



Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 234-106 **RECEIVED**
FOR OFFICE **JUL 19 2024**
BY:

Data Relative to Subject Property: _____ Date: _____

Location address: 1800 S. Ervay St Zoning District: PD-317

Lot No.: 5 Block No.: B/916 Acreage: .301 Census Tract: 0204.00

Street Frontage (in Feet): 1) 75 2) 172 3) _____ 4) _____ 5) _____

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): Muse Properties, LLC and Jorge Castellanos

Applicant: Jerry Ou, Manager, Muse Properties Telephone: 972.333.6976

Mailing Address: 2633 Mckinney Ave, Ste 130-337 Zip Code: 75204

E-mail Address: jerryou@yahoo.com

Represented by: Hatsumi Kuzuu, Kuzuu Design Telephone: 214.724.0027

Mailing Address: 3623 Parader Ct Zip Code: 75228

E-mail Address: hatsumi@kuzuudesign.com

Affirm that an appeal has been made for a Variance , or Special Exception , of _____
For ~~three~~ requests for visibility triangles associated with the construction of a
wrought iron gate around the perimeter of the property

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:

Because of the set back of the building (approx 125ft from the corner) and the use of a wrought iron fence, vehicles will have significant visibility at the corner

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 Jerry Ou

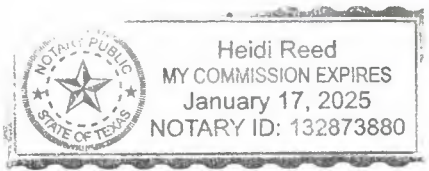
(Affiant/Applicant's name printed)

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 15th day of July, 2024

Heidi Reed
Notary Public in and for Dallas County, Texas





Posting of Notification Sign

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

Address: 1800 S. Ervay St.

Appeal Number: BDA _____

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: 75,172

Number of acres: .301

Number of signs received: 2

[Signature]
Signature of applicant or person receiving signs

7/19/2024
Date

PLAN REVIEW CHECK LIST - BDA

LOCATION ADDRESS: 1800 S. Ervay St. CASE NO. BDA: _____
 APPLICANT: Jerry ou INTAKE DATE: 7/18/24
 REVIEWER: Sara Etebari PANEL: _____ HEARING DATE: September

ACREAGE: .301 LOT: 5 BLOCK: B/916 STAFF REFERRAL: YES _____ NO _____
 LAND USE: _____ DEED RESTRICTIONS: YES # _____ NO _____ ZONING DISTRICT: PD-317
Subdistric 2

REQUIRED PLATTING: YES S# _____ NO _____ SHARED ACCESS YES _____ NO _____
 COUNTY PLAT: YES _____ NO _____ CONSERVATION DISTRICT YES _____ NO _____
 ANNEXATION DATE _____ HISTORICAL DISTRICT YES _____ NO _____

TYPE OF DEVELOPMENT Mixed use corridors ARTICLE XII FORM DISTRICTS YES _____ NO _____
 DEMO PERMIT YES # _____ NO _____ CORNER LOT YES _____ NO _____
 FLOOD PLAIN AREA YES _____ NO _____ DOUBLE FRONTAGE YES _____ NO _____
 VISIBILITY TRIANGLE 20' x 20' _____ 45' x 45' _____ THOROUGHFARE PLAN YES _____ NO _____

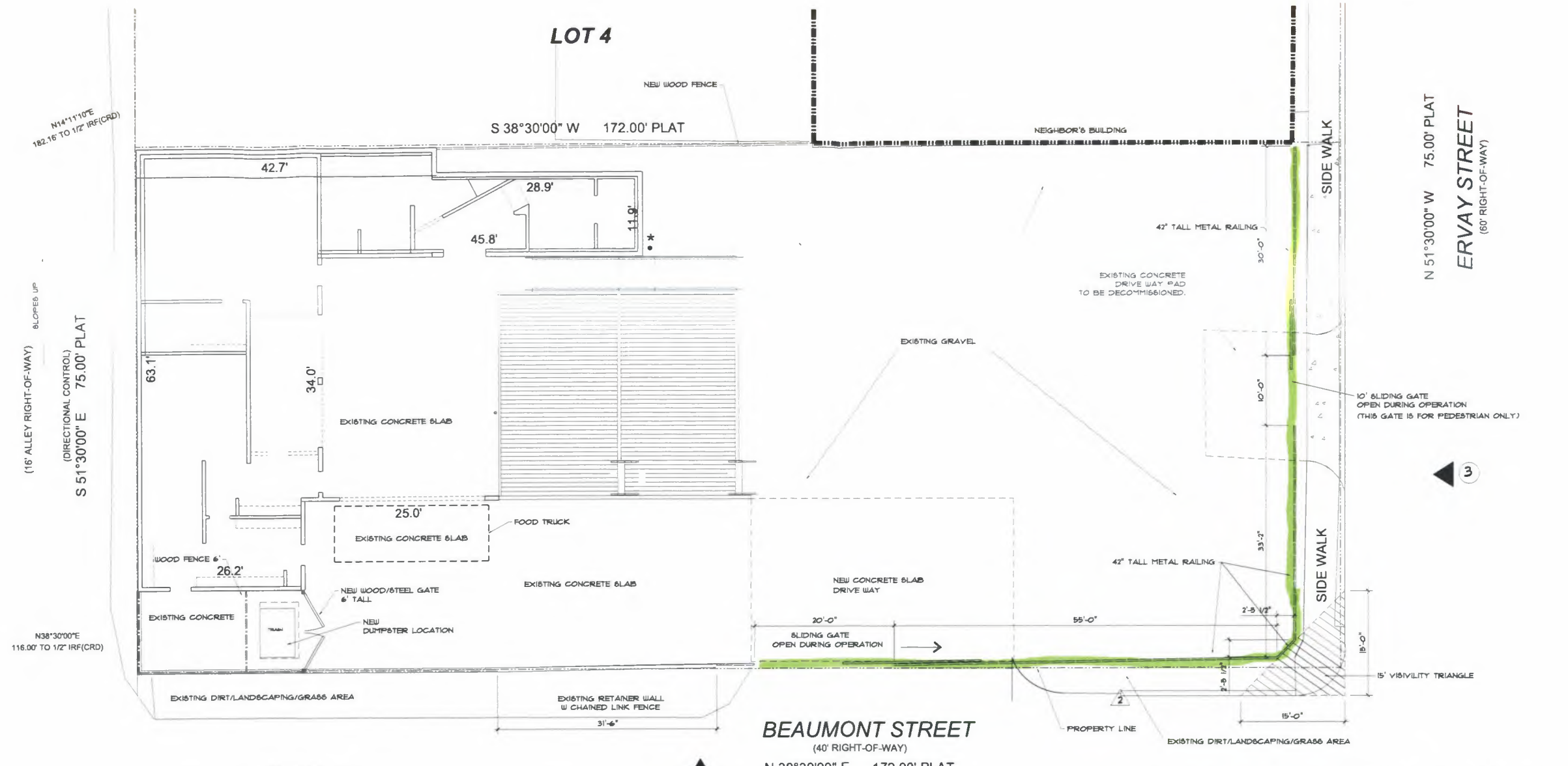
<u>MAIN STRUCTURE</u>		REQUIRED	PROPOSED		REQUIRED	PROPOSED
FRONT YARD SETBACK/51A-4.401	_____	MIN	_____	SWIMMING POOL	YES	FRONT/SIDE/REAR NO
SIDE YARD SETBACK/51A-4.402	_____	MIN	_____	STORIES	_____	MAX _____
REAR YARD SETBACK/51A-4.403	_____	MIN	_____	FENCE HEIGHT/51A-4.602	_____	MAX _____
SFD MAIN > 7,500 SQ. FT (TOTAL)	YES		NO	BUILDING HEIGHT	_____	MAX _____
BUILDING FOOTPRINT	_____		_____	RPS/HT. PLANE REQUIRED	YES	RATIO _____ NO
LOT COVERAGE/51A-4.407	_____	MAX	_____	LOT SIZE	_____	MIN _____
ENCLOSED PARKING (MIN 20')	YES	FRONT/SIDE/REAR	NO	PARKING	_____	MIN _____
				PARKING REDUCTION	_____	MIN _____

<u>ACCESSORY STRUCTURE</u>		REQUIRED	PROPOSED		REQUIRED	PROPOSED
SQ. FT	_____	MAX	_____	SIDE YARD SETBACK	_____	MIN _____
HEIGHT	_____	MAX	_____	REAR YARD SETBACK	_____	MIN _____
25% OR LESS	YES NO	50% TOTAL OR LESS	YES NO	REAR 30%	YES NO	ADU YES NO

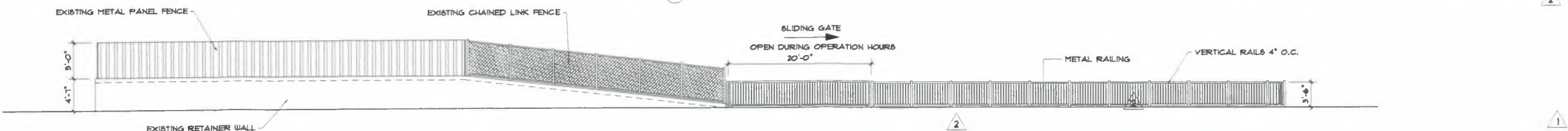
- o Landscape - Chapter 51A - 10.125 (a) (1)
- o Fireplace may project up to 2' in setback - 12 SF MAX.
- o Cantilevered roof eaves & Balconies - 5' MAX in front yard setback
- o Cantilevered roof eaves - 3' MAX in S&R setback.
- o BALCONIES may not project in S&R setback.
- o Visibility triangle 20' x 20' (Alley&Driveway)
- o Visibility triangle 45' x 45' (Corner lots)
- o Sidewalks, drive approach & curbs required on ALL site plans
- o Fence height measured from
 - SFD FYSB - top of fence to grade inside and outside (greater controls)
 - SFD S/RSB - top of fence to grade inside
 - ALL OTHERS - top of fence to grade inside
- o Drive approach radius MIN. 5' from P.L. - ALL NSFD
- o Driveway width MIN. 10' - MAX 30'
- o No structure within 3' of alley
- o Structures < 5' from property line require 1 HR rating walls
- o N.I.C. Pools, Fence & Gate
- o Wing wall & bldg foundation separation required to be located in setback
- o Accessory Buildings located in the Rear 30% of the lot
 - < 15' HT. (or main midpoint if < than 15' in height)
 - 0' side yard
 - 0' rear yard (EXCEPTION - alley MIN. 3' from r.o.w.)

NOTES/COMMENTS: 1) Need to edit the request in the application for three requests!
2) Provide us Elevation seperately!
3) sit plan NTS

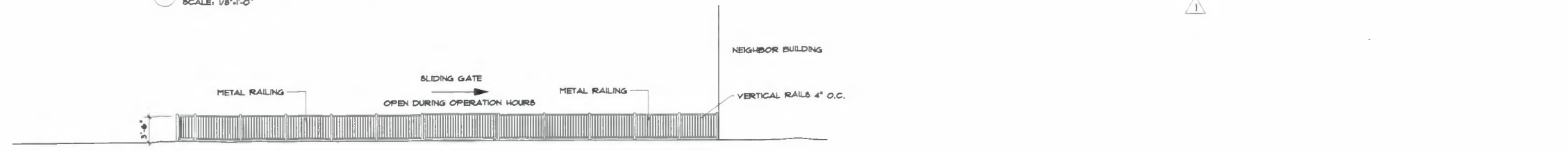
For reference
(N)



1 SITE PLAN
 SCALE: 1/8"=1'-0"



2 BEAUMONT ELEVATION
 SCALE: 1/8"=1'-0"



3 ERVAY ELEVATION
 SCALE: 1/8"=1'-0"

Kuzuu Design
 Design Consultant
 3623 Praeder Ct. Dallas Tx. 75228
 tel: 214.724.0027 hatsun@kuzudesign.com

DULCE NINA AT THE CEDARS
 1800 S. ERVAY
 Dallas TX 75215

SITE PLAN/SURVEY

JOB NO. 072
 DATE 7/20/24
 SCALE 1/8"=1'-0"
 DRAWN BY HK
 REVISION DATE _____
 SHEET NO _____

AI.00a