

**FILE NUMBER:** BOA-26-000043(CC)

**BUILDING OFFICIAL'S REPORT:** Application of Jan Michael Llanda for **(1)** a special exception to the fence height regulations at **4428 PARK LANE**. This property is more fully described as Block 5553, part of Lot 2 Tract A, and is zoned R-10(A), which limits the height of a fence in the front yard to 4-feet. The applicant proposes to construct and/or maintain a 6-foot-8-inch high fence in a required front-yard, which will require **(1)** a 2-foot-8-inch special exception to the fence height regulations.

**LOCATION:** 4428 Park Lane

**APPLICANT:** Jan Michael Llanda

**REQUEST:**

(1) A special exception to the fence height regulations.

**STANDARD OF REVIEW FOR A SPECIAL EXCEPTION TO FENCE HEIGHT REGULATIONS:**

Section 51A-4.602(a)(11) of the Dallas Development Code states that the board may grant a special exception to the fence regulations when, in the opinion of the board, the special exception will not adversely affect neighboring property.

**STAFF RECOMMENDATION:**

Special Exceptions (1):

No staff recommendation is made on this request.

**BACKGROUND INFORMATION:**

**Zoning:**

Site: R-10(A)  
North: R-10(A)  
East: R-10(A)  
South: R-10(A)  
West: R-10(A)

**Land Use:**

The subject site is developed with a single-family residence with surrounding properties sharing the same type of development.

**BDA History:**

No BDA history has been found on this property within the past five years.

## **GENERAL FACTS/STAFF ANALYSIS:**

- The application of Jan Michael Llanda for the property located at 4428 Park Lane focuses on one request relating to the fence height.
- The applicant proposes to construct and/or maintain a 6-foot-8-inch-high fence in a required front yard, which will require a 2-foot-8-inch special exception to the fence height regulations.
- To the south of the property is construction and is surrounded by an approximately six-foot high fence with mesh material. Surrounding residential structures have wrought iron and masonry column fences; however, there are some properties without fences that appear to have landscaping shrubs approximately over six feet tall.
- On April 24, 2001, Panel A approved a special exception to the fence regulations of 2 feet subject to compliance with the elevations and site plan provided. Case number for the aforementioned application was BDA-001-189. The new application submitted includes a request of 2 feet plus an additional 8 inches.
- The proposed fence includes columns and vertical iron fence panels.
- The applicant has the burden of proof in establishing the special exception to the fence height regulations will not adversely affect neighboring properties.
- Granting the special exceptions to the fence height regulations, with the condition that the applicant complies with the submitted site plan and elevations, would require the proposal to be constructed as shown on the submitted documents.
- 200' Radius Video: [BOA-26-000043 at 4428 Park Lane](#)

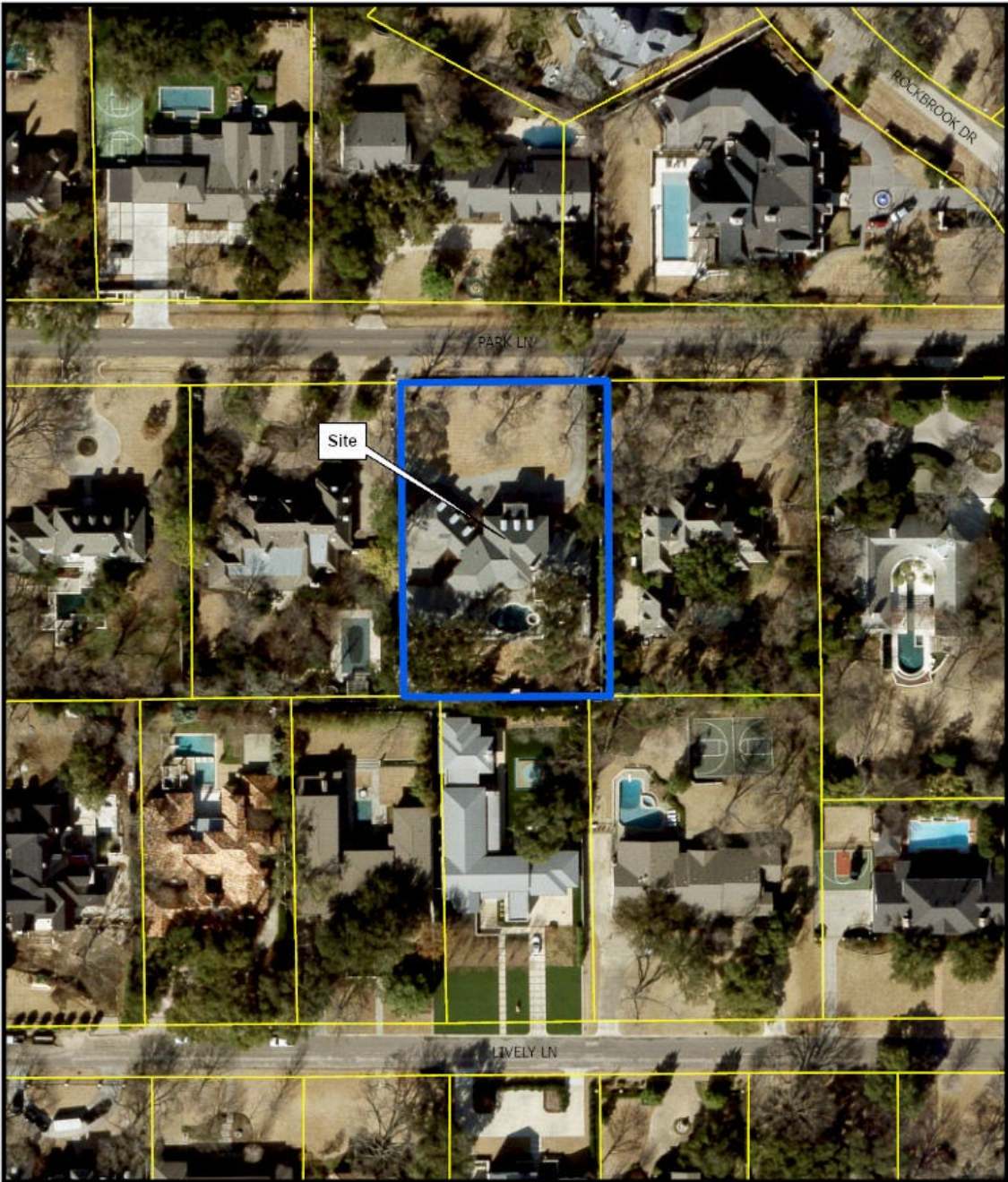
## **Timeline:**

- May 26, 2026: The applicant submitted an "Application/Appeal to the Board of Adjustment" and related documents which have been included as part of this case report.
- June 9, 2026: The Board of Adjustment Secretary assigned this case to Board of Adjustment Panel **B**.
- June 22, 2026: The Planning and Development Senior Planner emailed the applicant the following information:
- an attachment that provided the public hearing date and panel that will consider the application; the **June 26, 2026**, deadline to submit additional evidence for staff to factor into their analysis; and **July 2, 2026**, 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.

June 30, 2026:

The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the **July** public hearings. Review team members in attendance included: The Board of Adjustment Chief Planner/Board Administrator, the Board of Adjustment Senior Planner, Project Coordinator, Board Secretary, Conservation District Chief Planner, Chief Arborists, Zoning Senior Planner, and Transportation Engineer.

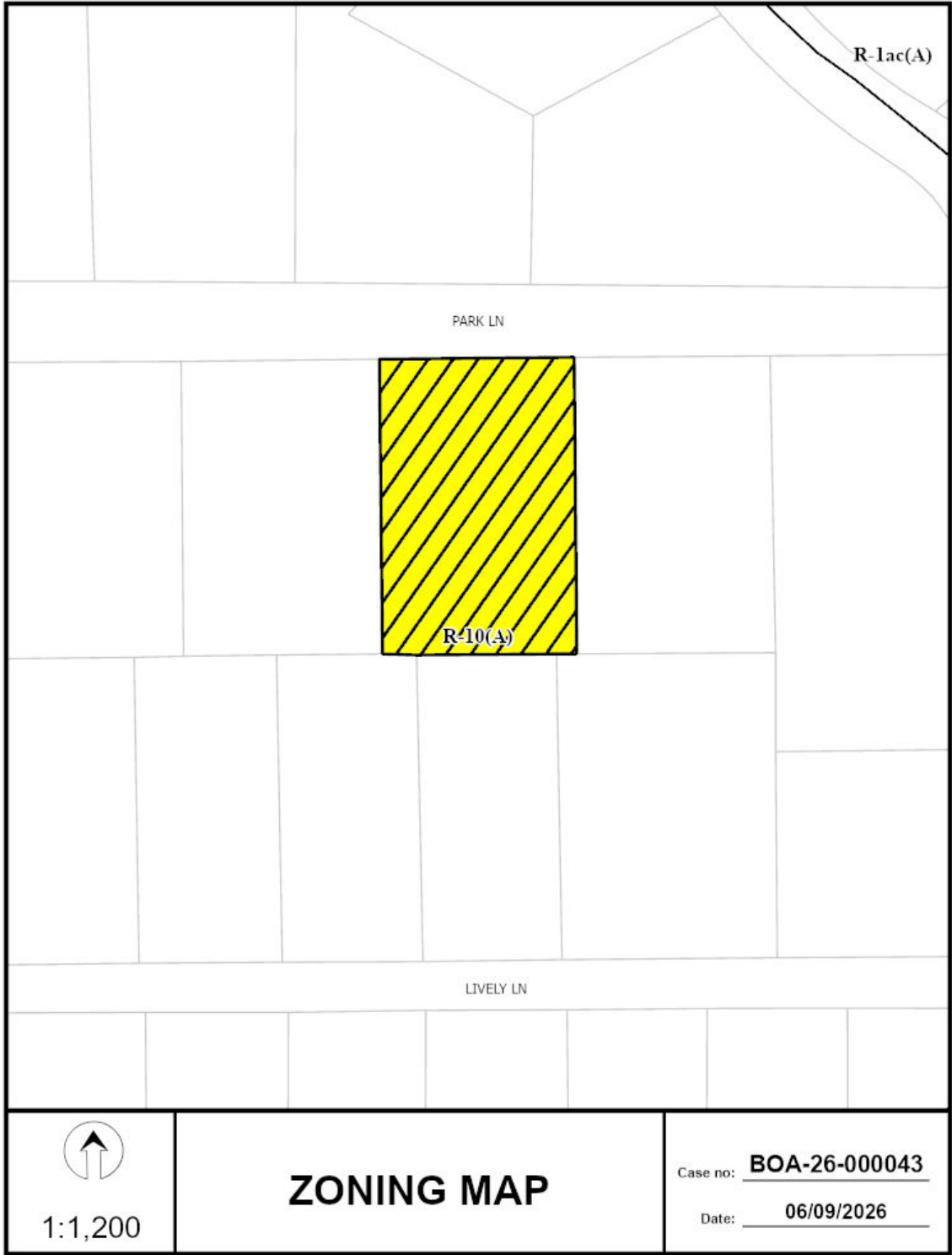


1:1,200

# AERIAL MAP

Case no: BOA-26-000043

Date: 06/09/2026



R-1ac(A)

PARK LN

R-10(A)

LIVELY LN





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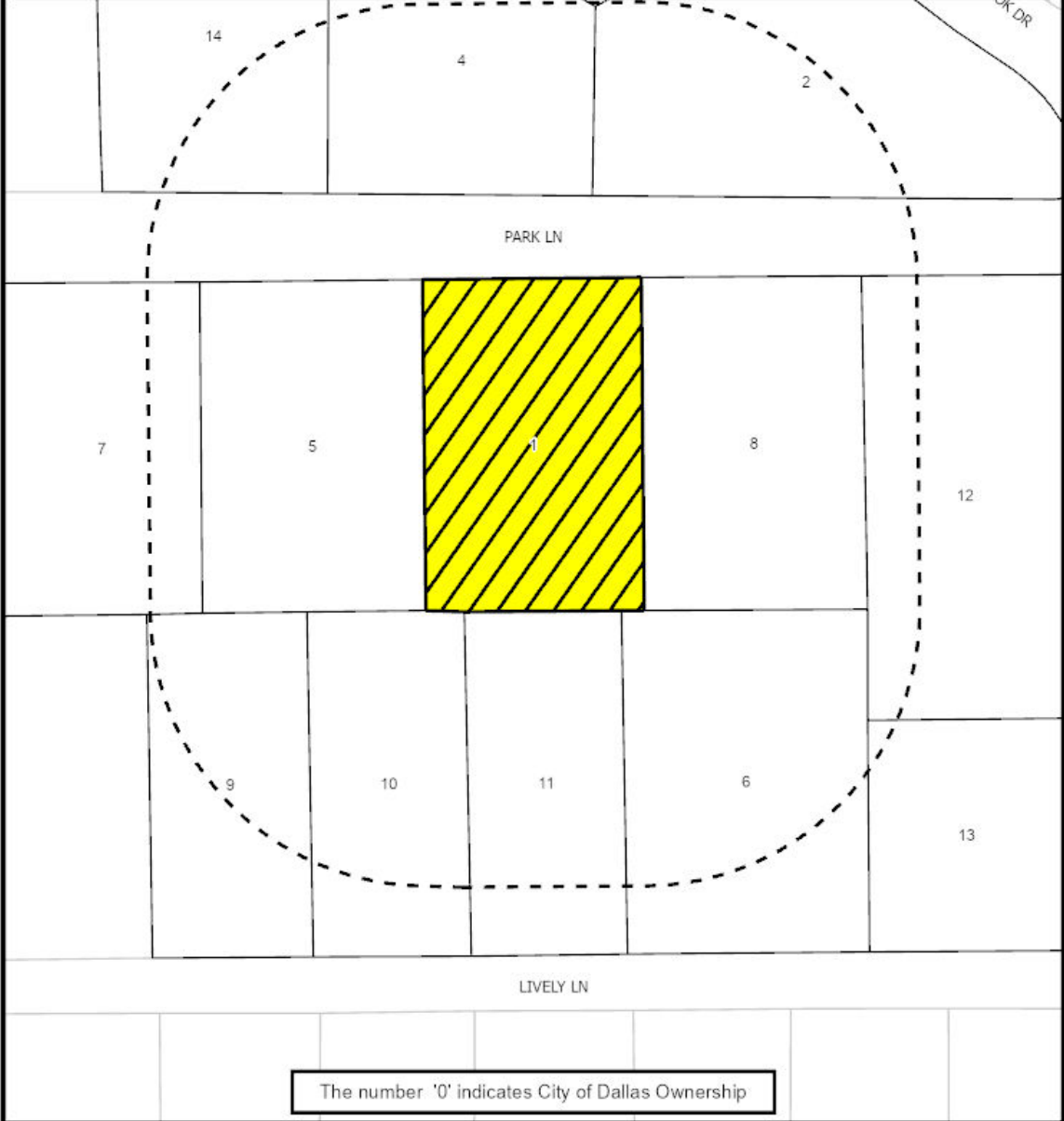
# ZONING MAP

Case no: BOA-26-000043

Date: 06/09/2026

The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.

El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no será re-zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.



The number '0' indicates City of Dallas Ownership

  
1:1,200

**NOTIFICATION**

 AREA OF NOTIFICATION

 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **BOA-26-000043**

Date: **6/9/2026**

06/09/2026

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

***BOA-26-000043***

### ***14 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	4428 PARK LN	WOODALL MARTIN
2	9727 ROCKBROOK DR	MOON DANIEL & TIFFANY S
3	9739 ROCKBROOK DR	DAVIS TRUDIE A
4	4531 PARK LN	PARKER LEE
5	4420 PARK LN	CONDRA Y FAMILY TRUST
6	4507 LIVELY LN	CRIM RANDALL WAYNE &
7	4406 PARK LN	GOSS KYLE D & MARGOT
8	4506 PARK LN	LOSINGER ALAN W &
9	4415 LIVELY LN	GERARD CAMERON & JAMIE
10	4423 LIVELY LN	MCGARR CAPPY R & JANIE
11	4431 LIVELY LN	KALKOMEY REVOCABLE TRUST THE
12	4524 PARK LN	SHELTON ROGERS BYPASS TRUST &
13	4523 LIVELY LN	DYKES RW & MC REVOCABLE TRUST
14	4523 PARK LN	HUDES LIVING TRUST

## 200' Radius Route Map

### Route Directions:

**Start on Crestline Ave.**

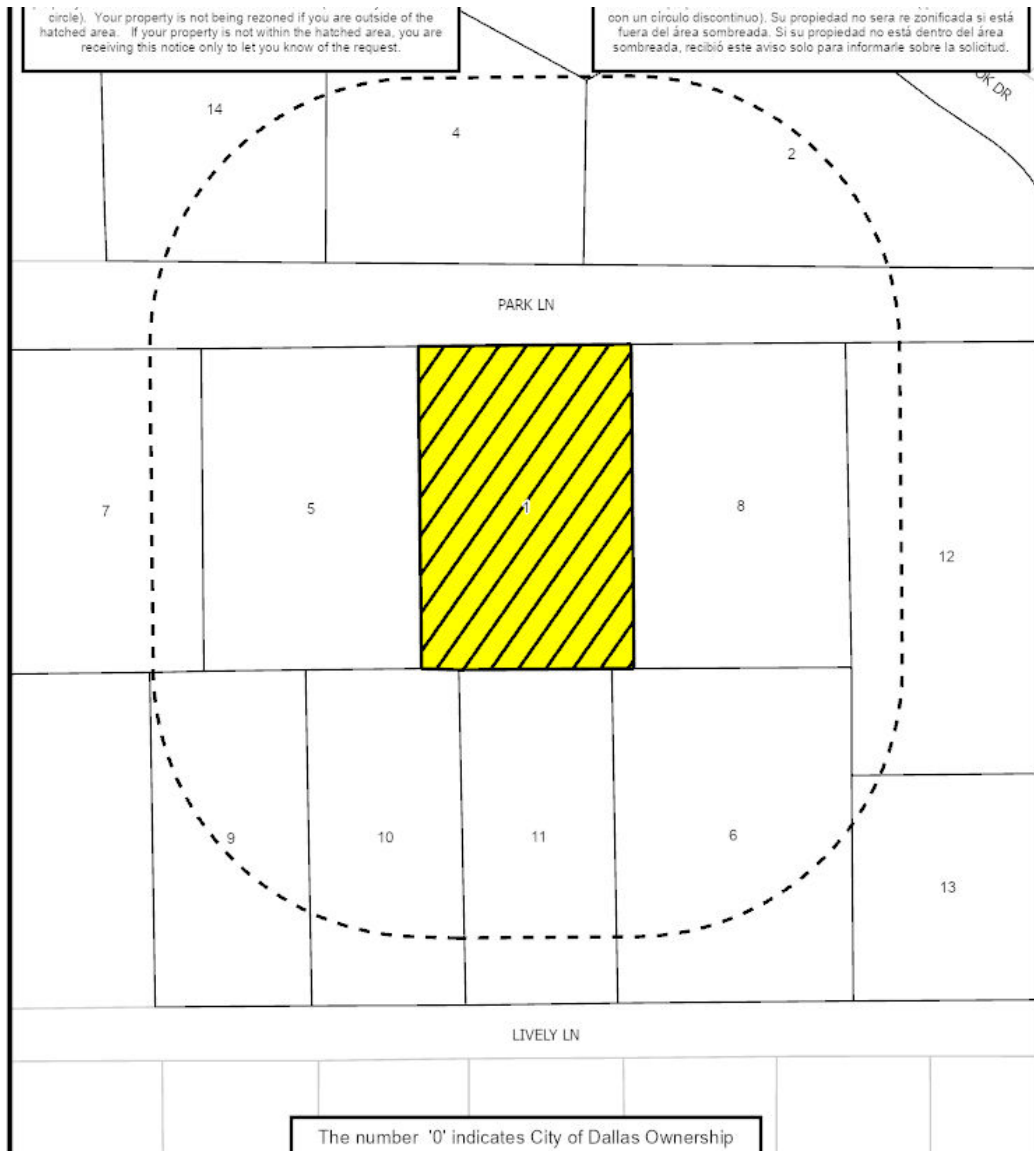
**Left on Park Ln.**

**Right on Rockbrook Dr.**

**Right on Lively Ln.**

**Right on Manchester Dr.**

**\*Subject Site at 0:54.**





## NOTICE OF PUBLIC HEARING

### BOARD OF ADJUSTMENT OF THE CITY OF DALLAS (PANEL B)

NOTICE IS HEREBY GIVEN that the BOARD OF ADJUSTMENT OF THE CITY OF DALLAS (PANEL B) will hold a hearing as follows:

DATE: WEDNESDAY, JULY 15, 2026

BRIEFING: 10:30 a.m. via Videoconference and in 6ES COUNCIL BRIEFING, Dallas City Hall, 1500 Marilla Street

HEARING: 1:00 p.m. via Videoconference and in 6ES COUNCIL BRIEFING, Dallas City Hall, 1500 Marilla Street

The purpose of the hearing is to consider the following appeal(s) now pending before the Board of Adjustment.

BOA-26-000043(KMH) Application of Jan Michael Llanda for (1) a special exception to the fence height regulations at 4428 PARK LANE. This property is more fully described as Block 5553, part of Lot 2 Tract A, and is zoned R-10(A), which limits the height of a fence in the front yard to 4-feet. The applicant proposes to construct and/or maintain a 6-foot-8-inch high fence in a required front-yard, which will require (1) a 2-foot-8-inch special exception to the fence height regulations.

You have received this notice because you own property within 200 feet of the above property. You may be interested in attending the Board of Adjustment hearing to express your support for or opposition to the application. You may also contact the Board of Adjustment by email to [BDAreply@dallas.gov](mailto:BDAreply@dallas.gov). Letters will be accepted until 9:00 am the day of the hearing, if you are unable to attend the hearing. If you choose to respond, it is important that you let the Board know your reasons for being in favor of or in opposition to the application. The Board members are very interested in your opinion.

**Note:** Any materials (such as plans, elevations, etc.) included within this notice may be subject to change.

The Board of Adjustment hearing will be held by videoconference and in 6ES at City Hall. Individuals who wish to speak in accordance with the Board of Adjustment Rules of Procedure by joining the meeting virtually, must register online at <https://bit.ly/BDA-B-Register> by the close of business Tuesday, June 16, 2026. All virtual speakers will be required to show their video in order to address the board. In Person speakers can register at the hearing. Public Affairs and Outreach will also stream the public hearing on Spectrum Cable Channel 96 or 99; and [bit.ly/cityofdallaslv](http://bit.ly/cityofdallaslv) or [YouTube.com/CityofDallasCityHall](https://www.youtube.com/CityofDallasCityHall)

**Speakers at the meeting are allowed a maximum of three minutes to address the Board.**

Additional information regarding the application may be obtained by calling Dr. Kameka Miller-Hoskins, Chief Planner at (214) 948-4478, or Mary Williams, Board Secretary at (214) 670-4127. Si desea información en español, favor de llamar al teléfono a Mary Williams al (214) 670-4127.

Board of Adjustment  
Planning & Development Department  
1500 Marilla Street 5CN Dallas TX 75201

**PLEASE SEND REPLIES TO:**

[BDAreply@dallas.gov](mailto:BDAreply@dallas.gov)

Letters will be received until 9:00 am  
the day of the hearing.

**PLEASE REGISTER AT:**

<https://bit.ly/BDA-B-Register>