



Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA

234-051 RECEIVED

Data Relative to Subject Property: _____

Date: _____

FOR OFFICE USE ONLY
MAY 24 2024

Location address: 1444 Oak Lawn Avenue

Zoning District: PD 621 Subdistrict 1

3-7, 1/6851 &

Lot No.: Pt 27 Block No.: 46/1003 Acreage: 9.381 ac

Census Tract: 48113010003

Street Frontage (in Feet): 1) 329 2) 519 3) 273 4) _____ 5) _____

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): 1444 Oak Lawn LP

Applicant: Jennifer Hiromoto

Telephone: 469-275-2414

Mailing Address: PO Box 38586, Dallas TX

Zip Code: 75238

E-mail Address: jennifer@buzzurbanplanning.com

Represented by: Jennifer Hiromoto

Telephone: 469-275-2414

Mailing Address: P.O. Box 38586

Zip Code: 75238

E-mail Address: jennifer@buzzurbanplanning.com

Affirm that an appeal has been made for a Variance or Special Exception of parking regulations for retail and personal service uses, office, and showroom/warehouse uses, Reduction of 298

Spaces (45.1%)

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 proposed revitalization of the existing property will repurpose and transition existing buildings to incorporate some retail and restaurant uses that will complement the surrounding area. The proposed parking reduction number request will not create a traffic hazard due to the trip generation characteristics and ability to address and mitigate the comprehensive parking needs.

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 Jennifer Hiromoto

(Affiant/Applicant's name printed)

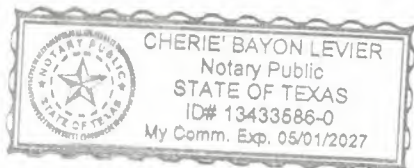
who on (his/her) oath certifies that the above statements are true and correct to his/her best knowledge and that he/she is the owner/or principal/or authorized representative of the subject property

Respectfully submitted: _____

(Affiant/Applicant's signature)

Subscribed and sworn to before me this 19th day of April, 2024

Cherrie Bayon Levier
Notary Public in and for Dallas County, Texas





AFFIDAVIT

Appeal number: BDA 234-091

I, 1444 Oak Lawn Avenue, Owner of the subject property
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 1444 Oak Lawn, LP
(Address of property as stated on application)

Authorize: Jennifer Hiromoto
(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: Parking

1444 Oak Lawn, LP Welch Liles
Print name of property owner or registered agent

[Signature]
Signature of property owner or registered agent

Date 12/19/2023

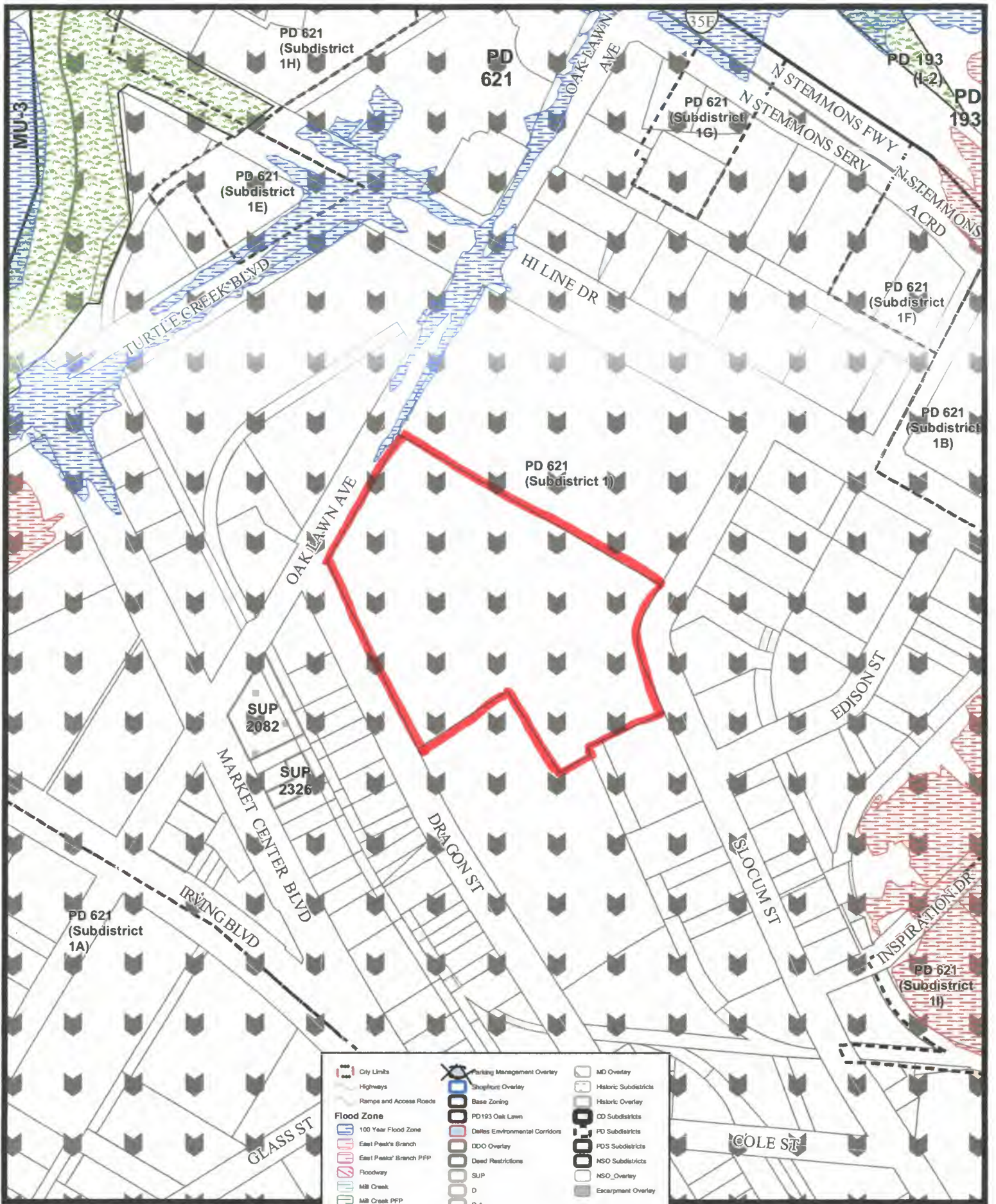
Before me, the undersigned, on this day personally appeared Welch Liles

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 19 day of December, 2023

[Signature]
Notary Public for Dallas County, Texas

Commission expires on 2/03/25
Mecklenburg NC



	City Limits		Parking Management Overlay		MD Overlay
	Highways		Shopfront Overlay		Historic Subdistricts
	Ramps and Access Roads		Base Zoning		Historic Overlay
	Flood Zone		PD193 Oak Lawn		CD Subdistricts
	100 Year Flood Zone		Dallas Environmental Corridors		PD Subdistricts
	East Peak's Branch		DDO Overlay		PDS Subdistricts
	East Peak's Branch PFP		Deed Restrictions		NSO Subdistricts
	Floodway		SJP		NSO Overlay
	Mill Creek		D		Escarpment Overlay
	Mill Creek PFP		D-1		
	Peak's Branch		CP		
	Peak's Branch PFP		SP		
	X Protected by Levee				
	Parks				
	Height Map Overlay				



1:3,600

Case ID: **BDA234-091**
 Printed: 4/9/2024

1444 Oak Lawn Avenue Parking Analysis

Provided on-site	363
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Proposed Use Mix	Total SF	Rate	Code Parking	Use Category Mix
Retail	87696	275	318.9	53%
Restaurant+outdoor seating	47313.9	105	450.6	29%
Showroom less than 20k	30368	1100	27.6	18%
	165377.9			100%

Table 621-1: Shared Parking Table

Use Category	Code Parking		Pkg Morning		Pkg Noon		Pkg Afternoon		% Late Afternoon	Pkg Late Afternoon	% Evening	Pkg Evening
	Parking	% Morning	Morning	% Noon	Pkg Noon	% Afternoon	Afternoon	Afternoon	Afternoon	% Evening	Evening	
Residential	0.0	80%	0.0	60%	0.0	60%	0.0	70%	0.0	100%	0.0	
Office-related	0.0	100%	0.0	80%	0.0	100%	0.0	85%	0.0	35%	0.0	
Retail -related	318.9	60%	191.3	75%	239.2	70%	223.2	65%	207.3	70%	223.2	
Bar & Restaurant	450.6	20%	90.1	100%	450.6	30%	135.2	30%	135.2	100%	450.6	
Warehouse/showroom	27.6	100%	27.6	75%	20.7	100%	27.6	65%	17.9	35%	9.7	
All other	0.0	100%	0.0	100%	0.0	100%	0.0	100%	0.0	100%	0.0	
Total	797.1		309.1		710.5		386.0		360.4		683.5	

Shared table parking requirement		710.5
Credit on-street-Slocum 220'	1 per 22'	10.00
Credit on-street-Dragon 518'	1 per 22'	23.55
Credit on-street-Oak Lawn 357'	1 per 22'	16.23
Total parking required		661

Reduction requested	298	45.1%
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BDA234-091

1444 Oak Lawn - Parking Site Plan



Tenancy Legend

 Retail	87,696 SF
 Restaurant	38,550 SF
 Showroom	30,368 SF
 Corridor	1,724 SF
 Potential Outdoor Seating	12,498 SF

Proposed Plan

Area	158,338 SF
Parking Spaces	363

