



Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA

234 RECEIVED

Data Relative to Subject Property:

Date:

FOR OFFICE MAR 26 RECD

Location address: 1931 Danube Dr, Dallas, TX 75203 Zoning District: R-75(A)

BY: _____

Lot No.: R Block No.: 2615873 Acreage: 0.34 Census Tract: _____

Street Frontage (in Feet): 1) 85' 2) 210' 3) _____ 4) _____ 5) _____

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): Ricardo Alonso - Confia Homes, LLC.

Applicant: Ricardo Alonso

Telephone: 214-543-4516

Mailing Address: 2435 N Central expressway, Richardson, TX Zip Code: 75080

E-mail Address: ricardo.alonso@confiahomes.com

Represented by: Marisol Ortiz

Telephone: 469-881-2416

Mailing Address: 2435 N Central expressway, Richardson, TX Zip Code: 75080

E-mail Address: marisol.ortiz@confiahomes.com

Affirm that an appeal has been made for a Variance or Special Exception of _____

Variance of 5' front yard along southern land

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:

its an ~~in regular~~ in regular lot

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 RICARDO ALONSO CARRILLO

(Affiant/Applicant's name printed)

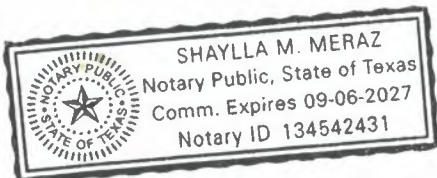
who on (his/her) oath certifies that the above statements are true and correct to his/her best knowledge and that he/she is the owner/or principal/or authorized representative of the subject property

Respectfully submitted: _____

(Affiant/Applicant's signature)

Subscribed and sworn to before me this _____ day of _____, 2024

Sheila May
Notary Public in and for Dallas County, Texas





Posting of Notification Sign

Address: 1931 Danube

Appeal Number: BDA 234-061

All required notification signs must be posted on the property within fourteen (14) days after an application has been made, prior to the Board of Adjustment Hearing, and not be removed until the hearing ends.

The sign must be posted at a prominent location adjacent to the public street, evenly spaced along each frontage, and easily visible from the street. Failure to properly post the sign(s) may result in either a postponement or denial of the appeal.

All required notification signs have been received. One sign is required for each 500 feet or less of frontage, or every tract of five (5) acres or less, with a maximum of five (5) signs required. The cost of each sign is \$10.00.

Footage of each street frontage: 85', 210'

Number of acres: 0.34

Number of signs received: 2

Marisel Ortiz
Signature of applicant or person receiving signs

3/26/2024
Date



CITY OF DALLAS

AFFIDAVIT

Appeal number: BDA 234-061

I, CONFIA HOMES LLC, Owner of the subject property
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 1931 DAWUBE DR, DAWAS, TX, 75203
(Address of property as stated on application)

Authorize: RICARDO ALONSO CARRASO
(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)

VARIANCE OF 5' OF THE FRONT YARD SETBACK FACING
SOUTHERLAND AVE

RICARDO ALONSO CARRASO R. Alonso 03/21/2024
Print name of property owner/agent Signature of property owner/agent Date

Before me, the undersigned, on this day personally appeared Ricardo Alonso

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 20 day of March, 2024

[Signature]
Notary Public for Dallas County, Texas
Commission expires on 3/2027



BDA234-061



REFERRAL FORM FOR BOARD OF ADJUSTMENT

APPLICANT: <u>Confia Homes</u>	OWNER: <u>Confia Homes</u>	
ADDRESS: <u>1931 Danube</u>	STATE: <u>TX</u>	ZIP: <u></u>
LOT: <u>R</u>	BLOCK: <u>2615873</u>	ZONING: <u>R-7.5(A)</u>

<input type="checkbox"/> Variance	<input type="checkbox"/> Special Exception
<input checked="" type="checkbox"/> Yard setback	<input type="checkbox"/> Fence height and standards
<input type="checkbox"/> Lot width	<input type="checkbox"/> Visibility triangle obstructions
<input type="checkbox"/> Lot Depth	<input type="checkbox"/> Parking demand
<input type="checkbox"/> Lot Coverage	<input type="checkbox"/> Landscaping
<input type="checkbox"/> Floor area for accessory structures for single family uses	<input type="checkbox"/> Additional dwelling unit for a single-family
<input type="checkbox"/> Height	<input type="checkbox"/> Carport
<input type="checkbox"/> Minimum width of sidewalk	<input type="checkbox"/> Non-conforming use
<input type="checkbox"/> Off-street parking	<input type="checkbox"/> Other
<input type="checkbox"/> Off-street loading	
<input type="checkbox"/> Landscape regulations	
<input type="checkbox"/> Other	

Please list the City of Dallas Development Code(s) this project is non-compliant with:
51A-4.401 (b) (1)

Description: This is a 55' wide lot. The long side along Southerland Ave. has blockface continuity and requires a 25' setback leaving only 25' wide buildable area.

Alternative resolutions discussed/offered:

Referred by: Loree Lewis Contact: Marisol Ortiz Date: 02/05/2024

BDA-234-061

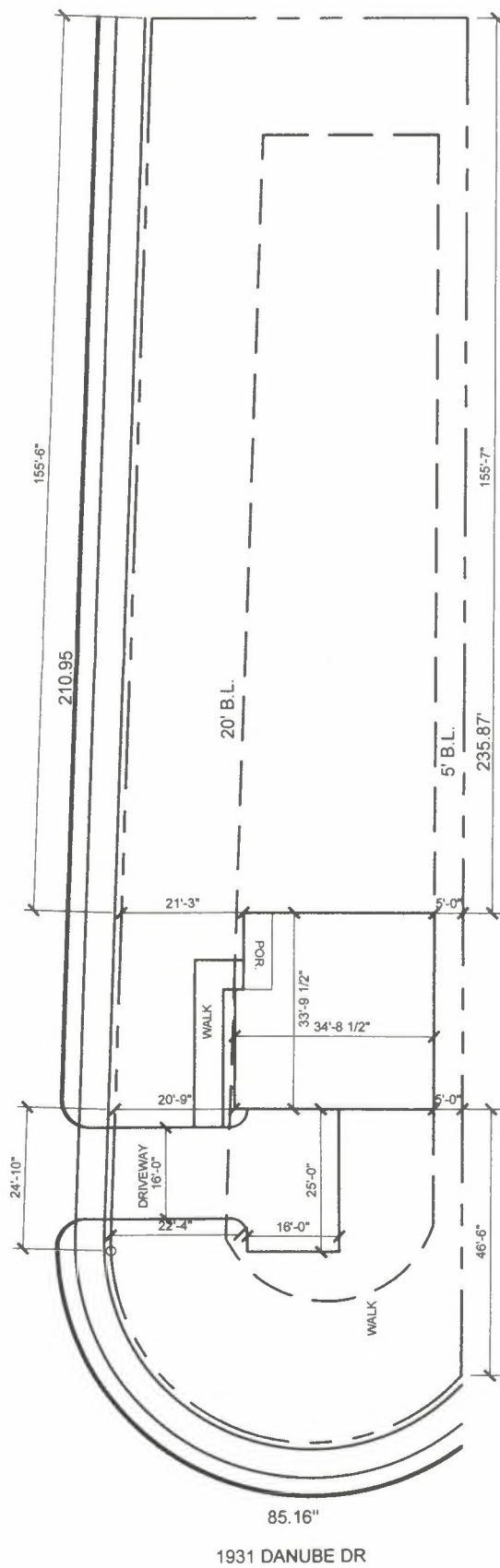
CONFIA HOMES

PLOT PLAN

SUBDIVISION	HIGHLANDS ADDN	BUYER	SPEC
LOT - R	BLK - 26/5873		
ADDRESS	1931 DANUBE DR		
DATE	03/14/24	DRAWN BY:	AW
PLAN NUMBER	PECAN	2474	SQ. FT. FLATWORK



NORTH
SCALE: 1"=30'



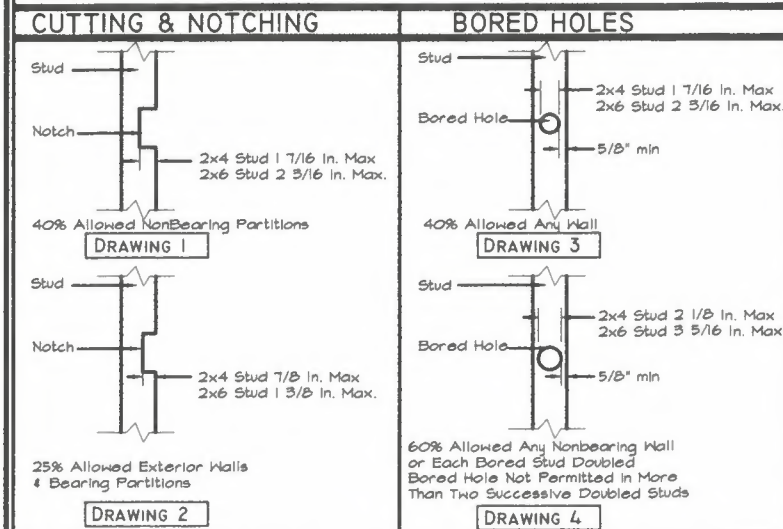
Type " B " Drainage

BDA-234-061

NAILING/FASTENER SCHEDULE			NAILING/FASTENER SCHEDULE CONTINUED			
TABLE R602.3(1) ---- PER APPLICABLE CODES FASTENER SCHEDULE FOR STRUCTURAL MEMBERS			DESCRIPTION OF BUILDING MATERIALS	DESCRIPTION OF FASTENER <i>b,c,d,e</i>	SPACING OF FASTENERS	
DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER <i>a,b,c,d</i>	SPACING OF FASTENERS			Edges (inches) (1)	Intermediate supports <i>c,p</i> (inches)
Joist to sill girder, toe nail	3-8d	-	Other wall sheathing (b)	1 1/2" galvanized roofing nail 6d common nail staple 16 ga., 1 1/2" long	5	6
1" x 6" subfloor or less to each joist, face nail	2-8d 2 staples, 1 3/4"	-	1/2" structural cellulose fiberboard sheathing	1 1/2" galvanized roofing nail 6d common nail staple 16 ga., 1 1/2" long	3	6
2" subfloor to joist or girder, blind and face nail	2-16d	-	25/32" structural cellulose fiberboard sheathing	1 3/4" galvanized roofing nail 6d common nail staple 16 ga., 1 3/4" long	3	6
Sole plate to joist or blocking, face nail	16d	16" o.c.	1/2" gypsum sheathing	1 1/2" galvanized roofing nail; 6d common nail; staple galvanized, 1 1/2" long; 1 1/4" screws, Type H or S	-	-
Top or sole plate to stud and nail	2-16d	-	5/8" gypsum sheathing	1 3/4" galvanized roofing nail; 6d common nail; staple galvanized, 1 5/8" long; 1 5/8" screws, Type H or S	4	8
Stud to sole plate, toe nail	3-8d or 2-16d	-				
Double studs, face nail	10d	24" o.c.				
Double top plates, face nail	10d	24" o.c.				
Sole plate to joist or blocking at braced wall panels	3-16d	16" o.c.				
Double top plates, minimum 48-inch offset of end joints, face nail in lapped area	8-16d	-				
Blocking between joists or rafters to top plate, toe nail	3-8d	-	Wood structural panels, combination subfloor underlayment to framing			
Rim joist to top plate, toe nail	8d	6" o.c.	3/4" and less	6d deformed nail or 6d common nail	6	12
Top plates, laps at corners and intersections, face nail	2-10d	-	7/8" - 1"	6d common nail or 6d deformed nail	6	12
Built-up header, top pieces with 1/2" inch spacer	16d	16" o.c. along each edge	1 1/8" - 1 1/4"	10d common nail or 6d deformed nail	6	12
Continued header, top pieces	16d	16" o.c. along each edge				
Ceiling joists to plate, toe nail	3-8d	-				
Continuous header to stud, toe nail	4-8d	-				
Ceiling joist, laps over partitions, face nail	3-10d	-				
Ceiling joist to parallel rafters, face nail	3-10d	-				
Rafter to plate, toe nail	2-16d	-				
1" brace to each stud and plate, face nail	2-8d 2 staples, 1 3/4"	-				
1" x 6" sheathing to each bearing, face nail	2-8d 2 staples, 1 3/4"	-				
1" x 8" sheathing to each bearing, face nail	2-8d 3 staples, 1 3/4"	-				
Wider than 1" x 8" sheathing to each bearing, face nail	3-8d 4 staples, 1 3/4"	-				
Built-up corner studs	10d	24" o.c.				
Built-up girders and beams, 2-inch lumber layers	10d	Nail each layer as follows: 52" o.c. at top and bottom and staggered. Two nails at ends and at each splice.				
2" planks	2-16d	At each bearing				
Roof rafters to ridge, valley or hip rafters, toe nail	4-16d	-				
Face nail	3-16d	-				
Rafter ties to rafters, face	3-8d	-				
Wood structural panels, subfloor, roof and wall sheathing to framing, and particle wall sheathing to framing						
5/16" - 1/2"	6d common nail (subfloor, wall) 6d common nail (roof)	6			12 g	
11/32" - 1"	8d common nail 6				12 g	
1 1/8" - 1 1/4"	10d common nail or 6d deformed nail	6			12	

2520.11.9 Cutting and Notching. In exterior walls and bearing partitions, any wood stud may be cut or notched to a depth not exceeding 25 percent of its width. Cutting or notching of studs to a depth not greater than 40 percent of the width of the stud is permitted in nonbearing partitions supporting no loads other than the weight of the partition.

2520.11.10 Bored holes. A hole not greater in diameter than 40 percent of the stud width may be bored in any wood stud. Bored holes not greater than 60 percent of the width of the stud are permitted in nonbearing partitions or in any wall where each bored stud is doubled, provided not more than two such successive doubled studs are so bored. In no case shall the edge of the bored hole be nearer than 5/8 inch (16mm) to the edge of the stud. Bored holes shall not be located at the same section of stud as a cut or notch.



INTERIOR OR EXTERIOR BEARING WALLS WITH FLOOR JOISTS/RAFTERS/CEILING JOISTS #2 SYP	EXTERIOR BEARING WALL WITH CEILING JOISTS AND RAFTERS ONLY #2 SYP U.N.O.	INTERIOR BEARING WALLS WITH CEILING JOIST AND RAFTERS ONLY #2 SYP U.N.O.
TO 10'-2x4'S @ 16" O.C.	TO 9'-2x4'S @ 12" O.C. S6	TO 10'-2x4'S @ 24" O.C. S6
12'-2x6'S @ 16" O.C.	12'-2x4'S @ 12" O.C. OR 2x6'S @ 24" O.C.	12'-2x4'S @ 16" O.C. S6
ABOVE 12' REQUIRES SPECIAL ANALYSIS	14'-2x6'S @ 24" O.C.	14'-2x4'S @ 12" O.C. S6 OR 2x6'S @ 24" O.C.
	16'-2x6'S @ 16" O.C.	16'-2x4'S @ 12" O.C. OR 2x6'S @ 24" O.C.
	18'-2x6'S @ 12" O.C.	18'-2x6'S @ 24" O.C.
	20'-(2)-2x6'S @ 16" O.C.	20'-2x6'S @ 24" O.C.

S6 = Stud Grade

GENERAL NOTES

- ALL STUDS ARE TO BE #2(FINGER JOINT) SYP UNLESS NOTED OTHERWISE.
- BLOCK ALL WALLS TO 10' HIGH @ 5'-0" O.C.
- BLOCK ALL WALLS ABOVE 10' HIGH @ 4'-0" O.C.
- STUD SPACINGS LISTED ARE AVERAGES ACROSS ENTIRE LENGTH OF WALL.
- ALL SPACINGS LISTED ARE FOR KING STUDS CONTINUOUS FROM SOLE PLATE TO TOP PLATE. TRIMMER STUDS BELOW HEADERS ARE NOT INCLUDED.
- IF WALL HAS WINDOW OR DOOR OPENINGS, REPLACE ALL REQUIRED KING STUDS ON EITHER SIDE OF OPENINGS. (EXAMPLE) 12" O.C. STUDS REQ'D BY CHART WITH 5'-0" OPENING. ADD 2 EXTRA KING STUDS EACH SIDE TO NORMAL SINGLE KING STUDS, FOR A TOTAL OF 3 KING STUDS EACH SIDE.

Size, Height, and Spacing of Wood Studs

DRAWING SHEET INDEX	
C1	Cover Sheet
A1	Front Elevation - A
A2	Side Elevations - A
A3	Rear Elevation - Base & Opts
A4	First Floor Plan - Base & Opts
A5	Second Floor Plan
A6	Roof Plan / Framing Plan - A
A7	First Floor Ceiling Framing - Base & Opts
A7.1	Second Floor Ceiling Framing
A8	Slab Layout - Base & Opts
E1	First Floor Electrical Plan - Base & Opts
E2	Second Floor Electrical Plan

CONSTRUCTION CODES

ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES AND AMENDMENTS PER THEIR ADOPTING ORDINANCES:

I.R.C. 2015

AREA CALCULATIONS	
ELEVATION "A" OR "B"	
FIRST FLOOR	672 S.F.
SECOND FLOOR	435 S.F.
TOTAL AREA	1607 S.F.
GARAGE	415 S.F.
COVERED PORCH	30 S.F.
OUTDOOR LIVING	0 S.F.
TOTAL UNDER ROOF	2052 S.F.
OVERALL WIDTH	33'-9 1/2"
OVERALL DEPTH	34'-8 1/2"

PLAN NO. 1607

REVISIONS:
PRR #

Drawn By:
AW

Plan Number
1607

C1
1 of 12

Handwritten: BDA234-001

22' 7" MIDPOINT
36' MAX HEIGHT



FRONT ELEVATION - ELEV A
SCALE: 1/4" = 1'-0"

BDA234-001

PLAN NO. 1607

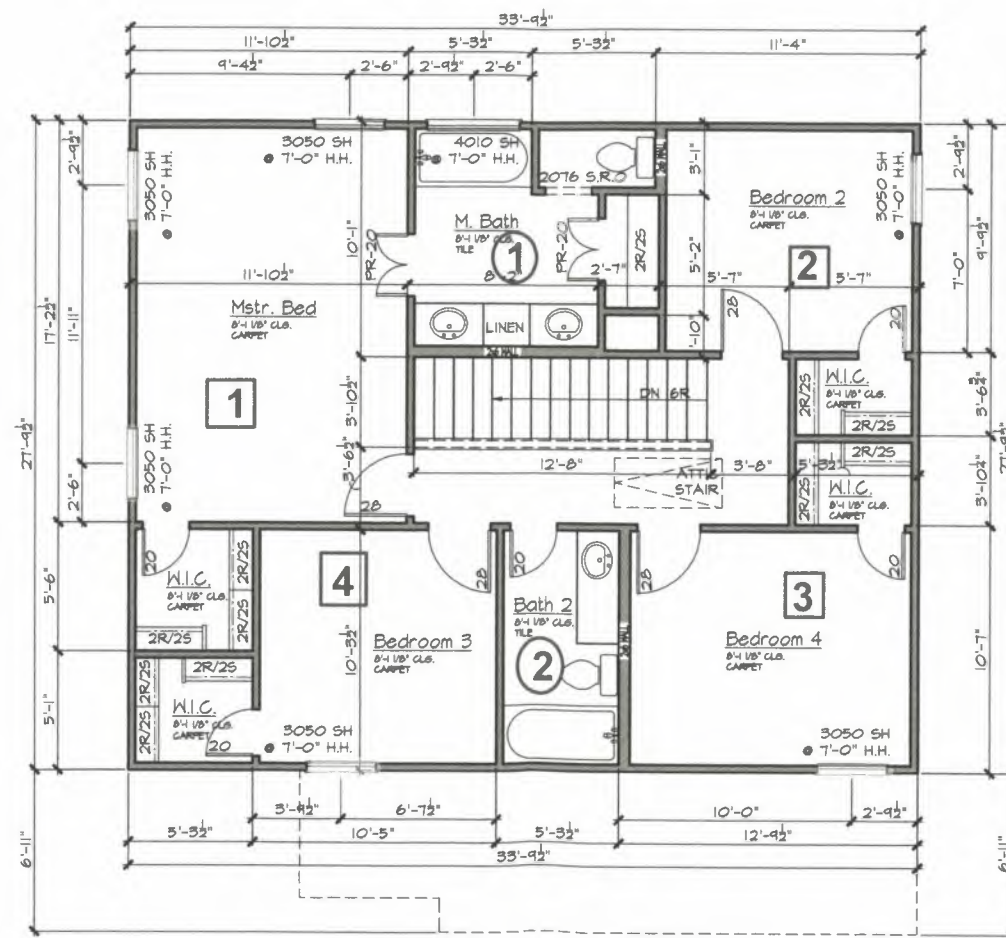
REVISIONS:
PRR #

Drawn By:
AW

Plan Number:
1607

A1

2 of 12



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

BJA23A-001

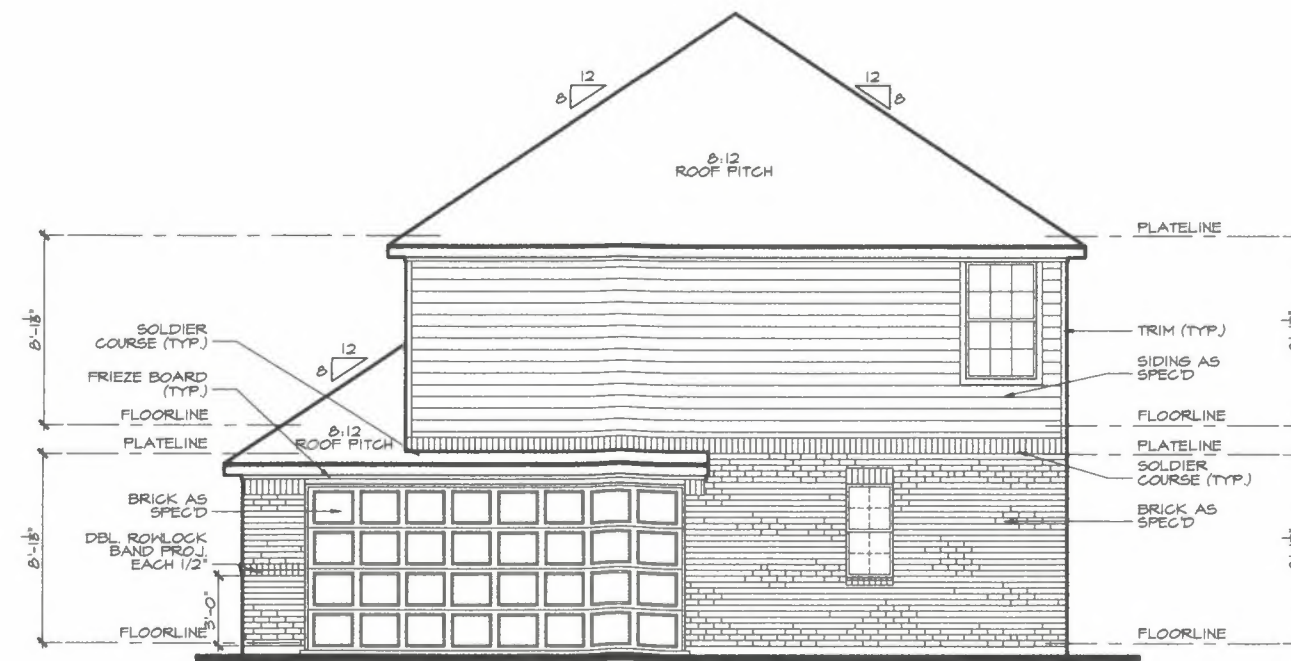
22' 7" MIDPOINT
36' MAX HEIGHT

NOTE: ALL SIDE AND REAR WINDOWS ARE TO BE CLEAR OR DIVIDED LITE PER COMMUNITY SPECS.



LEFT ELEVATION - ELEV A

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



RIGHT ELEVATION - ELEV A

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

PLAN NO. 1607

REVISIONS:
PRR #

Drawn By:
AW

Plan Number:
1607

A2
3 of 12

BA23A-001