



City of Dallas

September 18, 2019

Michael Short
8030 Engle Trail
Dallas, TX 75238

Re: BDA189-091(SL), Property at 9216 Lynbrook Drive

Dear Mr. Short:

The Board of Adjustment Panel C, at its public hearing held on September 16, 2019 to the following actions:

1. Granted your request for a variance to the front yard setback regulation, subject to the following condition:
 - Compliance with the submitted site plan is required
2. Granted your requests for special exceptions to the fence standards regulations, subject to the following condition:
 - Compliance with the submitted site plan and elevations are required.

Contact Building Inspection at 320 E. Jefferson, Room 118 to file an application for a building permit or certificate of occupancy within 180 days from the date of the favorable action of the board.

Should you have any further questions regarding the Board's action, please contact me at (214) 670-4666.

A handwritten signature in cursive script that reads "Steve Long".

Steve Long, Chief Planner
Board of Adjustment
Sustainable Development and Construction

c: Code Enforcement, 3112 Canton, Room 100
Charles Trammell, Bldg. Inspection, 320 E. Jefferson #105



City of Dallas

APPLICATION/APPEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 189-091

Data Relative to Subject Property:

Location address: 9216 Lynbrook Date: 5-30-19
Block No.: H/7317 Zoning District: R-70A R7.5(A)
Acage: 0.29659 FT. Census Tract: 2 STATE 4TH 130.05
Street Frontage (in Feet): 1) 72' 2) 142' 3) 4) 5)

To the Honorable Board of Adjustment :

Owner of Property (per Warranty Deed): Lawson and Helen Short
Applicant: MICHAEL SHORT Telephone: 214-236-3825
Mailing Address: 830 Eagle Trail Zip Code: 75238
E-mail Address: Mike @ Short Construction & Prop. Com

Represented by:
Mailing Address:
E-mail Address:

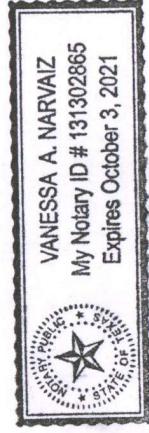
Affirm that an appeal has been made for a Variance, or Special Exception, of 20' to the
Required FYSB + provision for a 5' FYSB + less than
50% open + 4' to require 4' fence height for a
9' tall 100% horizontal center fence
Application is made to the Board of Adjustment, in accordance with the provisions of the Dallas
Development Code, to grant the described appeal for the following reason:
We have two front yard setbacks
and cannot develop my property the
same as my neighbor's

Note to Applicant: If the appeal requested in this application is granted by the Board of Adjustment, a
permit must be applied for within 180 days of the date of the final action of the Board, unless the Board
specifically grants a longer period.

Affidavit

Before me the undersigned on this day personally appeared Michael Short
(Affiant/Applicant's name printed)
who on (his/her) oath certifies that the above statements are true and correct to his/her best
knowledge and that he/she is the owner/principal/or authorized representative of the subject
property.

Respectfully submitted: Michael Short
(Affiant/Applicant's signature)
Subscribed and sworn to before me this May 29 day of May, 2019



Notary Public in and for Dallas County, Texas

MEMORANDUM OF
ACTION TAKEN BY THE
BOARD OF ADJUSTMENT

Date of Hearing Sept 16, 2019

Appeal was--Granted OR Denied

Remarks 1) Front yard Setback -
Granted must comply with
the Submitted Site plan is
required.

2) Fence Height - Granted
must comply with the
Submitted Site plan +
Elevation is required.

3) Less than 50% openness -
Granted must Comply
with the Submitted
Site plan + Elevation
is required.


Chairman

Building Official's Report

MICHAEL RAY SHORT

I hereby certify that

did submit a request for a variance to the front yard setback regulations, and for a special exception to the fence standards regulations, and for a special exception to the fence height regulations

at 9216 Lynbrook Drive

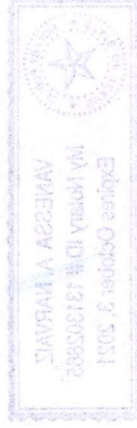
BDA189-091. Application of MICHAEL RAY SHORT for a variance to the front yard setback regulations, and for a special exception to the fence standards regulations, and for a special exception to the fence height regulations at 9216 LYNBROOK DR. This property is more fully described as Lot 26, Block H/7317, and is zoned R-7.5(A), which limits the height of a fence in the front yard to 4 feet and requires a fence panel with a surface area that is less than 50 percent open may not be located less than 5 feet from the front lot line and requires a front yard setback of 25 feet. The applicant proposes to construct a single family residential accessory structure and provide a 5 foot front yard setback, which will require a 20 foot variance to the front yard setback regulations, and to construct a fence in a required front yard with a fence panel having less than 50 percent open surface area located less than 5 feet from the front lot line, which will require a special exception to the fence regulations, and to construct an 8 foot high fence in a required front yard, which will require a 4 foot special exception to the fence regulations.

Sincerely,

Philip Sikes
Philip Sikes, Building Official

BOARD OF ADJUSTMENT DECISION FILED
IN THE OFFICE OF THE BOARD OF ADJUSTMENT
THIS THE 17 DAY OF September, 2019.

S. Sikes
ADMINISTRATOR



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IN THE OFFICE OF THE BOARD OF ADJUSTMENT
THIS THE 17 DAY OF September, 2019.

Sincerely,


Philip Sikes, Building Official

ADMINISTRATOR