



Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

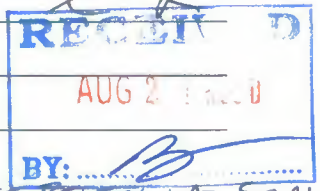
Case No.: BDA 223-091 USE ONLY

Data Relative to Subject Property: _____ Date: 8/21/23 USE ONLY

Location address: 4301 COBBLERS LANE, DALLAS, TX 75287 Zoning District: R-7.5

Lot No.: 28 Block No.: D/8705 Acreage: .254 Census Tract: _____

Street Frontage (in Feet): 1) 88 2) 135 3) _____ 4) _____ 5) _____



To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): CHARLES W. SCALING, III AND WIFE, BEVERLY A. SCALING

Applicant: CHARLES W. SCALING, III Telephone: 214-404-5387

Mailing Address: 4301 COBBLERS LANE, DALLAS, TX Zip Code: 75287

E-mail Address: bill.scaling@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 ADD ON TO EXISTING POOL DECK AND BUILD PERGOLA AND OUTDOOR KITCHEN IN THE SIDE YARD (CORNER LOT) SETBACK REQUESTING 6' VARIANCE IN THE FRONT YARD SETBACK ALONG BENT OAK

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:

IMPROVE SAFETY AROUND THE SWIMMING POOL BY MOVING THE COOKING EQUIPMENT AND PROCESS AWAY FROM THE HIGH TRAFFIC SWIMMING POOL AREA

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 CHARLES W. SCALING, III
(Affiant/Applicant's name printed)

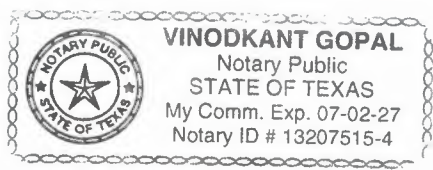
who on (his/her) oath certifies that the above statements are true and correct to his/her best knowledge and that he/she is the owner/or principal/or authorized representative of the subject property

Respectfully submitted: [Signature]
(Affiant/Applicant's signature)

Subscribed and sworn to before me this 10 day of AUGUST, 2023

[Signature]

Notary Public in and for Dallas County, Texas



MEMORANDUM OF
ACTION TAKEN BY THE
BOARD OF ADJUSTMENT

Date of Hearing _____

Appeal was--Granted OR Denied

Remarks _____

Chairman

Building Official's Report

I hereby certify that charles scaling
did submit a request request (1) a 14-foot variance to the front yard setback regulations
at 4301 Cobblers Ln

BDA223-091. Application of Charles Scaling to request a (1) variance to the front yard setback regulations at 4301 COBBLERS LN. This property is more fully described as Block D/8705, Lot 28, and is zoned R-7.5(A), which requires a front yard setback of 20-feet. The applicant proposes to construct and/or maintain a single-family residential accessory structure and provide a 6-foot front yard setback, which will require (1) a 14-foot variance to the front yard setback regulations.

Sincerely,


Andrew Espinoza, CBO, MCP, CFM, CCEA



Appeal number: BDA 223-091

I, BEVERLY A. SCALING, Owner of the subject property
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 4300 COBBLERS LANE, DALLAS, TX 75287
(Address of property as stated on application)

Authorize: CHARLES W. SCALING, III
(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: REQUESTING 6' VARIANCE IN THE FRONT YARD
SETBACK ALONG BENT OAK

BEVERLY A. SCALING
Print name of property owner or registered agent

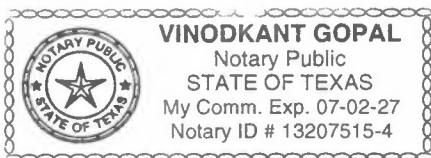
Beverly A. Scaling
Signature of property owner or registered agent

Date 8-11-2023

Before me, the undersigned, on this day personally appeared BEVERLY W SCALING

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 11 day of AUGUST, 2023



V. Gopal
Notary Public for Dallas County, Texas

Commission expires on 07.02.2027

DATE: 7-11-70 RECEIVED DATE: 10-21-70
CONSOLIDATED 4-4-77 ORD. NO. 15463
ANNEXED 3-1-1976 ORD. NO. 15119
SURVEY EDWIN ALLEN SURVEY ABST. 8
G.D. DRAKE 273

CITY OF DALLAS PLAT BOOKS

ADDITION BENT TREE WEST - PHASE - I

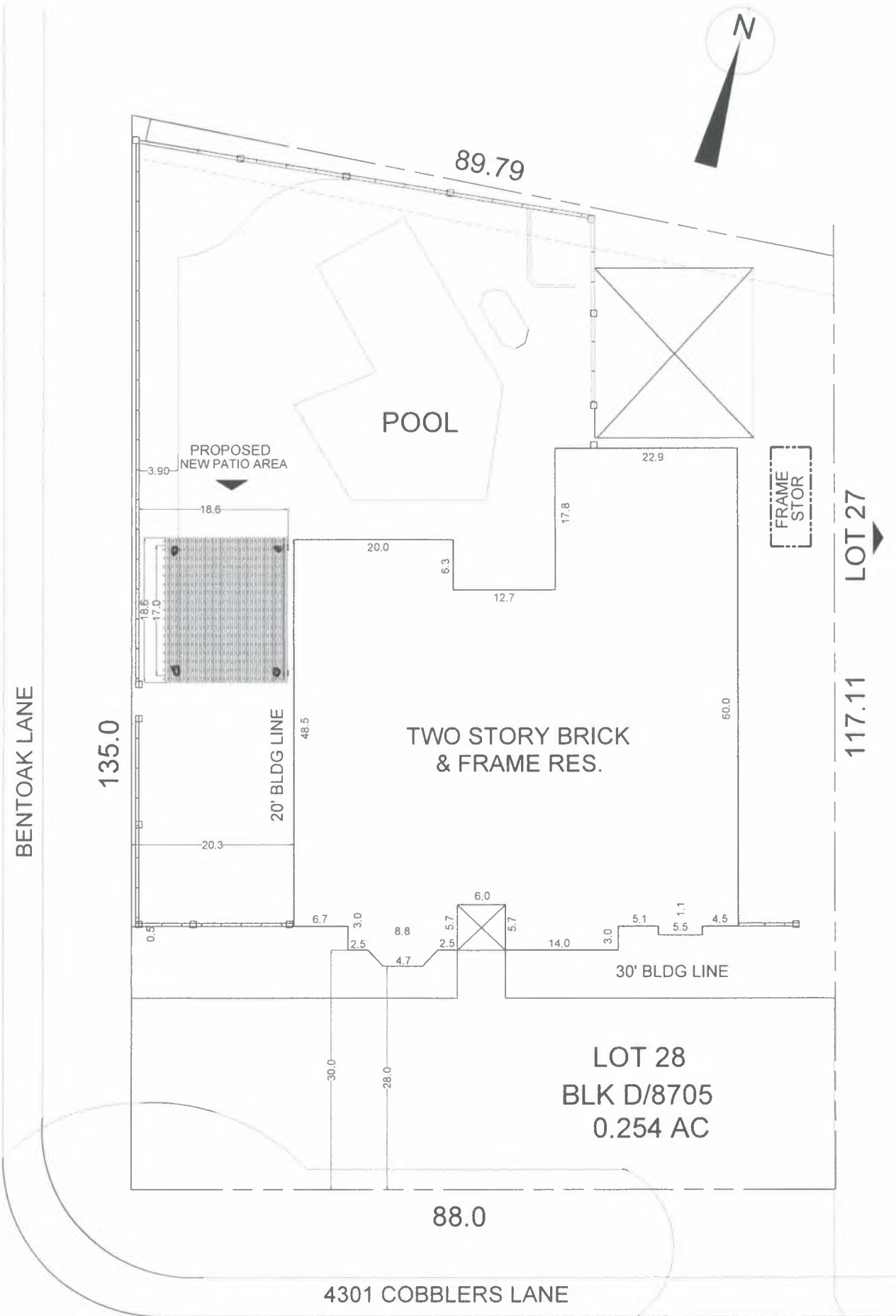
BLOCKS A, B, C, D, E, F & M
8705
SCHOOL DISTRICT PLANO

SCALE 100 FT. EQUALS 1 INCH



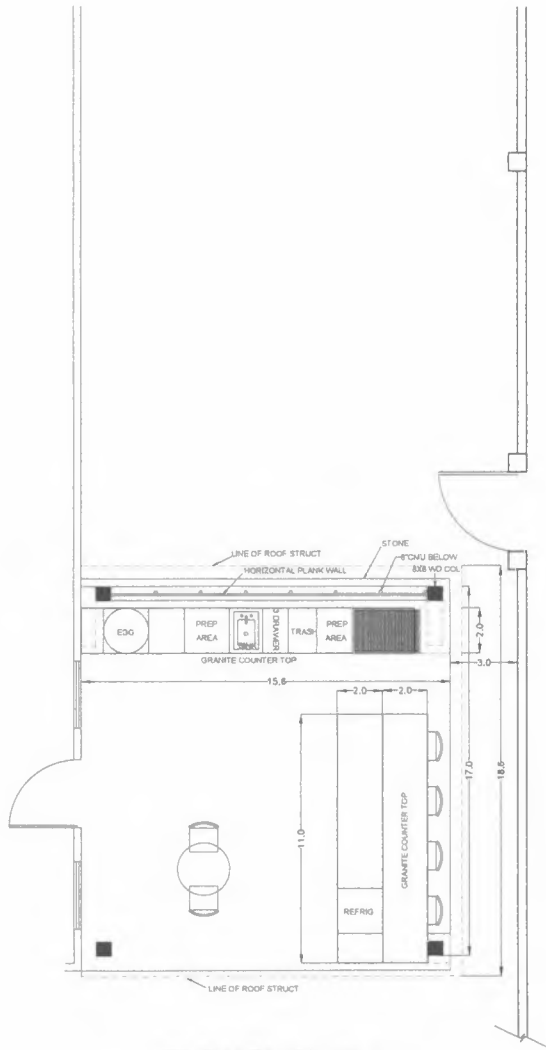
TRUE AND CORRECT
COPY OF RECORD
ON FILE IN CITY
SURVEYORS OFFICE
BY: *[Signature]*
DATE: 8-14-2023

BDA223-091

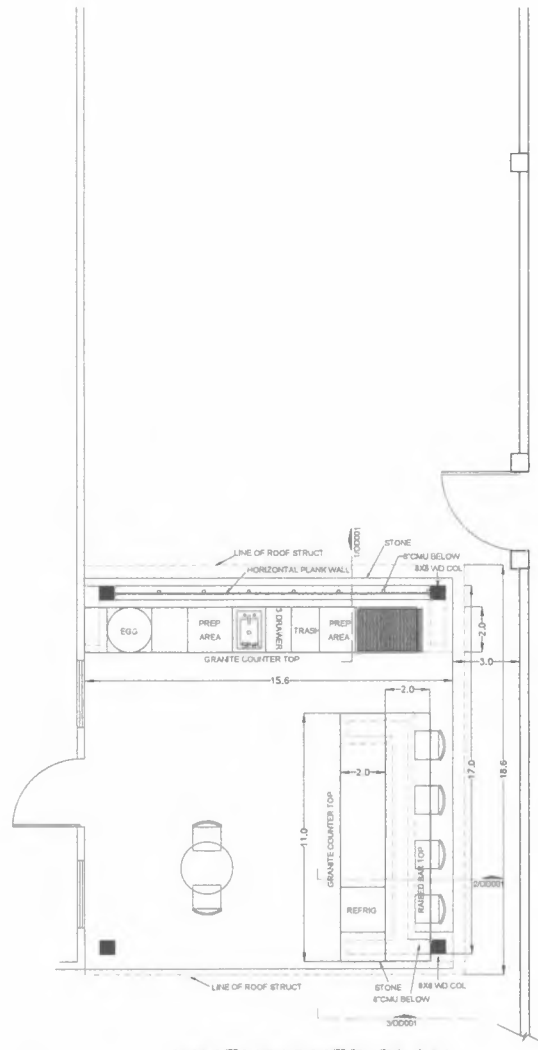


SCALE 3/32=1'

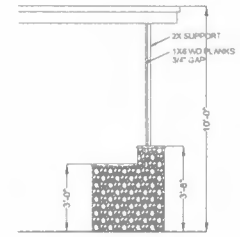
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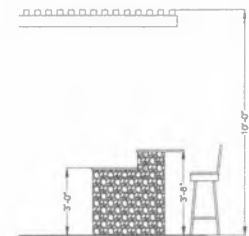
FURNITURE PLAN
SCALE 3/16"=1'-0"



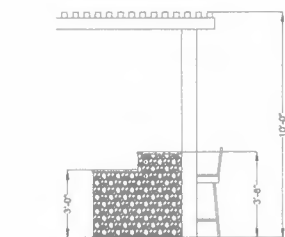
DIMENSIONED PLAN
SCALE 3/16"=1'-0"



1/DD001
SCALE 3/16"=1'-0"



2/DD001
SCALE 3/16"=1'-0"



3/DD001
SCALE 3/16"=1'-0"

PROPOSED NEW PATIO AREA
SCALING RESIDENCE
4301 COBBLERS LANE, DALLAS, TX.

BDA223-091