)
<u>South:</u>	MU-3 (Mixed use)
<u>East:</u>	MU-3 (Mixed use)
<u>West:</u>	R-10(A) (Single family residential)

Land Use:

The site is currently developed as an office (12404 Park Central). The areas to the north and east are developed with office uses; the area to the south is developed with vacant retail/restaurant use; and the area to the west appears to be developed as park/open space.

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:

- October 9, 2013: The applicant submitted an "Application/Appeal to the Board of Adjustment" and related documents which have been included as part of this case report.
- October 23, 2013: The Board of Adjustment Secretary assigned this case to Board of Adjustment Panel C.
- October 23, 2013: 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 October 30th deadline to submit additional evidence for staff to factor into their analysis; and the November 8th 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.
- November 5, 2013: The Board of Adjustment staff review team meeting was held regarding this request and the others scheduled for November public hearings. Review team members in attendance included: the Sustainable Development and Construction Department Current Planning Interim Assistant Director, the Sustainable

Development and Construction Department Engineering Division
Assistant Director, the Board Administrator, the Building Inspection
Senior Plans Examiner/Development Code Specialist, the Chief
Arborist, and the Assistant City Attorney to the Board.

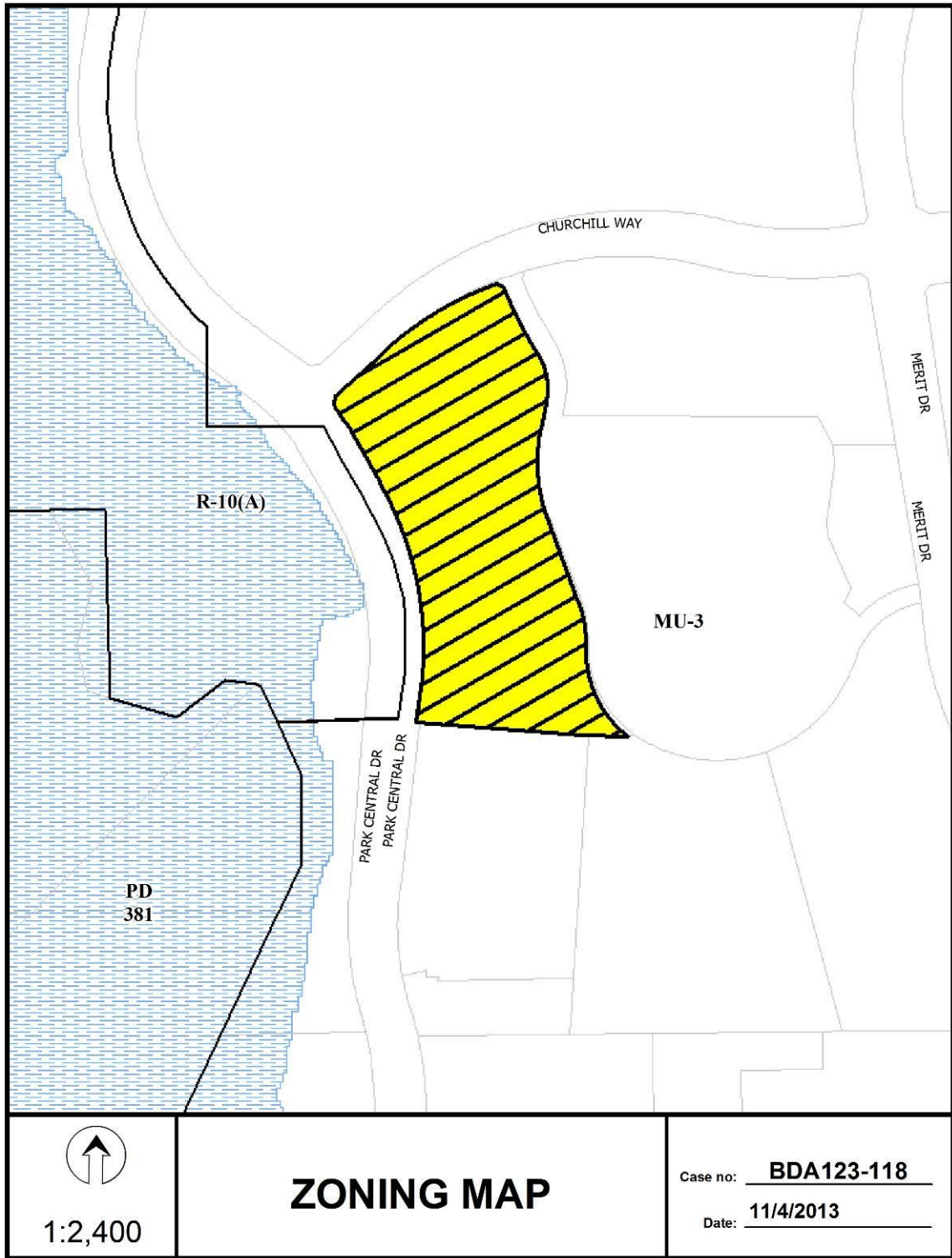
No review comment sheets with comments were submitted in
conjunction with this application.

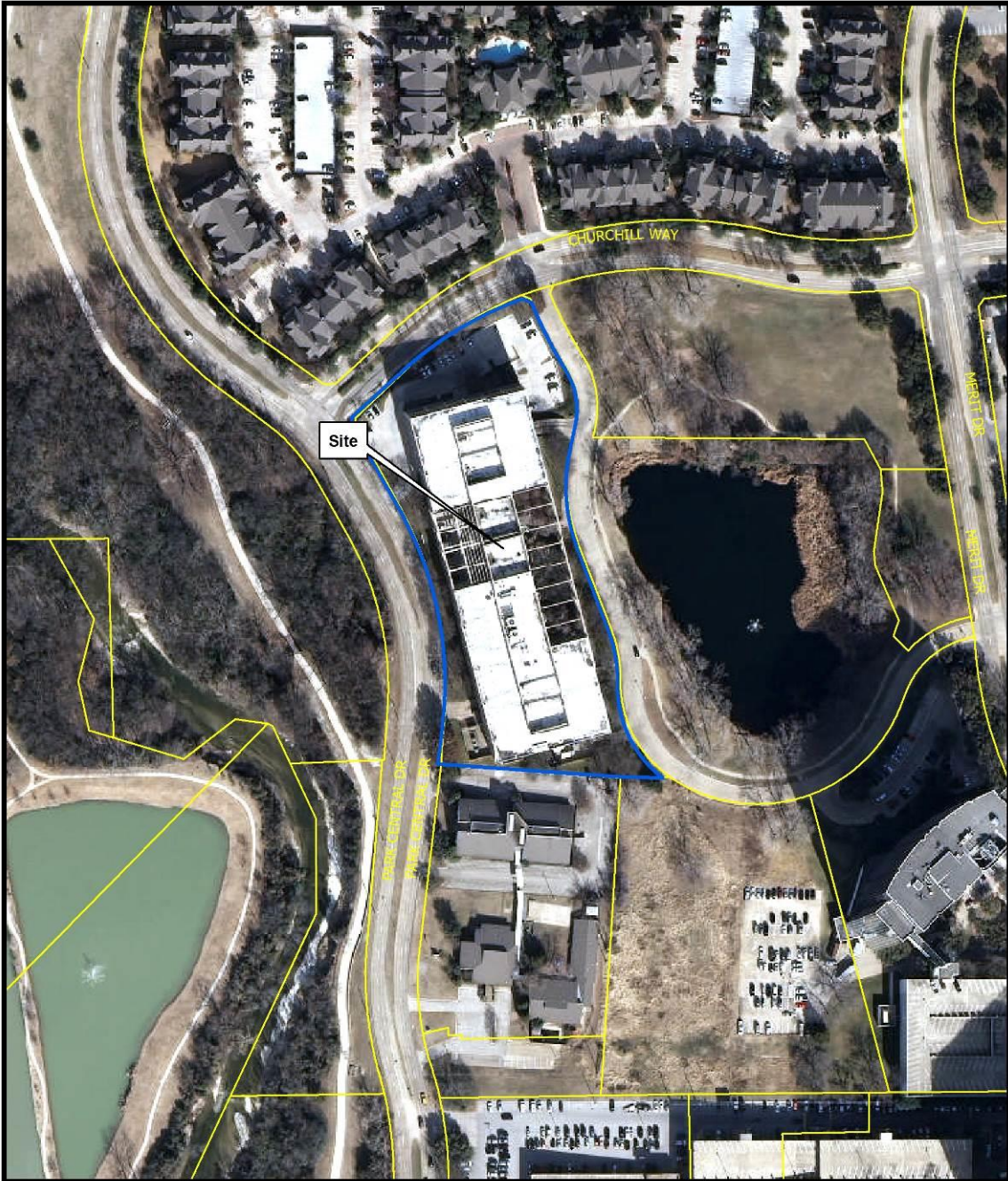
GENERAL FACTS/STAFF ANALYSIS:

- The request focuses on erecting and maintaining an additional sign on the subject site, more specifically a detached premise sign to be along Park Central Drive on a site developed with an office (12404 Park Central).
- The Dallas Development Code states that only one detached sign is allowed per street frontage other than expressways, and that one expressway sign is allowed for every 450 feet of frontage or fraction thereof on an expressway. (The subject site's frontage is not an expressway).
- The subject site located at the southeast corner of Churchill Lane and Park Central Drive is limited to one sign per street frontage.
- The submitted site plan indicates three signs on the property. The site plan notes one sign on Churchill Way; one sign near the intersection of Churchill Way and Park Central Drive; and one sign on Park Central Drive.
- The Building Inspection Senior Plans Examiner/Development Code Specialist has stated that the sign on this plan near the intersection of Churchill Way and Park Central Drive is technically the one sign the property is allowed to have by code along Park Central Drive, hence the request for an additional sign along the approximately 459 feet of frontage of Park Central Drive near the southern edge of the site.
- The submitted site plan notes among other things beyond the location of the signs that "all other signs, both temporary and non conforming on these two road frontages to be removed."
- A sign elevation has been submitted of a cabinet sign to be about 3.5' tall and about 6' in length.
- The applicant's representative has stated how the same 600 linear feet directly east of the site on Greenville Avenue is afforded 8 individual signs given that there are 8 individually plated lots. The applicant's representative has also stated how an inequity would occur without a second property identification sign on the site's Greenville Avenue frontage since the single platted lot/subject site is approximately 600 feet in length, and the fact that an existing building on the site is located very close to the Greenville Avenue front property line. These features/conditions of the subject site create a situation where without a second sign, building visitors travelling southbound on Greenville Avenue miss entry into the site.
- The applicant has the burden of proof in establishing the following:
 - That strict compliance with the requirement of the sign regulations (where in this case, the site would be limited to having only one sign along the Park Central Drive street frontage) will result in substantial financial hardship or inequity to the

applicant without sufficient corresponding benefit to the city and its citizens in accomplishing the objectives of the sign regulations.

- If the Board were to approve the request for a special exception to the sign regulations, the Board may consider imposing a condition that the applicant complies with the submitted site plan and elevation. However, granting this special exception would not provide any relief to the sign regulations of the Dallas Development Code other than allowing an additional sign on the subject site.





Site

CHURCHILL WAY

MERCY DR

PACIFIC DR

WINDY HOLLOW DR



1:2,400

AERIAL MAP

Case no: BDA123-118

Date: 11/4/2013



City of Dallas

APPLICATION/APPEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 123-118

Data Relative to Subject Property:

Date: 10-9-13

Location address: 12404 Park Central, Dallas, TX 75254 Zoning District: MU-3

Lot No.: 1 Block No.: A7730 Acreage: 4.274 Census Tract 132,00

Street Frontage (in Feet): 1) ~~560 feet~~ ^{515'} 2) 325' 3) _____ 4) _____ 5) _____

NEAS

To the Honorable Board of Adjustment :

Owner of Property (per Warranty Deed): Red River Park Central, L.L.C.

Applicant: Greg Wingate Telephone: 972-663-8622

Mailing Address: 12404 Park Central, Dallas, TX Zip Code: 75254

E-mail Address: gwingate@lpc.com

Represented by: Gary McMillen Telephone: 817.715.2232

Mailing Address: 8181 Jetstar Drive, Irving, TX Zip Code: 75063

E-mail Address: gary.mcmillen@usisignage.com

Affirm that an appeal has been made for a Variance , or Special Exception 1 , of Authorize one (1) additional detached on premise sign on Park Central Drive, which is located 450' from the nearest sign.

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 clear wayfinding to the front of building/parking garage/delivery docks for tenants, visitors, emergency vehicles and deliveries.

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 GREG WINGATE
(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: Greg Wingate
(Affiant/Applicant's signature)

Subscribed and sworn to before me this 30 day of September 2013

[Signature]
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

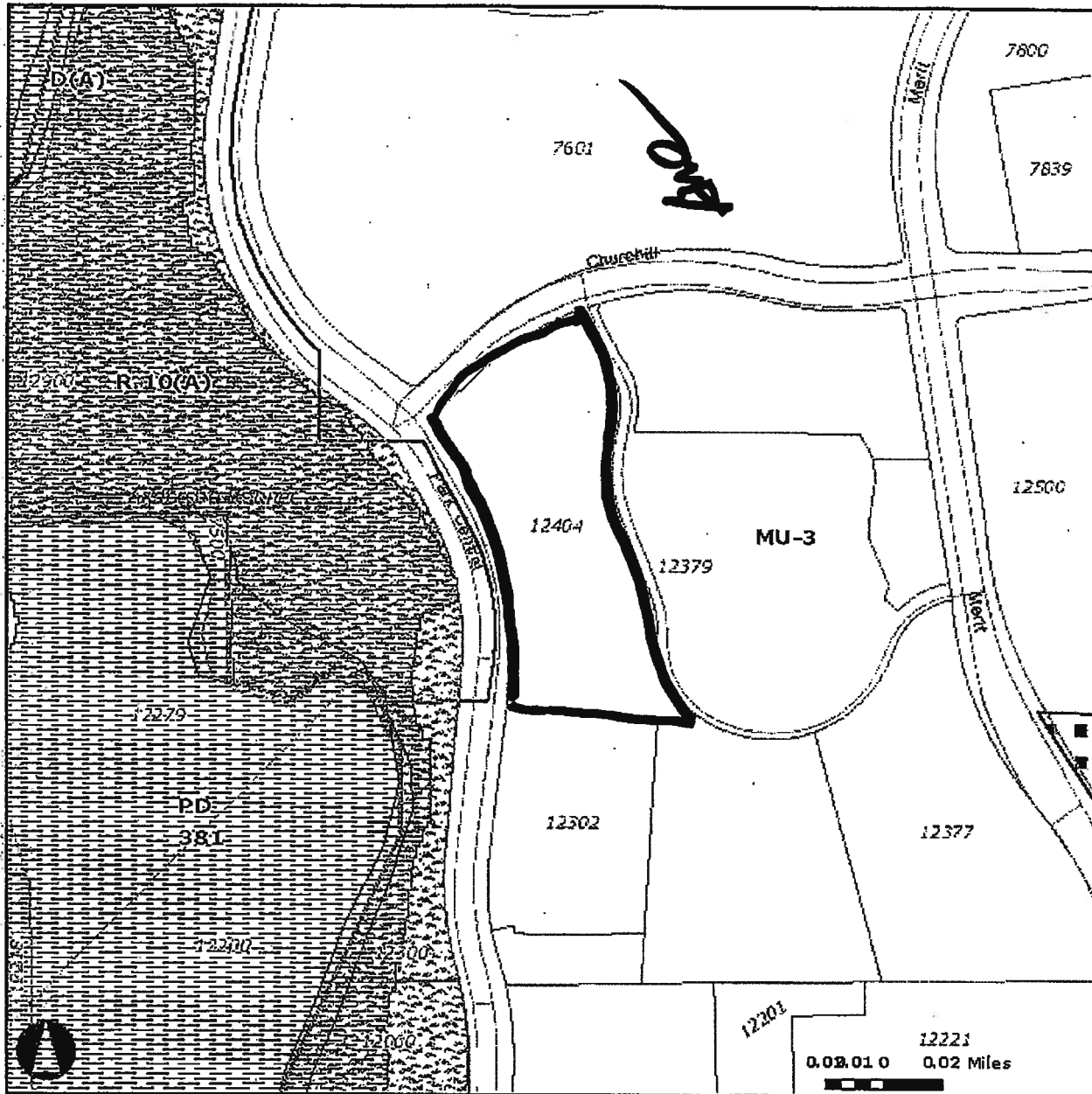
I hereby certify that Greg Wingate
represented by GARY MCMILLEN
did submit a request for a special exception to the sign regulation
at 12404 Park Central

BDA123-118. Application of Greg Wingate represented by Gary McMillen for a special exception to the sign regulation at 12404 Park Central Drive. This property is more fully described as Lot 1, Block A/7730, and is zoned MU-3, which limits the number of detached signs on a premises to one per street frontage other than expressways. The applicant proposes to construct one additional detached premises sign on a nonresidential premises, which will require a special exception to the sign regulation.

Sincerely,


Larry Holmes, Building Official

City of Dallas Zoning



Address Candidates

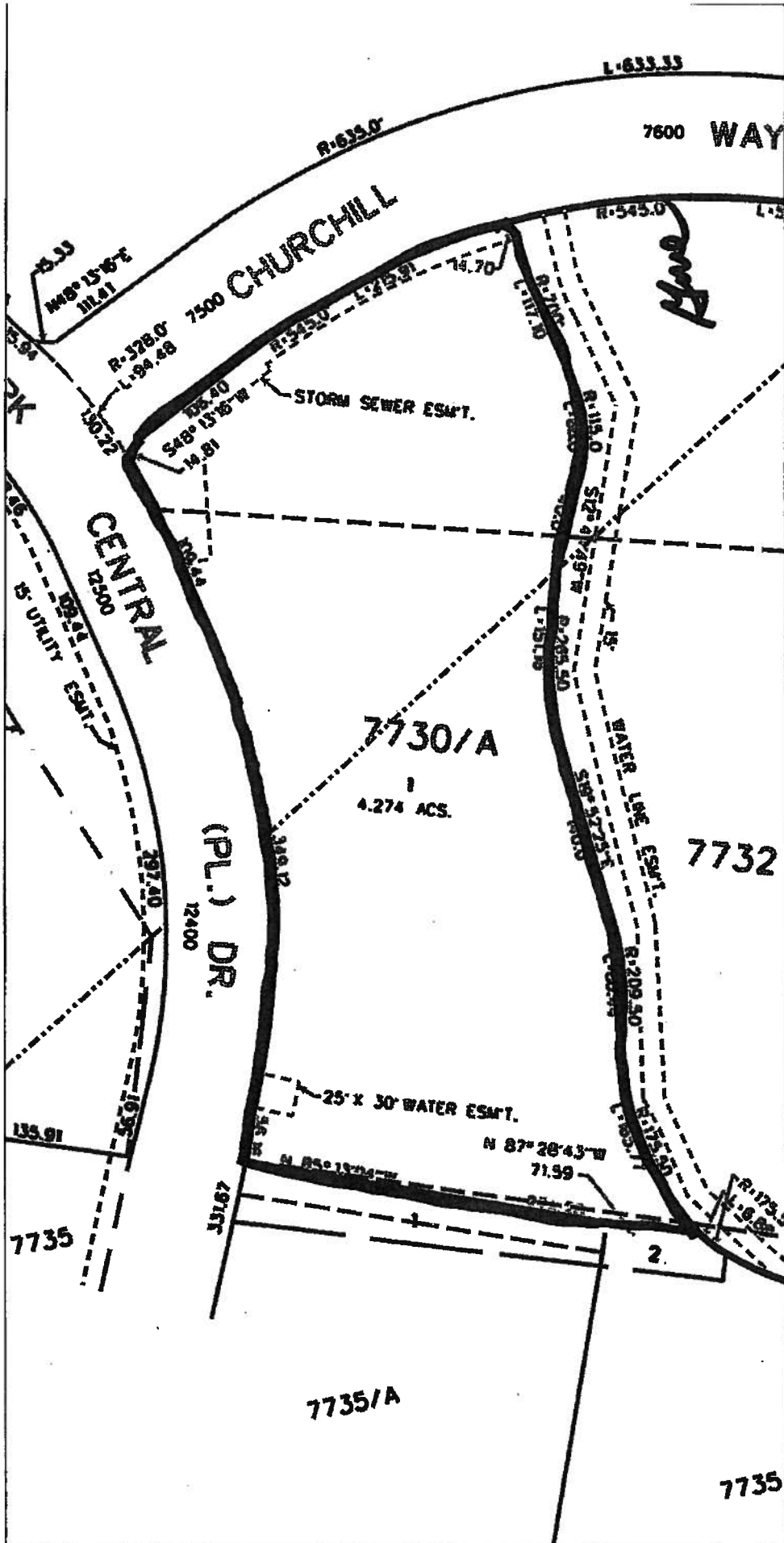
- Address Candidates
- City Boundaries
- County
- Certified Parcels
- DISD Sites
- Council Districts
- Waterways

SUP

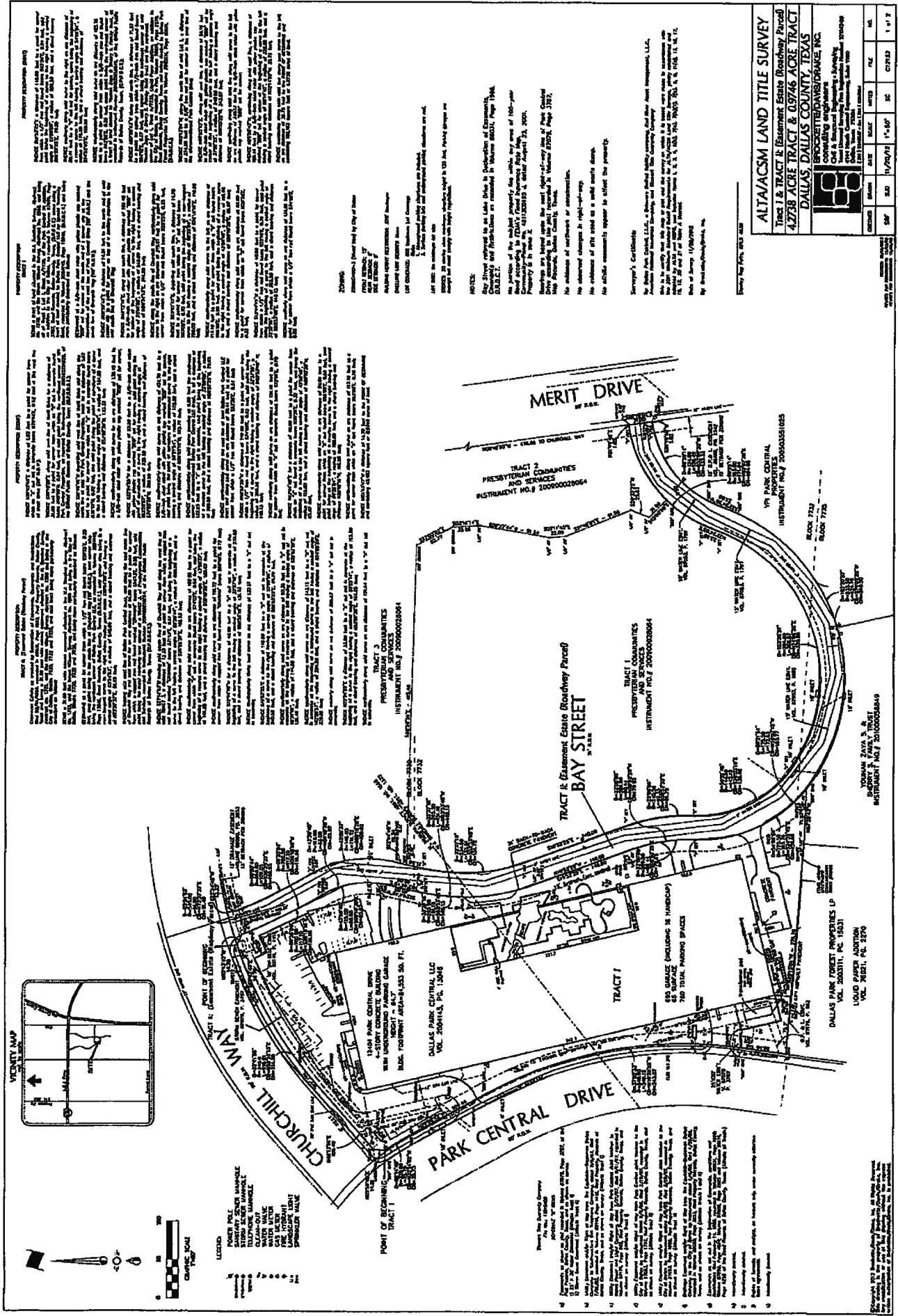
- SUP
- Dry Overlay
- D
- D-1
- Historic Overlay
- Historic Subdistricts
- NSO Overlay
- NSO Subdistricts

PDS Subdistricts

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



C:\tax_plats\7730_a.dgn 9/27/2013 9:11:41 AM



ALTAACSM LAND TITLE SURVEY
 TRACT 1 & TRACT 2 (Easement Estate Roadway Parcel)
 4.2738 ACRE TRACT & 0.9746 ACRE TRACT
 DALLAS, DALLAS COUNTY, TEXAS

Surveyed by: [Name]
 Date: [Date]

Surveyor's Certificate
 I, the undersigned, being duly sworn, depose and say that I am a duly Licensed Surveyor in the State of Texas, and that I am the author of the foregoing Survey, and that the same is a true and correct copy of the original Survey as the same appears in my office.

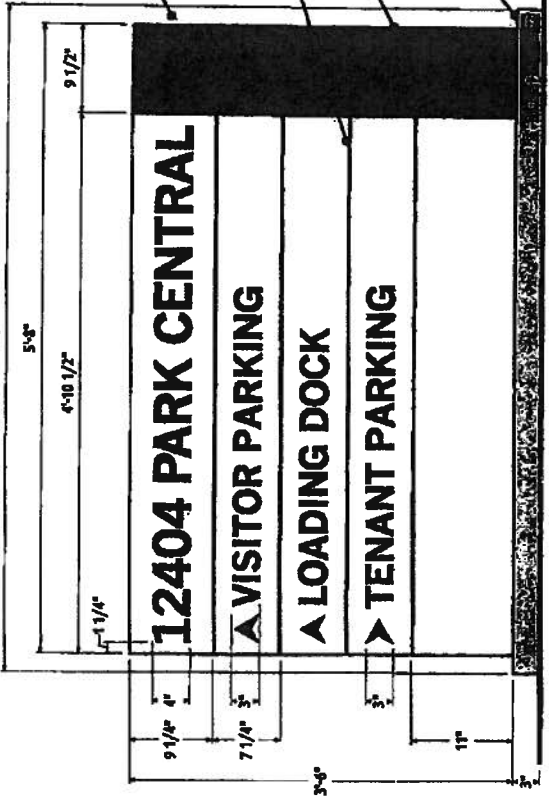
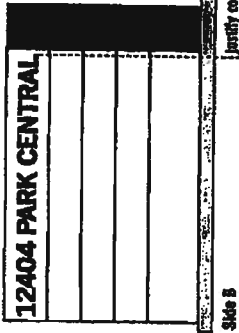
Notes
 The Survey was made by the use of the following instruments:
 1. A Leica Total Station Model TS-11
 2. A Leica Level Model NA-2
 3. A Leica Tripod Model TS-3
 4. A Leica Sighting Rod Model TS-4
 5. A Leica Prismatic Reflector Model TS-5
 6. A Leica Measuring Wheel Model TS-6
 7. A Leica Surveying Chain Model TS-7
 8. A Leica Surveying Tape Model TS-8
 9. A Leica Surveying Level Model TS-9
 10. A Leica Surveying Compass Model TS-10

Legend
 POINT OF BEGINNING
 TRACT 1
 TRACT 2
 TRACT 3

Table of Record Information
 Record No. | Date | Description

Scale: 1" = 100'

Notes:
 Verification required of field conditions and utilities.
 Location rendering is not to scale.
 Sign messages needed.



5 1/2" deep fabricated non-illuminated aluminum cabinet, surface painted (C-color), with surface applied vinyl graphics.
 Sign Color: Matthews White or match PMS 3155U
 Graphics Color: 3M Scotchline Reflective Black or match PMS 3155D (painted & vinyl)
 Mounting: Concrete footings

1/4" zinc lines, painted.
 Color: Matthews Black

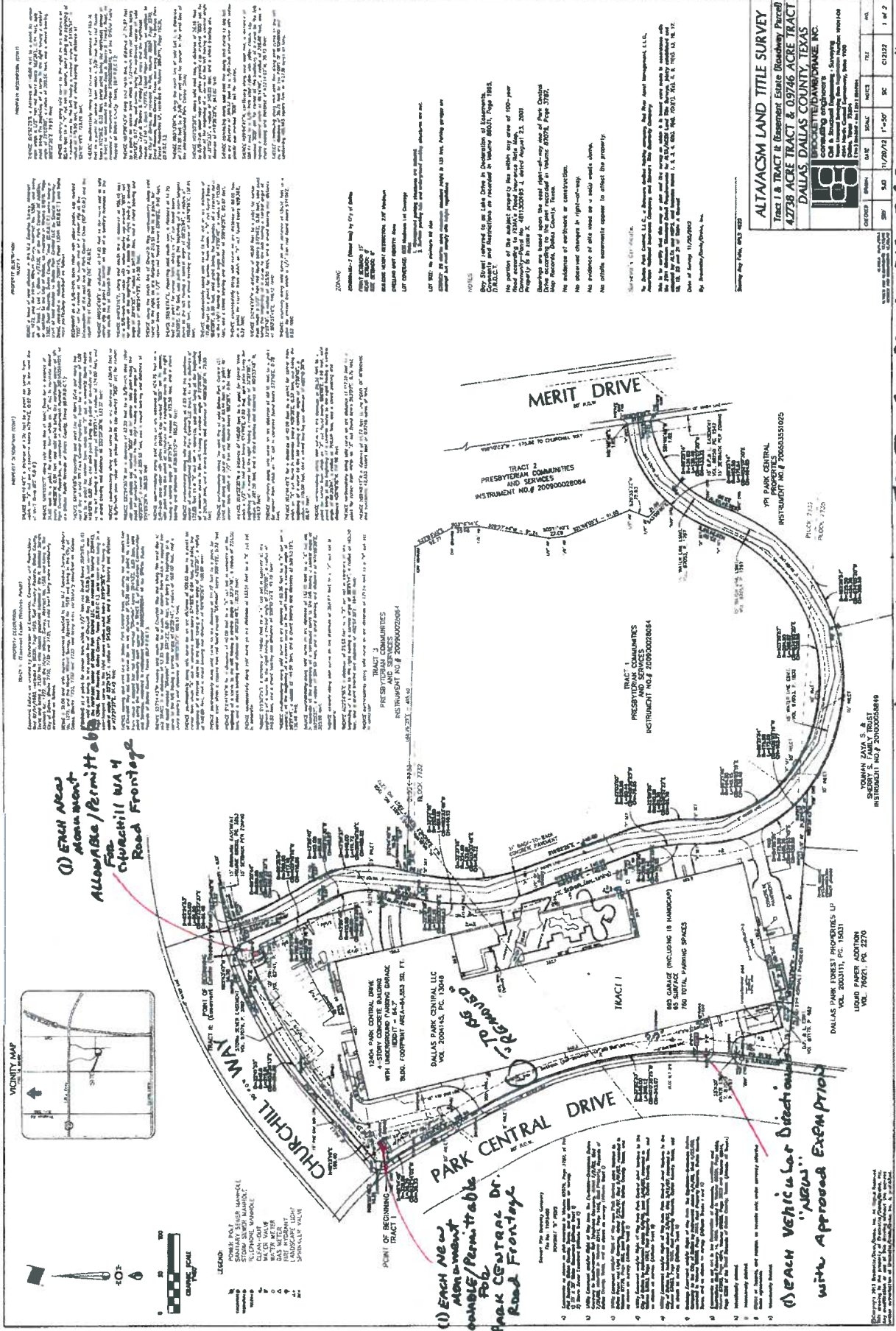
Color wraps.

Concrete base strip.

ASIS Group, Inc.
 5161 Jackson Drive
 Irving, TX 75043
 www.asigroup.com

Project: Hidden Grove at 12404 Park Central
 Location: Dallas, TX 75251
 Sign Type: 3D - Yellow/air directional (double-sided)
 Qty: 1

<p>Project: Hidden Grove at 12404 Park Central Location: Dallas, TX 75251 Sign Type: 3D - Yellow/air directional (double-sided) Qty: 1</p>		<p>Site B Location: 2013 Progress Blvd from Grove/ 2 - Strip Parkway/ Hidden Grove ST 20.4"</p>		<p>Date: 08/26/13</p>
<p>Site A Location: 2013 Progress Blvd from Grove/ 2 - Strip Parkway/ Hidden Grove ST 20.4"</p>		<p>Scale: As Noted</p>		<p>Drawn By: AK</p>
<p>Site A Location: 2013 Progress Blvd from Grove/ 2 - Strip Parkway/ Hidden Grove ST 20.4"</p>		<p>Revisions:</p>		<p>Sheet 1 of 3</p>
<p>Site A Location: 2013 Progress Blvd from Grove/ 2 - Strip Parkway/ Hidden Grove ST 20.4"</p>		<p>By: _____</p>		<p>Drawn By: AK</p>
<p>Site A Location: 2013 Progress Blvd from Grove/ 2 - Strip Parkway/ Hidden Grove ST 20.4"</p>		<p>Date: _____</p>		<p>Proj. No. 040116634-00.3</p>



ALTA/ACSM LAND TITLE SURVEY
 Tract 1 & Tract 2 (Easement Estate (Broadway Parcel))
 4,738 ACRES TRACT & 0.9746 ACRE TRACT
 DALLAS, DALLAS COUNTY, TEXAS

CREATED	REVISION	DATE	BY	SCALE	SHEET	TOTAL
		11/28/12	T-507	3/4"	32	32

PROJECTED/DEVELOPER
 C&H LAND DEVELOPMENT, INC.
 10000 N. LOOP WEST, SUITE 1000
 DALLAS, TEXAS 75243

DATE OF SURVEY 11/28/2012
BY [Signature]

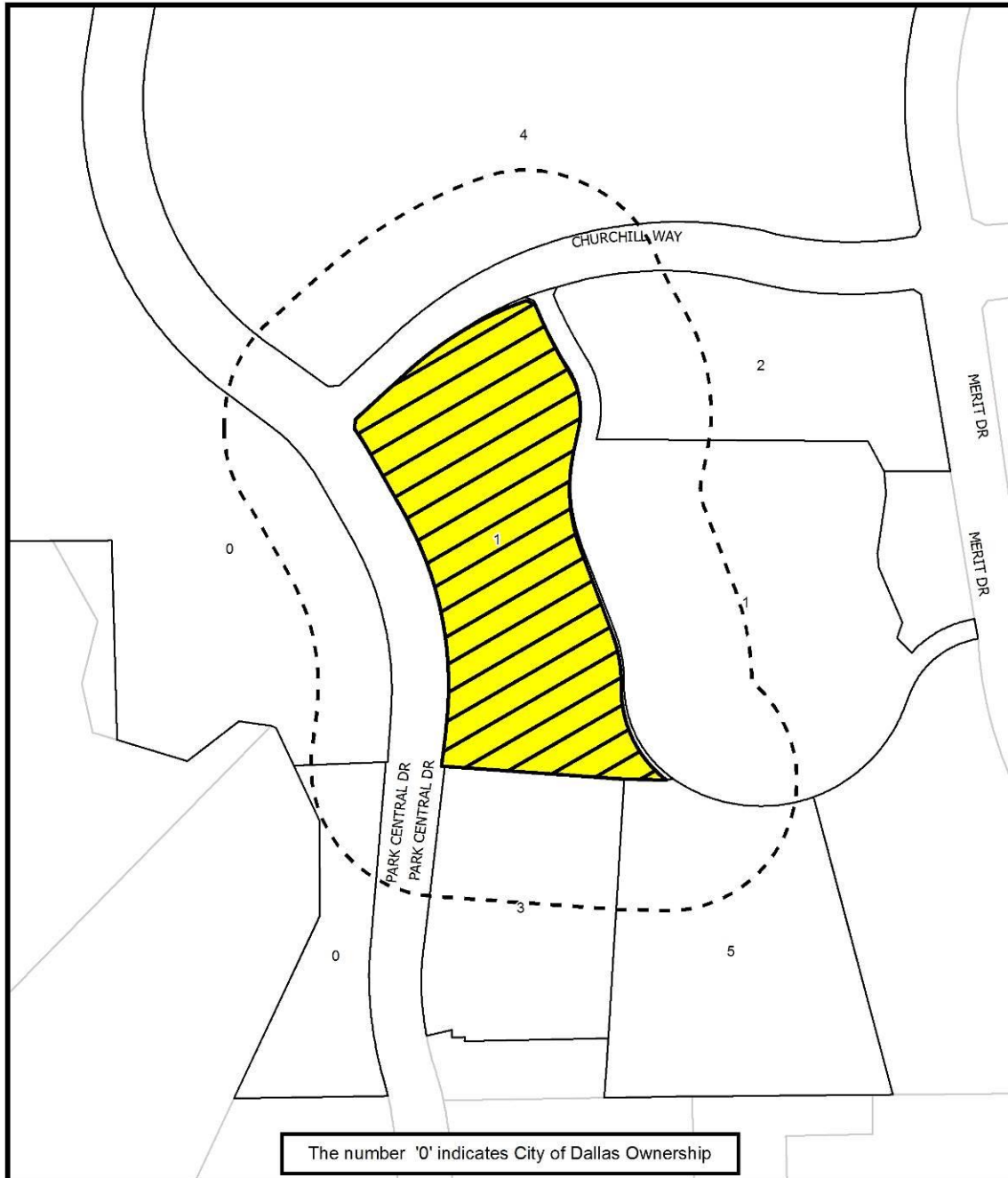
ALL OTHER SIGNS, BOTH TEM BRARY AND NOT CONFORMING OR THRU TWO RAO FRONTAGE'S, TO BE REMOVED

PROPERTY
 The land shown on this plat is a portion of the land shown on the plat of the City of Dallas, Texas, known as the 'ARW' (Armed and Ready Way) and is located in the City of Dallas, Texas, in Dallas County, Texas. The land is bounded on the north by Church Hill Way, on the east by Merit Drive, on the south by Park Central Drive, and on the west by Church Hill Way. The land is shown on the plat of the City of Dallas, Texas, known as the 'ARW' (Armed and Ready Way) and is located in the City of Dallas, Texas, in Dallas County, Texas. The land is bounded on the north by Church Hill Way, on the east by Merit Drive, on the south by Park Central Drive, and on the west by Church Hill Way. The land is shown on the plat of the City of Dallas, Texas, known as the 'ARW' (Armed and Ready Way) and is located in the City of Dallas, Texas, in Dallas County, Texas. The land is bounded on the north by Church Hill Way, on the east by Merit Drive, on the south by Park Central Drive, and on the west by Church Hill Way.

TRACT 1
 The land shown on this plat is a portion of the land shown on the plat of the City of Dallas, Texas, known as the 'ARW' (Armed and Ready Way) and is located in the City of Dallas, Texas, in Dallas County, Texas. The land is bounded on the north by Church Hill Way, on the east by Merit Drive, on the south by Park Central Drive, and on the west by Church Hill Way. The land is shown on the plat of the City of Dallas, Texas, known as the 'ARW' (Armed and Ready Way) and is located in the City of Dallas, Texas, in Dallas County, Texas. The land is bounded on the north by Church Hill Way, on the east by Merit Drive, on the south by Park Central Drive, and on the west by Church Hill Way.

TRACT 2
 The land shown on this plat is a portion of the land shown on the plat of the City of Dallas, Texas, known as the 'ARW' (Armed and Ready Way) and is located in the City of Dallas, Texas, in Dallas County, Texas. The land is bounded on the north by Church Hill Way, on the east by Merit Drive, on the south by Park Central Drive, and on the west by Church Hill Way. The land is shown on the plat of the City of Dallas, Texas, known as the 'ARW' (Armed and Ready Way) and is located in the City of Dallas, Texas, in Dallas County, Texas. The land is bounded on the north by Church Hill Way, on the east by Merit Drive, on the south by Park Central Drive, and on the west by Church Hill Way.

TRACT 3
 The land shown on this plat is a portion of the land shown on the plat of the City of Dallas, Texas, known as the 'ARW' (Armed and Ready Way) and is located in the City of Dallas, Texas, in Dallas County, Texas. The land is bounded on the north by Church Hill Way, on the east by Merit Drive, on the south by Park Central Drive, and on the west by Church Hill Way. The land is shown on the plat of the City of Dallas, Texas, known as the 'ARW' (Armed and Ready Way) and is located in the City of Dallas, Texas, in Dallas County, Texas. The land is bounded on the north by Church Hill Way, on the east by Merit Drive, on the south by Park Central Drive, and on the west by Church Hill Way.



 1:2,400	NOTIFICATION		Case no: <u>BDA123-118</u>
	<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;">5</div> NUMBER OF PROPERTY OWNERS NOTIFIED	Date: <u>11/4/2013</u>	

Notification List of Property Owners

BDA123-118

5 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	12379 MERIT DR	RED RIVER PARK CENTRAL LLC
2	12379 MERIT DR	PRESBYTERIAN COMMUNITIES AND SERVICES
3	12300 PARK CENTRAL DR	PARK CENTRAL EQUITIES LP
4	7601 CHURCHILL WAY	CHURCHILL ON THE PARK INVESTMENT GROUP I
5	12377 MERIT DR	YOUNAN ZAYA S & SHERRY S FAMILY TRUST

FILE NUMBER: BDA 123-120

BUILDING OFFICIAL'S REPORT: Application of Benjamin Setnick, represented by R. Mathew Molash, to appeal the decision of the administrative official at 7260 E. Mockingbird Lane. This property is more fully described as Lot 1, Block A/4404, and is zoned R-1/2ac(A), which per Section 51A-4.209(b)(3.1) states that a handicapped group dwelling unit when located at least 1,000 feet from group residential facilities and all other licensed handicapped group dwelling units (as defined in this chapter), is allowed by right in the following districts: agricultural, single family, duplex, townhouse, CH, MF-1(A), MF-1(SAH), MF-2(A), MF-2(SAH), MH(A), GO(A), central area, MU-1, and MU-1(SAH) districts; otherwise, by SUP only. The applicant proposes to appeal the decision of an administrative official that a handicapped group dwelling unit is allowed by right at 7260 E. Mockingbird Lane.

LOCATION: 7260 E. Mockingbird Lane

APPLICANT: Benjamin Setnick
Represented by R. Mathew Molash

REQUEST:

The submitted application states that the applicant is appealing: 1) the spacing determination made under 51A-4.209; 2) the determination that property owner is not required to obtain an SUP to use the property at 7260 East Mockingbird as a handicap group dwelling unit; and 3) the permits issued permitting work for a handicap group dwelling unit.

STANDARD FOR APPEAL FROM DECISION OF AN ADMINISTRATIVE OFFICIAL:

Dallas Development Code Sections 51A-3.102(d)(1) and 51A-4.703(a)(2) state that any aggrieved person may appeal a decision of an administrative official when that decision concerns issues within the jurisdiction of the Board of Adjustment.

The Board of Adjustment may hear and decide an appeal that alleges error in a decision made by an administrative official. Tex. Local Gov't Code Section 211.009(a)(1).

Administrative official means that person within a city department having the final decision-making authority within the department relative to the zoning enforcement issue. Dallas Development Code Section 51A-4.703(a)(2).

BACKGROUND INFORMATION:

Zoning:

Site: R-7.5(A) (Single family district 7,500 square feet)
North: R-7.5(A) (Single family district 7,500 square feet)
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-16(A) (Single family district 16,000 square feet)

Land Use:

The subject site is developed with what appears to be a single family structure. 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:

October 10, 2013: The applicant submitted an "Application/Appeal to the Board of Adjustment" and related documents which have been included as part of this case report.

October 23, 2013: The Board of Adjustment Secretary randomly assigned this case to Board of Adjustment Panel C.

October 23, 2013: 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 October 2nd deadline to submit additional evidence for staff to factor into their analysis (with a notation that staff does not form a recommendation on this type of application); and the October 11th deadline to submit additional evidence to be incorporated into the Board's docket materials;
- the outline of procedure for appeals from decisions of the building official to the board of adjustment; and
- the Board of Adjustment Working Rules of Procedure pertaining to "documentary evidence."

October 24 &

November 1, 2013: The Board Administrator responded to the applicant's representative request to delay the application until December by stating that the application must remain scheduled with Board of Adjustment Panel C (the board panel that it was randomly assigned to last week) and that the application would remain on their November 18th public hearing docket; that he (or someone that he

designates to speak on your behalf) may request that the Board delay action on the application at the November 18th public hearing; and that the Board will have the option at the November 18th hearing to: 1) delay action on the application, 2) deny the application, or 3) grant the application.

November 5, 2013: The Board of Adjustment staff review team meeting was held regarding this request and the others scheduled for November public hearings. Review team members in attendance included: the Sustainable Development and Construction Department Current Planning Interim Assistant Director, the Sustainable Development and Construction Department Engineering Division Assistant Director, the Board Administrator, the Building Inspection Senior Plans Examiner/Development Code Specialist, the Chief Arborist, and the Assistant City Attorney to the Board.

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

November 6, 2013: The Building Inspection Senior Plans Examiner/Development Code Specialist forwarded a revised Building Official's report on this application to the Board Administrator (see Attachment A).

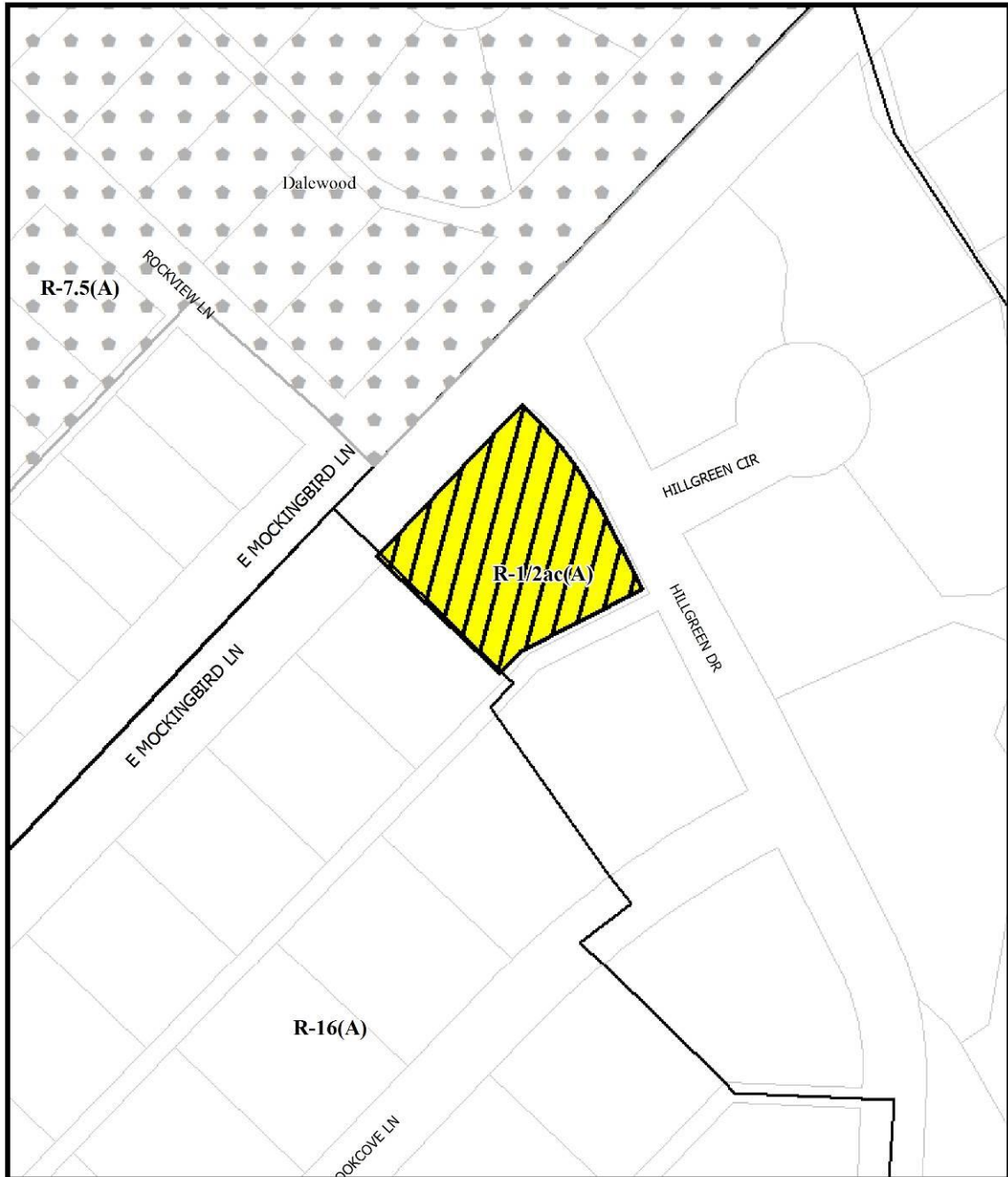
November 6, 2013: The Sustainable Development and Construction Department Current Planning Interim Assistant Director forwarded additional materials on this application to the Board Administrator (see Attachment B).

November 7, 2013: The Board Administrator emailed the applicant's representative Attachments A and B).

November 8, 2013: The applicant's representative submitted additional documentation on this application to the Board Administrator beyond what was submitted with the original application (see Attachment C).

GENERAL FACTS/STAFF ANALYSIS:

- The board shall have all the powers of the administrative official on the action appealed from. The board may in whole or in part affirm, reverse, or amend the decision of the official.

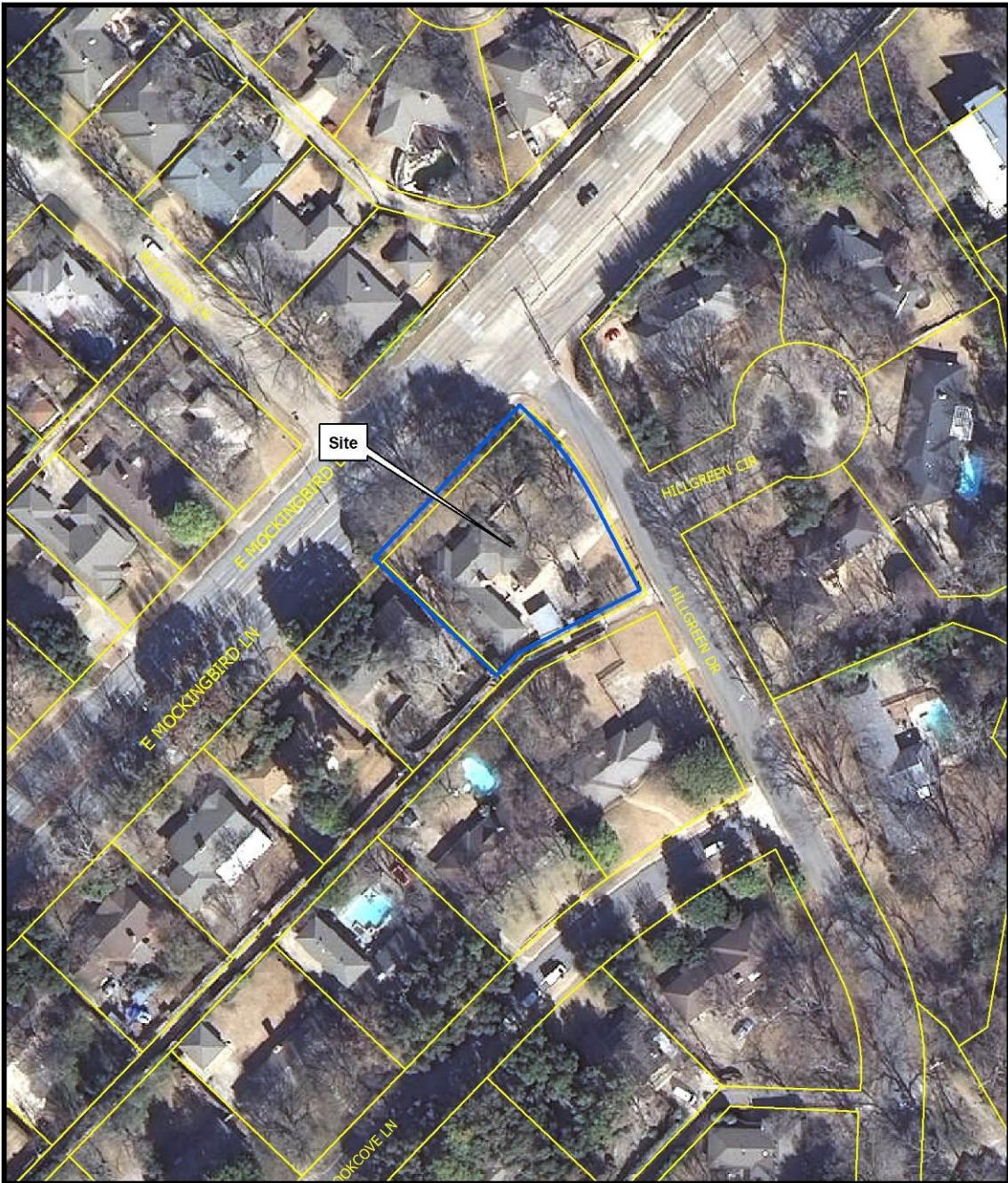


1:1,200

ZONING MAP

Case no: BDA123-120

Date: 11/4/2013



1:1,200

AERIAL MAP

Case no: BDA123-120

Date: 11/4/2013

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 Benjamin Setnick represented by R. Mathew Molash did submit a request to appeal the decision of the administrative official at 7260 E. Mockingbird Lane

BDA123-120. Application of Benjamin Setnick represented by R. Mathew Molash to appeal the decision of the administrative official at 7260 E. Mockingbird Lane. This property is more fully described as Lot 1, Block A/4404, and is zoned R-1/2ac(A), which per Section 51A-4.209(b)(3.1) states that a handicapped group dwelling unit when located at least 1,000 feet from group residential facilities and all other licensed handicapped group dwelling units (as defined in this chapter), is allowed by right in the following districts: agricultural, single family, duplex, townhouse, CH, MF-1(A), MF-1(SAH), MF-2(A), MF-2(SAH), MH(A), GO(A), central area, MU-1, and MU-1(SAH) districts; otherwise, by SUP only. The applicant proposes to appeal the decision of an administrative official that a handicapped group dwelling unit is allowed by right at 7260 E. Mockingbird Lane.

Sincerely,

Larry V. Holmes Building Official



CITY OF DALLAS

BDA 123-120
Attach B
Pg 1

September 26, 2013

Diane Davis
7214 Rutgers Drive
Dallas, Texas 75214

RE: 7260 Mockingbird Lane

Dear Diane:

Thank you for your letter to the City of Dallas regarding Handicapped Group Dwellings in the vicinity of 7260 Mockingbird Lane. This inquiry was made in compliance with Section 51A-4.209(3.1) of the City of Dallas Development Code to determine whether or not a Specific Use Permit (SUP) is required for such a facility at this location.

As of this date, and based on information received from the Code Compliance Department, our records indicate there are no Group Residential Facilities or Handicapped Group Dwellings that have been identified within 1,000 feet of the property at 7260 Mockingbird Lane therefore no SUP is required. A Handicapped Group Dwelling is a permitted use in the R-1/2ac(A) & R-16 (A) zoning since the 1,000 foot spacing is met. Please be advised a Handicapped Group Dwelling may be required to register as a non-owner occupied rental property with the Code Compliance Department in accordance with Section 27 of the Dallas City Code.

For additional information regarding Handicapped Group Dwellings, please contact the Boarding Home Facility office at 214-670-1972. If you have questions regarding non-owner occupied rental property registration, please contact the area's Code Compliance district office.

Sincerely,


Craig Smith
Coordinator III, Code Compliance Services

c: Jimmy Martin, Director of Code Compliance
Shawn Holyoak, GIS Manager, SDC
Ben Collins, Constance Reese, Craig Smith: Code Compliance

U:\ZONING INSPECTOR PROGRAM\Group Facilities\Fisk Force\Letters responding to inquiries\letter response format for no SUP 071310.doc



CITY OF DALLAS

BDA 123-120
Attach B
Pg 2

September 25, 2013

Diane Davis
7214 Rutgers Drive
Dallas, Texas 75214

RE: 7260 Mockingbird Lane

Dear Diane:

Thank you for your letter to the City of Dallas regarding Handicapped Group Dwellings in the vicinity of 7260 Mockingbird Lane. This inquiry was made in compliance with Section 51A-4.209(3.1) of the City of Dallas Development Code to determine whether or not a Specific Use Permit (SUP) is required for such a facility at this location.

As of this date, and based on information received from the Code Compliance Department, our records indicate there are no Group Residential Facilities or Handicapped Group Dwellings that have been identified within 1,000 feet of the property at 7260 Mockingbird Lane therefore no SUP is required. A Handicapped Group Dwelling is a permitted use in the R-7.5(A) zoning since the 1,000 foot spacing is met. Please be advised a Handicapped Group Dwelling may be required to register as a non-owner occupied rental property with the Code Compliance Department in accordance with Section 27 of the Dallas City Code.

For additional information regarding Handicapped Group Dwellings, please contact the Boarding Home Facility office at 214-670-1972. If you have questions regarding non-owner occupied rental property registration, please contact the area's Code Compliance district office.

Sincerely,



Craig Smith
Coordinator III, Code Compliance Services

c: Jimmy Martin, Director of Code Compliance
Shawn Holyoak, GIS Manager, SDC
Ben Collins, Constance Reese, Craig Smith: Code Compliance

M:\ZONING INSPECTOR PROGRAM\Group Facilities Task Force\Letters responding to inquiries\letter response format for no SUP 071310.doc



City of Dallas

Permit # 1309271084

Issue Date: 09/27/2013

Sustainable Construction and Development | Building Inspection Division | 214/948-4480 | www.dallascityhall.com

Address: **7260 E MOCKINGBIRD LN 75214**
Land Use Description: HANDICAPPED GROUP DWELLING
Work Description: HANDICAPPED GROUP DWELLING UNIT RENOVATION
Value Of Work: \$75,000.00

Owner Or Tenant: DAVID M DAVIS
7214 RUTGERS DR. DALLAS TX 75214
Applicant: ROBERT PAVLIS
Contractor: PAVLIS CUSTOM HOMES LLC
Business Address: PO BOX 702775, DALLAS, TX 75370
Telephone: 972/741-0295 Fax: 214/705-7980

Lot: 1	Block: A/4404	Zoning: R-1/2ac(A), R- PDD:	SUP:	
Historic Dist:	Consv Dist:	Pro Park: 2	Req Park: 2	Park Agrmt: N
Dwlg Units:	Stories: 1	New Area:	Lot Area: 21722	Total Area: 3036
Type Const: VB	Sprinkler: All	Occ Code: R3	Occ Load:	
Inches Of Removed Trees:				

ALL WORK SUBJECT TO FIELD INSPECTOR APPROVAL

This document is issued on the basis of information furnished in the application and is subject to the provisions of all governing ordinances, which must be complied with, whether or not herein specified.

THIS DOCUMENT SHALL BE POSTED AT WORK SITE AND IS SUBJECT TO CANCELLATION UPON NOTICE.



City of Dallas

Contractor's Authorization

Trade Type: Building

Sustainable Development and Construction | Building Inspection Division | www.dallascityhall.com

District Office SE

Validation #: 1309271084101

Address: 7260 E MOCKINGBIRD LN 75214

Issue Date: 09/27/2013

Land Use Description: HANDICAPPED GROUP DWELLING

Work Description: HANDICAPPED GROUP DWELLING UNIT RENOVATION

Authorized Date: 09/27/2013
 Owner Or Tenant: DAVID M DAVIS
 7214 RUTGERS DR. DALLAS TX 75214

Applicant: ROBERT PAVLIS
 Contractor: PAVLIS CUSTOM HOMES LLC
 Business Address: PO BOX 702775,
 Telephone: 972/741-0295 Fax: 214/705-7980

Lot: 1	Block: A/4404	Zoning: R-1/2ac(1/2)	PDD:	SUP:
Historic Dist:	Consv Dist:	Pro Park: 2	Req Park:2	Park Agrmt: N
Dwlg Units:	Stories: 1	New Area:	Lot Area: 21722	Total Area: 3036
Type Const: VB	Sprinkler: All	Occ Code: R3	Occ Load:	

For inspections call 214/670-5313, 24 hours. You will need your validation number 1309271084101 and one of the inspection types from the list below.

- | | | |
|----------------------------------|------------------|-----------------|
| 120 Pier, Foundation, Excavation | 123 Floor Joists | 127 Frame Walls |
| 130 Frame All | 132 Frame Other | 140 Final |

Your inspector is: Terry Williams at 214/670-8177

Note: 7 AM cut-off for same day inspections!! Reinspection fees will be charged if the work is not ready or property is inaccessible. For partial inspection of area or additional assistance, call 214/670-8160 from 8 AM to 4:30 PM Monday through Friday.



City of Dallas

Contractor's Authorization

Trade Type: Electrical

Sustainable Development and Construction | Building Inspection Division | www.dallascityhall.com

District Office SE

Validation #: 1309271084301

Address: 7260 E MOCKINGBIRD LN 75214

Issue Date: 09/27/2013

Land Use Description: HANDICAPPED GROUP DWELLING

Work Description: 3002-INSTALL ELECTRICAL FOR NEW CONTRUCTION OR ADDITIO

Authorized Date: 10/01/2013
Owner Or Tenant: DAVID M DAVIS
 7214 RUTGERS DR. DALLAS TX 75214

Applicant: ROBERT PAVLIS
Contractor: GALAXY ELECTRIC
Business Address: P.O. Box 850631,
Telephone: 469/682-1375 **Fax:**

Lot: 1	Block: A/4404	Zoning: R-1/2ac(PDD:	SUP:
Historic Dist:	Consv Dist:	Pro Park: 2	Req Park:2	Park Agrmt: N
Dwlg Units:	Stories: 1	New Area:	Lot Area: 21722	Total Area: 3036
Type Const: VB	Sprinkler: All	Occ Code: R3	Occ Load:	

For inspections call 214/670-5313, 24 hours. You will need your validation number 1309271084301 and one of the inspection types from the list below.

- | | | |
|---------------------------------|------------------------|--------------------------------------|
| 305 Structural Pool Shell | 310 Electrical Service | 311 Landscape Lighting (Underground) |
| 312 Pool Bonding | 314 T-Pole | 320 Rough below floor level |
| 321 Rough Walls | 322 Rough Ceiling | 323 (UFER) Concrete Encase Electrode |
| 330 Rough all above floor level | 340 Final | |

Your inspector is: Andres Gonzales at 214/670-8131

Note: 7 AM cut-off for same day inspections!! Reinspection fees will be charged if the work is not ready or property is inaccessible. For partial inspection of area or additional assistance, call 214/670-8160 from 8 AM to 4:30 PM Monday through Friday.



City of Dallas

Permit # 1309241147

Issue Date: 09/27/2013

Sustainable Construction and Development | Building Inspection Division | 214/948-4480 | www.dallascityhall.com

Address: **7260 E MOCKINGBIRD LN 75214**
Land Use Description: HANDICAPPED GROUP DWELLING
Work Description: HANDICAPPED GROUP DWELLING UNIT ADDITION
Value Of Work: \$200,000.00

Owner Or Tenant: DAVID M DAVIS
7214 RUTGERS DR. DALLAS TX 75214
Applicant: ROBERT PAVLIS
Contractor: PAVLIS CUSTOM HOMES LLC
Business Address: PO BOX 702775, DALLAS, TX 75370
Telephone: 972/741-0295 Fax: 214/705-7980

Lot: 1	Block: A/4404	Zoning: R-1/2ac(A), R-PDD:	SUP:	
Historic Dist:	Consv Dist:	Pro Park: 2	Req Park: 2	Park Agrmt: N
Dwlg Units:	Stories: 1	New Area: 1639	Lot Area: 21722	Total Area: 1639
Type Const: VB	Sprinkler: All	Occ Code: R3	Occ Load:	
Inches Of Removed Trees:				

ALL WORK SUBJECT TO FIELD INSPECTOR APPROVAL

This document is issued on the basis of information furnished in the application and is subject to the provisions of all governing ordinances, which must be complied with, whether or not herein specified.

THIS DOCUMENT SHALL BE POSTED AT WORK SITE AND IS SUBJECT TO CANCELLATION UPON NOTICE.



City of Dallas

Contractor's Authorization

Trade Type: Building

Sustainable Development and Construction | Building Inspection Division | www.dallascityhall.com

District Office SE

Validation #: 1309241147101
Address: 7260 E MOCKINGBIRD LN 75214
Issue Date: 09/27/2013
Land Use Description: HANDICAPPED GROUP DWELLING
Work Description: HANDICAPPED GROUP DWELLING UNIT ADDITION

Authorized Date: 09/24/2013
Owner Or Tenant: DAVID M DAVIS
7214 RUTGERS DR. DALLAS TX 75214
Applicant: ROBERT PAVLIS
Contractor: PAVLIS CUSTOM HOMES LLC
Business Address: PO BOX 702775,
Telephone: 972/741-0295 **Fax:** 214/705-7980

Lot: 1	Block: A/4404	Zoning: R-1/2ac(PDD:	SUP:
Historic Dist:	Consv Dist:	Pro Park: 2	Req Park:2	Park Agrmt: N
Dwlg Units:	Stories: 1	New Area: 1639	Lot Area: 21722	Total Area: 1639
Type Const: VB	Sprinkler: All	Occ Code: R3	Occ Load:	

For inspections call 214/670-5313, 24 hours. You will need your validation number 1309241147101 and one of the inspection types from the list below.

120 Pier, Foundation, Excavation

123 Floor Joists

127 Frame Walls

130 Frame All

132 Frame Other

140 Final

Your inspector is: Terry Williams at 214/670-8177

Note: 7 AM cut-off for same day inspections!! Reinspection fees will be charged if the work is not ready or property is inaccessible. For partial inspection of area or additional assistance, call 214/670-8160 from 8 AM to 4:30 PM Monday through Friday.



City of Dallas

Contractor's Authorization

Trade Type: Green

Sustainable Development and Construction | Building Inspection Division | www.dallascityhall.com

District Office SE

Validation #: 1309241147261
Address: 7260 E MOCKINGBIRD LN 75214
Issue Date: 09/27/2013
Land Use Description: HANDICAPPED GROUP DWELLING
Work Description: 1035-Green certifications

Authorized Date:
Owner Or Tenant: DAVID M DAVIS
7214 RUTGERS DR. DALLAS TX 75214
Applicant: ROBERT PAVLIS
Contractor:
Business Address:
Telephone: **Fax:**

Lot: 1	Block: A/4404	Zoning: R-1/2ac/	PDD:	SUP:
Historic Dist:	Consv Dist:	Pro Park: 2	Req Park:2	Park Agrmt: N
Dwlg Units:	Stories: 1	New Area: 1639	Lot Area: 21722	Total Area: 1639
Type Const: VB	Sprinkler: All	Occ Code: R3	Occ Load:	

For inspections call 214/670-5313, 24 hours. You will need your validation number 1309241147261 and one of the inspection types from the list below.

840 Green

Your inspector is: Meenal Chauk at 214/948-4091

Note: 7 AM cut-off for same day inspections!! Reinspection fees will be charged if the work is not ready or property is inaccessible. For partial inspection of area or additional assistance, call 214/670-8160 from 8 AM to 4:30 PM Monday through Friday.



City of Dallas

Contractor's Authorization

Trade Type: Electrical

Sustainable Development and Construction | Building Inspection Division | www.dallascityhall.com

District Office SE

Validation #: 1309241147301

Address: 7260 E MOCKINGBIRD LN 75214

Issue Date: 09/27/2013

Land Use Description: HANDICAPPED GROUP DWELLING

Work Description: 3002-INSTALL ELECTRICAL FOR NEW CONTRUCTION OR ADDITIO

Authorized Date: 10/01/2013
Owner Or Tenant: DAVID M DAVIS
 7214 RUTGERS DR. DALLAS TX 75214

Applicant: ROBERT PAVLIS
Contractor: GALAXY ELECTRIC
Business Address: P.O. Box 850631,
Telephone: 469/682-1375 **Fax:**

Lot: 1	Block: A/4404	Zoning: R-1/2ac(1 PDD:	SUP:
Historic Dist:	Consv Dist:	Pro Park: 2	Req Park:2
Dwlg Units:	Stories: 1	New Area: 1639	Lot Area: 21722
Type Const: VB	Sprinkler: All	Occ Code: R3	Occ Load:
			Total Area: 1639
			Park Agrmt: N

For inspections call 214/670-5313, 24 hours. You will need your validation number 1309241147301 and one of the inspection types from the list below.

- | | | |
|---------------------------------|------------------------|--------------------------------------|
| 305 Structural Pool Shell | 310 Electrical Service | 311 Landscape Lighting (Underground) |
| 312 Pool Bonding | 314 T-Pole | 320 Rough below floor level |
| 321 Rough Walls | 322 Rough Ceiling | 323 (UFER) Concrete Encase Electrode |
| 330 Rough all above floor level | 340 Final | |

Your inspector is: Andres Gonzales at 214/670-8131

Note: 7 AM cut-off for same day inspections!! Reinspection fees will be charged if the work is not ready or property is inaccessible. For partial inspection of area or additional assistance, call 214/670-8160 from 8 AM to 4:30 PM Monday through Friday.

DATE: _____

APPLICATION TYPE

PERMIT CO

OTHER EXPRESS



JOB NO. (OFFICE USE ONLY)

PERMIT NO. (OFFICE USE ONLY)
1309041147

HEALTH REVIEW (Restaurants/Food Service)

BUILDING INSPECTION APPLICATION

STREET ADDRESS OF PROPOSED PROJECT: **7260 E. MOCKINGBIRD LANE** SUITE/BLDG/FLOOR NO: _____ USE OF PROPERTY: **RESIDENTIAL**

OWNER/TENANT: **DAVID M. DAVIS** ADDRESS: **7214 RUTGERS DRIVE** CITY: **DALLAS** STATE: **TEXAS** ZIP CODE: **75214**

DBA (IF APPLICABLE): **LOYDS OF DALLAS II LLC** E-MAIL ADDRESS: **ROBERT.PAVLIS@SBCGLOBAL.NET**

APPLICANT: **ROBERT F. PAVLIS** CONTR NO: **BU 106530** COMPANY NAME: **PAVLIS CUSTOM HOMES LLC**

ADDRESS: **P.O. BOX 702775** CITY: **DALLAS** STATE: **TEXAS** ZIP CODE: **75370** PHONE NO: **972-744-0295** FAX NO: **214-705-7980**

DESCRIPTION OF PROPOSED PROJECT: **NEW: ADD BEDROOMS, OFFICE, TWO BATHROOMS, COMMON COMMUNAL AREA. 1 STORAGE.**

NEW CONST	1639	NEW CONST	\$200,000
REMODEL		REMODEL	
LEASE		TOTAL VALUATION	200000
TOTAL AREA			

ALL FOOD SERVICE ESTABLISHMENTS REQUIRE A GREASE INTERCEPTOR INSTALLED ONSITE. CHECK BOX IF THERE IS ONE LOCATED ON THE PROPERTY.

PLEASE INDICATE ALL TYPES OF WORK THAT WILL BE PART OF THIS PROJECT BY CHECKING THE APPROPRIATE BOX AND PROVIDE CONTRACTOR/SUBCONTRACTOR INFORMATION ON THE BACK OF THIS FORM. NOTE: AN AFFIDAVIT IS REQUIRED FOR THE SALE OR SERVING OF ALCOHOL.

BUILDING PLUMBING FENCE DRIVE APPROACH BACKFLOW BARRICADE

ELECTRICAL FIRE SPRKLR SIGN SWIMMING POOL CUSTOMER SVC GREEN BUILDING/LEED

MECHANICAL FIRE ALARM LANDSCAPE LAWN SPRINKLER FLAMMABLE LIQUID OTHER: _____

WILL ALCOHOL BE SOLD/SERVED? YES NO

PERSONAL SERVICE LICENSE REQUIRED FOR THE PROPOSED USE? YES NO

WILL THERE BE A DANCE FLOOR? YES NO

ARE POTENTIALLY HAZARDOUS FOODS/OPEN FOODS BEING SOLD? YES NO

I HAVE CAREFULLY READ THE COMPLETED APPLICATION AND KNOW THE SAME IS TRUE AND CORRECT AND HEREBY AGREE THAT IF A PERMIT IS ISSUED ALL PROVISIONS OF THE CITY ORDINANCES AND STATE LAWS WILL BE COMPLIED WITH WHETHER HEREIN SPECIFIED OR NOT. I AM THE OWNER OF THE PROPERTY OR THE DULY AUTHORIZED AGENT. PERMISSION IS HEREBY GRANTED TO ENTER PREMISES AND MAKE ALL INSPECTIONS.

APPLICANT SIGNATURE: *Robert F. Pavlis*

FOR OFFICE USE ONLY

ZONING				BUILDING		MISCELLANEOUS	
LAND USE	TYPE OF WORK	BASE ZONING	PD	CONSTRUCTION TYPE	OCCUPANCY	ACTIVITY	OWN
1299		R-1000(A)		VB	R-3	G	A
LOT	BLOCK	REQUIRED PARKING	PROPOSED PARKING	SPRINKLER	OCCUPANT LOAD	FLOOD PLAIN	AIRPORT
1	A14404	2	2				
LOT AREA	BDA	SUP	RAR	STORIES	DWELLING UNITS	SPECIAL INSPECTIONS	HISTORICAL
21727				1	1		
DIR	EARLY RELEASE	DEED RESTRICTION	PARKING AGREEMENT	NUMBER BEDROOMS	NUMBER BATHROOMS	DRY	LL
				8	3		

ROUTE TO	REVIEWER	DATE	APPLICATION REMARKS	FEE CALCULATIONS (\$)
PRE-SCREEN				PERMIT FEE
ZONING	A JA	9-27-13	HANDICAPPED GROUP DWELLING Addition	1266.00
BUILDING				SURCHARGE
ELECTRICAL				PLAN REVIEW FEE
PLUMBING/MECHANICAL				150
GREEN BUILDING				PREQUALIFICATION REVIEW FEE
HEALTH				EXPRESS PLAN REVIEW
HISTORICAL/CONS DIST				HOURLY FEE TOTAL
PUBLIC WORKS				HEALTH PERMIT FEE
WATER				OTHER FEES
FIRE				05 15
LANDSCAPING				OTHER FEES
AVIATION				BF 15
OTHER: _____				OTHER FEES
				TOTAL FEES
				\$ 1446.00

DATE: _____

APPLICATION TYPE

PERMIT CO

OTHER EXPRESS



JOBING (OFFICE) ONLY

PERMIT NO. (OFFICE) ONLY
1309271084

HEALTH REVIEW
(Restaurants/Food Service)

BUILDING INSPECTION APPLICATION

STREET ADDRESS OF PROPOSED PROJECT 7260 E. MOCKINGBIRD LANE		SUITE/BLDG/FLOOR NO		USE OF PROPERTY RESIDENTIAL	
OWNER/TENANT DAVID M. DAVIS		ADDRESS 7214 RUTGEAS DRIVE		CITY DALLAS	
DBA (IF APPLICABLE) LOYDS		E-MAIL ADDRESS		STATE TEXAS	
APPLICANT ROBERT F. PAVLIS		CONTR NO BU106530		COMPANY NAME PAVLIS CUSTOM HOMES LLC	
ADDRESS P.O. BOX 702775		CITY DALLAS		STATE TEXAS	
		ZIP CODE 75210		PHONE NO 972-741-0295	
				FAX NO 214-705-7980	
DESCRIPTION OF PROPOSED PROJECT REMODEL: ADD BEDROOMS, ONE BATHROOM, COMMUNAL AREA, UTILITY 1/2 BATH.					
CONST AREA (sq ft)			NEW CONST		NEW CONST
REMODEL 3036			REMODEL 75,000.		REMODEL 75,000.
LEASE			LEASE		LEASE
TOTAL AREA			TOTAL VALUATION 75,000		TOTAL VALUATION 75,000
ALL FOOD SERVICE ESTABLISHMENTS REQUIRE A GREASE INTERCEPTOR INSTALLED ONSITE. CHECK BOX IF THERE IS ONE LOCATED ON THE PROPERTY. <input type="checkbox"/>					
PLEASE INDICATE ALL TYPES OF WORK THAT WILL BE PART OF THIS PROJECT BY CHECKING THE APPROPRIATE BOX AND PROVIDE CONTRACTOR/SUBCONTRACTOR INFORMATION ON THE BACK OF THIS FORM. NOTE: AN AFFIDAVIT IS REQUIRED FOR THE SALE OR SERVING OF ALCOHOL.					
<input checked="" type="checkbox"/> BUILDING <input checked="" type="checkbox"/> PLUMBING <input type="checkbox"/> FENCE <input type="checkbox"/> DRIVE APPROACH <input checked="" type="checkbox"/> BACKFLOW <input type="checkbox"/> BARRICADE <input checked="" type="checkbox"/> ELECTRICAL <input checked="" type="checkbox"/> FIRE SPRKLR <input type="checkbox"/> SIGN <input type="checkbox"/> SWIMMING POOL <input checked="" type="checkbox"/> CUSTOMER SVC <input checked="" type="checkbox"/> GREEN BUILDING/LEED <input checked="" type="checkbox"/> MECHANICAL <input type="checkbox"/> FIRE ALARM <input type="checkbox"/> LANDSCAPE <input type="checkbox"/> LAWN SPRINKLER <input type="checkbox"/> FLAMMABLE LIQUID <input type="checkbox"/> OTHER:					
WILL ALCOHOL BE SOLD/SERVED? <input type="radio"/> YES <input checked="" type="radio"/> NO			PERSONAL SERVICE LICENSE REQUIRED FOR THE PROPOSED USE? <input type="radio"/> YES <input checked="" type="radio"/> NO		
WILL THERE BE A DANCE FLOOR? <input type="radio"/> YES <input checked="" type="radio"/> NO			ARE POTENTIALLY HAZARDOUS FOODS/OPEN FOODS BEING SOLD? <input type="radio"/> YES <input checked="" type="radio"/> NO		
I HAVE CAREFULLY READ THE COMPLETED APPLICATION AND KNOW THE SAME IS TRUE AND CORRECT AND HEREBY AGREE THAT IF A PERMIT IS ISSUED ALL PROVISIONS OF THE CITY ORDINANCES AND STATE LAWS WILL BE COMPLIED WITH WHETHER HEREIN SPECIFIED OR NOT. I AM THE OWNER OF THE PROPERTY OR THE DULY AUTHORIZED AGENT. PERMISSION IS HEREBY GRANTED TO ENTER PREMISES AND MAKE ALL INSPECTIONS.				APPLICANT SIGNATURE Robert F. Pavlis	

FOR OFFICE USE ONLY

ZONING				BUILDING		MISCELLANEOUS	
LAND USE	TYPE OF WORK	BASE ZONING	PD	CONSTRUCTION TYPE	OCCUPANCY	ACTIVITY	OWN
1299		R12ac(A)		VB	R-3	B	A
LOT	BLOCK	REQUIRED PARKING	PROPOSED PARKING	SPRINKLER	OCCUPANT LOAD	FLOOD PLAIN	AIRPORT
1	A/4404	2	2				
LOT AREA	BDA	SUP	RAR	STORIES	DWELLING UNITS	SPECIAL INSPECTIONS	HISTORICAL
2127				1	1		
DIR	EARLY RELEASE	DEED RESTRICTION	PARKING AGREEMENT	NUMBER BEDROOMS	NUMBER BATHROOMS	DRY	LL
				2	3		
ROUTE TO	REVIEWER	DATE	APPLICATION REMARKS			FEE CALCULATIONS (\$)	
PRE-SCREEN			HANDICAPPED			PERMIT FEE	646 ³⁰
ZONING	A JA	9-27-13	GROUP			SURCHARGE	
BUILDING			DWELLING			PLAN REVIEW FEE	
ELECTRICAL			REMODEL			PREQUALIFICATION REVIEW FEE	
PLUMBING/MECHANICAL						EXPRESS PLAN REVIEW	
GREEN BUILDING						HOURLY FEE TOTAL	
HEALTH				HEALTH PERMIT FEE			
HISTORICAL/CONS DIST				OTHER FEES		25 15 ⁰⁰	
PUBLIC WORKS				OTHER FEES			
WATER				OTHER FEES			
FIRE				OTHER FEES			
LANDSCAPING				TOTAL FEES		661 ³⁰	
AVIATION				\$			
OTHER:							

SUSTAINABLE DEVELOPMENT AND CONSTRUCTION DEPARTMENT • BUILDING INSPECTION DIVISION
OAK CLIFF MUNICIPAL CENTER, 320 E. JEFFERSON BLVD., ROOM 118, DALLAS, TX 75203 • TEL. NO. (214) 948-4480

REV 12.21.2012

CONTRACTORS

GENERAL CONTRACTOR							
NAME	ROBERT F. PAVLIS	CONTR NO	1177924	COMPANY NAME			PAVLIS CUSTOM HOMES LLC
ADDRESS	P.O. BOX 702775	CITY	DALLAS	STATE	TEXAS	ZIP CODE	75370
				PHONE NO	972-741-0295	FAX NO	214-705-7780
DESCRIPTION OF WORK							
REMODEL EXISTING SINGLE FAMILY RESIDENCE							

ELECTRICAL CONTRACTOR							
NAME	MARK TOLAR	CONTR NO	094568	COMPANY NAME			GALAXY ELECTRIC INC.
ADDRESS	P.O. BOX 850631	CITY	MESQUITE	STATE	TEXAS	ZIP CODE	75185
				PHONE NO	469-682-1315	FAX NO	
DESCRIPTION OF WORK							
WIRE NEW ADD-ON TO HOUSE							

MECHANICAL CONTRACTOR							
NAME	DAVID McCORD	CONTR NO	TACL27672E	COMPANY NAME			K & S HEATING & AIR
ADDRESS	2166 S. JUPITER	CITY	GARLAND	STATE	TEXAS	ZIP CODE	75041
				PHONE NO	972-271-9319	FAX NO	
DESCRIPTION OF WORK							
INSTALL NEW HVAC SYSTEM TO ADD-ON							

PLUMBING CONTRACTOR							
NAME	NICK ALBRECHT	CONTR NO	M37288	COMPANY NAME			MEDLOCK PLUMBING INC.
ADDRESS	1971 UNIVERSITY BUSINESS DRIVE	CITY	MCKINNEY	STATE	TEXAS	ZIP CODE	75071
	SUITE 108			PHONE NO	972-562-4444	FAX NO	
DESCRIPTION OF WORK							
ADD PLUMBING IN NEW AREA AND RE-DO BATH & UTILITY IN EXISTING.							

OTHER CONTRACTOR							
NAME		CONTR NO		COMPANY NAME			
ADDRESS		CITY		STATE		ZIP CODE	
				PHONE NO		FAX NO	
DESCRIPTION OF WORK							

OTHER CONTRACTOR							
NAME		CONTR NO		COMPANY NAME			
ADDRESS		CITY		STATE		ZIP CODE	
				PHONE NO		FAX NO	
DESCRIPTION OF WORK							

OTHER CONTRACTOR							
NAME		CONTR NO		COMPANY NAME			
ADDRESS		CITY		STATE		ZIP CODE	
				PHONE NO		FAX NO	
DESCRIPTION OF WORK							

CONTRACTOR COMMENTS						



Notice and Agreement on Time for Issuance of Building Permit

Applicant's Name: ROBERT F. PAVLIS Date: AUGUST 29, 2013

Permit Address: 7260 E. MOCKINGBIRD LANE

Permit Application Number: _____

Description of Permit: _____

Plans Examiner: _____

As required by Texas Local Government Code Section 214.904, the City of Dallas will grant or deny your permit application to erect or improve a building or other structure no later than the 45th day after the application is submitted. Denial of a permit application due to time constraints may be avoided by agreeing to allow the City the following additional time to review the application:

"I hereby agree to deadline of 45 days after the date the development code review is completed or 14 days after the date I provide the plans examiner: (1) any required corrections, (2) any additional required documents, (3) a copy of the early release (if applicable), and (4) a copy of the final filed plat (if applicable); whichever results in a longer time period"

I Agree: I do not Agree:

Applicant's Signature: Robert F. Pavlis

Applicant's Title: PRESIDENT

Name of Entity: PAVLIS CUSTOM HOMES LLC

If the permit application is granted within these deadlines, the City will retain all fees. If the permit application is denied within these deadlines, the City will retain all plan review fees and 20 percent of the permit fee. If the permit application is not granted or denied within the agreed additional time of review, the City will refund any fees associated with the permit application.

CONTRACTORS

GENERAL CONTRACTOR						
NAME ROBERT F. PAVLIS		CONTR NO 1177924		COMPANY NAME PAVLIS CUSTOM HOMES LLC		
ADDRESS P.O. BOX 702775		CITY DALLAS		STATE TEXAS	ZIP CODE 75370	PHONE NO 972-741-0295
FAX NO 214-705-7780						
DESCRIPTION OF WORK REMODEL EXISTING SINGLE FAMILY RESIDENCE						
ELECTRICAL CONTRACTOR						
NAME MARK TOLAR		CONTR NO 094568		COMPANY NAME GALAXY ELECTRIC INC.		
ADDRESS P.O. BOX 850631		CITY MESQUITE		STATE TEXAS	ZIP CODE 75185	PHONE NO 469-682-1375
FAX NO						
DESCRIPTION OF WORK WIRE NEW ADD-ON TO HOUSE						
MECHANICAL CONTRACTOR						
NAME DAVID McCORD		CONTR NO TACL B27672E		COMPANY NAME K & S HEATING & AIR		
ADDRESS 2166 S. JUPITER		CITY GARLAND		STATE TEXAS	ZIP CODE 75041	PHONE NO 972-271-9319
FAX NO						
DESCRIPTION OF WORK INSTALL NEW HVAC SYSTEM TO ADD-ON						
PLUMBING CONTRACTOR						
NAME NICK ALBRECHT		CONTR NO M37288		COMPANY NAME MEDLOCK PLUMBING INC.		
ADDRESS 1971 UNIVERSITY BUSINESS DRIVE		CITY MCKINNEY		STATE TEXAS	ZIP CODE 75071	PHONE NO 972-562-4444
FAX NO						
DESCRIPTION OF WORK SUITE 108 ADD PLUMBING IN NEW AREA AND RE-DO BATH & UTILITY IN EXISTING.						
OTHER CONTRACTOR						
NAME		CONTR NO		COMPANY NAME		
ADDRESS		CITY		STATE	ZIP CODE	PHONE NO
FAX NO						
DESCRIPTION OF WORK						
OTHER CONTRACTOR						
NAME		CONTR NO		COMPANY NAME		
ADDRESS		CITY		STATE	ZIP CODE	PHONE NO
FAX NO						
DESCRIPTION OF WORK						
OTHER CONTRACTOR						
NAME		CONTR NO		COMPANY NAME		
ADDRESS		CITY		STATE	ZIP CODE	PHONE NO
FAX NO						
DESCRIPTION OF WORK						
CONTRACTOR COMMENTS						



Notice and Agreement on Time for Issuance of Building Permit

Applicant's Name: ROBERT F. PAVLIS Date: AUGUST 29, 2013

Permit Address: 7260 E. MOCKINGBIRD LANE, DALLAS

Permit Application Number: _____

Description of Permit: _____

Plans Examiner: _____

As required by Texas Local Government Code Section 214.904, the City of Dallas will grant or deny your permit application to erect or improve a building or other structure no later than the 45th day after the application is submitted. Denial of a permit application due to time constraints may be avoided by agreeing to allow the City the following additional time to review the application:

"I hereby agree to deadline of 45 days after the date the development code review is completed or 14 days after the date I provide the plans examiner: (1) any required corrections, (2) any additional required documents, (3) a copy of the early release (if applicable), and (4) a copy of the final filed plat (if applicable); whichever results in a longer time period"

I Agree: I do not Agree:

Applicant's Signature: Robert F. Pavlis

Applicant's Title: PRESIDENT

Name of Entity: PAVLIS CUSTOM HOMES LLC

If the permit application is granted within these deadlines, the City will retain all fees. If the permit application is denied within these deadlines, the City will retain all plan review fees and 20 percent of the permit fee. If the permit application is not granted or denied within the agreed additional time of review, the City will refund any fees associated with the permit application.



1701 N Collins Blvd
Suite 3000
Richardson, TX 75080
214.451.6630 P
214.451.6631 F

August 12, 2013

Pavlis Custom Homes, LLC
P.O. Box 702775
Dallas, TX 75370

Re: 7260 E. Mockingbird Lane / Dallas, TX
Lot: 1 Block:
Plan: Add-On
Elev: Swing:

Dear Sirs:

This letter authorizes the following pier-and-beam foundation plan, designed by Childress Engineering Services, Inc. in accordance with Chapter 18 and 19 of the specifications stated in the 2006 International Building Code, Chapter 4 and 5 of the 2006 International Residential Code, Chapter 18 and 19 of the 1997 Uniform Building Code, 1999 Standard Building Code, and currently recognized engineering practices to be utilized at the project listed above.

Calculations for the above plan were performed based on the following:

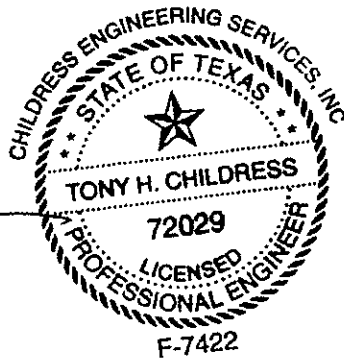
Subdivision: Green Cove Estates
City: Dallas, TX
Soils Lab: Henley, Johnson & Assoc
Soils Report: 12829
PI: -
Qu: -

If we can be of further assistance, please give us a call. We appreciate the opportunity to be of service.

Respectfully,

A handwritten signature in black ink, appearing to read "Tony H. Childress", is written over a horizontal line.

Tony H. Childress, P.E.



www.cesglobal.com



Dallas Green Building Program Plan Review Compliance Affidavit

Type of construction: Residential Commercial under 50K Commercial over 50K

1. Address of construction: _____ Permit # _____

2. Provider name: Fox Energy Specialists

3. Provider registration #: GB110612

Registered as (check all that apply):

- Residential provider
- Commercial under 50K provider
- Commercial over 50K provider

I, Patricia Chawla have reviewed the plans for this project and confirm that it meets or exceeds the green building requirements of the Dallas Building Code or the Dallas One- and Two-Family Dwelling Code, as applicable.

Patricia Chawla

Provider's Signature

STATE OF TEXAS

COUNTY OF Tarrant

This affidavit was acknowledged before me on August 21st 2013 by
Patricia Chawla

Jennifer Selman
NOTARY PUBLIC

[NOTARY PUBLIC STAMP]





Dallas - Green Building Program Application Checklist
For 1 and 2 Family Residential Dwellings, Chapter 57

Building Permit #

PROJECT NAME: _____ CONTACT PERSON: Patricia Chawla
PROJECT ADDRESS: 7260 E. Mockingbird Lane PROJECT NUMBER: _____

Required Submittal Documents To Be Reviewed:
Install high efficiency, low flow fixtures or fittings which meet at least 4 of the 6 options (listed on the right).

Pavlis Custom Homes 8/21/2013
Applicant Date
Fox Energy Specialists 8/21/2013
Reviewer Date

- This section does not apply.
1. Average flow rate for all lavatory faucets must be 2.0 gpm Yes No
 2. Average flow rate for all showerheads must be 2.0 gpm. Yes No
 3. Average flow rate for all toilets must be:
 - 3.1 1.3 gallons per flush; or Yes No
 - 3.2 Dual flush and meet requirements of ASME A112.19.14; or Yes No
 - 3.3 Meet the United States EPA Watersense specifications and be certified and labeled accordingly. Yes No
 4. Utilize ENERGY STAR labeled dishwashers that use 6.0 gallons or less per cycle.. Yes No
 5. Utilize ENERGY STAR labeled clothes washer with modified energy > 2.0 and water factor < 5.5 Yes No
 6. Note: Must utilize drip irrigation emitters for all bedding areas of the landscape plan (Sec: 326.2.1.2.2). Yes No

OR

Meet a 20% water use reduction design strategy using calculations based on the Dallas Plumbing Code plumbing fixture baseline. Yes No

OR
 - 1). Green Built Texas efficiency requirements Yes No
 - 2). LEED for Homes - minimum 6 points Yes No

Note: The use of GBT or LEED for Homes compliance paths must provide the supplemental checklist.

Required Submittal Documents To Be Reviewed:
Must meet the minimum provisions of Chapter 4 of the Dallas Energy Conservation Code or Chapter 11 of the IRC.

Robert J. Padu 9-27-2013
Applicant Date
Reviewer Date

- 1). Use of IC3 Software by Energy Systems Laboratory; or Yes No
2. Use of accredited energy code compliance software and the results of a HERS index of 85 or less; or Yes No
3. Installing systems that have been certified by a national, state or located accredited energy efficiency program and approved by Energy Systems Laboratory EPA's ENERGY STAR Program certification of energy code equivalency shall be considered an approved program. Yes No

9/26/2011



BDA 123-120
Attach B
Pg 18



June 04, 2013

PAVLIS CUSTOMER HOMES,LLC
2887 MONTREAUX
FRISCO TX 75034

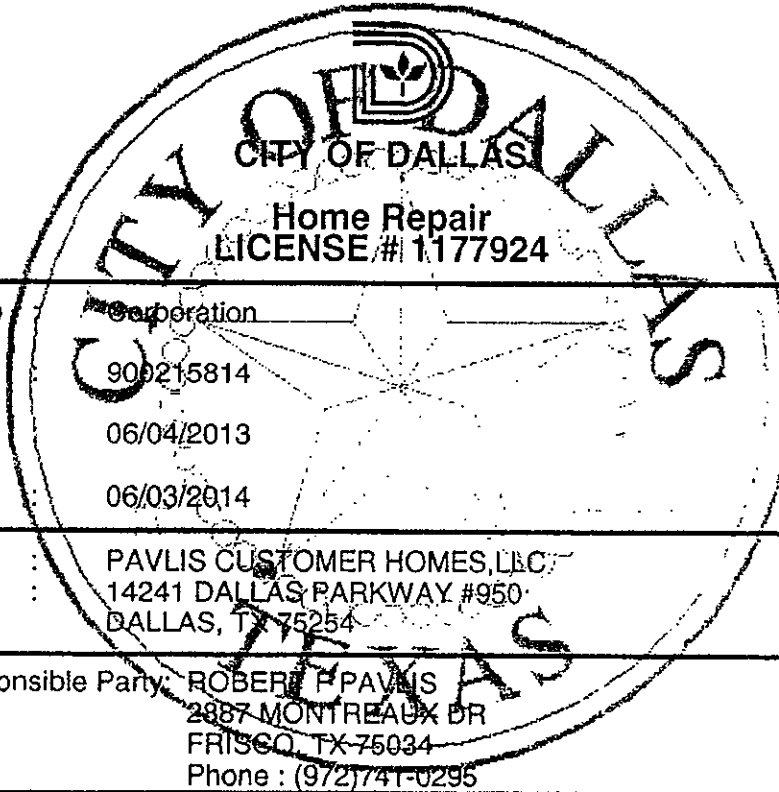
Your new permit/license number for your Home Repair is #1177924.
This permit/license is to be displayed at all times on the property that is licensed. Cut along the perforation to remove the permit/license.

If you have any questions please call Special Collections at (214) 670-3438.

Sincerely,

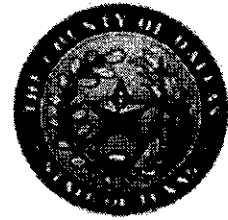
Special Collections Manager

(Keep for your Records)



Type of Ownership	Corporation
Federal ID#	900215814
Effective Date	06/04/2013
Expiration Date	06/03/2014
Business Name	PAVLIS CUSTOMER HOMES,LLC
Location Address	14241 DALLAS PARKWAY #950 DALLAS, TX 75254
Reg. Agent / Responsible Party	ROBERT P PAVLIS 2887 MONTREAUX DR FRISCO, TX 75034 Phone : (972)741-0295

Issuance of this license permits the holder to engage in the occupation named above, only, and does not relieve the licensee from complying with ant State law or other City ordinance.

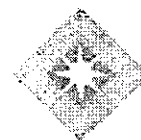


John F Warren, County Clerk

Receipt for Services

Cashier	DGLASCO	Batch #	1153803
		Date:	08/27/2013
		Time:	01:38:40PM
Customer Name PAVLIS CUSTOM HOMES			

Date	Instrument No	Document Type	Transaction Type	GFNumber	Fee Amount	Pg
		CERT W/COPY	ALL		\$5.00	
		CC	Certified Copy			5.00
		PLATCOPY	ALL		\$12.00	
		MAP	MAP/PLAT COPY			12.00
		Fee Total:			\$17.00	
		CASH				20.00
		CASH	Change Made			-3.00
			Payment Total:			17.00



LOYDS OF DALLAS

To: City of Dallas – Jim Gay
From: David Davis
Subject: Letter of land use

Good afternoon Jim,

I just got of the phone with you and here is what I think you requested. I also will copy you on my letter to Alicia Grubbs for the spacing letter for a handicap dwelling.

Property Intent – my wife and I will be using this home to for elder care. Specifically, our intention is to have:

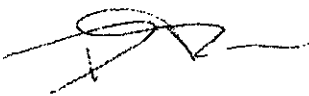
- 8 bedrooms
 - Music therapy Room
 - Arts & CraftRoom
 - Range of Motion and exercise room
-
- Regular in house physician visits
 - Podiatrist visits available
 - RN on call 24 hours a day
 - Nursing Assessment and Care Plans available for family discussion
 - Planned calendars for social and recreational programs
 - Private or Semi-Private accommodations
 - Designed meal plan and supplemental snacks
 - Certified Massage Therapist bi-monthly
 - Assistance with bathing, dressing, toileting, feeding, incontinence
 - Hydration provided throughout the day
 - Daily laundry and housekeeping
 - Birthday and Holiday Celebration
 - Music Therapy
 - Beauty/Barber shop services available

To: City of Dallas – Alicia Grubbs
From: David Davis
Subject: Spacing Letter for handicap dwelling

Good afternoon Alicia,

I just got of the phone with Jim Gay from the inspection office, Jim told me that to move forward with our permits for a "handicap dwelling" unit we will need a spacing letter filed for 7620 E. Mockingbird Lane, Dallas, Texas 75214. Please call if you need more information or have questions.

Thanks you,



David M. Davis
214 208 4445
david@loydsofdallas.com



CITY OF DALLAS

September 25, 2013

Diane Davis
7214 Rutgers Drive
Dallas, Texas 75214

RE: 7260 Mockingbird Lane

Dear Diane:

Thank you for your letter to the City of Dallas regarding Handicapped Group Dwellings in the vicinity of 7260 Mockingbird Lane. This inquiry was made in compliance with Section 51A-4.209(3.1) of the City of Dallas Development Code to determine whether or not a Specific Use Permit (SUP) is required for such a facility at this location.

As of this date, and based on information received from the Code Compliance Department, our records indicate there are no Group Residential Facilities or Handicapped Group Dwellings that have been identified within 1,000 feet of the property at 7260 Mockingbird Lane therefore no SUP is required. A Handicapped Group Dwelling is a permitted use in the R-7.5(A) zoning since the 1,000 foot spacing is met. Please be advised a Handicapped Group Dwelling may be required to register as a non-owner occupied rental property with the Code Compliance Department in accordance with Section 27 of the Dallas City Code.

For additional information regarding Handicapped Group Dwellings, please contact the Boarding Home Facility office at 214-670-1972. If you have questions regarding non-owner occupied rental property registration, please contact the area's Code Compliance district office.

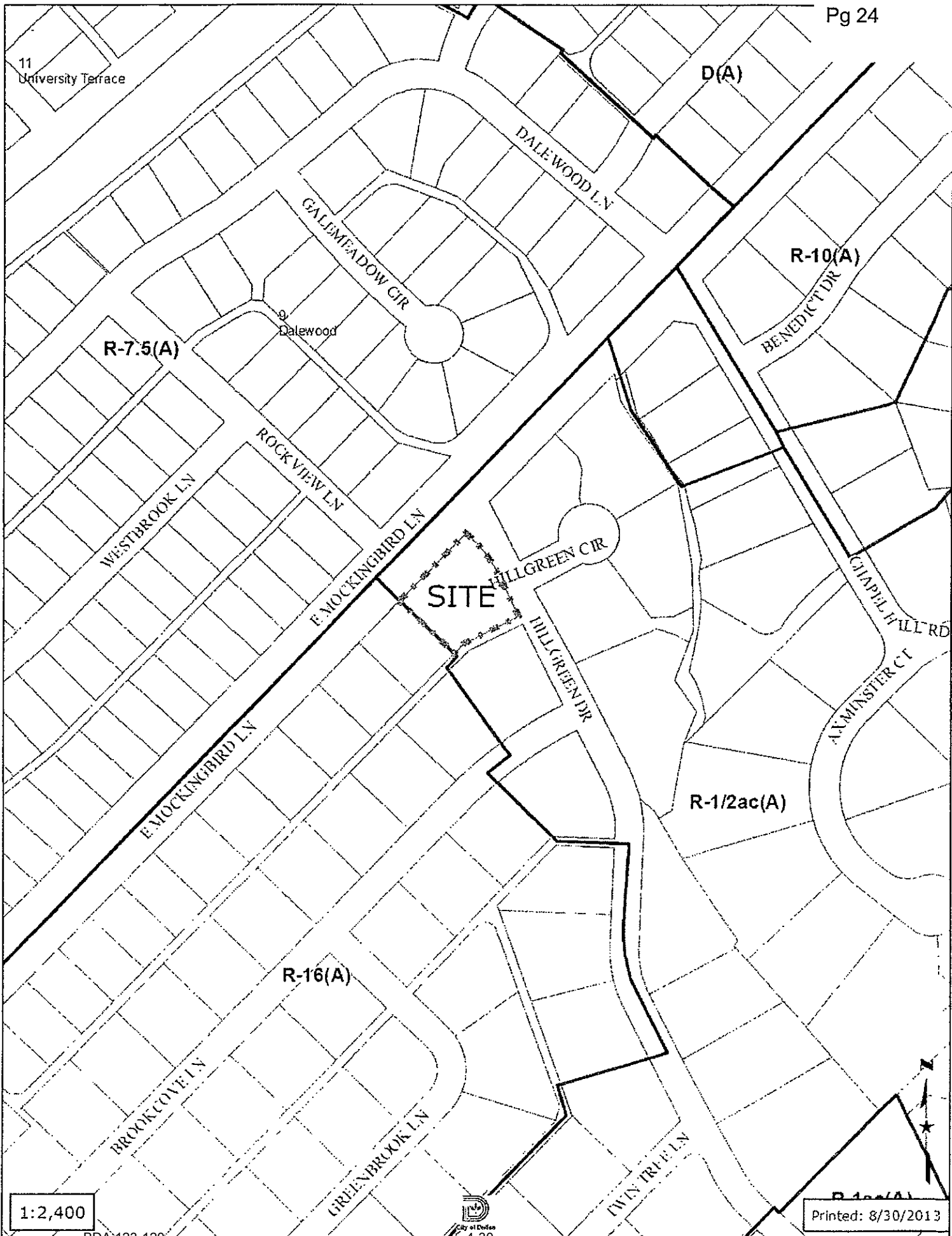
Sincerely,



Craig Smith
Coordinator III, Code Compliance Services

c: Jimmy Martin, Director of Code Compliance
Shawn Holyoak, GIS Manager, SDC
Ben Collins, Constance Reese, Craig Smith: Code Compliance

M:\ZONING INSPECTOR PROGRAM\Group Facilities Task Force\Letters responding to inquiries\letter response format for no SUP 071310.doc



1:2,400



Printed: 8/30/2013

PLAT BOOKS

TATES

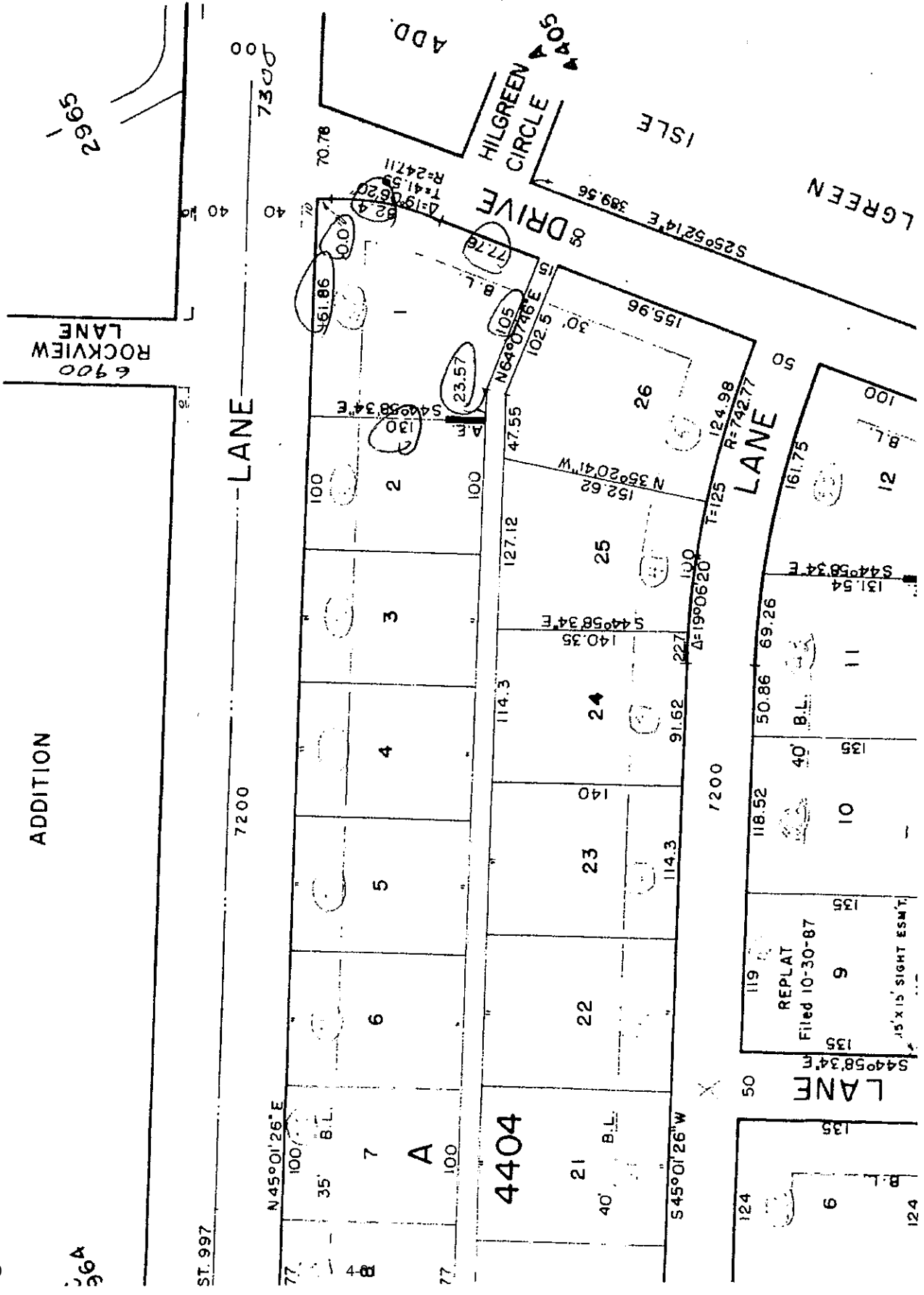
A THRU F
BLOCKS 4404

DALS 1 INCH

SCHOOL DIST. DALLAS

PHA 12-2-87

ADDITION



RESIDENTIAL PLAN REVIEW CHECK LIST NEW CONSTRUCTION AND ADDITIONS

DATE 8-30-13

REVIEWER Jim Gay 2nd REVIEWER _____
 ADDRESS 7260 E. Mockingbird LOT 1 BLK A/44061
 ZONING DISTRICT R-1/8000(A) USE/CODE 1299 5878
 BUILDING AREA 3036 + 1639 NEW = 4675 LAND AREA 21721 MAPSCO _____

REQUIRED PLATTING/BUILDING SITE (51A-4.601) YES NO SHARED ACCESS Development YES NO
 Shared Access - (Ordinance No. 26338)

USE PERMITTED YES NO

DEED RESTRICTIONS YES # _____ SWPPP(One acres or More) YES NO

CORNER LOT/DOUBLE FRONTAGE YES NO (Room 108)

SPLIT ZONING STREET YES NO Conservation District YES NO
 Historical District YES NO

REQUIRED SURFACE YES NO N/A

REQUIRED SCREENING/51A-4.602 YES NO N/A

FLOOD PLAIN AREA/51A-5.100 YES NO

IS STRUCTURE OVER 7,500 SQFT? YES NO

ACCESSORY STRUCTURE
 FYSB _____
 SYSB _____
 RYSB _____
 HT _____

	REQUIRED	PROPOSED		REQUIRED	PROPOSED
FRONT YARD SETBACK/51A-4.401	<u>35</u>	<u>35</u>	PARKING/51A-4.301	<u>2</u>	<u>2</u>

SIDE YARD SETBACK/51A-4.402	<u>30, 20</u>	<u>37, 19</u>	STORIES	_____	<u>1</u>
-----------------------------	---------------	---------------	---------	-------	----------

REAR YARD SETBACK/51A-4.403	<u>20</u>	<u>20' 9"</u>	MAX HEIGHT/51A 4.408	<u>36</u>	<u>12'</u>
-----------------------------	-----------	---------------	----------------------	-----------	------------

LOT COVERAGE/51A-4.403	<u>25.70</u>	<u>21.570</u>	DWELLING	_____	_____
------------------------	--------------	---------------	----------	-------	-------

LOT SIZE	<u>1/2 ac</u>	<u>21721</u>	FLOOR AREA	_____	<u>4675</u>
----------	---------------	--------------	------------	-------	-------------

DRIVEWAY(ENCLOSED PARKING 20 FT REQ.) YES NO NO ENCLOSED PARKING

COMMENTS Addition + Remodel
Bed, Bath, HANDICAPPED, GROUP DWELLING

LOCATION OF FIRE HYDRANT YES N/A NO

CERTIFIED COPY OF COUNTY PLAT FROM COUNTY YES NO

IN-FILL WAIVER YES N/A NO

GREEN YES NO

LANDSCAPING (51A-10.125) YES N/A NO

DEMO PERMIT? YES N/A NO

VALUATION YES NO



November 8, 2013

Matt Moiaah
817-405-9939
Matt.moiaah@sviandlaw.com

Via Email Correspondence

City of Dallas Board of Adjustment
c/o Steve Long, Board of Adjustment Administrator
City of Dallas Sustainable Development and Construction
1500 Marilla Street, Room 5BN
Dallas, Texas 75201

Re: Appeal of Administrative Official's Decision regarding 7260 E. Mockingbird Lane, Dallas, TX 75214 (BDA 123-120)

Dear Members of the Board of Adjustment,

I represent Ben Setnick, the owner of the property located at 7251 Brookcove Lane, Dallas, Texas 75214. Mr. Setnick's home is adjacent to the property that is the subject of this appeal, 7260 E. Mockingbird Lane, Dallas, Texas 75214.

The issue in this appeal is the determination that the owner of 7260 E. Mockingbird was not required to obtain a Special Use Permit for a proposed Handicapped Group Dwelling Unit to be operated at that location.

Because 7260 E. Mockingbird is located within 1000 feet of an existing Group Residential Facility located at 7595 Benedict Drive, Dallas, Texas 75214, Section 51A-4.209(b)(3.1) of the City of Dallas Development Code requires the owner of 7260 E. Mockingbird to obtain an SUP, and the administrative official erred in his determination that no SUP was required. Accordingly, Mr. Setnick requests that his appeal be sustained and the Board reverse the determination that no SUP was required for this use.

Section 51A-4.209(b)(3.1) of the City of Dallas Development Code provides as follows (emphasis supplied):

(3.1) Handicapped group dwelling unit.

(B) Districts permitted: *When located at least 1,000 feet from group residential facilities* and all other licensed handicapped group dwelling units (as defined in this chapter), *by right in the following districts:* agricultural, single family, duplex, townhouse, CH, MF-1(A), MF-1(SAH), MF-2(A), MF-2(SAH), MH(A), GO(A), central area, MU-1, and MU-1(SAH) districts; *otherwise, by SUP only in the same districts.*

Notably, with respect to Group Residential Facilities, the 1000 foot spacing requirement applies whether or not the Group Residential Facility is licensed. In this case, the operator of the existing Group Residential Facility at 7595 Benedict Drive is a licensed vocational nurse, but she is not required to have a state license for her facility. Nevertheless, the 1000 foot spacing requirement for 7260 E. Mockingbird Lane still applies.

On September 25, 2013 and September 26, 2013, spacing determination letters (the "Determination Letters") were issued to the owner of 7260 E. Mockingbird Lane, copies of which Determination Letters are attached as Exhibits A and B. The Determination Letters both state that an SUP is not required because "[a]s of this date, and based on information received from the Code Compliance Department, our records indicate there are no Group Residential Facilities or Handicapped Group Dwellings that have been identified within 1000 feet of the property at 7260 Mockingbird Lane therefore no SUP is required."

However, there is a Group Residential Facility located at 7595 Benedict Drive, Dallas, Texas 75214, and the distance between the two properties is less than 1000 feet. Exhibit C.

Section 51A-4.209(b)(3.1) of the City of Dallas Development Code defines a group residential facility as follows (emphasis supplied):

- (3) Group residential facility.
- (A) Definition: An interim or permanent *residential facility* (as opposed to a lodging or medical treatment facility) *that provides room and board to a group of persons who are not a "family" as that term is defined in this chapter*, whether or not the facility is operated for profit or charges for the services it offers. This use does not include:
 - (i) facilities that negotiate sleeping arrangements on a daily basis;
 - (ii) dwelling units occupied exclusively by families (Note: Dwelling units occupied exclusively by families are considered to be single family, duplex, or multifamily uses, as the case may be); or
 - (iii) any other use specifically defined in this chapter.

Further, Section 51A-2.102(36) of the City of Dallas Development Code defines a "family" as follows (emphasis supplied):

In this chapter, unless the context requires otherwise:

- (36) FAMILY means *individuals living together as a single housekeeping unit* in which not more than four individuals are unrelated to the head of the household by blood, marriage, or adoption.

The home located at 7595 Benedict Drive, Dallas, Texas 75214 is operated as a residential care home called Abacus House, and it falls within the definition of Group Residential Facility in Section 51A-4.209(b)(3.1). The house at 7595 Benedict is a residential facility that provides room and board to persons *who are not a family* as that term is defined in the City of Dallas Development Code. Further, because 7595 Benedict is within 1000 feet of 7260 E. Mockingbird, the applicable ordinance clearly provides that the owner of 7260 E. Mockingbird

must obtain an SUP to operate a Handicapped Group Dwelling Unit at that location. Section 51A-4.209(b)(3.1).

The determination that the residents of a single family home constitute a single housekeeping unit and are, therefore, a family, requires more than simply counting how many unrelated occupants live in the house. To qualify as a single housekeeping unit, unrelated residents of a single family home must have the characteristics of a functional family. This is not the case at 7595 Benedict. As stated in a leading treatise on Zoning and Planning:

Where a "family" is defined as a single-housekeeping unit, a number of court decisions in recent years have interpreted the phrase to include only so-called "functional" families of persons who share a relatively stable and bona fide housekeeping unit and that have at least some of the characteristics of a traditional family living arrangement. Courts interpreting the phrase in this manner are likely to consider whether the household is relatively stable, possesses a family-like structure of household authority, functions as an integrated economic unit, evidences some family-like domestic bond between members, and has the potential to impact negatively the family character of the residential area.

Where the character of a group home living arrangement does not evidence a family-like structure, or involves to a significant degree therapy or treatment, courts have ruled that the household is not a permitted "functional family" in a single-family neighborhood.

2 Rathkopf's *The Law of Zoning and Planning* § 23.15 (4th ed. 2013). *See also Collins v. City of El Campo*, 684 S.W.2d 756 (Tex. App. -- Corpus Christi 1984, no pet.) (finding ordinance defining a family as occupants living together as a single housekeeping unit was satisfied where residents shared household chores, planned activities together, and lived with supervising houseparents); *Armstrong v. Baltimore*, 979 A.2d 98, 112-13 (Md. 2009) (surveying cases and types of characteristics considered in analyzing whether individuals living together are operating as a single housekeeping unit).

The tenant who leases 7595 Benedict is a licensed vocational nurse in the State of Texas who offers and provides care at 7595 Benedict to third parties. Currently, the residents of Abacus House are the nurse/tenant, one patient, and one other caregiver. In the past, there have been more patients at Abacus House, and the nurse/tenant who runs Abacus House has the desire and ability to take additional patients at that location.

The three unrelated persons who reside at 7595 Benedict Drive do not function as a family and are not a "single housekeeping unit." For example, the nurse/tenant that runs Abacus House considers herself a professional care provider and not a roommate or a family member equivalent of her patients at Abacus House. Further, the nurse/tenant's current patient at Abacus House does not have a lease to any portion of the property at 7595 Benedict Drive. Rather, the patient pays a monthly amount for room, board, and care under an arrangement with the nurse/tenant that he can terminate at any time. The patient also has no input on the operation of the house at 7595 Benedict Drive, and he does not have access to the nurse/tenant's or other caregiver's

private areas of the house. Moreover, the patient does not take part in activities like shopping for the house, cleaning, or other chores.

Under these circumstances, the three residents of 7595 Benedict do not qualify as a "family" under the Dallas Development Code as they do not operate as "single housekeeping unit." Rather 7595 Benedict is residential care home where patients receive care for a fee. Consequently, under Section 51A-4.209(b)(3.1), it must be considered when making the determination whether another facility can locate in the same neighborhood by right, or if the new facility is required to obtain an SUP.

Because 7595 Benedict is a Group Residential Facility and is not a group of persons constituting a "family" under the Dallas Development Code, the determination by the administrative official that no SUP was required is incorrect. Mr. Setnick accordingly requests that his appeal be sustained, and that the Board reverse the determination of that an SUP is not required and the subsequent issuance of building permits in reliance on the Determination Letters.

Sincerely,



R. Matthew Molash



CITY OF DALLAS

September 25, 2013

Diane Davis
7214 Rutgers Drive
Dallas, Texas 75214

RE: 7260 Mockingbird Lane

Dear Diane:

Thank you for your letter to the City of Dallas regarding Handicapped Group Dwellings in the vicinity of 7260 Mockingbird Lane. This inquiry was made in compliance with Section 51A-4.209(3.1) of the City of Dallas Development Code to determine whether or not a Specific Use Permit (SUP) is required for such a facility at this location.

As of this date, and based on information received from the Code Compliance Department, our records indicate there are no Group Residential Facilities or Handicapped Group Dwellings that have been identified within 1,000 feet of the property at 7260 Mockingbird Lane therefore no SUP is required. A Handicapped Group Dwelling is a permitted use in the R-7.5(A) zoning since the 1,000 foot spacing is met. Please be advised a Handicapped Group Dwelling may be required to register as a non-owner occupied rental property with the Code Compliance Department in accordance with Section 27 of the Dallas City Code.

For additional information regarding Handicapped Group Dwellings, please contact the Boarding Home Facility office at 214-670-1972. If you have questions regarding non-owner occupied rental property registration, please contact the area's Code Compliance district office.

Sincerely,

A handwritten signature in black ink, appearing to be 'Craig Smith', written over a horizontal line.

Craig Smith
Coordinator III, Code Compliance Services

c: Jimmy Martin, Director of Code Compliance
Shawn Holyoak, GIS Manager, SDC
Ben Collins, Constance Reese, Craig Smith: Code Compliance

M:\ZONING INSPECTOR PROGRAM\Group Facilities Task Force\Letters responding to inquiries\letter response format for no SUP 071310.doc



Department of Sustainable Development and Construction - 320 E. Jefferson Blvd., Rm. 105, Dallas, TX 75203



CITY OF DALLAS

September 26, 2013

Diane Davis
7214 Rutgers Drive
Dallas, Texas 75214

RE: 7260 Mockingbird Lane

Dear Diane:

Thank you for your letter to the City of Dallas regarding Handicapped Group Dwellings in the vicinity of 7260 Mockingbird Lane. This inquiry was made in compliance with Section 51A-4.209(3.1) of the City of Dallas Development Code to determine whether or not a Specific Use Permit (SUP) is required for such a facility at this location.

As of this date, and based on information received from the Code Compliance Department, our records indicate there are no Group Residential Facilities or Handicapped Group Dwellings that have been identified within 1,000 feet of the property at 7260 Mockingbird Lane therefore no SUP is required. A Handicapped Group Dwelling is a permitted use in the R-1/2ac(A) & R-16 (A) zoning since the 1,000 foot spacing is met. Please be advised a Handicapped Group Dwelling may be required to register as a non-owner occupied rental property with the Code Compliance Department in accordance with Section 27 of the Dallas City Code.

For additional information regarding Handicapped Group Dwellings, please contact the Boarding Home Facility office at 214-670-1972. If you have questions regarding non-owner occupied rental property registration, please contact the area's Code Compliance district office.

Sincerely,

A handwritten signature in black ink, appearing to read 'Craig Smith', written over a horizontal line.

Craig Smith
Coordinator III, Code Compliance Services

c: Jimmy Martin, Director of Code Compliance
Shawn Holyoak, GIS Manager, SDC
Ben Collins, Constance Reese, Craig Smith: Code Compliance

U:\ZONING INSPECTOR PROGRAM\Group F to Form 1304 Form Letters responding to inquiries\letter response format for no SUP 071310.doc



Department of Sustainable Development and Construction - 120 E. Jefferson Blvd., Rm. 105, Dallas, TX 75203



November 8, 2013

Mr. Matt Molash
Shupe Ventura Lindelow & Olson, PLLC
500 Main Street, Suite 800
Fort Worth, Texas 76102


Re.: Measured Distance Between 7260 East Mockingbird and 7595 Benedict, Dallas, Texas

Mr. Molash,

I measured the direct distance between the nearest points on the two subject properties today. The distance is 931 feet.

Please let me know if you need any additional information.

Respectfully yours,


Wayne C. Terry, RPLS, LSLS
Manager of Surveying Services





 1:1,200	<h2 style="text-align: center;">NOTIFICATION</h2> <table border="1" style="width: 100%;"> <tr> <td style="text-align: center;">200'</td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="text-align: center;">20</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	200'	AREA OF NOTIFICATION	20	NUMBER OF PROPERTY OWNERS NOTIFIED	Case no: <u>BDA123-120</u> Date: <u>11/4/2013</u>
200'	AREA OF NOTIFICATION					
20	NUMBER OF PROPERTY OWNERS NOTIFIED					

Notification List of Property Owners

BDA123-120

20 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	7260 MOCKINGBIRD LN	DAVIS DAVID M & DIANE D
2	7250 MOCKINGBIRD LN	MACMANUS GRANT &
3	7249 MOCKINGBIRD LN	ALVAREZ REFUGIO JR & GUILLERMINA O
4	7245 MOCKINGBIRD LN	SALERNO LAWRENCE M
5	7239 MOCKINGBIRD LN	LAMPO PETER GERARD
6	7233 MOCKINGBIRD LN	HANES MARTIN E II & GEORGIANNA HANES
7	6936 ROCKVIEW LN	MILLER HELEN M
8	6930 ROCKVIEW LN	SMITH GERALD E & HELEN R
9	6929 GALEMEADOW CIR	BARNETT TIFFANY ANNE
10	6933 GALEMEADOW CIR	GOINGSLINDSEY SHIRLEY A
11	7240 MOCKINGBIRD LN	DILLARD LOIS ANN
12	7230 MOCKINGBIRD LN	ALLEN AUSTIN
13	7231 BROOKCOVE LN	SOOTER BRUCE D & LISA S
14	7241 BROOKCOVE LN	MCCALL SARAH &
15	7251 BROOKCOVE LN	SETNICK BENJAMIN J & MOLLY C
16	7007 HILLGREEN CIR	MCCAIN LARRY B & DIANE H
17	7011 HILLGREEN CIR	SHAHAN WAYNE R & MARGARET
18	7015 HILLGREEN CIR	VETKOETTER JUDY HALE & ROBERT W
19	7021 HILLGREEN CIR	LAMONT LEE S
20	7025 HILLGREEN DR	SLAUGHTER KAREN E