



# Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

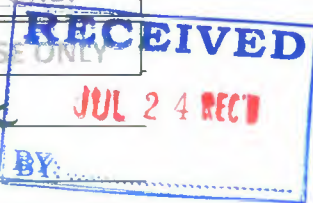
## APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA

2340108 FOR OFFICE USE ONLY

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

Date: \_\_\_\_\_ FOR OFFICE USE ONLY



Location address: 5601 URSULA LANE Zoning District: R 1/2 AC

Lot No.: 12 Block No.: B/5507 Acreage: 0.600 Census Tract: \_\_\_\_\_

Street Frontage (in Feet): 1) 160.0 2) 165.0 3) 159.87 4) 165 5) N/A

### To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): CHRISTOPHER & CATHERINE HAGIN

Applicant: JEFF BOYUM Telephone: 469.885.1807

Mailing Address: PO BOX 543126 Zip Code: 75359

E-mail Address: jeff@ftgul.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 2'-0" TO FRONTYARD SETBACK JB

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:

ADDITION OF 3-6" STEPS WITH STOOP INTO 40' FRONTYARD SETBACK

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 \_\_\_\_\_

JEFF BOYUM

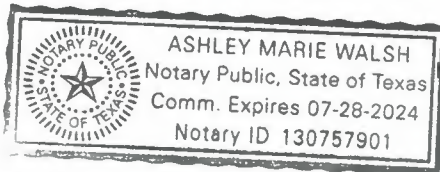
(Affiant/Applicant's name printed)

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: \_\_\_\_\_

[Signature]  
(Affiant/Applicant's signature)

Subscribed and sworn to before me this 23 day of July, 2024



[Signature]  
Notary Public in and for Dallas County, Texas



AFFIDAVIT

Appeal number: BDA 234-108

I. CHRISTOPHER CHASE HAGIN, Owner of the subject property  
(As owner or "grantee" of property as it appears on the Warranty Deed)

at: 5601 URSULA LANE DALLAS, TX  
(Address of property as stated on application)

Authorize: JEFF BOYUM  
(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) 2'-0" TO FRONTYARD SETBACK  
JB
- Special Exception (specify below)
- Other Appeal (specify below)

Specify: ADDITION OF 3 - 6" STEPS WITH  
STOOP INTO 40' FRONTYARD SETBACK

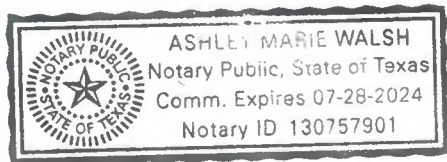
JEFF BOYUM  
Print name of property owner or registered agent

[Signature]  
Signature of property owner or registered agent

agent Date 7/15/2024

Before me, the undersigned, on this day personally appeared  
JEFF BOYUM

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 15<sup>th</sup> day of  
JULY, 2024



[Signature]

Commission expires on 7/28/2024



### Posting of Notification Sign

Address: 5601 URSULA LANE

Appeal Number: BDA 234-108

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 provided. 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 \$30.00.

Footage of each street frontage: 140

Number of acres: .606

Number of signs required: 2

  
Signature of applicant or person responsible for signs

07/29/21  
Date

R-1/2ac(A)  
 F-40' PER B.L.  
 S-10'/20' PER B.L.  
 R-10'  
 HT-36'  
 LOT COV-40%  
 P-2

THESE PLANS HAVE BEEN REVIEWED BY THE BUILDING INSPECTION DIVISION AND ARE APPROVED FOR THE START OF CONSTRUCTION. ANY DEVIATION FROM THESE PLANS SHALL BE APPROVED BY THE BUILDING OFFICIAL.

ZO DATE: 6/30/2023  
 BY: Edmon Lachica

THIS APPROVAL DOES NOT PERMIT THE VIOLATION OF ANY CITY ORDINANCE OR STATE LAW

**SUBJECT TO FIELD INSPECTOR'S APPROVAL**

**ALL CONSTRUCTION SHALL CONFORM TO THE 2021 IRC DALLAS ONE-AND TWO-FAMILY DWELLING CODE**

**FIRE SPRINKLER REQUIREMENTS OF SECTION R313 ARE TO BE MET**

BUILDING AREA			
LEVEL	NAME	AREA	COMMENTS
LEVEL 1	FIRST FLOOR	1887.7 SF	1AC
LEVEL 2	SECOND FLOOR	2593.7 SF	1AC
NON AC		8127.6 SF	
LEVEL 1	REAR LOGGIA	1837.2 SF	NON AC
LEVEL 1	1 <sup>ST</sup> CAR GARAGE	871.8 SF	NON AC
LEVEL 1	2 <sup>ND</sup> CAR GARAGE	238.1 SF	NON AC
LEVEL 1	TRELLIS	388.7 SF	NON AC
LEVEL 1	POOR GARAGE	1262.3 SF	NON AC
LEVEL 2	MECH	1141.7 SF	NON AC
LEVEL 2	ATTIC	2213.3 SF	NON AC
NON AC		3492.6 SF	
TOTAL UNDER ROOF		11550.6 SF	

DATE: 7/1/2023

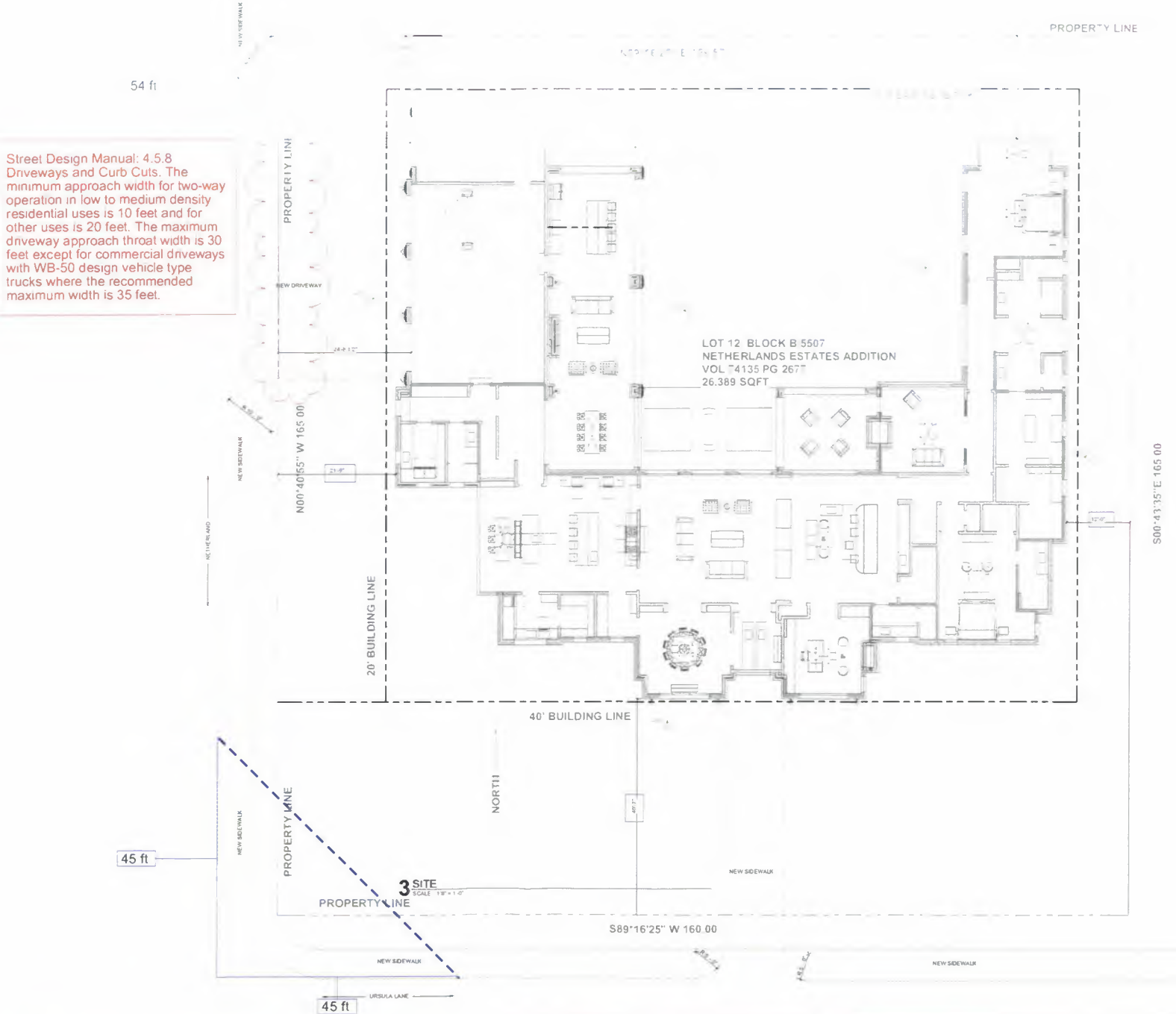
**M·GRAY**  
 ARCHITECTS

REGISTERED ARCHITECT  
 STATE OF TEXAS  
 06382023

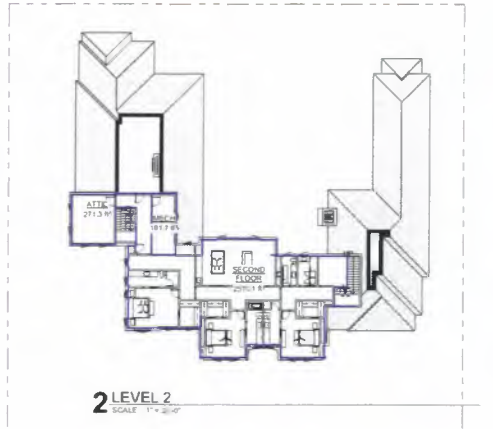
PROJECT NO: 2023-001  
 PROJECT ADDRESS: 5601 URSI  
 PROJECT DESCRIPTION: 1-2 FAMILY DWELLING

DATE: 7/1/2023

PROJECT NO: 2023-001  
 PROJECT ADDRESS: 5601 URSI  
 PROJECT DESCRIPTION: 1-2 FAMILY DWELLING



Street Design Manual: 4.5.8 Driveways and Curb Cuts. The minimum approach width for two-way operation in low to medium density residential uses is 10 feet and for other uses is 20 feet. The maximum driveway approach throat width is 30 feet except for commercial driveways with WB-50 design vehicle type trucks where the recommended maximum width is 35 feet.



NOTICE CHECK FOR PRIVATE DEED RESTRICTIONS AT COUNTY OFFICE

UTILITY EASEMENT MUST REMAIN OPEN AND UNOBSTRUCTED. NO ENCROACHMENTS PERMITTED.

WATER SHALL NOT BE REDIRECTED TO DRAIN ONTO ADJOINING PRIVATE PROPERTY.

FENCE/GATES/RETAINING WALL REQUIRE SEPARATE PERMIT.

SMOKE DETECTORS REQUIRED IMMEDIATELY OUTSIDE ALL SLEEPING AREAS AND AT ALL FLOOR LEVELS.

SILT FENCE REQUIRED FOR EROSION CONTROL.

A PERMIT IS BEING ISSUED FOR WATER/WASTEWATER UTILITIES. YOU ARE RESPONSIBLE TO VERIFY THAT UTILITIES ARE AVAILABLE FOR THIS PROPERTY. IF UTILITIES ARE NOT AVAILABLE FOR THIS SITE, THE CITY OF DALLAS IS NOT RESPONSIBLE.

LOTS 7,500 SQUARE FEET OR GREATER IN AREA REQUIRE A MINIMUM OF THREE (3) LARGE OR MEDIUM NURSERY STOCK TREES. MUST HAVE A MINIMUM OF TWO (2) TREES IN THE FRONT YARD. AN EXISTING TREE MAY BE USED FOR THE TREE REQUIREMENT. CONTACT THE CITY ARBORIST FOR CONFIRMATION.

**KEEP 45 FT X 45 FT VISIBILITY TRIANGLES CLEAR**

**WATER METER BOX MAY NOT BE PLACED ON DRIVEWAY NOR DRIVE APPROACH.**

**KEEP 20FT X 20FT VISIBILITY TRIANGLES CLEAR.**

ISSUE FOR PERMIT | 06/29/2023  
 PROJECT ADDRESS | 5601 URSI

INDEX AND AREAS  
 A-001



FROM THE GROUND UP

DESIGN | INSTALL | MAINTAIN

A Landscape Design For:

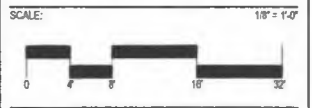
# The Hagin Residence

5601 Ursula Lane, Dallas, TX 75229

#	Date:	Description:
	2024-06-14	REVISIONS

The Architectural Copyright Protection Act of 1990 states that no one (including the building owner) may reuse these plans unless the Architect expressly agrees. By inclusion of this symbol (a copyright symbol of "©" surrounded by a circle) the law automatically grants the copyright to the creator. These drawings may NOT be reproduced, published or used in any way without the expressed written consent of the Architect.

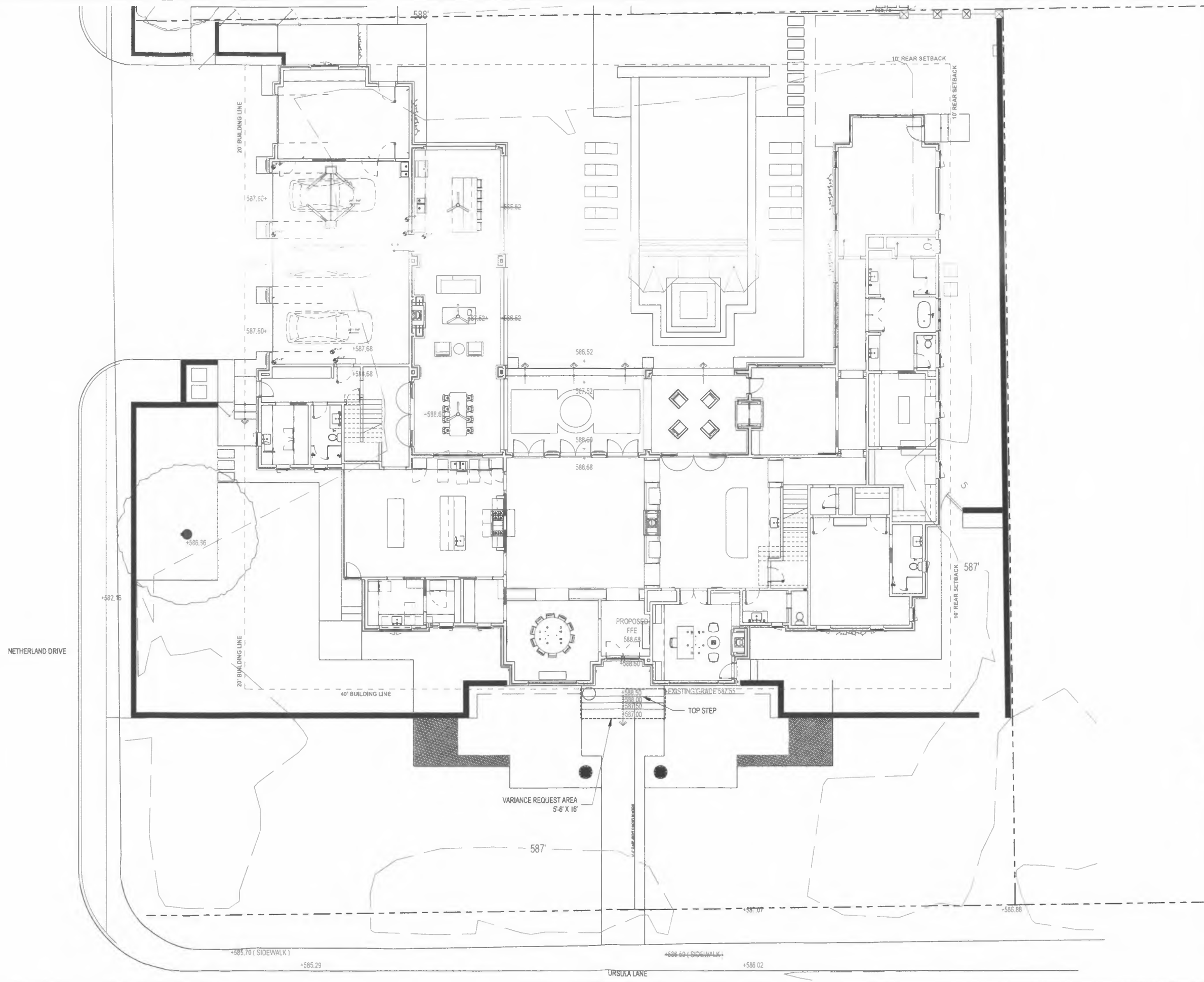
DESIGN:	RB
DRAFTED:	JB
CHECKED:	JB



DATE: 06-18-2024

## OVERALL LANDSCAPE PLAN

# L1





FROM THE GROUND UP  
DESIGN | INSTALL | MAINTAIN

A Landscape Design For:

# The Hagin Residence

5601 Ursula Lane, Dallas, TX 75229

#	Date	Description
	2024-06-14	REVISIONS

The Architectural Copyright Protection Act of 1990 states that no one (including the building owner) may reuse these plans unless the Architect expressly agrees. By inclusion of this symbol (a copyright symbol of "C" surrounded by a circle) the law automatically grants the copyright to the creator. These drawings may NOT be reproduced, published or used in any way without the expressed written consent of the Architect.

	DESIGN:	RB
	DRAFTED:	JB
	CHECKED:	JB

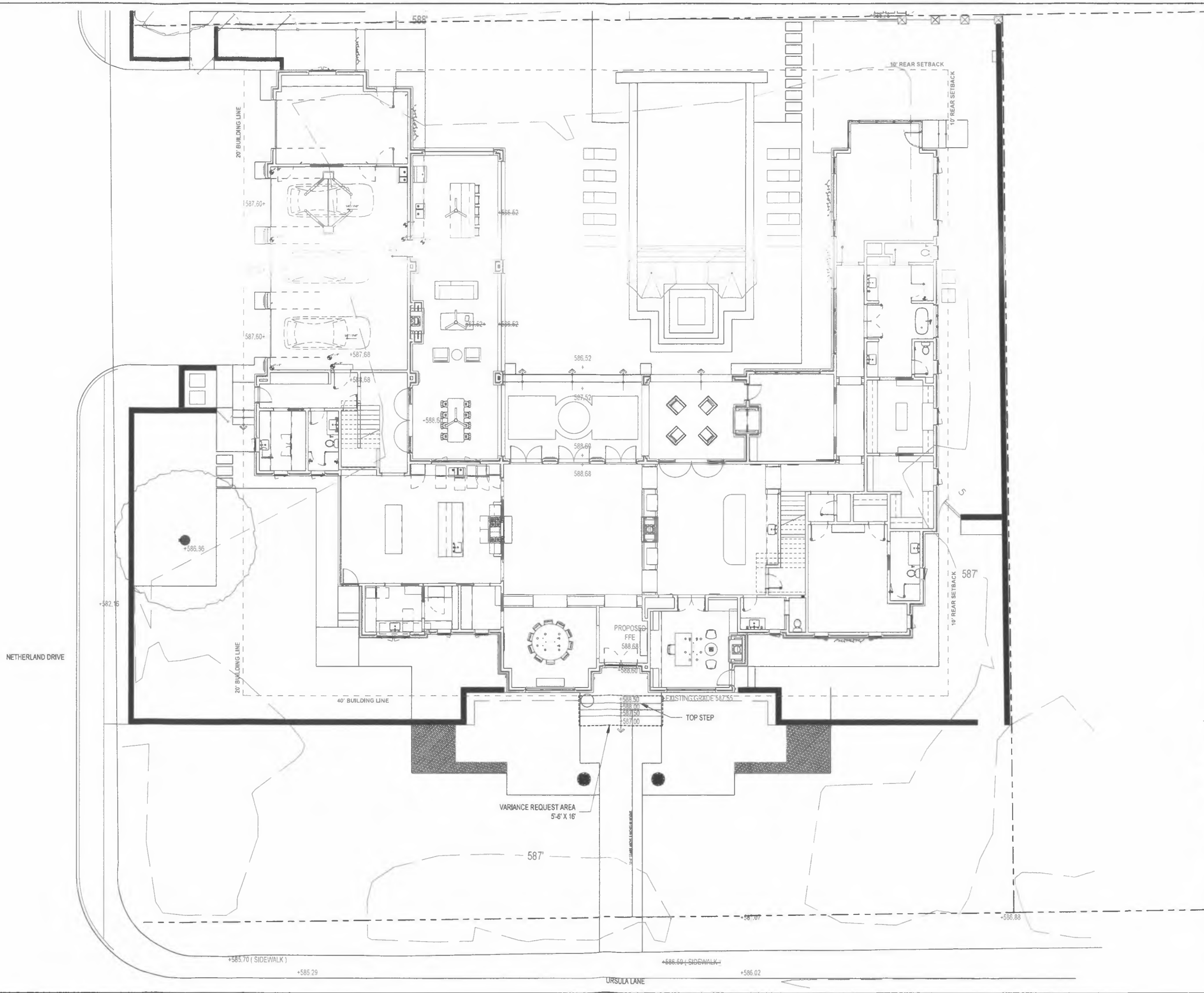
SCALE: 1/8" = 1'-0"



DATE: 06-18-2024

## OVERALL LANDSCAPE PLAN

# L1

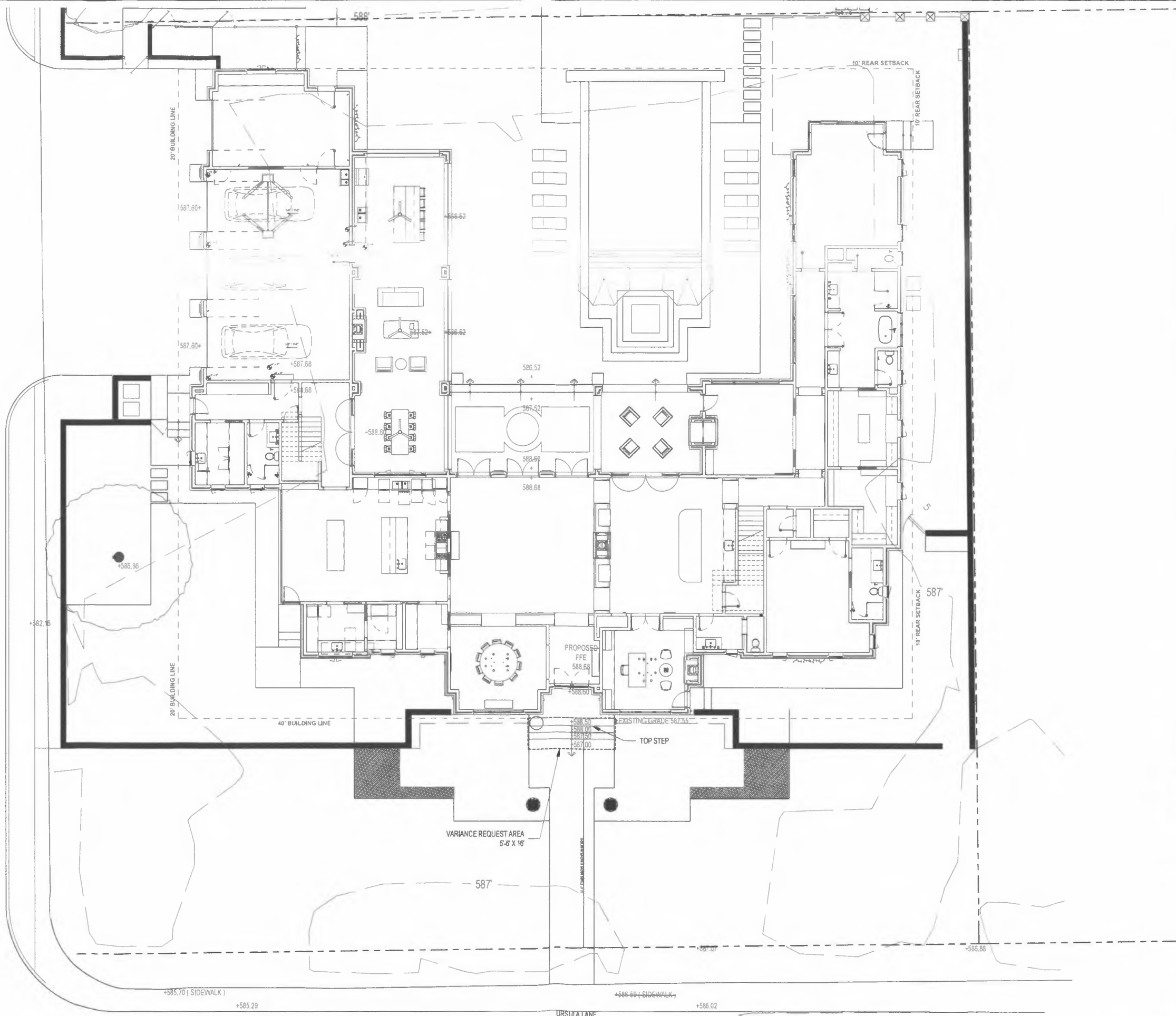




FROM THE GROUND UP  
DESIGN | INSTALL | MAINTAIN

A Landscape Design For:  
**The Hagin Residence**  
5601 Ursula Lane, Dallas, TX 75229

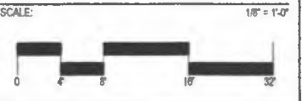
NETHERLAND DRIVE



#	Date:	Description:
	2024-06-14	REVISIONS

The Architectural Copyright Protection Act of 1990 states that no one (including the building owner) may reuse these plans unless the Architect expressly agrees. By inclusion of this symbol (©) (copyright symbol) (C) surrounded by a circle the law automatically grants the copyright to the creator. These drawings may NOT be reproduced, published or used in any way without the expressed written consent of the Architect.

DESIGN:	RB
DRAFTED:	JB
CHECKED:	JB



DATE: 06-18-2024

OVERALL  
LANDSCAPE PLAN

L1



FROM THE GROUND UP  
DESIGN | INSTALL | MAINTAIN

A Landscape Design For:  
**The Hagin Residence**  
5601 Ursula Lane, Dallas, TX 75229

A Landscape Design For:

#	Date:	Description:
	2024-06-14	REVISIONS

The Architectural Copyright Protection Act of 1990 states that no one (including the building owner) may reuse these plans unless the Architect expressly agrees. No inclusion of the symbol © (copyright symbol or "C" surrounded by a circle) in the drawings automatically grants the copyright to the creator. These drawings may NOT be reproduced, published or used in any way without the expressed written consent of the Architect.

	DESIGN:	RB
	DRAFTED:	JB
	CHECKED:	JB

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



DATE: 06-18-2024

OVERALL  
LANDSCAPE PLAN

L1

