

# Record Summary for Board of Adjustments

## Record

Record #	Status	Opened Date
BOA-25-000096	In Review	12/11/2025

## Application Name

## Detailed Description

BOA-25-000096 (BT) Application of Cullen Finnegan for (1) a special exception to the 20-foot visibility obstruction triangle regulations at the driveway approach, for (2) a special exception to the 20-foot visibility obstruction triangle regulations at the driveway approach, and for (3) a special exception to the 45-foot visibility obstruction triangle regulations at street intersections, and for (4) a special exception to the 20-foot visibility obstruction triangle regulation at the driveway approach at 606 N GOOD LATIMER EXPRESSWAY. This property is more fully described as Block 271, Tract 8, and is zoned PD-298 (Subarea 5B), which requires a 20-foot visibility triangle at the driveway approach and requires a 45-foot visibility triangle at the street intersection of a corner lot. The applicant proposes to construct and/or maintain a nonresidential fence structure in a required visibility obstruction triangle at the driveway approach along N Good Latimer Expressway, which will require (1) a special exception to the 20-foot visibility obstruction regulation at the driveway approach along N Good Latimer Expressway, and to construct and/or maintain a nonresidential fence structure in a required visibility obstruction triangle at the most easterly driveway approach along Swiss Avenue, which will require (2) a special exception to the 20-foot visibility obstruction regulation at the most easterly driveway approach along Swiss Avenue, and to construct and/or maintain a non-residential fence structure in a required visibility triangle at the street intersection of N Good Latimer Expressway and Swiss Avenue, which will require (3) a special exception to the 45-foot visibility triangle regulations at street intersections, and to construct and/or maintain a nonresidential fence structure in a required visibility obstruction triangle at the most westerly driveway approach along Swiss Avenue, which will require (4) a special exception to the 20-foot visibility obstruction regulation at the most westerly driveway approach along Swiss Avenue.

## Assigned To Department

Board of Adjustment

## Assigned to Staff

Diana Barkume

## Record Type

Board of Adjustments

## Custom Fields

### INTERNAL USE ONLY

Source of Request	Consultation - Residential
Fee Waiver Granted	-
Number of Parking Spaces	-
Lot Acreage	0.642

### PDOX INFORMATION

PDox Number -

### PROPERTY INFORMATION

Existing Zoning	PD
Lot Number	TR 8
Lot Size (Acres)	0.642
Block Number	271
Lot Size (Sq. Ft)	27591
How many streets abut the property?	2
Land Use	Existing Commercial Building (Vacant). No new use or redevelopment proposed
Is the property platted?	No

Status of Project	Proposed
Status of Property	Non-Owner Occupied
Previous Board of Adjustment case filed on this property	No
Accommodation for someone with disabilities	No
File Date	-
Seleccione si necesitara un interprete	-
Case Number	-
Are you applying for a fee waiver?	No
Have the standards for variance and or special exception been discussed?	Yes
Has the Notification Sign Acknowledgement Form been discussed?	Yes
Referred by	Jessica Hernandez

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### Custom Lists

#### Board of Adjustment Meeting

1

Room	6ES
Panel	A
Presiding Officer	David A. Neumann
BOA Administrator	Kameka Miller-Hoskins
BOA Secretary	Mary Williams
BOA Code Specialist	Diana Barkume
Case Assigned to	Bryant Thompson
Notes	(1) a special exception to the 20-foot visibility obstruction regulation at the driveway approach along N Good Latimer Expressway

2

Room	6ES
Panel	A
Presiding Officer	David A. Neumann
BOA Administrator	Kameka Miller-Hoskins
BOA Secretary	Mary Williams
BOA Code Specialist	Diana Barkume
Case Assigned to	Bryant Thompson
Notes	(2) a special exception to the 20-foot visibility obstruction regulation at the most easterly driveway approach along Swiss Avenue

3

Room	6ES
Panel	A
Presiding Officer	David A. Neumann
BOA Administrator	Kameka Miller-Hoskins
BOA Secretary	Mary Williams
BOA Code Specialist	Diana Barkume
Case Assigned to	Bryant Thompson

Notes (3) a special exception to the 45-foot visibility triangle regulations at street intersections

4

Room 6ES  
Panel A  
Presiding Officer David A. Neumann  
BOA Administrator Kameka Miller-Hoskins  
BOA Secretary Mary Williams  
BOA Code Specialist Diana Barkume  
Case Assigned to Bryant Thompson  
Notes (4) a special exception to the 20-foot visibility obstruction regulation at the most westerly driveway approach along Swiss Avenue.

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**Board of Adjustment Request**

1

Type of Request Special Exception  
Request Description Visual obstruction (20-foot visibility triangle)  
Application Type Multifamily or nonresidential special exception  
Other PD298 Sub 5B  
Affirm that an appeal has been made for The visibility obstruction regulations under 51A-4.602(d)  
Application is made to BOA to grant the described appeal Because the open wrought-iron fence will not constitute a traffic hazard, as required for a Special Exemption under 51A-4.602(d).

2

Type of Request Special Exception  
Request Description Visual obstruction (20-foot visibility triangle)  
Application Type Multifamily or nonresidential special exception  
Other PD298 Sub 5B

3

Type of Request Special Exception  
Request Description Visual obstruction (45-foot visibility triangle)  
Application Type Multifamily or nonresidential special exception  
Other PD298 Sub 5B

4

Type of Request Special Exception  
Request Description Visual obstruction (20-foot visibility triangle)  
Application Type Multifamily or nonresidential special exception  
Other PD298 Sub 5B

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**Case Information**

1

Full Request	The applicant proposes to construct and/or maintain a nonresidential fence structure in a required visibility obstruction triangle at the driveway approach along N Good Latimer Expressway, which will require (1) a special exception to the 20-foot visibility obstruction regulation at the driveway approach along N Good Latimer Expressway
Brief Request	(1) a special exception to the 20-foot visibility obstruction regulation along N Good Latimer Expressway
Zoning Requirements	which requires a 20-foot visibility triangle at the driveway approach and
Relevant History	PD298 Sub 5B
BOA History	No

2

Full Request	and to construct and/or maintain a nonresidential fence structure in a required visibility obstruction triangle at the most easterly driveway approach along Swiss Avenue, which will require (2) a special exception to the 20-foot visibility obstruction regulation at the most easterly driveway approach along Swiss Avenue
Brief Request	(2) a special exception to the 20-foot visibility obstruction regulation at the most easterly driveway approach along Swiss Avenue
Zoning Requirements	which requires a 20-foot visibility triangle at the driveway approach and
Relevant History	PD298 Sub 5B
BOA History	No

3

Full Request	and to construct and/or maintain a non-residential fence structure in a required visibility triangle at the street intersection of N Good Latimer Expressway and Swiss Avenue, which will require (3) a special exception to the 45-foot visibility triangle regulations at street intersections
Brief Request	(3) a special exception to the 45-foot visibility triangle regulations at street intersections
Zoning Requirements	requires a 45-foot visibility triangle at the street intersection of a corner lot.
Relevant History	PD298 Sub 5B
BOA History	No

4

Full Request	and to construct and/or maintain a nonresidential fence structure in a required visibility obstruction triangle at the most westerly driveway approach along Swiss Avenue, which will require (4) a special exception to the 20-foot visibility obstruction regulation at the most westerly driveway approach along Swiss Avenue.
Brief Request	(4) a special exception to the 20-foot visibility obstruction regulation at the most westerly driveway approach along Swiss Avenue.
Zoning Requirements	requires a 20-foot visibility triangle at the driveway approach and
Relevant History	PD298 Sub 5B
BOA History	No

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**GIS Information**

1

Census Tract Number	14.86
Council District	14

**Street Frontage Information**

1

Street Frontage	Front
Linear Feet (Sq. Ft)	185

2

Street Frontage	Side
Linear Feet (Sq. Ft)	150

**Contact Information**

Name	Organization Name	Contact Type	Phone
Cullen Finnegan Email: cfinnegan@tswcre.com	Good Swiss, LLC	Applicant	5124159968

Name	Organization Name	Contact Type	Phone
Cullen Finnegan Email: cfinnegan@tswcre.com	Good Swiss, LLC	Property Owner	5124159968

Name	Organization Name	Contact Type	Phone
Patrick Hunt Email: phunt@tswcre.com	Good Swiss, LLC	Property Owner	2146634218

**Address**

606 N GOOD LATIMER EXPY, Dallas, TX 75204

**Parcel Information**

Parcel No:	Land Value	Legal Description	Book	Page	Lot	Block	Subdivision
0000010592500000 0							

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**Owner Information**

<b>Primary</b>	<b>Owner Name</b>	<b>Owner Address</b>	<b>Owner Phone</b>
Y	1031 SOLUTIONS LLC &	825 SOUTH BARRINGTON AVE, LOS ANGELES, CALIFORNIA 900494707	

**Status History**

<b>Status</b>	<b>Comment</b>	<b>Assigned Name</b>	<b>Status Date</b>
Application About to Expire	Updated via: BATCH_BUILDING_ABOUT_TO_EXPIRE	Accela Administrator	12/26/2025
In Review		Diana Barkume	01/05/2026
In Review		Diana Barkume	01/23/2026
Payment Due		Diana Barkume	01/23/2026
In Review	Updated By Script	Accela Administrator	01/23/2026
In Review		Anna Brickey	01/26/2026
In Review		Kameka Miller-Hoskins	02/19/2026