



# Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

## APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA

Data Relative to Subject Property:

Date:

Location address: 2912 Maple Ave.

Zoning District: PD 193 LC

<sup>10FT LT 5 ALL LT 7& 5.7FT LT 9</sup>  
Lot No.: \_\_\_\_\_ Block No.: BLK 7/944 Acreage: 0.2321671258

Census Tract: 48113001802

Street Frontage (in Feet): 1) 65

2) \_\_\_\_\_

3) \_\_\_\_\_

4) \_\_\_\_\_

5) \_\_\_\_\_

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): Maple, LLC

Applicant: Craig Smith

Telephone: 469-600-8228

Mailing Address: 2912 Maple Ave.

Zip Code: 75201

E-mail Address: crbrsm@gmail.com

Represented by: Craig Smith (C.B. Smith Law Firm, PLLC)

Telephone: 469-600-8228

Mailing Address: 5220 Spring Valley Rd. Suite 602

Zip Code: 75254

E-mail Address: crbrsm@gmail.com

Affirm that an appeal has been made for a Variance  or Special Exception  of SEC. 51P-193.107(i)(1)(C)

Specifically, a reduction in the required off-street parking of one (1) space for each one hundred (100) square feet of floor area.

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: Reduce required off street parking by fifty (50) percent to 1 space per every two hundred (200) sqft of floor space.

Antiquated parking code as supported by the Zoning Ordinance Advisory Committee (File No. DCA 190-002); # of residences w/in 2,640

feet; total population within 2,640 feet; # of total office square footage within 1,500 feet; total parking within 1,500 feet; the current proposal to elmina

all parking requirements under Chapter 51 of the development code would not provide relief to applicant as PD193 would not be affected by the change

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

Craig Smith

(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:

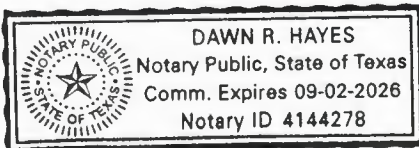
[Signature]  
(Affiant/Applicant's signature)

Subscribed and sworn to before me this

13th day of March, 2024

[Signature]

Notary Public in and for Dallas County, Texas





Appeal number: BDA \_\_\_\_\_

I, Bob Woody, Owner of the subject property  
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 2912 Maple Ave.  
(Address of property as stated on application)

Authorize: Craig Smith  
(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)

Specify: \_\_\_\_\_

Bob Woody [Signature]  
Print name of property owner or registered agent      Signature of property owner or registered agent

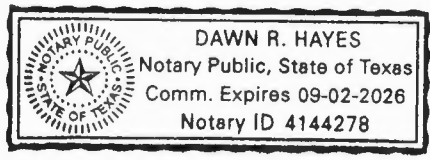
agent Date \_\_\_\_\_

Before me, the undersigned, on this day personally appeared \_\_\_\_\_

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 13th day of

March, 2024



Dawn R Hayes  
Notary Public for Dallas County,  
Texas

Commission expires on  
09/02/2026



AFFIDAVIT

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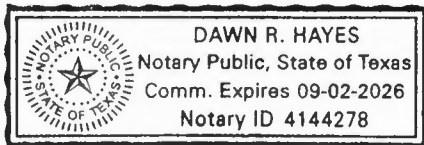
Specify: \_\_\_\_\_

Bob Woody \_\_\_\_\_  
 Print name of property owner or registered agent      Signature of property owner or registered agent  
 agent Date \_\_\_\_\_

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Dawn R Hayes  
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**GENERAL NOTES**

- SOLID LINES INDICATE NEW CONSTRUCTION UNDER THIS CONTRACT. SCREENED LINES INDICATE EXISTING CONSTRUCTION TO REMAIN. SCREENED AND DASHED LINES INDICATE EXISTING CONSTRUCTION TO BE REMOVED AS NEEDED.
- FOR THE PURPOSE OF THESE DRAWINGS AND SPECIFICATIONS, THE TERM "GO" (BY OWNER) SHALL MEAN ITEMS PROVIDED BY OWNER. INSTALL TO BE PROVIDED BY CONTRACTOR AS PART OF THE WORK OF THIS CONTRACT. THE ABBREVIATION "NIC" (NOT IN CONTRACT) SHALL MEAN ITEMS PROVIDED AND INSTALLED BY OWNER UNDER SEPARATE CONTRACT.
- ALL PLAN DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
- MAINIAN CODE REQUIRED FIRE RATING AT ALL EXISTING WALL PENETRATIONS (JUNCTIONS, PIPING, CONDUIT, ETC.) THIS WORK SHALL INCLUDE THE INSTALLATION OF FIRE STOPS AND FIRE RATED PENETRATION SEALS AS REQUIRED BY CODE.
- WIREL LAY IN CEILING CLOSETS, TAKE WALL FINISH 6" MIN ABOVE CEILING.
- REFER TO DETAIL BELOW FOR CONSTRUCTION JOINT AT EXISTING/OLD CONCRETE JOINT. ALL REMOVAL OF CONCRETE TO BE SAWCUT. JACK HAMMING OF EXISTING CONCRETE NOT ALLOWED.
- FRAMING 2X4 WOOD STUD UNO.
- PROVIDE FIRE EXTINGUISHERS AS PER CITY CODE. MINIMUM REQUIRED: ONE (1) AT EACH EXIT, ONE (1) IN KITCHEN AREA COORDINATE WITH OWNER'S REPRESENTATIVE FOR EXACT LOCATION.

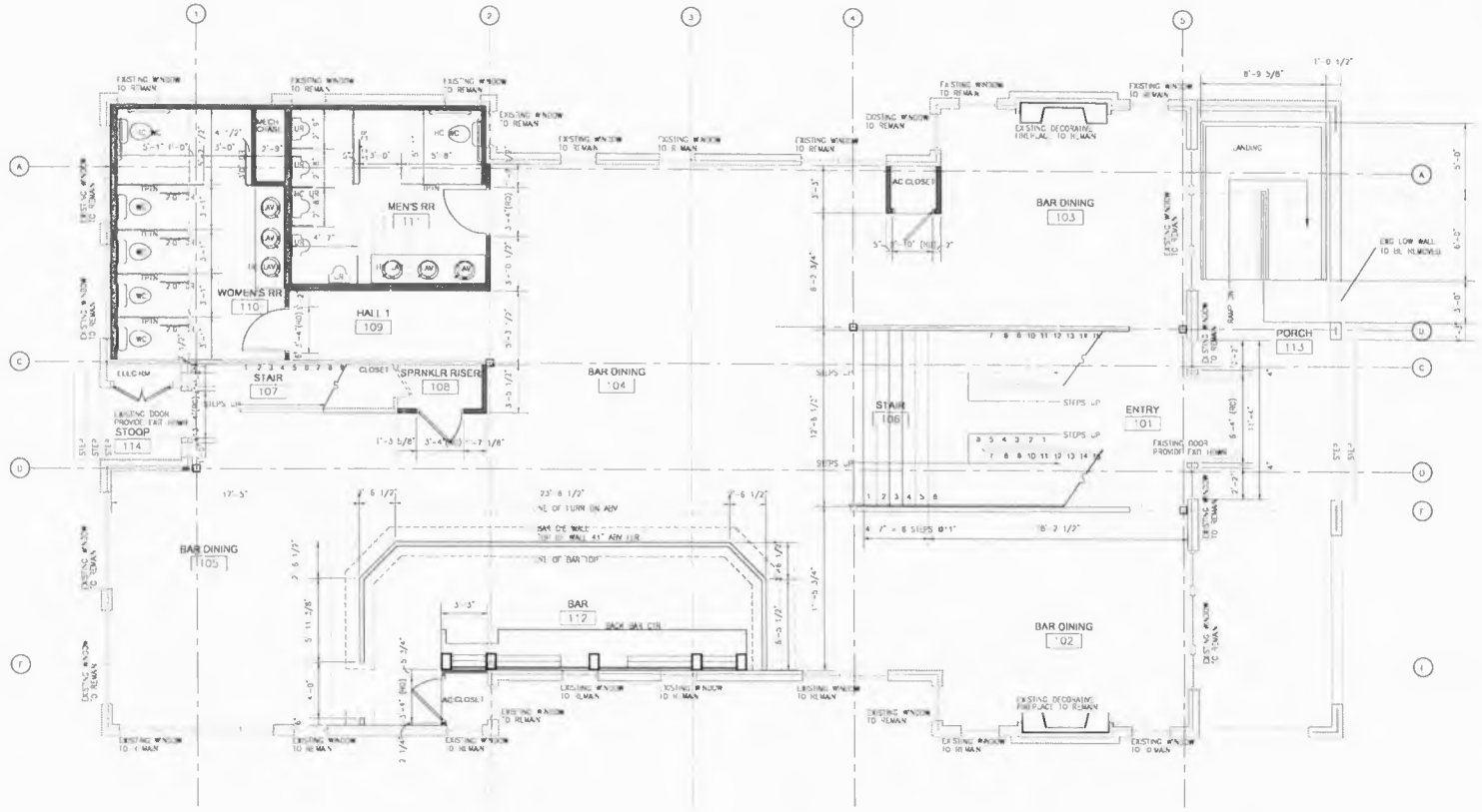


**KH ARCHITECT**  
 207 DOW LANE, SUITE 100  
 DALLAS, TX 75201  
 TEL: 214.742.1111  
 FAX: 214.742.1112



08 FEBRUARY 2021

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ARCHITECT OF ANY DIMENSIONAL ERRORS, DISCREPANCIES OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK. THE ARCHITECT SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS.



**FLOOR PLAN - FIRST FLOOR**



**SHAKESPEARE BAR**  
 2912 MAPLE AVENUE  
 DALLAS, TX 75201

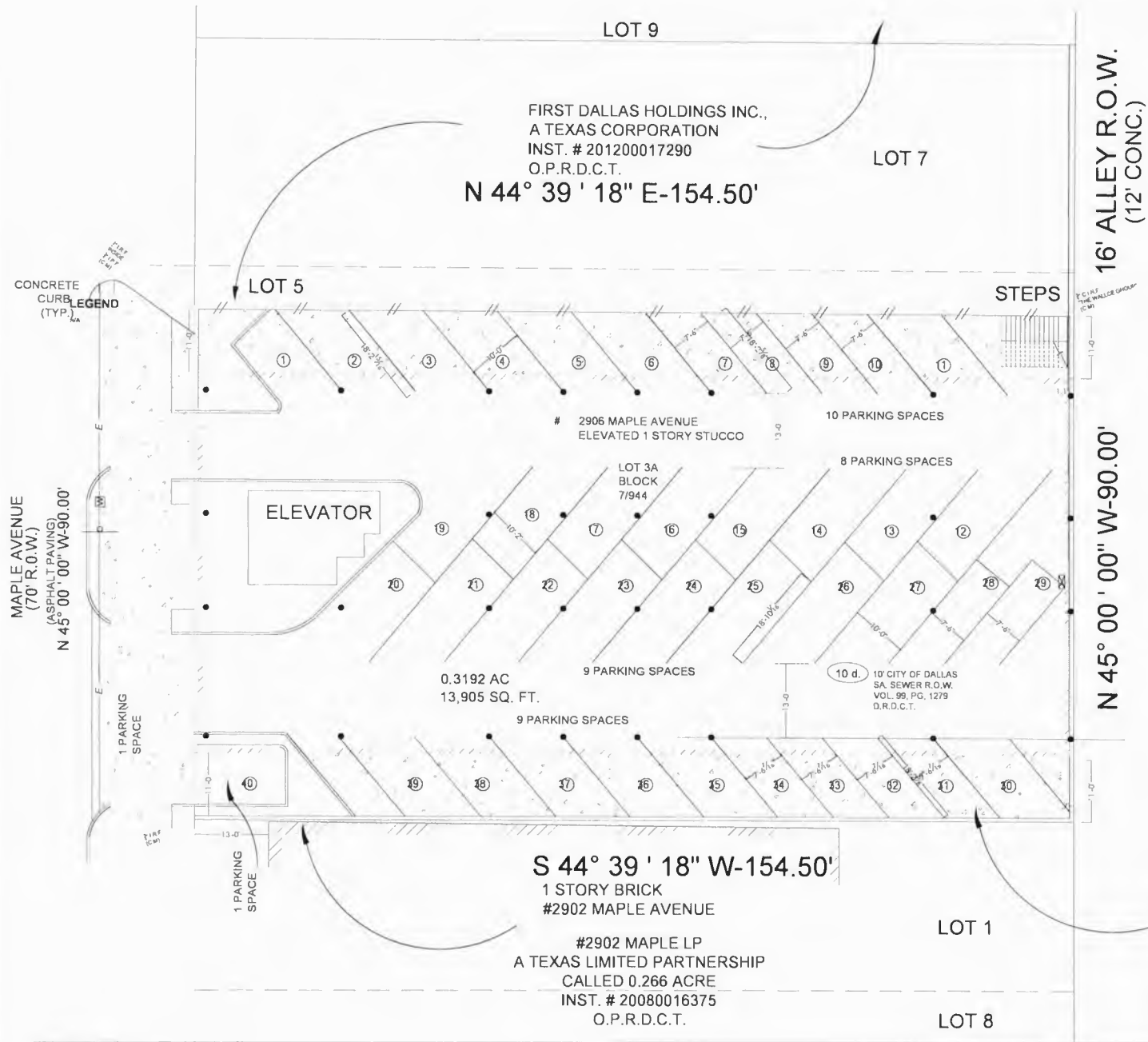
NO.	DATE	REVISIONS

WORK BOOK NUMBER  
**2020.460**

SHEET NUMBER  
**A-111**  
**SECOND FLOOR PLAN**  
 DATE OF ORIGINAL ISSUE  
 08 FEBRUARY 2021  
 DATE OF THIS PRINTING  
 14 JUNE 2021







LOT 9  
 FIRST DALLAS HOLDINGS INC.,  
 A TEXAS CORPORATION  
 INST. # 201200017290  
 O.P.R.D.C.T.  
**N 44° 39' 18" E-154.50'**

LOT 7

**16' ALLEY R.O.W.  
 (12' CONC.)**

LOT 10

NORTH DALLAS  
 IMPROVEMENT  
 COMPANY ADDITION  
 VOL., 106, PG.258  
 .P.R.D.C.T.

LOT 8

LOT 2A  
 BLOCK 7/944

PILLSBURY PETERS  
 FINE ART CORPORATION  
 VOL.2000180, PG 1705  
 D.R.D.C.T.

**N 45° 00' 00" W-90.00'**

**S 44° 39' 18" W-154.50'**  
 1 STORY BRICK  
 #2902 MAPLE AVENUE  
 #2902 MAPLE LP  
 A TEXAS LIMITED PARTNERSHIP  
 CALLED 0.266 ACRE  
 INST. # 20080016375  
 O.P.R.D.C.T.

LOT 1

MAPLE PLAZZA, INC.,  
 A TEXAS CORPORATION  
 VOL. 99153, PG. 4379  
 D.R.D.C.T.

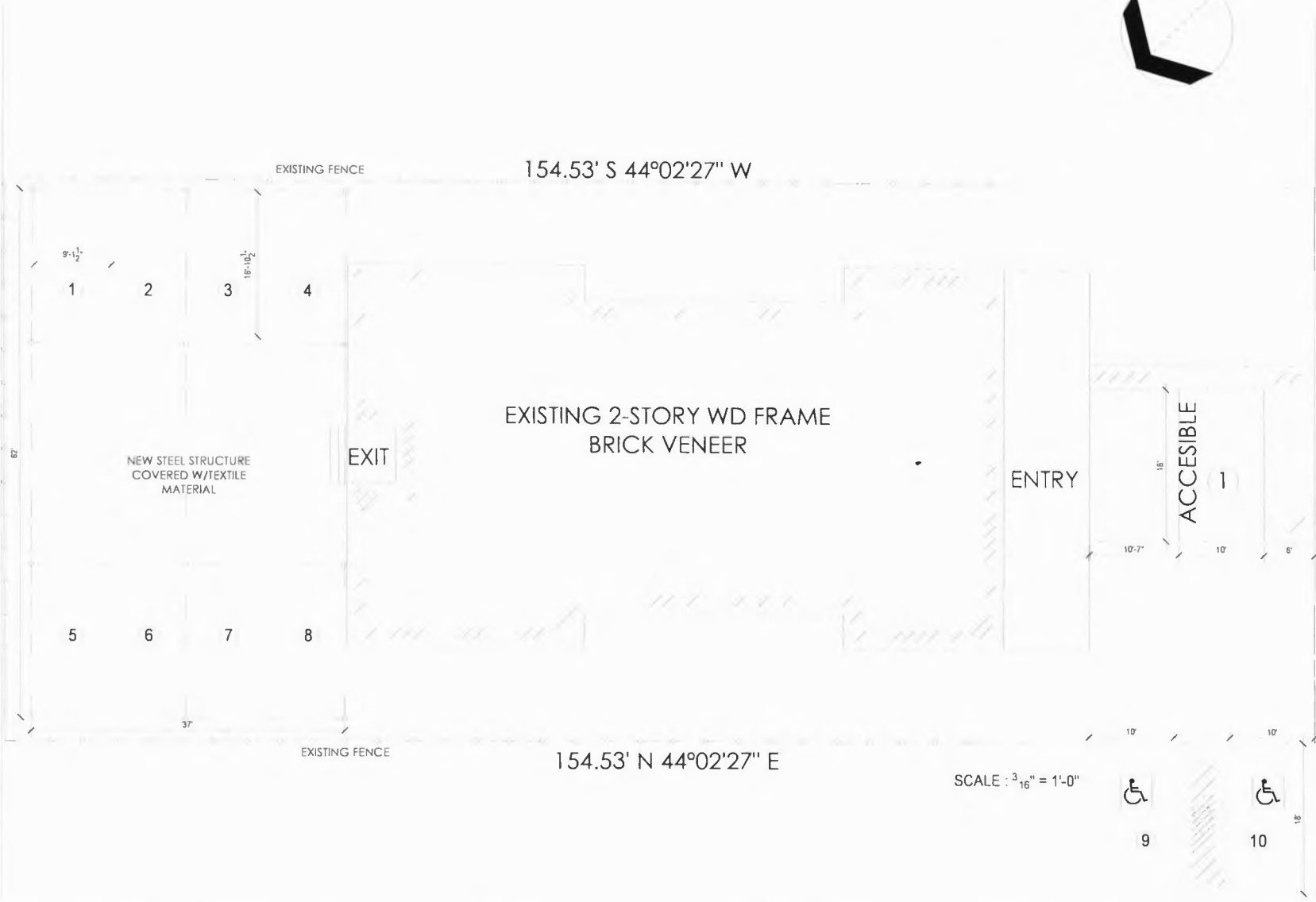
**2906 MAPLE  
 AVENUE**

LOT 8



**1** OVERALL PLAN  
1/8" = 1'-0"

ALLEY  
65.88' S 45°57'33" E



SITE PLAN

spatia  
design

3001 ROCK DALE AVENUE A  
CHICAGO, ILL 60642-7370

SHAKESPEARE'S BAR

SCALE : 3/16" = 1'-0"

NO.	DESCRIPTION	DATE
1		
2		
3		
4		
5		

REVISIONS

REMARKS

A 01

Vehicle Parking Analysis 2912 Maple Avenue

Automobile Requirements

Address	Suite	DBA (optional)	Use (per Use Code description)	Area (SF)	Ratio	Required
2912 Maple Avenue	N.A.	Shakespear's	Bar, no food	6,164	100	62

Bicycle Requirements 3001 Maple Avenue

N.A.

PDD, Zoning, Resolution and Ordinance References

Zone District PD  
PD Number 193  
CD Number  
Common Name Oak Lawn PD 193\_Chapter 51 Development Standards  
Case Number Z189-141  
Council Date 6/11/2019  
Ordinance Number 31242  
Resolution Number 190930  
District Use



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