



Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA

FOR OFFICE USE ONLY

Data Relative to Subject Property:

Date:

FOR OFFICE USE ONLY

Location address: 5410 Melrose Ave

Zoning District: R-7.5(A)

Lot No.: 7&8 Block No.: C/1978 Acreage: 0.152

Census Tract:

Street Frontage (in Feet): 1) 123 2) 127 3) 4) 5)

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): Samantha Stamper & Demetrius Coombs

Applicant: Jennifer Hiromoto

Telephone: 469-275-2414

Mailing Address: PO Box 38586 Dallas, TX

Zip Code: 75238

E-mail Address: jennifer@buzzurbanplanning.com

Represented by: Jennifer Hiromoto

Telephone: 469-275-2414

Mailing Address: PO Box 38586 Dallas, TX

Zip Code: 75238

E-mail Address: jennifer@buzzurbanplanning.com

Affirm that an appeal has been made for a Variance ☐ or Special Exception ☒ of 4' to allow an 8' wooden fence in the front yard setback

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:

The proposed 8' board-on-board cedar fence will match the existing fence line. This fence is intended to enhance privacy and enclose essential equipment, while maintaining a consistent aesthetic with the current fence structure. The added height will ensure better screening from surrounding areas, create a "back yard" on this irregularly shaped lot, and provide both visual and acoustic privacy without negatively impacting the surrounding area.

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 Jennifer Hiromoto

(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:

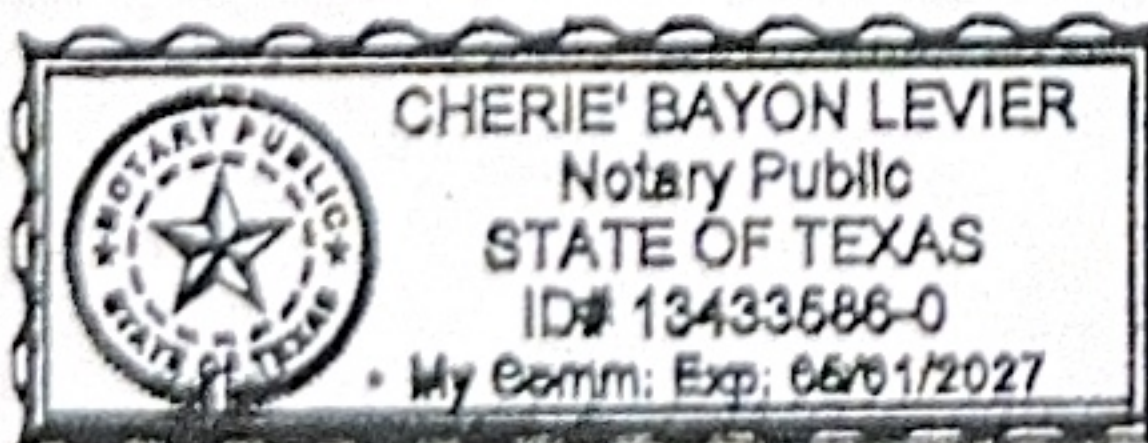
(Affiant/Applicant's signature)

Subscribed and sworn to before me this

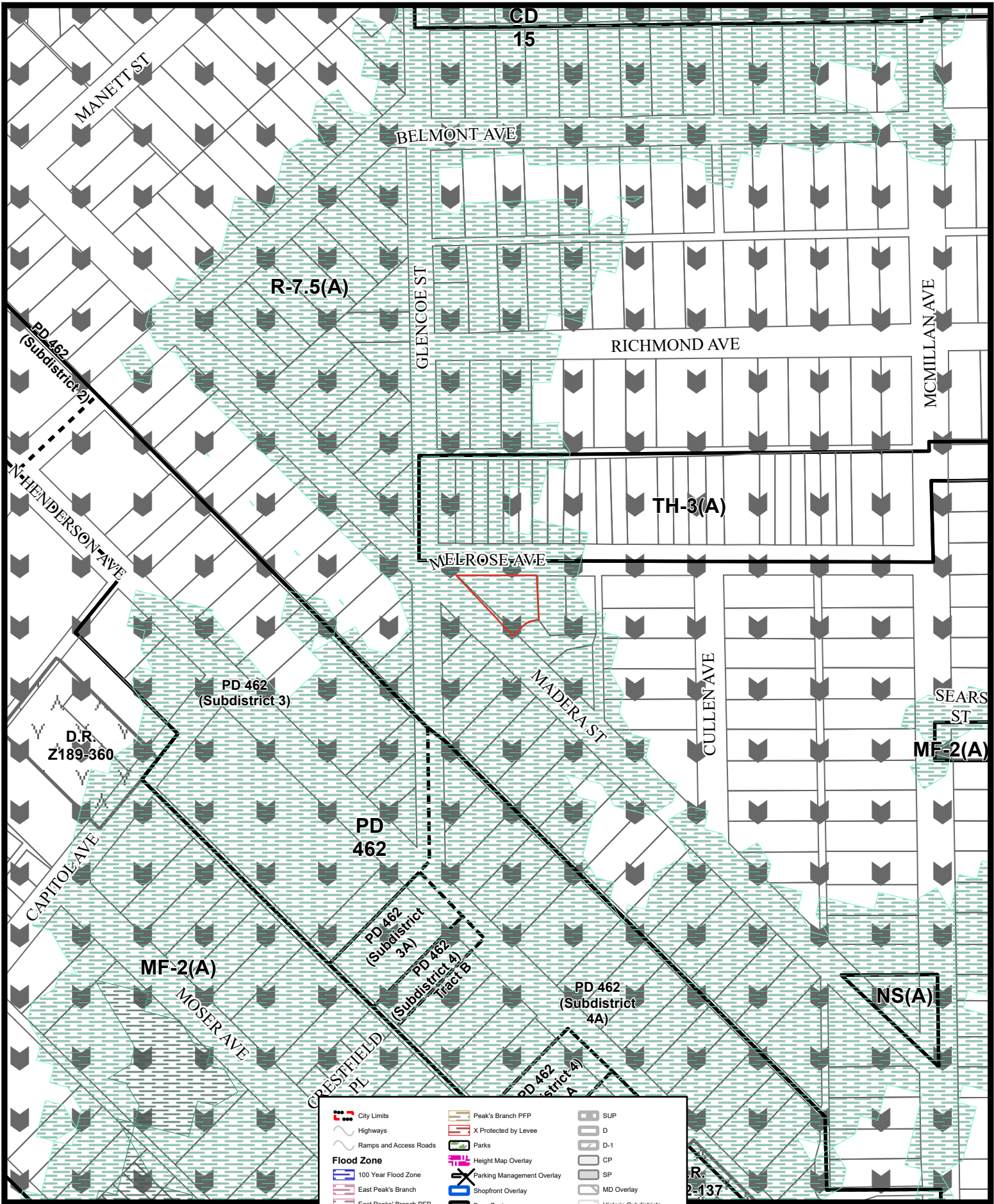
24th day of

July

2025



Notary Public in and for Dallas County, Texas

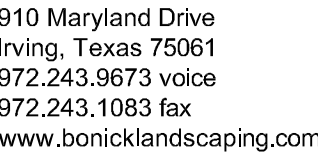


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|------------------------|--------------------------------|-----------------------|
| City Limits | Peak's Branch PFP | SUP |
| Highways | X Protected by Levee | D |
| Ramps and Access Roads | Parks | D-1 |
| Flood Zone | Height Map Overlay | CP |
| 100 Year Flood Zone | Parking Management Overlay | SP |
| East Peak's Branch | Shopfront Overlay | MD Overlay |
| East Peak's Branch PFP | Base Zoning | Historic Subdistricts |
| Floodway | PD193 Oak Lawn | Historic Overlay |
| Mill Creek | Dallas Environmental Corridors | CD Subdistricts |
| Mill Creek PFP | DDO Overlay | PD Subdistricts |
| Peak's Branch | Deed Restrictions | PDS Subdistricts |
| | | NSO Subdistricts |



1:2,400

Case ID:
Printed: 7/2/2025



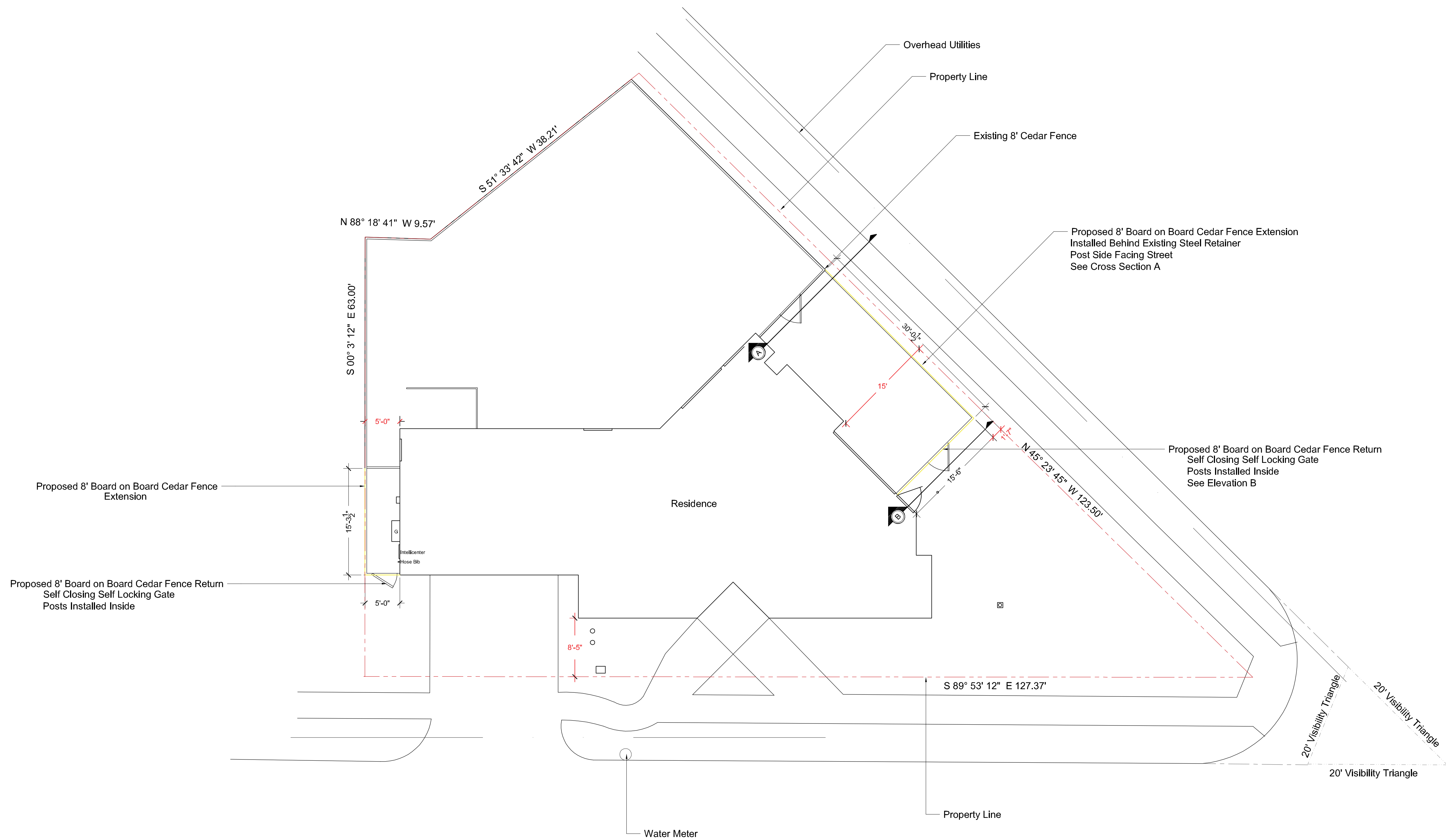
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Coombs & Stamper Residence

| Issue/Revision |
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| -- |

Fence Extension Concept

FE1



Fence Extension:

Scale: 1/8" = 1'-0"

Coombs Residence
5410 Melrose Ave

| Issue/Revision |
|----------------|
| - |
| - |
| - |
| - |
| - |
| - |

North



Scale: Varies
Fence Extension Section

FE2

