



Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 234-080

Data Relative to Subject Property: _____

Date: _____

Location address: 507 Exposition Avenue, Dallas TX

Zoning District: PD269

Lot No.: 1 Block No.: 6/813 Acreage: 0.636

Census Tract: A

Street Frontage (in Feet): 1) 150' 2) 103 3) _____ 4) _____ 5) _____

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): 621 Carroll LLC

Applicant: Robert Long

Telephone: 206-259-0936

Mailing Address: 507 Exposition Avenue

Zip Code: 75226

E-mail Address: dlong@bigskynorthwest.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 a 23% parking variance from a 1 stall per unit to a 0.77 stalls per unit

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: 507 Exposition Avenue is seeking a 23% variance in parking. The intentions of this project are to maximize the availability in providing state of the art studio and 1 bedroom units. Giving tenants an economical and efficient living space while benefiting from a local and community lifestyle. There are several mass transit outlets adjacent and in near proximity. We would like to provide those tenants who live/work and play within a walking/biking distance to enjoy a downtown living without the added expense of paying for parking. This plan also follows suit with the local foundations visions and plans for Deep Elum.

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 _____

Robert Long

(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

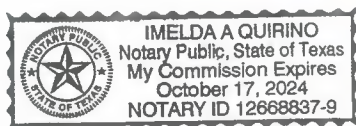
Respectfully submitted: _____

(Affiant/Applicant's signature)

Subscribed and sworn to before me this 10 day of April, 2024

Imelda A. Quirino

Notary Public in and for Dallas County, Texas





Big Sky Construction Company Inc.

April 12th, 2024

RE: Request for Parking Variance

Property: 507 Exposition Avenue, Dallas TX 75226

Attn: City of Dallas, Development Services, Board of Adjustment

To Board of Adjustment,

Per the attached application I, Robert Long, am seeking a 23% parking variance towards a new multi-family development project located at 507 Exposition Avenue. As a business owner and personal resident of Deep Elum, I've lived, experienced, and very much appreciate the redevelopment of our area. The community has so much more energy and potential than past decades and there's more to come with the I-30 park plans, Fair Park redevelopment, and urbanization goals. We would like an opportunity to build a development that acknowledges and responds to the people and the Deep Elum Foundations mindset, favoring people, connections and enhanced community over vehicular ownership, coinciding with the urbanization of the Deep Elum and the Fair Park corridor. A state-of-the-art community that rewards the residents who take advantage of the multiple options in local transportation. We plan to provide our community with unique amenities that promote personal growth and community gatherings, resulting in a higher quality of life that is not commonly offered for our area.

However, in order to provide the level of quality and lifestyle our residents deserve, we must maximize our lot and push the boundaries on what is currently allowed within the 1 parking stall per unit requirement. We are proposing a 94 unit with 73 parking stalls. To support the resident local transportation we have three dart stations all within a ¼ mile and a dart rail station 0.3 miles. The environmental success of our project is based on the availability of public transportation combined with residents who define their community through local work/play/live.

I appreciate your time and energy considering this application and look forward to hearing from you soon.

Thank you,

A handwritten signature in blue ink, appearing to read "Robert Long", is written over a circular blue stamp.

Robert Long

Big Sky Construction Co., Inc

BDA234-088

bing maps

Big Sky Construction Company Inc

Address: 507 Exposition Ave, Dallas, TX 75226

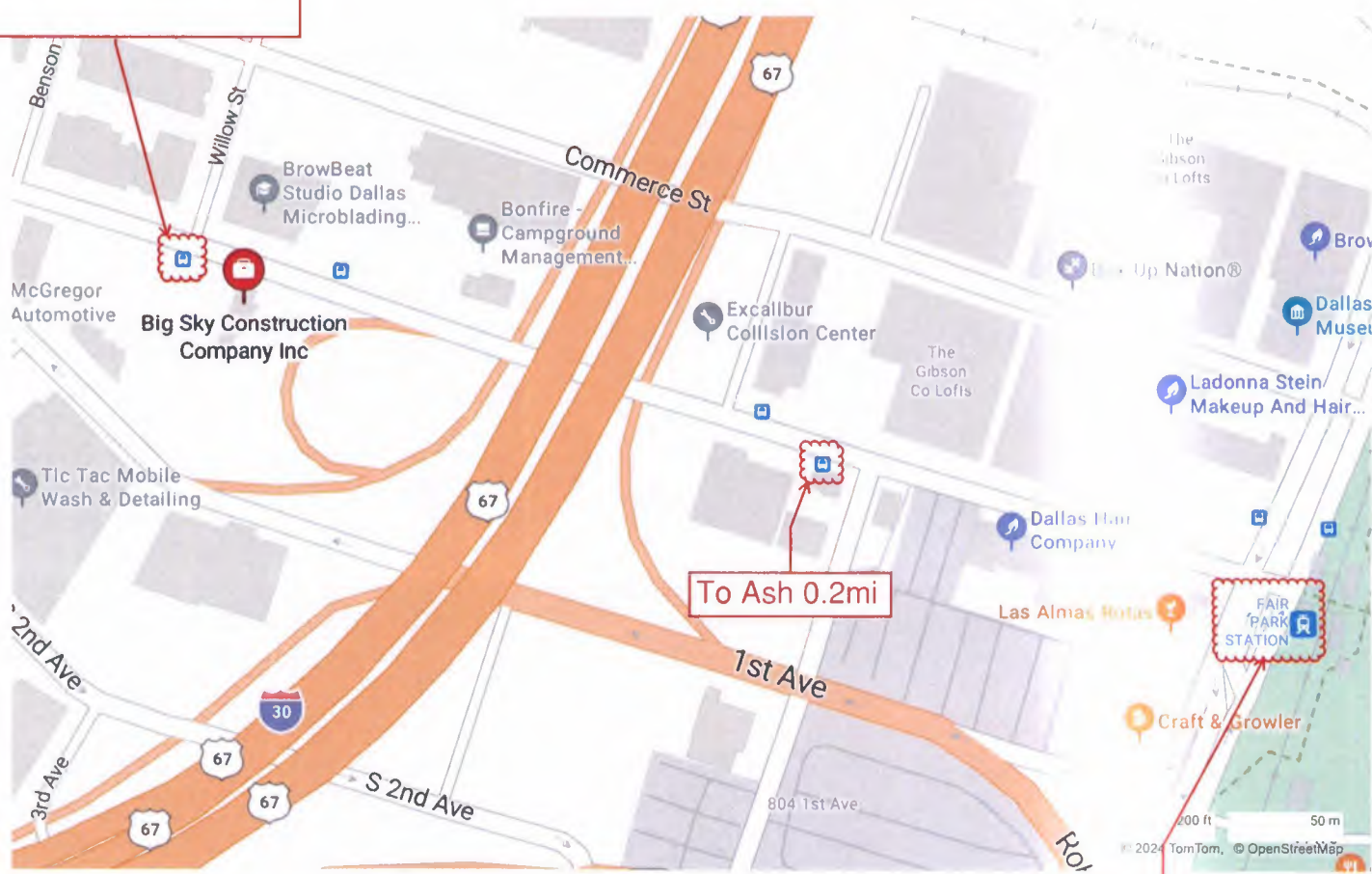
Phone: +1 972-226-4704

Website: <http://bigskyconstruction.com/>

DART vicinity location to subject property

To Exp Willow 141 feet
To Exposition Ash E-NS 0.2mi
To Fair Park Station 0.3mi

To Exp Willow 141 feet



To Fair Park Station
0.3mi

BDA234-088

Find address or place



BDA234-088

Selected features: 0

200 ft

SHIPPED DATE: 12-25-95 RECEIVED DATE: 2-15-96

CITY OF DALLAS PLAT BOOKS

ANNEXED _____ ORD. NO. _____
SURVEY _____ ABST. _____

ADDITION _____

SCALE 100 FT. EQUALS 1 INCH

BLOCKS 6 7 8 5 3
813, 814, 815, 816, 817

SCHOOL DISTRICT DALLAS

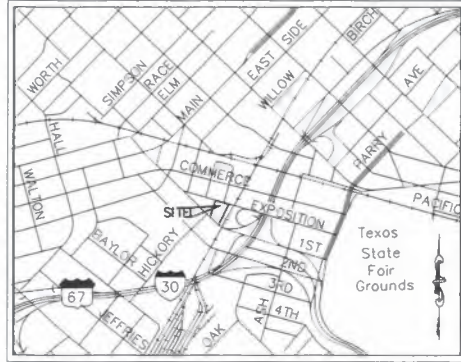
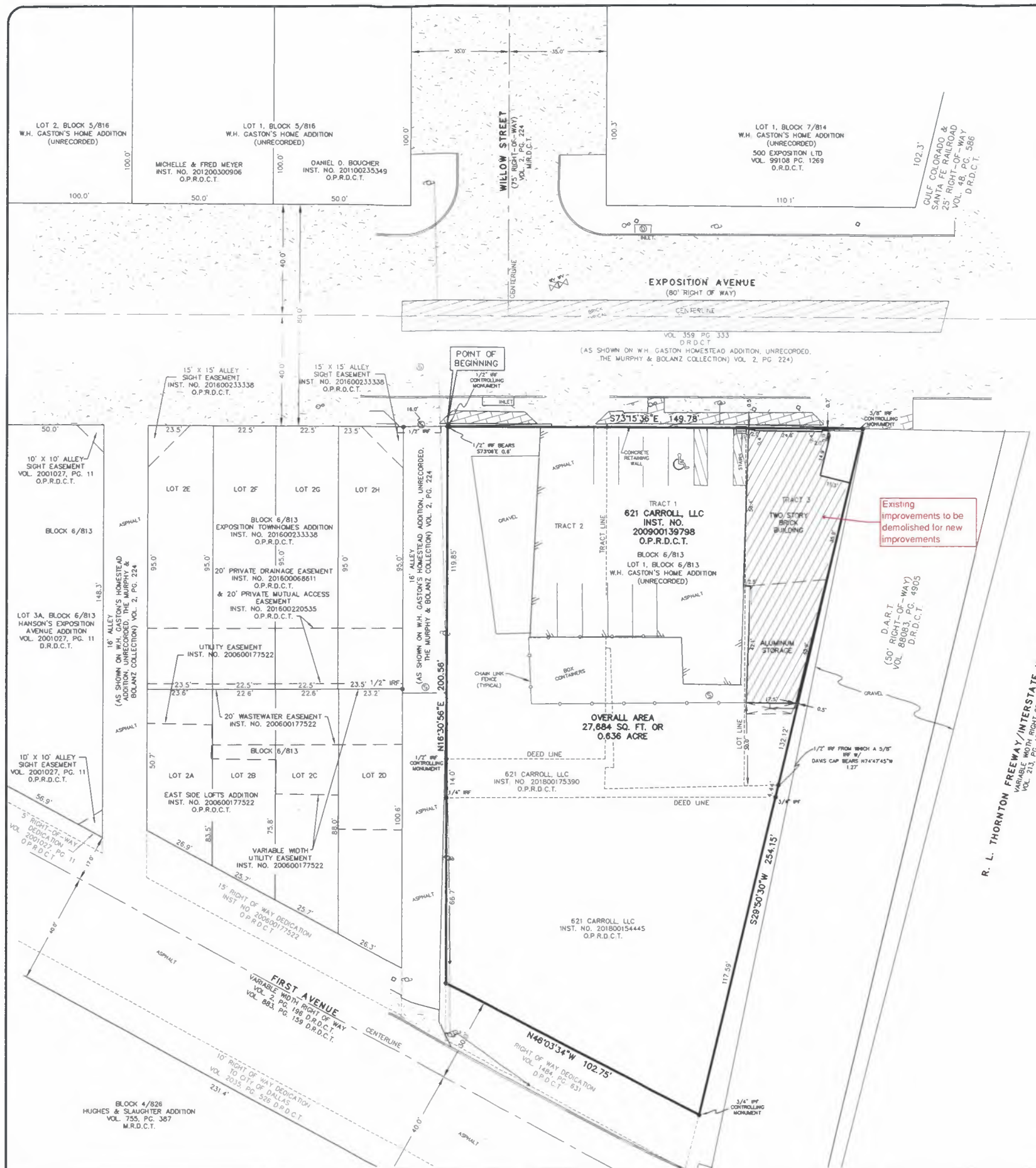


REPLINE POST 1/4" x 1/4"

DA231-088

TRUE AND CORRECT
COPY OF RECORD
ON FILE IN CITY
SURVEYOR'S OFFICE

BY: *Sony Ball*
DATE: 4-9-2024



This survey was performed in connection with the transaction described in GF No. CTGS29-8000291800053-LW of Chicago Title Insurance Company, effective date of May 23, 2018 and issued on June 8, 2018, and all subsequent commitments for information regarding encumbrances on subject property and surveyor did not abstract property for easements and/or other restrictions. The legal description used for this survey describes the same land as the legal description in the title report. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM.

The term "certify" or "certificate" as shown and used herein indicates an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, either expressed or implied; and is exclusively to the parties involved in, and limited to the transaction (GF No. CTGS29-8000291800053-LW) closing at the title company indicated herein.

This is to certify that I have, this date, made on on the ground survey of the property located on 501, 505, and 507 Exposition Avenue in the City of Dallas, Texas, described as follows:

Being all of a tract of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas, and being all that certain tract of land conveyed to 621 Carroll, LLC, by Special Warranty Deeds, recorded in Instrument Numbers 200900139798, 201800175390, and 201800154445, Official Public Records, Dallas County, Texas, and being all of Lot 1, Block 6/813 W.H. Gaston Homestead Addition, an unrecorded subdivision, City of Dallas, Dallas County, Texas, and being more particularly described, as follows:

BEGINNING at a 1/2 inch iron rod found for the northwest corner of said 621 Carroll tract, from which a 1/2 inch iron rod found bears South 73 deg. 06 min. East, 0.6 feet, some being in the east right of way line of a 16 foot alley, some being in the south right of way line of Exposition Avenue (80 foot right of way) (Volume 359, Page 333, Deed Records, Dallas County, Texas);

THENCE South 73 deg. 15 min. 36 sec. along the common line of said 621 Carroll tract and said Exposition Avenue, a distance of 149.78 feet to a 3/8 inch iron rod found for the northeast corner of said 621 Carroll tract, some being in the west right of way line of D.A.R.T. (50 foot right-of-way) (Volume 88093, Page 4905);

THENCE South 29 deg. 50 min. 30 sec. West, along the common line of said 621 Carroll tract and said D.A.R.T. right-of-way, passing at a distance of 132.12 feet, a 1/2 inch iron rod found from which a 5/8 inch iron rod found with 'Davis' cap bears North 74 deg. 47 min. 45 sec. West, 1.27 feet, and continuing along the common line of said 621 Carroll tract and said D.A.R.T. right-of-way, passing at an additional distance of 4.44 feet, a 3/4 inch iron pipe found for reference, and continuing a total distance of 254.15 feet to a 3/4 inch iron pipe found for the southeast corner of said 621 Carroll tract, some being in the northeastern right-of-way line of First Avenue, variable width right-of-way;

THENCE North 46 deg. 03 min. 34 sec. West, along the common line of said 621 Carroll tract and said First Avenue, a distance of 102.75 feet to the southwest corner of said 621 Carroll tract, some being in the northeast intersection of said First Avenue and aforesaid 16 foot alley;

THENCE North 16 deg. 30 min. 56 sec. East, along the common line of said 621 Carroll tract an said 16 foot alley, a distance of 200.56 feet to the POINT OF BEGINNING and containing 27,779 square feet or 0.638 acre of computed land, more or less.

NOTES:

1. IRF - Iron Rod Found
2. IPF - Iron Pipe Found
3. Bearings of lines shown herein refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone 4202; NAD83 (2011) Epoch 2010) as derived locally from Allterra Central's Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) Methods. An average Combination Factor of 1.00013440 was used to scale grid coordinates and distances to surface.
4. There are no observable evidence of cemeteries on site.
5. There are no observable evidence of earth moving work, building construction or building additions within the recent months.
6. There are not observable markings delineating wetlands on site.
7. There are no changes in street right-of-way lines either completed or proposed, and available from the controlling jurisdiction. No observable evidence of recent street or sidewalk construction or repairs.
8. There are no observable evidence of site use as a solid waste dump, sump or sanitary landfill.
9. This boundary forms a mathematical closed figure, with no gaps, gores, or overlaps.
10. This is an above-ground survey. The underground utilities, if shown, are based on information provided by the various utility companies and these locations should be considered approximate. There may be additional underground utilities not shown on this drawing.

FLOOD CERTIFICATE

As determined by the FLOOD INSURANCE RATE MAPS for Dallas County, the subject property Does Not appear to lie within a Special Flood Hazard Area (100 Year Flood), Map date 8/23/2001 Community Panel No. 4811300345J subject lot is located in Zone 'X'. If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the Surveyor.

To: Chicago Title Insurance Company, Bank of America, and 621 Carroll LLC, a Texas limited liability company.

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-4, 7(a), 8, 9, and 16, 17, 18 of Table A thereof. The latest field work was completed on 12/19/2023. Date of Plot or Map: 12/22/2023

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE 12/22/2023

DA23A-088

Timothy R. Mankin Registered Professional Land Surveyor No. 6122

LEGEND			
	GAS METER		FIRE HYDRANT
	IRR. CONTROL VALVE		WATER MANHOLE
	TELEPHONE PEDESTAL		TRAFFIC SIGNAL POLE
	POWER POLE		TELEPHONE MANHOLE
	DOWN GUY		SWB MANHOLE
	S.S. MANHOLE		GAS MANHOLE
	CLEAN OUT		VAULT
			HANDICAP SPACE
			SIGN LIGHT POLE
			JUNCTION BOX
			CONCRETE BOLLARD
			COVERED AREA
			A/C PAD

Errors: The Client or Client's Representatives will have 45 days from the date the survey was issued to change any misspellings or any errors on the survey report, after this time has expired all parties involved must accept the survey as issued.

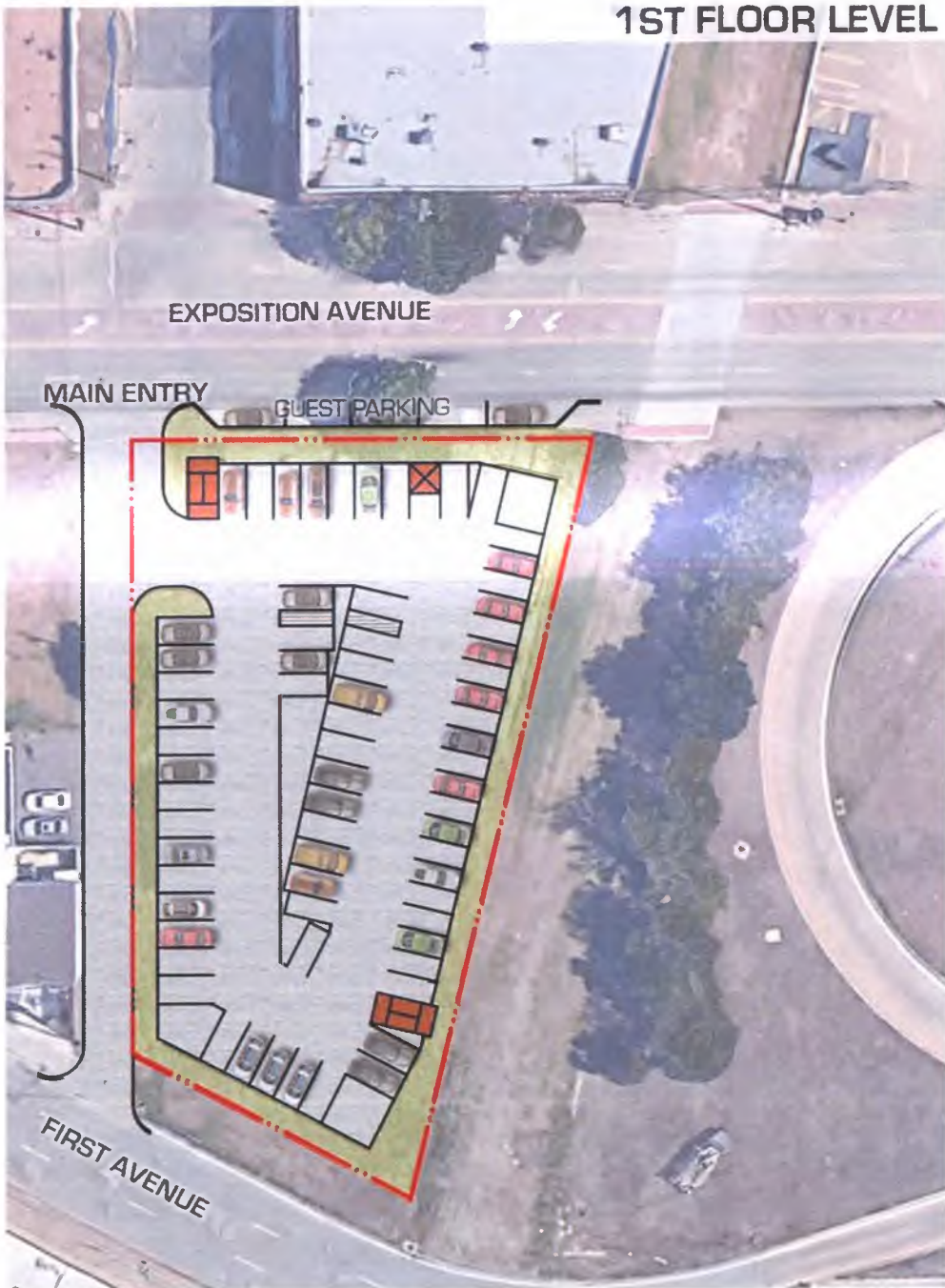
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ALTA/NSPS LAND TITLE SURVEY	
501, 505, AND 507 EXPOSITION AVE.	
DALLAS, TEXAS 75226	

NO.	DATE	REVISION
1.		
2.		
3.		

JOB NO. 15-0416		PEISER & MANKIN SURVEYING, LLC		SHEET	
DATE:	12/22/2023	www.peisersurveying.com		1	
FIELD DATE:	12/19/2023			OF	
SCALE:	1" = 20'			1	
FIELD:	J.W.				
DRAWN:	J.B.W.				
CHECKED:	T.R.M.				
		1612 HART STREET SUITE 201 SOUTHPLAKE, TEXAS 76092 817-481-1806 (O)		Texas Society of Professional Surveyors TOPOGRAPHY MORTGAGE	
		tmanikin@peisersurveying.com FIRM No. 100999-00		Member Since 1977	

1ST FLOOR LEVEL



2ND - 4TH FLOOR LEVEL



5TH FLOOR LEVEL



PROJECT INFORMATION

SITE AREA: 0.636 ACRES

UNIT TABULATION

STUDIO UNITS:	74 78.72%
1 BEDROOM UNITS:	20 21.27%
TOTAL UNITS:	94 UNITS

PARKING TABULATION

REQUIRED:	94 SPACES
1.0 P/BD WITH 30% REDUCTION	
PROVIDED:	
ON-STREET PARKING:	5 SPACES
PODIUM PARKING:	68 SPACES
(INCL. COMPACT PARKING: 25 SPACES)	
TOTAL PARKING:	73 SPACES
	0.77 P/DU
	0.77 P/BED

ZONING SUMMARY

CURRENT ZONING DISTRICT: PD 269, TRACT A	
REZONING REQUIRED?	NO
FRONT SETBACK:	NONE
SIDE SETBACK:	NONE
REAR SETBACK:	NONE
BUILDING HEIGHT:	200 FEET MAX
MAX F.A.R.:	4
MAX COVERAGE :	NONE
OTHER KEY ZONING CONSIDERATIONS: N/A	

BDA234-088



507 EXPOSITION DRIVE SCHEMATIC SITE PLAN #3

Dallas, Texas

18240 / 04.03.2024
Bob Long

SCALE 1"=60'-0"



NOT FOR
REGULATORY APPROVAL,
PERMITTING,
OR CONSTRUCTION

REVISIONS

507 EXPOSITION
LOCATED IN
DALLAS, TEXAS



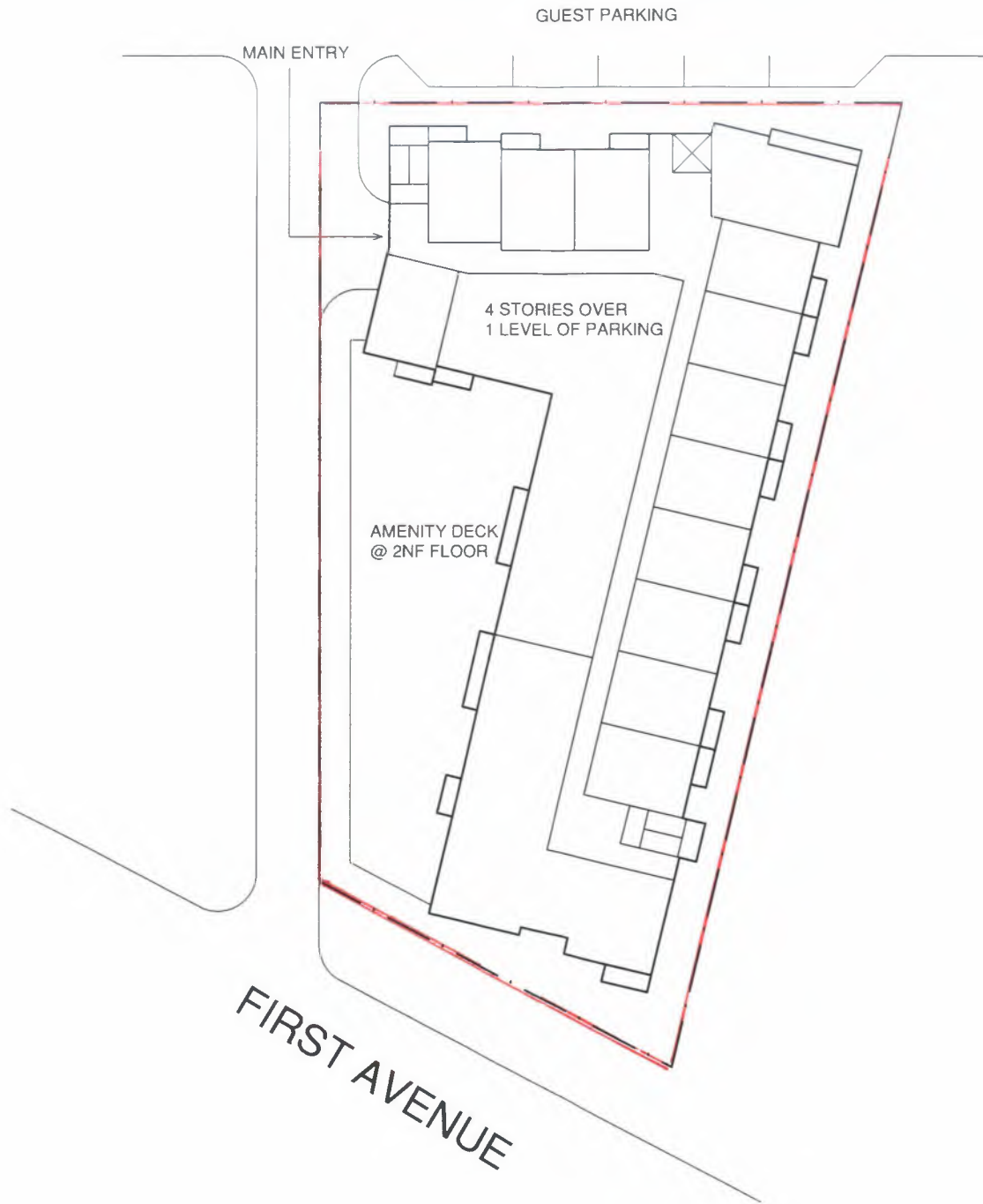
DATE
04-10-2024

PROJECT
18240

SHEET NUMBER

A1-01
SITE PLAN

EXPOSITION AVENUE



GROSS BUILDING AREA

1ST. FLOOR GARAGE	21,781 S.F.
2ND. FLOOR	16,532 S.F.
3RD. FLOOR	16,532 S.F.
4TH. FLOOR	16,532 S.F.
5TH. FLOOR	16,532 S.F.
TOTAL	87,909 S.F.

UNIT TABULATION		N.R.S.F.		
TYPE	AREA	NO.	%	TOTAL AREA
S1	494	74	78.72%	36,556
A1	575	20	21.27%	11,500

TOTAL	94	100.00%	48,056	100.00%
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AVERAGE UNIT SIZE : 534.00

BUILDING TABULATION

FLOOR	COUNT	UNIT TYPES	BLDG. AREA	TOT. AREA
2	1	18-S1:1-A1 1-A2:1-A3 1-A4	11,632	11,632
3	1	18-S1:1-A1 1-A2:1-A3 2-A4	12,442	12,442
4	1	18-S1:1-A1 1-A2:1-A3 2-A4	12,442	12,442
5	1	12-S1:1-A4	6,738	6,738
TOTAL	4			43,254

MISCELLANEOUS:

AVERAGE UNIT SIZE:	534.00 S.F.
LAND AREA:	0.636 ACRES
DENSITY:	127.36 UNITS/ACRE

PARKING:

REQUIRED	73 SPACES	0.77 P/BD
PROVIDED	73 SPACES	0.77 P/UNIT
		0.77 P/BED
	PODIUM	43 SPACES
	COMPACT	25 SPACES
	ON-STREET	5 SPACES

BDA-234-088

1 SITE PLAN
SCALE 1"=20'

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