



# Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

Case No.: BDA 234-099

Data Relative to Subject Property: \_\_\_\_\_

Date: \_\_\_\_\_

Location address: 3306 Hamilton Ave

Zoning District: MF-2

Lot No.: 789 Block No.: 14/1549 Acreage: 0.158

Census Tract: 48113002-103

Street Frontage (in Feet): 1) 416' 2) \_\_\_\_\_ 3) \_\_\_\_\_ 4) \_\_\_\_\_ 5) \_\_\_\_\_

### To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): Keystone Capital : CEO - Reginald Deloatch

Applicant: Reginald Deloatch

Telephone: 214-206-7100

Mailing Address: P.O. Box 191789

Zip Code: 75219

E-mail Address: Luxhonestx@gmail.com

Represented by: Reginald Deloatch

Telephone: 214-206-7100

Mailing Address: P.O. Box 191789

Zip Code: 75219

E-mail Address: Luxhonestx@gmail.com

Affirm that an appeal has been made for a Variance  or Special Exception  of \_\_\_\_\_

Allow 5' side setback in order to accommodate a five unit multifamily building.

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:

Allow 5' side setback in order to accommodate a five unit multifamily building.

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

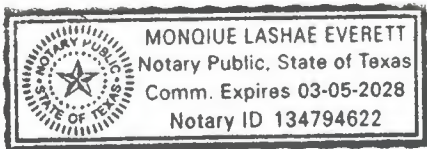
Before me the undersigned on this day personally appeared Reginald Deloatch  
(Affiant/Applicant's name printed)

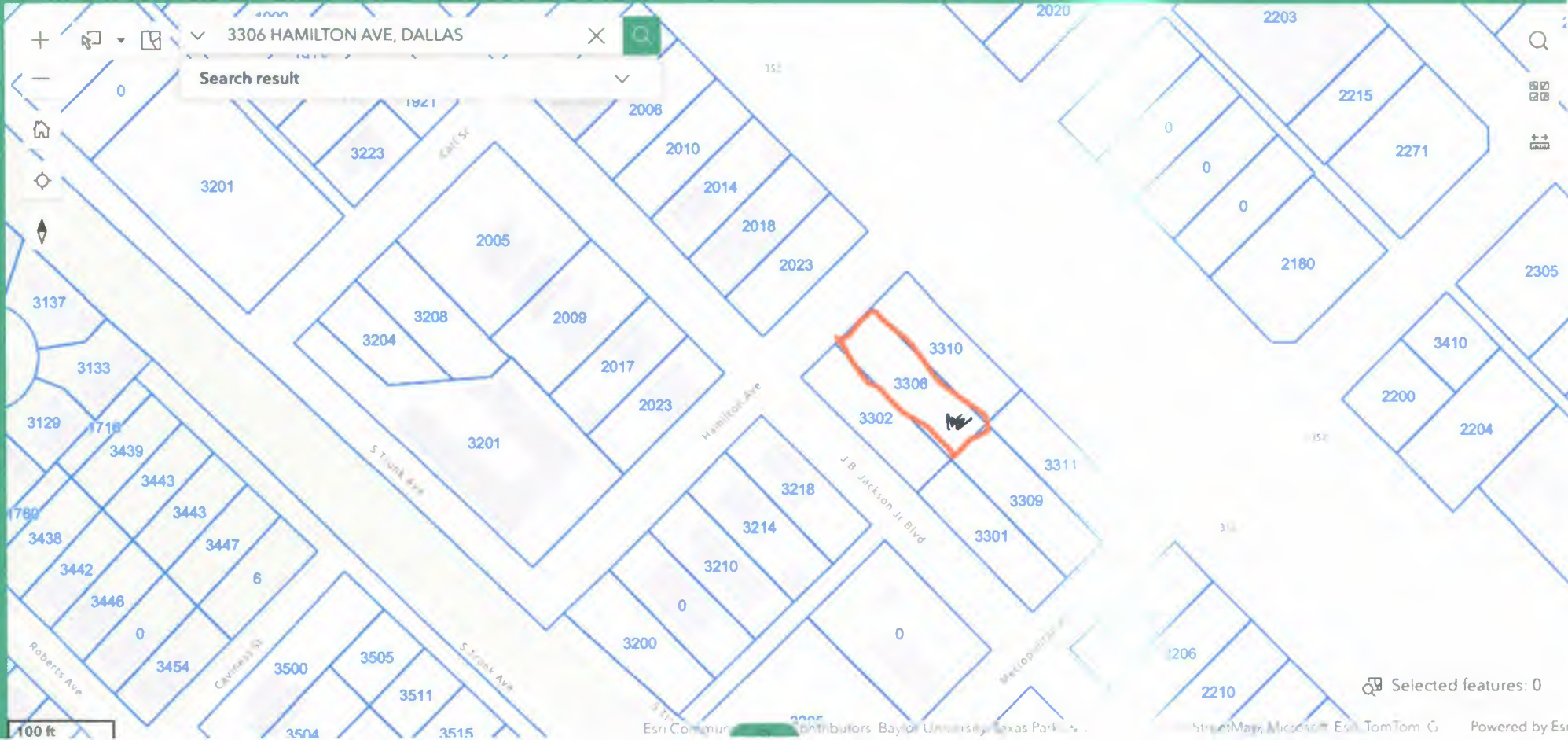
who on (his/her) oath certifies that the above statements are true and correct to his/her best knowledge and that he/she is the owner/or principal/or authorized representative of the subject property

Respectfully submitted: Reginald Deloatch  
(Affiant/Applicant's signature)

Subscribed and sworn to before me this 25<sup>th</sup> day of June, 2024

Monquie Lashae Everett  
Notary Public in and for Dallas County, Texas





BDA23A-099

**SITE PLAN GRAPHIC LEGEND**



**LOT COVERAGE & SQUARE FOOTAGE**

TOTAL LOT SIZE = 8,302 SF  
 TOTAL STRUCTURE SIZE = 2,520 SF  
 TOTAL LOT COVERAGE = 30%

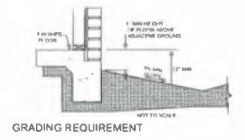
**LOT GRADING & DRAINAGE:**

TYPE "B" LOT GRADING  
 DRAINAGE BOTH TO STREET & TO REAR LOT LINE  
 Only side swales are needed to drain both to the street and to the rear lot line. They should extend back of the line of the rear building wall; then splash blocks from rear roof downspouts should be placed to direct roof water to the side swales for drainage directly to the abutting street. Thus the amount of water carried on the rear slope to easements or other properties is kept as small as possible. This reduces erosion and disposal problems.

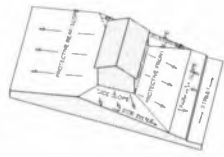
- A-Curb-top on lot line extension at highest lot corner
- A-B Parkway slope
- B-C Side swale
- C-D Protective side slope at extension of rear wall

\*Call 811 for utility locations before digging

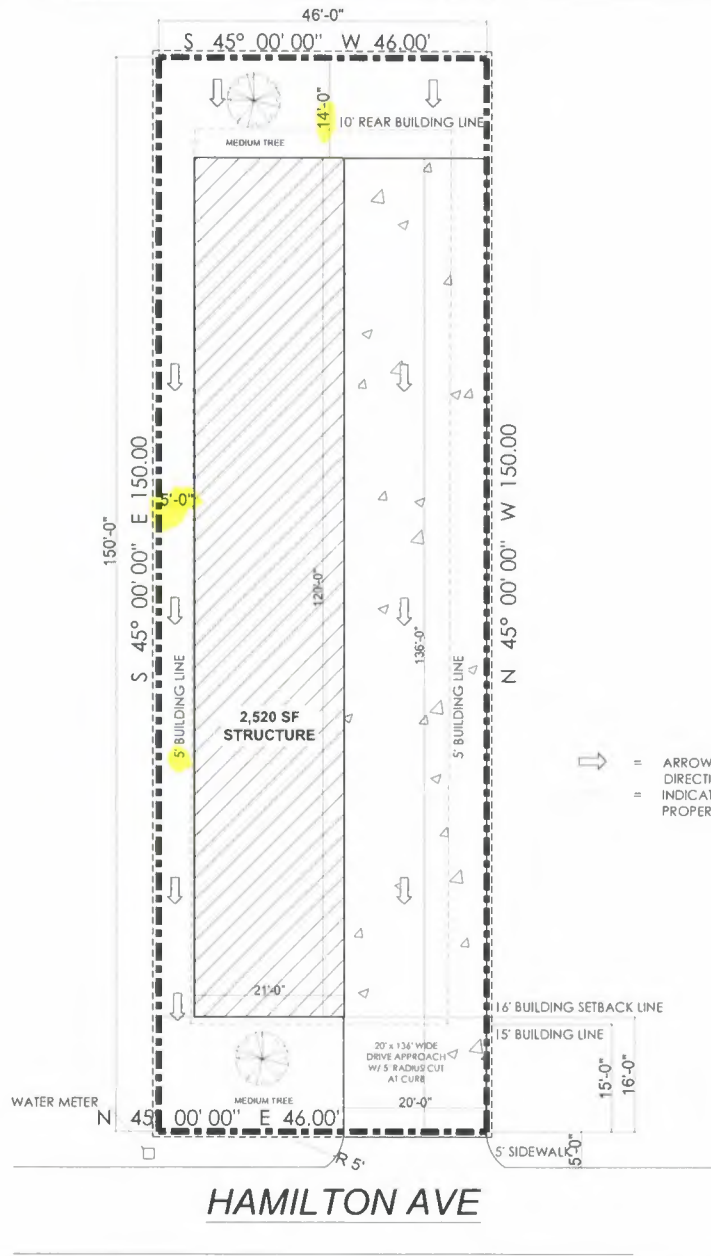
THIS PLAN SET SHALL COMPLY WITH LOCALLY ADOPTED CODES PER MUNICIPALITY



GRADING REQUIREMENT



**SITE PLAN**  
 1/8" = 1'-0"



**LEGAL DESCRIPTION**  
 3306 HAMILTON AVE  
 DALLAS, TX.  
 75210  
 HARRIS H PT 7 8 & 9 46X150  
 HAMILTON 46FR 4TH

**MINIMUM SETBACKS**  
 15'-0" FRONT BUILDING LINE  
 5'-0" SIDE BUILDING LINE  
 10'-0" REAR BUILDING LINE

**ARCHITECTURAL SERVICES LLC**  
 DRAFTED BY ARTHUR A. ARCHULETA  
 469 AD5 5438 ararchuleta@aarchitect.com

Professional Name and Stamp

**3306 HAMILTON AVE  
 DALLAS, TX. 75210**

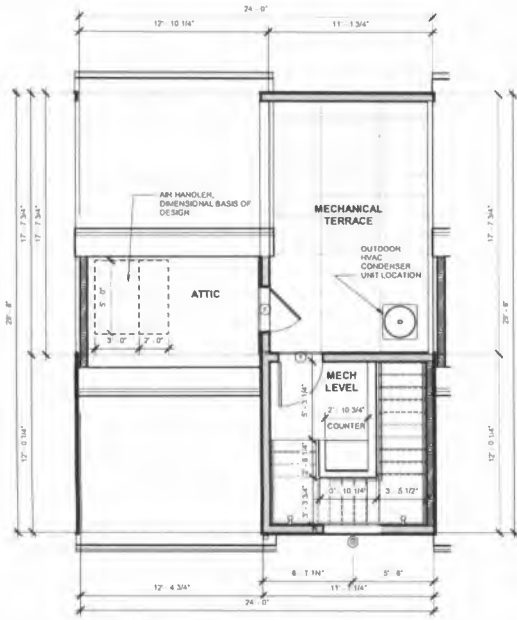
THIS PLAN IS THE PROPERTY OF ARCHITECTURAL SERVICES LLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR MODIFICATION OF THIS PLAN WITHOUT THE WRITTEN CONSENT OF ARCHITECTURAL SERVICES LLC IS STRICTLY PROHIBITED. THE USER OF THIS PLAN AGREES TO HOLD ARCHITECTURAL SERVICES LLC HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST ARCHITECTURAL SERVICES LLC BY ANY THIRD PARTY AS A RESULT OF THE USER'S USE OF THIS PLAN. THE USER SHALL INDEMNIFY AND HOLD ARCHITECTURAL SERVICES LLC HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST ARCHITECTURAL SERVICES LLC BY ANY THIRD PARTY AS A RESULT OF THE USER'S USE OF THIS PLAN.

OWNERS NAME AND ADDRESS  
**3306 HAMILTON AVE  
 DALLAS, TX.  
 75210**

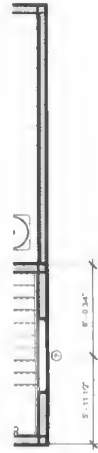
PROJECT # 24J57  
 DATE 6-12-24  
 SHEET **A0.00**

**SITE PLAN**

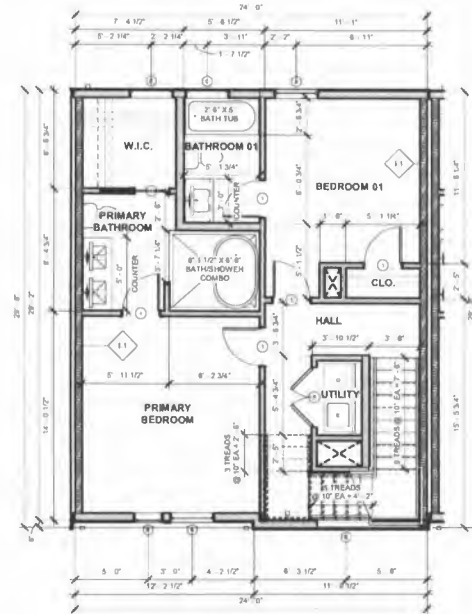
*BA234-099*



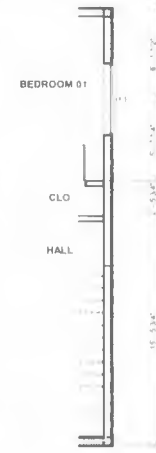
**04 UNIT TH-B1 - LEVEL 4**  
SCALE: 1/8" = 1'-0"



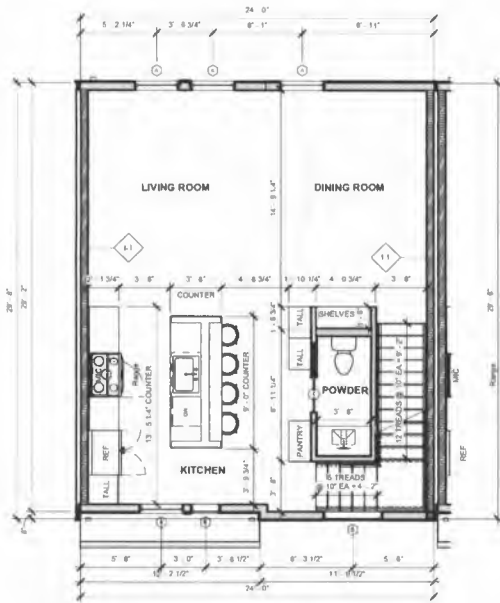
**04.2 UNIT TH-B1.2 - LEVEL 4**  
SCALE: 1/8" = 1'-0"



**03 UNIT TH-B1 - LEVEL 3**  
SCALE: 1/8" = 1'-0"



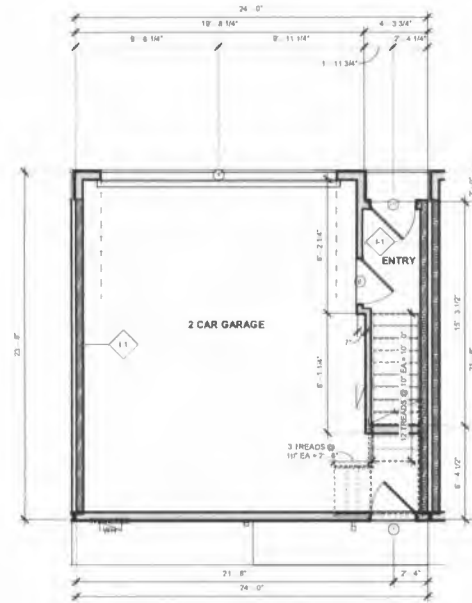
**03.2 UNIT TH-B1.2 - LEVEL 3**  
SCALE: 1/8" = 1'-0"



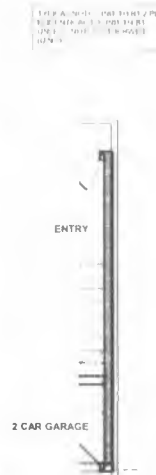
**02 UNIT TH-B1 - LEVEL 2**  
SCALE: 1/8" = 1'-0"



**02.2 UNIT TH-B1.2 - LEVEL 2**  
SCALE: 1/8" = 1'-0"



**01 UNIT TH-B1 - LEVEL 1**  
SCALE: 1/8" = 1'-0"



**01.2 UNIT TH-B1.2 - LEVEL 1**  
SCALE: 1/8" = 1'-0"

- GENERAL NOTES**
- ALL WORK TO CONFORM TO APPLICABLE BUILDING CODES, REGULATIONS AND ORDINANCES HAVING JURISDICTION.
  - DO NOT SCALE DRAWINGS. ANY DISCREPANCY BETWEEN THE DRAWINGS TO BE BROUGHT TO THE ATTENTION OF THE DESIGNER.
  - THESE DOCUMENTS ARE ABBREVIATED IN CONTENT. THE CONTRACTOR AND SUBCONTRACTORS ARE RESPONSIBLE FOR REVIEWING AND UNDERSTANDING SCOPE, SITE VISITS, AND ANY VERIFICATION OF SCOPE DETAILS (EXISTING CONDITIONS, ETC.) PERTAINING TO SCOPE OF WORK SHOWN HERE.
  - OBTAIN ALL NECESSARY PERMITS, CERTIFICATES, INSPECTIONS, AS REQUIRED BY THE CITY AND OTHER GOVERNMENTAL AGENCIES HAVING JURISDICTION.
  - THE CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR THE WARRANTY OF THE CONSTRUCTION.
  - DIMENSIONS ARE GENERALLY TO THE FACE OF STUD.
  - ALL WORK MUST BE DONE ACCORDING TO MANUFACTURER'S SPECIFICATIONS AND INDUSTRY STANDARDS.
  - THE STRUCTURAL ENGINEER MUST BE CONSULTED FOR ALL CONSTRUCTION DETAILS.
  - CONTRACTOR TO FIELD VERIFY BUILDING ELEVATIONS AND EXISTING UTILITIES. VERIFY CLEARANCES ARE REQUIRED FOR ALL EQUIPMENT.
  - BEFORE PROCEEDING WITH ANY WORK ON EXISTING MATERIAL, THE CONTRACTOR AND/OR SUBCONTRACTOR SHALL VERIFY ALL MEASUREMENTS AND LOCATIONS OF BUILDING COMPONENTS AND THEN RE-ESTABLISH THEM AT THE BUILDING SITE AND SHALL BE RESPONSIBLE FOR THEIR CORRECTNESS.
  - CONTRACTOR AND/OR SUBCONTRACTOR IS ULTIMATELY RESPONSIBLE FOR VERIFYING AND MARKING ADJUSTMENTS TO ANY DISCREPANCIES BETWEEN THE PLANS AND THE BUILDING SITE.
  - ALL STAIRS TO BE MAX HOSER METHOD OF 7 3/4" PER RESIDENTIAL CODE.
  - JIP SYSTEM CAN BE USED TO REPLACE AN BARRIER AND SHEATHING.

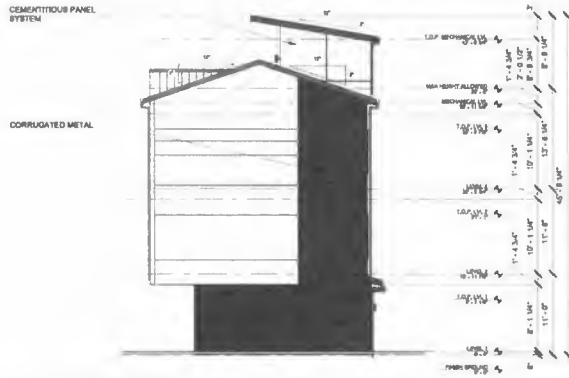
**HAMILTON AVE DEVELOPMENT**  
3306 HAMILTON AVE  
DALLAS, TEXAS 75210

CURRENT REVISION

05.16.2024  
**UNIT TH-B1 FLOOR PLANS**  
**A3.1**

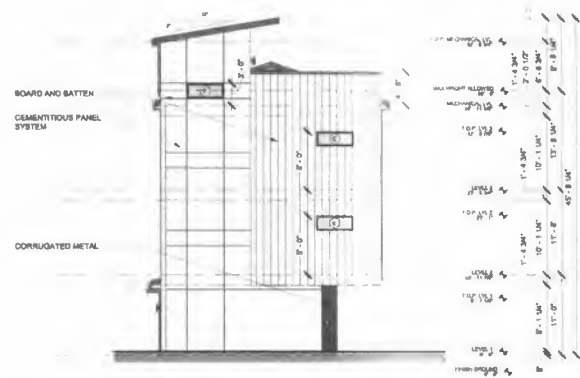
Project # 180715  
Scale As indicated

*BDA23A-099*



04 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

GENERAL NOTE  
HEIGHT INCREASE ABOVE SE MAXIMUM ALLOWED HEIGHT IS ACCEPTABLE, PURSUANT TO DALLAS CITY CODE SEC. 51-4.401.



03 NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



02 EAST ELEVATION - DRIVEWAY  
SCALE: 1/8" = 1'-0"



01 WEST ELEVATION  
SCALE: 1/8" = 1'-0"

HAMILTON AVE DEVELOPMENT  
3306 HAMILTON AVE  
DALLAS TEXAS 75210

CURRENT REVISION

EXTERIOR ELEVATIONS

A6.1

BDA234-099