

2024 DEC -2 AM 8:40

CITY SECRETARY  
DALLAS, TEXAS



City of Dallas  
AGENDA

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POSTED CITY SECRETARY  
DALLAS, TX

**BOARD OF ADJUSTMENT (PANEL A)**

**DECEMBER 9, 2024, BRIEFING AT 10:30 A.M. AND  
THE PUBLIC HEARING AT 1:00 P.M.**

**Dallas City Hall, Council Briefing 6ES and Videoconference**

**Video Conference Link: <https://bit.ly/boa1209A>  
Telephone: (408) 418-9388, Access Code: 325527**

The City of Dallas will make Reasonable Accommodations/Modifications to programs and/or other related activities to ensure any and all residents have access to services and resources to ensure an equitable and inclusive meeting. Anyone requiring auxiliary aid, service, and/or translation to fully participate in the meeting should notify the Board of Adjustment by calling (214) 670-4127 three (3) business days prior to the scheduled meeting. A video stream of the meeting will be available twenty-four (24) hours after adjournment by visiting <https://dallastx.new.swagit.com/views/113>.

Individuals and interested parties wishing to speak must register with the Board of Adjustment at <https://bit.ly/BDA-A-Register> by 5 p.m. on Sunday, December 8, 2024. In Person speakers can register at the hearing.

La Ciudad de Dallas llevará a cabo Adecuaciones/Modificaciones Razonables a los programas y/u otras actividades relacionadas para asegurar que todos y cada uno de los residentes tengan acceso a los servicios y recursos para asegurar una reunión equitativa e inclusiva. Cualquier persona que requiera asistencia adicional, servicio y/o interpretación para poder participar de forma íntegra en la reunión debe notificar a Junta de Ajustes llamando al (214) 670-4127 tres (3) días hábiles antes de la reunión programada. Una transmisión en video de la reunión estará disponible dos días hábiles luego de la finalización de la reunión en <https://dallastx.new.swagit.com/views/113>.

Las personas y las partes interesadas que deseen hacer uso de la palabra deben registrarse en Junta de Ajustes en at <https://bit.ly/BDA-A-Register> hasta las 5 p.m. el Domingo, 8 de Diciembre, 2024. Las personas que deseen hablar en persona se pueden registrar en la Audiencia.

**AGENDA**

- I. **Call to Order** David A. Neumann, Chairman
- II. **Staff Presentation/Briefing**
- III. **Public Hearing** Board of Adjustment
- IV. **Public Testimony**
- V. **Miscellaneous Items**
- VI. **Case Docket** Board of Adjustment
  - Uncontested Items
  - Holdover Items
  - Individual Items
- VII. **Adjournment**

**Handgun Prohibition Notice for Meetings of Governmental Entities**

"Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun."

"De acuerdo con la sección 30.06 del código penal (ingreso sin autorización de un titular de una licencia con una pistola oculta), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola oculta."

"Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly."

"De acuerdo con la sección 30.07 del código penal (ingreso sin autorización de un titular de una licencia con una pistola a la vista), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola a la vista."

"Pursuant to Section 46.03, Penal Code (places weapons prohibited), a person may not carry a firearm or other weapon into any open meeting on this property."

"De conformidad con la Sección 46.03, Código Penal (coloca armas prohibidas), una persona no puede llevar un arma de fuego u otra arma a ninguna reunión abierta en esta propiedad."

**EXECUTIVE SESSION NOTICE**

A closed executive session may be held if the discussion of any of the above agenda items concerns one of the following:

1. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex. Govt. Code §551.071]
2. deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.072]
3. deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.073]
4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code §551.074]
5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Tex. Govt. Code §551.076]
6. discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Tex Govt. Code §551.087]
7. deliberating security assessments or deployments relating to information resources technology, network security information, or the deployment or specific occasions for implementations of security personnel, critical infrastructure, or security devices. [Tex Govt. Code §551.089]

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**MISCELLANEOUS ITEM(S)**

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- Approval of Panel A Minutes – November 19, 2024

<b>BDA234-143_FR1</b>	4516 Hopkins Avenue <b>REQUEST:</b> Application of Baldwin Associates for a fee waiver for <b>(1)</b> a variance to the height regulations, for <b>(2)</b> a variance to the lot coverage regulations, for <b>(3)</b> a variance to the height regulations, and for <b>(4)</b> a variance to the height regulations.	1
<b>BDA234-144_FR1</b>	4500 Hopkins Avenue <b>REQUEST:</b> Application of Baldwin Associates for a fee waiver for <b>(1)</b> a variance to the height regulations, and for <b>(2)</b> a variance to the lot coverage regulation.	2
<b>BDA234-145_FR1</b>	4604 Hopkins Avenue <b>REQUEST:</b> Application of Baldwin Associates for a fee waiver for <b>(1)</b> a variance to the height regulations, for <b>(2)</b> a variance to the lot coverage regulation, for <b>(3)</b> a variance to the height regulations, and for <b>(4)</b> a variance to the height regulations.	3
<b>BDA234-156_FR1</b>	6529 Victoria Avenue <b>REQUEST:</b> Application of Daniel Le for a fee waiver for <b>(1)</b> a variance to the maximum height requirements, and for <b>(2)</b> a variance to the maximum height requirements.	4

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**UNCONTESTED CASE(S)**

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<b>BDA234-147(CJ)</b>	2121 Irving Boulevard <b>REQUEST:</b> Application of Steve Jr Oden represented by Skye Thibodeaux for <b>(1)</b> a special exception to the parking regulations.	5
<b>BDA234-148(CJ)</b>	7038 Greenville Avenue <b>REQUEST:</b> Application of Rob Baldwin for a variance to the parking regulations.	6
<b>BDA234-141(BT)</b>	726 W. Greenbriar Lane <b>REQUEST:</b> Application of Charlotte Youngquist for <b>(1)</b> a special exception to the front-yard setback regulations for a carport, and for <b>(2)</b> a special exception to the side-yard setback regulations for a carport.	7

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**HOLDOVER**

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None

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**INDIVIDUAL CASES**

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<b>BDA234-143(BT)</b>	4516 Hopkins Avenue <b>REQUEST:</b> Application of Baldwin Associates for <b>(1)</b> a variance to the height regulations, for <b>(2)</b> a variance to the lot coverage regulations, for <b>(3)</b> a variance to the height regulations, and for <b>(4)</b> a variance to the height regulations.	8
<b>BDA234-144(BT)</b>	4500 Hopkins Avenue <b>REQUEST:</b> Application of Baldwin Associates for <b>(1)</b> a variance to the height regulations, and for <b>(2)</b> a variance to the lot coverage regulation.	9
<b>BDA234-145(BT)</b>	4604 Hopkins Avenue <b>REQUEST:</b> Application of Baldwin Associates for <b>(1)</b> a variance to the height regulations, for <b>(2)</b> a variance to the lot coverage regulation, for <b>(3)</b> a variance to the height regulations, and for <b>(4)</b> a variance to the height regulations.	10
<b>BDA234-156(BT)</b>	6529 Victoria Avenue <b>REQUEST:</b> Application of Daniel Le for <b>(1)</b> a variance to the maximum height requirements, and for <b>(2)</b> a variance to the maximum height requirements.	11



BOARD OF ADJUSTMENT

Panel A Minutes

November 19<sup>th</sup>, 2024

**DRAFT**

Council Chambers 6EN  
[24923176153@dallascityhall.webex.com](mailto:24923176153@dallascityhall.webex.com)

David A. Neumann, Chairman

**PRESENT: [5]**

David A. Neumann, Chairman	
Kathleen Davis	
Rachel Hayden	
Michael Hopkowitz	
Jay Narey	

**ABSENT: [0]**


Chairman David A. Neumann called the briefing to order at **10:47 A.M.** with a quorum of the Board of Adjustment present.

Chairman David A. Neumann called the hearing to order at **1:00 P.M.** with a quorum of the Board of Adjustment present.

The Chairperson stated that no action of the Board of Adjustment shall set a precedent. Each case must be decided upon its own merits and circumstances, unless otherwise indicated, each use is presumed to be a legal use. Each appeal must necessarily stand upon the facts and testimony presented before the Board of Adjustment at this public hearing, as well as the Board's inspection of the property.

**PUBLIC SPEAKERS**

The Board of Adjustment provided public testimony opportunities for individuals to comment on matters that were scheduled on the posted meeting agenda.

1. Gus Perez – 7811 Morton Street, Dallas TX 75209
2. Zac Thompson – 4715 University Blvd., Dallas TX 75209
3. Robert Voltmann – 7315 Robin Rd., Dallas TX 75209
4. Kemeshia Richardson - 7314 Kenwell St., Dallas TX 75209
5. Jonathan Maples (did not speak) – 6525 Oriole St., Dallas TX 75209

**MISCELLANEOUS ITEMS**

Approval of the Board of Adjustment Panel A, October 22<sup>nd</sup>, 2024, Meeting Minutes.

**Motion was made to approve Panel A, October 22<sup>nd</sup>, 2024, Public Hearing Minutes.**

Maker:	Rachel Hayden				
Second:	Kathleen Davis				
Results:	5-0 unanimously				Motion to approve
		Ayes:	-	5	David A. Neumann, Kathleen Davis, Rachel Hayden, Jay Narey and Michael Hopkovitz
		Against:	-	0	

Approval of the Board of Adjustment Full Board Meeting Minutes, October 29<sup>th</sup>, 2024.

**Motion was made to approve Full Board Meeting Minutes, October 29<sup>th</sup>, 2024.**

Maker:	Kathleen Davis				
Second:	Jay Narey				
Results:	5-0 unanimously				Motion to approve
		Ayes:	-	5	David A. Neumann, Kathleen Davis, Rachel Hayden, Jay Narey and Michael Hopkovitz
		Against:	-	0	

**CONSENT ITEMS**

**1. 9410 Alva Court**  
BDA234-128(BT)

**BUILDING OFFICIAL’S REPORT:** Application of Fenil Ghodadra for (1) a special exception to the fence height regulations at **9410 ALVA CT**. This property is more fully described as Block 6/5596, TR 5 & S 11 feet of TR 4, and is zoned R-1ac(A), which limits the height of a fence in the front yard to 4-feet. The applicant proposes to construct and/or maintain an 8-foot-high fence in a required front-yard, which will require **(1)** a 4-foot special exception to the fence height regulations.

**LOCATION:** 9410 ALVA CT.

**APPLICANT:** Fenil Ghodadra

**REQUEST:**

- (1) A request for a special exception to the fence height regulations

**STANDARD OF REVIEW FOR A SPECIAL EXCEPTION TO FENCE HEIGHT STANDARD REGULATIONS:**

Section 51A-4.602(a)(11) of the Dallas Development Code states that the board may grant a special

exception to the fence regulations when in the opinion of the board, **the special exception will not adversely affect neighboring property.**

**STAFF RECOMMENDATION:**

Special Exceptions (1):

No staff recommendation is made on this request.

**BACKGROUND INFORMATION:**

**Zoning:**

- Site: R-1ac(A)
- North: R-1ac(A)
- East: R-1ac(A)
- South: R-1ac(A)
- West: R-1ac(A)

**Land Use:**

The subject site and all surrounding properties are developed with single-family uses.

**BDA History:**

No BDA history found within the last 5 years

**GENERAL FACTS/STAFF ANALYSIS:**

- The application of Fenil Ghodadra for the property located at 9410 Alva Ct. focuses on one request relating to the fence height.
- A request for a special exception to the fence height regulations. The applicant is proposing to construct and maintain an 8-foot high gate in a required front-yard, which will require a 4-foot special exception to the fence height regulations.
- The subject site along with surroundings properties to the north, south, east, and west are all developed with single-family homes.
- As illustrated on the submitted site plan and elevations, the applicant is proposing to replace an existing 8-foot high fence and gate, located near the front property line.
- Based upon staff’s analysis of the surrounding properties, many provided tall fencing and vegetation serving as a screening mechanism along Alva Ct. and Deloache Ave.
- The Dallas Development Code states that in all residential districts except multifamily districts, a fence may not exceed four feet above grade when located in the required front yard.
- The applicant has the burden of proof in establishing that the special exception(s) to the fence regulations relating to height and opacity will not adversely affect the neighboring properties.

- Granting the special exceptions to the fence standards relating to height regulations with a condition that the applicant complies with the submitted site plan and elevations, would require the proposal to be constructed as shown on the submitted documents.
- 200' Radius Video:

**Timeline:**

- September 19, 2024: The applicant submitted an “Application/Appeal to the Board of Adjustment” and related documents which have been included as part of this case report.
- October 8, 2024: The Board of Adjustment Administrator assigned this case to Board of Adjustment Panel **A**.
- October 17, 2024: The Development Services Department Senior Planner emailed the applicant the following information:
- an attachment that provided the public hearing date and panel that will consider the application; the October 25, 2024, deadline to submit additional evidence for staff to factor into their analysis; and November 8, 2024, deadline to submit additional evidence to be incorporated into the board’s docket materials.
  - the criteria/standard that the board will use in their decision to approve or deny the request; and
  - the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.
- November 6, 2024: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the November public hearings. Review team members in attendance included: The Board of Adjustment Chief Planner/Board Administrator, the Board of Adjustment Senior Planner, Project Coordinator, Board Secretary, Conservation District Chief Planner, Chief Arborists, Zoning Senior Planner and Transportation Engineer.

**Speakers:**

For: No Speakers

Against: No Speakers

**Motion**

I move that the Board of Adjustment GRANT the following applications listed on the uncontested docket because it appears, from our evaluation of the property and all relevant evidence that the applications satisfy all the requirements of the Dallas Development Code and are consistent with the general purpose and intent of the Code, as applicable to wit:

**BDA 234-128** – Application of Fenil Ghodadra, for a special exception to the fence height requirements in the Dallas Development Code is granted subject to the following condition:

Compliance with the most recent version of all submitted plans are required.



Maker:	Rachel Hayden				
Second:	Michael Hopkovitz				
Results:	5-0 Unanimously				Motion to grant
		Ayes:	-	5	David A. Neumann, Kathleen Davis, Rachel Hayden, Jay Narey and Michael Hopkovitz
		Against:	-	0	

**2. 4640 N. Lindhurst Avenue**  
 BDA234-129(CJ)

**\*This item was moved to Individual Cases\***

**BUILDING OFFICIAL’S REPORT:** Application of Alec Lang represented by Jeff Howard for (1) a special exception to the fence height regulations at 4640 N. Lindhurst Ave. This property is more fully described as Block B/5531, Lot 1 and is zoned R-1ac(A), which limits the height of a fence in the front yard to 4-feet. The applicant proposes to construct and/or maintain a 7-foot 6-inch-high fence in a required front-yard, which will require (1) a 3-foot 6-inch special exception to the fence height regulations.

**LOCATION:** 4640 N. Lindhurst Avenue

**APPLICANT:** Alec Lang

**REQUEST:**

(2) A request for a special exception to the fence height regulations.

**STANDARD OF REVIEW FOR A SPECIAL EXCEPTION TO FENCE HEIGHT REGULATIONS:** Section 51A-4.602(a)(11) of the Dallas Development Code states that the board may grant a special exception to the fence standard regulations when in the opinion of the board, **the special exception will not adversely affect neighboring property.**

**STAFF RECOMMENDATION:**

Special Exceptions (1):

No staff recommendation is made on this request.

**BACKGROUND INFORMATION:**

**BDA History:**

- No BDA history found at 4640 N. Lindhurst Avenue in the last 5 years.

**Square Footage:**

- This lot contains 38,986.2 of square feet.
- This lot is zoned R-1ac(A) which has a minimum lot size of 43,560 square feet or 1 acre.

**Zoning:**

- Site:** R-1ac(A) (Single Family District)
- North:** R-1ac(A) (Single Family District)
- East:** R-1ac(A) (Single Family District)
- South:** R-1ac(A) (Single Family District)
- West:** R-1ac(A) (Single Family District)

**Land Use:**

The subject site and surrounding properties to the north, south, east and west are developed with single-family uses.

**GENERAL FACTS/STAFF ANALYSIS:**

- The application for Rob Baldwin property located at 5251 Ravine Drive focuses on one request relating to fence height regulations.
- The applicant proposes to construct and maintain and 7-foot 6-inch-high fence in a required front yard, which will require a 3-foot 6-inch special exception to the fence height regulations.
- Specifically, the applicant is proposing to construct a 5-foot 6-inch fence connected by 7-foot 6-inch stucco columns in a required front yard.
- The subject site along with properties to the north, south, east, and west are all developed with single-family homes.
- It is imperative to note that the subject site is a lot mid-block lot with single street frontage on North Lindhurst Avenue.
- Based upon staff’s analysis of the surrounding properties, there are a few homes along the full extent of North Lindhurst Avenue with fences and gates in the required front yard and/or some form of vegetation serving as a screening mechanism.
- The applicant has stated that the request for special exception has been made for safety reasons.
- It has been confirmed that the fence is proposed and not existing.
- The Dallas Development Code states that in all residential districts except multifamily districts, a fence may not exceed four feet above grade when located in the required front yard.
- The applicant has the burden of proof in establishing that the special exception to the fence regulations relating to height will not adversely affect the neighboring properties.
  
- Granting the special exceptions to the fence standards relating to height regulations with a condition that the applicant complies with the submitted site plan and elevations, would require the proposal to be constructed as shown on the submitted documents.
- 200’ Radius Video: [BDA234-130 at 9820 Royce Dr.](#)

**Timeline:**

September 24, 2024: The applicant submitted an “Application/Appeal to the Board of Adjustment” and related documents which have been included as part of this case report.

October 8, 2024: The Board of Adjustment Administrator assigned this case to Board of Adjustment Panel **A**.

October 16, 2024: The Development Services Department Senior Planner emailed the applicant the following information:

- an attachment that provided the hearing date and panel that will consider the application; the October 25, 2024, deadline to submit additional evidence for staff to factor into their analysis ;and November 8, 2024, deadline to submit additional evidence to be incorporated into the board’s docket materials.
- the criteria/standard that the board will use in their decision to approve or deny the request; and
- the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.

November 6, 2024: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the November public hearings. Review team members in attendance included: The Board of Adjustment Chief Planner/Board Administrator, the Board of Adjustment Senior Planner, Project Coordinator, Board Secretary, Conservation District Chief Planner, Chief Arborists, Zoning Senior Planner, and Transportation Engineer.

Speakers:

For: Jeff Howard, 3526 lakeridge Dr., Grapevine TX 76051

Against: No Speakers

**Motion**

I move that the Board of Adjustment, in Appeal No. BDA 234-129, on application of Alec Lang represented by Jeff Howard, **GRANT** the request of this applicant to construct and/or maintain a 7-foot 6-inch high fence as a special exception to the height requirement for fences contained in the Dallas Development Code, as amended, because our evaluation of the property and the testimony shows that this special exception will not adversely affect neighboring property.

I further move that the following condition be imposed to further the purpose and intent of the Dallas Development Code:

Compliance with height and fence location requirements illustrated in the most recent version of all submitted plans are required.

Maker:	Rachel Hayden				
Second:	Kathleen Davis				
Results:	5-0 Unanimously				Motion to grant

		Ayes:	-	5	David A. Neumann, Kathleen Davis, Rachel Hayden, Jay Narey and Michael Hopkovitz
		Against:	-	0	

**HOLDOVER CASES**

**3. 4336 Lively Lane**  
 BDA234-118(CJ)

**BUILDING OFFICIAL’S REPORT:** Application of Larry Klinghoffer for a special exception to (1) provide an additional electrical meter at 4336 Lively Lane. This property is more fully described as Block B/5549, Lot 9, and is zoned R-10(A), which requires that a single-family dwelling use in a single family district may be supplied by not more than one electrical utility service, and metered by not more than one electrical meter. The applicant proposes to construct and/or maintain an accessory structure to a single-family dwelling in a single family district and have more than one electrical utility service, or more than one electrical meter, which will require (1) a special exception to the single-family zoning use regulations.

**LOCATION:** 4336 Lively Lane

**APPLICANT:** Larry Klinghoffer

**REQUEST:**

- (1) A special exception to the single-family zoning use regulations for an electrical utility service or electrical meter.

**STANDARD OF REVIEW FOR A SPECIAL EXCEPTION TO THE SINGLE-FAMILY USE REGULATIONS TO AUTHORIZE MORE THAN ONE ELECTRICAL UTILITY SERVICE OR ELECTRICAL METER ON A LOT:**

Section 51A-4.112(f)(8)(A) of the Dallas Development Code states that The board may grant a special exception to authorize more than one electrical utility service and more than one electrical meter on a lot in this district when, in the opinion of the board, the special exception will:

- not be contrary to the public interest; and
- not adversely affect neighboring properties; and
- not be used to conduct a use not permitted in this district.

**STAFF RECOMMENDATION:**

Special Exception (1):

No staff recommendation is made on this request.

**BACKGROUND INFORMATION:**

**BDA History:**

- No BDA history found at 4336 Lively Lane in the last 5 years.

**Square Footage:**

**Square Footage:**

- This lot contains 28618.92 of square feet.
- This lot is zoned R-10 (A) which has a minimum lot size of 10,000 square feet.

**Zoning:**

- Site: R-10 (A) (Single Family District)
- North: R-10 (A) (Single Family District)
- East: R-10 (A) (Single Family District)
- South: R-10 (A) (Single Family District)
- West: R-10 (A) (Single Family District)

**Land Use:**

The subject site and surrounding properties to the north, south, east and west are developed with single-family uses.

**GENERAL FACTS/STAFF ANALYSIS:**

- The application for Larry Klinghoffer property located at 4336 Lively Lane focuses on one request relating to single-family use regulations.
- The applicant proposes to construct and/or maintain an accessory structure to a single-family dwelling and have more than one electrical utility service or more than one electrical meter, which will require a special exception to the single-family zoning use regulations.
- The subject site along with properties to the north, south, east, and west are all developed with single-family homes.
- The subject site is a mid-block lot with single street frontage on Lively Lane.
- According to the applicant, the requested electrical utility service or electrical meter is required for the new accessory structures HVAC system; the new structure is currently under review as permit #2409161151.
- The applicant has the burden of proof in establishing that the special exception to the single-family use regulations regarding electrical services will not be contrary to the public interest, not adversely affect the neighboring properties and not be used to conduct a use 200’ Radius Video: [BDA234-118 at 4336 Lively Ln.](#)

**Timeline:**

- August 26, 2024: The applicant submitted an “Application/Appeal to the Board of Adjustment” and related documents which have been included as part of this case report.
- September 9, 2024: The Board of Adjustment Administrator assigned this case to Board of Adjustment Panel **A**.
- September 12, 2024: The Development Services Department Senior Planner emailed the applicant the following information:
  - an attachment that provided the hearing date and panel that will consider the application; the September 27, 2024, deadline to

submit additional evidence for staff to factor into their analysis ;and  
October 11, 2024, deadline to submit additional evidence to be  
incorporated into the board’s docket materials.

- the criteria/standard that the board will use in their decision to approve or deny the request; and
- the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.

October 3, 2024: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the October public hearings. Review team members in attendance included: The Board of Adjustment Chief Planner/Board Administrator, the Board of Adjustment Senior Planner, Project Coordinator, Board Secretary, Conservation District Chief Planner, Chief Arborists, Zoning Senior Planner, and Transportation Engineer.

October 22, 2024: Panel A, at its regular scheduled hearing on October 22, 2024 voted to hold this matter under advisement until it’s October hearing.

October 24, 2024: The Development Services Department Senior Planner emailed the applicant the following information:

- an attachment that provided the hearing date and panel that will consider the application; the October 30, 2024, deadline to submit additional evidence for staff to factor into their analysis; and November 8, 2024, deadline to submit additional evidence to be incorporated into the board’s docket materials.
- the criteria/standard that the board will use in their decision to approve or deny the request; and
- the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.

November 6, 2024: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the November public hearings. Review team members in attendance included: The Board of Adjustment Chief Planner/Board Administrator, the Board of Adjustment Senior Planner, Project Coordinator, Board Secretary, Conservation District Chief Planner, Chief Arborists, Zoning Senior Planner, and Transportation Engineer.

Speakers:

For: Larry Klinghoffer – 3930 Gaspar Drive, Dallas TX 75220

Against: No Speakers

**Motion**

I move that the Board of Adjustment, in Appeal No. BDA 234-118, on application of Larry Klinghoffer, **GRANT** the request to install and maintain an additional electric meter on the property as a special exception to the single family regulations in the Dallas Development Code, because our evaluation of the property and the testimony shows that this special exception will not be contrary to the public interest, will not adversely affect neighboring property, and will not be used to conduct a use not permitted in the district where the building site is located.

Maker:	Kathleen Davis				
Second:	Rachel Hayden				
Results:	5-0 Unanimously				Motion to grant
		Ayes:	-	5	David A. Neumann, Kathleen Davis, Rachel Hayden, Jay Narey and Michael Hopkovitz
		Against:	-	0	

**4. 6529 Victoria Avenue**  
 BDA234-111(BT)

**BUILDING OFFICIAL’S REPORT:** Application of Daniel Le to (1) appeal the decision of the administrative official at **6529 VICTORIA AVE**. This property is more fully described as Block P/2606, Lot 18, and is zoned PD-67 (Tract 3), which requires compliance with Planned Development No. 67 land use and development standards. The applicant proposes to (1) appeal the decision of an administrative official in the revocation of a building project and the associated master permit for the construction of a new duplex.

**LOCATION:** 6529 Victoria Ave.

**APPLICANT:** Daniel Le

**REQUEST:**

(3) A request is made to appeal the decision of the administrative official in building permit 2301031121 and 2301041101 for structure exceeding maximum allowed height, exceeding maximum allowed lot coverage, and non-compliant roof types.

**STANDARD FOR APPEAL FROM DECISION OF AN ADMINISTRATIVE OFFICIAL:**

Section Dallas Development Code Sections 51A-3.102(d)(1) and 51A-4.703(a)(2) state that any aggrieved person may appeal a decision of an administrative official when that decision concerns issues within the jurisdiction of the Board of Adjustment.

**Section 51A–3.102** of the Dallas Development code states the Board of Adjustment has the following powers and duties: “reverse an order, requirement, decision, or determination of an administrative official involving the interpretation or enforcement of the zoning ordinance; to hear and decide, appeals from decisions of administrative officials made in the enforcement of a zoning ordinance of the city. (For this purpose of the section administrative official means that person within a city department having the final decision-making authority within the department relative to the zoning enforcement issue.); to interpret the zoning district map when uncertainty exists because the actual physical features differ from those indicated on the zoning district map and when the rules set forth in the zoning district boundary regulations do not apply.”

Additionally, **Section 51A-4.703** states that “the board shall decide an appeal of a decision of an administrative official at the next meeting for which notice can be provided following the hearing and not later than the 60<sup>th</sup> day after the appeal date is filed. The board shall have all the powers of the administrative official on the action appealed from. The board may in whole or in part affirm,

reverse, or amend the decision of the official. The board may impose reasonable conditions in its order to be complied with by the applicant in order to further the purpose and intent of this chapter.”

**The Board of Adjustment may hear and decide an appeal that alleges error in a decision made by an administrative official.** Tex. Local Gov't Code Section 211.009(a)(1).

**BACKGROUND INFORMATION:**

**Zoning:**

- Site: PD-67 (Tract 3)
- North: PD-67 (Tract 3)
- East: PD-67 (Tract 3) and PD-67 (Tract 4)
- South: PD-67 (Tract 3) and CR
- West: PD-67 (Tract 3) and CR

**Land Use:**

The subject site is developed with a duplex use and surrounding properties to the north, and east are developed with single-family and duplex uses. Surrounding properties to the south and west are developed with single-family, duplex and non-residential uses.

**BDA History:**

No BDA history found within the last 5 years

**GENERAL FACTS/STAFF ANALYSIS:**

- Ashra Ortiz, represented by Pascual Mojica applied for a duplex permit (6529 and 6531 Victoria Ave.) on January 03, 2023
- Permit #2301031121 (Master Permit #2301041101) was approved on January 04, 2023.
- Various green tags received with the last being issued on June 28, 2024.
- Project placed on hold on July 26, 2024.
- Letter via email to revoke permit #2301031121 and permit #2301041101 provided to applicant on August 7, 2024.
- The board shall have all the powers of the administrative official on the action appealed. The board may in whole or in part affirm, reverse, or amend the decision of the official.

**Timeline:**

- August 7, 2024: The applicant submitted an “Application/Appeal to the Board of Adjustment” and related documents which have been included as part of this case report.
- August 9, 2024: The Board of Adjustment Administrator assigned this case to Board of Adjustment Panel **B**.
- August 21, 2024: The Development Services Department Senior Planner emailed the applicant the following information:
  - an attachment that provided the public hearing date and panel that will consider the application; the August 23, 2024, deadline to



submit additional evidence for staff to factor into their analysis; and September 6, 2024, deadline to submit additional evidence to be incorporated into the board’s docket materials.

- the criteria/standard that the board will use in their decision to approve or deny the request; and
- the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.

August 30, 2024: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the September public hearings. Review team members in attendance included: The Board of Adjustment Chief Planner/Board Administrator, the Board of Adjustment Senior Planner, Project Coordinator, Board Secretary, Conservation District Chief Planner, Chief Arborists, Zoning Senior Planner, and Transportation Engineer.

September 17, 2024: The Board of Adjustment Panel **A**, at its public hearing held on Tuesday, September 17, 2024, moved to **HOLD** this matter under advisement until **October 22, 2024**.

September 17, 2024: The Development Services Department Senior Planner emailed the applicant the following information:

- an attachment that provided the public hearing date and panel that will consider the application; the September 27, 2024, deadline to submit additional evidence for staff to factor into their analysis; and October 11, 2024, deadline to submit additional evidence to be incorporated into the board’s docket materials.
- the criteria/standard that the board will use in their decision to approve or deny the request; and
- the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.

October 3, 2024: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the October public hearings. Review team members in attendance included: The Board of Adjustment Chief Planner/Board Administrator, the Board of Adjustment Senior Planner, Project Coordinator, Board Secretary, Conservation District Chief Planner, Chief Arborists, Zoning Senior Planner and Transportation Engineer.

October 22, 2024: The Board of Adjustment Panel **A**, at its public hearing held on Tuesday, October 22, 2024, moved to **HOLD** this matter under advisement until **November 19, 2024**.

October 24, 2024: The Development Services Department Senior Planner emailed the applicant the following information:

- an attachment that provided the public hearing date and panel that will consider the application; the October 25, 2024, deadline to

submit additional evidence for staff to factor into their analysis; and November 8, 2024, deadline to submit additional evidence to be incorporated into the board’s docket materials.

- the criteria/standard that the board will use in their decision to approve or deny the request; and
- the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.

November 6, 2024: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the October public hearings. Review team members in attendance included: The Board of Adjustment Chief Planner/Board Administrator, the Board of Adjustment Senior Planner, Project Coordinator, Board Secretary, Conservation District Chief Planner, Chief Arborists, Zoning Senior Planner and Transportation Engineer.

Speakers:

For: Daniel Le, 6529 Victoria Ave., Dallas TX 75209  
Misty Ventura, 9406 Biscayne Blvd., Dallas TX 75218

Representing the City of Dallas: Justin Roy, City Attorney Office, 1500 Marilla Street 7DN

**Motion # 1**

Having fully reviewed the decision of the administrative official of the City of Dallas in Appeal No. BDA 234-111, on application of Daniel Le, and having evaluated the evidence pertaining to the property and heard all testimony and facts supporting the application, I move that the Board of Adjustment with the following 3 actions:

1. **REVERSE** the decision of the building official in relates to height,
2. **REVERSE** the decision of the building official in relates lot coverage,
3. **AFFIRM** the decision of the building official in relates to roof type

Maker:	David Neumann				
Second:	Katheen Davis				
Results:	3-2				Motion fails
		Ayes:	-	3	David A. Neumann, Rachel Hayden, Kathleen Davis
		Against:	-	2	Michael Hopkovitz and Jay Narey

**Motion # 2**

Having fully reviewed the decision of the administrative official of the City of Dallas in Appeal No. BDA 234-111, on application of Daniel Le, and having evaluated the evidence pertaining to the property and heard all testimony and facts supporting the application, I move that the Board of Adjustment:

1. **AFFIRM** the decision of the administrator official as to height,
2. **REVERSE** the decision of the administrator official as to lot coverage,
3. **AFFIRM** the decision of the building official as to roof shape.

Maker:	Michael Hopkovitz			
Second:	Jay Narey			

**Motion was withdrawn.**

Maker:	Michael Hopkovitz			
Second:	Jay Narey			

**Motion # 3**

Having fully reviewed the decision of the administrative official of the City of Dallas in Appeal No. BDA 234-111, on application of Daniel Le, and having evaluated the evidence pertaining to the property and heard all testimony and facts supporting the application, I move that the Board of Adjustment **AFFIRM** the decision of the administrative official as to building height.

Maker:	Michael Hopkovitz			
Second:	Jay Narey			
Results:	3-2			Motion carries to affirm
		Ayes:	- 3	Rachel Hayden, Jay Narey and Michael Hopkovitz
		Against:	- 2	Kathleen Davis, David A. Neumann

**Motion # 4**

Having fully reviewed the decision of the administrative official of the City of Dallas in Appeal No. BDA 234-111, on application of Daniel Le, and having evaluated the evidence pertaining to the property and heard all testimony and facts supporting the application, I move that the Board of Adjustment **AFFIRM** the decision of the administrative official in regards of roof type.

Maker:	Michael Hopkovitz			
Second:	Jay Narey			
Results:	5-0 Unanimously			Motion to affirm
		Ayes:	- 5	David A. Neumann, Kathleen Davis, Rachel Hayden, Jay Narey and Michael Hopkovitz
		Against:	- 0	

**Motion # 5**

Having fully reviewed the decision of the administrative official of the City of Dallas in Appeal No. BDA 234-111, on application of Daniel Le, and having evaluated the evidence pertaining to the property and heard all testimony and facts supporting the application, I move that the Board of Adjustment **REVERSE** the decision of the administrative official in regards of lot coverage.

Maker:	Michael Hopkovitz			
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Second:	Jay Narey				
Results:	5-0 Unanimously				Motion to reverse
		Ayes:	-	5	David A. Neumann, Kathleen Davis, Rachel Hayden, Jay Narey and Michael Hopkovitz
		Against:	-	0	

**\*\*Recess at 2:10 – 2:25 pm\*\***

**ADJOURNMENT**

After all business of the Board of Adjustment had been considered, Chairman entertained a motion to adjourn at 4:15 p.m.

Maker:	Michael Hopkovitz				
Second:	Kathleen Davis				

\_\_\_\_\_  
Required Signature:  
Mary Williams, Board Secretary  
Planning & Development Department

\_\_\_\_\_  
Date

\_\_\_\_\_  
Required Signature:  
Dr. Kameka Miller-Hoskins, Board Coordinator  
Planning & Development Department

\_\_\_\_\_  
Date

\_\_\_\_\_  
Required Signature:  
David A. Neumann, Chairman  
Board of Adjustment

\_\_\_\_\_  
Date

**FILE NUMBER:** BDA234-143\_FR1(BT)

**BUILDING OFFICIAL'S REPORT:** Application of Baldwin Associates for **(1)** a variance to the height regulations, for **(2)** a variance to the lot coverage regulations, for **(3)** a variance to the height regulations, and for **(4)** a variance to the height regulations at **4516 HOPKINS AVENUE**. This property is more fully described as Block B/4993, Lot 28, and is zoned PD-67 (Tract 1), which requires the maximum residential structure height of 25 feet, and requires that no portion of the residential structure may be greater than 30-feet above grade, and requires that when the height of a roof is above 20-feet, 90 percent of the roof of the main structure must be hip and gable, and allows a maximum lot coverage of 40 percent. The applicant proposes to construct and/or maintain a residential structure with a midpoint height of 26-feet 5-inches which will require **(1)** a 1-foot 5-inch variance to the height regulations, and the applicant proposes to construct and/or maintain a residential structure with a maximum lot coverage of 50 percent, which will require **(2)** a 10 percent variance to the maximum allowed lot coverage, and the applicant proposes to construct and/or maintain a residential structure with an overall height of 32-feet 4-inches to grade, which will require **(3)** a 2-foot 4-inch variance to the height regulation, and the applicant proposes to construct and/or maintain a residential structure with a roof above 20-feet in height which will require **(4)** a 12-foot 7-inch variance to the roof height regulations.

**LOCATION:** 4516 Hopkins Ave.

**APPLICANT:** Rob Baldwin – Baldwin Associates

**REQUEST:**

The applicant is requesting a fee reimbursement for the application submitted to appeal the decision of the administrative official at 4516 Hopkins Ave. which will appear before Panel A on December 9, 2024.

**STANDARD FOR A FEE WAIVER OR REIMBURSEMENT:**

Section 51A-1.105(b)(6) of the Dallas Development Code specifies the board of adjustment may waive the filing fee if the board finds that **payment of the fee would result in substantial financial hardship to the applicant**. The applicant may either pay the fee and request reimbursement at the hearing on the matter or request that the issue of financial hardship be placed on the board's miscellaneous docket for predetermination. If the issue is placed on the miscellaneous docket, the applicant may not apply to the merits of the request for a waiver have been determined by the board. In making this determination, the board may require the production of financial documents.

**STAFF RECOMMENDATION:**

The staff does not make a recommendation on fee waiver requests since the standard is whether the board finds that payment of the fee would result in substantial financial hardship to the applicant.

**FILE NUMBER:** BDA234-144\_FR1(BT)

**BUILDING OFFICIAL'S REPORT:** Application of Baldwin Associates for **(1)** a variance to the height regulations, and for **(2)** a variance to the lot coverage regulations at **4500 HOPKINS AVENUE**. This property is more fully described as Block B/4993, Lot 32, and is zoned PD-67 (Tract 1), which requires that when the height of a roof is above 20-feet, 90 percent of the roof of the main structure must be hip and gable and allows a maximum lot coverage of 40 percent. The applicant proposes to construct and/or maintain a residential structure with a roof above 20-feet in height which will require **(1)** a 7-foot 7-inch variance to the roof height regulations, and the applicant proposes to construct and/or maintain a residential structure with a maximum lot coverage of 50 percent, which will require **(2)** a 10 percent variance to the maximum allowed lot coverage.

**LOCATION:** 4500 Hopkins Ave.

**APPLICANT:** Rob Baldwin – Baldwin Associates

**REQUEST:**

The applicant is requesting a fee reimbursement for the application submitted to appeal the decision of the administrative official at 4500 Hopkins Ave. which will appear before Panel A on December 9, 2024.

**STANDARD FOR A FEE WAIVER OR REIMBURSEMENT:**

Section 51A-1.105(b)(6) of the Dallas Development Code specifies the board of adjustment may waive the filing fee if the board finds that **payment of the fee would result in substantial financial hardship to the applicant**. The applicant may either pay the fee and request reimbursement at the hearing on the matter or request that the issue of financial hardship be placed on the board's miscellaneous docket for predetermination. If the issue is placed on the miscellaneous docket, the applicant may not apply to the merits of the request for a waiver have been determined by the board. In making this determination, the board may require the production of financial documents.

**STAFF RECOMMENDATION:**

The staff does not make a recommendation on fee waiver requests since the standard is whether the board finds that payment of the fee would result in substantial financial hardship to the applicant.

**FILE NUMBER:** BDA234-145\_FR1(BT)

**BUILDING OFFICIAL'S REPORT:** Application of Baldwin Associates for **(1)** a variance to the height regulations, for **(2)** a variance to the lot coverage regulations, for **(3)** a variance to the height regulations, and for **(4)** a variance to the height regulations at **4604 HOPKINS AVENUE**. This property is more fully described as Block B/4993, Lot 23, and is zoned PD-67 (Tract 1), which requires the maximum residential structure height of 25 feet, and requires that no portion of the residential structure may be greater than 30-feet above grade, and requires that when the height of a roof is above 20-feet, 90 percent of the roof of the main structure must be hip and gable, and allows a maximum lot coverage of 40 percent. The applicant proposes to construct and/or maintain a residential structure with a midpoint height of 25-feet 10-1/2-inches which will require **(1)** a 10-1/2-inch variance to the height regulations, and the applicant proposes to construct and/or maintain a residential structure with a maximum lot coverage of 50 percent, which will require **(2)** a 10 percent variance to the maximum allowed lot coverage, and the applicant proposes to construct and/or maintain a residential structure with an overall height of 30-feet 11-inches to grade, which will require **(3)** a 11-inch variance to the height regulation, and the applicant proposes to construct and/or maintain a residential structure with a roof above 20-feet in height which will require **(4)** a 10-foot 11-inch variance to the roof height regulations.

**LOCATION:** 4604 Hopkins Ave.

**APPLICANT:** Rob Baldwin – Baldwin Associates

**REQUEST:**

The applicant is requesting a fee reimbursement for the application submitted to appeal the decision of the administrative official at 4604 Hopkins Ave. which will appear before Panel A on December 9, 2024.

**STANDARD FOR A FEE WAIVER OR REIMBURSEMENT:**

Section 51A-1.105(b)(6) of the Dallas Development Code specifies the board of adjustment may waive the filing fee if the board finds that **payment of the fee would result in substantial financial hardship to the applicant**. The applicant may either pay the fee and request reimbursement at the hearing on the matter or request that the issue of financial hardship be placed on the board's miscellaneous docket for predetermination. If the issue is placed on the miscellaneous docket, the applicant may not apply to the merits of the request for a waiver have been determined by the board. In making this determination, the board may require the production of financial documents.

**STAFF RECOMMENDATION:**

The staff does not make a recommendation on fee waiver requests since the standard is whether the board finds that payment of the fee would result in substantial financial hardship to the applicant.

**FILE NUMBER:** BDA234-156\_FR1(BT)

**BUILDING OFFICIAL'S REPORT:** Application of Daniel Le for **(1)** a variance to the maximum height requirements and for **(2)** a variance to the maximum height requirements at **6529 VICTORIA AVENUE**. This property is more fully described as Block P/2606, Lot 18, and is zoned PD-67 (Tract 3), which requires the maximum residential structure height of 25 feet, and requires that no portion of the residential structure may be greater than 30-feet above grade. The applicant proposes to construct and/or maintain a residential structure with a midpoint height of 33-feet 6-inches which will require a **(1)** 8-foot 6-inch variance to the height regulations, and the applicant proposes to construct and/or maintain a residential structure with an overall height of 36-feet 3-inches to grade, which will require **(2)** a 6-foot 3-inch variance to the height regulations.

**LOCATION:** 6529 Victoria Ave.

**APPLICANT:** Daniel Le

**REQUEST:**

The applicant is requesting a fee reimbursement for the application submitted to appeal the decision of the administrative official at 6529 Victoria Ave. which will appear before Panel A on December 9, 2024.

**STANDARD FOR A FEE WAIVER OR REIMBURSEMENT:**

Section 51A-1.105(b)(6) of the Dallas Development Code specifies the board of adjustment may waive the filing fee if the board finds that **payment of the fee would result in substantial financial hardship to the applicant**. The applicant may either pay the fee and request reimbursement at the hearing on the matter or request that the issue of financial hardship be placed on the board's miscellaneous docket for predetermination. If the issue is placed on the miscellaneous docket, the applicant may not apply to the merits of the request for a waiver have been determined by the board. In making this determination, the board may require the production of financial documents.

**STAFF RECOMMENDATION:**

The staff does not make a recommendation on fee waiver requests since the standard is whether the board finds that payment of the fee would result in substantial financial hardship to the applicant.



**FILE NUMBER:** BDA234-147 (CJ)

**BUILDING OFFICIAL’S REPORT:** Application of Steve Oden Jr. represented by Skye Thibodeaux for (1) a special exception to the parking regulations at **2121 Irving Boulevard**. This property is more fully described as Block 7900, Lot 3, and is zoned PD-621 (Subarea 1A), which requires parking to be provided. The applicant proposes to construct and/or maintain a residential structure for a multifamily use and provide 420 of the required 476 parking spaces, which will require (1) a 56-space special exception (12 percent reduction) to the parking regulation.

**LOCATION:** 2121 Irving Boulevard

**APPLICANT:** Steve Oden Jr.

**REPRESENTED BY:** Skye Thibodeaux

**REQUEST:**

(1) A request for a special exception to the parking regulations.

**STANDARDS OF REVIEW FOR A SPECIAL EXCEPTION TO PARKING REGULATIONS:**

**SEC. 51P-621.110(b)(1)(M)(i) of Article 621** states that multifamily developments require one and a half parking spaces per dwelling unit.

**SEC. 51P-621.110(b)(2)(D) of Article 621** states that the board of adjustment may grant a special exception of up to 50 percent of the required off-street parking upon the findings and considerations listed in Section 51A-4.311. The board of adjustment may impose conditions on the special exception.

**STAFF RECOMMENDATION:**

Special Exceptions (1):

No staff recommendation is made on this request.

**BACKGROUND INFORMATION:**

**BDA History:**

No BDA history found at 2121 Irving Boulevard within the last 5 years.

**Square Footage:**

This lot contains 206,474.4 of square feet.

This lot is zoned Planned Development 621 (Subarea 1A) which does not have a minimum lot size.

**Zoning:**

Site: Planned Development 621 (Subarea 1A)

North: Planned Development 621 (Subarea 1)

South: Agricultural (AA) Zoning District  
East: Planned Development 621 (Subarea 1A)  
West: Planned Development 621 (Subarea 1A)

**Land Use:**

The subject site is developed with a nonresidential building. The areas to the north, east, and west are developed or are being developed with uses permissible in Planned Development 621 (Subarea 1 and 1A). Areas to the south are being developed with uses allowed in the Agricultural (AA) zoning district.

**GENERAL FACTS/STAFF ANALYSIS:**

- The application of Steve Oden Jr. for the property located at 2121 Irving Boulevard focuses on one request relating to the parking regulations for a residential structure to be used for a multifamily use.
- A request for a special exception to the parking regulations of 56 spaces (12 percent) is made to construct and/or maintain a residential structure for a multifamily use at 2121 Irving Boulevard.
- The subject site is zoned as Planned Development (PD) 621 which requires parking to be provided.
- It is imperative to note that the subject site has single street frontage on Irving Boulevard.
- The submitted site plan shows the applicant plans to provide 420 (88 percent) of the required 476 parking spaces at 2121 Irving Boulevard.
- The subject site is currently developed with a nonresidential structure.
- Per the provided site plan and floor plans, the proposed 420 parking spots will exist amongst 5 levels of the proposed parking garage as well as the ground level of the proposed multifamily development.
- The applicant has the burden of proof in establishing that the parking demand generated by the use does not warrant the number of required off-street parking spaces, and the special exception would not create a traffic hazard or increase traffic congestion on adjacent or nearby streets.
- Granting the proposed 56 space (12 percent) special exception to the parking regulations with a condition that the applicant complies with the submitted site plan, would require the proposal to be constructed as shown on the submitted documents, and the special exception automatically and immediately terminates if and when the multifamily use is changed or discontinued.
- 200' Radius Video: [BDA234-148 at 7038 Grenville Ave.](#)

**Timeline:**

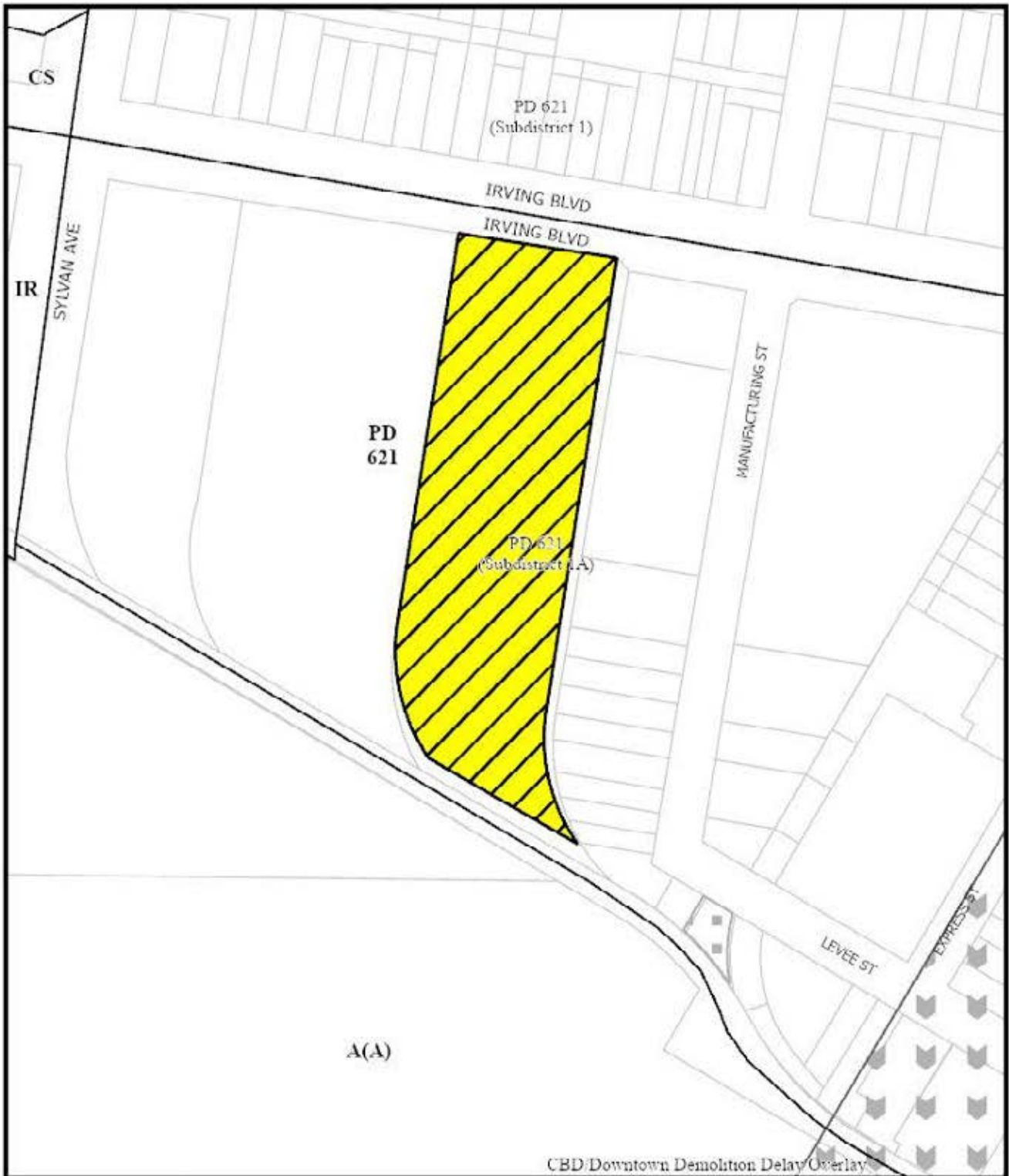
- October 25, 2024: The applicant submitted an "Application/Appeal to the Board of Adjustment" and related documents which have been included as part of this case report.
- November 4, 2024: The Board of Adjustment Administrator assigned this case to Board of Adjustment Panel **A**.
- November 13, 2024: The Development Services Department Senior Planner emailed the applicant the following information:

- an attachment that provided the hearing date and panel that will consider the application; the November 22, 2024, deadline to submit additional evidence for staff to factor into their analysis; and December 6, 2024, deadline to submit additional evidence to be incorporated into the board's docket materials.
- the criteria/standard that the board will use in their decision to approve or deny the request; and
- the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.

November 22, 2024: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the December public hearings. Review team members in attendance included: The Board of Adjustment Chief Planner/Board Administrator, the Board of Adjustment Senior Planner, Project Coordinator, Board Secretary, Conservation District Chief Planner, Chief Arborists, Zoning Senior Planner, and Transportation Engineer.

November 22, 2024 The Traffic Engineering Program Administrator provided comments stating that no objection to the special exception request.







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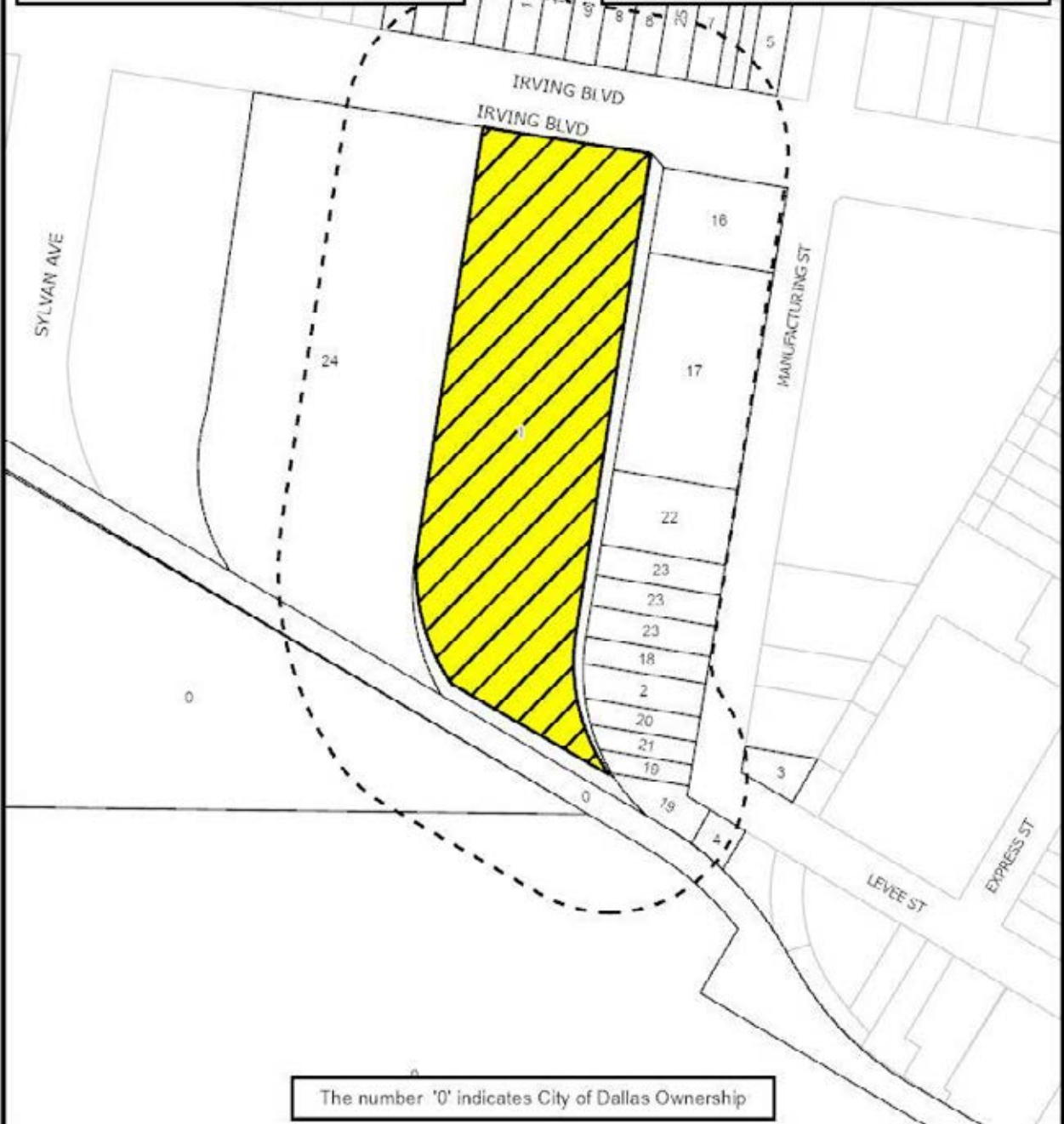
# ZONING MAP

Case no: **BDA234-147**

Date: **11/22/2024**


The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.


El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no será rezonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.



The number '0' indicates City of Dallas Ownership

 1:2,400	<b>NOTIFICATION</b>	Case no: <b>BDA234-147</b>					
	<table border="0"> <tr> <td style="border: 1px solid black; padding: 2px;">200'</td> <td>AREA OF NOTIFICATION</td> <td>Date: <b>11/22/2024</b></td> </tr> <tr> <td style="border: 1px solid black; padding: 2px;">25</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> <td></td> </tr> </table>	200'	AREA OF NOTIFICATION	Date: <b>11/22/2024</b>	25	NUMBER OF PROPERTY OWNERS NOTIFIED	
200'	AREA OF NOTIFICATION	Date: <b>11/22/2024</b>					
25	NUMBER OF PROPERTY OWNERS NOTIFIED						

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	<div style="display: flex; justify-content: space-between;"> <div style="border: 1px solid black; padding: 2px;">200'</div> <div>AREA OF NOTIFICATION</div> </div> <div style="display: flex; justify-content: space-between;"> <div style="border: 1px solid black; padding: 2px;">25</div> <div>NUMBER OF PROPERTY OWNERS NOTIFIED</div> </div>	Date: <b>11/22/2024</b>

/  
11/21/2024

## *Notification List of Property Owners*

***BDA234-147***

***25 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	2121 IRVING BLVD	OHT DESIGN DISTRICT LP
2	111 MANUFACTURING ST	DD 111 MANUFACTURING LP
3	100 MANUFACTURING ST	GRG GROUP INC
4	2029 LEVEE ST	2029 LEVEE LLC
5	2104 IRVING BLVD	TRINITY JLC LTD
6	2108 IRVING BLVD	TJK INVESTMENTS LLC
7	2114 IRVING BLVD	POPE PATRICK G
8	2120 IRVING BLVD	2116 IRVING BLVD LLC
9	2130 IRVING BLVD	JADHAVJI LLC
10	2134 IRVING BLVD	TRINITY LAND & CATTLE COMPANY
11	2138 IRVING BLVD	TRINITY LAND & CATTLE CO
12	2142 IRVING BLVD	BUCKHOLT MARTY J
13	2144 IRVING BLVD	HOWARD INDUSTRIAL PROPERTIES
14	2150 IRVING BLVD	LAKE BARBARA A SPECIAL ASSET TRUST
15	2154 IRVING BLVD	HOWARD INDUSTRIAL PPTY LLC
16	2103 IRVING BLVD	DD 2103 IRVING LP
17	141 MANUFACTURING ST	DD 141-149 MANUFACTURING LP
18	115 MANUFACTURING ST	DD 115 MANUFACTURING LP
19	101 MANUFACTURING ST	IPENEMA INVESTMENTS LTF
20	109 MANUFACTURING ST	CADDO RETAIL LTD
21	107 MANUFACTURING ST	HOWARD INDUSTRIAL PROPERTIES LLC
22	133 MANUFACTURING ST	BROOK DD ROLL UP LP
23	119 MANUFACTURING ST	QUADRANT MANUFACTURING LP
24	2151 IRVING BLVD	JMDH REALESTATE OF DALLAS
25	2116 IRVING BLVD	REPAIR REPUBLIC LLC



1:2,400

## **NOTIFICATION**

**200'**

AREA OF NOTIFICATION

**25**

NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **BDA234-147**

Date: **11/22/2024**



REVIEW COMMENT SHEET  
 BOARD OF ADJUSTMENT  
 HEARING Monday, December 9, 2024 (A)

- |   |   |
|---|---|
| <input type="checkbox"/> Has no objections  | <input type="checkbox"/> BDA234- 141(BT)            |
| <input checked="" type="checkbox"/> Has no objections if certain conditions are met<br>(see comments below or attached) | <input type="checkbox"/> BDA234- 143(BT)            |
| <input type="checkbox"/> Recommends denial<br>(see comments below or attached)  | <input type="checkbox"/> BDA234- 144(BT)            |
| <input type="checkbox"/> No Comments  | <input type="checkbox"/> BDA234- 145(BT)            |
|   | <input checked="" type="checkbox"/> BDA234- 147(CJ) |
|   | <input type="checkbox"/> BDA234- 148(CJ)            |
|   | <input type="checkbox"/>                            |
|   | <input type="checkbox"/>                            |
|   | <input type="checkbox"/>                            |
|   | <input type="checkbox"/>                            |
|   | <input type="checkbox"/>                            |
|   | <input type="checkbox"/>                            |

COMMENTS:

*Recommend a Parking Management Analysis describing the parking needs of apartment complex, historic parking demand based on resident and guest needs and anticipated parking operations (e.g., remote, on-street, et*

\_\_\_\_\_  
 \_\_\_\_\_

*David Nevarez, P.E., PTOE, CFM, Engineering*  
 Name/Title/Department

*11/22/2024*  
 Date

Please respond to each case and provide comments that justify or elaborate on your response. Dockets distributed to the Board will indicate those who have attended the review team meeting and who have responded in writing with comments.

NOTICE OF PUBLIC HEARING

BOARD OF ADJUSTMENT OF THE CITY OF DALLAS (PANEL A)

NOTICE IS HEREBY GIVEN that the BOARD OF ADJUSTMENT OF THE CITY OF DALLAS (PANEL A) will hold a hearing as follows:

DATE: MONDAY, DECEMBER 9, 2024

BRIEFING: 10:30 a.m. via Videoconference and in 6ES Council Briefing at Dallas City Hall, 1500 Marilla Street <https://bit.ly/boa1209A>

HEARING: 1:00 p.m. Videoconference and in 6ES Council Briefing at Dallas City Hall, 1500 Marilla Street <https://bit.ly/boa1209A>

The purpose of the hearing is to consider the following appeal(s) now pending before the Board of Adjustment:

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BDA234-147(CJ) Application of Steve Jr Oden represented by Skye Thibodeaux for (1) a special exception to the parking regulations at 2121 IRVING BOULEVARD. This property is more fully described as Block 7900, Lot 3, and is zoned PD-621(Subarea 1A), which requires parking to be provided. The applicant proposes to construct and/or maintain a residential structure for a Multifamily use and provide 420 of the required 476 parking spaces, which will require (1) a 56-space special exception (12 percent reduction) to the parking regulation.

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You have received this notice because you own property within 200 feet of the above property. You may be interested in attending the Board of Adjustment hearing to express your support for or opposition to the application. You may also contact the Board of Adjustment by email to [BDAreply@dallas.gov](mailto:BDAreply@dallas.gov). Letters will be accepted until 9:00 am the day of the hearing. If you are unable to attend the hearing. If you choose to respond, it is important that you let the Board know your reasons for being in favor of or in opposition to the application. The Board members are very interested in your opinion.

**Note:** Any materials (such as plans, elevations, etc.) included within this notice may be subject to change.

The Board of Adjustment hearing will be held by videoconference and at 6ES Council Briefing. Individuals who wish to speak in accordance with the Board of Adjustment Rules of Procedure by joining the meeting virtually, must register online at <https://bit.ly/BDA-A-Register> by the 5 p.m. on Sunday, December 8, 2024. All virtual speakers will be required to show their video in order to address the board. In Person speakers can register at the hearing. Public Affairs and Outreach will also stream the public hearing on Spectrum Cable Channel 96 or 99; and [bit.ly/cityofdallastv](http://bit.ly/cityofdallastv) or [YouTube.com/CityofDallasCityHall](http://YouTube.com/CityofDallasCityHall).

**Speakers at the meeting are allowed a maximum of five (5) minutes to address the Board.**

Additional information regarding the application may be obtained by calling Cambria Jordan, Senior Planner (214) 948-4476, or Mary Williams, Board Secretary at (214) 670-4127. Si desea información en español, favor de llamar al teléfono a Mary Williams al (214) 670-4127.

Board of Adjustment  
Planning and Development Department  
1500 Marilla Street 5CN, Dallas TX 75201

**PLEASE SEND REPLIES TO:**  
[BDAreply@dallas.gov](mailto:BDAreply@dallas.gov)  
Letters will be received until 9:00  
am the day of the hearing.

**PLEASE REGISTER AT:**  
<https://bit.ly/BDA-A-Register>



# Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

## APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA

234 RECEIVED

Data Relative to Subject Property: OHT Parking Variance Request Date: FOR OFFICE ONLY

OCT 25 REC'D

Location address: 2121 Irving Blvd, Dallas, TX 75207 Zoning District: PD-621 BY: \_\_\_\_\_

Lot No.: 3 Block No.: 7900 Acreage: 4.74 Census Tract: 48113010003

Street Frontage (in Feet): 1) 250' 2) \_\_\_\_\_ 3) \_\_\_\_\_ 4) \_\_\_\_\_ 5) \_\_\_\_\_

### To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): OHT Design District LP

Applicant: Steve Oden, Jr Telephone: 469-722-4650 x228

Mailing Address: 901 S MoPac Expy, Bldg 3, Ste 500, Austin, TX Zip Code: 78746

E-mail Address: mholsoeback@ohtpartners.com

Represented by: Skye Thibodeaux, AICP w/ MRC Telephone: 817-657-3259

Mailing Address: P.O. Box 260203, Plano, TX Zip Code: 75026

E-mail Address: skye@msnrdg.com

Affirm that an appeal has been made for a Variance , or Special Exception , of parking.

Requesting a total amount of 428 parking spaces, an approx. 10% reduction of the requirement of 476 parking spaces

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:

Geometric site constraints of the subject parcel

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

Steve Oden Jr.

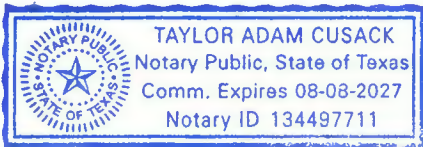
(Affiant/Applicant's name printed)

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 18<sup>th</sup> day of October, 2024



Taylor Adam Cusack  
Notary Public in and for Dallas County, Texas  
Travis

**MEMORANDUM OF  
ACTION TAKEN BY THE  
BOARD OF ADJUSTMENT**

Date of Hearing \_\_\_\_\_

Appeal was--Granted OR Denied \_\_\_\_\_

Remarks \_\_\_\_\_

Chairman

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**Building Official's Report**

**I hereby certify that** STEVE JR. ODEN  
**represented by** THIBODEAUX SKYE  
**did submit a request** for (1) a special exception to the parking regulations  
**at** 2121 Irving Blvd

BDA234-147. Application of Steve Jr Oden represented by Skye Thibodeaux for (1) a special exception to the parking regulations at 2121 Irving Blvd. This property is more fully described as Block 7900, Lot 3, and is zoned PD-621(Subarea 1A), which requires parking to be provided. The applicant proposes to construct and/or maintain a residential structure and provide 420 of the required 476 parking spaces, which will require (1) a 56-space special exception (12% reduction) to the parking regulation.

Sincerely,

  
M. Samuell Eskander, PE



CITY OF DALLAS

AFFIDAVIT

Appeal number: BDA 234-147

I, OHT Design District, LP, Owner of the subject property  
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 901 S. Mopac Expressway, Bldg. 3, Suite 500, Austin, TX 78746  
(Address of property as stated on application)

Authorize: Mission Ridge Consultants  
(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: Parking Reduction of 10%. Providing 428 out of  
476 required spaces.

Steve Oden, Jr.  
Print name of property owner or registered agent

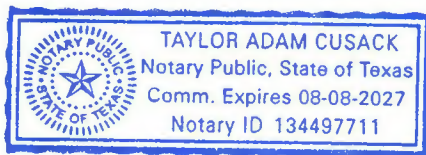
[Signature]  
Signature of property owner or registered agent

Date 10/18/2024

Before me, the undersigned, on this day personally appeared Steve Oden Jr.

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 18<sup>th</sup> day of October, 2024



Taylor Adam Cusack  
Notary Public for Dallas County, Texas  
Travis  
Commission expires on 08/08/2027



CITY OF DALLAS

AFFIDAVIT

Appeal number: BDA 234-147

I, OHT Design District, LP, Owner of the subject property  
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 901 S. Mopac Expressway, Bldg. 3, Suite 500, Austin, TX 78746  
(Address of property as stated on application)

Authorize: Mission Ridge Consultants  
(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)

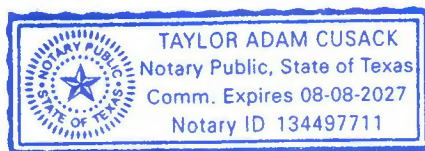
Specify: Parking Reduction of 10%. Providing 428 spaces out of 476 required spaces.

Steve Oden, Jr. [Signature]  
 Print name of property owner or registered agent Signature of property owner or registered agent  
 Date 10/18/2024

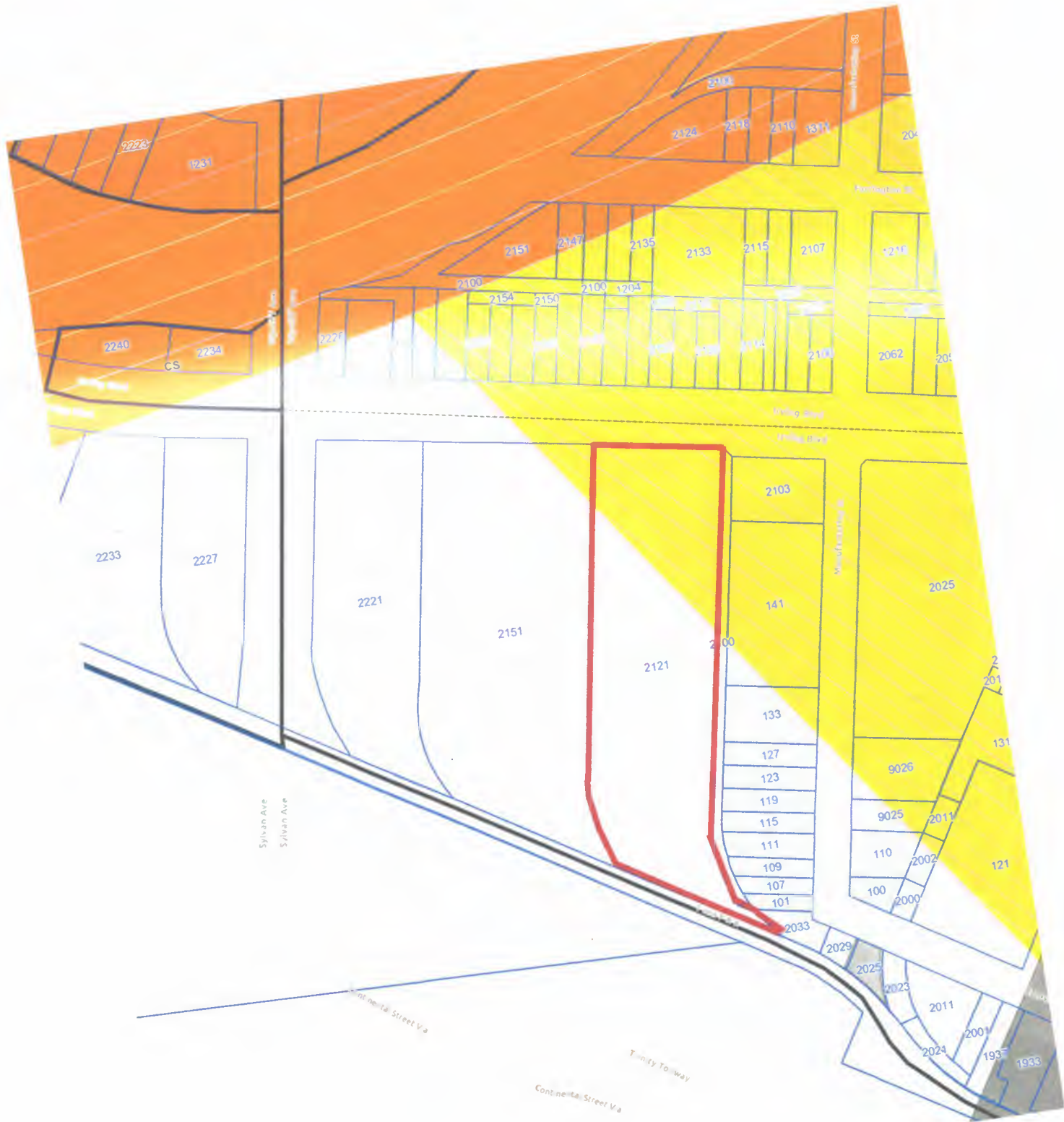
Before me, the undersigned, on this day personally appeared Steve Oden Jr.

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 18<sup>th</sup> day of October, 2024



Taylor Adam Cusack  
 Notary Public for Dallas County, Texas  
Travis  
 Commission expires on 08/08/2027



Zoning Map – 2121 Irving Blvd, Dallas, TX 75207



SHIPPED DATE: 2-15-96 RECEIVED DATE: 4-27-96

# CITY OF DALLAS PLAT BOOKS

ANNEXED JULY 30, 1956 ORD. NO. 7001  
SURVEY A. HODGES A. HANNA ABST. 1552 564

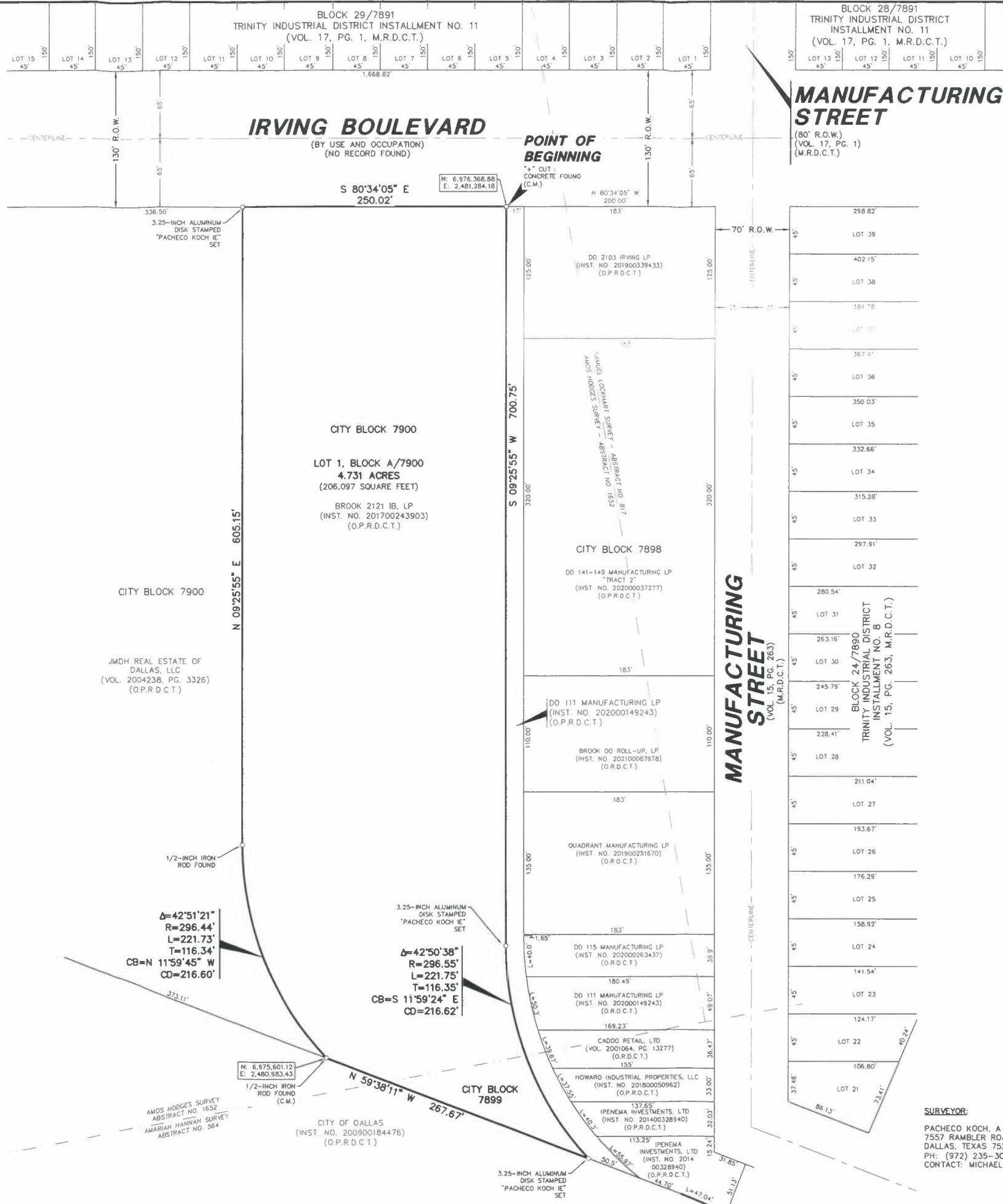
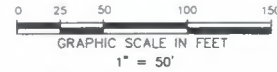
ADDITION \_\_\_\_\_  
SCALE 100 FT. EQUALS 1 INCH

BLOCKS 7900 & 7901  
SCHOOL DISTRICT DALLAS

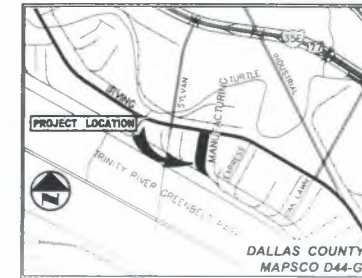
AMIS T. L. ADDN. LOT 1 BLK. 7900 FILED: 9-1-78







BLOCK 28/7891  
TRINITY INDUSTRIAL DISTRICT  
INSTALLMENT NO. 11  
(VOL. 17, PG. 1, M.R.D.C.T.)



VICINITY MAP  
(NOT TO SCALE)

**LEGEND**

—	PLAT LINE
—	PROPERTY LINE
—	SURVEY ABSTRACT LINE
—	IRS
—	5/8-INCH IRON ROD W/
—	"PACHECO KOCH" CAP SET
(C.M.)	CONTROLLING MONUMENT
—	R.O.W. RIGHT-OF-WAY
M.R.D.C.T.	MAP RECORDS DALLAS COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS DALLAS COUNTY, TEXAS
O.R.D.C.T.	OFFICIAL RECORDS DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS

**GENERAL NOTES**

- Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (Adjustment Realization 2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the Tx00T Dallas County surface adjustment factor of 1.000136506.
- Lot-to-lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering Section approval.
- Coordinates depicted hereon are based on the State Plane Coordinate System, North American Datum of 1983 (Adjustment Realization 2011), Texas North Central Zone 4202, on Grid values, no scale and no projection.
- The survey abstract lines shown hereon are approximate and not located on the ground.
- The minimum finished floor elevation for this site is: 406.75 feet.

**FINAL PLAT**

**IRVING ESTATES  
LOT 1, BLOCK A/7900**

SITUATED IN BLOCKS 7899 AND 7900,  
OFFICIAL NUMBERS OF THE CITY OF DALLAS  
AND BEING OUT OF THE  
AMOS HODGES SURVEY, ABSTRACT NO. 1652 AND  
THE AMARIAH HANNAH SURVEY, ABSTRACT NO. 564  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NUMBER: S212-217  
ENGINEERING PLAN NUMBER: DP23-038

SHEET 1 OF 2

**SURVEYOR:**

PACHECO KOCH, A WESTWOOD CO.  
7557 RAMBLER ROAD, SUITE 1400  
DALLAS, TEXAS 75231  
PH: (972) 235-3031  
CONTACT: MICHAEL C. CLOVER

**OWNER:**

OHT PARTNERS, LLC  
5440 HARVEST HILL ROAD, SUITE 101  
DALLAS, TX 75230  
PH: (469) 722-4653  
CONTACT: DAVID GODVIN

**Pacheco Koch** a Westwood company  
7557 RAMBLER ROAD SUITE 1400  
DALLAS, TX 75231  
972.235.3031

TX REG. ENGINEERING FIRM F-469  
TX REG. SURVEYING FIRM LS-10008000

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
EQ/AM	MCC	1"=50'	MARCH 2023	5275-22.156

MICHAEL C. CLOVER  
3/13/2023 3:25 PM  
M:\DWG-32\3275-22.156\DWG\SURVEY C30 2018\5275-22.156\FD.DWG

FINAL PLAT: LOT 1, BLOCK A/7900, IRVING ESTATES

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, Brook 2121 IB, LP is the owner of a 4.731 acre tract of land situated in the Amariah Hanna Survey, Abstract No. 564 and the Amos Hodges Survey, Abstract No. 1652, City of Dallas, Dallas County, Texas and in Blocks 7899 and 7900, Official Block Numbers of the City of Dallas, Texas; said tract being all of that certain tract of land described in Special Warranty Deed to BROOK 2121 IB, LP recorded in Instrument No. 201700243903 in the Official Public Records of Dallas County, Texas; said 4.731 acre tract of land being more particularly described as follows:

BEGINNING, at a "+" cut in concrete found for corner in the south right-of-way line of Irving Boulevard (a 130-foot wide public right-of-way, by use and occupation, no record found); said point being the northeast corner of said Brook 2121 IB tract, the northwest corner of that certain tract of land described in Special Warranty Deed with Vendor's Lien to DD 111 MANUFACTURING LP recorded in Instrument No. 202000149243, in said Official Public Records and North 80 degrees, 34 minutes, 05 seconds West, a distance of 200.00 feet from the intersection of the said south line of Irving Boulevard and the west right-of-way line of Manufacturing Street (a 70-foot wide public right-of-way, Volume 15, Page 263, Map Records of Dallas County, Texas).

THENCE, departing the said south line of Irving Boulevard and along the east line of said Brook 2121 IB tract and the west line of said DD 111 Manufacturing tract, the following two (2) calls:

South 09 degrees, 25 minutes, 55 seconds West, a distance of 700.75 feet to a 3.25-inch aluminum disk stamped "PACHECO KOCH IE" set for corner at the beginning of a tangent curve to the left.

Along said curve to the left, having a central angle of 42 degrees, 50 minutes, 38 seconds, a radius of 296.55 feet, a chord bearing and distance of South 11 degrees, 59 minutes, 24 seconds East, 216.62 feet, an arc distance of 221.75 feet to a 3.25-inch aluminum disk stamped "PACHECO KOCH IE" set for corner in the north line of that certain tract of land described in Deed Without Warranty to CITY OF DALLAS recorded in Instrument No. 200900184476, in said Official Public Records; said point being the southeast corner of said Brook 2121 IB tract and the southwest corner of said DD 111 Manufacturing tract;

THENCE, North 59 degrees, 38 minutes, 11 seconds West, along the said north line of the City of Dallas tract, a distance of 267.67 feet to a 1/2-inch iron rod found for corner; said point being the southwest corner of said Brook 2121 IB tract, the southeast corner of that certain tract of land described in Special Warranty Deed to JMDH REAL ESTATE OF DALLAS, LLC recorded in Volume 2004238, Page 3326 in the Deed Records of Dallas County, Texas and the beginning of a non-tangent curve to the right;

Thence, departing the said north line of the City of Dallas tract and along the west line of said Brook 2121 IB tract and the east line of said JMDH Real Estate of Dallas, LLC tract, the following two (2) calls:

Along said curve to the right, having a central angle of 42 degrees, 51 minutes, 21 seconds, a radius of 296.44 feet, a chord bearing and distance of North 11 degrees, 59 minutes, 45 seconds West, 216.60 feet, an arc distance of 221.73 feet to a 1/2-inch iron rod found for corner at the end of said curve;

North 09 degrees, 25 minutes, 55 seconds East, a distance of 605.15 feet to a 3.25-inch aluminum disk stamped "PACHECO KOCH IE" set for corner in the said south line of Irving Boulevard; said point being the northwest corner of said Brook 2121 IB tract and the northeast corner of said JMDH Real Estate of Dallas, LLC tract;

THENCE, South 80 degrees, 34 minutes, 05 seconds East, along the said south line of Irving Boulevard and the north line of said Brook 2121 IB tract, a distance of 250.02 feet to the POINT OF BEGINNING;

CONTAINING, 206,097 square feet or 4.731 acres of land, more or less.

SURVEYOR'S STATEMENT

THAT I, Michael C. Clover, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Engineers and Land Surveyors, the City of Dallas Development Code (Ordinance No. 19455, as amended), and Texas Local Government Code, Chapter 212. I further affirm that monumentation shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-8.617 (a)(b)(c)(d) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Preliminary Plat.

Dated this the \_\_\_\_ day of \_\_\_\_\_, 2023

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. RELEASED 3/13/23.

Michael C. Clover
Texas Registered Professional Land Surveyor,
No. 5225

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Michael C. Clover, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_ day of \_\_\_\_\_, 2023.

Notary Public in and for the State of Texas

OWNER'S DEDICATION

NOW THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

That Brook 2121 IB, LP, acting through its duly authorized agent, does hereby adopt this plat, designating the herein above described property as IRVING ESTATES, an addition to the City of Dallas, Dallas County, Texas, and does hereby dedicate, in fee simple, to the public use forever any streets and alleys shown thereon. The easements shown thereon are hereby dedicated for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas

WITNESS, my hand at Austin, Texas, this the \_\_\_\_ day of \_\_\_\_\_, 2023.

By: Brook 2121 IB, LP

By: Howell Beaver, Managing Director

STATE OF TEXAS §
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_ day of \_\_\_\_\_, 2023.

Notary Public in and for the State of Texas

FINAL PLAT

IRVING ESTATES
LOT 1, BLOCK A/7900

SITUATED IN BLOCKS 7899 AND 7900,
OFFICIAL NUMBERS OF THE CITY OF DALLAS
AND BEING OUT OF THE
AMOS HODGES SURVEY, ABSTRACT NO. 1652 AND
THE AMARIAH HANNAH SURVEY, ABSTRACT NO. 564
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NUMBER: S212-217
ENGINEERING PLAN NUMBER: DP23-038

SHEET 2 OF 2

SURVEYOR:

PACHECO KOCH, A WESTWOOD CO.
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: (972) 235-3031
CONTACT: MICHAEL C. CLOVER

DEVELOPER:

OHT PARTNERS, LLC
5440 HARVEST HILL ROAD, SUITE 101
DALLAS, TX 75230
PH: (469) 722-4653
CONTACT: DAVID GODVIN

TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

Pacheco Koch logo and contact information: 7557 RAMBLER ROAD SUITE 1400, DALLAS, TX 75231, 972.235.3031. Includes a table with columns: DRAWN BY, CHECKED BY, SCALE, DATE, JOB NUMBER.

Vertical text on the left margin: MICHAEL C. CLOVER, 3/13/2023, 8:05 AM, C:\Users\mcclover\OneDrive\Documents\2023\2018\1652-217\1652-217-156FP.DWG

Vertical text on the right margin: FINAL PLAT: LOT 1, BLOCK A/7900, IRVING ESTATES

#### 4. PARKING GENERATION

Table 2. Projected Parking Generation Summary

LAND USE (ITE LUC)	QUANTITY	AVERAGE RATE	PEAK PARKING GENERATION
Multifamily ITE LUC #221	317 DU	1.31 per 1 DU	415

Source: Institute of Transportation Engineers *Parking Generation* web app, 5<sup>th</sup> Edition.

Table 3. Base Code Parking Requirements (Unofficial)

LAND USE	QUANTITY	RATE	PARKING REQUIREMENT
Multifamily ITE LUC #221	317 DU	One-and-one-half spaces per dwelling unit [Sec. 51P-621.110(b)(1)(M)]	476
<i>Total</i>			476 <i>(no adjustments)</i>

NOTE: Based upon PK's interpretations of applicable City of Dallas parking requirements.

CALCULATED PARKING SPACES REQUIRED: 476 (unofficial)

EXISTING PARKING SUPPLY: n/a (to be demolished)

PROPOSED PARKING SUPPLY; 420 (approximate)

**FILE NUMBER:** BDA234-148 (CJ)

**BUILDING OFFICIAL'S REPORT:** Application of Rob Baldwin for **(1)** a variance to the parking regulations at **7038 Greenville Avenue**. This property is more fully described as Block 6/5199, Lot 27 and is zoned MU-3, which requires parking to be provided. The applicant proposes to construct and/or maintain a nonresidential structure for a commercial and business service use and provide 14 of the required 32 parking spaces, which will require **(1)** an 18-space variance (56 percent reduction) to the parking regulation

**LOCATION:** 7038 Greenville Ave.

**APPLICANT:** Rob Baldwin

**REQUEST:**

(1) A request for a variance to the parking regulations.

**STANDARDS OF REVIEW FOR A VARIANCE:**

Section 51A-3.102(d)(10) of the Dallas Development Code specifies that the board has the power to grant variances from the front yard, side yard, rear yard, lot width, lot depth, lot coverage, floor area for structures accessory to single-family uses, height, minimum sidewalks, **off-street parking** or off-street loading, or landscape regulations provided that the variance is:

- (A) **not contrary to the public interest** when owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed, and substantial justice done.
- (B) **necessary to permit development of a specific parcel of land** that differs from other parcels of land by being of such a restrictive area, shape, or slope, that it cannot be developed in a manner commensurate with the development upon other parcels of land with the same zoning; and
- (C) **not granted to relieve a self-created or personal hardship**, nor for financial reasons only, nor to permit any person a privilege in developing a parcel of land not permitted by this chapter to other parcels of land with the same zoning.

**ELEMENT II SUBSTITUTE:**

Dallas Development Code § 51A-3.102(d)(10)(b), formerly known as HB 1475, allows for the BDA to use their discretion and consider Element 2 of the Variance standard to be met, if:

- (i) the financial cost of compliance is greater than 50 percent of the appraised value of the structure as shown on the most recent appraisal roll certified to the assessor for the municipality under Section 26.01 of the Texas Tax Code.
- (ii) compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development is authorized to physically occur.
- (iii) compliance would result in the structure not being in compliance with a requirement of a municipal ordinance, building code, or other requirement.

- (iv) compliance would result in the unreasonable encroachment on an adjacent property or easement; or
- (v) the municipality considers the structure to be a nonconforming structure.

**STAFF RECOMMENDATION:**

- 1. Variance to the parking regulations

Approval

Rationale: Based upon evidence presented and provided by the applicant, staff concluded that the site is:

- A. Not contrary to the public interest as no letters of opposition were received before case reports were finalized and submitted.
- B. The subject site is 22,651.2 sq ft. and is in the Multi-Use (MU-3) zoning district, which has no minimum lot size and the lot is not irregularly sloped but the site is irregularly shaped; therefore, the property cannot be developed in a manner commensurate with development upon other parcels of land in the same zoning.
- C. Is not a self-created or personal hardship.

**BACKGROUND INFORMATION:**

**BDA History:**

No BDA history found at 7038 Greenville Avenue within the last 5 years.

**Square Footage:**

This lot contains 22,651.2 of square feet.

This lot is zoned Multi Use (MU-3) which does not have a minimum lot size.

**Zoning:**

Site: Multi-Use (MU-3) Zoning District  
North: Multi-Use (MU-3) Zoning District  
South: Multi-Use (MU-2) Zoning District  
East: Multi-Family (MF-1(A)) Zoning District  
West: Multi-Use (MU-3) Zoning District

**Land Use:**

The subject site is developed with a nonresidential structure. The areas to the north, south, and west are developed or are being developed with multi-use uses. Areas to the east are being developed with multi-family uses.

**GENERAL FACTS/STAFF ANALYSIS:**

- The application of Rob Baldwin for the property located at 7038 Greenville Avenue focuses on one request relating to the parking regulations for a nonresidential structure to be used for a commercial and business service.

- A request for a variance to the parking regulations of 18 spaces (56 percent) is made to construct and/or maintain a nonresidential structure for a commercial and business service use at 7038 Greenville Avenue.
- The submitted site plan shows the applicant plans to provide 14 (44 percent) of the required 32 parking spaces at 7038 Greenville Avenue.
- The subject site is zoned Multi-Use (MU-3) which requires parking to be provided.
- It is imperative to note that the subject site has single street frontage on Greenville Avenue.
- The subject site is currently developed with a nonresidential structure.

The applicant has the burden of proof in establishing the following:

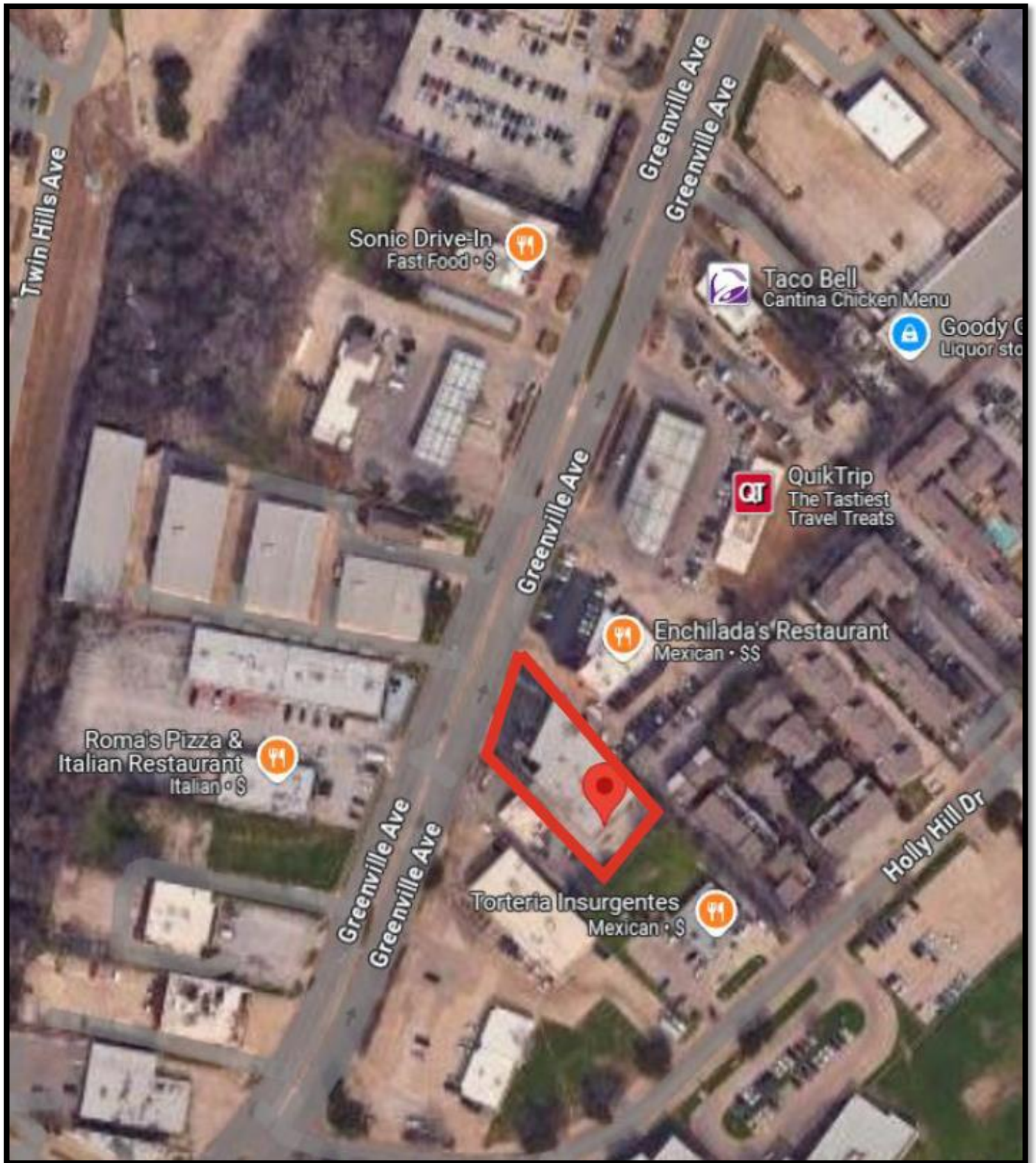
- That granting the variance will not be contrary to the public interest when owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed, and substantial justice done.
- The variance is necessary to permit development of a specific parcel of land that differs from other parcels of land by being of such restrictive area, shape, or slope, that it cannot be developed in a manner commensurate with the development upon other parcels of land with the same zoning; and
- The variance would not be granted to relieve a self-created or personal hardship, nor for financial reasons only, nor to permit any person a privilege in developing a parcel of land not permitted by this chapter to other parcels of land with the same zoning.

The board may also consider Dallas Development Code **§ 51A-3.102(d)(10)(b)**, formerly known as **HB 1475** as grounds to determine whether compliance with the ordinance as applied to a structure that is the subject of the appeal would result in unnecessary hardship:

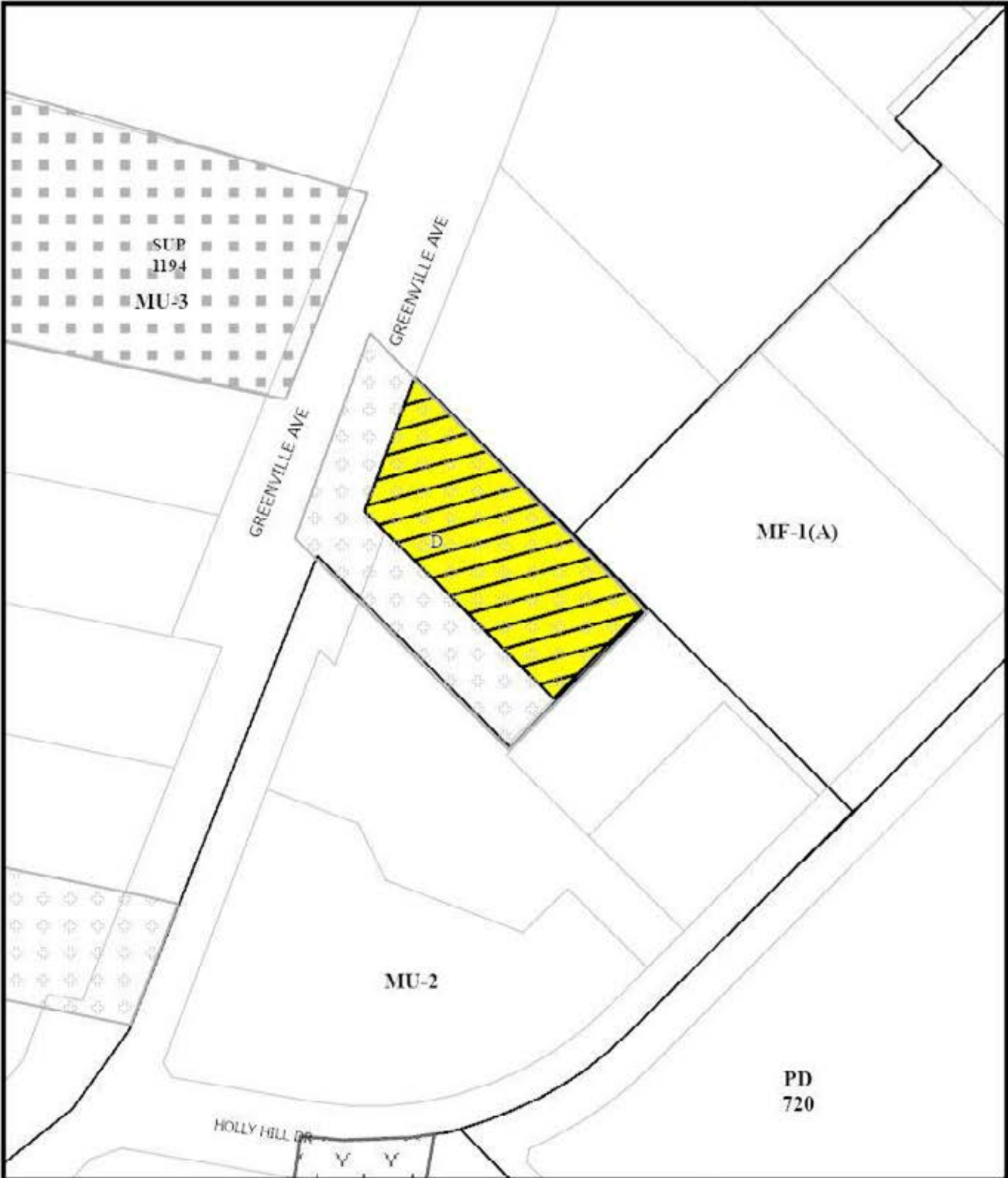
- (a) the financial cost of compliance is greater than 50 percent of the appraised value of the structure as shown on the most recent appraisal roll certified to the assessor for the municipality under Section 26.01 (Submission of Rolls to Taxing Units), Tax Code.
  - (b) compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development is authorized to physically occur.
  - (c) compliance would result in the structure not being in compliance with a requirement of a municipal ordinance, building code, or other requirement.
  - (d) compliance would result in the unreasonable encroachment on an adjacent property or easement; or
  - (e) the municipality considers the structure to be a nonconforming structure.
- Granting the proposed 18 space (56 percent) variance to the parking regulations with a condition that the applicant complies with the zoning use of the subject site. If granted, it will not be subject to the site plan.
  - 200' Radius Video: [BDA234-148 at 7038 Grenville Ave.](#)

**Timeline:**

- October 25, 2024: The applicant submitted an “Application/Appeal to the Board of Adjustment” and related documents which have been included as part of this case report.
- November 4, 2024: The Board of Adjustment Administrator assigned this case to Board of Adjustment Panel **A**.
- November 13, 2024: The Development Services Department Senior Planner emailed the applicant the following information:
- an attachment that provided the hearing date and panel that will consider the application; the November 22, 2024, deadline to submit additional evidence for staff to factor into their analysis; and December 6, 2024, deadline to submit additional evidence to be incorporated into the board’s docket materials.
  - the criteria/standard that the board will use in their decision to approve or deny the request; and
  - the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.
- November 22, 2024: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the December public hearings. Review team members in attendance included: The Board of Adjustment Chief Planner/Board Administrator, the Board of Adjustment Senior Planner, Project Coordinator, Board Secretary, Conservation District Chief Planner, Chief Arborists, Zoning Senior Planner, and Transportation Engineer.
- November 22, 2024 The Traffic Engineering Program Administrator provided comments stating that no objection to the special exception request.









1:1,200

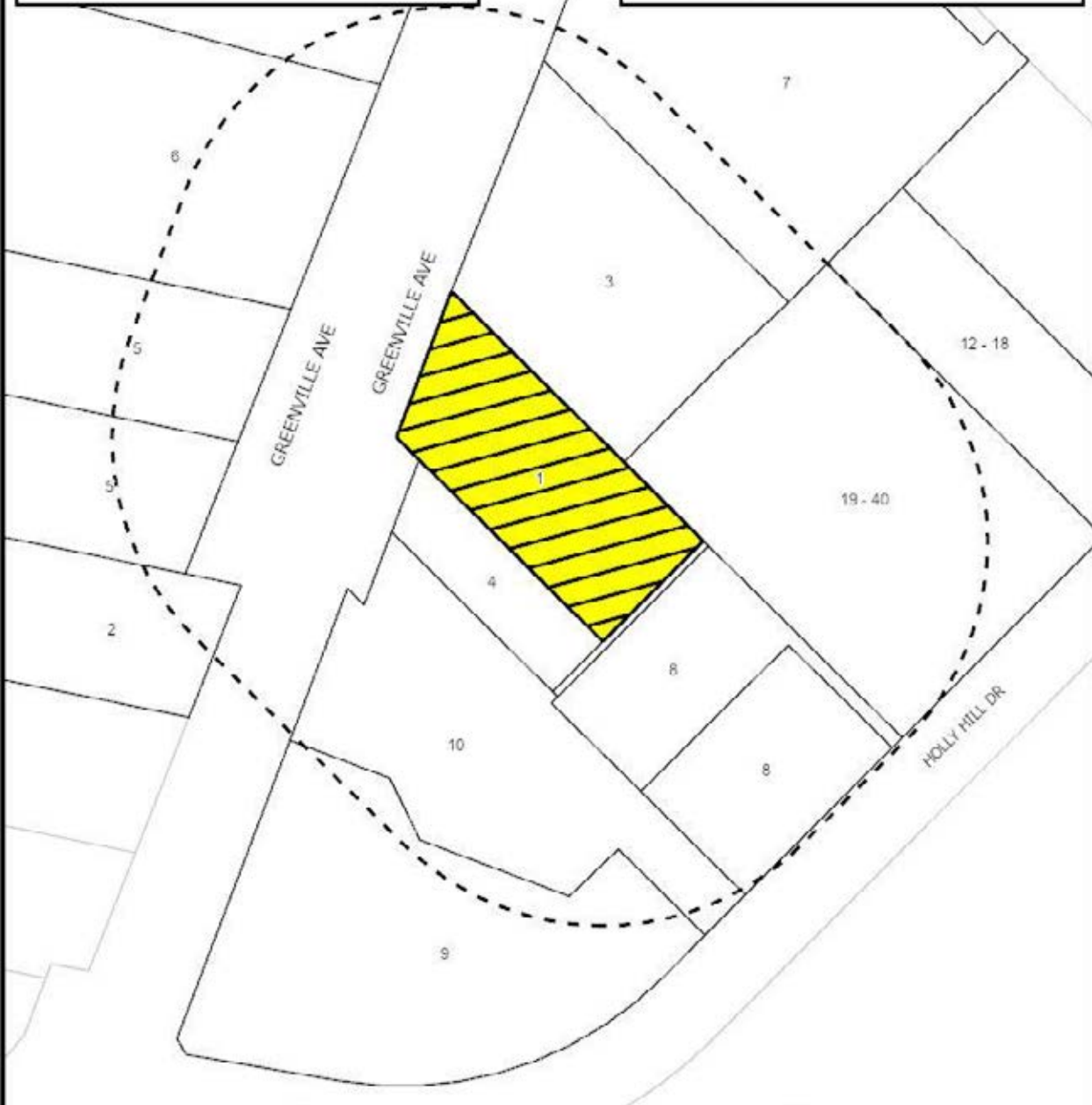
# ZONING MAP

Case no: BDA234-148

Date: 11/22/2024

The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.

El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no será re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.




The number '0' indicates City of Dallas Ownership


  
1:1,200

## NOTIFICATION

 AREA OF NOTIFICATION  
 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: BDA234-148  
 Date: 11/22/2024

The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.

El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no será re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarse sobre la solicitud.



The number 'U' indicates City of Dallas Ownership

  
1:1,200

## NOTIFICATION

 AREA OF NOTIFICATION  
 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: BDA234-148  
Date: 11/22/2024

11/22/2024

## *Notification List of Property Owners*

*BDA234-148*

*40 Property Owners Notified*

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	7038 GREENVILLE AVE	HOGAN EQUITIES LLC
2	7023 GREENVILLE AVE	EJIGU ENANU
3	7050 GREENVILLE AVE	KLINE STANLEY M TRUSTEE
4	7034 GREENVILLE AVE	KBCP REAL ESTATE INC
5	7035 GREENVILLE AVE	IGNITE CAPITAL LLC &
6	7043 GREENVILLE AVE	PM PREFERRED PROPERTIES
7	7104 GREENVILLE AVE	KLINE STANLEY N TRUSTEE
8	7015 HOLLY HILL DR	BELAYNEH BENIAM T
9	7010 GREENVILLE AVE	PARK GREENVILLE PPTIES I &
10	7028 GREENVILLE AVE	PARK GREENVILLE PPTIES I &
11	7057 GREENVILLE AVE	365 FOOD & FUEL 13 LLC
12	7043 HOLLY HILL DR	ZAPATA MANUEL
13	7043 HOLLY HILL DR	GORSKI GREGORY &
14	7043 HOLLY HILL DR	GORSKI GREGORY
15	7043 HOLLY HILL DR	GORSKI GREGORY &
16	7043 HOLLY HILL DR	TAYLOR JOHN A
17	7043 HOLLY HILL DR	GORSKI GREGORY &
18	7043 HOLLY HILL DR	GORSKI JAROSLAW &
19	7031 HOLLY HILL DR	CROWLEY MATTHEW
20	7031 HOLLY HILL DR	VU LOC &
21	7031 HOLLY HILL DR	OATES SYDNIE BROOKE
22	7031 HOLLY HILL DR	BEY ERICK DUDLEY &
23	7031 HOLLY HILL DR	TERWORT DREW
24	7031 HOLLY HILL DR	LAWSON JEAN
25	7031 HOLLY HILL DR	MCLAUGHLIN KIM S &
26	7031 HOLLY HILL DR	BALL JESSICA

11/22/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	7031 HOLLY HILL DR	ESCARSEGA ANGELICA LUCIA
28	7031 HOLLY HILL DR	HAMPTON ELIZABETH
29	7031 HOLLY HILL DR	BENNETT INVESTMENT
30	7031 HOLLY HILL DR	EKO LEOLA
31	7031 HOLLY HILL DR	WARE SPENCER CELINE
32	7031 HOLLY HILL DR	BARRERA JANELLE
33	7031 HOLLY HILL DR	MEINERS JOHN
34	7031 HOLLY HILL DR	SIMSSMITH JALEESA DENISE
35	7031 HOLLY HILL DR	DARDEN PAUL W LIVING TR
36	7031 HOLLY HILL DR	DELGADO JOHN
37	7031 HOLLY HILL DR	YLAGAN EVELYN L &
38	7031 HOLLY HILL DR	MONSEES MARGGI &
39	7031 HOLLY HILL DR	AJATUAEWO JONES
40	7031 HOLLY HILL DR	WIJEYESINGHE SITA A

 1:1,200	<b>NOTIFICATION</b>	Case no: <b>BDA234-148</b>
	<b>200'</b> AREA OF NOTIFICATION <b>40</b> NUMBER OF PROPERTY OWNERS NOTIFIED	Date: <b>11/22/2024</b>

REVIEW COMMENT SHEET  
BOARD OF ADJUSTMENT  
HEARING Monday, December 9, 2024 (A)

- |   |   |
|---|---|
| <input type="checkbox"/> Has no objections  | <input type="checkbox"/> BDA234- 141(BT)            |
| <input checked="" type="checkbox"/> Has no objections if certain conditions are met<br>(see comments below or attached) | <input type="checkbox"/> BDA234- 143(BT)            |
| <input type="checkbox"/> Recommends denial<br>(see comments below or attached)  | <input type="checkbox"/> BDA234- 144(BT)            |
| <input type="checkbox"/> No Comments  | <input type="checkbox"/> BDA234- 145(BT)            |
|   | <input type="checkbox"/> BDA234- 147(CJ)            |
|   | <input checked="" type="checkbox"/> BDA234- 148(CJ) |

COMMENTS:

Recommend Parking Management Analysis describing  
the parking needs of the operator, historic parking  
demand based on employee and customer needs and  
anticipated parking operations (e.g., staff parking only)  
\_\_\_\_\_  
\_\_\_\_\_

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David Nevarez, P.E., PTOE, CFM, Engineering  
Name/Title/Department

11/22/2024  
Date

Please respond to each case and provide comments that justify or elaborate on your response. Dockets distributed to the Board will indicate those who have attended the review team meeting and who have responded in writing with comments.

NOTICE OF PUBLIC HEARING

BOARD OF ADJUSTMENT OF THE CITY OF DALLAS (PANEL A)

NOTICE IS HEREBY GIVEN that the BOARD OF ADJUSTMENT OF THE CITY OF DALLAS (PANEL A) will hold a hearing as follows:

DATE: MONDAY, DECEMBER 9, 2024

BRIEFING: 10:30 a.m. via Videoconference and in 6ES Council Briefing at Dallas City Hall, 1500 Marilla Street <https://bit.ly/boa1209A>

HEARING: 1:00 p.m. Videoconference and in 6ES Council Briefing at Dallas City Hall, 1500 Marilla Street <https://bit.ly/boa1209A>

The purpose of the hearing is to consider the following appeal(s) now pending before the Board of Adjustment:

---

BDA234-148(CJ) Application of Rob Baldwin for a variance to the parking regulations at 7038 GREENVILLE AVENUE. This property is more fully described as Block 6/5199, Lot 27 and is zoned MU-3, which requires parking to be provided. The applicant proposes to construct and/or maintain a nonresidential structure for a commercial and business service use and provide 14 of the required 32 parking spaces, which will require an 18-space variance (56 percent reduction) to the parking regulation.

---

You have received this notice because you own property within 200 feet of the above property. You may be interested in attending the Board of Adjustment hearing to express your support for or opposition to the application. You may also contact the Board of Adjustment by email to [BDAREPLY@dallas.gov](mailto:BDAREPLY@dallas.gov). Letters will be accepted until 9:00 am the day of the hearing. If you are unable to attend the hearing. If you choose to respond, it is important that you let the Board know your reasons for being in favor of or in opposition to the application. The Board members are very interested in your opinion.

Note: Any materials (such as plans, elevations, etc.) included within this notice may be subject to change.

The Board of Adjustment hearing will be held by videoconference and at 6ES Council Briefing. Individuals who wish to speak in accordance with the Board of Adjustment Rules of Procedure by joining the meeting virtually, must register online at <https://bit.ly/BDA-A-Register> by the 5 p.m. on Sunday, December 8, 2024. All virtual speakers will be required to show their video in order to address the board. In Person speakers can register at the hearing. Public Affairs and Outreach will also stream the public hearing on Spectrum Cable Channel 96 or 99; and [bit.ly/cityofdallastv](http://bit.ly/cityofdallastv) or [YouTube.com/CityofDallasCityHall](http://YouTube.com/CityofDallasCityHall).

**Speakers at the meeting are allowed a maximum of five (5) minutes to address the Board.**

Additional information regarding the application may be obtained by calling Cambria Jordan, Senior Planner (214) 948-4476, or Mary Williams, Board Secretary at (214) 670-4127. Si desea información en español, favor de llamar al teléfono a Mary Williams al (214) 670-4127.

Board of Adjustment  
Planning and Development Department  
1500 Marilla Street 5CN, Dallas TX 75201

**PLEASE SEND REPLIES TO:**

[BDAREPLY@dallas.gov](mailto:BDAREPLY@dallas.gov)

Letters will be received until 9:00  
am the day of the hearing.

**PLEASE REGISTER AT:**

<https://bit.ly/BDA-A-Register>



# Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

## APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 234-148

Date: OCT 25 2024

RECEIVED

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

Location address: 7038 Greenville Avenue Zoning District: MU-3

Street Frontage (in Feet): 1) 112' 2) \_\_\_\_\_ 3) \_\_\_\_\_ 4) \_\_\_\_\_ 5) \_\_\_\_\_

**To the Honorable Board of Adjustment:**

Owner of Property (per Warranty Deed): Hogan Equities, LLC

Applicant: Rob Baldwin, Baldwin Associates Telephone: 214-824-7949

Mailing Address: 3904 Elm Street, Suite B - Dallas Zip Code: 75226

E-mail Address: rob@baldwinplanning.com michele@baldwinplanning.com

Represented by: Rob Baldwin, Baldwin Associates Telephone: 214-824-7949

Mailing Address: 3904 Elm Street, Suite B - Dallas Zip Code: 75226

E-mail Address: rob@baldwinplanning.com michele@baldwinplanning.com

Affirm that an appeal has been made for a Variance  or Special Exception  of The required parking for a retail printing facility. The request to to provide 28 spaces instead of the required 32-46 spaces for a reduction of 28 spaces or a reduction of 41%.

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:

The building was built in 1965 for a furniture store and has a large footprint on a small lot.  
The proposed printing facility has a lot of large equipment, but few employees and little retail traffic.

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 Rob Baldwin  
 \_\_\_\_\_  
 (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 10 day of October, 2024

Mickela Stoy  
 Notary Public in and for Dallas County, Texas





**MEMORANDUM OF  
ACTION TAKEN BY THE  
BOARD OF ADJUSTMENT**

Date of Hearing \_\_\_\_\_

Appeal was--Granted OR Denied

Remarks \_\_\_\_\_

Chairman

**Building Official's Report**

I hereby certify that Rob Baldwin

did submit a request for a special exception to the parking regulations  
at 7038 Greenville

BDA234-148. Application of Rob Baldwin for a special exception to the parking regulations at 7038 Greenville Ave. This property is more fully described as Block 6/5199, Lot 27 and is zoned MU-3, which requires parking to be provided . The applicant proposes to construct and/or maintain a nonresidential structure for a commercial use and provide 20 of the required 48 parking spaces, which will require a 28 space special exception (41% reduction) to the parking regulation.

Sincerely,

  
M. Samuell Eskander, PE



CITY OF DALLAS

AFFIDAVIT

Appeal number: BDA 234/148

I, Hogan Equities, LLC, Owner of the subject property  
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 7038 Greenville Avenue  
(Address of property as stated on application)

Authorize: Rob Baldwin, Baldwin Associates  
(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: Off-Street Parking Requirements

[Signature]  
Print name of property owner or registered agent

Brian Hogan  
Signature of property owner or registered agent

Date 9-16-24

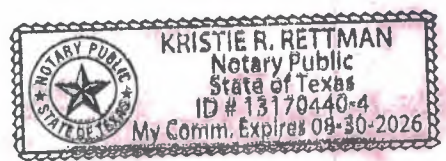
Before me, the undersigned, on this day personally appeared Brian Hogan

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 16<sup>th</sup> day of Sept, 2024

[Signature]  
Notary Public for Dallas County, Texas

Commission expires on 8/30/26





AFFIDAVIT

Appeal number: BDA 234-148

I, Hogan Equities, LLC, Owner of the subject property  
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 7038 Greenville Avenue  
(Address of property as stated on application)

Authorize: Rob Baldwin, Baldwin Associates  
(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: Off-Street Parking Requirements

Brian Hogan  
Print name of property owner or registered agent

[Signature]  
Signature of property owner or registered agent

Date 9-25-2024

Before me, the undersigned, on this day personally appeared Brian Hogan

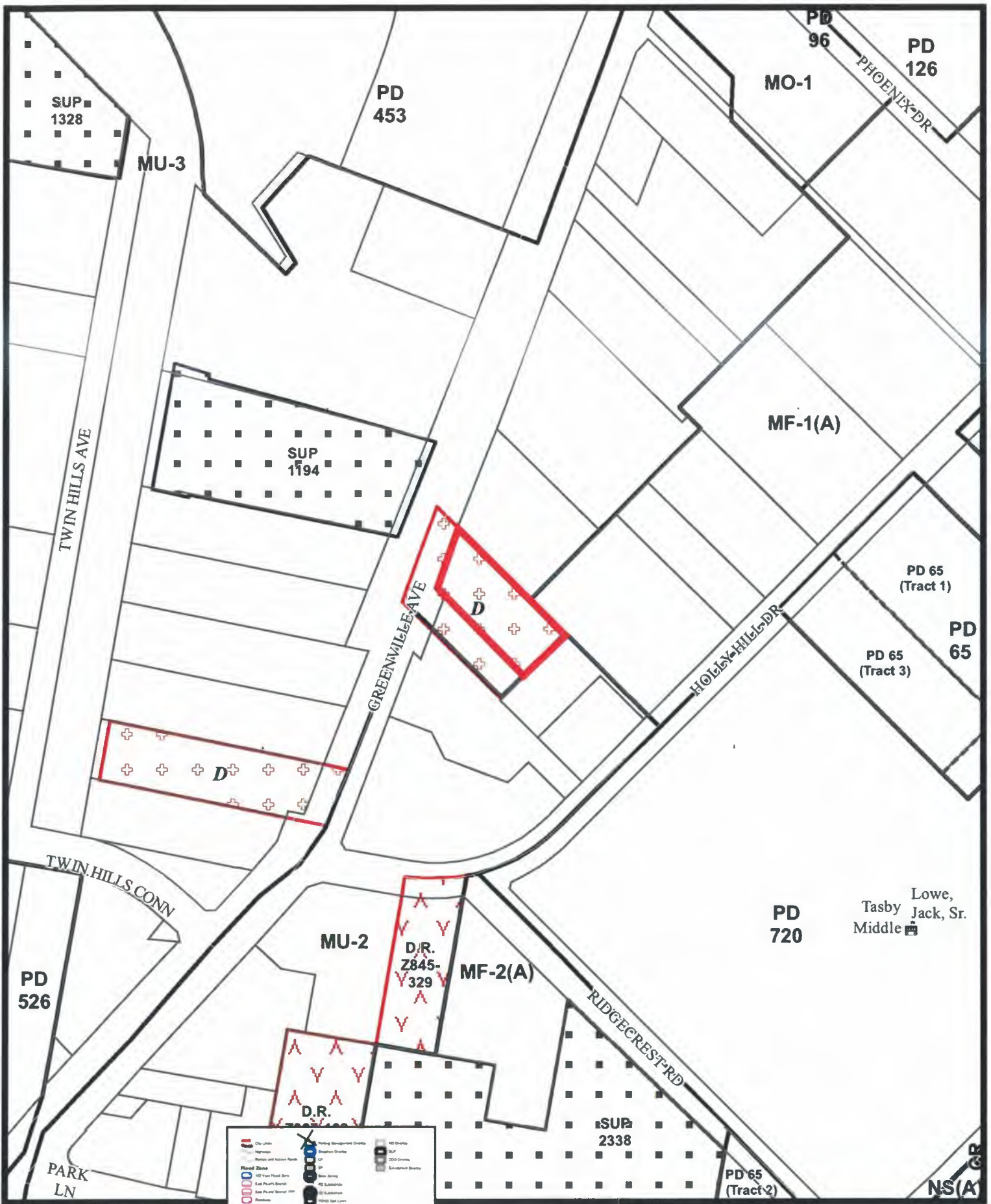
Who on his/her oath certifies that the above statements are true and correct to his/her best knowledge.

Subscribed and sworn to before me this 25<sup>th</sup> day of September, 2024



Paige Megyesi  
Notary Public for Dallas County, Texas

Commission expires on February 24, 2025



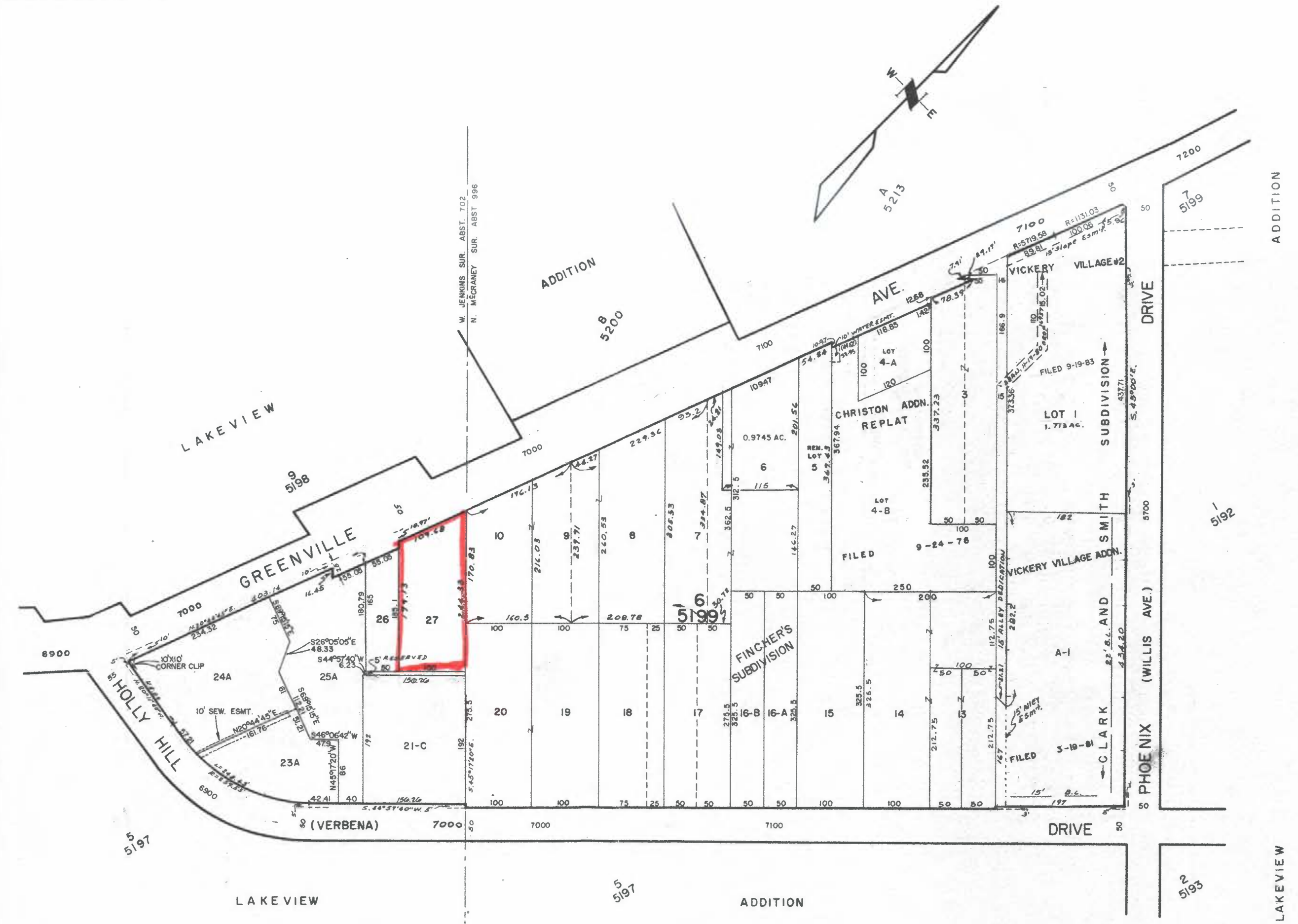
Lowe,  
Tasby Jack, Sr.  
Middle

	On-Unit		Utility Management Overlay		MP Overlay
	Impervious		Squares Overlay		SUP
	Retention and Address Roads		CP		DDD Overlay
	Flood Zone		Flood Overlay		Easement Overlay
	100 Year Flood Zone		Flood Overlay		
	500 Year Flood Zone		Flood Overlay		
	See Plan or Special Plan		Flood Overlay		
	Residential		Flood Overlay		
	MP Overlay		Flood Overlay		
	MP Overlay		Flood Overlay		
	Flood Overlay		Flood Overlay		
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	Flood Overlay		Flood Overlay		

1:2,400

Case ID:  
Printed: 9/13/2024

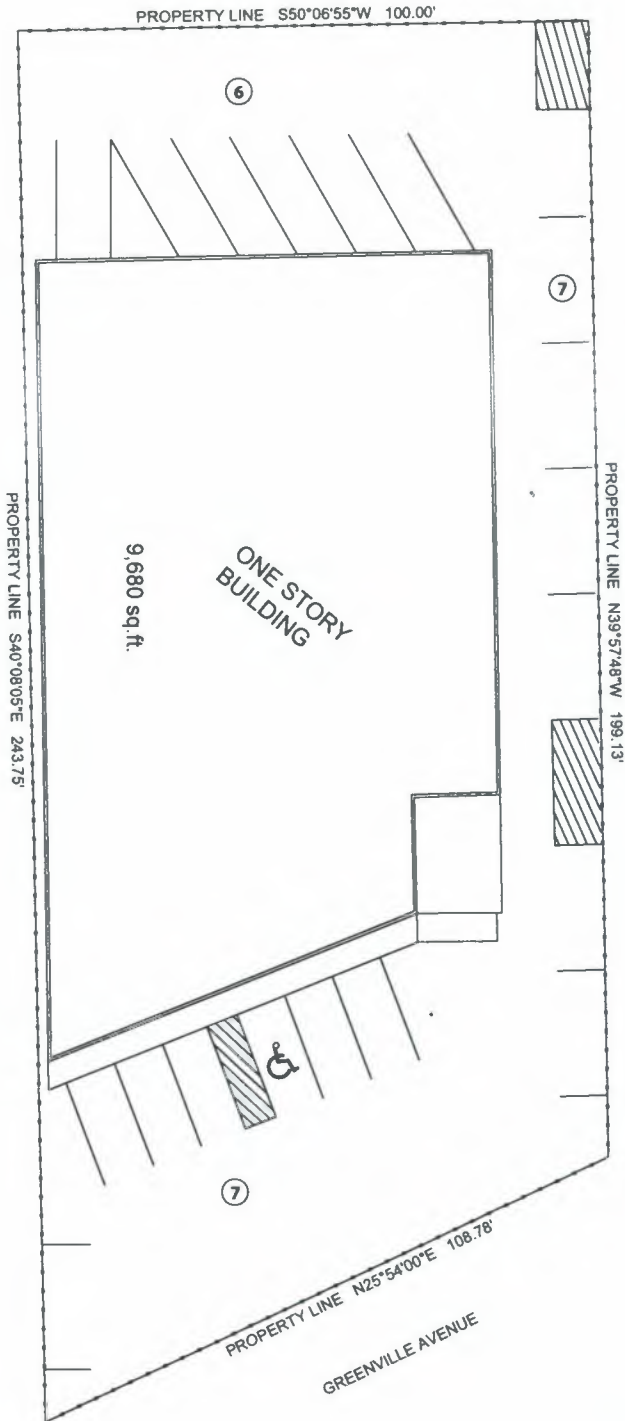
SAFEWAY ADDN. NO. 7 LOT 21-A FILED 4-20-72  
REPLAT LOT 4-A & 4-B FILED 9-24-76.  
FILED 5-1-84 BLK 6/5199 WILKINSON ESTS.





# SITE PLAN

SCALE: 1" = 10'-0"



VICINITY MAP  
NTS



Address	Building Sq. Ft.	Prior Use	Proposed Use	Variance	Parking	
					Required	Provided
7038 Greenville Ave.	9,680	Furniture Store	Retail/Printing	41% reduction	20	20
					48	20

7038 Greenville  
CITY OF DALLAS, TEXAS

**Baldwin**  
**Associates**

BALDWIN ASSOCIATES  
3904 Elm Street, Suite B  
Dallas, Texas 75226  
MOBILE: 214.729.7949  
OFFICE: 214.824.7949  
rob@baldwinplanning.com

09/19/2024  
PROJECT NUMBER  
CASE NUMBER

**7038 Greenville Avenue**

Being Lot 27, Block 6/5199, of Lakeview Addition, on Addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 1, Page 219, of the Map Records of Dallas County, Texas.



**CHICAGO TITLE**



**SURVEYOR'S CERTIFICATE**

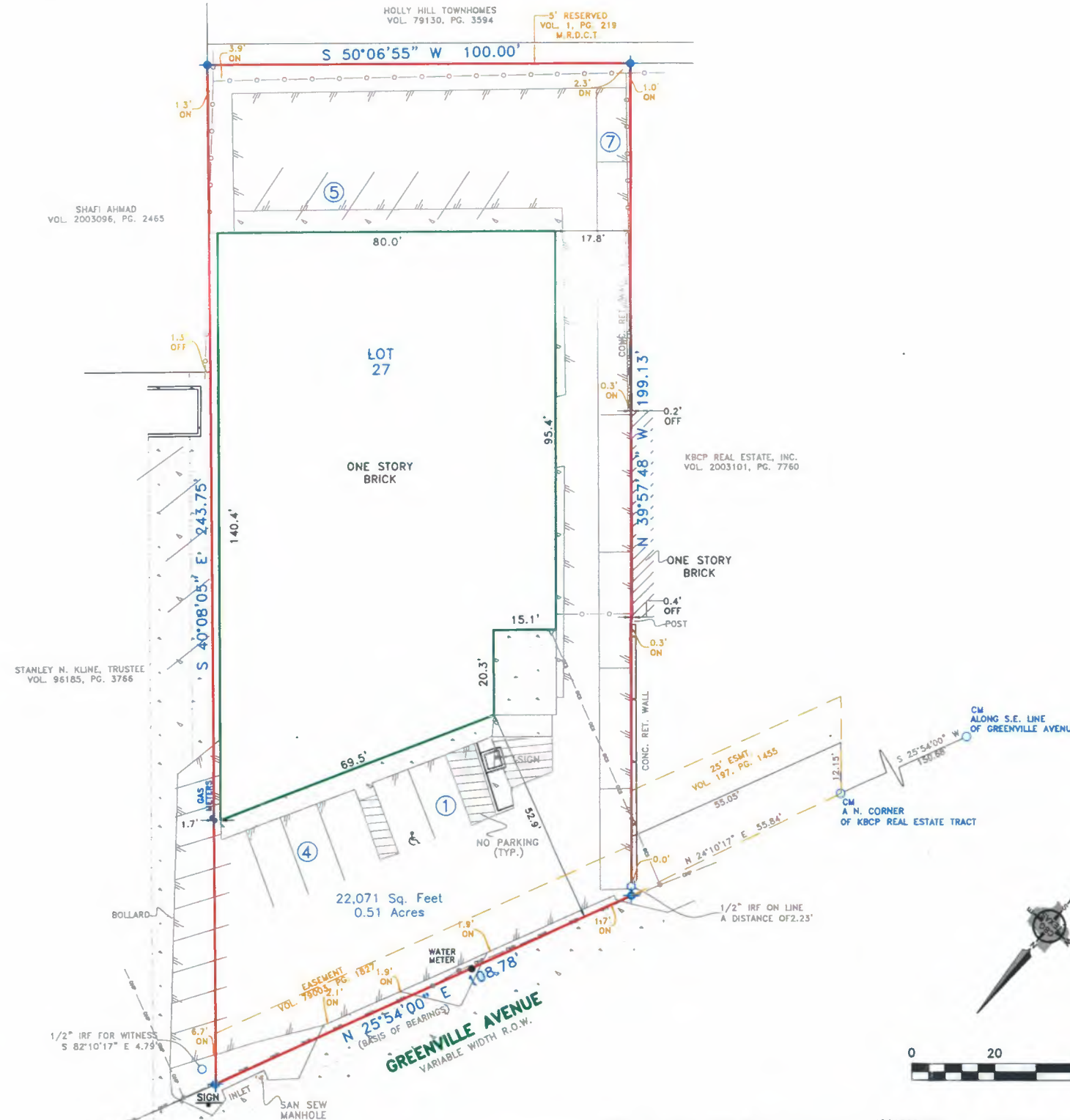
This survey is made relying on information provided by Chicago Title Company in connection with the transaction described in GF# CTDAL36-800361800985-A-NS. The undersigned Registered Professional Land Surveyor (Bryan Connally) hereby certifies to Guaranty Bank & Trust, N.A., Hogan Equities, LLC, Chicago Title Company and Chicago Title Insurance Company that, (a) this plat of survey and the property description set forth hereon were prepared from an actual on-the-ground survey of the real property 7038 Greenville Avenue described in Inst. No. 201100317113, and shown hereon; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; (d) except as shown hereon there are no observable protrusions on to the Property or observable protrusions there from, there are no observable discrepancies, conflicts, shortages in area or boundary line conflicts; (e) the size, location and type of improvements, are shown hereon, and all are located within the boundaries of the Property and setback from the Property lines the distances indicated; (f) the distance from the nearest intersection street or road is as shown; (g) the Property has apparent access to and from a public roadway; (h) recorded easements listed hereon have been labeled and platted hereon; (i) the boundaries, dimensions and other details shown hereon are shown to the appropriate accuracy standards of the State of Texas; (j) the Property is located in Zone X (N.F.H.A.) and is not located in a 100 Year Flood Plain or in an identified "Flood Prone Area" as defined by the U. S. Department of Housing and Urban Development (Flood Insurance Rate Map No. 48113C0335K, with a date of 07/07/2014) pursuant to the Flood Disaster Protection Act of 1973.

The surveyor expressly understands and agrees that Guaranty Bank & Trust, N.A., Hogan Equities, LLC, Chicago Title Company and Chicago Title Insurance Company are entitled to rely on this survey as having been performed to the appropriate standards of the current Texas Society of Professional Surveyors Standards and Specifications for a Texas Land Title Survey as set forth by the Texas Board of Professional Land Surveying.

Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned.

Executed this 10th day of December, 2018.

*Bryan Connally*  
Bryan Connally  
Registered Professional Land Surveyor No. 5513



NOTE: According to the F.I.R.M. in Map No. 48113C0335K, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

ACCEPTED BY: \_\_\_\_\_ SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_ SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN VOL. 458, PG. 579

NOTES: BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

REVISIONS		
DATE	BY	NOTES

LEGEND	
CM	CONTROLLING MONUMENT
1/2" IRON ROD FOUND	PE - POOL EQUIPMENT
1/2" IRON ROD SET	COLUMN
1" IRON PIPE FOUND	AC - AIR CONDITIONING
FENCE POST CORNER	FIRE HYDRANT
"X" FOUND / SET	COVERED PORCH, DECK OR CARPORT
5/8" ROD FOUND	OES - OES OVERHEAD ELECTRIC SERVICE
UNDERGROUND ELECTRIC	OMP - OMP OVERHEAD POWER LINE
OVERHEAD ELECTRIC	CONCRETE PAVING
POWER POLE	DOUBLE SIDED WOOD FENCE
GRAVEL/ROCK ROAD OR DRIVE	

**CBG**  
SURVEYING TEXAS LLC  
2025 Shiloh Road, Ste. 240  
Dallas, TX 75228  
P 214.349.9485  
F 214.349.2216  
Firm No. 10168800  
www.cbginctx.com

SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 20'	12/10/18	1825361	N/A	BG

**TEXAS LAND TITLE SURVEY**

LOT 27, BLOCK 6/5199 OF LAKEVIEW ADDITION

CITY OF DALLAS, DALLAS COUNTY, TEXAS

7038 GREENVILLE AVENUE



November 22, 2024

Cambria Jordan  
Senior Planner  
City of Dallas Board of Adjustment  
Planning & Development Department  
1500 Marilla St., 5BN  
Dallas, TX 75201

Re: BDA234-148

This firm represents Dallas Printing in their request for a variance to the off-street parking requirements to accommodate a printing business at the existing building located at 7038 Greenville Avenue. Approval of this variance is essential for Dallas Printing to occupy a former furniture store built in 1965.

**Background and Justification**

The property is located on the east side of Greenville Avenue, north of Park Lane, within a Mixed-Use 3 zoning district. Built in 1965, the building has historically housed various furniture stores but has remained vacant in recent years. Dallas Printing, a business with over 50 years of history, including the last eight years at Preston Center, seeks to purchase and occupy this site for its operations.

Printing businesses, by their nature, generate minimal walk-in traffic and require fewer parking spaces. Most of the floor area in the proposed use will be dedicated to large printing equipment rather than employee workspaces or customer areas.

At their current location, Dallas Printing operates effectively with 10 employee parking spaces and just two spaces for retail customers, as most orders are submitted online and delivered directly to clients. At the proposed location, they plan to maintain 11 employee parking spaces and provide nine spaces for customers. The owner has confirmed there are no plans to increase staffing at the new site.

To support this request, a traffic engineer was retained to evaluate the proposed parking arrangement. The engineer's report, submitted to the city for review, concludes that the requested variance is reasonable and will provide sufficient parking for both employees and customers.

3904 Elm Street Suite B · Dallas, TX 75226 · 214-824-7949



### **Hardship Was Not Self-Created**

The need for this variance is due to the original construction of the building in 1965 and not a result of actions taken by Dallas Printing. The property was developed in full compliance with the City of Dallas's zoning and building standards at that time. Any discrepancies in current compliance arise from subsequent zoning changes and evolving development standards, rather than any actions by the applicant.

### **Public Interest**

Granting this variance is in the public interest. Allowing Dallas Printing to occupy this long-vacant property will revitalize an aging structure and enhance the vibrancy of the Greenville Avenue corridor. The submitted engineering analysis confirms that the proposed use and parking configuration will not adversely impact the surrounding area or public resources.

### **Unique Property Challenges**

The trapezoidal shape of the property and the existing building's layout significantly limit the potential for additional parking. The structure was specifically designed for furniture retail—a use with one of the lowest parking requirements under the Dallas Development Code. However, shifts in retail dynamics in the Internet Age have rendered the site unsuitable for modern furniture stores, as evidenced by its prolonged vacancy.

### **Conclusion**

We respectfully request your approval of this parking variance. Repurposing this building as a printing facility aligns with the public interest and provides a practical use for a structure originally designed for low-parking-demand furniture retail. With minimal walk-in traffic and a focus on equipment-heavy operations, the parking needs of Dallas Printing will be adequately met under the proposed arrangement.

This variance offers an excellent opportunity to bring life back to this property while addressing its unique challenges. We look forward to your favorable consideration.

Should you require further information or have any questions, please do not hesitate to contact me. Thank you for your time and consideration.

With kind regards,



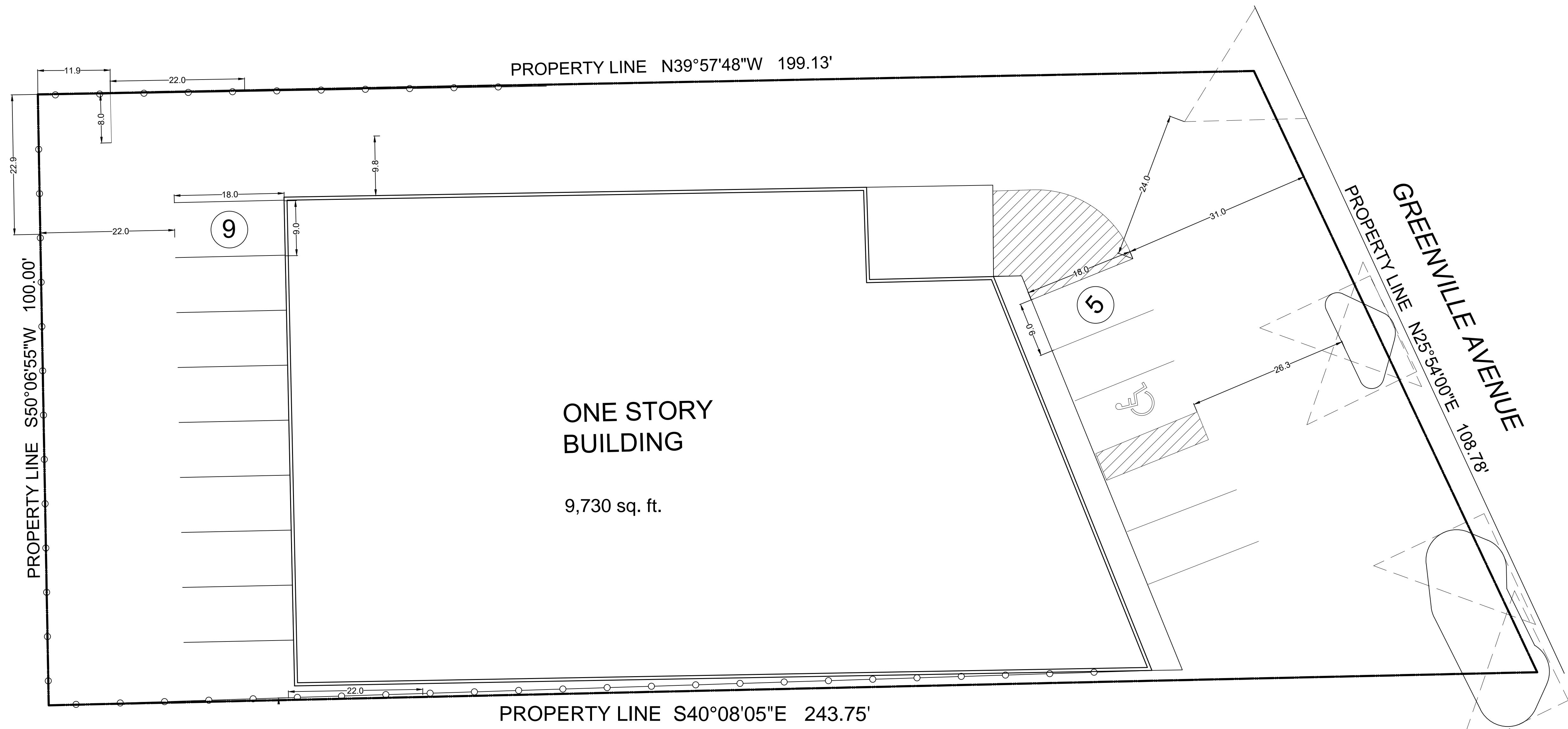
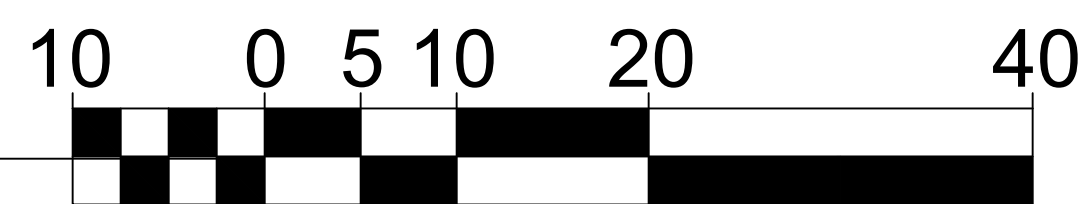
Robert Baldwin

3904 Elm Street Suite B · Dallas, TX 75226 · 214-824-7949



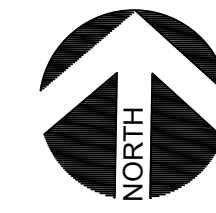
# SITE PLAN

SCALE: 1" = 10'-0"



VICINITY MAP

NTS



09/19/2024

PROJECT NUMBER

CASE NUMBER

BALDWIN ASSOCIATES

3904 Elm Street, Suite B  
Dallas, Texas 75226  
MOBILE: 214.729.7949  
OFFICE: 214.824.7049

**Baldwin**  
**Associates**

7038 Greenville  
CITY OF DALLAS, TEXAS

# MEMORANDUM

To: David Nevarez, P.E., PTOE, CFM  
 Transportation Development Services  
 Dallas City Hall, 5BN

From: Lloyd Denman, P.E., CFM  
 Consult LD, LLC  
 Registered Firm F-23598  
 2928 Westminster Ave. Dallas, TX 75205



Date: November 21, 2024

Subject: **Parking Assessment for 7038 Greenville Avenue in Dallas, Texas**  
**Board of Adjustment Case BDA 234-148**

## ***Introduction***

The purpose of this Engineering Memorandum is to provide a parking analysis for an established small printing business that is moving from Preston Center to an existing building at 7038 Greenville Ave in Dallas, Texas. The 7038 Greenville Ave. property is Zoned MU-3 and had a previous use as a Furniture Store. The business that is moving to the 7038 Greenville Ave. site is known as “Dallas Printing” and currently operates in Preston Center with 10 employee parking spaces located on a restricted roof access parking garage area and only 2 designated public customer parking spaces at ground level. **(See Appendix Photo 1)** The existing building at 7038 Greenville offers 11 gated employee parking spaces in the rear and side of the building and 9 customer spaces with a loading dock in the front of the building. **(See Site Plan and Appendix Photos 2 and 3)** This is a significant net gain of parking spaces for the existing printing business that is moving to 7038 Greenville. (From 12 existing to 20 provided spaces) However, even though net parking is significantly increasing for the existing business as it moves, it is necessary to request a parking variance reduction from the amount of parking for the business as required by code. **(See Parking Table below)**

<b>DALLAS PRINTING</b>		<b>Parking Ratio</b>	<b>Required Parking</b>	<b>Provided Parking</b>
<b>Address</b>	<b>7038 Greenville Ave.</b>			
<b>Building Sq. Ft.</b>	<b>9,680</b>			
<b>Prior Use</b>	<b>Furniture Store</b>	<b>1:500</b>	<b>20</b>	<b>20</b>
<b>Proposed Use</b>	<b>Retail Printing</b>	<b>1:200</b>	<b>48</b>	<b>20</b>
<b>Variance</b>	<b>58% reduction</b>			

**Existing Location at Preston Center Parking Observation**

A site visit was made on November 6, 2024, to observe the printing business’s current operation and layout at Preston Center. Employee parking was located on top of a restricted entry parking garage. The only customer parking available was two designated spaces on the ground level directly in front of the business entrance. (See Appendix Photo 1)

**Parking and Business Operation Interview with Applicant/Owner**

During the Preston Center site visit on November 6, 2024, I met with the business owner and learned more about the business operation. The printing company has been in business for over 50 years and has been in its current location in Preston Center for over 8 years with only two customer parking spaces. The reason the business can successfully operate with only two customer parking spaces is that many printing orders are placed online or by phone and most orders are shipped out rather than picked up in person. The printing business operates more like a manufacturing use rather than a retail use. The employees do require parking but there are only eleven employees with ten or fewer typically present.

**New Location at 7038 Greenville Ave Site Plan**

The site plan for the new location is shown below. Note the unusual shape and size of the lot.



(See Appendix Photos 2 and 3)

### **Conclusion and Recommendation**

The existing printing business, Dallas Printing, is moving from a location with only 12 parking spaces in Preston Center to a new location in an existing building at 7038 Greenville Ave with 20 parking spaces. This will provide a two-thirds increase in parking, from 12 spaces to 20 spaces. The printing business is expected to remain the same size with eleven employees and serve the same customer base. Even though the established business will be gaining parking spaces it is still necessary to request a variance to reduce the number of parking spaces required by zoning based on the square feet of the existing building. Note that printing is a very machine centric business and most of the building space will be occupied by machinery and printing materials. The printing business operates more like a manufacturing use rather than a retail use and therefore does not need the number of parking spaces as calculated by zoning. Furthermore, the lot is an odd polygon shape that angles along Greenville Ave and limits some of the parking area that otherwise might be available. The lot is also smaller in size than many of the nearby lots. Therefore, the existing and established printing business operating successfully with extremely limited parking in Preston Center moving into the existing old furniture store building that occupies an odd shaped lot with minimal parking provides a mutual benefit for both the business and the building. The existing printing business moving into the existing building located at 7038 Greenville will provide a beneficial blend of use and parking without any adverse impact to the public right-of-way. It is therefore recommended to grant the parking variance from the calculated 48 parking spaces to 20 parking spaces for this use.

## **APPENDIX**

**Photo 1** – Front view of Dallas Printing currently in Preston Center

**Photo 2** – View of rear parking for employees at 7038 Greenville Ave

**Photo 3** – View of front parking for customers at 7038 Greenville Ave



**Photo 1** – Front view of Dallas Printing currently in Preston Center

Note that only 2 spaces are available for customers, yet the business has been successfully operating for over 8 years at this location and over 50 years in total.



**Photo 2** – View of secure employee parking at rear of the existing building at 7038 Greenville Ave. New owner will clean up the area.



**Photo 3** – View of front parking lot area off Greenville. 9 customer spaces are available at this location instead of only 2 at the old location. This Greenville location also provides a Handicap space whereas the old location did not. And a loading dock area is accessible from the front as another added benefit.

**FILE NUMBER:** BDA234-141 (BT)

**BUILDING OFFICIAL'S REPORT:** Application of Charlotte Youngquist for **(1)** a special exception to the front yard setback regulations for a carport, and for **(2)** a special exception to the side yard setback regulations for a carport at **726 W Greenbriar Lane**. This property is more fully described as Block 4789, Lot B, and is zoned R-7.5(A), which requires a front yard setback of 25 feet and requires a side yard setback of 5 feet. The applicant proposes to construct a carport for a single-family residential dwelling in a required front-yard and provide a 17 foot setback, which will require **(1)** an 8-foot special exception to the front-yard setback regulations for a carport, and to construct a carport for a single-family residential dwelling in a required side-yard and provide a 2-foot 6-inch setback, which will require **(2)** a 2-foot 6-inch special exception to the side-yard setback regulations for a carport. Referred to the Board of Adjustment in accordance with Sections 51A-4.401-(c), and 51A-4.402-(c) of the Dallas Development Code, as amended, which states the power of the Board to grant special exceptions for a carport.

**LOCATION:** 726 W Greenbriar Ln.

**APPLICANT:** Charlotte Youngquist

**REQUEST:**

- (1) A request for a special exception for a carport to the front-yard setback regulations.
- (2) A request for a special exception for a carport to the side-yard setback regulations.

**STANDARDS OF REVIEW FOR A SPECIAL EXCEPTION FOR CARPORTS IN A REQUIRED FRONT YARD SETBACK REGULATIONS:**

Section 51A-4.401(c) of the Dallas Development Code states that the board may grant a special exception for a carport located within the front yard setback regulations when in the opinion of the board, **there is no adequate vehicular access to an area behind the required front building line that would accommodate a parking space; and the carport will not have a detrimental impact on surrounding properties.**

**STANDARDS OF REVIEW FOR A SPECIAL EXCEPTION FOR CARPORTS IN A REQUIRED SIDE YARD SETBACK REGULATIONS:**

Section 51A-4.402(c) of the Dallas Development Code states that the board may grant a special exception for a carport located within the side yard setback regulations when in the opinion of the board, **the carport will not have a detrimental impact on surrounding properties.**

**STAFF RECOMMENDATION:**

Special Exceptions (2):

No staff recommendation is made on this request.



## **BACKGROUND INFORMATION:**

### **Zoning:**

<u>Site:</u>	R-7.5(A) (Single Family District)
<u>North:</u>	R-7.5(A) (Single Family District)
<u>East:</u>	R-7.5(A) (Single Family District)
<u>South:</u>	R-7.5(A) (Single Family District)
<u>West:</u>	R-7.5(A) (Single Family District)

### **Land Use:**

The subject site and all surrounding properties are developed with single family uses.

### **Square Footage:**

This lot contains of 8,829 square feet.

This lot is zoned R-7.5(A) which requires a minimum lot size of 7,500 square feet.

### **BDA History:**

No BDA history

## **GENERAL FACTS/STAFF ANALYSIS:**

- The application of Charlotte Youngquist for the property located at 726 W Greenbriar Lane. focuses on two requests relating to special exceptions to the front-yard and side-yard setback regulations for a carport.
- The applicant is requesting a special exception to the front-yard setback regulations for a carport. The applicant is proposing to construct and maintain a carport for a single-family residential dwelling and provide a 17-foot front-yard setback which will require an 8-foot special exception to the front-yard setback regulations.
- Secondly, applicant is requesting a special exception to the side-yard setback regulations for a carport. The applicant is proposing to construct and maintain a carport for a single-family residential dwelling and provide a 2-foot 6-inch side-yard setback, which will require a 2-foot 6-inch special exception to the side-yard setback regulations.
- The subject site along with surroundings properties to the north, south, east, and west are all developed with single-family homes.
- It is imperative to note the subject site is an irregularly (triangle) shaped lot, reducing the buildable area significantly beyond the front building line down to zero in the rear of the property.
- The subject site is restrictive in size, 8,829 square feet with no alley access while other lots in the immediate vicinity range from 9,875 square feet to 19,700 square feet with alley access
- Per staff's review of the subject site, it has been confirmed that the carport structure is complete and currently being used to house two vehicles.

- The applicant proposes to provide a spray fire retardant that will meet building code requirements while keeping the open look near the property line.
- The applicant has the burden of proof in establishing that the special exception for a carport located within the front and side yard setback, does not have adequate vehicular access to an area behind the required building lines that would accommodate a parking space; and the carport will not have a detrimental impact on surrounding properties.
- The applicant has the burden of proof in establishing that the special exception for a carport is compatible with the character of the neighborhood, the value of surrounding properties will not be adversely affected, the suitability of the size and location of the carport, the materials to be used in construction of the carport.
- Granting the special exceptions for a carport located within the required setbacks with a condition that the applicant complies with the submitted site plan and elevations, storage of items other than motor vehicles is prohibited in a carport for which a special exception has been granted under this subsection, and would require the proposal to be constructed as shown on the submitted documents.
- 200' Radius Video: [BDA234-141 at 726 W Greenbriar Ln](#)

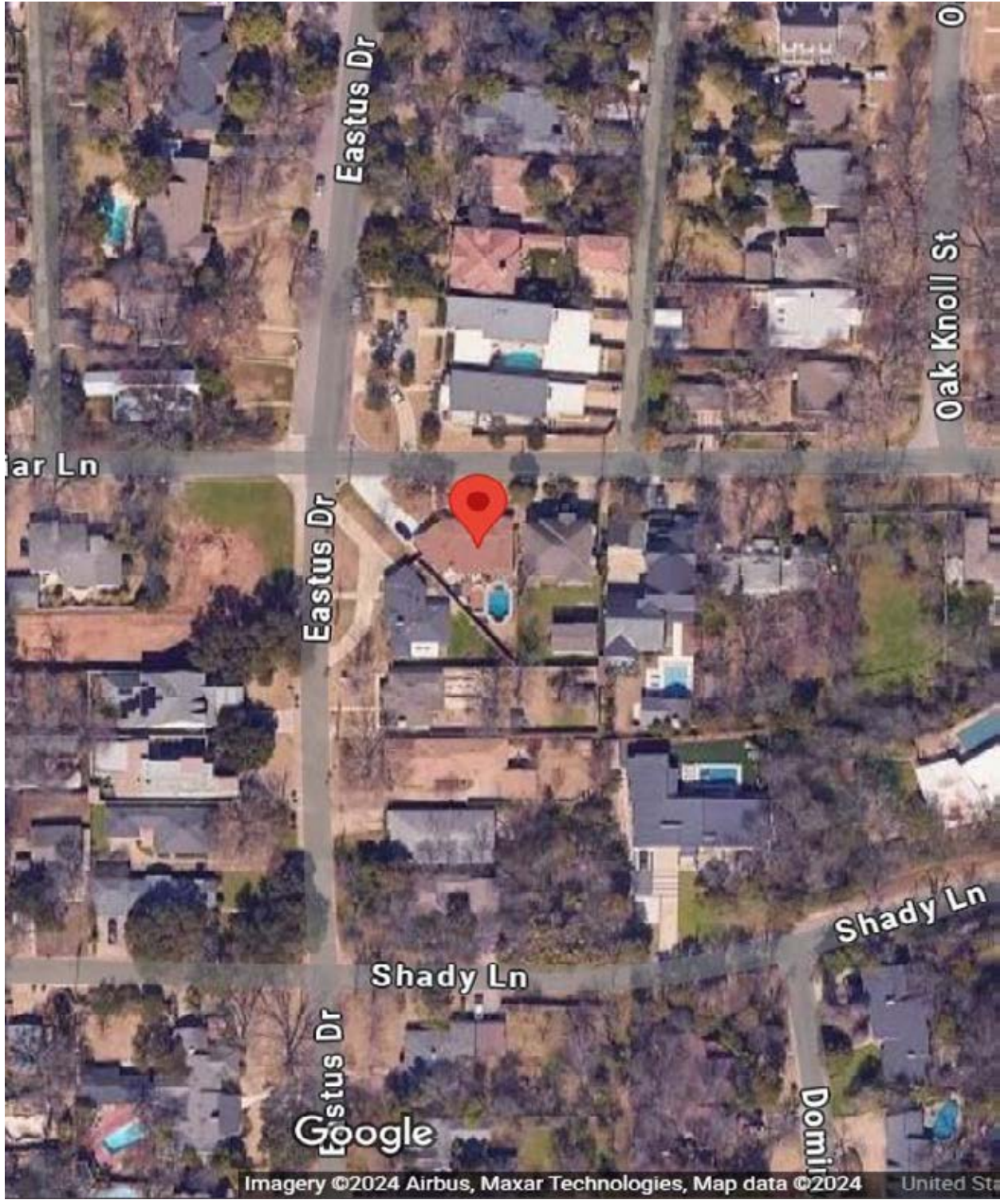
**Timeline:**

- October 17, 2024: The applicant submitted an “Application/Appeal to the Board of Adjustment” and related documents which have been included as part of this case report.
- November 7, 2024: The Board of Adjustment Administrator assigned this case to Board of Adjustment Panel **A**.
- November 18, 2024: The Development Services Department Senior Planner emailed the applicant the following information:
- an attachment that provided the public hearing date and panel that will consider the application; the November 22, 2024, deadline to submit additional evidence for staff to factor into their analysis; and December 6, 2024, deadline to submit additional evidence to be incorporated into the board’s docket materials.
  - the criteria/standard that the board will use in their decision to approve or deny the request; and
  - the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.
- November 22, 2024: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the December public hearings. Review team members in attendance included: The Board of Adjustment Chief Planner/Board Administrator, the Board of Adjustment Senior Planner, Project Coordinator, Board Secretary, Conservation

District Chief Planner, Chief Arborists, Zoning Senior Planner and Transportation Engineer.

November 22, 2024: The Development Services Department Senior Planner emailed the applicant the following information:

- Revised briefing and heading date; Monday December 9, 2024.
- November 22, 2024, deadline to submit additional evidence for staff to factor into their analysis; and
- November 22, 2024, deadline to submit additional evidence to be incorporated into the board's docket materials.
- Confirmation to move forward with or postpone case.

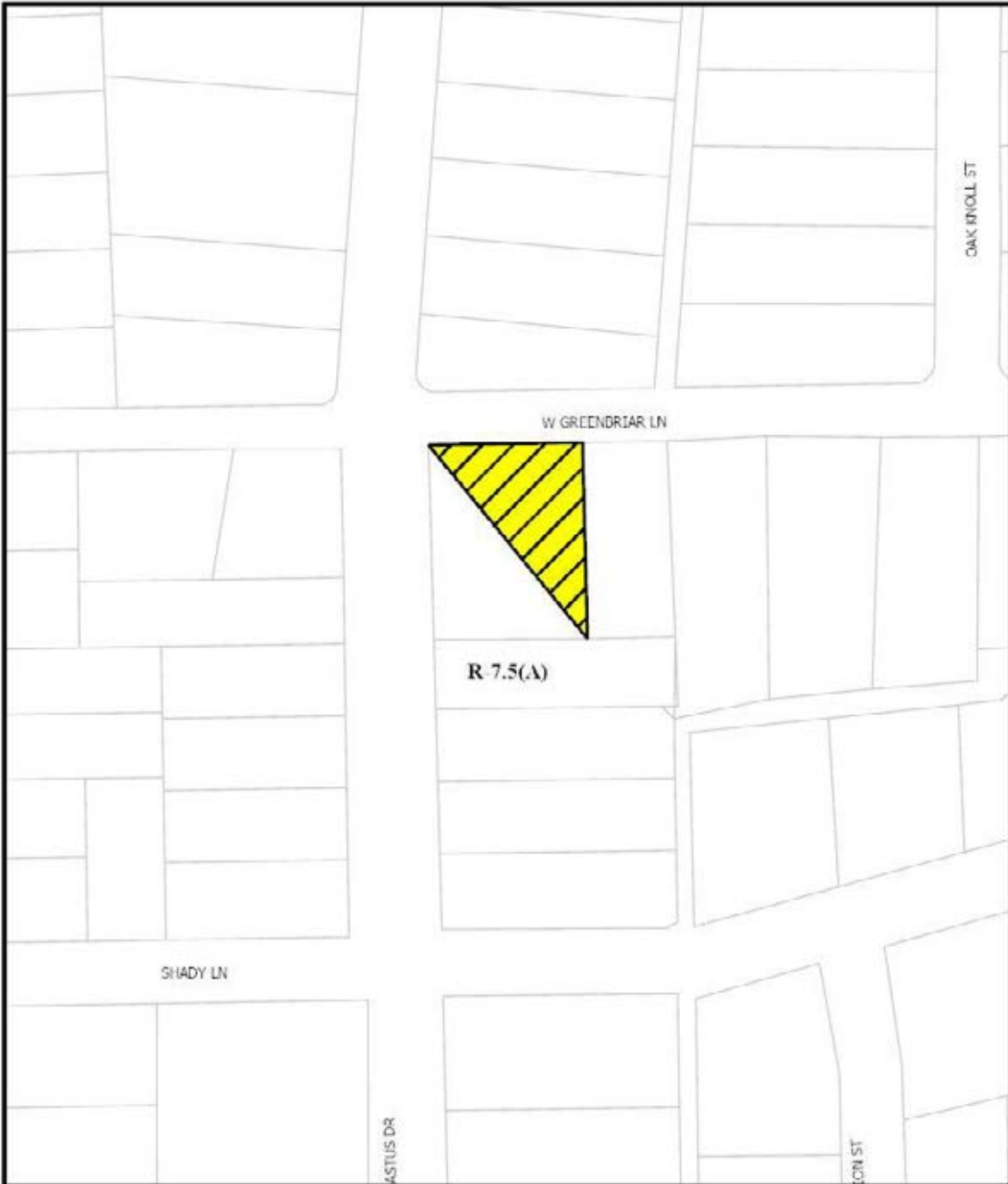


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 1:1,200

# AERIAL MAP

Case no: BDA234-141  
 Date: 11/13/2024





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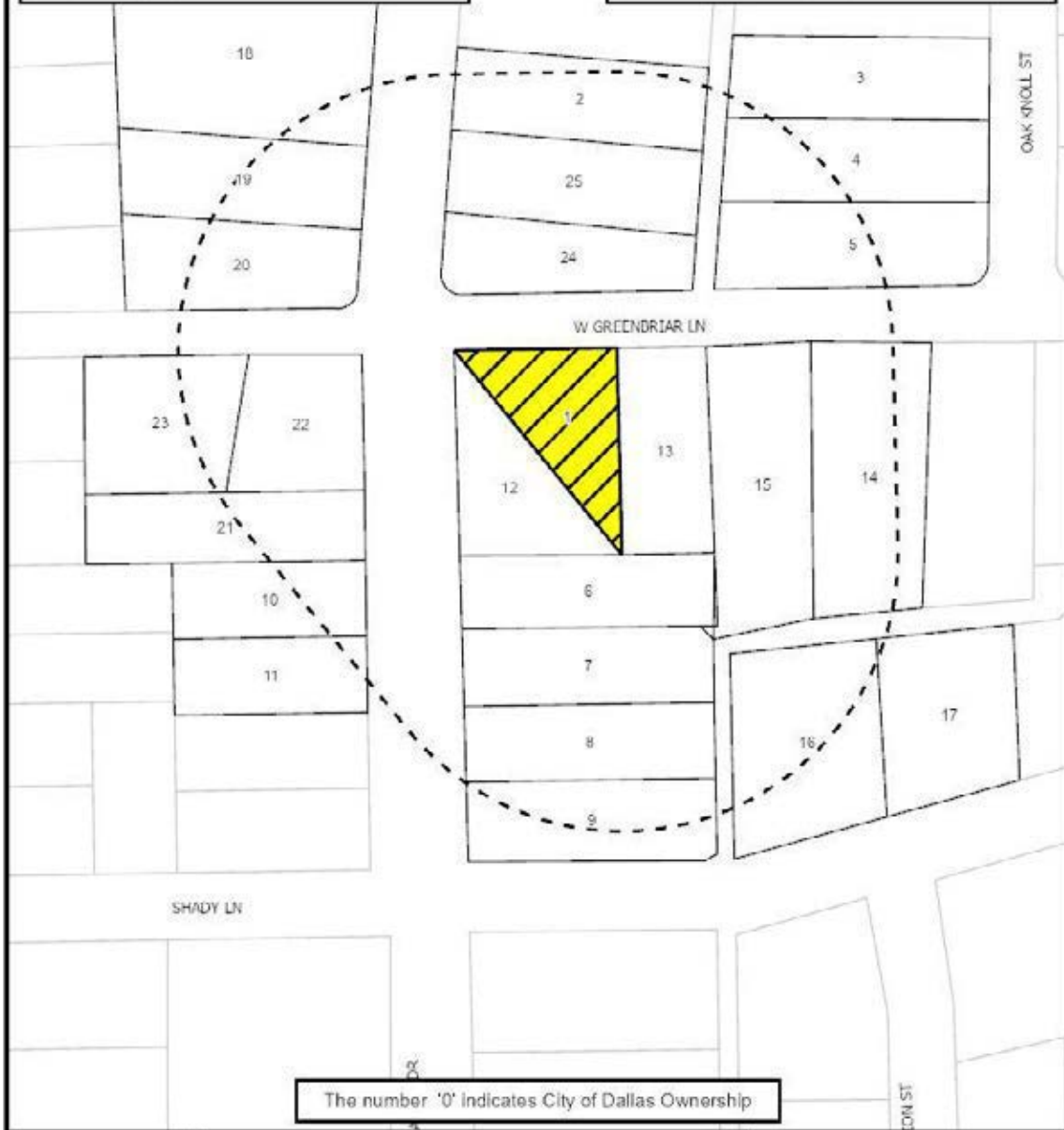
# ZONING MAP

Case no: BDA234-141

Date: 11/13/2024

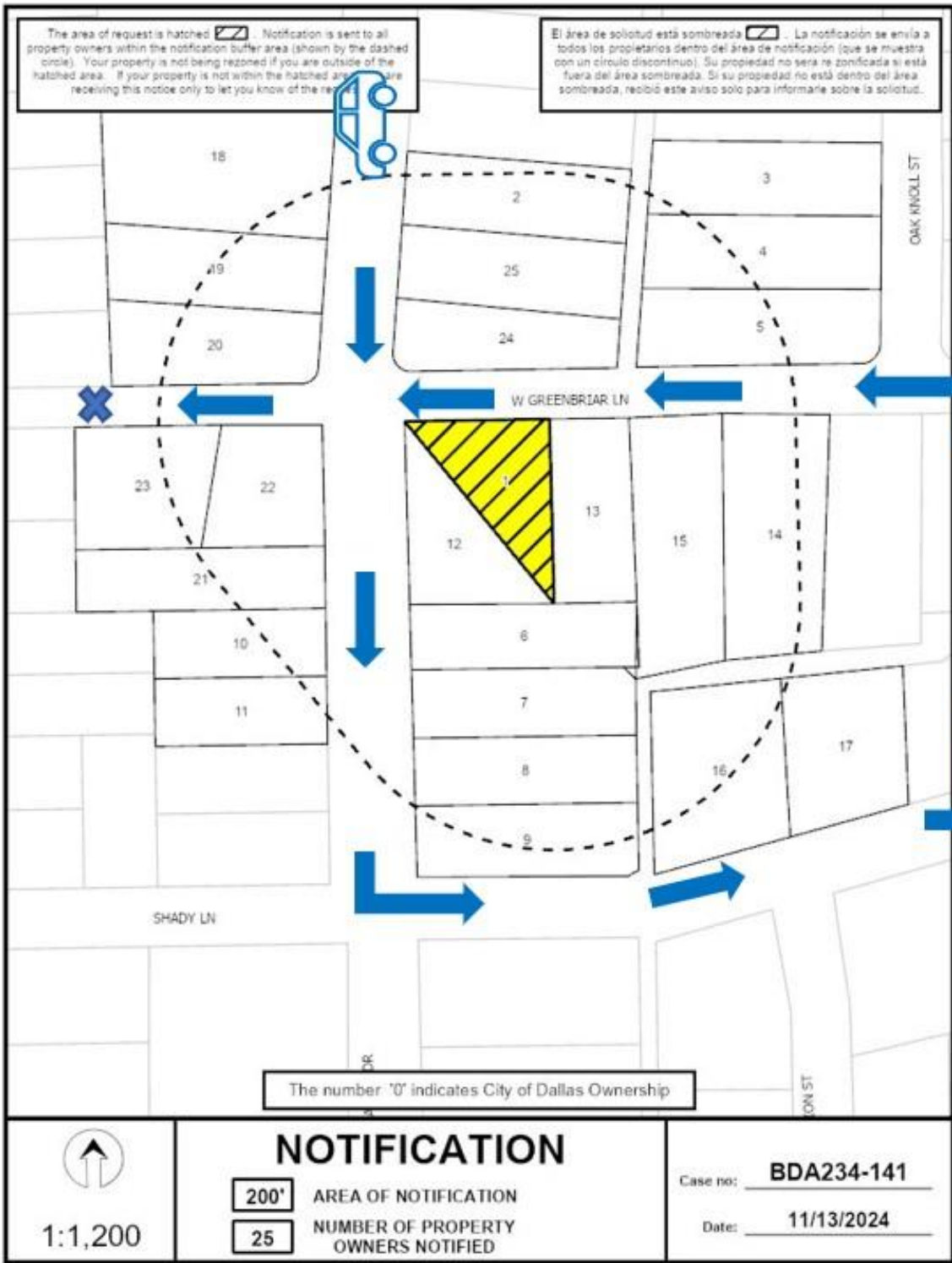
The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.

El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no será re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.



The number '0' indicates City of Dallas Ownership

 1:1,200	<h2>NOTIFICATION</h2>	Case no: <b>BDA234-141</b>
	<div style="display: flex; justify-content: space-between;"> <div style="border: 1px solid black; padding: 2px;">200'</div> <div>AREA OF NOTIFICATION</div> </div> <div style="display: flex; justify-content: space-between;"> <div style="border: 1px solid black; padding: 2px;">25</div> <div>NUMBER OF PROPERTY OWNERS NOTIFIED</div> </div>	Date: <b>11/13/2024</b>



11/13/2024

## Notification List of Property Owners

**BDA234-141**

*25 Property Owners Notified*

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	726 W GREENBRIAR LN	YOUNGQUIST CHARLOTTE A &
2	1512 EASTUS DR	LANE PATRICK DANIEL & ROBIN C
3	1513 OAK KNOLL ST	LLAMAS ROY L & GLENDA
4	1507 OAK KNOLL ST	SNAKARD CHARLES R
5	1503 OAK KNOLL ST	GRIMLEY MARY C
6	1414 EASTUS DR	SPENCER BLAKE &
7	1410 EASTUS DR	WALTER MARTHA M &
8	1406 EASTUS DR	SCHIER WILLIAM J &
9	1400 EASTUS DR	CRUTCHFIELD MACK W
10	1415 EASTUS DR	DEMANDER GEOFFREY SHAW &
11	1411 EASTUS DR	PLUNKETT JAMES M
12	1418 EASTUS DR	GOEGEL ROBERT & CHRISTINE
13	720 W GREENBRIAR LN	BAILEY ERIC N & TERI L
14	704 W GREENBRIAR LN	ROBLES ALONDRA
15	710 W GREENBRIAR LN	NAVAR ANN MARIE &
16	707 SHADY LN	GUNAWAN LESLIE
17	703 SHADY LN	CALABRIA JAMES T
18	1519 EASTUS DR	ALFIERI MARK C
19	1507 EASTUS DR	OLSEN ADAM D
20	1503 EASTUS DR	SPRINGFIELD STEPHEN R &
21	1421 EASTUS DR	SPANN DAVID C & SUZANNE
22	1427 EASTUS DR	MARCER CONSTRUCTION CO LLC
23	742 W GREENBRIAR LN	SIKES STEVEN P &
24	1506 EASTUS DR	MORROW ELIZABETH
25	1510 EASTUS DR	HUGHES DAN &



1:1,200

### NOTIFICATION

**200'** AREA OF NOTIFICATION  
**25** NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **BDA234-141**

Date: **11/13/2024**



NOTICE OF PUBLIC HEARING

BOARD OF ADJUSTMENT OF THE CITY OF DALLAS (PANEL A)

NOTICE IS HEREBY GIVEN that the BOARD OF ADJUSTMENT OF THE CITY OF DALLAS (PANEL A) will hold a hearing as follows:

- DATE: MONDAY, DECEMBER 9, 2024
- BRIEFING: 10:30 a.m. via Videoconference and in 6ES Council Briefing at Dallas City Hall, 1500 Marilla Street <https://bit.ly/boa1209A>
- HEARING: 1:00 p.m. Videoconference and in 6ES Council Briefing at Dallas City Hall, 1500 Marilla Street <https://bit.ly/boa1209A>

The purpose of the hearing is to consider the following appeal(s) now pending before the Board of Adjustment:

---

BDA234-141(BT) Application of Charlotte Youngquist for (1) a special exception to the front-yard setback regulations for a carport, and for (2) a special exception to the side-yard setback regulations for a carport at 726 W GREENBRIAR LANE. This property is more fully described as Block 4789, Lot B and is zoned R-7.5(A), which requires a front-yard setback of 25-feet and requires a side-yard setback of 5-feet. The applicant proposes to construct and/or maintain a carport for a single-family residential dwelling in a required front-yard and provide a 17-foot setback, which will require (1) an 8-foot special exception to the front-yard setback regulations for a carport, and to construct and/or maintain a carport for a single-family residential dwelling in a required side-yard and provide a 2-foot 6-inch setback, which will require (2) a 2-foot 6-inch special exception to the side-yard setback regulations for a carport.

---

You have received this notice because you own property within 200 feet of the above property. You may be interested in attending the Board of Adjustment hearing to express your support for or opposition to the application. You may also contact the Board of Adjustment by email to [BDAREPLY@dallas.gov](mailto:BDAREPLY@dallas.gov). Letters will be accepted until 9:00 am the day of the hearing. If you are unable to attend the hearing. If you choose to respond, it is important that you let the Board know your reasons for being in favor of or in opposition to the application. The Board members are very interested in your opinion.

**Note:** Any materials (such as plans, elevations, etc.) included within this notice may be subject to change.

The Board of Adjustment hearing will be held by videoconference and at 6ES Council Briefing. Individuals who wish to speak in accordance with the Board of Adjustment Rules of Procedure by joining the meeting virtually, must register online at <https://bit.ly/BDA-A-Register> by the 5 p.m. on Sunday, December 8, 2024. All virtual speakers will be required to show their video in order to address the board. In Person speakers can register at the hearing. Public Affairs and Outreach will also stream the public hearing on Spectrum Cable Channel 96 or 99; and [bit.ly/cityofdallastv](http://bit.ly/cityofdallastv) or [YouTube.com/CityofDallasCityHall](http://YouTube.com/CityofDallasCityHall).

**Speakers at the meeting are allowed a maximum of five (5) minutes to address the Board.**

Additional information regarding the application may be obtained by calling Bryant Thompson, Senior Planner (214) 948-4502, or Mary Williams, Board Secretary at (214) 670-4127. Si desea información en español, favor de llamar al teléfono a Mary Williams al (214) 670-4127.

Board of Adjustment  
Planning and Development Department  
1500 Marilla Street 5CN, Dallas TX 75201

**PLEASE SEND REPLIES TO:**  
[BDAREPLY@dallas.gov](mailto:BDAREPLY@dallas.gov)  
Letters will be received until 9:00  
am the day of the hearing.

**PLEASE REGISTER AT:**  
<https://bit.ly/BDA-A-Register>



# Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

## APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 231 **RECEIVED**  
 Date: **OCT 17 REC'D**  
 FOR OFFICE USE ONLY  
 BY: \_\_\_\_\_

Data Relative to Subject Property: Code compliance  
 Location address: 726 W Greenbriar Zoning District: R-7.5  
 Lot No.: B Block No.: 4789 Acreage: .216 Census Tract: \_\_\_\_\_  
 Street Frontage (in Feet): 1) 126 2) \_\_\_\_\_ 3) \_\_\_\_\_ 4) \_\_\_\_\_ 5) \_\_\_\_\_

**To the Honorable Board of Adjustment:**  
 Owner of Property (per Warranty Deed): Charlotte and Russell Youngquist  
 Applicant: Charlotte Youngquist Telephone: \_\_\_\_\_  
 Mailing Address: 726 W Greenbriar, Dallas, TX Zip Code: 75208  
 E-mail Address: youngquist.c@yahoo.com  
 Represented by: self Telephone: 210 268-5535  
 Mailing Address: same Zip Code: \_\_\_\_\_  
 E-mail Address: \_\_\_\_\_

Affirm that an appeal has been made for a Variance  or Special Exception  of 8 feet to Front Yard for setback of 17 feet and 2.5 feet to side yard for setback of 2.5 feet. Special Exception for Carport in front and side yards.

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:

Lot is of a shape that does not allow it to be developed the same as a regular size lot and carport location allows for no disturbance of mature tree.

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 Charlotte Youngquist  
 (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: C Youngquist  
 (Affiant/Applicant's signature)

Subscribed and sworn to before me this 14th day of September, 2024

Kevin Bolton  
 Notary Public in and for Dallas County, Texas



**MEMORANDUM OF  
ACTION TAKEN BY THE  
BOARD OF ADJUSTMENT**

Date of Hearing \_\_\_\_\_

Appeal was--Granted OR Denied

Remarks \_\_\_\_\_

Chairman

**Building Official's Report**

**I hereby certify that** CHARLOTTE YOUNGQUIST

**did submit a request** for (1) a special exception to the front-yard setback regulations, and for (2) a special exception to the side-yard setback regulations

**at** 726 W. Greenbriar

BDA234-141. Application of CHARLOTTE YOUNGQUIST for (1) a special exception to the front- yard setback regulations, and for (2) a special exception to the side-yard setback regulations at 726 W Greenbriar Ln. This property is more fully described as Block 4789, Lot B and is zoned R-7.5(A), which requires a front-yard setback of 25-feet and requires a side-yard setback of 5-feet. The applicant proposes to construct and/or maintain a carport for a single-family residential dwelling in a required front-yard and provide a 17-foot setback, which will require (1) an 8-foot special exception to the front- yard setback regulations, and to construct and/or maintain a carport for a single-family residential dwelling in a required side- yard and provide a 2-foot 5-inch setback, which will require (2) a 2- foot 5- inch special exception to the side- yard setback regulations.

Sincerely,

  
M. Samuell Eskander, PE

  
CITY OF DALLAS  
AFFIDAVIT

Appeal number: BDA 234-141

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

at: 726 W Greenviair  
(Address of property as stated on application)

Authorize: Charlotte Youngquist  
(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: Front Yard variance of 8 feet and side yard of 2.5 feet  
Special Exception for Carport in front and side yard.

Russell Youngquist  
Print name of property owner or registered agent

Russell Youngquist  
Signature of property owner or registered agent

agent Date 9-14-24

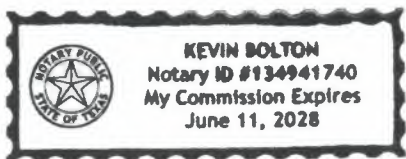
Before me, the undersigned, on this day personally appeared

Russell Jay Youngquist

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 14th day of

September, 2024



Kevin Bolton  
Notary Public for Dallas County,  
Texas

Commission expires on  
June 11, 2028



Appeal number: BDA 234-141

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

at: 726 W Greenbriar  
(Address of property as stated on application)

Authorize: Charlotte Youngquist  
(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: Front Yard variance of 8 feet and side yard of 2.5 feet  
Special Exception for Carport in front and side yard

Russell Youngquist  
Print name of property owner or registered agent

[Signature]  
Signature of property owner or registered agent

agent Date 9-14-24

Before me, the undersigned, on this day personally appeared

Russell Jay Youngquist

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 14th day of

September, 2024



[Signature]  
Notary Public for Dallas County,  
Texas

Commission expires on  
June 11, 2028



**CD  
13**  
CD 13  
(Subarea 3)

**R-7.5(A)**

	City Limits		Shoofront Overlay		MD Overlay
	Highways		Base Zoning		Historic Subdistrict
	Ramps and Access Roads		PD 193 Oak Lawn		Historic Overlay
<b>FLOOD_ZONE</b>					CD Subdistrict
	100 Year Flood Zone		DDO Overlay		PD Subdistrict
	Mills Creek		Deed Restrictions		PDG Subdistrict
	Peak's Branch		SULP		NSO Subdistrict
	X PROTECTED BY LEVEE		D		NSO Overlay
	Parks		D-1		Escarpment Overlay
	Height Map Overlay		CD		
	Banking Management Overlay		SP		



1:2,400

Case ID:  
Printed: 9/25/2024

SHIPPED DATE 2-16-96

RECEIVED DATE 2-16-96

# CITY OF DALLAS PLAT BOOKS

ANNEXED SURVEY AARON OVERTON ORD. NO.

ADDITION GUGGENHEIM ACRES ADDITION

BLOCKS A-C, G A-B, D F  
4788, 4788-2, 4789, 4790-4792

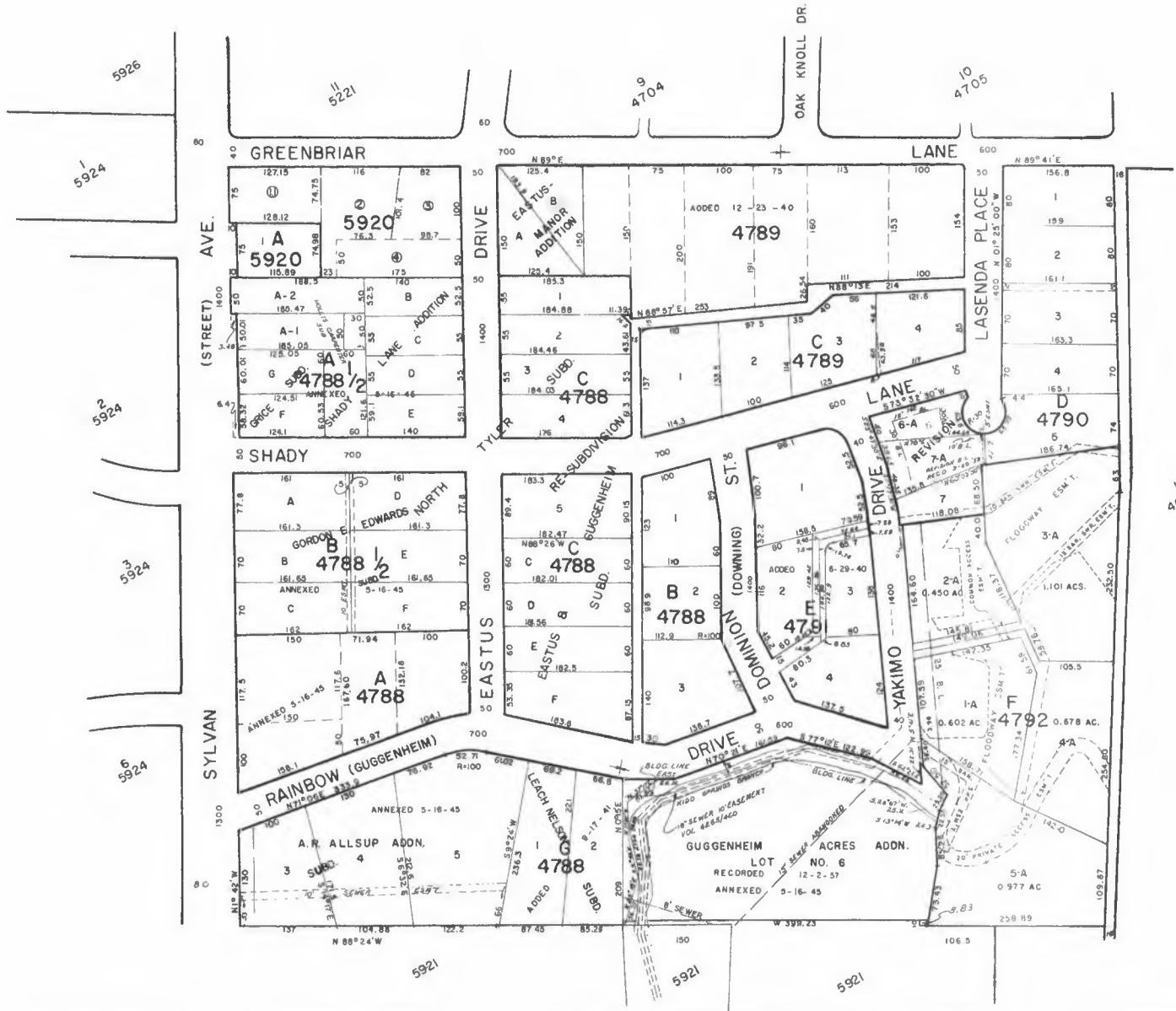
ABST. 1101

SCALE 100 FT. EQUALS 1 INCH

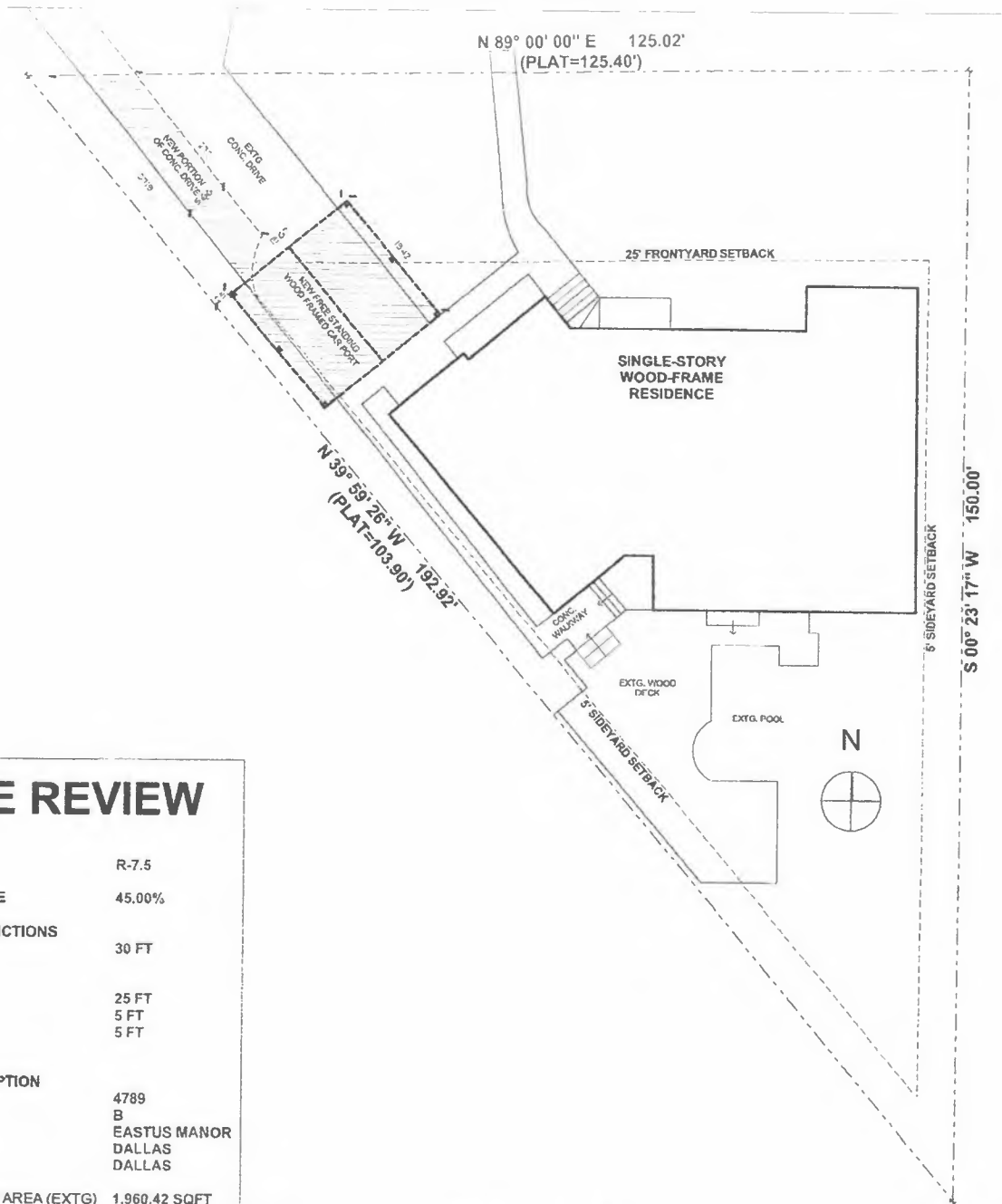
PHA 4-6-87

SCHOOL DISTRICT DALLAS 5920, 5920

FILED: 3-23-87 REPLAT LOT 1-A TO 4-A BLK F/4792  
FILED: 5-25-84 BLK. A/5920 JULES GRIFFIN ADO



WEST GREENBRIAR LN.



**CODE REVIEW**

<b>ZONING</b>	R-7.5
<b>LOT COVERAGE</b>	45.00%
<b>HEIGHT RESTRICTIONS</b>	
MAX HEIGHT	30 FT
<b>SETBACKS</b>	
FRONT	25 FT
REAR	5 FT
SIDES	5 FT
SPECIAL	
<b>LEGAL DESCRIPTION</b>	
BLOCK	4789
LOT	B
SUBDIVISION	EASTUS MANOR
CITY	DALLAS
COUNTY	DALLAS
COVERED SLAB AREA (EXTG)	1,960.42 SQFT
COVERED SLAB AREA (PROP)	2,291.81 SQFT
LOT AREA	9,336.26 SQFT
COVERAGE (PROP)	25%

02

**SITE PLAN - NEW**

SCALE: 1" = 10'

03



**FILE NUMBER:** BDA234-143 (BT)

**BUILDING OFFICIAL'S REPORT:** Application of Baldwin Associates for **(1)** a variance to the height regulations, for **(2)** a variance to the lot coverage regulations, for **(3)** a variance to the height regulations, and for **(4)** a variance to the height regulations at **4516 HOPKINS AVENUE**. This property is more fully described as Block B/4993, Lot 28, and is zoned PD-67 (Tract 1), which requires the maximum residential structure height of 25 feet, and requires that no portion of the residential structure may be greater than 30-feet above grade, and requires that when the height of a roof is above 20-feet, 90 percent of the roof of the main structure must be hip and gable, and allows a maximum lot coverage of 40 percent. The applicant proposes to construct and/or maintain a residential structure with a midpoint height of 26-feet 5-inches which will require **(1)** a 1-foot 5-inch variance to the height regulations, and the applicant proposes to construct and/or maintain a residential structure with a maximum lot coverage of 50 percent, which will require **(2)** a 10 percent variance to the maximum allowed lot coverage, and the applicant proposes to construct and/or maintain a residential structure with an overall height of 32-feet 4-inches to grade, which will require **(3)** a 2-foot 4-inch variance to the height regulation, and the applicant proposes to construct and/or maintain a residential structure with a roof above 20-feet in height which will require **(4)** a 12-foot 7-inch variance to the roof height regulations.

**LOCATION:** 4516 Hopkins Ave.

**APPLICANT:** Rob Baldwin – Baldwin Associates

**REQUEST:**

- (1) A request for a variance to the height regulations;
- (2) A request for a variance to lot coverage;
- (3) A request for a variance to the height regulations; and
- (4) A request for a variance to the height regulations.

**STANDARDS OF REVIEW FOR A VARIANCE:**

Section 51A-3.102(d)(10) of the Dallas Development Code specifies that the board has the power to grant variances from the front-yard, side-yard, rear-yard, lot-width, lot-depth, **lot-coverage**, floor area for structures accessory to single-family uses, **height**, minimum sidewalks, off-street parking or off-street loading, or landscape regulations provided that the variance is:

- (A) **not contrary to the public interest** when owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed, and substantial justice done.
- (B) **necessary to permit development of a specific parcel of land** that differs from other parcels of land by being of such a restrictive area, shape, or slope, that it cannot be developed in a manner commensurate with the development upon other parcels of land with the same zoning; and

- (C) **not granted to relieve a self-created or personal hardship**, nor for financial reasons only, nor to permit any person a privilege in developing a parcel of land not permitted by this chapter to other parcels of land with the same zoning.

**ELEMENT II SUBSTITUTE:**

Dallas Development Code §51A-3.102(d)(10)(b), formerly known as HB 1475, allows for the BDA to use their discretion and consider Element 2 of the Variance standard to be met, if:

- (i) the financial cost of compliance is greater than 50 percent of the appraised value of the structure as shown on the most recent appraisal roll certified to the assessor for the municipality under Section 26.01 of the Texas Tax Code.
- (ii) compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development is authorized to physically occur.
- (iii) compliance would result in the structure not being in compliance with a requirement of a municipal ordinance, building code, or other requirement.
- (iv) compliance would result in the unreasonable encroachment on an adjacent property or easement; or
- (v) the municipality considers the structure to be a nonconforming structure.

**STAFF RECOMMENDATION:**

**Variance to height regulations:**

Denial

**Rationale:** Based upon evidence presented and provided by the applicant, staff concluded that the site is:

- A. Not contrary to the public interest as no letters of opposition were received.
- B. Subject site does not differ from other parcels of land by being of such a restrictive area, shape, or slope, that it cannot be developed in a manner commensurate with the development upon other parcels of land in the same zoning.
- C. Not self-created nor is it a personal hardship.

**Variance to lot coverage:**

Denial

**Rationale:** Based upon evidence presented and provided by the applicant, staff concluded that the site is:

- A. Not contrary to the public interest as no letters of opposition were received.
- B. Subject site does not differ from other parcels of land by being of such a restrictive area, shape, or slope, that it cannot be developed in a manner commensurate with the development upon other parcels of land in the same zoning.
- C. Not self-created nor is it a personal hardship.

**Variance to height regulations:**

Denial

**Rationale:** Based upon evidence presented and provided by the applicant, staff concluded that the site is:

- A. Not contrary to the public interest as no letters of opposition were received.
- B. Subject site does not differ from other parcels of land by being of such a restrictive area, shape, or slope, that it cannot be developed in a manner commensurate with the development upon other parcels of land in the same zoning.
- C. Not self-created nor is it a personal hardship.

**Variance to height regulations:**

Denial

**Rationale:** Based upon evidence presented and provided by the applicant, staff concluded that the site is:

- A. Not contrary to the public interest as no letters of opposition were received.
- B. Subject site does not differ from other parcels of land by being of such a restrictive area, shape, or slope, that it cannot be developed in a manner commensurate with the development upon other parcels of land in the same zoning.
- C. Not self-created nor is it a personal hardship.

**BACKGROUND INFORMATION:**

**Zoning:**

- Site: PD-67 (Tract 1)
- North: PD-67 (Tract 1) and PD-67 (Tract 4)
- East: PD-67 (Tract 1)
- South: PD-67 (Tract 1)
- West: CS

**Land Use:**

The subject site and all surrounding properties are developed with duplex and single family uses.

**Square Footage:**

This lot contains of 7,463 square feet.

**BDA History:**

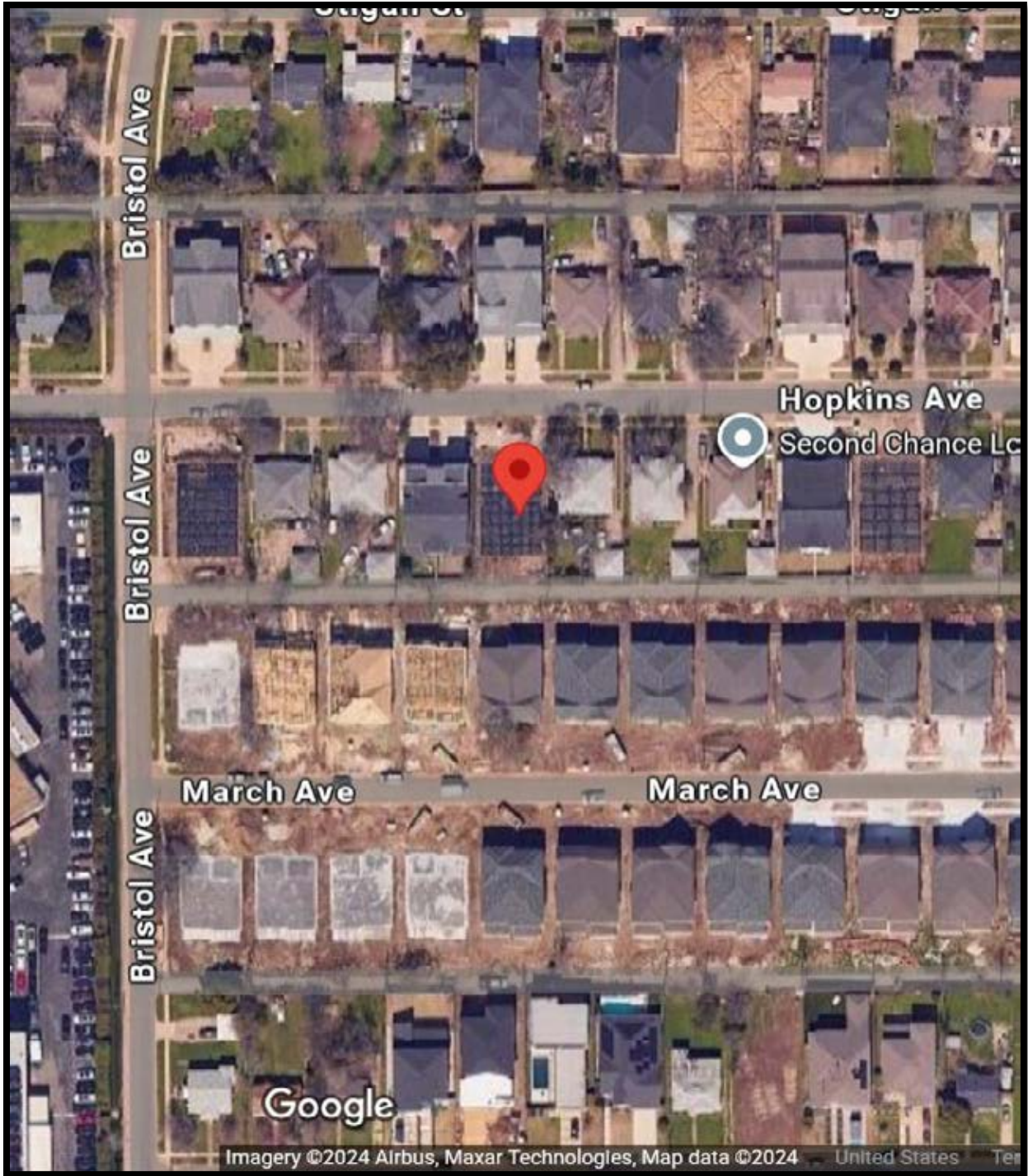
No BDA history

## **GENERAL FACTS/STAFF ANALYSIS:**

- The application of Rob Baldwin for the property located at 4516 Hopkins Avenue focuses on four requests relating to variance height and lot coverage.
- The first request is for a variance to the height regulations. The applicant proposes to construct and/or maintain a residential structure with a midpoint height of 26-feet 5-inches which will require a 1-foot 5-inch variance to the height regulations.
- Secondly, the applicant is requesting a variance to the lot coverage regulations. The applicant proposes to construct and/or maintain a residential structure with a maximum lot coverage of 50 percent, which will require a 10 percent variance to the maximum allowed lot coverage.
- Thirdly, the applicant is requesting a variance to the height regulations. The applicant proposes to construct and/or maintain a residential structure with an overall height of 32-feet 4-inches to grade, which will require a 2-foot 4-inch variance to the height regulation.
- Lastly, the applicant is requesting a variance to the height regulations. The applicant proposes to construct and/or maintain a residential structure with a roof above 20-feet in height which will require a 12-foot 7-inch variance to the roof height regulations.
- The subject site along with surroundings properties to the north, south, east and west are all developed with new 2-story duplex homes and older 1-story duplex.
- Per staff's review of the subject site, it has been confirmed that the duplex structure on the property is under construction.
- The applicant has the burden of proof in establishing the following:
  - 1) That granting the variance to the height regulations and lot coverage will not be contrary to the public interest when owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed, and substantial justice done.
  - 2) The variance is necessary to permit development of a specific parcel of land that differs from other parcels of land by being of such restrictive area, shape, or slope, that it cannot be developed in a manner commensurate with the development upon other parcels of land with the same zoning; and
  - 3) The variance would not be granted to relieve a self-created or personal hardship, nor for financial reasons only, nor to permit any person a privilege in developing a parcel of land not permitted by this chapter to other parcels of land with the same zoning.
- Granting the variance to the height and lot coverage regulations with a condition that the applicant complies with the submitted site plan and elevations, would require the proposal to be constructed as shown on the submitted documents. documents.
- 200' Radius Video: [\*\*BDA234-143 at 4516 Hopkins Ave\*\*](#)

**Timeline:**

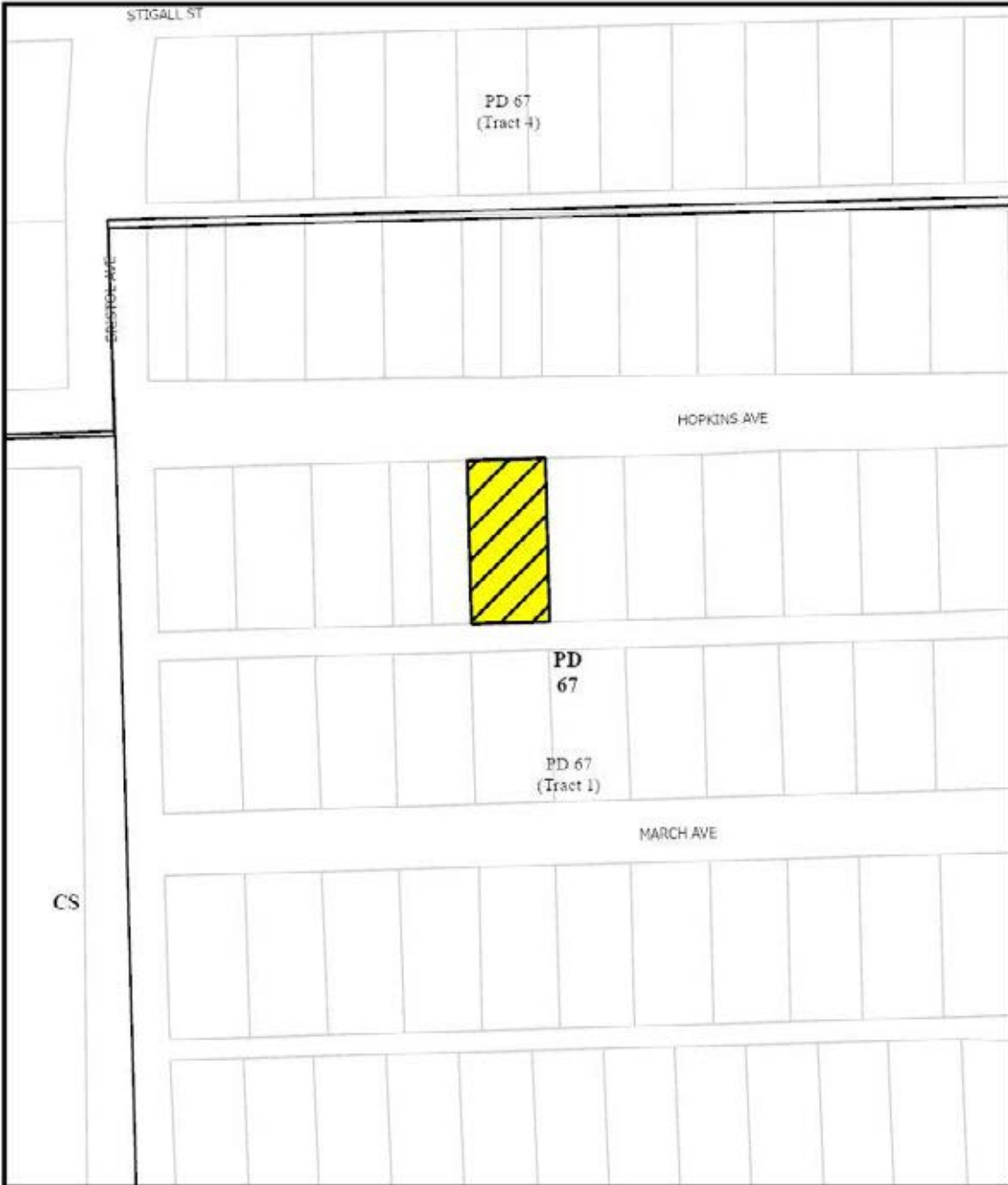
- November 1, 2024: The applicant submitted an “Application/Appeal to the Board of Adjustment” and related documents which have been included as part of this case report.
- November 7, 2024: The Board of Adjustment Administrator assigned this case to Board of Adjustment Panel **A**.
- November 18, 2024: The Development Services Department Senior Planner emailed the applicant the following information:
- an attachment that provided the public hearing date and panel that will consider the application; the November 22, 2024, deadline to submit additional evidence for staff to factor into their analysis; and December 6, 2024, deadline to submit additional evidence to be incorporated into the board’s docket materials.
  - the criteria/standard that the board will use in their decision to approve or deny the request; and
  - the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.
- November 22, 2024: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the December public hearings. Review team members in attendance included: The Board of Adjustment Chief Planner/Board Administrator, the Board of Adjustment Senior Planner, Project Coordinator, Board Secretary, Conservation District Chief Planner, Chief Arborists, Zoning Senior Planner and Transportation Engineer.
- November 22, 2024: The Development Services Department Senior Planner emailed the applicant the following information:
- Revised briefing and heading date; Monday December 9, 2024.
  - November 22, 2024, deadline to submit additional evidence for staff to factor into their analysis; and
  - November 22, 2024, deadline to submit additional evidence to be incorporated into the board’s docket materials.
  - Confirmation to move forward with or postpone case.



  
1:1,200

# AERIAL MAP

Case no: BDA234-143  
Date: 11/19/2024

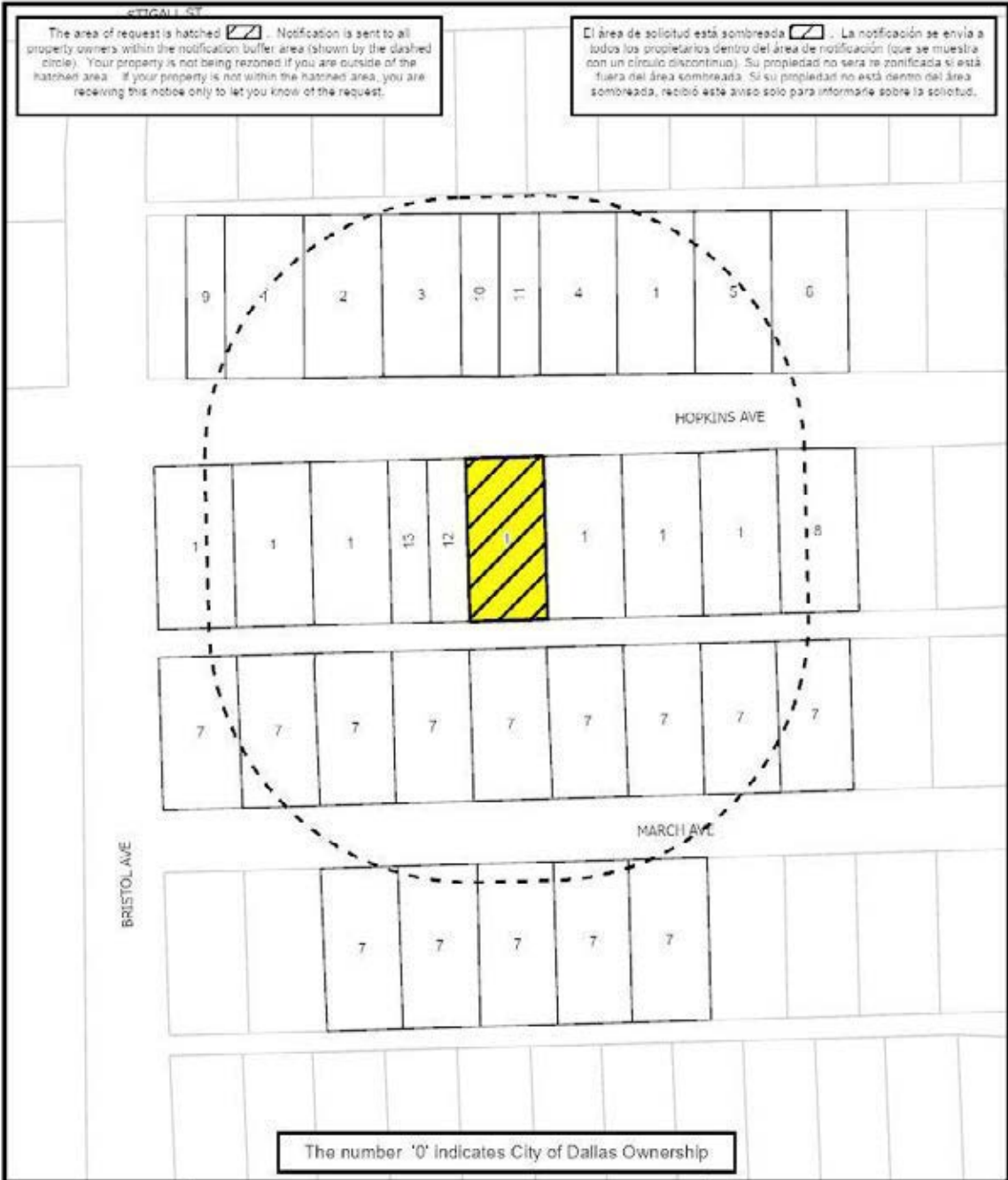


1:1,200

# ZONING MAP


Case no: BDA234-143


Date: 11/19/2024

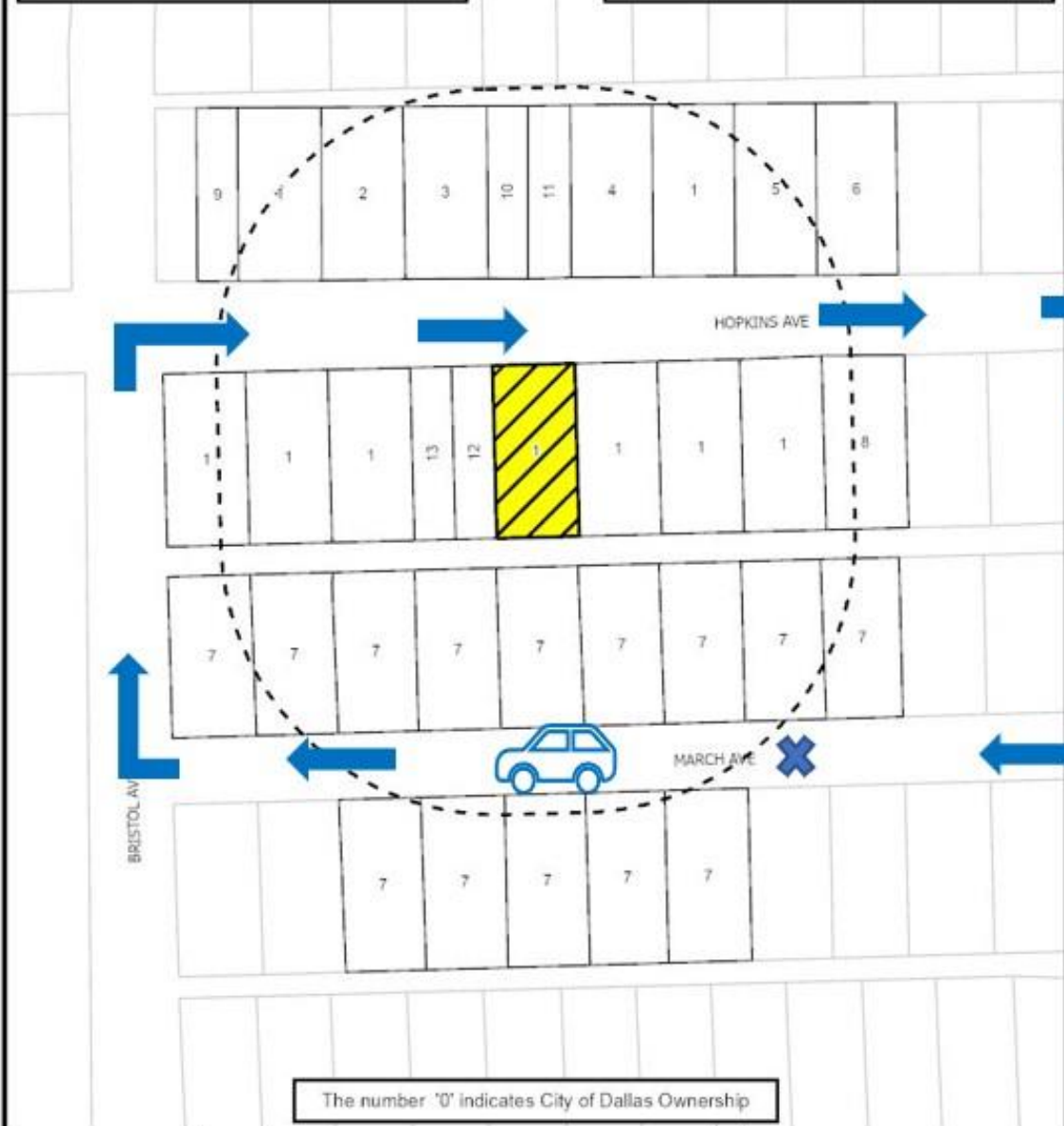


 1:1,200	<b>NOTIFICATION</b>	Case no: <b>BDA234-143</b>			
	<table border="1"> <tr> <td style="text-align: center;">200'</td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="text-align: center;">13</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	200'	AREA OF NOTIFICATION	13	NUMBER OF PROPERTY OWNERS NOTIFIED
200'	AREA OF NOTIFICATION				
13	NUMBER OF PROPERTY OWNERS NOTIFIED				



The area of request is hatched  . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.

El área de solicitud está sombreada  . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no será re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.



The number '0' indicates City of Dallas Ownership

 1:1,200	<h2>NOTIFICATION</h2>	Case no: <b>BDA234-143</b>
	AREA OF NOTIFICATION: <b>200'</b> NUMBER OF PROPERTY OWNERS NOTIFIED: <b>13</b>	Date: <b>11/19/2024</b>

11/19/2024

## ***Notification List of Property Owners***

***BDA234-143***

***13 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	4505 HOPKINS AVE	TOPLETZ PROPERTIES PARTNERSHIP
2	4511 HOPKINS AVE	ZARAZUA BERNABE & BEATRIS
3	4513 HOPKINS AVE	HINOJOSA MARIO
4	4523 HOPKINS AVE	LAWRENCE LTD
5	4531 HOPKINS AVE	RAZA RAFI
6	4601 HOPKINS AVE	Taxpayer at
7	4501 MARCH AVE	EAST LOVE DEVELOPMENT LLC
8	4600 HOPKINS AVE	HOWETH JON MARK PATRICK
9	4503 HOPKINS AVE	ALCAZAR IDA
10	4517 HOPKINS AVE	CF REVOCABLE TRUST
11	4519 HOPKINS AVE	ZIRKMAN JOSEPH ADAM
12	4512 HOPKINS AVE	NORWOOD GARNET E II &
13	4514 HOPKINS AVE	GOLD GRANT DAVID

 1:1,200	<b>NOTIFICATION</b>	Case no: <u>BDA234-143</u>
	<b>200'</b> AREA OF NOTIFICATION <b>13</b> NUMBER OF PROPERTY OWNERS NOTIFIED	Date: <u>11/19/2024</u>

NOTICE OF PUBLIC HEARING

BOARD OF ADJUSTMENT OF THE CITY OF DALLAS (PANEL A)

NOTICE IS HEREBY GIVEN that the BOARD OF ADJUSTMENT OF THE CITY OF DALLAS (PANEL A) will hold a hearing as follows:

- DATE: MONDAY, DECEMBER 9, 2024
- BRIEFING: 10:30 a.m. via Videoconference and in 6ES Council Briefing at Dallas City Hall, 1500 Marilla Street <https://bit.ly/boa1209A>
- HEARING: 1:00 p.m. Videoconference and in 6ES Council Briefing at Dallas City Hall, 1500 Marilla Street <https://bit.ly/boa1209A>

The purpose of the hearing is to consider the following appeal(s) now pending before the Board of Adjustment:

---

BDA234-143(BT) Application of Baldwin Associates for (1) a variance to the height regulations, and for (2) a variance to the lot coverage regulations, and for (3) a variance to the height regulations, and for (4) a variance to the height regulations at 4516 HOPKINS AVENUE. This property is more fully described as Block B/4993, Lot 28, and is zoned PD-67 (Tract I), which requires the maximum residential structure height of 25 feet, and requires that no portion of the residential structure may be greater than 30-feet above grade, and requires that when the height of a roof is above 20-feet, 90 percent of the roof of the main structure must be hip and gable, and allows a maximum lot coverage of 40 percent. The applicant proposes to construct and/or maintain a residential structure with a midpoint height of 26-feet 5-inches which will require (1) a 1-foot 5-inch variance to the height regulations, and the applicant proposes to construct and/or maintain a residential structure with a maximum lot coverage of 50-percent, which will require (2) a 10-percent variance to the maximum allowed lot coverage, and the applicant proposes to construct and/or maintain a residential structure with an overall height of 32-feet 4-inches to grade, which will require (3) a 2-foot 4-inch variance to the height regulation, and the applicant proposes to construct and/or maintain a residential structure with a roof above 20-feet in height which will require (4) a 12-foot 7-inch variance to the roof height regulation.

---

You have received this notice because you own property within 200 feet of the above property. You may be interested in attending the Board of Adjustment hearing to express your support for or opposition to the application. You may also contact the Board of Adjustment by email to [BDAREPLY@dallas.gov](mailto:BDAREPLY@dallas.gov). Letters will be accepted until 9:00 am the day of the hearing. If you are unable to attend the hearing. If you choose to respond, it is important that you let the Board know your reasons for being in favor of or in opposition to the application. The Board members are very interested in your opinion.

Note: Any materials (such as plans, elevations, etc.) included within this notice may be subject to change.

The Board of Adjustment hearing will be held by videoconference and at 6ES Council Briefing. Individuals who wish to speak in accordance with the Board of Adjustment Rules of Procedure by joining the meeting virtually, must register online at <https://bit.ly/BDA-A-Register> by the 5 p.m. on Sunday, December 8, 2024. All virtual speakers will be required to show their video in order to address the board. In Person speakers can register at the hearing. Public Affairs and Outreach will also stream the public hearing on Spectrum Cable Channel 96 or 99; and [bit.ly/cityofdallastv](http://bit.ly/cityofdallastv) or [YouTube.com/CityofDallasCityHall](http://YouTube.com/CityofDallasCityHall).

**Speakers at the meeting are allowed a maximum of five (5) minutes to address the Board.**

Additional information regarding the application may be obtained by calling Bryant Thompson, Senior Planner (214) 948-4502, or Mary Williams, Board Secretary at (214) 670-4127. Si desea información en español, favor de llamar al teléfono a Mary Williams al (214) 670-4127.

Board of Adjustment  
Planning and Development Department  
1500 Marilla Street 5CN, Dallas TX 75201

<p><b>PLEASE SEND REPLIES TO:</b>  <a href="mailto:BDAREPLY@dallas.gov">BDAREPLY@dallas.gov</a>  <b>Letters will be received until 9:00  am the day of the hearing.</b></p> <p><b>PLEASE REGISTER AT:</b>  <a href="https://bit.ly/BDA-A-Register">https://bit.ly/BDA-A-Register</a></p>
--



# Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

## APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA

234-143 OFFICE USE ONLY

Data Relative to Subject Property:

Date:

11/1/24 OFFICE USE ONLY

Location address: 4516 Hopkins Avenue

Zoning District: PD-67, Tract 1

Lot No.: 28

Block No.: B/4993

Acreage: 0.73 - 7402' x 150' MS 8,250 sf

Census Tract: 48113007102

Street Frontage (in Feet): 1) 59.7' 2) \_\_\_\_\_ 3) \_\_\_\_\_ 4) \_\_\_\_\_ 5) \_\_\_\_\_

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): Topletz Properties Partnership, LLC

Applicant: Rob Baldwin, Baldwin Associates

Telephone: 214-824-7949

Mailing Address: 3904 Elm Street, Suite B - Dallas

Zip Code: 75226

E-mail Address: rob@baldwinplanning.com michele@baldwinplanning.com

Represented by: Rob Baldwin, Baldwin Associates

Telephone: 214-824-7949

Mailing Address: 3904 Elm Street, Suite B - Dallas

Zip Code: 75226

E-mail Address: rob@baldwinplanning.com michele@baldwinplanning.com

Affirm that an appeal has been made for a Variance  or Special Exception  of The maximum height and maximum lot coverage requirements. We are seeking a height variance so Section 51P7.105(b)(3)

is triggered at 32'; a height variance to allow a structure to be 32 feet tall and a maximum lot coverage of 50% rather than 40% MS

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:

The structure was permitted and built with approved plans and permits issued by the city (Permit #2212051142 / 2212121022). The variances

are warranted because the financial cost to come into compliance would exceed 50% of the value of the structure pursuant to Section 51A-3.102(B)(i) of the Dallas Development Code.

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 \_\_\_\_\_

(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: Rob Baldwin

(Affiant/Applicant's signature)

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



Michele Stoy  
Notary Public in and for Dallas County, Texas

**MEMORANDUM OF  
ACTION TAKEN BY THE  
BOARD OF ADJUSTMENT**

Date of Hearing \_\_\_\_\_

Appeal was--Granted OR Denied

Remarks \_\_\_\_\_

Chairman

**Building Official's Report**

**I hereby certify that** BALDWIN ASSOCIATES

**did submit a request** for (1) a variance to the height regulations, and for (2) a variance to the lot coverage regulations, and for (3) a variance to the height regulations, and for (4) a variance to the height regulations

**at** 4516 HOPKINS AVENUE

BDA234-143. Application of BALDWIN ASSOCIATES for (1) a variance to the height regulations, and for (2) a variance to the lot coverage regulations, and for (3) a variance to the height regulations, and for (4) a variance to the height regulations at 4516 HOPKINS AVE. This property is more fully described as Block B/4993, Lot 28, and is zoned PD-67, which requires the maximum residential structure height of 25 feet, and requires that no portion of the residential structure may be greater than 30-feet above grade, and requires that when the height of a roof is above 20-feet, 90 percent of the roof of the main structure must be hip and gable, and allows a maximum lot coverage of 40 percent. The applicant proposes to construct and/or maintain a residential structure with a midpoint height of 26-feet 5-inches which will require (1) a 1-foot 5-inch variance to the height regulations, and the applicant proposes to construct and/or maintain a residential structure with a maximum lot coverage of 50-percent, which will require (2) a 10-percent variance to the maximum allowed lot coverage, and the applicant proposes to construct and/or maintain a residential structure with an overall height of 32-feet 4-inches to grade, which will require (3) a 2-foot 4-inch variance to the height regulation, and the applicant proposes to construct and/or maintain a residential structure with a roof above 20-feet in height which will require (4) a 12-foot 7-inch variance to the roof height regulation.

\*This application is attached to a fee waiver request; case report and docket will address this request.

Sincerely,

  
M. Samuell Eskander, PE



AFFIDAVIT

Appeal number: BDA \_\_\_\_\_

I, Topletz Properties Partnership, LLC, Owner of the subject property  
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 4516 Hopkins Avenue  
(Address of property as stated on application)

Authorize: \_\_\_\_\_ Rob Baldwin, Baldwin Associates  
(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: Variance to the maximum height and lot coverage

TOPLETZ PROPERTIES PARTNERSHIP LLC

By: DENNIS TOPLETZ  
Print name of property owner or registered agent

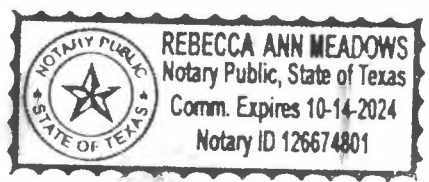
By: [Signature]  
Signature of property owner or registered agent

Date 9-26-24

Before me, the undersigned, on this day personally appeared DENNIS TOPLETZ

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 26 day of Sept, 2024



Rebecca Ann Meadows  
Notary Public for Dallas County, Texas

Commission expires on 10-14-24



AFFIDAVIT

Appeal number: BDA 234-143

I, Topletz Properties Partnership, LLC, Owner of the subject property  
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 4516 Hopkins Avenue  
(Address of property as stated on application)

Authorize: Rob Baldwin, Baldwin Associates  
(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: Variance to the maximum height and lot coverage

TOPLETZ PROPERTIES PARTNERSHIP, LLC

By: DENNIS TOPLETZ  
Print name of property owner or registered agent

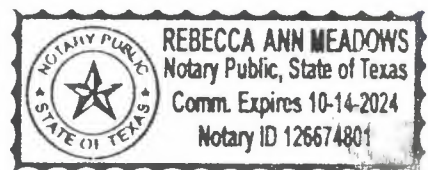
By: [Signature]  
Signature of property owner or registered agent

Date 9-26-24

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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 26 day of Sept, 2024



Rebecca Ann Meadows  
Notary Public for Dallas County, Texas

Commission expires on 10-14-24

**TEXAS SECRETARY of STATE**  
**JANE NELSON**

**BUSINESS ORGANIZATIONS INQUIRY - VIEW ENTITY**

**Filing Number:** 802548515      **Entity Type:** Domestic Limited Liability Company (LLC)  
**Original Date of Filing:** September 16, 2016      **Entity Status:** In existence  
**Formation Date:** N/A  
**Tax ID:** 32061637438      **FEIN:**  
**Duration:** Perpetual  
  
**Name:** TOPLETZ PROPERTIES PARTNERSHIP LLC  
**Address:** 7509 INWOOD RD STE 301  
DALLAS, TX 75209 USA

<u>REGISTERED AGENT</u>	<u>FILING HISTORY</u>	<u>NAMES</u>	<u>MANAGEMENT</u>	<u>ASSUMED NAMES</u>	<u>ASSOCIATED ENTITIES</u>	<u>INITIAL ADDRESS</u>
<b>Name</b>		<b>Address</b>		<b>Inactive Date</b>		
DENNIS D TOPLETZ		7509 INWOOD RD, #301 Dallas, TX 75209 USA				

**Instructions:**

- To place an order for additional information about a filing press the 'Order' button.





CITY OF DALLAS

September 16, 2024

Mr. Tanner Rivera  
7219 Centenary Ave  
Dallas, TX 75225  
[tannerrivera1@yahoo.com](mailto:tannerrivera1@yahoo.com)

Via Email

**RE: Project / Permit # 2212051142 / 2212121022**

This letter serves as official notification that project 2212051142 and master permit 2212121022, for the construction of a new duplex at 4516 Hopkins Ave., Dallas, Texas 75209, were issued in error by the Planning and Development Department (PDV). You have **15-Days** to submit corrective application/s for the following violations or this permit/project will be revoked:

- Structure exceeds the maximum allowed lot coverage of 40 percent for the district per Dallas Development code [§ 51P-67.107\(c\)\(2\)](#).
- Structure exceeds the maximum allowed height for the district per Dallas Development Code [§ 51P-67.107\(c\)\(1\)](#).
- Non-compliant roof type per the design standards for Planned Development No. 67 per Dallas Development Code [§ 51P-67.107\(c\)\(3\)](#).

**Next Steps:**

Please reach out to Planning and Development to discuss any of the following options:

- **Option 1 – Submit an Addendum:** Revise and submit plans that comply with all [Planned Development No. 67](#) standards and conditions.
- **Option 2 – Submit Appeal/s Application to the Board of Adjustment:** The Board of Adjustment has the power and duty to hear and grant variances from front yard, side yard, rear yard, lot width, lot depth, lot coverage, floor area for structures accessory to single family uses, height, minimum sidewalks, off-street parking or off-street loading, or landscape violations as listed and provided for in [51A-3.102\(d\)\(10\)](#).
  - **Design Standard Limitation:** The Board of Adjustment does not have the authority to grant variances for design standards, such as roof type. Roof-related violations cannot be appealed for a variance through the Board.



CITY OF DALLAS

These can only be addressed by appealing the revocation of the permit through an Administrative Official appeal as provided in Section [51A-4.703\(a\)\(2\)](#).

Please note, these options are provided as a means toward potential compliance and are not intended to constitute legal advice. Please do not hesitate to reach out to Assistant Director (I) / Zoning Administrator, Jason Pool, should you have any questions or require additional information.

**If no action is taken within 15-days of the date on the letter, this permit/project will be revoked and referred to the City's Department of Code Compliance for enforcement.**

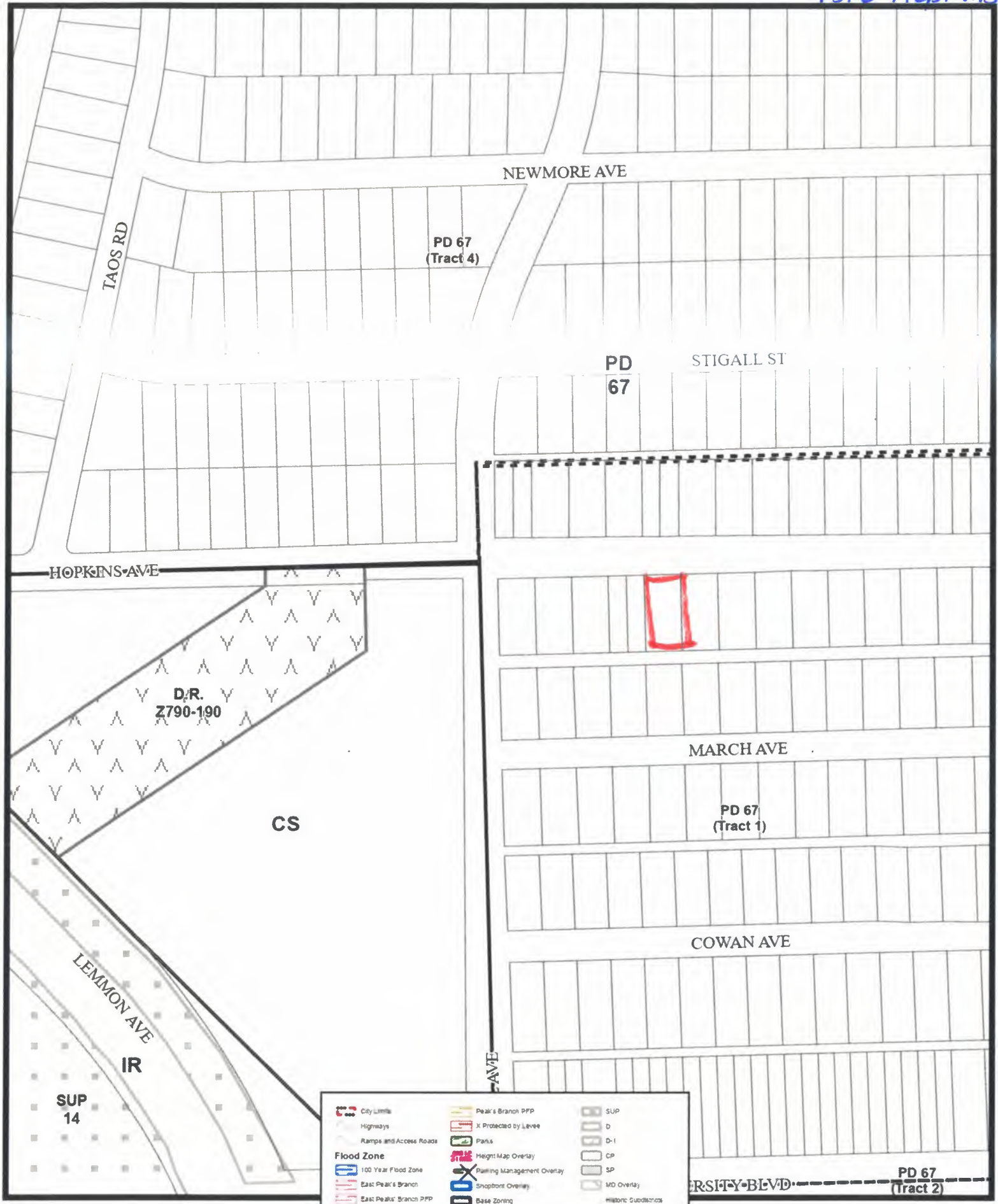
Permit/Project revocation is final unless appealed to the Board of Adjustment in accordance with Section [51A-4.703\(a\)\(2\)](#) of the Dallas City Code within 20 days after written notice of the above action.

Thank you for your prompt attention to this matter.

Jason Pool  
Assistant Director (I) / Zoning Administrator  
214-948-4392  
[Jason.Pool@Dallas.gov](mailto:Jason.Pool@Dallas.gov)

c: Emily Lui, Director  
M. Samuel Eskander, Deputy Director/Building Official (I)  
Vernon Young, Deputy Director  
Michael Herron, Zoning Inspections Supervisor  
Jill Haning, Assistant City Attorney

Christopher Christian, Director  
Jeremy Reed, Assistant Director  
Alfred Beecham, Manager  
Stormy Gonzalez, Manager  
Charlotta Riley, Assistant City Attorney



1:2,400

	City Limits		Peak's Branch PFP		SUP
	Highways		X Protected by Levee		D
	Ramps and Access Roads		Parks		D-1
<b>Flood Zone</b>					CP
	100 Year Flood Zone		Planning Management Overlay		SP
	East Peak's Branch		Shopfront Overlay		MD Overlay
	East Peak's Branch PFP		Base Zoning		Historic Subdistricts
	Floodway		PD 193 Oak Lawn		Historic Overlay
	Mill Creek		Dallas Environmental Corridors		CD Subdistricts
	Mill Creek PFP		DDO Overlay		PD Subdistricts
	Peak's Branch		Deed Restrictions		PDS Subdistricts
			NSO Subdistricts		

**FLOOR PLAN NOTES**

**GENERAL NOTES**

- PLANS ARE DESIGNED TO 2015 INTERNATIONAL BUILDING CODES. CONTRACTOR TO VERIFY PLANS CONFORM TO LOCAL BUILDING STANDARDS PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL COORDINATE INSTALLATION OF APPLIANCES AND FIXTURES WITH SUB-CONTRACTOR TRADES BASED ON OWNER SELECTIONS. INSTALL ALL FIXTURES AND APPLIANCES PER MANUFACTURER'S RECOMMENDATIONS. CONTACT ARCHITECT PRIOR TO INSTALLATION IF OWNER SUBSTITUTIONS AFFECT DESIGN.
- INSTALL IN-WALL BLOCKING AS REQUIRED FOR ALL FIXTURES, APPLIANCES AND ACCESSORIES AS REQUIRED TO SUPPORT SAID ITEMS.
- LANDSCAPE DESIGN AND SITE WORK BY OTHERS.

**FINISH NOTES**

- ALL INTERIOR CEILINGS AND WALLS SHALL BE PAINTED GYPSUM BOARD UNLESS NOTED OTHERWISE.
- ALL INTERIOR WALLS SHALL BE 1/2" GYPSUM BOARD AND INTERIOR CEILING SHALL BE 5/8" GYPSUM BOARD UNLESS NOTED OTHERWISE.

**WALL AND PARTITION NOTES**

- INSTALL REQUIRED LAYERS OF 40# FELT OR HOUSEWRAP TYPICAL OVER ALL EXTERIOR SHEATHING.
- ALL EXTERIOR WALLS ARE 2x6's UNLESS NOTED OTHERWISE.
- ALL INTERIOR PARTITIONS ARE 2x4's, TYPE A, EXCEPT FOR WALLS WITH PLUMBING AND WALLS FOR POCKET DOORS. PARTITIONS WITH PLUMBING AND WALL FOR POCKET DOORS ARE 2x6's TYPE B.
- INSTALL THERMAL INSULATION IN ALL WALLS AND CEILING ADJACENT TO CONDITIONED INTERIOR SPACES.
- INSTALL THERMAL INSULATION IN ALL INTERIOR REQUIRING ACOUSTICAL PRIVACY.
- INSTALL FIBER CEMENT BACKER BOARD IN ALL INTERIOR WET WALLS, TYPE D AND E AND CEILING.

**DIMENSION NOTES:**

- ALL EXTERIOR DIMENSIONS ARE TO FACE OF MATERIAL UNLESS NOTED OTHERWISE.
- ALL INTERIOR DIMENSIONS ARE TO FACE OF STUD

**PARTITION TYPE NOTES:**

- PARTITIONS ARE TO BOTTOM OF DECK UNLESS NOTED OTHERWISE.
- FILL ALL VOIDS BETWEEN STUDS AND SOUND BATT INSULATION AND CAULK WITH ACOUSTICAL SEALANT AT TOP AND BOTTOM OF EACH LAYER OF DRYWALL AND ALL PENETRATIONS FOR LOCATIONS NEEDING ACOUSTICAL PRIVACY.
- ALL GYPSUM BOARD WALL TO BE PAINTED FLAT. COLOR TO BE DETERMINED BY CLIENT.

**LIGHTING AND ELECTRICAL NOTES:**

- CONTRACTOR TO COORDINATE LIGHT SWITCH LOCATIONS WITH OWNER.
- IN THE EVENT LIGHT FIXTURE/CEILING MOUNTED ITEM LOCATIONS IN CONFLICT WITH TRUSS LOCATIONS, LOCATE SAID FIXTURE STRING AS NEAR AS POSSIBLE TO INTENDED LOCATION.
- ALL SWITCHED DIMMERS TO BE WHITE.
- CONTRACTOR TO COORDINATE OUTLET LOCATIONS WITH OWNER AND LOCAL CODE REQUIREMENTS. CONTRACTOR TO COORDINATE ALL DATA, TV, AV, ETC. LOCATIONS WITH OWNER AND LOCAL CODE REQUIREMENTS.
- CONTRACTOR TO COORDINATE OUTLET REQUIREMENTS AND LOCATIONS WITH FINAL APPLIANCE SELECTION SPECIFICATIONS.

**MATERIALS:**

**ARTISAN HARDIE BOARD SIDING:**  
INSTALL PER MANUFACTURERS RECOMMENDATIONS

**STUCCO:**

3/4" PORTLAND CEMENT INTEGRAL COLOR PLASTER WITH ELASTOMERIC TOP COAT (3-PART SYSTEM) INSTALLED OVER METAL LATH. INSTALL FRY REGLET "V" STYLE CONTROL JOINTS AS INDICATED ON EXTERIOR ELEVATIONS. FINISH SHALL BE SMOOTH TROWELED TOP COAT.

**BRICK VENEER:**

STANDARD SIZE BRICK. SPECIES SHALL BE SELECTED BY OWNER. PROVIDE WATERPROOFING AROUND ALL BRICK TIES TO ENSURE SUB-SHEATHING IS WATERPROOF. PROVIDE THROUGH WALL FLASHING AT THE BASE OF ALL BRICK. PROVIDE STEEL LINTELS TO CARRY WEIGHT OF BRICK ABOVE ALL OPENINGS ALONG WITH THROUGH WALL FLASHING. PROVIDE GALV. BRICK TIES AT 24" O.C. W. PROVIDE WEEPS AT 24" O.C. MORTAR COLOR TO BE SELECTED BY OWNER.

**EXTERIOR WOOD SIDING:**

RECOMMENDED SPECIES (PER FINAL SELECTION BY OWNER) INSTALLATION 1 X 4 SHIPLAP BOARDS CLEAR SEALED SATIN FINISH

**ASPHALT SHINGLE ROOF:**

INSTALL WITH 4" SIDE LAP AND 2" TOP LAP. INSTALL UNDERLAYMENT 6" ON BOTH SIDES OF HIPS AND RIDGES. DRIP EDGES SHALL BE CORROSION RESISTANT METAL AND APPLIED OVER UNDERLAYMENT ALONG RAKE AND DIRECTLY TO THE ROOF DECK LONG THE EAVE. PROVIDE RIDGE VENTS AT ALL ROOF RIDGES.

**STANDING SEAM METAL ROOF:**

INSTALL PER MANUFACTURERS RECOMMENDATIONS

Lots of 4,000 square feet to 7,499 square feet in area require a minimum of two (2) large or medium trees. Must have a minimum of one (1) tree in the front yard.

**FLOOR PLAN NOTES 01**

**DALLAS GREEN BUILDING PROGRAM NOTES - NEW CONSTRUCTION**  
All new construction to comply with Phase-2 of the City of Dallas Prescriptive Checklist.

**Storm Water:**

- 70% of the non-roof area to have vegetative landscaping or permeable paving.

**Water Usage:**

- Utilize drip irrigation in all planting beds.
- Must comply with 3 of the following 5 categories:
  - Lavatory faucets to have a flow rate of 2.0 GPM max.
  - Shower heads to have a flow rate of 2.0 GPM max.
  - Toilets to have an average flush rate of 1.3 GPF max.
  - Dishwasher to be Energy Star labeled and use 8 gal. Max per cycle.
  - Clothes washers to be Energy Star labeled and have a modified energy factor of 2.0 min. and water factor of 5 max.

**Energy Efficiency:**

- The house must achieve energy efficiency 15% better than the Dallas Energy Conservation Code using the IC3 calculator.

**Heat Island Mitigation:**

- Roofing materials shall be Energy Star qualified with a light reflectance value of >= 0.25. A properly installed radiant barrier or a foam encapsulated attic is an acceptable alternative.

**Indoor Air Quality:**

- HVAC and duct work to be located outside of the fire rated garage envelope.
- Minimize pollutants in conditioned space above garage.
  - Penetrations sealed.
  - Floor and ceiling joint beys sealed.
  - Painted walls and ceiling of conditioned space.
- Minimize pollutants in conditioned space adjacent to garage.
  - Penetrations sealed.
  - Doors weatherstripped.
  - Cracks at wall base sealed.
- Air filters to be MERV 8 min.
- Air handler(s) to be properly sized by the mechanical contractor.
- Air filter housing to be airtight.

**GENERAL NOTES TO CONTRACTOR:**

- DO NOT SCALE DRAWINGS.
- CONTACT ARCHITECT WITH QUESTIONS PRIOR TO COMMENCING THAT PORTION OF THE JOB.
- ALL CONSTRUCTION TO CONFORM TO CITY OF DALLAS AND IRC 2015 BUILDING CODE.

**NOTICE**  
CHECK FOR PRIVATE DEED RESTRICTIONS FILE AT COUNTY OFFICE

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

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

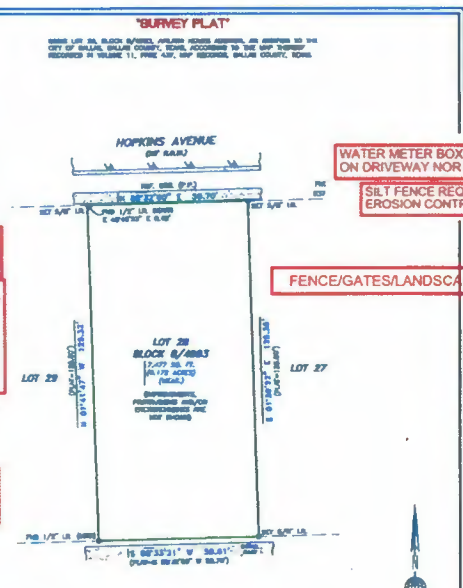
**WATER SHALL NOT BE REDIRECTED TO DRAIN ONTO ADJOINING PRIVATE PROPERTY**

**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.**

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

**SUBJECT TO FIELD INSPECTOR'S APPROVAL**

**SIDEWALKS AND DRIVE APPROACH REQUIRE A SEPARATE PERMIT**



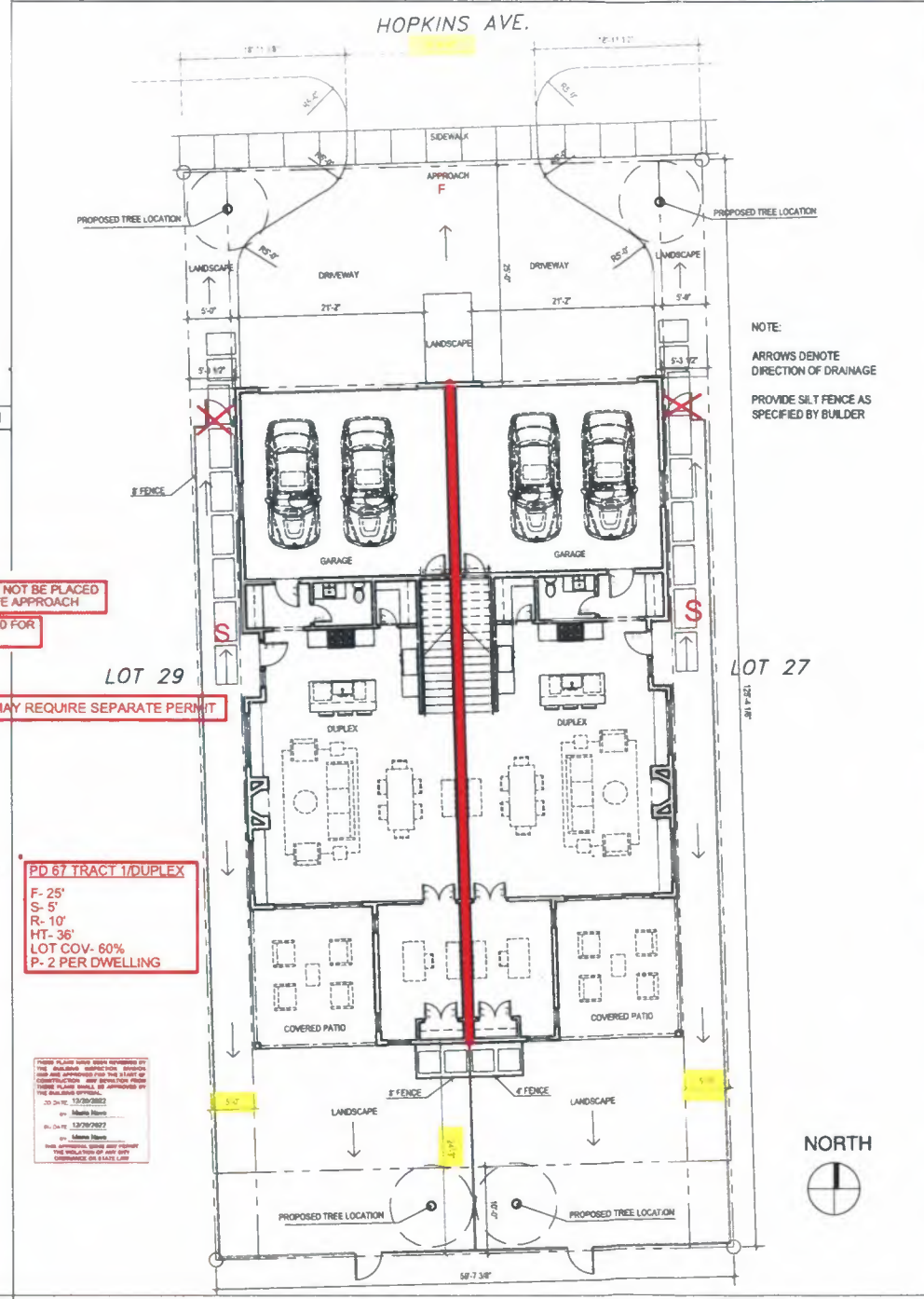
**Global Land Surveying, Inc.**  
SERVING COLLIN, DALLAS AND SOUTHWEST TEXAS SINCE 1988

Survey plat details including bearings, distances, and area calculations.

**SURVEY (BY OTHERS) 02**

SHEET LIST	
A1.0	COVER SHEET
A1.1	FIRST FLOOR PLAN
A2.2	SECOND FLOOR PLAN
A1.3	ROOF PLAN
A2.0	EXTERIOR ELEVATIONS
A2.1	EXTERIOR ELEVATIONS
A3.0	BUILDING SECTIONS
A4.0	WALL SECTIONS
A5.0	SCHEDULES
E1.0	FIRST FLOOR ELECTRICAL PLAN
E1.1	SECOND FLOOR ELECTRICAL PLAN

LEGAL DESCRIPTION		LOT COVERAGE	
4516 and 4518 HOPKINS AVE, LOT 28 BLOCK B4993 DALLAS COUNTY, TEXAS		ALLOWABLE BUILDING FOOTPRINT	4,486.20 S.F. (60%)
ZONED: D - DUPLEX DISTRICT		FRONT SETBACK	3,708.47 S.F. (49.59%)
AREA CALCULATIONS:		PROPOSED SIDE/REAR SETBACK	ALLOWABLE 5'-0" / 7'-0"
LEVEL 1	2,174.04 S.F.	PROPOSED	
LEVEL 2	3,289.09 S.F.	PROPOSED	
GARAGE	1,086.42 S.F.	NON-COINTEGRATED SPACE	
PORCHES	448 S.F.	NON-COINTEGRATED SPACE	
TOTAL	5,463.13 S.F.	CONDITIONED SPACE	



**SITE PLAN 1/8" = 1'-0" 03**

**PURVA DESIGN STUDIO**

**A NEW DUPLEX FOR:  
TANNER HOMES**

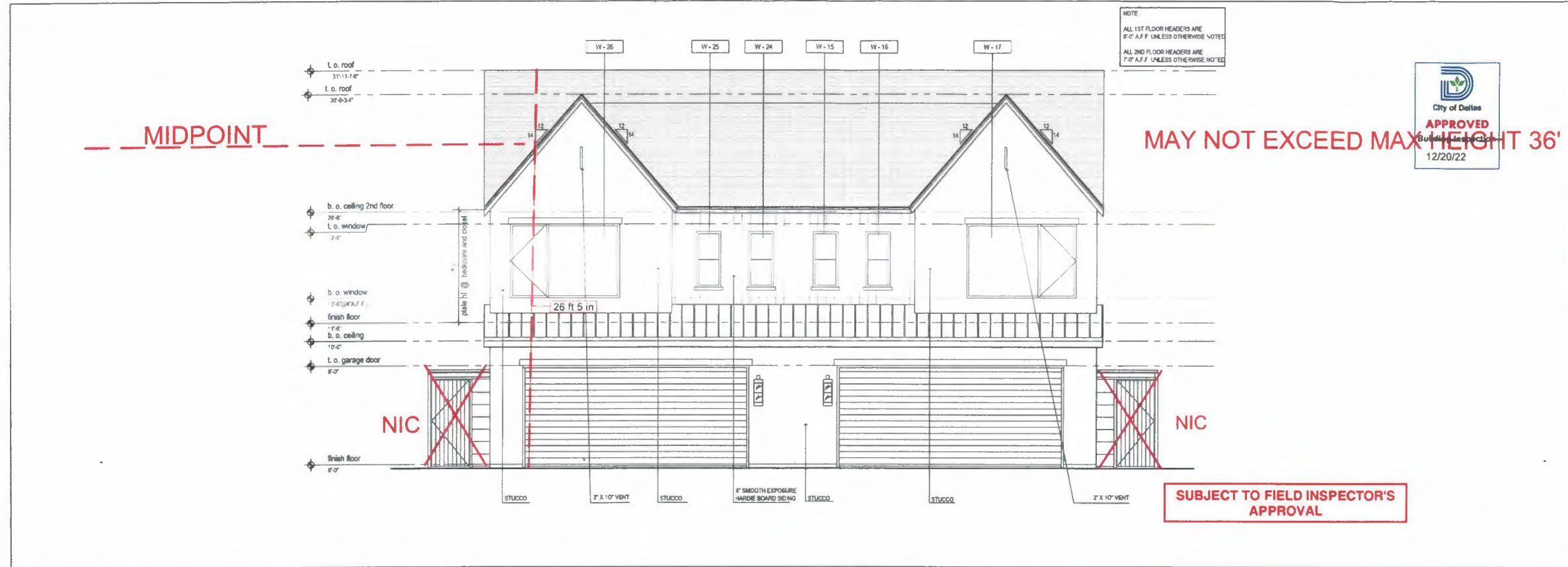
**4516 AND 4518 HOPKINS AVE.  
DALLAS, TX 75209**

**TANNER HOMES**

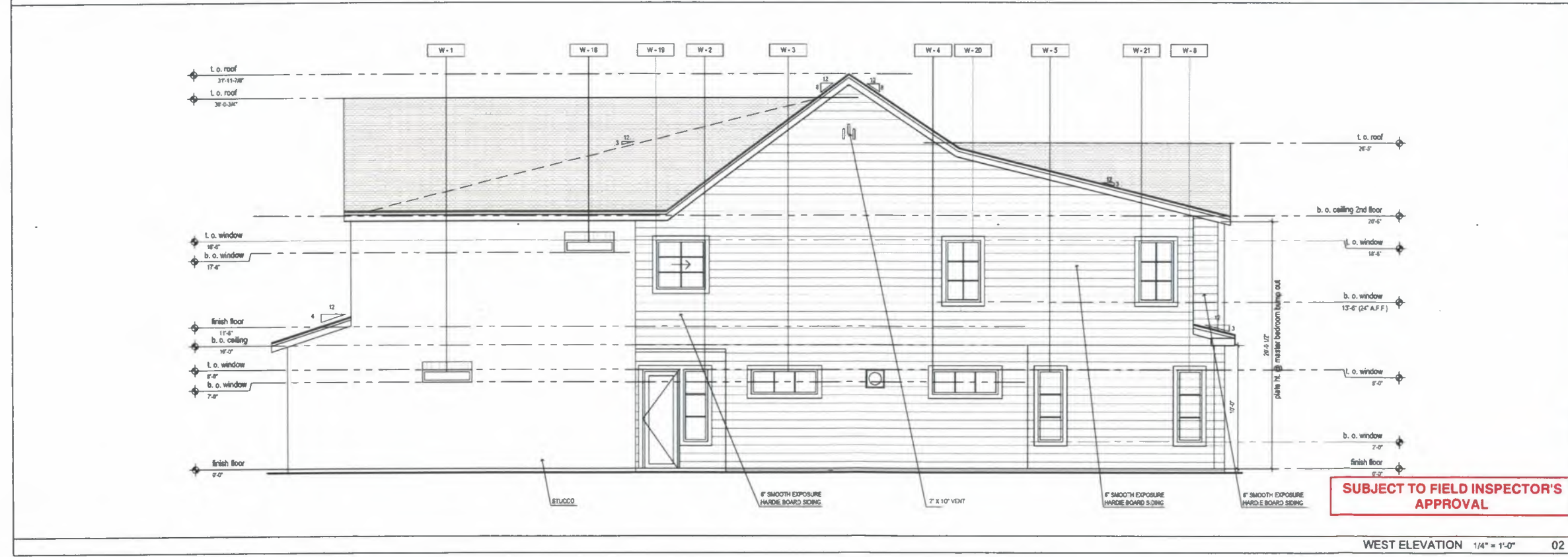
ISSUE LOG	DATE	DESCRIPTION
CONSTRUCTION SET	11-21-2022	

**PROJECT NO:  
2410**

**SHEET NO:  
A1.0**



SOUTH ELEVATION 1/4" = 1'-0" 01



WEST ELEVATION 1/4" = 1'-0" 02

NOTE:  
ALL 1ST FLOOR HEADERS ARE  
8'-0" A.F.F. UNLESS OTHERWISE NOTED  
ALL 2ND FLOOR HEADERS ARE  
7'-0" A.F.F. UNLESS OTHERWISE NOTED



MAY NOT EXCEED MAX HEIGHT 36'

SUBJECT TO FIELD INSPECTOR'S APPROVAL

SUBJECT TO FIELD INSPECTOR'S APPROVAL



Phone: 214.556.6388  
Email: purva@purva.com  
Website: www.purva.com

A NEW DUPLEX FOR:  
**TANNER HOMES**  
4516 AND 4518 HOPKINS AVE.  
DALLAS, TX 75209



ISSUE LOG	DATE	DESCRIPTION
CONSTRUCTION SET	11.21.2022	

PROJECT NO:  
2410

SHEET NO:  
A2.0



November 22, 2024

Bryant THompson  
Senior Planner  
City of Dallas Board of Adjustment  
Planning & Development Department  
1500 Marilla St., 5BN  
Dallas, TX 75201

Re: BDA234-143

Dear Mr. Thompson,

This firm represents Topletz Properties Partnership, LLC in their request for variances related to lot coverage, building height, and the triggering height specified under Section 51P-75.105(b)(3). Approval of these variances is essential to enable the completion of a home under construction per plans previously reviewed and approved by the City of Dallas.

**Background and Justification:**

The property in question is located on Hopkins Avenue within the Elm Thicket neighborhood. The owner is constructing a duplex on the property, which is an allowed use under the current zoning regulations. In March 2023, the City of Dallas issued a building permit authorizing this construction. Following approval of the plans and issuance of the permit, construction commenced promptly, with regular inspections conducted and approved by city officials.

**Key inspections included:**

- February 20, 2024: The foundation inspection, which confirmed compliance with the approved lot coverage.
- July 18, 2024: The framing inspection, which established compliance with the building's maximum height.

3904 Elm Street Suite B · Dallas, TX 75226 · 214-824-7949

However, on September 16, 2024, the property owner received notification from the City of Dallas that the permit had been issued in error and all construction activity must cease immediately. By this point, the home was substantially complete, lacking only the final interior and exterior finishes. Compliance with the requirements of PD-67 now necessitates significant demolition and reconstruction of the structure, imposing a substantial and undue financial burden on the property owner.

**Cost Implications:**

Section 51A-301.102(c)(10)(B)(i) of the Dallas Development Code provides the Board of Adjustment with discretion to approve variances when the cost to cure the variance exceeds 50% of the structure's current appraised value. As the structure remains unfinished, it has not yet been appraised by the Dallas Central Appraisal District. However, the construction cost to rebuild the structure will exceed the threshold established by the Development Code.

**Hardship Was Not Self-Created:**

The hardship requiring these variances is not self-created. The structure was built strictly in accordance with plans reviewed and approved by the City of Dallas. Had height and lot coverage discrepancies been identified during the plan review process, the architect would have revised the plans to ensure full compliance with PD-67. This unfortunate situation arises solely from the City of Dallas approving plans in error.

**Public Interest:**

Granting this variance aligns with the public interest. The proposed duplex is visually appealing and consistent with the character of other recently constructed homes in the neighborhood. Allowing its completion would enhance the aesthetic and functional value of the area.

**Conclusion:**

The issuance of building permits in error in the Elm Thicket neighborhood is an unfortunate situation for all parties involved. This request complies with the variance standards established in the Dallas Development Code. We respectfully urge the Board of Adjustment to recognize these circumstances and approve the requested variances, enabling the property owner to finalize the construction without the extraordinary financial burden of demolition and reconstruction.

November 22, 2024  
Page 3

Should you require further information or have any questions, please do not hesitate to contact me. Thank you for your time and consideration.

With kind regards,

A handwritten signature in blue ink, appearing to read 'Robert Baldwin', with a long horizontal flourish extending to the right.

Robert Baldwin

3904 Elm Street Suite B · Dallas, TX 75226 · 214-824-7949



**FILE NUMBER:** BDA234-144 (BT)

**BUILDING OFFICIAL'S REPORT:** Application of Baldwin Associates for **(1)** a variance to the height regulations, and for **(2)** a variance to the lot coverage regulations at **4500 HOPKINS AVENUE**. This property is more fully described as Block B/4993, Lot 32, and is zoned PD-67 (Tract 1), which requires that when the height of a roof is above 20-feet, 90 percent of the roof of the main structure must be hip and gable, and allows a maximum lot coverage of 40 percent. The applicant proposes to construct and/or maintain a residential structure with a roof above 20-feet in height which will require **(1)** a 7-foot 7-inch variance to the roof height regulations, and the applicant proposes to construct and/or maintain a residential structure with a maximum lot coverage of 50 percent, which will require **(2)** a 10 percent variance to the maximum allowed lot coverage.

**LOCATION:** 4500 Hopkins Ave.

**APPLICANT:** Rob Baldwin – Baldwin Associates

**REQUEST:**

- (1) A request for a variance to the height regulations; and
- (2) A request for a variance to lot coverage.

**STANDARDS OF REVIEW FOR A VARIANCE:**

Section 51A-3.102(d)(10) of the Dallas Development Code specifies that the board has the power to grant variances from the front-yard, side-yard, rear-yard, lot-width, lot-depth, **lot-coverage**, floor area for structures accessory to single-family uses, **height**, minimum sidewalks, off-street parking or off-street loading, or landscape regulations provided that the variance is:

- (A) **not contrary to the public interest** when owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed, and substantial justice done.
- (B) **necessary to permit development of a specific parcel of land** that differs from other parcels of land by being of such a restrictive area, shape, or slope, that it cannot be developed in a manner commensurate with the development upon other parcels of land with the same zoning; and
- (C) **not granted to relieve a self-created or personal hardship**, nor for financial reasons only, nor to permit any person a privilege in developing a parcel of land not permitted by this chapter to other parcels of land with the same zoning.

**ELEMENT II SUBSTITUTE:**

Dallas Development Code §51A-3.102(d)(10)(b), formerly known as HB 1475, allows for the BDA to use their discretion and consider Element 2 of the Variance standard to be met, if:

- (i) the financial cost of compliance is greater than 50 percent of the appraised value of the structure as shown on the most recent appraisal roll certified to the assessor for the municipality under Section 26.01 of the Texas Tax Code.
- (ii) compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development is authorized to physically occur.
- (iii) compliance would result in the structure not being in compliance with a requirement of a municipal ordinance, building code, or other requirement.
- (iv) compliance would result in the unreasonable encroachment on an adjacent property or easement; or
- (v) the municipality considers the structure to be a nonconforming structure.

**STAFF RECOMMENDATION:**

**Variance to height regulations:**

Denial

**Rationale:** Based upon evidence presented and provided by the applicant, staff concluded that the site is:

- A. Not contrary to the public interest as no letters of opposition were received.
- B. Subject site does not differ from other parcels of land by being of such a restrictive area, shape, or slope, that it cannot be developed in a manner commensurate with the development upon other parcels of land in the same zoning.
- C. Not self-created nor is it a personal hardship.

**Variance to lot coverage:**

Denial

**Rationale:** Based upon evidence presented and provided by the applicant, staff concluded that the site is:

- A. Not contrary to the public interest as no letters of opposition were received.
- B. Subject site does not differ from other parcels of land by being of such a restrictive area, shape, or slope, that it cannot be developed in a manner commensurate with the development upon other parcels of land in the same zoning.
- C. Not self-created nor is it a personal hardship.

**BACKGROUND INFORMATION:**

**Zoning:**

- Site: PD-67 (Tract 1)
- North: PD-67 (Tract 1) and PD-67 (Tract 4)
- East: PD-67 (Tract 1)
- South: PD-67 (Tract 1)
- West: CS

**Land Use:**

The subject site and all surrounding properties are developed with duplex and single family uses.

**Square Footage:**

This lot contains of 7,463 square feet.

**BDA History:**

No BDA history

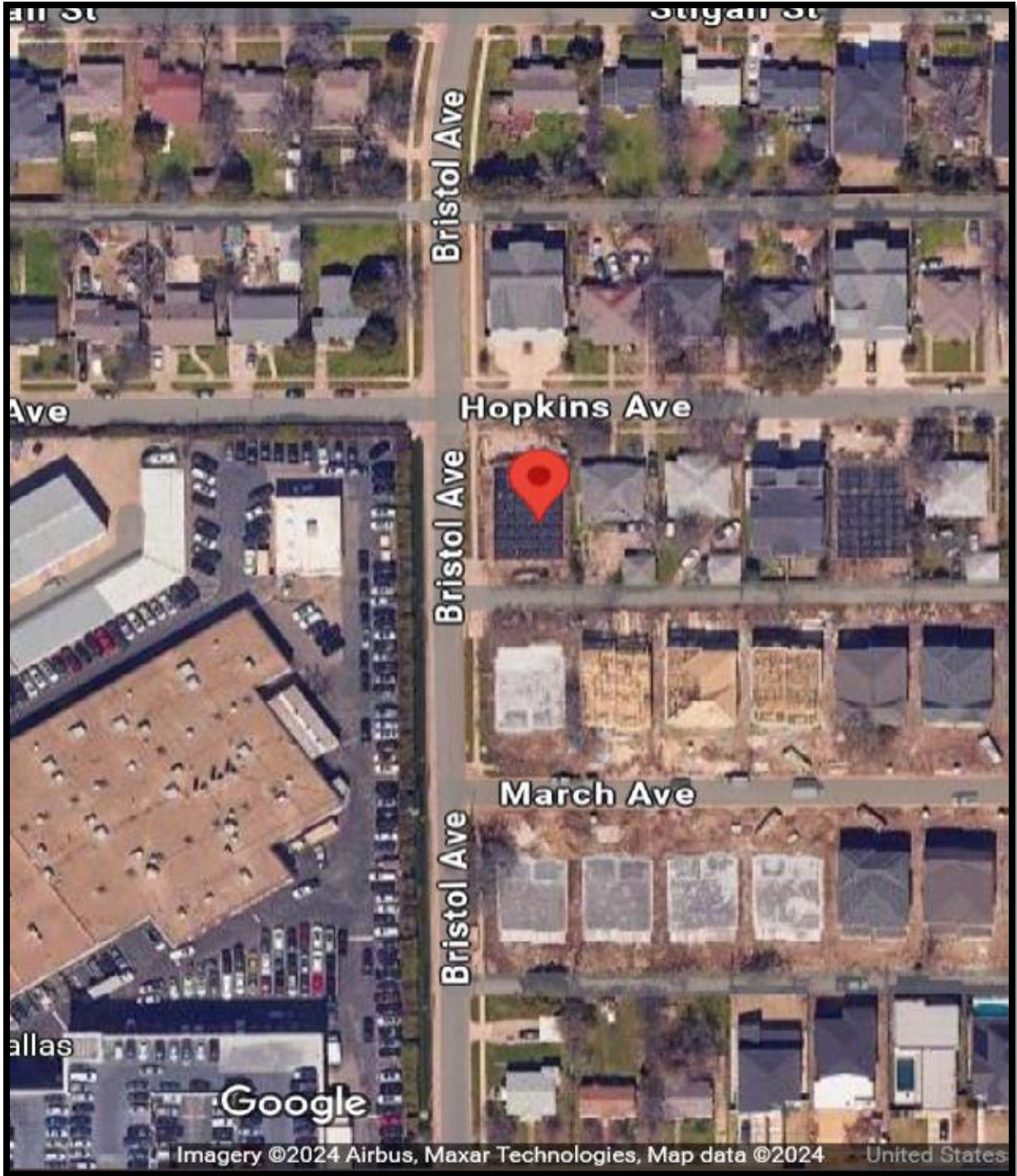
**GENERAL FACTS/STAFF ANALYSIS:**

- The application of Rob Baldwin for the property located at 4500 Hopkins Avenue. focuses on two requests relating to height and lot coverage.
- The first request is for a variance to the height regulations. The applicant proposes to construct and/or maintain a residential structure with a roof above 20-feet in height which will require a 7-foot 7-inch variance to the roof height regulations.
- Secondly, the applicant is requesting a variance to the lot coverage regulations. The applicant proposes to construct and/or maintain a residential structure with a maximum lot coverage of 50 percent, which will require a 10 percent variance to the maximum allowed lot coverage.
- The subject site along with surroundings properties to the north, south, east and west are all developed with new 2-story duplex homes and older 1-story duplex.
- To the immediate west across Bristol Road is commercial development.
- Per staff's review of the subject site, it has been confirmed that the duplex structure on the property is under construction.
- The applicant has the burden of proof in establishing the following:
  - 1) That granting the variance to the height regulations and lot coverage will not be contrary to the public interest when owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed, and substantial justice done.
  - 2) The variance is necessary to permit development of a specific parcel of land that differs from other parcels of land by being of such restrictive area, shape, or slope, that it cannot be developed in a manner commensurate with the development upon other parcels of land with the same zoning; and
  - 3) The variance would not be granted to relieve a self-created or personal hardship, nor for financial reasons only, nor to permit any person a privilege in developing a parcel of land not permitted by this chapter to other parcels of land with the same zoning.
- Granting the variance to the height regulations and lot coverage with a condition that the applicant complies with the submitted site plan and elevations, would require the proposal to be constructed as shown on the submitted documents. documents.

- 200' Radius Video: [BDA234-144 at 4500 Hopkins Ave](#)

**Timeline:**

- November 1, 2024: The applicant submitted an “Application/Appeal to the Board of Adjustment” and related documents which have been included as part of this case report.
- November 7, 2024: The Board of Adjustment Administrator assigned this case to Board of Adjustment Panel **A**.
- November 18, 2024: The Development Services Department Senior Planner emailed the applicant the following information:
- an attachment that provided the public hearing date and panel that will consider the application; the November 22, 2024, deadline to submit additional evidence for staff to factor into their analysis; and December 6, 2024, deadline to submit additional evidence to be incorporated into the board’s docket materials.
  - the criteria/standard that the board will use in their decision to approve or deny the request; and
  - the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.
- November 22, 2024: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the November public hearings. Review team members in attendance included: The Board of Adjustment Chief Planner/Board Administrator, the Board of Adjustment Senior Planner, Project Coordinator, Board Secretary, Conservation District Chief Planner, Chief Arborists, Zoning Senior Planner and Transportation Engineer.
- November 22, 2024: The Development Services Department Senior Planner emailed the applicant the following information:
- Revised briefing and hearing date; Monday December 9, 2024.
  - November 22, 2024, deadline to submit additional evidence for staff to factor into their analysis; and
  - November 22, 2024, deadline to submit additional evidence to be incorporated into the board’s docket materials.
  - Confirmation to move forward with or postpone case.



  
1:1,200

# AERIAL MAP

Case no: BDA234-144  
Date: 11/21/2024

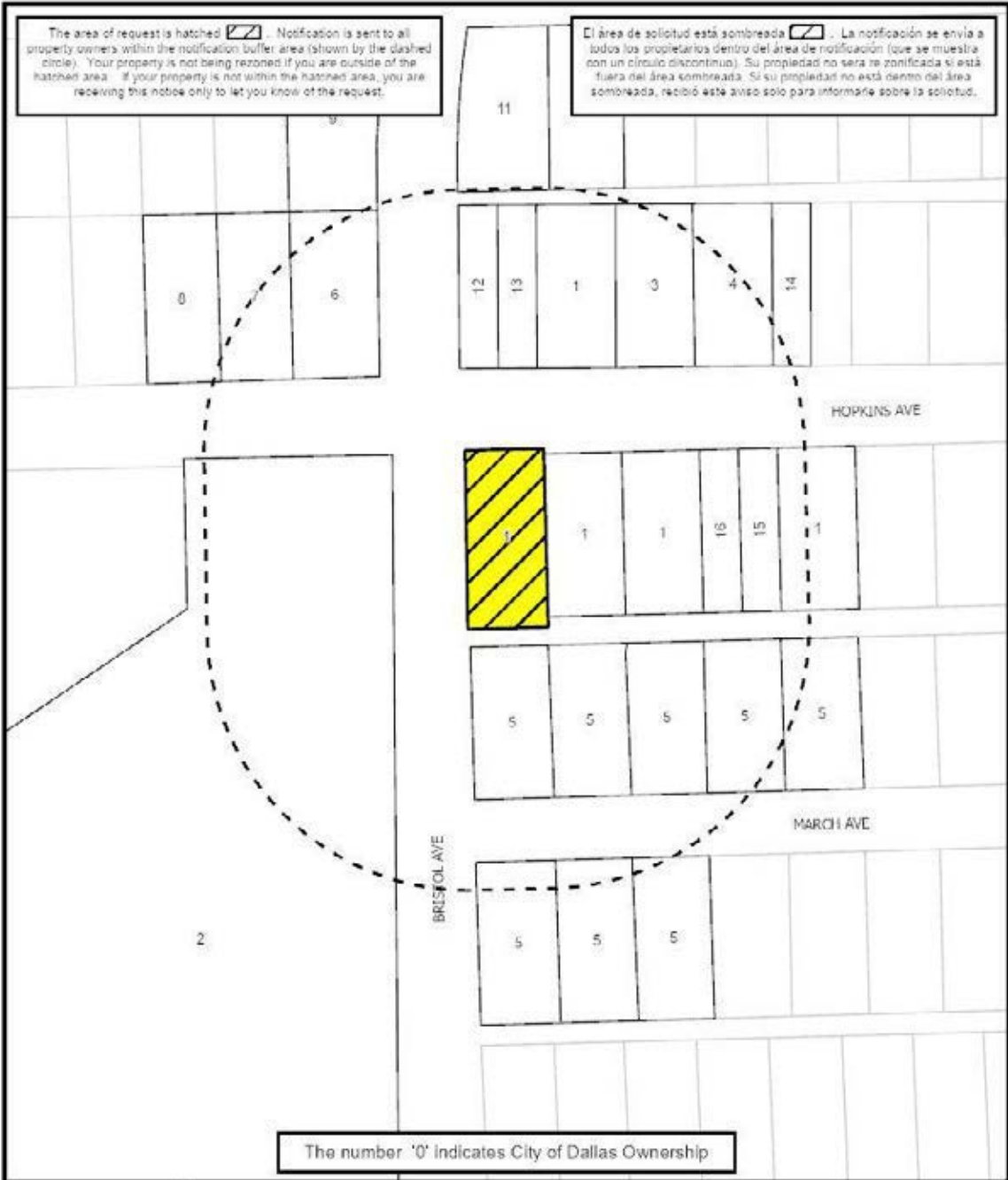


1:1,200

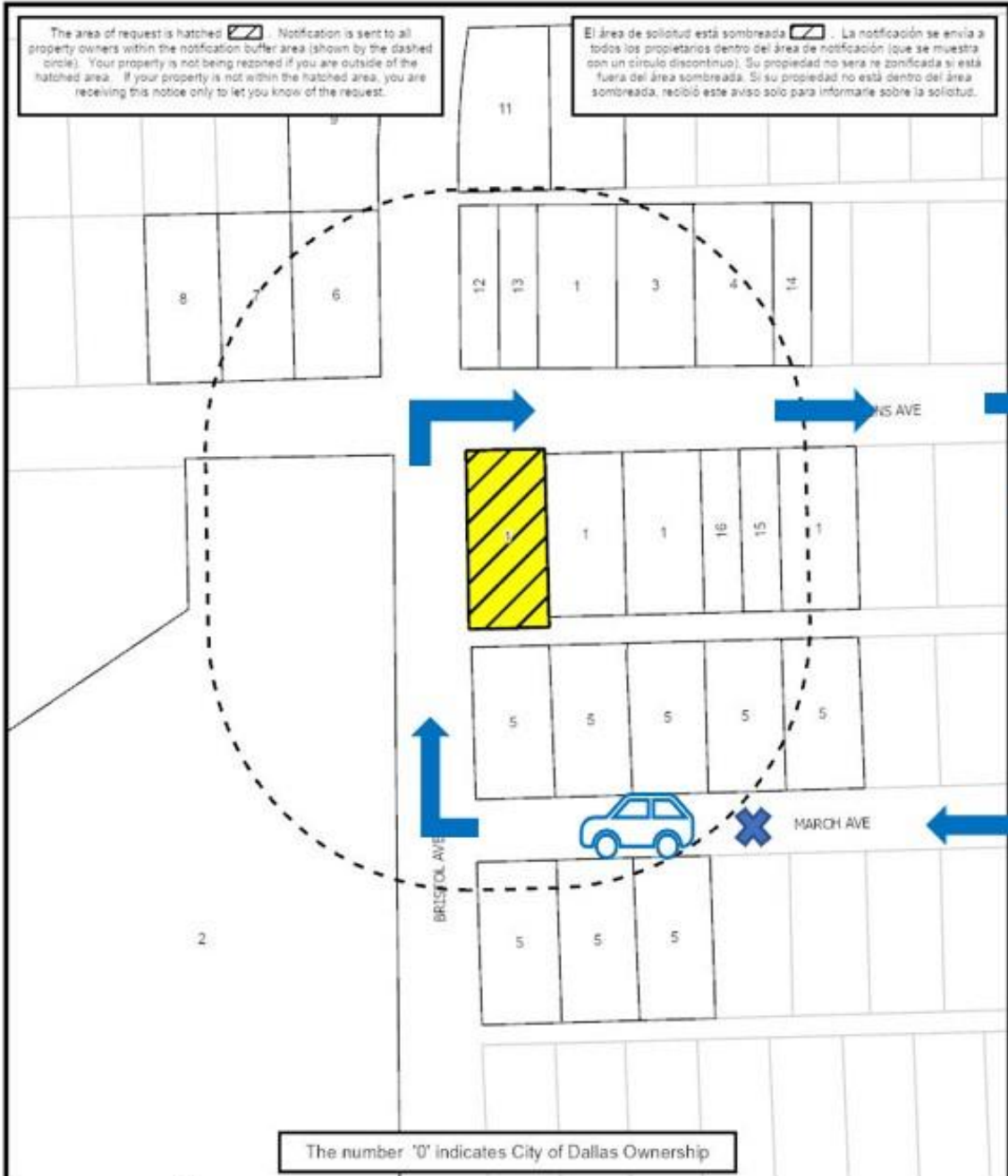
# ZONING MAP

Case no: BDA234-144

Date: 11/21/2024



 1:1,200	NOTIFICATION	Case no: <b>BDA234-144</b>
	<div style="display: flex; justify-content: space-between;"> <div style="border: 1px solid black; padding: 2px;">200'</div> <div>AREA OF NOTIFICATION</div> </div> <div style="display: flex; justify-content: space-between;"> <div style="border: 1px solid black; padding: 2px;">16</div> <div>NUMBER OF PROPERTY OWNERS NOTIFIED</div> </div>	Date: <u>11/21/2024</u>



 1:1,200	<b>NOTIFICATION</b>	Case no: <b>BDA234-144</b>
	<div style="display: flex; justify-content: space-between;"> <div style="border: 1px solid black; padding: 2px;">200'</div> <div>AREA OF NOTIFICATION</div> </div> <div style="display: flex; justify-content: space-between;"> <div style="border: 1px solid black; padding: 2px;">16</div> <div>NUMBER OF PROPERTY OWNERS NOTIFIED</div> </div>	Date: <b>11/21/2024</b>



11/21/2024

## Notification List of Property Owners

**BDA234-144**

*16 Property Owners Notified*

<b>Label #</b>	<b>Address</b>	<b>Owner</b>
1	4505 HOPKINS AVE	TOPLETZ PROPERTIES PARTNERSHIP
2	7310 LEMMON AVE	SEWELL VILLAGE CADILLAC
3	4511 HOPKINS AVE	ZARAZUA BERNABE & BEATRIS
4	4513 HOPKINS AVE	HINOJOSA MARIO
5	4501 MARCH AVE	EAST LOVE DEVELOPMENT LLC
6	4449 HOPKINS AVE	CLARK ALMA JEAN
7	4443 HOPKINS AVE	COLUNGA MARIA &
8	4439 HOPKINS AVE	LLAMAS OCTAVIO &
9	4444 STIGALL ST	EDWARDS JERRY CLAUDE &
10	4506 STIGALL ST	SWEET GEORGIA BROWN BBQ &
11	4502 STIGALL ST	THORNTON TAMELA
12	4501 HOPKINS AVE	GARCIA ARIANE
13	4503 HOPKINS AVE	ALCAZAR IDA
14	4517 HOPKINS AVE	CF REVOCABLE TRUST
15	4512 HOPKINS AVE	NORWOOD GARNET E II &
16	4514 HOPKINS AVE	GOLD GRANT DAVID

 1:1,200	<b>NOTIFICATION</b>	Case no: <b>BDA234-144</b>
	<b>200'</b> AREA OF NOTIFICATION <b>16</b> NUMBER OF PROPERTY OWNERS NOTIFIED	Date: <b>11/21/2024</b>

NOTICE OF PUBLIC HEARING

BOARD OF ADJUSTMENT OF THE CITY OF DALLAS (PANEL A)

NOTICE IS HEREBY GIVEN that the BOARD OF ADJUSTMENT OF THE CITY OF DALLAS (PANEL A) will hold a hearing as follows:

- DATE: MONDAY, DECEMBER 9, 2024
- BRIEFING: 10:30 a.m. via Videoconference and in 6ES Council Briefing at Dallas City Hall, 1500 Marilla Street <https://bit.ly/boa1209A>
- HEARING: 1:00 p.m. Videoconference and in 6ES Council Briefing at Dallas City Hall, 1500 Marilla Street <https://bit.ly/boa1209A>

The purpose of the hearing is to consider the following appeal(s) now pending before the Board of Adjustment.

BDA234-144(BT) Application of Baldwin Associates for (1) a variance to the height regulations, and for (2) a variance to the lot coverage regulation at 4500 HOPKINS AVENUE. This property is more fully described as Block B/4993, Lot 32, and is zoned PD-67 (Tract I), which requires that when the height of a roof is above 20-feet, 90 percent of the roof of the main structure must be hip and gable, and allows a maximum lot coverage of 40 percent. The applicant proposes to construct and/or maintain a residential structure with a roof above 20-feet in height which will require (1) a 7-foot 7-inch variance to the roof height regulation, and the applicant proposes to construct and/or maintain a residential structure with a maximum lot coverage of 50 percent, which will require (2) a 10 percent variance to the maximum allowed lot coverage.

You have received this notice because you own property within 200 feet of the above property. You may be interested in attending the Board of Adjustment hearing to express your support for or opposition to the application. You may also contact the Board of Adjustment by email to [BDAREPLY@dallas.gov](mailto:BDAREPLY@dallas.gov). Letters will be accepted until 9:00 am the day of the hearing. If you are unable to attend the hearing. If you choose to respond, it is important that you let the Board know your reasons for being in favor of or in opposition to the application. The Board members are very interested in your opinion.

**Note:** Any materials (such as plans, elevations, etc.) included within this notice may be subject to change.

The Board of Adjustment hearing will be held by videoconference and at 6ES Council Briefing. Individuals who wish to speak in accordance with the Board of Adjustment Rules of Procedure by joining the meeting virtually, must register online at <https://bit.ly/BDA-A-Register> by the 5 p.m. on Sunday, December 8, 2024. All virtual speakers will be required to show their video in order to address the board. In Person speakers can register at the hearing. Public Affairs and Outreach will also stream the public hearing on Spectrum Cable Channel 96 or 99; and [bit.ly/cityofdallasty](http://bit.ly/cityofdallasty) or [YouTube.com/CityofDallasCityHall](https://www.youtube.com/CityofDallasCityHall).

**Speakers at the meeting are allowed a maximum of five (5) minutes to address the Board.**

Additional information regarding the application may be obtained by calling Bryant Thompson, Senior Planner (214) 948-4502, or Mary Williams, Board Secretary at (214) 670-4127. Si desea información en español, favor de llamar al teléfono a Mary Williams al (214) 670-4127.

Board of Adjustment  
Planning and Development Department  
1500 Marilla Street 5CN, Dallas TX 75201

**PLEASE SEND REPLIES TO:**  
[BDAREPLY@dallas.gov](mailto:BDAREPLY@dallas.gov)  
**Letters will be received until 9:00  
am the day of the hearing.**

**PLEASE REGISTER AT:**  
<https://bit.ly/BDA-A-Register>



# Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

## APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 034-144 OFFICE USE ONLY

Data Relative to Subject Property: \_\_\_\_\_ Date: 11/1/24 PUBLIC USE ONLY

Location address: 4500 Hopkins Avenue Zoning District: PD-67, Tract 1

Lot No.: 32 Block No.: B/4993 Acreage: 6.170 7462.53 8356 -sf Census Tract: 48113007102

Street Frontage (in Feet): 1) 59.7' 2) 125' 3) \_\_\_\_\_ 4) \_\_\_\_\_ 5) \_\_\_\_\_

### To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): Topletz Properties Partnership, LLC

Applicant: Rob Baldwin, Baldwin Associates Telephone: 214-824-7949

Mailing Address: 3904 Elm Street, Suite B - Dallas Zip Code: 75226

E-mail Address: rob@baldwinplanning.com michele@baldwinplanning.com

Represented by: Rob Baldwin, Baldwin Associates Telephone: 214-824-7949

Mailing Address: 3904 Elm Street, Suite B - Dallas Zip Code: 75226

E-mail Address: rob@baldwinplanning.com michele@baldwinplanning.com

Affirm that an appeal has been made for a Variance X, or Special Exception \_\_\_\_\_, of The maximum height and maximum lot coverage requirements. We are seeking a height variance so Section 51P7.105(b)(3) is triggered at 27' 3" and a maximum lot coverage of 49.61% rather than 40%. (1)

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:  
The structure was permitted and built with approved plans and permits issued by the city (Permit # 2221051141 / 2212091120). The variances

are warranted because the financial cost to come into compliance would exceed 50% of the value of the structure pursuant to Section 51A-3.102(B)(i) of the Dallas Development Code.

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

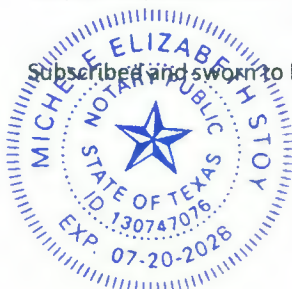
Before me the undersigned on this day personally appeared \_\_\_\_\_

(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: Rob Baldwin  
(Affiant/Applicant's signature)

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



Michelle Stog  
Notary Public in and for Dallas County, Texas

**MEMORANDUM OF  
ACTION TAKEN BY THE  
BOARD OF ADJUSTMENT**

Date of Hearing \_\_\_\_\_

Appeal was--Granted OR Denied

Remarks \_\_\_\_\_

Chairman

**Building Official's Report**

**I hereby certify that** BALDWIN ASSOCIATES

**did submit a request** for (1) a variance to the height regulations, and for (2) a variance to the lot coverage regulation

**at** 4500 HOPKINS AVENUE

BDA234-144. Application of BALDWIN ASSOCIATES for (1) a variance to the height regulations, and for (2) a variance to the lot coverage regulation at 4500 HOPKINS AVE. This property is more fully described as Block B/4993, Lot 32, and is zoned PD-67, which requires that when the height of a roof is above 20-feet, 90 percent of the roof of the main structure must be hip and gable, and allows a maximum lot coverage of 40 percent. The applicant proposes to construct and/or maintain a residential structure with a roof above 20-feet in height which will require (1) a 7-foot 7-inch variance to the roof height regulation and the applicant proposes to construct and/or maintain a residential structure with a maximum lot coverage of 50-percent, which will require (2) a 10-percent variance to the maximum allowed lot coverage.

\*This application is attached to a fee waiver request; case report and docket will address this request.

Sincerely,

  
M. Samuell Eskander, PE



AFFIDAVIT

Appeal number: BDA 234-144

I, Topletz Properties Partnership, LLC, Owner of the subject property  
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 4500 Hopkins Avenue  
(Address of property as stated on application)

Authorize: Rob Baldwin, Baldwin Associates  
(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: Variance to the maximum height and lot coverage

TOPLETZ PROPERTIES PARTNERSHIP, LLC

By: [Signature]  
Print name of property owner or registered agent

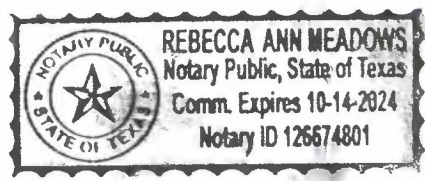
By: DENNIS TOPLETZ  
Signature of property owner or registered agent

Date 9-26-24

Before me, the undersigned, on this day personally appeared DENNIS TOPLETZ

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 26 day of Sept, 2024



[Signature]  
Notary Public for Dallas County, Texas

Commission expires on 10-14-24



CITY OF DALLAS

AFFIDAVIT

Appeal number: BDA \_\_\_\_\_

I, Topletz Properties Partnership, LLC, Owner of the subject property  
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 4500 Hopkins Avenue  
(Address of property as stated on application)

Authorize: \_\_\_\_\_ Rob Baldwin, Baldwin Associates  
(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: Variance to the maximum height and lot coverage

\_\_\_\_\_  
TOPLETZ PROPERTIES PARTNERSHIP LLC

By: Dennis Topletz  
Print name of property owner or registered agent

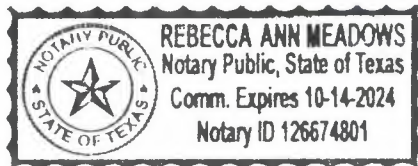
By: [Signature]  
Signature of property owner or registered agent

Date 9-26-24

Before me, the undersigned, on this day personally appeared Dennis Topletz

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 26 day of Sept, 2024



Rebecca Ann Meadows  
Notary Public for Dallas County, Texas

Commission expires on 10-14-24

**TEXAS SECRETARY of STATE**  
**JANE NELSON**

**BUSINESS ORGANIZATIONS INQUIRY - VIEW ENTITY**

**Filing Number:** 802548515      **Entity Type:** Domestic Limited Liability Company (LLC)  
**Original Date of Filing:** September 16, 2016      **Entity Status:** In existence  
**Formation Date:** N/A  
**Tax ID:** 32061637438      **FEIN:**  
**Duration:** Perpetual  
  
**Name:** TOPLETZ PROPERTIES PARTNERSHIP LLC  
**Address:** 7509 INWOOD RD STE 301  
DALLAS, TX 75209 USA

<u>REGISTERED AGENT</u>	<u>FILING HISTORY</u>	<u>NAMES</u>	<u>MANAGEMENT</u>	<u>ASSUMED NAMES</u>	<u>ASSOCIATED ENTITIES</u>	<u>INITIAL ADDRESS</u>
		<b>Name</b> DENNIS D TOPLETZ	<b>Address</b> 7509 INWOOD RD, #301 Dallas, TX 75209 USA			<b>Inactive Date</b>

Instructions:

- To place an order for additional information about a filing press the 'Order' button.



CITY OF DALLAS

September 16, 2024

Mr. Tanner Rivera  
7219 Centenary Ave  
Dallas, TX 75225  
[tannerrivera1@yahoo.com](mailto:tannerrivera1@yahoo.com)

Via Email

**RE: Project / Permit # 2212051141 / 2212091120**

This letter serves as official notification that project 2212051141 and master permit 2212091120, for the construction of a new duplex at 4500 Hopkins Ave., Dallas, Texas 75209, were issued in error by the Planning and Development Department (PDV). You have **15-Days** to submit corrective application/s for the following violations or this permit/project will be revoked:

- Structure exceeds the maximum allowed lot coverage of 40 percent for the district per Dallas Development code [§ 51P-67.107\(c\)\(2\)](#).
- Non-compliant roof type per the design standards for Planned Development No. 67 per Dallas Development Code [§ 51P-67.107\(c\)\(3\)](#).

**Next Steps:**

Please reach out to Planning and Development to discuss any of the following options:

- **Option 1 – Submit an Addendum:** Revise and submit plans that comply with all [Planned Development No. 67](#) standards and conditions.
- **Option 2 – Submit Appeal/s Application to the Board of Adjustment:** The Board of Adjustment has the power and duty to hear and grant variances from front yard, side yard, rear yard, lot width, lot depth, lot coverage, floor area for structures accessory to single family uses, height, minimum sidewalks, off-street parking or off-street loading, or landscape violations as listed and provided for in [51A-3.102\(d\)\(10\)](#).
  - **Design Standard Limitation:** The Board of Adjustment does not have the authority to grant variances for design standards, such as roof type. Roof-related violations cannot be appealed for a variance through the Board. These can only be addressed by appealing the revocation of the permit through an Administrative Official appeal as provided in Section [51A-4.703\(a\)\(2\)](#).





CITY OF DALLAS

Please note, these options are provided as a means toward potential compliance and are not intended to constitute legal advice. Please do not hesitate to reach out to Assistant Director (I) / Zoning Administrator, Jason Pool, should you have any questions or require additional information.

**If no action is taken within 15-days of the date on the letter, this permit/project will be revoked and referred to the City's Department of Code Compliance for enforcement.**

Permit/Project revocation is final unless appealed to the Board of Adjustment in accordance with [Section 51A-4.703\(a\)\(2\)](#) of the Dallas City Code within 20 days after written notice of the above action.

Thank you for your prompt attention to this matter.

A handwritten signature in blue ink, appearing to be 'Jason Pool'.

Jason Pool  
Assistant Director (I) / Zoning Administrator  
214-948-4392  
[Jason.Pool@Dallas.gov](mailto:Jason.Pool@Dallas.gov)

c: Emily Lui, Director  
M. Samuel Eskander, Deputy Director/Building Official (I)  
Vernon Young, Deputy Director  
Michael Herron, Zoning Inspections Supervisor  
Jill Haning, Assistant City Attorney

Christopher Christian, Director  
Jeremy Reed, Assistant Director  
Alfred Beecham, Manager  
Stormy Gonzalez, Manager  
Charlotta Riley, Assistant City Attorney

- FLOOR PLAN NOTES**
- GENERAL NOTES**
- PLANS ARE DESIGNED TO 2015 INTERNATIONAL BUILDING CODES. CONTRACTOR TO VERIFY PLANS CONFORM TO LOCAL BUILDING STANDARDS PRIOR TO CONSTRUCTION.
  - CONTRACTOR SHALL COORDINATE INSTALLATION OF APPLIANCES AND FIXTURES WITH SUB-CONTRACTOR TRADES BASED ON OWNER SELECTIONS. INSTALL ALL FIXTURES AND APPLIANCES PER MANUFACTURER'S RECOMMENDATIONS. CONTACT ARCHITECT PRIOR TO INSTALLATION IF OWNER SUBSTITUTIONS AFFECT DESIGN.
  - INSTALL IN-WALL BLOCKING AS REQUIRED FOR ALL FIXTURES, APPLIANCES AND ACCESSORIES AS REQUIRED TO SUPPORT SAID ITEMS.
  - LANDSCAPE DESIGN AND SITE WORK BY OTHERS.

- FINISH NOTES**
- ALL INTERIOR CEILINGS AND WALLS SHALL BE PAINTED GYPSUM BOARD UNLESS NOTED OTHERWISE.
  - ALL INTERIOR WALLS SHALL BE 1/2" GYPSUM BOARD AND INTERIOR CEILING SHALL BE 5/8" GYPSUM BOARD UNLESS NOTED OTHERWISE.

- WALL AND PARTITION NOTES**
- INSTALL REQUIRED LAYERS OF 40# FELT OR HOUSEWRAP TYPICAL OVER ALL EXTERIOR SHEATHING.
  - ALL EXTERIOR WALLS ARE 2x6'S UNLESS NOTED OTHERWISE.
  - ALL INTERIOR PARTITIONS ARE 2x4'S, TYPE A, EXCEPT FOR WALLS WITH PLUMBING AND WALLS FOR POCKET DOORS. PARTITIONS WITH PLUMBING AND WALL FOR POCKET DOORS ARE 2x6'S TYPE B.
  - INSTALL THERMAL INSULATION IN ALL WALLS AND CEILINGS ADJACENT TO CONDITIONED INTERIOR SPACES.
  - INSTALL THERMAL INSULATION IN ALL INTERIOR REQUIRING ACOUSTICAL PRIVACY.
  - INSTALL FIBER CEMENT BACKER BOARD IN ALL INTERIOR WET WALLS, TYPE D AND E AND CEILINGS

- DIMENSION NOTES**
- ALL EXTERIOR DIMENSIONS ARE TO FACE OF MATERIAL UNLESS NOTED OTHERWISE.
  - ALL INTERIOR DIMENSIONS ARE TO FACE OF STUD

- PARTITION TYPE NOTES:**
- PARTITIONS ARE TO BOTTOM OF DECK UNLESS NOTED OTHERWISE.
  - FILL ALL VOIDS BETWEEN STUDS AND SOUND BATT INSULATION AND CAULK WITH ACOUSTICAL SEALANT AT TOP AND BOTTOM OF EACH LAYER OF DRYWALL AND ALL PENETRATIONS FOR LOCATIONS NEEDING ACOUSTICAL PRIVACY.
  - ALL GYPSUM BOARD WALL TO BE PAINTED FLAT. COLOR TO BE DETERMINED BY CLIENT

- LIGHTING AND ELECTRICAL NOTES:**
- CONTRACTOR TO COORDINATE LIGHT SWITCH LOCATIONS WITH OWNER.
  - IN THE EVENT LIGHT FIXTURES ARE MOUNTED ITEM LOCATIONS IN CONTACT WITH TRUSS LOCATIONS LOCATE SAID FIXTURES AS NEAR AS POSSIBLE TO INTENDED LOCATION.
  - ALL SWITCHES/DIMMERS TO BE WHITE.
  - CONTRACTOR TO COORDINATE OUTLET LOCATIONS WITH OWNER AND LOCAL CODE REQUIREMENTS. CONTRACTOR TO COORDINATE ALL DATA, TV, AV, ETC. LOCATIONS WITH OWNER AND LOCAL CODE REQUIREMENTS.
  - CONTRACTOR TO COORDINATE OUTLET REQUIREMENTS AND LOCATIONS WITH FINAL APPLIANCE SELECTION SPECIFICATIONS.

**MATERIALS**

**ARTISAN HARDIE BOARD SIDING:**  
INSTALL PER MANUFACTURERS RECOMMENDATIONS

**STUCCO**  
3/4" PORTLAND CEMENT INTEGRAL COLOR PLASTER WITH ELASTOMERIC TOP COAT (3-PART SYSTEM) INSTALLED OVER METAL LATH. INSTALL FRY REGLET "Y" STYLE CONTROL JOINTS AS INDICATED ON EXTERIOR ELEVATIONS. FINISH SHALL BE SMOOTH TROWELED TOP COAT.

**BRICK VENEER:**  
STANDARD SIZE BRICK, SPECIES SHALL BE SELECTED BY OWNER. PROVIDE WATERPROOFING AROUND ALL BRICK TIES TO ENSURE SUB-SHEATHING IS WATERPROOF. PROVIDE THROUGH WALL FLASHING AT THE BASE OF ALL BRICK. PROVIDE STEEL LINTELS TO CARRY WEIGHT OF BRICK ABOVE ALL OPENINGS ALONG WITH THROUGH WALL FLASHING. PROVIDE GALV. BRICK TIES AT 24" O.C. W/ PROVIDE WEEPS AT 24" O.C. MORTAR COLOR TO BE SELECTED BY OWNER

**EXTERIOR WOOD SIDING**  
RECOMMENDED SPECIES IPE (FINAL SELECTION BY OWNER) INSTALLATION 1 X 4 SHIP LAP BOARDS CLEAR SEALED SATIN FINISH

**ASPHALT SHINGLE ROOF**  
INSTALL WITH 4" SIDE LAP AND 2" TOP LAP. INSTALL UNDERLAYMENT 5' ON BOTH SIDES OF HIPS AND RIDGES. DRIP EDGES SHALL BE CORROSION RESISTANT METAL AND APPLIED OVER UNDERLAYMENT ALONG RAKE AND DIRECTLY TO THE ROOF DECK LONG THE EAVE. PROVIDE RIDGE VENTS AT ALL ROOF RIDGES.

**STANDING SEAM METAL ROOF:**  
INSTALL PER MANUFACTURERS RECOMMENDATIONS

Lot of 4,000 square feet to 7,999 square feet in area requires a minimum of two (2) large or medium trees. Lot of 8,000 square feet to 14,999 square feet in area requires a minimum of one (1) tree in the front yard.

FLOOR PLAN NOTES 01

- DALLAS GREEN BUILDING PROGRAM NOTES - NEW CONSTRUCTION**  
All new construction to comply with Phase-2 of the City of Dallas Prescriptive Checklist.
- Storm Water:**
- 70% of the non-roof area to have vegetative landscaping or permeable paving
- Water Usage:**
- Utilize drip irrigation in all planting beds.
  - must comply with 3 of the following 5 categories:
    - Lavatory faucets to have a flow rate of 2.0 GPM max.
    - Shower heads to have a flow rate of 2.0 GPM max.
    - Toilets to have an average flush rate of 1.3 GPF max.
    - Dishwasher to be Energy Star labeled and use 6 gal. Max per cycle
    - Clothes washers to be Energy Star labeled and have a modified energy factor of 2.0 min. and water factor of 5 max.
- Energy Efficiency:**
- The house must achieve energy efficiency 15% better than the Dallas Energy Conservation Code using the IC3 calculator.
- Heat Island Mitigation:**
- Roofing materials shall be Energy Star qualified with a light reflectance value of >= 0.25. A properly installed radiant barrier or a foam encapsulated attic is an acceptable alternative.
- Indoor Air Quality:**
- HVAC and duct work to be located outside of the fire rated garage envelope
  - Minimize pollutants in conditioned space above garage.
    - Penetrations sealed
    - Floor and ceiling joist bays sealed.
    - Painted walls and ceiling of conditioned space.
  - Minimize pollutants in conditioned space adjacent to garage.
    - Penetrations sealed
    - Doors weatherstripped.
    - Cracks at wall base sealed.
  - Air filters to be MERV 8 min.
  - Air handler(s) to be properly sized by the mechanical contractor
  - Air filter housing to be airtight.
- GENERAL NOTES TO CONTRACTOR:**
- DO NOT SCALE DRAWINGS.
  - CONTACT ARCHITECT WITH QUESTIONS PRIOR TO COMMENCING THAT PORTION OF THE JOB
  - ALL CONSTRUCTION TO CONFORM TO CITY OF DALLAS AND IRC 2015 BUILDING CODE.

**NOTICE**  
CHECK FOR PRIVATE DEED RESTRICTIONS FILE AT COUNTY OFFICE

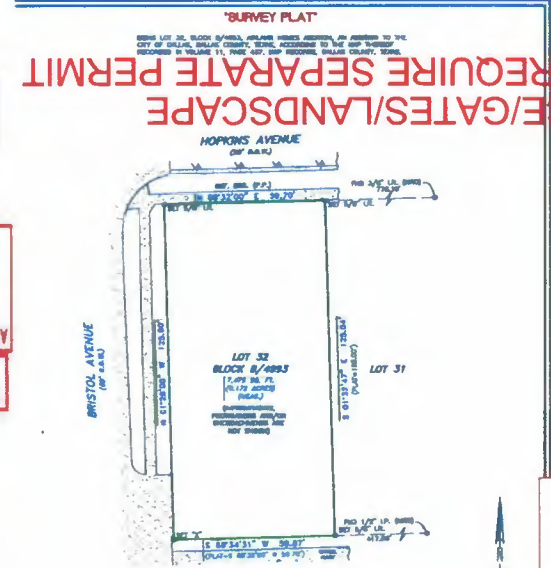
**SMOKE DETECTORS REQUIRED IMMEDIATELY**  
OUTSIDE ALL SLEEPING AREAS AND AT ALL FLOOR LEVELS

**UTILITY EASEMENT MUST REMAIN OPEN AND UNOBTSTRUCTED.**  
NO ENCROACHMENTS PERMITTED

**WATER SHALL NOT BE REDIRECTED TO DRAIN ONTO ADJOINING PRIVATE PROPERTY**  
A PERMIT IS BEING ISSUED FOR WATER/WASTEWATER UTILITIES. YOU ARE RESPONSIBLE TO VERIFY THAT UTILITIES ARE AVAILABLE FOR THIS SITE. THE CITY OF DALLAS IS NOT RESPONSIBLE.

**KEEP 20 FT X 20 FT VISIBILITY TRIANGLES CLEAR**  
SUBJECT TO FIELD INSPECTORS APPROVAL

**SIDEWALKS AND DRIVE APPROACH REQUIRE A SEPARATE PERMIT**



**Global Land Surveying, Inc.**  
SERVING COLLIN, DALLAS AND SEVENTH COUNTIES SINCE 2003

Professional seal and signature of surveyor.

SURVEY (BY OTHERS) 02

**SHEET LIST**

A1.0	COVER SHEET
A1.1	FIRST FLOOR PLAN
A2.2	SECOND FLOOR PLAN
A1.3	ROOF PLAN
A2.0	EXTERIOR ELEVATIONS
A2.1	EXTERIOR ELEVATIONS
A3.0	BUILDING SECTIONS
A4.0	WALL SECTIONS
A5.0	SCHEDULES
E1.0	FIRST FLOOR ELECTRICAL PLAN
E1.1	SECOND FLOOR ELECTRICAL PLAN

**LEGAL DESCRIPTION:**  
4500 and 4502 HOPKINS AVE, LOT 32 BLOCK 8/4993 DALLAS COUNTY, TEXAS

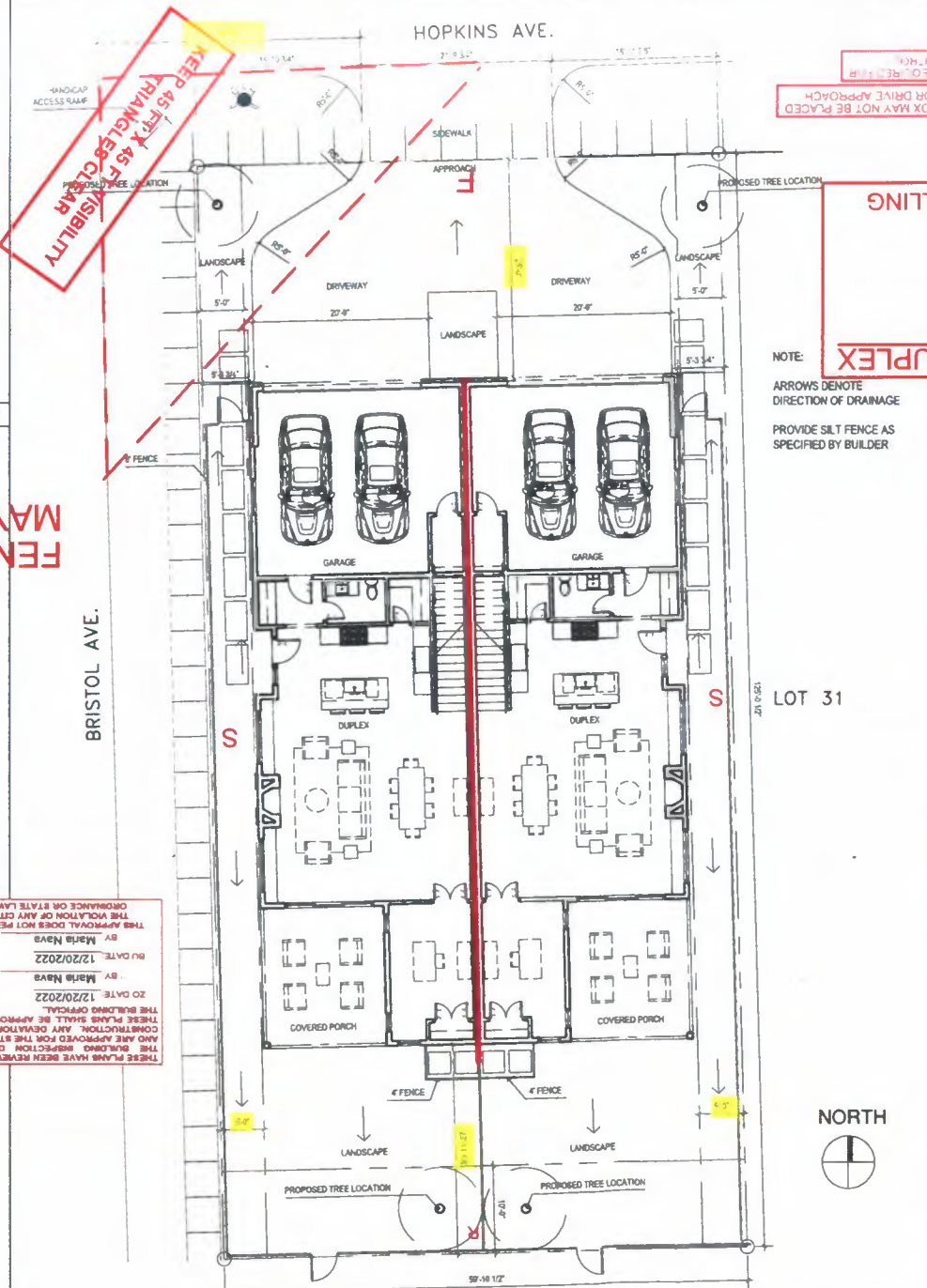
**ZONED:** D - DUPLEX DISTRICT

**AREA CALCULATIONS:**

LEVEL 1	2,234.74 S.F.	CONDITIONED SPACE
LEVEL 2	3,199.44 S.F.	CONDITIONED SPACE
GARAGE	1,025.72 S.F.	NON-CONDITIONED SPACE
PORCHES	448 S.F.	NON-CONDITIONED SPACE
TOTAL	5,434.18 S.F.	CONDITIONED SPACE

**LOT COVERAGE:**  
ALLOWABLE BUILDING FOOTPRINT 4,485 S.F. (60%)  
FRONT SETBACK 3,708.47 S.F. (49.61%)  
ALLOWABLE 25'-0"  
PROPOSED SIDE/REAR SETBACK 7'-0"/10'-0"  
PROPOSED

City of Dallas  
**APPROVED**  
Building Inspection



SITE PLAN 1/8" = 1'-0" 03

**PURVA DESIGN STUDIO**

**A NEW RESIDENCE FOR:  
TANNER HOMES**

4500 AND 4502 HOPKINS AVE.  
DALLAS, TX 75209

**TANNER HOMES**

ISSUE LOG	DATE	DESCRIPTION
CONSTRUCTION SET	11.27.2022	

**PROJECT NO: 2410**

**SHEET NO: A1.0**

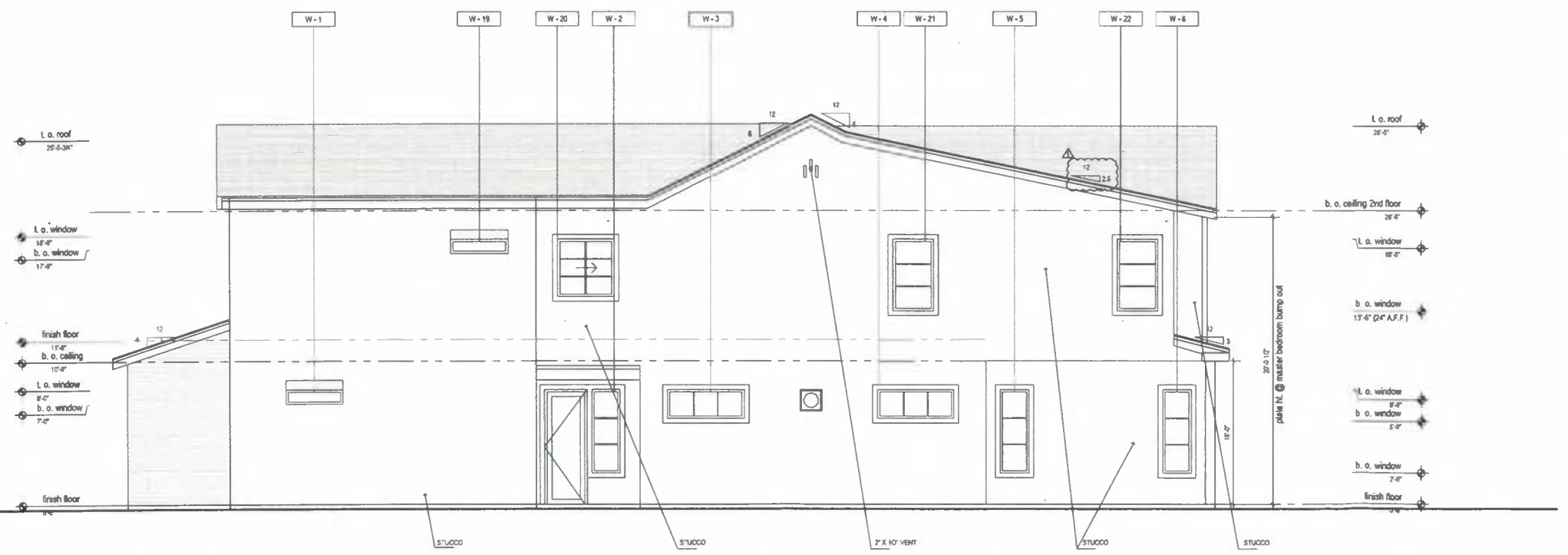
**MAY NOT EXCEED MAX HEIGHT 36'**

NOTE:  
 ALL 1ST FLOOR HEADERS ARE  
 8'-0" A.F.F. UNLESS OTHERWISE NOTED  
 ALL 2ND FLOOR HEADERS ARE  
 7'-0" A.F.F. UNLESS OTHERWISE NOTED



**SUBJECT TO FIELD INSPECTOR'S APPROVAL**

SOUTH ELEVATION 1/4" = 1'-0" 01



WEST ELEVATION 1/4" = 1'-0" 02



PHOTO: PHOTON 360  
 PROJECT: 12/20/22  
 PROJECT: 12/20/22

A NEW RESIDENCE FOR:  
**TANNER HOMES**  
 4500 AND 4502 HOPKINS AVE.  
 DALLAS, TX 75209



ISSUE LOG	DATE	DESCRIPTION
	11.21.2022	

PROJECT NO:  
**2410**

SHEET NO:  
**A2.0**



November 22, 2024

Bryant THompson  
Senior Planner  
City of Dallas Board of Adjustment  
Planning & Development Department  
1500 Marilla St., 5BN  
Dallas, TX 75201

Re: BDA234-144

Dear Mr. Thompson,

This firm represents Topletz Properties Partnership, LLC in their request for variances related to lot coverage, building height, and the triggering height specified under Section 51P-75.105(b)(3). Approval of these variances is essential to enable the completion of a home under construction per plans previously reviewed and approved by the City of Dallas.

**Background and Justification:**

The property in question is located on Hopkins Avenue within the Elm Thicket neighborhood. The owner is constructing a duplex on the property, which is an allowed use under the current zoning regulations. In January 2024, the City of Dallas issued a building permit authorizing this construction. Following approval of the plans and issuance of the permit, construction commenced promptly, with regular inspections conducted and approved by city officials.

**Key inspections included:**

- February 22, 2024: The foundation inspection, which confirmed compliance with the approved lot coverage.
- July 15, 2024: The framing inspection, which established compliance with the building's maximum height.

3904 Elm Street Suite B · Dallas, TX 75226 · 214-824-7949

However, on September 16, 2024, the property owner received notification from the City of Dallas that the permit had been issued in error and all construction activity must cease immediately. By this point, the home was substantially complete, lacking only the final interior and exterior finishes. Compliance with the requirements of PD-67 now necessitates significant demolition and reconstruction of the structure, imposing a substantial and undue financial burden on the property owner.

**Cost Implications:**

Section 51A-301.102(c)(10)(B)(i) of the Dallas Development Code provides the Board of Adjustment with discretion to approve variances when the cost to cure the variance exceeds 50% of the structure's current appraised value. As the structure remains unfinished, it has not yet been appraised by the Dallas Central Appraisal District. However, given the lot coverage over run, the existing building would have to be significantly rebuilt which would exceed the threshold established by the Development Code.

**Hardship Was Not Self-Created:**

The hardship requiring these variances is not self-created. The structure was built strictly in accordance with plans reviewed and approved by the City of Dallas. Had height and lot coverage discrepancies been identified during the plan review process, the architect would have revised the plans to ensure full compliance with PD-67. This unfortunate situation arises solely from the City of Dallas approving plans in error.

**Public Interest:**

Granting this variance aligns with the public interest. The proposed duplex is visually appealing and consistent with the character of other recently constructed homes in the neighborhood. Allowing its completion would enhance the aesthetic and functional value of the area.

**Conclusion:**

The issuance of building permits in error in the Elm Thicket neighborhood is an unfortunate situation for all parties involved. This request complies with the variance standards established in the Dallas Development Code. We respectfully urge the Board of Adjustment to recognize these circumstances and approve the requested variances, enabling the property owner to finalize the construction without the extraordinary financial burden of demolition and reconstruction.

November 22, 2024  
Page 3

Should you require further information or have any questions, please do not hesitate to contact me. Thank you for your time and consideration.

With kind regards,

A handwritten signature in blue ink, consisting of a stylized 'R' followed by a long horizontal stroke that tapers to the right.

Robert Baldwin

3904 Elm Street Suite B · Dallas, TX 75226 · 214-824-7949

**FILE NUMBER:** BDA234-145 (BT)

**BUILDING OFFICIAL'S REPORT:** Application of Baldwin Associates for **(1)** a variance to the height regulations, for **(2)** a variance to the lot coverage regulations, for **(3)** a variance to the height regulations, and for **(4)** a variance to the height regulations at **4604 HOPKINS AVENUE**. This property is more fully described as Block B/4993, Lot 23, and is zoned PD-67 (Tract 1), which requires the maximum residential structure height of 25 feet, and requires that no portion of the residential structure may be greater than 30-feet above grade, and requires that when the height of a roof is above 20-feet, 90 percent of the roof of the main structure must be hip and gable, and allows a maximum lot coverage of 40 percent. The applicant proposes to construct and/or maintain a residential structure with a midpoint height of 25-feet 10-1/2-inches which will require **(1)** a 10-1/2-inch variance to the height regulations, and the applicant proposes to construct and/or maintain a residential structure with a maximum lot coverage of 50 percent, which will require **(2)** a 10 percent variance to the maximum allowed lot coverage, and the applicant proposes to construct and/or maintain a residential structure with an overall height of 30-feet 11-inches to grade, which will require **(3)** a 11-inch variance to the height regulation, and the applicant proposes to construct and/or maintain a residential structure with a roof above 20-feet in height which will require **(4)** a 10-foot 11-inch variance to the roof height regulations.

**LOCATION:** 4604 Hopkins Ave.

**APPLICANT:** Rob Baldwin – Baldwin Associates

**REQUEST:**

- (1) A request for a variance to the height regulations;
- (2) A request for a variance to lot coverage;
- (3) A request for a variance to the height regulations; and
- (4) A request for a variance to the height regulations.

**STANDARDS OF REVIEW FOR A VARIANCE:**

Section 51A-3.102(d)(10) of the Dallas Development Code specifies that the board has the power to grant variances from the front-yard, side-yard, rear-yard, lot-width, lot-depth, **lot-coverage**, floor area for structures accessory to single-family uses, **height**, minimum sidewalks, off-street parking or off-street loading, or landscape regulations provided that the variance is:

- (A) **not contrary to the public interest** when owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed, and substantial justice done.
- (B) **necessary to permit development of a specific parcel of land** that differs from other parcels of land by being of such a restrictive area, shape, or slope, that it cannot be developed in a manner commensurate with the development upon other parcels of land with the same zoning; and

- (C) **not granted to relieve a self-created or personal hardship**, nor for financial reasons only, nor to permit any person a privilege in developing a parcel of land not permitted by this chapter to other parcels of land with the same zoning.

**ELEMENT II SUBSTITUTE:**

Dallas Development Code §51A-3.102(d)(10)(b), formerly known as HB 1475, allows for the BDA to use their discretion and consider Element 2 of the Variance standard to be met, if:

- (i) the financial cost of compliance is greater than 50 percent of the appraised value of the structure as shown on the most recent appraisal roll certified to the assessor for the municipality under Section 26.01 of the Texas Tax Code.
- (ii) compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development is authorized to physically occur.
- (iii) compliance would result in the structure not being in compliance with a requirement of a municipal ordinance, building code, or other requirement.
- (iv) compliance would result in the unreasonable encroachment on an adjacent property or easement; or
- (v) the municipality considers the structure to be a nonconforming structure.

**STAFF RECOMMENDATION:**

**Variance to height regulations:**

Denial

**Rationale:** Based upon evidence presented and provided by the applicant, staff concluded that the site is:

- A. Not contrary to the public interest as no letters of opposition were received.
- B. Subject site does not differ from other parcels of land by being of such a restrictive area, shape, or slope, that it cannot be developed in a manner commensurate with the development upon other parcels of land in the same zoning.
- C. Not self-created nor is it a personal hardship.

**Variance to lot coverage:**

Denial

**Rationale:** Based upon evidence presented and provided by the applicant, staff concluded that the site is:

- A. Not contrary to the public interest as no letters of opposition were received.
- B. Subject site does not differ from other parcels of land by being of such a restrictive area, shape, or slope, that it cannot be developed in a manner commensurate with the development upon other parcels of land in the same zoning.
- C. Not self-created nor is it a personal hardship.



**Variance to height regulations:**

Denial

**Rationale:** Based upon evidence presented and provided by the applicant, staff concluded that the site is:

- A. Not contrary to the public interest as no letters of opposition were received.
- B. Subject site does not differ from other parcels of land by being of such a restrictive area, shape, or slope, that it cannot be developed in a manner commensurate with the development upon other parcels of land in the same zoning.
- C. Not self-created nor is it a personal hardship.

**Variance to height regulations:**

Denial

**Rationale:** Based upon evidence presented and provided by the applicant, staff concluded that the site is:

- A. Not contrary to the public interest as no letters of opposition were received.
- B. Subject site does not differ from other parcels of land by being of such a restrictive area, shape, or slope, that it cannot be developed in a manner commensurate with the development upon other parcels of land in the same zoning.
- C. Not self-created nor is it a personal hardship.

**BACKGROUND INFORMATION:**

**Zoning:**

- Site: PD-67 (Tract 1)
- North: PD-67 (Tract 1) and PD-67 (Tract 4)
- East: PD-67 (Tract 1)
- South: PD-67 (Tract 1)
- West: CS

**Land Use:**

The subject site and all surrounding properties are developed with duplex and single family uses.

**Square Footage:**

This lot contains of 7,463 square feet.

**BDA History:**

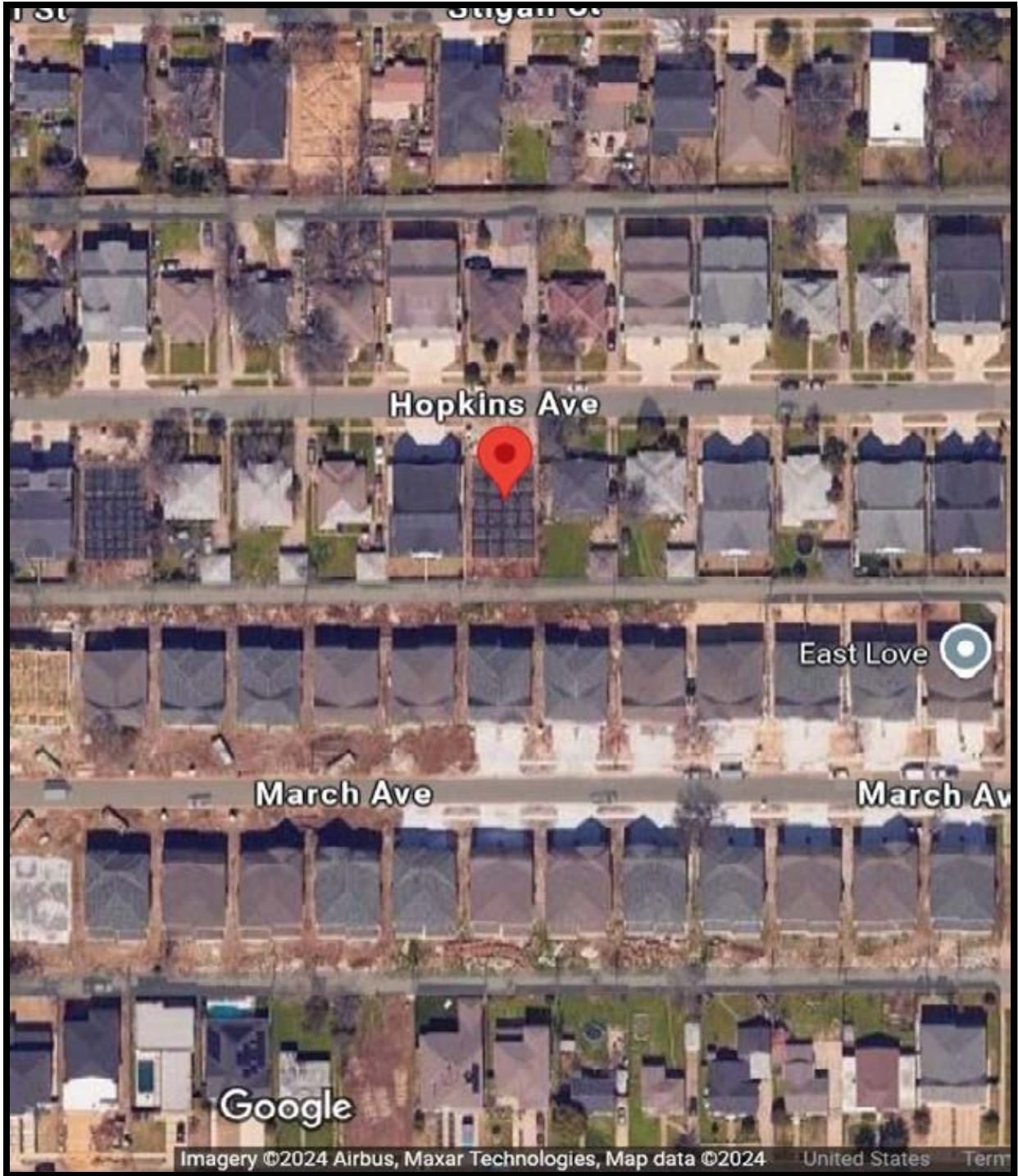
No BDA history

## **GENERAL FACTS/STAFF ANALYSIS:**

- The application of Rob Baldwin for the property located at 4604 Hopkins Avenue focuses on four requests relating to variance height and lot coverage.
- The first request is for a variance to the height regulations. The applicant proposes to construct and/or maintain a residential structure with a midpoint height of 25-feet 10-1/2-inches which will require a 10-1/2-inch variance to the height regulations.
- Secondly, the applicant is requesting a variance to the lot coverage regulations. The applicant proposes to construct and/or maintain a residential structure with a maximum lot coverage of 50 percent, which will require a 10 percent variance to the maximum allowed lot coverage.
- Thirdly, the applicant is requesting a variance to the height regulations. The applicant proposes to construct and/or maintain a residential structure with an overall height of 30-feet 11-inches to grade, which will require a 11-inch variance to the height regulation.
- Lastly, the applicant is requesting a variance to the height regulations. The applicant proposes to construct and/or maintain a residential structure with a roof above 20-feet in height which will require a 10-foot 11-inch variance to the roof height regulations.
- The subject site along with surroundings properties to the north, south, east and west are all developed with new 2-story duplex homes and older 1-story duplex.
- Per staff's review of the subject site, it has been confirmed that the duplex structure on the property is under construction.
- The applicant has the burden of proof in establishing the following:
  - 1) That granting the variance to the height regulations and lot coverage will not be contrary to the public interest when owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed, and substantial justice done.
  - 2) The variance is necessary to permit development of a specific parcel of land that differs from other parcels of land by being of such restrictive area, shape, or slope, that it cannot be developed in a manner commensurate with the development upon other parcels of land with the same zoning; and
  - 3) The variance would not be granted to relieve a self-created or personal hardship, nor for financial reasons only, nor to permit any person a privilege in developing a parcel of land not permitted by this chapter to other parcels of land with the same zoning.
- Granting the variance to the height regulations and lot coverage with a condition that the applicant complies with the submitted site plan and elevations, would require the proposal to be constructed as shown on the submitted documents. documents.
- 200' Radius Video: [\*\*BDA234-145 at 4604 Hopkins Ave\*\*](#)

**Timeline:**

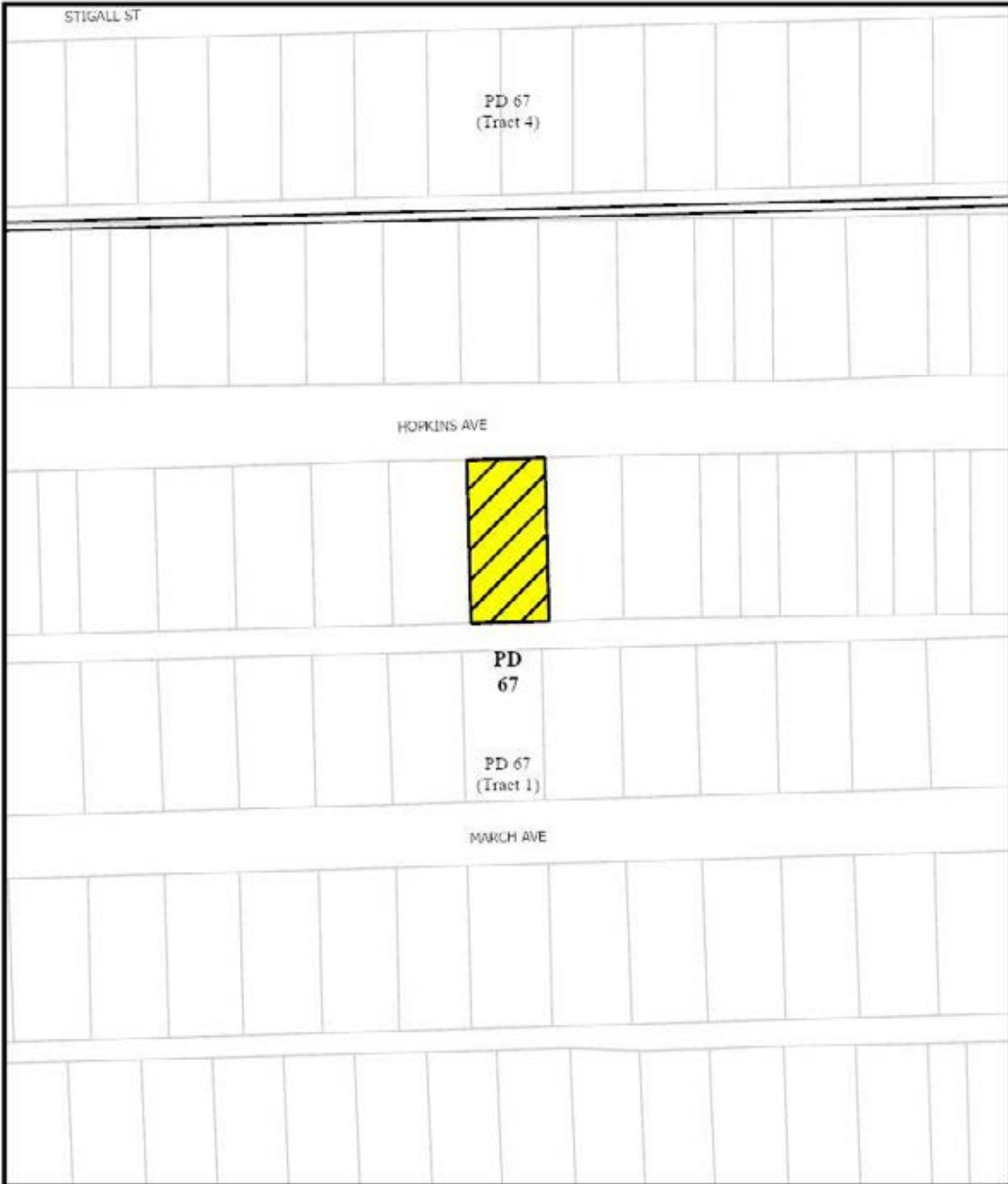
- November 1, 2024: The applicant submitted an “Application/Appeal to the Board of Adjustment” and related documents which have been included as part of this case report.
- November 7, 2024: The Board of Adjustment Administrator assigned this case to Board of Adjustment Panel **A**.
- November 18, 2024: The Development Services Department Senior Planner emailed the applicant the following information:
- an attachment that provided the public hearing date and panel that will consider the application; the November 22, 2024, deadline to submit additional evidence for staff to factor into their analysis; and December 6, 2024, deadline to submit additional evidence to be incorporated into the board’s docket materials.
  - the criteria/standard that the board will use in their decision to approve or deny the request; and
  - the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.
- November 22, 2024: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the December public hearings. Review team members in attendance included: The Board of Adjustment Chief Planner/Board Administrator, the Board of Adjustment Senior Planner, Project Coordinator, Board Secretary, Conservation District Chief Planner, Chief Arborists, Zoning Senior Planner and Transportation Engineer.
- November 22, 2024: The Development Services Department Senior Planner emailed the applicant the following information:
- Revised briefing and heading date; Monday December 9, 2024.
  - November 22, 2024, deadline to submit additional evidence for staff to factor into their analysis; and
  - November 22, 2024, deadline to submit additional evidence to be incorporated into the board’s docket materials.
  - Confirmation to move forward with or postpone case.



  
1:1,200

**AERIAL MAP**

Case no: BDA234-145  
Date: 11/21/2024





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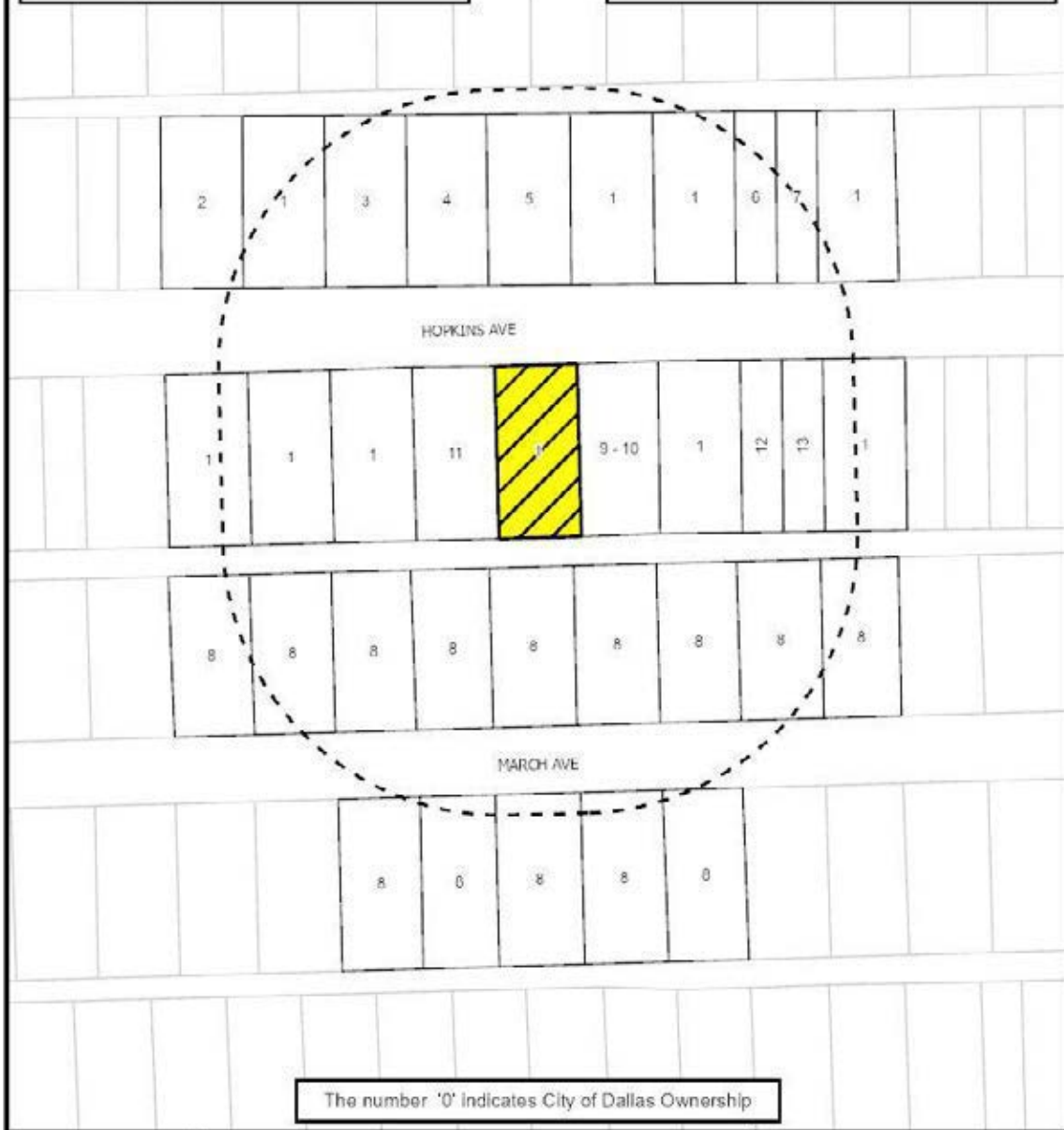
# ZONING MAP

Case no: BDA234-145

Date: 11/21/2024

 The area of request is hatched. Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.

 El área de solicitud está sombreada. La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.

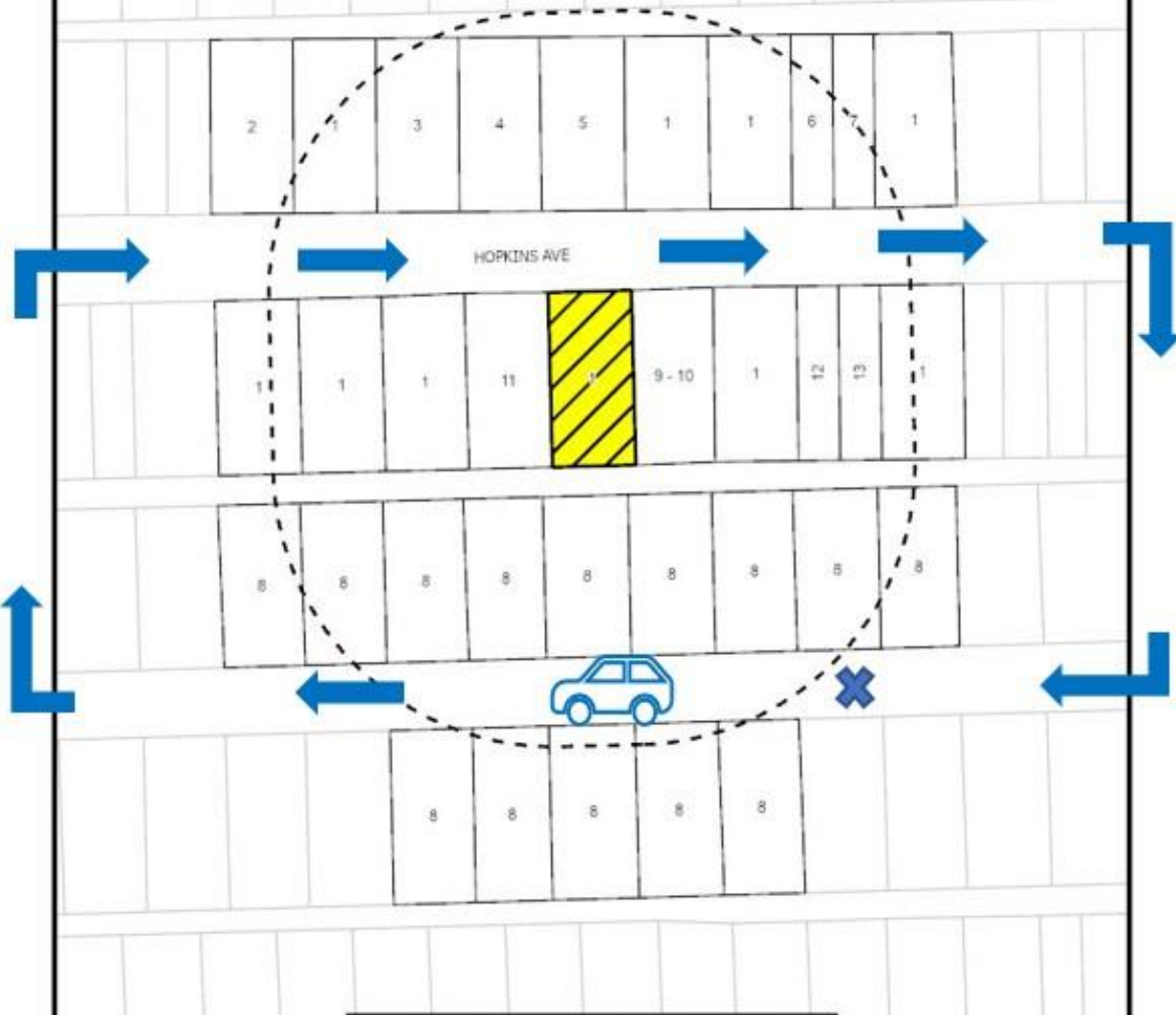


The number '0' indicates City of Dallas Ownership

 1:1,200	<b>NOTIFICATION</b>	Case no: <b>BDA234-145</b>
	<span style="border: 1px solid black; padding: 2px;">200'</span> AREA OF NOTIFICATION <span style="border: 1px solid black; padding: 2px;">13</span> NUMBER OF PROPERTY OWNERS NOTIFIED	Date: <b>11/21/2024</b>

The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.

El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no será re-zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.



The number '0' indicates City of Dallas Ownership

 1:1,200	<h2>NOTIFICATION</h2>	Case no: <b>BDA234-145</b>
	200' AREA OF NOTIFICATION 13 NUMBER OF PROPERTY OWNERS NOTIFIED	Date: <b>11/21/2024</b>

11/21/2024

## Notification List of Property Owners

**BDA234-145**

**13 Property Owners Notified**

<b>Label #</b>	<b>Address</b>	<b>Owner</b>
1	4525 HOPKINS AVE	TOPLETZ PROPERTIES PARTNERSHIP
2	4523 HOPKINS AVE	LAWRENCE LTD
3	4531 HOPKINS AVE	RAZA RAFI
4	4601 HOPKINS AVE	Taxpayer at
5	4607 HOPKINS AVE	RAZO ERNESTO A ALFARO &
6	4617 HOPKINS AVE	HORNUNG MICHAEL S & JEAN GUTHRIE
7	4619 HOPKINS AVE	MELKUS JEFFREY D
8	4521 MARCH AVE	EAST LOVE DEVELOPMENT LLC
9	4608 HOPKINS AVE	BERINO JOSE GUADALUPE
10	4610 HOPKINS AVE	BERINO JOSE G
11	4600 HOPKINS AVE	HOWETH JON MARK PATRICK
12	4616 HOPKINS AVE	ROGERS BRANDON & JORDAN
13	4618 HOPKINS AVE	WANG DA

 1:1,200	<b>NOTIFICATION</b>	Case no: <u>BDA234-145</u>
	<b>200'</b> AREA OF NOTIFICATION <b>13</b> NUMBER OF PROPERTY OWNERS NOTIFIED	Date: <u>11/21/2024</u>



NOTICE OF PUBLIC HEARING

BOARD OF ADJUSTMENT OF THE CITY OF DALLAS (PANEL A)

NOTICE IS HEREBY GIVEN that the BOARD OF ADJUSTMENT OF THE CITY OF DALLAS (PANEL A) will hold a hearing as follows:

- DATE: MONDAY, DECEMBER 9, 2024
- BRIEFING: 10:30 a.m. via Videoconference and in 6ES Council Briefing at Dallas City Hall, 1500 Marilla Street <https://bit.ly/boa1209A>
- HEARING: 1:00 p.m. Videoconference and in 6ES Council Briefing at Dallas City Hall, 1500 Marilla Street <https://bit.ly/boa1209A>

The purpose of the hearing is to consider the following appeal(s) now pending before the Board of Adjustment:

---

BDA234-145(BT) Application of Baldwin Associates for (1) a variance to the height regulations, and for (2) a variance to the lot coverage regulation, and for (3) a variance to the height regulations, and for (4) a variance to the height regulations at 4604 HOPKINS AVENUE. This property is more fully described as Block B/4993, Lot 23, and is zoned PD-67 (Tract I), which requires the maximum residential structure height of 25 feet, and requires that no portion of the residential structure may be greater than 30-feet above grade, and requires that when the height of a roof is above 20-feet, 90 percent of the roof of the main structure must be hip and gable, and allows a maximum lot coverage of 40 percent. The applicant proposes to construct and/or maintain a residential structure with a midpoint height of 25-feet 10-1/2-inches which will require (1) a 10-1/2-inch variance to the height regulations, and the applicant proposes to construct and/or maintain a residential structure with a maximum lot coverage of 50 percent, which will require (2) a 10 percent variance to the maximum allowed lot coverage, and the applicant proposes to construct and/or maintain a residential structure with an overall height of 30-feet 11-inches to grade, which will require (3) an 11-inch variance to the height regulation, and the applicant proposes to construct and/or maintain a residential structure with a roof above 20-feet in height which will require (4) a 10-foot 11-inch variance to the roof height regulation.

---

You have received this notice because you own property within 200 feet of the above property. You may be interested in attending the Board of Adjustment hearing to express your support for or opposition to the application. You may also contact the Board of Adjustment by email to [BDAREPLY@dallas.gov](mailto:BDAREPLY@dallas.gov). Letters will be accepted until 9:00 am the day of the hearing. If you are unable to attend the hearing. If you choose to respond, it is important that you let the Board know your reasons for being in favor of or in opposition to the application. The Board members are very interested in your opinion.

Note: Any materials (such as plans, elevations, etc.) included within this notice may be subject to change.

The Board of Adjustment hearing will be held by videoconference and at 6ES Council Briefing. Individuals who wish to speak in accordance with the Board of Adjustment Rules of Procedure by joining the meeting virtually, must register online at <https://bit.ly/BDA-A-Register> by the 5 p.m. on Sunday, December 8, 2024. All virtual speakers will be required to show their video in order to address the board. In Person speakers can register at the hearing. Public Affairs and Outreach will also stream the public hearing on Spectrum Cable Channel 96 or 99; and [bit.ly/cityofdallastv](http://bit.ly/cityofdallastv) or [YouTube.com/CityofDallasCityHall](https://www.youtube.com/CityofDallasCityHall).

**Speakers at the meeting are allowed a maximum of five (5) minutes to address the Board.**

Additional information regarding the application may be obtained by calling Bryant Thompson, Senior Planner (214) 948-4502, or Mary Williams, Board Secretary at (214) 670-4127. Si desea información en español, favor de llamar al teléfono a Mary Williams al (214) 670-4127.

Board of Adjustment  
Planning and Development Department  
1500 Marilla Street 5CN, Dallas TX 75201

**PLEASE SEND REPLIES TO:**  
[BDAREPLY@dallas.gov](mailto:BDAREPLY@dallas.gov)  
Letters will be received until 9:00  
am the day of the hearing.

**PLEASE REGISTER AT:**  
<https://bit.ly/BDA-A-Register>



# Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

## APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 234-145 FOR OFFICE USE ONLY

Data Relative to Subject Property: \_\_\_\_\_ Date: 11/1/24 FOR OFFICE USE ONLY

Location address: 4604 Hopkins Avenue Zoning District: PD-67, Tract 1

Lot No.: 23 Block No.: B/4993 Acreage: .173 7437.50 ~~8,175~~ -sf Census Tract: 48113007102

Street Frontage (in Feet): 1) 59.7' 2) \_\_\_\_\_ 3) \_\_\_\_\_ 4) \_\_\_\_\_ 5) \_\_\_\_\_

### To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): Topletz Properties Partnership, LLC

Applicant: Rob Baldwin, Baldwin Associates Telephone: 214-824-7949

Mailing Address: 3904 Elm Street, Suite B - Dallas Zip Code: 75226

E-mail Address: rob@baldwinplanning.com michele@baldwinplanning.com

Represented by: Rob Baldwin, Baldwin Associates Telephone: 214-824-7949

Mailing Address: 3904 Elm Street, Suite B - Dallas Zip Code: 75226

E-mail Address: rob@baldwinplanning.com michele@baldwinplanning.com

Affirm that an appeal has been made for a Variance , or Special Exception , of The maximum height and maximum lot coverage requirements. We are seeking a height variance so Section 51P7.105(b)(3) <sup>(1)</sup>

is triggered at 31 feet; a height variance to allow a structure to be 31 feet tall and a maximum lot coverage of ~~49.87%~~ <sup>50%</sup> rather than 40%.

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:

The structure was permitted and built with approved plans and permits issued by the city (Permit # 2212051150 / 2212131008 ). The variances

are warranted because the financial cost to come into compliance would exceed 50% of the value of the structure pursuant to Section 51A-3.102(B)(i) of the Dallas Development Code.

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 \_\_\_\_\_ 

(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: Rob Baldwin  
(Affiant/Applicant's signature)

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

Michele Stoy  
Notary Public in and for Dallas County, Texas



MEMORANDUM OF  
ACTION TAKEN BY THE  
BOARD OF ADJUSTMENT

Date of Hearing \_\_\_\_\_

Appeal was--Granted OR Denied

Remarks \_\_\_\_\_

Chairman

**Building Official's Report**

**I hereby certify that** BALDWIN ASSOCIATES

**did submit a request** for (1) a variance to the height regulations, and for (2) a variance to the lot coverage regulation, and for (3) a variance to the height regulation, and for (4) a variance to the height regulation

**at** 4604 HOPKINS AVENUE

BDA234-145. Application of BALDWIN ASSOCIATES for (1) a variance to the height regulations, and for (2) a variance to the lot coverage regulation, and for (3) a variance to the height regulation, and for (4) a variance to the height regulation at 4604 HOPKINS AVENUE. This property is more fully described as Block B/4993, Lot 23, and is zoned PD-67, which requires the maximum residential structure height of 25 feet, and requires that no portion of the residential structure may be greater than 30-feet above grade, and requires that when the height of a roof is above 20-feet, 90 percent of the roof of the main structure must be hip and gable, and allows a maximum lot coverage of 40 percent. The applicant proposes to construct and/or maintain a residential structure with a midpoint height of 25-feet 10-1/2-inches which will require (1) a 10-1/2-inch variance to the height regulations, and the applicant proposes to construct and/or maintain a residential structure with a maximum lot coverage of 50-percent, which will require (2) a 10-percent variance to the maximum allowed lot coverage, and the applicant proposes to construct and/or maintain a residential structure with an overall height of 30-feet 11-inches to grade, which will require (3) an 11-inch variance to the height regulation, and the applicant proposes to construct and/or maintain a residential structure with a roof above 20-feet in height which will require (4) a 10-foot 11-inch variance to the roof height regulation.

\*This application is attached to a fee waiver request; case report and docket will address this request.

Sincerely,

  
M. Samuell Eskander, PE



CITY OF DALLAS

AFFIDAVIT

Appeal number: BDA 234-145

I, Topletz Properties Partnership, LLC, Owner of the subject property  
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 4604 Hopkins Avenue  
(Address of property as stated on application)

Authorize: Rob Baldwin, Baldwin Associates  
(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: Variance to the maximum height and lot coverage

TOPLETZ PROPERTIES PARTNERSHIP, LLC

Dennis Topletz  
Print name of property owner or registered agent

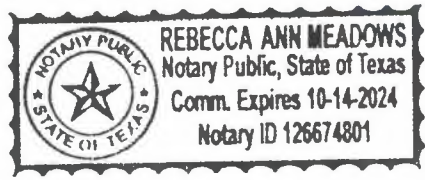
[Signature]  
Signature of property owner or registered agent

Date 9-26-24

Before me, the undersigned, on this day personally appeared Dennis Topletz

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 26 day of Sept, 2024



Rebecca Ann Meadows  
Notary Public for Dallas County, Texas

Commission expires on 10-14-24



CITY OF DALLAS

AFFIDAVIT

Appeal number: BDA \_\_\_\_\_

I, Topletz Properties Partnership, LLC, Owner of the subject property  
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 4604 Hopkins Avenue  
(Address of property as stated on application)

Authorize: \_\_\_\_\_ Rob Baldwin, Baldwin Associates  
(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: Variance to the maximum height and lot coverage

TOPLETZ PROPERTIES PARTNERSHIP LLC

By: Deanna Topletz  
Print name of property owner or registered agent

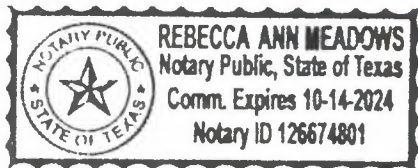
By: [Signature]  
Signature of property owner or registered agent

Date 9/26/24

Before me, the undersigned, on this day personally appeared Deanna Topletz

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 26 day of Sept, 2024



Rebecca Ann Meadows  
Notary Public for Dallas County, Texas

Commission expires on 10-14-24



CITY OF DALLAS

September 16, 2024

Mr. Tanner Rivera  
7219 Centenary Ave  
Dallas, TX 75225  
[tannerrivera1@yahoo.com](mailto:tannerrivera1@yahoo.com)

Via Email

**RE: Project / Permit # 2212051150 / 2212131008**

This letter serves as official notification that project 2212051150 and master permit 2212131008, for the construction of a new duplex at 4604 Hopkins Ave., Dallas, Texas 75209, were issued in error by the Planning and Development Department (PDV). You have **15-Days** to submit corrective application/s for the following violations or this permit/project will be revoked:

- Structure exceeds the maximum allowed lot coverage of 40 percent for the district per Dallas Development code [§ 51P-67.107\(c\)\(2\)](#).
- Structure exceeds the maximum allowed height for the district per Dallas Development Code [§ 51P-67.107\(c\)\(1\)](#).
- Non-compliant roof type per the design standards for Planned Development No. 67 per Dallas Development Code [§ 51P-67.107\(c\)\(3\)](#).

#### **Next Steps:**

Please reach out to Planning and Development to discuss any of the following options:

- **Option 1 – Submit an Addendum:** Revise and submit plans that comply with all [Planned Development No. 67](#) standards and conditions.
- **Option 2 – Submit Appeal/s Application to the Board of Adjustment:** The Board of Adjustment has the power and duty to hear and grant variances from front yard, side yard, rear yard, lot width, lot depth, lot coverage, floor area for structures accessory to single family uses, height, minimum sidewalks, off-street parking or off-street loading, or landscape violations as listed and provided for in [51A-3.102\(d\)\(10\)](#).
  - **Design Standard Limitation:** The Board of Adjustment does not have the authority to grant variances for design standards, such as roof type. Roof-related violations cannot be appealed for a variance through the Board.



CITY OF DALLAS

These can only be addressed by appealing the revocation of the permit through an Administrative Official appeal as provided in Section [51A-4.703\(a\)\(2\)](#).

Please note, these options are provided as a means toward potential compliance and are not intended to constitute legal advice. Please do not hesitate to reach out to Assistant Director (I) / Zoning Administrator, Jason Pool, should you have any questions or require additional information.

**If no action is taken within 15-days of the date on the letter, this permit/project will be revoked and referred to the City's Department of Code Compliance for enforcement.**

Permit/Project revocation is final unless appealed to the Board of Adjustment in accordance with Section [51A-4.703\(a\)\(2\)](#) of the Dallas City Code within 20 days after written notice of the above action.

Thank you for your prompt attention to this matter.

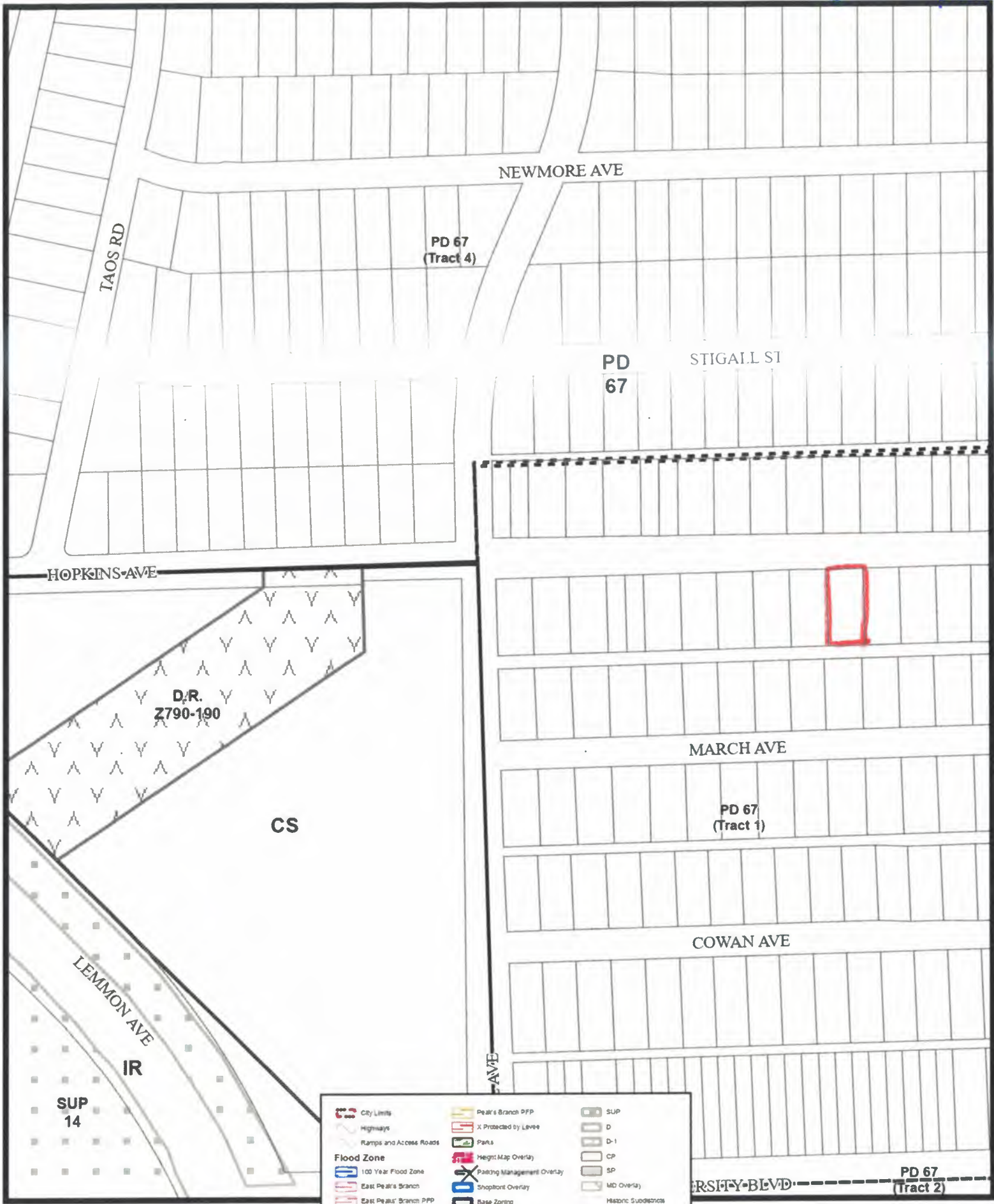
A handwritten signature in blue ink, appearing to read 'Jason Pool'.

Jason Pool  
Assistant Director (I) / Zoning Administrator  
214-948-4392  
[Jason.Pool@Dallas.gov](mailto:Jason.Pool@Dallas.gov)

c: Emily Lui, Director  
M. Samuel Eskander, Deputy Director/Building Official (I)  
Vernon Young, Deputy Director  
Michael Herron, Zoning Inspections Supervisor  
Jill Haning, Assistant City Attorney

Christopher Christian, Director  
Jeremy Reed, Assistant Director  
Alfred Beecham, Manager  
Stormy Gonzalez, Manager  
Charlotta Riley, Assistant City Attorney

1007 Hopkins



	City Limits		Pearl's Branch PFP		SUP
	Highways		X Protected by Levee		D
	Ramps and Access Roads		Parks		D-1
<b>Flood Zone</b>					CP
	100 Year Flood Zone		Parking Management Overlay		SP
	East Pearl's Branch		Shopfront Overlay		MD Overlay
	East Pearl's Branch PFP		Base Zoning		Historic Subdistricts
	Floodway		PD 193 Gas Line		Historic Overlay
	Mill Creek		Dallas Environmental Corridor		CO Subdistricts
	Mill Creek PFP		DOO Overlay		PO Subdistricts
	Pearl's Branch		Deed Restrictions		POS Subdistricts
					NSO Subdistricts



1:2,400

Case ID:  
Printed: 9/17/2024



**FLOOR PLAN NOTES**

- GENERAL NOTES:**
1. PLANS ARE DESIGNED TO 2015 INTERNATIONAL BUILDING CODES. CONTRACTOR TO VERIFY PLANS CONFORM TO LOCAL BUILDING STANDARDS PRIOR TO CONSTRUCTION.
  2. CONTRACTOR SHALL COORDINATE INSTALLATION OF APPLIANCES AND FIXTURES WITH SUB-CONTRACTOR TRADES BASED ON OWNER SELECTIONS. INSTALL ALL FIXTURES AND APPLIANCES PER MANUFACTURER'S RECOMMENDATIONS. CONTACT ARCHITECT PRIOR TO INSTALLATION IF OWNER SUBSTITUTIONS AFFECT DESIGN.
  3. INSTALL IN-WALL BLOCKING AS REQUIRED FOR ALL FIXTURES, APPLIANCES AND ACCESSORIES AS REQUIRED TO SUPPORT SAID ITEMS.
  4. LANDSCAPE DESIGN AND SITE WORK BY OTHERS.

**FINISH NOTES:**

1. ALL INTERIOR CEILINGS AND WALLS SHALL BE PAINTED GYPSUM BOARD UNLESS NOTED OTHERWISE.
- ALL INTERIOR WALLS SHALL BE 1/2" GYPSUM BOARD AND INTERIOR CEILING SHALL BE 5/8" GYPSUM BOARD UNLESS NOTED OTHERWISE.

**WALL AND PARTITION NOTES:**

1. INSTALL REQUIRED LAYERS OF 40# FELT OR HOUSEWRAP TYPICAL OVER ALL EXTERIOR SHEATHING.
2. ALL EXTERIOR WALLS ARE 2x6's UNLESS NOTED OTHERWISE.
3. ALL INTERIOR PARTITIONS ARE 2x4's, TYPE A, EXCEPT FOR WALLS WITH PLUMBING AND WALLS FOR POCKET DOORS. PARTITIONS WITH PLUMBING AND WALL FOR POCKET DOORS ARE 2x6's TYPE B.
4. INSTALL THERMAL INSULATION IN ALL WALLS AND CEILINGS ADJACENT TO CONDITIONED INTERIOR SPACES.
5. INSTALL THERMAL INSULATION IN ALL INTERIOR REQUIRING ACOUSTICAL PRIVACY.
6. INSTALL FIBER CEMENT BACKER BOARD IN ALL INTERIOR WET WALLS, TYPE D AND E AND CEILINGS.

**DIMENSION NOTES:**

1. ALL EXTERIOR DIMENSIONS ARE TO FACE OF MATERIAL UNLESS NOTED OTHERWISE.
2. ALL INTERIOR DIMENSIONS ARE TO FACE OF STUD NOTED OTHERWISE.

**PARTITION TYPE NOTES:**

1. PARTITIONS ARE TO BOTTOM OF DECK UNLESS NOTED OTHERWISE.
2. FILL ALL VOIDS BETWEEN STUDS AND SOUND BATT INSULATION AND CAULK WITH ACOUSTICAL SEALANT AT TOP AND BOTTOM OF EACH LAYER OF DRYWALL AND ALL PENETRATIONS FOR LOCATIONS NEEDING ACOUSTICAL PRIVACY.
3. ALL GYPSUM BOARD WALL TO BE PAINTED FLAT. COLOR TO BE DETERMINED BY CLIENT.

**LIGHTING AND ELECTRICAL NOTES:**

1. CONTRACTOR TO COORDINATE LIGHT SWITCH LOCATIONS WITH OWNER.
2. IN THE EVENT LIGHT FIXTURE/CEILING MOUNTED ITEM LOCATIONS IN CONFLICT WITH TRUSS LOCATIONS, LOCATE SAID FIXTURE 5" RING AS NEAR AS POSSIBLE TO UNFINISHED LOCATION.
3. ALL SWITCH DIMMERS TO BE WHITE.
4. CONTRACTOR TO COORDINATE OUTLET LOCATIONS WITH OWNER AND LOCAL CODE REQUIREMENTS CONTRACTOR TO COORDINATE ALL DATA, TV, AV, ETC LOCATIONS WITH OWNER AND LOCAL CODE REQUIREMENTS.
5. CONTRACTOR TO COORDINATE OUTLET REQUIREMENTS AND LOCATIONS WITH FINAL APPLIANCE SELECTION SPECIFICATIONS.

NOTICE: CHECK FOR PRIVATE DEED RESTRICTIONS AT COUNTY OFFICE.

UTILITY EASEMENT MUST REMAIN OPEN AND UNOBTURATED. 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.

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

KEEP 20FT X 20FT SOFT VISIBILITY TRIANGLES CLEAR.

LOTS OF 4,000 SQFT TO 7,499 SQFT IN AREA REQUIRE A MINIMUM OF TWO (2) LARGE OR MEDIUM TREES. MUST HAVE A MINIMUM OF ONE (1) TREE IN THE FRONT YARD. AN EXISTING TREE MAY BE USED FOR THE TREE REQUIREMENT. CONTACT THE CITY ARBORIST FOR CONFIRMATION.

ANY WALLS, OPENINGS OR PROJECTIONS WITHIN 5 FT OF THE PROPERTY LINE MUST MEET THE FIRE-RESISTANT CONSTRUCTION REQUIREMENTS OF TABLES R302.1(1) OR R302.1(2).

**DALLAS GREEN BUILDING PROGRAM NOTES - NEW CONSTRUCTION**

All new construction to comply with Phase-2 of the City of Dallas Prescriptive Checklist.

**Storm Water:**

- 70% of the non-roof area to have vegetative landscaping or permeable paving.

**Water Usage:**

- Utilize drip irrigation in all planting beds.
- Must comply with 3 of the following 5 categories:
  - Lavatory faucets to have a flow rate of 2.0 GPM max.
  - Shower heads to have a flow rate of 2.0 GPM max.
  - Toilets to have an average flush rate of 1.3 GPF max.
  - Dishwasher to be Energy Star labeled and use 6 gal. Max per cycle.
  - Clothes washers to be Energy Star labeled and have a modified energy factor of 2.0 min. and water factor of 5 max.

**Energy Efficiency:**

- The house must achieve energy efficiency 15% better than the Dallas Energy Conservation Code using the IC3 calculator.

**Heat Island Mitigation:**

- Roofing materials shall be Energy Star qualified with a light reflectance value of >= 0.25. A properly installed radiant barrier or a foam encapsulated attic is an acceptable alternative.

**Indoor Air Quality:**

- HVAC and duct work to be located outside of the fire rated garage envelope.
- Minimize pollutants in conditioned space above garage:
  - Penetrations sealed.
  - Floor and ceiling joist bays sealed.
  - Painted walls and ceiling of conditioned space.
- Minimize pollutants in conditioned space adjacent to garage:
  - Penetrations sealed.
  - Doors weatherstripped.
  - Cracks in wall base sealed.
- Air filters to be MERV 8 min.
- Air handler(s) to be properly sized by the mechanical contractor.
- Air filter housing to be airtight.

**GENERAL NOTES TO CONTRACTOR:**

1. DO NOT SCALE DRAWINGS.
2. CONTACT ARCHITECT WITH QUESTIONS PRIOR TO COMMENCING THAT PORTION OF THE JOB.
3. ALL CONSTRUCTION TO CONFORM TO CITY OF DALLAS AND IRC 2015 BUILDING CODE.

DA)  
F-25'  
S-5'  
R-5'  
HT-36'  
LOT COV-60%  
P-4

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: 12/21/2022  
By: Edmon Lachica

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

**MATERIALS**

ARTISAN HARDIE BOARD SIDING:  
INSTALL PER MANUFACTURERS RECOMMENDATIONS

**STUCCO:**

3/4" PORTLAND CEMENT INTEGRAL COLOR PLASTER WITH ELASTOMERIC TOP COAT (3-PART SYSTEM) INSTALLED OVER METAL LATH. INSTALL FRY REGLET "V" STYLE CONTROL JOINTS AS INDICATED ON EXTERIOR ELEVATIONS. FINISH SHALL BE SMOOTH TROWELED TOP COAT.

**BRICK VENEER:**

STANDARD SIZE BRICK. SPECIES SHALL BE SELECTED BY OWNER. PROVIDE WATERPROOFING AROUND ALL BRICK TIES TO ENSURE SUB-SHEATHING IS WATERPROOF. PROVIDE THROUGH WALL FLASHING AT THE BASE OF ALL BRICK. PROVIDE STEEL LINTELS TO CARRY WEIGHT OF BRICK ABOVE ALL OPENINGS ALONG WITH THROUGH WALL FLASHING. PROVIDE GALV. BRICK TIES AT 24" O.C. PROVIDE WEEPS AT 24" O.C. MORTAR COLOR TO BE SELECTED BY OWNER.

**EXTERIOR WOOD SIDING**

RECOMMENDED SPECIES: IPE (FINAL SELECTION BY OWNER) INSTALLATION 1 X 4 SH-PLAP BOARDS CLEAR SEALED SATIN FINISH.

**ASPHALT SHINGLE ROOF:**

INSTALL WITH 4" SIDE LAP AND 2" TOP LAP. INSTALL UNDERLAYMENT 6" ON BOTH SIDES OF HIPS AND RIDGES. DROP EDGES SHALL BE CORROSION RESISTANT METAL AND APPLIED OVER UNDERLAYMENT ALONG RAKE AND DIRECTLY TO THE ROOF DECK LONG THE EAVE. PROVIDE RIDGE VENTS AT ALL ROOF RIDGES.

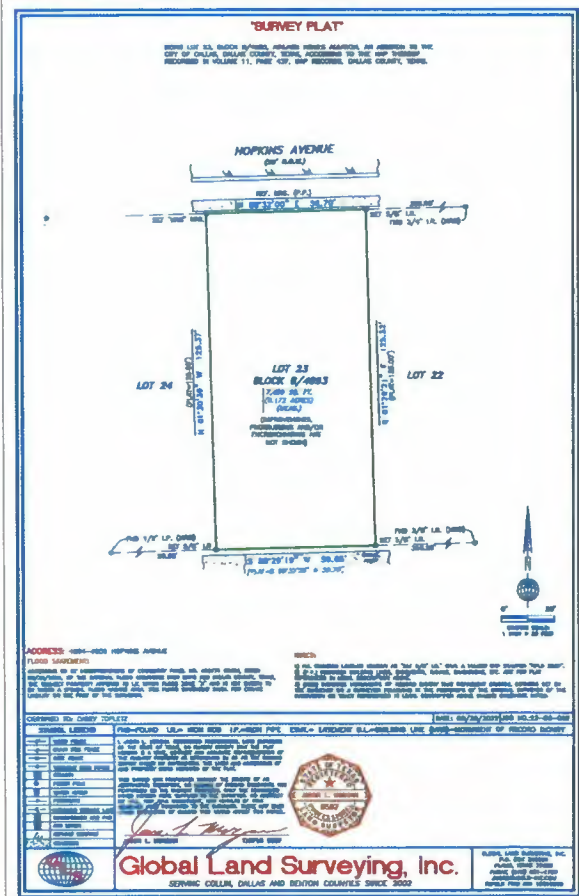
**STANDING SEAM METAL ROOF:**

INSTALL PER MANUFACTURERS RECOMMENDATIONS

ALL CONSTRUCTION SHALL CONFORM TO THE 2015 IRC DALLAS ONE-AND TWO-FAMILY DWELLING CODE

SUBJECT TO FIELD INSPECTOR'S APPROVAL

**FLOOR PLAN NOTES 01**



**SURVEY (BY OTHERS) 02**

SHEET LIST	
A1.0	COVER SHEET
A1.1	FIRST FLOOR PLAN
A2.2	SECOND FLOOR PLAN
A1.3	ROOF PLAN
A2.0	EXTERIOR ELEVATIONS
A2.1	EXTERIOR ELEVATIONS
A3.0	BUILDING SECTIONS
A4.0	WALL SECTIONS
A5.0	SCHEDULES
E1.0	FIRST FLOOR ELECTRICAL PLAN
E1.1	SECOND FLOOR ELECTRICAL PLAN

**LEGAL DESCRIPTION:**

4604 AND 4606 HOPKINS AVE, LOT 23  
BLOCK B/4993  
DALLAS COUNTY, TEXAS  
ZONED: D - DUPLEX DISTRICT

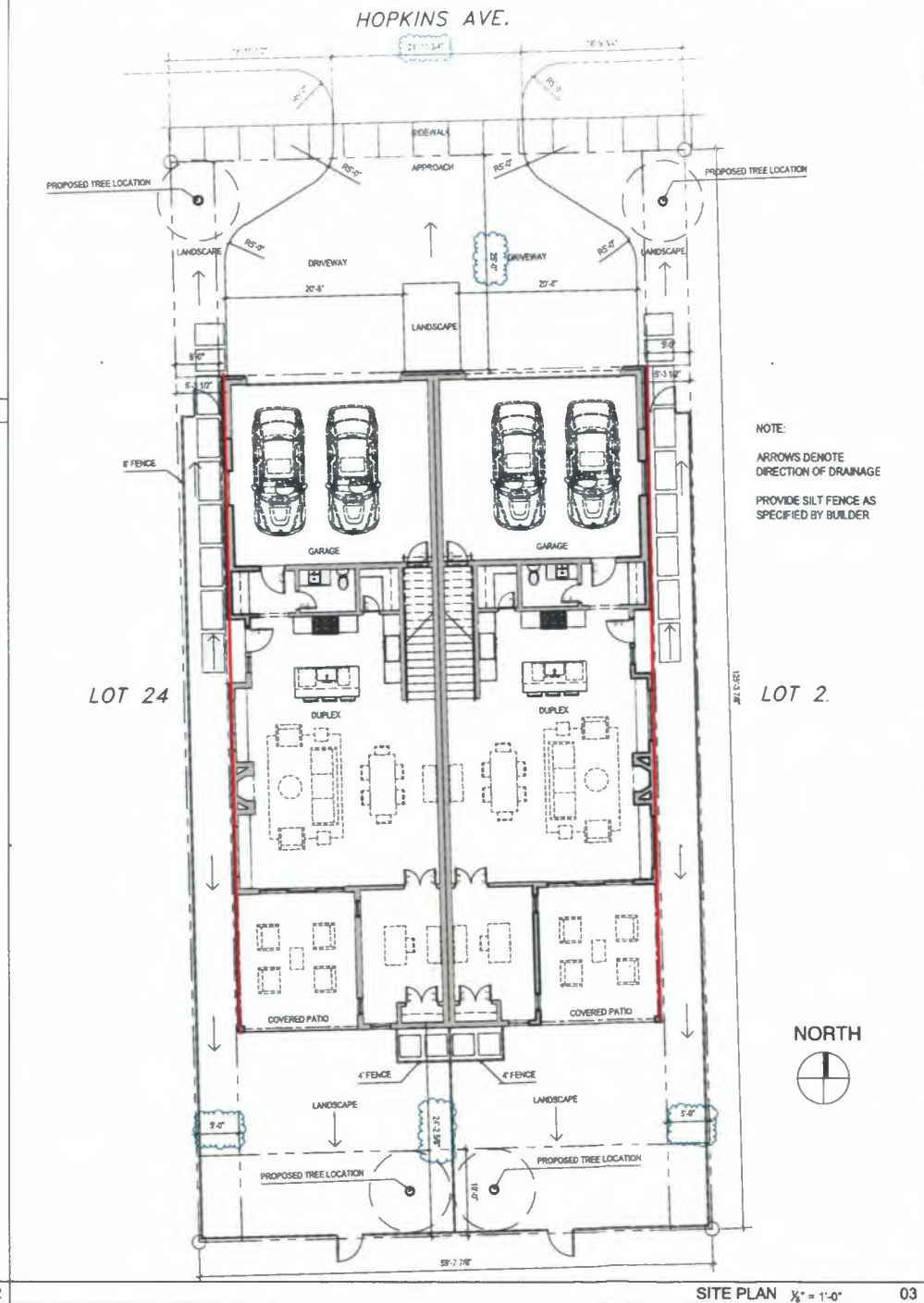
**AREA CALCULATIONS:**

LEVEL 1	2,174.04 S.F.
LEVEL 2	3,278.56 S.F.
GARAGE	1,086.42 S.F.
PORCHES	448 S.F.
TOTAL	5,452.60 S.F.

**LOT COVERAGE:**

ALLOWABLE BUILDING FOOTPRINT: 4,488 S.F. (80%)  
FRONT SETBACK: 3,708.47 S.F. (49.57%)  
ALLOWABLE 25'-0" SIDE/REAR SETBACK: 17'-0" / 10'-0" PROPOSED

CONDITIONED SPACE  
CONDITIONED SPACE  
NON-CONDITIONED SPACE  
NON-CONDITIONED SPACE  
CONDITIONED SPACE



NOTE:  
ARROWS DENOTE DIRECTION OF DRAINAGE  
PROVIDE SILT FENCE AS SPECIFIED BY BUILDER

**SITE PLAN 1/4" = 1'-0" 03**

**PURVA DESIGN STUDIO**

Phone: 214.744.4888  
Email: info@purvadesign.com  
Website: www.purvadesign.com

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A NEW DUPLEX FOR:  
**TANNER HOMES**

4604 AND 4606 HOPKINS AVE.  
DALLAS, TX 75209

**TANNER HOMES**

ISSUE LOG	DATE	DESCRIPTION
CONSTRUCTION SET	11-21-2022	

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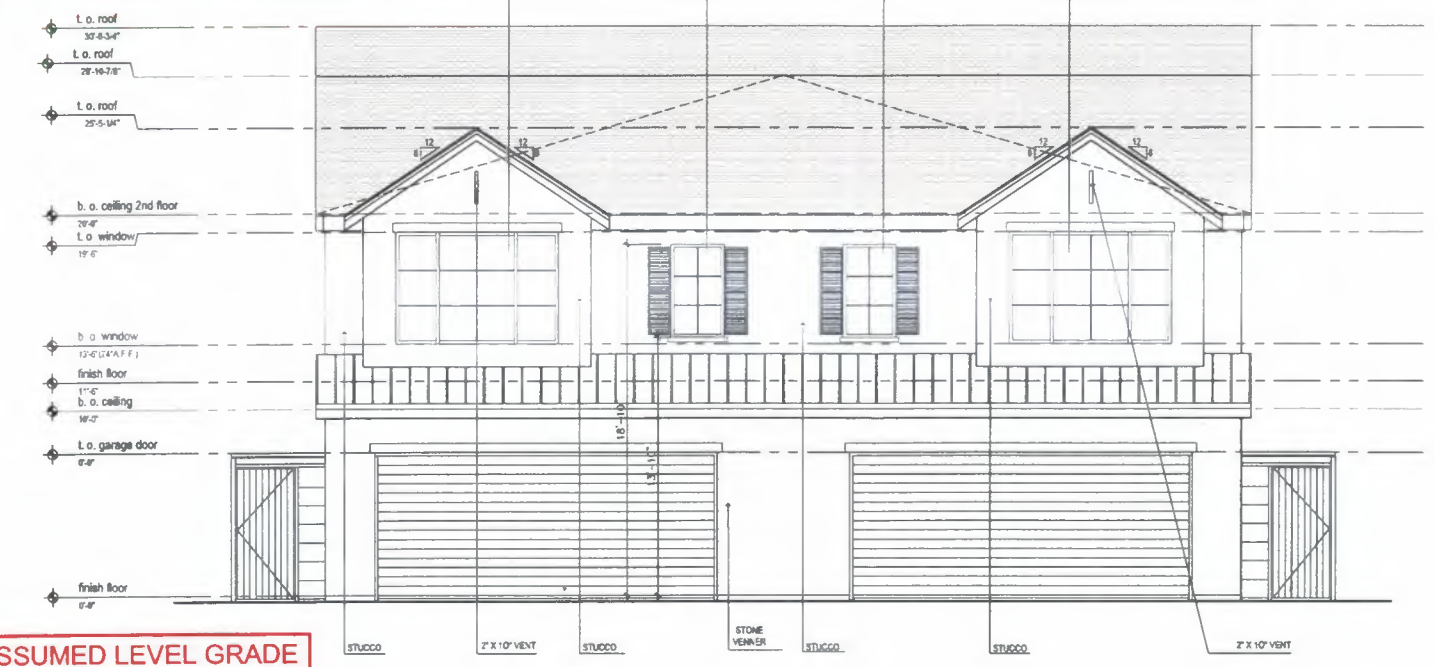
**PROJECT NO:**  
2410

**SHEET NO:**  
A1.0

MAX HEIGHT NOT TO EXCEED 36'

ASSUMED LEVEL GRADE

NOTE:  
 ALL 1ST FLOOR HEADERS ARE 6" X 4" A.F.F. UNLESS OTHERWISE NOTED  
 ALL 2ND FLOOR HEADERS ARE 7" X 4" A.F.F. UNLESS OTHERWISE NOTED



SOUTH ELEVATION 1/4" = 1'-0" 01

ALL CONSTRUCTION SHALL CONFORM TO THE 2015 IRC, IBC, AND TWO-FAMILY DWELLING CODE

SUBJECT TO FIELD INSPECTOR'S APPROVAL

NOTE: Every effort has been made to identify code violations. Any oversight by the reviewer shall not be considered as authority to violate, set aside, cancel or alter applicable codes or ordinances. The plan review and permit issuance shall not be considered a warranty or guarantee. The designer is responsible for following all applicable federal, state, and municipal codes and ordinances.



WEST ELEVATION 1/4" = 1'-0" 02



PURVA DESIGN STUDIO

Phone: 214.758.8755  
 Email: info@purvadesign.com  
 Website: www.purvadesign.com

A NEW DUPLEX FOR:  
**TANNER HOMES**  
 4604 AND 4606 HOPKINS AVE.  
 DALLAS, TX 75209



ISSUE LOG	DATE	DESCRIPTION
CONSTRUCTION SET	11.21.2022	

PROJECT NO:  
**2410**

SHEET NO:  
**A2.0**



November 22, 2024

Bryant THompson  
Senior Planner  
City of Dallas Board of Adjustment  
Planning & Development Department  
1500 Marilla St., 5BN  
Dallas, TX 75201

Re: BDA234-145

Dear Mr. Thompson,

This firm represents Topletz Properties Partnership, LLC in their request for variances related to lot coverage, building height, and the triggering height specified under Section 51P-75.105(b)(3). Approval of these variances is essential to enable the completion of a home under construction per plans previously reviewed and approved by the City of Dallas.

**Background and Justification:**

The property in question is located on Hopkins Avenue within the Elm Thicket neighborhood. The owner is constructing a duplex on the property, which is an allowed use under the current zoning regulations. In December 2022, the City of Dallas issued a building permit authorizing this construction. Following approval of the plans and issuance of the permit, construction commenced promptly, with regular inspections conducted and approved by city officials.

**Key inspections included:**

- February 16, 2024: The foundation inspection, which confirmed compliance with the approved lot coverage.
- July 15, 2024: The framing inspection, which established compliance with the building's maximum height.

3904 Elm Street Suite B · Dallas, TX 75226 · 214-824-7949

However, on September 16, 2024, the property owner received notification from the City of Dallas that the permit had been issued in error and all construction activity must cease immediately. By this point, the home was substantially complete, lacking only the final interior and exterior finishes. Compliance with the requirements of PD-67 now necessitates significant demolition and reconstruction of the structure, imposing a substantial and undue financial burden on the property owner.

**Cost Implications:**

Section 51A-301.102(c)(10)(B)(i) of the Dallas Development Code provides the Board of Adjustment with discretion to approve variances when the cost to cure the variance exceeds 50% of the structure's current appraised value. As the structure remains unfinished, it has not yet been appraised by the Dallas Central Appraisal District. However, the cost to achieve compliance will exceed the threshold established by the Development Code.

**Hardship Was Not Self-Created:**

The hardship requiring these variances is not self-created. The structure was built strictly in accordance with plans reviewed and approved by the City of Dallas. Had height and lot coverage discrepancies been identified during the plan review process, the architect would have revised the plans to ensure full compliance with PD-67. This unfortunate situation arises solely from the City of Dallas approving plans in error.

**Public Interest:**

Granting this variance aligns with the public interest. The proposed duplex is visually appealing and consistent with the character of other recently constructed homes in the neighborhood. Allowing its completion would enhance the aesthetic and functional value of the area.

**Conclusion:**

The issuance of building permits in error in the Elm Thicket neighborhood is an unfortunate situation for all parties involved. This request complies with the variance standards established in the Dallas Development Code. We respectfully urge the Board of Adjustment to recognize these circumstances and approve the requested variances, enabling the property owner to finalize the construction without the extraordinary financial burden of demolition and reconstruction.

Should you require further information or have any questions, please do not hesitate to contact me. Thank you for your time and consideration.

With kind regards,

A handwritten signature in blue ink, appearing to be 'R. Baldwin', with a long horizontal flourish extending to the right.

Robert Baldwin

**FILE NUMBER:** BDA234-156 (BT)

**BUILDING OFFICIAL'S REPORT:** Application of Daniel Le for **(1)** a variance to the maximum height requirements and for **(2)** a variance to the maximum height requirements at **6529 VICTORIA AVENUE**. This property is more fully described as Block P/2606, Lot 18, and is zoned PD-67 (Tract 3), which requires the maximum residential structure height of 25 feet, and requires that no portion of the residential structure may be greater than 30-feet above grade. The applicant proposes to construct and/or maintain a residential structure with a midpoint height of 33-feet 6-inches which will require a **(1)** 8-foot 6-inch variance to the height regulations, and the applicant proposes to construct and/or maintain a residential structure with an overall height of 36-feet 3-inches to grade, which will require **(2)** a 6-foot 3-inch variance to the height regulations.

**LOCATION:** 6529 Victoria Ave.

**APPLICANT:** Daniel Le

**REQUEST:**

- (1) A request for a variance to the height regulations; and
- (2) A request for a variance to the height regulations.

**STANDARDS OF REVIEW FOR A VARIANCE:**

Section 51A-3.102(d)(10) of the Dallas Development Code specifies that the board has the power to grant variances from the front-yard, side-yard, rear-yard, lot-width, lot-depth, lot-coverage, floor area for structures accessory to single-family uses, **height**, minimum sidewalks, off-street parking or off-street loading, or landscape regulations provided that the variance is:

- (A) **not contrary to the public interest** when owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed, and substantial justice done.
- (B) **necessary to permit development of a specific parcel of land** that differs from other parcels of land by being of such a restrictive area, shape, or slope, that it cannot be developed in a manner commensurate with the development upon other parcels of land with the same zoning; and
- (C) **not granted to relieve a self-created or personal hardship**, nor for financial reasons only, nor to permit any person a privilege in developing a parcel of land not permitted by this chapter to other parcels of land with the same zoning.

**ELEMENT II SUBSTITUTE:**

Dallas Development Code §51A-3.102(d)(10)(b), formerly known as HB 1475, allows for the BDA to use their discretion and consider Element 2 of the Variance standard to be met, if:

- (i) the financial cost of compliance is greater than 50 percent of the appraised value of the structure as shown on the most recent appraisal roll certified to the assessor for the municipality under Section 26.01 of the Texas Tax Code.
- (ii) compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development is authorized to physically occur.
- (iii) compliance would result in the structure not being in compliance with a requirement of a municipal ordinance, building code, or other requirement.
- (iv) compliance would result in the unreasonable encroachment on an adjacent property or easement; or
- (v) the municipality considers the structure to be a nonconforming structure.

**STAFF RECOMMENDATION:**

**Variance height regulations:**

Denial

**Rationale:** Based upon evidence presented and provided by the applicant, staff concluded that the site is:

- A. Not contrary to the public interest as no letters of opposition were received.
- B. Subject site does not differ from other parcels of land by being of such a restrictive area, shape, or slope, that it cannot be developed in a manner commensurate with the development upon other parcels of land in the same zoning.
- C. Not self-created nor is it a personal hardship.

**Variance to height regulations:**

Denial

**Rationale:** Based upon evidence presented and provided by the applicant, staff concluded that the site is:

- A. Not contrary to the public interest as no letters of opposition were received.
- B. Subject site does not differ from other parcels of land by being of such a restrictive area, shape, or slope, that it cannot be developed in a manner commensurate with the development upon other parcels of land in the same zoning.
- C. Not self-created nor is it a personal hardship.

**BACKGROUND INFORMATION:**

**Zoning:**

- Site: PD-67 (Tract 3)
- North: PD-67 (Tract 3)
- East: PD-67 (Tract 3) and PD-67 (Tract 4)
- South: PD-67 (Tract 3) and CR
- West: PD-67 (Tract 3) and CR

**Land Use:**

The subject site is developed with a duplex use and surrounding properties are mixture of vacant lots, non-residential uses, duplex uses, and single-family uses.

**Square Footage:**

This lot contains of 6,250 square feet.

**BDA History:**

BDA history found in the last five years – BDA234-111

- The Board of Adjustment Panel A, at its public hearing held on Tuesday, November 19, 2024, having evaluated the evidence pertaining to the property and heard all testimony and facts regarding the application, moved to **REVERSE** the decision of the administrative official in regard to lot coverage.
- The Board of Adjustment Panel A, at its public hearing held on Tuesday, November 19, 2024, having evaluated the evidence pertaining to the property and heard all testimony and facts regarding the application, moved to **AFFIRM** the decision of the administrative official in regard to building height.
- The Board of Adjustment Panel A, at its public hearing held on Tuesday, November 19, 2024, having evaluated the evidence pertaining to the property and heard all testimony and facts regarding the application, moved to **AFFIRM** the decision of the administrative official in regard to roof type.

**GENERAL FACTS/STAFF ANALYSIS:**

- The application of Daniel Le for the property located at 6529 Victoria Avenue focuses on two requests relating to variance height.
- The first request is for a variance to the height regulations. The applicant proposes to construct and/or maintain a residential structure with a midpoint height of 33-feet 6-inches which will require an 8-foot 6-inch variance to the height regulations.
- Secondly, the applicant is requesting a variance to the height regulations. The applicant proposes to construct and/or maintain a residential structure with an overall height of 36-feet 3-inches to grade, which will require a 6-foot 3-inch variance to the height regulation.
- Ashra Ortiz, represented by Pascual Mojica applied for a duplex permit (6529 and 6531 Victoria Ave.) on January 03, 2023.
- Permit #2301031121 (Master Permit #2301041101) was approved on January 04,2023.
- Various green tags received with the last being issued on June 28, 2024.
- Project placed on hold on July 26, 2024.
- Letter via email to revoke permit #2301031121 and permit #2301041101 provided to applicant on August 7, 2024.



- AO appeal accepted on August 7, 2024.
- The subject site along with surroundings properties to the north, south, east, and west are undeveloped and developed with various types of uses allowed by right in PD-67 (Tract 3).
- Per staff's review of the subject site, it has been confirmed that the duplex structure on the property is under construction.
- The applicant has the burden of proof in establishing the following:
  - 1) That granting the variance to the height regulations will not be contrary to the public interest when owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed, and substantial justice done.
  - 2) The variance is necessary to permit development of a specific parcel of land that differs from other parcels of land by being of such restrictive area, shape, or slope, that it cannot be developed in a manner commensurate with the development upon other parcels of land with the same zoning; and
  - 3) The variance would not be granted to relieve a self-created or personal hardship, nor for financial reasons only, nor to permit any person a privilege in developing a parcel of land not permitted by this chapter to other parcels of land with the same zoning.
- Granting the variance to the height regulations with a condition that the applicant complies with the submitted site plan and elevations, would require the proposal to be constructed as shown on the submitted documents.
- 200' Radius Video: [BDA234-156 6529 Victoria Ave](#)

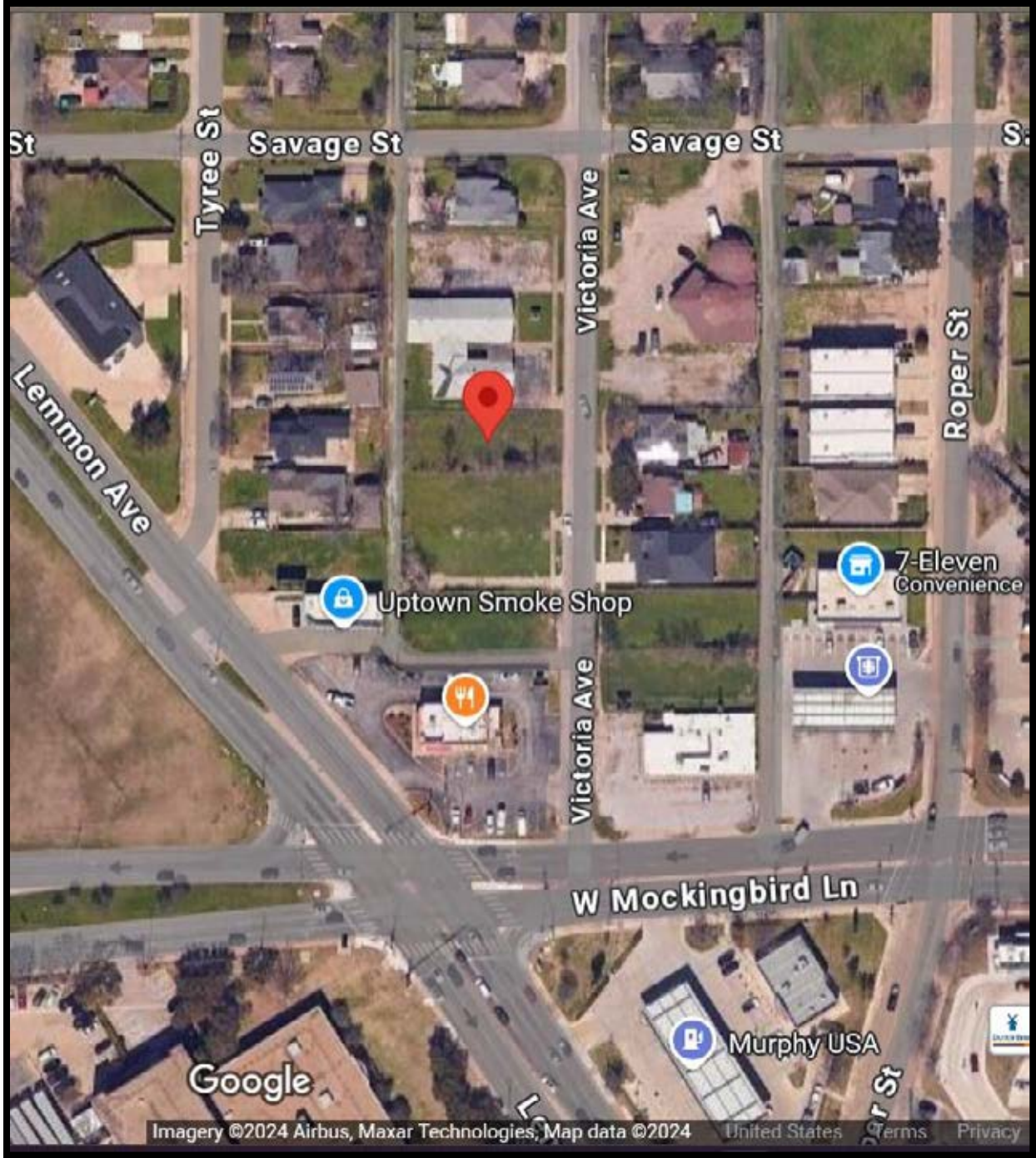
**Timeline:**


- November 20, 2024: The applicant submitted an "Application/Appeal to the Board of Adjustment" and related documents which have been included as part of this case report.
- November 21, 2024: The Board of Adjustment Administrator assigned this case to Board of Adjustment Panel **A**.
- November 21, 2024: The Development Services Department Senior Planner emailed the applicant the following information:
- an attachment that provided the public hearing date and panel that will consider the application; the November 22, 2024, deadline to submit additional evidence for staff to factor into their analysis; and December 6, 2024, deadline to submit additional evidence to be incorporated into the board's docket materials.
  - the criteria/standard that the board will use in their decision to approve or deny the request; and

- the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.

November 22, 2024:

The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the December public hearings. Review team members in attendance included: The Board of Adjustment Chief Planner/Board Administrator, the Board of Adjustment Senior Planner, Project Coordinator, Board Secretary, Conservation District Chief Planner, Chief Arborists, Zoning Senior Planner and Transportation Engineer.




 1:1,200	<h1>AERIAL MAP</h1>	Case no: <u>BDA234-156</u> Date: <u>11/22/2024</u>
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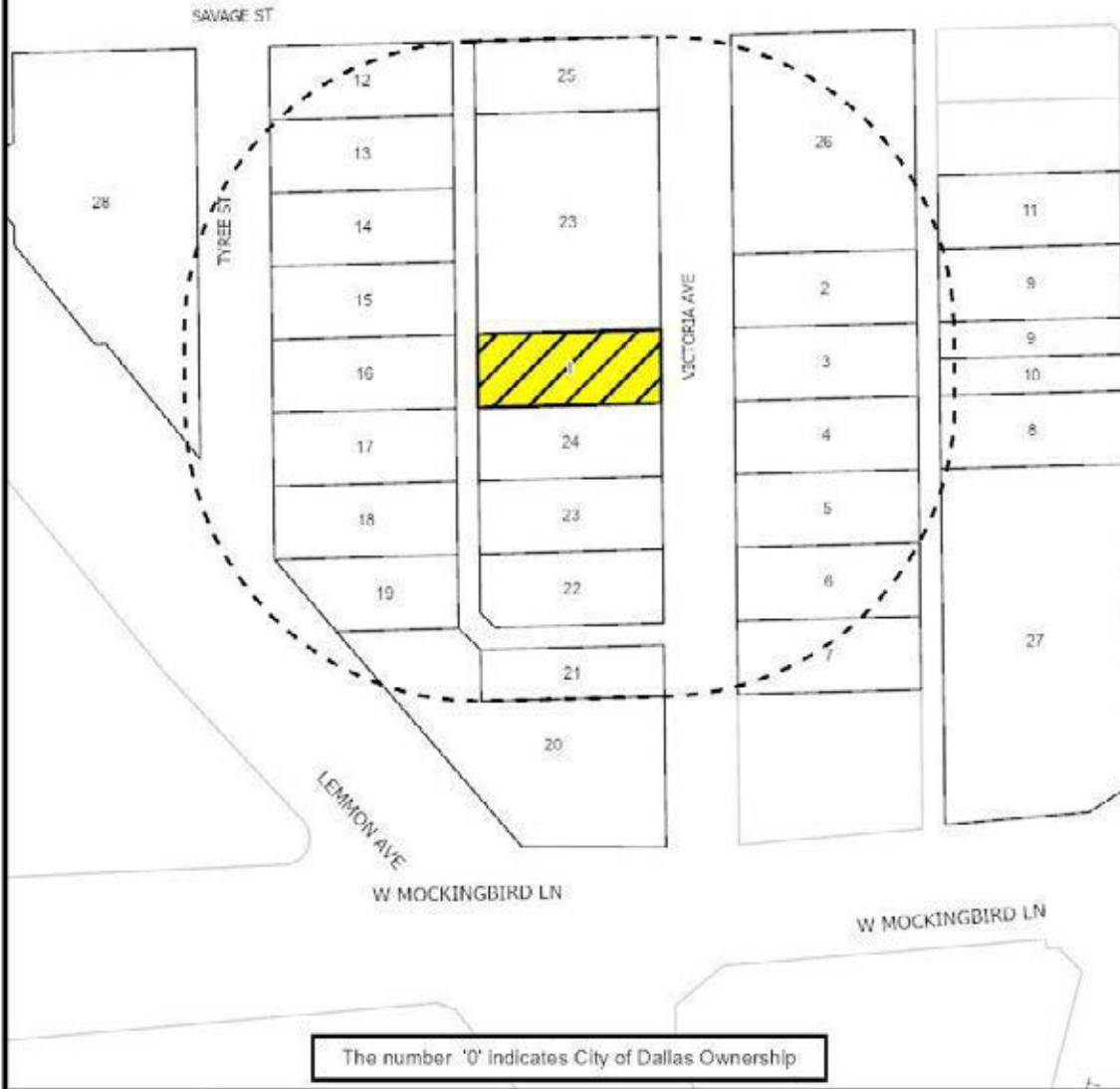
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# ZONING MAP

Case no: BDA234-156  
 Date: 11/22/2024


The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.


El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no será re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.

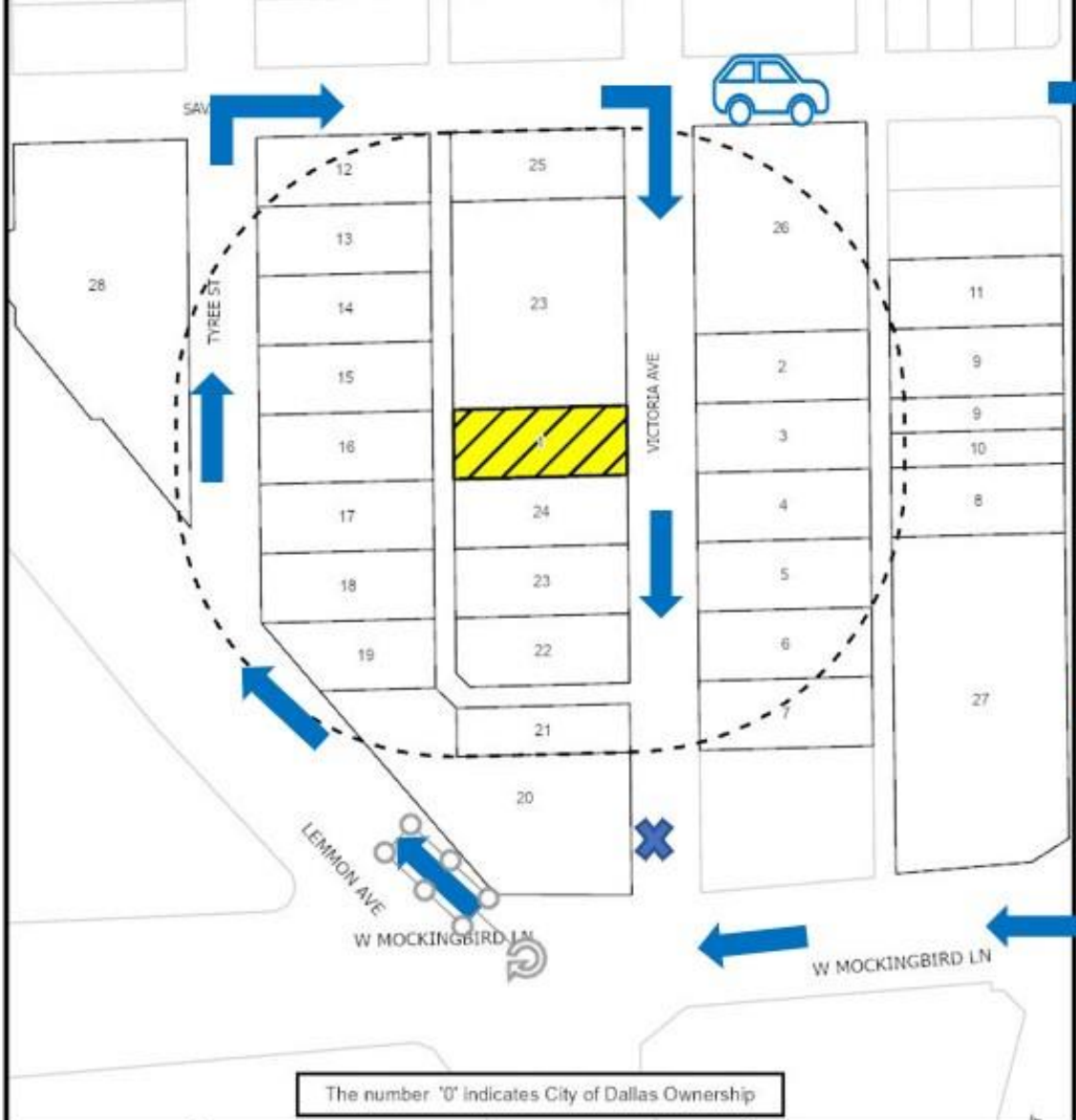


The number '0' indicates City of Dallas Ownership

 1:1,200	<b>NOTIFICATION</b>	Case no: <b>BDA234-156</b>					
	<table border="0"> <tr> <td style="border: 1px solid black; padding: 2px;"><b>200'</b></td> <td>AREA OF NOTIFICATION</td> <td>Date: <b>11/22/2024</b></td> </tr> <tr> <td style="border: 1px solid black; padding: 2px;"><b>28</b></td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> <td></td> </tr> </table>	<b>200'</b>	AREA OF NOTIFICATION	Date: <b>11/22/2024</b>	<b>28</b>	NUMBER OF PROPERTY OWNERS NOTIFIED	
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	<div style="display: flex; justify-content: space-between;"> <div style="border: 1px solid black; padding: 2px;">200'</div> <div>AREA OF NOTIFICATION</div> </div> <div style="display: flex; justify-content: space-between;"> <div style="border: 1px solid black; padding: 2px;">28</div> <div>NUMBER OF PROPERTY OWNERS NOTIFIED</div> </div>	Date: <b>11/22/2024</b>

11/22/2024

## *Notification List of Property Owners*

***BDA234-156***

***28 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	6529 VICTORIA AVE	6529 VICTORIA LLC
2	6532 VICTORIA AVE	GREATER NORTH PARK CHURCH OF GOD IN CHRIST
3	6528 VICTORIA AVE	TRAN SANG QUANG & HUONG
4	6524 VICTORIA AVE	BONILLA JUAN PABLO
5	6520 VICTORIA AVE	TRINIDAD PABLO
6	6516 VICTORIA AVE	MSC-I LTD
7	6512 VICTORIA AVE	4407 CORPORATION
8	6525 ROPER ST	NGUYEN LOC TRONG
9	6529 ROPER ST	DOMANETTI DALLAS DUPLEX LLC
10	6527 ROPER ST	KROLL SCOTT DEAN &
11	6535 ROPER ST	PLERIO INTERESTS LLC
12	6528 TYREE ST	STEWART BEVERLY A
13	6524 TYREE ST	RODRIGUEZ JOSE ANGEL
14	6520 TYREE ST	KNOX BENJAMIN
15	6516 TYREE ST	CABRERA EMMA
16	6512 TYREE ST	DVLK INVESTMENTS LLC
17	6508 TYREE ST	CABRERA MARIA LUISA
18	6504 TYREE ST	N & D PREMIER REALTY INC
19	6522 LEMMON AVE	N & D PREMIER REALTY
20	6502 LEMMON AVE	POP HOLDINGS LP
21	6511 VICTORIA AVE	CHURCHS FRIED CHICKEN INC
22	6517 VICTORIA AVE	MSC I LTD
23	6521 VICTORIA AVE	GREATER NORTH PARK
24	6527 VICTORIA AVE	FARLEY LASHANNA R
25	6545 VICTORIA AVE	TANG LY & VINH TRUONG
26	6540 VICTORIA AVE	KHOURY JOHN &

11/22/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	4415 W MOCKINGBIRD LN	SBLFT/OF I LTD
28	6606 LEMMON AVE	PENDULUM PROPERTIES LLC



1:1,200

## NOTIFICATION

**200'** AREA OF NOTIFICATION  
**28** NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **BDA234-156**  
Date: **11/22/2024**



NOTICE OF PUBLIC HEARING

BOARD OF ADJUSTMENT OF THE CITY OF DALLAS (PANEL A)

NOTICE IS HEREBY GIVEN that the BOARD OF ADJUSTMENT OF THE CITY OF DALLAS (PANEL A) will hold a hearing as follows:

- DATE: MONDAY, DECEMBER 9, 2024
- BRIEFING: 10:30 a.m. via Videoconference and in 6ES Council Briefing at Dallas City Hall, 1500 Marilla Street <https://bit.ly/boa1209A>
- HEARING: 1:00 p.m. Videoconference and in 6ES Council Briefing at Dallas City Hall, 1500 Marilla Street <https://bit.ly/boa1209A>

The purpose of the hearing is to consider the following appeal(s) now pending before the Board of Adjustment:

---

BDA234-156(BT) Application of Daniel Le for (1) a variance to the maximum height requirements and for (2) a variance to the maximum height requirements at 6529 VICTORIA AVENUE. This property is more fully described as Block P/2606, Lot 18, and is zoned PD-67 (Tract III), which requires the maximum residential structure height of 25 feet, and requires that no portion of the residential structure may be greater than 30-feet above grade. The applicant proposes to construct and/or maintain a residential structure with a midpoint height of 33-feet 6-inches which will require a (1) 8-foot 6-inch variance to the height regulations, and the applicant proposes to construct and/or maintain a residential structure with an overall height of 36-feet 3-inches to grade, which will require (2) a 6-foot 3-inch variance to the height regulation.

---

You have received this notice because you own property within 200 feet of the above property. You may be interested in attending the Board of Adjustment hearing to express your support for or opposition to the application. You may also contact the Board of Adjustment by email to [BDAREPLY@dallas.gov](mailto:BDAREPLY@dallas.gov). Letters will be accepted until 9:00 am the day of the hearing. If you are unable to attend the hearing. If you choose to respond, it is important that you let the Board know your reasons for being in favor of or in opposition to the application. The Board members are very interested in your opinion.

Note: Any materials (such as plans, elevations, etc.) included within this notice may be subject to change.

The Board of Adjustment hearing will be held by videoconference and at 6ES Council Briefing. Individuals who wish to speak in accordance with the Board of Adjustment Rules of Procedure by joining the meeting virtually, must register online at <https://bit.ly/BDA-A-Register> by the 5 p.m. on Sunday, December 8, 2024. All virtual speakers will be required to show their video in order to address the board. In Person speakers can register at the hearing. Public Affairs and Outreach will also stream the public hearing on Spectrum Cable Channel 96 or 99; and [bit.ly/cityofdallastv](http://bit.ly/cityofdallastv) or [YouTube.com/CityofDallasCityHall](http://YouTube.com/CityofDallasCityHall).

**Speakers at the meeting are allowed a maximum of five (5) minutes to address the Board.**

Additional information regarding the application may be obtained by calling Bryant Thompson, Senior Planner (214) 948-4502, or Mary Williams, Board Secretary at (214) 670-4127. Si desea información en español, favor de llamar al teléfono a Mary Williams al (214) 670-4127.

Board of Adjustment  
Planning and Development Department  
1500 Marilla Street 5CN, Dallas TX 75201

**PLEASE SEND REPLIES TO:**  
[BDAREPLY@dallas.gov](mailto:BDAREPLY@dallas.gov)  
Letters will be received until 9:00  
am the day of the hearing.

**PLEASE REGISTER AT:**  
<https://bit.ly/BDA-A-Register>



# Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

## APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA BDA 234-156

Data Relative to Subject Property: 6529 VICTORIA AVE Date: 11/20/24

Location address: 6529 VICTORIA AVE Zoning District: PD 67

Lot No.: 18 Block No.: P/2606 Acreage: 0.14 Census Tract: \_\_\_\_\_

Street Frontage (in Feet): 1) 59 2) \_\_\_\_\_ 3) \_\_\_\_\_ 4) \_\_\_\_\_ 5) \_\_\_\_\_

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): 6529 VICTORIA LLC

Applicant: DANIEL LE Telephone: 339-674-8008

Mailing Address: 108 N BERNICE DRIVE, GARLAND Zip Code: 75042

E-mail Address: DANNY@FB@CAPITAL.COM

Represented by: DANIEL LE Telephone: 339-674-8008

Mailing Address: 108 N BERNICE DRIVE, GARLAND Zip Code: 75042

E-mail Address: DANNY@FB@CAPITAL.COM

Affirm that an appeal has been made for a Variance  or Special Exception  of \_\_\_\_\_

VARIANCE TO HEIGHT REGULATIONS IN PD-67 TRACT 5

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 WERE ISSUED A BUILDING PERMIT. ZONING WAS PD67 TRACT 3/D(A) BUT CHANGED TO SINGLE FAMILY. WE HAVE ALREADY FRAMED.

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.

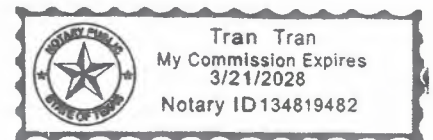
### Affidavit

Before me the undersigned on this day personally appeared Daniel Le.

(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 28 day of July 2024

Notary Public in and for Dallas County, Texas



CITY OF DALLAS

August 7, 2024

DANIEL LE  
F80 CONSTRUCTION, INC  
4804 PIER NINE DRIVE  
ARLINGTON, TX 76016  
[danny@f80capital.com](mailto:danny@f80capital.com)

**Via Email**

**RE: Project/Permit # 2301031121 and 2301041101**

This letter serves as official notification that project 2301031121 and master permit 2301041101, for the construction of a new duplex at 6529 Victoria Ave, Texas 75209, were issued in error by the Planning and Development Department (PDV) and are hereby revoked for the following reasons:

- Structure exceeds the maximum allowed height for the district per Dallas Development Code § 51P-67.107(c)(1).
- Structure exceeds the maximum allowed lot coverage of 40 percent for the district per Dallas Development code § 51P-67.107(c)(2).
- Non-compliant roof type per the design standards for Planned Development No. 67 per Dallas Development Code § 51P-67.107(c)(3).

**Next Steps:**

Please reach out to Planning and Development to discuss any of the following options:

- **Option 1 – Board of Adjustment Administrative Official Appeal:** The Board of Adjustment is charged with the duty to hear and decide appeals from decisions of administrative officials made in the enforcement of the zoning ordinance of the city as listed in 51A-3.102(d)(1) & 51A-4.703(a)(2).
- **Option 2 – Submit New Permit:** Submit new plans and permit application for a structure compliant with all Planned Development No. 67 standards and conditions.



CITY OF DALLAS

Please note, these options are provided as a means toward potential compliance and are not intended to constitute legal advice. Please do not hesitate to reach out to Jason Pool, Assistant Director (I), should you have any questions or require additional information.

Should the property owner choose not to take any of the above actions, this matter will be referred to the City's Department of Code Compliance for enforcement.

This decision is final unless appealed to the Board of Adjustment in accordance with Section 51A-4.703(a)(2) of the Dallas City Code within 20 days after written notice of the above action.

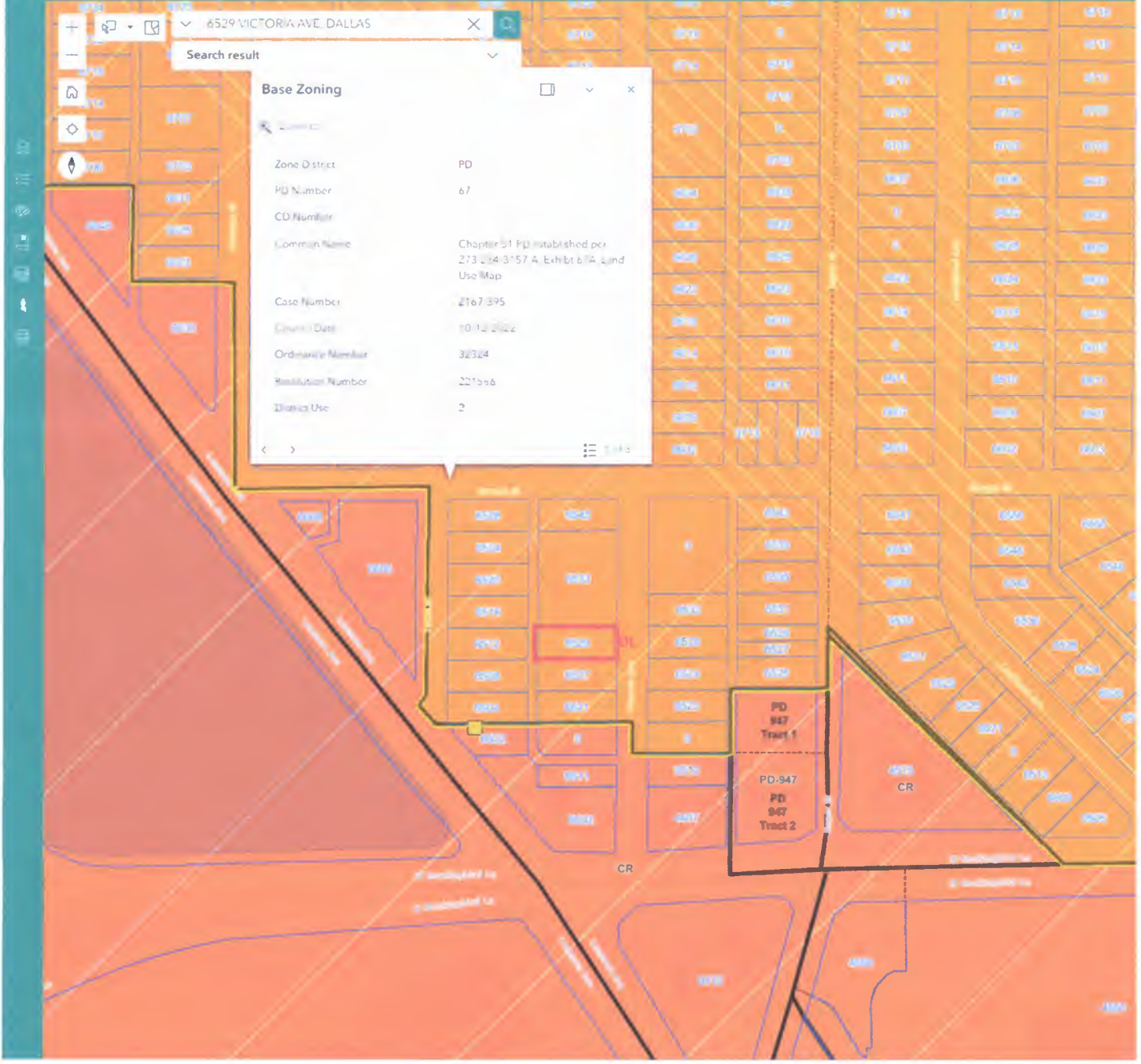
Thank you for your prompt attention to this matter.

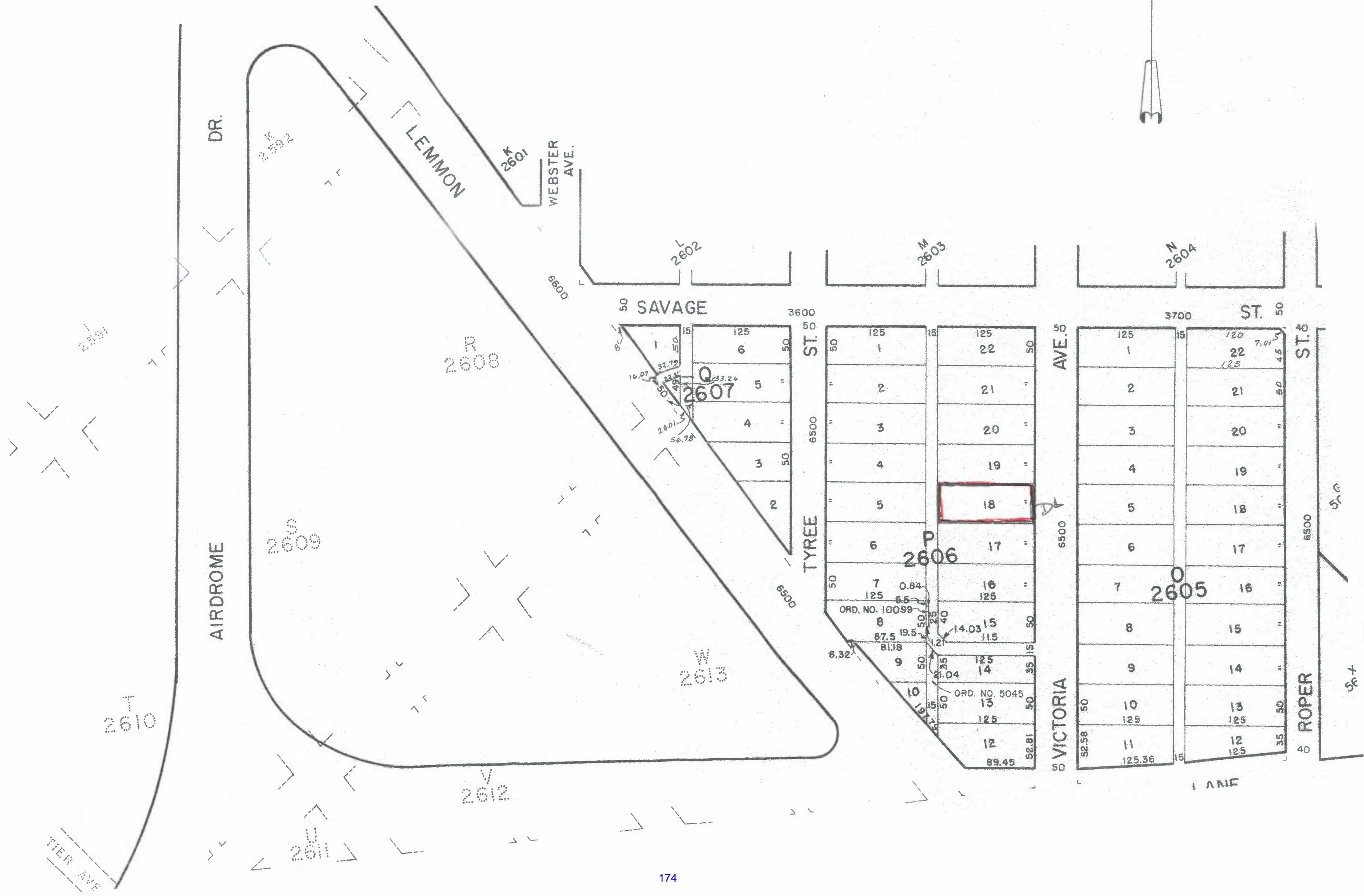
A handwritten signature in black ink, appearing to read 'Jason Pool'.

Jason Pool  
Assistant Director (I)  
Customer Experience  
214-948-4392  
[Jason.Pool@Dallas.gov](mailto:Jason.Pool@Dallas.gov)

c Emily Liu, Director  
M. Samuell Eskander, Deputy Director/Building Official (I)  
Vernon Young, Deputy Director  
Michael Herron, Zoning Inspections Supervisor  
Jill Haning, Assistant City Attorney

Christopher Christian, Director  
Jeremy Reed, Assistant Director  
Alfred Beecham, Manager  
Stormy Gonzalez, Manager  
Charlotta Riley, Assistant City Attorney

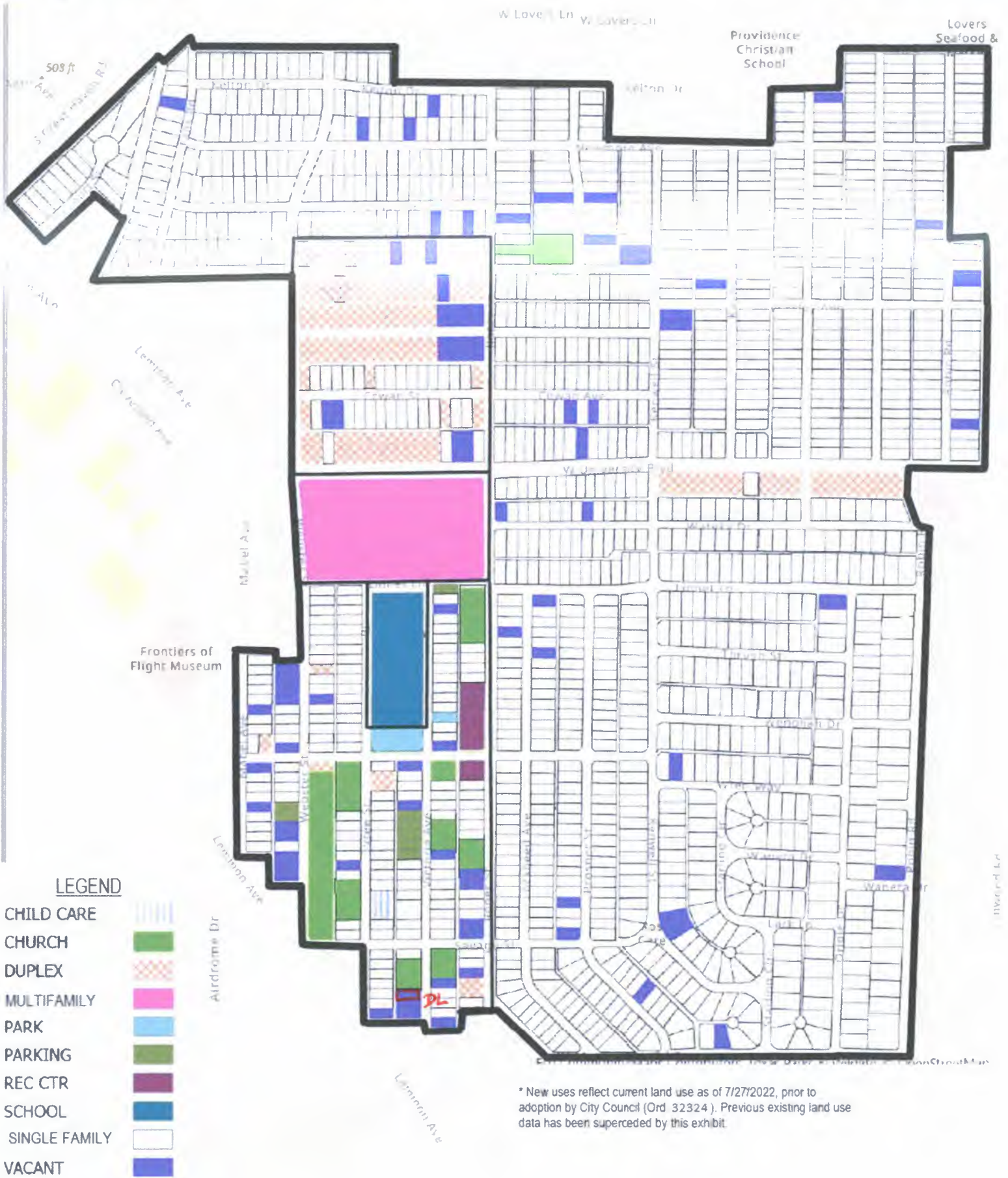




32324

# Exhibit 67A – Land Use Map

22 1 5 6 6



\* New uses reflect current land use as of 7/27/2022, prior to adoption by City Council (Ord 32324). Previous existing land use data has been superseded by this exhibit.

(E) The issuance of a right-of-way landscape permit under this subsection does not excuse the property owner, his agents, or employees, from liability for the installation or maintenance of trees or other amenities in the public right-of-way.

(e) Skybridges. Skybridges as defined in Chapter 51A are prohibited on Tract II.

(f) Signs. Signs located on the Property must comply with the provisions for non-business zoning districts contained in Article VII. (Ord. Nos. 23873; 25219; 25423; 32324)

#### SEC. 51P-67.107

#### TRACT III USES AND DEVELOPMENT STANDARDS.

(a) In general. Except as provided in this section, land use must remain as indicated on the "Existing Land Use" map with single-family uses and other permitted uses regulated by the requirements of the R-5(A) Single[-]Family District and with duplex uses and other permitted uses regulated by the requirements of the D(A) Duplex District and with the development of vacant property and the redevelopment of property governed by the provisions of Section 51P-67.110 below. Lots 27 through 31 of City Block M/2603 may be used for P(A) Parking District uses subject to the approved Tract III parking district site plan (Exhibit 67C).

(b) Duplex uses. Duplex use is permitted on property fronting Roper Street and Mabel Avenue.

(c) Single family and duplex structures.

(1) Height. Maximum structure height is 25 feet. No portion of the structure may be greater than 30 feet above grade.

(2) Lot coverage. Maximum lot coverage is 40 percent for residential structures.

(3) Roofs. When the height of a roof is above 20 feet, 90 percent of the roof of the main structure must be hip and gable. (Ord. Nos. 25219; 25423; 29890; 32324)

#### SEC. 51P-67.108.

#### TRACT IV USES AND DEVELOPMENT STANDARDS.

(a) In general. Except as provided in this section, land use must remain as indicated on the "Existing Land Use" map with single family uses and other permitted uses regulated by the requirements of the R-7.5(A) Single Family District and with duplex uses and other permitted uses regulated by the requirements of the D(A) Duplex District, with the development of vacant property and the redevelopment of property governed by the provisions of Section 51P-67.110 below.

(b) Single family and duplex structures.

(1) Height. Maximum structure height is 25 feet. No portion of the structure may be greater than 30 feet above grade.

(2) Maximum lot coverage. Maximum lot coverage is 40 percent for residential structures.

(3) Roofs. When the height of a roof is above 20 feet, 90 percent of the roof of the main structure must be hip and gable. (Ord. Nos. 23873; 25219; 25423; 32324)



ALL CONSTRUCTION SHALL CONFORM TO THE 2015 IRC DALLAS ONE-AND TWO-FAMILY DWELLING CODE

**SUBJECT TO FIELD INSPECTOR'S APPROVAL**



**OWNER:**  
**THE TRUTH ENTERPRISES LLC**

**PROJECT:**  
**PROPOSED 3-STORY DUPLEX**  
**NEW CONSTRUCTION**  
**6529 VICTORIA AVENUE**  
**DALLAS, TEXAS 75209**

**ELEVATION**

**SHEET INDEX**

Sheet Number	Sheet Name
<b>General</b>	
G0.01	Cover Sheet & General Information
<b>Civil</b>	
C1.01	Site Plan
<b>Structural</b>	
S1.01	Foundation Plan
S1.02	Foundation Notes
S1.03	First floor Ceiling-Joist Plan
S1.04	Second floor Ceiling-Joist Plan
S1.05	Third floor Ceiling-Joist Plan
S1.06	Roof Plan
S1.07	Roof Framing Plan
S1.08	Typical wall section
S1.09	Framing Details
S1.10	Truss Girder Details
S1.11	Section on Opening Details
<b>Architectural</b>	
A1.01	First floor plan
A1.02	Second floor plan
A1.03	Third floor plan
A1.04	Door & Window Schedule
A1.05	Door & Window Schedule
A1.06	Door & Window Schedule
A1.07	Elevations
A1.08	Elevations
<b>Plumbing</b>	
P1.01	First floor plumbing plan
P1.02	Second floor plumbing plan
P1.03	Third floor plumbing plan
P1.04	Plumbing Notes and details

**Electrical**

E1.01	First Floor Electrical Plan
E1.02	Second Floor Electrical Plan
E1.03	Third Floor Electrical Plan
E1.04	Electrical Notes

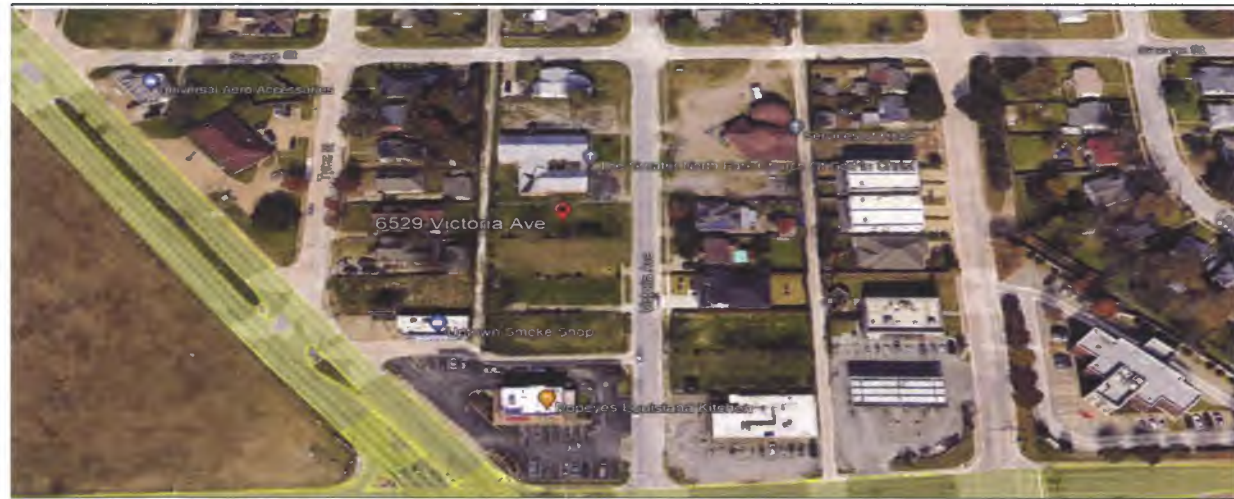
**LOT USAGE**

LOT USAGE	
FIRST FLOOR	916 S.F.
SECOND FLOOR	1210 S.F.
THIRD FLOOR	233 S.F.
TOTAL LIVING SPACE UNIT 1	2359 S.F.
GARAGE 1 UNIT	403 S.F.
TERRACE 1 UNIT	
TOTAL AREA UNDER ROOF DUPLEX	1633 S.F.
TOTAL AREA FOUNDATION	2666 S.F.
LOT SIZE	6250 S.F.
% OF LOT	42.6 %

<b>BUILDING AREA</b>	5162 S.F.
FIRST FLOOR	1832 S.F.
SECOND FLOOR	2420 S.F.
THIRD FLOOR	466 S.F.

**UNIT SQ. FT**

UNITS	1ST FLOOR	2ND FLOOR	3RD FLOOR	GARAGE	TOTAL
UNIT 1	916 S.F.	1210 S.F.	233 S.F.	403 S.F.	2762 S.F.
UNIT 2	916 S.F.	1210 S.F.	233 S.F.	403 S.F.	2762 S.F.
TOTAL					5524 S.F.



**PROJECT INFORMATION**

<b>ZONING</b>	PD-67
<b>LEGAL DESCRIPTION</b>	Webster & Woods North Park BLK P/2606 LT 18
<b>CONSTRUCTION TYPE</b>	TYPE V-B
<b>HOUSE DESCRIPTION</b>	3-STORY NEW CONSTRUCTION

**GOVERNING CODES**

ELECTRICAL CODE  
 THE CITY OF DALLAS HAS ADOPTED THE 2020 NATIONAL ELECTRICAL CODE EFFECTIVE JUNE 13, 2022  
 2017 NATIONAL ELECTRICAL CODE ADOPTION AND AMENDMENT PDF FILE  
 2020 NATIONAL ELECTRICAL CODE ADOPTION AND AMENDMENT PDF FILE  
 BUILDING CODE  
 2015 INTERNATIONAL BUILDING CODE WITH LOCAL AMENDMENTS  
 2018 INTERNATIONAL RESIDENTIAL CODE  
 2015 GREEN ENERGY CODE COMPLIANCE OUTLINE  
 DALLAS ADMINISTRATIVE BUILDING CODE  
 OCCUPANCY:  
 CONSTRUCTION TYPE: V-B  
 FIRE SPRINKLERS: NOT REQUIRED

SEAL

Project Consulting & Construction  
 DESIGN - BUILD - CONSULTING  
 Ennis, Tx 75119  
 TEL: (214) 399-3662

**REVISIONS**

NO.	DESCRIPTION	DATE
△		

**ADDRESS**  
 6529 VICTORIA AVENUE  
 DALLAS, TEXAS 75209

**DATE**  
 03/07/2023

**DRAWN BY**  
 MACM/JARC

**CHECKED BY**

**DESCRIPTION**  
 NEW CONSTRUCTION

**SCALE**  
 NTS

**SHEET TITLE**  
 COVER SHEET

**SHEET #**  
 GO.01

PD 67 TRACT3/D(A)  
 F-25'  
 S-5'  
 R-5'  
 HT-30'  
 LOT COV-45%  
 P-1

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: 3/24/2023  
 BY Edmon Lachica

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

ALL CONSTRUCTION SHALL CONFORM TO THE 2015 IRC DALLAS ONE- AND TWO-FAMILY DWELLING CODE

**SUBJECT TO FIELD INSPECTOR'S APPROVAL**



City of Dallas

**APPROVED**  
 Building Inspection

03/27/23

SEAL

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 CONSTRUCTION

SCALE

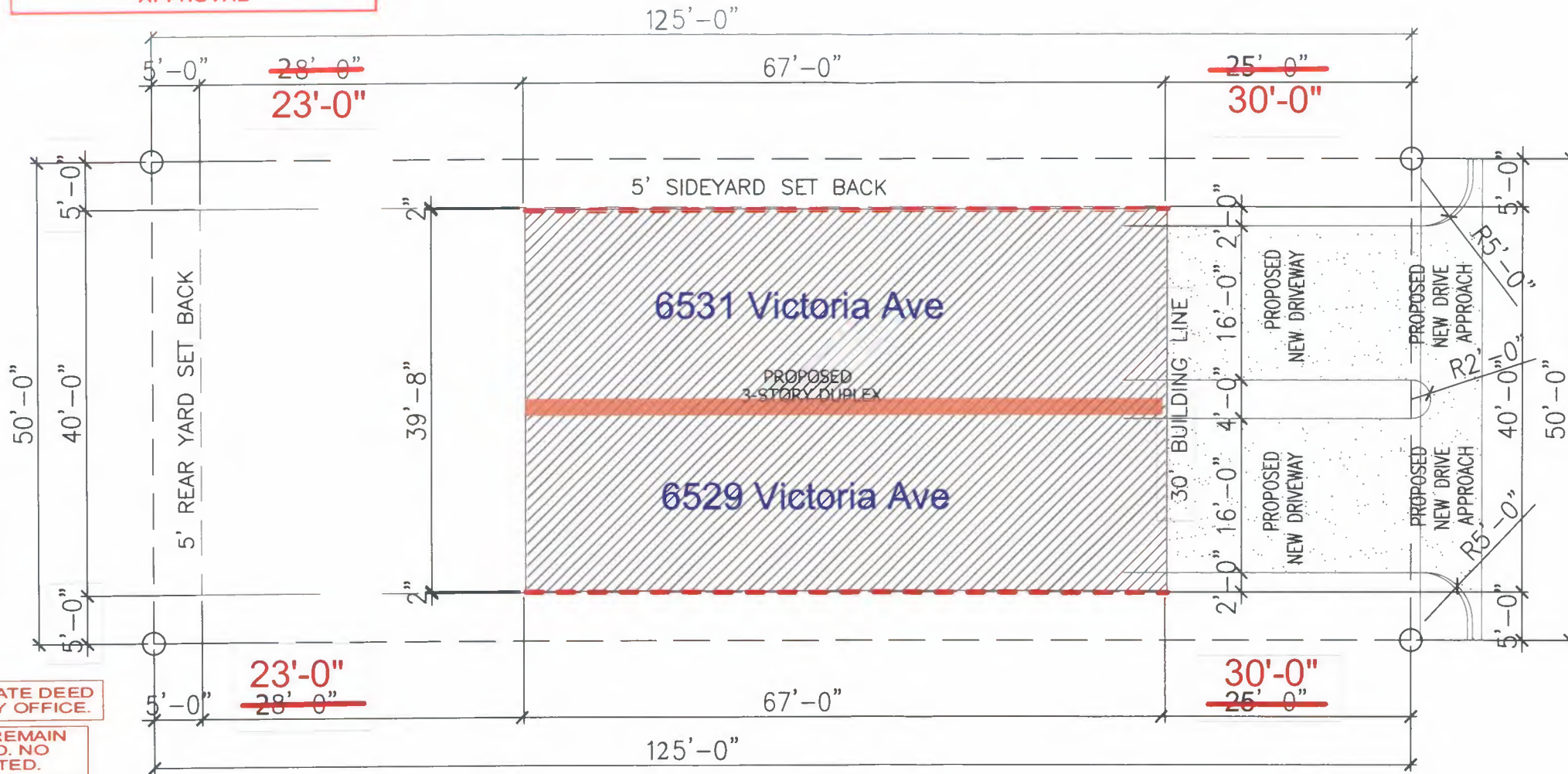
1"=15'

SHEET TITLE

SITE PLAN

SHEET #

C1.01



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

KEEP 20FT X 20FT SOFT VISIBILITY TRIANGLES CLEAR.

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 OF 4,000 SQFT TO 7,499 SQFT IN AREA REQUIRE A MINIMUM OF TWO (2) LARGE OR MEDIUM TREES. MUST HAVE A MINIMUM OF ONE (1) TREE IN THE FRONT YARD. AN EXISTING TREE MAY BE USED FOR THE TREE REQUIREMENT. CONTACT THE CITY ARBORIST FOR CONFIRMATION.

NOTE: STRUCTURE MUST BE PLACED AT THE 30' PROPOSED BUILDLINE, IF PLACED AT THE 25' FYSB THE STRUCTURE WILL ENCROACH INTO FRONT YARD SETBACK. TO BE VERIFIED BY FIELD INSPECTOR.

ZONING

PD-67

LEGAL

WEBSTER & WOODS NORTH PARK

DESCRIPTION

BLK P/2606 LT 18

NORTH



1  
 C1

SITE PLAN

SCALE: 1" = 15'

ALL CONSTRUCTION SHALL CONFORM TO THE 2015 IRC DALLAS ONE-AND TWO-FAMILY DWELLING CODE

**SUBJECT TO FIELD INSPECTOR'S APPROVAL**

ALL SLEEPING ROOM EGRESS WINDOWS ARE TO MEET THE REQUIREMENTS OF SECTION R310 AND WILL BE FIELD VERIFIED

**SMOKE DETECTORS REQUIRED INSIDE & IMMEDIATELY OUTSIDE ALL BEDROOMS & AT ALL LEVELS OF THE DWELLING  
CARBON MONOXIDE DETECTORS REQUIRED IMMEDIATELY OUTSIDE ALL BEDROOMS  
R314 & R315 - 2015 IRC**

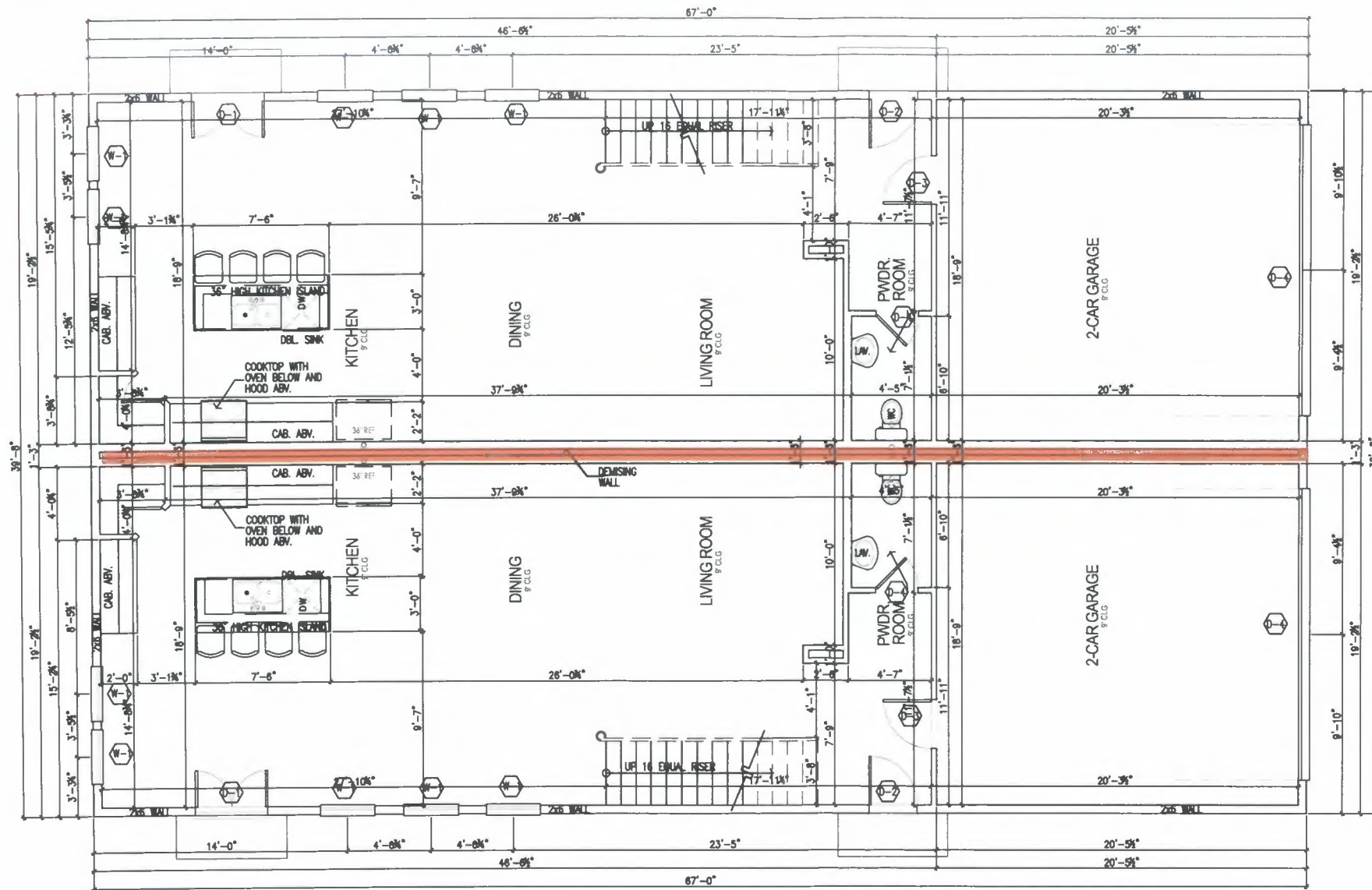
**FIRE PROTECTION REQUIREMENTS OF SECTIONS R302.3 ARE TO BE MET**



City of Dallas

**APPROVED**  
Building Inspection

03/27/23



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REVISIONS

NO.	DESCRIPTION	DATE
△		

ADDRESS  
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DALLAS, TEXAS 75209

DATE  
03/07/2023

DRAWN BY  
MACM/JARC

CHECKED BY

DESCRIPTION  
ADDITION

SCALE  
1/8" = 1'-0"

SHEET TITLE  
PROPOSED FLOOR PLAN

SHEET #

**A1.01**



1 PROPOSED FIRST FLOOR PLAN  
A1 SCALE: 1/8" = 1'-0"

ALL CONSTRUCTION SHALL CONFORM TO THE 2015 IRC DALLAS ONE-AND TWO-FAMILY DWELLING CODE

**SUBJECT TO FIELD INSPECTOR'S APPROVAL**

ALL SLEEPING ROOM EGRESS WINDOWS ARE TO MEET THE REQUIREMENTS OF SECTION R310 AND WILL BE FIELD VERIFIED

**SMOKE DETECTORS REQUIRED INSIDE & IMMEDIATELY OUTSIDE ALL BEDROOMS & AT ALL LEVELS OF THE DWELLING  
CARBON MONOXIDE DETECTORS REQUIRED IMMEDIATELY OUTSIDE ALL BEDROOMS  
R314 & R315 - 2015 IRC**

**FIRE PROTECTION REQUIREMENTS OF SECTIONS R302.3 ARE TO BE MET**



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DATE

03/07/2023

DRAWN BY

MACM/JARC

CHECKED BY

DESCRIPTION NEW  
CONSTRUCTION

SCALE

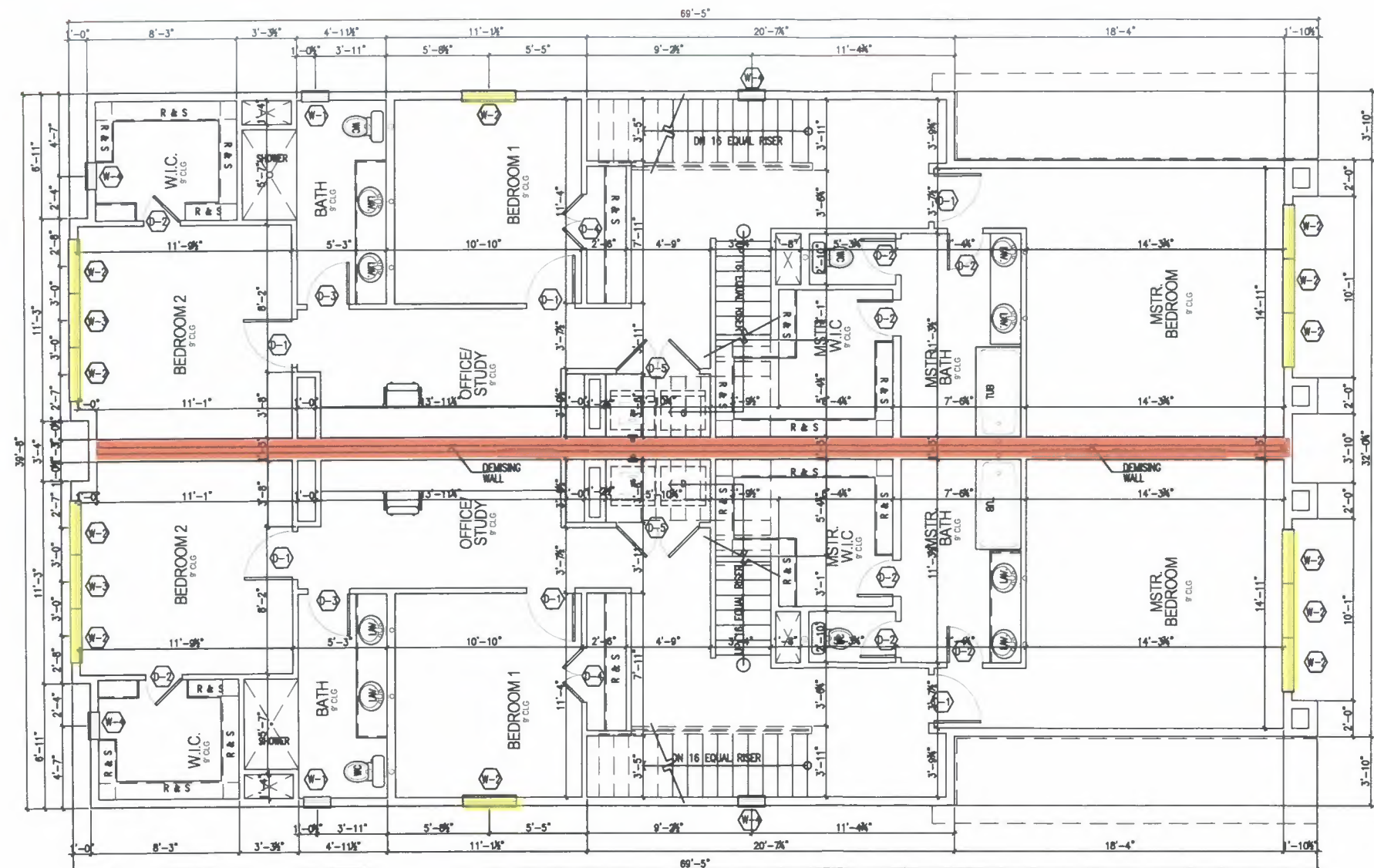
1/8" = 1'-0"

SHEET TITLE

FLOOR PLAN

SHEET #

**A1.02**



1 SECOND FLOOR PLAN  
A2 SCALE: 1/8" = 1'-0"

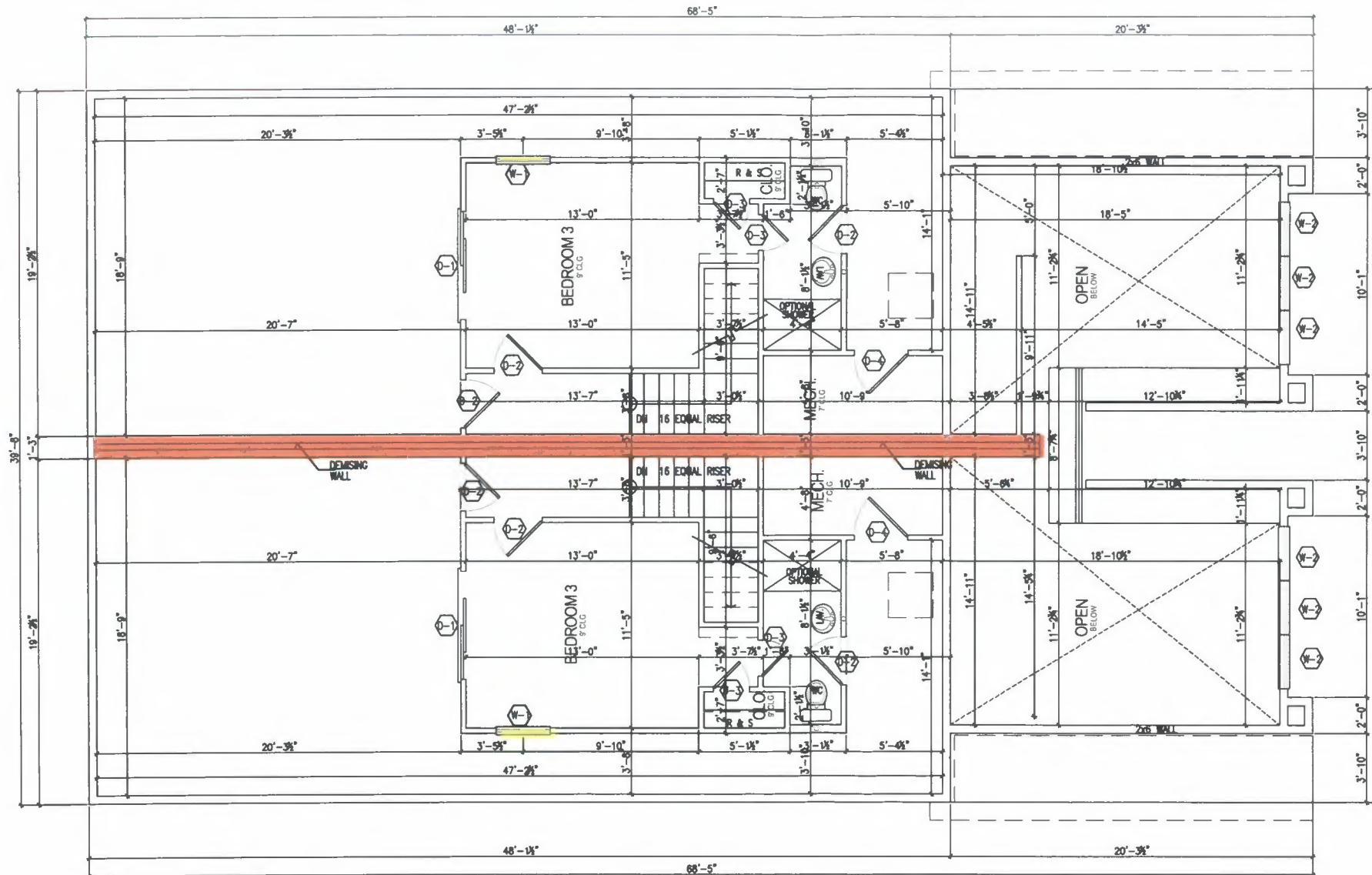
ALL CONSTRUCTION SHALL CONFORM TO THE 2015 IRC DALLAS ONE- AND TWO-FAMILY DWELLING CODE

**SUBJECT TO FIELD INSPECTOR'S APPROVAL**

ALL SLEEPING ROOM EGRESS WINDOWS ARE TO MEET THE REQUIREMENTS OF SECTION R310 AND WILL BE FIELD VERIFIED

**SMOKE DETECTORS REQUIRED INSIDE & IMMEDIATELY OUTSIDE ALL BEDROOMS & AT ALL LEVELS OF THE DWELLING  
CARBON MONOXIDE DETECTORS REQUIRED IMMEDIATELY OUTSIDE ALL BEDROOMS  
R314 & R315 - 2015 IRC**

**FIRE PROTECTION REQUIREMENTS OF SECTIONS R302.3 ARE TO BE MET**



1 THIRD FLOOR PLAN  
A3 SCALE: 1/8" = 1'-0"



City of Dallas  
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REVISIONS

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ADDRESS  
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DALLAS, TEXAS 75209

DATE  
03/07/2023

DRAWN BY  
MACM/JARC

CHECKED BY

DESCRIPTION  
NEW CONSTRUCTION

SCALE  
1/8" = 1'-0"

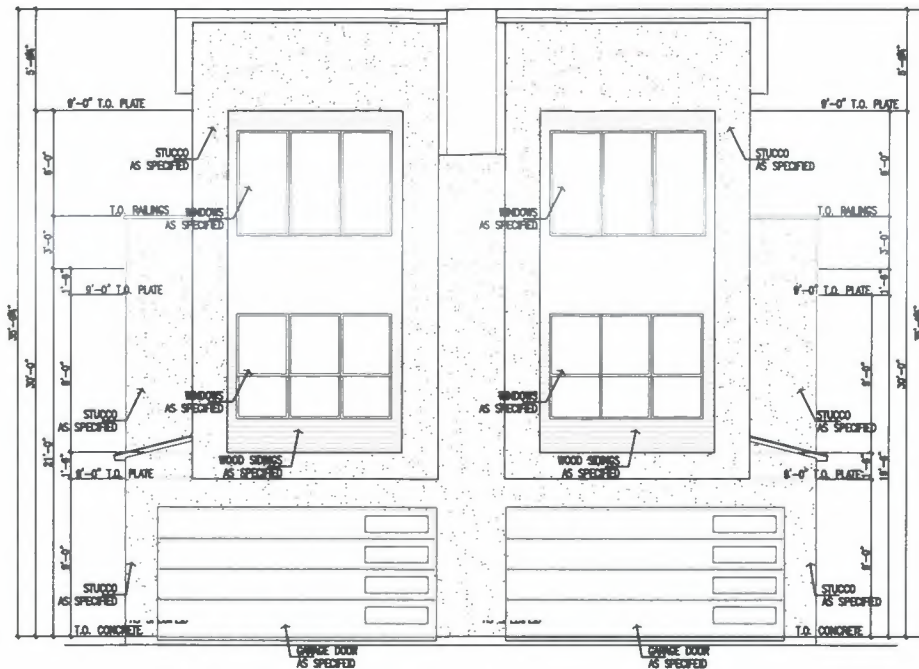
SHEET TITLE  
FLOOR PLAN

SHEET #  
A1.03

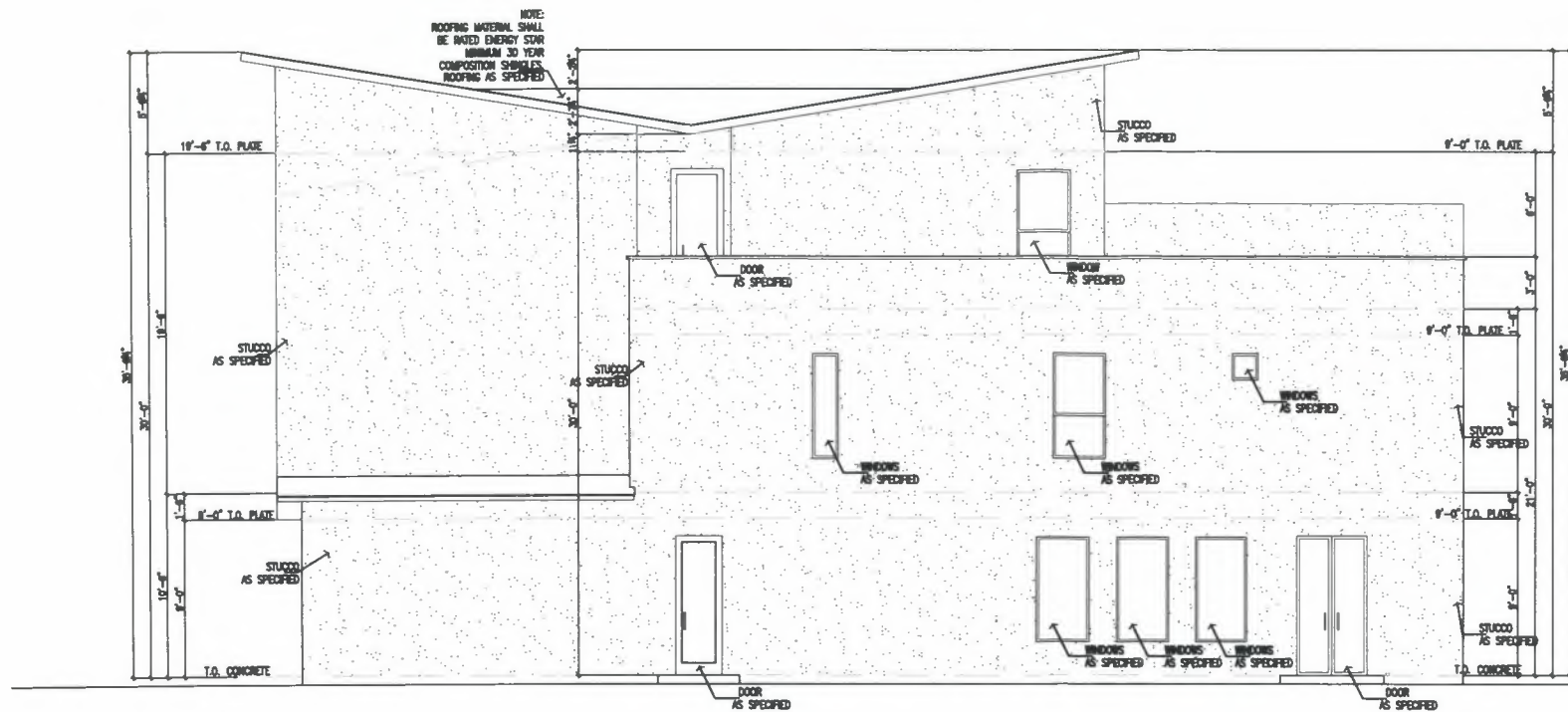
ALL CONSTRUCTION SHALL CONFORM TO THE 2015 IRC DALLAS ONE- AND TWO-FAMILY DWELLING CODE

**SUBJECT TO FIELD INSPECTOR'S APPROVAL**

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



1 FRONT ELEVATION  
A7 SCALE: 3/32" = 1'-0"



2 RIGHT SIDE ELEVATION  
A7 SCALE: 3/32" = 1'-0"



City of Dallas

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03/27/23

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REVISIONS

NO.	DESCRIPTION	DATE
△		

ADDRESS

6529 VICTORIA AVENUE  
DALLAS, TEXAS 75209

DATE

03/07/2023

DRAWN BY

MACM/JARC

CHECKED BY

DESCRIPTION NEW  
CONSTRUCTION

SCALE

3/32" = 1'-0"

SHEET TITLE

ELEVATION

SHEET #

A1.07

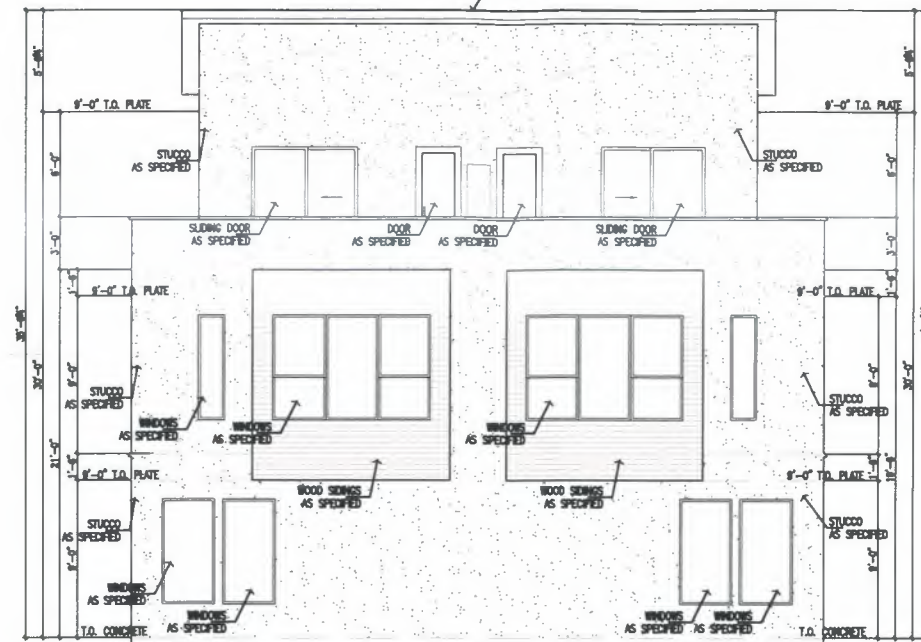
ALL CONSTRUCTION SHALL CONFORM TO THE 2015 IRC DALLAS ONE- AND TWO-FAMILY DWELLING CODE

**SUBJECT TO FIELD INSPECTOR'S APPROVAL**

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

MAX HEIGHT NOT TO EXCEED 36'

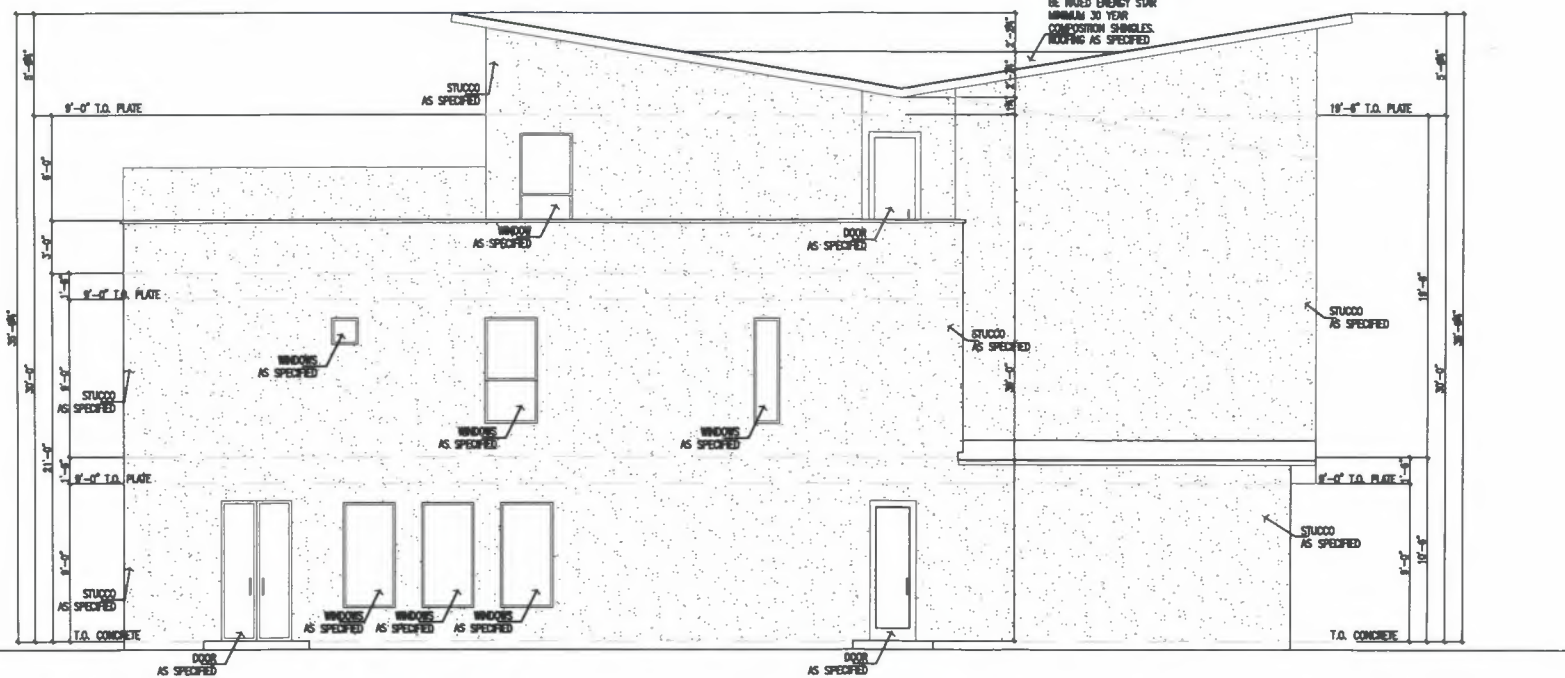
NOTE: ROOFING MATERIAL SHALL BE RATED ENERGY STAR MINIMUM 30 YEAR COMPOSITION SHINGLES. ROOFING AS SPECIFIED



3 REAR ELEVATION  
A8 SCALE: 3/32" = 1'-0"

ASSUMED LEVEL GRADE

NOTE: ROOFING MATERIAL SHALL BE RATED ENERGY STAR MINIMUM 30 YEAR COMPOSITION SHINGLES. ROOFING AS SPECIFIED



4 LEFT SIDE ELEVATION  
A8 SCALE: 3/32" = 1'-0"



City of Dallas

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Building Inspection

03/27/23

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DATE

03/07/2023

DRAWN BY

MACM/JARC

CHECKED BY

DESCRIPTION NEW  
CONSTRUCTION

SCALE

3/32" = 1'-0"

SHEET TITLE

ELEVATION

SHEET #

A1.08

## **AN APPRAISAL REPORT**

### **LOCATED AT:**

6529 Victoria Ave  
WEBSTER & WOODS NORTH PARK BLK P/2606 LT 18  
Dallas, TX 75209

### **FOR:**

Danny Le  
6529 Victoria Ave  
Dallas, TX 75209

### **AS OF:**

10/31/2024

### **BY:**

Dallas Valuations LLC  
P.O. Box 830293  
Richardson, Texas 75083  
[www.dallasvaluations.com](http://www.dallasvaluations.com)  
469-500-4484



# Small Residential Income Property Appraisal Report

File # 63710245714

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

SUBJECT

Property Address	6529 Victoria Ave	City	Dallas	State	TX	Zip Code	75209
Borrower	Danny Le	Owner of Public Record	6529 Victoria LLC	County	Dallas		
Legal Description	WEBSTER & WOODS NORTH PARK BLK P/2606 LT 18						
Assessor's Parcel #	00000223855000000	Tax Year	2024	R.E. Taxes \$	5,029		
Neighborhood Name	Webster & Woods North Park	Map Reference	19124	Census Tract	0071.02		
Occupant	<input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant	Special Assessments \$	0	<input type="checkbox"/> PUD HOA \$	0	<input type="checkbox"/> per year <input type="checkbox"/> per month	
Property Rights Appraised	<input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe)						
Assignment Type	<input type="checkbox"/> Purchase Transaction <input type="checkbox"/> Refinance Transaction <input checked="" type="checkbox"/> Other (describe) AS-IS & ARV						
Lender/Client	Danny Le	Address	6529 Victoria Ave, Dallas, TX 75209				
Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No							
Report data source(s) used, offering price(s), and date(s). DOM 83;The subject property is currently listed on MLS as 'Closed' under MLS #20543796 for \$412,000, with a closed date of 06/04/2024.							

CONTRACT

I  did  did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.

Contract Price \$ \_\_\_\_\_ Date of Contract \_\_\_\_\_ Is the property seller the owner of public record?  Yes  No Data Source(s) \_\_\_\_\_

Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower?  Yes  No

If Yes, report the total dollar amount and describe the items to be paid.

NEIGHBORHOOD

**Note: Race and the racial composition of the neighborhood are not appraisal factors.**

Neighborhood Characteristics			2-4 Unit Housing Trends			2-4 Unit Housing			Present Land Use %	
Location	<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values	<input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGE	One-Unit	65 %			
Built-Up	<input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply	<input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$ (000)	(yrs)	2-4 Unit	2 %			
Growth	<input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time	<input checked="" type="checkbox"/> Under 3 mths <input type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	150	Low 0	Multi-Family	8 %			
Neighborhood Boundaries	SEE ADDENDUM: NEIGHBORHOOD			7,401	High 115	Commercial	15 %			
				858	Pred. 71	Other	10 %			

Neighborhood Description SEE ADDENDUM: NEIGHBORHOOD

The estimated value of the subject is above the predominant value for the neighborhood, but is not considered to be overbuilt, as there are larger, more expensive properties nearby. Approximately 10% of the neighborhood is located in parks, schools, and vacant land.

Market Conditions (including support for the above conclusions) Market conditions are considered not typical of the Metroplex in that there are a large number of foreclosed properties in the area. Based on prior sales in the immediate area, an under three month marketing period is anticipated. Seller concessions between 0% - 3% are typical of the subject market and will not be adjusted in the Sales Comparison Approach.

SITE

Dimensions 50.00' x 125.00' Area 6,250 sf Shape Rectangular View N;Res;

Specific Zoning Classification PD-67 Zoning Description Planned Development District (Multi-Family Residential Allowed)

Zoning Compliance  Legal  Legal Nonconforming (Grandfathered Use)  No Zoning  Illegal (describe)

Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use?  Yes  No If No, describe The highest and best use is for proposed duplex use.

Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements - Type	Public	Private
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water	<input checked="" type="checkbox"/>	Street Asphalt	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sanitary Sewer	<input checked="" type="checkbox"/>	Alley Dirt/Gravel	<input checked="" type="checkbox"/>	<input type="checkbox"/>

FEMA Special Flood Hazard Area  Yes  No FEMA Flood Zone X FEMA Map # 48113C0330J FEMA Map Date 8/23/2001

Are the utilities and/or off-site improvements typical for the market area?  Yes  No If No, describe

Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)?  Yes  No If Yes, describe

Typical utility easements observed at time of inspection do not adversely affect use or value of subject property. A survey & title policy are recommended for final determination of hazards, easements, and encroachments.

IMPROVEMENTS

General Description		Foundation		Exterior Description		materials/condition		Interior		materials/condition	
Units	<input checked="" type="checkbox"/> Two <input type="checkbox"/> Three <input type="checkbox"/> Four	<input checked="" type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space	Foundation Walls	Conc.Slab / New		Floors	LVP/Tile / New				
<input type="checkbox"/> Accessory Unit (describe below)		<input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Exterior Walls	STC/WS/WF / New		Walls	Drywall / New				
# of Stories	2 # of bldgs. 1	Basement Area	0 sq.ft.	Roof Surface	Composition / New		Trim/Finish	Wood / New			
Type	<input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Finish	%	Gutters & Downspouts	Aluminum / New		Bath Floor	Tile / New			
<input type="checkbox"/> Existing <input checked="" type="checkbox"/> Proposed <input type="checkbox"/> Under Const.		<input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump		Window Type	Dbl.Pane / New		Bath Wainscot	Tile / New			
Design (Style)	DT2;Modern	Evidence of <input type="checkbox"/> Infestation		Storm Sash/Insulated	None		<b>Car Storage</b>				
Year Built	2024	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement		Screens	Partial / New		<input type="checkbox"/> None				
Effective Age (Yrs)	0	<b>Heating/Cooling</b>		<b>Amenities</b>		<input checked="" type="checkbox"/> Driveway	# of Cars	4			
Attic	<input type="checkbox"/> None	<input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant	<input type="checkbox"/> Fireplace(s) #	0	<input type="checkbox"/> Woodstove(s) #	0	Driveway Surface	Concrete			
<input checked="" type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs		<input type="checkbox"/> Other Fuel Gas	<input checked="" type="checkbox"/> Patio/Deck	Open	<input checked="" type="checkbox"/> Fence	Wood	<input checked="" type="checkbox"/> Garage	# of Cars	4		
<input type="checkbox"/> Floor <input type="checkbox"/> Scuttle		Cooling <input checked="" type="checkbox"/> Central Air Conditioning	<input type="checkbox"/> Pool	None	<input checked="" type="checkbox"/> Porch	Cov.	<input type="checkbox"/> Carport	# of Cars	0		
<input type="checkbox"/> Finished <input type="checkbox"/> Heated		<input type="checkbox"/> Individual <input type="checkbox"/> Other	<input type="checkbox"/> Other				<input type="checkbox"/> Att. <input type="checkbox"/> Det. <input checked="" type="checkbox"/> Built-in				

# of Appliances	Refrigerator	0	Range/Oven	2	Dishwasher	2	Disposal	2	Microwave	2	Washer/Dryer	0	Other (describe)
Unit # 1 contains:	7	Rooms	3	Bedrooms	2.1	Bath(s)	2,126	Square Feet of Gross Living Area					
Unit # 2 contains:	7	Rooms	3	Bedrooms	2.1	Bath(s)	2,126	Square Feet of Gross Living Area					
Unit # 3 contains:		Rooms		Bedrooms		Bath(s)		Square Feet of Gross Living Area					
Unit # 4 contains:		Rooms		Bedrooms		Bath(s)		Square Feet of Gross Living Area					

Additional features (special energy efficient items, etc.). The subject property will have typical energy efficient items for a new duplex built in 2024.

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C1;No updates in the prior 15 years;The subject property will be in new condition. This appraisal is based on the "subject-to-completion" of the subject property.

# Small Residential Income Property Appraisal Report

File # 63710245714

IMPROVEMENTS	Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe.
	Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe.
	Is the property subject to rent control? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe

The following properties represent the most current, similar, and proximate comparable rental properties to the subject property. This analysis is intended to support the opinion of the market rent for the subject property.

FEATURE	SUBJECT	COMPARABLE RENTAL # 1			COMPARABLE RENTAL # 2			COMPARABLE RENTAL # 3			
Address	6529 Victoria Ave Dallas, TX 75209	2722 Hondo Ave Dallas, TX 75219			3631 Thedford Ave Dallas, TX 75209			4613 Hopkins Ave Dallas, TX 75209			
Proximity to Subject		1.92 miles SE			0.28 miles NW			0.71 miles N			
Current Monthly Rent	\$ 0	\$ 7,400			\$ 12,000			\$ 11,000			
Rent/Gross Bldg. Area	\$ sq.ft.	\$ 1.94 sq.ft.			\$ 2.56 sq.ft.			\$ 1.97 sq.ft.			
Rent Control	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Data Source(s)	Inspection	MLS #20594018			MLS #20446129			MLS #20466623			
Date of Lease(s)	0	07/26/2024			11/01/2023			01/19/2024			
Location	Dallas/Neutral	Dallas/Neutral			Dallas/Neutral			Dallas/Neutral			
Actual Age	0	0			0			0			
Condition	C1	C1			C1			C1			
Gross Building Area	4,252	3,810			4,688			5,578			
Unit Breakdown	Rm Count	Size Sq. Ft.	Rm Count	Size Sq. Ft.	Monthly Rent	Rm Count	Size Sq. Ft.	Monthly Rent	Rm Count	Size Sq. Ft.	Monthly Rent
	Tot Br Ba	4,252	Tot Br Ba	3,810	7,400	Tot Br Ba	4,688	12,000	Tot Br Ba	5,578	11,000
Unit # 1	7 3 2.1	2,126	7 3 2.1	1,905	\$ 3,700	7 2 2.1	2,344	\$ 6,000	8 3 2.1	2,789	\$ 5,500
Unit # 2	7 3 2.1	2,126	7 3 2.1	1,905	\$ 3,700	7 2 2.1	2,344	\$ 6,000	8 3 2.1	2,789	\$ 5,500
Unit # 3					\$			\$			\$
Unit # 4					\$			\$			\$
Utilities Included	Good Kitchens	Good Kitchens			Good Kitchens			Good Kitchens			
Improvements	4-Car Garage	2-Car Garage			4-Car Garage			4-Car Garage			
Other Improvements	None	None			2Pools			None			

Analysis of rental data and support for estimated market rents for the individual subject units reported below (including the adequacy of the comparables, rental concessions, etc.) All three rental comparables are located relatively nearby the subject property and are considered good indicators of rental value available at the time of this report. The subject property will be in new condition. The subject property and all rent comparables represent typical good quality duplex rentals in the subject market area.

**Rent Schedule:** The appraiser must reconcile the applicable indicated monthly market rents to provide an opinion of the market rent for each unit in the subject property.

Unit #	Leases		Actual Rents			Opinion of Market Rent			
	Lease Date		Per Unit		Total Rents	Per Unit		Total Rents	
	Begin Date	End Date	Unfurnished	Furnished		Unfurnished	Furnished		
1	N/A	N/A	\$ 0	\$	\$ 0	\$ 4,500	\$	\$ 4,500	
2	N/A	N/A	0		0	4,500		4,500	
3									
4									
Comment on lease data The subject property will be in new condition. The subject property is currently vacant.			Total Actual Monthly Rent			\$ 0	Total Gross Monthly Rent		\$ 9,000
			Other Monthly Income (itemize)			\$	Other Monthly Income (itemize)		\$
			Total Actual Monthly Income			\$ 0	Total Estimated Monthly Income		\$ 9,000

Utilities included in estimated rents  Electric  Water  Sewer  Gas  Oil  Trash collection  Cable  Other

Comments on actual or estimated rents and other monthly income (including personal property) **The subject property will be in new condition.**

Estimated rents are based on actual leases in the subject market area, which range from \$1.94/SF/Mo. to \$2.56/SF/Mo. An estimated rental rate of approximately \$4,500 per unit per month is estimated after analyzing the current lease and rentals in the area. Equal weight was given to all of the comparable rentals.

I  did  did not research the sale or transfer history of the subject property and comparable sales. If not, explain

My research  did  did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s) MetroTex MLS #20543796 / Dallas County Tax Rolls

My research  did  did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data Source(s) MetroTex MLS / County Tax Rolls

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3
Date of Prior Sale/Transfer	06/04/2024			
Price of Prior Sale/Transfer	\$412,000			
Data Source(s)	MLS #20543796	MetroTex MLS & Tax Rolls	MetroTex MLS & Tax Rolls	MetroTex MLS & Tax Rolls
Effective Date of Data Source(s)	10/31/2024	10/31/2024	10/31/2024	10/31/2024

Analysis of prior sale or transfer history of the subject property and comparable sales There was a prior transfer of the subject property on 06/04/2024 for \$412,000 per MLS #20543796. Per MetroTex MLS and the tax rolls, none of the comparable sales had a prior sale within the past year as detailed above.

# Small Residential Income Property Appraisal Report

File # 63710245714

There are 14 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 799,000 to \$ 1,540,000  
 There are 16 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 759,255 to \$ 1,850,000

FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3
Address	6529 Victoria Ave Dallas, TX 75209	5142 Lahoma St Dallas, TX 75235	4600 Hopkins Ave Dallas, TX 75209	6728 Tyree St Dallas, TX 75209
Proximity to Subject		1.12 miles SE	0.68 miles N	0.21 miles N
Sale Price	\$	\$ 1,500,000	\$ 1,790,000	\$ 1,850,000
Sale Price/Gross Bldg. Area	\$ sq.ft.	\$ 324.53 sq.ft.	\$ 320.33 sq.ft.	\$ 394.62 sq.ft.
Gross Monthly Rent	\$ 9,000	\$	\$	\$
Gross Rent Multiplier				
Price per Unit	\$	\$ 750,000	\$ 895,000	\$ 925,000
Price per Room	\$	\$ 107,143	\$ 111,875	\$ 115,625
Price per Bedroom	\$	\$ 250,000	\$ 298,333	\$ 462,500
Rent Control	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Data Source(s)		MLS/Tax Rolls;DOM 67	MLS/Tax Rolls;DOM 89	MLS/Tax Rolls;DOM 48
Verification Source(s)		MetroTex MLS #20685136	MetroTex MLS #20559401	MetroTex MLS #20253010

VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) Adjustment	DESCRIPTION	+(-) Adjustment	DESCRIPTION	+(-) Adjustment
Sale or Financing Concessions		Conventional \$11,010	0	Cash \$0	0	Conventional \$0	0
Date of Sale/Time		s10/24;c08/24		s05/24;c04/24		s04/23;c03/23	
Location	Dallas/Neutral	Dallas/Neutral		Dallas/Neutral		Dallas/Neutral	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	6,250 sf	5,532 sf	0	8,015 sf	-17,700	5,881 sf	0
View	N;Res;	N;Res;		N;Res;		N;Res;	
Design (Style)	DT2;Modern	DT2;Modern		DT2;Traditional	0	DT2;Modern	
Quality of Construction	Q3	Q3		Q2	-275,000	Q2	-275,000
Actual Age	0	0		0		0	
Condition	C1	C1		C1		C1	
Gross Building Area	4,252	4,622	-46,300	5,588	-167,000	4,688	-54,500
Unit Breakdown	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths	
Unit # 1	7 3 2.1	7 3 2.1		8 3 2.1	0	8 2 2.1	+20,000
Unit # 2	7 3 2.1	7 3 2.1		8 3 2.1	0	8 2 2.1	+20,000
Unit # 3							
Unit # 4							
Basement Description	0	0		0		0	
Basement Finished Rooms	N/A	N/A		N/A		N/A	
Functional Utility	Good	Good		Good		Good	
Heating/Cooling	Central HVAC	Central HVAC		Central HVAC		Central HVAC	
Energy Efficient Items	Good	Good		Good		Good	
Parking On/Off Site	4gbi4dw	4gbi4dw		4gbi4dw		4gbi4dw	
Porch/Patio/Deck	Patios	Cov.Patios	-20,000	Cov.Patios	-20,000	Patios	
Other Improvements	None	None		None		2Pools	-60,000
Other Improvements	None	None		None		None	
Other Improvements	Good Kitchens	Good Kitchens		Good Kitchens		Good Kitchens	
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -66,300	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -479,700	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -349,500
Adjusted Sale Price of Comparables		Net Adj. 4.4 % Gross Adj. 4.4 %	\$ 1,433,700	Net Adj. 26.8 % Gross Adj. 26.8 %	\$ 1,310,300	Net Adj. 18.9 % Gross Adj. 23.2 %	\$ 1,500,500
Adjusted Price Per Unit (Adj. SP Comp / # of Comp Units)		\$ 716,850		\$ 655,150		\$ 750,250	
Adjusted Price Per Room (Adj. SP Comp / # of Comp Rooms)		\$ 102,407		\$ 81,894		\$ 93,781	
Adjusted Price Per Bedrm (Adj. SP Comp / # of Comp Bedrooms)		\$ 238,950		\$ 218,383		\$ 375,125	
Value per Unit	\$ 700,000 X 2	Units = \$ 1,400,000		Value per GBA \$ 329.33 X 4,252	GBA = \$ 1,400,311		
Value per Rm.	\$ 100,000 X 14	Rooms = \$ 1,400,000		Value per Bdrms. \$ 233,400 X 6	Bdrms. = \$ 1,400,400		

Summary of Sales Comparison Approach including reconciliation of the above indicators of value. All comparables are located within close proximity of the subject and are considered to be good indicators of value. Adjustments for variances in gross living area were calculated at \$125.00/SF. Additional adjustments were made for site (\$10.00 / SF for a difference greater than 1,000 SF), for quality of construction (\$275,000 per rating), for bathrooms (\$20,000 per full bath and \$10,000 per half bath), for bedrooms (\$20,000 per bedroom), for a covered patio (\$10,000), and for a pool (\$50,000). Most of the adjustments fall within normal underwriting guidelines and all of the comparable sales occurred within the past nineteen months. Four comparable sales and one active listing were utilized in this appraisal. Bracketing of the comparable sales was also provided. All comparables were given equal weight.

Indicated Value by Sales Comparison Approach \$	1,400,000
Total gross monthly rent \$ 9,000 X gross rent multiplier (GRM) 156 = \$	1,404,000
Indicated value by the Income Approach	
Comments on income approach including reconciliation of the GRM	The Income Approach was utilized and included a market rental rate of \$9,000 per month and a GRM of 156 for the subject neighborhood.

Indicated Value by: Sales Comparison Approach \$ 1,400,000 Income Approach \$ 1,404,000 Cost Approach (if developed) \$ 1,402,196  
 The Sales Comparison Approach best reflects actions of buyers and sellers in the subject's area. It was given most weight. The Cost Approach and Income Approach are supportive, and were given equal weight. The final reconciled market value is estimated to be \$1,400,000.

**NOTE:** In the sales comparison approach, four of the five comparables were sold as individual half duplexes, with their values and characteristics duplicated in the comparison grid. For this appraisal, it is assumed that the subject property will also be sold as individual half duplexes rather than as a single full duplex. This appraisal is made  "as is",  subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed,  subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or  subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair. Please see Assumptions and Limiting Conditions. As defined by USPAP, this report is an "appraisal" and is based on the "subject-to-completion" of the subject property. Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 1,400,000 , as of 10/31/2024 , which is the date of inspection and the effective date of this appraisal.

# Small Residential Income Property Appraisal Report

File # 63710245714

**NEIGHBORHOOD:**

The subject is located in an established neighborhood known as Webster & Woods North Park in Dallas, Texas, approximately 5 miles northwest of downtown Dallas. Neighborhood boundaries include I-635 on the north, I-635 on the east, Highway 12 on the west, and I-30 on the south. This area mainly consists of single-family residences and multi-family properties that were built within the past 70 years. The majority of the commercial properties located in the neighborhood are retail and commercial service in nature, with several multi-family properties intermixed between the commercial space and the residential properties. This immediate area participates in the Dallas Independent School District.

**IMPROVEMENTS:**

The subject property will be in new condition. This appraisal is based on the "subject-to-completion" of the subject property. Both units will have three bedrooms, two full baths, one half bath, a living room, a study/office, a dining room, a utility area, and a kitchen. In addition, both units will have a covered porch, an open patio, a two-car driveway, a built-in two-car garage, and wood fencing.

It is *assumed* that there are no structural defects hidden by floor or wall coverings or any other hidden or unapparent condition of the subject, that all appliances will be in new working condition, and that all electrical components and the roof will be in new condition. If the client has any questions regarding these items, it is the client's responsibility to order the appropriate inspections. The appraiser does not have the skill or expertise needed to make such inspections. The appraiser assumes no liability for these items.

**HIGHEST AND BEST USE ANALYSIS:**

The subject property is zoned "PD-67" by the City of Dallas. This zoning district allows for multi-family residential use. After considering the potential physical uses, legally permissible uses, the financially feasible uses, and the maximally productive uses, the highest and best use for the subject property is proposed use as a multi-family residence.

**AS-IS COMPARABLES (LAND):**

- MLS #20510994** 6535 Roper Street, Dallas, Texas 75209 (CP: \$355,000)
- MLS #20401379** 3706 S Versailles Avenue, Dallas, Texas 75209 (CP: \$475,000)
- MLS #20531210** 4916 Wateka Drive, Dallas, Texas 75209 (CP: \$510,000)
- MLS #20521546** 4922 Linnet Lane, Dallas, Texas 75209 (CP: \$540,000)
- MLS #20575145** 7603 Kaywood Drive, Dallas, Texas 75209 (CP: \$559,000)
- MLS #20480498** 6920 Victoria Avenue, Dallas, Texas 75209 (LP: \$495,000)

**AS-IS VALUE (LAND): \$490,000**

**COST APPROACH TO VALUE (not required by Fannie Mae)**

Provide adequate information for the lender/client to replicate the below cost figures and calculations.

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) The estimated land value was obtained by analyzing actual comparable land sales in the subject market area as well as utilizing both the allocation method and the extraction method.

ESTIMATED	<input type="checkbox"/> REPRODUCTION OR	<input checked="" type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE .....	=\$	490,000				
Source of cost data	Cost Handbook & Local Builders		DWELLING	4,252 Sq.Ft. @ \$ 198.00 .....	=\$ 841,896				
Quality rating from cost service	Good	Effective date of cost data	0 Sq.Ft. @ \$ .....	=\$					
Comments on Cost Approach (gross building area calculations, depreciation, etc.) .....									
The subject property will be in new condition. This appraisal is based on the "subject-to-completion" of the subject property. Functional obsolescence is not present. External obsolescence is not present.			Garage/Carport	806 Sq.Ft. @ \$ 50.00 .....	=\$ 40,300				
			Total Estimate of Cost-New .....		=\$ 882,196				
			Less	Physical	Functional	External			= \$( )
			Depreciation .....		=\$ ( )				
			Depreciated Cost of Improvements .....		=\$ 882,196				
			"As-is" Value of Site Improvements .....		=\$ 30,000				
Estimated Remaining Economic Life (HUD and VA only)			60 Years	<b>INDICATED VALUE BY COST APPROACH</b> .....		<b>=\$ 1,402,196</b>			

**PROJECT INFORMATION FOR PUDs (if applicable)**

Is the developer/builder in control of the Homeowners' Association (HOA)?  Yes  No Unit type(s)  Detached  Attached

Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.

Legal Name of Project

Total number of phases Total number of units Total number of units sold

Total number of units rented Total number of units for sale Data source(s)

Was the project created by the conversion of existing building(s) into a PUD?  Yes  No If Yes, date of conversion.

Does the project contain any multi-dwelling units?  Yes  No Data Source

Are the units, common elements, and recreation facilities complete?  Yes  No If No, describe the status of completion.

Are the common elements leased to or by the Homeowners' Association?  Yes  No If Yes, describe the rental terms and options.

Describe common elements and recreational facilities.

ADDITIONAL COMMENTS

COST APPROACH

PUD INFORMATION

# Small Residential Income Property Appraisal Report

File # 63710245714

This report form is designed to report an appraisal of a two- to four-unit property, including a two- to four-unit property in a planned unit development (PUD). A two- to four-unit property located in either a condominium or cooperative project requires the appraiser to inspect the project and complete the project information section of the Individual Condominium Unit Appraisal Report or the Individual Cooperative Interest Appraisal Report and attach it as an addendum to this report.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

**SCOPE OF WORK:** The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

**INTENDED USE:** The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

**INTENDED USER:** The intended user of this appraisal report is the lender/client.

**DEFINITION OF MARKET VALUE:** The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions\* granted by anyone associated with the sale.

\*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

**STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS:** The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements, including each of the units. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

# Small Residential Income Property Appraisal Report

File # 63710245714

**APPRAISER'S CERTIFICATION:** The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the interior and exterior areas of the subject property, including all units. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison and income approaches to value. I have adequate market data to develop reliable sales comparison and income approaches to value for this appraisal assignment. I further certify that I considered the cost approach to value but did not develop it, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

# Small Residential Income Property Appraisal Report

File # 63710245714

21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

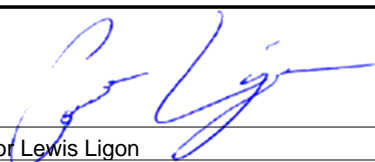
24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

**SUPERVISORY APPRAISER'S CERTIFICATION:** The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

**APPRAISER**

Signature   
 Name Connor Lewis Ligon  
 Company Name Dallas Valuations LLC  
 Company Address PO Box 830293, Richardson, TX 75083  
 Telephone Number 469-500-4484  
 Email Address cligon@dallasvaluations.com  
 Date of Signature and Report 10/31/2024  
 Effective Date of Appraisal 10/31/2024  
 State Certification # TX-1381050  
 or State License # \_\_\_\_\_  
 or Other (describe) \_\_\_\_\_ State # \_\_\_\_\_  
 State TX  
 Expiration Date of Certification or License 11/30/2024

**SUPERVISORY APPRAISER (ONLY IF REQUIRED)**

Signature \_\_\_\_\_  
 Name \_\_\_\_\_  
 Company Name \_\_\_\_\_  
 Company Address \_\_\_\_\_  
 Telephone Number \_\_\_\_\_  
 Email Address \_\_\_\_\_  
 Date of Signature \_\_\_\_\_  
 State Certification # \_\_\_\_\_  
 or State License # \_\_\_\_\_  
 State \_\_\_\_\_  
 Expiration Date of Certification or License \_\_\_\_\_

**ADDRESS OF PROPERTY APPRAISED**

6529 Victoria Ave  
Dallas, TX 75209

APPRAISED VALUE OF SUBJECT PROPERTY \$ 1,400,000

**LENDER/CLIENT**

Name No AMC  
 Company Name Danny Le  
 Company Address 6529 Victoria Ave, Dallas, TX 75209  
 Email Address Not Provided

**SUBJECT PROPERTY**

- Did not inspect subject property  
 Did inspect exterior of subject property from street  
 Date of Inspection \_\_\_\_\_  
 Did inspect interior and exterior of subject property  
 Date of Inspection \_\_\_\_\_

**COMPARABLE SALES**

- Did not inspect exterior of comparable sales from street  
 Did inspect exterior of comparable sales from street  
 Date of Inspection \_\_\_\_\_

# Small Residential Income Property Appraisal Report

File # 63710245714

FEATURE	SUBJECT	COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6		
Address 6529 Victoria Ave Dallas, TX 75209		5316 E Side Ave Dallas, TX 75214			4601 Hopkins Ave Dallas, TX 75209					
Proximity to Subject		5.17 miles E			0.71 miles N					
Sale Price		\$ 1,200,000			\$ 1,790,000			\$		
Sale Price/Gross Bldg. Area		\$ 300.00 sq.ft.			\$ 321.94 sq.ft.			\$ sq.ft.		
Gross Monthly Rent		\$ 9,600			\$			\$		
Gross Rent Multiplier		125.00								
Price per Unit		\$ 600,000			\$ 895,000			\$		
Price per Room		\$ 85,714			\$ 111,875			\$		
Price per Bedroom		\$ 200,000			\$ 298,333			\$		
Rent Control		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			<input type="checkbox"/> Yes <input type="checkbox"/> No		
Data Source(s)		MLS/Tax Rolls;DOM 147			MLS/Tax Rolls;DOM 137					
Verification Source(s)		MetroTex MLS #20172402			MetroTex MLS #20575690					
VALUE ADJUSTMENTS		DESCRIPTION			DESCRIPTION			DESCRIPTION		
Sale or Financing Concessions		Conventional \$0			Listing 0					
Date of Sale/Time		s03/23;c02/23			Active					
Location		Dallas/Neutral			Dallas/Neutral					
Leasehold/Fee Simple		Fee Simple			Fee Simple					
Site		6,250 sf			7,449 sf -12,400			7,449 sf -12,000		
View		N;Res;			N;Res;					
Design (Style)		DT2;Modern			DT2;Traditional 0			DT2;Traditional 0		
Quality of Construction		Q3			Q4 +240,000			Q3		
Actual Age		0			0					
Condition		C1			C1					
Gross Building Area		4,252			4,000 +31,500			5,560 -163,500		
Unit Breakdown		Total	Bdrms	Baths	Total	Bdrms	Baths	Total	Bdrms	Baths
Unit # 1		7	3	2.1	7	3	2.1	8	3	2.1
Unit # 2		7	3	2.1	7	3	2.1	8	3	2.1
Unit # 3										
Unit # 4										
Basement Description		0			0			0		
Basement Finished Rooms		N/A			N/A			N/A		
Functional Utility		Good			Good			Good		
Heating/Cooling		Central HVAC			Central HVAC			Central HVAC		
Energy Efficient Items		Good			Good			Good		
Parking On/Off Site		4gbi4dw			4gbi4dw			4gbi4dw		
Porch/Patio/Deck		Patios			Patios			Cov.Patios -20,000		
Other Improvements		None			None			None		
Other Improvements		None			None			None		
Other Improvements		Good Kitchens			Good Kitchens			Good Kitchens		
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -			\$ 259,100			<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -195,500		
Adjusted Sale Price of Comparables		Net Adj. 21.6 %			Net Adj. 10.9 %			Net Adj. %		
		Gross Adj. 23.7 %			Gross Adj. 10.9 %			Gross Adj. %		
Adjusted Price Per Unit (Adj. SP Comp / # of Comp Units)		\$ 729,550			\$ 797,250			\$		
Adjusted Price Per Room (Adj. SP Comp / # of Comp Rooms)		\$ 104,221			\$ 99,656			\$		
Adjusted Price Per Bedrm (Adj. SP Comp / # of Comp Bedrooms)		\$ 243,183			\$ 265,750			\$		
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).										
ITEM	SUBJECT	COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6		
Date of Prior Sale/Transfer		06/04/2024								
Price of Prior Sale/Transfer		\$412,000								
Data Source(s)		MLS #20543796			MetroTex MLS & Tax Rolls			MetroTex MLS & Tax Rolls		
Effective Date of Data Source(s)		10/31/2024			10/31/2024			10/31/2024		
Analysis of prior sale or transfer history of the subject property and comparable sales There was a prior transfer of the subject property on 06/04/2024 for \$412,000 per MLS #20543796. Per MetroTex MLS and the tax rolls, none of the comparable sales had a prior sale within the past year as detailed above.										
Analysis/Comments										



# Market Conditions Addendum to the Appraisal Report

File No. 63710245714

The purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009.

Property Address **6529 Victoria Ave** City **Dallas** State **TX** ZIP Code **75209**

Borrower **Danny Le**

**Instructions:** The appraiser must use the information required on this form as the basis for his/her conclusions, and must provide support for those conclusions, regarding housing trends and overall market conditions as reported in the Neighborhood section of the appraisal report form. The appraiser must fill in all the information to the extent it is available and reliable and must provide analysis as indicated below. If any required data is unavailable or is considered unreliable, the appraiser must provide an explanation. It is recognized that not all data sources will be able to provide data for the shaded areas below; if it is available, however, the appraiser must include the data in the analysis. If data sources provide the required information as an average instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc.

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	9	3	4	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	1.50	1.00	1.33	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Comparable Active Listings	4	7	14	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	2.67	7.00	10.50	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Median Comparable Sale Price	\$875,000	\$1,030,000	\$950,000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	69	70	2	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Comparable List Price	\$1,049,000	\$925,000	\$949,950	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	162	122	79	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale Price as % of List Price	89.74%	90.35%	100.00%	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.). **Seller concessions are found in the subject market area and when they do occur, they are usually less than 3% of the total sales price. Of the comparable sales utilized in this report, one of the sales had seller contributions or "seller points" and it was less than 3% of the total sales price.**

Are foreclosure sales (REO sales) a factor in the market?  Yes  No If yes, explain (including the trends in listings and sales of foreclosed properties).

Cite data sources for above information. **Local MLS system (MetroTex).**

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions.

**The subject market area is stable for homes in Dallas, Texas, and the overall supply for homes in this neighborhood appear to be in line with demand, which results in stable prices. The fluctuation in absorption rates shown over the last 12 months represent a seasonal variation as opposed to a market variation. Therefore, the reported fluctuation in comparable sale prices and list prices are also considered to be a seasonal variation and the subject market area is considered to be stable at this time.**

**If the subject is a unit in a condominium or cooperative project, complete the following:**

**Project Name:**

Subject Project Data	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Active Comparable Listings				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Unit Supply (Total Listings/Ab.Rate)				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Are foreclosure sales (REO sales) a factor in the project?  Yes  No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.

Summarize the above trends and address the impact on the subject unit and project.

Signature 	Signature
Appraiser Name <b>Connor Lewis Ligon</b>	Supervisory Appraiser Name
Company Name <b>Dallas Valuations LLC</b>	Company Name
Company Address <b>PO Box 830293, Richardson, TX 75083</b>	Company Address
State License/Certification # <b>TX-1381050</b> State <b>TX</b>	State License/Certification # State
Email Address <b>cligon@dallasvaluations.com</b>	Email Address

MARKET RESEARCH & ANALYSIS

CONDO/CO-OP PROJECTS

APPRAISER

Borrower	Danny Le	File No. 63710245714		
Property Address	6529 Victoria Ave			
City	Dallas	County	Dallas	State TX Zip Code 75209
Lender/Client	Danny Le			

**APPRAISAL AND REPORT IDENTIFICATION**

This Report is one of the following types:

- Appraisal Report (A written report prepared under Standards Rule 2-2(a), pursuant to the Scope of Work, as disclosed elsewhere in this report.)
- Restricted Appraisal Report (A written report prepared under Standards Rule 2-2(b), pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use by the specified client or intended user.)

**Comments on Standards Rule 2-3**

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

**Reasonable Exposure Time**

(USPAP defines Exposure Time as the estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.)

My Opinion of Reasonable Exposure Time for the subject property at the market value stated in this report is: 0-3 months.

**Comments on Appraisal and Report Identification**

Note any USPAP-related issues requiring disclosure and any state mandated requirements:

**INTENDED USER:**

The intended user of this report is Danny Le and/or their assigns.

**APPRAISER INDEPENDENCE:**

The appraiser certifies that he has completed this assignment with no influence on value (written or verbal) from any party connected with this assignment.

**FIRREA STATEMENT:**

To the best of our knowledge, this appraisal report conforms to the Uniform Standards of Professional Appraisal Practice ("USPAP") adopted by the Appraisal Standards Board of the Appraisal Foundation, as well as the requirements of Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 ("FIRREA"), and the Federal Register 12CFR Part 34 (Docket #90-16).

**APPRAISER:**

Signature:   
 Name: Connor Lewis Ligon

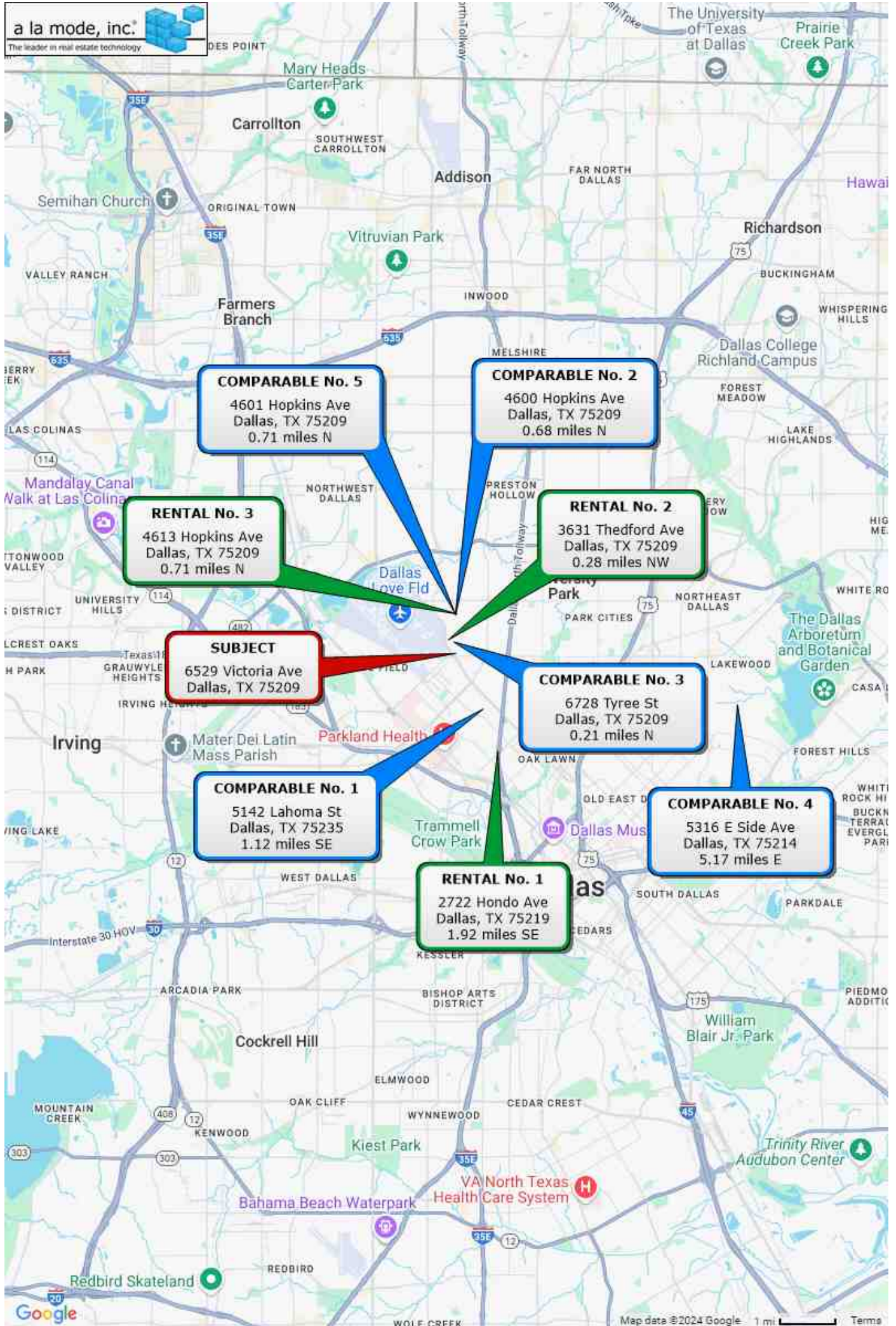
State Certification #: TX-1381050  
 or State License #: \_\_\_\_\_  
 State: TX Expiration Date of Certification or License: 11/30/2024  
 Date of Signature and Report: 10/31/2024  
 Effective Date of Appraisal: 10/31/2024  
 Inspection of Subject:  None  Interior and Exterior  Exterior-Only  
 Date of Inspection (if applicable): 10/31/2024

**SUPERVISORY or CO-APPRAISER (if applicable):**

Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 State Certification #: \_\_\_\_\_  
 or State License #: \_\_\_\_\_  
 State: \_\_\_\_\_ Expiration Date of Certification or License: \_\_\_\_\_  
 Date of Signature: \_\_\_\_\_  
 Inspection of Subject:  None  Interior and Exterior  Exterior-Only  
 Date of Inspection (if applicable): \_\_\_\_\_

## Location Map

Borrower	Danny Le			
Property Address	6529 Victoria Ave			
City	Dallas	County Dallas	State TX	Zip Code 75209
Lender/Client	Danny Le			



## Subject Photo Page

Borrower	Danny Le						
Property Address	6529 Victoria Ave						
City	Dallas	County	Dallas	State	TX	Zip Code	75209
Lender/Client	Danny Le						



### Subject Front

6529 Victoria Ave  
Sales Price  
Gross Living Area 3,825  
Total Rooms 14  
Total Bedrooms 6  
Total Bathrooms 4.2  
Location Dallas/Neutral  
View N;Res;  
Site 6,250 sf  
Quality Q3  
Age 0



### Subject Front / Side



### Subject Street

## Comparable Sale Photo Page

Borrower	Danny Le						
Property Address	6529 Victoria Ave						
City	Dallas	County	Dallas	State	TX	Zip Code	75209
Lender/Client	Danny Le						



### Comparable 1

5142 Lahoma St  
Sales Price: 1,500,000  
GBA: 4,622  
Age: 0



### Comparable 2

4600 Hopkins Ave  
Sales Price: 1,790,000  
GBA: 5,588  
Age: 0



### Comparable 3

6728 Tyree St  
Sales Price: 1,850,000  
GBA: 4,688  
Age: 0

## Comparable Photo Page

Borrower	Danny Le						
Property Address	6529 Victoria Ave						
City	Dallas	County	Dallas	State	TX	Zip Code	75209
Lender/Client	Danny Le						



### Comparable 4

5316 E Side Ave  
Sales Price 1,200,000  
G.B.A. 4,000  
Age/Yr. Blt. 0



### Comparable 5

4601 Hopkins Ave  
1,790,000  
5,560  
0

## Rental Photo Page

Borrower	Danny Le						
Property Address	6529 Victoria Ave						
City	Dallas	County	Dallas	State	TX	Zip Code	75209
Lender/Client	Danny Le						



### Rental 1

2722 Hondo Ave  
Proximity to Subj. 1.92 miles SE  
GBA 3,810  
Age/Year Built 0



### Rental 2

3631 Thedford Ave  
Proximity to Subj. 0.28 miles NW  
GBA 4,688  
Age/Year Built 0



### Rental 3

4613 Hopkins Ave  
Proximity to Subj. 0.71 miles N  
GBA 5,578  
Age/Year Built 0

## Scope of Work

Borrower	Danny Le				
Property Address	6529 Victoria Ave				
City	Dallas	County	Dallas	State	TX
Lender/Client	Danny Le				
				Zip Code	75209

### CONSTRUCTION BUDGET

Appliances	\$	24,000
Bathrooms (Tile)	\$	35,000
Bathrooms (Faucets/Fixtures)	\$	20,000
Cabinets - All	\$	30,000
Cleaning/Trash	\$	8,000
Baseboards, Casing, Closets	\$	16,000
Countertops	\$	25,000
Demo	\$	-
Concrete - Driveway/Flatwork/Patios	\$	40,000
Door & Cabinet Hardware	\$	5,000
Electrical	\$	35,000
Electrical - Low Voltage	\$	-
Fireplace	\$	-
Stairs	\$	25,000
Flooring	\$	23,500
Foundation	\$	70,000
Framing Labor	\$	30,000
Door - Front Door	\$	6,000
Door - Garage Door	\$	6,000
Door - Patio Door	\$	6,000
HVAC	\$	25,000
Insulation	\$	15,000
Kitchen - Backsplash	\$	-
Landscaping & Fence	\$	30,000
Lumber	\$	70,000
Lighting / Fixtures / Mirrors / Fans	\$	6,000
Paint - Interior & Exterior	\$	30,000
Permits & Inspections	\$	5,000
Architect & Engineering	\$	-
Plumbing	\$	25,000
Roof (Labor + Materials)	\$	31,300
Sheetrock	\$	40,000
Siding Materials	\$	15,000
Stucco/Masonry	\$	40,000
Doors - Interior Doors	\$	10,000
Trim/Casing/Baseboards	\$	11,200
Utilities	\$	2,000
Windows	\$	15,000
<b>TOTAL</b>	<b>\$</b>	<b>775,000</b>



# Plans

Borrower	Danny Le		
Property Address	6529 Victoria Ave		
City	Dallas	County	Dallas
Lender/Client	Danny Le	State	TX
		Zip Code	75209

ALL CONSTRUCTION SHALL CONFORM TO THE 2018 IRC DALLAS ONE- AND TWO-FAMILY DWELLING CODE

SUBJECT TO FIELD INSPECTOR'S APPROVAL

City of Dallas  
**APPROVED**  
Building Inspection  
03/07/23

**OWNER:**  
**THE TRUTH ENTERPRISES LLC**

**PROJECT:**  
**PROPOSED 3-STORY DUPLEX  
NEW CONSTRUCTION  
6529 VICTORIA AVENUE  
DALLAS, TEXAS 75209**

Project Consulting & Construction  
8001 E. 14th Street  
Ft. Worth, TX 76116  
TEL: (214) 359-3842

REVISIONS		
NO.	DESCRIPTION	DATE
1		

ADDRESS  
6529 VICTORIA AVENUE  
DALLAS, TEXAS 75209

DATE  
03/07/2023

DRAWN BY  
MACM / JARC

CHECKED BY

DESCRIPTION  
NEW CONSTRUCTION

SCALE  
NTS

SHEET TITLE  
COVER SHEET

SHEET #  
**GO.01**

**ELEVATION INDEX**

Sheet Number	Sheet Name
<b>General</b>	
GS.01	Cover Sheet & General Information
<b>Civil</b>	
CT.01	Site Plan
<b>Structural</b>	
S1.01	Foundation Plan
S1.02	Foundation Notes
S1.03	First floor Ceiling-Joist Plan
S1.04	Second floor Ceiling-Joist Plan
S1.05	Third floor Ceiling-Joist Plan
S1.06	Roof Plan
S1.07	Roof Framing Plan
S1.08	Typical wall section
S1.09	Framing Details
S1.10	Truss Girder Details
S1.11	Section on Opening Details
<b>Architectural</b>	
A1.01	First floor plan
A1.02	Second floor plan
A1.03	Third floor plan
A1.04	Door & Window Schedule
A1.05	Door & Window Schedule
A1.06	Door & Window Schedule
A1.07	Elevations
A1.08	Elevations
<b>Plumbing</b>	
P1.01	First floor plumbing plan
P1.02	Second floor plumbing plan
P1.03	Third floor plumbing plan
P1.04	Plumbing Notes and details

**Electrical**

E1.01	First Floor Electrical Plan
E1.02	Second Floor Electrical Plan
E1.03	Third Floor Electrical Plan
E1.04	Electrical Notes

**LOT USAGE**

LOT USAGE	
FIRST FLOOR	810 S.F.
SECOND FLOOR	1210 S.F.
THIRD FLOOR	200 S.F.
TOTAL LIVING SPACE UNIT 1	2000 S.F.
TERRACE 1 UNIT	400 S.F.
GARAGE 1 UNIT	400 S.F.
TOTAL AREA UNDER ROOF DUPLEX	1410 S.F.
TOTAL AREA FOUNDATION	2800 S.F.
LOT SIZE	4200 S.F.
% OF LOT	33.6%

**BUILDING AREA**

BUILDING AREA	1410 S.F.
FIRST FLOOR	810 S.F.
SECOND FLOOR	240 S.F.
THIRD FLOOR	400 S.F.

**UNIT SQ. FT.**

UNITS	1ST FLOOR	2ND FLOOR	3RD FLOOR	GARAGE	TOTAL
UNIT 1	810 S.F.	1210 S.F.	200 S.F.	400 S.F.	2720 S.F.
UNIT 2	810 S.F.	1210 S.F.	200 S.F.	400 S.F.	2720 S.F.
TOTAL					5440 S.F.

**VICINITY MAP**  
SCALE: 1/8"=100'-0"

**PROJECT INFORMATION**

**ZONING** PD-07

**LEGAL DESCRIPTION** Webster & Woods North Park, BLK P12666/11.18

**CONSTRUCTION TYPE** TYPE V-B

**HOUSE DESCRIPTION** 3-STORY NEW CONSTRUCTION

**GOVERNING CODES**

ELECTRICAL CODE: THE CITY OF DALLAS HAS ADOPTED THE 2020 NATIONAL ELECTRICAL CODE EFFECTIVE JUNE 13, 2022

2017 NATIONAL ELECTRICAL CODE ADOPTION AND AMENDMENT PDF FILE

2020 NATIONAL ELECTRICAL CODE ADOPTION AND AMENDMENT PDF FILE

BUILDING CODE: 2015 INTERNATIONAL BUILDING CODE WITH LOCAL AMENDMENTS

2018 INTERNATIONAL RESIDENTIAL CODE

2015 GREEN ENERGY CODE COMPLIANCE OUTLINE

DALLAS ADMINISTRATIVE BUILDING CODE

OCCUPANCY: CONSTRUCTION TYPE V-B

FIRE SPRINKLERS: NOT REQUIRED

## Floor Plan (1st Floor)

Borrower	Danny Le		
Property Address	6529 Victoria Ave		
City	Dallas	County	Dallas
		State	TX
		Zip Code	75209
Lender/Client	Danny Le		

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2015 IRC.

**SUBJECT TO FIELD INSPECTOR'S APPROVAL**

ALL SLEEPING ROOM EGRESS WINDOWS ARE TO MEET THE REQUIREMENTS OF SECTION R310 AND WILL BE FIELD VERIFIED

**SMOKE DETECTORS REQUIRED INSIDE & IMMEDIATELY OUTSIDE ALL BEDROOMS & AT ALL LEVELS OF THE DWELLING  
CARBON MONOXIDE DETECTORS REQUIRED IMMEDIATELY OUTSIDE ALL BEDROOMS  
R314 & R315 - 2015 IRC**

**FIRE PROTECTION REQUIREMENTS OF SECTIONS R302.3 ARE TO BE MET**

Project Consulting & Construction  
 6529 Victoria Ave, Dallas, TX 75209  
 TEL: (214) 289-3562

REVISIONS		
NO.	DESCRIPTION	DATE
1		

ADDRESS:  
**6529 VICTORIA AVENUE  
 DALLAS, TEXAS 75209**

DATE:  
**03/07/2023**

DRAWN BY:  
**MACM / JARC**

CHECKED BY:

DESCRIPTION:  
**ADDITION**

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

SHEET TITLE:  
**PROPOSED FLOOR PLAN**

SHEET #:  
**A1.01**

1

A1

PROPOSED FIRST FLOOR PLAN  
 SCALE: 1/8" = 1'-0"

## Floor Plan (2nd Floor)

Borrower	Danny Le		
Property Address	6529 Victoria Ave		
City	Dallas	County Dallas	State TX Zip Code 75209
Lender/Client	Danny Le		

SMOKE DETECTORS REQUIRED INSIDE & IMMEDIATELY OUTSIDE ALL BEDROOMS & AT ALL LEVELS OF THE DWELLING  
CARBON MONOXIDE DETECTORS REQUIRED IMMEDIATELY OUTSIDE ALL BEDROOMS  
R314 & R315 - 2015 IRC

SUBJECT TO FIELD INSPECTOR'S APPROVAL

ALL SLEEPING ROOM EGRESS WINDOWS ARE TO MEET THE REQUIREMENTS OF SECTION R310 AND WILL BE FIELD VERIFIED

FIRE PROTECTION REQUIREMENTS OF SECTIONS R302.3 ARE TO BE MET

NORTH

1  
A2

SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"

City of Dallas  
**APPROVED**  
Building Inspection  
092723

Project Consulting & Construction  
Dallas, TX 75219  
TEL: (214) 399-2562

NO.	DESCRIPTION	DATE
△		

ADDRESS  
6529 VICTORIA AVENUE  
DALLAS, TEXAS 75209

DATE  
03/07/2023

DRAWN BY  
MACM / JARC

CHECKED BY

DESCRIPTION NEW  
CONSTRUCTION

SCALE  
1/8" = 1'-0"

SHEET TITLE  
FLOOR PLAN

SHEET#  
**A1.02**

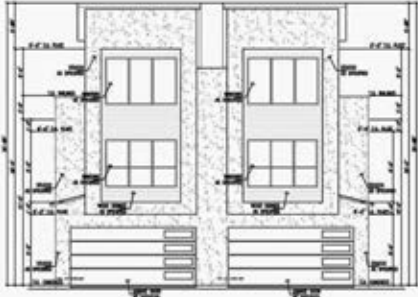
# Elevations

Borrower	Danny Le			
Property Address	6529 Victoria Ave			
City	Dallas	County	Dallas	State TX Zip Code 75209
Lender/Client	Danny Le			

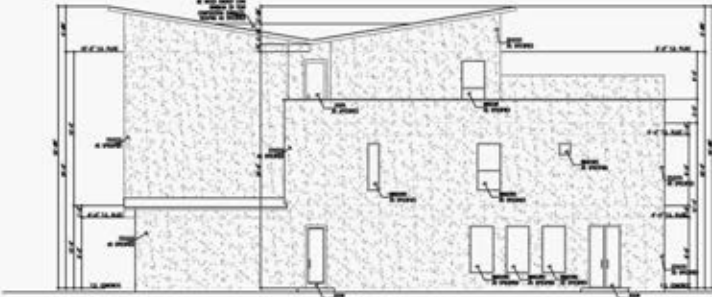
ALL DIMENSIONS IN FEET, UNLESS NOTED OTHERWISE.  
SEE PLAN FOR DIMENSIONS AND NOTES.  
THIS PLAN IS FOR PERMITS ONLY.

SUBJECT TO FIELD INSPECTOR'S APPROVAL


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



1 FRONT ELEVATION  
SCALE: 3/32" = 1'-0"



2 RIGHT SIDE ELEVATION  
SCALE: 3/32" = 1'-0"



City of Dallas  
**APPROVED**  
Building Inspection  
03/07/23

Project Consultants & Construction  
10000 W. 121st  
Dallas, TX 75244  
TEL: (214) 399-3842

REVISIONS		
NO.	DESCRIPTION	DATE
1		

ADDRESS  
6529 VICTORIA AVENUE  
DALLAS, TEXAS 75209

DATE  
03/07/2023

DRAWN BY  
MACM / JARC

CHECKED BY

DESCRIPTION  
NEW CONSTRUCTION

SCALE  
3/32" = 1'-0"

SHEET TITLE  
ELEVATION

SHEET  
**A1.07**

# Elevations

Borrower	Danny Le		
Property Address	6529 Victoria Ave		
City	Dallas	County Dallas	State TX Zip Code 75209
Lender/Client	Danny Le		

ALL CONSTRUCTION SHALL COMPLY WITH THE 2014 IRC AND ALL APPLICABLE REGULATORY CODES AND ORDINANCES.

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

SUBJECT TO FIELD INSPECTOR'S APPROVAL

MAX HEIGHT NOT TO EXCEED 36'

**3 REAR ELEVATION**  
AS SCALE: 3/32" = 1'-0"

**4 LEFT SIDE ELEVATION**  
AS SCALE: 3/32" = 1'-0"

City of Dallas  
**APPROVED**  
Building Inspection  
03/07/23

Project Consulting & Construction  
10000 N. 121st St.  
Dallas, TX 75243  
TEL: (214) 399-3842

NO.	REVISION	DATE
1	△	

ADDRESS  
6529 VICTORIA AVENUE  
DALLAS, TEXAS 75209

DATE  
03/07/2023

DRAWN BY  
MACM / JARC

CHECKED BY

DESCRIPTION  
NEW CONSTRUCTION

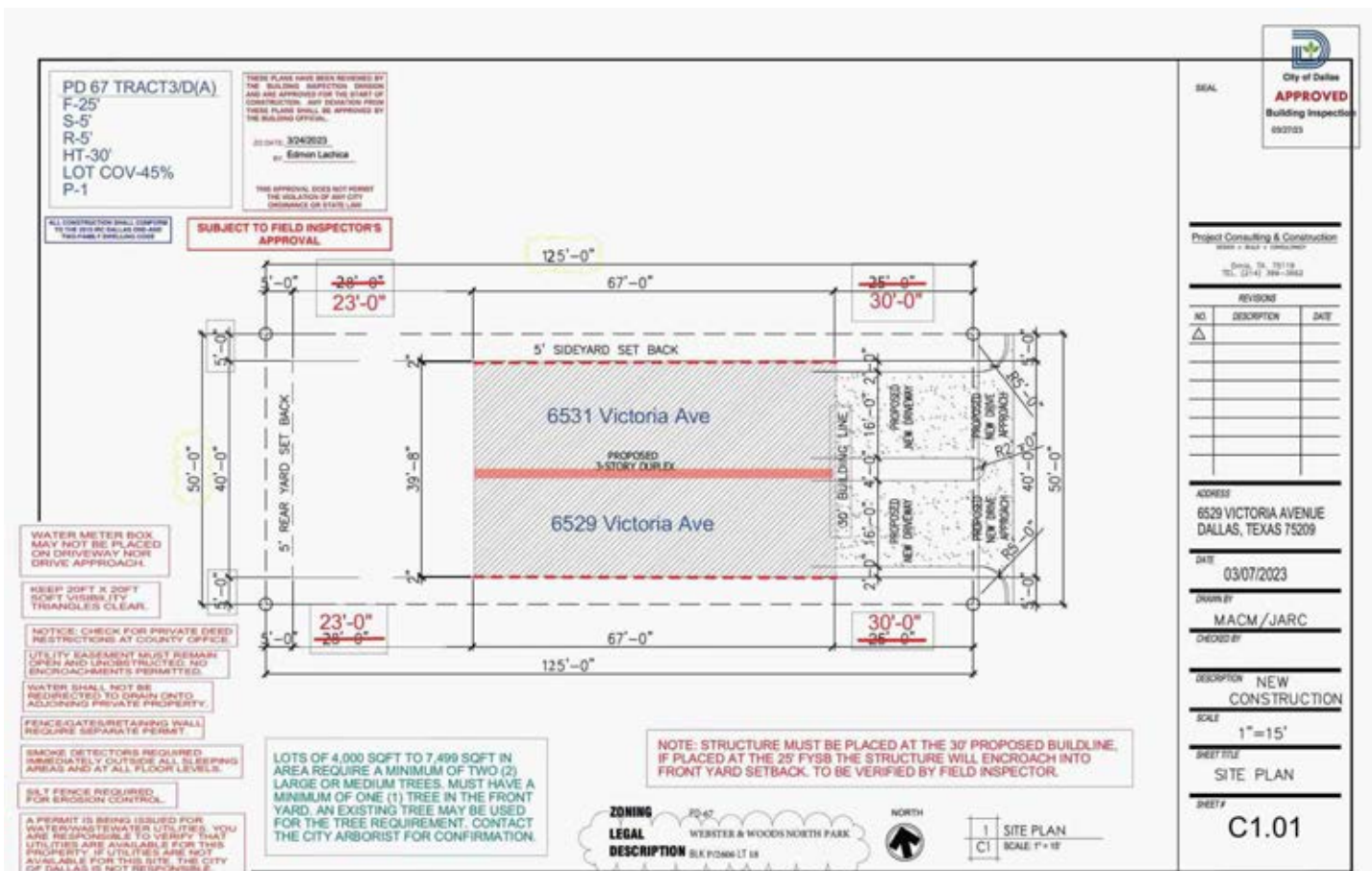
SCALE  
3/32" = 1'-0"

SHEET TITLE  
ELEVATION

SHEET  
A1.08

# Site Plan

Borrower	Danny Le		
Property Address	6529 Victoria Ave		
City	Dallas	County Dallas	State TX Zip Code 75209
Lender/Client	Danny Le		



# Plat Map

Borrower	Danny Le		
Property Address	6529 Victoria Ave		
City	Dallas	County	Dallas
Lender/Client	Danny Le	State	TX
		Zip Code	75209



# Aerial Map

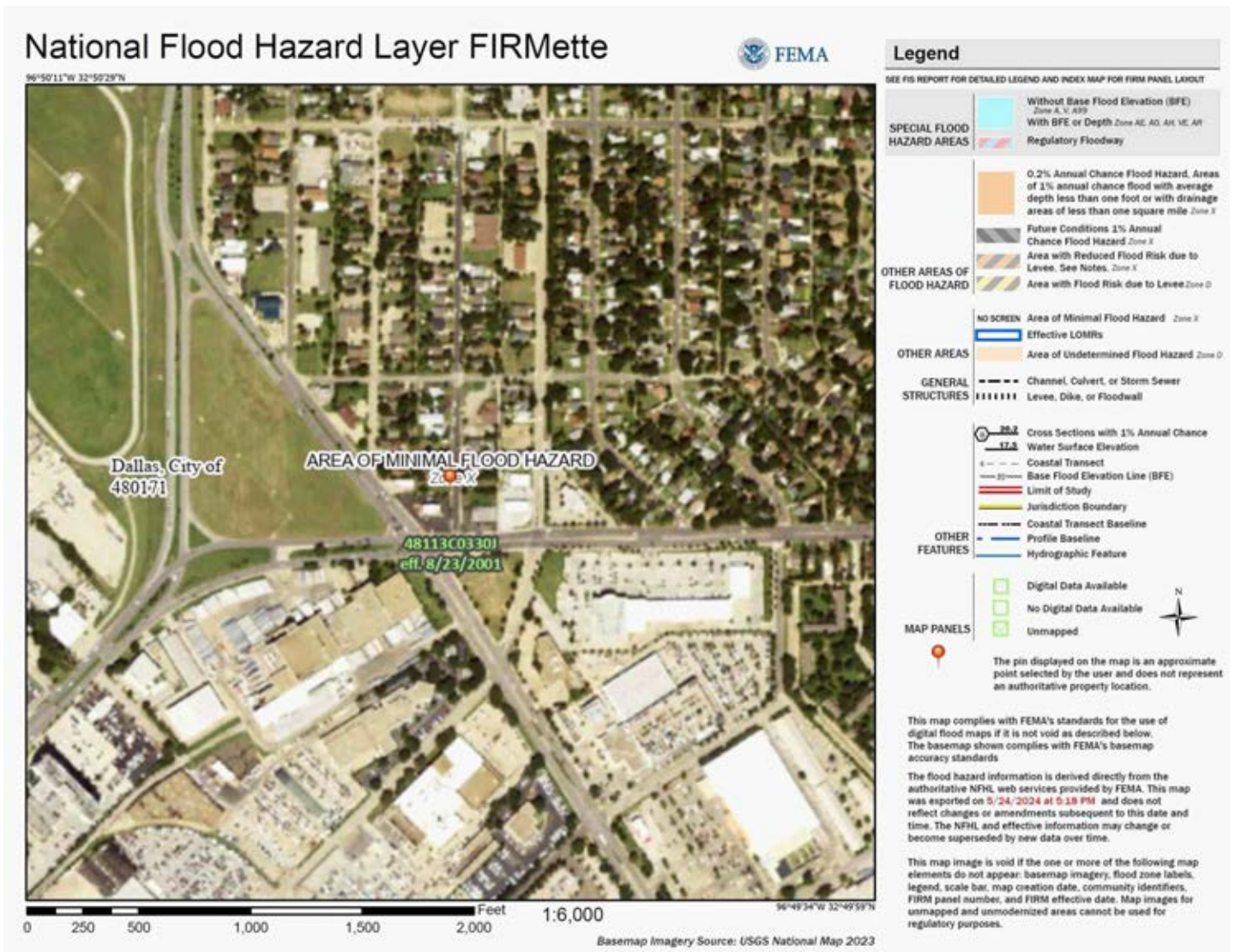
Borrower	Danny Le						
Property Address	6529 Victoria Ave						
City	Dallas	County	Dallas	State	TX	Zip Code	75209
Lender/Client	Danny Le						





# Flood Map

Borrower	Danny Le						
Property Address	6529 Victoria Ave						
City	Dallas	County	Dallas	State	TX	Zip Code	75209
Lender/Client	Danny Le						



## Certification

Borrower	Danny Le						
Property Address	6529 Victoria Ave						
City	Dallas	County	Dallas	State	TX	Zip Code	75209
Lender/Client	Danny Le						



### Certified General Real Estate Appraiser

**Appraiser: Connor Lewis Ligon**  
**License #: TX 1381050 G**

**License Expires: 11/30/2024**

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Occupations Code, Chapter 1103, authorization is granted to use this title:  
Certified General Real Estate Appraiser

  
**Chelsea Buchholtz**  
Commissioner

For additional information or to file a complaint please contact TALCB at [www.talcb.texas.gov](http://www.talcb.texas.gov).

## E&O Insurance

Borrower	Danny Le						
Property Address	6529 Victoria Ave						
City	Dallas	County	Dallas	State	TX	Zip Code	75209
Lender/Client	Danny Le						

**Accelerant National Insurance Company**  
(A Stock Company)  
400 Northridge Road, Suite 800  
Sandy Springs, GA 30350

### REAL ESTATE APPRAISERS ERRORS AND OMISSIONS INSURANCE POLICY DECLARATIONS

**NOTICE: THIS IS A "CLAIMS MADE AND REPORTED" POLICY. THIS POLICY REQUIRES THAT A CLAIM BE MADE AGAINST THE INSURED DURING THE POLICY PERIOD AND REPORTED TO THE INSURER, IN WRITING, DURING THE POLICY PERIOD OR EXTENDED REPORTING PERIOD.**

**PLEASE READ YOUR POLICY CAREFULLY.**

**Policy Number: NAX40PL106565-00**

**Renewal of: New**

**1. Named Insured: Connor Ligon**

**2. Address: 740 East Campbell Road Suite 200  
Richardson, TX 75081**

**3. Policy Period: From: November 25, 2023 To: November 25, 2024**  
12:01 A.M. Standard Time at the address of the Named Insured as stated in item 2. Above.

<b>4. Limit of Liability:</b>	<b>Each Claim</b>	<b>Policy Aggregate</b>
<b>Damages Limit of Liability</b>	<b>4A. \$ 1,000,000</b>	<b>4C. \$ 1,000,000</b>
<b>Claim Expenses Limit of Liability</b>	<b>4B. \$ 1,000,000</b>	<b>4D. \$ 1,000,000</b>

<b>5. Deductible (Inclusive of Claims Expenses):</b>	<b>Each Claim</b>	<b>Aggregate</b>
	<b>5A. \$500</b>	<b>5B. \$1,000</b>

**6. Policy Premium: \$ 823**

**7. Retroactive Date: November 25, 2020**

**8. Notice to Company:** Notice of a **Claim** or Potential **Claim** should be sent to:  
OREP Insurance Services: [info@orep.org](mailto:info@orep.org)  
6353 El Cajon Blvd, Suite 124-605  
San Diego, CA 92115

**9. Program Administrator:** OREP Insurance Services, LLC – [appraisers@orep.org](mailto:appraisers@orep.org)

**10. Forms and Endorsements Attached at Policy Inception:** See Schedule of Forms

If required by state law, this policy will be countersigned by an authorized representative of the Company.

Date: November 22, 2023

By:



Authorized Representative

## UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

### Condition Ratings and Definitions

#### C1

The improvements have been recently constructed and have not been previously occupied. The entire structure and all components are new and the dwelling features no physical depreciation.

Note: Newly constructed improvements that feature recycled or previously used materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100 percent new foundation and the recycled materials and the recycled components have been rehabilitated/remanufactured into like-new condition. Improvements that have not been previously occupied are not considered "new" if they have any significant physical depreciation (that is, newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).

#### C2

The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category are either almost new or have been recently completely renovated and are similar in condition to new construction.

Note: The improvements represent a relatively new property that is well maintained with no deferred maintenance and little or no physical depreciation, or an older property that has been recently completely renovated.

#### C3

The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

Note: The improvement is in its first-cycle of replacing short-lived building components (appliances, floor coverings, HVAC, etc.) and is being well maintained. Its estimated effective age is less than its actual age. It also may reflect a property in which the majority of short-lived building components have been replaced but not to the level of a complete renovation.

#### C4

The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

Note: The estimated effective age may be close to or equal to its actual age. It reflects a property in which some of the short-lived building components have been replaced, and some short-lived building components are at or near the end of their physical life expectancy; however, they still function adequately. Most minor repairs have been addressed on an ongoing basis resulting in an adequately maintained property.

#### C5

The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

Note: Some significant repairs are needed to the improvements due to the lack of adequate maintenance. It reflects a property in which many of its short-lived building components are at the end of or have exceeded their physical life expectancy but remain functional.

#### C6

The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

Note: Substantial repairs are needed to the improvements due to the lack of adequate maintenance or property damage. It reflects a property with conditions severe enough to affect the safety, soundness, or structural integrity of the improvements.

### Quality Ratings and Definitions

#### Q1

Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

#### Q2

Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residence constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

# UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

## Quality Ratings and Definitions (continued)

### Q3

Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

### Q4

Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

### Q5

Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

### Q6

Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure

## Definitions of Not Updated, Updated, and Remodeled

### Not Updated

Little or no updating or modernization. This description includes, but is not limited to, new homes.

Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is 'Not Updated' may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical/functional deterioration.

### Updated

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.

An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

### Remodeled

Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/or expansion.

A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of) square footage). This would include a complete gutting and rebuild.

## Explanation of Bathroom Count

Three-quarter baths are counted as a full bath in all cases. Quarter baths (baths that feature only a toilet) are not included in the bathroom count. The number of full and half baths is reported by separating the two values using a period, where the full bath count is represented to the left of the period and the half bath count is represented to the right of the period.

### Example:

3.2 indicates three full baths and two half baths.

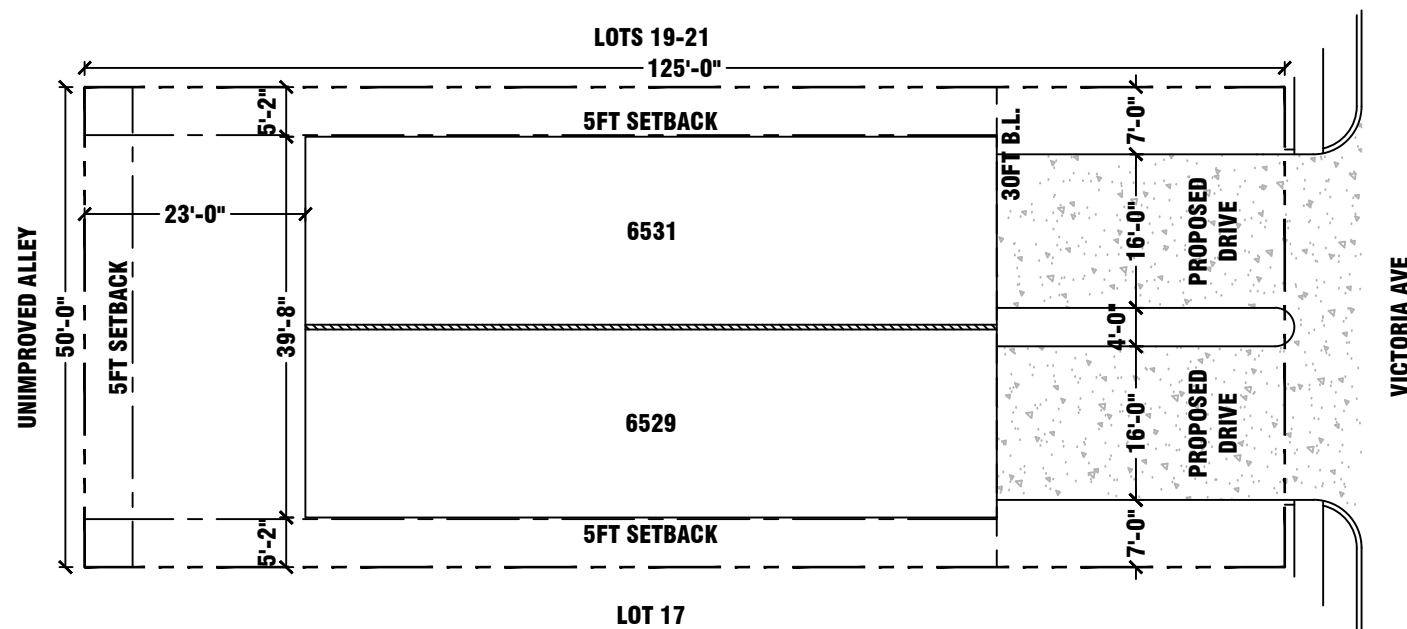
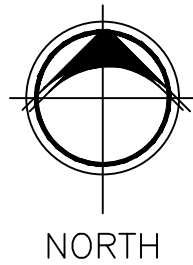
# UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

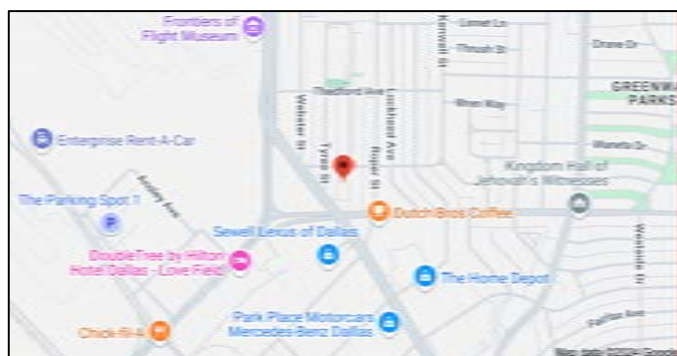
## Abbreviations Used in Data Standardization Text

Abbreviation	Full Name	Fields Where This Abbreviation May Appear
A	Adverse	Location & View
ac	Acres	Area, Site
AdjPrk	Adjacent to Park	Location
AdjPwr	Adjacent to Power Lines	Location
Armlth	Arms Length Sale	Sale or Financing Concessions
AT	Attached Structure	Design (Style)
B	Beneficial	Location & View
ba	Bathroom(s)	Basement & Finished Rooms Below Grade
br	Bedroom	Basement & Finished Rooms Below Grade
BsyRd	Busy Road	Location
c	Contracted Date	Date of Sale/Time
Cash	Cash	Sale or Financing Concessions
Comm	Commercial Influence	Location
Conv	Conventional	Sale or Financing Concessions
cp	Carport	Garage/Carport
CrtOrd	Court Ordered Sale	Sale or Financing Concessions
CtySky	City View Skyline View	View
CtyStr	City Street View	View
cv	Covered	Garage/Carport
DOM	Days On Market	Data Sources
DT	Detached Structure	Design (Style)
dw	Driveway	Garage/Carport
e	Expiration Date	Date of Sale/Time
Estate	Estate Sale	Sale or Financing Concessions
FHA	Federal Housing Authority	Sale or Financing Concessions
g	Garage	Garage/Carport
ga	Attached Garage	Garage/Carport
gbi	Built-in Garage	Garage/Carport
gd	Detached Garage	Garage/Carport
GlfCse	Golf Course	Location
Glfvw	Golf Course View	View
GR	Garden	Design (Style)
HR	High Rise	Design (Style)
in	Interior Only Stairs	Basement & Finished Rooms Below Grade
Ind	Industrial	Location & View
Listing	Listing	Sale or Financing Concessions
Lndfl	Landfill	Location
LtdSght	Limited Sight	View
MR	Mid-rise	Design (Style)
Mtn	Mountain View	View
N	Neutral	Location & View
NonArm	Non-Arms Length Sale	Sale or Financing Concessions
o	Other	Basement & Finished Rooms Below Grade
O	Other	Design (Style)
op	Open	Garage/Carport
Prk	Park View	View
Pstrl	Pastoral View	View
PwrLn	Power Lines	View
PubTrn	Public Transportation	Location
Relo	Relocation Sale	Sale or Financing Concessions
REO	REO Sale	Sale or Financing Concessions
Res	Residential	Location & View
RH	USDA - Rural Housing	Sale or Financing Concessions
rr	Recreational (Rec) Room	Basement & Finished Rooms Below Grade
RT	Row or Townhouse	Design (Style)
s	Settlement Date	Date of Sale/Time
SD	Semi-detached Structure	Design (Style)
Short	Short Sale	Sale or Financing Concessions
sf	Square Feet	Area, Site, Basement
sqm	Square Meters	Area, Site
Unk	Unknown	Date of Sale/Time
VA	Veterans Administration	Sale or Financing Concessions
w	Withdrawn Date	Date of Sale/Time
wo	Walk Out Basement	Basement & Finished Rooms Below Grade
Woods	Woods View	View
Wtr	Water View	View
WtrFr	Water Frontage	Location
wu	Walk Up Basement	Basement & Finished Rooms Below Grade





1 SITE PLAN  
C1.0 SCALE: 1" = 20'-0"



2 VICINITY MAP  
C1.0 FOR REFERENCE ONLY

**LEGAL DESCRIPTION**  
**WEBSTER & WOOD NORTH PARK**  
**BLOCK P / 2606 LOT 18**

LOT DESCRIPTION	
LIVING AREA (PER UNIT)	2,120 S.F.
GARAGE (PER UNIT)	406 S.F.
TOTAL AREA	5,052 S.F.
FOOTPRINT	2,500 S.F.
LOT SIZE	6,115 S.F.
% OF LOT COVERAGE	40.9%



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**CONSTRUCTION CONCEPTS INC.**

"Planning and Designing a Better Tomorrow"

317 E. Jefferson Blvd.  
Dallas, TX. 75203  
Tel. : (214) 946-4300

Fax : (214) 948-9544

THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS STRUCTURE. THESE PLANS MUST BE VERIFIED AND CHECKED BY THE BUILDER, HOMEOWNER, AND ALL CONTRACTORS OF THIS JOB PRIOR TO CONSTRUCTION. BUILDER SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, HVAC, AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY KIND. NOTE: ALL FEDERAL, STATE, AND LOCAL CODES AND RESTRICTIONS TAKE PRECEDENCE OVER ANY PART OF THESE PLANS.

GREAT CARE AND EFFORT HAVE GONE INTO THE CREATION OF THESE BLUEPRINTS. HOWEVER, BECAUSE OF THE VARIANCE IN GEOGRAPHIC LOCATIONS, CONSTRUCTION CONCEPTS, INC. WILL NOT ASSUME LIABILITY FOR ANY DAMAGES DUE TO ERRORS, OMISSIONS, OR DEFICIENCIES ON THESE PLANS. OWNER/BUILDER MUST COMPLY WITH LOCAL BUILDING CODES PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE PURCHASE OF THESE PLANS ENTITLES THE BUYER TO CONSTRUCT THIS HOUSE ONLY ONCE. ANY COPYING, TRACING, OR ALTERING OF THESE PLANS IS NOT PERMITTED. VIOLATORS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS.

Project Name & Address 6529-31 VICTORIA AVE DALLAS, TX 75209	Project SITE PLAN	Scale 1"=20'-0"
Sheet <b>C1.0</b>	Date 11/20/24	Drawn By AC





# DANNY LE

6529/6531 VICTORIA AVE  
DALLAS, TEXAS 75209  
OCTOBER 17TH, 2024

## NEW CONSTRUCTION

### PROJECT INFORMATION

ZONING	PD 67 - TRACT 3 - D(A)
LEGAL DESCRIPTION	WEBSTER & WOODS NORTH PARK BLK P/2606 LT 18
CONSTR TYPE	V-B
CLIMATE ZONE	ZONE 3A (MOIST)
HOUSE DESCRIPTION	THREE STORY DUPLEX RESIDENCE 4 BEDROOMS, 3.5 BATHROOMS TWO CAR ATTACHED GARAGE

### SHEET INDEX

G0.00	COVER SHEET
A1.05	ROOF PLAN
A1.01	1ST LEVEL - FLOOR PLAN
A1.02	2ND LEVEL - FLOOR PLAN
A1.03	3RD LEVEL - FLOOR PLAN
A2.01	ELEVATIONS
A2.02	ELEVATIONS



PROJECT AREA CALCULATIONS			
PRPSD. LIVING AREA - UNIT 1 (AC)		PRPSD. LIVING AREA - UNIT 2 (AC)	
1ST LEVEL FLOOR PLAN	916 S.F.	1ST LEVEL FLOOR PLAN	916 S.F.
2ND LVL FLOOR PLAN	1,210 S.F.	2ND LVL FLOOR PLAN	1,210 S.F.
3RD LVL FLOOR PLAN	233 S.F.	3RD LVL FLOOR PLAN	233 S.F.
TOTAL LIVING AREA (AC)	2359 S.F.	TOTAL LIVING AREA (AC)	2359 S.F.
PRPSD. NON CONDITIONED AREA - UNIT 1		PRPSD. NON CONDITIONED AREA - UNIT 2	
GARAGE	403 S.F.	GARAGE	403 S.F.
LOT USAGE			
TTL CONDITIONED AREA (AC)	4,718 S.F.	LOT SIZE	6,250 S.F.
PERIMETER (AC)	132 F.	NON ROOF AREA	3,612 S.F.
TTL UNDER ROOF	5,524 S.F.	% OF LOT	42.21 %
FOOTPRINT	2,638 S.F.		

#### DISCLAIMER

THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS STRUCTURE. THESE PLANS MUST BE VERIFIED AND CHECKED BY THE BUILDER, HOMEOWNER, AND ALL CONTRACTORS OF THIS JOB PRIOR TO CONSTRUCTION. BUILDER SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, HVAC, AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY KIND.  
NOTE: ALL FEDERAL, STATE, AND LOCAL CODES AND RESTRICTIONS TAKE PRECEDENCE OVER ANY PART OF THESE PLANS.

#### DISCLAIMER

GREAT CARE AND EFFORT HAVE GONE INTO THE CREATION OF THESE BLUEPRINTS. HOWEVER, BECAUSE OF THE VARIANCE IN GEOGRAPHIC LOCATIONS, CCI HOUSEPLANS WILL NOT ASSUME LIABILITY FOR ANY DAMAGES DUE TO ERRORS, OMISSIONS, OR DEFICIENCIES ON THESE OWNER/BUILDER MUST COMPLY WITH LOCAL BUILDING CODES PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE PURCHASE OF THESE PLANS ENTITLES THE BUYER TO CONSTRUCT THIS HOUSE ONLY ONCE. ANY COPYING, TRACING, OR ALTERING OF THE PURCHASE OF THESE PLANS ENTITLES THE BUYER TO CONSTRUCT THIS HOUSE ONLY ONCE. ANY COPYING, TRACING, OR ALTERING OF THESE PLANS IS NOT PERMITTED. VIOLATORS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS. IT IS THE BUILDER/OWNER RESPONSIBILITY TO VERIFY ANY EASEMENTS OR DEED RESTRICTIONS THAT MAY IMPACT THIS PROJECT PRIOR TO CONSTRUCTION.

### BUILDING CODE

01 IRC 2021 INTERNATIONAL RESIDENTIAL CODE

SEAL

SEAL

REVISIONS	
DRAFTER	SENT DATE

ADDRESS  
6529/6531 VICTORIA AVE  
DALLAS, TEXAS  
75209

DATE  
**10/17/24**

DRAWN BY  
**FB**

CHECKED BY  
**ER**

DESCRIPTION  
THREE STORY  
DUPLEX  
4 BEDROOMS, 3.5 BATHROOMS (PER UNIT)  
TWO CAR ATTACHED GARAGE (PER UNIT)

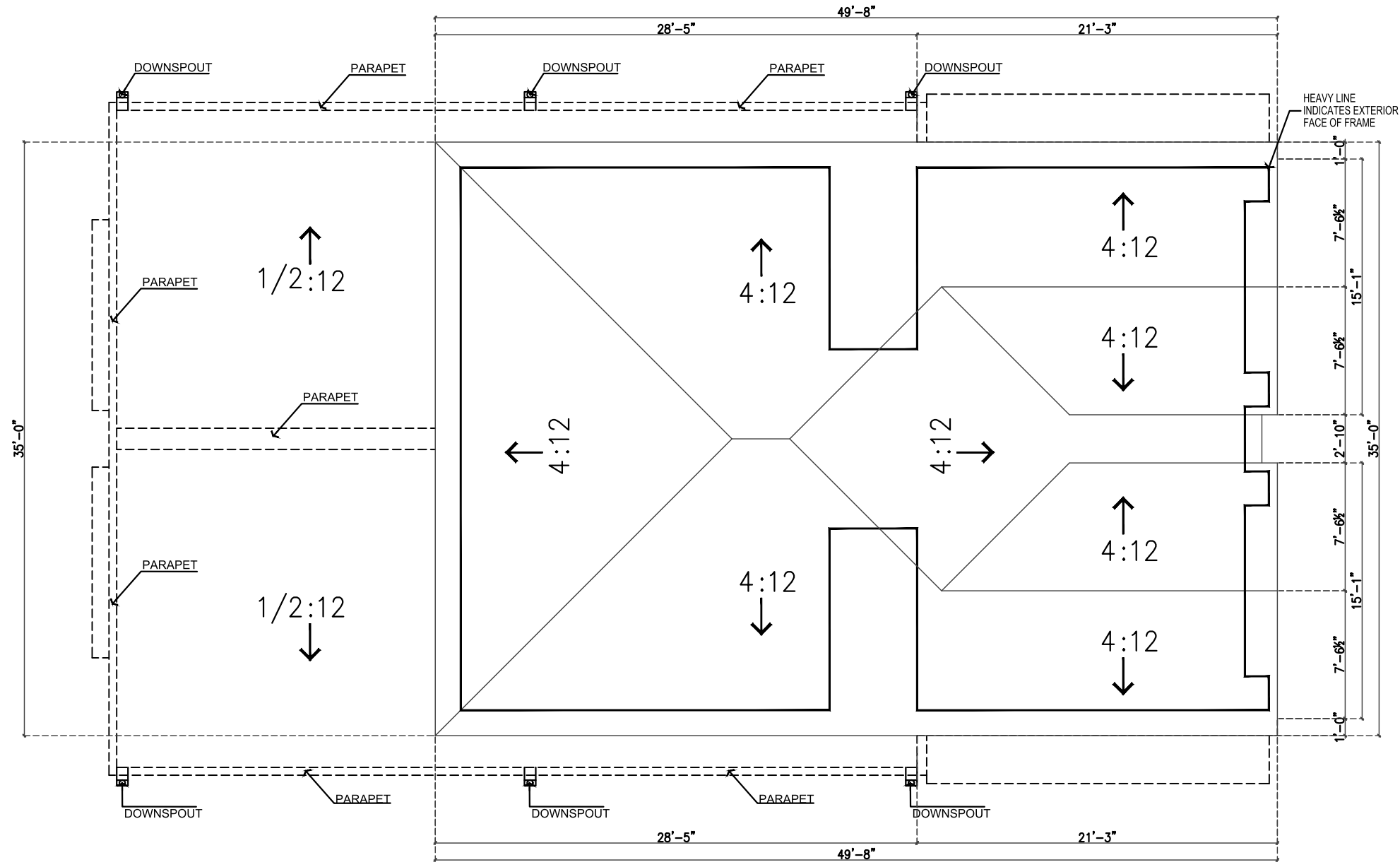
SCALE  
**NTS**

SHEET TITLE  
**COVER PAGE**

SHEET #  
**G0.00**

FILE NAME  
**G0.00\_COVER\_SHEET**

SEAL



REVISIONS	
DRAFTER	SENT DATE

ADDRESS  
 6529/6531 VICTORIA AVE  
 DALLAS, TEXAS  
 75209

DATE  
**10/17/24**

DRAWN BY  
**FB**

CHECKED BY  
**ER**

DESCRIPTION  
 THREE STORY  
 DUPLEX  
 4 BEDROOMS, 3.5 BATHROOMS (PER UNIT)  
 TWO CAR ATTACHED GARAGE (PER UNIT)

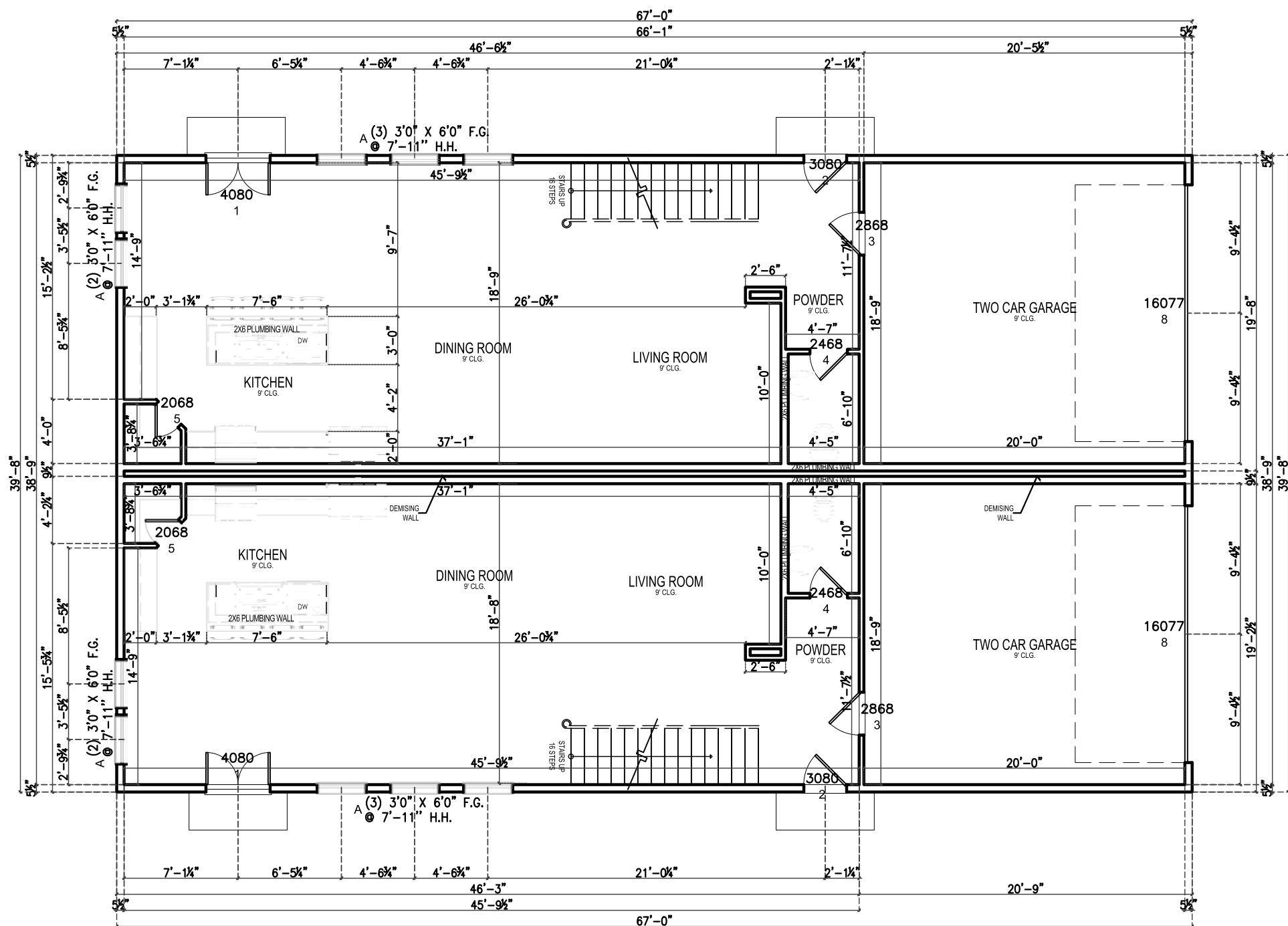
SCALE  
**1/8" = 1'-0"**

SHEET TITLE  
**ROOF PLAN**

SHEET #  
**A1.05**

FILE NAME  
**A1.05\_ROOF\_PLAN**

**1** ROOF PLAN  
 A1.05 1/8" = 1'-0"



**1** 1ST LEVEL - FLOOR PLAN  
 A1.01 1/8" = 1'-0"

PROJECT AREA CALCULATIONS			
PRPSD. LIVING AREA - UNIT 1 (AC)		PRPSD. LIVING AREA - UNIT 2 (AC)	
1ST LEVEL FLOOR PLAN	916 S.F.	1ST LEVEL FLOOR PLAN	916 S.F.
2ND LVL FLOOR PLAN	1,210 S.F.	2ND LVL FLOOR PLAN	1,210 S.F.
3RD LVL FLOOR PLAN	233 S.F.	3RD LVL FLOOR PLAN	233 S.F.
TOTAL LIVING AREA (AC)	2359 S.F.	TOTAL LIVING AREA (AC)	2359 S.F.
PRPSD. NON CONDITIONED AREA - UNIT 1		PRPSD. NON CONDITIONED AREA - UNIT 2	
GARAGE	403 S.F.	GARAGE	403 S.F.
LOT USAGE			
TTL CONDITIONED AREA (AC)	4,718 S.F.	LOT SIZE	6,250 S.F.
PERIMETER (AC)	132 F.	NON ROOF AREA	3,612 S.F.
TTL UNDER ROOF	5,524 S.F.	% OF LOT	42.21 %
FOOTPRINT	2,638 S.F.		

SEAL

REVISIONS	
DRAFTER	SENT DATE

ADDRESS  
 6529/6531 VICTORIA AVE  
 DALLAS, TEXAS  
 75209

DATE  
**10/17/24**

DRAWN BY  
**FB**

CHECKED BY  
**ER**

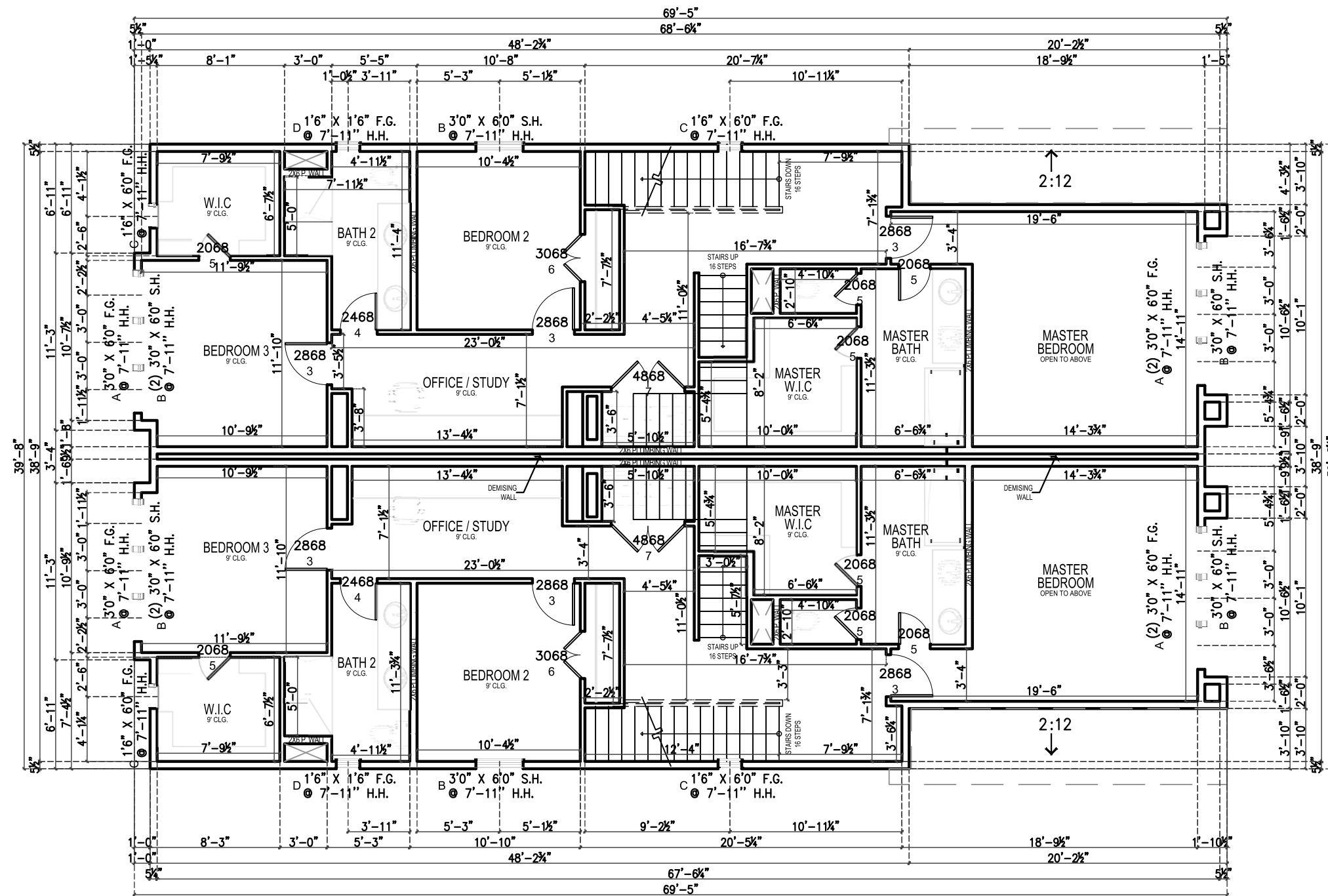
DESCRIPTION  
 THREE STORY  
 DUPLEX  
 4 BEDROOMS, 3.5 BATHROOMS (PER UNIT)  
 TWO CAR ATTACHED GARAGE (PER UNIT)

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

SHEET TITLE  
**FLOOR PLAN**

SHEET #  
**A1.01**

FILE NAME  
**A1.01\_FLR1\_PLAN**



**1** 2ND LEVEL - FLOOR PLAN  
 A1.02 1/8" = 1'-0"

PROJECT AREA CALCULATIONS			
PRPSD. LIVING AREA - UNIT 1 (AC)		PRPSD. LIVING AREA - UNIT 2 (AC)	
1ST LEVEL FLOOR PLAN	916 S.F.	1ST LEVEL FLOOR PLAN	916 S.F.
2ND LVL FLOOR PLAN	1,210 S.F.	2ND LVL FLOOR PLAN	1,210 S.F.
3RD LVL FLOOR PLAN	233 S.F.	3RD LVL FLOOR PLAN	233 S.F.
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PRPSD. NON CONDITIONED AREA - UNIT 1		PRPSD. NON CONDITIONED AREA - UNIT 2	
GARAGE	403 S.F.	GARAGE	403 S.F.
LOT USAGE			
TTL CONDITIONED AREA (AC)	4,718 S.F.	LOT SIZE	6,250 S.F.
PERIMETER (AC)	132 F.	NON ROOF AREA	3,612 S.F.
TTL UNDER ROOF	5,524 S.F.	% OF LOT	42.21 %
FOOTPRINT	2,638 S.F.		

SEAL

REVISIONS	
DRAFTER	SENT DATE

ADDRESS  
 6529/6531 VICTORIA AVE  
 DALLAS, TEXAS  
 75209

DATE  
**10/17/24**

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**ER**

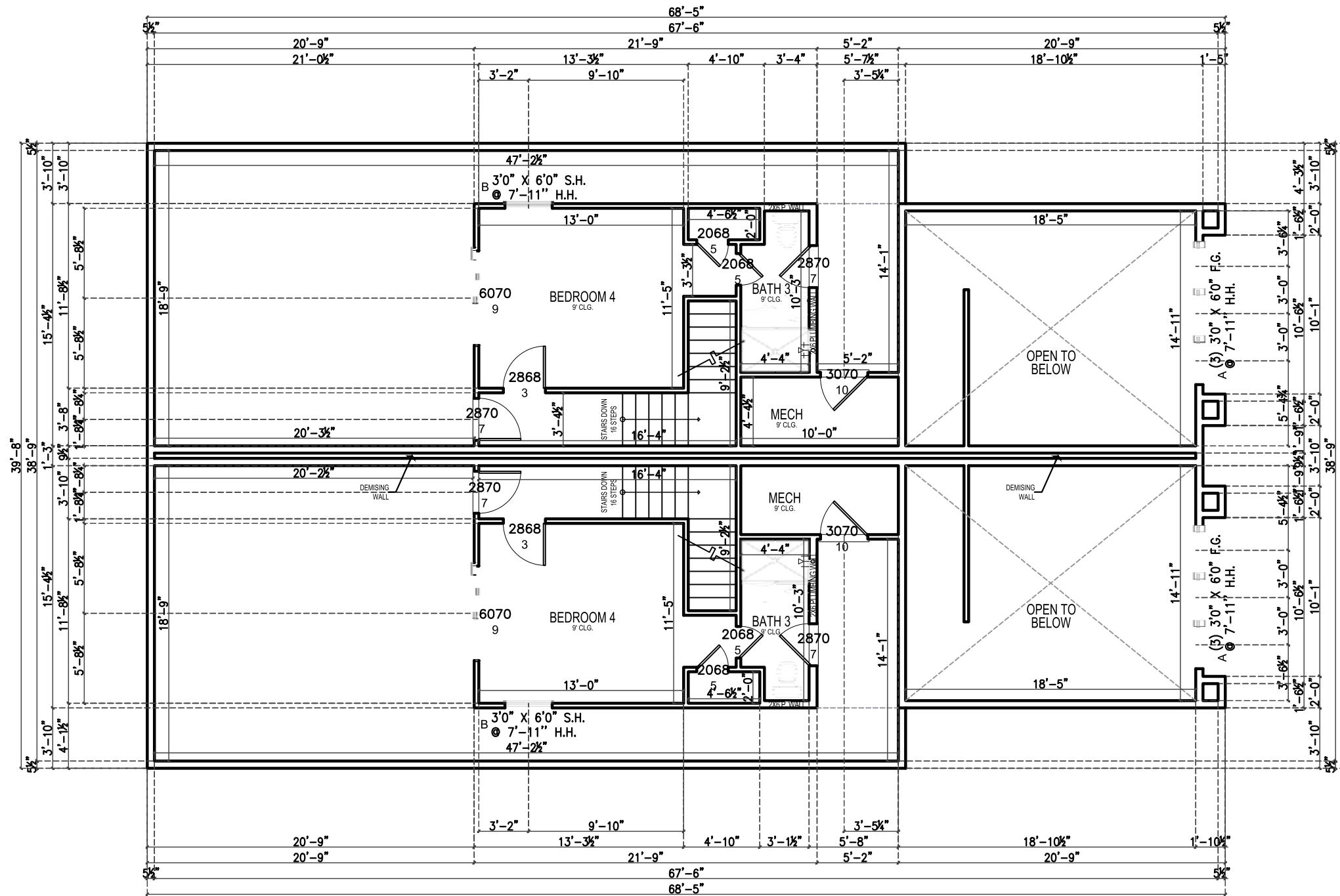
DESCRIPTION  
 THREE STORY  
 DUPLEX  
 4 BEDROOMS, 3.5 BATHROOMS (PER UNIT)  
 TWO CAR ATTACHED GARAGE (PER UNIT)

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

SHEET TITLE  
**FLOOR PLAN**

SHEET #  
**A1.02**

FILE NAME  
**A1.02\_FLR2\_PLAN**



**1** 3RD LEVEL - FLOOR PLAN  
 A1.03 1/8" = 1'-0"

PROJECT AREA CALCULATIONS			
PRPSD. LIVING AREA - UNIT 1 (AC)		PRPSD. LIVING AREA - UNIT 2 (AC)	
1ST LEVEL FLOOR PLAN	916 S.F.	1ST LEVEL FLOOR PLAN	916 S.F.
2ND LVL FLOOR PLAN	1,210 S.F.	2ND LVL FLOOR PLAN	1,210 S.F.
3RD LVL FLOOR PLAN	233 S.F.	3RD LVL FLOOR PLAN	233 S.F.
TOTAL LIVING AREA (AC)	2359 S.F.	TOTAL LIVING AREA (AC)	2359 S.F.
PRPSD. NON CONDITIONED AREA - UNIT 1		PRPSD. NON CONDITIONED AREA - UNIT 2	
GARAGE	403 S.F.	GARAGE	403 S.F.
LOT USAGE			
TTL CONDITIONED AREA (AC)	4,718 S.F.	LOT SIZE	6,250 S.F.
PERIMETER (AC)	132 F.	NON ROOF AREA	3,612 S.F.
TTL UNDER ROOF	5,524 S.F.	% OF LOT	42.21 %
FOOTPRINT	2,638 S.F.		

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DESCRIPTION  
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 TWO CAR ATTACHED GARAGE (PER UNIT)

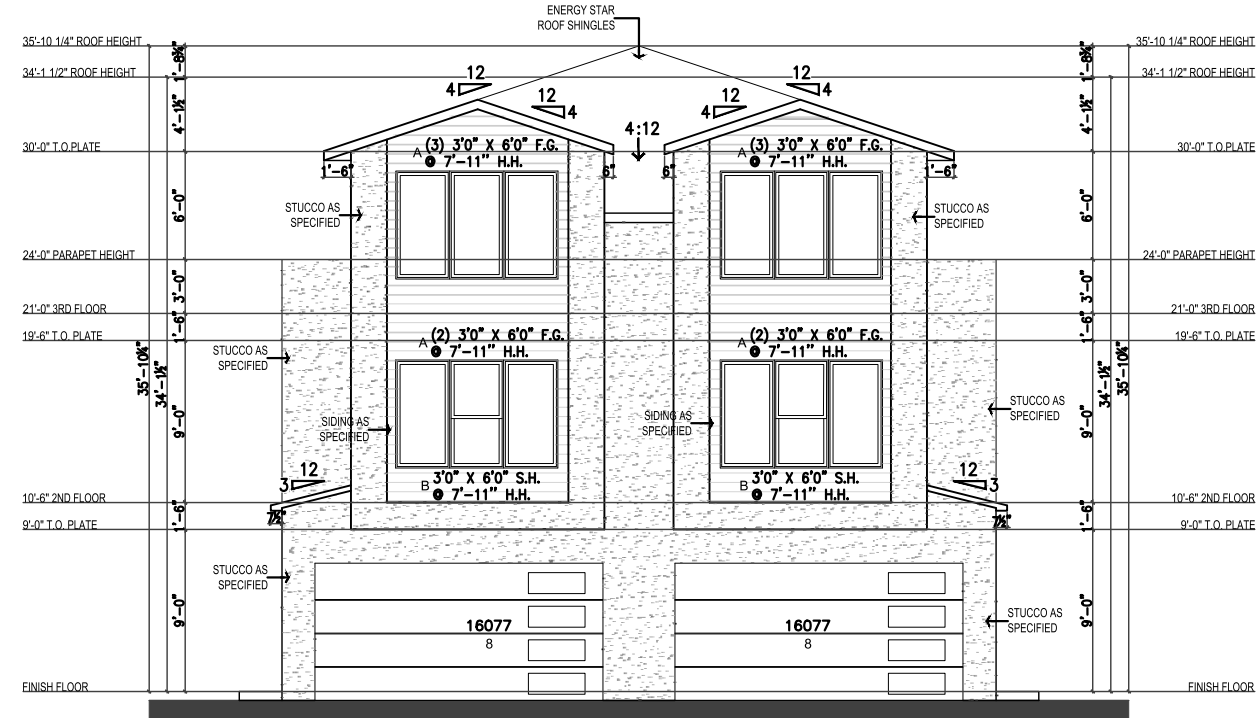
SCALE  
**1/8" = 1'-0"**

SHEET TITLE  
**FLOOR PLAN**

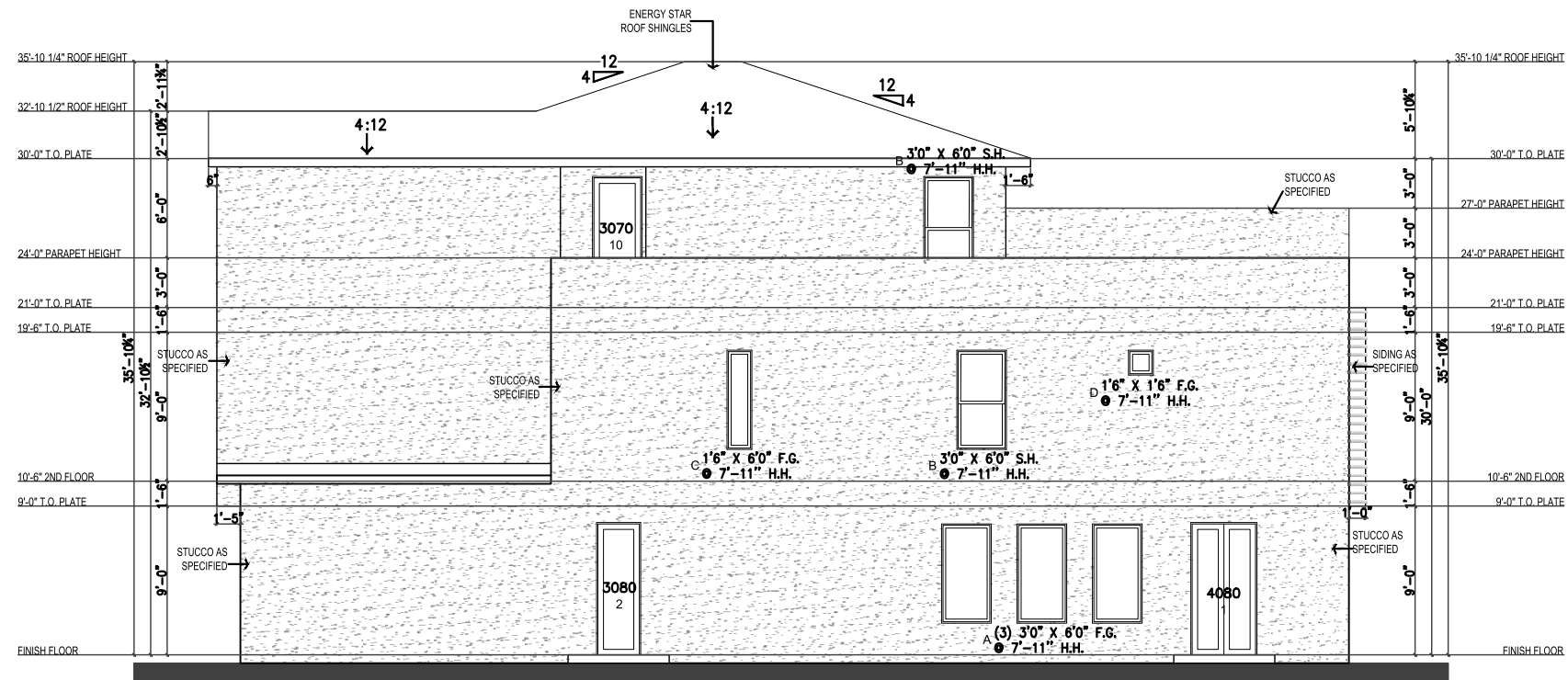
SHEET #  
**A1.03**

FILE NAME  
**A1.03\_FLR3\_PLAN**

SEAL



**1** FRONT ELEVATION  
A2.01 3/32" = 1'-0"



**2** RIGHT ELEVATION  
A2.01 3/32" = 1'-0"

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**ER**

DESCRIPTION  
THREE STORY  
DUPLEX  
4 BEDROOMS, 3.5 BATHROOMS (PER UNIT)  
TWO CAR ATTACHED GARAGE (PER UNIT)

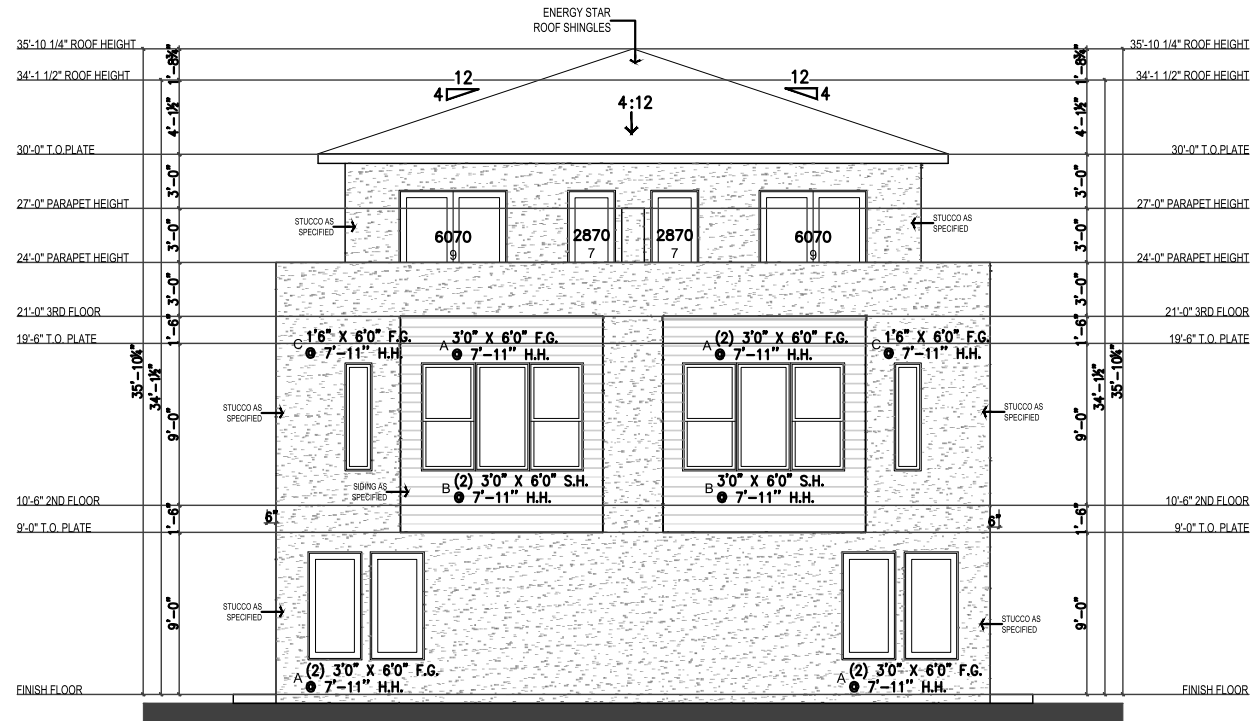
SCALE  
**3/32" = 1'-0"**

SHEET TITLE  
**ELEVATIONS**

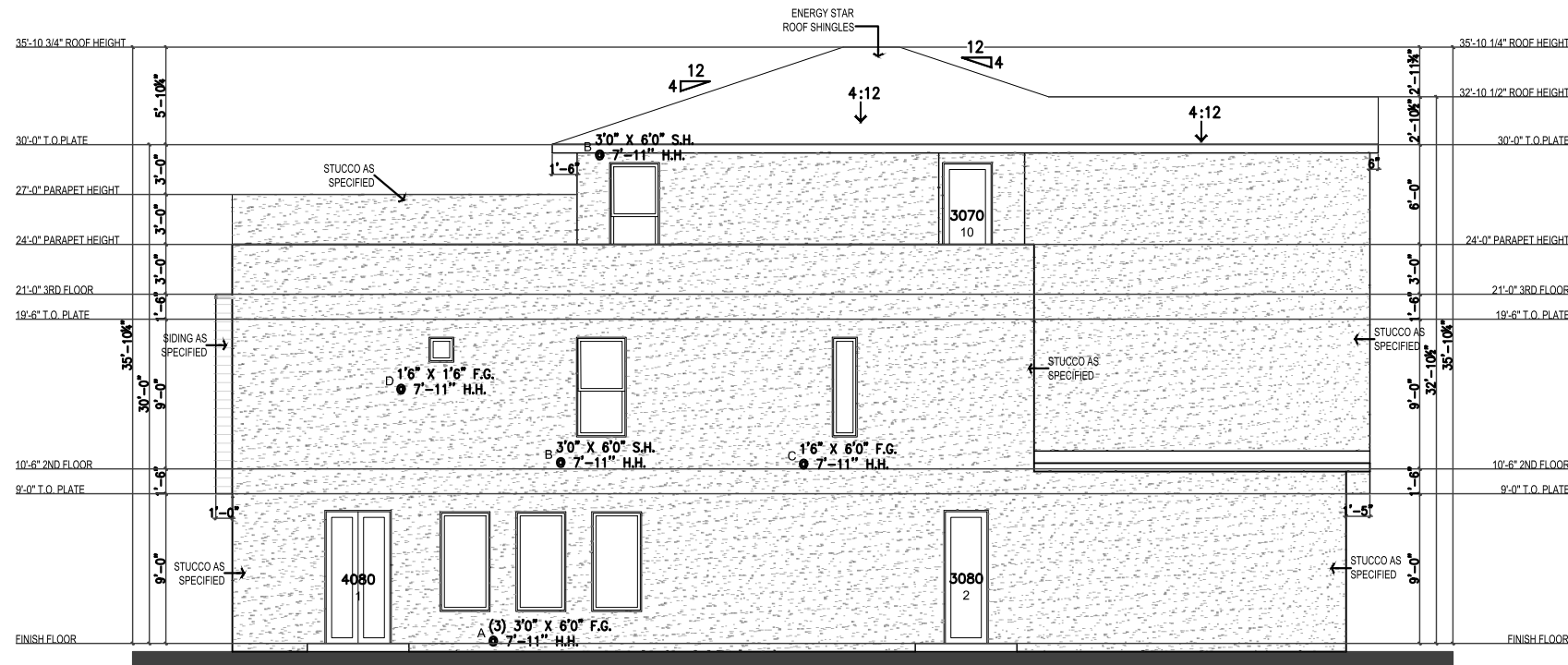
SHEET #  
**A2.01**

FILE NAME  
**A2.01\_ELEVATIONS**

SEAL



**1** REAR ELEVATION  
A2.02 3/32" = 1'-0"



**2** LEFT ELEVATION  
A2.02 3/32" = 1'-0"

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**ER**

DESCRIPTION  
THREE STORY  
DUPLEX  
4 BEDROOMS, 3.5 BATHROOMS (PER UNIT)  
TWO CAR ATTACHED GARAGE (PER UNIT)

SCALE  
**3/32" = 1'-0"**

SHEET TITLE  
**ELEVATIONS**

SHEET #  
**A2.02**

FILE NAME  
**A2.02\_ELEVATIONS**