



Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

APPLICATION/APPEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA

FOR OFFICE USE ONLY
234-025

Data Relative to Subject Property: _____

Date:

FOR OFFICE USE ONLY
DEC 21 2023

Location address: 4625 Walnut Hill Ln

Zoning District:

R-1 AC

Lot No.: 2 Block No.: A/5540 Acreage: 0.96

Census Tract: _____

Street Frontage (in Feet): 1) 170.6' 2) _____ 3) _____ 4) _____ 5) _____

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): Dallas New Home Builders

Applicant: Darlan Kaar Dallas New Home Builders Telephone: 310-497-8092

Mailing Address: 301 Silveron, #5345, Flower Mound Zip Code: 75028

E-mail Address: dkd.dd@yahoo.com

Represented by: Darlan Kaar Telephone: 310-497-8092

Mailing Address: 301 Silveron, #5345, Flower Mound Zip Code: 75028

E-mail Address: dkd.dd@yahoo.com

Affirm that an appeal has been made for a Variance or Special Exception of fence height @ 6' material and visibility triangle

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 are told that the permit is approved in error by City staff

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 _____

Darlan Kaar

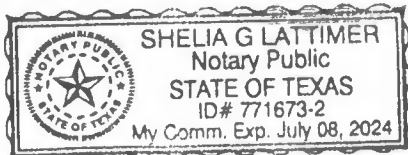
(Affiant/Applicant's name printed)

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/or principal/or authorized representative of the subject property

Respectfully submitted: _____

(Affiant/Applicant's signature)

Subscribed and sworn to before me this 21 day of December, 2023



Shelia G. Lattimer
Notary Public in and for Dallas County, Texas

MEMORANDUM OF
ACTION TAKEN BY THE
BOARD OF ADJUSTMENT

Date of Hearing _____

Appeal was--Granted OR Denied

Remarks _____

Chairman

Building Official's Report

I hereby certify that Darian Kaar

did submit a request for (1) a special exception to the fence height regulations, and for (2) a special exception to the fence standards regulations, and for (3) a special exception to the visibility obstruction regulations

at 4625 Walnut Hill Ln.

BDA234-025. Application of Darian Kaar for (1) a special exception to the fence height regulations, and for (2) a special exception to the fence standards regulations regarding prohibited material, and for (3) a special exception to the 20-foot visibility obstruction regulations at 4625 WALNUT HILL LN. This property is more fully described as Block A/5540, Lot 2, and is zoned R-1ac(A), which limits the height of a fence in the front yard to 4-feet and prohibits the use of certain materials for a fence and requires a 20-foot visibility triangle at the connection of a street and drive approach. The applicant proposes to construct and/or maintain a 6-foot high fence in a required front yard, which will require (1) a 2-foot special exception to the fence regulations, and to construct a fence using a prohibited material, which will require (2) a special exception to the fence regulations, and to construct and/or maintain a single-family residential fence structure in a required visibility obstruction triangle, which will require (3) a special exception to the 20-foot visibility obstruction regulation.

Sincerely,


Andrew Espinoza, CBO, MCP, CFM, CCEA

4625 WALNUT HILL LN, DALLAS

Search result

S Lindhurst Ave

Rock Hill Ln

Walnut Hill Ln

Walnut Hill Ln

Walnut Hill Ln

Walnut Hill Ln

Walnut Hill Ln

Meadowood Rd

Lennox Ln

X
DK

50 m
100 ft

Selected features: 0

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BDA 23A-025

To whom it may concern

1. We received fence permit on 4/17/2023 issued by the City of Dallas. Please find a copy attached.
2. We ordered and installed the fence according to the permit at a cost over \$100,000.
3. After the fact now we were told to apply to this Board!
4. The back yard fence is at 9' per permit.
5. The front yard fence is at 6' per permit.
6. The installed front yard fence is shorter than the two adjacent neighbors' front yard fence both east and west side. Please find pictures of both attached.

BDA234-025



BA254-026



BDA234-025



BDA284-025



Permit # 2304171121

City of Dallas

Issue Date: 04/17/2023

Sustainable Construction and Development | Building Inspection Division | 214/948-4480 | www.dallascityhall.com

Address: **4625 WALNUT HILL LN 75229**

Land Use Description: SINGLE FAMILY DWELLING

Work Description: INSTALL FENCE

Value Of Work: \$0.00

Owner Or Tenant: DARIAN KAAR
5005 W. ROYAL LN #129, IRVING, TX, 75063

Applicant: SEAN ZAKERI
Contractor: DALLAS NEW HOME BUILDERS
Business Address: 2702 LAKE VISTA DRIVE SUITE 2, LEWISVILLE, TX 75067
Telephone: 972/666-1158 Fax:

Lot: 2	Block: A/554C	Zoning: R-1ac(A)	PDD:	SUP:
Historic Dist:	Consv Dist:	Pro Park:	Req Park:	Park Agrmt: N
Dwlg Units:	Stories:	New Area:	Lot Area: 43560	Total Area: 525
Type Const: VB	Sprinkler: None	Occ Code: R3	Occ Load:	
Inches Of Removed Trees:				

ALL SUBJECT TO FIELD INSPECTOR'S APPROVAL

BDA 23A-025

This document is issued on the basis of information furnished in the application and is subject to the provisions of all governing ordinances, which must be complied with, whether or not herein specified.

THIS DOCUMENT SHALL BE POSTED AT WORK SITE AND IS SUBJECT TO CANCELLATION UPON NOTICE.



City of Dallas

Contractor's Authorization

Trade Type: Fence

Sustainable Development and Construction | Building Inspection Division | www.dallascityhall.com

District Office NE

Validation #: 2304171121111

Address: 4625 WALNUT HILL LN 75229

Issue Date: 04/17/2023

Land Use Description: SINGLE FAMILY DWELLING

Work Description: 110-INSTALL FENCE

Authorized Date: 04/17/2023

Owner Or Tenant: DARIAN KAAR
5005 W. ROYAL LN #129, IRVING, TX, 75063

Applicant: SEAN ZAKERI

Contractor: DALLAS NEW HOME BUILDERS

Business Address: 2702 LAKE VISTA DRIVE SUITE 2,

Telephone: 972/666-1158 Fax:

Lot: 2	Block: A/5540	Zoning: R-1ac(A)	PDD:	SUP:
Historic Dist:	Consrv Dist:	Pro Park:	Req Park:	Park Agrmt: N
Dwlg Units:	Stories:	New Area:	Lot Area: 43560	Total Area: 525
Type Const: VB	Sprinkler: None	Occ Code: R3	Occ Load:	

For inspections call 214/670-5313, 24 hours. You will need your validation number 2304171121111 and one of the inspection types from the list below.

140 Final

Your inspector is: Gregg Gunther at (214) 671-1511

Note: 7 AM cut-off for same day inspections!! Reinspection fees will be charged if the work is not ready or property is inaccessible. For partial inspection of area or additional assistance, call (214) 670-7278 from 8 AM to 4:30 PM Monday through Friday.

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DISTINCTIVE DEVELOPMENTS LLC
 5005 W. Royal Lane
 Suite 129
 Irving, Texas 75063
 Office: 469-565-2600

Distinctive Developments LLC
 4625 WALNUT HILL LANE
 DALLAS, TX 75230

ARCHITECTURAL SITE PLAN

DATE: 08.31.2022

SP1.0



SITE DATA TABLE

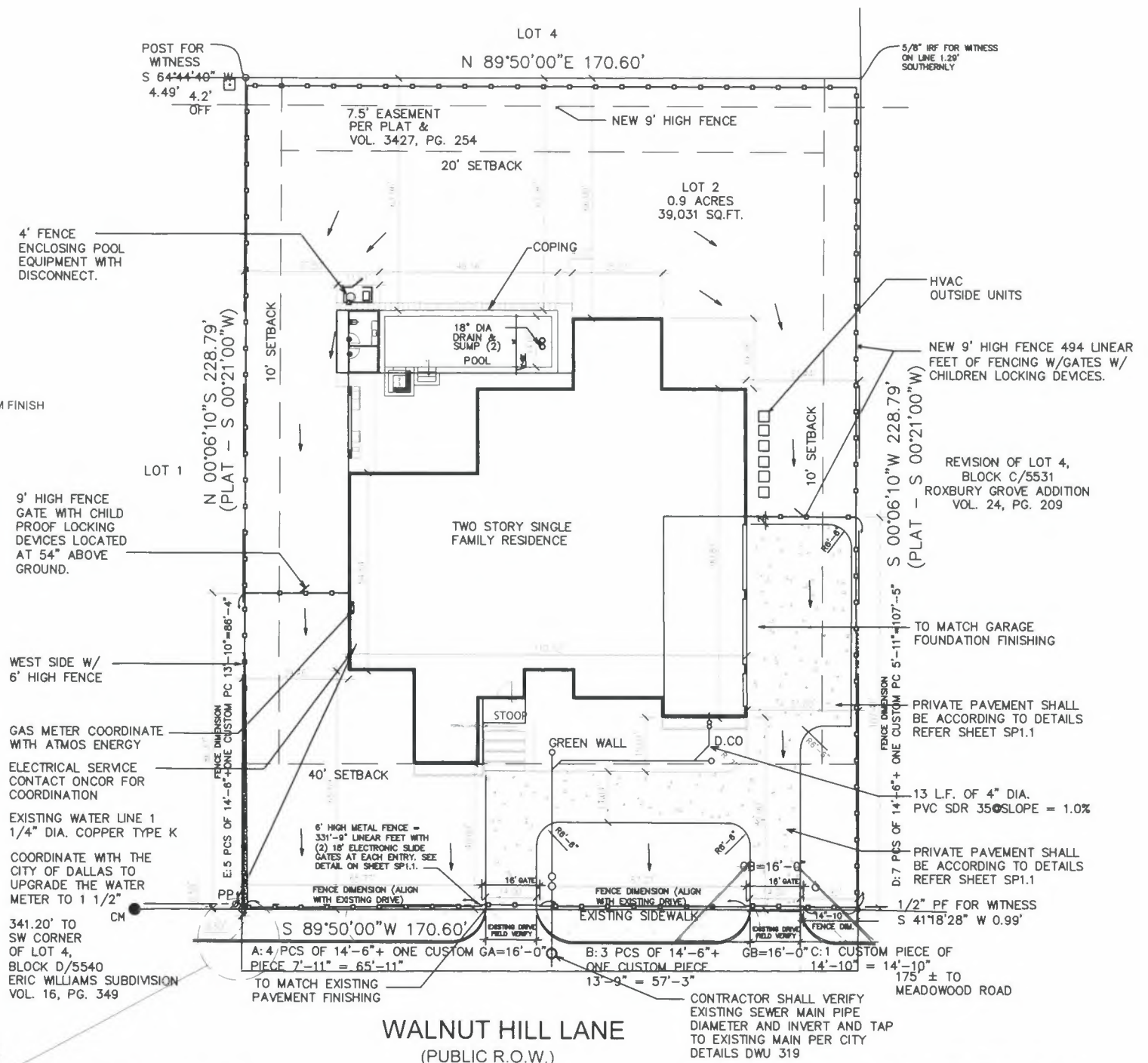
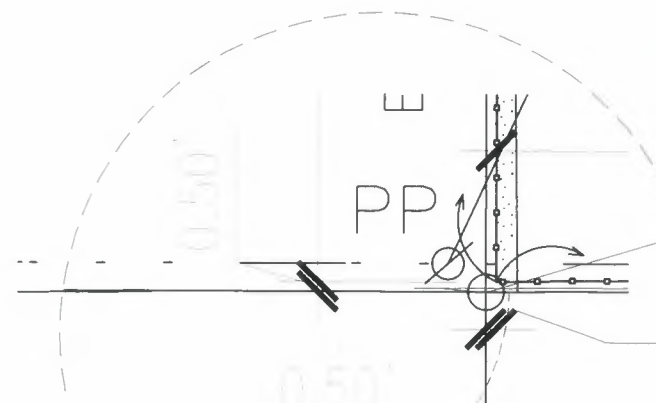
TOTAL SITE AREA	39,031 SQ.FT.
SITE ZONING	R-1ACA
PROPOSED LAND USE	SINGLE FAMILY RESIDENTIAL
FRONT YARD SETBACK	40 FEET
SIDE BUILDING SETBACK	10 FEET
REAR BUILDING SETBACK	20 FEET
EXISTING IMPERVIOUS AREA	0 SQ.FT. (0%)
PROPOSED IMPERVIOUS AREA	14432 SQ.FT. (36.98%)

LEGEND

- LOT BOUNDARY
- SETBACK LINE
- PROPOSED CONCRETE PAVEMENT
- 4" CONCRETE FLATWORK WITH BROOM FINISH
- ASPHALT
- POWER POLE
- OVERHEAD POWER LINE
- CLEAN OUT
- GAS METER

NOTES

- 1 PLEASE CONTACT DIG-TEST TO VERIFY ALL UNDERGROUND UTILITIES 48 HOURS PRIOR TO COMMENSING ANY CONSTRUCTION ACTIVITIES.
- 2 CIVIL DRAWINGS SUPERCEDE THE ARCHITECTURAL SITE PLAN DIMENSIONS AND NOTES.
- 3 ALL CONCRETE WALKS MUST BE 48" CLEAR, MAINTAIN 5% SLOPE MAX. AND CROSS SLOPE OF 1.5% MAX.
- 4 PLEASE ENSURE ALL TREES ARE MAINTAINED CLEAR OVER SIDEWALKS A MIN. OF 6'-8" CLEAR HEIGHT.



ACCORDING TO THE SURVEY THE PUBLIC CONCRETE SIDEWALK IS OFF THE PROPERTY LINE .1'. THE FENCE IS LOCATED AT 6" OFF THE SIDEWALK

THE LENGTH OF THE TYPICAL FRONT YARD FENCE PANEL IS 14'-6" X 6'-0" HIGH.
 $A+B+C+D+E = 65'-11" + 57'-3" + 14'-10" + 107'-5" + 86'-4" = 331'-9"$
 GA AND GB = 2 PIECES OF FENCE GATES WITH 16'-0" X 6'-0" ABOVE GROUND LEVEL
 A: 4 PIECES OF 14'-6"+ ONE CUSTOM PIECE 7'-11" = 65'-11"
 B: 3 PIECES OF 14'-6"+ ONE CUSTOM PIECE 13'-9" = 57'-3"
 C: 1 CUSTOM PIECE OF 14'-10" = 14'-10"
 D: 7 PIECES OF 14'-6"+ ONE CUSTOM PIECE 5'-11" = 107'-5"
 E: 5 PIECES OF 14'-6"+ ONE CUSTOM PIECE 13'-10" = 86'-4"

1 SITE PLAN
 Scale: 1"= 40'-0"

BDA 23A-025



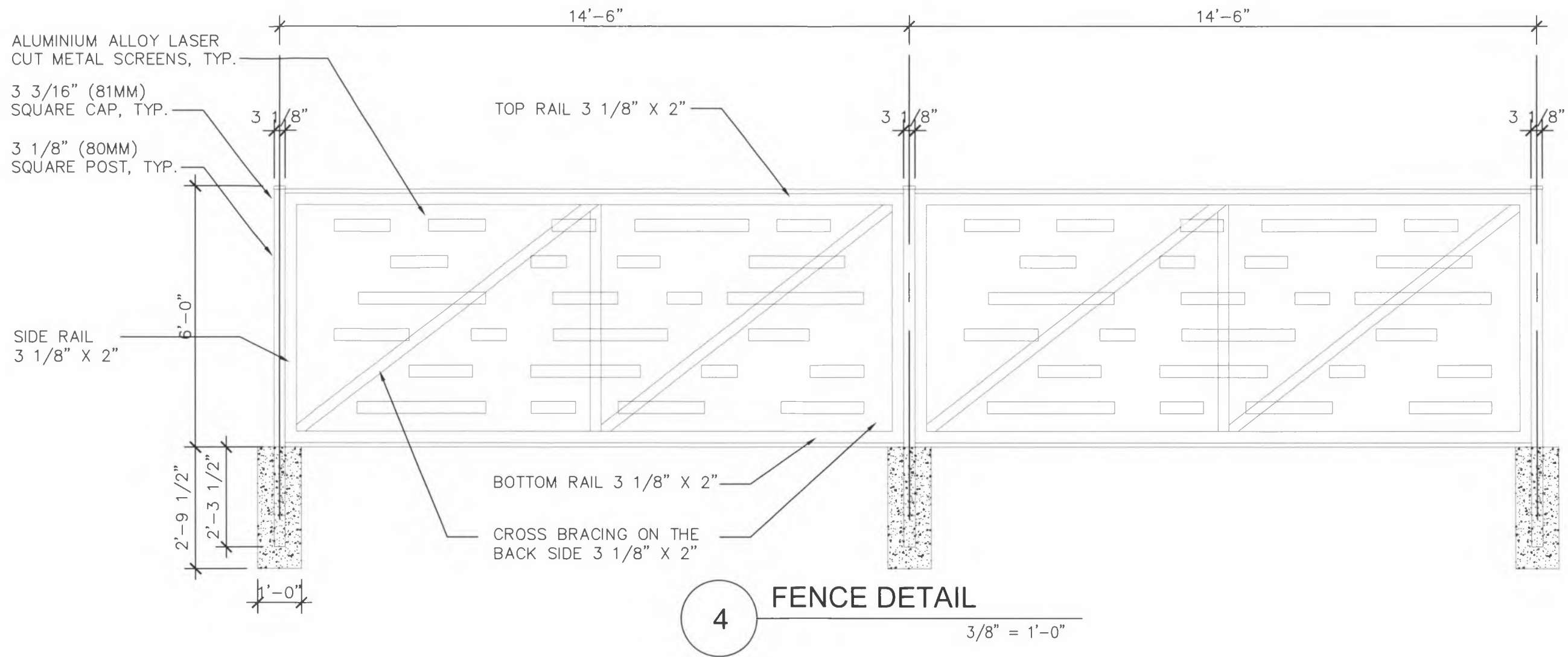
DISTINCTIVE DEVELOPMENTS LLC
5005 W. Royal Lane
Suite 129
Irving, Texas 75063
Office: 469-565-2600

Distinctive Developments LLC
4625 WALNUT HILL LANE
DALLAS, TX 75230

SITE PLAN
DETAILS

DATE: 08.31.2022

SP1.1



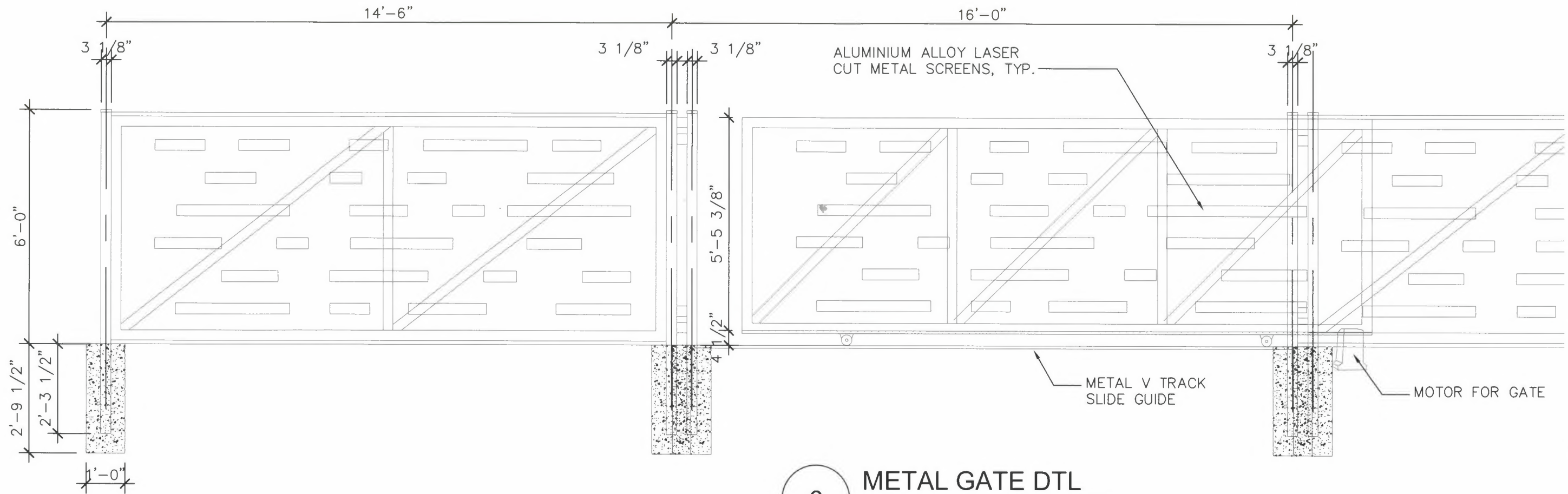
BDA23A-025



DISTINCTIVE DEVELOPMENTS LLC
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GATE 1: 16'-0" X 6'-0"
SLIDING MOTORIZED GATE

GATE 2: 16'-0" X 6'-0"
SLIDING MOTORIZED GATE



6 METAL GATE DTL
3/8" = 1'-0"

Distinctive Developments LLC
4625 WALNUT HILL LANE
DALLAS, TX 75230

SITE PLAN DETAILS

DATE: 08.31.2022

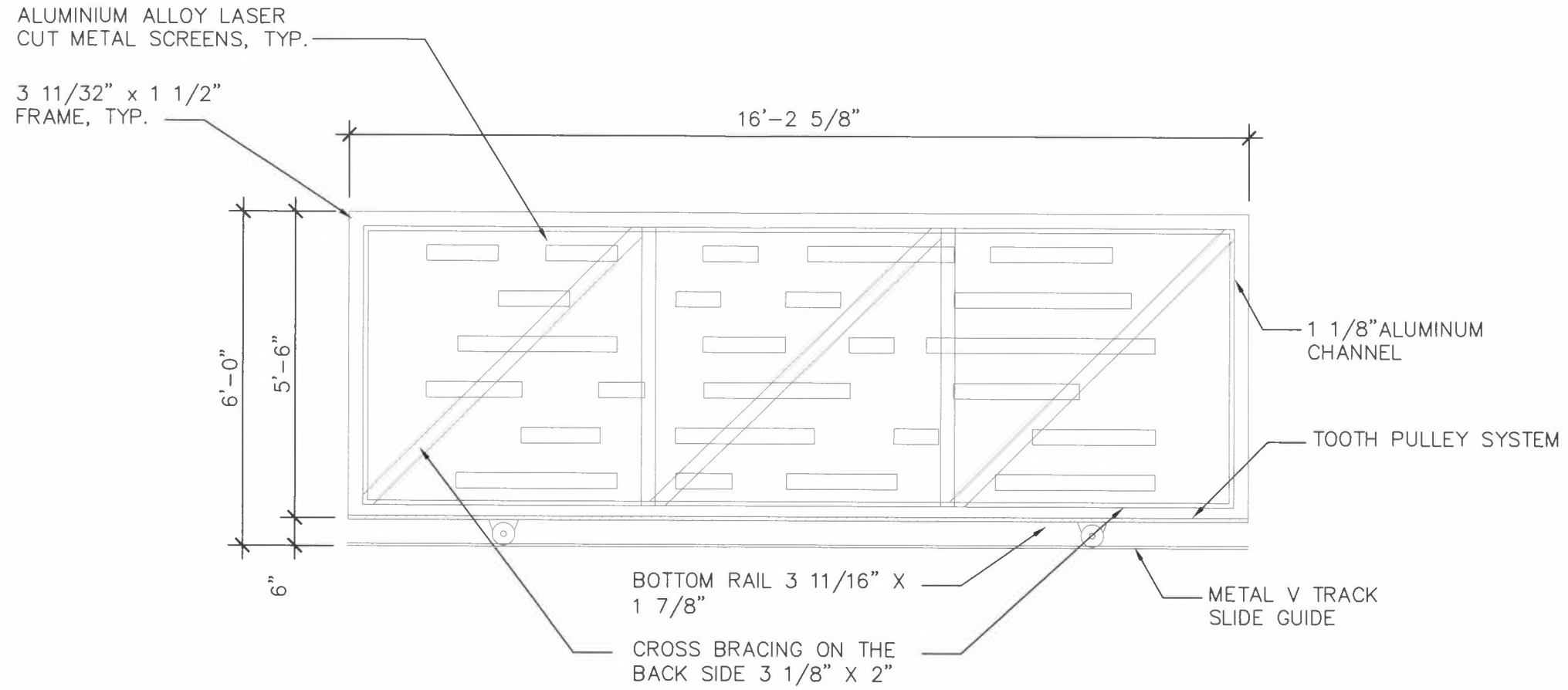
BDA234-025

SP1.2



DISTINCTIVE DEVELOPMENTS LLC
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Suite 129
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DALLAS, TX 75230



7 METAL GATE DTL
3/8" = 1'-0"

SITE PLAN DETAILS

DATE: 08.31.2022

BDA23A-025

SP1.3