



Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA

23 RECEIVED

Data Relative to Subject Property: _____ Date: _____

Location address: 7023 Oriole Drive

Zoning District: PD 67 (Tract IV)

Lot No.: 1 Block No.: 9/4921 Acreage: +/-0.241 ac. Census Tract: 71.02

Street Frontage (In Feet): 1) +/-140 ft. 2) +/-75 ft. 3) _____ 4) _____ 5) _____

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): CL Capital, LLC (authorized agent: Joy McElroy)

Applicant: Shelby Longoria Telephone: 214-940-0138

Mailing Address: 7023 Oriole Drive, Dallas, Texas Zip Code: 75209

E-mail Address: cash@oleriohomes.com

Represented by: Tommy Mann and Daniel Box (Winstead PC) Telephone: 214-745-5724; 214-745-5247

Mailing Address: 500 Winstead Bldg., 2728 N. Harwood St., Dallas, TX Zip Code: 75201

E-mail Address: tmann@winstead.com, dbox@winstead.com

Affirm that an appeal has been made for a Variance or Special Exception of (1) a 13.55-ft. side setback Variance on the Property's north side from the approximated 20-ft. minimum setback requirement, as set forth in Sec. 51P-67.108(a); Sec. 51A-4.401(b)(1), which requires continuity with an established setback, in order to allow a pool within the required yard; and (2) a 5-ft. setback Variance also for the Property's north side from the 5-ft.-from-lot-line minimum requirement for opaque fences in single-family districts, as set forth in Sec. 51A-4-602(a)(3); and (3) a 2-ft. front yard maximum fence height Special Exception from the 4-ft. maximum standard, as set forth in Sec. 51A-4-602(a)(2), in order to allow a 6-ft.-tall fence.

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:

The Property has two front yards--one along Olerio Street and one along Levitt Street. Although the Development Code allows the longer side of the Property to be treated as a side yard, it also requires that, if there is an established setback, it must nevertheless be maintained. This triggers a 20-ft. required side yard for a corner lot. The proposed fence height that is typical for a side yard in the City of Dallas.

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 Shelby K. Longoria

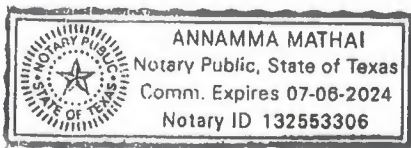
(Affiant/Applicant's name printed)

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 13th day of March, 2024

Notary Public in and for Dallas County, Texas





CITY OF DALLAS
AFFIDAVIT

Appeal number: BDA 234-067

I, Joy McElroy (on behalf of CL Capital, LLC), Owner of the subject property
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 7023 Oriole Drive
(Address of property as stated on application)

Authorize: Shelby Longoria
(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)

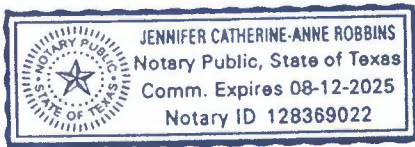
(1) an 8-ft. side setback Variance on the Property's north side from the approximated 20-ft. minimum Specify: setback requirement, as set forth in Sec. 51P-67.108(a); Sec. 51A-4.401(b)(1), which requires continuity with an established setback, in order to allow a pool within the required yard; and (2) a 5-ft. setback Variance also for the Property's north side from the 5-ft.-from-lot-line minimum requirement for opaque fences in single-family districts, as set forth in Sec. 51A.4-602(a)(3); and (3) a 2-ft. front yard maximum fence height Special Exception from the 4-ft. maximum standard, as set forth in Sec. 51A.4-602(a)(2), in order to allow a 6-ft. tall fence.

Joy McElroy
Print name of property owner or registered agent
Date March 27, 2024

[Signature]
Signature of property owner or registered agent

Before me, the undersigned, on this day personally appeared
Joy McElroy

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 27th day of March, 2024



Jennifer Catherine-Anne Robbins
Notary Public for Dallas County,
Texas

Commission expires on 8/12/2025



LOT COVERAGE	
LOT SIZE	10,500 SQ/FT
FOUNDATION AREA	4,226 SQ/FT
PERCENTAGE	40%

AREA TABULATION:	
FIRST FLOOR A/C:	3333 sq.ft.
SECOND FLOOR A/C:	1847 sq.ft.
TOTAL A/C:	5180 sq.ft.
GARAGE:	556 sq.ft.
FRONT PORCH:	55 sq.ft.
COVERED PATIO:	282 sq.ft.
2ND FLOOR MECH ROOM:	68 sq.ft.
TOTAL SLAB:	4226 sq.ft.
TOTAL AREA UNDER ROOF:	6141 sq.ft.

CITY OF DALLAS GREEN ORDINANCE

*LAVATORY FACETS TO COMPLY WITH CITY OF DALLAS GREEN ORDINANCE, AVERAGE FLOW RATE 1.6 GPM OR LESS.

*SHOWERHEADS TO COMPLY WITH CITY OF DALLAS GREEN ORDINANCE, AVERAGE FLOW RATE 2.0 GPM OR LESS.

*RADIANT BARRIER HEAT ISLAND MITIGATION PENETRATIONS AND CRACKS MUST BE SEALED

*MINIMUM ENERGY STAR DISHWASHER USING 4.0 GALLONS OR LESS PER CYCLE.

*DOORS - WEATHER STRIPPING TO BE INSTALLED.

*HANGING LAMP WATTAGE FOR INCANDESCENT BULBS IS 100 WATTS COMPACT FLUORESCENT IS 33 WATTS

*LANDSCAPE - DRIP IRRIGATION SYSTEMS MUST BE USED FOR ALL BIDDING AREA OR AN APPROVED LANDSCAPE PLAN.

*ROOF - ANY ROOF WITH A PITCH GREATER THAN 2:12 MUST HAVE AN ENERGY STAR QUALIFIED ROOF UNLESS IT IS A VEGETATIVE ROOF WHICH HAS BEEN APPROVED BY THE BUILDING OFFICIAL.

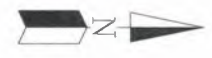
*HVAC ROOMS AIR QUALITY - ALL AIR-HANDLING EQUIPMENT + DUCTWORK MUST BE OUTSIDE THE FIRE-RATED ENVELOPE OF THE GARAGE. SURFACES BETWEEN CONDITION SPACE + AN ATTACHED GARAGE MUST BE TIGHTLY SEALED. AIR FILTER MUST BE INSTALLED THAT HAVE A MINIMUM REPORTING VALUE (MERV) EQUAL TO OR GREATER THAN 8

*50% OF THE NON-ROOF AREA MUST HAVE (GULL, HAVE) VEGETATIVE LANDSCAPE. PERMEABLE PAVING OR SLOPED FOR WATER RUNOFF TO A PERMANENT FILTRATION FEATURE.

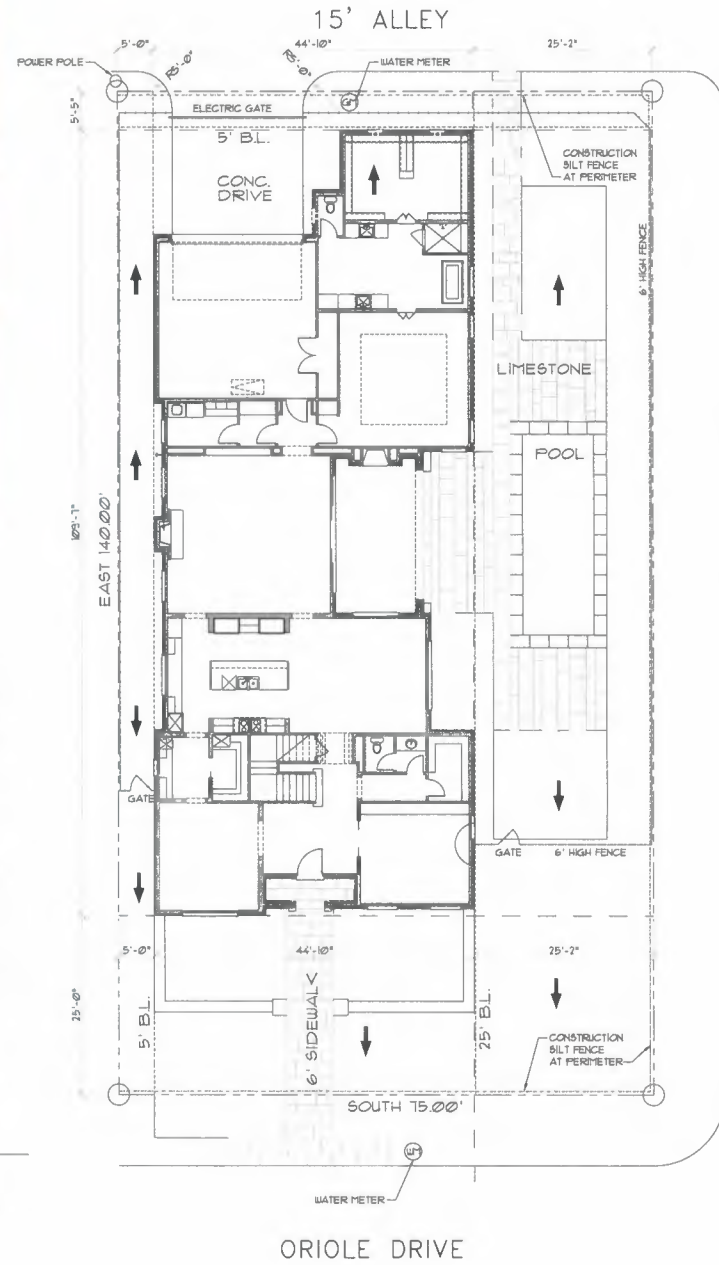
NOTE:
 1. VERIFY WITH WINDOW MANUFACTURER FOR TRUE ROUGH OPENING SIZES.
 2. DOORS AND WINDOWS BY BUILDING CODE.
 3. REFERRED GLASS RE: FLOOR PLANS.

WINDOW SCHEDULE				
MARK	QTY	WIDTH	HEIGHT	TYPE WALL DESCRIPTION
Ⓐ	1	7'-6"	11'-0"	FIXED 2X6 CHINA DL
Ⓑ	6	4'-0"	11'-0"	FIXED 2X6 8 STUDY/QUIET, BDRM 7, BDRM 14, ENTRY - DL
Ⓒ	1	3'-0"	6'-0"	CEMT 2X6 8 STUDY/QUIET - DL
Ⓓ	1	7'-6"	6'-0"	FIXED 2X6 NOOK, PULLED UNIT, DL
Ⓔ	1	7'-6"	6'-0"	FIXED 2X6 NOOK, PULLED UNIT, DL
Ⓚ	3	3'-0"	6'-0"	CEMT 2X6 PWR BEDROOM - DL
Ⓛ	1	4'-0"	4'-4"	FIXED 2X4 PWR BATH - PULLED UNIT, DL
Ⓜ	3	3'-0"	3'-0"	FIXED 2X4 PWR CLOSET, MASTER TOILET - DL
Ⓝ	1	3'-0"	6'-0"	FIXED 2X4 UTILITY - DL
Ⓟ	2	4'-0"	7'-0"	FIXED 2X6 FAMILY ROOM, L
Ⓠ	1	3'-0"	7'-0"	FIXED 2X6 KITCHEN - PULLED UNIT, DL
Ⓡ	1	2'-0"	4'-0"	FIXED 2X4 BUTLER - DL
Ⓢ	2	7'-0"	11'-0"	FIXED 2X6 CHINA DL
Ⓣ				NOT USED
Ⓤ	2	3'-0"	8'-0"	CAMBERT 2X6 BDRM 9, 14 - DL
Ⓡ	2	3'-0"	8'-0"	FIXED 2X6 GARAGE/DOOR - PULLED UNIT, DL
Ⓢ	1	3'-0"	8'-0"	CAMBERT 2X6 BDRM 9 - PULLED UNIT, DL
Ⓣ	3	7'-0"	3'-0"	FIXED 2X4 CLOSET, BATH 9, BATH 12, DL

DOOR SCHEDULE				
MARK	QTY	WIDTH	HEIGHT	TYPE WALL DESCRIPTION
Ⓛ	1	3'-0"	8'-0"	EXTERIOR 2X6 ENTRY DOOR - PBR SELECTION
Ⓜ	1	3'-0"	8'-0"	EXTERIOR 2X6 TO GARAGE - SC
Ⓝ	1	6'-0"	8'-0"	EXTERIOR 2X6 FAMILY ROOM - SLIDING DOOR UNIT, DL



SITE PLAN
 SCALE: 1/8" = 1'
 7023 ORIOLE
 LOT 1, BLOCK 9/4921
 SHANNON ESTATES
 DALLAS, TEXAS
 DALLAS COUNTY



LINNET LANE

WDG
 WATSON DESIGN GROUP
 2920 ALTA WERE DRIVE
 FORT WORTH, TEXAS
 0 817.862.8882
 WATSONDESIGNGROUP.COM

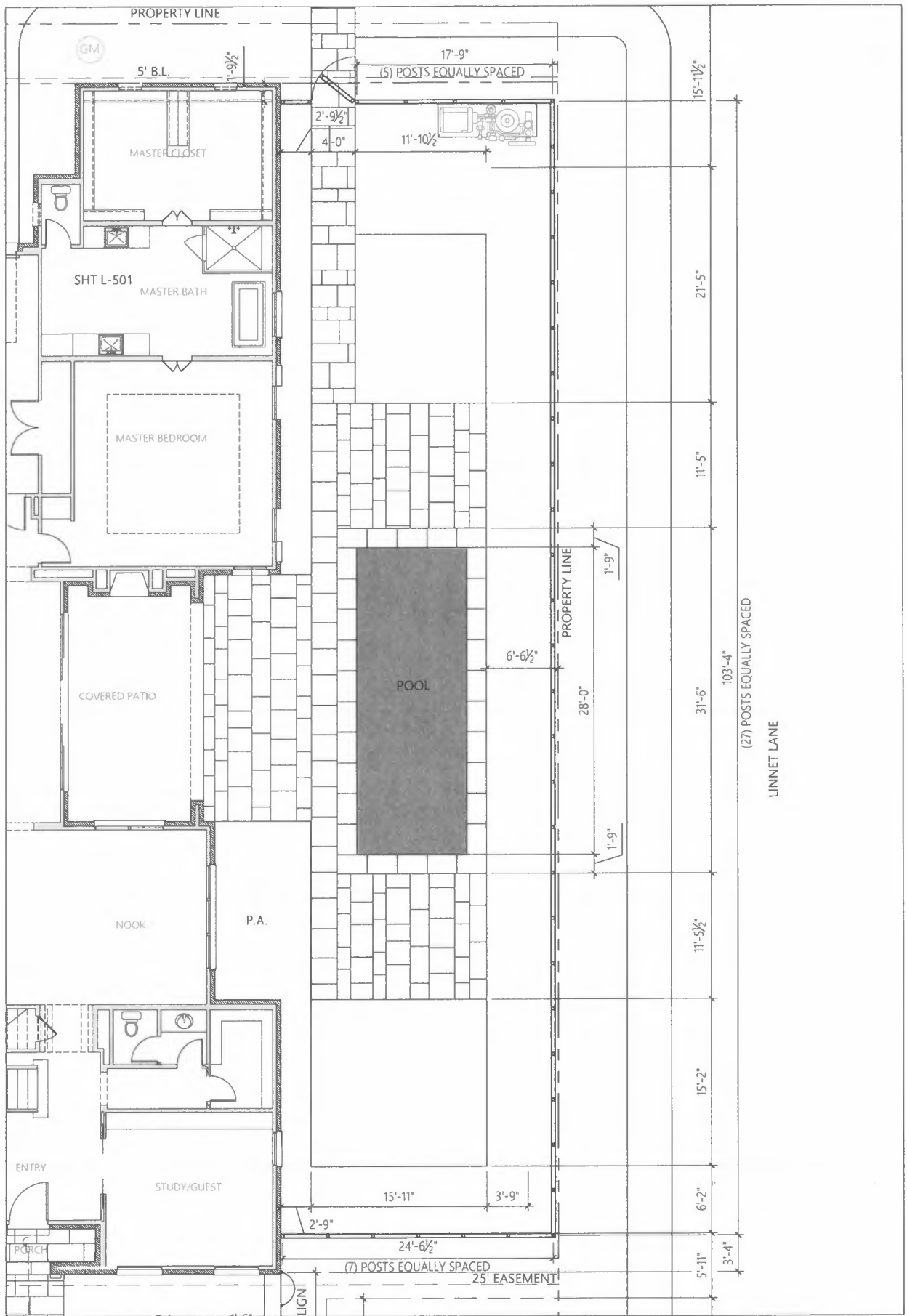
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OLERIO HOMES
 7023 ORIOLE
 LOT 1, BLOCK 9/4921
 SHANNON ESTATES
 DALLAS, TEXAS
 DALLAS COUNTY

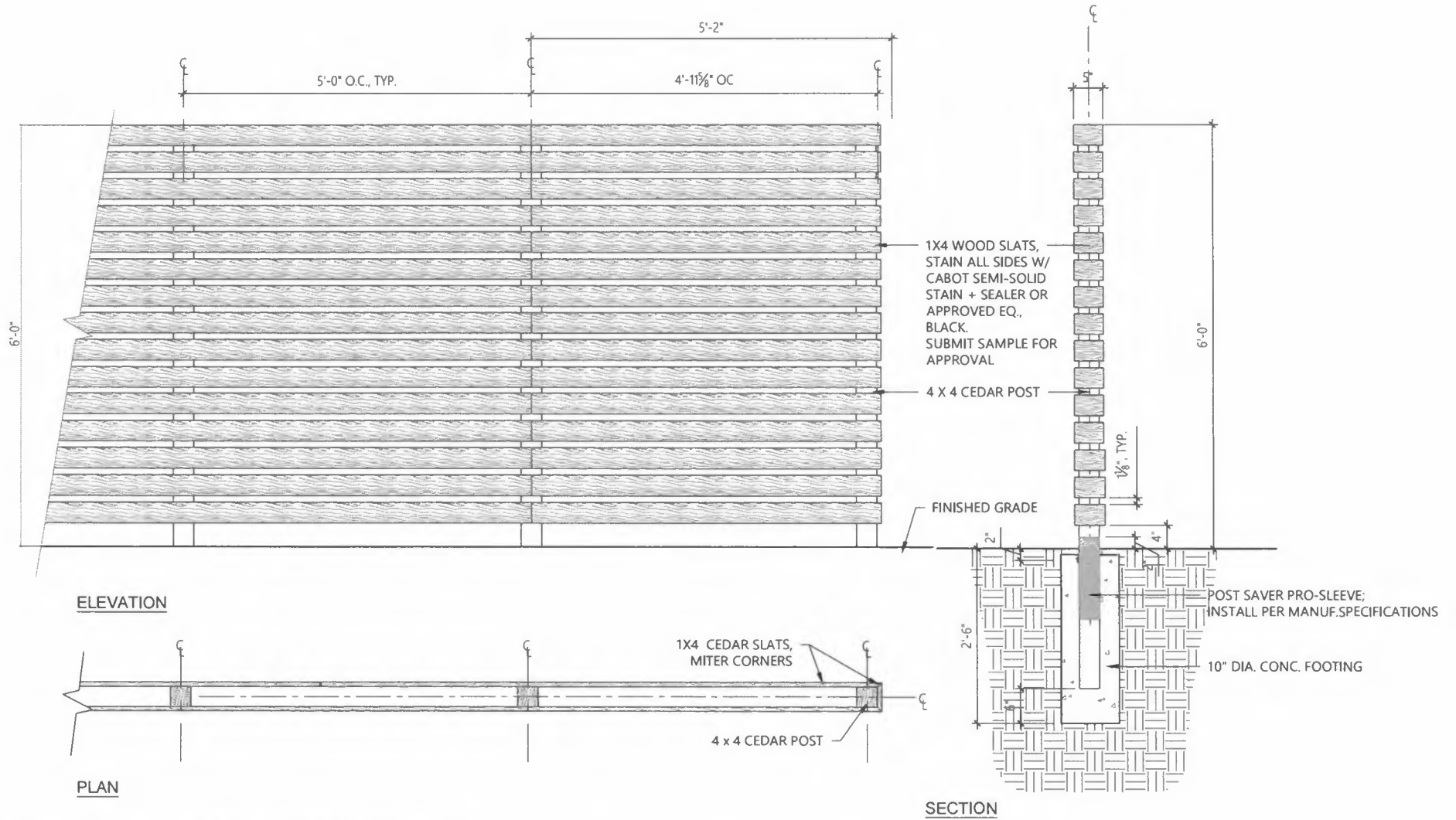
PLAN NUMBER
 10420322

DATE
 11/07/2022

SHEET NUMBER
 A1
 SCALE 24X36 1/4" = 1'



JAMES HYATT STUDIO 600 12th Street, Suite 100 Golden, Colorado 80401 T/ 303.810.6114	Drawing Title: BACK TERRACE LAYOUT PLAN		Sketch Number: SK-L01
	Project Name: 7023 ORIOLE DALLAS, TEXAS		
	Job Number:	Drawing Scale: 1/8"=1'-0"	Date: March 28, 2024



WOOD PERIMETER FENCE

SCALE: 3/4" = 1'-0"