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February 23, 2024

Dallas Planning and Urban Development
1500 Marilla Street
Dallas, Texas 75201
Attn: Andrea Gilles & Andreea Udrea

Re: Appeal of the Approval of Minor Amendment Application No. M234-003 (DM)

My name is Joseph Sarno. My wife Allie and I currently live at 6114 Town Hill Lane, which is in the notification area for the above referenced application. I have owned this home since 2001. Allie moved in after we were married in 2016. We are appealing the approval by the City Plan Commission of the minor amendment application referenced above.

I am writing to you because my wife and I are vehemently opposed to the addition of an accessory use game court on the property located at 6121 East Lovers Lane which is currently owned and operated by Zion Lutheran Church and School. The addition of such a facility in its proposed location will seriously infringe on our right to the quiet enjoyment of our home and negatively affect our health and welfare.

At its closest point, the proposed game court is only 30 feet from our backyard. The proposed game court is too close to our adjacent property. A neutral study (see Exhibit A, pg. 30) indicates that the use of such a game court for basketball will create nuisance level noise in excess of current regulations for us on our property and in our home. The concentrated use by a larger group contemplated by the school will be even louder. Such noise *cannot be avoided unless the game court is never used as intended*.

A survey of private schools and DISD middle schools (see Exhibit B) shows that it is not a forgone conclusion that a Dallas area school has a basketball or "sports" court in the first place. A deeper look shows that most school basketball/game courts are placed closer to the center of the school property and not close to residential neighbors.

The link below is an internet folder I created so that you, and any other parties, can easily access the information I've collected and organized. It contains correspondence and evidence previously shared with the city staff and the City Plan Commission:

https://drive.google.com/drive/folders/1pXNDpkmezgecW5C1AUCFpTu_ISEWjx0T?usp=drive_link

Yours very truly,



Joseph W. Sarno

CC: Dallas City Council

