



Planning & Development Department

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

Board of Adjustment:
1500 Marilla Street, 5CN
Dallas Tx 75201
(214) 948-4480

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

OFFICE USE ONLY

Case no. _____
Date _____

Data Relative to Subject Property: _____

Location address: 5900 Mercedes Avenue

Zoning District: CD-11

Lot No.: 24 Block No.: E/2858 Acreage: 0.1457 Census Tract: 000202

Street Frontage (in Ft.): 1) 45 2) 141 3) _____ 4) _____ (5) _____

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): Jennifer Pritchard and Matt Daigle

Applicant: Chris Black, Blackline Renovations Telephone: 214-773-5566

Mailing Address: 4849 Greenville Ave, Ste. 1330 Zip Code: 75206

E-mail Address: Chris@BlacklineRenovations.com

Represented by: _____ Telephone: _____

Mailing Address: _____ Zip Code: _____

E-mail Address: _____

Affirm that an appeal has been made for a ☐ Variance or ☒ Special Exception, of:

Enclose the backyard and carport with a section of 8' high wrought iron fence and rolling access gate within the 20' 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:

For security of the homeowners home, pets, backyard, and vehicles.

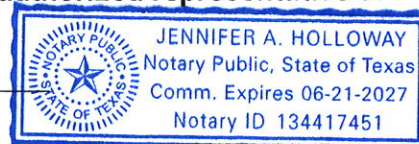
Note to Applicant: If the appeal requested in this application is granted by the Board of Adjustment, a permit must be applied for within 180 days of the date of the final action of the Board, unless the Board specifically grants a longer period.

Affidavit

Before me, the undersigned on this day personally appeared Chris Black
(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: Chris Black
(Affiant/ Applicant's signature)



Subscribed and sworn to before me this 16 day of July, 2025

Notary Public in and for Dallas County, Texas

Together we are planning and building a better Dallas for all!

4/30/2025



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BOARD OF ADJUSTMENT REFERRAL FORM

Referred by: Marisol Martinez

Date: 07 / 23 /2025

Department: Conservation District

Phone/Email: 214 - 671 - 8058

Manager signature: 

Consulted with: Jennifer Holloway

☒ Applicant

☐ Representative

☐ Owner

Name: Jennifer Holloway

Phone/Email: 214 - 827 - 3747 / Jennifer@BlacklineRenovations.com

Property Information : Architectural Style - Tudor

Address: 5900 Mercedes Ave

Lot: 24

City Block: E/2858

Zoning Classification: CD - 11 - M Street East

Issues that require Board action Location Fence - Visibility Triangle Obstruction

List the City of Dallas Development Code(s) this project is non-compliant with:

Check all that apply: ☐ Variance ☒ Special Exception

☐ Yard setback

☐ Lot Width

☐ Lot Depth

☐ Lot coverage

☐ Floor area for accessory structures for single-family uses

☐ Height

☐ Minimum width of sidewalk

☐ Off-street parking

☐ Off-street loading

☐ Landscape regulations

☐ fence height and/or standards

☒ Visibility triangle obstructions

☐ Parking demand

☐ Additional dwelling unit (not for rent) ☐ Accessory dwelling unit (for rent)

☐ Carport

☐ Non-conforming use or structure

☐ Administrative Official Appeal

☐ Other:

Description: Per Chapter 51A-4.602(d)(1)(A) A person shall not erect, place, or maintain a structure, berm, plant life, or any other item on a lot if the item is in a visibility triangle. The applicant is proposing an 8 ft height wrought iron automatic fence and a wrought iron fence that is within the visibility triangle of the alley and street. The applicant is seeking a special exception for the location of the proposed wrought iron gate and fence within the visibility triangle.

Alternative resolutions discussed/offered:



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AFFIDAVIT

Appeal number: _____

I, Matt Daigle, Owner of the subject property
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 5900 Mercedes Avenue, Dallas, TX 75206
(Address of property as stated on application)

Authorize: Chris Black, Blackline Renovations
(Applicant's name as stated on application)

To pursue an appeal to the City of Dallas Zoning Board of Adjustment for the following request(s)

- ☐ Variance (specify below)
- ☒ Special Exception (specify below)
- ☐ Other Appeal (specify below)

Specify: Build a section of 8' high wrought iron fence and a rolling gate within the 20' visibility triangle

Matt Daigle
Print name of property owner or registered agent

[Signature]
Signature of property owner or registered agent

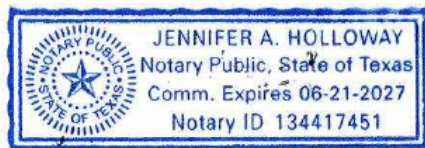
Date 7-16-2025

Before me, the undersigned, on this day personally appeared Matt Daigle

Who on his/her oath certifies that the above statements are true and correct to his/her best knowledge. Subscribed and sworn to before me this 16th day of

July, 2025

Jennifer Holloway
Notary Public for Dallas County,
Texas



Commission expires on 6/21/2027



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Board of Adjustment:
1500 Marilla Street, 5CN
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AFFIDAVIT

Appeal number: _____

I, Jennifer Pritchard, Owner of the subject property
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 5900 Mercedes Avenue
(Address of property as stated on application)

Authorize: Chris Black
(Applicant's name as stated on application)

To pursue an appeal to the City of Dallas Zoning Board of Adjustment for the following request(s)

- ☐ Variance (specify below)
- ☒ Special Exception (specify below)
- ☐ Other Appeal (specify below)

Specify: Build an 8' high wrought iron fence and rolling gate within the 20' visibility triangle

Jennifer Pritchard
Print name of property owner or registered agent

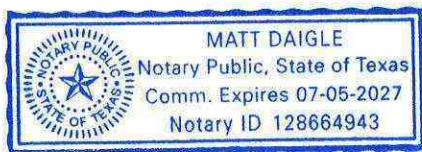
Jennifer Pritchard
Signature of property owner or registered agent

Date 8-8-25

Before me, the undersigned, on this day personally appeared Jennifer Pritchard

Who on his/her oath certifies that the above statements are true and correct to his/her best knowledge. Subscribed and sworn to before me this _____ day of

August, 2025



[Signature]
Notary Public for Dallas County,
Texas

Commission expires on 7-5-27



Residential Account #00000234400000000

[Location](#)
[Owner](#)
[Legal Desc](#)
[Value](#)
[Main Improvement](#)
[Additional Improvements](#)
[Land](#)
[Exemptions](#)
[Estimated Taxes](#)
[History](#)

Property Location (Current 2026)

Address: 5900 MERCEDES AVE
Neighborhood: 1DSM15
Mapsc: 36-P (DALLAS)

DCAD Property Map

2025 Appraisal Notice

41.13 ARB Order Information

Electronic Documents (DCAD ENS*)

Notice Of Estimated Taxes (ENS*)

* Electronic Notification System



Print Homestead Exemption Form

Owner (Current 2026)

PRITCHARD JENNIFER &
 DAIGLE MATTHEW R
 5900 MERCEDES AVE
 DALLAS, TEXAS 752065910

Multi-Owner (Current 2026)

Owner Name	Ownership %
PRITCHARD JENNIFER &	50%
DAIGLE MATTHEW R	50%

Legal Desc (Current 2026)

1: GREENVILLE CREST 2
2: BLK E/2858 W50FT LT 24
3:
4: INT201800170480 DD06252018 CO-DC
5: 2858 00E 02400 1002858 00E
Deed Transfer Date: 9/9/2021

Value

2025 Certified Values	
Improvement:	\$460,710
Land:	+ \$317,250
Market Value:	= \$777,960
Tax Agent: RESOLUTE PROPERTY TAX SOLUTIONS	
Revaluation Year:	2025
Previous Revaluation Year:	2024

Main Improvement (Current 2026)

Building Class	09	Construction Type	FRAME	# Baths (Full/Half)	2/ 0
Year Built	1936	Foundation	PIER AND BEAM	# Kitchens	1
Effective Year Built	1936	Roof Type	GABLE	# Bedrooms	3
Actual Age	90 years	Roof Material	COMP SHINGLES	# Wet Bars	0
Desirability	VERY GOOD	Fence Type	WOOD	# Fireplaces	1
Living Area	1,936 sqft	Ext. Wall Material	BRICK VENEER	Sprinkler (Y/N)	Y
Total Area	1,936 sqft	Basement	NONE	Deck (Y/N)	N
% Complete	100%	Heating	CENTRAL FULL	Spa (Y/N)	N
# Stories	ONE STORY	Air Condition	CENTRAL FULL	Pool (Y/N)	N
Depreciation	40%			Sauna (Y/N)	N

Additional Improvements (Current 2026)

#	Improvement Type	Construction	Floor	Exterior Wall	Area (sqft)
1	DETACHED GARAGE		UNASSIGNED	FRAME	396

Land (2025 Certified Values)

#	State Code	Zoning	Frontage (ft)	Depth (ft)	Area	Pricing Method	Unit Price	Market Adjustment	Adjusted Price	Ag Land
1	SINGLE FAMILY RESIDENCES	CONSERVATION DISTRICT	45	141	6,345.0000 SQUARE FEET	STANDARD	\$50.00	0%	\$317,250	N

* All Exemption information reflects 2025 Certified Values. *

Exemptions (2025 Certified Values)

	City	School	County	College	Hospital	Special District
Taxing Jurisdiction	DALLAS	DALLAS ISD	DALLAS COUNTY	DALLAS COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
HOMESTEAD EXEMPTION	\$155,592	\$217,796	\$155,592	\$155,592	\$155,592	\$0
Taxable Value	\$622,368	\$560,164	\$622,368	\$622,368	\$622,368	\$0

Exemption Details

Estimated Taxes (2025 Certified Values)

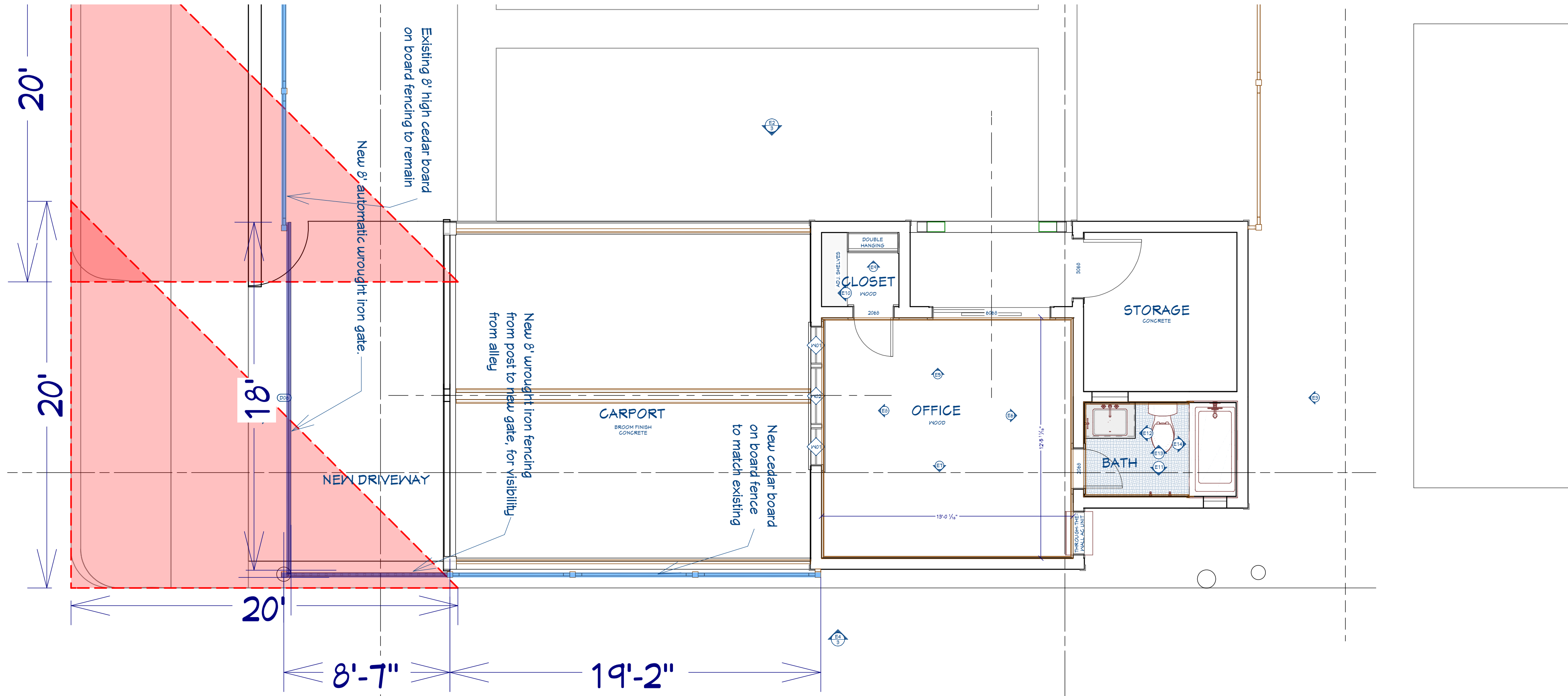
	City	School	County	College	Hospital	Special District
Taxing Jurisdiction	DALLAS	DALLAS ISD	DALLAS COUNTY	DALLAS COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
Tax Rate per \$100	\$0.7047	\$0.997235	\$0.2155	\$0.105595	\$0.212	N/A
Taxable Value	\$622,368	\$560,164	\$622,368	\$622,368	\$622,368	\$0
Estimated Taxes	\$4,385.83	\$5,586.15	\$1,341.20	\$657.19	\$1,319.42	N/A
Tax Ceiling	N/A	N/A	N/A	N/A	N/A	N/A
Total Estimated Taxes:						\$13,289.79

DO NOT PAY TAXES BASED ON THESE ESTIMATED TAXES. You will receive an **official tax bill** from the appropriate agency when they are prepared. Please note that if there is an **Over65 or Disabled Person Tax Ceiling** displayed above, **it is NOT reflected** in the Total Estimated Taxes calculation provided. Taxes are collected by the agency sending you the **official** tax bill. To see a listing of agencies that collect taxes for your property. [Click Here](#)

The estimated taxes are provided as a courtesy and should not be relied upon in making financial or other decisions. The Dallas Central Appraisal District (DCAD) does not control the tax rate nor the amount of the taxes, as that is the responsibility of each Taxing Jurisdiction. Questions about your taxes should be directed to the appropriate taxing jurisdiction. We cannot assist you in these matters. These tax estimates are calculated by using the most current certified taxable value multiplied by the most current tax rate. **It does not take into account other special or unique tax scenarios, like a tax ceiling, etc..** If you wish to calculate taxes yourself, you may use the [Tax Calculator](#) to assist you.

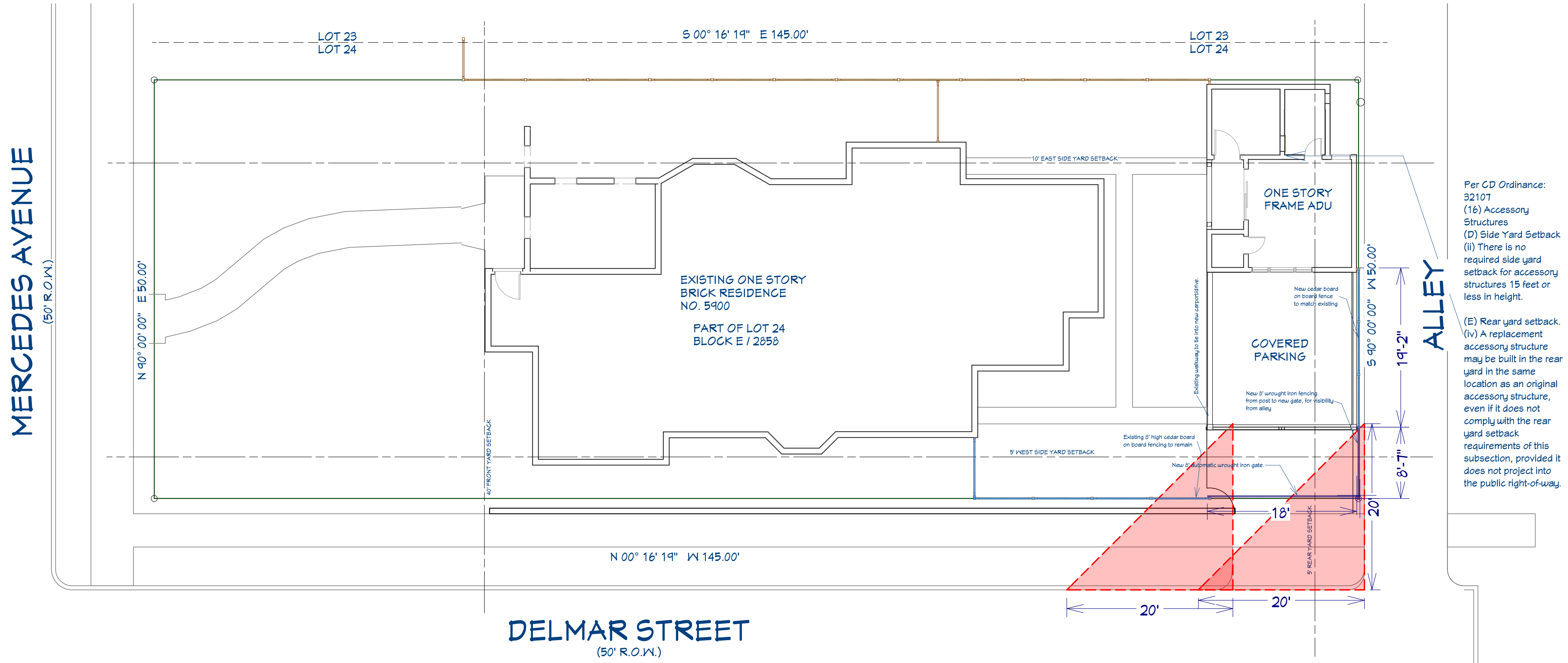
History

History



1ST FLOOR PLAN

Scale: 1/4" = 1'-0"



SIT PLAN

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

Per CD Ordinance: 32107
(1b) Accessory Structures
(D) Side Yard Setback
(ii) There is no required side yard setback for accessory structures 15 feet or less in height.
(E) Rear yard setback.
(iv) A replacement accessory structure may be built in the rear yard in the same location as an original accessory structure, even if it does not comply with the rear yard setback requirements of this subsection, provided it does not project into the public right-of-way.



4849 Greenville Ave.
Suite 1330
Dallas, TX 75206

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Job Name/Number

20240901
Pritchard ADU

Job Address

5900 Mercedes Avenue

Dallas, TX 75206

Date

8/6/2025

Revisions

No.	Rev. Date
1	
2	
3	
4	
5	
6	
7	
8	

Scale

Multiple

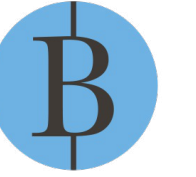
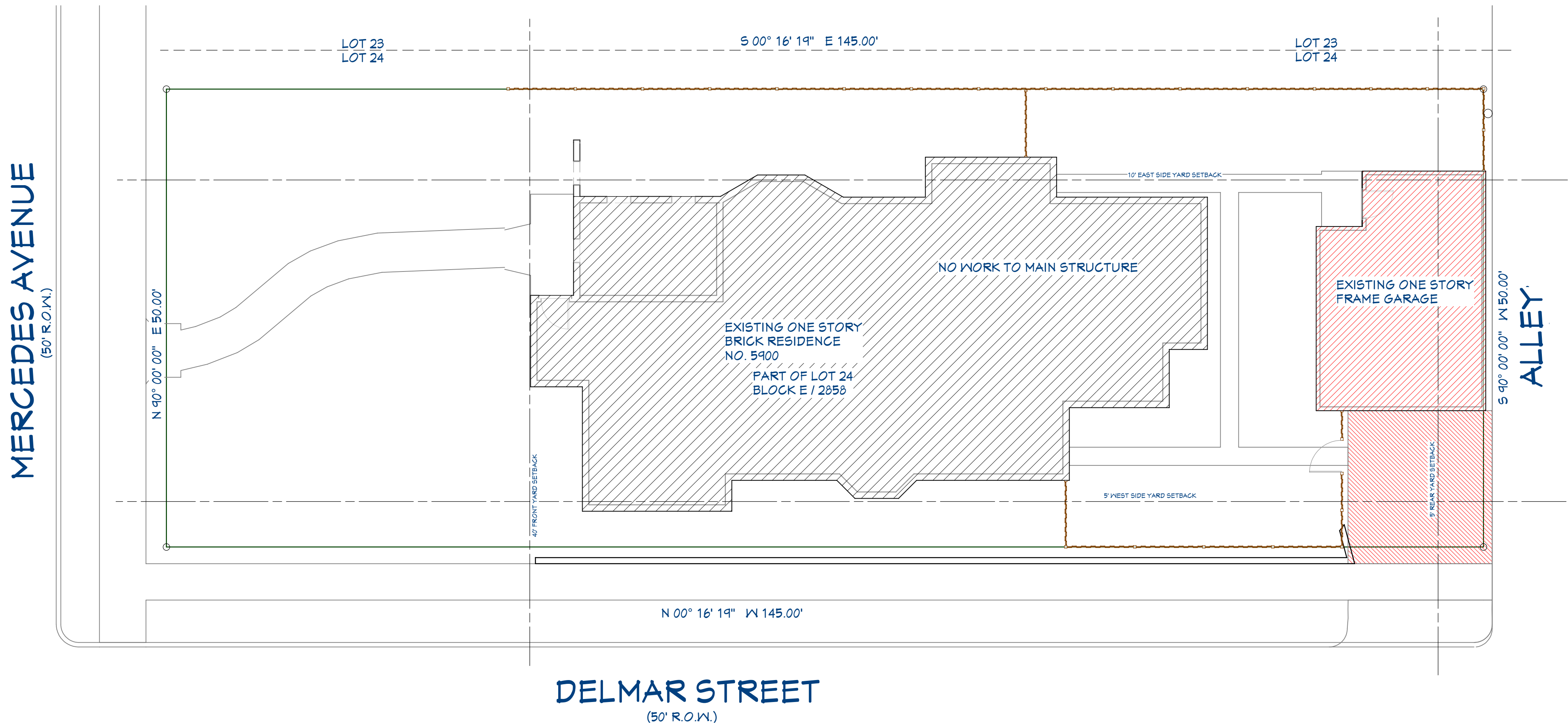
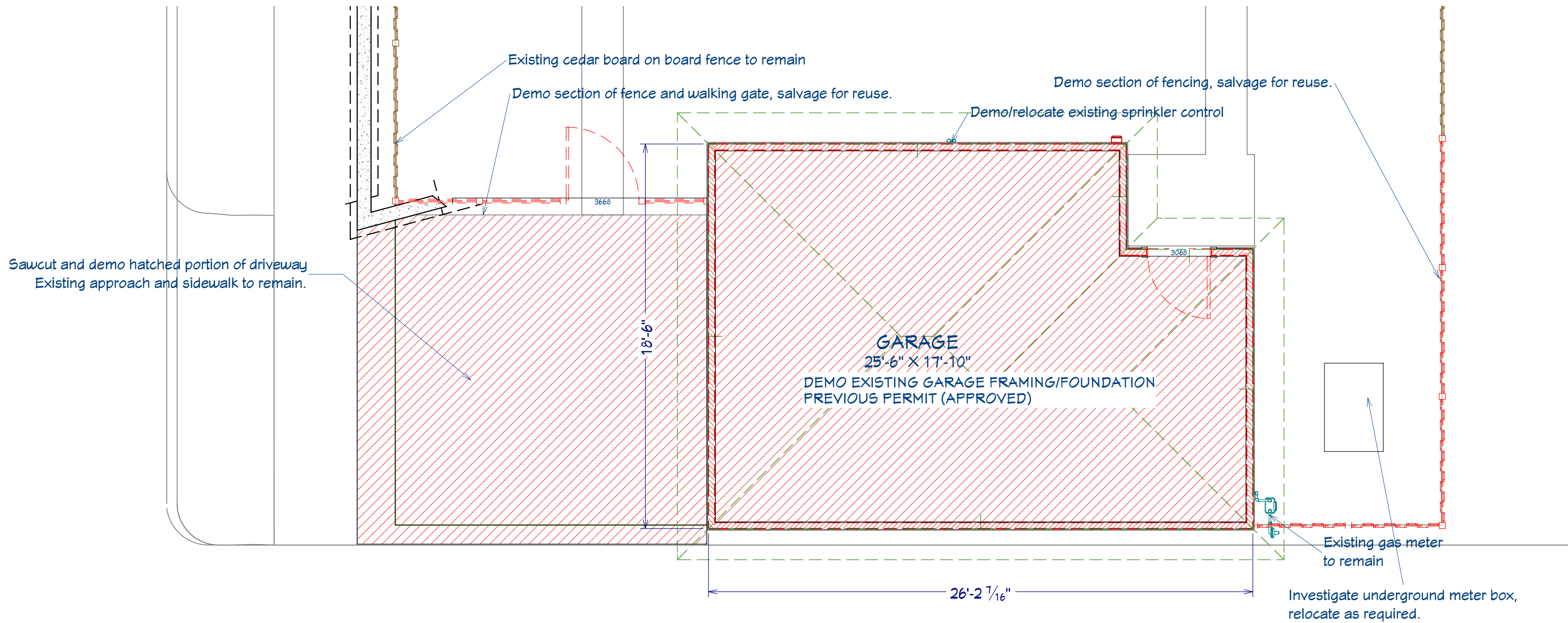
These drawings are the property of Blackline Renovations, pursuant to the executed design agreement between Blackline Renovations and the Owner. These drawings may not be used by any other contractor other than Blackline Renovations.

Title

Proposed Site Plan & Floorplan

Sheet

F-2



BLACKLINE
RENOVATIONS
A Design Build Company

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Dallas, TX 75206

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Job Name/Number

20240901
Pritchard ADU

Job Address

5900 Mercedes
Avenue

Dallas, TX 75206

Date

7/14/2025

Revisions

No.	Rev. Date
1	
2	
3	
4	
5	
6	
7	
8	

Scale

Multiple

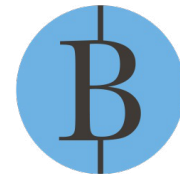
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Title

Existing Plan &
Demolition
Plan

Sheet

F-1



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Dallas, TX 75206

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Job Name/Number

20240901
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Revisions

No.	Rev. Date
1	
2	
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Scale

Multiple

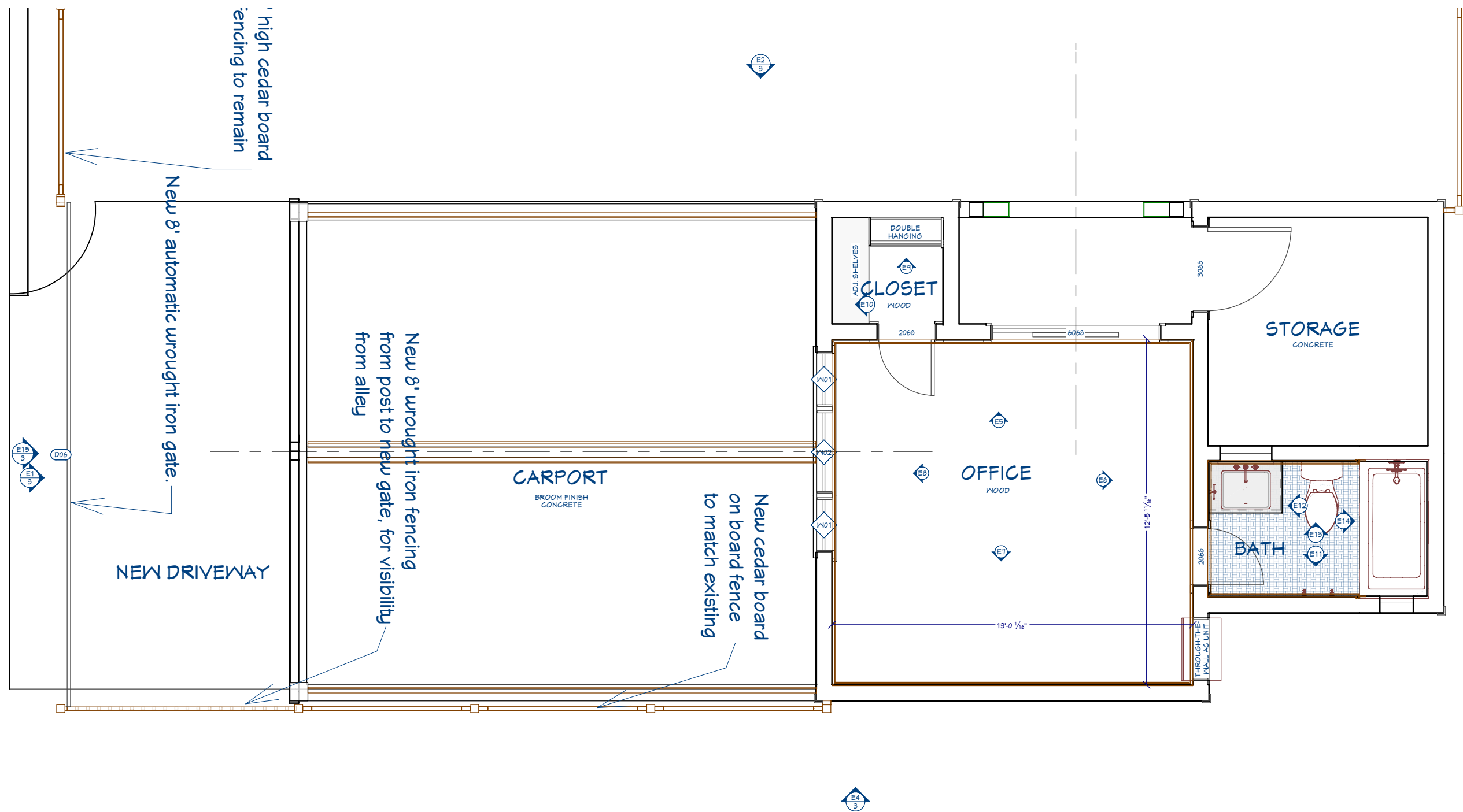
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Title

Proposed Site
Plan & Floorplan

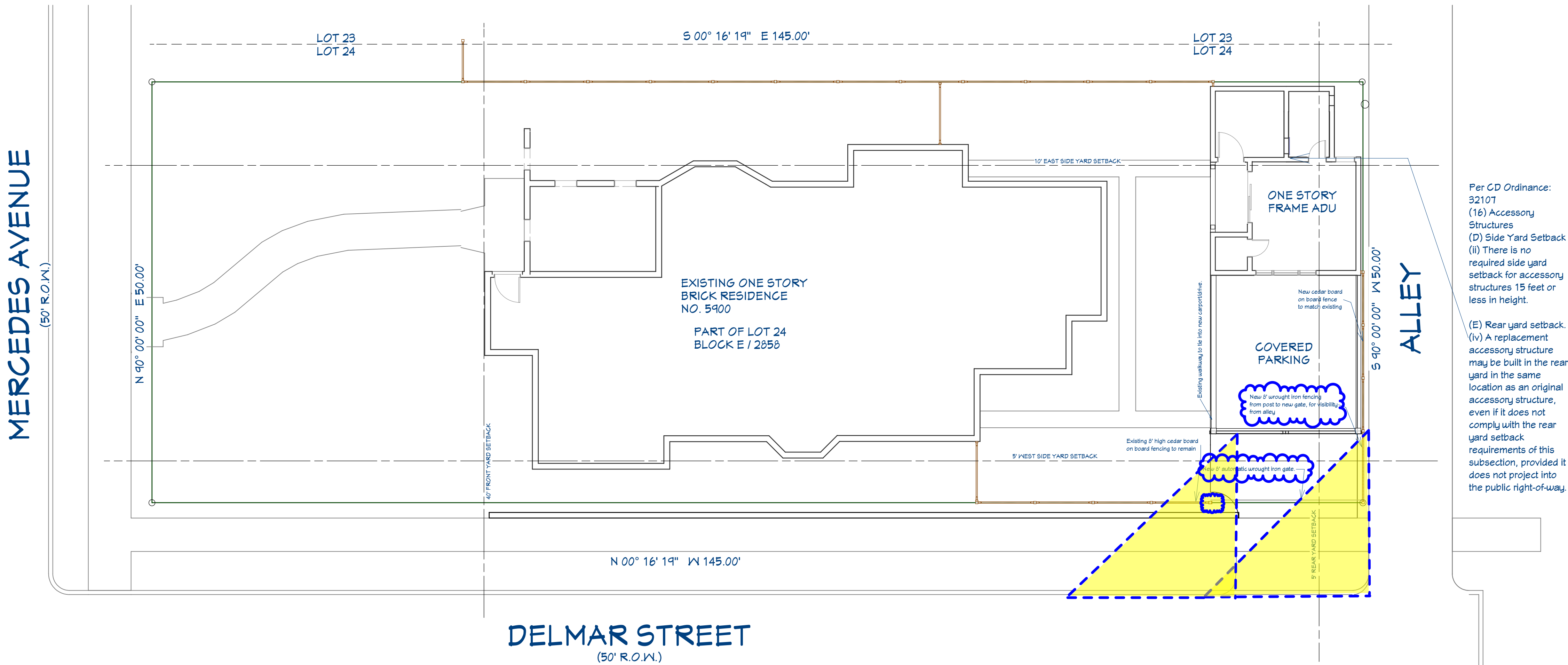
Sheet

F-2



1ST FLOOR PLAN

Scale: 1/4" = 1'-0"



Per CD Ordinance:
32107
(16) Accessory Structures
(D) Side Yard Setback
(ii) There is no required side yard setback for accessory structures 15 feet or less in height.
(E) Rear yard setback.
(iv) A replacement accessory structure may be built in the rear yard in the same location as an original accessory structure, even if it does not comply with the rear yard setback requirements of this subsection, provided it does not project into the public right-of-way.



SITE PLAN

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