

FILE NUMBER: BOA-26-000014(BT)

BUILDING OFFICIAL'S REPORT: Application of Sean Maguire for **(1)** a special exception to the fence height regulations at **4014 N CRESTHAVEN ROAD**. This property is more fully described as Block B/5058, E 66 FT Lot 9, and is zoned R-7.5(A), which limits the height of a fence in a front yard to 4 feet. The applicant proposes to construct and/or maintain a 6-foot 3-inch-high fence in a required front-yard, which will require **(1)** a 2-foot 3-inch special exception to the fence height regulations.

LOCATION: 4014 N Cresthaven Road

APPLICANT: Sean Maguire

REQUEST:

- (1) A request for a special exception to the fence height regulations.

STANDARD OF REVIEW FOR A SPECIAL EXCEPTION TO FENCE HEIGHT REGULATIONS:

Section 51A-4.602(a)(11) of the Dallas Development Code states that the board may grant a special exception to the fence regulations when in the opinion of the board, the special exception will not adversely affect neighboring property.

STAFF RECOMMENDATION:

Special Exceptions (1):

No staff recommendation is made on this request.

BACKGROUND INFORMATION:

Zoning:

Site: R-7.5(A)
North: R-7,5(A)
East: R-7.5(A)
South: R-7.5(A)
West: R-7.5(A)

Land Use:

The subject site and surrounding properties are developed with single-family uses.

BDA History:

No BDA history has been found within the last five years.

GENERAL FACTS/STAFF ANALYSIS:

- The application of Sean Maguire for the property located at 4014 N Cresthaven Road focuses on one request relating to the fence height regulations.
- The applicant is proposing to construct and maintain a 6-foot 3-inch-high fence in a required front-yard, which will require a 2-foot 3-inch special exception to the fence height regulations.
- Per staff site visit, the proposed fence has not been constructed.
- The subject property, along with all properties on the same blockface, is located on the south side of N. Cresthaven Road and faces the side yards of adjacent properties, where fencing exceeding four feet in height is present.
- No properties along N. Cresthaven Road, between Lemmon Avenue and Ridgelea Street, contain vegetation or fencing exceeding four feet in height.
- Properties located between Ridgelea Street and Midway Road are considered side yards; therefore, fencing exceeding four feet in height is permitted by right.
- Staff referral provided.
- The applicant has the burden of proof in establishing that the special exception to the fence standard regulations relating to height will not adversely affect the neighboring properties.
- Granting the special exception to the fence height regulations, with the condition that the applicant complies with the submitted site plan and elevations, would require the proposal to be constructed as shown on the submitted documents.
- 200' Radius Video: [BOA-26-000014 at 4014 N Cresthaven Rd](#)

Timeline:

- February 27, 2026: The applicant submitted an “Application/Appeal to the Board of Adjustment” and related documents which have been included as part of this case report.
- March 4, 2026: The Board of Adjustment Administrator assigned this case to Board of Adjustment Panel **A**.
- March 16, 2026: The Planning and Development Senior Planner emailed the applicant the following information:
- an attachment that provided the public hearing date and panel that will consider the application; the **March 20, 2026**, deadline to submit additional evidence for staff to factor into their analysis; and **April 3, 2026**, deadline to submit additional evidence to be incorporated into the board’s docket materials.
 - the criteria/standard that the board will use in their decision to approve or deny the request; and

- the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.

March 24, 2026:

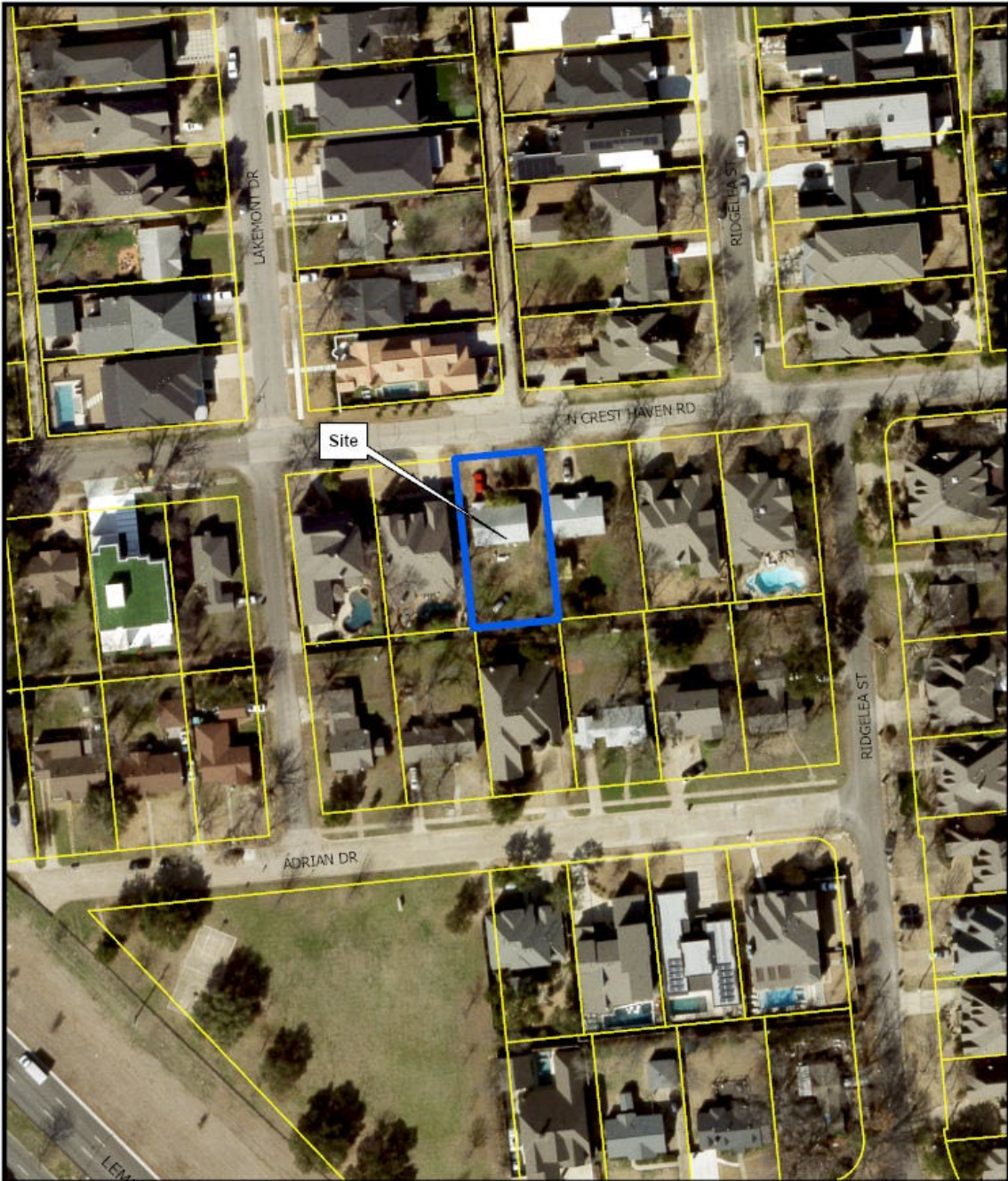
The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the **April** public hearings. Review team members in attendance included: The Board of Adjustment Chief Planner/Board Administrator, the Board of Adjustment Senior Planner, Project Coordinator, Board Secretary, Conservation District Chief Planner, Chief Arborists, Zoning Senior Planner, and Transportation Engineer.



Planning & Development Department

320 E Jefferson Blvd, Dallas TX 75203
(214) 948-4480

BOARD OF ADJUSTMENT REFERRAL FORM	
Referred by: M.GARCIA	Date: 01/23/26
Department: DEVELOPMENT	
Phone/Email: MARLENE.GARCIA@DALLAS.GOV	
Manager signature:	
Consulted with:	
<input checked="" type="checkbox"/> Applicant	
<input type="checkbox"/> Representative	
<input type="checkbox"/> Owner	
Name: SEAN MAGUIRE	
Phone/Email: 214-679-799 8 sean@gravitas-mgmt.co m	
Property Information SFD	
Address: 4014 N CREST HAVEN	
Lot: 9	
City Block: B/5058	
Zoning Classification: R-7.5(A)	
Issues that require Board action	
List the City of Dallas Development Code(s) this project is non-compliant with:	
Check all that apply: <input type="checkbox"/> Variance <input type="checkbox"/> Special Exception	
<input checked="" type="checkbox"/> Yard setback	
<input type="checkbox"/> Lot Width	
<input type="checkbox"/> Lot Depth	
<input type="checkbox"/> Lot coverage	
<input type="checkbox"/> Floor area for accessory structures for single-family uses	
<input type="checkbox"/> Height	
<input type="checkbox"/> Minimum width of sidewalk	
<input type="checkbox"/> Off-street parking	
<input type="checkbox"/> Off-street loading	
<input type="checkbox"/> Landscape regulations	
<input checked="" type="checkbox"/> fence height and/or standards	
<input type="checkbox"/> Visibility triangle obstructions	
<input type="checkbox"/> Parking demand	
<input type="checkbox"/> Additional dwelling unit (not for rent) <input type="checkbox"/> Accessory dwelling unit (for rent)	
<input type="checkbox"/> Carport	
<input type="checkbox"/> Non-conforming use or structure	
<input type="checkbox"/> Administrative Official Appeal	
<input type="checkbox"/> Other:	
Description: Applicant wants a 6ft brick fence in the front setback	
Alternative resolutions discussed/offered:	

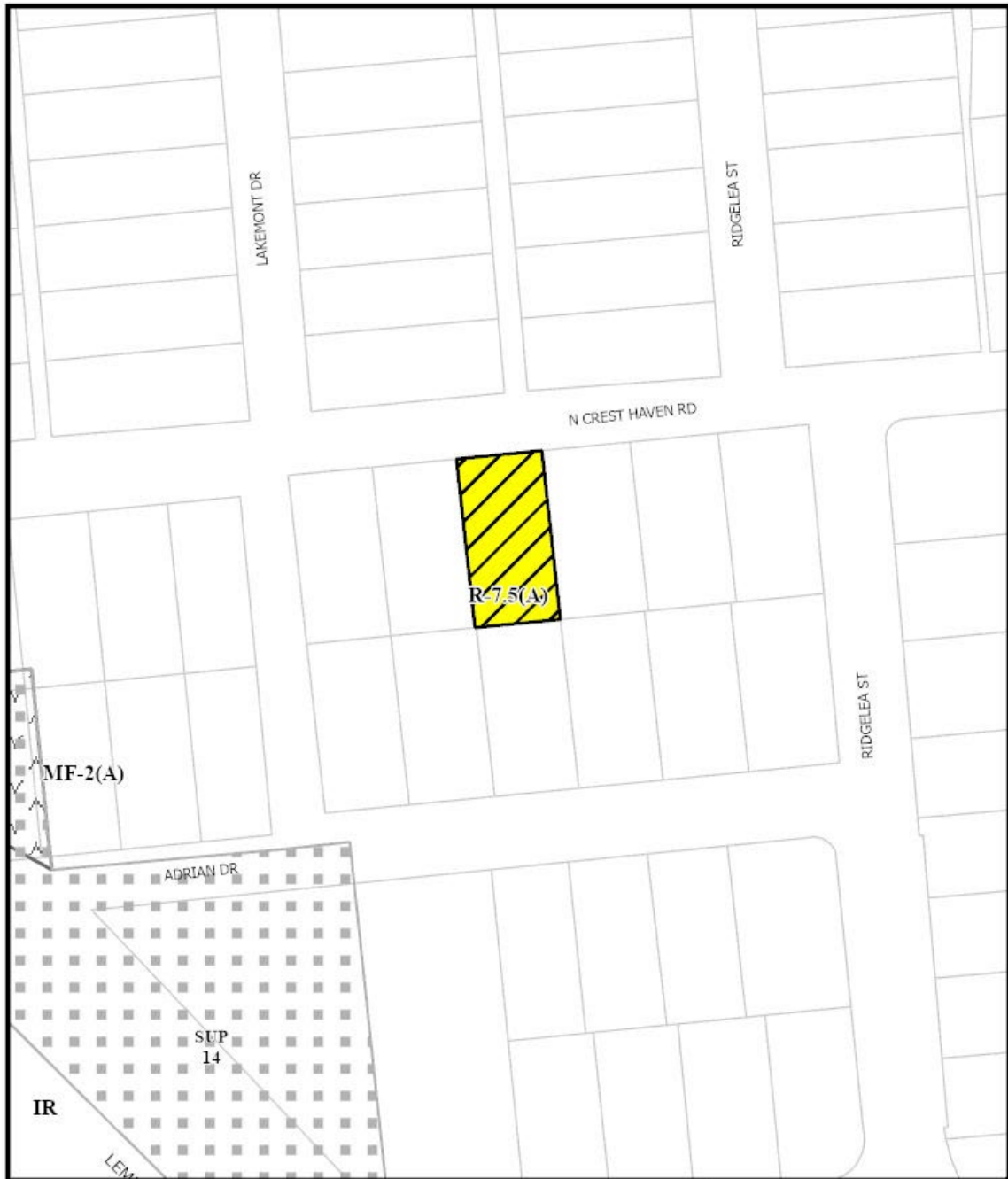


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AERIAL MAP

Case no: BOA-26-000014

Date: 03/16/2026





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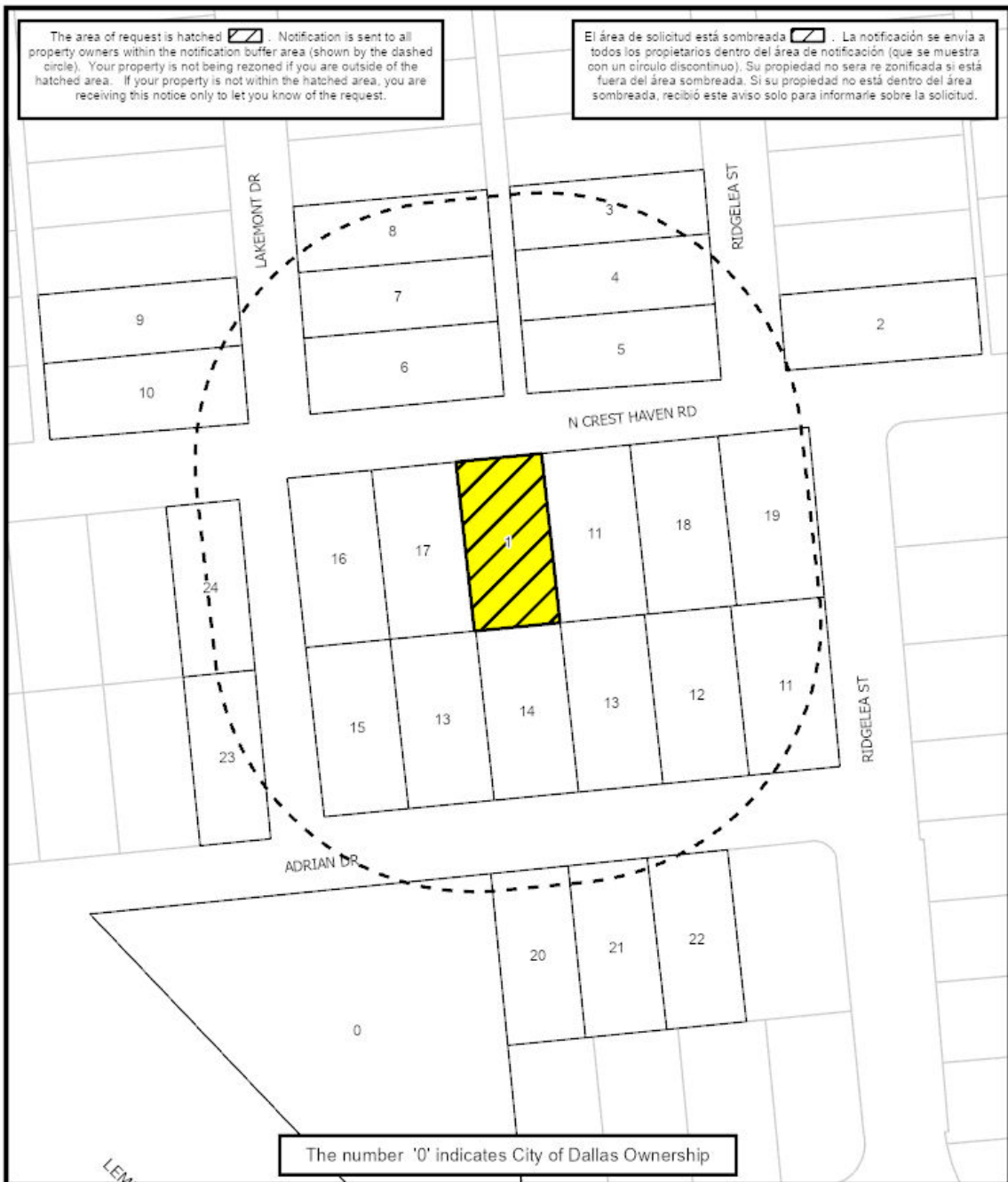
ZONING MAP

Case no: BOA-26-000014

Date: 03/16/2026

The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.

El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no será re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.



The number '0' indicates City of Dallas Ownership



1:1,200

NOTIFICATION

200' AREA OF NOTIFICATION
24 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **BOA-26-000014**
 Date: **3/16/2026**

Notification List of Property Owners

BOA-26-000014

24 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4014 N CREST HAVEN RD	MOERBEEK PETER J & JANET
2	8402 RIDGELEA ST	CLANTON CYNTHIA WATKINS
3	8411 RIDGELEA ST	ANDERSON SCOTT D & BETH P
4	8407 RIDGELEA ST	ESCAMILLA HELEN MARIE
5	8403 RIDGELEA ST	Taxpayer at
6	8402 LAKEMONT DR	MCPAHON PATRICK D & LINDA
7	8406 LAKEMONT DR	FREE NICOLE MADISON &
8	8410 LAKEMONT DR	CERVANTES JOE RAYMOND
9	8407 LAKEMONT DR	FREE JILL
10	8403 LAKEMONT DR	HASAN MUHAMMAD & SABEEN
11	4031 ADRIAN DR	BOSCHERT KAREN SPEED REV LIVING
12	4023 ADRIAN DR	BOSCHERT DANIEL & KAREN
13	4021 ADRIAN DR	BOSCHERT DANIEL & KAREN
14	4015 ADRIAN DR	KANA CHIRAN &
15	4003 ADRIAN DR	HILL NAOMI
16	4002 N CREST HAVEN RD	SABLOTNY RYAN & LACEY
17	4008 N CREST HAVEN RD	HORAN KEVIN TRUST THE
18	4026 N CREST HAVEN RD	FARMER J&A REVOCABLE TRUST
19	4030 N CREST HAVEN RD	DUNSTON GENE
20	4014 ADRIAN DR	BUTLER JOSEPH YANCEY
21	4020 ADRIAN DR	KESSLER MATHEW &
22	4026 ADRIAN DR	KING BONNI BROPHY &
23	3951 ADRIAN DR	BROOKS PAULYMAR ALEJANDRA
24	3950 N CREST HAVEN RD	EVANS DOLORES LYNNE

 1:1,200	<h2 style="text-align: center;">NOTIFICATION</h2> <table border="0"><tr><td style="border: 1px solid black; padding: 2px;">200'</td><td>AREA OF NOTIFICATION</td></tr><tr><td style="border: 1px solid black; padding: 2px;">24</td><td>NUMBER OF PROPERTY OWNERS NOTIFIED</td></tr></table>	200'	AREA OF NOTIFICATION	24	NUMBER OF PROPERTY OWNERS NOTIFIED	Case no: <u>BOA-26-000014</u> Date: <u>3/16/2026</u>
200'	AREA OF NOTIFICATION					
24	NUMBER OF PROPERTY OWNERS NOTIFIED					

Route Directions:

Start on N Cresthaven Rd.

Right on Ridgelea St.

Left on Capps Dr.

Left on Lakemont Dr.

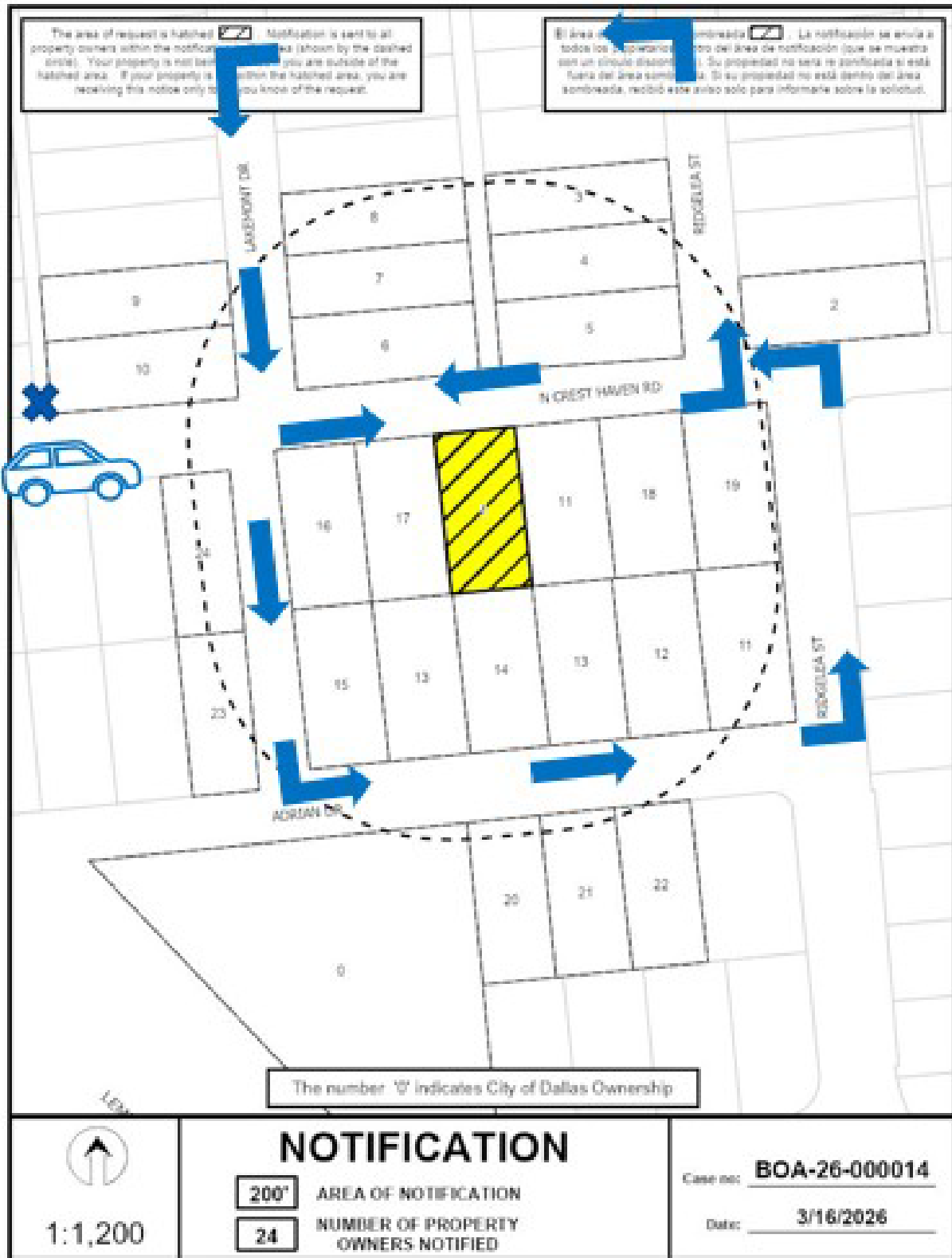
Left on Adrian Dr.

Left on Ridgelea St.

Left on N Cresthaven Rd.

***Subject Site at 0:44 and 3:32.**

200' Radius Route Map



NOTICE OF PUBLIC HEARING

BOARD OF ADJUSTMENT OF THE CITY OF DALLAS (PANEL A)

NOTICE IS HEREBY GIVEN that the **BOARD OF ADJUSTMENT OF THE CITY OF DALLAS (PANEL A)** will hold a hearing as follows.

DATE: TUESDAY, APRIL 14, 2026

BRIEFING: 10:00 a.m. via **Videoconference and in 6ES COUNCIL BRIEFING** at Dallas City Hall, 1500 Marilla Street <https://bit.ly/boa0414>

HEARING: 1:00 p.m. **Videoconference and in 6ES COUNCIL BRIEFING** at Dallas City Hall, 1500 Marilla Street <https://bit.ly/boa0414>

The purpose of the hearing is to consider the following appeal(s) now pending before the Board of Adjustment:

BOA-26-000014(BT) Application of Sean Maguire for **(1)** a special exception to the fence height regulations at **4014 N CRESTHAVEN ROAD**. This property is more fully described as Block B/5058, E 66 FT Lot 9, and is zoned R-7.5(A), which limits the height of a fence in a required front yard to four feet. The applicant proposes to construct and/or maintain a 6-foot 3-inch-high fence in a required front-yard, which will require **(1)** a 2-foot 3-inch special exception to the fence height regulations.

You have received this notice because you own property within 200 feet of the above property. You may be interested in attending the Board of Adjustment hearing to express your support for or opposition to the application. You may also contact the Board of Adjustment by email to BDAreply@dallas.gov. Letters will be accepted until 9:00 am the day of the hearing. If you are unable to attend the hearing. If you choose to respond, it is important that you let the Board know your reasons for being in favor of or in opposition to the application. The Board members are very interested in your opinion.

Note: Any materials (such as plans, elevations, etc.) included within this notice may be subject to change.

The Board of Adjustment hearing will be held by videoconference and at **6ES Council Briefing**. Individuals who wish to speak in accordance with the Board of Adjustment Rules of Procedure **by joining the meeting virtually**, must register online at <https://bit.ly/BDA-A-Register> **by the 5 p.m. on Monday, April 13, 2026. All virtual speakers will be required to show their video in order to address the board. In Person speakers can register at the hearing.** Public Affairs and Outreach will also stream the public hearing on Spectrum Cable Channel 96 or 99; and bit.ly/cityofdallastv or YouTube.com/CityofDallasCityHall.

Speakers at the meeting are allowed a maximum of five (5) minutes to address the Board.

Additional information regarding the application may be obtained by calling Bryant Thompson, Senior Planner (214) 948-4502, or Mary Williams, Board Secretary at (214) 670-4127. Si desea información en español, favor de llamar al teléfono a Mary Williams al (214) 670-4127.

Board of Adjustment
Planning and Development Department
1500 Marilla Street 5CN, Dallas TX 75201

PLEASE SEND REPLIES TO:
BDAreply@dallas.gov
Letters will be received until 9:00 am
the day of the hearing.
PLEASE REGISTER AT:
<https://bit.ly/BDA-A-Register>