

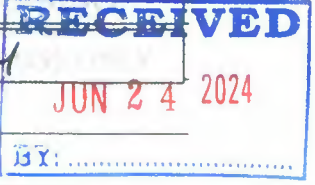


Development Services

"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: Permit No. 2303301078 issuance Date: 6/24/2024

Location address: 6121 East Lovers Lane Zoning District: PD-1053

Lot No.: 10 Block No.: 5411 Acreage: 7.68 Census Tract: 0079.03

Street Frontage (in Feet): 1) 709 ft. 2) 736 ft. 3) _____ 4) _____ 5) _____

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): Zion Lutheran Church

Applicant: Joseph and Alevtina Sarno Telephone: 214-692-0065/214-794-2808

Mailing Address: 6114 Town Hill Lane Zip Code: 75214

E-mail Address: jwsarno123@gmail.com

Represented by: N/A Telephone: _____

Mailing Address: _____ Zip Code: _____

E-mail Address: _____

Affirm that an appeal has been made for a Variance __, or Special Exception __, of Building official appeal, basketball court approved in error.

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: Director or other Building Official's decision to issue Permit No. 2303301078 without a zoning amendment, despite being provided evidence that appurtenant and necessary structures will exceed a 12-foot height and the proposed facility being constructed, when in use, will excessively violate city noise ordinances at neighboring residences.

Permit was also granted despite applicant not being in compliance with Planned Development rules (unpermitted build).

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 Joseph W. Sarno

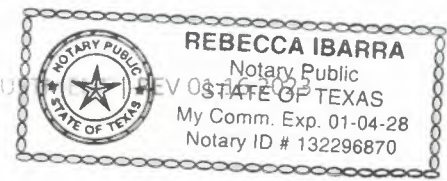
(Affiant/Applicant's name printed)

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: Joseph W. Sarno
(Affiant/Applicant's signature)

Subscribed and sworn to before me this 5th day of June 2024

[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 JOSEPH AND ALEVTINA SARNO

did submit a request to appeal the decision of the administrative official
at 6121 E Lovers Ln.

BDA234-097. Application of JOSEPH AND ALEVTINA SARNO to appeal the decision of the administrative official at 6121 E LOVERS LN. This property is more fully described as Block 7/5411, Lot 1, and is zoned PD-1053, which allows a person who is aggrieved by the decision of an administrative official and is the owner of real property within 200 feet of the the subject site related to a specific application, address, or project, may appeal to the board. The applicant proposes to appeal the decision of an administrative official in the issuance of a building permit 2303301066 and associated master permit 2303301078.

Sincerely,

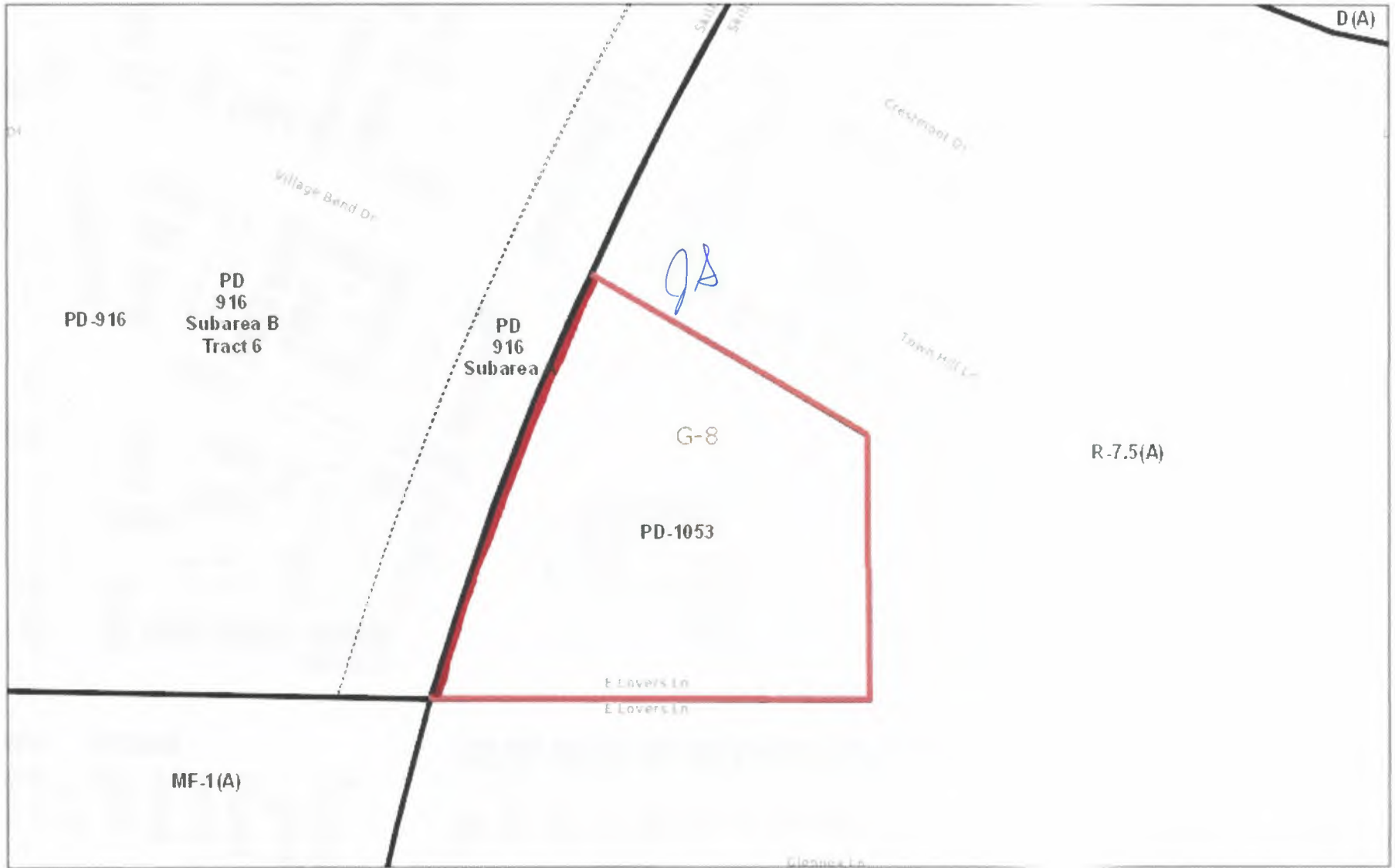


Andrew Espinoza, CBO, MCP, CFM, CCEA

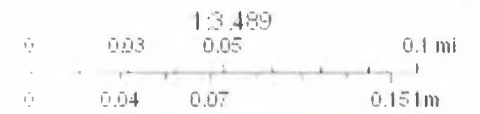


BDA234-097

ArcGIS Web Map



6/5/2024, 1:28:44 AM

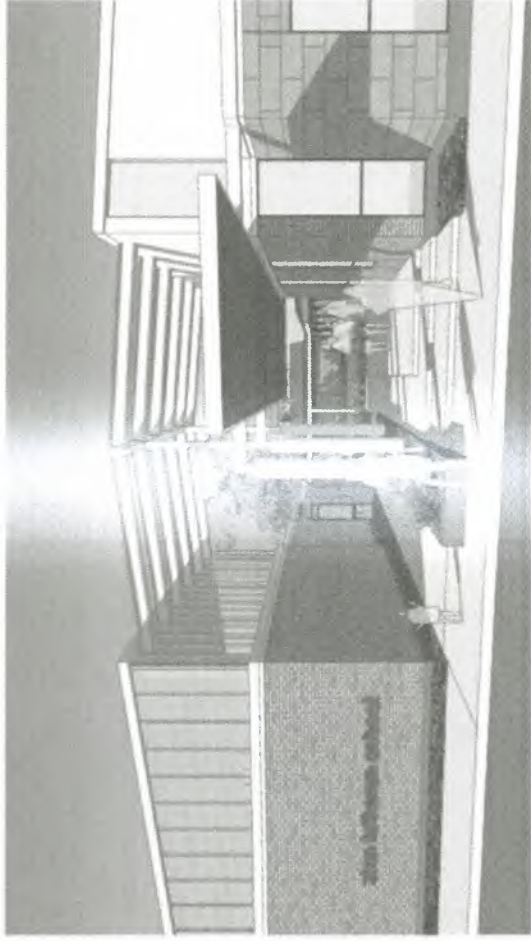


BDA234-097

ELEVATION

DRAWINGS

[6121 E. LOVERS LANE]
[DALLAS, TX 75214]



BDA234-097

DATE: 03-30-2023

APPLICATION TYPE
 REGULAR EXPRESS

PERMIT APPLICATION

PLEASE TYPE OR PRINT CLEARLY



City of Dallas

JOB NO: (OFFICE USE ONLY)

PERMIT NO: (OFFICE USE ONLY)
2303301066

BUILDING PROJECT

STREET ADDRESS OF PROPOSED PROJECT: **6121 E. Lovers Lane, Dallas, Tx 75214**

SUITE/BLDG/FLOOR NO:

USE OF PROPERTY: **Church/School**

APPLICANT: **James Kuhlmann Architect**

ADDRESS: **7216 Clemson Drive**

CITY: **Dallas**

STATE: **Texas**

ZIP CODE: **75214**

DBA (IF APPLICABLE):

PHONE NO: **(214) 293-3850**

E-MAIL ADDRESS (MAY BE USED FOR OFFICIAL COMMUNICATION): **james@jkuhlmannarchitect.com**

CONTRACTOR INDIVIDUAL: **James Kuhlmann**

CONTRACTOR NUMBER: **BU138359**

PIN: **2469**

COMPANY NAME: **James Kuhlmann Architect, PLLC**

CURRENT HOME REPAIR LICENSE ON FILE? YES NO

PHONE NO: **(214) 293-3850**

E-MAIL ADDRESS (MAY BE USED FOR OFFICIAL COMMUNICATION): **james@jkuhlmannarchitect.com**

PROPERTY OWNER (INDIVIDUAL CONTACT): **Jerry Knippa**

ADDRESS: **6121 E. Lovers Lane**

CITY: **Dallas**

STATE: **Texas**

ZIP CODE: **75214**

PROPERTY OWNER (COMPANY NAME): **Zion Lutheran Church**

PHONE NO: **(214) 363-1639**

E-MAIL ADDRESS (MAY BE USED FOR OFFICIAL COMMUNICATION): **jknippa@ziondallas.org**

DESCRIPTION OF PROPOSED PROJECT	VALUATION (\$) Commercial Only	NEW CONST	CONST AREA (sq ft)	NEW CONST
Add 4,500 SF concrete slab on grade for playground court area		48,000.00		4,50
		MFD OTHER		MFD OTHER
		REMODEL		REMODEL
		TOTAL VALUATION		TOTAL AREA
		48,000.00		4,50

PLEASE INDICATE ALL TYPES OF WORK THAT WILL BE PART OF THIS PROJECT BY CHECKING THE APPROPRIATE BOX

- BUILDING PLUMBING FENCE DRIVE APPROACH BACKFLOW BARRICADE ENERGY
 ELECTRICAL FIRE SPRKLR SIGN SWIMMING POOL CUSTOMER SVC GREEN PAVING/GRADING
 MECHANICAL FIRE ALARM LANDSCAPE LAWN SPRINKLER FLAMMABLE LIQUID OTHER

All food service establishments require a grease interceptor to be installed on site. Is there a grease interceptor on site? YES NO

The following is applicable to all applications for building permits that are accepted and routed for any reviews. As required by Texas Local Government Code Section 214.904, the City of Dallas will grant (Approve) or deny your building permit application to erect or improve a building or other structure no later than the 45th day after the application is submitted. Denial of a permit application in review that requires revisions or corrections may be avoided by agreeing to allow the City the following additional time to review the application:

I hereby agree to a deadline of 14 days to grant or deny the permit after the date of the approval of all of the following reviews, as applicable, where the applicant has provided the plans examiners the requested corrections, plans and actions; and, the contractor has been named on the permit:

Zoning, Building Code, Residential Code, Electrical Code, Plumbing/Mechanical Code, Fuel Gas Code, Energy Code, Green Building Code, Health, Historical, Conservation District, Engineering/Flood Plain, Water Utilities, Fire Code, Landscaping and Aviation.

If the permit is granted (Approved) within this deadline the City will retain and/or assess all fees. If the permit is denied within this deadline, the City will retain all plan review fees and 20 percent of the permit fees. If the permit application is not granted or denied within the agreed additional time of review, the City will refund any permit fees that have been collected and the City may not collect any permit fees associated with the application.

I AGREE. I DO NOT AGREE.

I UNDERSTAND THAT THIS PERMIT APPLICATION WILL EXPIRE IN 180 DAYS FROM THE APPLICATION DATE. I MAY REQUEST IN WRITING AN ADDITIONAL 180 DAY EXTENSION OF THE PERMIT APPLICATION PRIOR TO THE APPLICATION EXPIRATION. IF THE APPLICATION IS ALLOWED TO EXPIRE, IT MAY ONLY BE REACTIVATED BY THE FILING OF A NEW APPLICATION INCLUDING APPLICABLE PLANS AND FEES.

I HAVE CAREFULLY READ THE COMPLETED APPLICATION AND KNOW THE SAME IS TRUE AND CORRECT AND HEREBY AGREE THAT IF A PERMIT IS ISSUED ALL PROVISIONS OF THE CITY ORDINANCES AND STATE LAWS WILL BE COMPLIED WITH WHETHER HEREIN SPECIFIED OR NOT. I AM THE OWNER OF THE PROPERTY OR THE DULY AUTHORIZED AGENT. PERMISSION IS HEREBY GRANTED TO ENTER PREMISES AND MAKE ALL INSPECTIONS. I ALSO AFFIRM THAT THE EMAIL ADDRESS GIVEN ABOVE MAY BE USED FOR OFFICIAL COMMUNICATION CONCERNING THIS APPLICATION AND PERMIT.

APPLICANT'S SIGNATURE:

DATE OF APPLICATION SUBMISSION: **BDA23A-097**

FOR OFFICE USE ONLY

STREET ADDRESS OF PROPOSED PROJECT 6121 E. LOVERS LN	SUITE/BLDG/FLOOR NO	PROJECT/PERMIT NUMBER 2303301066
--	---------------------	--

ZONING				BUILDING		MISCELLANEOUS	
LAND USE 6911	TYPE OF WORK	BASE ZONING PD	PD 1053	CONSTRUCTION TYPE 11B	OCCUPANCY A4	ACTIVITY 6	OWN A
LOT 10	BLOCK 5411	REQUIRED PARKING	PROPOSED PARKING	SPRINKLER	OCCUPANT LOAD	FLOOD PLAIN	AIRPORT
LOT AREA	BDA	SUP	RAR	STORIES	DWELLING UNITS	SPECIAL INSPECTIONS	HISTORICAL
DIR	EARLY RELEASE	DEED RESTRICTION	PARKING AGREEMENT	NUMBER BEDROOMS	NUMBER BATHROOMS	DRY	LL

ROUTE TO	REVIEWER	DATE	APPLICATION REMARKS	FEE CALCULATIONS (\$)
PRE-SCREEN	RT	3.30.23		PERMIT FEE 502.92
ZONING				
ELECTRICAL				PLAN REVIEW FEE 150.00
PLUMBING/MECHANICAL				PREQUALIFICATION REVIEW FEE
GREEN BUILDING				EXPRESS PLAN REVIEW
HEALTH				HOURLY FEE TOTAL
HISTORICAL/CONS DIST				HEALTH PERMIT APPLICATION FEE
ENGINEERING				HEALTH PLAN REVIEW FEES
WATER				OTHER FEES
FIRE				OTHER FEES
LANDSCAPING				TOTAL FEES
AVIATION				\$ 452.92
OTHER				

PLAN REVIEW NOTES

BDA234-097

Site Plan Review Application



CITY OF DALLAS

Date: 3/30/23
 Grading/Paving only?
 Yes No

Site Plan Review #

Site Information			Applicant Information		
Address:	<u>6121 E. Lovers Ln</u>		Name:	<u>James Kuhlmann</u>	
Existing use:	<u>Church & School</u>		Company:	<u>Zion Lutheran Church</u>	
Proposed use:	<u>Church & School</u>		Address:	<u>6121 E. Lovers Lane</u>	
	<u>62,712</u>	SF	City:	<u>Dallas</u>	
Proposed floor area:	<u>0</u>	SF	State, Zip:	<u>Tx, 75214</u>	
Total floor area:	<u>62,712</u>	SF	Phone #:	<u>214-293-3850</u>	
Existing coverage:	<u>177,289</u>	SF	Fax #:		
Additional coverage:	<u>4,500</u>	SF	Email:	<u>James@jkuhlmannarchitect.com</u>	
Total coverage:	<u>181,789</u>	SF	Zoning Case #:		
New paved/graded:	<u>4,500</u>	SF	BDA Case #:		
Total lot area:	<u>334,540</u>	SF	Subdivision Plat #:		
Description of proposed work:	<u>4,500 SF OF A POST TENSIONED SLAB FOR A SPORT COURT</u>				

I have read the completed application and know the same is true and correct and agree that all provision of the City ordinances and State laws will be complied with whether herein specified or not. I agree with all property restrictions. I am the owner of the property or the duly authorized agent.

Applicant's signature

BELOW FOR OFFICE USE ONLY

	Proposed	Minimum	Land Use	Block	Lot	FP	Dry																												
Front Yard	_____	_____	Zoning	PD	RAR	DIR	SUP																												
Side Yard	_____	_____																																	
Rear Yard	_____	_____																																	
			DR	Early Release	Hist	D.U #	BDA																												
Site Parking	_____	_____	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Route to</th> <th>Checked</th> <th>Date</th> <th>Comments</th> </tr> </thead> <tbody> <tr> <td>Zoning</td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td>Arborist</td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td>Water</td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td>Engineering</td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td>Building</td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td>Other</td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Route to	Checked	Date	Comments	Zoning				Arborist				Water				Engineering				Building				Other			
Route to	Checked	Date						Comments																											
Zoning																																			
Arborist																																			
Water																																			
Engineering																																			
Building																																			
Other																																			
Delta credits	_____	_____																																	
By pkg agrmt	_____	_____																																	
	Proposed	Maximum																																	
Height	_____	_____																																	
FAR	_____	_____																																	
Lot Coverage	_____	_____																																	

Remarks:

Fee Calculation

Site Plan Review	<u>50.00</u>
DIR	_____
RAR	_____
Other	_____
Total Fee	_____

DATE 3/15/24

APPLICATION TYPE
 REGULAR EXPRESS

PERMIT APPLICATION
 PLEASE TYPE OR PRINT CLEARLY

JOB NO. (OFFICE USE ONLY)

PERMIT NO. (OFFICE USE ONLY)
2103151099



City of Dallas

STREET ADDRESS OF PROPOSED PROJECT: 8306 MIDWAY RD SUITE/BLDG/FLOOR NO: RESIDENTIAL

PROPERTY OWNER (INDIVIDUAL CONTACT): MATTHEW HICKY ADDRESS: 8306 MIDWAY RD CITY: DALLAS STATE: TX ZIP CODE: 75229

PHONE NO: 4094335200

CURRENT HOME REPAIR LICENSE ON FILE? YES NO IF YES LIST NUMBER: _____ PHONE NO: _____

E-MAIL ADDRESS (MAY BE USED FOR OFFICIAL COMMUNICATION): MAT.HICKY@ATT.COM

PROPERTY OWNER (INDIVIDUAL CONTACT): MATTHEW HICKY ADDRESS: 8306 MIDWAY RD CITY: DALLAS STATE: TX ZIP CODE: 75229

PROPERTY OWNER (COMPANY NAME): _____ PHONE NO: _____ E-MAIL ADDRESS (MAY BE USED FOR OFFICIAL COMMUNICATION): _____

DESCRIPTION OF PROPOSED PROJECT: REPAIRED 7 1/2 FT CONCRETE FENCE

VALUATION (\$) Commercial Only	NEW CONST*	NEW CONST*
	MPD OTHER	MPD OTHER
	REMODEL	REMODEL
	TOTAL VALUATION	TOTAL AREA (sq ft) <u>500 SF</u>

PLEASE INDICATE ALL TYPES OF WORK THAT WILL BE PART OF THIS PROJECT BY CHECKING THE APPROPRIATE BOX

BUILDING PLUMBING FENCE DRIVE APPROACH BACKFLOW BARRICADE ENERGY

ELECTRICAL FIRE SPRKLR SIGN SWIMMING POOL CUSTOMER SVC GREEN PAVING/GRADING

MECHANICAL FIRE ALARM LANDSCAPE LAWN SPRINKLER FLAMMABLE LIQUID OTHER

All food service establishments require a grease interceptor to be installed on site. Is there a grease interceptor on site? YES NO

The following is applicable to all applications for building permits that are accepted and routed for any reviews. As required by Texas Local Government Code Section 214.904, the City of Dallas will grant (Approve) or deny your building permit application to erect or improve a building or other structure no later than the 45th day after the application is submitted. Denial of a permit application in review that requires revisions or corrections may be avoided by agreeing to allow the City the following additional time to review the application.

I hereby agree to a deadline of 14 days to grant or deny the permit after the date of the approval of all of the following reviews, as applicable, where the applicant has provided the plans examiners the requested corrections, plans and actions; and, the contractor has been named on the permit.

Zoning, Building Code, Residential Code, Electrical Code, Plumbing/Mechanical Code, Fuel Gas Code, Energy Code, Green Building Code, Health, Historical/Conservation District, Engineering/Flood Plain, Water Utilities, Fire Code, Landscaping and Aviation.

If the permit is granted (Approved) within this deadline the City will retain and/or assess all fees. If the permit is denied within this deadline, the City will retain all plan review fees and 20 percent of the permit fees. If the permit application is not granted or denied within the agreed additional time of review, the City will refund any permit fees that have been collected and the City may not collect any permit fees associated with the application.

I AGREE. I DO NOT AGREE.

I UNDERSTAND THAT THIS PERMIT APPLICATION WILL EXPIRE IN 180 DAYS FROM THE APPLICATION DATE. I MAY REQUEST IN WRITING AN ADDITIONAL 180 DAY EXTENSION OF THE PERMIT APPLICATION PRIOR TO THE APPLICATION EXPIRATION. IF THE APPLICATION IS ALLOWED TO EXPIRE IT MAY ONLY BE REACTIVATED BY THE FILING OF A NEW APPLICATION INCLUDING APPLICABLE PLANS AND FEES.

I HAVE CAREFULLY READ THE COMPLETED APPLICATION AND KNOW THE SAME IS TRUE AND CORRECT AND HEREBY AGREE THAT IF A PERMIT IS ISSUED ALL PROVISIONS OF THE CITY ORDINANCES AND STATE LAWS WILL BE COMPLIED WITH WHETHER HEREIN SPECIFIED OR NOT. I AM THE OWNER OF THE PROPERTY OR THE DULY AUTHORIZED AGENT. PERMISSION IS HEREBY GRANTED TO ENTER PREMISES AND MAKE ALL INSPECTIONS. I ALSO AFFIRM THAT THE EMAIL ADDRESS GIVEN ABOVE MAY BE USED FOR OFFICIAL COMMUNICATION CONCERNING THIS APPLICATION AND PERMIT.

APPLICANT'S SIGNATURE: [Signature] DATE OF APPLICATION SUBMISSION: _____

BDA23A-097

FOR OFFICE USE ONLY

STREET ADDRESS OF PROPOSED PROJECT 8306 Midway Rd				SUITE/BLDG/FLOOR NO		PROJECT/PERMIT NUMBER 2403151099	
ZONING				BUILDING		MISCELLANEOUS	
LAND USE III	TYPE OF WORK 110	BASE ZONING R-10A	PC	CONSTRUCTION TYPE VAK	OCCUPANCY	ACTIVITY B	OWN A
LOT C	BLOCK A/4971	REQUIRED PARKING	PROPOSED PARKING	SPRINKLER	OCCUPANT LOAD	FLOOD PLAIN	AIRPORT
LOT AREA	BC#	S.F.	RAF	STORIES	DWELLING UNITS	SPECIAL INSPECTIONS	HISTORICAL

ROUTE TO	REVIEWER	DATE	APPLICATION REMARKS	FEE CALCULATIONS (\$)
	AS	3/10/24	Fence Only	125.00
ZONING				CHARGE
BUILDING				PLAN REVIEW FEE
ELECTRICAL				PREQUALIFICATION REVIEW FEE
PLUMBING/MECHANICAL				EXPRESS PLAN REVIEW
GREEN BUILDING				HOURLY FEE TOTAL
HEALTH				HEALTH PERMIT APPLICATION FEE
HISTORICAL/CONS DIST				HEALTH PLAN REVIEW FEES
ENGINEERING				OTHER FEES
WATER				OTHER FEES
FIRE				TOTAL FEES
LANDSCAPING				\$ 125.00
AVIATION				
OTHER				

PLAN REVIEW NOTES

Blank area for plan review notes.

BDA23A-097

Site Plan Review Application



CITY OF DALLAS

Date: 3/30/23
 Grading/Paving only?
 Yes No

Site Plan Review #
230330 1077

Site Information			Applicant Information		
Address:	6121 E. Louvers Ln		Name:	James Kuhlmann	
Existing use:	Church & School		Company:	Zion Lutheran Church	
Proposed use:	Church & School		Address:	6121 E. Louvers Lane	
Existing floor area:	62,712	SF	City:	Dallas	
Proposed floor area:	0	SF	State Zip:	TX, 75214	
Total floor area:	62,712	SF	Phone #:	214-293-3850	
Existing coverage:	177,289	SF	Fax #:		
Additional coverage:	4,500	SF	Email:	James@jkuhlmannarchitect.com	
Total coverage:	181,789	SF	Zoning Case #:		
New paved/graded:	4,500	SF	BDA Case #:		
Total lot area:	334,540	SF	Subdivision Plat #:		
Description of proposed work:	4,500 SF OF A POST TENSIONED SLAB FOR A SPORT COURT				

I have read the completed application and know the same is true and correct and agree that all provision of the City ordinances and State laws will be complied with whether herein specified or not. I agree with all property restrictions. I am the owner of the property or the duly authorized agent.

Applicant's signature

BELOW FOR OFFICE USE ONLY																																			
	Proposed	Minimum	Land Use	Block	Lot	FP	Dry																												
Front Yard	_____	_____	Zoning	PD	RAR	DIR	SUP																												
Side Yard	_____	_____																																	
Rear Yard	_____	_____																																	
Site Parking	_____	_____	DR	Early Release	Hist	D.U. #	BDA																												
Delta credits	_____	_____	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Route to:</th> <th>Checked</th> <th>Date</th> <th>Comments</th> </tr> </thead> <tbody> <tr> <td>Zoning</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Arborist</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Water</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Engineering</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Building</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Other</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Route to:	Checked	Date	Comments	Zoning				Arborist				Water				Engineering				Building				Other			
Route to:	Checked	Date						Comments																											
Zoning																																			
Arborist																																			
Water																																			
Engineering																																			
Building																																			
Other																																			
By pkg agrmt	_____	_____																																	
	Proposed	Maximum																																	
Height	_____	_____																																	
FAR	_____	_____																																	
Lot Coverage	_____	_____																																	

Remarks:

Fee Calculation	
Site Plan Review	50.00
DIR	_____
RAR	_____
Other	_____
Total Fee	_____

BDA 23A-097

The knowledge and skill shown on this plan were the property of the undersigned and are hereby acknowledged and shall not be divulged or used for any other purpose without the written permission of the undersigned.



LOCATION MAP
(not to scale)



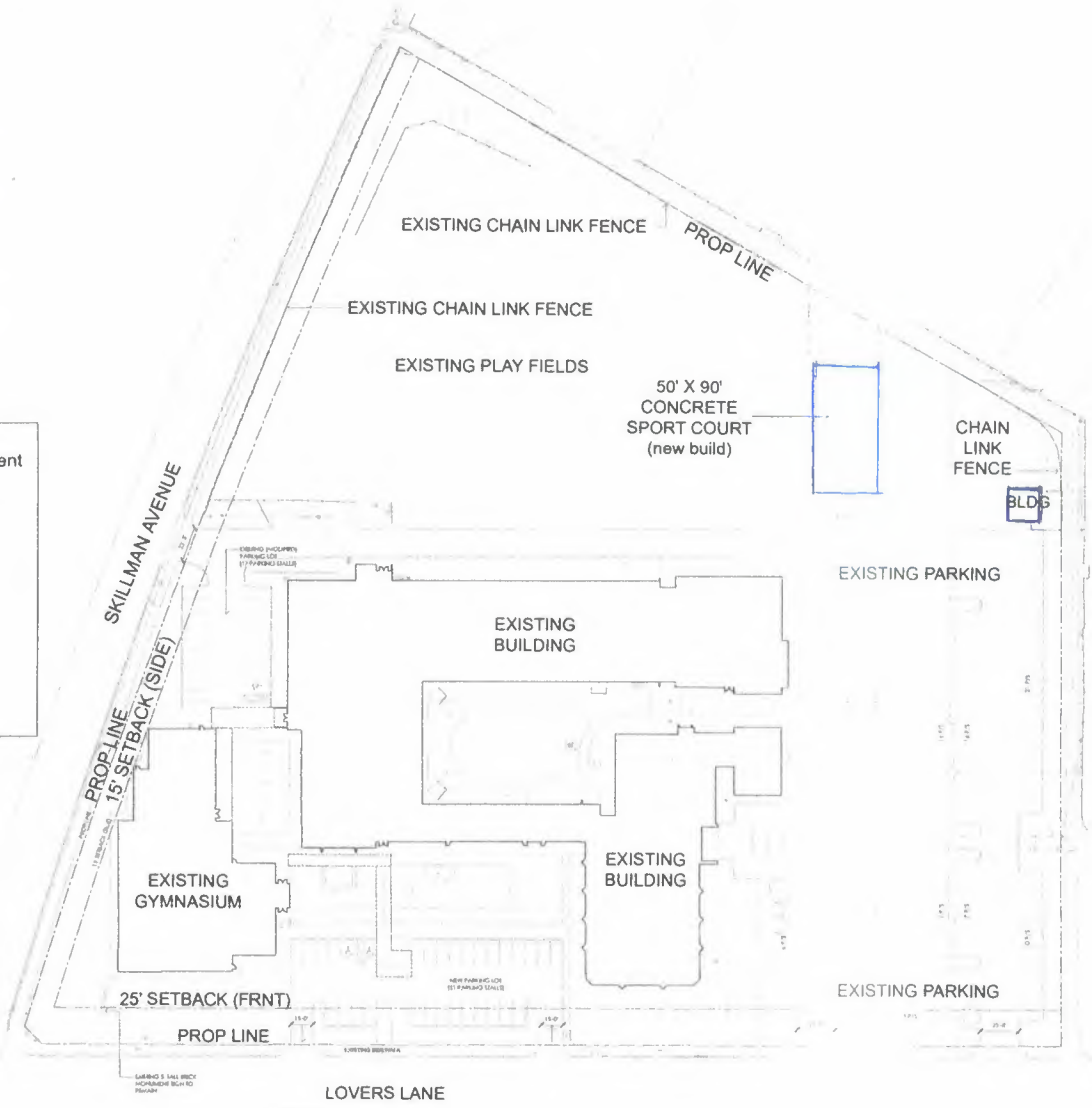
LEGEND

CURRENT ZONING: Planned Development
Use: Church/School

Land Area: 7.684 Acres

Total Floor Area 67,470 SF

Max. Height: 30 Feet



ZION CHURCH - SCHOOL
#171 E LOVERS LANE, DUNDAS, TEXAS 75214

1 DEVELOPMENT PLAN

BDA23A-097