

Barkume, Diana

From: Bart Plaskoff <bart@st-tx.com>
Sent: Friday, April 24, 2026 10:11 AM
To: Barkume, Diana
Cc: Thompson, Bryant
Subject: 7807 Morton St - BOA 26-000024
Attachments: City of Dallas Approved Site Plan.pdf; Plaskoff permit approved.pdf; plaskoff plans 2.pdf; Patio 1.jpg; Patio 2.jpg; Patio 3.jpg

External Email!

Ms. Barkume,

Subject Line: BOA-26-000024 at 7807 Morton Street

I am writing to you to provide additional information regarding my case (BOA-26-000024). I believe the city made an error in its determination that the patio added at my home, 7807 Morton St., Dallas, TX 75209, is a living area and therefore causes my home to exceed the 40% lot coverage restriction put in place through PD67.

First, I have attached the copy of the building plans that were approved on May 12, 2022. At this time, the rezoning changes **had not** taken place; the previous PD67 zoning rules permitted my home to be built at a maximum 45% lot coverage. The PD67 changes took place October 12, 2022. That is when the maximum lot coverage was reduced to 40% for new home construction within PD67.

Second, it is the patio area that appears to be the issue with exceeding the lot coverage maximum permitted under PD67. This construction permit for the patio was issued on December 19, 2022, and construction on the patio began after the main house foundation was laid and framing done. The patio is not an enclosed space nor is it covered within the home's HVAC system. I am attaching pictures for your review.

My research into outdoor patios that function as outdoor living areas found that they must be part of the main house, be heated and cooled using the home's HVAC system, and be enclosed in order to be counted in the lot coverage for the home. My patio does not meet any of those criteria. Plus, it is important to note that construction of the patio was separate from the construction of the main house. In short, the patio is not part of the home's foundation footprint.

With the evidence I have provided, I am asking that you agree with my assessment and dismiss the lot coverage violation as an error just like the roof type violation that was dropped from the original notice. If the case still has to proceed then I ask that you please recommend staff approval.

I have attached the city of Dallas permit approvals with dates as well as some pictures of the permitted patio showing it is a separate outdoor space built and added after the house was completed and is not part of the original house build or foundation.

I look forward to hearing back from your department on this matter.

Sincerely,

Bart Plaskoff
Summit Transportation, Inc. | Summit Trucking, Inc.
P.O. Box 540547 | Dallas, Texas 75354