



Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 234-105

Data Relative to Subject Property: _____

Date: _____

Location address: 8340 Plinview Dr. Dallas, TX 75217

Zoning District: Agricultural

Lot No.: 5 Block No.: 2/8 Acreage: 0.23

Census Tract: _____

Street Frontage (in Feet): 1) 107 2) 17 3) _____ 4) _____ 5) _____

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): Dallmex Builders Inc

Applicant: Martha L. Duran

Telephone: 214-391-3118

Mailing Address: 246 Freddie St. Dallas, TX 75217 Zip Code: 75217

E-mail Address: marthaduran040@gmail.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 (3) Variance to sideyard, proposing set back at 8', rear yard proposing set back at 14'8", and exceeding lot coverage.

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:

We need the changes to utilize the space accordingly to the needs of a family residence, while also improving the neighborhood.

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

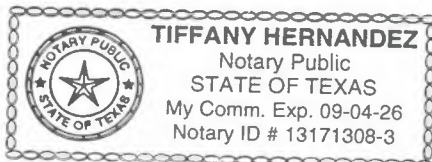
Before me the undersigned on this day personally appeared Martha Duran

(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: Martha L. Duran
(Affiant/Applicant's signature)

Subscribed and sworn to before me this 12 day of JULY, 2024



Tiffany Hernandez
Notary Public in and for Dallas County, Texas



CITY OF DALLAS
AFFIDAVIT

Appeal number: BDA 234-105

I, Dallmex Builders Inc, Owner of the subject property
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 8340 Plainview dr, Dallas tx 75207
(Address of property as stated on application)

Authorize: Martha L Duran
(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: (3) Variance to side yard, proposing set back at 8', rear-yard proposing set back at 14'8", and exceeding lot coverage

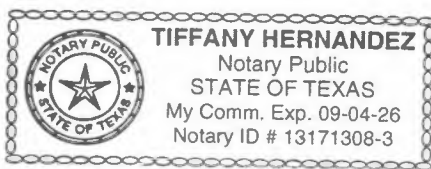
Dallmex Builders Inc Martha L Duran
Print name of property owner or registered agent Signature of property owner or registered

agent Date 7-12-2024

Before me, the undersigned, on this day personally appeared
Martha L Duran

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 12 day of
July, 2024



[Signature]
Notary Public for Dallas County,
Texas

Commission expires on
09/04/24



Posting of Notification Sign

PER SEC 51A-1.106 Notification signs required to be obtained and posted

Address: 8340 Plainview dr, dallas Tx. 75217

Appeal Number: BDA 234-105

All required notification signs must be posted on the property within fourteen (14) days after an application has been made, prior to the Board of Adjustment Hearing, and not be removed until the hearing ends.

The sign must be posted at a prominent location adjacent to the public street, evenly spaced along each frontage, and easily visible from the street. Failure to properly post the sign(s) may result in either a postponement or denial of the appeal.

All required notification signs have been received. One sign is required for each 500 feet or less of frontage, or every tract of five (5) acres or less, with a maximum of five (5) signs required. The cost of each sign is \$10.00.

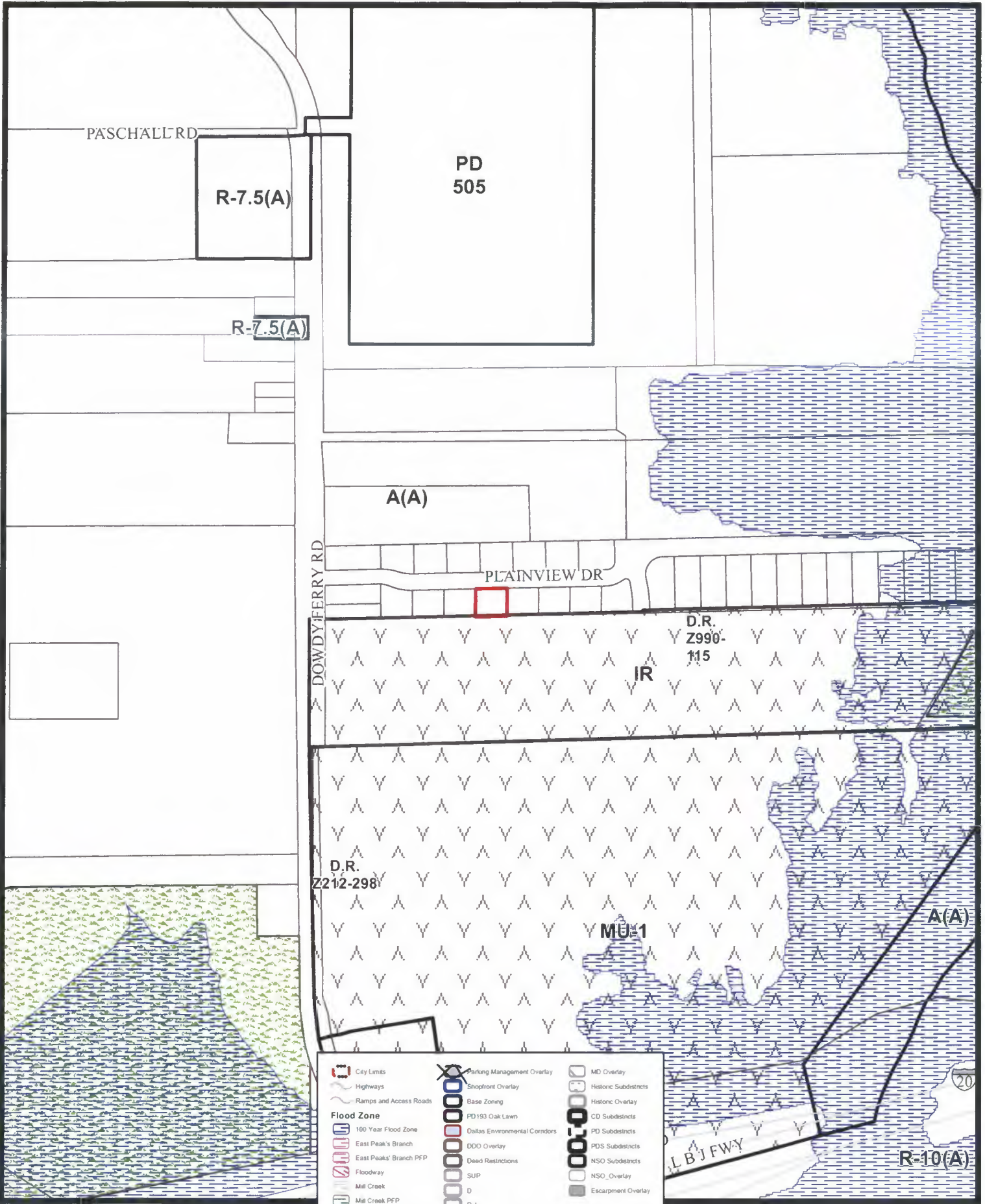
Footage of each street frontage: 105 feet

Number of acres: 10,179 sq. feet

Number of signs received: 1

Michael L. Duran
Signature of applicant or person receiving signs

07/14/24
Date



	City Limits		Parking Management Overlay		MD Overlay
	Highways		Shopfront Overlay		Historic Subdistricts
	Ramps and Access Roads		Base Zoning		Historic Overlay
	Flood Zone		PD 193 Oak Lawn		CD Subdistricts
	100 Year Flood Zone		Dallas Environmental Corridors		PD Subdistricts
	East Peak's Branch		DDO Overlay		PDS Subdistricts
	East Peaks' Branch PFP		Deed Restrictions		NSO Subdistricts
	Floodway		SUP		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				



1:4,800

Case ID:
Printed: 7/10/2024

RSUP. 7/8 @ 10:30



REFERRAL FORM FOR BOARD OF ADJUSTMENT

APPLICANT: <u>Martha Duran</u>		OWNER:	
ADDRESS: <u>8340 Plainview</u>	STATE: <u>TX</u>	ZIP:	
LOT: <u>5</u>	BLOCK: <u>2/8</u>	ZONING: <u>(A)</u>	

<input type="checkbox"/> Variance <input checked="" type="checkbox"/> Yard setback <input type="checkbox"/> Lot width <input type="checkbox"/> Lot Depth <input checked="" 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	<p>(A)</p> <p>F- 30' B.L per plat</p> <p>S- 20'</p> <p>R- 50'</p> <p>P- 1</p> <p>H+ - 24' (16' midpoint)</p> <p>lot - 10% (@ 23%)</p>
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Please list the City of Dallas Development Code(s) this project is non-compliant with:
Zoning- Agricultural District

Description:

encroaching Sysb by 12' (proposing 8' RT)

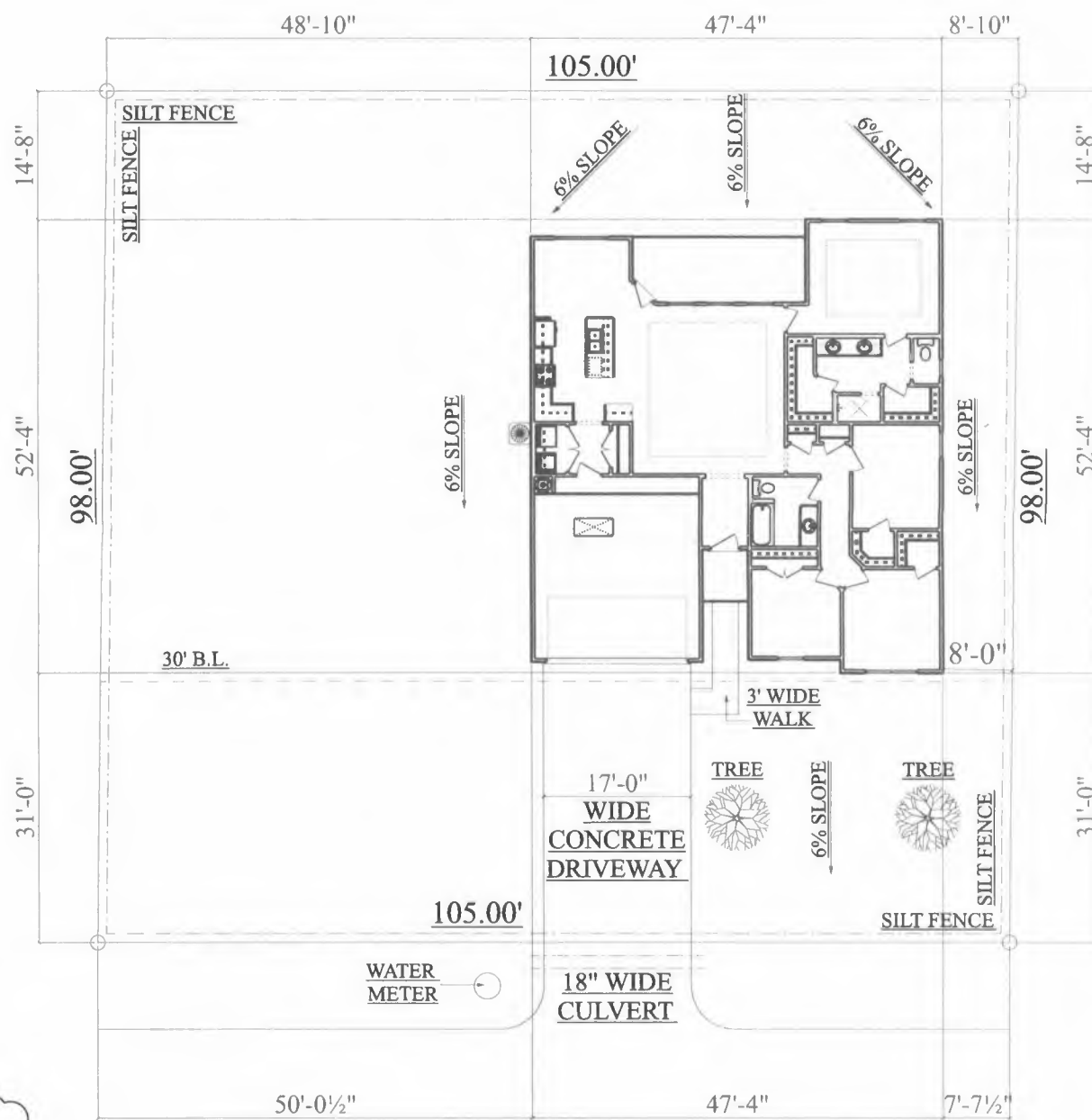
encroaching Rysb by 35'-4" (proposing 14'-8"

Over lot coverage by 13% (proposing 23%)

Alternative resolutions discussed/offered:

Referred by: Mayra Hernandez Contact: 214.948.4017 Date: 7.8.2024

**LOT 5 BLOCK 2/8526
FOREST PLAINS ADDITION
DALLAS, TX - DALLAS COUNTY**



**STORM WATER
DRAINAGE PLAN**

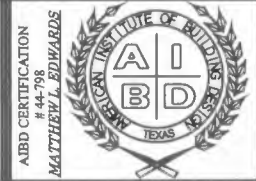
**BUILDER TO VERIFY
SETBACKS AND BUILDING LINES
PRIOR TO CONSTRUCTION**

8340 PLAINVIEW DRIVE

○ **SITE PLAN**
SCALE: 1" = 20'-0"



213 W ENNIS AVENUE
SUITE 400
ENNIS, TX 75119
OFFICE# (972)935-9710
WWW.PLAN-MASTER.COM



JUNE 25th, 2024
A NEW SINGLE FAMILY HOME
TO BE LOCATED @
8340 PLAINVIEW DR.
LOT 5 BLOCK 2/8526
FOREST PLAINS ADDITION
DALLAS, TX - DALLAS COUNTY

**DALLMEX
BUILDERS**

