

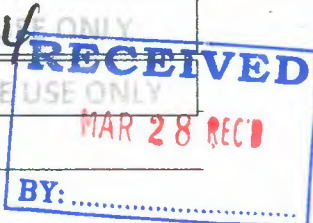


Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 245-0104



Data Relative to Subject Property: _____ Date: _____

Location address: 5930 Richmond Avenue Zoning District: R-7.5

Lot No.: 8 Block No.: 22/1913 Acreage: 0.21 Census Tract: _____

Street Frontage (in Feet): 1) 50 2) ~~405~~ 3) _____ 4) _____ 5) _____

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): Punit Modi & Amy Hall

Applicant: Amy Hall Telephone: 832-527-2751

Mailing Address: 5930 Richmond Avenue, Dallas, TX Zip Code: 75206

E-mail Address: PunitAndAmy@gmail.com

Represented by: Amy Hall Telephone: 832-527-2751

Mailing Address: 5930 Richmond Avenue, Dallas, TX Zip Code: 75206

E-mail Address: PunitAndAmy@gmail.com

Affirm that an appeal has been made for a Variance or Special Exception of _____ sq ft over 1/4 main house.

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:

Need for when family is visiting from India. We have a new baby and both WFH, so we need additional sq ft.

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

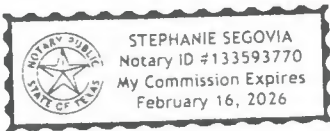
Before me the undersigned on this day personally appeared Amy Hall
(Affiant/Applicant's name printed)

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: Amy Hall
(Affiant/Applicant's signature)

Subscribed and sworn to before me this 28th day of March, 2025

S. Segovia
Notary Public in and for Dallas County, Texas





Appeal number: BDA 245-064

I, Punit Modi, Owner of the subject property
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 5930 Richmond Avenue, Dallas, TX 75206
(Address of property as stated on application)

Authorize: Amy Hall
(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)

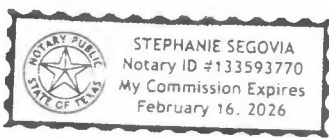
Specify: Floor area for accessory structures for single family uses

PUNIT MODI [Signature]
 Print name of property owner or registered agent Signature of property owner or registered agent

agent Date 3/28/2025

Before me, the undersigned, on this day personally appeared Punit Modi

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 28th day of March, 2025



[Signature]
Notary Public for Dallas County, Texas

Commission expires on 02/16/2026

SHIPPED DATE: 5-2-96 RECEIVED DATE: 7-11-96

CITY OF DALLAS PLAT BOOKS

ANNEXED APRIL 1, 1919 ORD. NO. _____
SURVEY ALLEN BEARD ABST. 66
ROBERT RAY 1242

ADDITION BELMONT

19 20 21 22 25 26
BLOCKS 1910, 1911, 1912, 1913, 1914, 1915

SCALE 100 FT. EQUALS 1 INCH

MC 6-16-86

SCHOOL DISTRICT DALLAS

REPLAT LOT 23-A BLK. 26/1915 FILED: 6-30-88
FILED: 5-5-86 BLK. 25/1915 LOT 20A BELMONT ADDN. REPLAT



2141 BDA 245-064

ArcGIS Web Map



3/12/2025, 2:09:54 PM

1:1,822



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

BDA-245-064

PUNIT+AMY RESIDENCE - ADU / GUEST HOUSE

PROJECT GENERAL NOTES

1. THE DRAWINGS AND NOTES TO BE USED ARE THE SOLE RESPONSIBILITY OF THE PROJECT OWNER AND NOT THE ARCHITECT'S RESPONSIBILITY. THE ARCHITECT IS NOT RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT OR FOR ANY DELAYS OR COSTS INCURRED THEREBY.
2. ALL TRADES SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DALLAS AND THE DALLAS COUNTY HEALTH DEPARTMENT.
3. THE OWNER SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DALLAS AND THE DALLAS COUNTY HEALTH DEPARTMENT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE OBTAINING OF THESE PERMITS AND APPROVALS.
4. THE OWNER SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DALLAS AND THE DALLAS COUNTY HEALTH DEPARTMENT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE OBTAINING OF THESE PERMITS AND APPROVALS.
5. ALL STRUCTURE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF DALLAS AND THE DALLAS COUNTY HEALTH DEPARTMENT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE OBTAINING OF THESE PERMITS AND APPROVALS.
6. THE OWNER SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DALLAS AND THE DALLAS COUNTY HEALTH DEPARTMENT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE OBTAINING OF THESE PERMITS AND APPROVALS.

SHEET LEGEND

COVER	SITE PLAN / GENERAL NOTES
A2.0	ADU - FLOOR PLAN / ROOF PLAN / WINDOW SCHEDULE
A2.1	FOUNDATION PLAN / ELECTRICAL PLAN
A4.0	ELEVATIONS

PROJECT LOCATION

5930 RICHMOND AVENUE
DALLAS, TX

LEGAL DESCRIPTION

LOT 8, BLOCK 22 / 1913
BELMONT ADDITION
CITY OF DALLAS, TEXAS
DALLAS COUNTY

PROJECT DESCRIPTION

EXISTING SINGLE FAMILY RESIDENCE TO REMAIN
(NOT IN SCOPE)

NEW ADU / GUEST HOUSE

NEW FRONT YARD LANDSCAPE
ENHANCEMENTS

APPLICABLE BUILDING CODES AND ORDINANCES

- 1. DALLAS CITY CODE - ORDINANCE
- 2. DALLAS CITY CODE - ORDINANCE
- 3. DALLAS CITY CODE - ORDINANCE
- 4. DALLAS CITY CODE - ORDINANCE
- 5. DALLAS CITY CODE - ORDINANCE
- 6. DALLAS CITY CODE - ORDINANCE
- 7. DALLAS CITY CODE - ORDINANCE
- 8. DALLAS CITY CODE - ORDINANCE

STRUCTURE AREAS

EXISTING RESIDENCE	1,880 SQ. FT.
EXISTING COVERED FRONT PORCH	140 SQ. FT.
EXISTING (UNCOVERED) BACK DECK	334 SQ. FT.

NEW ADU / GUEST HOUSE 640 SQ. FT.

LOT COVERAGE

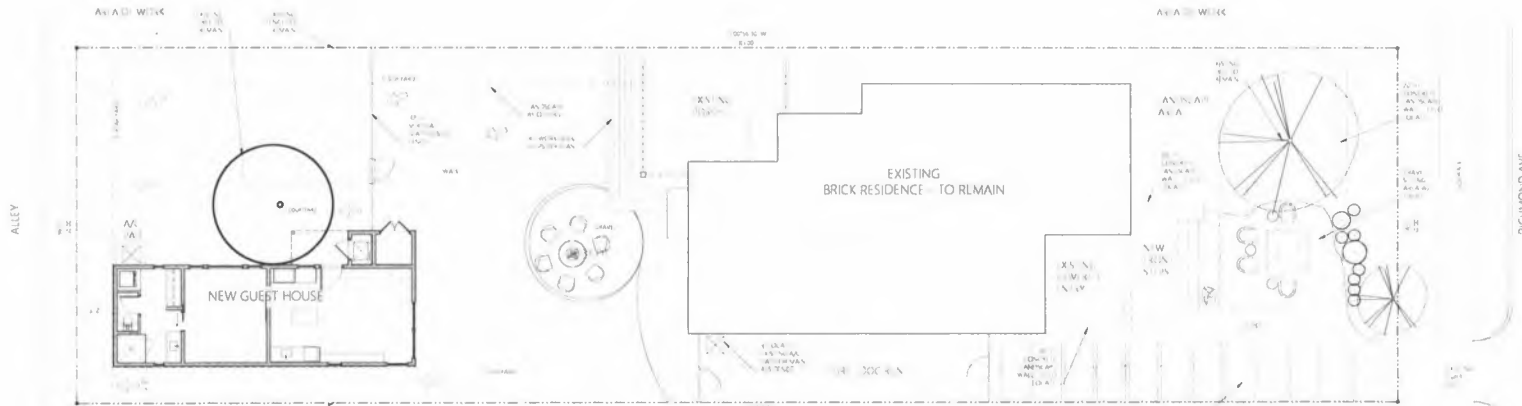
LOT AREA	9,250 SQ. FT.
ALLOWABLE LOT COVERAGE	45% 4,162.5 SQ. FT.
LOT COVERAGE	7,800 SQ. FT. (30%)

SITE: GREEN PHASE II NOTES

1. 80% OF THE NON ROOF AREA OF THE LOT IS COVERED WITH VEGETATIVE LANDSCAPE (GRASS, TREES, ETC) OR PERMEABLE MATERIAL.
2. CONTRACTOR TO INSTALL DRIP EMITTER IRRIGATION SYSTEM AS PART OF THE INITIAL PROJECT CONSTRUCTION.

STORM WATER DRAINAGE NOTES

- 1. STORM DRAINAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF DALLAS AND THE DALLAS COUNTY HEALTH DEPARTMENT.
- 2. ALL STORM DRAINAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF DALLAS AND THE DALLAS COUNTY HEALTH DEPARTMENT.



01
NEW SITE PLAN

PRISER DESIGN DEVELOPMENT
8401 PIERCE STREET
DALLAS, TX 75208
214-480-1838

PROJECT

PUNIT+AMY RESIDENCE - GUEST HOUSE
5930 RICHMOND AVE
DALLAS, TX

ISSUE
FOR
PERMIT /
CONSTRUCTION
ISSUE DATE
03/10/2025

REVISIONS

No DATE ITEM

SHEET NAME

GENERAL NOTES/
DATA

SITE PLAN

SHEET NUMBER

COVER

BDA245-004

PROJECT

PUNIT + AMY RESIDENCE - GUEST HOUSE
 5930 RICHMOND AVE
 DALLAS, TX

ISSUE FOR PERMIT / CONSTRUCTION
 ISSUE DATE: 03/10/2025

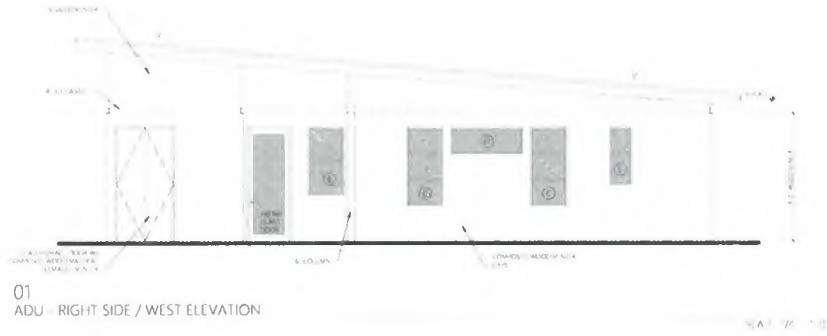
REVISIONS

No.	DATE	ITEM

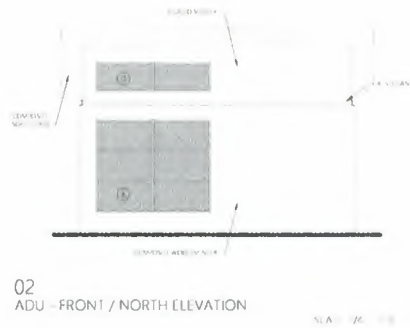
SHEET NAME
 ELEVATIONS
 WINDOW SCHEDULE

SHEET NUMBER

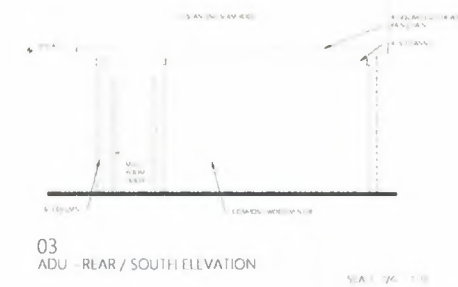
A4.0



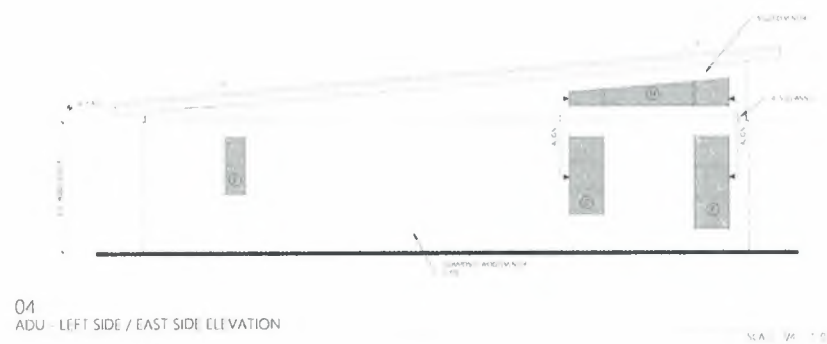
01
 ADU - RIGHT SIDE / WEST ELEVATION



02
 ADU - FRONT / NORTH ELEVATION



03
 ADU - REAR / SOUTH ELEVATION



04
 ADU - LEFT SIDE / EAST SIDE ELEVATION



05
 EXISTING RESIDENCE - FRONT ELEVATION

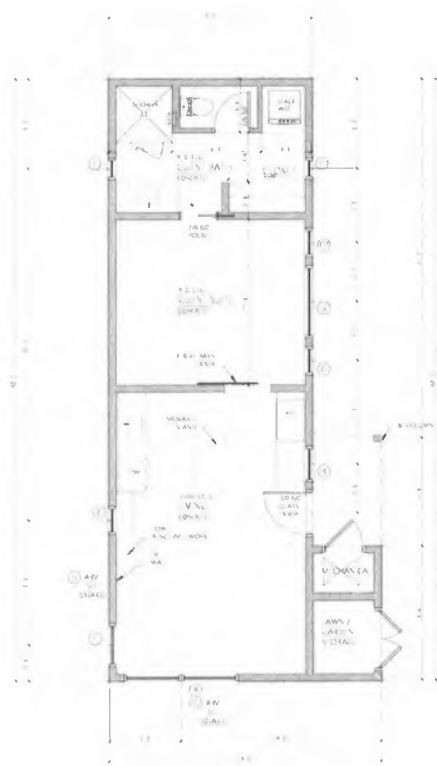
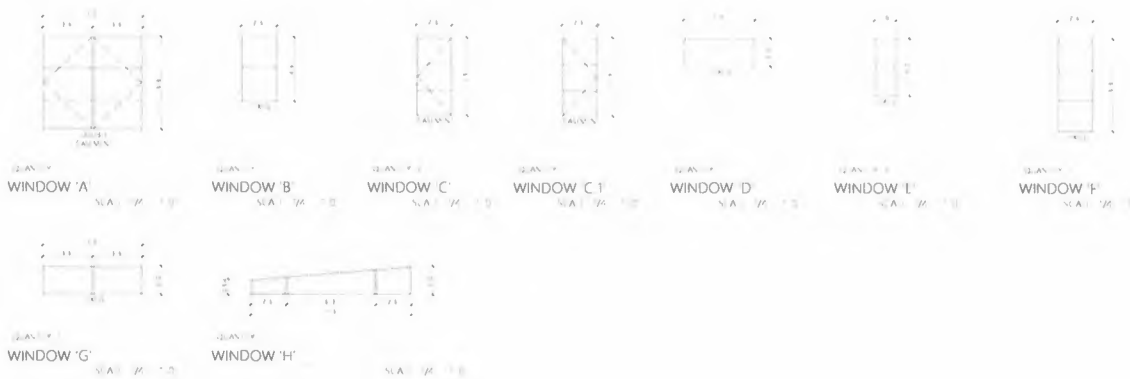
ESTIMATED TOTAL EXTERIOR MATERIAL VENEER AREAS (excluding waste)

- EXTERIOR COMPOSITE WOOD MATERIAL = 1,000 SQ. FT
- STUCCO = 180 SQ. FT

BDA245-064

STANDARD WINDOW SYSTEM

1. WINDOW SYSTEM SHALL BE MANUFACTURED BY AN APPROVED MANUFACTURER.
2. WINDOW SYSTEM SHALL BE MANUFACTURED BY AN APPROVED MANUFACTURER.
3. WINDOW SYSTEM SHALL BE MANUFACTURED BY AN APPROVED MANUFACTURER.
4. WINDOW SYSTEM SHALL BE MANUFACTURED BY AN APPROVED MANUFACTURER.
5. WINDOW SYSTEM SHALL BE MANUFACTURED BY AN APPROVED MANUFACTURER.
6. WINDOW SYSTEM SHALL BE MANUFACTURED BY AN APPROVED MANUFACTURER.



01 BACK HOUSE - FLOOR PLAN



02 BACK HOUSE - ROOF PLAN

HISSEY DESIGN DEVELOPMENT
3802 DYER STREET
DALLAS, TX 75226
214-480-1838

PROJECT

PUNIT + AMY RESIDENCE - GUEST HOUSE
5930 RICHMOND AVE
DALLAS, TX

ISSUE FOR PERMIT / CONSTRUCTION
ISSUE DATE 03/10/2025

REVISIONS

No	DATE	ITEM
1		

SHEET NAME

CONSTRUCTION FLOOR PLANS

ROOF PLAN

SHEET NUMBER

A2.0

BDA245-064