



Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA

FOR OFFICE USE ONLY
234-062 ED
MAR 26 REC'D
R-1:5

Data Relative to Subject Property: _____

Date: _____

Location address: 10576 Shiloh Rd Zoning District: R-1:5

Lot No.: 12 Block No.: 1/7314 Acreage: 0.29 Census Tract: _____

Street Frontage (in Feet): 1) 53'83" 2) 125 3) _____ 4) _____ 5) _____

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): Karina Avila

Applicant: Karina Avila Telephone: 469-279-9180

Mailing Address: 10576 Shiloh Rd Dallas, TX Zip Code: 75228

E-mail Address: karinaavila1291@gmail.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 adding 2ft to the fence height and adding opacity.

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:

I am concerned for my family's safety due to the lack of privacy and constant exposure to the homeless individuals that constantly linger near our home.

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 Karina Avila
(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: [Signature]
(Affiant/Applicant's signature)

Subscribed and sworn to before me this 25th day of March, 2024

[Signature]
Notary Public in and for Dallas County, Texas





Posting of Notification Sign

Address: 10576 Shiloh Rd.

Appeal Number: BDA 234-042

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: 83' & 125'

Number of acres: 0.29

Number of signs received: 2

Kari Ouel
Signature of applicant or person receiving signs

03-26-2024
Date

SHIPPED DATE: 10-23-56 RECEIVED DATE: 10-28-56
 ANNEXED AUG. 24, 1953 ORD. NO. 5910
 SURVEY T. THOMAS ABST. 1461
 " Z. MOTLEY " 1021
 " H.C. DAVIS 419

CITY OF DALLAS PLAT BOOKS

ADDITION COUNTRY CLUB PARK NO. 1 (PART)

BLOCKS 1 THRU 3
7314

SCALE 100 FT. EQUALS 1 INCH

SCHOOL DIST. DALLAS

RECORDED 10-21-53
 SUBDN BLK. 1/7314 LDT 13 FILED 12-1-72



NOTE:
 A.E. = 4' X 30' ANCHOR EASEMENT.

BDA 234-002



REFERRAL FORM FOR BOARD OF ADJUSTMENT

APPLICANT: <u>AVILA Karina</u>		OWNER: <u>AVILA Karina</u>	
ADDRESS: <u>10576 Shiloh</u>	STATE: <u>Tx</u>	ZIP:	
LOT: <u>1a</u>	BLOCK: <u>1-7314</u>	ZONING: <u>R7.5</u>	

<input type="checkbox"/> Variance	<input type="checkbox"/> Special Exception
<input type="checkbox"/> Yard setback	<input checked="" 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:

Description: wants 6ft fence But has Double yard frontage

Alternative resolutions discussed/offered:

Referred by: Anthony Cisneros Contact: _____ Date: 3-4-24

FOR INTERNAL USE ONLY

BOA23A-002

To whom it may concern

I think it would be a great help and wonderful security measure if our neighbors were to put up a fence as we have had many issues of people jumping our fence at night and coming into our backyard going as far as coming up to our back door and our breaker of our house we have also had a car break in. So I believe it would be a wonderful addition to making our home and their home feels safe, especially since we both have kids, and for their protection to have a privacy fence would be a huge benefit. We have had so many issues with homeless people camping out in the alleyway, walking up and down going as far as seeing someone sit there and do drugs, so to protect our children from that I think a privacy fence would be a wonderful thing for our neighbors to put up. We have called the police and they do not come so I seriously hope you approve this as safety is a top priority and with all the things mentioned above that have happened they are just trying to protect their family

Thank you
Katelynn Eichenberg
10570 Shiloh rd

BDA23A-002

< Casa View Neighborhood -
Dallas, Texas
Kate Lynn · Aug 6, 2023 · 📷

Anyone know who to call if you have (I'm guessing) homeless people camped behind your house in the ally? Called the police hours ago but haven't seen anything....

👍 Like 💬 Comment 📧 Send



Top comments ▾



Adrian Salazar

Download the Our Dallas app (311)
Hit the request button then homeless solutions then homeless encampment. Snap a few photos of whatever structure they have put up. Make sure you list in description (in ally behind house) or something then submit. Normally takes a week or two. Don't bother police with it unless they turn violent. Or start jumping your fence or something.

30w Like Reply 10 🗨️



Wintress Ross

Adrian Salazar second this.

30w Like Reply 1 🗨️



Robert Hall

Rules



Write a comment...



Neighbor Posted
Complaint on neighborhood
Facebook group. Next door
neighbor @ 10570 Shiloh Rd.

BDA23A-062



Casa View Neighborhood - Dallas, Texas



Neighbor from 10570 Shiloh Rd

Kate Lynn · Aug 6, 2023 ·



Robert Hall

Wintress Ross it took me over a year to get the city to do anything about the homeless incampment on Gus Thomason. They will put the burden on the home owner to move them. Homeless Solutions is a joke. They come offer help. But that's as far as it will go. The best deal is to call the police over and over til they come out. Then post no trespassing signs up. The city is really no help.

30w Like Reply 3



Adrian Salazar

Robert Hall only took a week for the recurring one by me. Trick is you gotta report it when it's small. If you wait for it to turn into a camp then it's gonna be harder for city services to do anything. You're lucky if you get DPD to show up for anything especially homeless solutions.

Rules



write a comment...



BDA23A-062

From: Karina Avila <karinaavila91@yahoo.com>

To: <karinaavila91@yahoo.com>

Date: Today at 4:32 PM



Sent from Yahoo Mail for iPhone

BDA23A-062

From: Karina Avila <karinaavila91@yahoo.com>

To: <karinaavila91@yahoo.com>

Date: Today at 4:29 PM

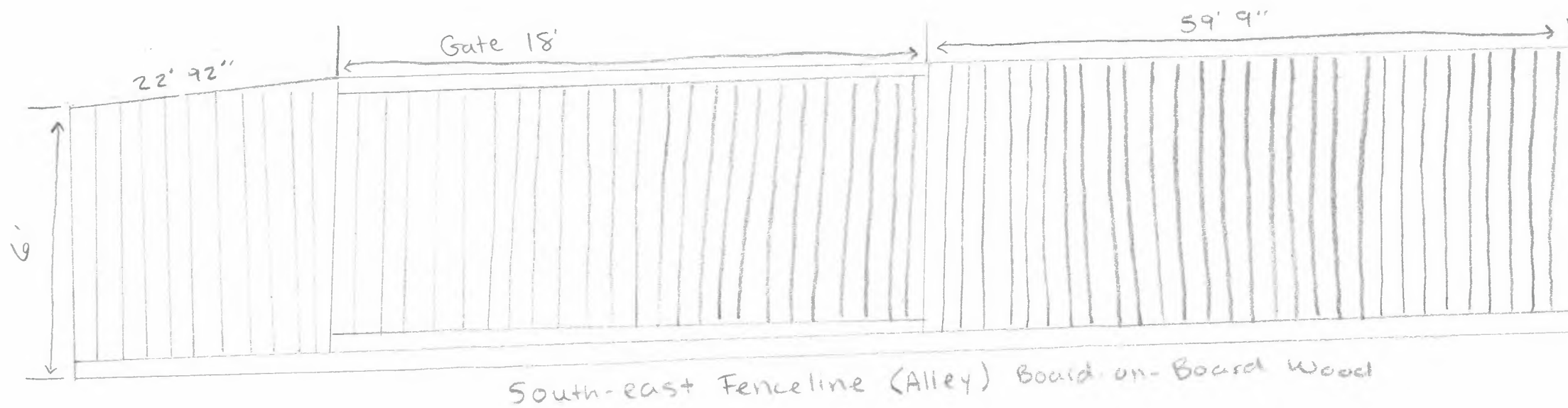
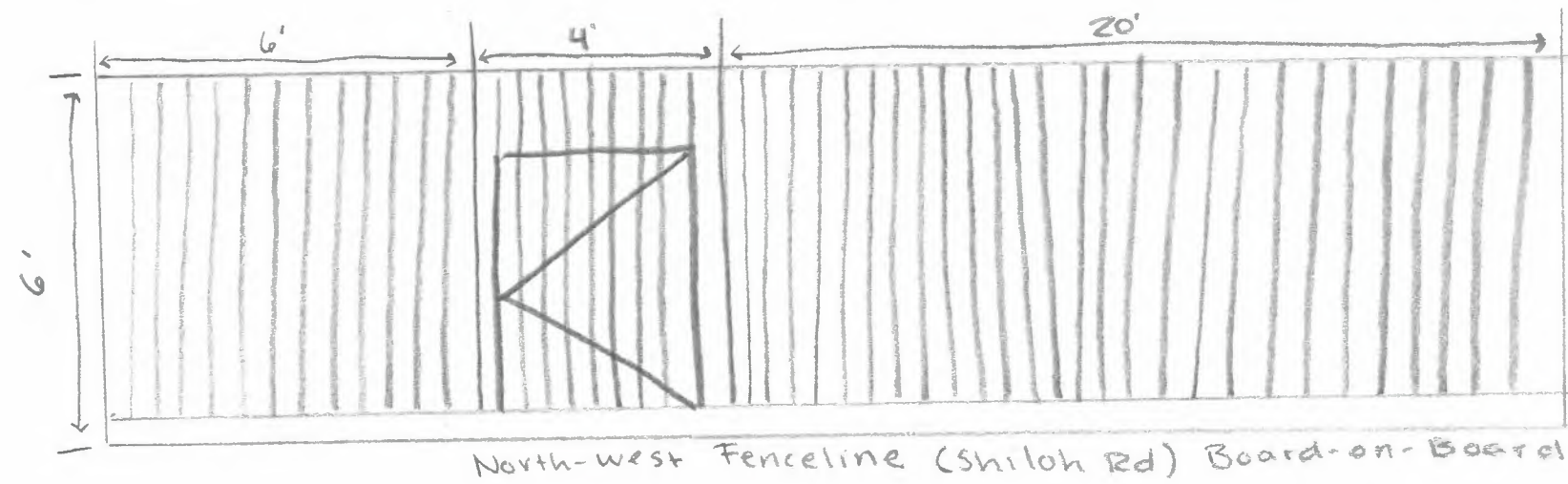
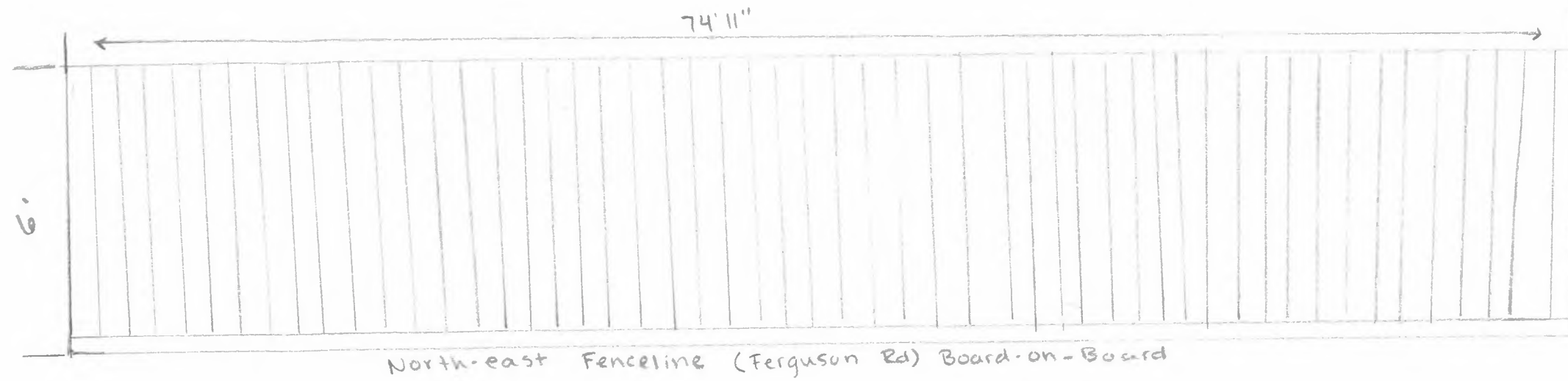


Sent from Yahoo Mail for iPhone

BDA23A-062



BDA23A-002



Scale = 1" = 30'

BDA234-062



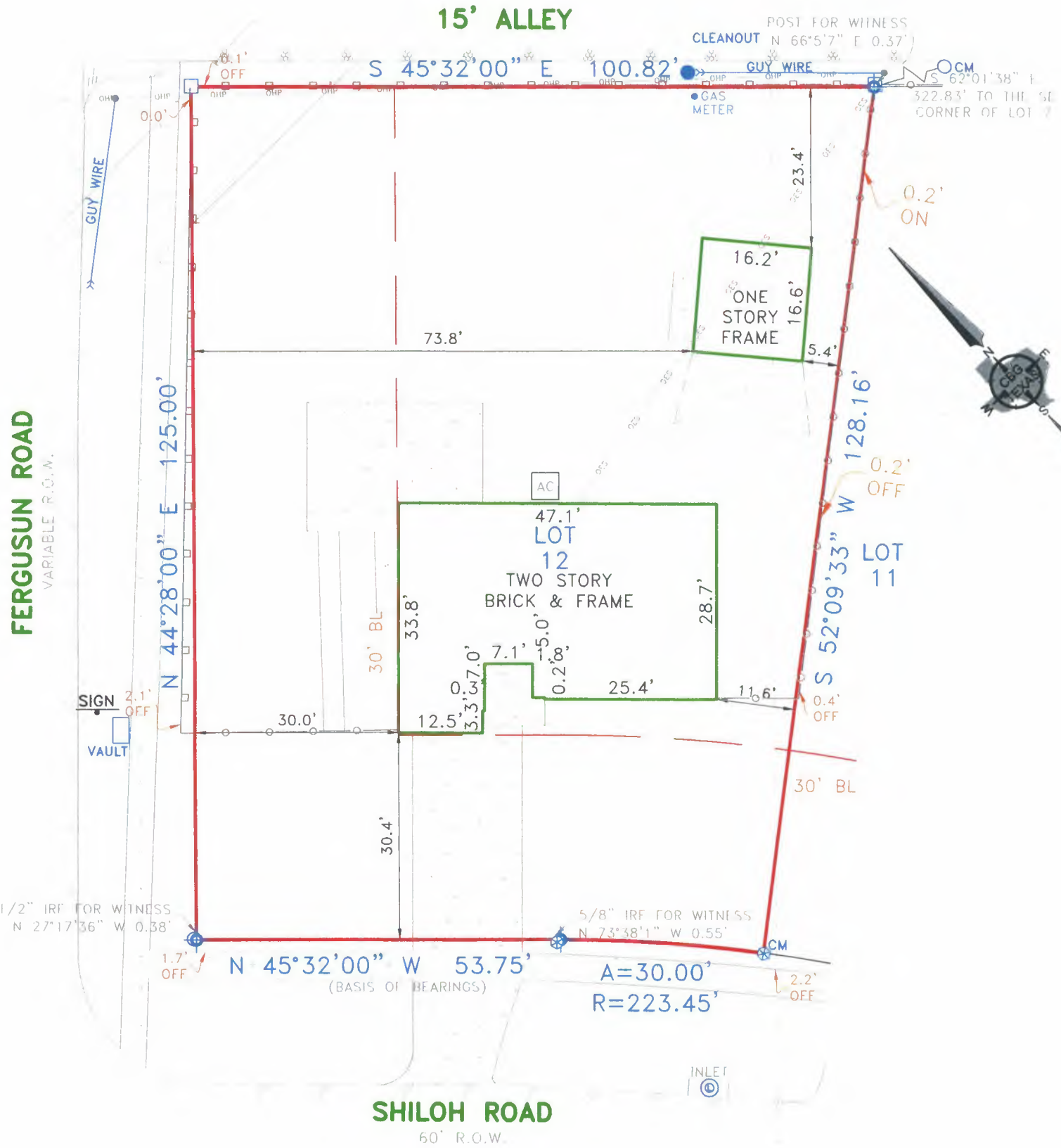
10576 Shiloh Road

Being Lot 12, Block 1/7314, First Installment of Country Club Park, an addition to the City of Dallas, Dallas County, Texas, according to the Map or Plat thereof recorded under Volume 20, Page 399, Official Public Records of Dallas County, Texas.



LEGEND

- 1/2" ROD FOUND
- ⊗ 1/2" ROD SET
- 1" PIPE FOUND
- ⊗ "X" FOUND/SET
- ⊗ 5/8" ROD FOUND
- ◆ POINT FOR CORNER
- FENCE POST FOR CORNER
- CM CONTROLLING MONUMENT
- AC AIR CONDITIONER
- PE POOL EQUIPMENT
- TE TRANSFORMER PAD
- COLUMN
- POWER POLE
- ▲ UNDERGROUND ELECTRIC
- △ OVERHEAD ELECTRIC
- TELE TELEPHONE PEDESTAL
- BL BUILDING LINE
- AE AERIAL EASEMENT
- SSE SANITARY SEWER EASEMENT
- GM GAS METER
- WM WATER METER
- LP LIGHT POLE
- UE UTILITY EASEMENT
- OHP— OVERHEAD ELECTRIC POWER
- OES— OVERHEAD ELECTRIC SERVICE
- CHAIN LINK
- WOOD FENCE 0.5' WIDE TYPICAL
- X— IRON FENCE
- X— BARBED WIRE
- DOUBLE SIDED WOOD FENCE
- //— PIPE FENCE
- //— EDGE OF ASPHALT
- //— EDGE OF GRAVEL
- CONCRETE
- COVERED AREA
- BRICK
- STONE
- WOOD DECK



EXCEPTIONS:

NOTE: This survey is made in conjunction with the information provided by the client. CBG Surveying Texas, LLC has not researched the land title records for the existence of easements, restrictive covenants or other encumbrances.

NOTES:

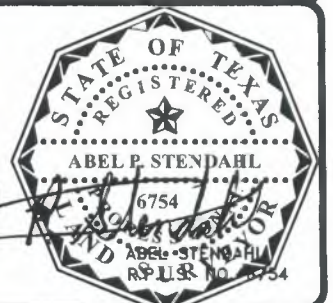
NOTE: BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.
FLOOD NOTE: According to the F.I.R.M. No. 48113C0360L, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by The Client. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions are as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Drawn By: AT
 Scale: 1" = 20'
 Date: 03/11/2024
 GF No.: GFN
 Job No.: 2403531



419 Century Plaza Dr., Ste. 210
 Houston, TX 77073
 P 214.349.9485
 F 214.349.2216
 Firm No. 10194280
 www.cbgtxl.com



BDA234-062

Date: _____
 Accepted by: _____
 Purchaser _____
 Purchaser _____