

APPLICATION/APPEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA

FOR OFFICE USE ONLY

Data Relative to Subject Property:

Date: FOR OFFICE USE ONLY

Location address: 4501 Afton St Dallas TX 75219

Zoning District: PD193,MF-2

Lot No.: 1 Block No.: 15/2298 Acreage: 0.313

Census Tract: 43.10

Street Frontage (in Feet): 1) 85.07 2) 150.21 3) 4) 5)

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): Afton, a protected series of Salfai LLC

Applicant: Faisal Rehman

Telephone: (248) 255 - 3037

Mailing Address: 14168 Mensano Dr Frisco

Zip Code: 75035

E-mail Address: Salfai LLC @ outlook.com

Represented by: Faisal Rehman

Telephone: (248) 255 - 3037

Mailing Address: 14168 Mensano Dr. Frisco

Zip Code: 75035

E-mail Address: Salfai LLC @ outlook.com

Affirm that an appeal has been made for a Variance or Special Exception of landscaping exception due to existing site conditions along Lucas Dr. including a retaining wall, utility poles and school zone signage that make it impractical to

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: relocating the sidewalk on Lucas Dr. would not only be impractical but also create a safety hazard by disrupting direct school access, potentially forcing students to walk in the street to avoid inconvenient detour.

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 Faisal Rehman

(Affiant/Applicant's name printed)

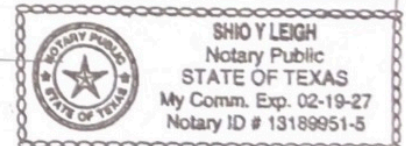
who on (his/her) oath certifies that the above statements are true and correct to his/her best knowledge and that he/she is the owner/or principal/or authorized representative of the subject property

Respectfully submitted:

(Affiant/Applicant's signature)

Subscribed and sworn to before me this 20 day of June 2025

Shio Y Leigh
Notary Public in and for Dallas County, Texas
collin



DEVELOPMENT SERVICES • BOARD OF ADJUSTMENT | REV 05.24.2023

meet PD 193 /MF2 requirements. A fully functional 5 ft sidewalk already exists, even if removed the presence of overhead electrical lines of utility poles makes tree planting unfeasible. The only viable location for tree landscaping is behind the retaining wall.

**BOARD OF ADJUSTMENT
CITY OF DALLAS, TEXAS**

FILE NUMBER: BOA-25-000028

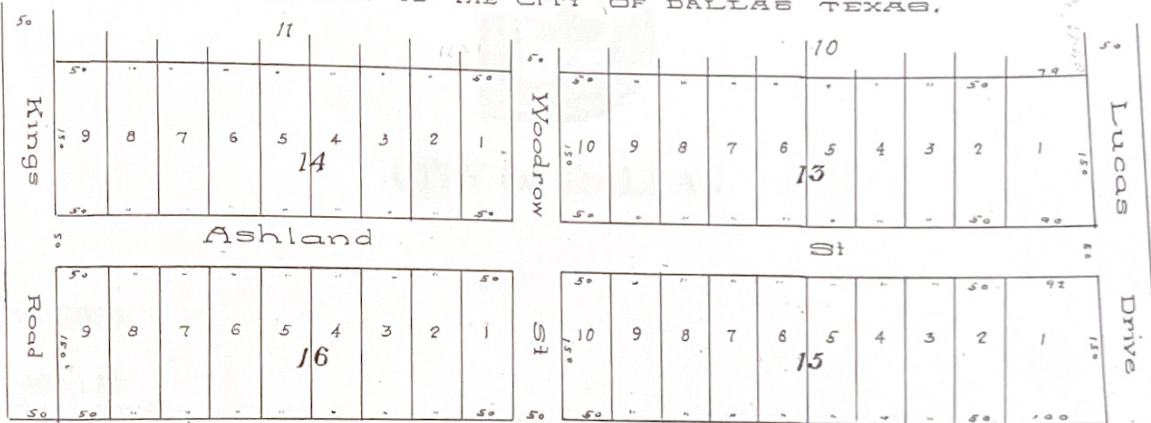
BUILDING OFFICIAL'S REPORT: Application of Faisal Rehman for (1) a special exception to the landscaping regulations at 4501 AFTON ST. This property is more fully described as Block 15/2298. Lot 1 and is zoned PD-193(MF-2), which requires mandatory landscaping. The applicant proposes to construct and/or maintain a nonresidential structure and provide an alternate landscape plan, which will require a special exception to the landscape regulations.

LOCATION: 4501 AFTON ST

APPLICANT: Faisal Rehman

REQUEST: A request for (1) a special exception to the landscaping regulations

SECOND INSTALLMENT OF
Maplewood
AN ADDITION TO THE CITY OF DALLAS TEXAS.



37910.....

MAPLEWOOD ADDITION: STATE OF TEXAS: KNOW ALL MEN BY THESE PRESENTS:
TO-WIT: COUNTY OF DALLAS:

That we, John H. McDonough and wife, Mary C. McDonough, do hereby adopt the foregoing plat as a true and correct representation of the Second Installment of Maplewood, an Addition to the City of Dallas, Texas, and do hereby dedicate for the use and benefit of the public forever the streets and alleys therein shown.

The property embraced in this Dedication is a part of the Crawford Grigsby Survey, being a tract of land 1140 x 560 feet lying immediately Southwest of Blocks Nos. 10 and 11 of Maplewood, an Addition to the City of Dallas, Texas, according to the Map thereof recorded in Volume 2, Page 181, Map Records of Dallas County, Texas.

Said property is now vacant and is no part or parcel of our homestead, never having been used, claimed or owned by us as such, our homestead being elsewhere located in the City of Dallas, Texas.

EXECUTED this 24th day of May A.D. 1921.

John H. McDonough
Mary C. McDonough

STATE OF TEXAS : before me, the undersigned authority, on this day personally appeared John H. McDonough and wife, Mary C. McDonough, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed. And the said Mary C. McDonough, wife of said John H. McDonough, having been examined by me privily and apart from her husband and having the same fully explained to her, she, the said Mary C. McDonough, acknowledged such instrument to be her act and deed and declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

Given under my hand and seal of office, this 24th day of May, A.D. 1921.

Bruce Thomas

(IS.)
Notary Public, Dallas County, Texas.
Filed for Record May 31, 1921, at 11:00 o'clock A.M. W. S. Skiles County Clerk
By M. L. Camp Deputy
Recorded June 8, 1921, W. S. Skiles County Clerk by *Sales*



SHIPPED DATE 2-19-25 RECEIVED DATE 4-29-24
 ANNEXED JUL. 12, 1929 ORD. NO. ABST. 532
 SURVEY G. GRISBY

CITY OF DALLAS PLAT BOOKS
 ADDITION
 SCALE 100 FT. EQUALS 1 INCH

BLOCKS 2295 TO 2301
 SCHOOL DISTRICT DALLAS
1010

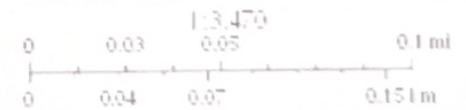


TRUE AND CORRECT
 COPY OF RECORD
 ON FILE IN CITY
 SUPERVISOR'S OFFICE
 BY W. H. W.
 DATE 6/13/2025

ArcGIS Web Map



6/18/2025, 5:18:58 PM





REFERRAL FORM FOR BOARD OF ADJUSTMENT

| | | | |
|---------------------------------|-----------------------|-----------------------------|-------------------|
| APPLICANT: <u>Faizal Rehman</u> | | OWNER: <u>Afton</u> | |
| ADDRESS: <u>4501 Afton St</u> | | STATE: <u>TX</u> | ZIP: <u>75219</u> |
| LOT: <u>1</u> | BLOCK: <u>15/2298</u> | ZONING: <u>PD 193, MF-2</u> | |

| | |
|--|---|
| <input type="checkbox"/> Variance <input type="checkbox"/> Yard setback <input type="checkbox"/> Lot width <input type="checkbox"/> Lot Depth <input 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 checked="" 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 |
|--|---|

Please list the City of Dallas Development Code(s) this project is non-compliant with:

51P-193.126(b)(4)(B)(i)

Description: In residential subdistricts, in that area parallel to and between 5 and 12 feet from the back of the projected street curb. (sidewalk location)

Alternative resolutions discussed/offered:

offered sidewalk waiver- engineering referred for special exception

Referred by: Ann Hamilton Contact: 214-948-4551 Date: 4-2-25

SETBACKS:
F = 15'
S = 10' & 10'
R = 10'

Lot 2, Block 15/2297
Maplewood No. 2 Addition
Vol. 2, Pg 175
M.R.D.C.T.

4501 Afton Street
Lot 1, Block 15/2298
Maplewood No. 2 Addition
M.R.D.C.T.
13,355sf

DISD
ESPERANZA "HOPE"
MEDRANO
LOT 17A, BLOCK 2300

NOTE: ALL AREAS NOT
UNDER FOOTPRINT OF
BUILDING TO BE
DESIGNATED AS COMMON
AREAS.

NOTE: DRIVE TO BE 6" 3000
PSI CONC. PAVING WITH #3
REBARS @ 24" O.C. EACH
WAY. EXPANSION JOINTS @
10' o.c.

NOTE: PROVIDE VEGETATIVE
LANDSCAPE OR 70% OF THE
NON-ROOF AREA OF LOT O
ALLOW FOR WATER RUN
OFF.

NOTE: 1 HR FIRE RATED SEP.
BETWEEN DWELLING UNITS
AND GARAGE PER 2021
IBC/DBC 406.3.2.1 - SEE
DETAILS ON A4.20

THIS SPACE RESERVED - BLDG INSPECTION

THIS SPACE RESERVED - ENGINEERING

LOT COVERAGE TABLE (SLAB)

| LOT NUMBER | LOT SIZE | SLAB AREA | % OF COVERAGE |
|------------|-----------|-----------|---------------|
| Lot 17A | 13,355 sf | 5,730 sf | 42.9% |

UNIT MATRIX

| UNIT TYPE | GROSS SF. | LIVING SF. | QTY. | SUBTOTAL |
|-----------|-----------|------------|------|-----------|
| A | 2,251 sf | 1,523 sf | 2 | 3,046 sf |
| B | 2,254 sf | 1,530 sf | 4 | 6,120 sf |
| C | 2,251 sf | 1,523 sf | 2 | 3,046 sf |
| TOTALS | 18,020 sf | | 8 | 12,212 sf |



0 10' 20' 30'
1" = 10'

1 ARCHITECTURAL SITE PLAN

Prj. #21093 ISSUE RECORD

| DATE: | ISSUED FOR: | COMMENTS: |
|-------|-------------|-----------|
| | | |
| | | |
| | | |
| | | |
| | | |

Drawing File: 4501 Afton_arch.dwg

LEGEND:

CONTACTS:

OWNER/AGENT:
Faisal Rehman
E: faisalrehman1@gmail.com

APPLICANT:
Faisal Rehman
E: faisalrehman1@gmail.com

ENGINEER:

Construction Plans for
Condos located at
4501 Afton Street
Lot 1, Block 15/2298
Maplewood No. 2 Addition
City of Dallas, Dallas County, TX 75219

Date:
02-10-2025

Scale:
1" = 10'

Drawn By:
N.P.K.

Page:
A0.10

Site Plan

LANDSCAPE CHECKLIST — Ordinance No. 25243 (Pd 193)

ADDRESS: _____ TRACE #: _____

MANDATORY PROVISIONS (must comply when applicable)

☒ Tree Survey-must include trees 6" caliper and greater on the lot and/or within 50' of construction.

☒ Tree protection-permanent protective fencing placed around the dripline of each protected tree to remain.

☒ Protected tree mitigation-Replacement trees must equal, in caliper, the caliper of protected tree(s) removed. Approved replacement trees are defined in Sec. 51A-10.134(2) and must be a minimum 2" caliper. A tree survey, landscape plan, and building permit or tree removal permit are required to consider protected tree removal.

☒ alternate methods of compliance - if a property owner is unable to plant the replacement tree on the lot from which the protected trees were removed, the following option exist:

- plant replacement trees on another property within the Oak Lawn Special Purpose District (requires written permission from the receiving property owner and the building official), or
- make a payment into the Oak Lawn Open Space Fund

below applies to single family uses in residential subdistricts and residential development tracts

☒ Additional payment for removal of "majestic trees"-in addition to mitigation, the removal of a protected tree with a diameter of 15" or greater requires making a payment into a city account to be known as The Oak Lawn Open Space Fund. The amount of the payment is calculated in the same manner as defined in Sec. 51A-10.135(c)(2).

☒ site trees

☒ residential development tracts - Required _____ Provided _____ One 2" caliper tree per 4,000sq ft within the residential development tract. A minimum of 50% of these trees must be planted in the rear 50% of the residential development tract. Each site tree must have a minimum planting area of 25sqft. The trunk of any site trees must be located more than 2.5' from any pavement.

☒ single-family uses in MF-1, MF-2 and MF-3 subdistricts - Required _____ Provided _____ Must have one 2" caliper tree per 4,000sqft of lot area. A minimum of 50% of these trees must be planted within the rear 50% of the lot. Every site tree must have a minimum planting area of 25sqft. The trunk of any site tree must be located more than 2.5' from any pavement.

☒ single-family uses in single-family (R) subdistricts - Each single-family lot must contain three 2" caliper trees. Two of these trees must be located within the required front yard. One of the two trees in the required front yard must be planted within the driveway and must be a large canopy tree from the Large Canopy Tree list.

☒ Fences-fences in front yards and corner side yards s 4' in height if the fence is solid. Fences in front yards and corner side yards s 6' in height if the fence is a minimum of 50% open. In all other cases, fences s 6' in height. "Corner side yard" means portion of front yard on a corner residential development tract governed by side yard regulations pursuant to Sec. 18(b)(1).

below applies to all properties in the Oak Lawn SPD except single-family* and duplex uses in detached structures

☒ Street trees-Required 9. Provided 9 One tree, min. 3.5" dia. and 14' ht. must be provided for every 25' of street frontage, with a min. of one tree required. Must be protected species and located in the parkway.* for attached or detached single-family uses in MF-1, MF-2, and MF-3 subdistricts one large canopy tree must be provided for every 25 feet of frontage, with a minimum of two. These trees must be from the Large Canopy Tree list (attached) and must be located within the parkway.

☒ Sidewalks

☒ residential subdistricts-must be 4' wide and located between 5' and 10' from the back of the street curb.*

☒ non-residential subdistricts-must be 6' wide and located between 5' and 12' from the back of the street curb.*

* a sidewalk may be located further from the street curb if to save a tree or other existing landscaping.

☒ Designated landscape areas/features

☒ MF-1, MF-2, MF-3 subdistricts: front yard setback = 15' at least 20% of the parkway must be designated as parkway planting area

Front yard parkway plantings in MF-2 and MF-3 subdistricts with an average height of 7' and a maximum height of 7' above the top of the nearest street curb may be located in the front yard if:

- the main building does not exceed 36' in height
- no front street curb cuts, front yard driveways, or front entryways to the garages or parking
- minimum of 12' provided between the fence and projected street curb
- all portions of the fence exceeding 4' in height are set back at least 2' from the lot line

Privacy fencing planting area designation:

- at least 80% of the required 2' setback area from the lot line must be designated as privacy fencing planting
- may be one contiguous area or several smaller noncontiguous areas
- no pavement of any kind allowed
- minimum soil depth requirement is 24"
- must contain living evergreen shrubs or vines recommended for local area use by Director of Parks
- initial plantings must be calculated to cover minimum of 30% of the total fence or wall area facing the street within a 5-year period
- shrubs or vines must be planted 24" o.c. over entire length of this area unless landscape architect recommends alternative density that the building official determines is capable of satisfying minimum coverage requirements.

| Area %'s in sq. ft. | Landscape Site Area | General Planting Area | Special Planting Area |
|---------------------|------------------------------------|------------------------------------|--|
| Lot Area | 20% | 50% (of LSA) | 20% (of GPA) w/ 1 Pl. / 6 s.f. |
| Required Front Yard | 50% of RFY | 25% of RFY | 6% of RFY w/ 1 Plant / 6 s.f. |
| Lot Area | Required: 2,671 Provided: 3,967 | Required: 1,336 Provided: 1,338 | Required: 267 / 45 Provided: 405 / 45 |
| Required Front Yard | 1,317 | 2,116 | 659 |

☒ Q-1 and Q-2 subdistricts: front yard setback = 15' for Q-1 and 20' for Q-2

| Area %'s in sq. ft. | Landscape Site Area | General Planting Area | Special Planting Area |
|---------------------|------------------------------------|------------------------------------|------------------------------------|
| Lot Area | 20% | 50% (of LSA) | 20% (of GPA) w/ 1 Pl. / 6 s.f. |
| Required Front Yard | 60% of RFY | 30% of RFY | 6% of RFY w/ 1 Plant / 6 s.f. |
| Lot Area | Required: _____ Provided: _____ | Required: _____ Provided: _____ | Required: _____ Provided: _____ |
| Required Front Yard | _____ | _____ | _____ |

☒ GR and LC subdistricts: front yard setback = 10'

| Area %'s in sq. ft. | Landscape Site Area | General Planting Area | Special Planting Area |
|---------------------|------------------------------------|------------------------------------|------------------------------------|
| Lot Area | 10% | n/a | n/a |
| Required Front Yard | 60% of RFY | 12% of RFY | 6% of RFY w/ 1 Plant / 6 s.f. |
| Lot Area | Required: _____ Provided: _____ | Required: _____ Provided: _____ | Required: _____ Provided: _____ |
| Required Front Yard | n/a | n/a | n/a |

☒ Residential development tracts and single-family uses in MF-1, MF-2, MF-3 subdistricts

| Area %'s in sq. ft. | Landscape Site Area | General Planting Area | Special Planting Area |
|---------------------|------------------------------------|------------------------------------|------------------------------------|
| Lot Area | 20% | n/a | n/a |
| Required Front Yard | n/a | n/a | n/a |
| Lot Area | Required: _____ Provided: _____ | Required: _____ Provided: _____ | Required: _____ Provided: _____ |
| Required Front Yard | n/a | n/a | n/a |

Lot 2, Block 15/2297
Maplewood No. 2 Addition
Vol. 2, Pg 175
M.R.D.C.T.

| LANDSCAPE SUMMARY TABLE | | |
|-------------------------|------------------|------------------|
| | ALLOW/REQD | PROPOSED |
| LOT AREA | ----- | 13,355 sq.ft. |
| LANDSCAPE AREA | 20%/2,671 sq.ft. | 25%/3,369 sq.ft. |
| Required Front Yard | | 2,634 sq.ft. |
| STREET TREES | | |
| Afton Street (1/25') | 3 trees | 3 trees |
| Lucas Drive (1/25') | 6 trees | 6 trees |

| PLANTING LEGEND | | | | |
|-----------------|---------------|---|---------------------------------|--------|
| SYMBOL | # | TYPE | BOTANICAL NAME | CAL. |
| | 9 | Savannah Holly | Ilex X Attenuata 'Savannah' | 3.5" |
| | 2 | Texas Redbud | Cercis Canadensis 'Texana' | 1" |
| | | Existing Non-Protected Tree to Be Preserved | | |
| | 26 | Elaeagnus | Elaeagnus Pungens 'Fruitlandii' | 1 gal. |
| | 13 | Thunder Cloud™ Texas Sage | Leucophyllum Candidum | 1 gal. |
| | 5 | Variegated Yucca | Yucca Filamentosa 'Color Guard' | 1 gal. |
| | 2,629 sq. ft. | Common Bermuda Grass | Cynodon Dactylon | n/a |
| | 1,338 sq. ft. | Asian Jasmine | Trachelospermum Asiaticum | n/a |

① LANDSCAPE SITE PLAN

| Prj. #21093 ISSUE RECORD | | |
|--------------------------|---------------------|-----------|
| DATE: | ISSUED FOR: | COMMENTS: |
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| | | |
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| | | |
| | | |
| Drawing File: | 4501_Afton_arch.dwg | |

LEGEND:

CONTACTS:

OWNER/AGENT:
Faisal Rehman
E: faisalrehman1@gmail.com

APPLICANT:
Faisal Rehman
E: faisalrehman1@gmail.com

ENGINEER:

Construction Plans for
Condos located at
4501 Afton Street
Lot 1, Block 15/2298
Maplewood No. 2 Addition
City of Dallas, Dallas County, TX 75219

Landscape Site Plan

Date:
02-10-2025
Scale:
1" = 10'
Drawn By:
N.P.K.
Page:
L0.30