

NOTICE OF PUBLIC HEARING

The City of Balch Springs **Board of Adjustment** will conduct a public hearing at a meeting on Thursday, **January 23, 2020** at 6:00 p.m. located at the **City Hall, 13503 Alexander Road**, Balch Springs, Texas 75181 to consider the following:

Zoning Special Exception (ZSE) Application 002-2019 is requested by Serafin Monge c/o Delhurst Capital LLC **to allow a special exception to the provisions outlined in the City of Balch Springs Zoning Ordinance under Section 2, Zoning Districts, Sec. 2.18 Dimensional Standards Table, A Dimensional Standards for Residential Districts, under SF-6, Single-Family Dwelling District, Lot Dimensions, specifically 119 ft. depth of lot in lieu of 120 ft. in order to construct 4 single family homes.** The property is located at 4523 S. Peachtree Road, James B Masters Survey/Abstract 936, 0.964 acres of land on Case ZSE 002-2019. For more information on this application, contact the Planning Department at 972-286-4477 x.123/212 or by email at rhall@cityofbalchsprings.com or cdyser@cityofbalchsprings.com.

Zoning Special Exception (ZSE) Application 003-2019 is requested by Ernie Ramos c/o Dimensions Architects **to allow a special exception to the provisions outlined in the City of Balch Springs Zoning Ordinance under Section 3.04 Conditional Development Standards, item A. 2. Alternate Financial Establishment Standards item b.i. shall only be permissible where the place of business containing the alternative financial establishment is not within 1,000 feet of any lot containing another financial establishment as measured from property line to property line; specifically asking for 983 feet in lieu of 1,000 feet.** The property is located at 12601 Lake June Road, Louis Hodges Addition, Block B, Lot 14, 0.7232 acres of land on Case ZSE 003-2019.

For more information on this application, contact the Planning Department at 972-286-4477 x.123/212 or by email at rhall@cityofbalchsprings.com or cdyser@cityofbalchsprings.com.