

# Record Summary for Board of Adjustments

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## Record

Record #	Status	Opened Date
BOA-26-000014	In Review	02/25/2026

### Application Name

### Detailed Description

FILE NUMBER:

BOA-26-000014

BUILDING OFFICIAL'S REPORT: Application of SEAN MAGUIRE for (1) a special exception to the fence height regulations at 4014 N CREST HAVEN RD. This property is more fully described as Block B/5058, E 66 FT Lot 9, and is zoned R-7.5(A), which a fence may not exceed four feet in height when located in the required front yard. The applicant proposes to construct and/or 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.

LOCATION:

4014 N CREST HAVEN RD

APPLICANT:

SEAN MAGUIRE

REQUEST: (1) A request for a special exception to the fence height regulations

**Assigned To Department**

**Assigned to Staff**

### Record Type

Board of Adjustments

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## Custom Fields

### INTERNAL USE ONLY

Source of Request	Consultation - Residential
Fee Waiver Granted	-
Number of Parking Spaces	-
Lot Acreage	0.198

### PDOX INFORMATION

PDox Number -

### PROPERTY INFORMATION

Existing Zoning	R-7.5(A)
Lot Number	9
Lot Size (Acres)	0.198
Block Number	B/5058
Lot Size (Sq. Ft)	8610
How many streets abut the property?	1
Land Use	Single Family
Is the property platted?	Yes

Status of Project	Proposed
Status of Property	Owner Occupied
Previous Board of Adjustment case filed on this property	No
Accommodation for someone with disabilities	No
File Date	02/25/2026
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	M.Garcia

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### Custom Lists

#### Board of Adjustment Request

1	Type of Request	Special Exception
	Request Description	Fence standards
	Application Type	Single Family/Duplex Variance or Special Exception
	Affirm that an appeal has been made for	Fence Height to 6 Feet

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#### Case Information

1	Full Request	to construct and/or 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
	Brief Request	a 2-foot 3-inch special exception to the fence regulations
	Zoning Requirements	a fence may not exceed four feet in height when located in the required front yard
	Relevant History	RES-ACC-26-000086-expired
	BOA History	No
	BOA History Details	none

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#### GIS Information

1	Census Tract Number	11.42
	Council District	13-Gay Donnell Willis

**Street Frontage Information**

1

Street Frontage	Front
Linear Feet (Sq. Ft)	66

**Contact Information**

Name	Organization Name	Contact Type	Phone
SEAN MAGUIRE	GRAVITAS CONSTRUCTION LLC	Applicant	2146797998
Email: sean@gravitas-mgmt.com			
1909 WOODALL RODGERS FWY #575, DALLAS, TX 75201			

Name	Organization Name	Contact Type	Phone
Sean Maguire		Property Owner	2146797998
Email: sean@gravitas-mgmt.com			
4014 N CRESTHAVEN RD, DALLAS, TEXAS 752092608			

**Address**

4014 N CREST HAVEN RD, Dallas, TX 75209

**Parcel Information**

Parcel No:	Land Value	Legal Description	Book	Page	Lot	Block	Subdivision
0000035750200000							
0							

**Owner Information**

Primary	Owner Name	Owner Address	Owner Phone
Y	MOERBEEK PETER J & JANET	4014 N CRESTHAVEN RD, DALLAS, TEXAS 752092608	

**Status History**

Status	Comment	Assigned Name	Status Date
In Review		Diana Barkume	02/27/2026
Payment Due		Diana Barkume	02/27/2026
In Review	Updated By Script	Accela Administrator	02/27/2026