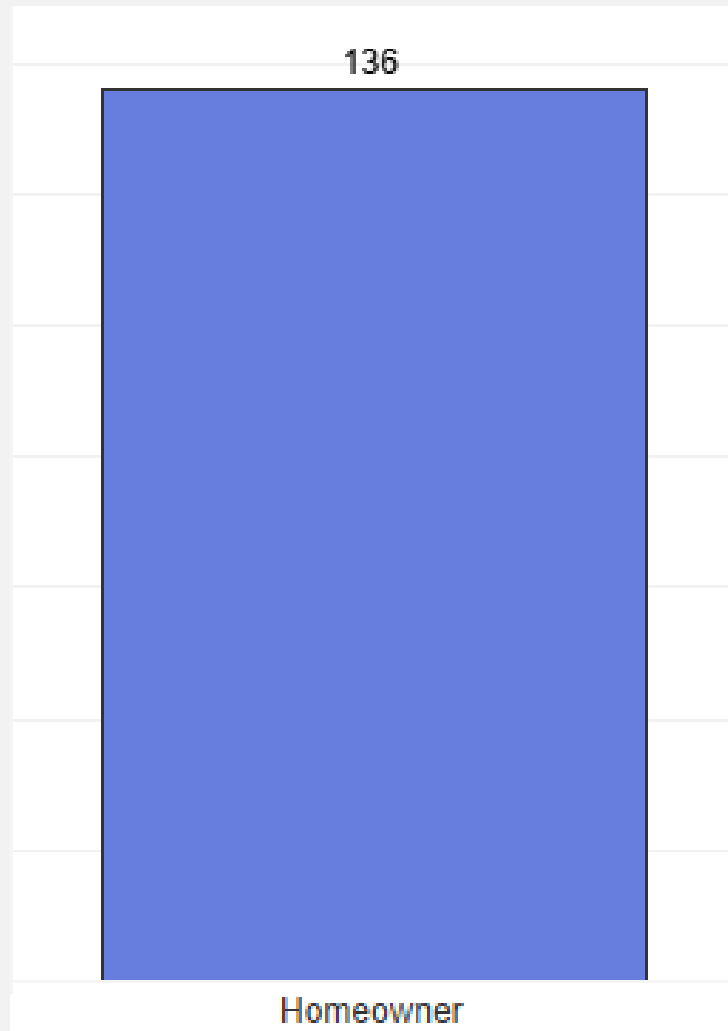


**BELMONT ADDITION CONSERVATION
DISTRICT AMENDMENT SURVEY**

7/23/19

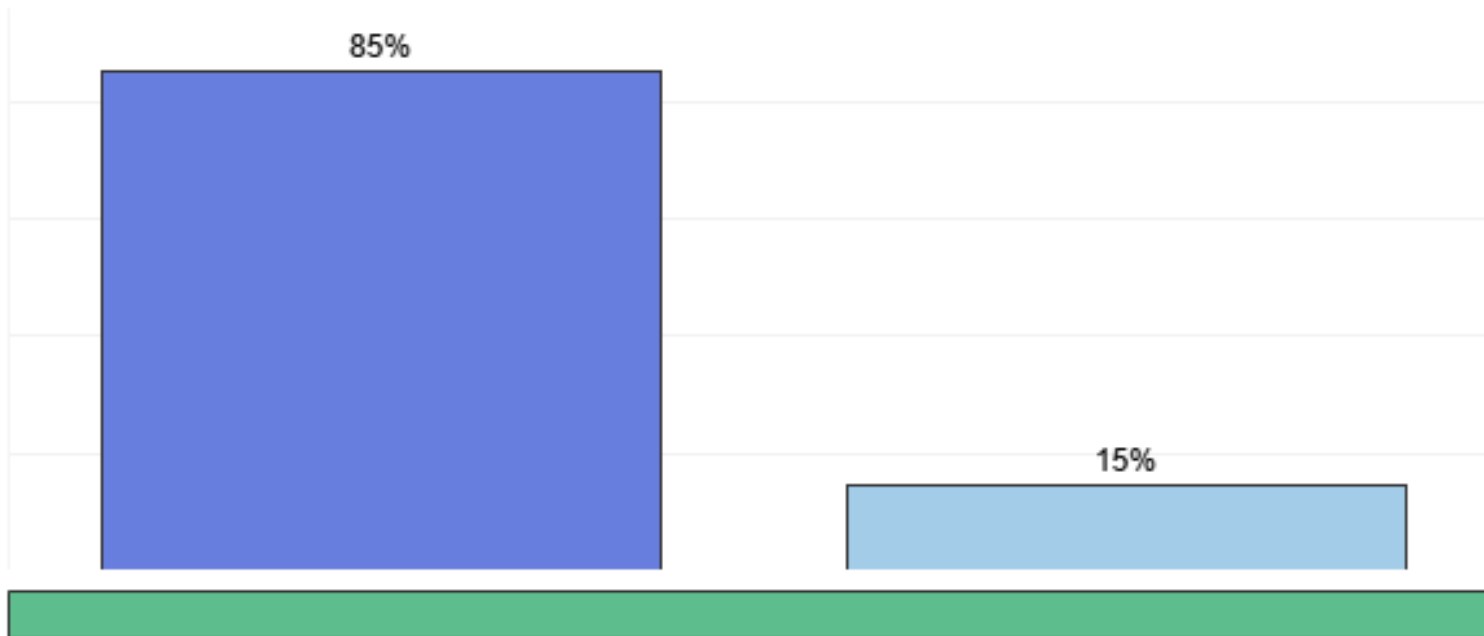
Q1. DO YOU RENT OR OWN THIS PROPERTY?



- Surveys were delivered to 444 homes in the BACD
- Surveys were only collected from property owners (any renter responses were eliminated from the survey)
- Homeowners who do not live in the BACD were mailed survey packets
 - Packets were mailed if the owner address listed in DCAD was not an address within the BACD boundaries (93 properties fit this criteria)
- 136 total surveys were taken, response rate is 31%
 - The response sample size is large enough to be statistically significant with a 95% level confidence
 - Indicates that the response size was large enough to be reflective of the total BACD population

Q2. HOW DO YOU FEEL ABOUT THE BELMONT ADDITION CONSERVATION DISTRICT ORDINANCE?

- I believe that there is room to review and improve the language of our BACD ordinance
- I feel the BACD ordinance is fine the way it is

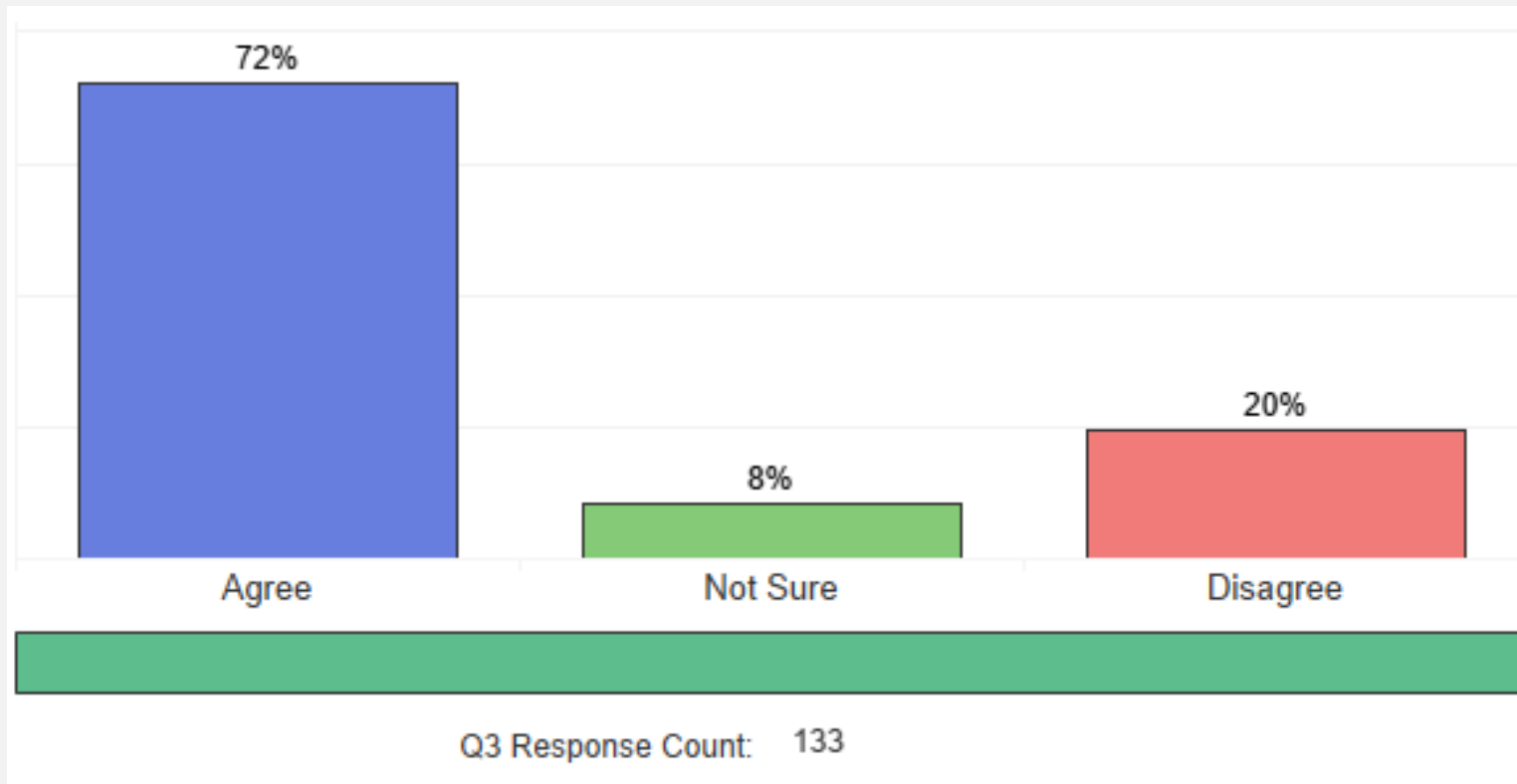


Q2 Response Count: 130

COMMENT CONTENT SUMMARY:

- 20 total comments
- There should be periodic review of the ordinance
- There have been unintended consequences of the ordinance
- No changes are needed
- We need better education around the ordinance
- Some restrictions should be loosened

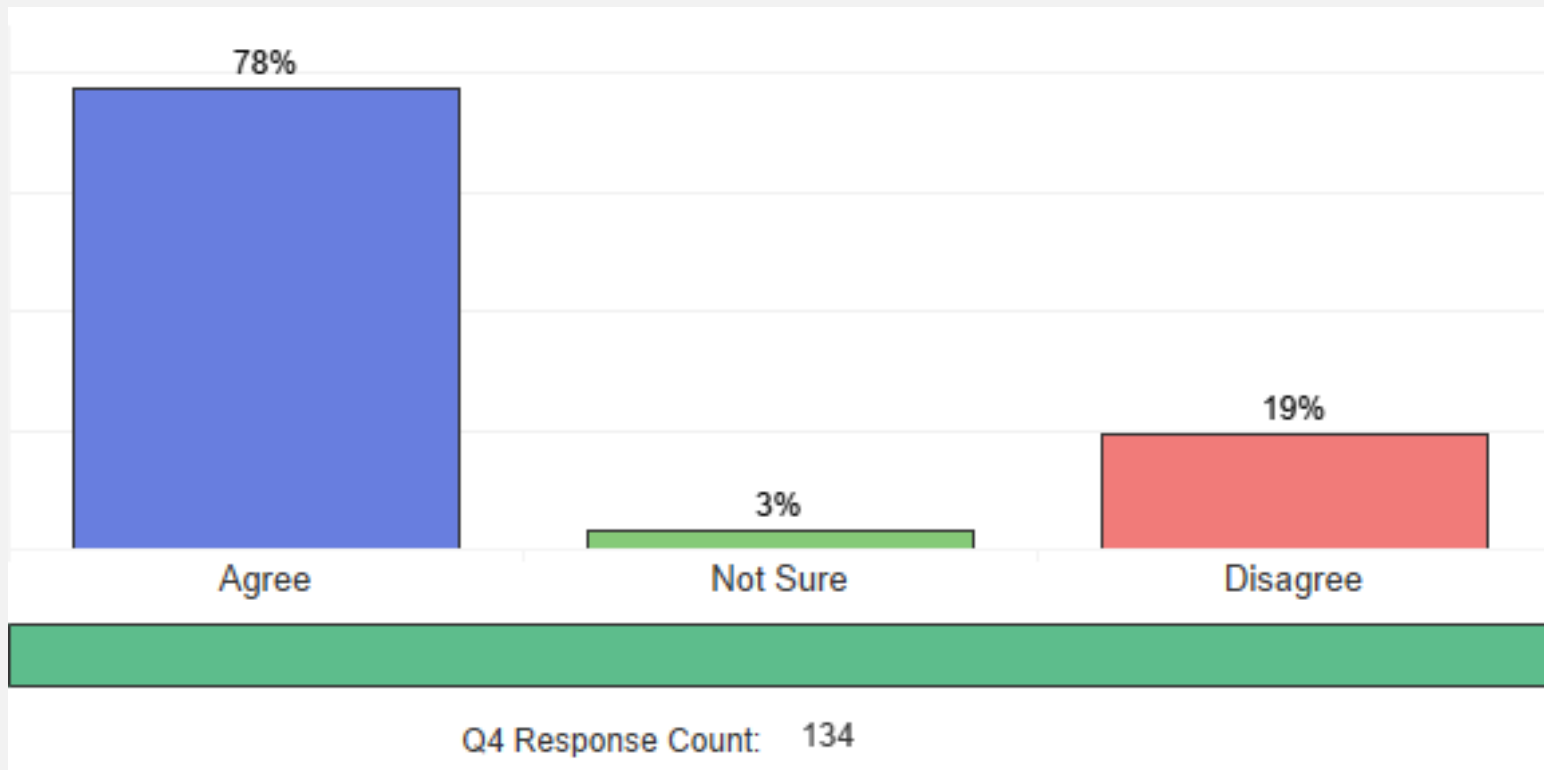
Q3. I BELIEVE HOMEOWNERS SHOULD HAVE DRIVEWAY ACCESS FROM BOTH THE FRONT OF THE HOUSE AND THE BACK OF THE ALLEY.



COMMENT CONTENT SUMMARY:

- 36 total comments
- This change will move more cars off the street
- This process has already been started by the city
- Prefer front driveways
- Do not like front driveways
- Not in favor of driveways that run from the front to the alley

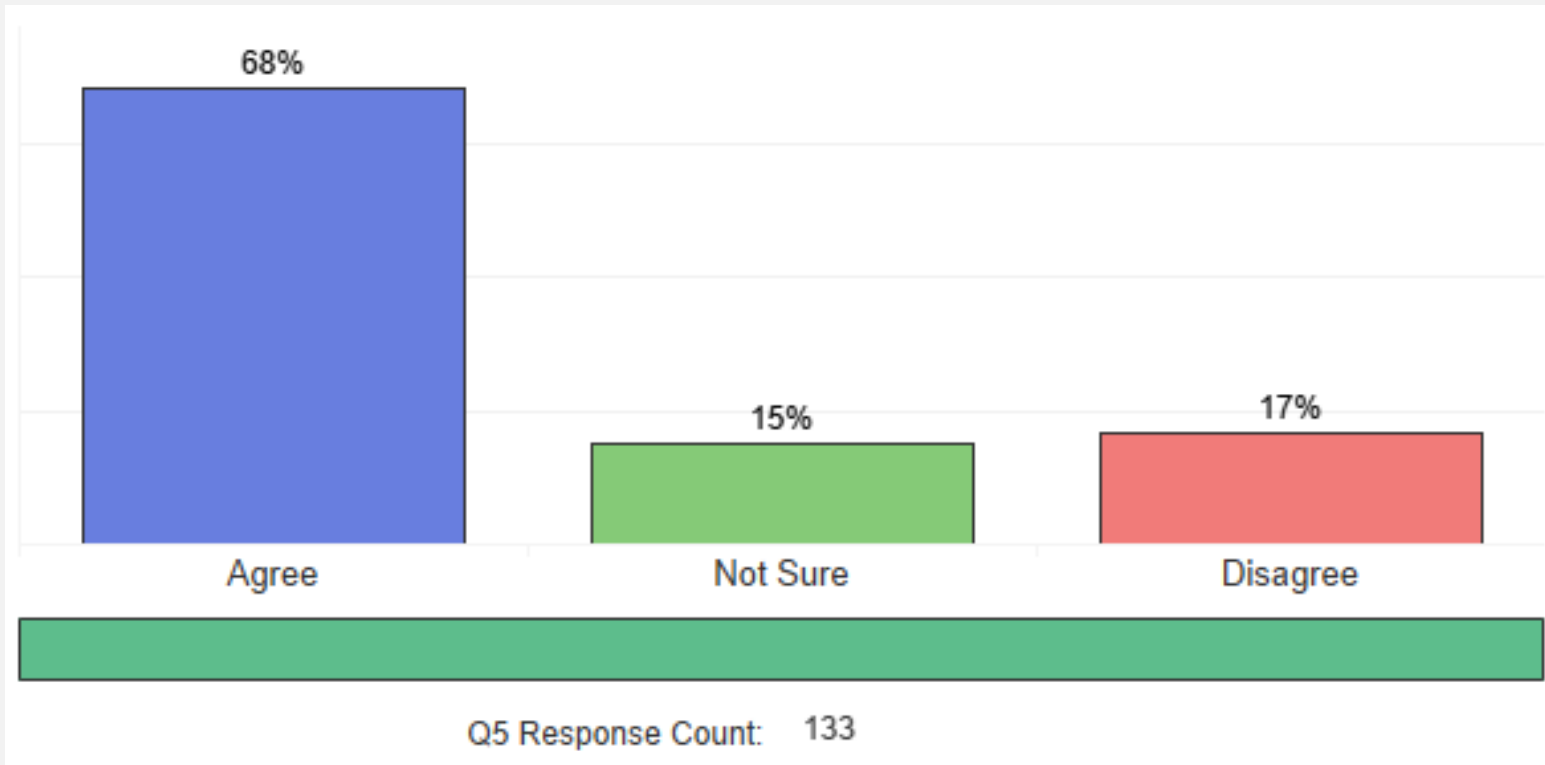
Q4. I BELIEVE THE NEIGHBORHOOD SHOULD CONSIDER CHANGES TO THE 6-FOOT HEIGHT RESTRICTION ON SIDE YARD FENCES AND GATES.



COMMENT CONTENT SUMMARY:

- 41 total comments
- In favor of 8-foot fences
- In favor of 6-foot fences
- Security concerns with shorter fences
- Security concerns with higher fences

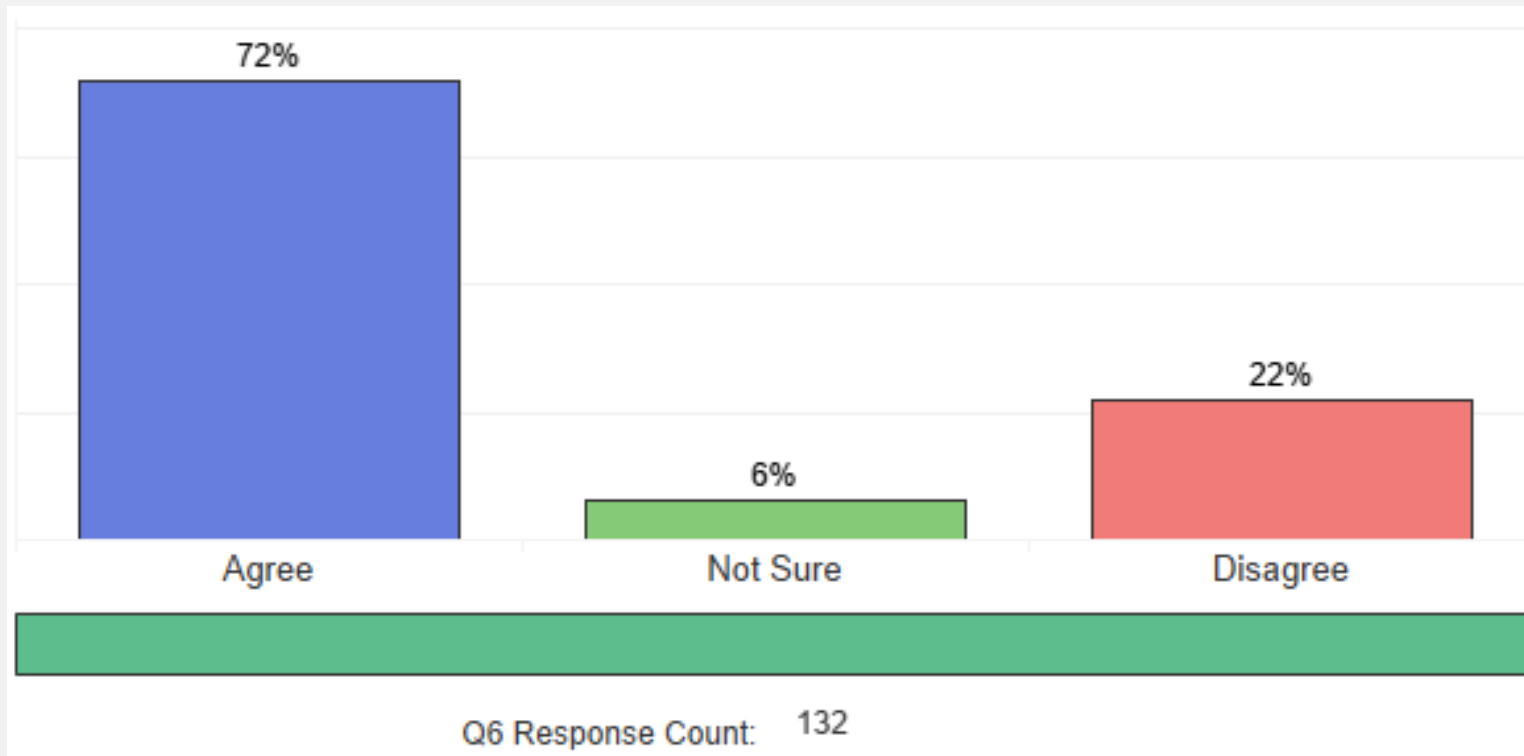
Q5. I BELIEVE FRONT YARD SETBACKS SHOULD BE REVIEWED AND VERIFIED TO ENSURE THAT THE CITY OF DALLAS IS ENFORCING THEM IN THE WAY IN WHICH THEY WERE ORIGINALLY INTENDED.



COMMENT CONTENT SUMMARY:

- 34 total comments
- The current setbacks are correct
- In-favor of re-measuring
- More education is needed on this subject

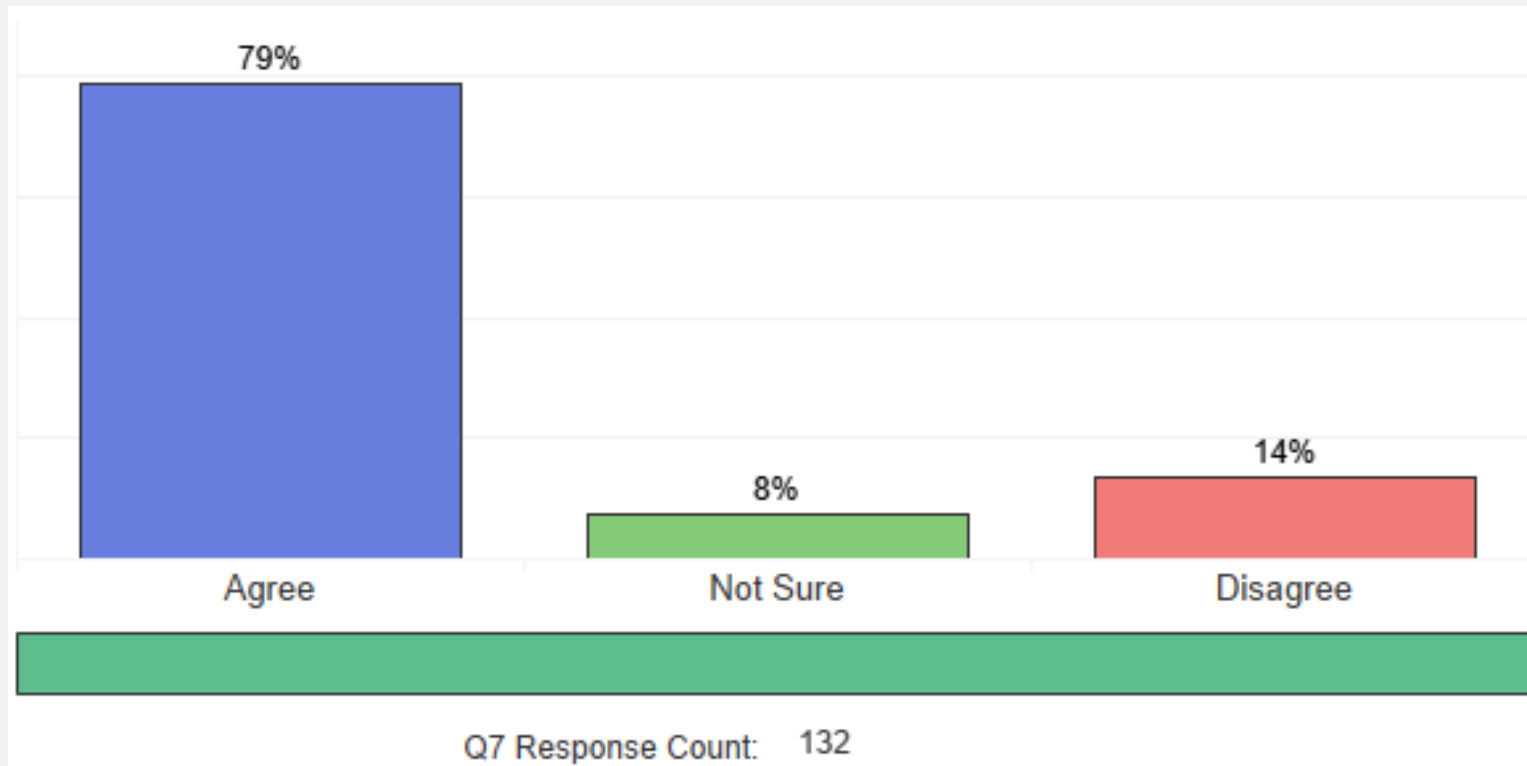
Q6. I BELIEVE THE SECOND FLOOR RESTRICTIONS OF THE CRAFTSMAN STYLE HOMES SHOULD BE REVIEWED.



COMMENT CONTENT SUMMARY:

- 31 total comments
- Restriction should be updated to allow more craftsman square footage
- The current restrictions are fine
- More education is needed on this subject

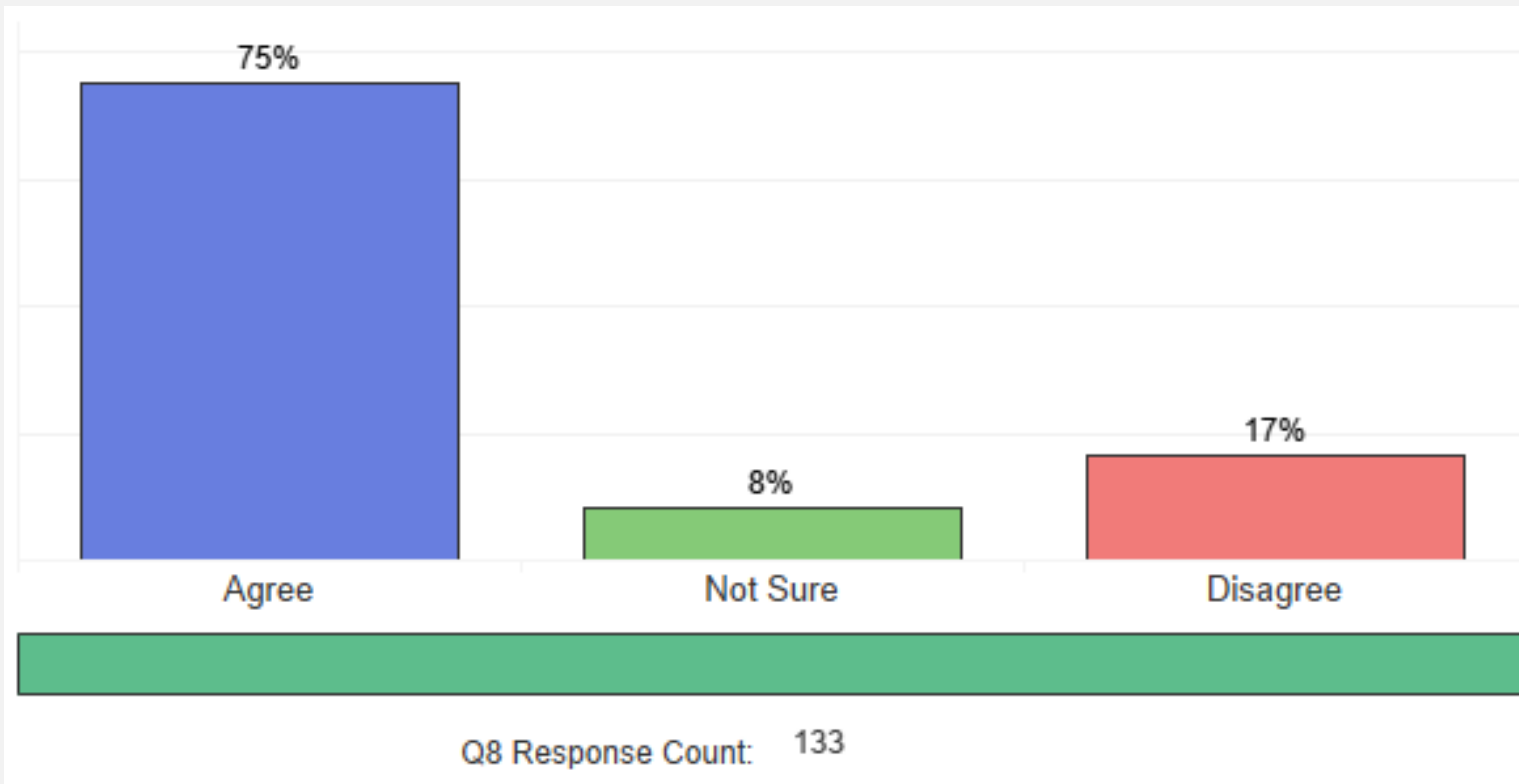
Q7. I BELIEVE WE SHOULD EXPLORE A REMEDY TO ENSURE EXISTING FEATURES THAT ARE GRANDFATHERED CAN BE REPAIRED, REMODELED AND FULLY REPLACED.



COMMENT CONTENT SUMMARY:

- 36 total comments
- This is already in place
- Clearer expectation on what is 'grandfathered'
- Clarification on what constitutes the 'loss' of grandfathering
- Review definition of 'original' date

Q8. I SHOULD NOT BE REQUIRED TO SUBMIT A WORK REVIEW FORM FOR PROJECTS THAT ARE NOT SPECIFICALLY ADDRESSED IN THE CONSERVATION DISTRICT ORDINANCE UNLESS A BUILDING PERMIT IS REQUIRED. (E.G. EXTERIOR PAINT)



COMMENT CONTENT SUMMARY:

- 29 total comments
- Support submitting a work review form
- A review form should not be needed for projects not addressed by the CD ordinance
- The need for a permit should identify when a work review is needed

OTHER ORDINANCE PROVISIONS I WOULD LIKE TO SEE ADDRESSED:

- Window requirements
- Porte-cocheres on Prairie style homes
- House height measurement point & restrictions
- Foundation exposure
- Breezeway connection for main & accessory structures
- Garage restrictions
- Retaining walls
- Remodel side setbacks
- Side street garage setbacks

OTHER COMMENTS:

- Have a term limited, elected BACD board
- Ensure construction projects are completed in a timely manner
- Mandated off-street parking
- Front yard maintenance
- Alley garbage collection
- Truck traffic & noise
- Case-by-case variance exceptions
- Remove and replace rule for trees
- Need for city contacts with architectural experience
- Quality of new home construction