



July 6, 2026

Board of Adjustment, Panel A
City of Dallas – Sustainable Development and Construction
320 E. Jefferson Blvd., Room 105
Dallas, Texas 75203

Re: BOA-26-000042 – 4047 Dalgreen Drive, Dallas, Texas 75214

Dear Chair Neuman and Members of the Board of Adjustment, Panel A:

This letter is submitted in support of the above-referenced application and respectfully requests that the Board grant two Special Exceptions to the fence regulations of Section 51A-4.602(a) of the Dallas Development Code for the property located at 4047 Dalgreen Drive (the “Property”). As set forth below, both requested exceptions satisfy the Board's standard of review because neither will adversely affect neighboring properties.

The Requested Special Exceptions

1. Fence Height. Section 51A-4.602(a)(1) limits the height of a fence in a required front yard in a single family district to four feet above grade. The applicant requests a Special Exception to allow a portion of the front-yard fence to reach a maximum height of 8’-2”. Of the 150 linear feet of front fence, 106 feet (71%) will be open, decorative iron no taller than six feet, preserving visibility into and out of the site and maintaining the open character of the streetscape.

2. Solid Fence Near the Property Line. Section 51A-4.602(a)(3) provides that, in single family districts, a fence panel with less than 50 percent open surface area (i.e., a “solid” panel) may not be located less than five feet from the front lot line. The applicant requests a Special Exception to allow a limited solid portion of the fence within that five-foot setback. Only 44 feet (29%) of the 150-foot fence will be solid at all, and only 18 feet (12%) of the total fence length will be solid within five feet of the property line.

Standard of Review

Section 51A-4.602(a)(11) of the Dallas Development Code authorizes the Board to grant a special exception to the fence standard regulations — including the height and opacity requirements at issue here — when, in the opinion of the Board, the special exception will not adversely affect neighboring property. The applicant respectfully submits that both requested exceptions meet this standard for the reasons set forth below.

Why the Special Exceptions Will Not Adversely Affect Neighboring Property

Comparable fence conditions already exist throughout the immediate neighborhood. A survey of eight nearby properties along Dalgren Drive and West Lawther — fronting, siding, or backing to the same street as the Property — shows that fences taller than four feet and fences with solid or largely solid sections at or near the front lot line are already an established feature of this block and blockface, including at:

- 4415 West Lawther – sides to Dalgren Road
- 4030 Dalgren – fronts to Dalgren
- 7035 Fisher – sides to Dalgren
- 4021 Dalgren – sides to Dalgren
- 4039 Dalgren – fronts to Dalgren
- 7145 West Circle – backs to Dalgren
- 4100 Dalgren – fronts to Dalgren
- 4515 West Lawther – sides to Dalgren

Photographs and aerial exhibits documenting these comparable properties, together with the site plan and dimensioned fence elevation for the Property, are enclosed as Exhibit A. Because comparable height and opacity conditions already exist on neighboring lots along the same street without apparent complaint or harm, granting the requested exceptions will simply bring the Property into line with the established character of the block, it will not introduce any condition that neighboring property owners have not already encountered on their own street.

In addition, the design of the fence itself is calculated to minimize any effect on neighboring property. The majority of the front fence (71%) is open decorative iron rather than solid material, preserving visibility along the street. The solid masonry sections are concentrated near the entry gate rather than distributed along the frontage, and only a modest 18-foot segment (12% of the total fence length) falls within the five-foot setback governed by Section 51A-4.602(a)(3).

Neither exception affects any required visibility triangle, off-street parking screening, or drainage, and neither will create a traffic hazard.

Conclusion

For the foregoing reasons, the applicant respectfully submits that the requested Special Exceptions to the fence height and fence opacity regulations of Section 51A-4.602(a) will not adversely affect neighboring property, and requests that the Board of Adjustment, Panel A, approve both exceptions as described in this letter and the accompanying exhibits.

Thank you for your consideration of this request.

With kind regards,

A handwritten signature in blue ink, appearing to read 'Robert Baldwin', with a long horizontal flourish extending to the right.

Robert Baldwin