

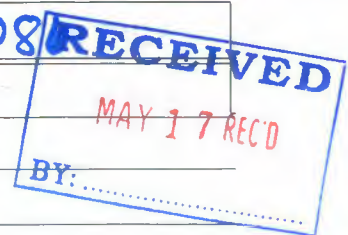


Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 234-08



Data Relative to Subject Property: _____ Date: _____

Location address: 9040 Mercer Dr. Dallas, TX 75228 Zoning District: R-7.5

Lot No.: 3 Block No.: K17295 Acreage: 10988 sqft ^{.25} Census Tract: _____

Street Frontage (in Feet): 1) 105.00' 2) 95' 3) _____ 4) _____ 5) _____

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): Mustafa Swayed and Hussein Qazzaz

Applicant: Mustafa Swayed Telephone: 682-248-6043

Mailing Address: 9040 Mercer Dr. Dallas, TX Zip Code: 75228

E-mail Address: M.Swayed@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 Fence height and fence 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:

For safety and privacy

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 _____

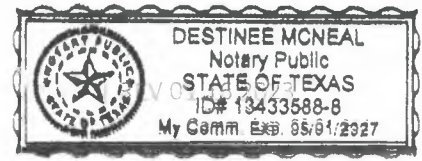
(Affiant/Applicant's name printed)

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: Mustafa Swayed
(Affiant/Applicant's signature)

Subscribed and sworn to before me this 28 day of March 2024

Notary Public in and for Dallas County, Texas





CITY OF DALLAS

AFFIDAVIT

Appeal number: BDA 234 086

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

at: 9040 mercer dr. dallas, TX 75228
(Address of property as stated on application)

Authorize: Mustafa Swaredi
(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: Fence Height and fence oracity

Hussein AlQazzaz
Print name of property owner or registered agent

[Signature]
Signature of property owner or registered agent

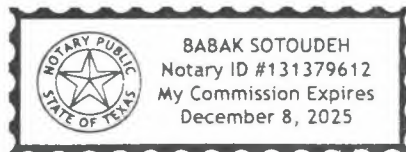
Date March/27/2024

Before me, the undersigned, on this day personally appeared Husseins. Al Qazzaz

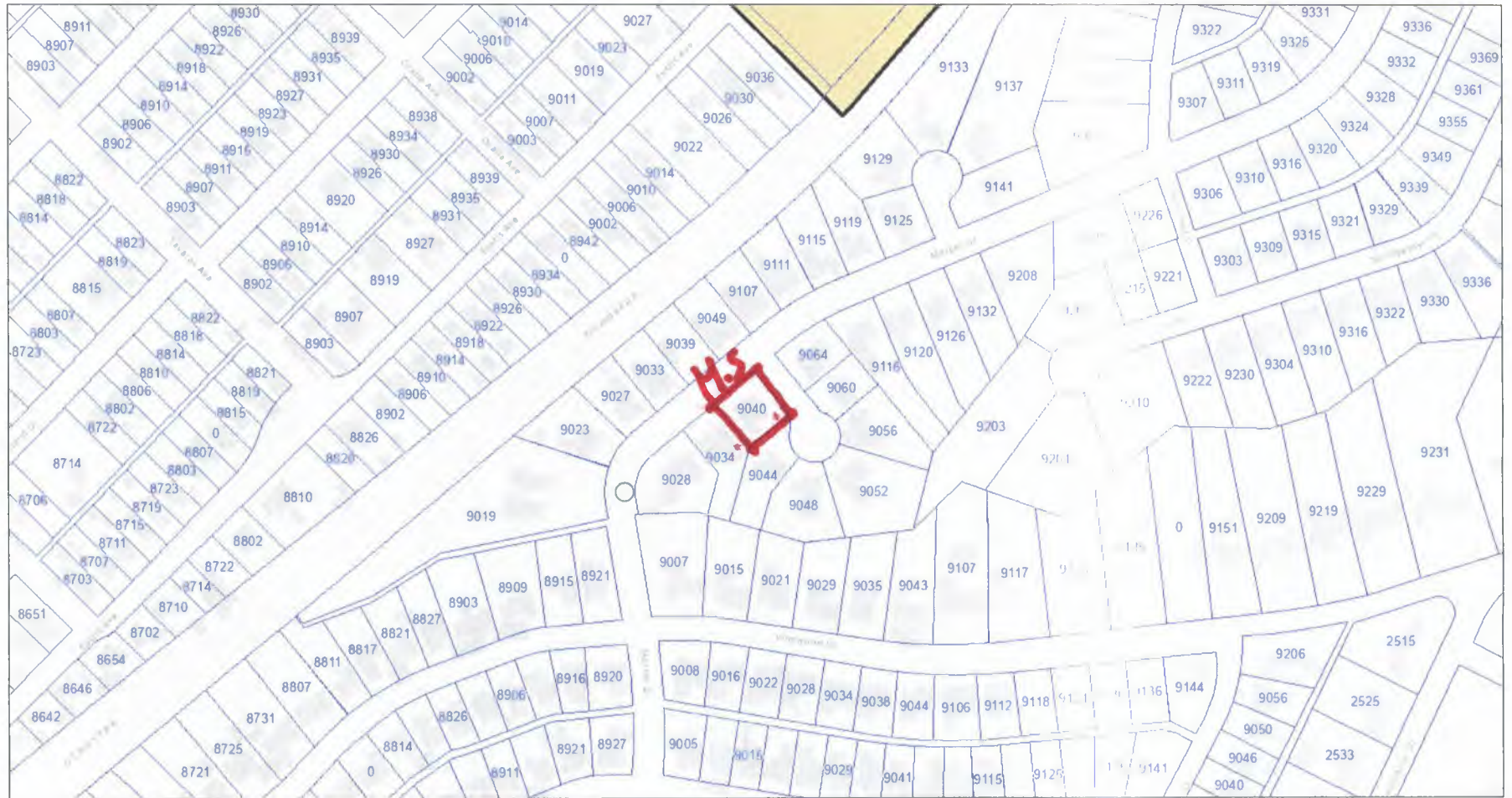
Who on his/her oath certifies that the above statements are true and correct to his/her best knowledge.

Subscribed and sworn to before me this 27 day of March, 2024

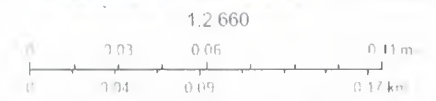
Commission expires on 12/08/2025



ArcGIS Web Map



4/2/2024, 8:10:27 AM



Source: Esri, DeLorme, Garmin, FAO, NOAA, USGS, Topographic Map contributors, and the GIS User Community

BDA234-084

SHIPPED _____ RECEIVED _____
 DATE: _____ DATE: _____
 ANNEXED **AUG 24, 1953** ORD. NO. **5910**
 SURVEY **RICHARD SCURRY** ABST. **1382**

CITY OF DALLAS PLAT BOOKS

ADDITION **LINDENWOOD PARK 1ST. INST. (PT)**

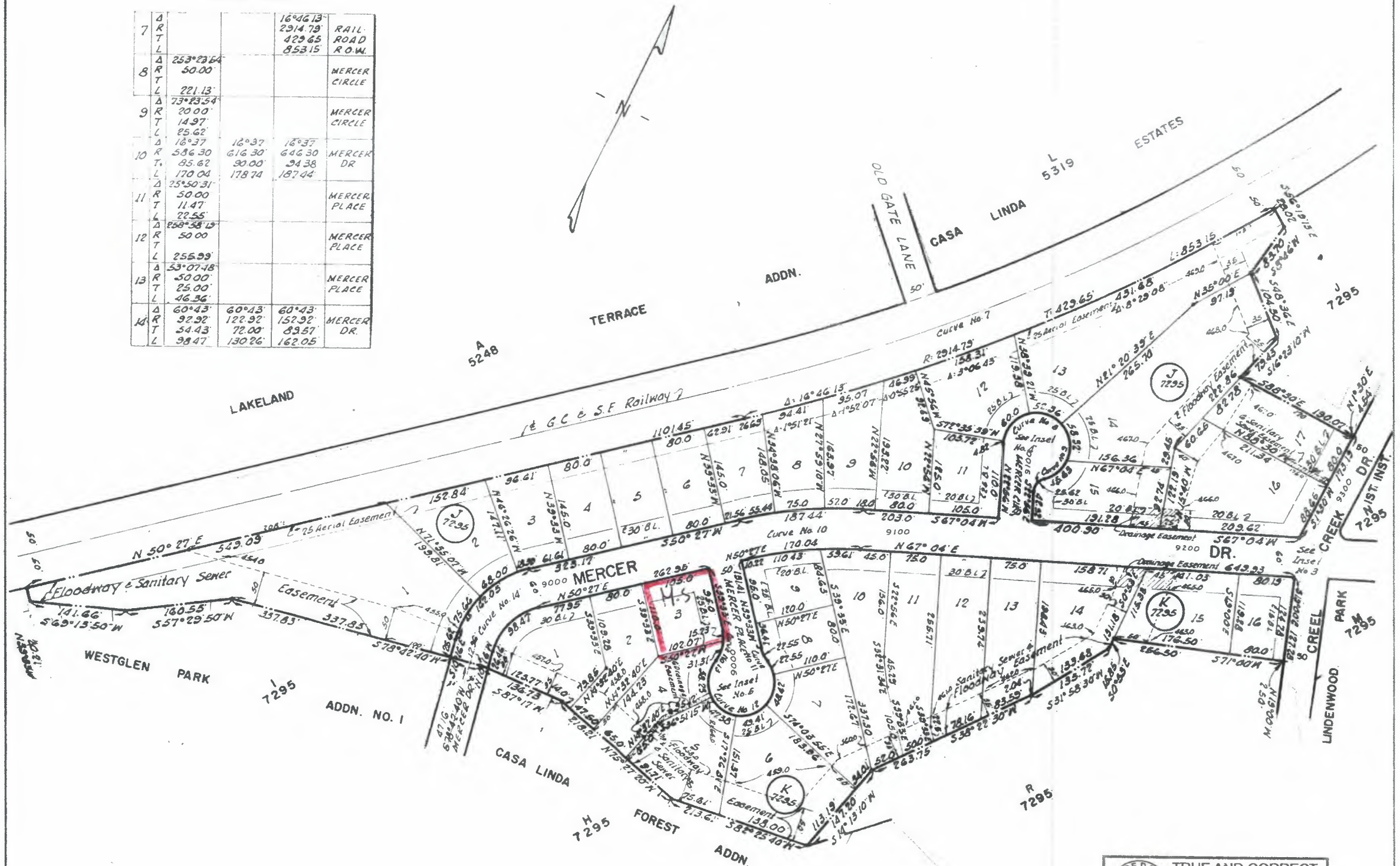
BLOCKS **J-K 7295**
 SCHOOL DISTRICT **DALLAS**

SCALE **100 FT. EQUALS 1 INCH**

FILED: 2-11-63

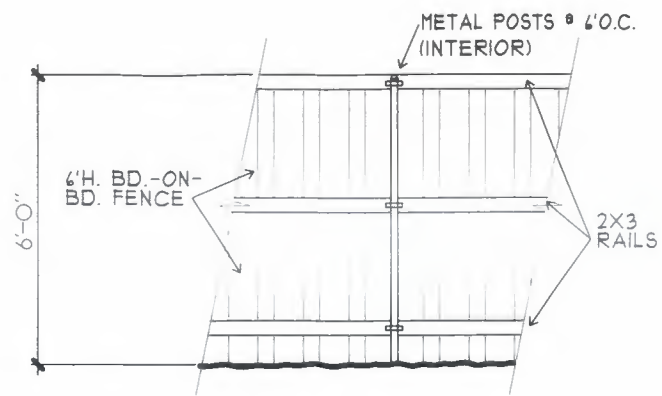
CURVE DATA

7	R			16°46'13"		RAIL ROAD R.O.W.
	T			2314.79		
	L			429.65		
	L			853.15		
8	R	253°29'54"				MERCER CIRCLE
	T	50.00				
	L	721.13				
9	R	73°23'54"				MERCER CIRCLE
	T	20.00				
	L	14.97				
	L	25.62				
10	R	18°37'	12°37'	18°37'		MERCER DR
	T	586.30	616.30	646.30		
	L	85.62	90.00	94.38		
	L	170.04	178.74	187.44		
11	R	25°50'31"				MERCER PLACE
	T	50.00				
	L	11.47				
	L	22.55				
12	R	258°58'13"				MERCER PLACE
	T	50.00				
	L	255.99				
13	R	53°07'48"				MERCER PLACE
	T	50.00				
	L	25.00				
	L	46.96				
14	R	60°43'	60°43'	60°43'		MERCER DR.
	T	92.92	122.92	152.92		
	L	54.43	72.00	89.57		
	L	98.47	130.26	162.05		

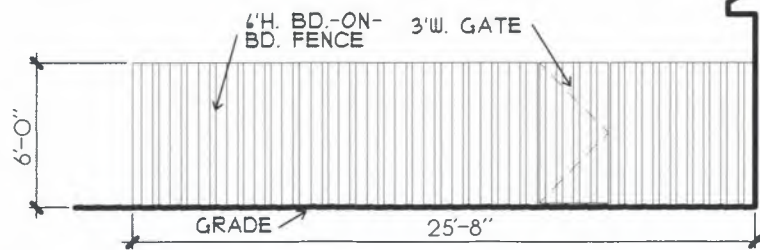


CITY OF DALLAS
 TRUE AND CORRECT COPY OF RECORD ON FILE IN CITY SURVEYOR'S OFFICE
 BY: *Jerry Buller*
 DATE: 3-21-2024

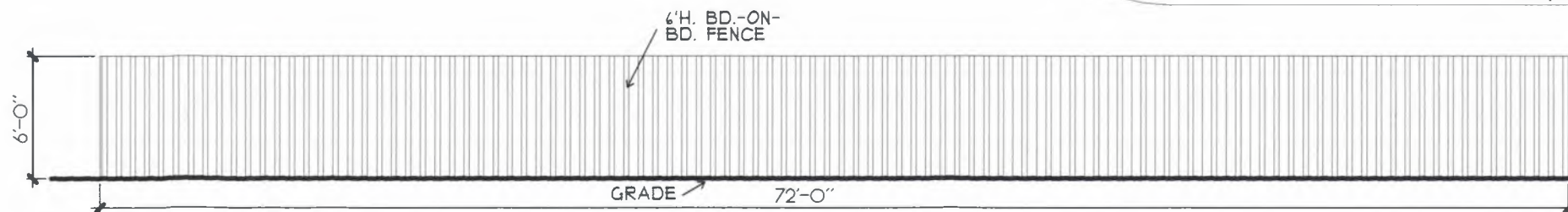
BDA23A-084



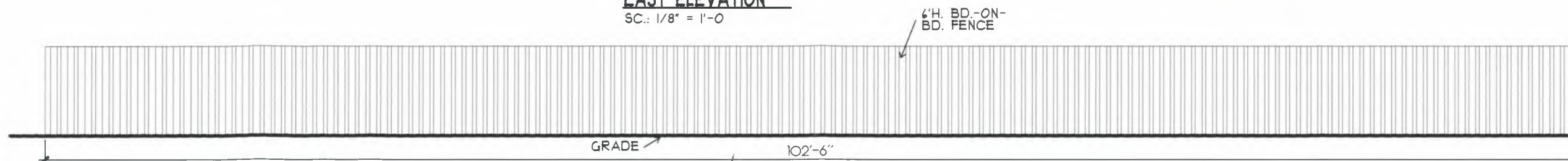
FENCE DETAIL
 SC.: 1/4" = 1'-0"



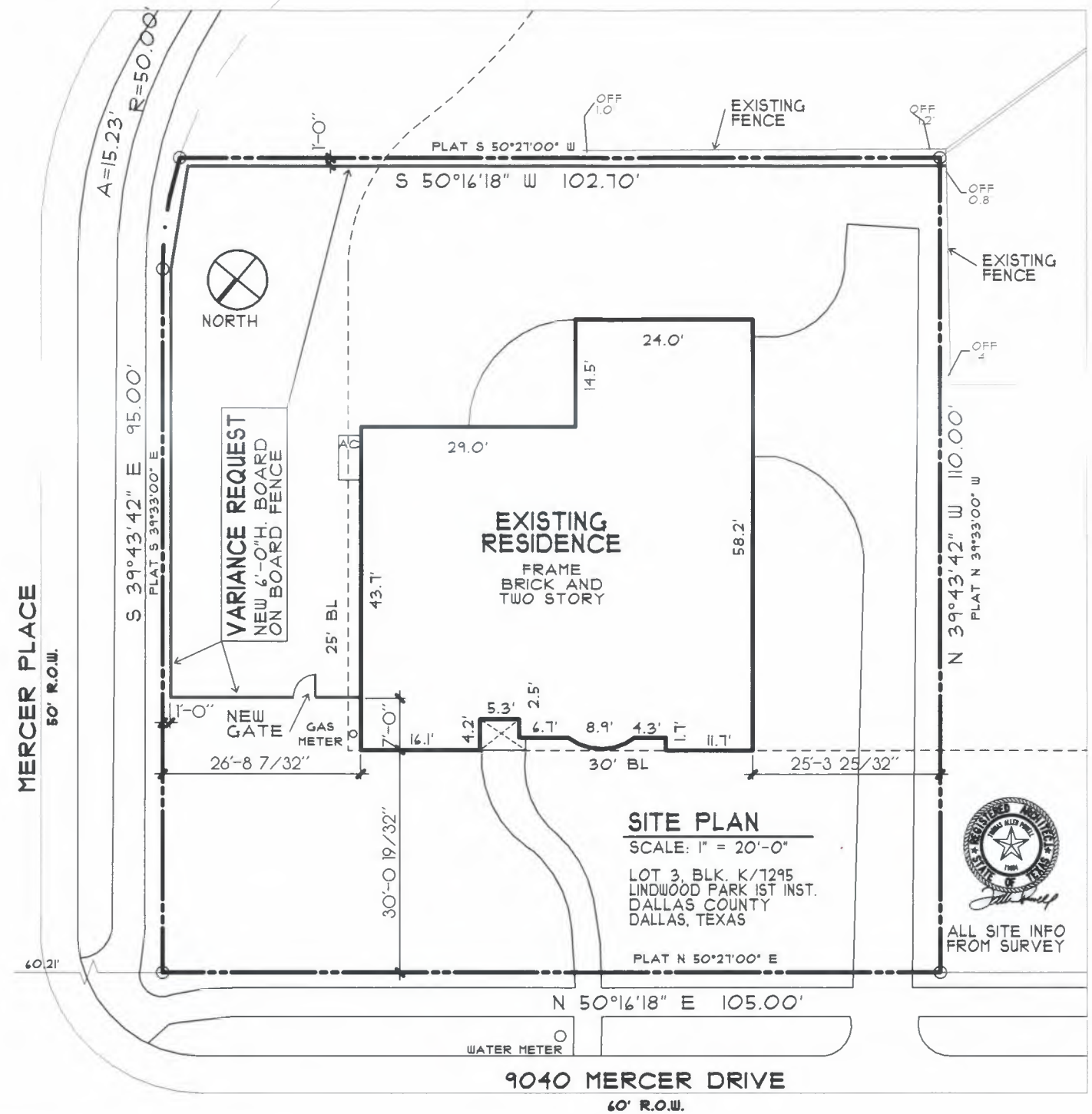
NORTH ELEVATION
 SC.: 1/8" = 1'-0"



EAST ELEVATION
 SC.: 1/8" = 1'-0"



SOUTH ELEVATION
 SC.: 1/8" = 1'-0"



SITE PLAN

SCALE: 1" = 20'-0"

LOT 3, BLK. K/1295
 LINDWOOD PARK 1ST INST.
 DALLAS COUNTY
 DALLAS, TEXAS



ALL SITE INFO
 FROM SURVEY

BDA234-086