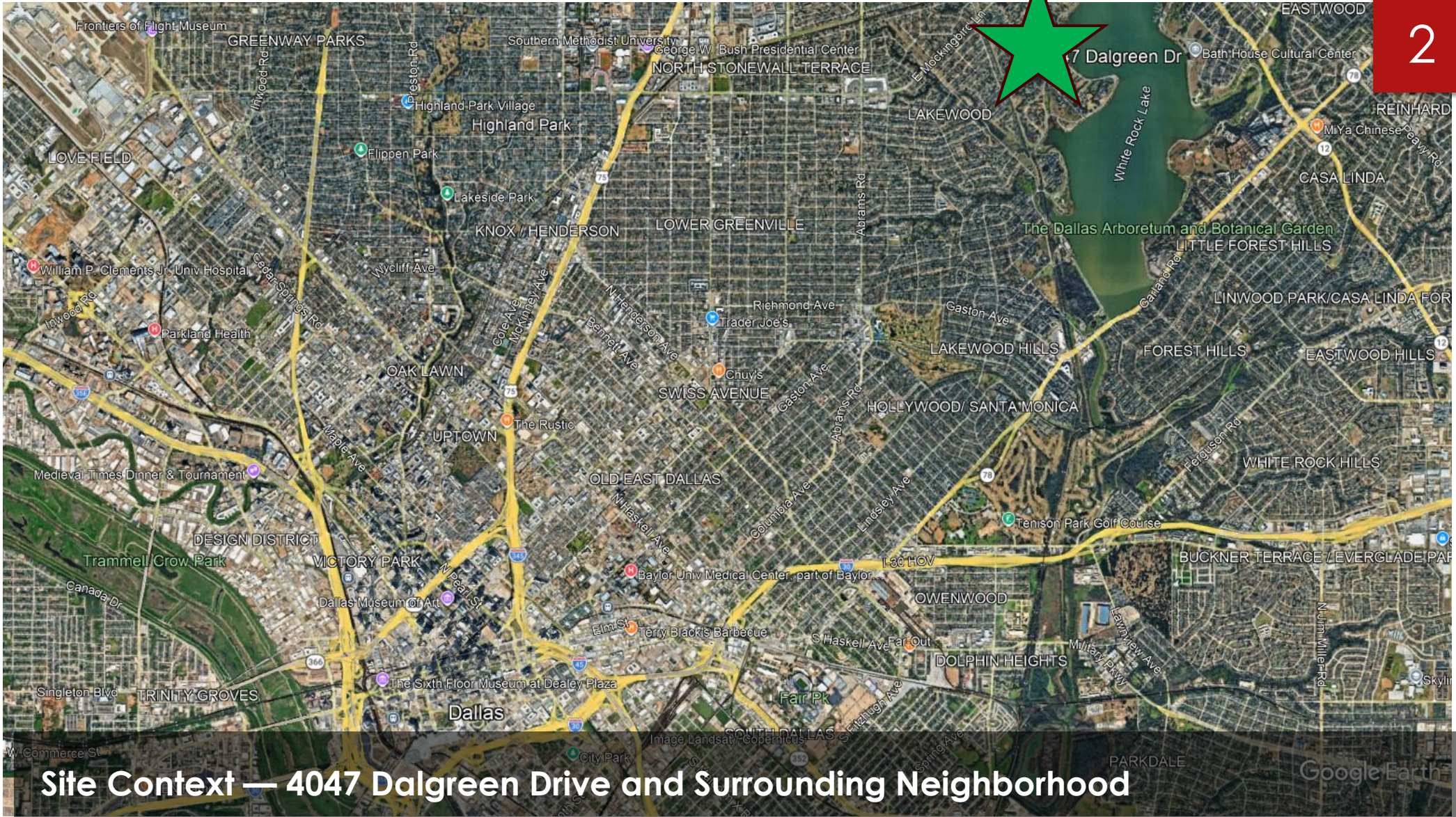




BOA-26-000042

4047 DALGREEN DRIVE



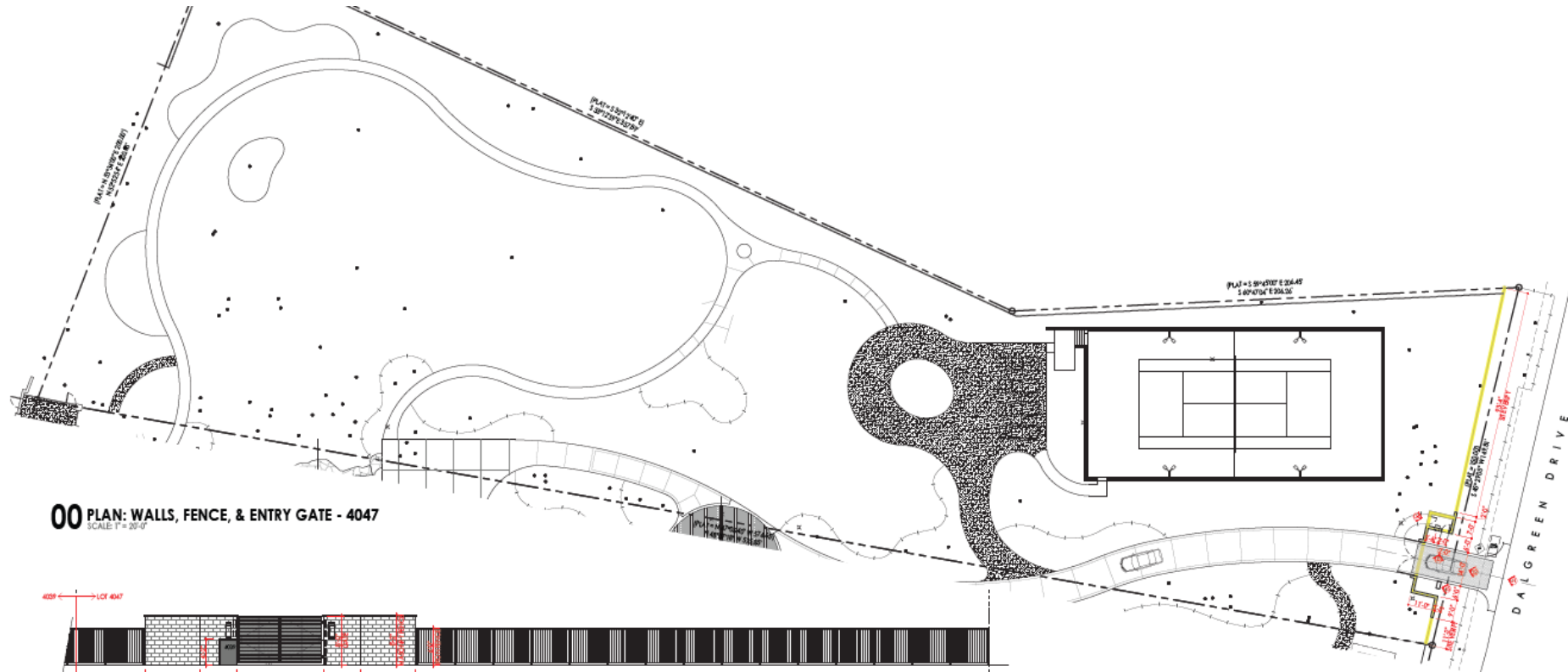
Site Context — 4047 Dalgren Drive and Surrounding Neighborhood



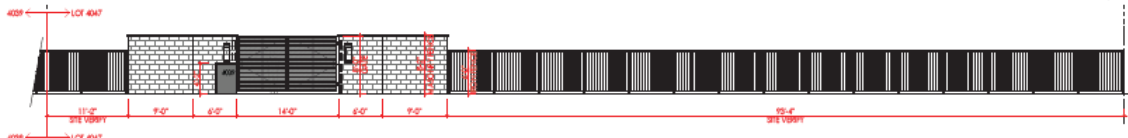
Subject Property — 4047 Dalgren Drive, Existing Conditions

Request

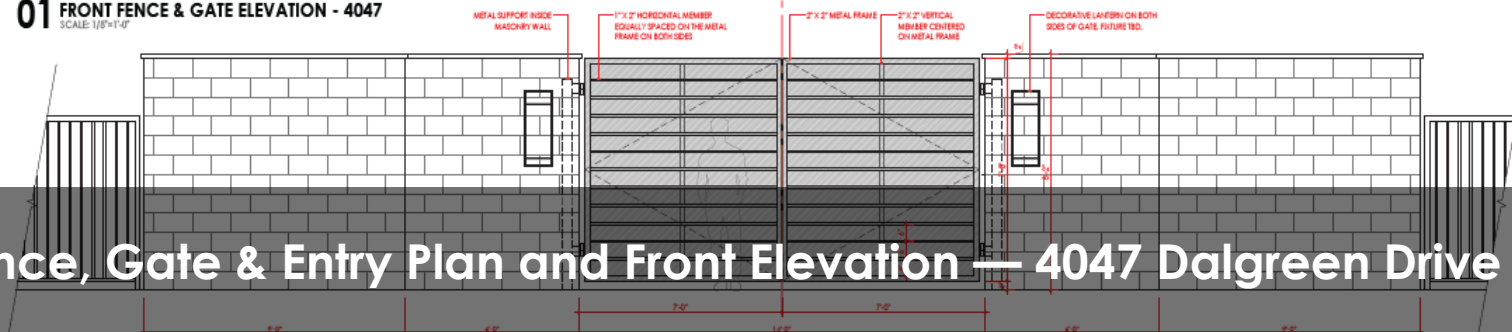
- ▶ **Fence Height:** A Special Exception to allow a portion of the fence in the required front yard to exceed four feet, up to a maximum of 8'-2" tall. 106 feet (71%) of the fence will remain open, decorative iron no taller than six feet tall, preserving visibility and the open character of the streetscape.
- ▶ **Solid Fence Near Property Line:** A Special Exception to allow a portion of the fence to be solid within five feet of the property line. Only 44 feet (29%) of the 150-foot-long fence will be solid, and only 18 feet (12%) of the total fence will be solid within five feet of the property line.
- ▶ *As shown on the following pages, comparable fence height and solid-fencing conditions already exist on neighboring properties along Dalgreen Drive. Granting both exceptions will not be detrimental to the public health, safety, or welfare, and will not negatively affect neighboring properties.*



00 PLAN: WALLS, FENCE, & ENTRY GATE - 4047
SCALE: 1/8"=1'-0"



01 FRONT FENCE & GATE ELEVATION - 4047
SCALE: 1/8"=1'-0"



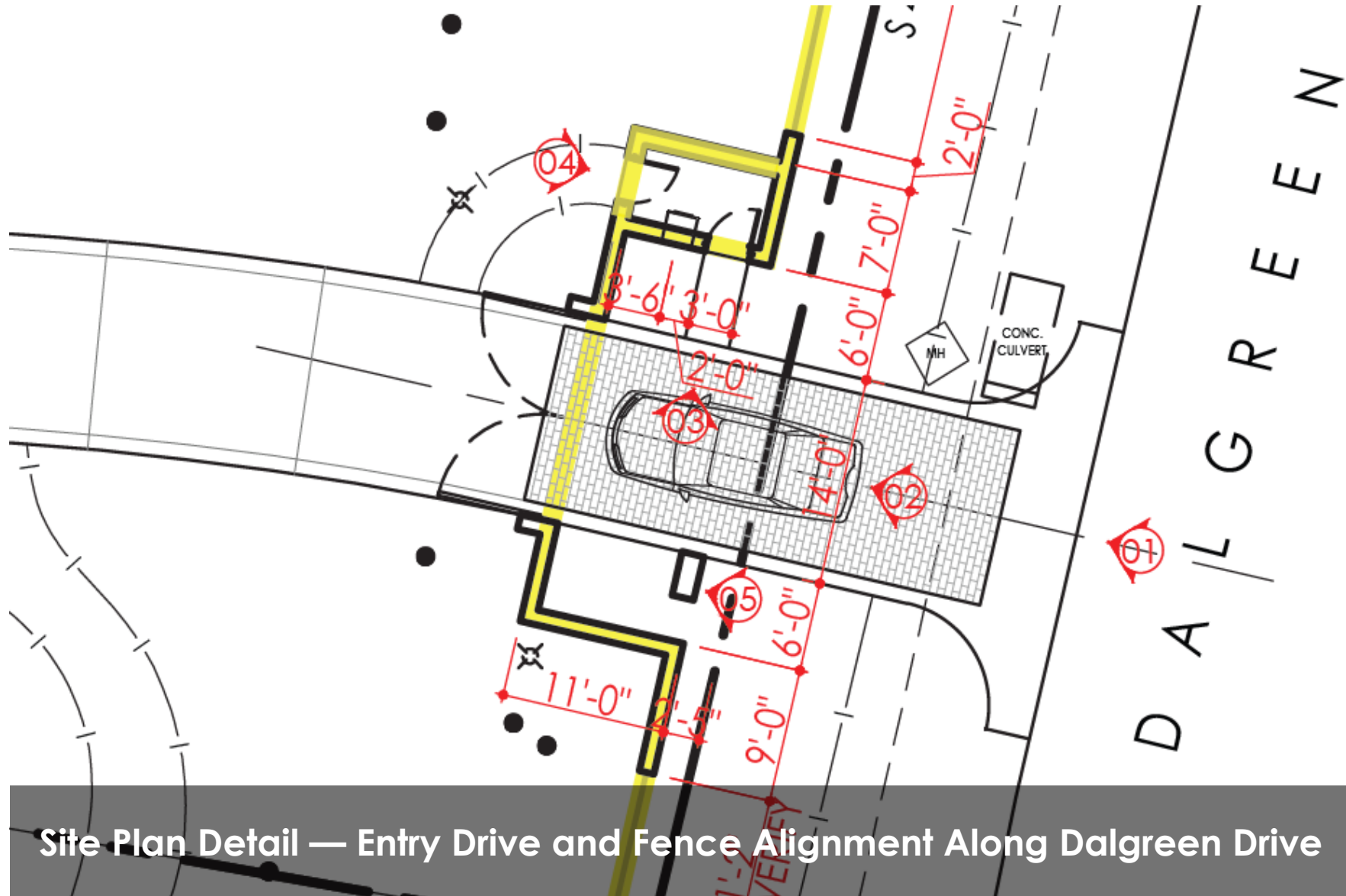
Fence, Gate & Entry Plan and Front Elevation — 4047 Dalgren Drive

PRESLEY RESIDENCE
4047 DALGREEN DRIVE
DALLAS, TEXAS

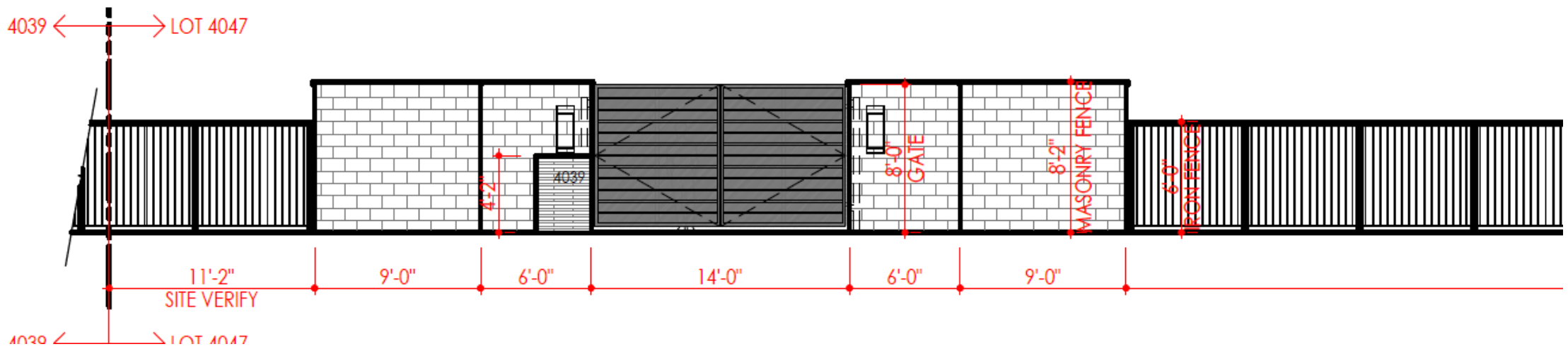
8.50A DESIGN NOTES:
8.50Aa Notations:
Drawings shall be prepared by the architect for the contractor. The contractor shall be responsible for obtaining all necessary permits and for the construction, including all details.
SCALE: SEE DETAILS

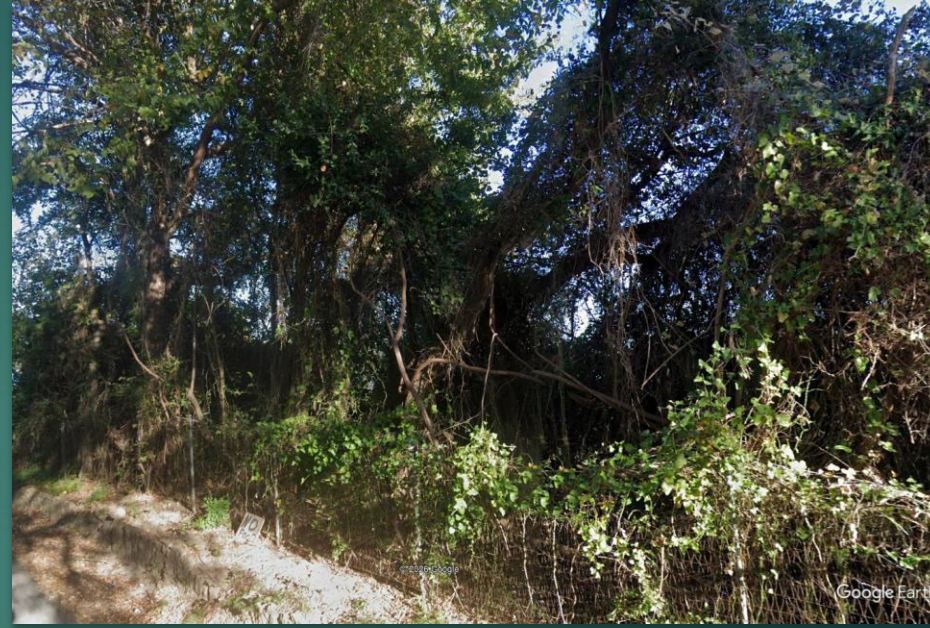
DATED:
2/28/13
REVISIONS:

FRONT FENCE & GATE DETAILS - 4047



Site Plan Detail — Entry Drive and Fence Alignment Along Dalgreen Drive





4415 West Lawther – Sides to Dalgreen Road

Comparable property — supports finding that similar screening/fencing conditions already exist along Dalgreen Drive without adverse impact



4030 Dalgreen – Fronts to Dalgreen

Comparable property — solid perimeter fencing already exists directly along the Dalgreen Drive frontage without adverse impact



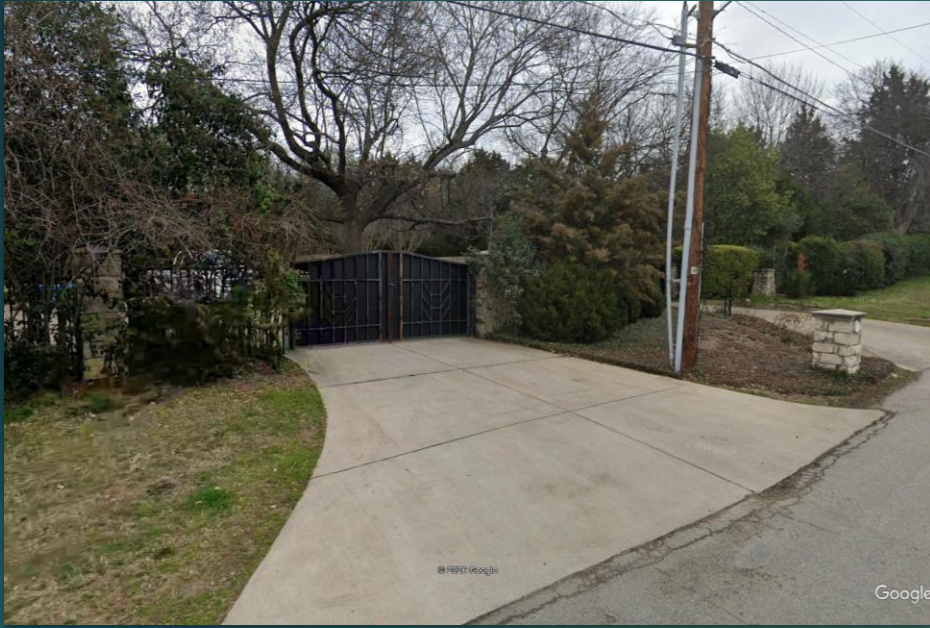
7035 Fisher – Sides to Dalgreen

Comparable property — an existing tall solid masonry fence already stands directly on this Dalgreen Drive side yard without adverse impact



4021 Dalgreen – Sides to Dalgreen

Comparable property — existing tall solid wood fencing already stands directly along the Dalgreen Drive side yard without adverse impact



4039 Dalgren – Fronts to Dalgren

Comparable property — a tall solid entry gate and masonry fence already front directly on Dalgren Drive without adverse impact

7145 West Circle – Backs to Dalgreen

13

Comparable property — existing tall iron fence and gated entry already back up to Dalgreen Drive without adverse impact



4100 Dalgreen – Fronts to Dalgreen

14

Comparable property — a tall iron fence and gated entry already front directly on Dalgreen Drive without adverse impact



4515 West Lawther – Sides to Dalgreen

Comparable property — existing tall solid wood fencing already stands directly along the Dalgreen Drive side yard without adverse impact



Findings

- ▶ **Fence Height Exception:** Eight comparable properties along Dalgreen Drive and West Lawther — fronting, siding, and backing to the same street as the subject property — already have fences taller than four feet in their required front, side, or rear yards. The requested 8'-2" height, most of which is open decorative iron no taller than six feet, is consistent with this established neighborhood character.
- ▶ **Solid Fence Near Property Line Exception:** Several of the same comparable properties also have solid masonry, wood, or gated sections at or near their property lines. Limiting the solid portion of the subject fence to only 18 feet (12%) within five feet of the property line is modest by comparison and consistent with existing conditions on the street.
- ▶ **Conclusion:** *Because comparable fence height and solid-fencing conditions already exist on neighboring properties without complaint or apparent harm, both requested Special Exceptions will not be detrimental to the public health, safety, or welfare, and will not negatively affect the use, enjoyment, or value of neighboring properties.*