



CITY OF DALLAS

October 4, 2024

Mr. Kyle Wojtowicz
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Denison, TX 75021
ssoutdoorstx@gmail.com

Via Email

RE: Project / Permit # 2212051155 / 2212091003

This letter serves as an updated notification that project 2212051155 and master permit 2212091003, for the construction of a new patio cover roof extension at 7807 Morton St., Dallas, Texas 75209. Initially, the project was issued in error by the Planning and Development Department (PDV). Following a detailed review, it has been determined that the roof height, which triggers the roof type provision, is eligible for a variance.

Therefore, you are being granted an additional 15 days to submit corrective applications or pursue a variance regarding the following violations:

- Structure exceeds the maximum allowed lot coverage of 40 percent for the district per Dallas Development code [§ 51P-67.107\(c\)\(2\)](#).
- Non-compliant roof type per the design standards for Planned Development No. 67 per Dallas Development Code [§ 51P-67.107\(c\)\(3\)](#).

Next Steps:

Please reach out to Planning and Development to discuss any of the following options:

- **Option 1 – Submit an Addendum:** Revise and submit plans that comply with all [Planned Development No. 67](#) standards and conditions.
- **Option 2 – Submit Appeal/s Application to the Board of Adjustment:** The Board of Adjustment has the power and duty to hear and grant variances from front yard, side yard, rear yard, lot width, lot depth, lot coverage, floor area for structures accessory to single family uses, height, minimum sidewalks, off-street parking or off-street loading, or landscape violations as listed and provided for in [51A-3.102\(d\)\(10\)](#).
 - **Height Variance for Roof Design:** The Board of Adjustment can grant variances for roof design violations related to height. If the roof design exceeds the allowed height under PD-67, you may apply for a variance.



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- **Design Standard Limitation:** The Board of Adjustment does not have the authority to grant variances for design standards, such as roof type. Roof-type violations cannot be appealed by variance through the Board. These can only be addressed by appealing the revocation of the permit through an Administrative Official appeal as provided in Section [51A-4.703\(a\)\(2\)](#).

You now have an additional 15 days to take action. These options are provided as pathways to compliance and are not intended to serve as legal advice. For assistance or further information, please contact, Jason Pool, Assistant Director (I) / Zoning Administrator.

Failure to act within this extended period will result in permit/project revocation, after which the case will be referred to the City's Department of Code Compliance for enforcement.

Permit/Project revocation is final unless appealed to the Board of Adjustment in accordance with Section [51A-4.703\(a\)\(2\)](#) of the Dallas City Code within 20 days after written notice of the above action.

Thank you for your prompt attention to this matter.

A handwritten signature in blue ink, appearing to read 'Jason Pool'.

Jason Pool
Assistant Director (I) / Zoning Administrator
214-948-4392
Jason.Pool@Dallas.gov

c: Emily Lui, Director
M. Samuell Eskander, Deputy Director/Building Official (I)
Vernon Young, Deputy Director
Michael Herron, Zoning Inspections Supervisor
Jill Haning, Assistant City Attorney

Christopher Christian, Director
Jeremy Reed, Assistant Director
Alfred Beecham, Manager
Stormy Gonzalez, Manager
Charlotta Riley, Assistant City Attorney