

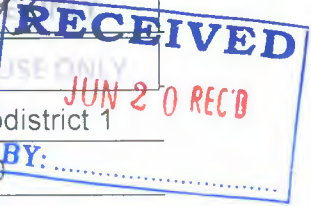


Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 234-097



Data Relative to Subject Property: _____ Date: _____
Location address: 325 N Moore Street Zoning District: PD-1052 Subdistrict 1
Lot No.: 31 Block No.: 217675 Acreage: 0.1 Census Tract: 48113004100
Street Frontage (in Feet): 1) 76' 2) 115.12' 3) _____ 4) _____ 5) _____

To the Honorable Board of Adjustment:

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

Applicant: Ali Ebrahimi Telephone: 608-957-1635

Mailing Address: 519 W 22 Street, Houston, Texas Zip Code: 77008

E-mail Address: Ali@RADevelopmentGroup.com

Represented by: Ali Ebrahimi Telephone: 608-957-1635

Mailing Address: 519 W 22 Street, Houston, Texas Zip Code: 77008

E-mail Address: Ali@RADevelopmentGroup.com

Affirm that an appeal has been made for a Variance or Special Exception of 15 feet, proposing AB
5 ft setback on Hutchins Ave.

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:

This parcel of land is located at the corner of N Moore and Hutchins and it has a triangular shape. It has two front with 20 ft setback. Without this variance, it is impossible to construct a structure and develop this specific parcel of land in a manner commensurate with the development upon other parcels of land with the same zoning.

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 Ali Ebrahimi 

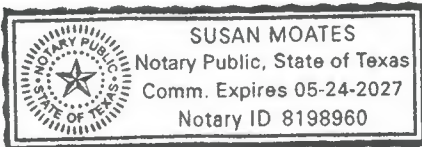
(Affiant/Applicant's name printed)

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 12 day of June, 2024

Susan Moates
Notary Public in and for Dallas County, Texas





CITY OF DALLAS
AFFIDAVIT

Appeal number: BDA 234 093

I, Ali Ebrahimi, manager of Maple RAE QOF, LLC, Owner of the subject property
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 325 N Moore Street, Dallas, Texas
(Address of property as stated on application)

Authorize: Ali Ebrahimi
(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: Applicant requests a variance of 15 ft setback on Hutchins Ave.
15 ft correct AE

Maple Rae QOF - Ali Ebrahimi
 Print name of property owner or registered agent [Signature]
 Signature of property owner or registered agent
 agent Date 6/6/2024

Before me, the undersigned, on this day personally appeared
ALI EBRAHIMI

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 6th day of
June, 2024

[Signature]
Notary Public for Dallas County,
Texas Harris



Commission expires on
05/07/2028



REFERRAL FORM FOR BOARD OF ADJUSTMENT

APPLICANT: <u>EBRAHIMI, ALI</u>		OWNER: <u>BALL, ROBERT N</u>	
ADDRESS: <u>325 N. MOORE ST</u>	STATE: <u>TX</u>	ZIP: <u>75203</u>	
LOT: <u>31</u>	BLOCK: <u>2/7675</u>	ZONING: <u>PD 1052 / R-5(A)</u> <u>SUBDISTRICT 1</u>	

<input type="checkbox"/> Variance <input checked="" type="checkbox"/> Yard setback <input type="checkbox"/> Lot width <input type="checkbox"/> Lot Depth <input type="checkbox"/> Lot Coverage <input type="checkbox"/> Floor area for accessory structures for single family uses <input type="checkbox"/> Height <input type="checkbox"/> Minimum width of sidewalk <input type="checkbox"/> Off-street parking <input type="checkbox"/> Off-street loading <input type="checkbox"/> Landscape regulations <input type="checkbox"/> Other	<input type="checkbox"/> Special Exception <input type="checkbox"/> Fence height and standards <input type="checkbox"/> Visibility triangle obstructions <input type="checkbox"/> Parking demand <input type="checkbox"/> Landscaping <input type="checkbox"/> Additional dwelling unit for a single-family <input type="checkbox"/> Carport <input type="checkbox"/> Non-conforming use <input type="checkbox"/> Other
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Please list the City of Dallas Development Code(s) this project is non-compliant with:
SEC. 51P-1052.109 FRONT YARD SUBDISTRICT 1, MINIMUM FRONT YARD 20FT.

Description: CONTINUITY OF BLOCKFACE OFF HUTCHINS AVE. APPLICANT REQUEST FOR A VARIANCE FOR A 5FT SETBACK ON HUTCHINS AVE.

Alternative resolutions discussed/offered: NONE OFFERED, PROPERTY HAS TWO FRONTS, WITHOUT VARIANCE IMPOSSIBLE TO CONSTRUCT A STRUCTURE.

Referred by: E. LACHICA Contact: (214) 948-4195 Date: 5/24/24

FOR INTERNAL USE ONLY

BDA234-093

SHIPPED DATE: 8-1-96 RECEIVED DATE: 11-15-96
ANNEXED DEC. 27, 1955 ORD. NO. 6803
SURVEY W. S. BEATTY ABST. 57

CITY OF DALLAS PLAT BOOKS

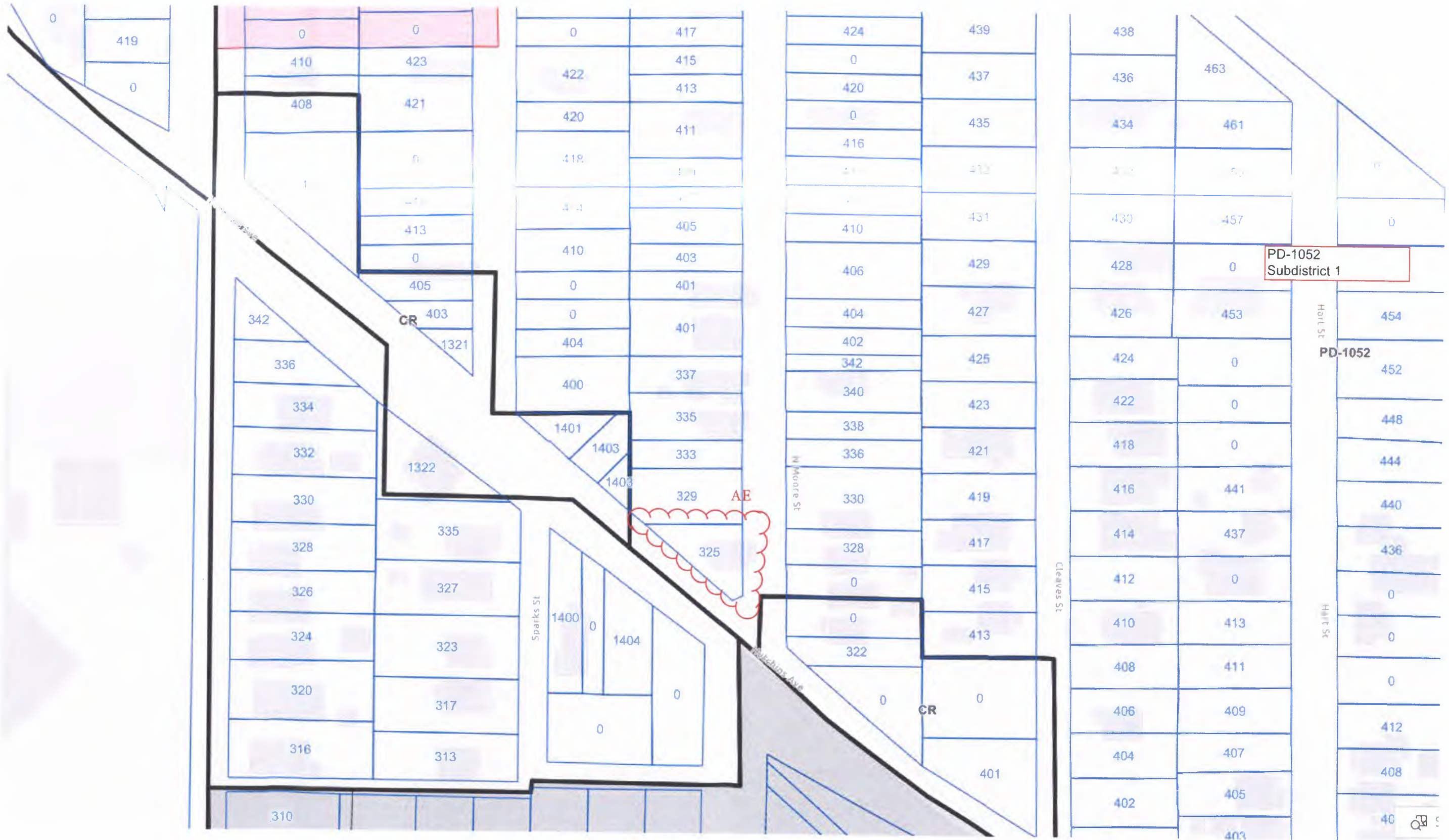
ADDITION J. A. DEWBERRY

1-2-3
BLOCKS 7675
SCHOOL DISTRICT DALLAS

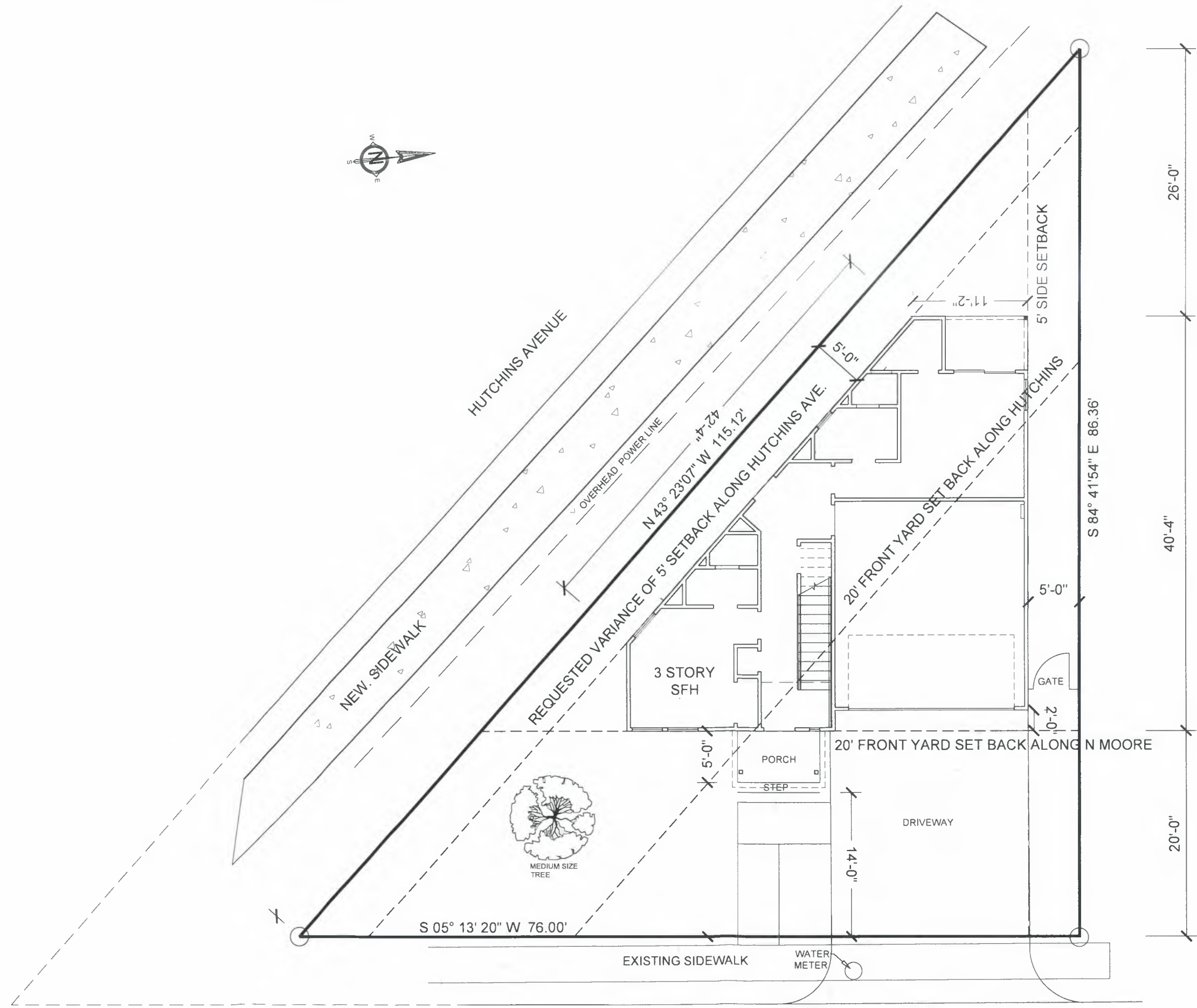
SCALE 50 FT. EQUALS 1 INCH PHA 7-15-87



BDA234-093



BDA234-093



26'-0"
40'-4"
20'-0"

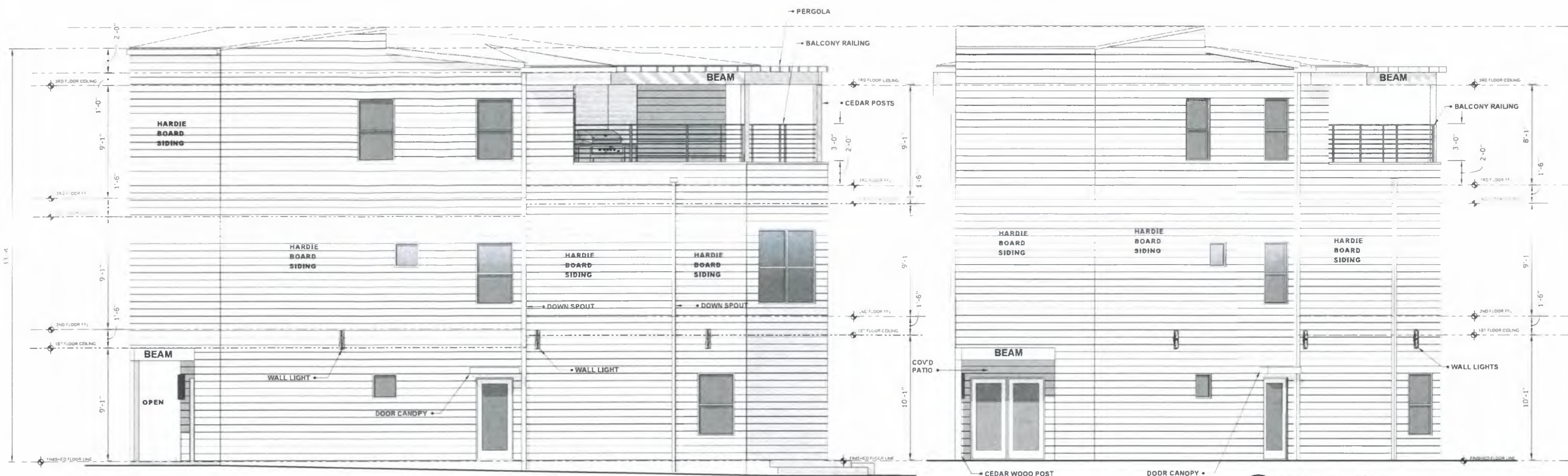
N. MOORE STREET

1 SITE PLAN
SCALE: 1" = 10'-0"

Project Name and Address
325 N. Moore St
Lot 31, 2/87675
Dewberry Addition
Dallas, Texas
Dallas County

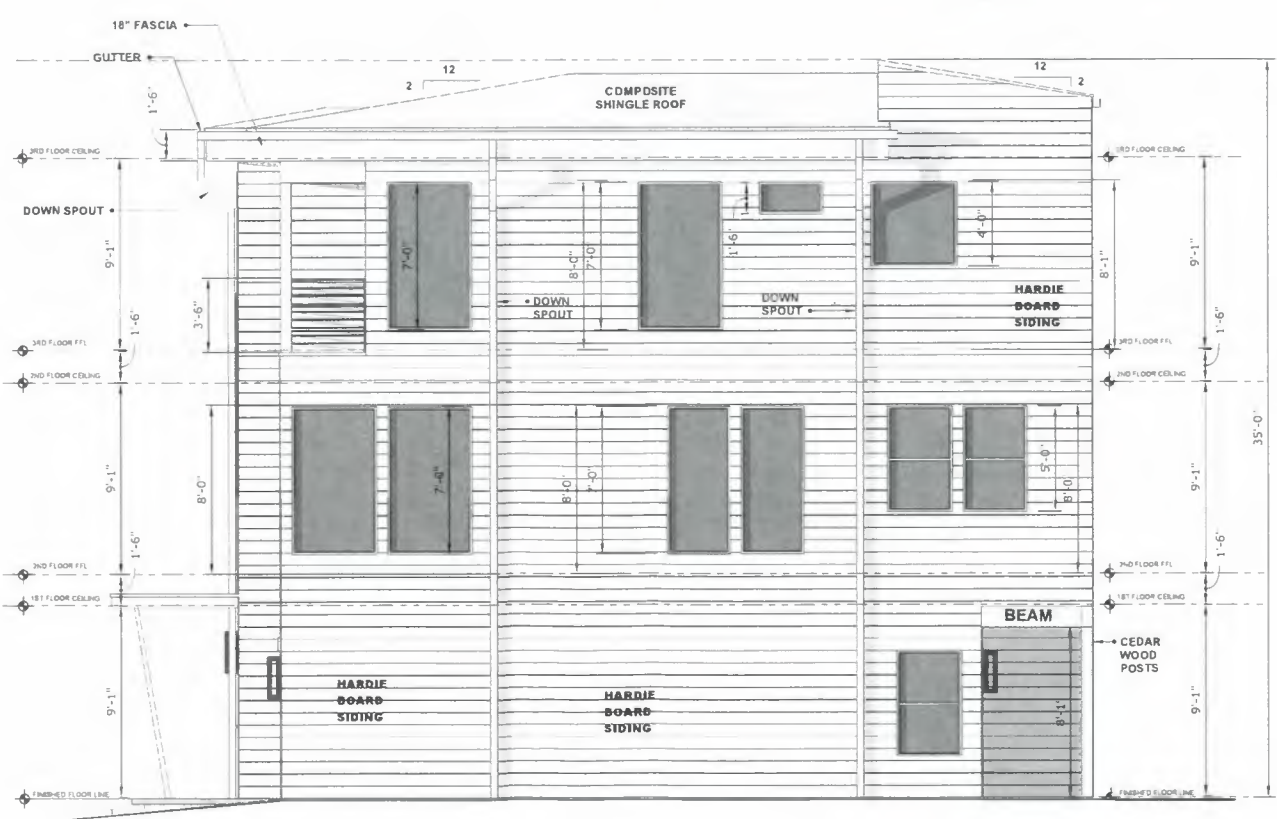
Project	Sheet
New Build	A1.0
Date	01/05/2024

BDA234-093

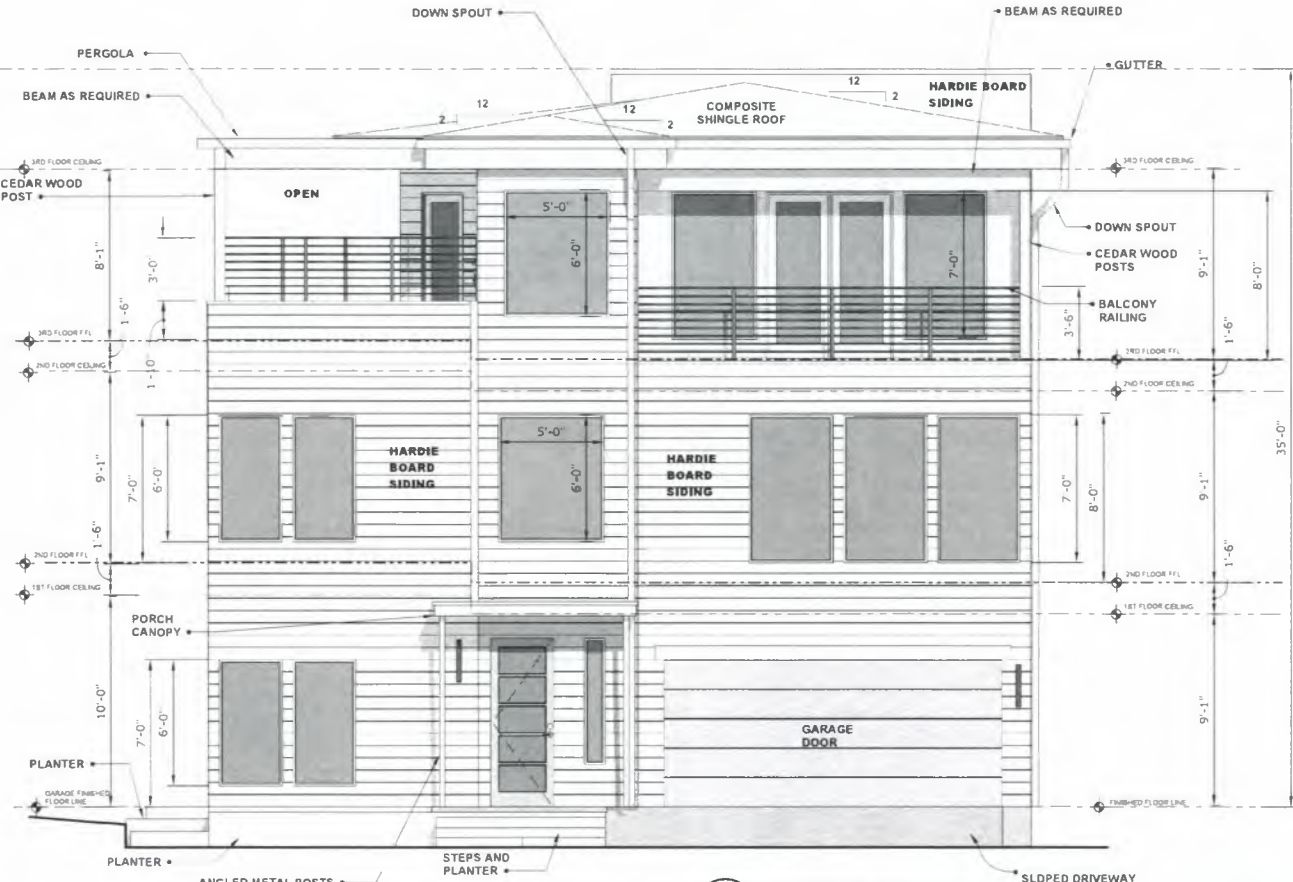


4 LEFT ELEVATION
SCALE: 1/4" = 1'-0"

3 REAR ELEVATION
SCALE: 1/4" = 1'-0"



2 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

Project Name and Address
325 N Moore St
Lot 31, 2/87675
Dewberry Addition
Dallas, Texas
Dallas County

Project
New Home Build
Date
03-06-2024

Sheet
A5.0

BDA234-093

DOOR SCHEDULE

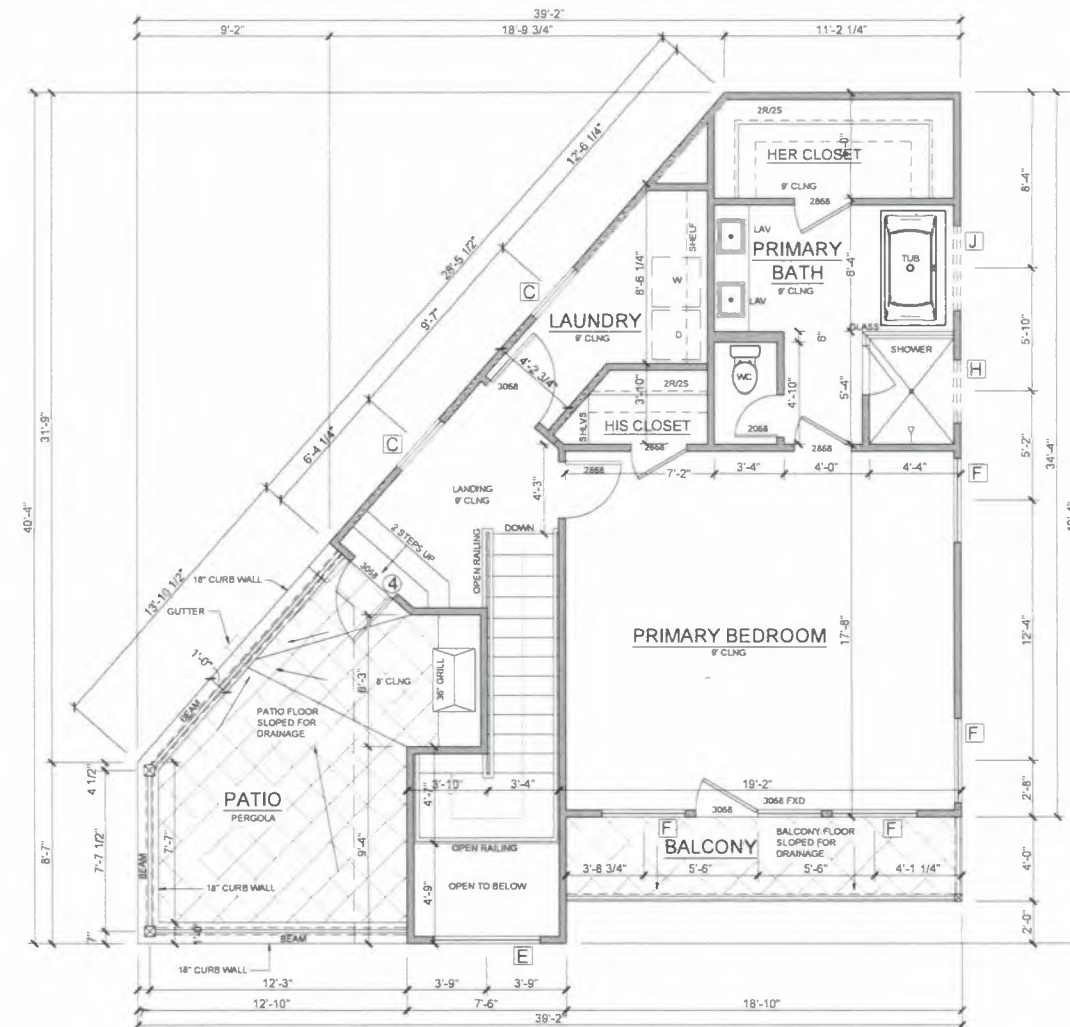
LABEL	SIZE	DESCRIPTION	QTY
①	3'-0" x 8'-0"	EXT. FRONT ENTRY - SC - STYLE PER OWNER SELECTION	1
②	16' x 7'	GARAGE OVER HEAD DOOR - STYLE PER OWNER SELECTION	1
③	6'-0" x 6'-8"	2 PANEL SLIDER DOOR - FULL LITE	1
④	3'-0" x 6'-8"	EXTERIOR PATIO DOOR - FULL LITE	2

NOTES:

- ALL GLASS IN DOORS SHALL BE TEMPERED.
- FOR SLIDING BARN DOORS, "SIZE" INDICATES FINISHED OPENING WIDTH. ADD MIN 8" FOR ACTUAL DOOR WIDTH..

WINDOW SCHEDULE

LABEL	SIZE	HDR HT	DESCRIPTION	QTY	S.H.G.C.	U-FACTOR
A	3'-0" x 6'-0"	7'-0"	FIXED FULL LITE	6	30	55
B	1'-0" x 6'-0"	8'-0"	FIXED - FULL LITE	1	30	55
C	3'-0" x 5'-0"	7'-0"	SINGLE HUNG - 1/1	5	30	55
D	2'-0" x 2'-0"	7'-0"	FIXED - 1 LITE	1	30	55
E	5'-0" x 6'-0"	7'-0"	FIXED - 1 LITE	1	30	55
F	4'-0" x 7'-0"	8'-0"	FIXED - 1 LITE	5	30	55
G	(2W) 3'-0" x 6'-0"	8'-0"	SINGLE HUNG - MULLED - 1/1	1	30	55
H	3'-0" x 1'-6"	8'-0"	FIXED - 1 LITE	1	30	55
J	4'-0" x 4'-0"	8'-0"	OBSCURED GLSS - PICT WINDOW	1	30	55



3 THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"

BDA23A-093

Project Name and Address
325 N. Moore St
Lot 31, 2/87675
Dewberry Addition
Dallas, Texas
Dallas County

Project New Build	Sheet A2.1
Date 01/05/2024	



DOOR SCHEDULE

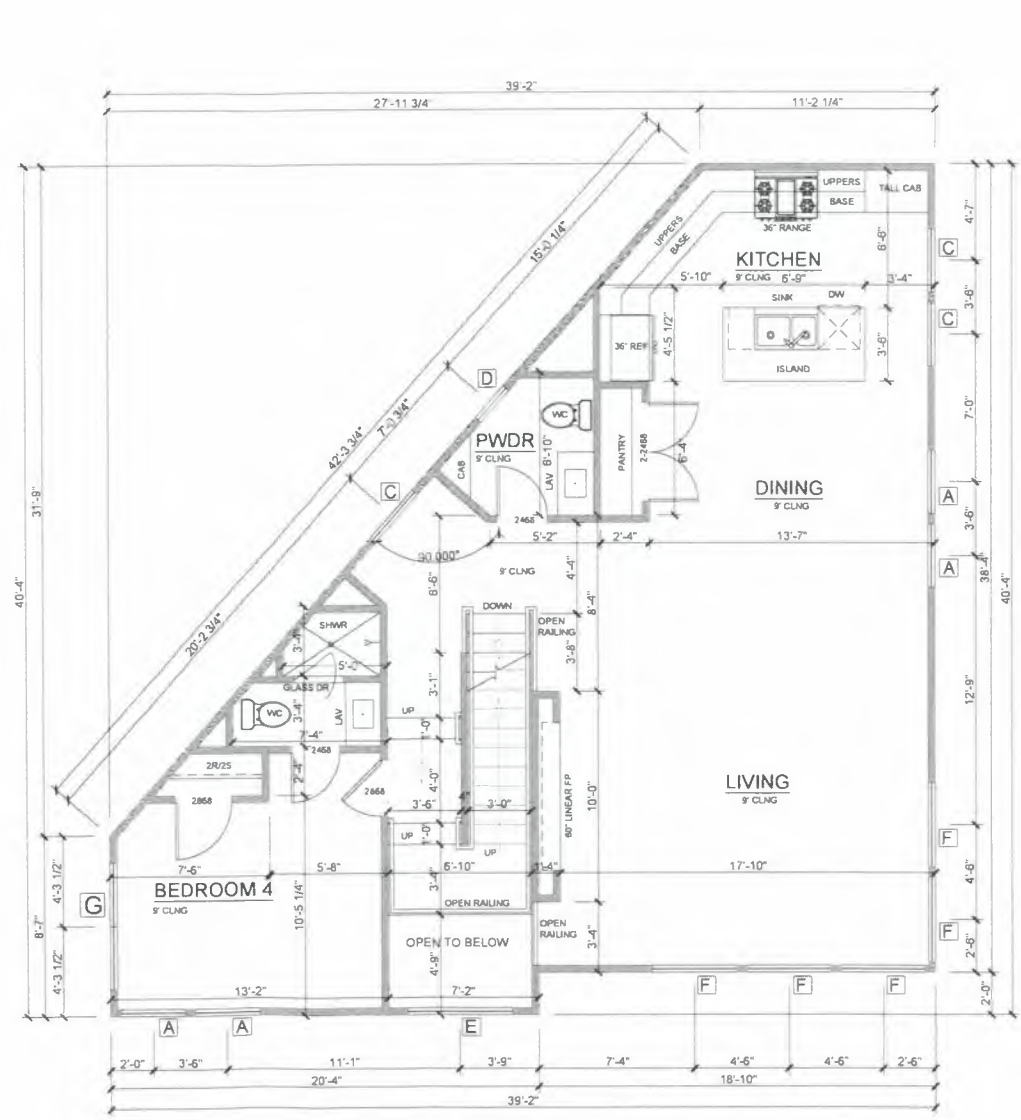
LABEL	SIZE	DESCRIPTION	QTY
①	3'-0" x 8'-0"	EXT FRONT ENTRY - SC - STYLE PER OWNER SELECTION	1
②	16' x 7'	GARAGE OVER HEAD DOOR - STYLE PER OWNER SELECTION	1
③	6'-0" x 6'-8"	2 PANEL SLIDER DOOR - FULL LITE	1
④	3'-0" x 6'-8"	EXTERIOR PATIO DOOR - FULL LITE	2

NOTES:

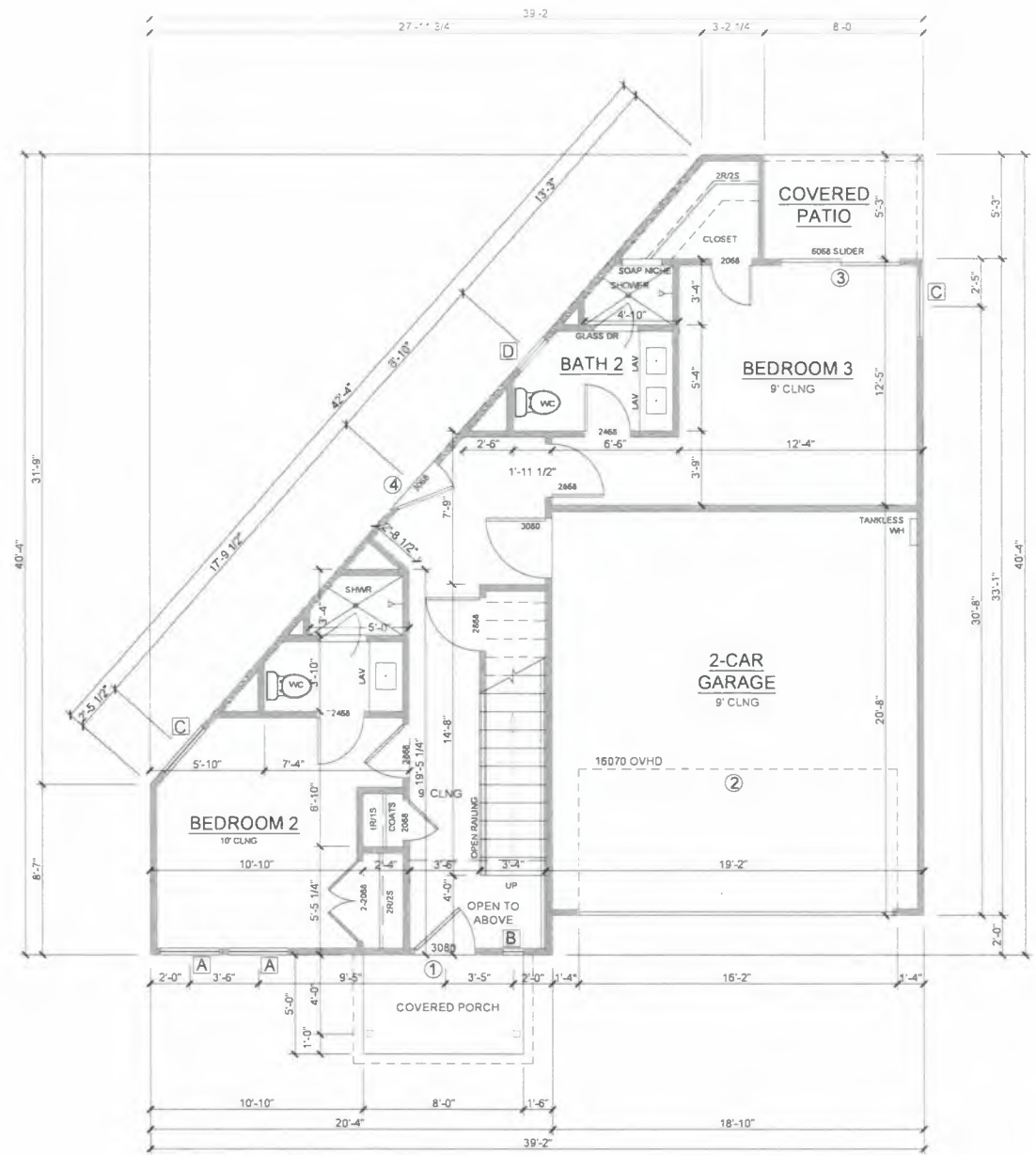
- ALL GLASS IN DOORS SHALL BE TEMPERED.
- FOR SLIDING BARN DOORS, "SIZE" INDICATES FINISHED OPENING WIDTH. ADD MIN 8" FOR ACTUAL DOOR WIDTH..

WINDOW SCHEDULE

LABEL	SIZE	HDR HT	DESCRIPTION	QTY	S.H.G.C.	U-FACTOR
A	3'-0" x 6'-0"	7'-0"	FIXED FULL LITE	6	30	55
B	1'-0" x 6'-0"	8'-0"	FIXED - FULL LITE	1	30	55
C	3'-0" x 5'-0"	7'-0"	SINGLE HUNG - 1/1	5	30	55
D	2'-0" x 2'-0"	7'-0"	FIXED - 1 LITE	1	30	55
E	5'-0" x 6'-0"	7'-0"	FIXED - 1 LITE	1	30	55
F	4'-0" x 7'-0"	8'-0"	FIXED - 1 LITE	5	30	55
G	(2W)3'-0" x 6'-0"	8'-0"	SINGLE HUNG - MULLED - 1/1	1	30	55
H	3'-0" x 1'-6"	8'-0"	FIXED - 1 LITE	1	30	55
J	4'-0" x 4'-0"	8'-0"	OBSCURED GLSS - PCT WINDOW	1	30	55



② SECOND FLOOR PLAN
SCALE: 1/4" = 1"-0"



① FIRST FLOOR PLAN
SCALE: 1/4" = 1"-0"

BDA234-093

Project Name and Address
325 N. Moore St
Lot 31, 2/87675
Dewberry Addition
Dallas, Texas
Dallas County

Project	New Build	Sheet	A2.0
Date	01/05/2024		