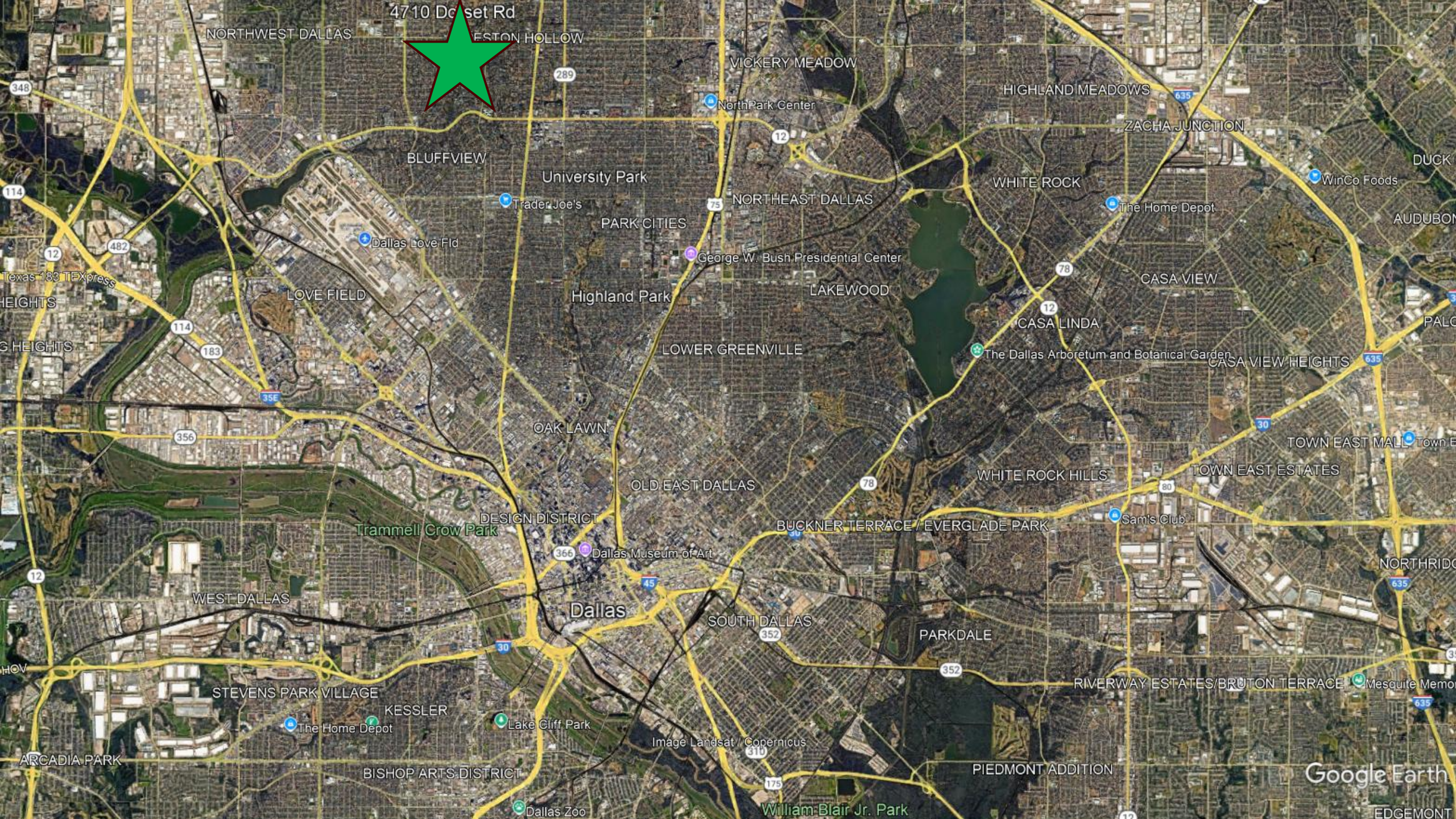




BOA-25-000081

4710 DORSET AVENUE



4710 Dorset Rd

NORTHWEST DALLAS

PRESTON HOLLOW

VICKERY MEADOW

HIGHLAND MEADOWS

ZACHA JUNCTION

BLUFFVIEW

University Park

NORTHEAST DALLAS

WHITE ROCK

DUCK CREEK

AUDUBON PARK

Trader Joe's

PARK CITIES

George W. Bush Presidential Center

The Home Depot

Dallas Love Fld

Highland Park

LAKEWOOD

CASA VIEW

HEIGHTS

LOVE FIELD

LOWER GREENVILLE

CASA LINDA

CASA VIEW HEIGHTS

HEIGHTS

114

183

The Dallas Arboretum and Botanical Garden

OAK LAWN

OLD EAST DALLAS

WHITE ROCK HILLS

TOWN EAST ESTATES

35E

356

DESIGN DISTRICT

BUCKNER TERRACE / EVERGLADE PARK

Sam's Club

Trammell Crow Park

Dallas Museum of Art

NORTHRIDGE

WEST DALLAS

Dallas

SOUTH DALLAS

PARKDALE

HOV

STEVENS PARK VILLAGE

KESSLER

Lake Cliff Park

RIVERWAY ESTATES / BRUTON TERRACE

Mesquite Memorial

ARCADIA PARK

BISHOP ARTS DISTRICT

Image Landsat / Copernicus

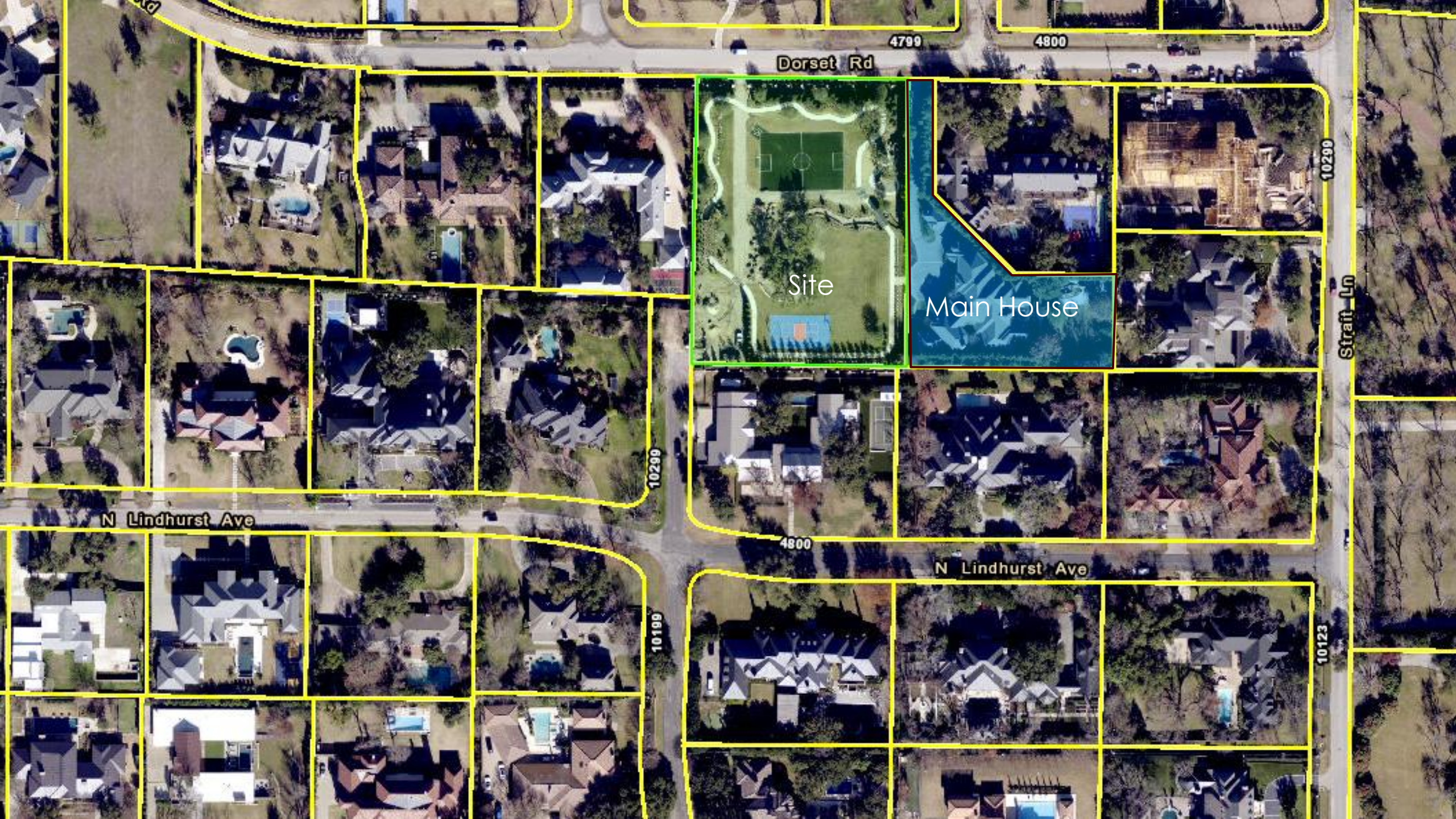
PIEDMONT ADDITION

Google Earth

Dallas Zoo

William Blair Jr. Park

EDGEMONT



Dorset Rd

4799

4800

10290

Straff Ln

Site

Main House

N Lindhurst Ave

10290

4800

N Lindhurst Ave

10199

10123

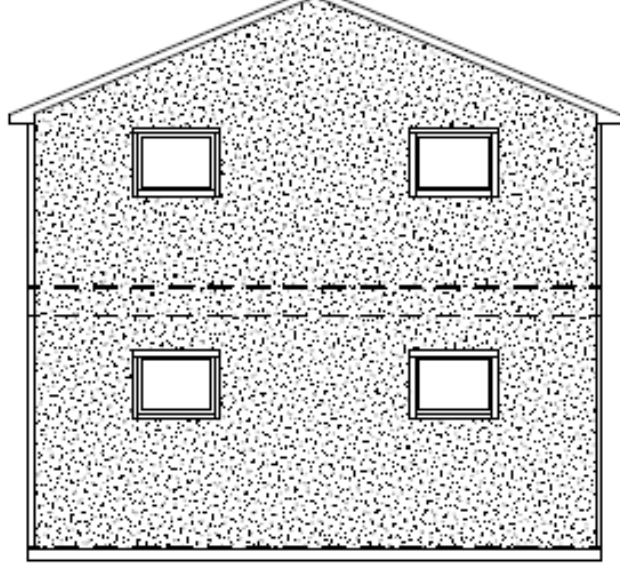
Request

- ▶ A variance to the floor area regulations for an accessory structure.
- ▶ The Kirby's would like to build a garage with an upstairs storage room on the property. The total floor area of the proposed accessory structure is 2,139 square feet.
- ▶ This property is immediately adjacent to the Kirby's home and is used for outdoor recreation and has a 4,267 square foot dwelling unit used as a casita for the pool and recreation facilities onsite.
- ▶ Given that the main house is on a smaller and odd-shaped lot, this property serves as their outdoor recreation area.

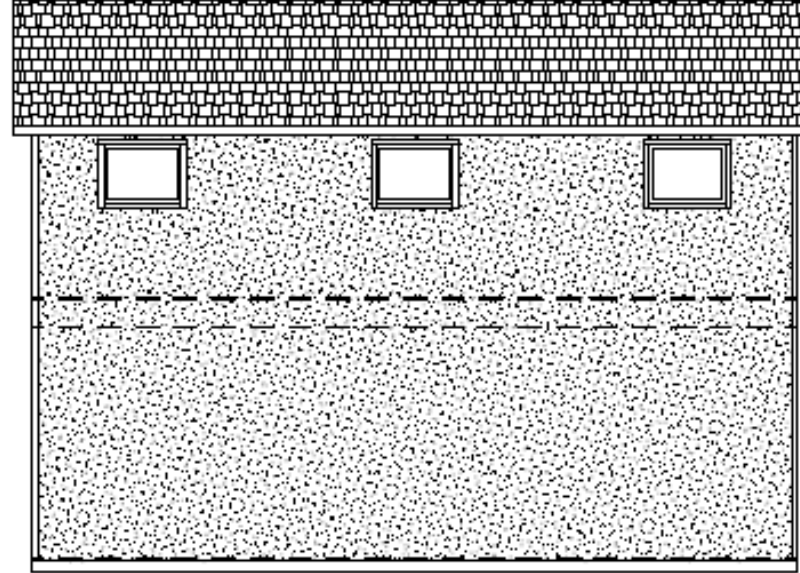


© 2025 Google

Google Earth



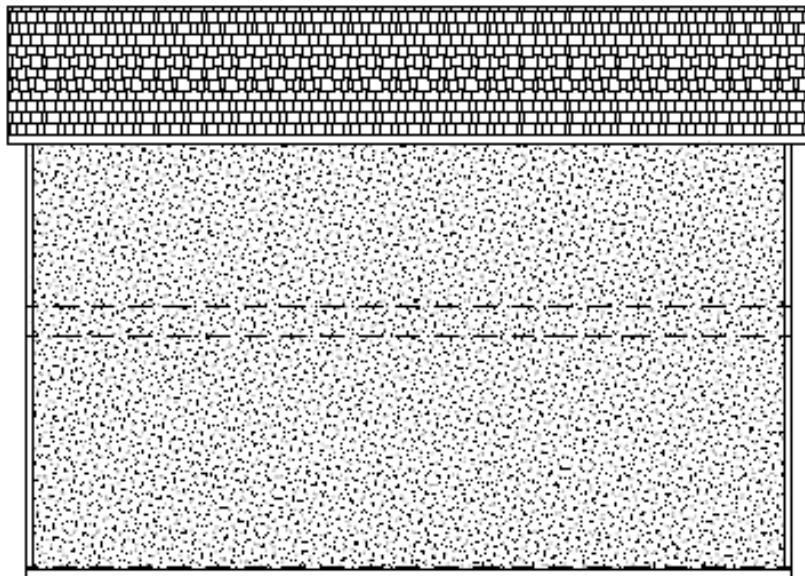
NORTH ELEVATION



EAST ELEVATION

STORAGE AREA SCHEDULE	
1200 SF	1ST FLOOR A/C
148 SF	2ND FLOOR A/C
2348 SF	TOTAL UNDER ROOF
DOOR & WINDOW SCHEDULE	
1	12' x 8' ROLL UP OVERHEAD DOOR
2	36" x 66" WINDOW
3	4030 PICTURE - OBSOLETE WINDOW

Revised Elevations Showing Reduced Building Height



WEST ELEVATION



SOUTH ELEVATION

The BMAS Trust	
Block: E/5532 Lot: 3 4710 Dorset Road Dallas, Texas 75229	
Jim Hill Designs	
3540 E. Broad Street Suite 120 // PO Box 276 Marshall, Texas 76069 (214) 973-0886 Cell JMHILLDESIGNS@GMAIL	
SCALE	
1/8" = 1'-0" UON	
PAGE	DATE
5	4/19/2008





Lot to House Size in the immediate Vicinity

Address	Lot Size (acres)	House Size (Sq. Ft.)	SF per Acre
4710 Dorset	2	4,267	2,134
4802 Dorset	0.92	10,663	11,590
4804 Dorset	1.08	7,900	7,315
10255 Strait	0.997	14,503	14,547
10245 Strait	0.97	15,519	15,999
10235 Strait	1.12	10,933	9,762
4853 Lindhurst	1.12	10,169	9,079
4801 Linhurst	1.12	8,743	7,806
4626 Dorset	1.21	11,150	9,215
4700 Dorset	1.18	13,151	11,145
10311 Lennox	0.82	10,334	12,602
4704 Lennox	0.87	7,976	9,168
2 Dorset Place	0.98	8,165	8,332
10331 Strait	1.993	20,132	10,101
Average	1.17	10,972	9,914

Please Consider

- ▶ The proposed structure will be set back approximately 230 feet away from Dorset Road and 51 feet away from the rear lot line.
- ▶ The proposed structure will not be visible from the street.
- ▶ The yard is heavily landscaped and the proposed structure is placed in a manner to preserve an existing stand of large trees.
- ▶ The two properties work together and the main lot is irregularly shaped so the proposed structure cannot be placed on that property.
- ▶ The existing structure that is limiting the floor area is abnormally small given the lot size.