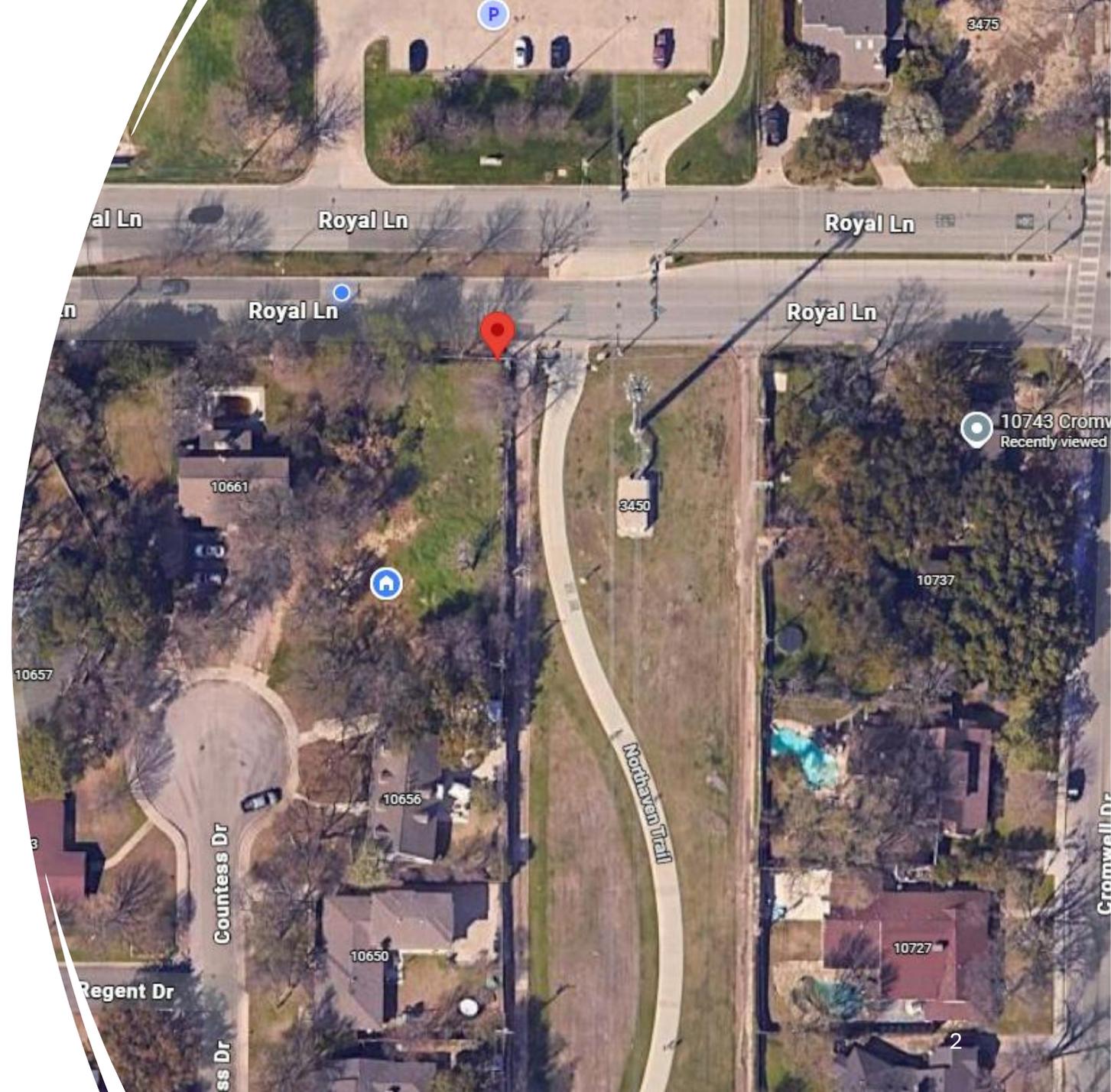


Dallas Building Code Appeal

- Project Address: 10662 Countess Dr. Dallas, TX 75229
- 10662 Countess_BOA-25-108
- Applicant Contact Information: Phillip Pelland 214-769-3819
- Sec 51A-4-602

Summary: Formal request for a special exception to the 20' Visibility Triangle at the intersection of 3448 Royal Ln. and Northaven Trail Alley. Click for [plat detail](#).

- The property in question sits in a cul-de-sac on Countess Dr and backs up to the Northaven Trail and alley on the back of the fence and Royal to the North end of the fence.
- The current location of the fence complies with a 15' visibility triangle, largely accepted in many municipalities.
- The alley has very low traffic and is rarely used by nearby occupants and or city staff. Pedestrians have dedicated trail.



Grounds for Appeal

This right turn only lane, still has enough visibility for incoming and outgoing traffic, and does not present a traffic hazard as seen in the below line of sight.

View from alley: [Video](#)



View from Royal Ln: [Video](#)



Conforms with Neighboring Fences

Property east of 10662 Countess directly across Northaven Trail: 10743 Cromwell



Property west of 10662 Countess, view from Royal: 10720 Marquis

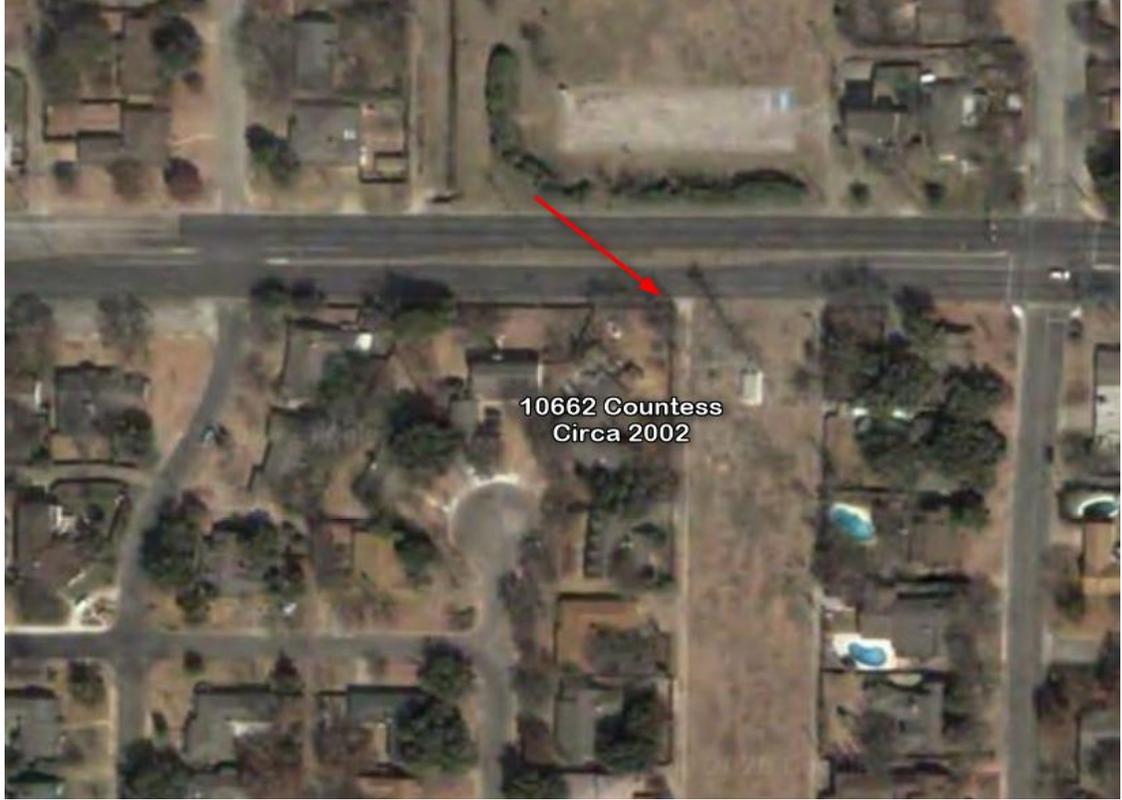


Neighboring Fences

Fence aligns with all neighboring properties. View from Royal: 10661 Countess

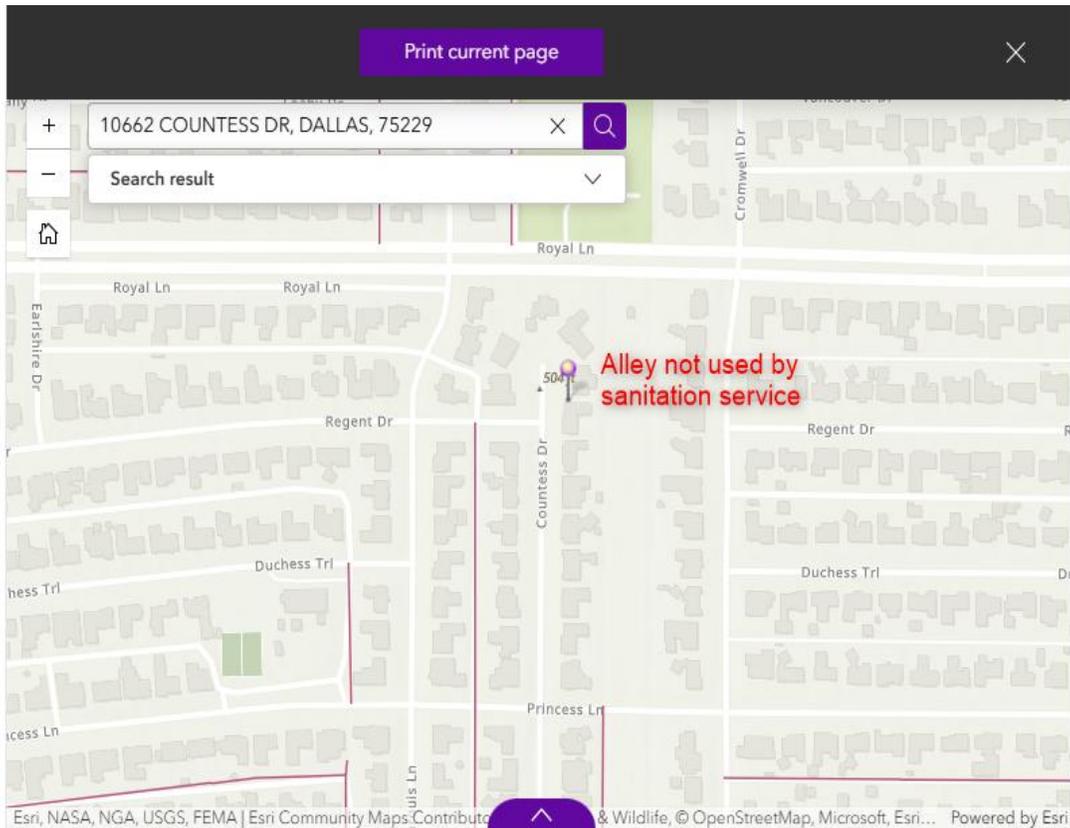


New fence remains in the same location as the old fence: 10662 Countess



Low Traffic Alley

Sanitation service does not use this portion of the alley.



Nearby homes have a front driveway.



Conclusion

- The fence does not materially obstruct sightlines
- Very limited use of alley
- No history of accidents or safety incidents at this location
- Fence location conforms with surrounding properties
- No negative impact on neighboring properties or alley access
- Community Support

Additional Supporting Document Links:

- Video from alley at Northaven Trail: https://drive.google.com/file/d/11kUIPF9_ZHLE3QsLZcyvkyVKM6fd8svZ/view?usp=sharing
- Video from Royal Ln: <https://drive.google.com/file/d/1C3ghdkABK3hZt9YWECjKPVA4O2I4m-WW/view?usp=sharing>
- Plat detail: https://drive.google.com/file/d/1jHWYMGpxwSIAf_4wubYysqdAFafnYyt1/view?usp=sharing
- Fence Detail: <https://drive.google.com/file/d/1C1iZKaiZJZlYoOL8u6X84fU8nzcwfPdy/view?usp=sharing>