

Record Summary for Board of Adjustments

Record

Record #	Status	Opened Date
BOA-25-000059	Payment Due	08/29/2025

Application Name

Detailed Description

Board of Adjustment:

Thank you for considering our application. We seek your grant of our appeal for an encroachment on the set back for special exception to preserve a massive live oak tree. A roof structure (with no walls) covering part of the patio has been constructed by a previous builder that extends into the set back.

We have been in a long construction project to make our backyard more useable for our family. Our prior builder began construction on this roof structure in our backyard. The builder located the roof structure in this location after we met with an arborist to advise on how to ensure preservation of the tree. We have a massive 14 foot in circumference live oak tree with a sprawling stem and branches that extend in front of the setback line. The arborist advised removal of the large stem/branch would cause wounds to the tree that would result in decay and ultimately kill the tree. The structure was located in its location to not impede the tree and with posts/piers strategically located to not damage the root system.

After restarting our project with a new builder, we met with multiple parties in the city of Dallas to ensure all work was to code, permitted, and approved as needed. The parties with the city of Dallas stated the roof structure was too small for a permit and we are good to continue as the plans laid out after providing additional drawings and receiving an easement encroachment approval. Therefore, we continued our backyard project as planned with the roof structure already constructed.

Meetings with the city of Dallas:

- August 5, 2024: Stella Gonzalez, Inspector II, Department of Code Compliance
- November 14, 2024: Do Trong Phuc Huynh, Assistant Engineer, Planning and Development
- December 16, 2024: Brandie McKenzie, Manager-Development, Planning and Development
- January 27, 2025: Maria Navia, Sr. Plans Examiner, Planning and Development (and additional emails confirming nothing further needed and good to continue as planned)

As a part of this special exception process, Philip Erwin, Chief Arborist with the City of Dallas Planning and Development Department, concluded, "This tree certainly meets the criteria for an obstruction to anything going vertical if placed under the wrong stem protruding from the base of the tree. The structure would seem to need to be strategically placed to avoid the tree. The tree is certainly worthy of preservation."

We want to be in concordance with the city regulations. The roof structure cannot easily be moved as it is already constructed and moving it forward out of the setback would impede the live oak trunk and require removing the major stem of the live oak, as well as significantly impacting the root structure with post footings/piers that the arborist directed would lead to killing the tree. Throughout our construction project, we have taken every step possible with the arborist to not cause any damage to the tree. We are happy to make alterations to the roof structure to accommodate any needs, such as tapering down the portion in the setback, planting greenery around the structure to screen it, or other possible alterations.

We appreciate you hearing our appeal and for your consideration.

Thank you,
George and Tiffany Fisher

Assigned To Department

Assigned to Staff

Record Type

Board of Adjustments

Custom Fields

INTERNAL USE ONLY

Source of Request -

Fee Waiver Granted -

Number of Parking Spaces	-
Lot Acreage	-

PDOX INFORMATION

PDox Number	-
-------------	---

PROPERTY INFORMATION

Existing Zoning	-
Lot Number	3
Lot Size (Acres)	0.56
Block Number	B/4407
Lot Size (Sq. Ft)	24394
How many streets abut the property?	1
Land Use	home
Is the property platted?	Yes
Status of Project	Under Construction
Status of Property	Owner Occupied
Previous Board of Adjustment case filed on this property	No
Accommodation for someone with disabilities	No
File Date	-
Seleccione si necesitara un interprete	UNCHECKED
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?	No
Referred by	Nora Castaneda

Custom Lists

Board of Adjustment Request

1

Type of Request	Special Exception
Request Description	Side-yard for tree preservation
Application Type	Single Family/Duplex Variance or Special Exception
Affirm that an appeal has been made for	We seek your grant of our appeal for an encroachment on the set back for special exception to preserve a massive live oak tree. A roof structure (with no walls) covering part of the patio has been constructed by a previous builder that extends into the set back.
Application is made to BOA to grant the described appeal	Preservation of a 14 foot in circumference live oak tree. The arborist directed locating this structure any further out of the setback would result in the structure impeding the tree and require damage to the tree and root structure that would kill the tree.

Case Information

Full Request	Special exception to the side yard regulations to preserve an existing tree.
Brief Request	Requesting a 2-foot special exception to the side yard regulations.
Zoning Requirements	Requires a 5-foot setback
	(1) The board may grant a special exception to the minimum side yard requirements in this section to preserve an existing tree.
	(2) In determining whether to grant this special exception, the board shall consider the following factors:
	(A) Whether the requested special exception is compatible with the character of the neighborhood.
	(B) Whether the value of surrounding properties will be adversely affected.
	(C) Whether the tree is worthy of preservation.
Relevant History	no
BOA History	No
BOA History Details	no

Street Frontage Information

Street Frontage	Front
Linear Feet (Sq. Ft)	120

Contact Information

Name	Organization Name	Contact Type	Phone
Tiffany K Fisher		Applicant	2146086101
Email: tiff.1028@gmail.com			
Name	Organization Name	Contact Type	Phone
George Ryan Fisher		Property Owner	2146327941
Email: g.ryan.fisher@gmail.com			
7181 Greentree Ln, Dallas, TX 75214			
Name	Organization Name	Contact Type	Phone
George Ryan Fisher		Applicant	2146327941
Email: g.ryan.fisher@gmail.com			
7181 Greentree Ln, Dallas, TX 75214			
Name	Organization Name	Contact Type	Phone
Tiffany K Fisher		Property Owner	2146086101
Email: tiff.1028@gmail.com			

Address

7181 GREENTREE LN, Dallas, TX 75214

Parcel Information

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

0000032215600000
0

Owner Information

Primary	Owner Name	Owner Address	Owner Phone
---------	------------	---------------	-------------

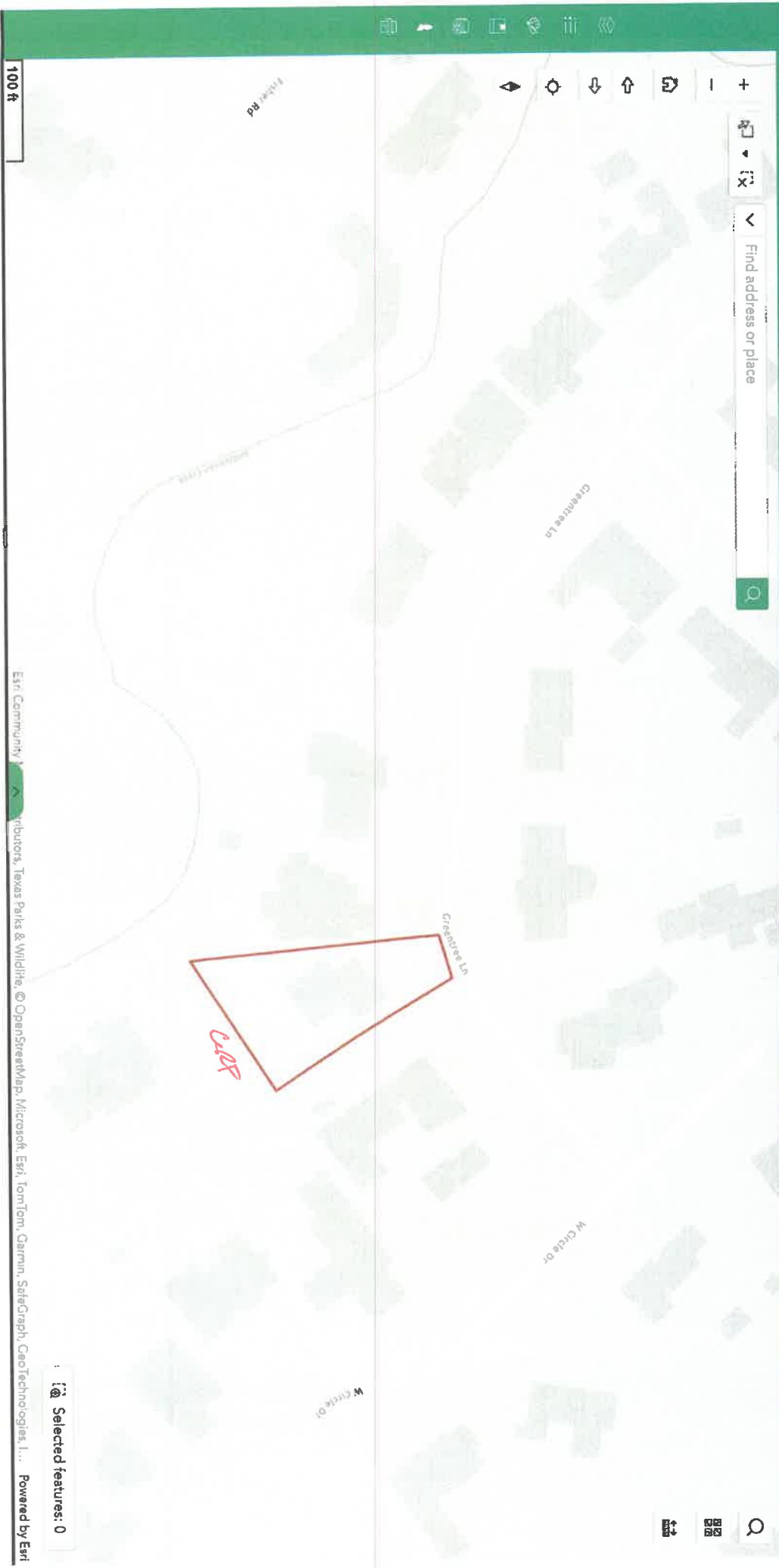
Y FISHER GEORGE RYAN & 7181 GREENTREE LN, DALLAS, TEXAS 752141928

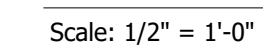
Status History

Status	Comment	Assigned Name	Status Date
Payment Due		Nora Castaneda	09/10/2025

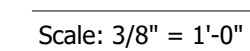
FILED: JO-408 Mexican Restaurant & Merin Bk. A. B/4407
FILED: 8-11-59 Miami Adm. Bk. 1/4407







PROPERTY LINE TO POST ENLARGEMENT



STRUCTURE 1_SIDE ELEVATION



STRUCTURE 2
COVERED AREA: 510 SQ.FT

8" SEWER LINE
PER CITY MAP

EXISTING MANHOLE
(APPROX. LOCATION)
PER CITY MAP

EXISTING MANHOLE

- 30% OF PROPERTY

10' EASEMENT

PROPERTY LINE

5' EASEMENT

SITE PLAN

Scale: $3/32'' = 1'-0''$